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 22, 2026,** commencing at **5:00 p.m**.

The agenda for the meeting is as follows:
Call to Order
Flag Salute
Call for Disclosures

1. **PLANNED DEVELOPMENT AMENDMENT Ledges St George – PUBLIC HEARING**
   Consider a request to amend the Ledges of St. George zone plan. This PD amendment would reallocate the unit counts within areas of the project and the total unit count for the planned development would remain the same on 1,108 acres. The site is located on the west and east side of Highway 18. The applicant is DSG Engineering, and the representative is Logan Blake. The project will be known as Ledges St George.
   Case No. 2026-PDA-019 (Staff – Lonnie Olson)

2. **PLANNED DEVELOPMENT AMENDMENT Les Schwab Tire Center – PUBLIC HEARING**
   Consider a request to amend the Lin's Market River Road PD-C (Planned Development Commercial) zone to allow construction of an 8,208 ft² Les Schwab Tire Shop which is an allowed use in the zone. The property is located north of the intersection of River Road and Quary Ridge Drive. The applicant is Graham Engineering, and the representative is Zack Graham. The project will be known as Les Schwab Tire Center.
   Case No. 2026-PDA-018 (Staff – Dan Boles)

3. **PLANNED DEVELOPMENT AMENDMENT Plastics Clinic – PUBLIC HEARING**
   Consider a request to amend the Fields at Mall Drive Phase 2, Planned Development Commercial (PD-C) zone. The applicant is seeking approval of the design and site plan for a professional and medical office building of approximately 45,000 square feet. The property is generally located north of Mall Drive and west of 2780 E, in St. George, Utah. The applicant is The Plastics Clinic, and the representative is Greg Goffin. The proposed project will be known as The Plastics Clinic.
   Case No. 2026-PDA-021. (Staff – Brian Dean)

4. **PLANNED DEVELOPMENT AMENDMENT Rusty Cliffs South – PUBLIC HEARING**
   Consider a request to amend the approved zone plan for the Rusty Cliff South development. The change would reduce the number of homes from 380 to 294, along with a few other minor updates. The overall layout stays mostly the same, with a focus on single-family homes and affects the entire 49-acres. The property is located on the east side of Highway 18, between 4100 North and 4400 North. The applicant is DSG Engineering, and the representatives are Logan Blake and Stacy Young.
   Case No. 2026-PDA-020 (Staff – Dan Boles)

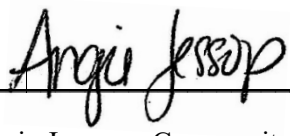
5. **PRELIMINARY PLAT Desert Sky Phase 1**
   Consider a request for a 70-lot preliminary plat for a residential subdivision in the Desert Canyons development area. The applicant is DSG Engineering, and the representative is Ken Miller.
   Case No. 2026-PP-019(Staff – Brian Dean)

6. MINUTES

Consider a request to approve the meeting minutes from the September 8, 2026, meeting.

7. CITY COUNCIL ACTIONS

There has not been a City Council meeting held since last Planning Commission meeting.



Angie Jessop – Community Development Office Supervisor

September 17, 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.

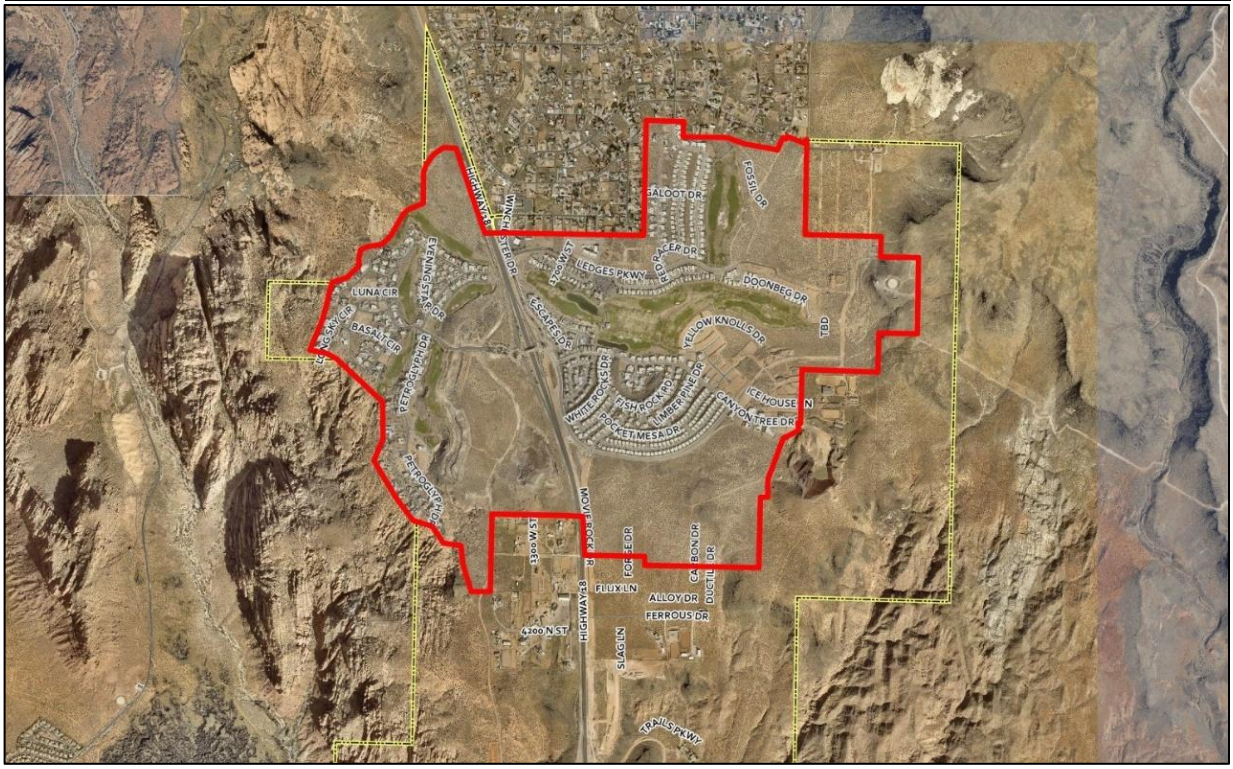
St.George
Community Development

Item 1

Planned Development Amendment

PLANNING COMMISSION AGENDA REPORT: 09/22/2026

Ledges St George Planned Development Amendment (Case No. 2026-PDA-019)		
Request:	To amend the Ledges PD (Planned Development) zone plan reallocating dwelling units within the project area.	
Applicant:	DSG Engineering	
Representative:	Logan Blake	
Location:	Located on the west and east side of Highway 18	
General Plan:	PD (Planned Development)	
Existing Zoning:	PD-R (Planned Development Residential)	
Surrounding Zoning:	North	G-G (Gravel and Grazing) and Washington County
	South	A-5 (Agricultural 5-acre minimum lot size), G-G (Gravel and Grazing), RE-12.5 (Residential Estate, 12,500 sf^2 minimum lot size), PD-TNZ (Planned Development-Traditional Neighborhood)
	East	PD-C (Planned Development Commercial) and G-G (Gravel and Grazing)
	West	G-G (Gravel and Grazing) and Washington County
Land Area:	Approximately 1108 acres	



BACKGROUND:

The Ledges were originally approved in 2004 with 2,730 dwelling units over 1,093 acres. There have been several amendments within the Ledges.

The 2006 amendment reduced the total dwelling unit count to 2,400 while reconfiguring key community infrastructure. This update relocated both the commercial site and the fire station, modified the road network layout, and adjusted park locations while formalizing public versus private access points.

The 2007 amendment lowered the dwelling unit total further to 2,300 to accommodate a second 18-hole golf course. Additional changes included adding a resort site on the west side of Highway 18, adjusting park locations, making minor refinements to the road network, and relocating the fire station once again.

The 2017 amendment raised the maximum dwelling unit capacity to 2,358 and officially removed the planned second golf course. It also expanded short-term rental allowances, adjusted the northern boundary buffer area, and redistributed residential densities across various neighborhoods.

The 2019 amendment focused primarily on minor operational updates, incorporating topographical and clerical corrections alongside a new short-term rental project while continuing to refine neighborhood residential density distributions.

The 2021 amendment expanded the development by adding 12.5 acres along the eastern boundary into the Ledges and increased the total dwelling unit count to 2,600. The impetus for the unit increase was reclaiming space originally reserved for the cancelled second golf course. Finally, it adjusted the alignment of Ledges Parkway and updated residential density plans for future development phases.

This is a request to reallocate the dwelling units in the Ledges planned development in future neighborhoods. The total number of dwelling units approved in the planned development will not change from 2,600. The area west of the highway will have a proposed net increase of 14 dwelling units for a total of 854 dwelling units. The area east of the highway and north of the golf course will have a proposed net increase of 21 dwelling units for a total of 672 dwelling units. The area east of the highway and south of the golf course will have a proposed net decrease of 35 dwelling units for a total of 1,074 dwelling units.

As part of the ongoing refinement of the master plan, this amendment reallocates unit counts across specific sub-areas of the overall Ledges development without increasing the total approved unit count. While minor adjustments occur between internal phases, the entire development continues to remain consistent with the intent of the Ledges PD-R zone.

RECOMMENDATION:

Staff recommends approval of this PD Amendment

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 Planned Development Amendment is consistent with the intent of the Ledges PD-R zone.
2. The proposed amendment does not increase the overall density of the development.
3. The proposed amendment will not significantly affect the demands on infrastructure from what is already approved.
4. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Planned Development Amendment for Ledges St George, Case No. 2026-PDA-019, based on the findings listed in the staff report.”

Exhibit A
Applicants Narrative

THE LEDGES PLANNED DEVELOPMENT (PD)

PLANNED DEVELOPMENT AMENDMENT

SEPTEMBER 2026

THE LEDGES™
OF ST. GEORGE



NOTE: THIS PD AMENDMENT REALLOCATES APPROVED RESIDENTIAL UNITS AMONG AREAS OF THE LEDGES PLANNED DEVELOPMENT. NO INCREASE IN THE TOTAL APPROVED RESIDENTIAL UNIT COUNT IS PROPOSED.

UNIT REALLOCATION

This amendment to The Ledges Planned Development updates the approved residential unit allocation among areas of the project. **The amendment does not increase the total number of dwelling units permitted within The Ledges PD.** The overall entitlement remains **2,600 dwelling units.**

As The Ledges has developed, continued planning, engineering, market evaluation, and refinement of individual neighborhoods have resulted in changes to the anticipated number of units within several portions of the community. The proposed amendment reallocates existing residential density among these areas while maintaining the previously approved overall project density.

SUMMARY OF CHANGES

- **West of Highway: +14 units overall.** The current allocation of 840 units increases to 854 units. The change is entirely within areas designated Future.
- **North of Golf Course: +21 units overall.** The current allocation of 651 units increases to 672 units. Fairways East decreases by 4 units, while the combined allocation within areas designated Future increases by 25 units.
- **South of Golf Course: -35 units overall.** The current allocation of 1,109 units decreases to 1,074 units. Rusty Cliffs decreases by 155 units and Cinder Bluffs increases by 120 units.

No increase in total residential entitlement. The adjustments offset one another exactly. The amendment therefore represents a **redistribution of previously approved units rather than an increase in development entitlement,** and the total permitted residential unit count remains unchanged at **2,600 units.**

PROJECT AREA	CURRENT	PROPOSED	CHANGE
West of Highway	840	854	+14
North of Golf Course	651	672	+21
South of Golf Course	1,109	1,074	(-35)
THE LEDGES PD	**2,600**	**2,600**	**—**

RESIDENTIAL UNIT ALLOCATION

Current Plan and Proposed Amendment

WEST OF HIGHWAY

AREA / NEIGHBORHOOD	CURRENT	PROPOSED	CHANGE
Morning Sun (Existing)	53	53	—
Canyon Rim (Existing)	98	98	—
Valderra	78	78	—
Valderra	65	65	—
Valderra	190	190	—
Future	51	45	**(-6)**
Future	45	65	**+20**
Future	135	135	—
Future	125	125	—
West Of Highway Total	**840**	**854**	**+14**

NORTH OF GOLF COURSE

AREA / NEIGHBORHOOD	CURRENT	PROPOSED	CHANGE
Redcloud (Existing)	28	28	—
Thorn Tree	188	188	—
Fairways	41	41	—
Johnson Arch	34	34	—
Northgate Peaks	38	38	—
Hidden Pinyon	43	43	—
Fairways East	83	79	**(-4)**
Future	160	200	**+40**
Future	36	21	**(-15)**
North Of Golf Course Total	**651**	**672**	**+21**

SOUTH OF GOLF COURSE

AREA / NEIGHBORHOOD	CURRENT	PROPOSED	CHANGE
Escapes	158	158	—
Sand Cove	15	15	—
White Rocks	64	64	—
Fish Rock 1-4	54	54	—
Pocket Mesa 1-5	116	116	—
Yellow Knolls	85	85	—
High Point	72	82	**+10**
Cinder Bluffs	150	120	**(-35)**
Future	395	380	**(-15)**
South Of Golf Course Total	**1,109**	**1,074**	**(-35)**
THE LEDGES PD - GRAND TOTAL	**2,600**	**2,600**	**—**

Exhibit B
Public Comment

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges St George Case No. 2026-PDA-019

5 messages

Steven Mauer <[redacted]> Wed, Sep 16, 2026 at 12:19 PM
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Mr. Olson,

I just received your September 11, 2026, correspondence regarding an amendment to the Ledges of St. George zone plan. I live within the Ledges at[redacted]and understand that is why I have received this notice. Is there a way to know what specifically is being proposed so that we can make informed comments about the plan? Perhaps a copy of what DGS Engineering is requesting would be helpful. Thanks in advance for your assistance.

[redacted]

Steven Mauer

[redacted]

Lonnie Olson <lonnie.olson@sgcityutah.gov> Wed, Sep 16, 2026 at 12:33 PM
To: Steven Mauer <[redacted]>

Steven,

Regarding Case No. 2026-PDA-019, the Ledges Planned Development is currently permitted for 2,600 total residential units, including existing homes.

The applicant is proposing to reconfigure the layout of the approved units within areas of the Ledges. They are not proposing to change the total number of permitted units, but rather adjust how they are distributed across the property:

- West of the highway: Proposed net increase of 14 units (from 840 to 854 units).
- East of the highway and north of the golf course: Proposed net increase of 21 units (from 651 to 672 units).
- East of the highway and south of the golf course: Proposed net decrease of 35 units (from 1,109 to 1,074 units).

The staff report for this item will be available on Friday. If you would like to discuss this further over the phone, please feel free to call me at (435) 627-4450.

Thanks,
Lonnie
[Quoted text hidden]

Steven Mauer <[redacted]> Fri, Sep 18, 2026 at 6:49 AM
To: Lonnie Olson <lonnie.olson@sgcityutah.gov>

Lonnie,

Thanks so much for the quick reply. If public access to the staff report is allowable, I would appreciate a copy.

[Quoted text hidden]

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This communication originated from an external source and did not originate within Torcon.

Lonnie Olson <lonnie.olson@sgcityutah.gov> Fri, Sep 18, 2026 at 8:10 AM
To: Steven Mauer <[redacted]>

Steven,

The staff report will be available today by 5 pm on the Planning Commission's website. Here is the link to that site: https://sgcityutah.gov/departments/community_development/planning_commission.ph

Thanks,
Lonnie
[Quoted text hidden]

Steven Mauer <[redacted]> Fri, Sep 18, 2026 at 8:37 AM
To: Lonnie Olson <lonnie.olson@sgcityutah.gov>

Thanks again.

[Quoted text hidden]

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledge reallocation on Tue sept 22

2 messages

noble keck <[redacted]> Tue, Sep 15, 2026 at 3:57 PM
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Can you tell me what Ledges St George , case no 2026-PDA-019 involves, which area of the Ledges

Is this involving people in Winchester Hills that border the Ledges

Thx Noble Keck

Lonnie Olson <lonnie.olson@sgcityutah.gov> Tue, Sep 15, 2026 at 4:01 PM
To: noble keck <[redacted]>

Noble,

Regarding Case No. 2026-PDA-019, the Ledges Planned Development is currently permitted for 2,600 total residential units, including existing homes.

The applicant is proposing to reconfigure the layout of the approved units within areas of the Ledges. They are not proposing to change the total number of permitted units, but rather adjust how they are distributed across the property:

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The staff report for this item will be available on Friday. If you would like to discuss this further over the phone, please feel free to call me at (435) 627-4450.

Thanks,
Lonnie
[Quoted text hidden]

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges St George case 2026-PDA-019

5 messages

[redacted] Tue, Sep 15, 2026 at 2:23 PM
To: lonnie.olson@sgcityutah.gov

Dear Mr. Olson,
I received your announcement regarding the zoning amendment plan above.
No other details were provided making it impossible for me as a Ledges resident to determine the implications of the zoning request.
Please send me a copy of the details for this zoning proposal.
Thanks
Mike

Michael Madsen[redacted]

Lonnie Olson <lonnie.olson@sgcityutah.gov> Tue, Sep 15, 2026 at 2:39 PM
To:[redacted]

Dr. Madsen,

Regarding Case No. 2026-PDA-019, the Ledges Planned Development is currently permitted for 2,600 total residential units, including existing homes.

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The staff report for this item will be available on Friday. If you would like to discuss this further over the phone, please feel free to call me at (435) 627-4450.

Thanks,
Lonnie
[Quoted text hidden]

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges of St. George Zone Plan

2 messages

Patrick <[redacted] Mon, Sep 14, 2026 at 3:45 PM
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Good afternoon:

I am writing to express concern about this latest plan for the expansion of the Ledges. I have lived in the Ledges for six years. I'm planning on moving out of St. George. My opinion is it has been basically ruined with all the development not just on Highway 18 but virtually everywhere else.
We have a very real water shortage, We have traffic problems all day long. The beautiful drive up 18 has mostly been ruined. For the sake of never ending development which is "the big business" in Utah. Get the money, pave over everything and worry about the consequences later.
And keep encouraging tourism...I'm sure the visitors really care about the water problems. Use what you want! I'm tired of it and many I know agree with me.
There is such a thing as over development and the planning folks are right on the money.No pun intended. Can't you at least slow it down until water resources and traffic problems are handled?
I'v heard it before from the city..."the land owner's have a right to develop their land". Well then, what good is a Planning Commission?
The recourse I have is to leave and so I shall. I'm really disappointed in what has happened to St. George.

Patrick Jaeckel

Lonnie Olson <lonnie.olson@sgcityutah.gov> Mon, Sep 14, 2026 at 4:11 PM
To: Patrick <[redacted]

Patrick,

Thank you for your comment regarding Case No. 2026-PDA-019. It has been received and will be included in the record.

Thanks,
Lonnie
[Quoted text hidden]

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges Cse No. 2026-PDA-019

3 messages

Drew Elkins <[redacted] Fri, Sep 18, 2026 at 8:27 AM
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Lonnie,

I received a letter from St. George City concerning a change of zoning for the Ledges. Would you please tell me the change? From what zoning to what zoning?
Will it affect the entire Ledges of just a portion?

Thank you for your assistance.

Drew Elkins
[redacted]

Lonnie Olson <lonnie.olson@sgcityutah.gov> Fri, Sep 18, 2026 at 8:30 AM
To: Drew Elkins[redacted]

Drew,

Regarding Case No. 2026-PDA-019, the Ledges Planned Development is currently permitted for 2,600 total residential units, including existing homes. There will be no change in the zoning; it is currently Planned Development Residential and will remain in that zone.

The applicant is proposing to reconfigure the layout of the approved units within areas of the Ledges. They are not proposing to change the total number of permitted units, but rather adjust how they are distributed across the property:

- West of the highway: Proposed net increase of 14 units (from 840 to 854 units).
- East of the highway and north of the golf course: Proposed net increase of 21 units (from 651 to 672 units).
- East of the highway and south of the golf course: Proposed net decrease of 35 units (from 1,109 to 1,074 units).

The staff report for this item will be available by the end of the day (5 pm). If you would like to discuss this further over the phone, please feel free to call me at (435) 627-4450.

Thanks,
Lonnie
[Quoted text hidden]

Drew Elkins <[redacted] Fri, Sep 18, 2026 at 10:40 AM
To: Lonnie Olson <lonnie.olson@sgcityutah.gov>

Lonnie,

Thank you for the clarification on the zoning reconfiguration. I will look for the staff report later today.

Drew

[Quoted text hidden]

> [Quoted text hidden]
> Disclaimer: The information contained in this e-mail is legally privileged and/or confidential information intended only for the receipt by and use of the individual or entity to whom or which it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this message from your computer. Thank you.

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Question - Ledges St George. Case No. 2026-PDA-019

2 messages

june veloce <[redacted] Mon, Sep 14, 2026 at 9:32 PM
Reply-To: june veloce <[redacted]
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Hello!
I live on the edge of the Ledges and received a notice about Case No. 2026-PDA-019.
This is awfully vague, and you said you would take written questions and comments before the meeting.
There is no map or specific information with the letter. I searched on the STG Planning section of the City of St. George but found no additional information
How can comments be submitted without knowing what is being done.
Is there a proposed map that you can send me so I have an idea of what is happening BEFORE the meeting?
Thank you very much, June Veloce

June Veloce
[redacted]

Lonnie Olson <lonnie.olson@sgcityutah.gov> Tue, Sep 15, 2026 at 8:21 AM
To: june veloce <[redacted]

Hi June,

Regarding Case No. 2026-PDA-019, the Ledges Planned Development is currently permitted for 2,600 total residential units, including existing homes.

The applicant is proposing to reconfigure the layout of the approved units within areas of the Ledges. They are not proposing to change the total number of permitted units, but rather adjust how they are distributed across the property:

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The staff report for this item will be available on Friday. If you would like to discuss this further over the phone, please feel free to call me at (435) 627-4450.

Thanks,
Lonnie Olson

[Quoted text hidden]

St.George
THE BRIGHTER SIDE

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Case No. 2026-PDA-019

2 messages

Bob Paynter <[redacted]> Fri, Sep 18, 2026 at 11:58 AM
To: lonnie.olson@sgcityutah.gov

Lonnie—the letter I received today maintains comments can be made before the meeting regarding amendments at The Ledges zone plan. This meeting is only 4 days away yet the letter does not indicated what changes DSG Engineering wants to make.

How may I make any comments if I don't know what the changes are?

Bob Paynter
The Ledges homewowner

Lonnie Olson <lonnie.olson@sgcityutah.gov> Fri, Sep 18, 2026 at 12:09 PM
To: Bob Paynter <[redacted]>

Bob,

Regarding Case No. 2026-PDA-019, the Ledges Planned Development is currently permitted for 2,600 total residential units, including existing homes.

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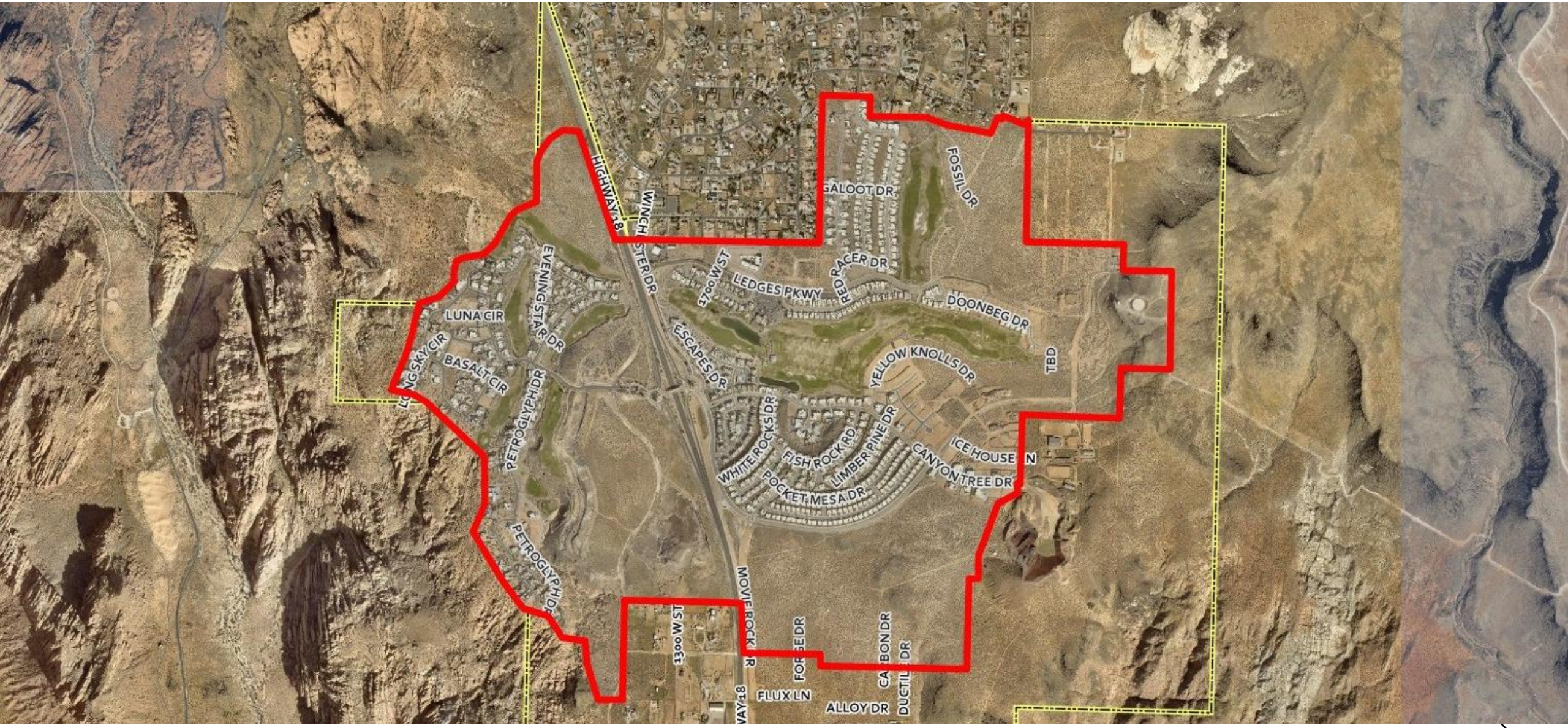
Thanks,
Lonnie
[Quoted text hidden]

Exhibit C
PowerPoint Presentation

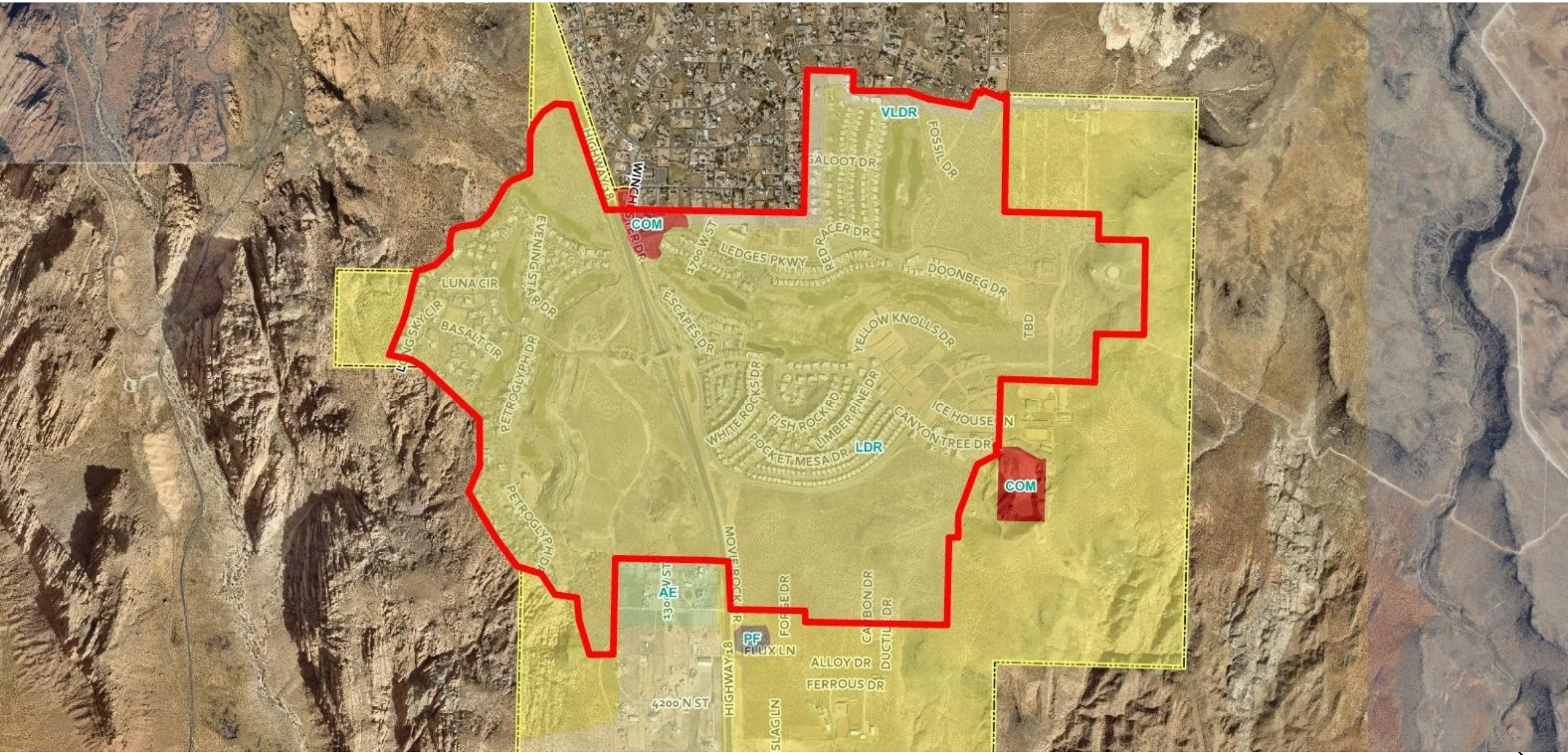


Ledges St George

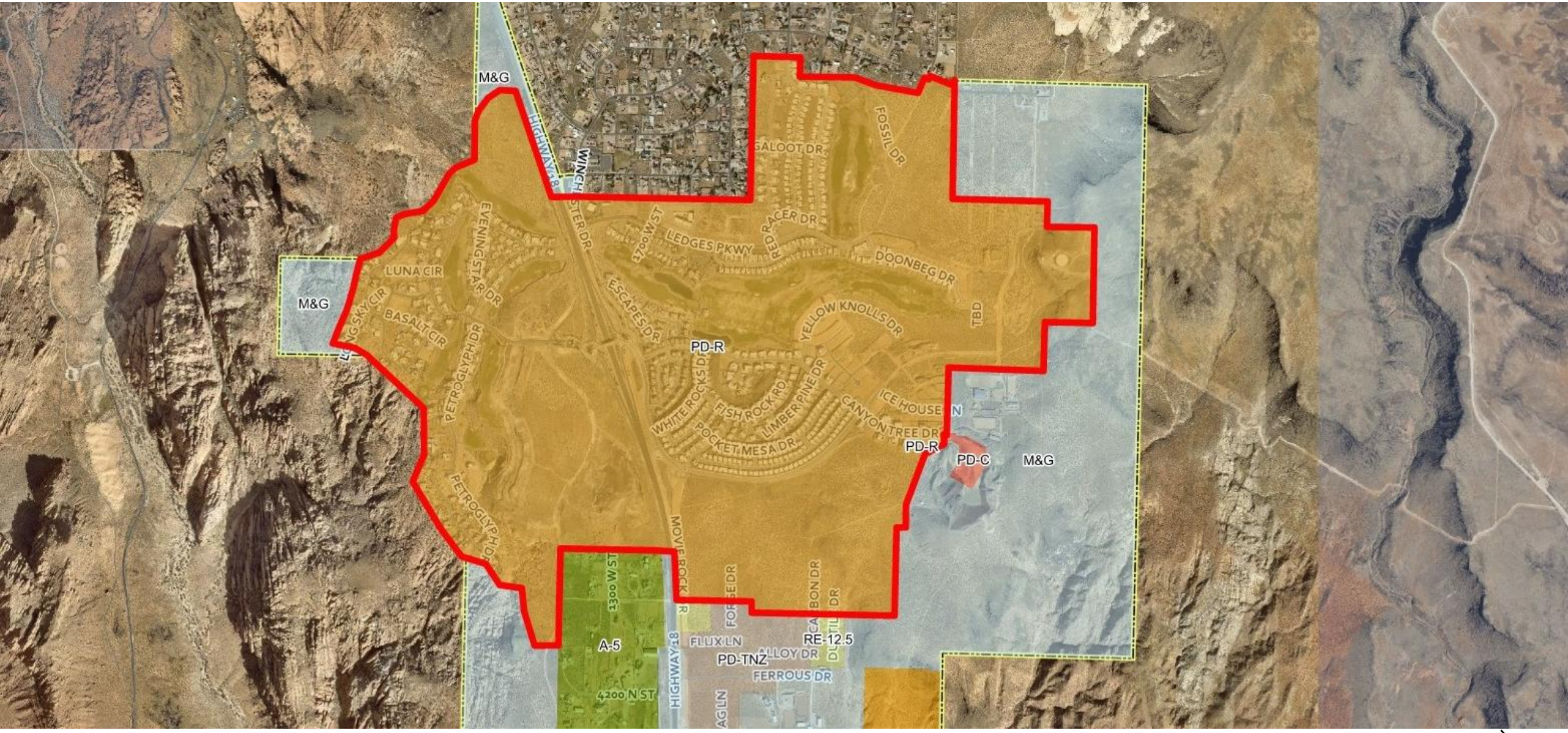
2026-PDA-019


HIGHWAY 18
WINCHESTER DR
GALOOT DR
FOSSIL DR
1700 W ST
LEDGES PKWY
RED RACER DR
DOONBEG DR
LUNA CIR
EVENING STAR DR
ESCAPES DR
YELLOW KNOLLS DR
TBD
BASALT CIR
PETROGLYPH DR
WHITE ROCKS DR
FISH ROCK RD
LIMBER PINE DR
ICE HOUSE N
CANYON TREE DR
POCKET MESA DR
1300 W ST
MOVIE ROCK R
FORGE DR
CARBON DR
DUCTIL DR
FLUX LN
ALLOY DR

Location

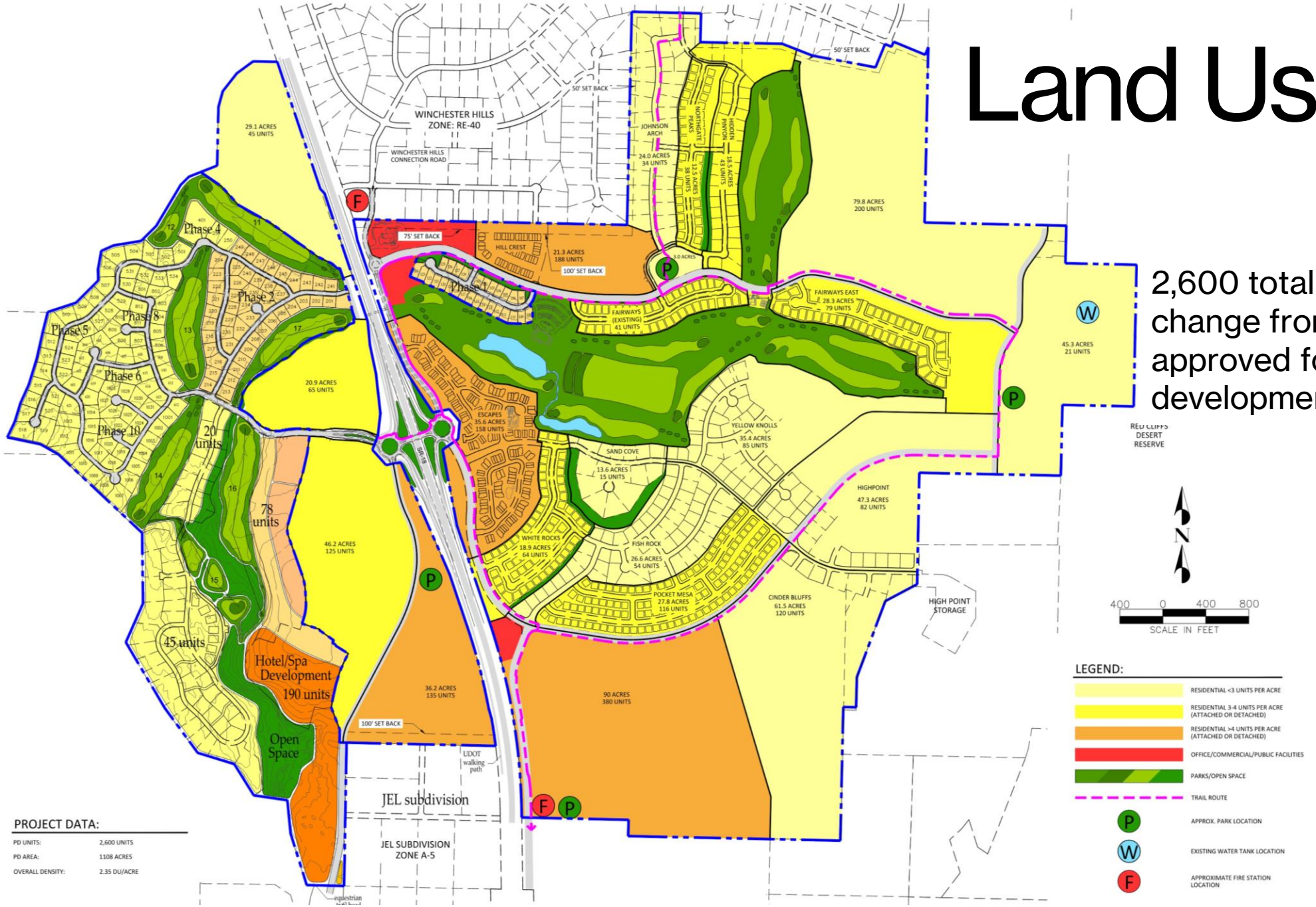


General Plan


M&G
HIGHWAY 18
WINCH
GALOOT DR
FOSSIL DR
1700 W ST
LEDGES PKWY
RED RACER DR
DOONBEG DR
LUNA CIR
EVENINGSTAR DR
M&G
BASALT CIR
ESCAPES DR
YELLOW KNOLLS DR
TBD
PD-R
PETROGLYPH DR
WHITE ROCKS DR
FISH ROCK RD
LIMBER PINE DR
ICE HOUSE LN
CANYON TREE DR
POCKET MESA DR
PD-R
PD-C
M&G
PETROGLYPH DR
MOVE ROCK RD
3300 W ST
FORGE DR
A-5
FLUX LN
RE-12.5
PD-TNZ
ALLOY DR
FERROUS DR
4200 N ST
HIGHWAY 18
SAGE LN

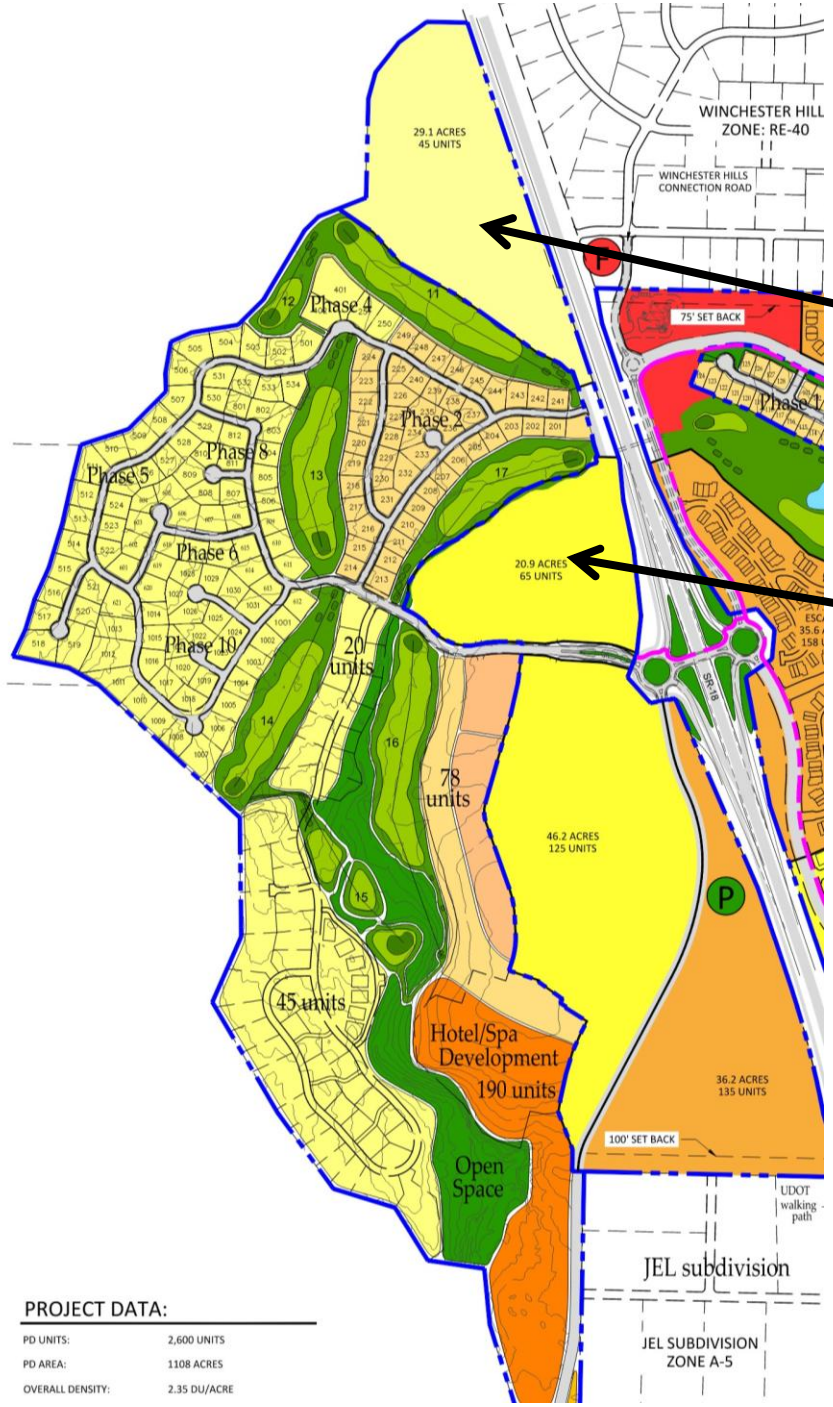
Zoning

Land Use Plan



2,600 total permitted units (no change from what is already approved for the planned development)

West of Highway

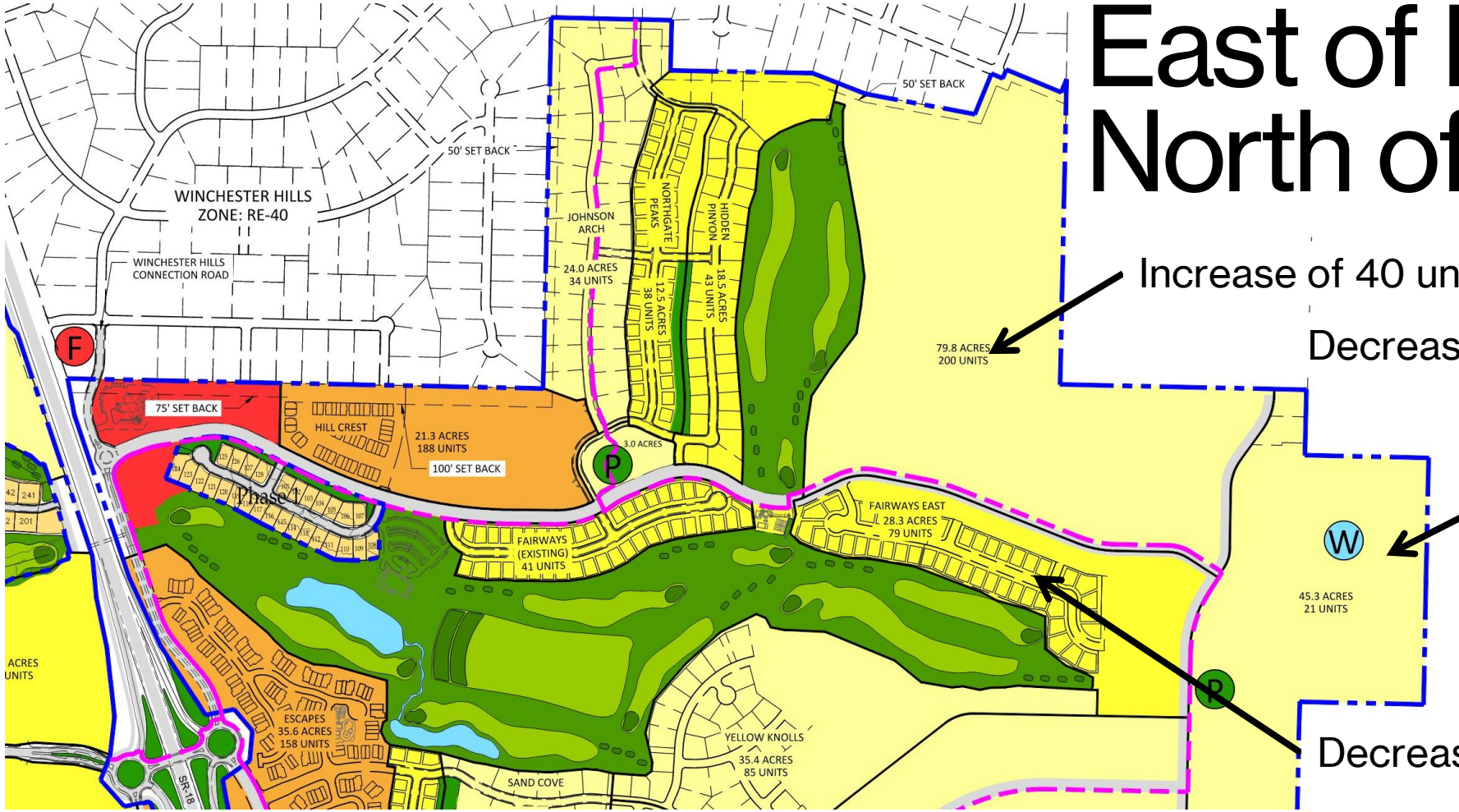


Decrease of 6 units (45 total proposed)

Increase of 20 units (65 total proposed)

<u>Overall increase of 14 units in this area</u>

East of Highway North of golf course

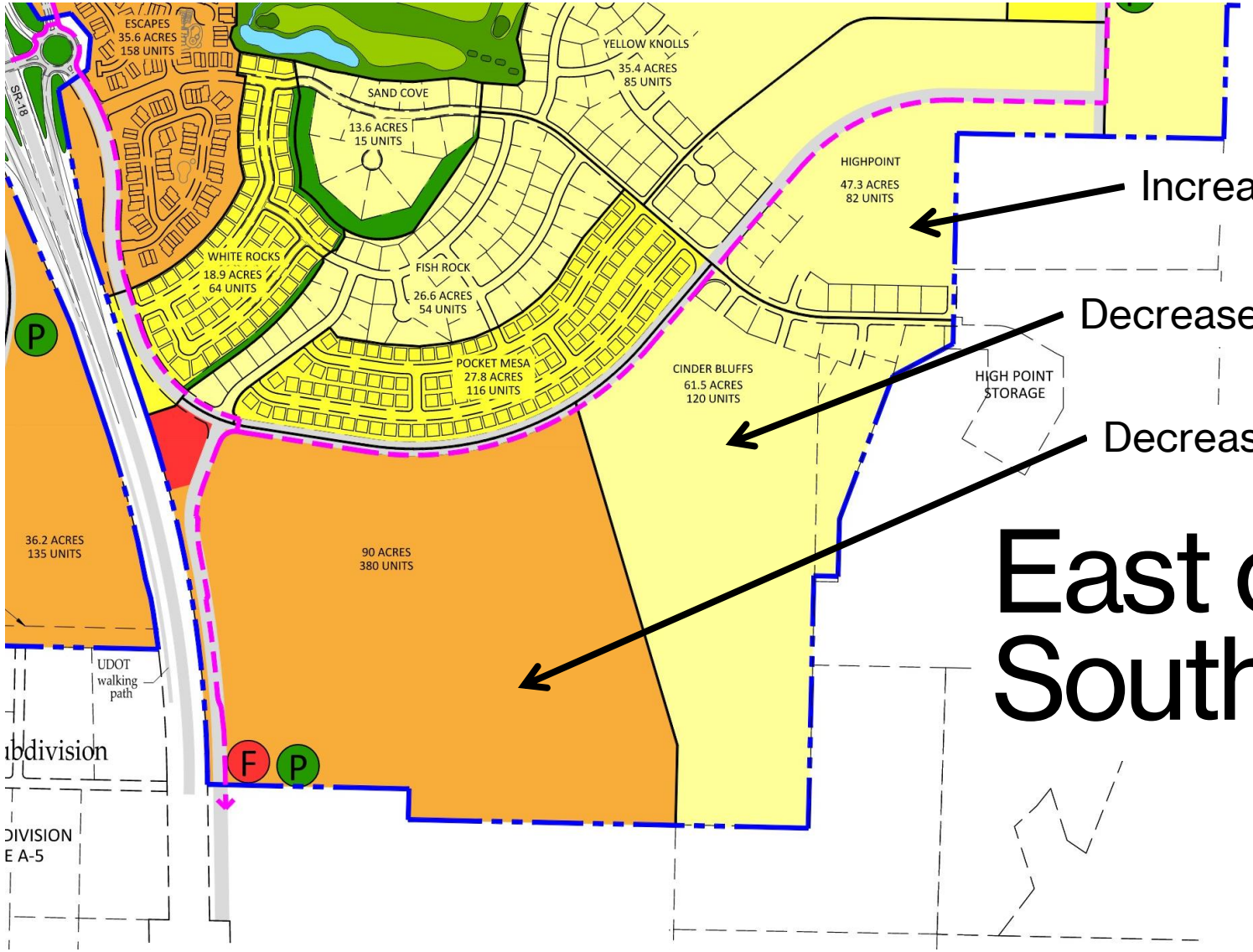


Increase of 40 units (200 total proposed)

Decrease of 15 units (21 total proposed)

Decrease of 4 units (79 total proposed)

<u>Overall increase of 21 units in this area</u>



Increase of 10 units (82 total proposed)

Decrease of 35 units (120 total proposed)

Decrease of 15 units (380 total proposed)

East of Highway
South of golf course

<u>Overall decrease of 35 units in this area</u>

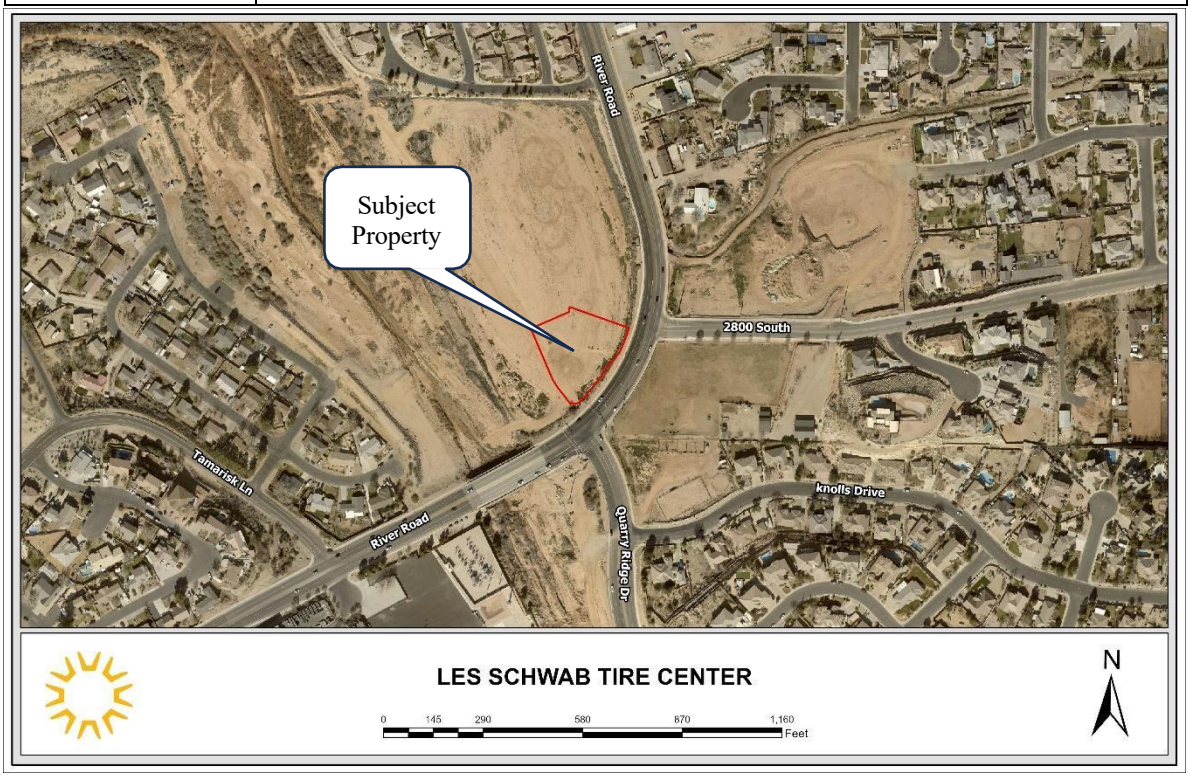
“I MOVE THAT WE FORWARD A POSITIVE RECOMMENDATION TO THE CITY COUNCIL FOR THE PLANNED DEVELOPMENT AMENDMENT FOR LEDGES ST GEORGE, CASE NO. 2026-PDA-019, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT.”

St.George
Community Development

Item 2
PD Amendment

PLANNING COMMISSION AGENDA REPORT: 09/22/2026

Les Schwab Tire Center PD Amendment (Case No. 2026-PDA-018)		
Request:	Consider a request to amend the Lin's Market River Road PD-C (Planned Development Commercial) to approve an amended site plan for a new tire shop on lot 5.	
Applicant:	Zack Graham Engineering	
Representative:	Zack Graham	
Location:	North of the intersection of River Road and Quary Ridge Drive	
General Plan:	COM (Commercial)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	OS (Open Space)
	East	RE-12.5 (Residential Estates 12,500 ft² minimum lot size)
	West	OS (Open Space)
Land Area:	Approximately 1.09 acres	



BACKGROUND:

In July of 2024, the property was rezoned to PD-C (Planned Development Commercial) in anticipation of construction of a grocery store which is currently under construction. Along with that approval were conceptual approval of the site plan and buildings including the entrances, driveways, drive aisles, conceptual building theme and design, a color and materials board, and a request to approve the "use" list for phase one. Around the south and eastern perimeters of the property, adjacent to River Road, four pads were created for future development. The present application is for a tire store to be constructed on lot 5 of the Lin's Market River Road PD.

At this time, the applicant is seeking approval of an amend the PD-C zone to receive approval of a conceptual site plan for a Les Schwab Tire Center as previously mentioned. The site plan details the 1.09-acre (47,263 ft²) site layout (12.88 acres when combined with all other phases). A single, 8,2087 ft², single story tire shop building is designed on the site with parking and landscaping surrounding the building. The site provides ample flow throughout and will be open to share drive aisles with the other phases. Two points of access from River Road provides ingress and egress to all phases.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		The proposed setbacks are: Front: 20' West Side: 38' Side: 15' Rear: far'	The required setbacks will be: Front: 20' Rear and side – No requirement adjacent to PD-C No residential landscape buffers are required.
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan will need to delineate a pedestrian path from the building to the right-of-way.	There is potential pedestrian access between the building and the right-of-way. This will need to be delineated on the plans.

Uses	10-8D-2	The uses on the property are limited to the use list approved with the Lin's Market PD in July 2024.	As a tire store, the proposed development is compliant with the use list for this PD-C which includes tire sales and auto repair.
Height and Elevation	10-8D-2	The highest point of the parapet is 23'4".	The PD-C zone allows 50' height. This meets regulations. The Lin's market will be 35'4", significantly taller than the proposed building.
Phasing Plan	10-8D-2	There are three other pad lots that will be built in the future to the north of the subject property.	The pad has been anticipated and set aside for this use from the beginning.
Landscape Plan	10-8D-2	A concept landscape plan is provided with approximately 33,568 ft² of landscaping.	They will be required to landscape a 15' wide landscape strip along the public roads.
Utilities	10-8D-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-8D-2	No signage has been provided.	The applicants will be required to pull sign permits when they are ready to install their signs.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan is not required at this time but has been provided. It appears to meet the requirements of the code but will be analyzed at the time of site plan review.
Lot Coverage	10-8D-6	17% of the site is covered by the building.	The PD-C zone allows coverage up to 50%. The drawings appear to meet the zoning regulations.
Solid Waste	10-8D-6	The site plan shows the locations for solid waste.	The waste locations will need to be fenced. This will be reviewed during the site plan review process.

Buffer Protection of Residential Property	10-8D-6	No buffer protection landscape buffer is required on this lot.	N/A
Overlay Zones	10-13	None	N/A
Parking	10-19-5	1 parking space is required per 400 square feet of building space.	Total Required = 21 stalls Provided = 28
EVCS And Bike Parking	10-19-6	No bike parking is shown. No EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging stations for at least 2 parking stalls.

RECOMMENDATION:
Staff recommend that the Planning Commission forward a positive recommendation to the City Council for the Les Schwab Tire Center Planned Development Amendment with the following conditions:

1. That any signage is to meet the requirements of Title 9.
2. A site plan must be applied for and approved prior to construction of the site.

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.

POSSIBLE MOTION:
"I move that we forward a positive recommendation to the City Council for the PD Amendment for Les Schwab Tire Center, Case No. 2026-PDA-018, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.
2. The proposed development is consistent with the Commercial land use designation of the General Plan and the existing PD-C zoning of the property.
3. The proposed tire center is an approved use within Lin's Market River Road PD-C use list.

4. The proposed site plan provides adequate parking, circulation, landscaping, and access for the proposed development.
5. The proposed building and site improvements comply with the applicable development standards of the PD-C zone, subject to final site plan review.

PC 2026-PDA-018
Les Schwab Tire Center

Exhibit A
Public Comment

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcityutah.gov>

Amendment to the Lin's Market

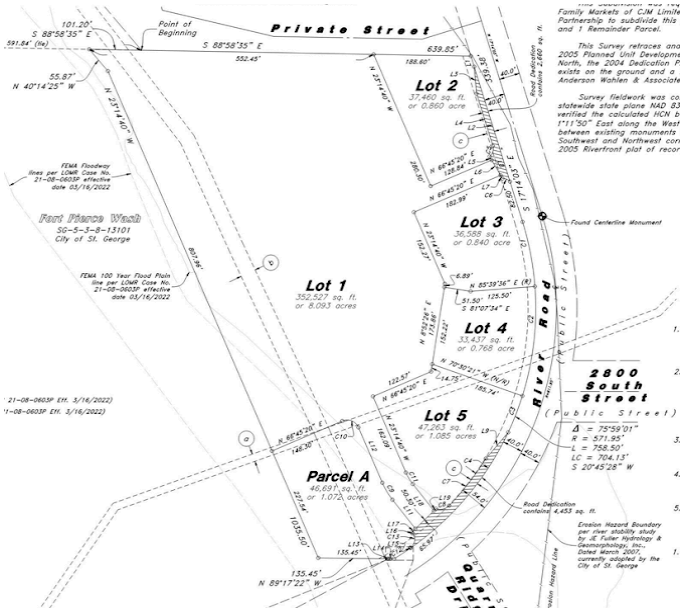
2 messages

Karin Liddle [redacted] Mon, Sep 14, 2026 at 5:24 PM
To: "daniel.boles@sgcityutah.gov" <daniel.boles@sgcityutah.gov>

Is this notice to inform the neighborhood that instead of Lin's Market there will be a tire store.
Our neighborhood has been anticipating having a Lin's Market so close.
Why this change? It is a great disappointment to all of us in RiverFront if Lin's Market is not going to be built.

Dan Boles <daniel.boles@sgcityutah.gov> Tue, Sep 15, 2026 at 8:23 AM
To: Karin Liddle [redacted]

Hello. No the Lin's grocery store is currently under construction and will move forward as anticipated. When they received zoning approvals, they left some pads for future development adjacent to River Road. If approved, this proposed tire store would be constructed on one of those pads along River Road. The grocery store will still anchor the site. I've added a clip of the subdivision plat below. The grocery store will be on lot one (the largest lot) and the tire store is proposed on lot five. That will leave three other lots for future buildings as well.



I hope that helps.

Thank you.

Dan Boles
[Quoted text hidden]
--
Dan Boles, AICP
Senior Planner
St. George City

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcityutah.gov>

Proposed Tire Shop on River Road & Quary Ridge Dr

1 message

Sarah Harmer [redacted] Thu, Sep 17, 2026 at 11:10 AM
To: "daniel.boles@sgcityutah.gov" <daniel.boles@sgcityutah.gov>

Proposed Les Schwab Tire Center, River Road

Dear St. George Community Development Department and Planning Commission,

I am writing as a resident living near the proposed Les Schwab Tire Center on River Road to express my strong concerns about adding this business to the already-approved grocery store development.

I want to make clear that I am **not opposed to the approved grocery store**. I understand that it has gone through the City's approval process, and I recognize that St. George is growing and that commercial development is a part of that growth.

My concern is with the decision to add **another significant commercial use to the same property**, and particularly an automotive/tire business, when the grocery store will already bring substantially more traffic and activity to this area.

Traffic and Neighborhood Impact

The grocery store alone will introduce a considerable amount of vehicle traffic to this area. Adding an 8,208-square-foot tire center means additional customers, employees, deliveries, service vehicles, and vehicles entering and exiting the property.

A tire center also generates a different type of traffic than a grocery store. Customers are bringing vehicles specifically for service, which means vehicles may be waiting, maneuvering, being moved around the property, or making repeated trips in and out of the site.

I am concerned that the impact of the two businesses is being considered separately rather than looking at the **cumulative effect on the surrounding residential neighborhood**.

For residents who already live in this area, this is not simply another business on a commercial property. It means additional traffic, additional vehicle activity, additional noise, and additional commercial activity immediately adjacent to our homes.

Protecting the Residential Character of the Area

I also ask the Planning Commission to consider the **transition between commercial development and the existing residential neighborhood**.

Residents have made significant investments in our homes and chose to live in this area with reasonable expectations about the character of the neighborhood. We understand that development will occur, but there is an important distinction between accepting an approved grocery store and continuing to add additional commercial uses next to established homes.

The question should not simply be whether a tire store can technically be accommodated on the property. The City should also consider whether **this particular use, in this particular location, provides an appropriate transition between commercial and residential areas.**

An automotive/tire center will also have a very different visual character from a grocery store. Large signage, service areas, parking, lighting, and vehicles associated with the business can make the development more visually prominent and intrusive from nearby homes.

I ask that the City give serious consideration to landscaping, screening, setbacks, lighting, signage, building design, and the placement of service areas to minimize the impact on surrounding residents.

Cumulative Development

I am also concerned about the precedent this sets for the neighborhood.

Once the grocery store is built, adding another business to the same property may seem like a relatively small additional change. But for the residents who live nearby, these decisions accumulate. One additional commercial use means more traffic, more activity, more lighting, more noise, and less separation between our homes and commercial development.

I respectfully ask the Planning Commission to look at the overall impact on the neighborhood—not simply whether the tire center is an allowable use within the commercial zone.

The fact that a use may be permitted within a zoning designation does not eliminate the City's responsibility to consider how the proposed development will function on this particular site and how it will affect the surrounding community.

My Request

For these reasons, I respectfully ask the Planning Commission to **deny the proposed Planned Development Amendment for the Les Schwab Tire Center at this location**.

At a minimum, I ask that the City require a thorough evaluation of the cumulative traffic, access, noise, lighting, signage, landscaping, screening, and residential impacts created by adding the tire center to the already-approved grocery store development.

I am not asking the City to stop growth or prevent reasonable commercial development. I am asking the City to recognize that **the people who already live here will experience the consequences of this decision every day**, and that the cumulative impact of additional commercial development next to our homes deserves serious consideration.

Thank you for taking the time to consider my comments and the concerns of the residents who will be directly affected by this proposal.

Sincerely,

Sarah Harmer

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcityutah.gov>

Les Schwab!

1 message

Paul Harmer [redacted] Thu, Sep 17, 2026 at 11:30 AM
To: "daniel.boles@sgcityutah.gov" <daniel.boles@sgcityutah.gov>

Subject, Public comment regarding Les Schwab Tire Center, case number 2026 PDA018.

Dear St. George Planning Commission,

I am writing to express my opposition to the proposed amendment that would allow construction of the Les Schwab Tire Center near River Road and Quarry Ridge Drive. My primary concern is the additional traffic this development would bring to an area that already experiences significant congestion. River Road is heavily traveled, and the nearby intersection is already extremely busy. Adding another commercial business that will generate additional vehicle trips seems likely to place further demands on an intersection and roadway that already appear to be operating under substantial pressure. I am also concerned about the compatibility of a tire service center with the surrounding area. This is an area with nearby residential properties, and a tire center is a substantially different type of use than the quieter environment residents have come to expect. In addition, I am concerned about the visual impact of placing a large commercial tire facility in this location. Most importantly, I question whether this location has adequate capacity for another traffic-generating business. The fact that a use may be permitted within the zoning framework does not necessarily mean that every available location is appropriate for that use. I respectfully ask the commission to consider these concerns and deny. Case number 2026 PDA 018. Thank you for your consideration.

Sincerely, Paul Harmer, St. George, Utah.

PC 2026-PDA-018
Les Schwab Tire Center

Exhibit B
Applicant's Narrative

PROPOSED DEVELOPMENT AMENDMENT NARRATIVE
LES SCHWAB TIRE CENTER ST. GEORGE, UT



1.09 acre portion of Tax ID #SG-5-3-9-4302.
Lot 5 of Ridley's St George Subdivision
St. George, UT

Prepared For: Les Schwab Tire Centers
PO Box 5350
Bend, OR 97708-5350

Prepared By: Tracey Daniels, PE (NC)
tracey@grahameng.com
Graham Engineering LLC
4350 Ravalli St, Ste B
Bozeman, MT 59718

Zack Graham, PE (#10599202-2202)
zack@grahameng.com
Project Engineer

Project Number: 25012_LSUT_STGEO-RVRRD

Date: August 17, 2026

GRAHAM

1.0 Introduction

The subject property is in the City of St. George, UT, on River Road. The property is currently a portion of the Parcel with Tax ID #SG-5-3-9-4302 and future Lot 5 (1.09 acre) of the Ridley's St George Subdivision. Prior to development by Les Schwab, an access road and utilities serving the subdivision will be constructed by the developer.

Note: A subdivision is being processed to create this parcel by the current landowner.

2.0 Zoning

The subject property is zoned for PD-C, Planned Development - Commercial, as are the adjacent lots. The subdivision infrastructure is currently under construction. No zoning change is being proposed.

3.0 Proposed Uses

A tire shop is proposed for this parcel, which will include the selling and changing of tires, wheels, car batteries, shocks, and struts; aligning wheels; and servicing brakes. Tire sales and service is an allowed use in PD-C.

4.0 Land Use

The proposed non-residential floor area per acre is 0.17. Land use percentages can be found in the table below. Paved includes parking and driving areas.

Land Use	Percentage of Parcel
Building	17%
Landscape	29%
Paved	54%

PC 2026-PDA-018
Les Schwab Tire Center

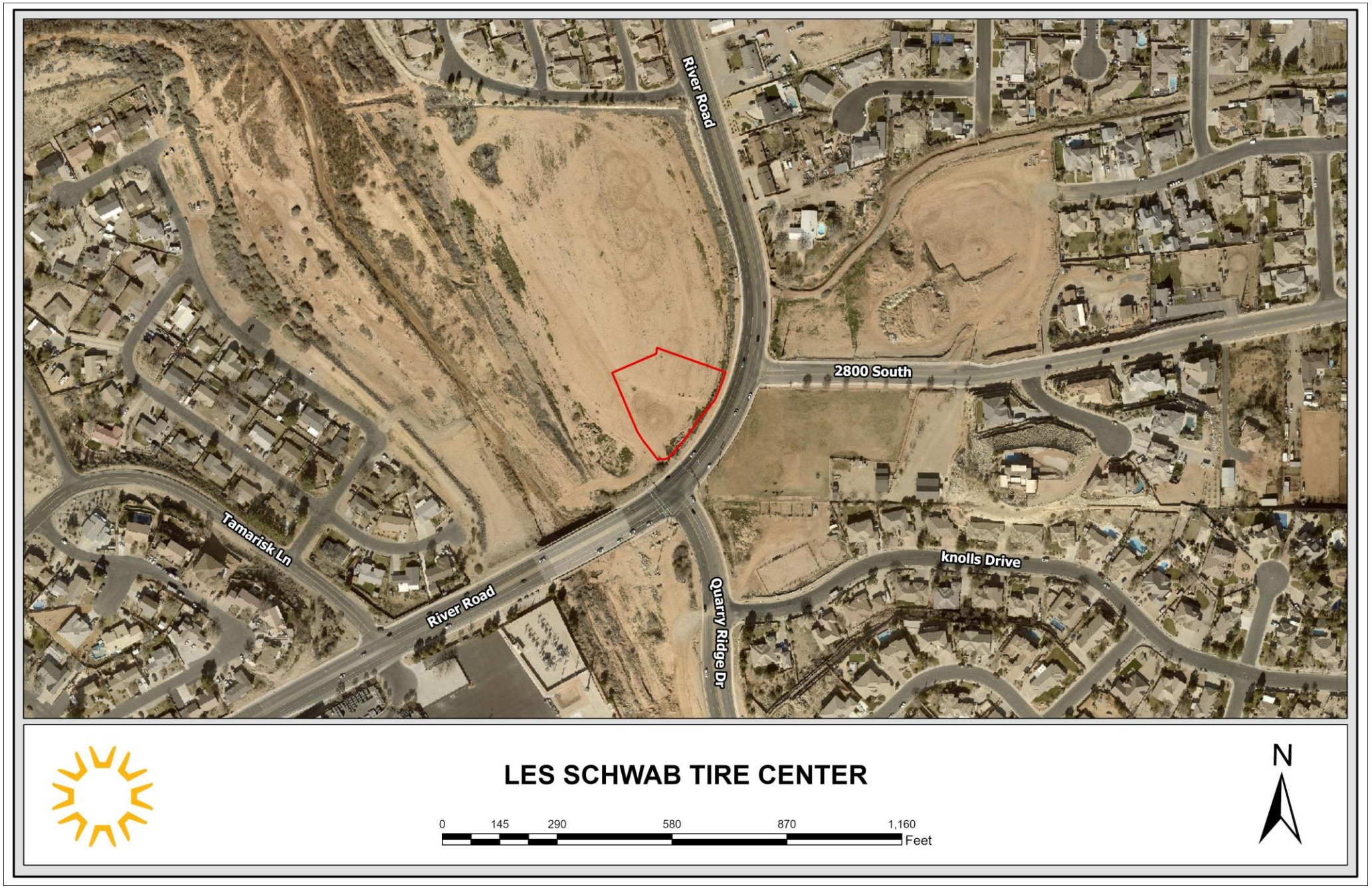
Exhibit C
PowerPoint Presentation



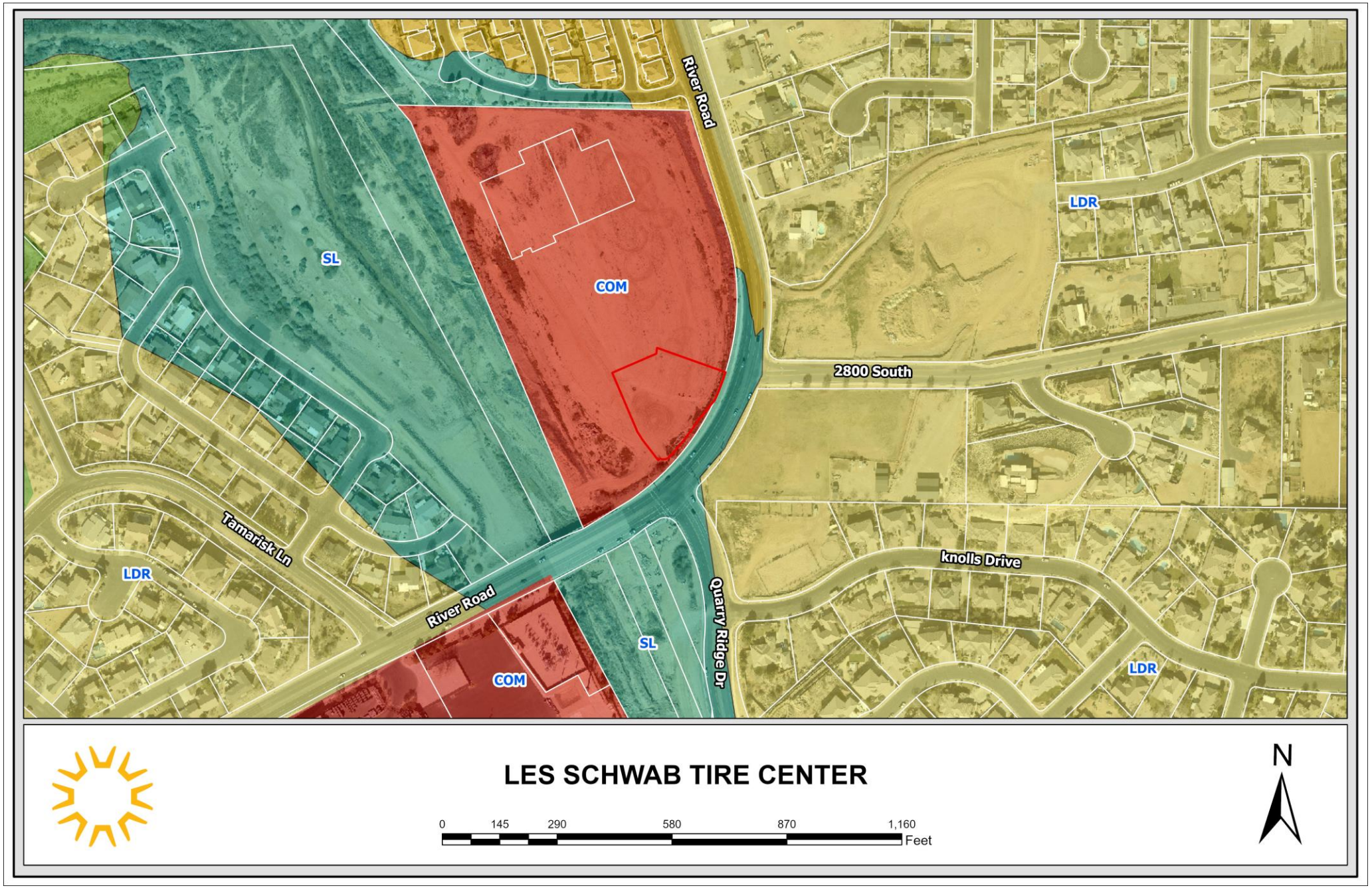
Les Schwab Tire Center

2026-PDA-018

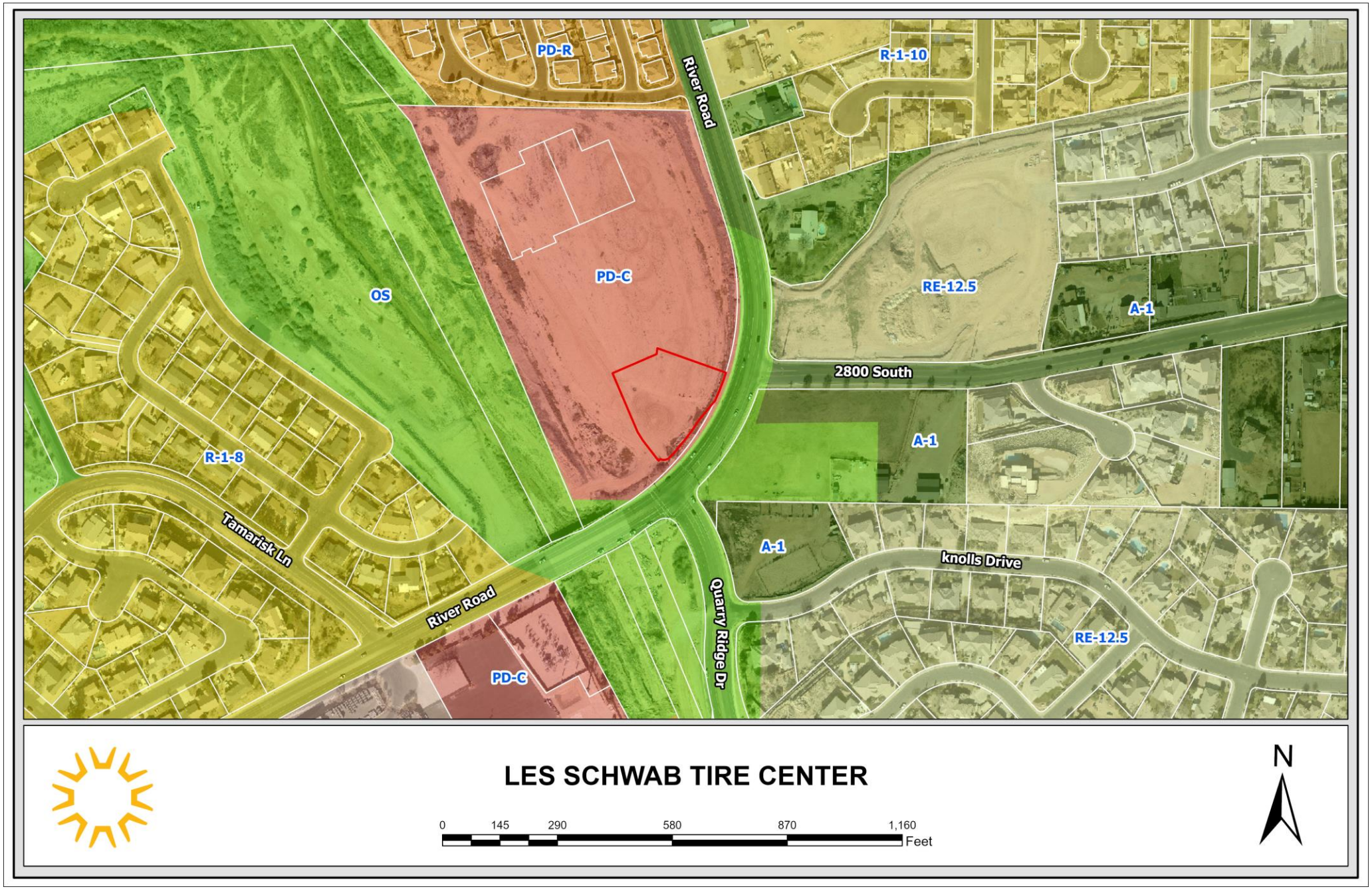
AERIAL MAP


River Road
2800 South
Tamarisk Ln
River Road
Quarry Ridge Dr
knolls Drive
LES SCHWAB TIRE CENTER
0
145
290
580
870
1,160
Feet
N

LAND USE MAP


River Road
SL
COM
LDR
2800 South
Tamarisk Ln
LDR
River Road
knolls Drive
Quarry Ridge Dr
SL
COM
LDR
LES SCHWAB TIRE CENTER
0
145
290
580
870
1,160
Feet
N

ZONING MAP


PD-R
River Road
R-1-10
PD-C
OS
RE-12.5
A-1
2800 South
R-1-8
A-1
Tamarisk Ln
A-1
knolls Drive
River Road
Quarry Ridge Dr
RE-12.5
PD-C
LES SCHWAB TIRE CENTER
0
145
290
580
870
1,160
Feet
N

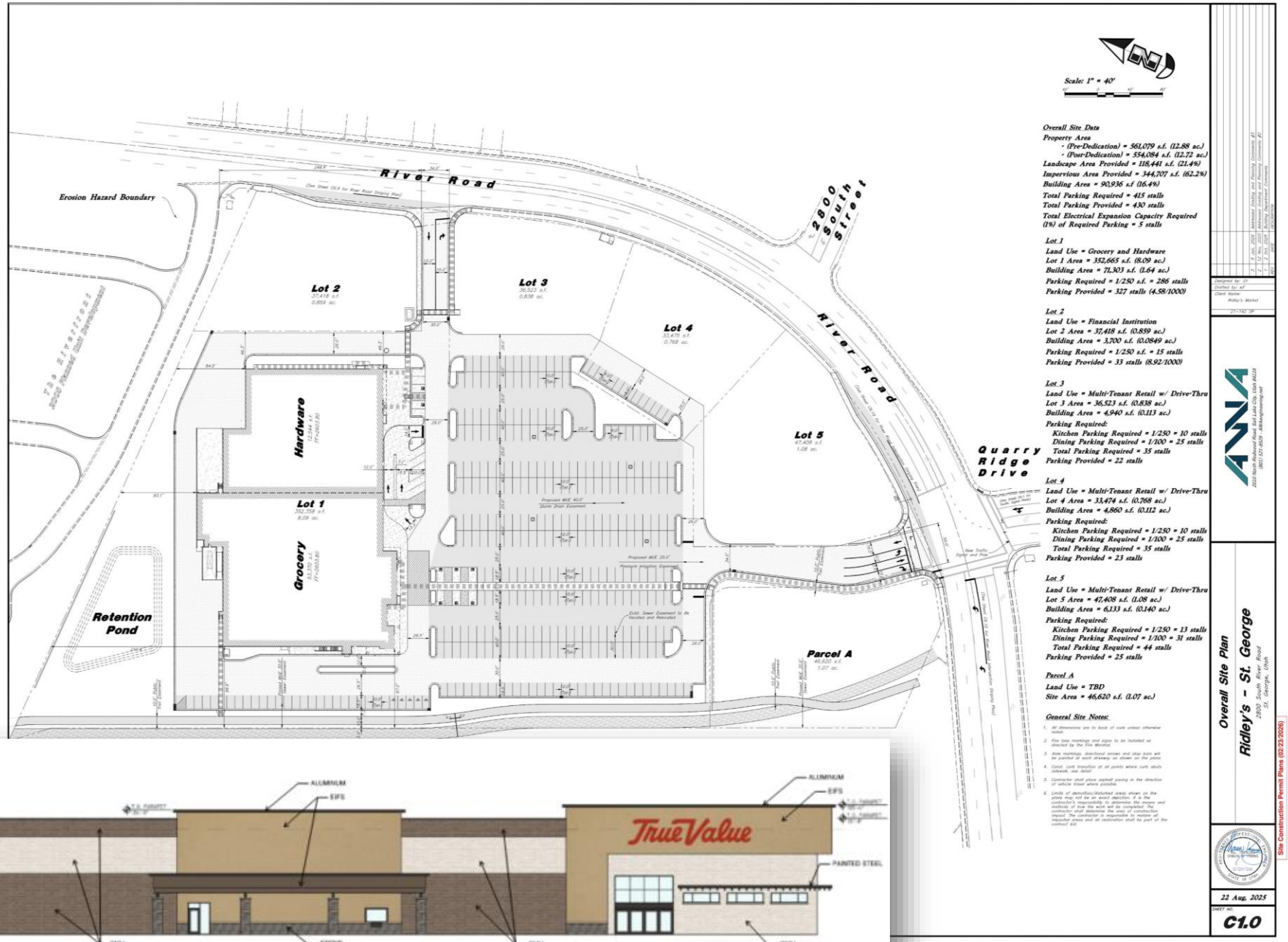
Approved Use List

EXHIBIT A – PROPOSED ALLOWABLE FUTURE USES

As noted in the Narrative, no uses are currently set in stone other than grocery, hardware, pharmacy, and quick service restaurants. In the interest of maintaining flexibility and bringing the best mix of uses possible, CJM proposes the ability to have the following uses on the property, all of which are permitted or conditional in C-2 or C-3 Zones (as defined in the St. George City Code):

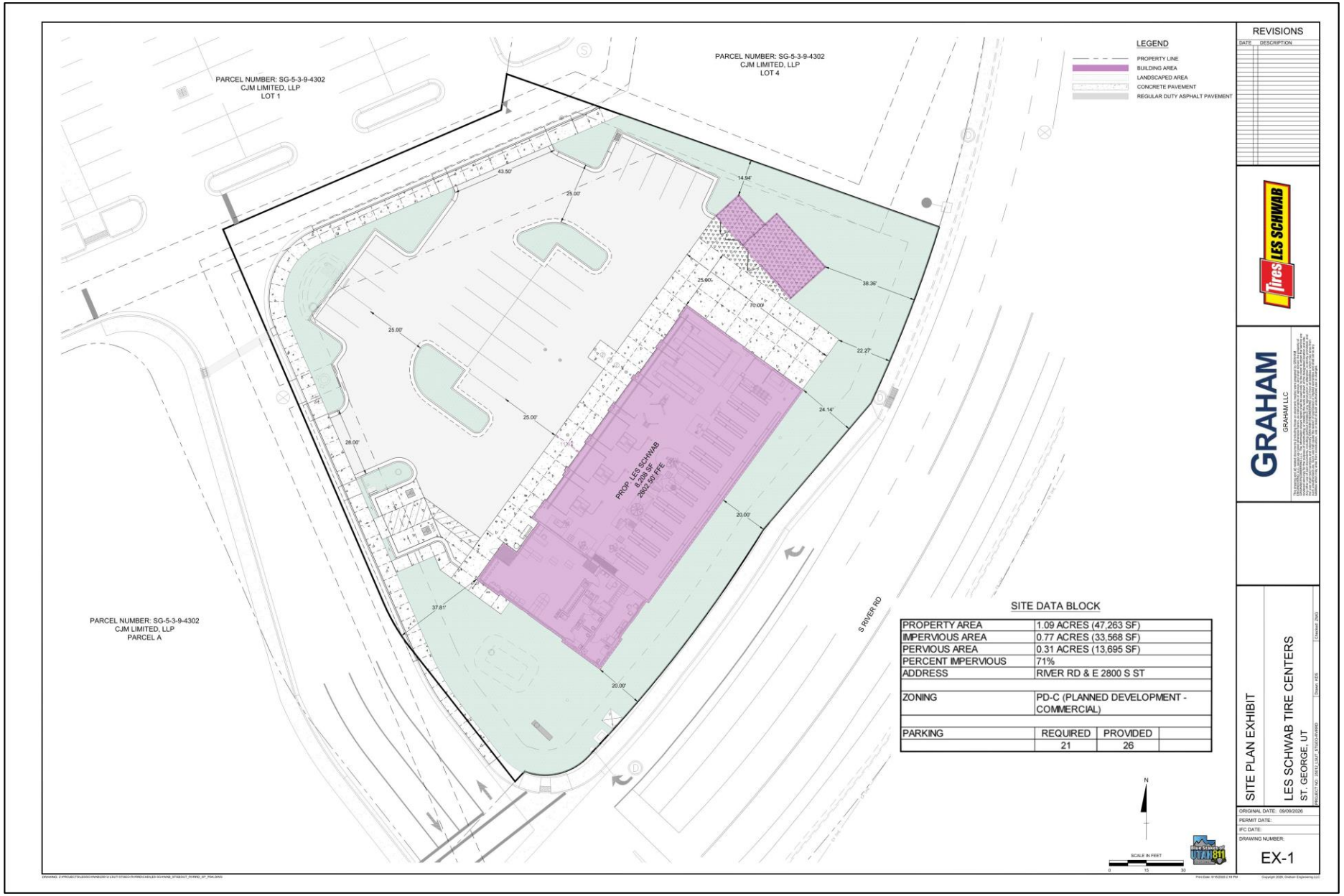
- Animal boarding/care for small animals only and boarded for less than 30 days a year provided, conducted completely within enclosed building.
- Antique store
- Automobile part sales (new parts only); provided, conducted within completely enclosed building
- Building material sales
- Catering establishment
- City, all facilities
- Convenience markets with gas pumps/gas stations
- Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)
- Department store
- Educational institution, schools, college, learning centers, trade schools (no residential or 24 hour facilities)
- Fence, sales/service
- Furniture/appliance sales (new) and repair
- Garden supplies and plant material sales
- Greenhouse/nursery soil and lawn service
- Gunsmith
- Landscape rock sales, ancillary to a permitted use
- Locksmith
- Microbrewery or micro-winery (with restaurant or bar establishment)
- Office
- Office supply, office machines sales and service
- Off-premises beer retailer
- Permanent cosmetics, a secondary use to an establishment employing cosmetologists/barbers, aestheticians, electrologists, or nail technicians licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations
- Personal care services
- Personal instruction services
- Pet grooming
- Printing, lithographing, publishing or reproduction sales and service
- Restaurant
- Athletic and sporting goods store
- Supermarket/grocery store
- Thrift shop/secondhand store/consignment store (no outside storage and no drop-off items during the hours the business is closed)
- Auto Repair
- Tire Sales
- Drive-thru sales
- Seed and Feed Store
- Janitorial Service / Supply
- Pest Control Service
- Sign Sales
- Financial, Medical, Professional Services
- Lodging, temporary, limited to Hotel/Motel
- Paint or Wallpaper store
- Retail sale of goods with some operations outdoors

LIN'S SITE

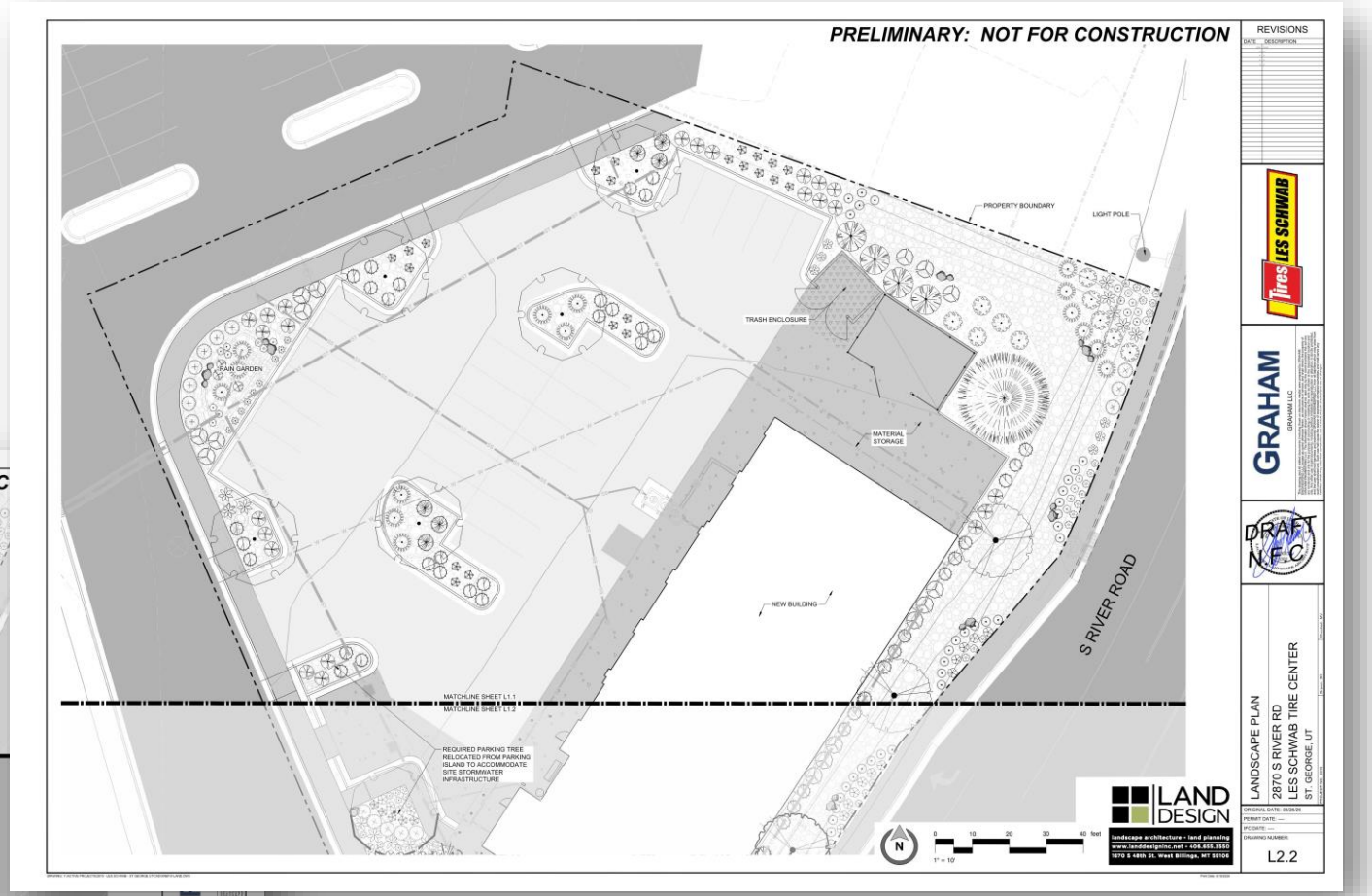

Scale: 1" = 40'
River Road
2800 South Street
River Road
Quarry Ridge Drive
Erosion Hazard Boundary
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Parcel A
Hardware
Grocery
Retention Pond
Overall Site Data
Property Area
- (Pre-Dedication) = 561,079 s.f. (12.88 ac.)
- (Post-Dedication) = 554,084 s.f. (12.72 ac.)
Landscape Area Provided = 118,441 s.f. (21.4%)
Impervious Area Provided = 344,707 s.f. (62.2%)
Building Area = 90,936 s.f. (16.4%)
Total Parking Required = 415 stalls
Total Parking Provided = 430 stalls
Total Electrical Expansion Capacity Required (1%) of Required Parking = 5 stalls
Lot 1
Land Use = Grocery and Hardware
Lot 1 Area = 352,665 s.f. (8.09 ac.)
Building Area = 71,303 s.f. (1.64 ac.)
Parking Required = 1/250 s.f. = 286 stalls
Parking Provided = 327 stalls (4.58/1000)
Lot 2
Land Use = Financial Institution
Lot 2 Area = 37,418 s.f. (0.859 ac.)
Building Area = 3,700 s.f. (0.0849 ac.)
Parking Required = 1/250 s.f. = 15 stalls
Parking Provided = 33 stalls (8.92/1000)
Lot 3
Land Use = Multi-Tenant Retail w/ Drive-Thru
Lot 3 Area = 36,523 s.f. (0.838 ac.)
Building Area = 4,940 s.f. (0.113 ac.)
Parking Required:
Kitchen Parking Required = 1/250 = 10 stalls
Dining Parking Required = 1/100 = 25 stalls
Total Parking Required = 35 stalls
Parking Provided = 22 stalls
Lot 4
Land Use = Multi-Tenant Retail w/ Drive-Thru
Lot 4 Area = 33,474 s.f. (0.768 ac.)
Building Area = 4,860 s.f. (0.112 ac.)
Parking Required:
Kitchen Parking Required = 1/250 = 10 stalls
Dining Parking Required = 1/100 = 25 stalls
Total Parking Required = 35 stalls
Parking Provided = 23 stalls
Lot 5
Land Use = Multi-Tenant Retail w/ Drive-Thru
Lot 5 Area = 47,408 s.f. (1.08 ac.)
Building Area = 6,133 s.f. (0.140 ac.)
Parking Required:
Kitchen Parking Required = 1/250 = 13 stalls
Dining Parking Required = 1/100 = 31 stalls
Total Parking Required = 44 stalls
Parking Provided = 25 stalls
Parcel A
Land Use = TBD
Site Area = 46,620 s.f. (1.07 ac.)
General Site Notes:
Overall Site Plan
Ridley's - St. George
2800 South River Road
St. George, Utah
22 Aug, 2025
C1.0
Site Construction Permit Plans (02/23/2026)

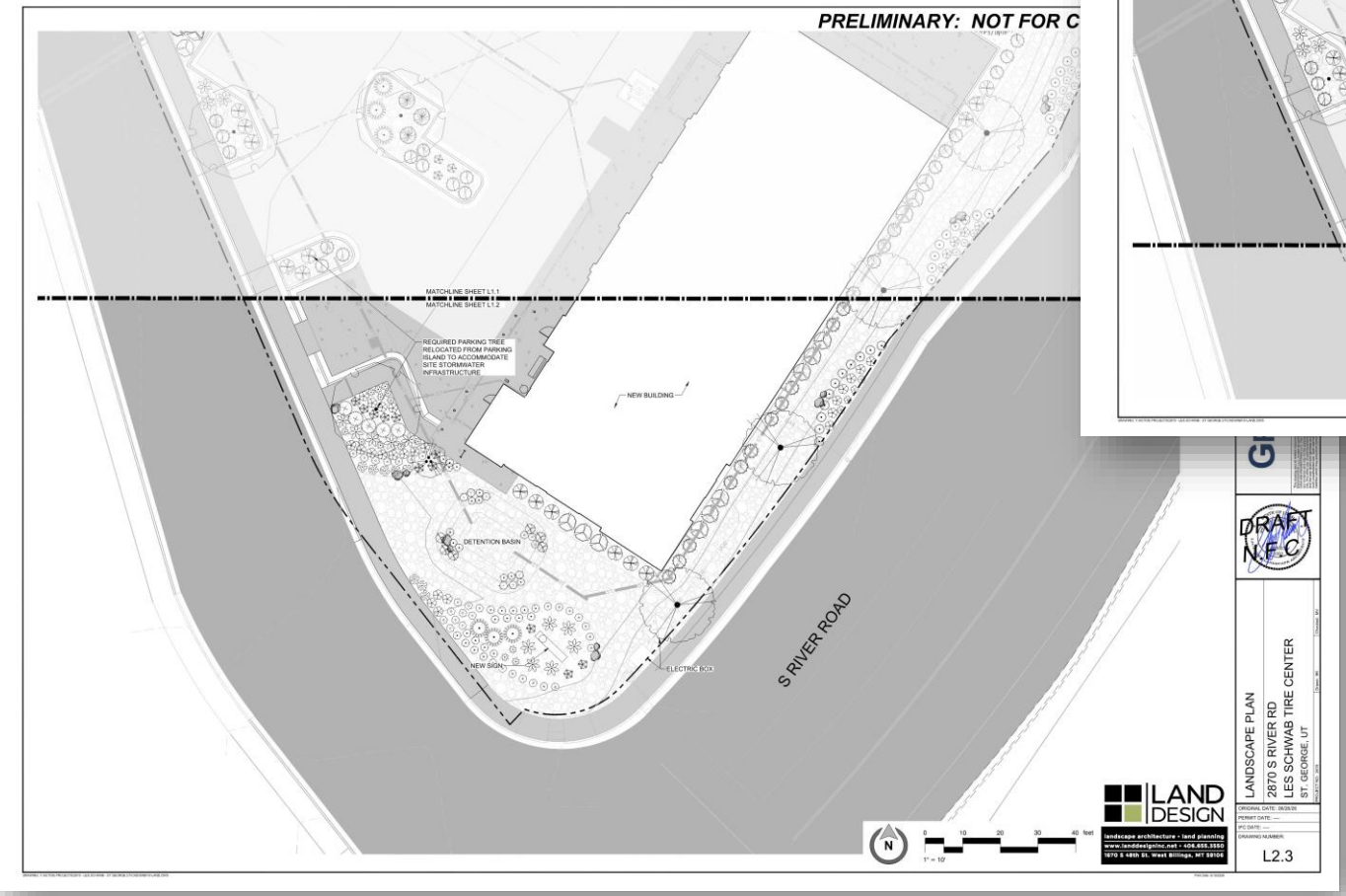
PAINTED STEEL
ALUMINUM
CMU
EIFS
Lin's
STONE
TrueValue
NORTH ELEVATION

SITE PLAN


PARCEL NUMBER: SG-5-3-9-4302
CJM LIMITED, LLP
LOT 1
PARCEL NUMBER: SG-5-3-9-4302
CJM LIMITED, LLP
LOT 4
PARCEL NUMBER: SG-5-3-9-4302
CJM LIMITED, LLP
PARCEL A
S RIVER RD
PROP. LES SCHWAB
8,208 SF
2802.50' FFE
LEGEND
PROPERTY LINE
BUILDING AREA
LANDSCAPED AREA
CONCRETE PAVEMENT
REGULAR DUTY ASPHALT PAVEMENT
SITE DATA BLOCK
PROPERTY AREA 1.09 ACRES (47,263 SF)
IMPERVIOUS AREA 0.77 ACRES (33,568 SF)
PERVIOUS AREA 0.31 ACRES (13,695 SF)
PERCENT IMPERVIOUS 71%
ADDRESS RIVER RD & E 2800 S ST
ZONING PD-C (PLANNED DEVELOPMENT - COMMERCIAL)
PARKING REQUIRED 21 PROVIDED 26
REVISIONS
DATE DESCRIPTION
GRAHAM
GRAHAM LLC
SITE PLAN EXHIBIT
LES SCHWAB TIRE CENTERS
ST. GEORGE, UT
ORIGINAL DATE: 09/09/2026
PERMIT DATE:
IFC DATE:
DRAWING NUMBER:
EX-1

LANDSCAPE PLAN

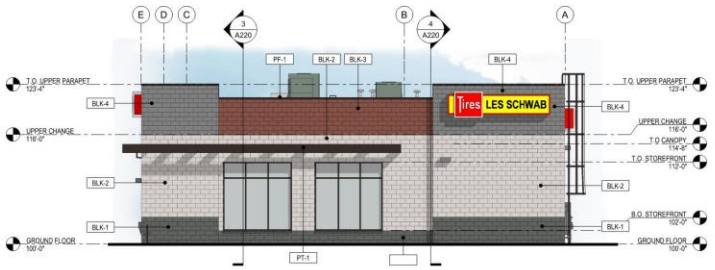




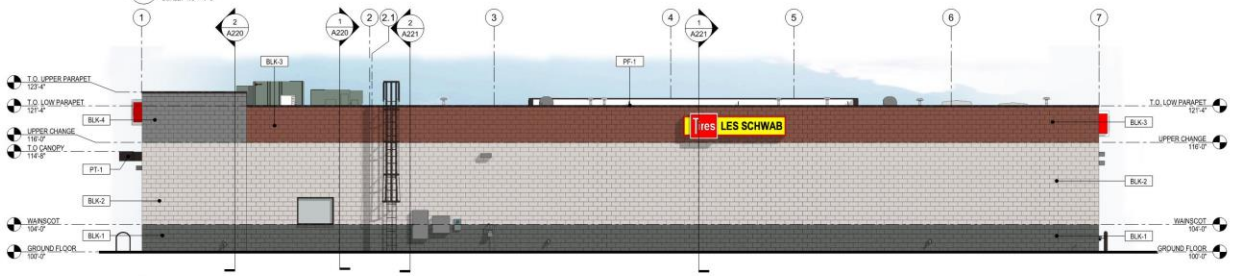
ELEVATIONS



4 LOADING ELEVATION
SCALE: 1/8" = 1'-0"



3 SHOWROOM ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL SUPPORTS USING GALVANIZED EXPANSION ANCHORS AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS. ENSURE ELECTRICAL IS PROVIDED AT ALL EXTERIOR SIGNAGE AND TERMINATED AT SIGN.
F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
H. REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
J. WSEC WWR: 848 SF NET TRANSPARENT WINDOW AREA / 7,384 SF NET WALL AREA = 545 SF OPAQUE OPENINGS = 10.6%.

ELEVATION KEY NOTES:

1. MASONRY CONTROL JOINT @ 30'-0" O.C. MAX., REF 2/AS03.
2. SIGNAGE BY CARLSON SIGN, REF 5/AS06 FOR ATTACHMENT DETAIL.
3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.
4. DROP DOWNSPOUT FROM GUTTER IN CANOPY BELOW STRUCTURAL BEAM AND AROUND CORNER.
5. TIE DOWNSPOUT TO BELOW GRADE PIPING, REF: CIVIL.

MATERIAL LEGEND:

ENSURE ALL COLORS RETURN INTO JAMBS AND INTERIOR CORNERS, TYP.

BLK-1	BASALITE CMU SPLIT FACE, (#695 CHARCOAL)
BLK-2	BASALITE CMU GROUND FACE, (#165 WHITE)
BLK-3	BASALITE CMU SPLIT FACE, (#675 INCA RED)
BLK-4	BASALITE CMU SMOOTH, (#695 CHARCOAL)
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020

Tires LES SCHWAB

PSA ARCHITECTS, LLP

2870 S RIVER RD, ST. GEORGE, UTAH 84790
6 BAY STORE - PROTOTYPE 2026 Q2

LES SCHWAB TIRE CENTER - ST. GEORGE, UTAH

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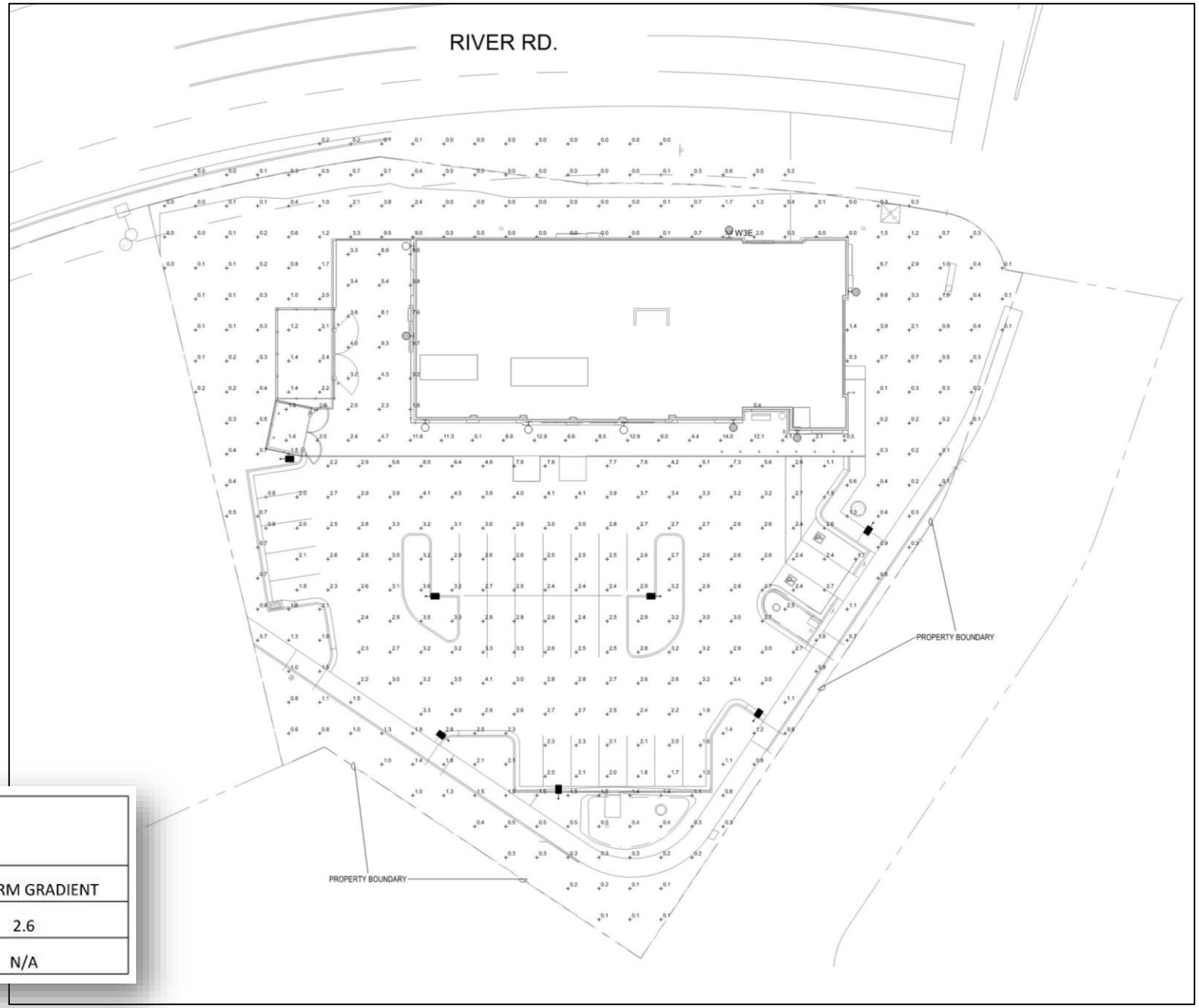
ISSUED FOR PERMIT

07.02.2026
PROJECT# | 2607
DESIGNED BY | INITIALS
DRAWN BY | INITIALS
REVISIONS

EXTERIOR ELEVATIONS

A201

Photometric Plan



PHOTOMETRIC CALCULATIONS				
NAME	AVERAGE	MAXIMUM	MINIMUM	UNIFORM GRADIENT
PARKING & DRIVEWAY	3.0 FC	8.0 FC	0.8 FC	2.6
HARDSCAPE	5.7 FC	14.0 FC	0.4 FC	N/A

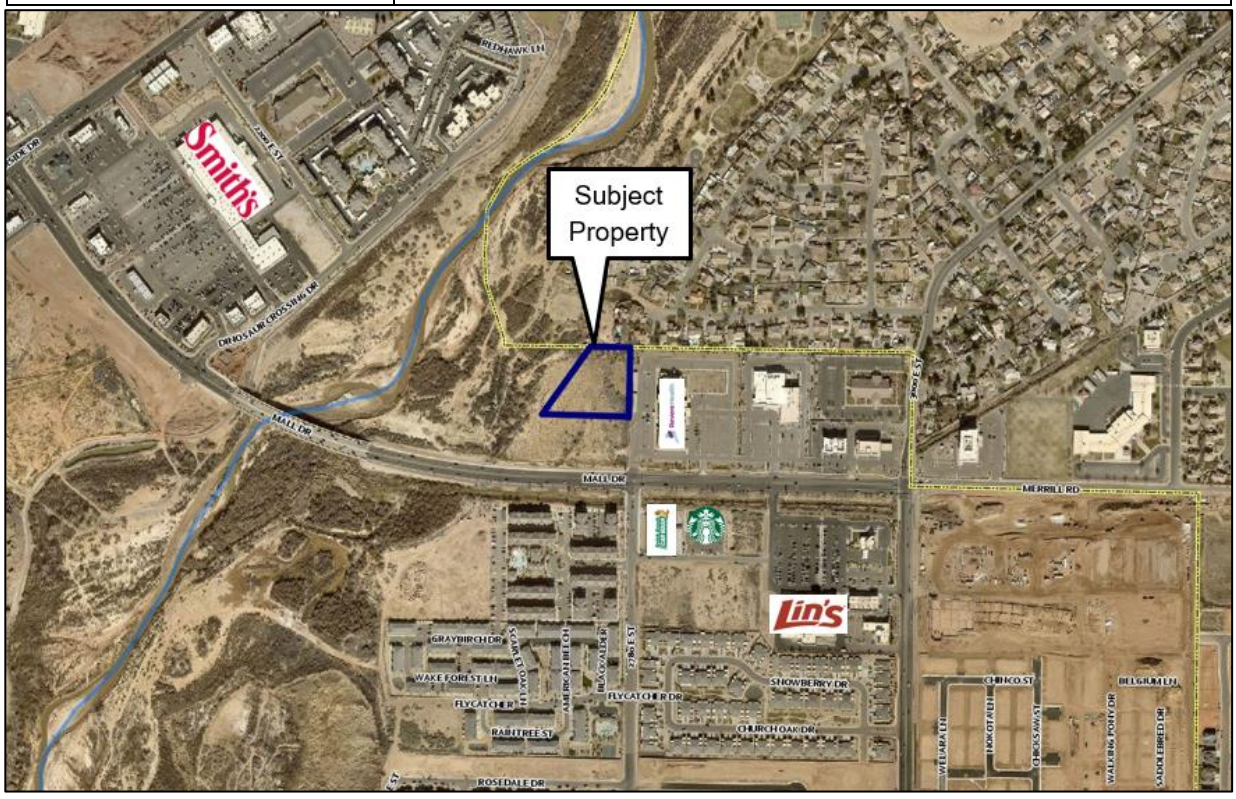
St.George
Community Development

Item 3

Planned Development Amendment

PLANNING COMMISSION AGENDA REPORT: **9/22/2026**

The Plastics Clinic (Riverbend Point) Planned Development Amendment (Case No. 2026-PDA-021)		
Request:	Consider amending an approved Planned Development Commercial (PD-C) zone for the design and site plan of a new three-story, professional and medical building on approximately 2.24 acres.	
Applicant:	The Plastics Clinic	
Representative:	Greg Goffin	
Location:	The property is generally located north of Mall Drive and west of 2780 East.	
General Plan:	COM (Commercial)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PUD-R (Residential - Washington City)
	South	A-20 (Agricultural – 20 acres minimum lot size)
	East	PD-C (Planned Development Commercial)
	West	A-20 (Agricultural – 20 acres minimum lot size)
Land Area:	Approximately 2.24 acres	



BACKGROUND:
This project site is located within the Fields at Mall Drive Area Zone Plan, specifically Lot 7 within Phase 2. Phase 2 of the Fields at Mall Drive PD-C was originally approved on March 2, 2017, when it was rezoned to PD-C from Agricultural. There have been several amendments adding new buildings and adjusting use lists since 2017.

The applicant is proposing the development of a new, three-story commercial building. The proposed building would have a footprint of 15,000 square feet, occupying approximately 15.3% of the site and a total square footage of 45,000 square feet. Site access would be provided via a private driveway connected to Mall Drive. Access to the property would come from the Public Access and Municipal Utility Easement along the south boundary. The building height is proposed at 45 feet, with architectural features up to 50 feet. The maximum building height of the zone is 50 feet.

The building is proposed to be constructed using a variety of materials, including stucco, natural stone, metal panels, CMU, and concrete. The color palette includes several finishes such as dark bronze, wood-look metal, and black metal accents, cream, gray, white, bronze, and dark stucco, and almond-colored natural stone. Elevation drawings have been submitted and are included in this packet for reference.

Being sensitive to the residential zone to the north in Washington City, the applicant has located the structure as far south on the property as possible to provide a greater buffer to those residents. The applicant will also be required and has provided a residential landscape buffer that includes a 6-foot-tall masonry wall and 10 feet of landscaping with trees located every 20’. These buffers would help provide additional screening, privacy, and separation while minimizing visual, lighting, noise, and activity impacts on the adjacent residences to the north.

The proposed project is consistent with the general plan 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.

Use List
When the use list was approved in 2017, two use lists were approved; one for the eastern-most lots (lots 1 & 2), and a second for the remaining lots (lots 3-8). The list for the latter lots restricted the uses primarily to office uses, banks, laboratories, etc. The idea was to

buffer the residential property to the north in Washington to the more intense commercial uses to the south such as Lin's Grocery, Starbucks, and Quick Quack Car Wash. The applicant is proposing to open the use list for lot 7, which was last amended in 2023 (see approved use list attached), to allow the commercial use of personal instruction service (see proposed use list attached).

Sign Proposal

The applicant is proposing a signage plan (attached as Exhibit C) which includes a monument sign design for lot 7 that would be placed at the Monument Sign Easement in favor of Lot 7 along Mall Drive as shown in the recorded plat. As businesses continue to locate to lots 5, 6, and 8, they will individually be able to submit signage as part of their required Planned Development Amendment applications. The signage for each lot will be required to comply with the city signage ordinance found in Section 9-13 of the City Code. Within a PD, applicants can submit and present a master signage plan for approval that may vary from the current city ordinance.

When determining the allowed height of signage, section 9-13-4(B), which regulates signage in commercial zones, is used. Subsection 1-C-2 states that Mall Drive is not considered a major commercial street and only qualifies for a maximum height of 10' by code (15' if adjacent to a two story or 18' or greater building). A Planned Development (PD) may ask for additional height. As for the square footage of the sign, a freestanding sign may have 75 sq. ft. of signage for the first 100 linear feet of the lot frontage on a public road. For each additional two feet of frontage, the sign may be one square foot larger with a maximum of 120 sq. ft.

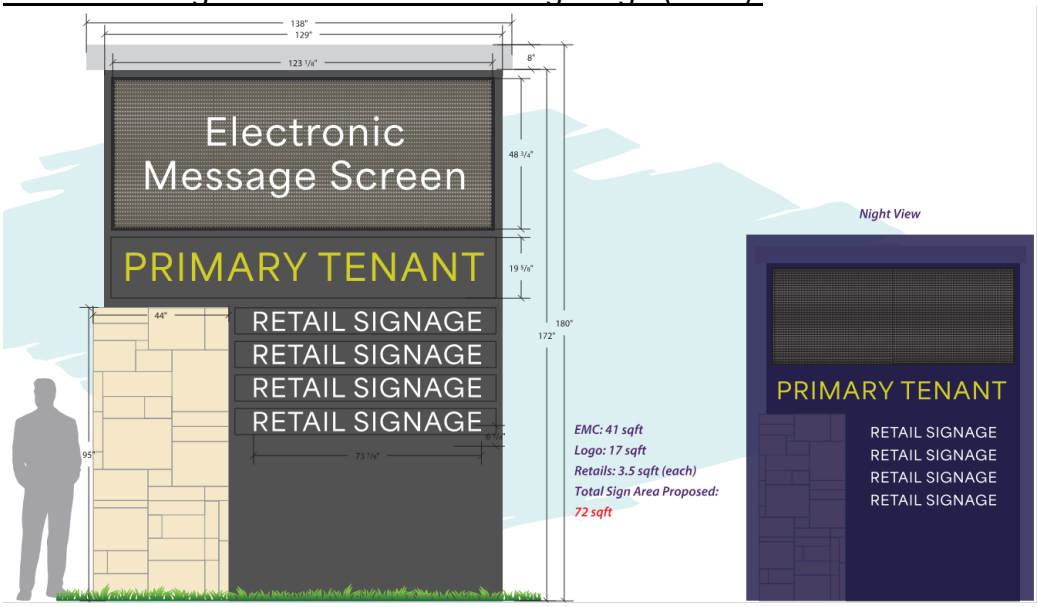
Any Electronic Message Sign (EMS) will be required to follow the recently approved EMS standards found in Section 9-13-4-B(3) of the City Code. Any EMS located on property within 300' of residential zones will be required to fully obstruct the light from the EMS or follow residential curfew and distance requirements, and sign view area standards. Any EMS will be required to comply with all brightness and certification requirements found in this section of code.

The applicant is requesting one 15-foot-tall monument sign (attached as Exhibit C) to be located within the Monument Sign Easement in Favor of Lot 7 along Mall Drive as noted on the recorded plat. Two sign designs are being proposed. The first is a 15-foot-tall, multi-tenant sign with an EMS and approximately 72 square feet of total signage area. The second design is a 15-foot-tall, multi-tenant sign without EMS and approximately 52 square feet of total signage area.

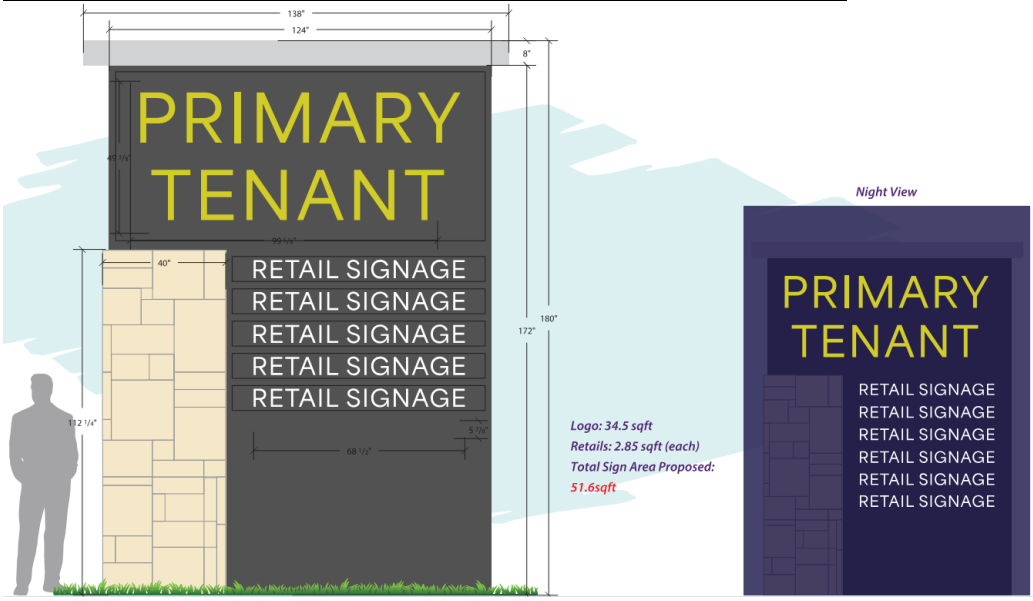
The proposed sign location would place the EMS just over 200 feet from the residential zone to the south. The recently approved EMS standards require an EMS located on

property within 300 feet of a residential zone to be placed at least 300 feet from the residential zone if the light from the sign cannot be fully obstructed. The proposed sign location would not fully obstruct the light from the sign from the residential zone to the south. Therefore, the EMS would typically be required to be located at least 300 feet from the residential zone. The applicant is requesting the Planning Commission and the City Council to consider approval of an EMS at this location.

Monument Sign with Electronic Message Sign (EMS):



Monument sign without an Electronic Message Sign (EMS):



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

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-8D-6	Proposed setbacks: North - 185’ 8” South - 20’ 6” East - 99’ 9” West - 99’ 4”	Required setbacks: North residential adjacent - 20’ South internal - 0’ East internal- 0’ West external – 10’
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	During site plan review, staff will ensure code compliance.
Uses		Medical office, professional office, and hospital.	Proposed uses align with those specifically approved for this lot as part of the Fields at Mall Drive Area Zone Plan.
Height and Elevation	10-8D-6	45’ building height 50’ architectural height	Maximum building height in a PD-C zone is 50’.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approx. 16% of site)	The landscaping appears to be sufficient. During site plan review, staff will ensure code compliance. A 10’ residential buffer will be required along the north property line with a 6’ tall masonry wall.
Utilities	10-8D-2	A utility plan has been included.	Utilities will be reviewed in detail during site plan review. No significant issues are anticipated.
Signs	10-8D-2	Proposed Master Sign Plan.	Signs will be approved through the sign permit process. Signage will be required to be submitted as part of the PDA for lots 5, 6, and 8. Signs will be required to follow 9-13 of the City Code.
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 (15.3%)	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 rights-of-way.

Parking	10-19-5	182 parking stalls	182 parking stalls required; 1 stall per 250 sf of office and 2 parking stalls for each hospital bed.
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.

RECOMMENDATION:
Staff recommend approval of this PD Amendment with the following conditions:

1. That signage for Lots 5-8 comply with Section 9-13 of City Code, unless otherwise approved through the applicable Planned Development Amendment application, with the Lot 7 Electronic Message Sign specifically approved for the location shown with this application.

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 Fields at Mall Drive Area Zone Plan, with approval of an amendment to the use list.
2. There will be adequate parking on site to facilitate development.
3. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.
4. The proposed EMS location is like that of the existing and approved Revere Health EMS in relation to the residential zone.
5. The proposed development is not expected to increase the anticipated water demand beyond what was envisioned by the General Plan.
6. The proposed residential buffer, including a 6-foot masonry wall, 10-foot landscaped area with trees, and increased building setback, would provide additional screening, privacy, and separation while minimizing visual, lighting, noise, and activity impacts on the adjacent residential properties.

POSSIBLE MOTION:
“I move that we forward a positive recommendation to the City Council for the PD Amendment for The Plastics Clinic (Riverbend Point), Case No. 2026-PDA-021, based on the findings and conditions listed in the staff report.”

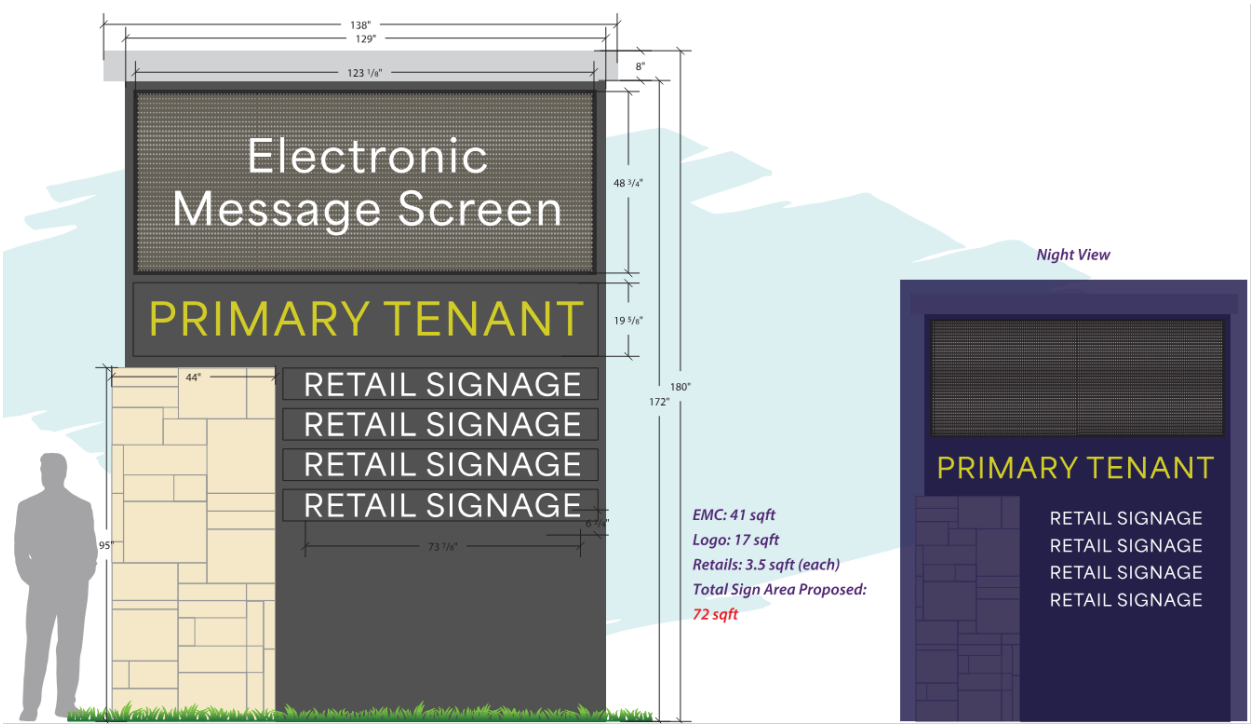
Exhibit A
Approved Use List

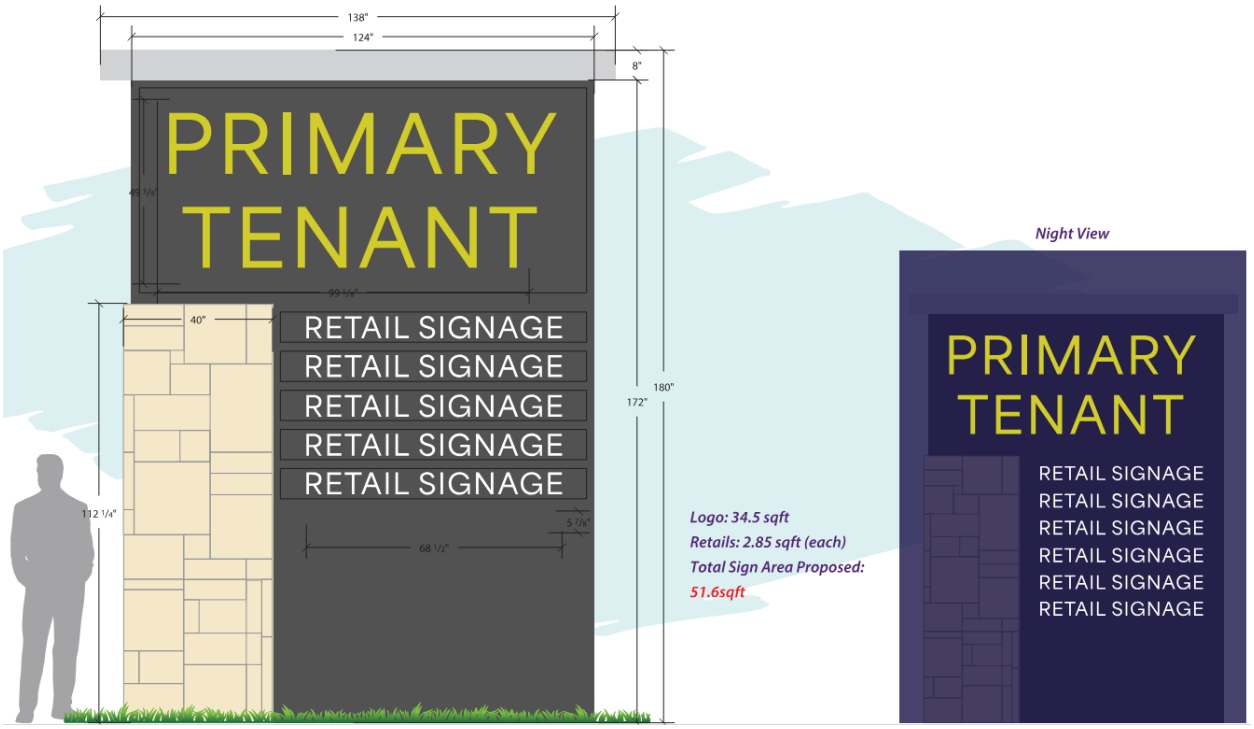
2023 Approved Use List for Lot 7
Medical Office
Professional Office
Child Care Center
Hospital
Medical and Biological Laboratory/Research
Nursing Home
Religious Facility
School, Public or Charter

Exhibit B
Proposed Use List

Proposed Use List for Lot 7
Medical Office
Professional Office
Child Care Center
Hospital
Medical and Biological Laboratory/Research
Nursing Home
Religious Facility
School, Public or Charter
Personal Instruction Service

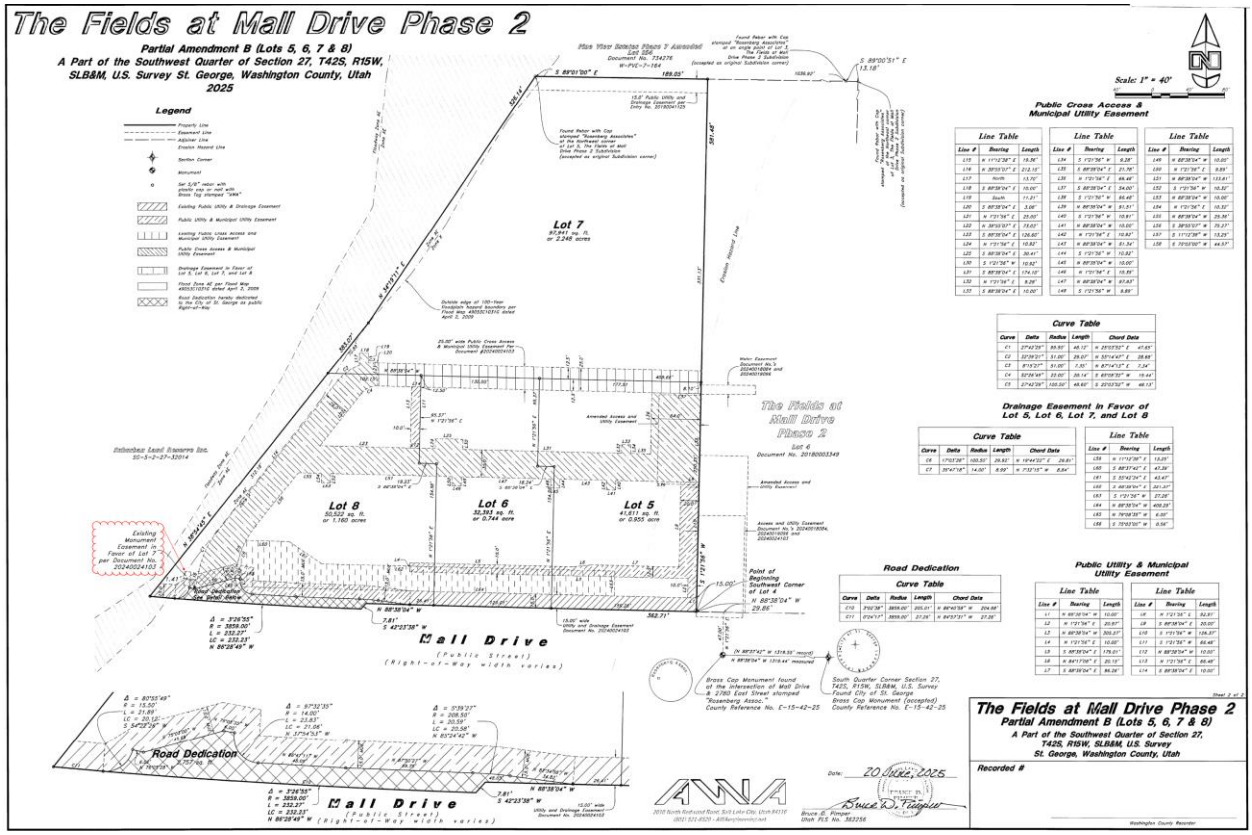
Exhibit C
Proposed Signage Plan Design and Location for Lot 7





The Fields at Mall Drive Phase 2

Partial Amendment B (Lots 5, 6, 7 & 8)
A Part of the Southwest Quarter of Section 27, T42S, R15W, SLB&M, U.S. Survey St. George, Washington County, Utah
2025



Scale: 1" = 40'

Public Cross Access & Municipal Utility Easement

Line Table

Line #	Bearing	Length
L16	N 11°12'36" E	15.76'
L18	N 39°05'07" E	212.15'
L17	North	13.70'
L19	S 89°38'04" E	15.00'
L20	South	11.21'
L20	S 89°38'04" E	3.06'
L21	N 1°21'56" E	25.00'
L22	N 39°05'07" E	73.53'
L23	S 89°38'04" E	126.80'
L24	N 1°21'56" E	15.82'
L25	S 88°38'04" E	30.41'
L30	S 1°21'56" W	10.82'
L31	S 89°38'04" E	174.10'
L32	N 1°21'56" E	9.28'
L33	S 88°38'04" E	10.00'

Line Table

Line #	Bearing	Length
L34	S 1°21'56" W	9.28'
L35	S 88°38'04" E	21.76'
L36	N 1°21'56" E	89.48'
L37	S 88°38'04" E	34.00'
L38	S 1°21'56" W	89.48'
L39	W 88°38'04" W	81.51'
L40	S 1°21'56" W	15.81'
L41	W 88°38'04" W	10.00'
L42	N 1°21'56" E	10.82'
L43	W 88°38'04" W	81.34'
L44	S 1°21'56" W	10.82'
L45	W 88°38'04" W	10.00'
L46	N 1°21'56" E	15.81'
L47	W 88°38'04" W	97.63'
L48	S 1°21'56" W	9.89'

Line Table

Line #	Bearing	Length
L49	W 88°38'04" W	10.00'
L50	N 1°21'56" E	9.89'
L51	W 88°38'04" W	113.81'
L52	S 1°21'56" W	10.32'
L53	W 88°38'04" W	10.00'
L54	N 1°21'56" E	10.32'
L55	W 88°38'04" W	29.36'
L56	S 38°55'07" W	75.27'
L57	S 1°17'39" W	13.23'
L58	S 75°03'55" W	44.57'

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	27°42'29"	88.50'	48.12'	N 29°03'53" E 47.65'
C2	32°39'21"	51.00'	29.07'	N 30°14'43" E 28.68'
C3	8°15'27"	51.00'	7.35'	N 87°14'13" E 7.34'
C4	92°24'39"	23.00'	29.14'	S 89°08'35" W 19.44'
C5	27°42'29"	105.50'	48.42'	S 29°03'53" W 47.97'

Drainage Easement in Favor of Lot 5, Lot 6, Lot 7, and Lot 8

Curve Table

Curve	Delta	Radius	Length	Chord Data
C6	17°01'39"	100.50'	29.85'	N 19°44'32" E 29.81'
C7	30°47'18"	14.00'	8.09'	N 7°37'35" W 8.04'

Line Table

Line #	Bearing	Length
L59	N 11°12'36" E	13.25'
L60	S 85°31'40" E	41.26'
L61	S 55°42'24" E	43.40'
L62	S 88°38'04" E	321.07'
L63	S 1°21'56" W	27.28'
L64	N 88°38'04" W	409.28'
L65	N 76°08'35" W	6.00'
L66	S 75°03'55" W	6.56'

Road Dedication

Curve Table

Curve	Delta	Radius	Length	Chord Data
C10	3°02'38"	3859.00'	205.01'	N 89°40'56" W 204.99'
C11	0°04'17"	3859.00'	27.28'	N 84°37'31" W 27.28'

Public Utility & Municipal Utility Easement

Line Table

Line #	Bearing	Length
L1	N 88°38'04" W	10.00'
L2	N 1°21'56" E	20.00'
L3	W 88°38'04" W	300.07'
L4	N 1°21'56" E	10.00'
L5	S 88°38'04" E	179.01'
L6	N 84°17'06" E	20.15'
L7	S 88°38'04" E	84.26'

Line Table

Line #	Bearing	Length
L8	N 1°21'56" E	52.51'
L9	S 88°38'04" E	20.00'
L10	S 1°21'56" W	126.23'
L11	S 1°21'56" W	66.48'
L12	W 88°38'04" W	10.00'
L13	N 1°21'56" E	66.48'
L14	S 88°38'04" E	10.00'

Sheet 3 of 3

The Fields at Mall Drive Phase 2

Partial Amendment B (Lots 5, 6, 7 & 8)
A Part of the Southwest Quarter of Section 27, T42S, R15W, SLB&M, U.S. Survey
St. George, Washington County, Utah

Recorded #

Washington County Recorder

ANA
3518 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AllAreaSurvey.net

Date: 20 June, 2025

Bruce D. Flaigue

Bruce D. Flaigue
Utah PLS No. 362256

Exhibit D
Applicants Narrative

August 31, 2026

The property located on the northwest corner of Mall Drive and 2780 East, currently referred to as “Lot 7 at The Fields at Mall Drive 2,” is being considered for development. The overall site, consisting of 2.248 acres, is under consideration for an amendment within the Planned Development Commercial Zone. This amendment would allow for the development of a professional office and medical office building, to be known as Black Ridge Plaza. Below is the identified parcel number for this development:

PARCEL NUMBER:

SG-FMD-2-7-PT-B

The proposed use for this development is a three-story professional office and medical office building of approximately 45,000 square feet, consisting of three floors at approximately 15,000 square feet each. Lot 7 would feature approximately 15,000 square feet in building coverage, 16,240 square feet in landscaped area, 66,904 square feet in parking and sidewalks, and 182 parking spaces (includes ADA spaces). Parking is provided at a ratio of one stall per 250 square feet of building area.

Black Ridge Plaza is proposed as a core and shell professional office and medical office building. The applicant anticipates a medical office anchor tenant occupying a portion of the building, with the remaining space available for professional office and medical office users. Tenant improvements will be permitted separately.

The property carries a Professional Office (PO) General Plan designation, and the proposed office and medical office use is consistent with that designation. The proposed use is consistent with the surrounding development pattern along Mall Drive, which is characterized by commercial and professional office uses, and is compatible with the adjacent parcels within The Fields at Mall Drive 2 development.

The application does not propose any change to the approved subdivision plat, lot configuration, or access points.

Exhibit E
PowerPoint Presentation

The Plastics Clinic
Riverbend Point

Planned Development Amendment
2026-PDA-021



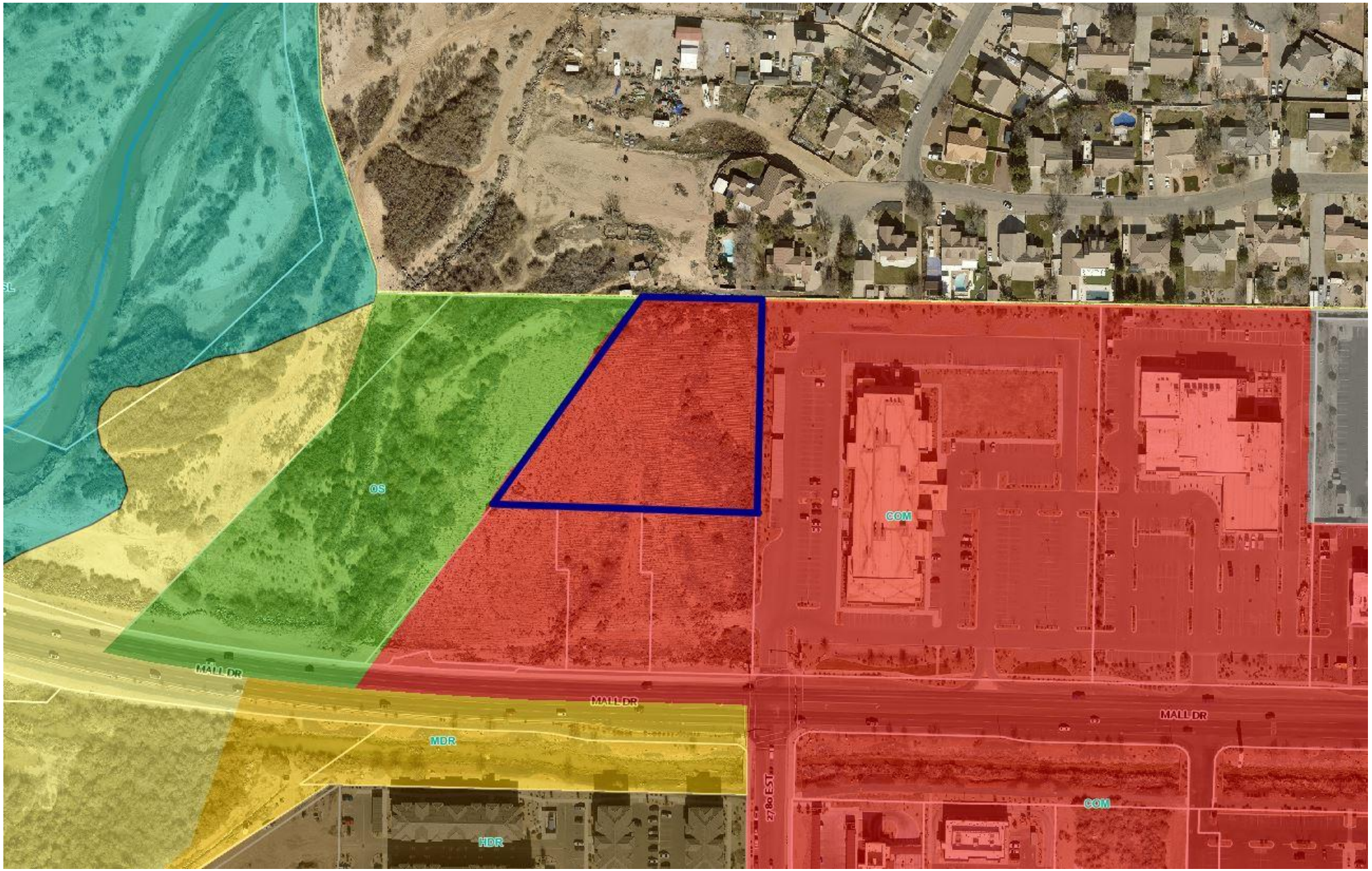
Vicinity Map



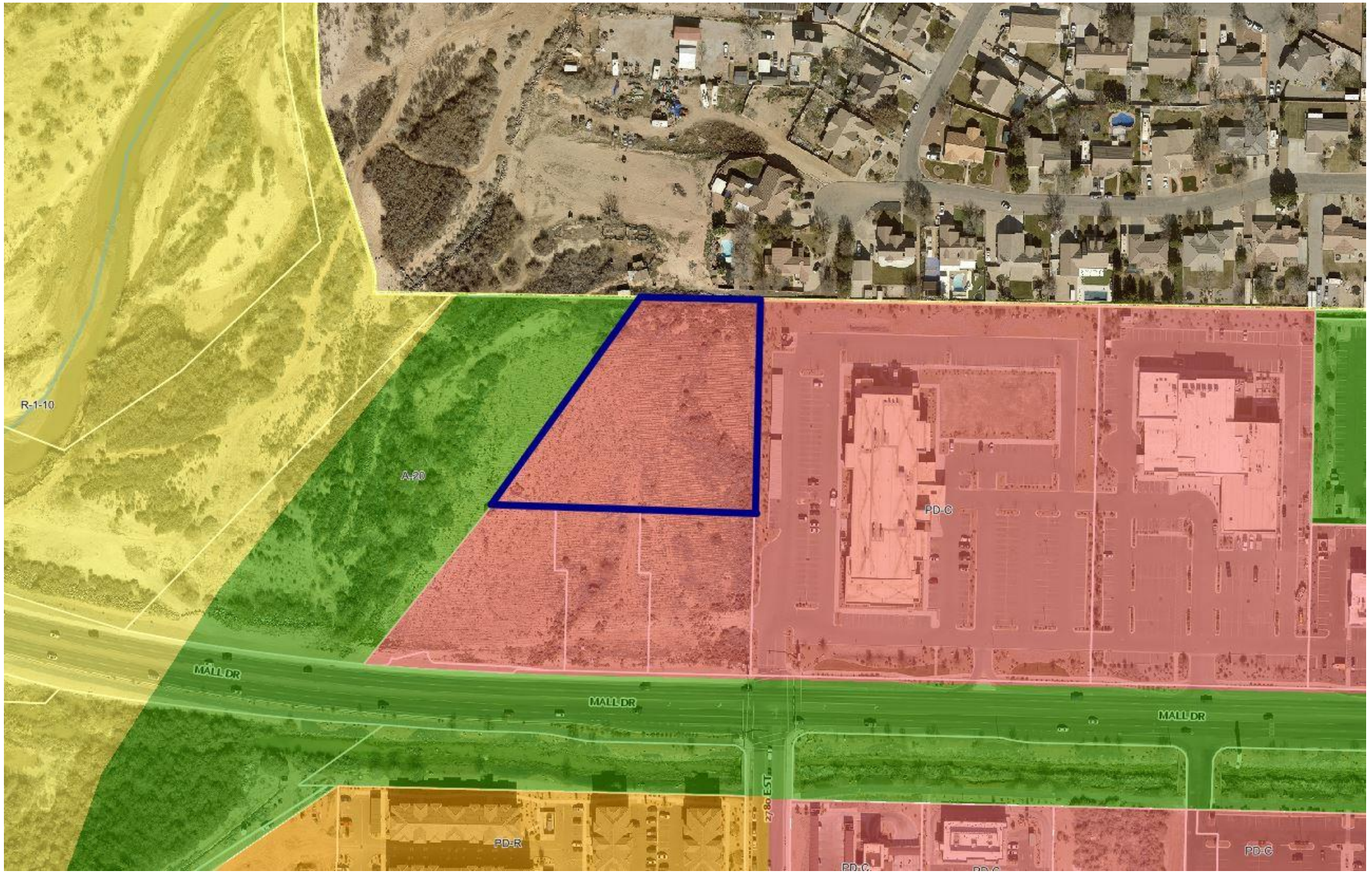
Aerial Map



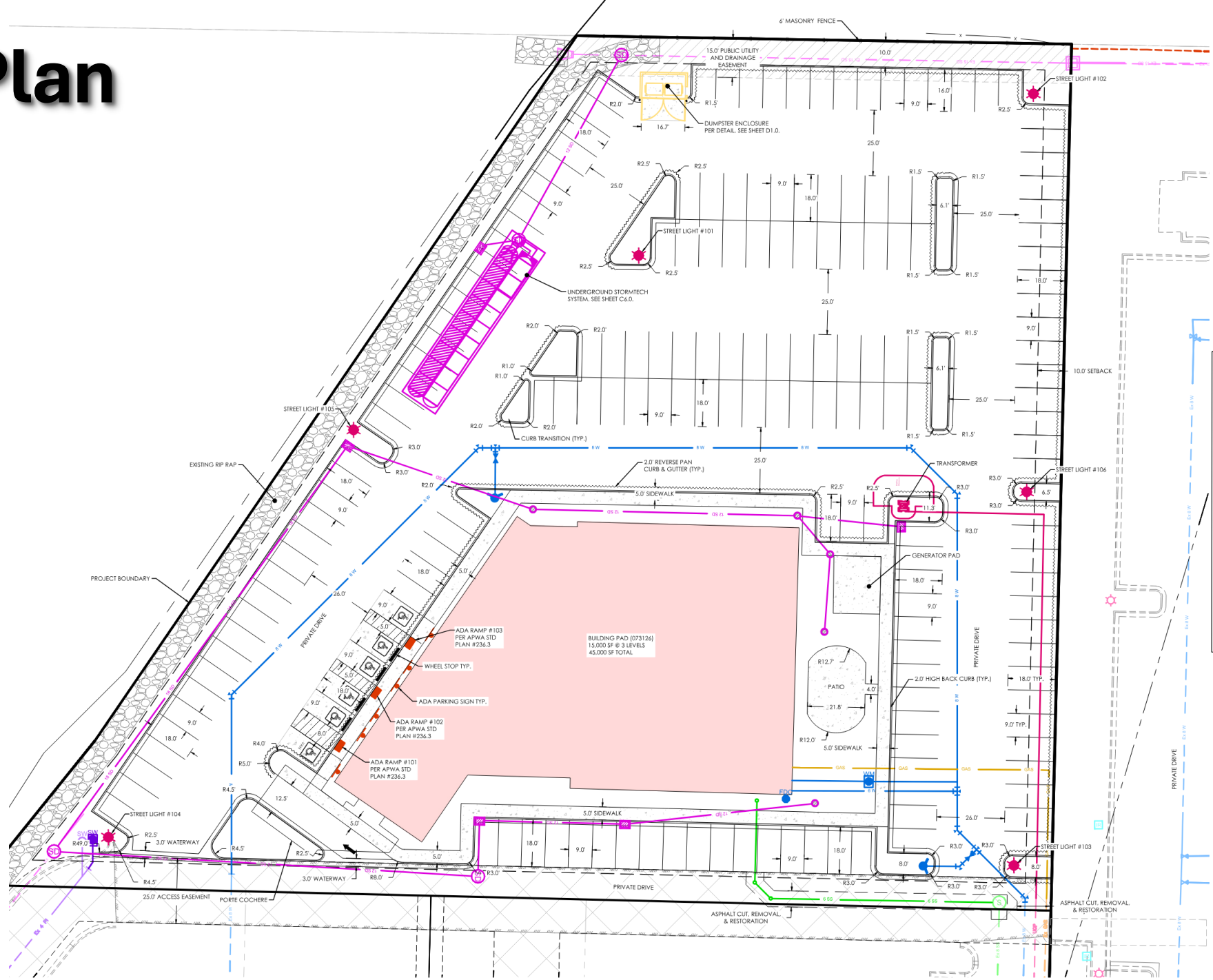
Land Use Map



Zoning Map



Site Plan



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION

SITE TABULATIONS

PROPERTY OVERVIEW:

TOTAL AREA	**±97,940 SQFT (2.24 ACRES)**
CURRENT ZONE	PLANNED DEVELOPMENT COMMERCIAL (PD-C)
MAXIMUM BUILDING HEIGHT	50 FT

LANDSCAPE:

TOTAL PROVIDED	**16,240 SQFT (16.25%)**
INTERIOR PARKING LOT REQUIREMENT	5%
INTERIOR PARKING LOT PROVIDED	5.07%

PARKING:

MEDICAL/PROFESSIONAL OFFICE PARKING	1 STALL/250 SQ.FT
REQUIRED STALLS	**176 TOTAL & 6 ADA ACCESSIBLE**
PARKING PROVIDED	176 STALLS
ADA PARKING PROVIDED	6 STALLS
TOTAL PARKING STALLS	**182 STALLS**

NOTES:

ALL EXISTING VEGETATION TO BE REMOVED PRIOR TO CONSTRUCTION.



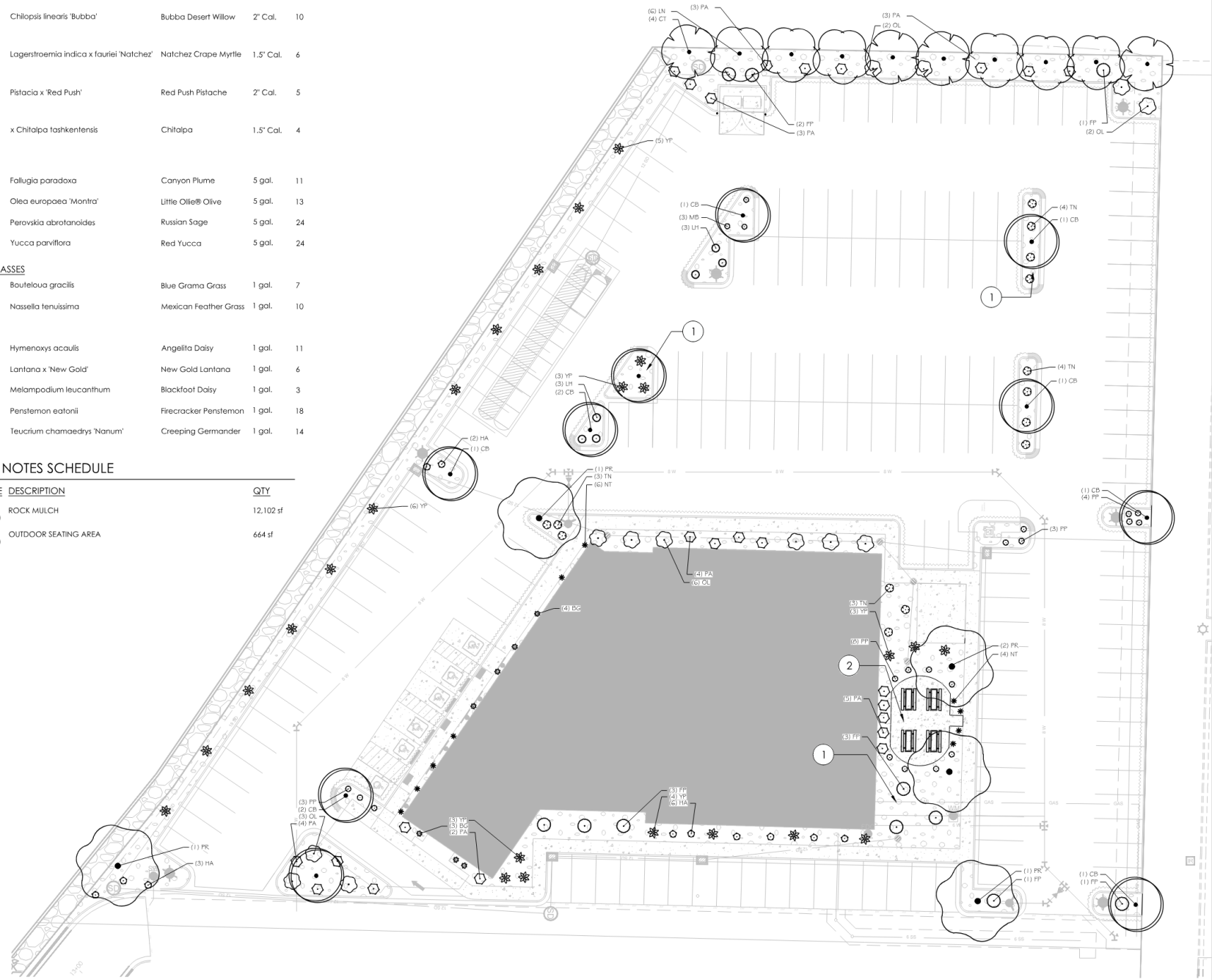
Landscape Plan

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	CB	Chilopsis linearis 'Bubba'	Bubba Desert Willow	2" Cal.	10
	LN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	1.5" Cal.	6
	PR	Pistacia x 'Red Push'	Red Push Pistache	2" Cal.	5
	CT	x Chitalpa tashkentensis	Chitalpa	1.5" Cal.	4
SHRUBS					
	FP	Fallugia paradoxa	Canyon Plume	5 gal.	11
	OL	Olea europaea 'Montra'	Little Ollie® Olive	5 gal.	13
	PA	Perovskia abrotanoides	Russian Sage	5 gal.	24
	YP	Yucca parviflora	Red Yucca	5 gal.	24
ORNAMENTAL GRASSES					
	BG	Bouteloua gracilis	Blue Grama Grass	1 gal.	7
	NT	Nassella tenuissima	Mexican Feather Grass	1 gal.	10
PERENNIALS					
	HA	Hymenoxys acaulis	Angelita Daisy	1 gal.	11
	LH	Lantana x 'New Gold'	New Gold Lantana	1 gal.	6
	MB	Melampodium leucanthum	Blackfoot Daisy	1 gal.	3
	PP	Penstemon eatonii	Firecracker Penstemon	1 gal.	18
	TN	Teucrium chamaedrys 'Nanum'	Creeping Germander	1 gal.	14

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK MULCH	12,102 sf
	2	OUTDOOR SEATING AREA	664 sf



Photometric Plan









Black



White

Illuminance Results			
Calculation Points Name	Average	Maximum	Minimum
PARKING LOT	2.1 fc	12.7 fc	0.0 fc

Elevations



1 P200 NORTH ELEVATION
1/8" = 1'-0"

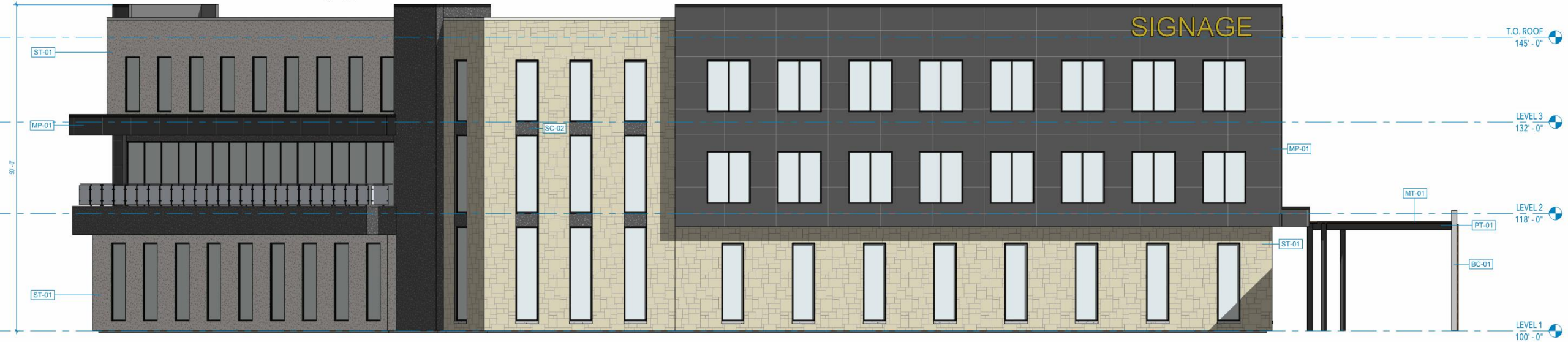


2 P200 SOUTH ELEVATION
1/8" = 1'-0"

Elevations



1 P201 EAST ELEVATION
1/8" = 1'-0"



2 P201 WEST ELEVATION
1/8" = 1'-0"

Perspectives





Perspectives





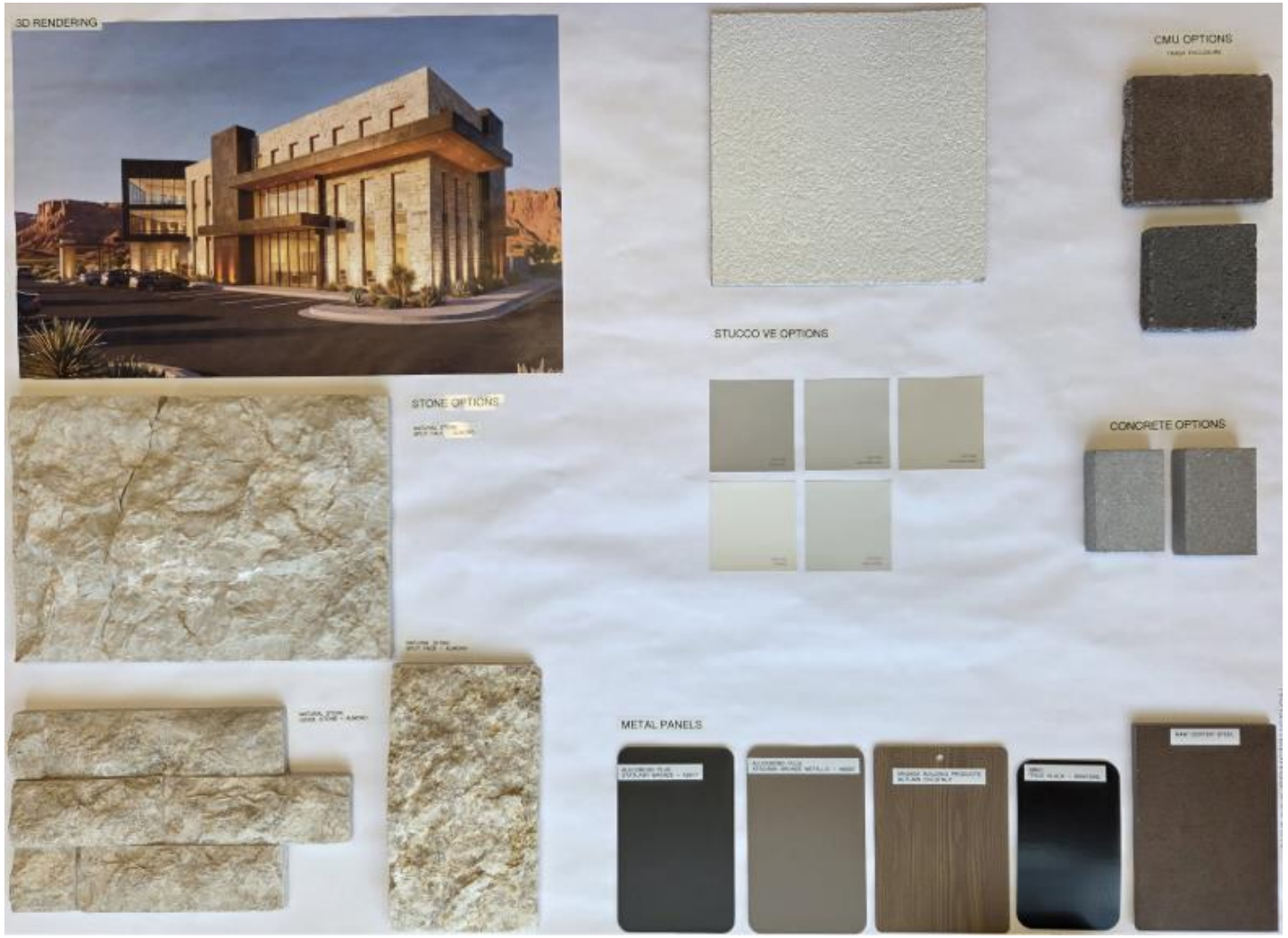
Renderings



Renderings



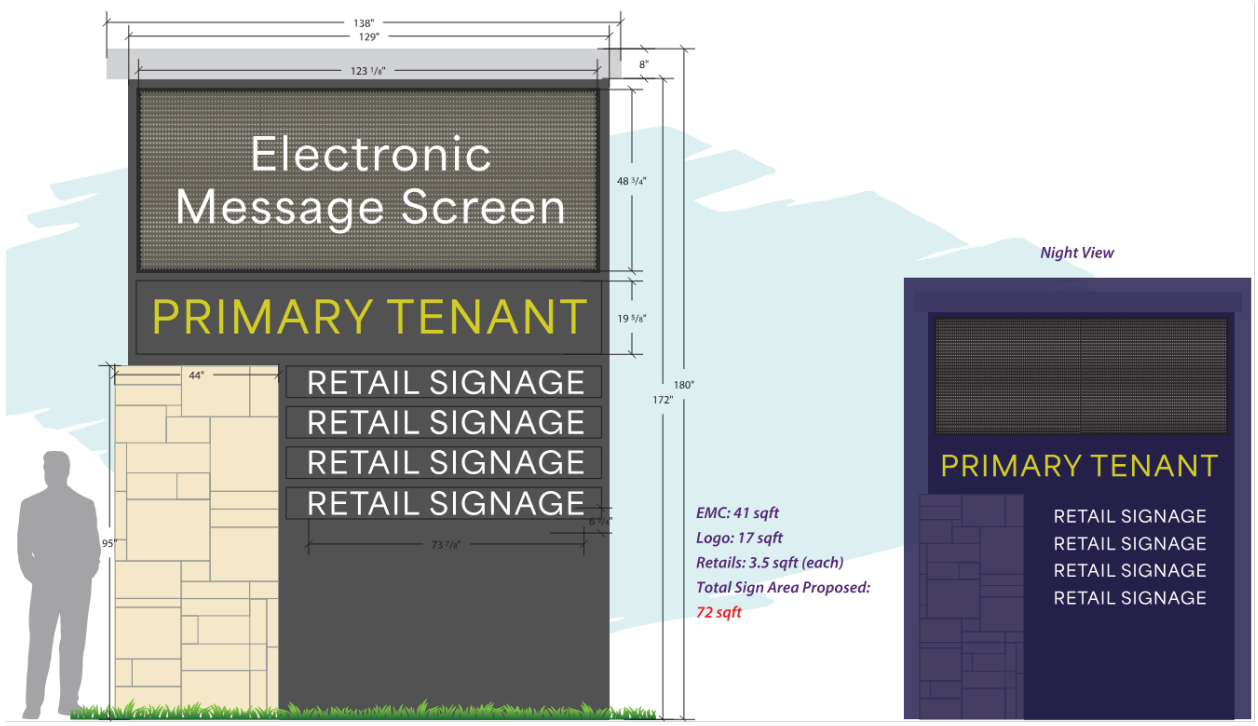
Materials Board

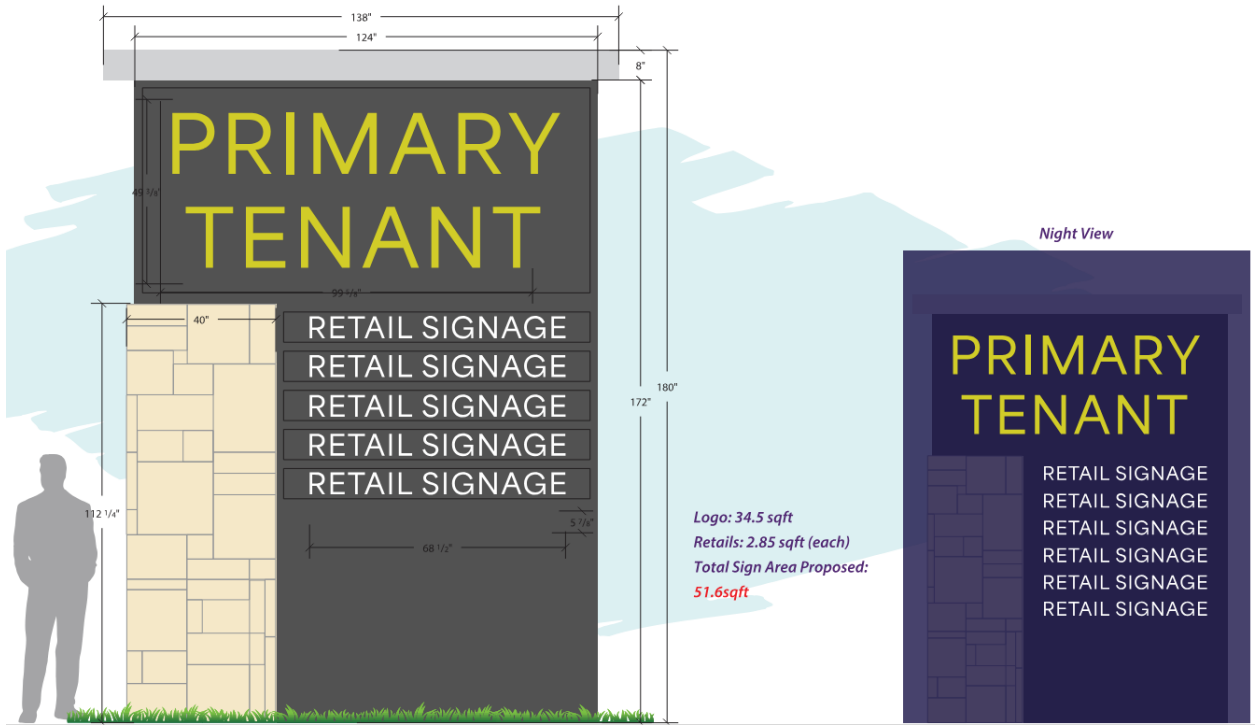


Use List

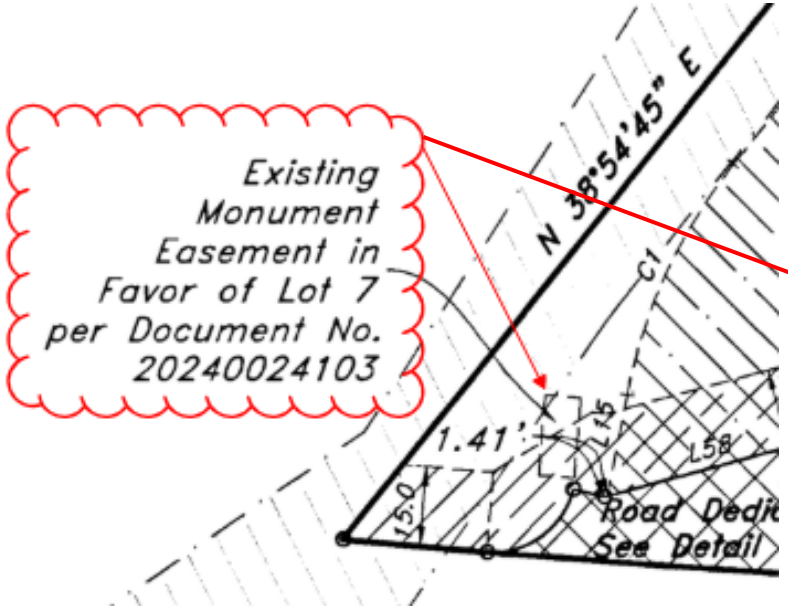
2023 Approved Use List for Lot 7	Proposed Use List for Lot 7
Medical Office	Medical Office
Professional Office	Professional Office
Child Care Center	Child Care Center
Hospital	Hospital
Medical and Biological Laboratory/Research	Medical and Biological Laboratory/Research
Nursing Home	Nursing Home
Religious Facility	Religious Facility
School, Public or Charter	School, Public or Charter
	Personal Instruction Service

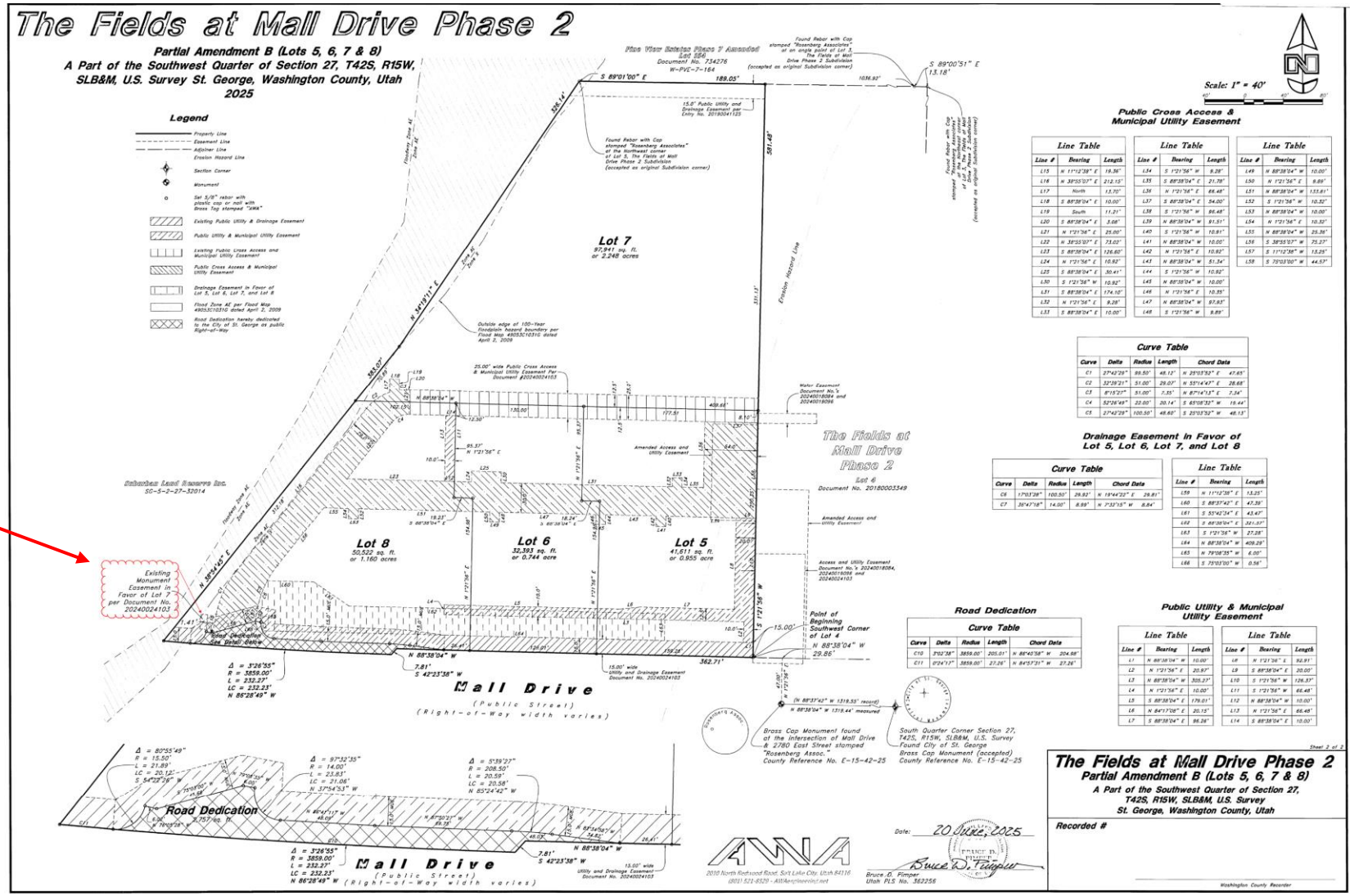
Signage Plan



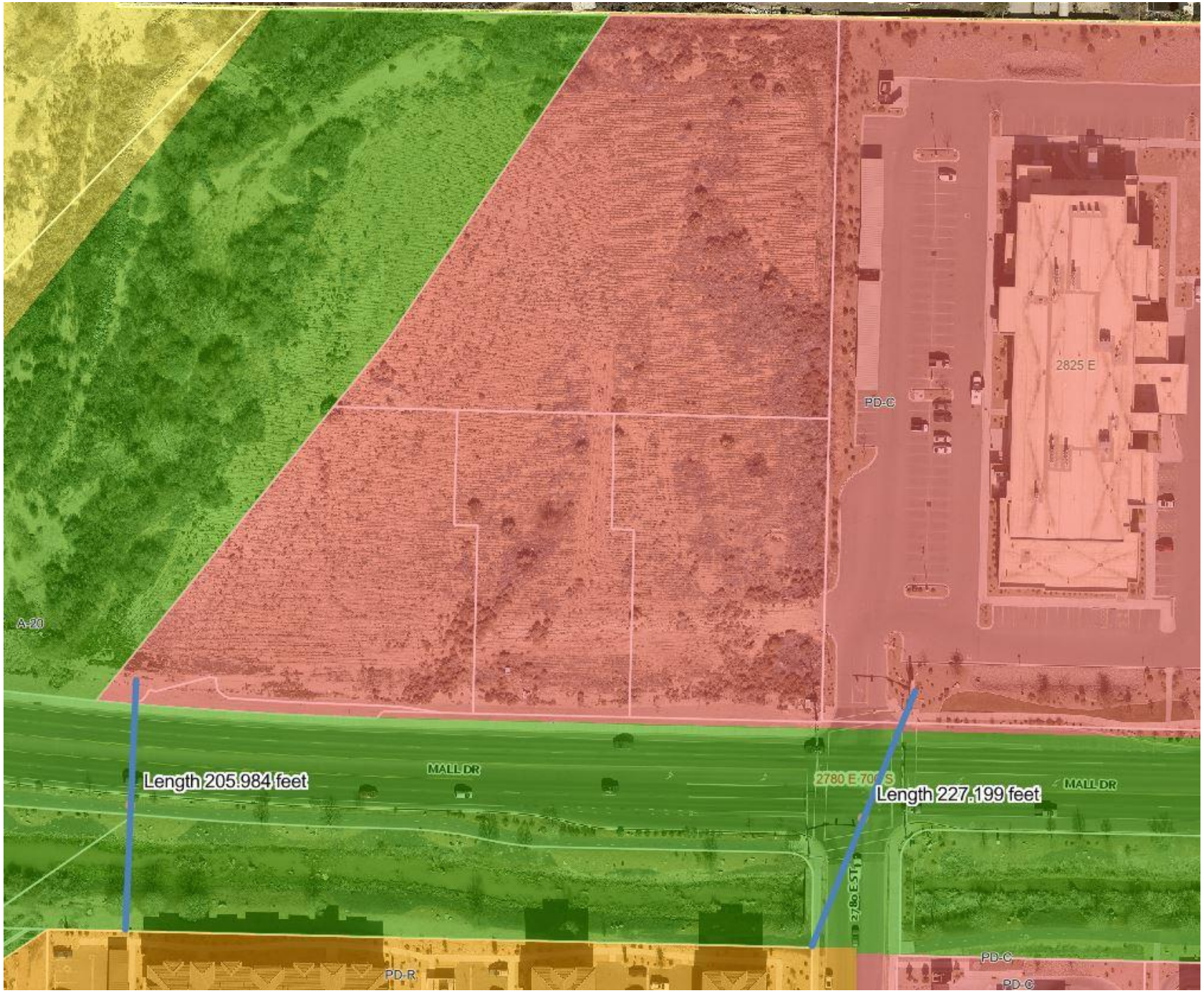


Signage Plan





Signage Plan
EMS Request



Recommendation

Staff recommends approval with the following conditions:

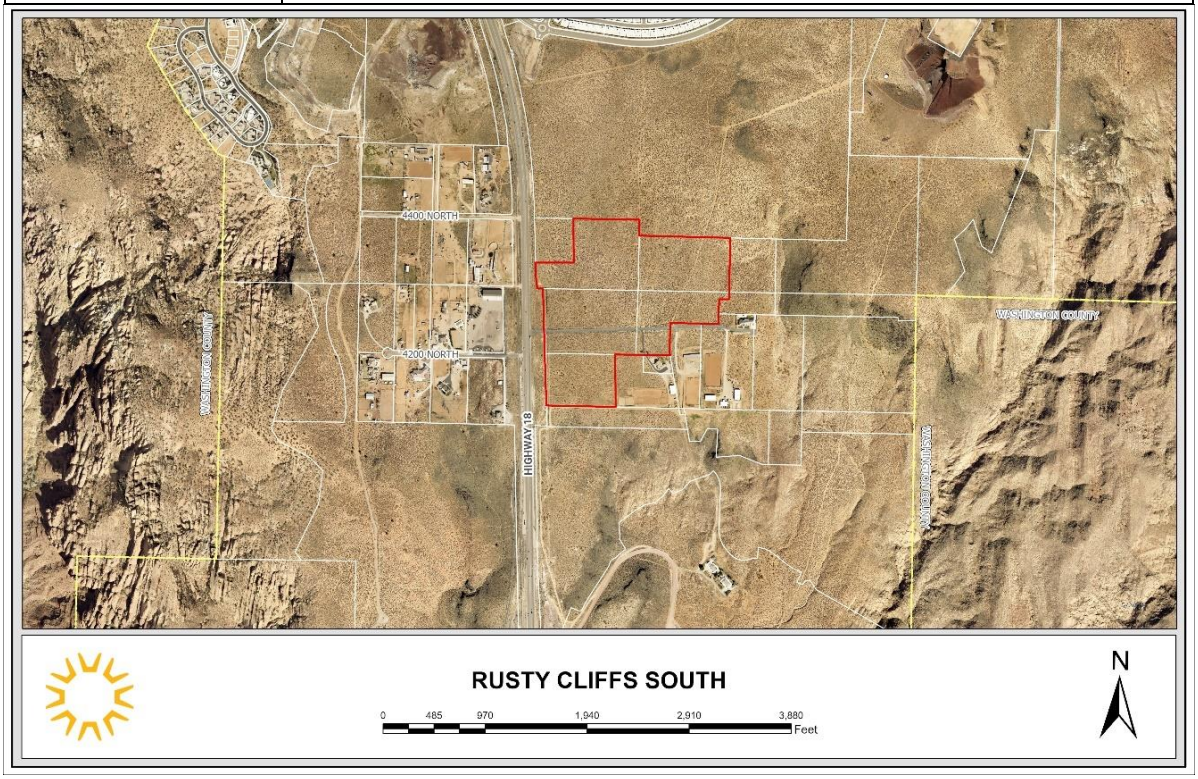
1. That signage for Lots 5-8 comply with Section 9-13 of City Code, unless otherwise approved through the applicable Planned Development Amendment application, with the Lot 7 Electronic Message Sign specifically approved for the location shown with this application.

Possible Motion

“I move that we forward a positive recommendation to the City Council for the PD Amendment for The Plastics Clinic (Riverbend Point), Case No. 2026-PDA-021, based on the findings listed in the staff report.”

PLANNING COMMISSION AGENDA REPORT: 09/22/2026

Rusty Cliffs Planned Development Amendment PD Amendment (Case No. 2026-PDA-020)		
Request:	Consider amending the approved Rusty Cliffs Planned Development TNZ (Traditional Neighborhood Zone) to decrease the density and remove the commercial, live/work and stacked multi-family units.	
Applicant:	Logan Blake, DSG Engineering	
Location:	The property is generally located on the east side of Highway 18 between 4100 North and 4400 North.	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	PD-TNZ (Planned Development Traditional Neighborhood Zone)	
Surrounding Zoning:	North	PD-R (Planned Development Residential)
	South	G&G (Gravel & Grazing) & PD-TNZ (Traditional Neighborhood Zone)
	East	G&G (Gravel & Grazing) & RE-12.5 (Residential Estates 12,500 ft² minimum lot size)
	West	Hwy 18 & A-5 (Agricultural 5 Acre Minimum lot size)
Land Area:	Approximately 49.3 acres	



BACKGROUND:

The subject property is approximately 49.30 acres in size and is located on the east side of Highway 18 between approximately 4100 – 4400 North. In January of 2026, the City Council approved a rezone on the property to PD-TNZ (Planned Development Traditional Neighborhood Zone). Outside of Desert Color, this was the only other TNZ request. Since that time, the neighboring property to the south also received a change in zoning designation to TNZ on a portion of their property as well to blend with the subject development.

The PD-TNZ requirements can be found in section 10-7H of the St. George municipal code and the TNZ design manual. Because the property was just recently rezoned, it is not staff's intent to revisit all the particulars of the TNZ zone. Rather, in an attempt to keep the request simple, staff will lay out the differences between the approved layout and the proposed amendment. However, in order to create a small background, the following is provided as a goal of what the TNZ zone is trying to accomplish. The following was taken from the original Rusty Cliffs staff report.

> The PD-TNZ zone attempts to create a method by which a more traditional development pattern may flourish. A typical traditional neighborhood can be categorized by such things as reduced setbacks, alleyways, smaller and more compact development, a more walkable pattern, more detail to architectural styles, commercial, higher density and medium density residential integrated together, etc. In order to accomplish these goals, The PD-TNZ zone can be divided into two sub-categories or neighborhood types, NE (Neighborhood Edge) and NG (Neighborhood General). In general, the NE is *"the less dense form of traditional neighborhood development consisting principally of detached single-family homes. NE may also include a limited number of duplexes and courtyard bungalows. Buildings are situated on larger lots with setbacks on all sides. The permitted building frontage includes porches and front yards*."[1] In contrast, the NG neighborhood is "*a primarily residential development pattern; however, it is denser than neighborhood edge and may consist of both attached and detached residence types. Multiple-family residential and nonresidential uses are permitted but shall blend into the neighborhood by occupying buildings that are of a scale and appearance compatible with single-family detached residences. Single-family homes are situated on smaller, narrower lots with shallow setbacks. The narrow lots generally require that off-street parking be accessed from the rear by alleys*."[2] A NG designation may have limited commercial uses as well as outlined in Chapter 10-7H.

[1] St. George City Code section 10-7H-1(A)(1) – Neighborhood Edge (NE)
[2] St. George City Code section 10-7H-1(A)(2) – Neighborhood General (NG)

Though a single PD-TNZ zone may include areas of both NE and NG areas (think Desert Color), the applicant is proposing that the entirety of Rusty Cliffs be designated Neighborhood General (NG) giving the entirety of the project a more compact and walkable feel.

One other aspect of the PD-TNZ zone that is different than any other zone is that it is compatible with all General Plan land use designations. St. George code states that, "*The NE and NG shall be deemed consistent with the city's general plan if located in an area designated for low, medium, medium high, or high density residential use; no general plan amendment shall be required in such circumstances*."[3] The property is found entirely within the LDR (Low Density Residential) general plan land use category making the proposed PD-TNZ zone compliant with the general plan.

With that background in mind, the proposed revision substantially changes the approved land-use mix while maintaining essentially the same 49.3-acre development area and general street network. The total number of residential units decreases from **380** to **294** for a difference of **86 total units**. The revised plan would also shift the development from a relatively balanced mix of attached and detached housing to a primarily detached residential development. The 176 attached units approved with the original plan would be reduced to 57 triplex units, eliminating the approved duplex, 2-story attached, 12-plex flat, and live/work components. The 40,000-square-foot Town Center commercial component is also removed. In contrast, detached residential lots would increase from 204 to 237, with the revised plan identifying 2,800-square-foot, 4,200-square-foot, 4,725-square-foot, and 5,250-square-foot lot products. The revised plans also introduce NE (Neighborhood Edge) zoning designation to the TNZ.

Please see the below for changes to site details:

	Approved Plan	Revised Plan	Difference
Number of Units	380	294	-86
Density	7.7 UPA	5.96 UPA	-1.74 UPA
Stacked multi-family Units	72	0	-72
Townhome Units	24	57	+33
Duplex Units	32	0	-32
Single-family Units	204	237	+33
Live/Work	16	0	-16
2 Story attached	32	0	-32
Commercial	40,000 ft²	0 ft²	-40,000 ft²

[3] St. George City Code section 10-7H-2(B) – General Plan

The applicant has produced a narrative which will serve as the guiding document for development of the project (see attached). This document gives a full narrative of the project, details items such as lot sizes, allowed uses, setbacks, mix of architectural types, layout of the project, etc. It should be noted that while this booklet lays out the future development and shows examples of architecture, etc., it should not be misunderstood to be an exact design of what will be constructed. These give a flavor of future development, not an exact diagram of the exact details of development. The site will be expected to develop as shown here (layout, number of units, and so forth), but the architecture may vary according to demand, timing, and as design moves forward.

Applicant Explanation: The applicant provided the following explanation as the reason for the requested amendment to the PD-TNZ zone:

> The proposed amendment to the Rusty Cliffs South Master Zoning and Development Plan reflects a refinement of the project program as it has moved from conceptual planning toward implementation.
>
> The original plan included a broad mix of residential types, including stacked multifamily flats, together with a neighborhood-scale commercial component along Movie Rock Drive. As the project has advanced, the applicant has reevaluated the market feasibility and timing of those uses. Both stacked multifamily housing and neighborhood commercial are more dependent on future market conditions, absorption, financing, and the pace of surrounding development than the lower-density residential products included elsewhere in the plan.
>
> The revised plan therefore replaces those components with lower-density residential alternatives, including single-family homes, triplexes, and paseo cottages. It also introduces Neighborhood Edge areas with lower residential intensity. The purpose of the change is to provide a development program that can be implemented more predictably and incrementally as market demand evolves.
>
> The amendment does not substantially change the project's overall planning framework. Rusty Cliffs South remains a traditional neighborhood organized around a connected street network, pedestrian-oriented design, civic and open spaces, and a variety of residential forms. The principal change is in the mix and intensity of uses rather than in the underlying neighborhood design approach.

RECOMMENDATION:

Staff recommends approval of the Planned Development Amendment application for Rusty Cliffs as presented with the following conditions:

1. That a preliminary plat is submitted for review and approval by the Planning Commission.
2. That a site plan that meets the requirements of city code and TNZ development standards is applied for and approved prior to construction.
3. That parking standards as found in the PD-TNZ and/or 10-19 are adhered to.
4. If the tri-plex units are substantially similar to the depictions attached to this report in the narrative, they will not require a future PD amendment.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we approve the Rusty Cliffs PD amendment as presented, Case No. 2026-PDA-020, based on the findings and subject to the conditions listed in the staff report (and as modified by the following…)."

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted uses found in the PD-TNZ zone and Design manual.
2. The proposed project meets the PD-TNZ general requirements found in Section 10-7H of the St. George City Code.
3. The property will be served by approved sources and facilities: culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.
4. The amendment still meets the requirement of being primarily a single-family development.
5. The proposed project will not negatively impact the health, stability, and/or formation of families within the city.

Exhibit A
Applicant's Narrative (Booklet)

Ledges at Snow Canyon LLC
1472 E 3950 S
St George, UT 84790
Attention: Stacy Young
e. stacy@utahlanduse.com
c. (435) 313-3914

Rusty Cliffs South Traditional Neighborhood

Master Zoning & Development Plan

September 2026



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    - 1.2. Strategies
    - 1.3. Project Location & Physical Characteristics
    - 1.4. Land Use Designations

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    - 2.2. Building Forms & Standards Summary Table
    - 2.3. Architecture
        - 2.3.1. Precedent Imagery
        - 2.3.2. Architectural Guidelines
    - 2.4. Yard Dispositions
    - 2.5. Private Frontages
    - 2.6. Street Designs

3. Project-Wide Signage, Lighting, & Landscape Architecture

4. Summary Maps & Exhibits
    - 4.1. Land Use Plan
    - 4.2. Civic Space Plan
    - 4.3. Phasing Plan
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    - 4.6. Landscape Tree Planting Plan
    - 4.7. Typical Landscape Planting Plan
    - 4.8. Zone Change Boundary Map
    - 4.9. Sample of Lot Dimensions

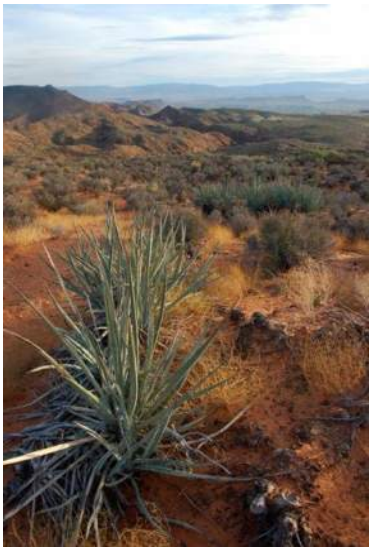
1. DEVELOPMENT OVERVIEW

1.1 Vision

Rusty Cliffs South is a 49-acre traditional neighborhood that will enable an outstanding quality of life on the beautiful benchlands above Snow Canyon State Park. In addition to the scenic setting, residents will enjoy a variety of homes and easy walking access to a mixed-use neighborhood center.

1.2 Strategies

- We will utilize St. George's Planned Development Traditional Neighborhood Zone (PD-TNZ) to deliver a variety of homes and complementary land uses that meet the diverse needs and preferences of households of different incomes and life stages.

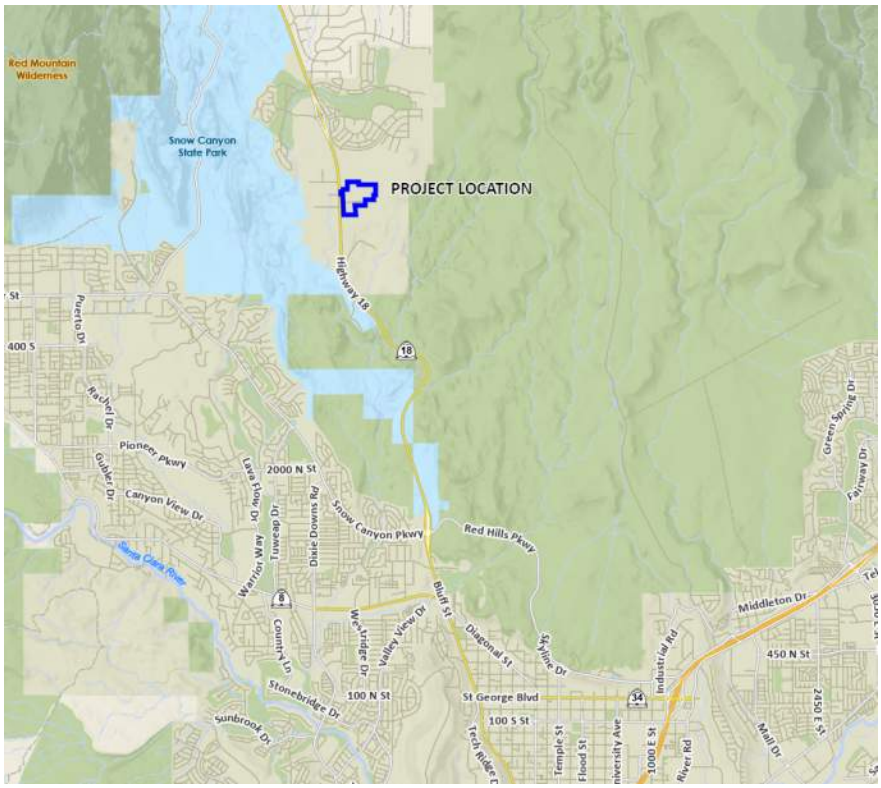


- The *Rusty Cliffs South* neighborhood center is programmed to be adjacent to future commercial uses and public facilities (including a park and power and public safety substations). This expanded multipurpose node will serve many of the civic needs of the residents.

- A well-connected street grid will enhance the pedestrian experience, improve vehicular circulation, and provide for the reliable, cost-effective delivery of utilities and other public services.

- Residents will enjoy abundant outdoor recreation and leisure opportunities, both within neighborhood boundaries and by way of points of connection to regional trails and public lands.

1.3 Project Location & Physical Characteristics



Location: Utah Highway SR-18 at milepost 7
Total Area: ~49 acres
Physical Description: The site of the neighborhood is along the east side of Utah Highway 18 (SR-18) just north of milepost 7. Other adjacent property includes the *Red Cliffs Desert Reserve*, the *Trails* planned community, and the *Ledges* planned community. The terrain is a gently sloping sagebrush field adjacent to the highway. Access to the property will be by way of Movie Rock Dr., a frontage collector road linking the Ledges and (under construction) Trails interchanges. The elevation is about 1,000’ higher than downtown St. George.

1.4 Land Use Designations



General Plan.
Low Density Residential (LDR, <4 Dwelling Units per Acre)

Zoning.

- Planned Development Traditional Neighborhood (PD-TNZ)
- Neighborhood General (NG) Form-Based Standards
- Neighborhood Edge (NE) Form-Based Standards

Development Parameters.

- Neighborhood General 206 homes (6.5 Dwelling Units/Acre)
- Neighborhood Edge 88 homes (5.0 Dwelling Units/Acre)
    - Triplex Townhomes along Movie Rock Dr. with with interior alley loaded garage access

2. TRADITIONAL NEIGHBORHOOD PLAN

2.1 Overview.

Overview of Uses. This Traditional Neighborhood Plan includes a range of residence types: bungalow-style single-family homes; single-family attached homes (triplexes); and paseo cottages. Larger buildings, more intense uses, and a carefully designed street cross-section will activate the Movie Rock Drive frontage.



Essential Characteristics. Diverse residence types including modest multifamily and small-scale single family buildings; a balance between public and private spaces; an elevated pedestrian experience by way of a compact street grid, thoughtfully curated landscaping, and welcoming private frontages.

Yard Dispositions. Edge Yards; Side Yards; Rear Yards. Generally shallow front and side setbacks or zero-lot line configurations. *See Yard Dispositions section for detail.*

Frontage Types. Common Yard; Porch Yard; Terrace or Lightwell; Forecourt; Stoop; . *See Private Frontages section for detail.*

Building Height. 1-3 stories, excluding attics or raised basements. Up to three stories permitted along Movie Rock Drive.

Civic Spaces & Other Define Open Spaces. To be owned and maintained by a private home owners association unless accepted as public facilities by the City. City ordinance requires 5% of the Neighborhood General portion of the project to be qualifying Civic Space. Rusty Cliffs South will provide 5.0% Civic Space (1.5 acres), as follows: Two Greens at 0.5 acres and 1.0 acres. Additionally, there will be 0.9 acres of paseo area within the Neighborhood Edge portion of the project.

2.2 BUILDING FORMS AND STANDARDS SUMMARY TABLE					
1	**BUILDING FORMS**				
	Single Family House				
	Accessory Dwelling Unit (Internal, Attached, or Detached)				
	Triplex (Side-by-Side)				
	Paseo (Attached or Detached)				
2	**PERMITTED USES ^1**				
	See: St. George Code 10-7H-6 (as amended) Neighborhood General (NG) Allowed Use Table.				
	Short Term Rental is an explicitly prohibited use in the Rusty Cliffs South Neighborhood.				
3	**MAX. BUILDING HEIGHT**				
	Main Building	3 stories/40’			
	Accessory Structures	2 stories/25’			
4	**SETBACKS ETC.**				
	See table below				
5	**YARD DISPOSITIONS**				
	Edge Yard, Side Yard, Rear Yard				
6	**PRIVATE FRONTAGES**				
	Common Yard, Porch Yard, Dooryard, Forecourt, Stoop, Shopfront				
7	**CIVIC SPACES**				
	Square, Green, & Playground				
^1 Where they differ, the modifications to standard City use regulations made by this master plan document control.					

Setbacks, Widths and Typical Size for "Rusty Cliffs South" Residential Lots

Standard	Townhome (Triplex)	Detached-Common Green	Detached-Narrow	Detached-Wide
Front Setbacks	10' Min or M.U.E Width	10' Min from Street 0' Min from Green	10' Min / 15' Max	10' Min / 15' Max
Alley Setbacks	5' Minimum	5' Minimum	5' Minimum	5' Minimum
Side Setbacks / Building Separation	6' / 12' Minimum	5' / 10' Minimum*	5' / 10' Minimum*	5' / 10' Minimum*
Minimum Pad/Lot Width	24'	40'	40'	50'
Typical Pad/Lot Size	1,200 sq ft	2,800 sq ft	4,200 sq ft	5,250 sq ft

** 10-Foot Building Separation for Zero-lot Homes*

2.3 Architecture.

2.3.1 Precedent Images.



Single Family Detached House.



Single Family Detached House.



Single Family Attached House.



Frontage Cross-Section, Movie Rock Dr.

2.3.2 Architectural Guidelines.

Review Process. Architecture shall consist of southwestern vernacular colors and styles. All construction shall comply with the Architectural Guidelines enumerated below and shall be subject to the review of an Architectural Review Committee established by the developer.

Guideline A: Architectural Coherence. A building greater than one story should clearly express each floor of the structure through belt courses, cornice lines, or similar architectural detailing. All building materials shall be high quality, such as brick, stone, stucco, cement clapboard siding, or comparable materials.

Guideline B: Compatibility of Scale. Generally, similar building forms should face across streets with transitions to dissimilar building forms made at rear lot lines or across alleys.

Guideline C: Architectural Variety. To promote visual interest, the design guidelines adopted by the community's Architectural Review Committee shall require that no two identical single family homes be constructed side by side or directly across the street from one another. More generally, builders shall be encouraged to deliver a cohesive variety of styles, roof forms, materials, and color palettes.

Guideline D: Human-Oriented Scale & Design. A building's main entrance shall face a public street or common green or plaza and be clearly identifiable through the use of architectural detailing. Windows and doors on the front façade of a building should create lines of sight between the building and the street. Doorways, windows, and other openings in the façade should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. Buildings should incorporate the façade indicated by their Private Frontage type. Long, uninterrupted walls or roof planes are prohibited.

Guideline E: Streetscape Elements. Street lighting and permanent signage shall comply with St. George City Code and Standards, unless otherwise approved. Street trees are required, and shall generally be placed in planter strips at intervals of no more than thirty feet (30') unless utility placement or other conditions dictate alternative spacing.

Guideline F: Walls and Fencing. Block privacy walls no taller than six feet four inches (6'4") are permitted in the rear and side yard areas of buildings. Side yard privacy walls should terminate at least twenty feet (20') behind the main building façade. A low decorative fence or retaining wall/planter may be placed at or within the frontage line to set a spatial boundary with the street and/or create an elevated porch (*see Figure 1 below*). Such a fence or wall shall not exceed thirty-six inches (36") in height and masonry blocks or other solid material are permitted in this context only where serving as a retaining wall.



Figure 1. A low retaining wall in the frontage may be used to create an elevated entry and a spatial boundary with the public right-of-way.

Guideline G: Accessory Structures, including Detached Garages and Carriage Houses (accessory dwelling unit atop garage).

1. Accessory structures fully contained within the rear yard may have zero (0') setbacks from the side and rear property line. No roof shall project beyond the property line and stormwater runoff from the building shall not run onto an adjacent property.
2. Main dwelling and accessory buildings must be separated a minimum of six feet (6').
3. Accessory structures larger than 200 square feet must be of the same design, material, color, and quality as the main dwelling.
4. Accessory structures other than Carriage Houses and detached garages are limited to twenty-five percent (25%) rear yard coverage. Carriage Houses are limited to the square footage of the garage over which they are built.
5. Accessory structures, including Detached Accessory Dwelling Units other than Carriage Houses, are limited to one (1) story and an overall height of fifteen feet (15'). Carriage Houses are limited to one (1) story above the garage (two stories total) and an overall height of twenty five feet (25').

Any accessory building placed over a utility easement shall require written approval from the joint utility committee.

Guideline H: *Zero Lot Single-Family Detached Homes (this section is not applicable to duplexes sharing a party wall at the zero lot line)*.

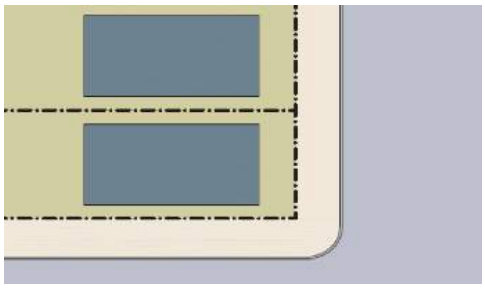
1. Subject to all applicable building code regulations, a single-family home may be placed on one (1) interior side property line (a zero setback). The minimum setback from the other side property line shall be ten feet (10').
2. The plat shall clearly depict and describe the zero lot lines and related easements.

A perpetual maintenance, eave overhang, and drainage easement at least eight feet (8') wide shall be provided on the lot adjacent to the zero lot-line property line. The easement shall be shown on the plat and recorded on the properties. The residential wall abutting the zero lot-line shall be maintained in its original color and treatment unless the adjacent property owner expressly consents otherwise. Eaves, but no other part of any structure, may protrude across a zero lot-line, and such eave protrusion shall not exceed eighteen inches (18"). Notwithstanding the required drainage easement, rain gutters must direct runoff from the dwelling away from the adjacent lot.

Guideline I: Landscape Standards. All landscaping must comply with St. George City Code Title 10 Chapter 25, unless otherwise approved.

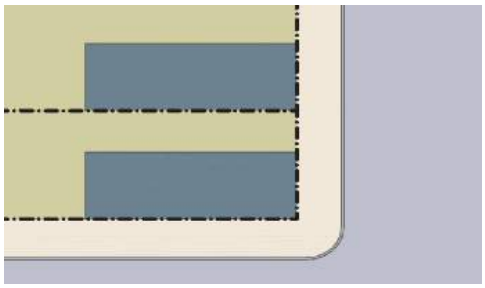
2.4 Yard Dispositions.

Edge Yard.



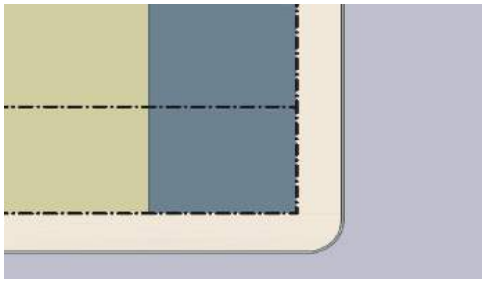
Specific housing types: single-family house, cottage.
Description: building occupies the interior of its lot with setbacks on all sides. This is the least urban yard type as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by walls/fences and/or a garage/outbuilding.

Side Yard.



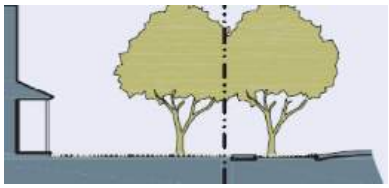
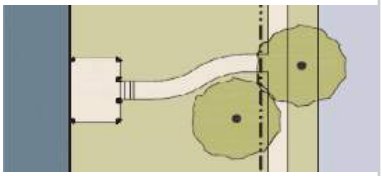
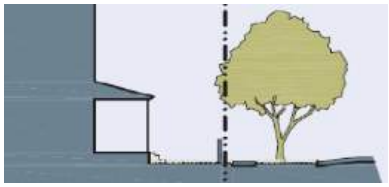
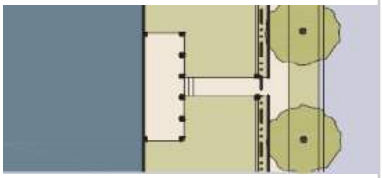
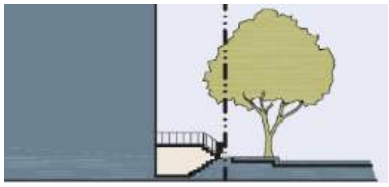
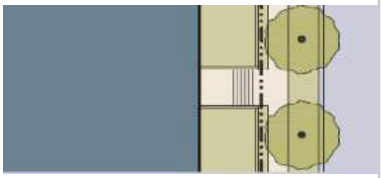
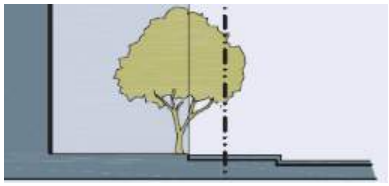
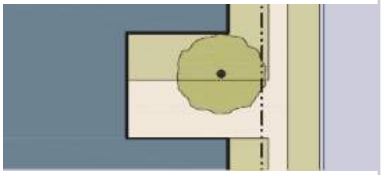
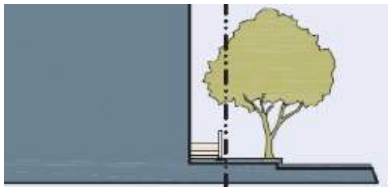
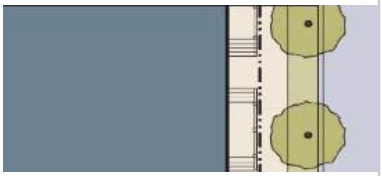
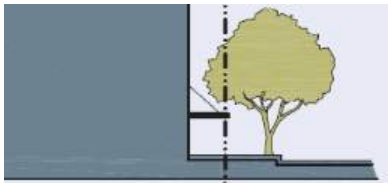
Specific housing types: cottage, zero-lot-line house (including Charleston-style single-house), duplex, twin.
Description: Building occupies one side of the lot with the setback to the other side. A zero or shallow front setback defines a more urban condition. If the adjacent building is similarly placed, with a blank side wall, the side yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. A side yard house may abut a neighboring side yard house to create a duplex or twin house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.

Rear Yard.



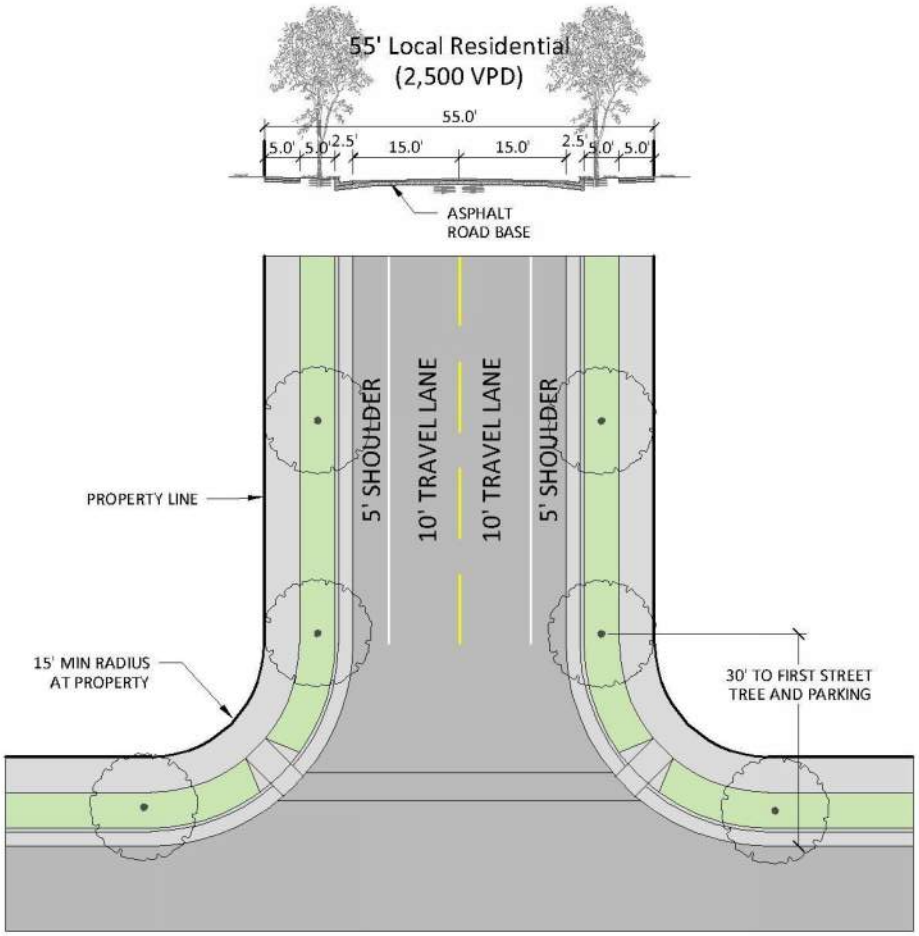
Specific building types: townhouse, rowhouse, live-work unit, flats (apartment or condo), mixed use block, perimeter block.
Description: Building occupies the full frontage, leaving the rear of the lot as the sole yard. This is a more urban type as the continuous façade steadily defines the public thoroughfare. Rear building elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. In a commercial context, the rear yard can accommodate substantial parking.

2.5 Private Frontages.

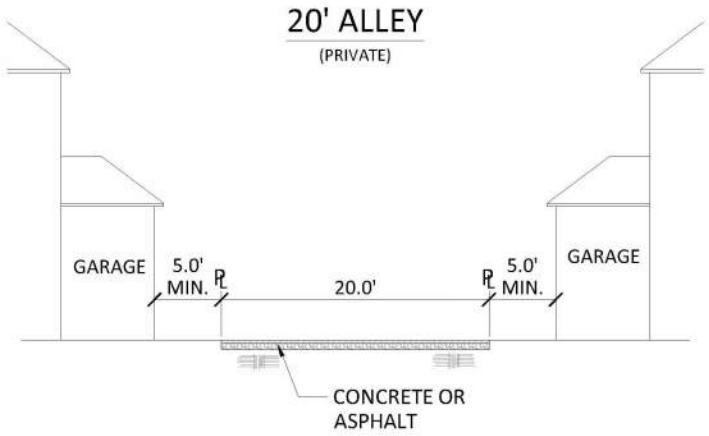
		SECTION		PLAN	
		LOT ► PRIVATE FRONTAGE	◄ R.O.W. ◄ PUBLIC FRONTAGE	LOT ► PRIVATE FRONTAGE	◄ R.O.W. ◄ PUBLIC FRONTAGE
A.	**Common Yard.** A planted frontage wherein the façade is set back from the frontage line. The setback will be shallower in a traditional neighborhood than in typical suburban contexts.				
B.	**Porch Yard**. A planted frontage wherein the façade is set back from the frontage line with an elevated porch permitted. A low fence may be placed at the frontage line for public-private spatial definition.				
C.	**Terrace or Lightwell**. A frontage wherein the façade is set back back from the frontage line by an elevated terrace or sunken lightwell. This frontage type provides privacy from the public sidewalk despite negligible setback. Terraces are also suitable for outdoor cafe use.				
D.	**Forecourt**. A frontage wherein part of the façade is close to the frontage line and the central portion is set back.				
E.	**Stoop**. A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to ensure privacy for residents. The entrance is usually an exterior stair and landing.				
F.	**Shopfront**. A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use with substantial glazing at sidewalk level. An awning may overhang the sidewalk.				

2.6 Street Designs

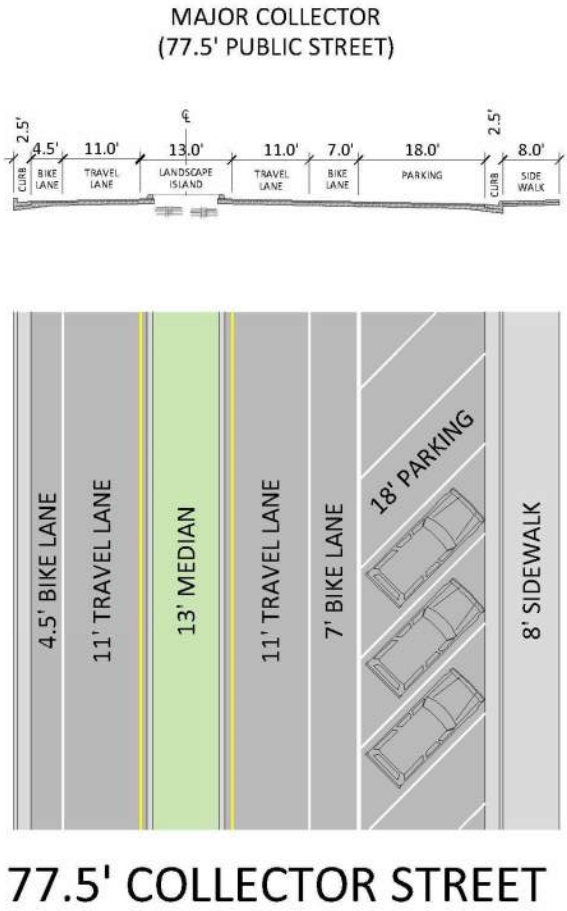
Typical Residential Cross-Sections.



55' LOCAL RESIDENTIAL STREET



Collector Street Cross-Section (Movie Rock Drive).



2.7 Parking Standards.

Discussion. The *Rusty Cliffs South* traditional neighborhood has several unique characteristics worth noting for their effects on car use in general and parking in particular.

1. The compact, highly walkable nature of the neighborhood means that almost no local trips to the neighborhood's civic and commercial center will be made by car.



2. This part of St. George is relatively disconnected from the rest of the city by significant natural features and public land ownership, which will reduce the volume of visitation to the neighborhood from beyond the Ledges-Trails vicinity.

3. Access to substantially all off-street parking will be via alley, which eliminates driveway cuts in front of homes. This improves the pedestrian experience and opens up much more space for curbside parking (there will be around 475 on-street parallel parking spaces within the neighborhood). These on-street spaces will provide a plentiful, convenient buffer for any parking overflow from off-street spaces. Indeed, though we have programmed ample off-street parking, cars parked curbside will be welcomed as a traffic calming element and barrier between sidewalk and street.

4. The diagonal parking programmed along the Movie Rock Dr. frontage will provide particularly convenient parking for guests visiting the triplexes.

Standard A: Placement. On-street parking is expressly permitted, including diagonal parking on Movie Rock Drive (*see 77.5' Collector Street Cross-Section above*). Parking lots are not a permitted frontage, except that commercial, multifamily or mixed use buildings occupying a corner lot may have a parking lot fronting one side of the lot with a berm or screen wall and 10' sidewalk setback. Parking standards found in Title 10 Chapter 19 apply unless modified herein.

Standard B: Access. Off-street parking shall be accessed by lane, alley, or driveway. Lane or alley access to off-street parking will predominate. If covered parking is provided within a garage, tandem parking is permitted so long as the garage and tandem parking spaces are associated with the same unit.



Standard C: Alley garages and uncovered parking spaces. Garages accessed from an alley must be set back a minimum of five feet (5') from the edge of the alley. Uncovered parking spaces in parking lots or driveways must be a minimum of nine by eighteen feet (9'X18') in order to count toward the satisfaction of off-street parking requirements.

Standard D: Front- or side-loading garages. No front- or side-loading garages are programmed.

Standard E: Minimum required spaces.

1. Single Family Residential. 2 spaces per home, at least one of which must be covered.
2. Multifamily Residential.
    a. Studio or 1 bedroom: 1 space. 2 bedrooms: 1.5 spaces. 3+ bedrooms: 2 spaces.
    b. Guest Parking. Parking for the triplexes along Movie Rock Dr. shall incorporate at least one guest parking space per five (5) dwelling units. The diagonal on-street parking located along the Movie Rock Drive frontage may be counted toward the satisfaction of this requirement.
    c. Short Term Rental (STR). STRs are not a permitted use in the *Rusty Cliffs South* neighborhood.

3. PROJECT-WIDE SIGNAGE, LIGHTING, & LANDSCAPING

Specific plans shall be provided for any signage, lighting or landscaping elements that deviate from typical City specifications. (*See* code sections for signage, lighting, and landscaping.)

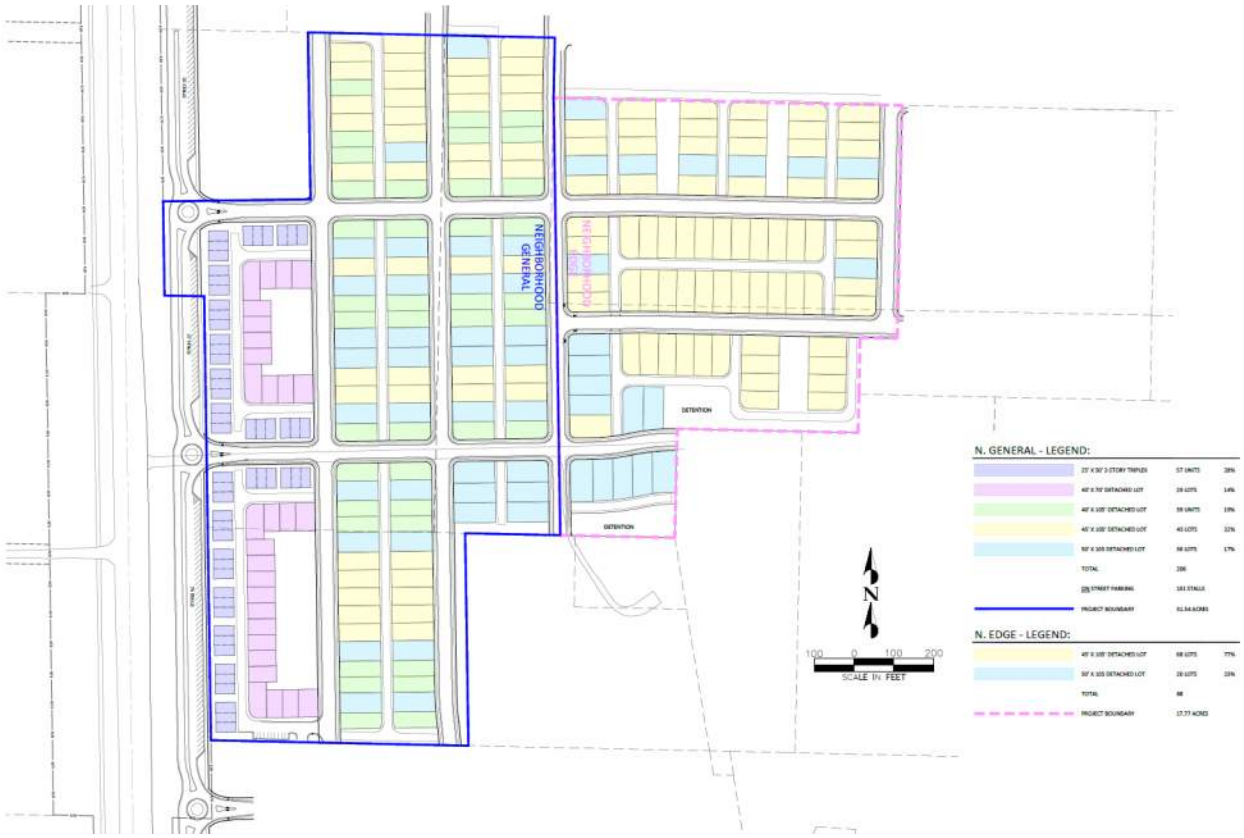
Project lighting will balance safety with the preservation of the night sky. Outdoor lighting associated with individual homes will comply with City standards and may be further regulated by the homeowners' association.



Landscaping will be sensitive to native desert ecology through plant choice and irrigation design. We anticipate that *Rusty Cliffs South* will be one of the first St. George neighborhoods to implement the Ultra Water Efficient standards of the Washington County Water Conservancy District. See Exhibit 4.7 for the proposed landscaping and street tree plan.

4. SUMMARY MAPS & EXHIBITS

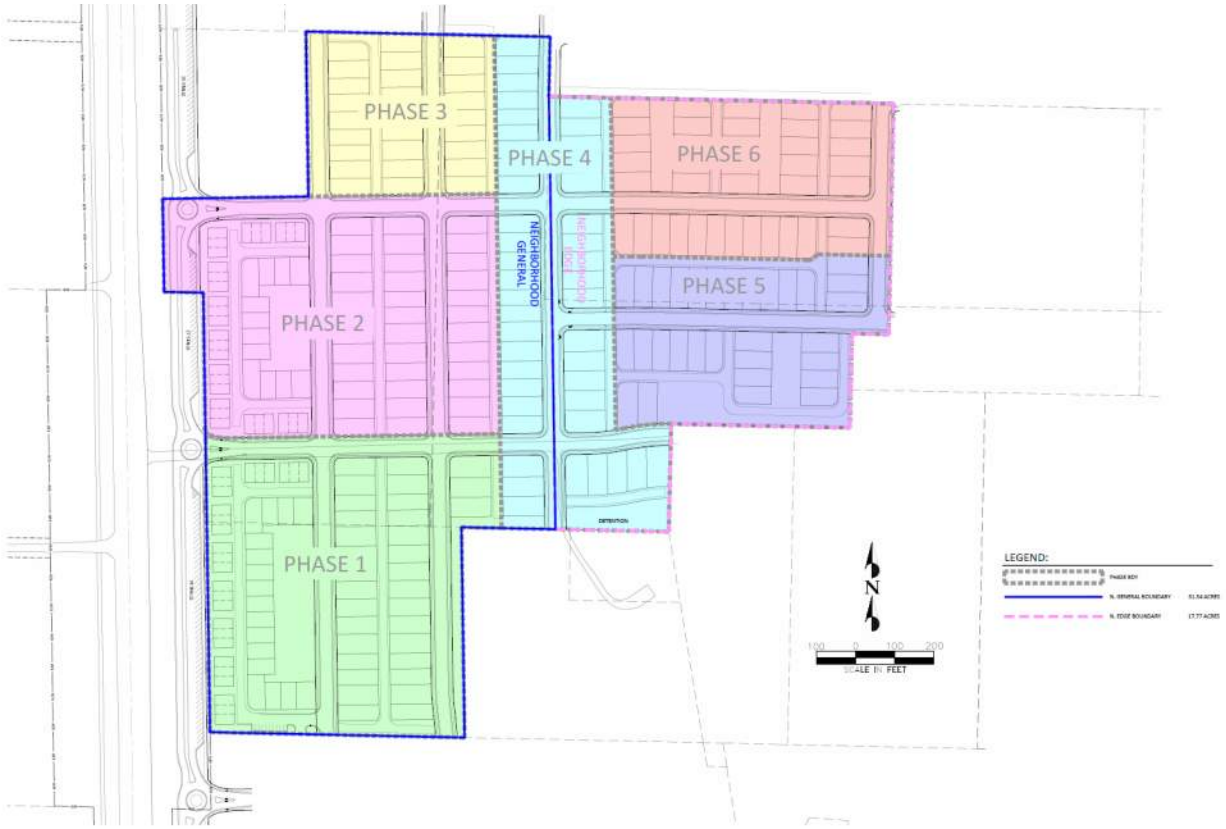
4.1 Land Use Plan



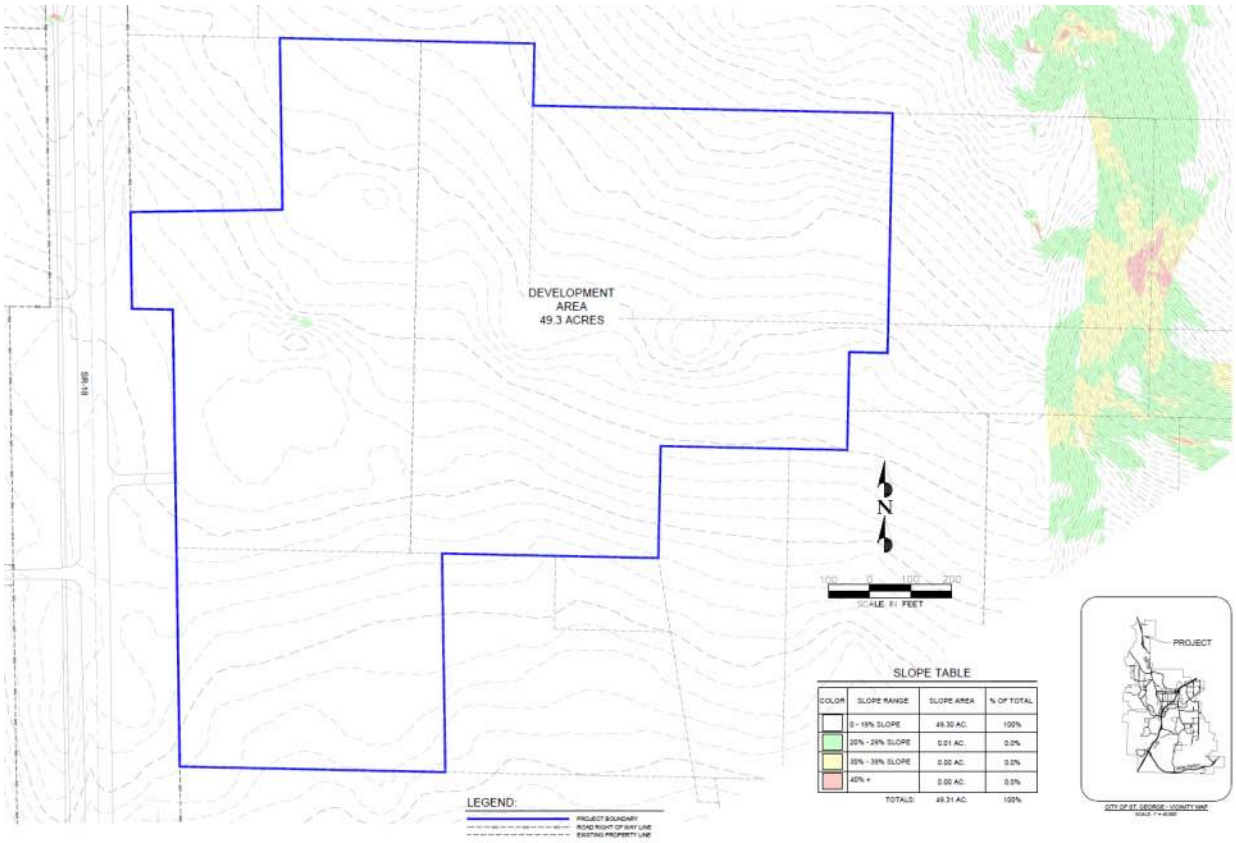
4.2 Civic Space Plan



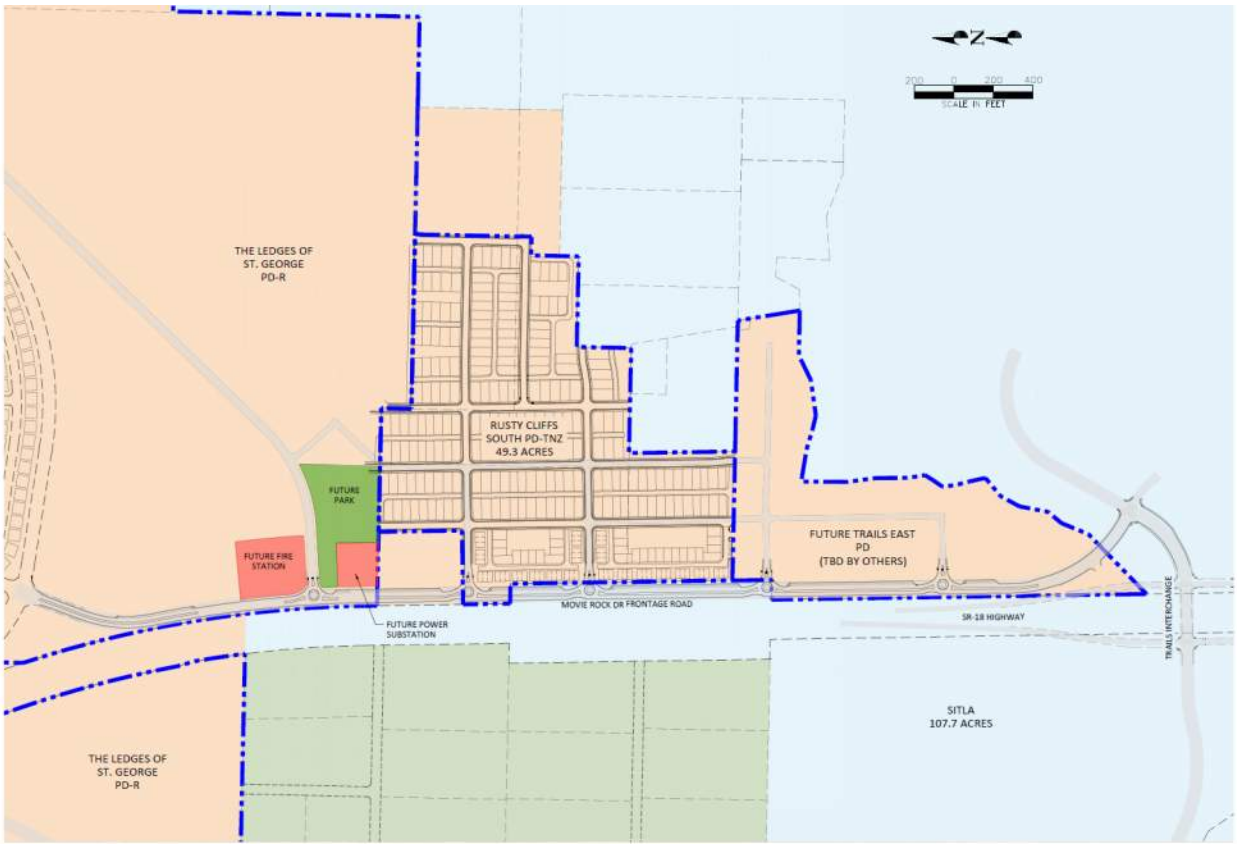
4.3 Phasing Plan



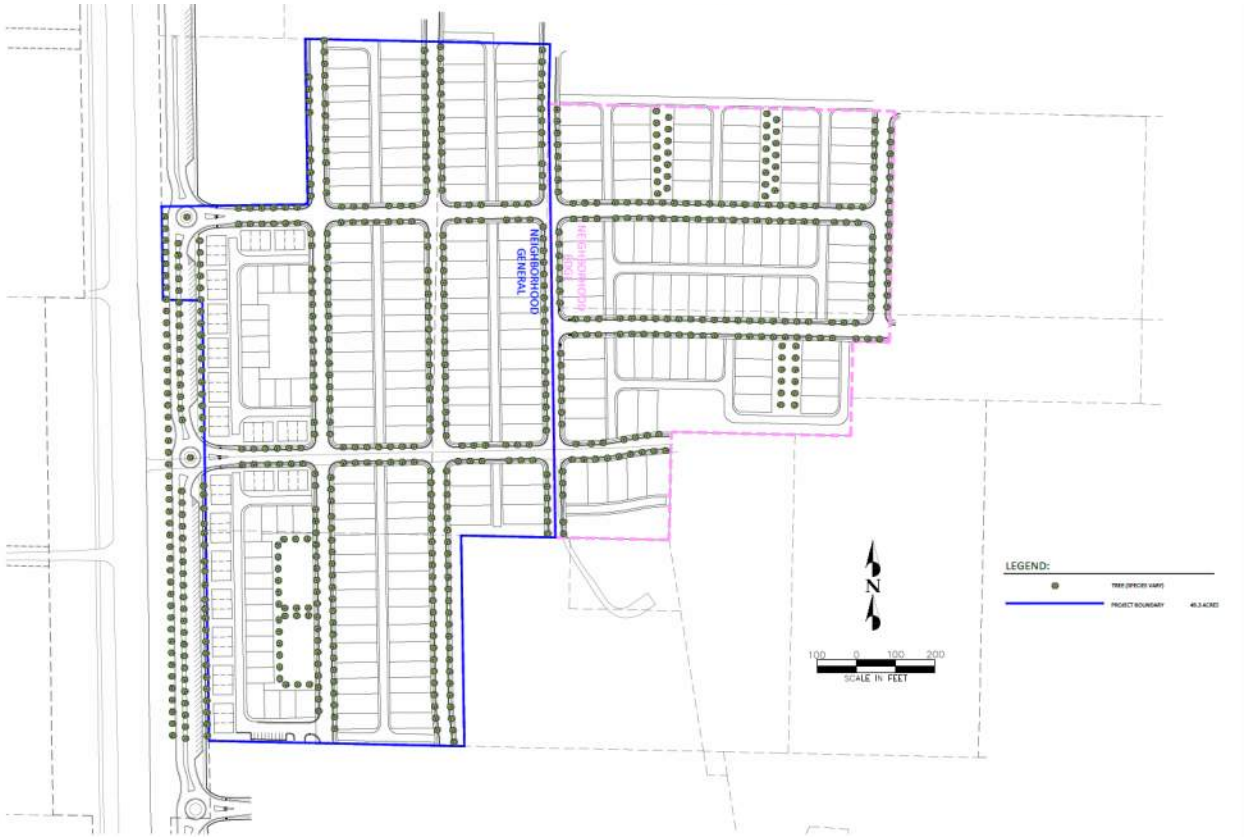
4.4 Slope Table & Map



4.5 Project Context Map



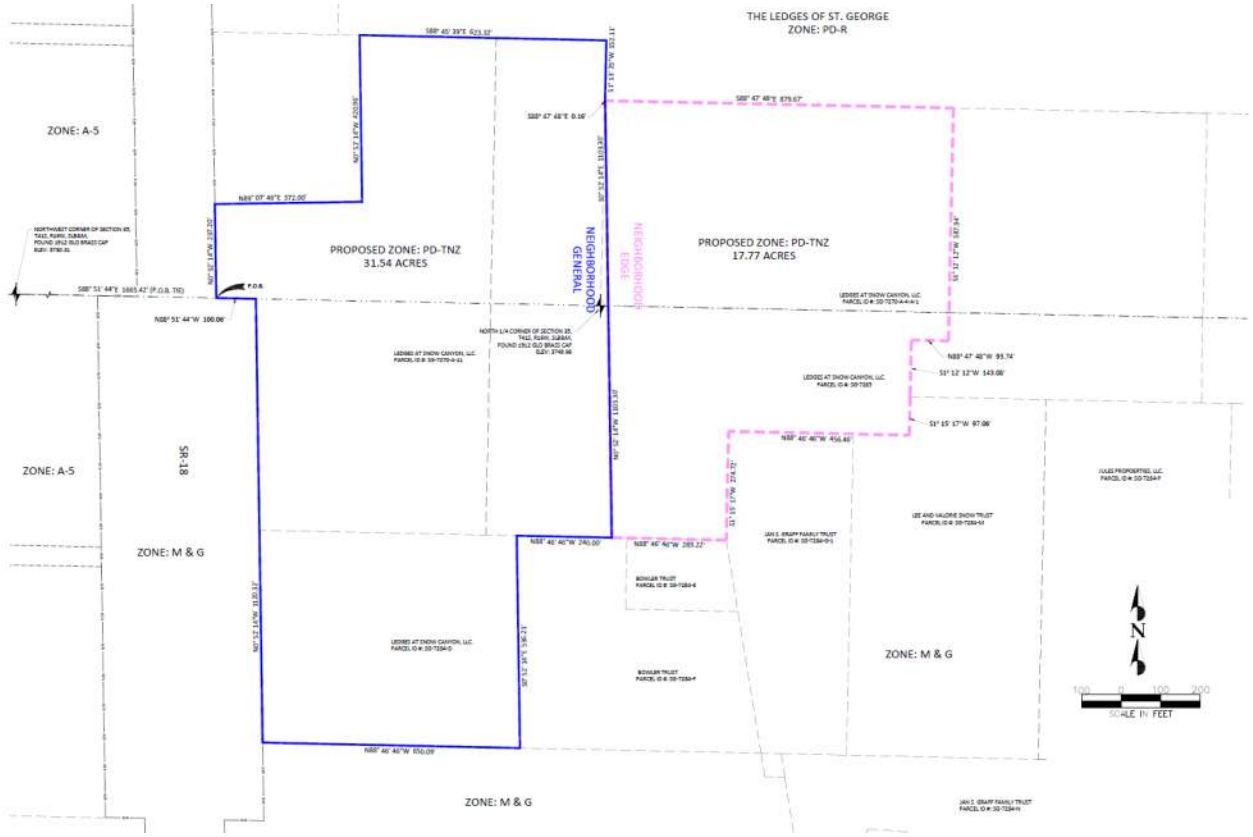
4.6 Landscape Tree Planting Plan



4.7 Typical Landscape Planting Plan



4.8 Zone Change Boundary Map



4.9 Sample of Lot Dimensions

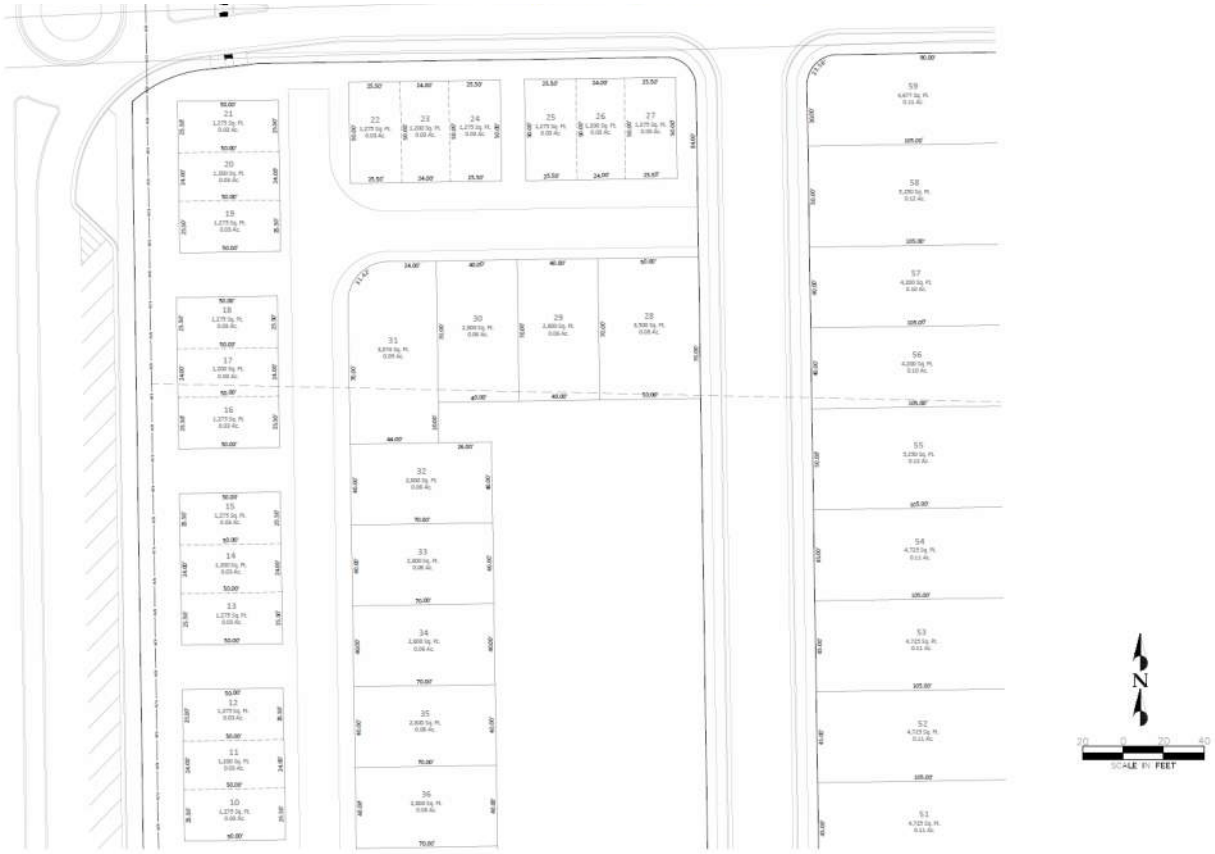
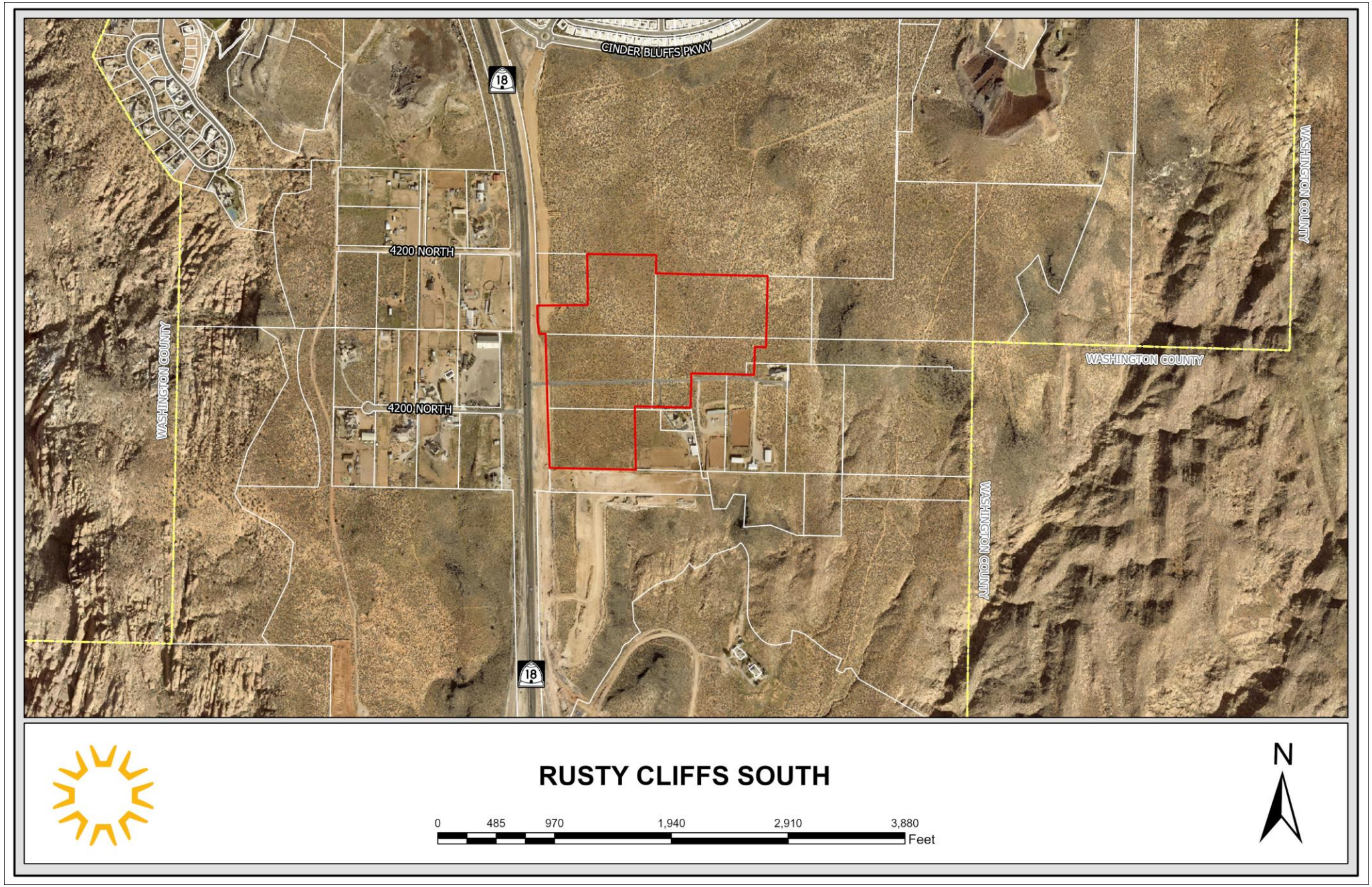


Exhibit B
PowerPoint Presentation

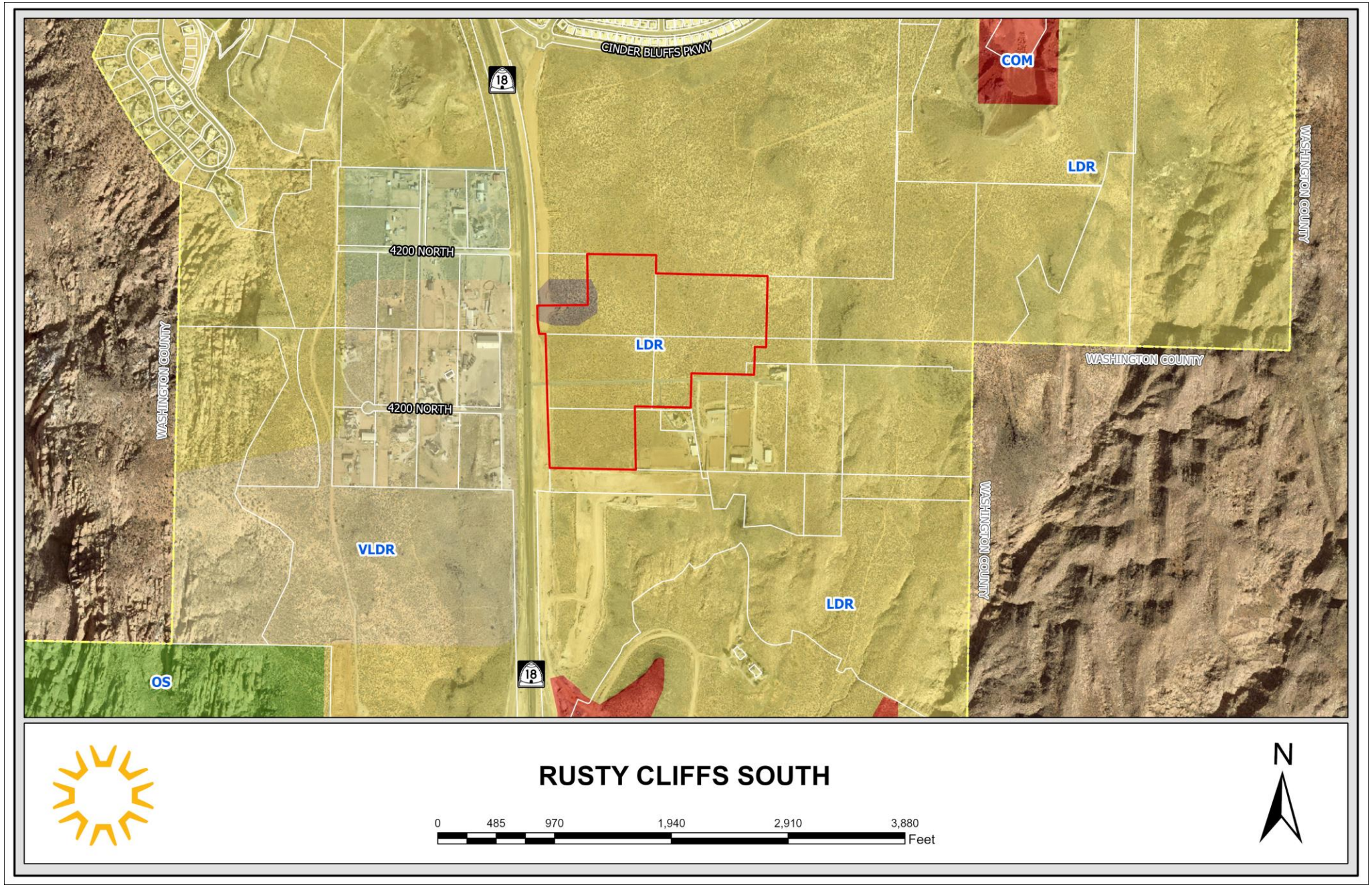
Rusty Cliffs Zoning Map Amendment

2025-ZC-009

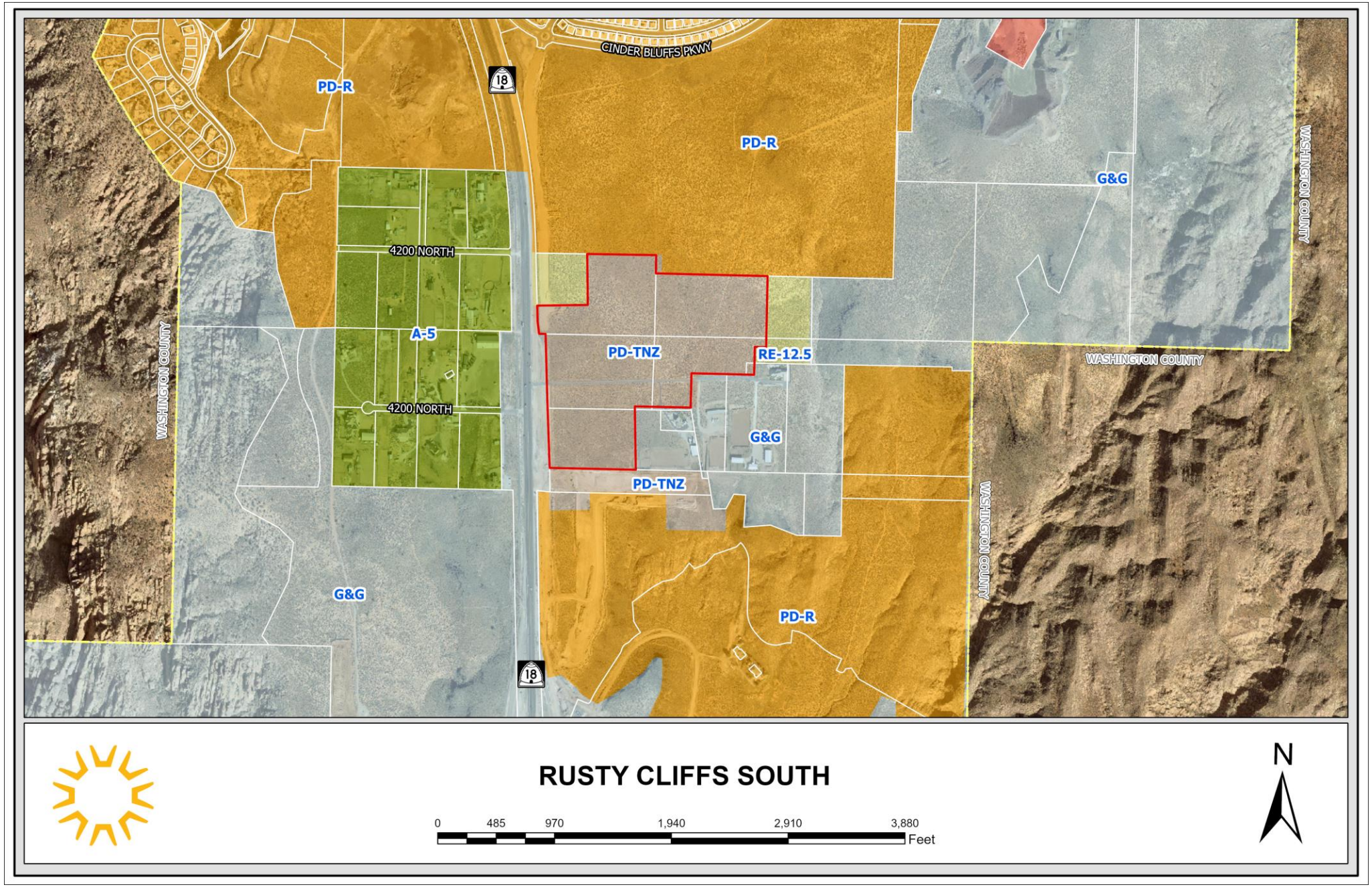
AERIAL MAP


CINDER BLUFFS PKWY
18
4200 NORTH
4200 NORTH
WASHINGTON COUNTY
WASHINGTON COUNTY
WASHINGTON COUNTY
WASHINGTON COUNTY
18
RUSTY CLIFFS SOUTH
0
485
970
1,940
2,910
3,880
Feet
N

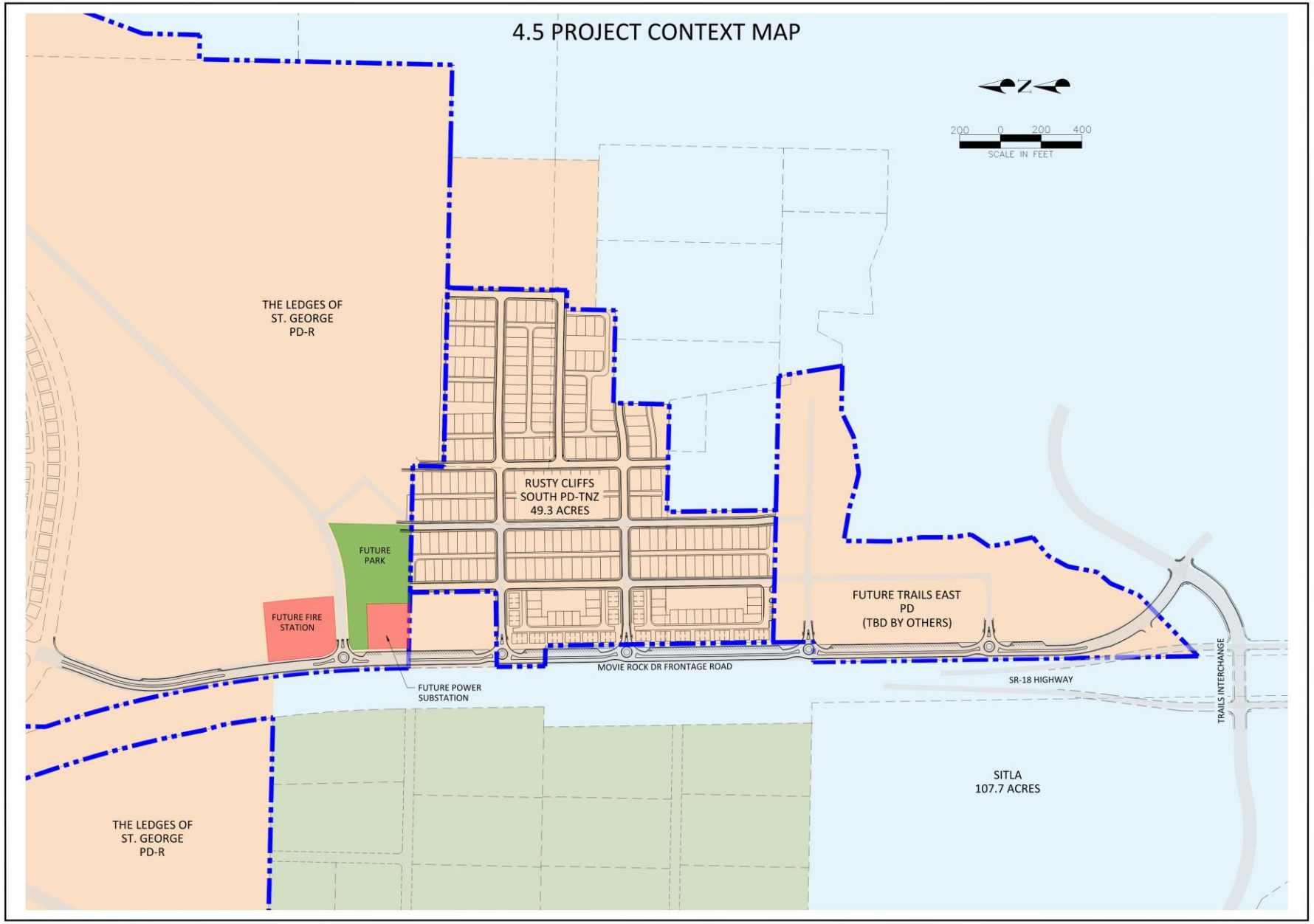
LAND USE MAP


CINDER BLUFFS PKWY
18
COM
LDR
WASHINGTON COUNTY
4200 NORTH
LDR
WASHINGTON COUNTY
4200 NORTH
WASHINGTON COUNTY
VLDR
LDR
OS
18
RUSTY CLIFFS SOUTH
0
485
970
1,940
2,910
3,880
Feet
N

ZONING MAP


CINDER BLUFFS PKWY
PD-R
PD-R
G&G
WASHINGTON COUNTY
4200 NORTH
A-5
PD-TNZ
RE-12.5
WASHINGTON COUNTY
4200 NORTH
G&G
PD-TNZ
WASHINGTON COUNTY
G&G
PD-R
RUSTY CLIFFS SOUTH
0
485
970
1,940
2,910
3,880
Feet
N

CONTEXT MAP



NO. | DESCRIPTION | DATE | APP'D

PROJECT NAME: RUSTY CLIFFS SOUTH
LOCATED IN ST GEORGE, UTAH
SHEET NAME: CONTEXT MAP

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DG

DATE :	AUGUST 2026
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	
CHECKED BY :	
PROJECT NO. :	25-005
SCALE :	1" = 200'

SHEET NUMBER :

EX-1

1 OF 1 TOTAL

APPROVED LAND USE PLAN



PROJECT NAME: RUSTY CLIFFS SOUTH
LOCATED IN ST. GEORGE, UTAH
SHEET NAME: LAND USE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH SUITE 2
St. George, UT 84770
Office (435) 628-2121

DATE : SEPTEMBER 2025
PM : LB
DRAWN BY : LB
DESIGNED BY : LB
CHECKED BY : JRT
PROJECT NO. :
SCALE : 1" = 100'
SHEET NUMBER :

LUP-1

1 OF 1 TOTAL

PROPOSED LAND USE PLAN



NO. | DESCRIPTION | DATE | APP'D

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LOCATED IN ST. GEORGE, UTAH
SHEET NAME: LAND USE PLAN

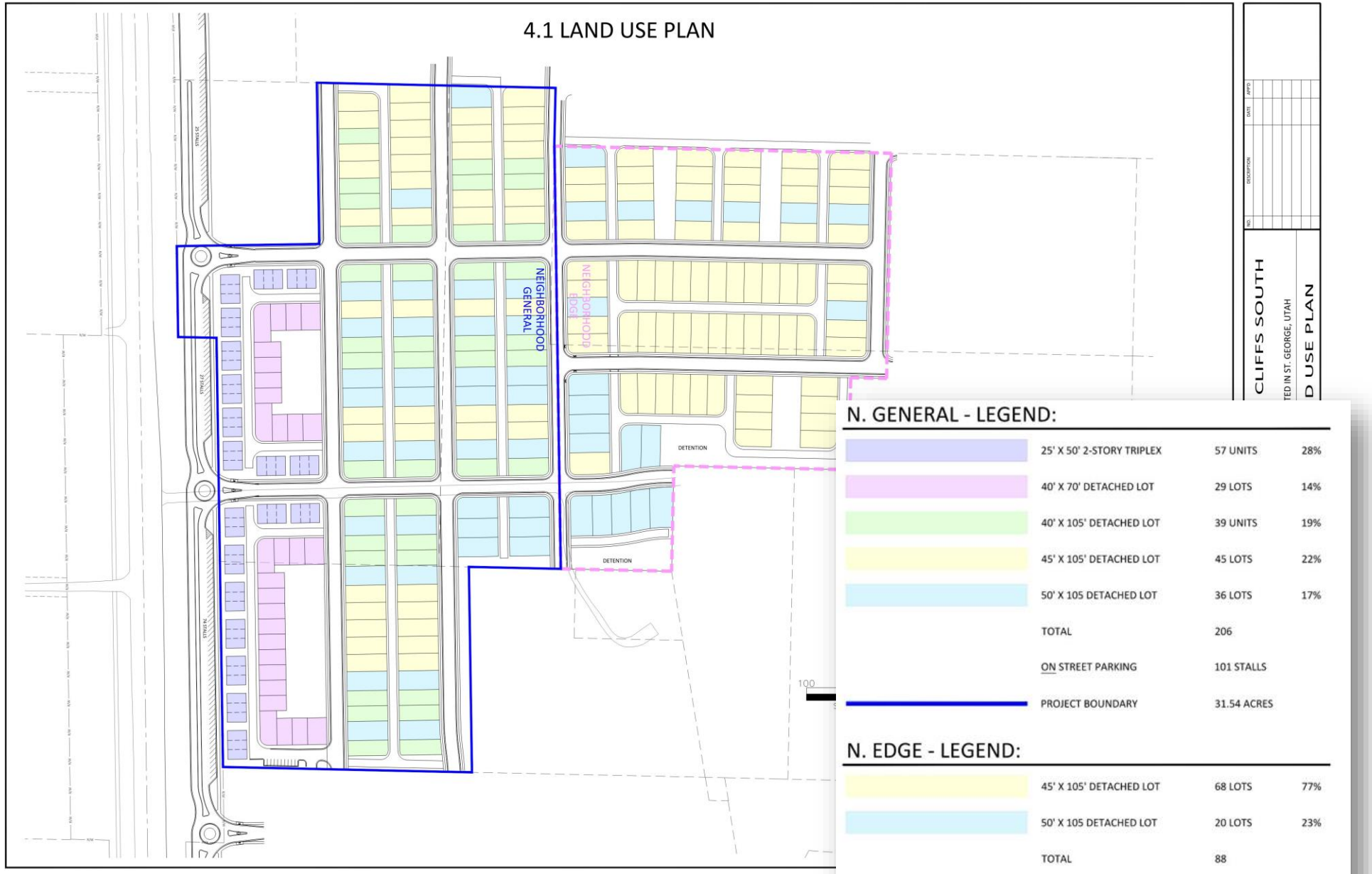
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH SUITE 2
St. George, UT 84770
Office (435) 628-2121

DG

DATE :	AUGUST 2026
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	
SCALE :	1" = 100'
SHEET NUMBER :	LUP-1

1 OF 1 TOTAL

PROPOSED LAND USE PLAN



CIVIC SPACE



NO. | DESCRIPTION | DATE | APP'D

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LOCATED IN ST. GEORGE, UTAH
SHEET NAME: CIVIC SPACE PLAN

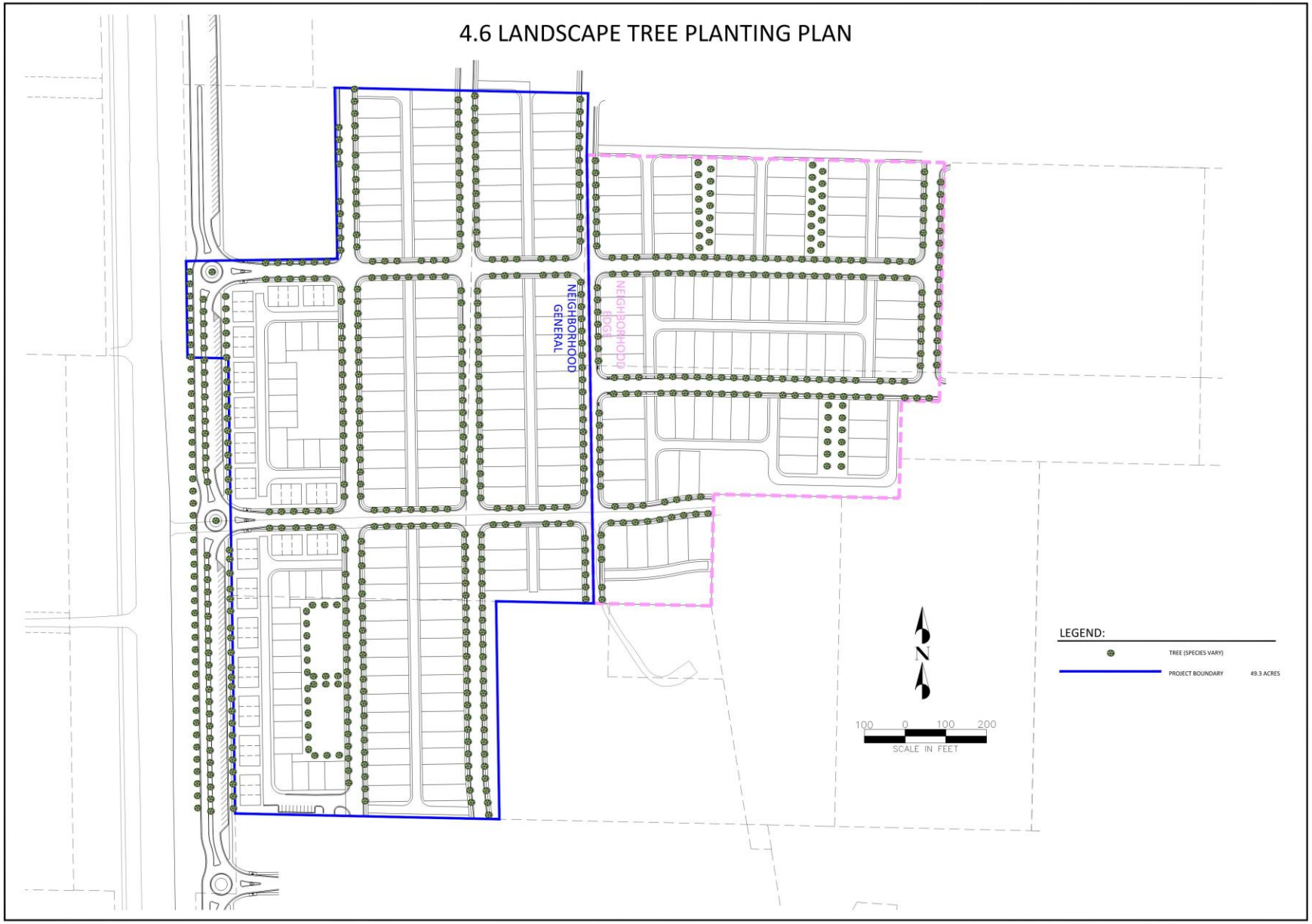
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH SUITE 2
St. George, UT 84770
Office (435) 628-2121

DATE : AUGUST 2026
PM : LB
DRAWN BY : LB
DESIGNED BY : LB
CHECKED BY : JRT
PROJECT NO. :
SCALE : 1" = 100'
SHEET NUMBER :

CSP-1
1 OF 1 TOTAL

TREE PLANTING





NO. | DESCRIPTION | DATE | APP'D

PROJECT NAME: RUSTY CLIFFS SOUTH
LOCATED IN ST. GEORGE, UTAH

SHEET NAME: LANDSCAPE TREE PLAN

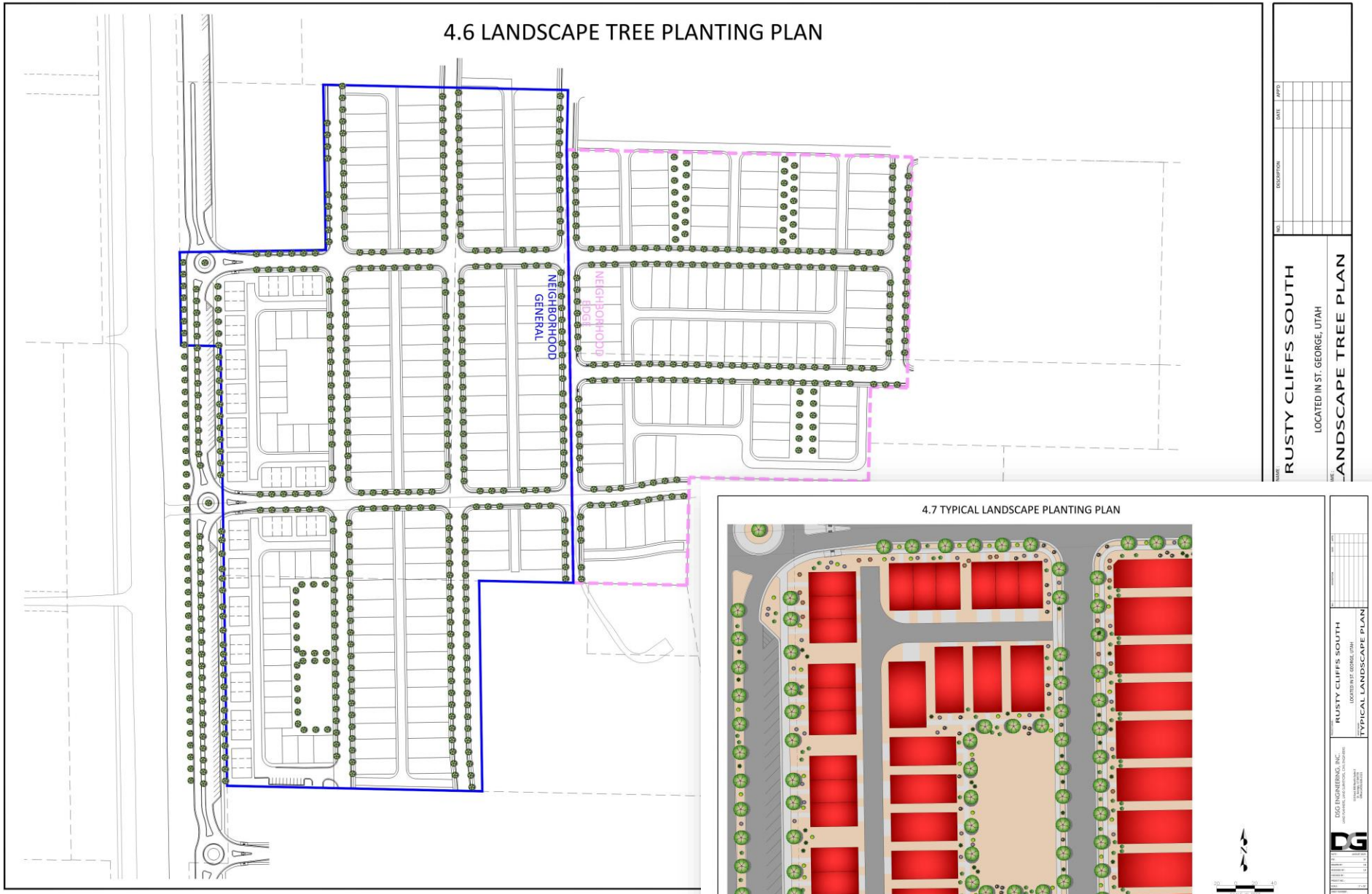
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-3121

DATE :	AUGUST 2025
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	
PROJECT NO. :	
SCALE :	1" = 100'
SHEET NUMBER :	LTP-1

1 OF 1 TOTAL

TREE PLANTING





SETBACKS

Setbacks, Widths and Typical Size for "Rusty Cliffs South" Residential Lots				
Standard	**Townhome (Triplex)**	**Detached-Common Green**	**Detached-Narrow**	**Detached-Wide**
Front Setbacks	10' Min or M.U.E Width	10' Min from Street 0' Min from Green	10' Min / 15' Max	10' Min / 15' Max
Alley Setbacks	5' Minimum	5' Minimum	5' Minimum	5' Minimum
Side Setbacks / Building Separation	6' / 12' Minimum	5' / 10' Minimum*	5' / 10' Minimum*	5' / 10' Minimum*
Minimum Pad/Lot Width	24'	40'	40'	50'
Typical Pad/Lot Size	1,200 sq ft	2,800 sq ft	4,200 sq ft	5,250 sq ft

** 10-Foot Building Separation for Zero-lot Homes*

ARCHITECTURAL EXAMPLES (SF)





ARCHITECTURAL EXAMPLES

SF ATTACHED
(TOWNHOMES)



RECOMMENDATION

Staff recommends approval of the Planned Development Amendment application for Rusty Cliffs as presented with the following conditions:

1. **That a preliminary plat is submitted for review and approval by the Planning Commission.**
2. **That a site plan that meets the requirements of city code and TNZ development standards is applied for and approved prior to construction.**
3. **That parking standards as found in the PD-TNZ and/or 10-19 are adhered to.**
4. **If the tri-plex units are substantially similar to the depictions attached to this report in the narrative, they will not require a future PD amendment.**

MOTION

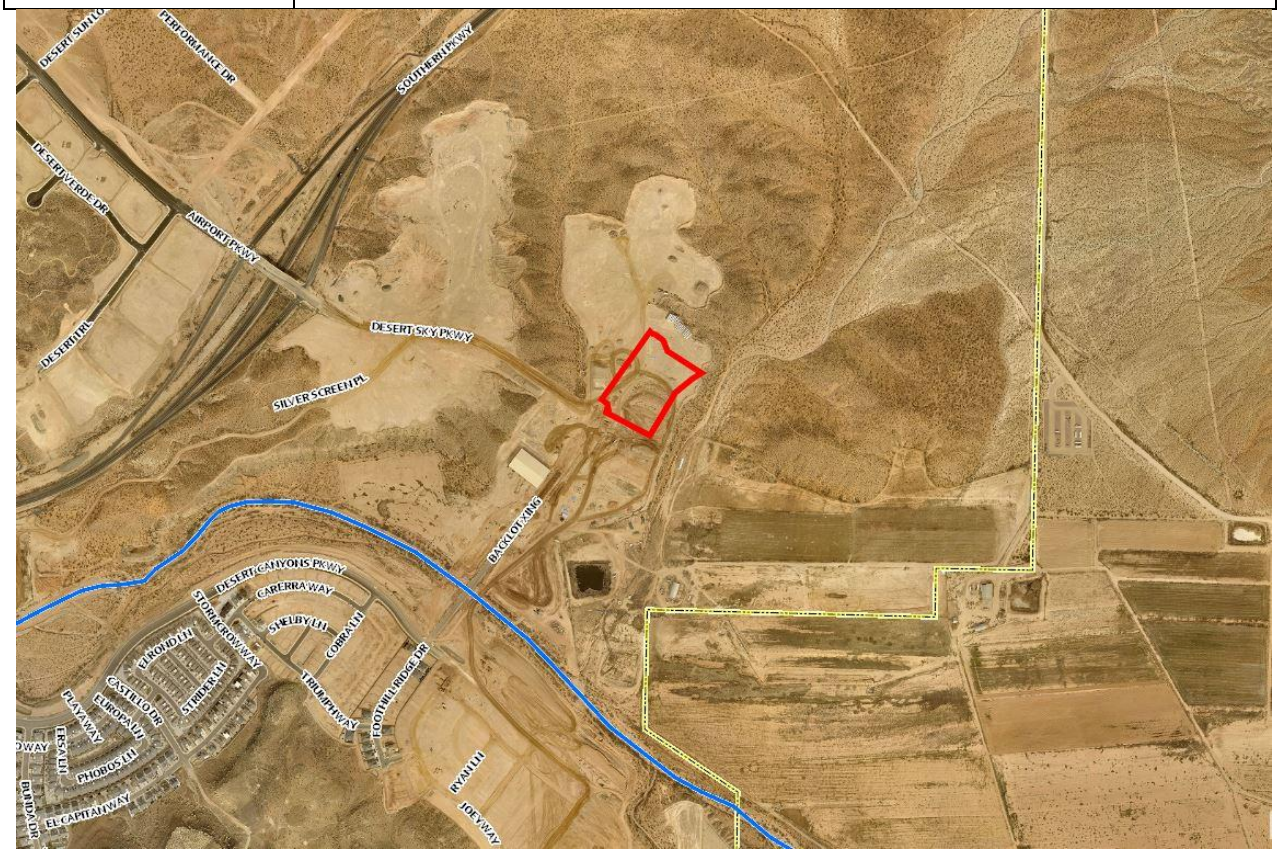
“I move that we forward a positive recommendation to the City Council for the Rusty Cliffs PD Amendment as presented, Case No. 2026-PDA-020, based on the findings and subject to the conditions listed in the staff report (and as modified by the following…).”

St.George
Community Development

ITEM 5
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **09/22/2026**

Desert Sky Preliminary Plat (Case No. 2026-PP-019)		
Request:	Consider a request for a preliminary plat for a 70-lot residential subdivision in the Desert Canyons development area.	
Applicant:	DSG Engineering – Ken Miller	
Location:	Generally located east of Southern PKWY and North of Desert Sky PKWY	
General Plan:	PD (Planned Development)	
Existing Zoning:	R-1 (Single-family no minimum square footage, 40-foot minimum lot width/frontage)	
Surrounding Zoning:	North	PD-R (Planned Development Residential)
	South	PD-R (Planned Development Residential)
	East	PD-R (Planned Development Residential)
	West	PD-R (Planned Development Residential)
Land Area:	Approximately 14.49 acres	



BACKGROUND & ANALYSIS:

On August 6, 2026, the City Council approved a Zone Change on approximately 14.49 acres changing the zoning from PD-R (Planned Development Residential) to R-1 (single-family residential, with no minimum lot size). The subject property was originally designated PD-R as part of the Desert Canyons Zone Plan, which was approved by the City Council on July 16, 2009. The Zone Plan encompassed approximately 2,432 acres and established a variety of zoning designations throughout the development area. A Development Agreement was approved in conjunction with the Zone Plan. As part of the Zone Change approval on August 6, 2026, updates were approved to the Development Agreement to include R-1 as an approved zoning designation in the Desert Canyons Zone Plan.

As a reminder, the R-1 zoning district is a recently adopted residential zone that was approved by the City Council on March 25, 2026. The R-1 zone provides flexibility in lot sizes by eliminating a minimum lot area requirement. However, because of the property's underlying General Plan land use designation is PD (Planned Development) PD-8, development within this R-1 zone is subject to a minimum lot frontage of 40 feet and a maximum residential density of eight dwelling units per acre.

With those factors in mind the applicant is asking for approval of a 70-lot Preliminary Plat on the subject property. Lot sizes range from 3,600 ft² on the smaller end to 8,978 ft² on the larger end. All frontage requirements are being met, and the density is approximately 4.83 units per acre.

RECOMMENDATION:

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

1. That the applicant meet the conditions from Engineering's review of the preliminary plat.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we approve the Desert Sky Preliminary Plat request, application number 2026-PP-019, based on the findings and subject to the conditions noted in the staff report."

FINDINGS FOR APPROVAL:

1. The plat complies with the development standards of the R-1 zone, including the applicable density and frontage requirements established by the underlying PD General Plan and PD-8 designation in the Desert Canyons Zone Plan.
2. The plat connects to existing and planned streets within adjacent developments, allowing for logical circulation and integration with the surrounding neighborhood.
3. The proposed Preliminary Plat supports goal 2.3 of the General Plan by increasing and diversifying housing supply across the city.
4. Approval of the Preliminary Plat will not negatively impact the health, stability, and/or formation of families within the city.

EXHIBIT A

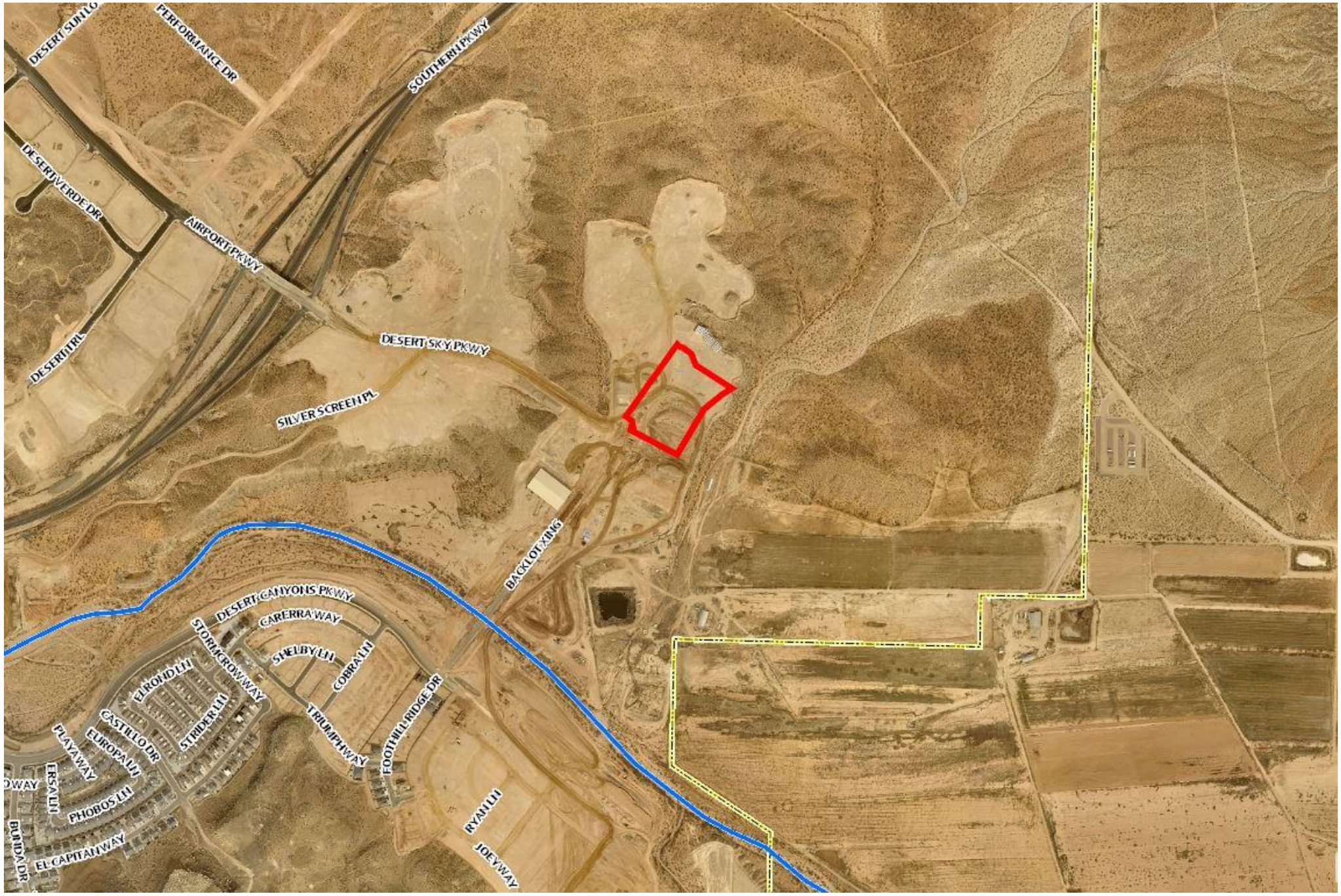
POWERPOINT PRESENTATION



Desert Sky Phases 1-3
Preliminary Plat

2026-PP-019

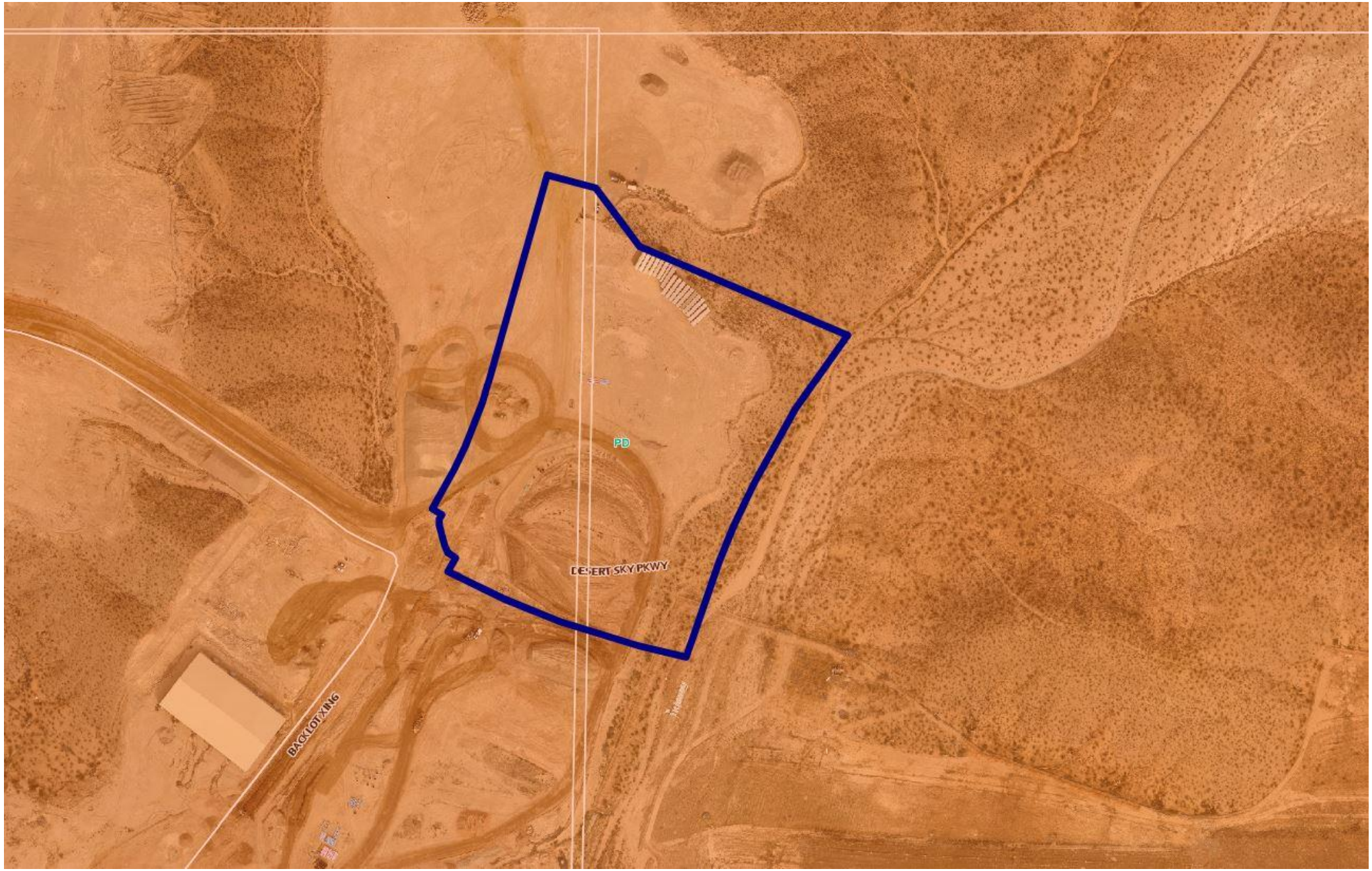
Vicinity Map



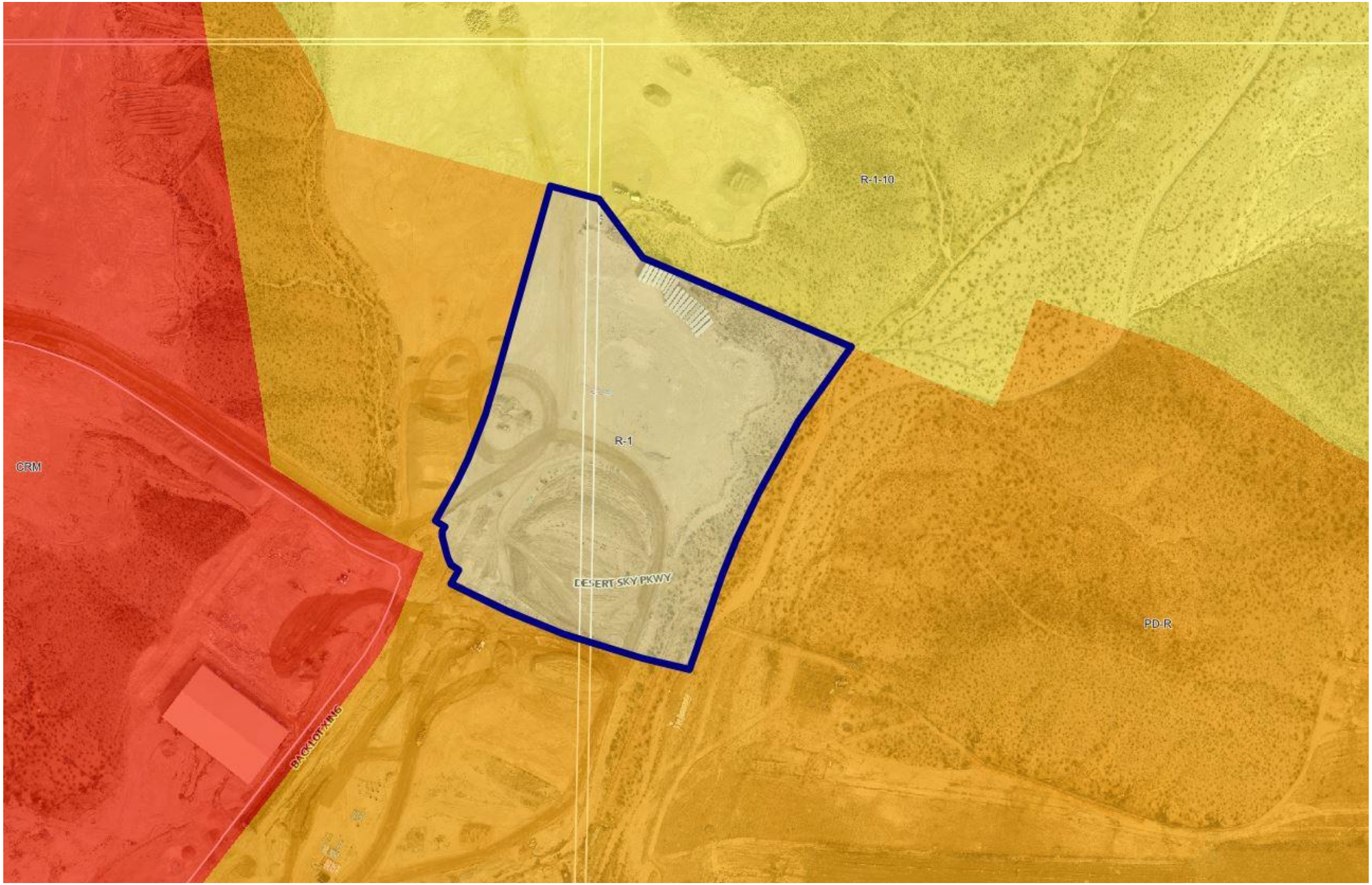
Aerial Map



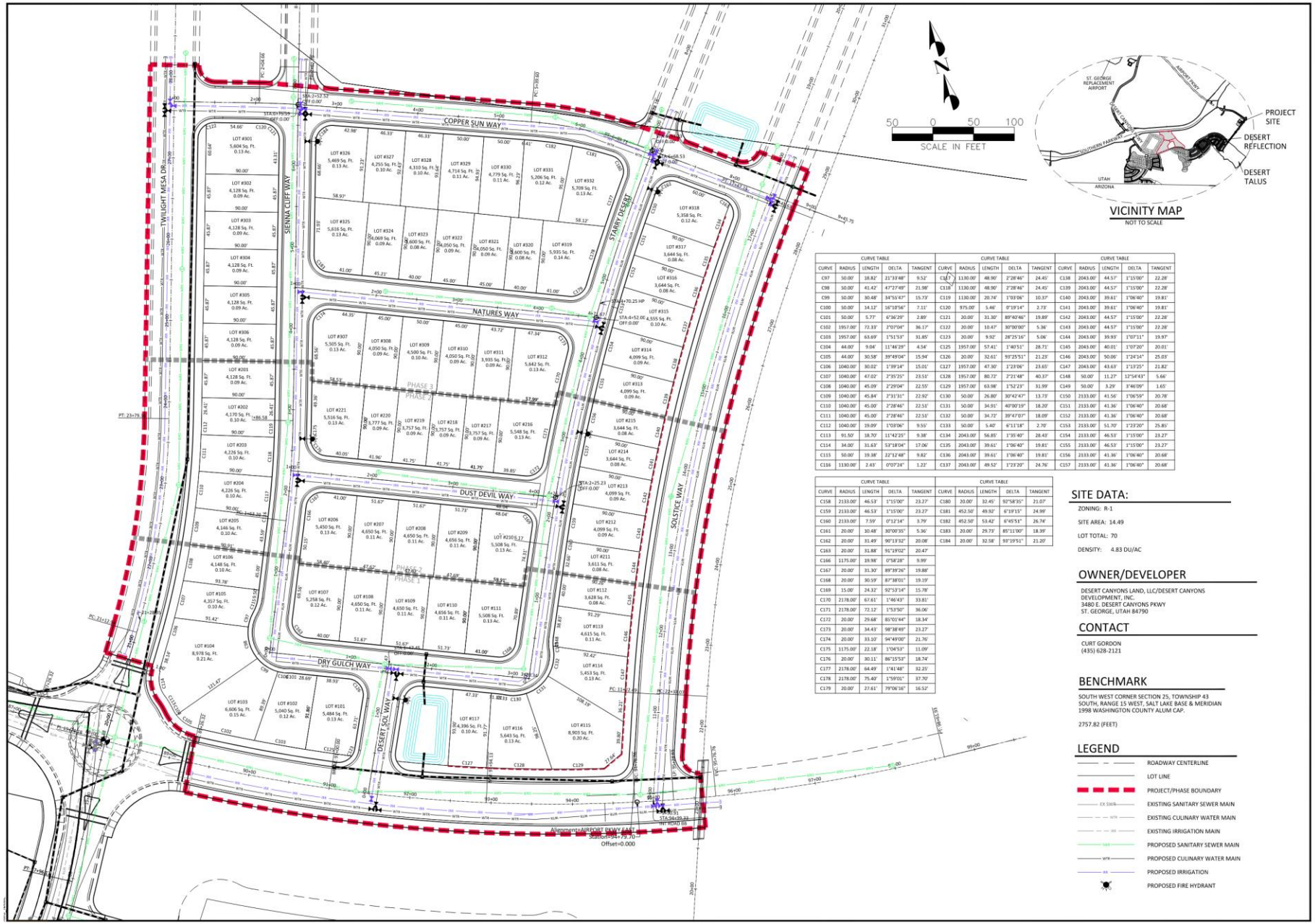
Land Use Map



Zoning Map



Proposed Preliminary Plat



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C97	50.00'	18.82'	21°33'48"	9.52'
C98	50.00'	41.42'	47°27'49"	21.98'
C99	50.00'	30.48'	34°55'47"	15.73'
C100	50.00'	14.12'	16°10'56"	7.11'
C101	50.00'	5.77'	6°36'29"	2.89'
C102	1957.00'	72.33'	2°07'04"	36.17'
C103	1957.00'	63.69'	1°51'53"	31.85'
C104	44.00'	9.04'	11°46'29"	4.54'
C105	44.00'	30.58'	39°49'04"	15.94'
C106	1040.00'	30.02'	1°39'14"	15.01'
C107	1040.00'	47.02'	2°35'25"	23.51'
C108	1040.00'	45.09'	2°29'04"	22.55'
C109	1040.00'	45.84'	2°31'31"	22.92'
C110	1040.00'	45.00'	2°28'46"	22.51'
C111	1040.00'	45.00'	2°28'46"	22.51'
C112	1040.00'	19.09'	1°03'06"	9.55'
C113	91.50'	18.70'	11°42'25"	9.38'
C114	34.00'	31.63'	53°18'04"	17.06'
C115	50.00'	19.38'	22°12'48"	9.82'
C116	1130.00'	2.43'	0°07'24"	1.22'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C117	1130.00'	48.90'	2°28'46"	24.45'
C118	1130.00'	48.90'	2°28'46"	24.45'
C119	1130.00'	20.74'	1°03'06"	10.37'
C120	975.00'	5.46'	0°19'14"	2.73'
C121	20.00'	31.30'	89°40'46"	19.89'
C122	20.00'	10.47'	30°00'00"	5.36'
C123	20.00'	9.92'	28°25'16"	5.06'
C125	1957.00'	57.41'	1°40'51"	28.71'
C126	20.00'	32.61'	93°25'51"	21.23'
C127	1957.00'	47.30'	1°23'06"	23.65'
C128	1957.00'	80.72'	2°21'48"	40.37'
C129	1957.00'	61.98'	1°52'23"	31.99'
C130	50.00'	26.80'	30°42'47"	13.73'
C131	50.00'	34.91'	40°00'19"	18.20'
C132	50.00'	34.72'	39°47'07"	18.09'
C133	50.00'	5.40'	6°11'18"	2.70'
C134	2043.00'	56.85'	1°35'40"	28.43'
C135	2043.00'	39.61'	1°06'40"	19.81'
C136	2043.00'	39.61'	1°06'40"	19.81'
C137	2043.00'	49.52'	1°23'20"	24.76'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C138	2043.00'	44.57'	1°15'00"	22.28'
C139	2043.00'	44.57'	1°15'00"	22.28'
C140	2043.00'	39.61'	1°06'40"	19.81'
C141	2043.00'	39.61'	1°06'40"	19.81'
C142	2043.00'	44.57'	1°15'00"	22.28'
C143	2043.00'	44.57'	1°15'00"	22.28'
C144	2043.00'	39.93'	1°07'11"	19.97'
C145	2043.00'	40.01'	1°07'20"	20.01'
C146	2043.00'	50.06'	1°24'14"	25.03'
C147	2043.00'	43.63'	1°13'25"	21.82'
C148	50.00'	11.27'	12°54'43"	5.66'
C149	50.00'	3.29'	3°46'09"	1.65'
C150	2133.00'	41.56'	1°06'59"	20.78'
C151	2133.00'	41.36'	1°06'40"	20.68'
C152	2133.00'	41.36'	1°06'40"	20.68'
C153	2133.00'	51.70'	1°23'20"	25.85'
C154	2133.00'	46.53'	1°15'00"	23.27'
C155	2133.00'	46.53'	1°15'00"	23.27'
C156	2133.00'	41.36'	1°06'40"	20.68'
C157	2133.00'	41.36'	1°06'40"	20.68'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C158	2133.00'	46.53'	1°15'00"	23.27'
C159	2133.00'	46.53'	1°15'00"	23.27'
C160	2133.00'	7.59'	0°12'14"	3.79'
C161	20.00'	30.48'	30°00'35"	5.36'
C162	20.00'	31.49'	90°13'32"	20.08'
C163	20.00'	31.88'	91°19'02"	20.47'
C166	1175.00'	19.98'	0°58'28"	9.99'
C167	20.00'	31.30'	89°39'26"	19.88'
C168	20.00'	30.59'	87°38'01"	19.19'
C169	15.00'	24.32'	92°53'14"	15.78'
C170	2178.00'	67.61'	1°46'43"	33.81'
C171	2178.00'	72.12'	1°53'50"	36.06'
C172	20.00'	29.68'	85°01'44"	18.34'
C173	20.00'	34.43'	98°38'49"	23.27'
C174	20.00'	33.10'	94°49'00"	21.76'
C175	1175.00'	22.18'	1°04'53"	11.09'
C176	20.00'	30.11'	86°15'53"	18.74'
C177	2178.00'	64.49'	1°41'48"	32.25'
C178	2178.00'	75.40'	1°59'01"	37.70'
C179	20.00'	27.61'	79°06'16"	16.52'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C180	20.00'	32.45'	92°58'35"	21.07'
C181	452.50'	49.92'	6°19'15"	24.99'
C182	452.50'	53.42'	6°45'51"	26.74'
C183	20.00'	29.73'	85°11'00"	18.39'
C184	20.00'	32.58'	93°19'51"	21.20'

DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,
120 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DESERT SKY SUBDIVISION PHASES 1-3
AT DESERT CANYONS
ST. GEORGE, UT

PRELIMINARY PLAT

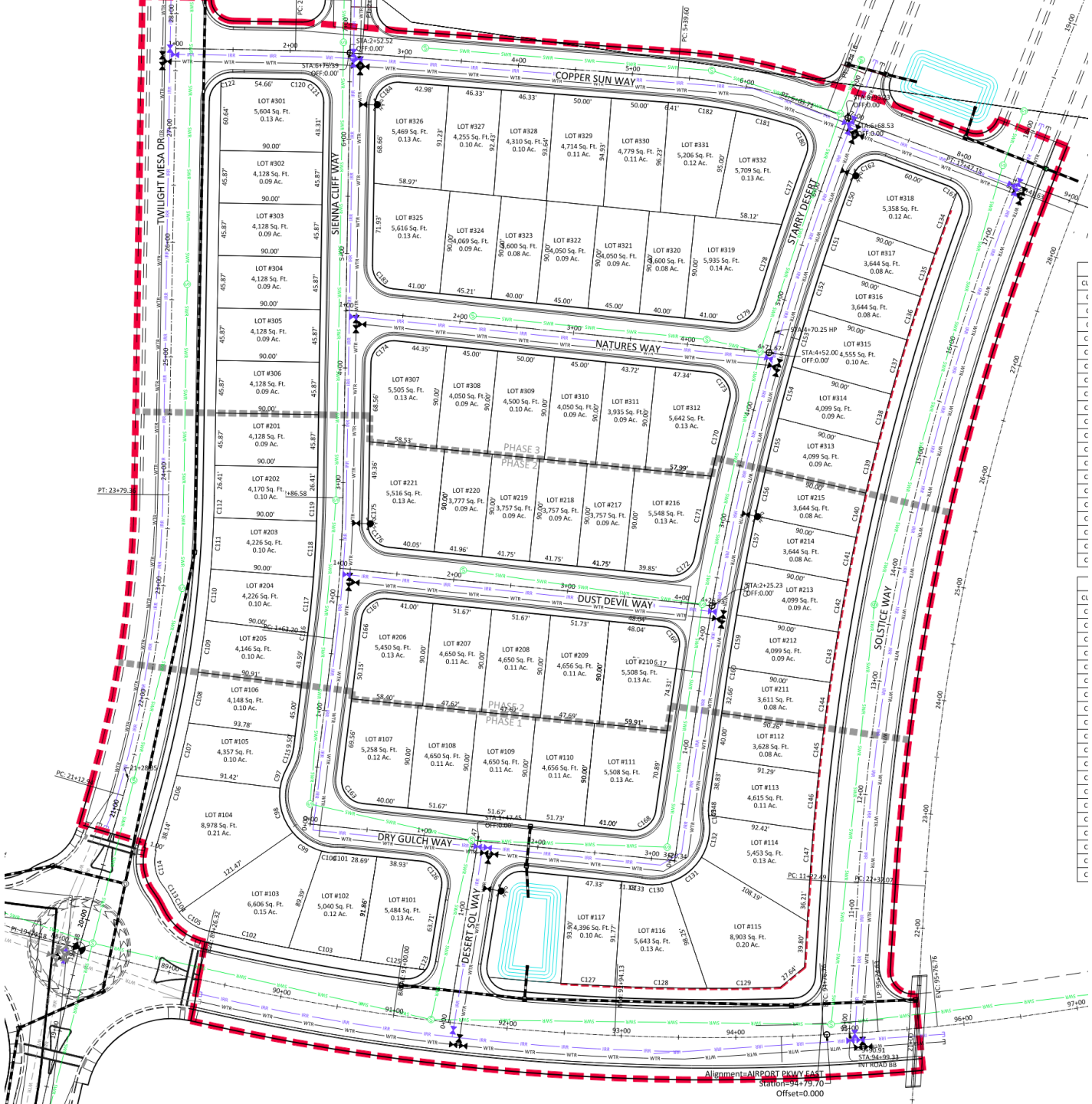
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DESIGNED BY :	KMM
CHECKED BY :	KM
PROJECT NO. :	26-007
SCALE :	1"=50'

SHEET NUMBER :

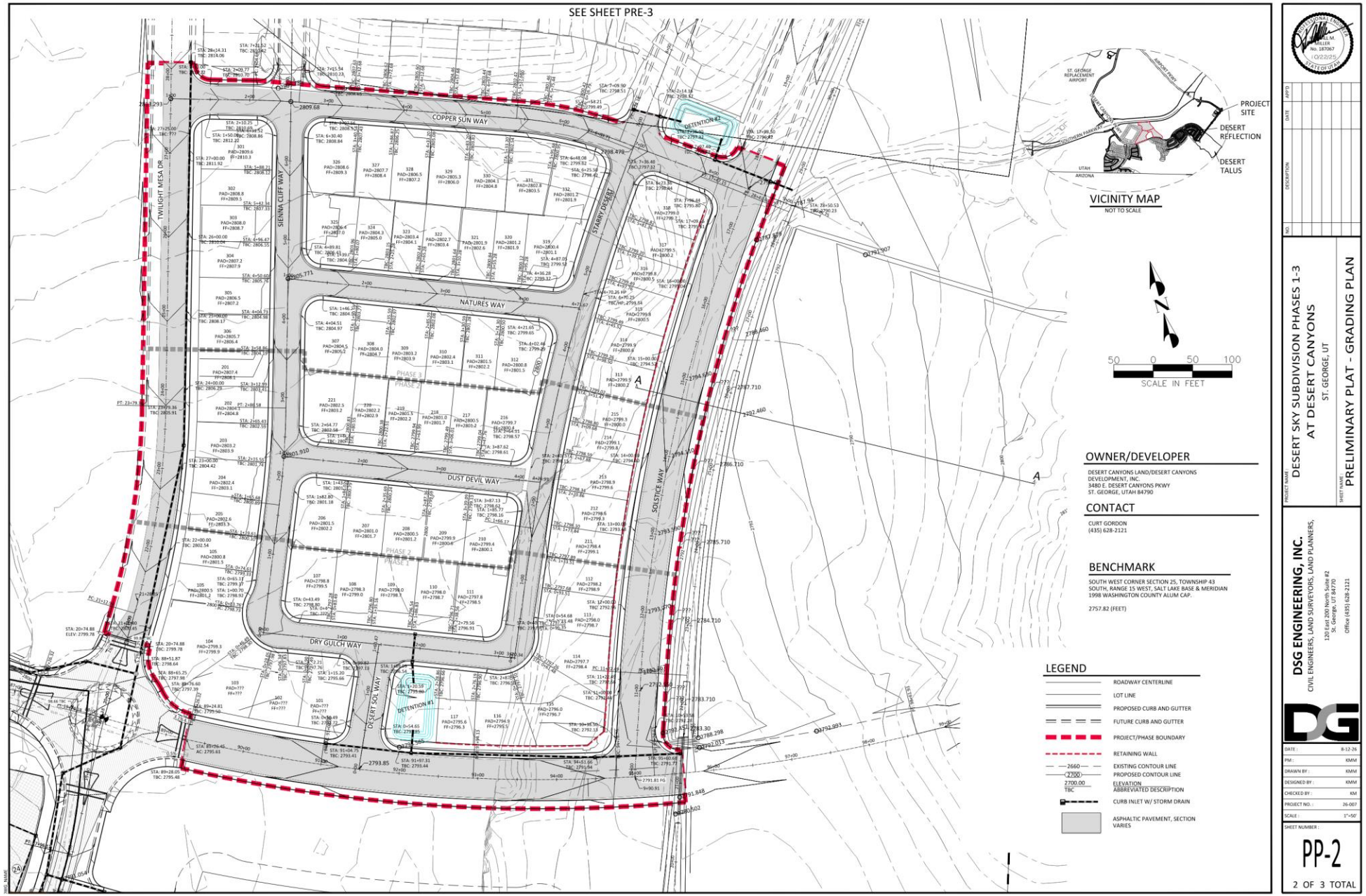
PP-1

1 OF 3 TOTAL

Proposed Preliminary Plat



Proposed Grading Plan



PROJECT NAME: DESERT SKY SUBDIVISION PHASES 1-3 AT DESERT CANYONS ST. GEORGE, UT

SHEET NAME: PRELIMINARY PLAT - GRADING PLAN

DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,
120 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

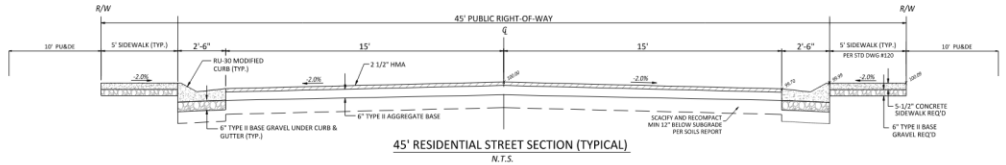
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DESIGNED BY :	KMM
CHECKED BY :	KM
PROJECT NO. :	26-007
SCALE :	1"=50'

SHEET NUMBER :

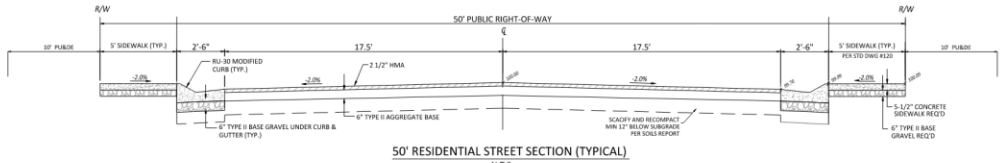
PP-2

2 OF 3 TOTAL

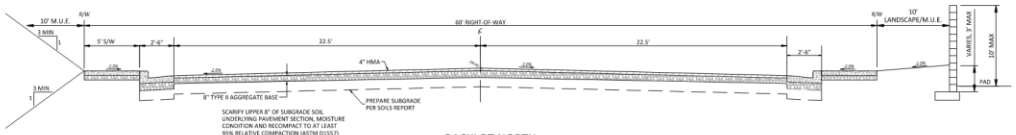
Proposed Utility Plan



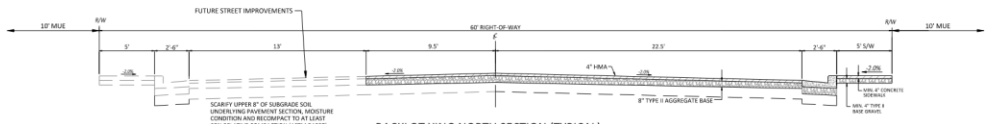
45' RESIDENTIAL STREET SECTION (TYPICAL)
N.T.S.



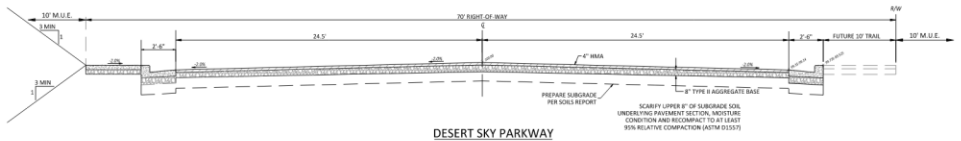
50' RESIDENTIAL STREET SECTION (TYPICAL)
N.T.S.



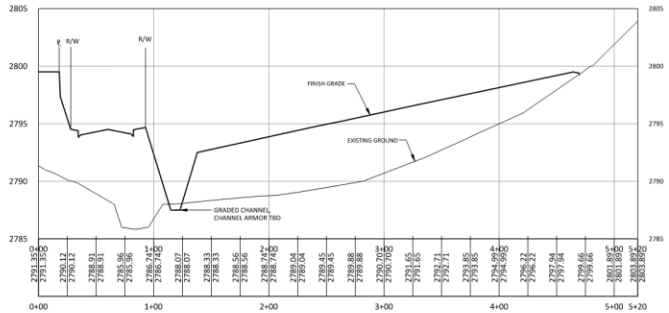
BACKLOT NORTH
N.T.S.



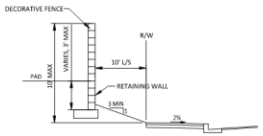
BACKLOT XING NORTH SECTION (TYPICAL)
N.T.S.



DESERT SKY PARKWAY
N.T.S.



CROSS SECTION "A"
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



SECTION B
N.T.S.

B
DT-1

KYLE M. MILLER
No. 187067
10/22/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
DESERT SKY SUBDIVISION PHASES 1-3
AT DESERT CANYONS
ST. GEORGE, UT

SHEET NAME:
PRELIMINARY PLAT - SECTIONS & DETAILS

DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,
120 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	8-12-26
PM :	KMM
DRAWN BY :	KMM
DESIGNED BY :	KMM
CHECKED BY :	KM
PROJECT NO. :	26-007
SCALE :	NO SCALE

SHEET NUMBER :

PP-3

3 OF 3 TOTAL

Recommendation

Staff recommends approval with the following condition:

1. That the applicant meet the conditions from Engineering's review of the preliminary plat.

Possible Motion

"I move that we approve the Desert Sky Phase 1 Preliminary Plat request, Case No. 2026-PP-019, based on the findings and condition noted in the staff report."

ST. GEORGE PLANNING COMMISSION MINUTES
September 8, 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 Kristopher Pearson
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Lonnie Olson
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Jared White
Applicant Rick Salisbury
Applicant James Sullivan

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 Draper.

Link to call to order and flag salute: 00:00:06

Link to call for disclosures 00:00:32

ITEM 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)

Agenda Packet [Page 2]

Link to Presentation by Dan Boles 00:00:51

Link to question by Commission Member Chapman 00:04:15

Link to comment by applicant Jared White 00:04:57

Link to discussion by Commission Members and Mr. Boles 00:06:40

DRAFT

Link to comment by Mr. White 00:09:10

Link to motion 00:10:18

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation for the cell tower in White Dome with staff recommendations and conditions, including compliance with all FAA conditions.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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)

Agenda Packet [Page 25]

Link to Presentation by Lonnie Olson 00:11:15

Link to question by Commission Member Fisher 00:13:10

Link to public hearing 00:13:36

No comments.

Public Hearing Closed

Link to discussion by Commission Members 00:13:58

Link to motion 00:14:14

DRAFT

MOTION:

A motion was made by Planning Commission Member Casey to forward a positive recommendation to City Council for the zone change for Strap Tank Restaurant and Brewery, based on the findings in the staff report and the bar establishment shall comply with all City of St George and State of Utah requirements for liquor license and operating a bar establishment.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Rogers called for a vote, as follows:

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

The vote was unanimous. Motion carries.

ITEM 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 & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2026-ZC-016 (Staff – Dan Boles)

Agenda Packet [Page 36]

Link to Presentation by Dan Boles 00:15:00

Link to question by Commission Member Draper and discussion with Mr. Boles 00:17:50

Link to question by Commission Member Chapman and discussion with Mr. Boles 00:18:57

Link to public hearing 00:20:30

No comments.

Public Hearing Closed

Link to discussion by Commission Members 00:20:52

Link to comment by applicant/property owner James Sullivan and discussion with

DRAFT

Commission Members 00:21:12

Link to motion 00:22:38

MOTION:
A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for the zone change for Sullivan Commercial, based on the findings 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.

APPROVAL OF MINUTES:
Consider a request to approve the meeting minutes from the August 25, 2026 meeting.

Agenda Packet [Page 52]

Link to motion 00:23:15

MOTION:
A motion was made by Planning Commission Member Draper to approve minutes of August 25, 2026 meeting.

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 Vice Chair Chapman –aye
Planning Commission Member Taysom – aye
Planning Commission Member Draper- aye

The vote was unanimous and the motion carried.

DRAFT

CITY COUNCIL ITEMS:

Dan Boles, Senior Planner, will 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*

ADJOURN:

Link to motion: 00:26:00

MOTION:
A motion was made by Planning Commission Member Chapman to adjourn.

SECOND:
The motion was seconded by Planning Commission Member Fisher.

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

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

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services

DRAFT