

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 Quarry 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.

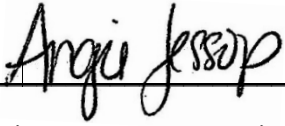
Case No. 2026-PP-019(Staff – Brian Dean)

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.



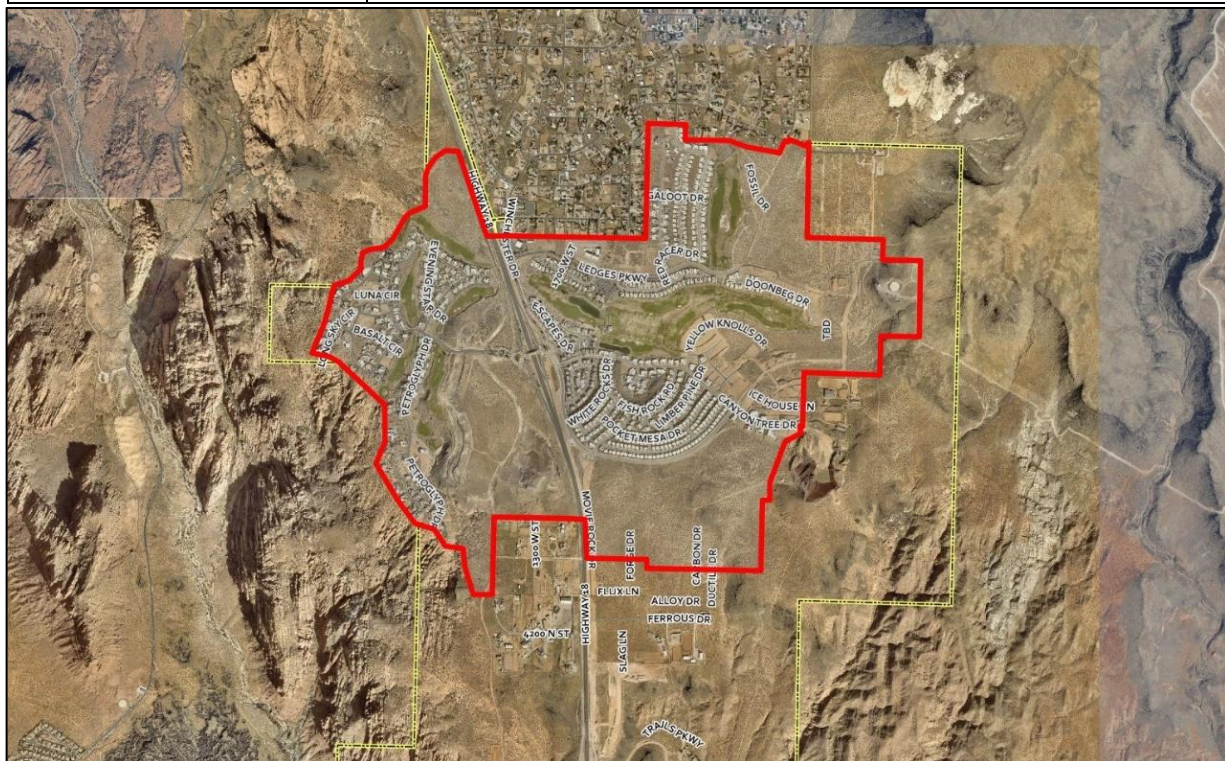
Angie Jessop – Community Development Office Supervisor

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.

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



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				NORTH OF GOLF COURSE			
AREA / NEIGHBORHOOD	CURRENT	PROPOSED	CHANGE	AREA / NEIGHBORHOOD	CURRENT	PROPOSED	CHANGE
Morning Sun (Existing)	53	53	—	Redcloud (Existing)	28	28	—
Canyon Rim (Existing)	98	98	—	Thorn Tree	188	188	—
Valderra	78	78	—	Fairways	41	41	—
Valderra	65	65	—	Johnson Arch	34	34	—
Valderra	190	190	—	Northgate Peaks	38	38	—
<i>Future</i>	51	45	(-6)	Hidden Pinyon	43	43	—
<i>Future</i>	45	65	+20	Fairways East	83	79	(-4)
<i>Future</i>	135	135	—	<i>Future</i>	160	200	+40
<i>Future</i>	125	125	—	<i>Future</i>	36	21	(-15)
West Of Highway Total	840	854	+14	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)
<i>Future</i>	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



Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges St George Case No. 2026-PDA-019

5 messages

Steven Mauer <[REDACTED]>
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Wed, Sep 16, 2026 at 12:19 PM

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]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

Lonnie Olson <lonnie.olson@sgcityutah.gov>
To: Steven Mauer <[REDACTED]>

Wed, Sep 16, 2026 at 12:33 PM

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]>
To: Lonnie Olson <lonnie.olson@sgcityutah.gov>

Fri, Sep 18, 2026 at 6:49 AM

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>
To: Steven Mauer <[REDACTED]>

Fri, Sep 18, 2026 at 8:10 AM

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]>
To: Lonnie Olson <lonnie.olson@sgcityutah.gov>

Fri, Sep 18, 2026 at 8:37 AM

Thanks again.

[Quoted text hidden]



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]



Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges St George case 2026-PDA-019

5 messages

[REDACTED]

To: lonnie.olson@sgcityutah.gov

Tue, Sep 15, 2026 at 2:23 PM

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]
[REDACTED]
[REDACTED]
[REDACTED]

Lonnie Olson <lonnie.olson@sgcityutah.gov>
To: [REDACTED]

Tue, Sep 15, 2026 at 2:39 PM

Dr. Madsen,

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).
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- 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](tel:4356274450).

Thanks,
Lonnie
[Quoted text hidden]



Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges of St. George Zone Plan

2 messages

Patrick <[REDACTED]>
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Mon, Sep 14, 2026 at 3:45 PM

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've 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>
To: Patrick <[REDACTED]>

Mon, Sep 14, 2026 at 4:11 PM

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]



Lonnie Olson <lonnie.olson@sgcityutah.gov>

Ledges Cse No. 2026-PDA-019

3 messages

Drew Elkins <[REDACTED]>
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Fri, Sep 18, 2026 at 8:27 AM

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>
To: Drew Elkins <[REDACTED]>

Fri, Sep 18, 2026 at 8:30 AM

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]>
To: Lonnie Olson <lonnie.olson@sgcityutah.gov>

Fri, Sep 18, 2026 at 10:40 AM

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]

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Lonnie Olson <lonnie.olson@sgcityutah.gov>

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

2 messages

june veloce <[REDACTED]>
Reply-To: june veloce <[REDACTED]>
To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Mon, Sep 14, 2026 at 9:32 PM

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>
To: june veloce <[REDACTED]>

Tue, Sep 15, 2026 at 8:21 AM

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]



Lonnie Olson <lonnie.olson@sgcityutah.gov>

Case No. 2026-PDA-019

2 messages

Bob Paynter <[REDACTED]>
To: lonnie.olson@sgcityutah.gov

Fri, Sep 18, 2026 at 11:58 AM

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>
To: Bob Paynter <[REDACTED]>

Fri, Sep 18, 2026 at 12:09 PM

Bob,

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 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]



Lonnie Olson <lonnie.olson@sgcityutah.gov>

Dear Lonnie Olson,

2 messages

Irving Zucker <[REDACTED]>

Fri, Sep 18, 2026 at 4:10 PM

To: "lonnie.olson@sgcityutah.gov" <lonnie.olson@sgcityutah.gov>

Thanks for your letter about Ledges St. George, Case No. 20026-PDA-019.

I have spoken to some of my neighbors and most feel that their major concern is WATER. Perhaps the developer has a plan to develop and increase water reservoirs for their project.

What type of landscaping and water use does the developer have planned for this project? Will the developer be sensitive to environmental concerns and impact? Preservation of native plants and habitats is very important to many of us in this community.

Although I will not be able to attend this meeting - I would like to express my concerns which are water resources and environmental impact. I believe I speak for most of my neighbors who share these concerns.

Thanks for your excellent work and assistance.

Very best wishes,

Irving Zucker

[REDACTED]

Lonnie Olson <lonnie.olson@sgcityutah.gov>

Fri, Sep 18, 2026 at 4:13 PM

To: Irving Zucker <[REDACTED]>

Irving,

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

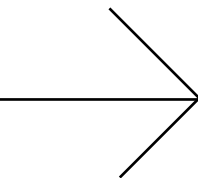
Thanks,
Lonnie

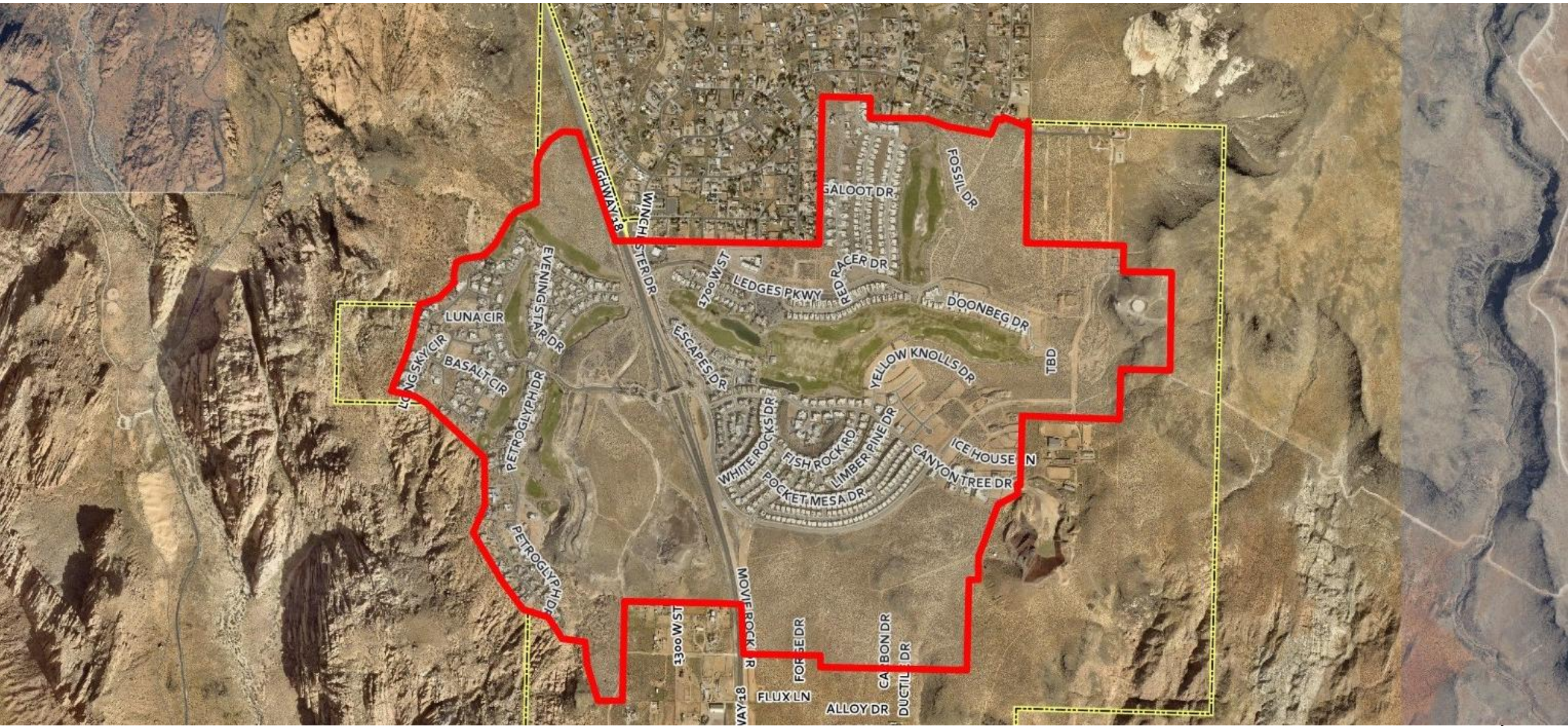
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Exhibit C
PowerPoint Presentation

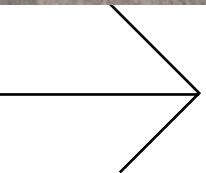


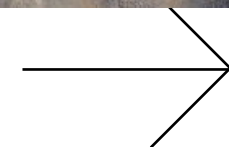
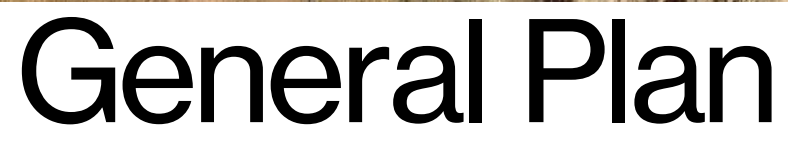
Ledges St George
2026-PDA-019

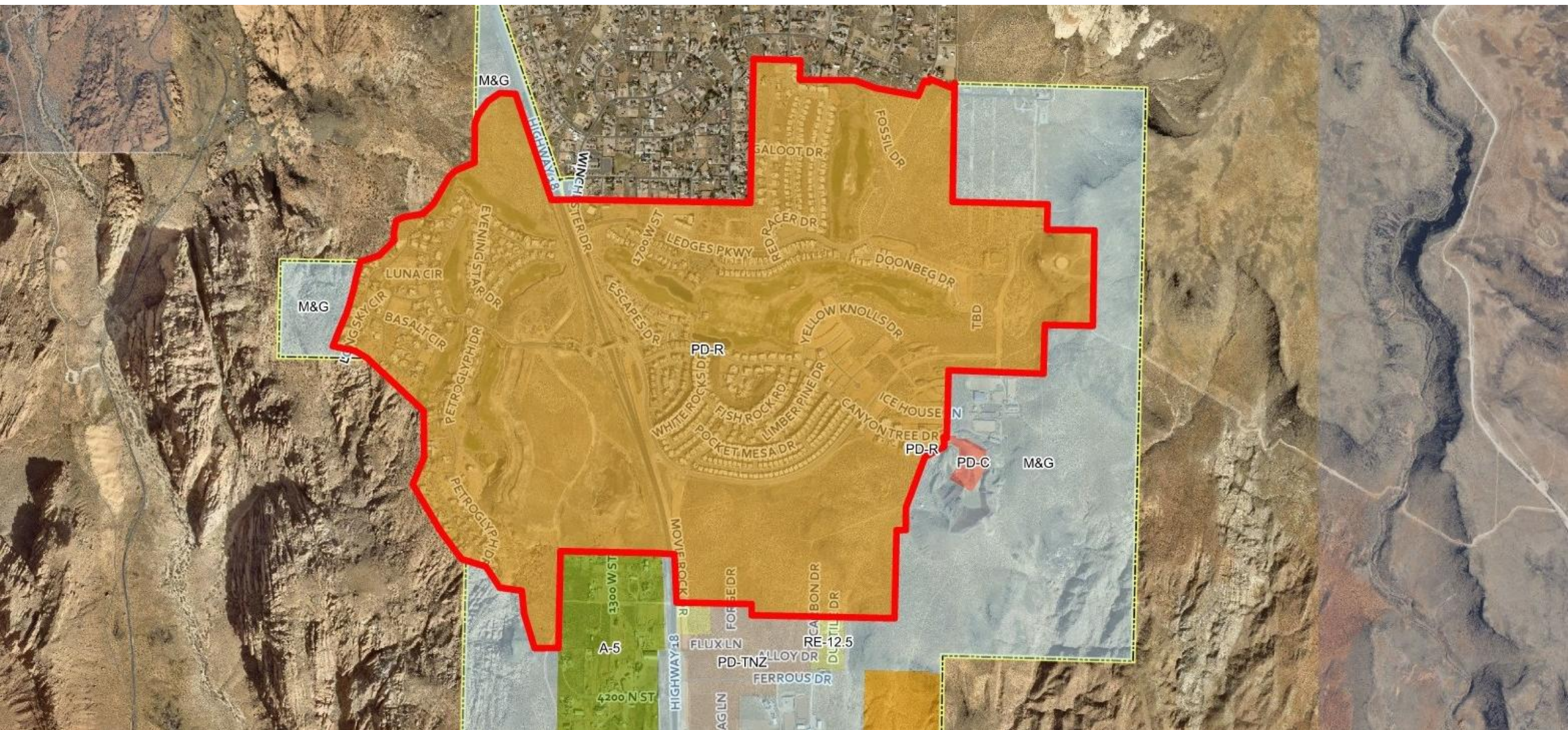




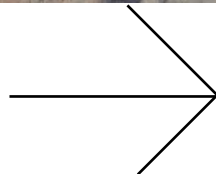
Location





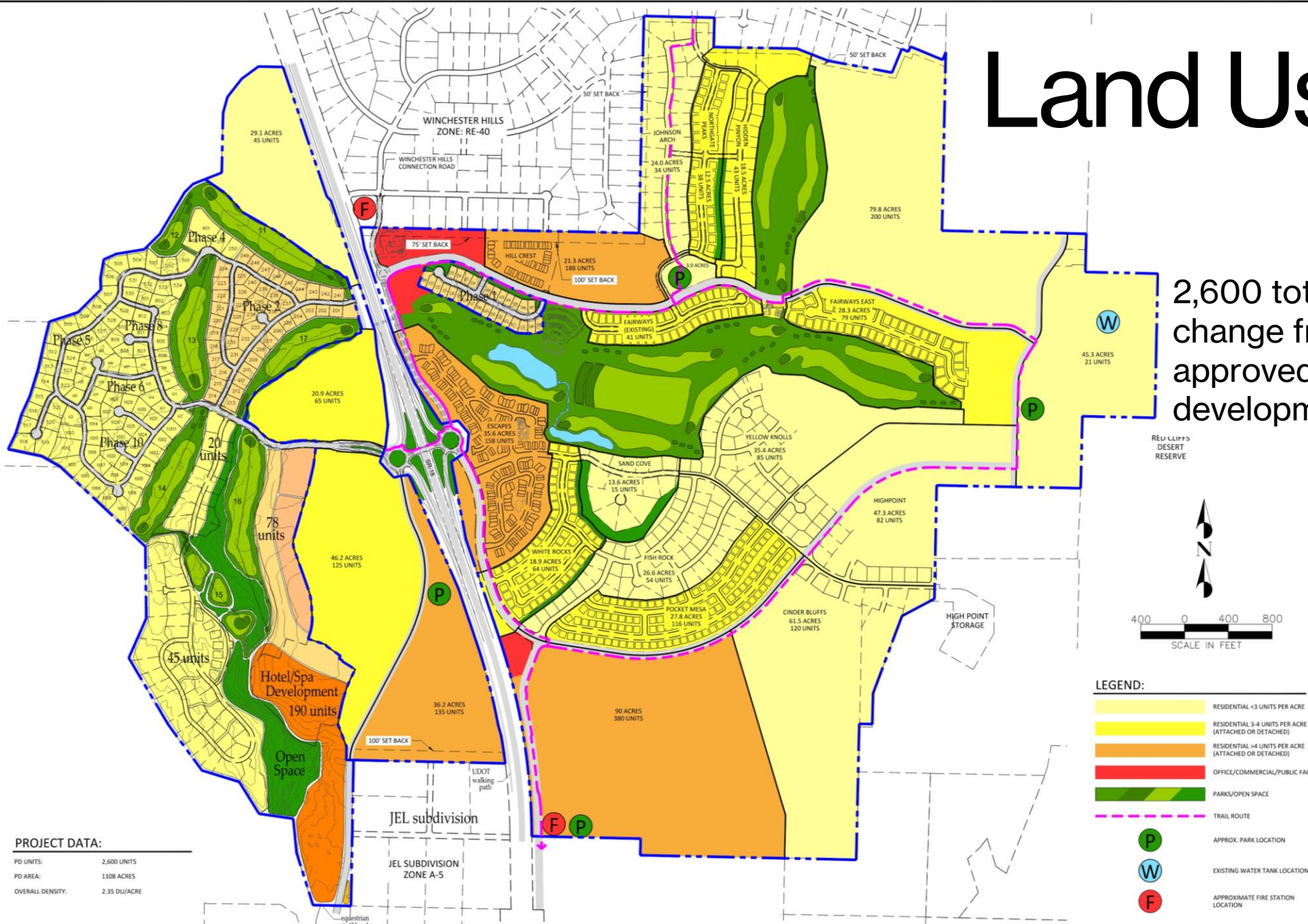


Zoning



Land Use Plan

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



West of Highway



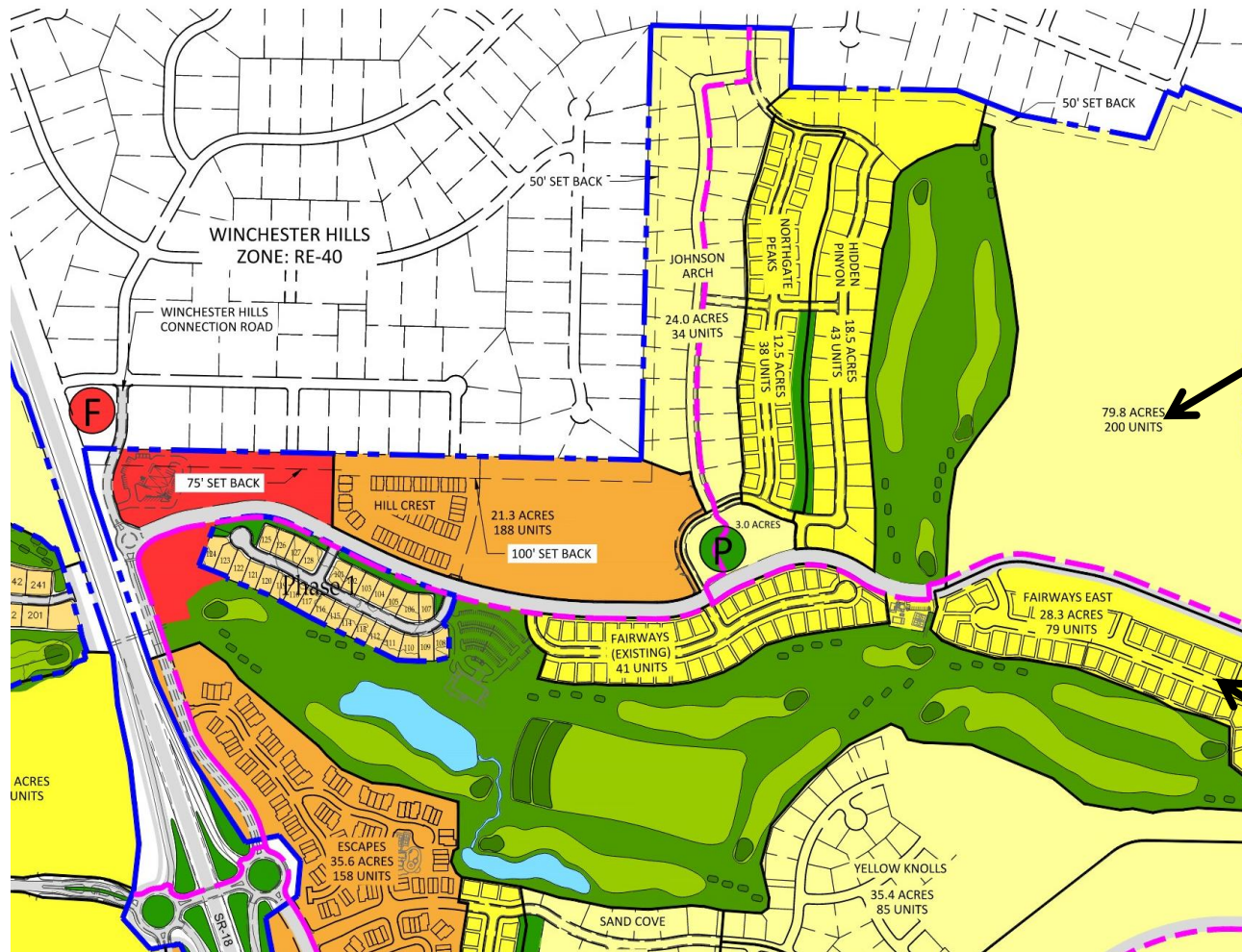
Decrease of 6 units (45 total proposed)

Increase of 20 units (65 total proposed)

Overall increase of 14 units in this area

PROJECT DATA:

PD UNITS:	2,600 UNITS
PD AREA:	1108 ACRES
OVERALL DENSITY:	2.35 DU/ACRE



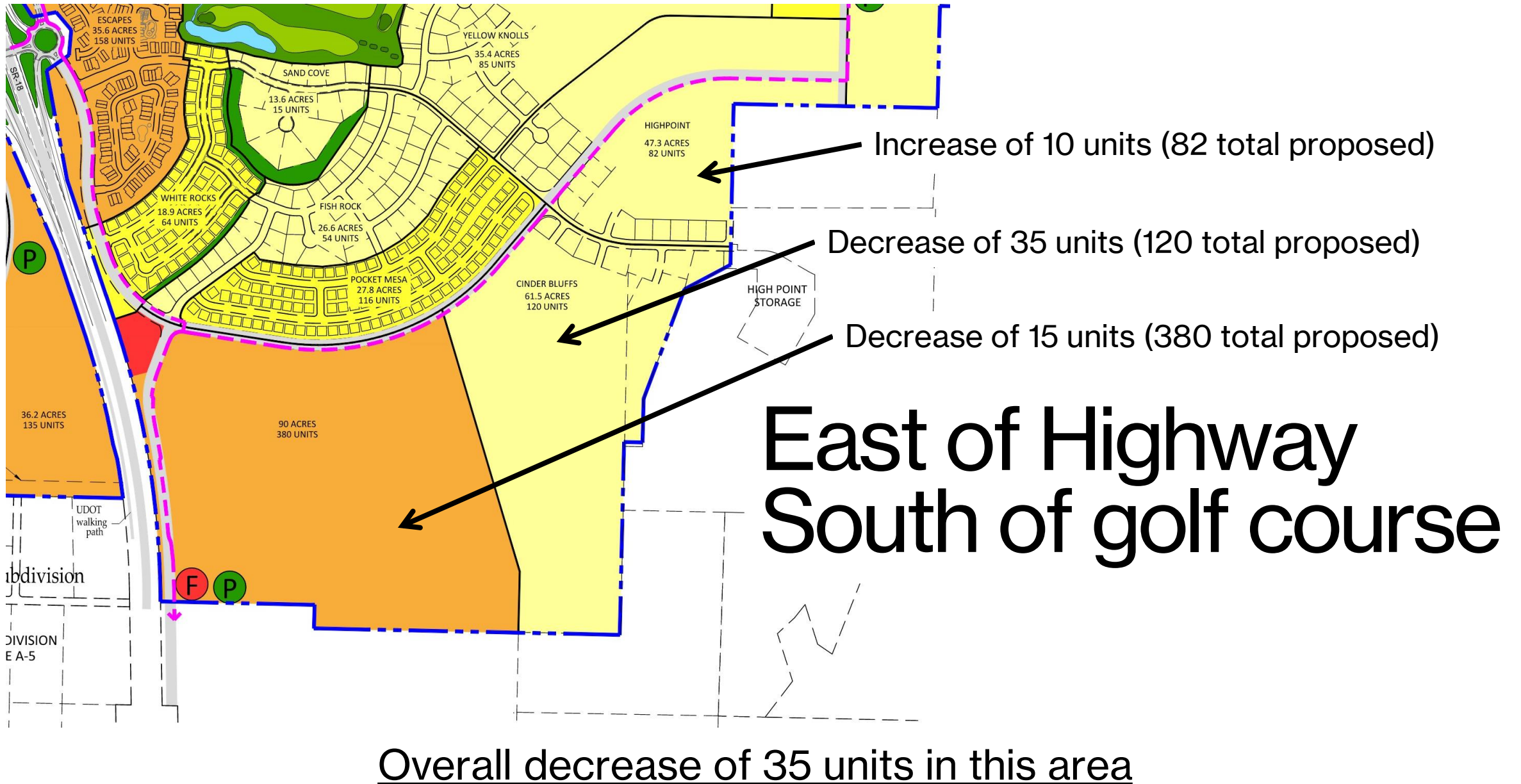
East of Highway North of golf course

Increase of 40 units (200 total proposed)

Decrease of 15 units (21 total proposed)

Decrease of 4 units (79 total proposed)

Overall increase of 21 units in this area



**“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.”**

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 Quarry 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 ft ² minimum lot size)
	West	OS (Open Space)
Land Area:	Approximately 1.09 acres	



LES SCHWAB TIRE CENTER

0 145 290 580 870 1,160 Feet



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 ft ² 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.

Exhibit A
Public Comment

Amendment to the Lin's Market

2 messages

Karin Liddle [REDACTED]
To: "daniel.boles@sgcityutah.gov" <daniel.boles@sgcityutah.gov>

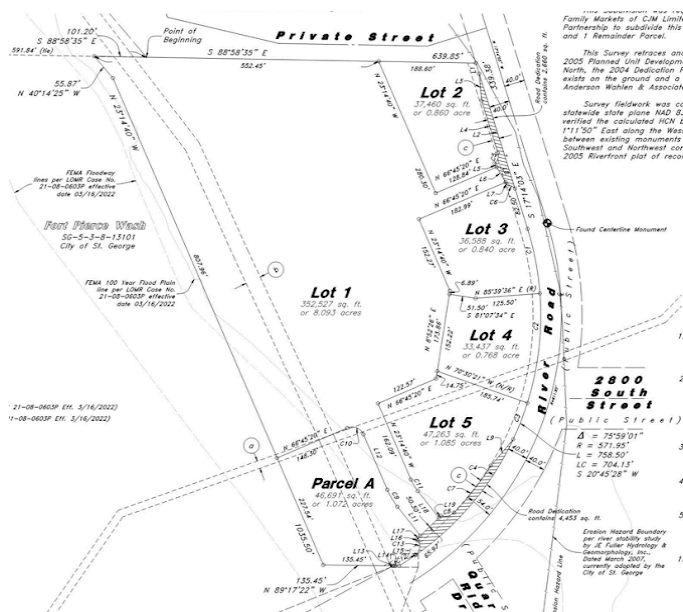
Mon, Sep 14, 2026 at 5:24 PM

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>
To: Karin Liddle [REDACTED]

Tue, Sep 15, 2026 at 8:23 AM

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

Proposed Tire Shop on River Road & Quarry Ridge Dr

1 message

Sarah Harmer [REDACTED]
To: "daniel.boles@sgcityutah.gov" <daniel.boles@sgcityutah.gov>

Thu, Sep 17, 2026 at 11:10 AM

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

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.

To:

City of Saint George Planning Commission
Dan Boles, AICP Senior Planner

From:

Dennis Gray, Resident and HOA Board Member
Riverfront Community, [REDACTED]

In RE: Case Number 2026-PDA-018, a.k.a. ***Les Schwab Tire Center***

I am writing in firm opposition to the proposed amendment mentioned above, which would allow a tire shop to be built in a river wash which recharges groundwater and provides drinking water to the community at large via the Virgin River and its tributaries.

The reasons I and my neighbors oppose this tire shop are numerous. I hope many will attend in person before the planning commission and voice their own opposition. My reasons for opposing this project are summarized below;

- 1) The noise from air-operated tools in a residential neighborhood would be a grave nuisance to the peace and quiet of the homeowners and tenants directly next door, many of whom work nights and sleep during the day,
- 2) The increased traffic poses a serious risk to residents trying to enter and/or exit the Riverfront community, and creates a grave hazard to school children walking to the nearby Little Valley Elementary school, Desert Hills Intermediate School, The Church of Jesus Christ of Latter-Day Saints across the street, and the various ball fields and recreation areas nearby,
- 3) THIS IS A RESIDENTIAL AREA, and should not have commercial or industrial operations when there are houses surrounding the location,
- 4) The proposed Les Schwab facility will likely service large vehicles, such as semi trucks and RVs, further turning our residential area into a truck stop. The current Les Schwab on Pioneer does (see attached),
- 5) Our neighborhood has no street lights FOR A REASON – we do not want bright lights interfering with our view of the night sky, and the tire facility would contribute to light pollution,
- 6) THE SMELL of a tire store is a horrible nuisance, and to have to smell that day and night in the comfort of our homes is not welcomed,
- 7) The risk of contamination of the river wash during strong storms is, in my opinion, high enough as to disqualify ANY use of the land in the entire shopping center from development, let alone a tire shop, which deals with chemicals like brake fluid and used motor oil, toxic to people and wildlife,
- 8) The river wash is a wildlife habitat and it deserves to be protected, not encroached. The wash is an area where residents can walk in peace and nature, enjoying the native flowers and animals. A tire store in the wash, no matter how carefully engineered or planned, cannot exist without harming that habitat. The wash also is a groundwater recharge area and feeds into the

Virgin River. We live in a desert where water is precious and it should not be treated with such abject disrespect.

I have attached some materials illustrating my concerns. I will show water erosion to the proposed tire shop location that occurred just last month, when a light rain storm was amplified by the runoff from the Virgin River. I will show photos of the existing Les Schwab store and its service bays for large equipment. I have attached a flood map, courtesy of FEMA, showing that even the road into and out of the shopping area is in the flood zone, and it is my understanding that this area has flooded in the past, forcing the bridge adjacent to the property to be rebuilt. I have also included scans of our neighborhood petition in opposition of the project, with signatures gathered from our residents, for your consideration.

I have also personally suffered from the construction of the shopping center where the tire shop is proposed. I contracted Valley Fever and was bedridden to 2 months as a result of all the soil disturbance from the construction. The constant dust being dumped on our neighborhood is truly dangerous, as I can attest.

In closing I would ask you, "Would you want a tire shop next door to your \$750,000.00 home?"

I do not. With all due respect to the planning commission, this is a poor use of the land, a risk to the community, and the amendment should not be adopted.

Respectfully,

Dennis Gray

Attachments (8 pages)

Attachment 1

Showing Flood waters on Evergreen Drive, on the north side of the riverbed. The water is deep enough that a child riding a bicycle is semi-submerged in flood water. This occurred on August 13th.



Attachment 2

Overview of the Shopping Center project, showing erosion of the soil near the bridge where the tire shop is to be located. Please note the height of the water. This was a light rain event.



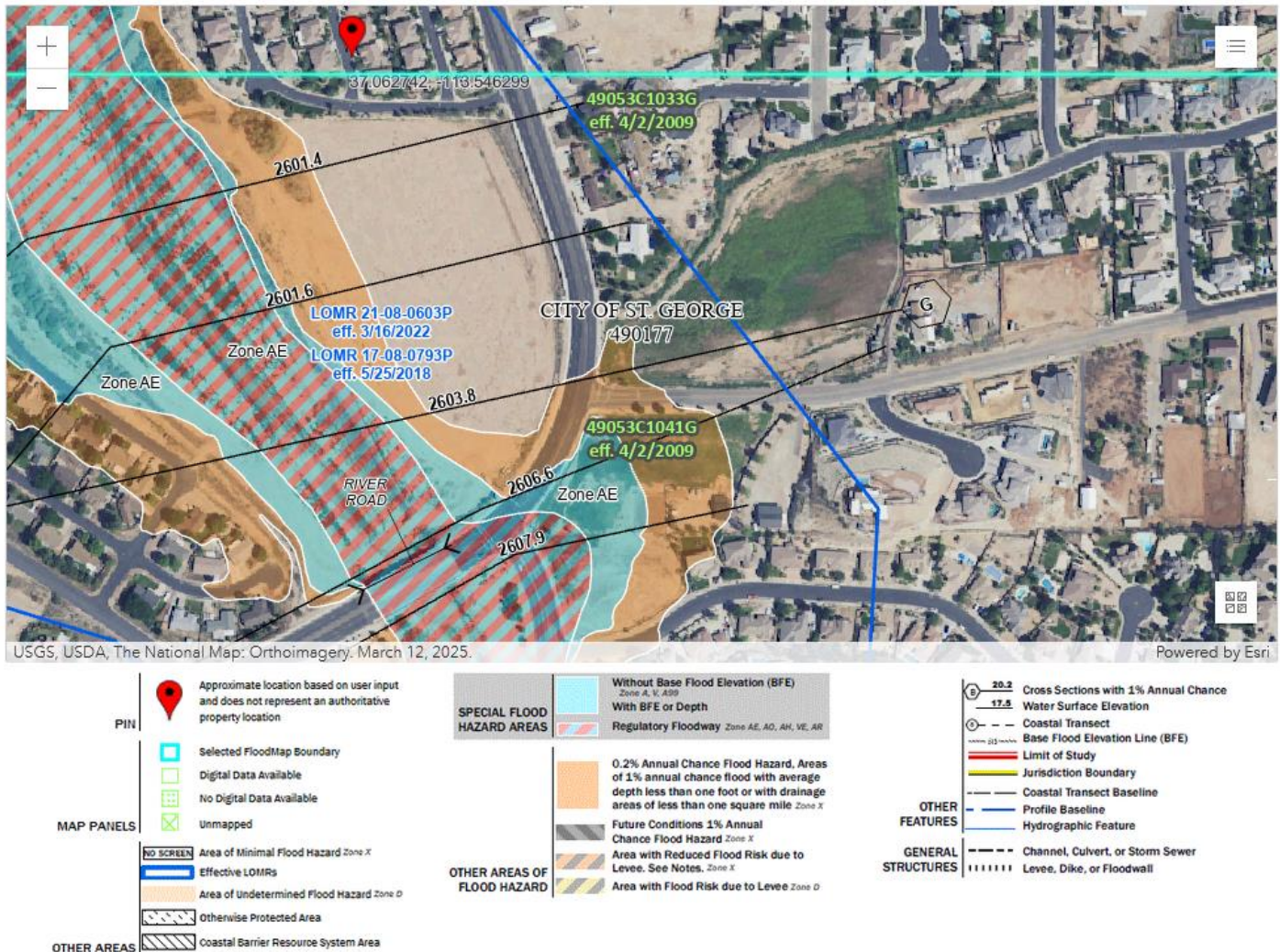
Attachment 3

Photo of the existing Les Schwab location on Pioneer. This bay handles RVs and semi trucks, per an employee at the shop. There is a truck waiting for service on the left. There is a motorhome and a trailer in the bays. Picture taken on September 18th.



Attachment 4

Current FEMA flood map, as amended in August 2024. Note that the access road into and out of the shopping center and the proposed tire shop is in the flood zone, which is why there is a requirement for another driveway approximately 50 feet from our private street.



Attachment 5

Scan of the proposed tire store location from the notice received by the residents. Please compare to the map above and judge for yourself if this is in a flood zone.



Attachment 6

Scans of petition pages circulated through the Riverfront neighborhood. (3 pages)

Petition Opposing the Proposed Les Schwab Tire Store (Case No. 2026-PDA-018)

To the St. George Planning Commission and St. George City Council

We, the undersigned residents and property owners of the River Front HOA community, respectfully submit this petition in opposition to the proposed construction of the Les Schwab Tire Center (Case No. 2026-PDA-018) located north of the intersection of River Road and Quarry Ridge Drive.

We are concerned that the proposed tire store may negatively impact the surrounding residential community through increased traffic congestion, noise, vehicle activity, lighting, and other commercial impacts that may affect the quality of life and enjoyment of our homes.

We respectfully request that the City of St. George carefully consider the concerns of neighboring residents and deny approval of this project, or require modifications that adequately protect the adjacent residential community.

Submitted by residents of River Front HOA.

Unit #	Printed Name	Address	Signature	Date
1 18	Marta Christensen	[REDACTED]	Marta Christensen	9/16/26
2 19	Joni Zandino	[REDACTED]	Joni Zandino	9/16/26
3 19	Randi Goodell	[REDACTED]	Randi Goodell	9/16/26
4 12	Kay Erickson	[REDACTED]	Kay Erickson	9/16/26
5 21	Don Robertson	[REDACTED]	Don Robertson	9/16/26
6 1	KAREN LIDDLE	[REDACTED]	Karen Liddle	9/16/26
7 1	John Liddle	[REDACTED]	John Liddle	9/16/26
8	Pam McReil	[REDACTED]	Pam McReil	9/17/2026
9 5	Donna Fordley	[REDACTED]	Donna Fordley	9-17-2026
10				
11	Chad Goodell	[REDACTED]	Chad Goodell	9/17/26
12				
13				
14				
15				
16	MARY Lewis	[REDACTED]	Mary Lewis	16 Sept 2026
17				
18				
19				
20				
21				

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Submitted by residents of River Front HOA.

Unit #	Printed Name	Address	Signature	Date
1 20	DENNIS GRAY	[REDACTED]	[Signature]	17-SEP-2026
2 20	Xavier Bryan	[REDACTED]	[Signature]	17-SEP-2026
3 20	Carole Gray	[REDACTED]	[Signature]	17-Sept-2026
4 20	Rochelle Allsop	[REDACTED]	[Signature]	Sept 17/2026
5 20	Ema Gray	[REDACTED]	[Signature]	7-19-2026
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Submitted by residents of River Front HOA.

Unit #	Printed Name	Address	Signature	Date
1	10 Andy Kerlin	[REDACTED]	[Signature]	7/18/26
2	10 Christa Kerlin	[REDACTED]	[Signature]	
3				
4				
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Attachment 7

Contact information of the residents collecting signatures.

Petition Contact:

Name: Amy Kerlin

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Petition Contact:

Name: DENNIS GRAY

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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

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

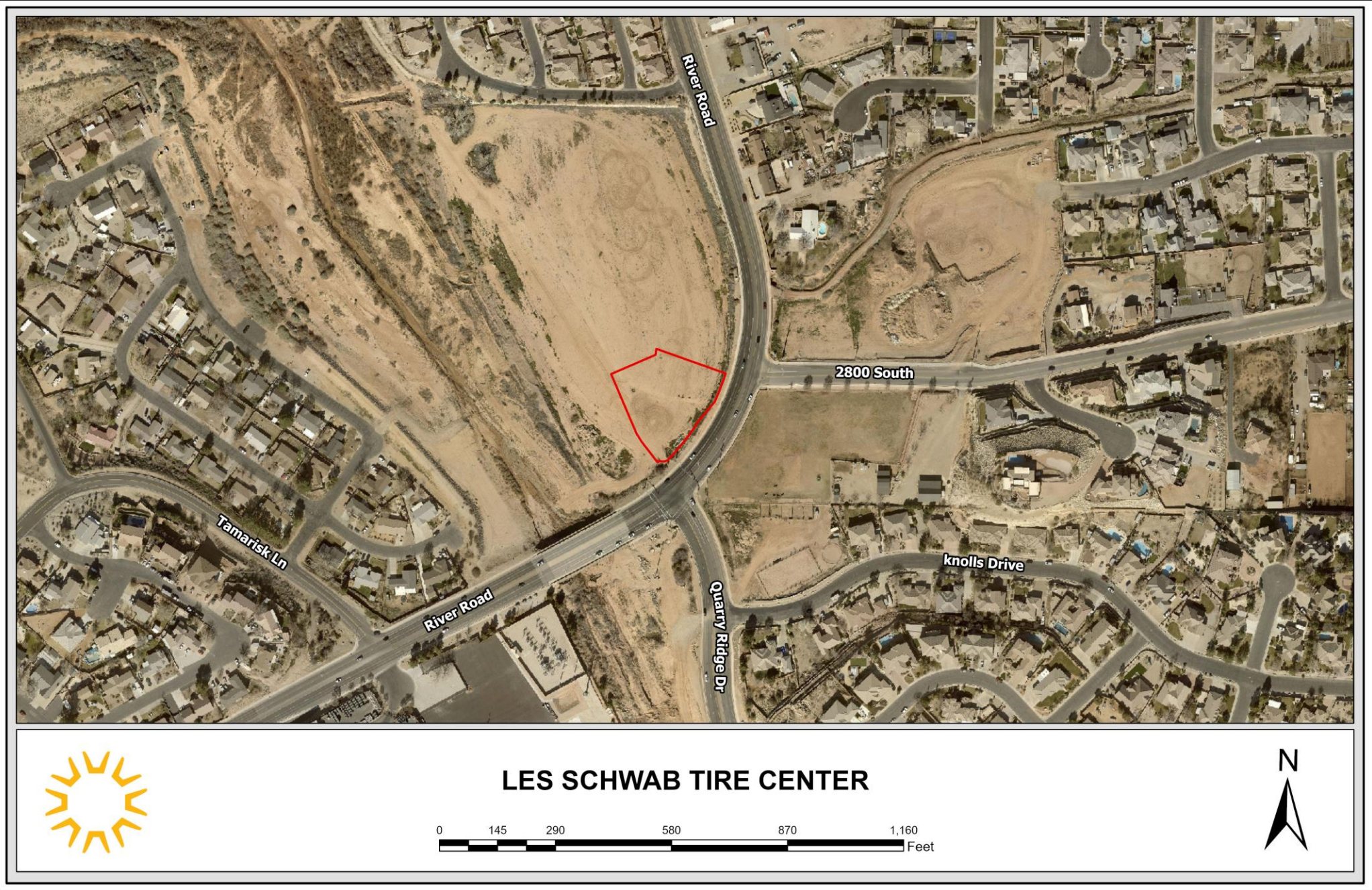
Exhibit C

PowerPoint Presentation

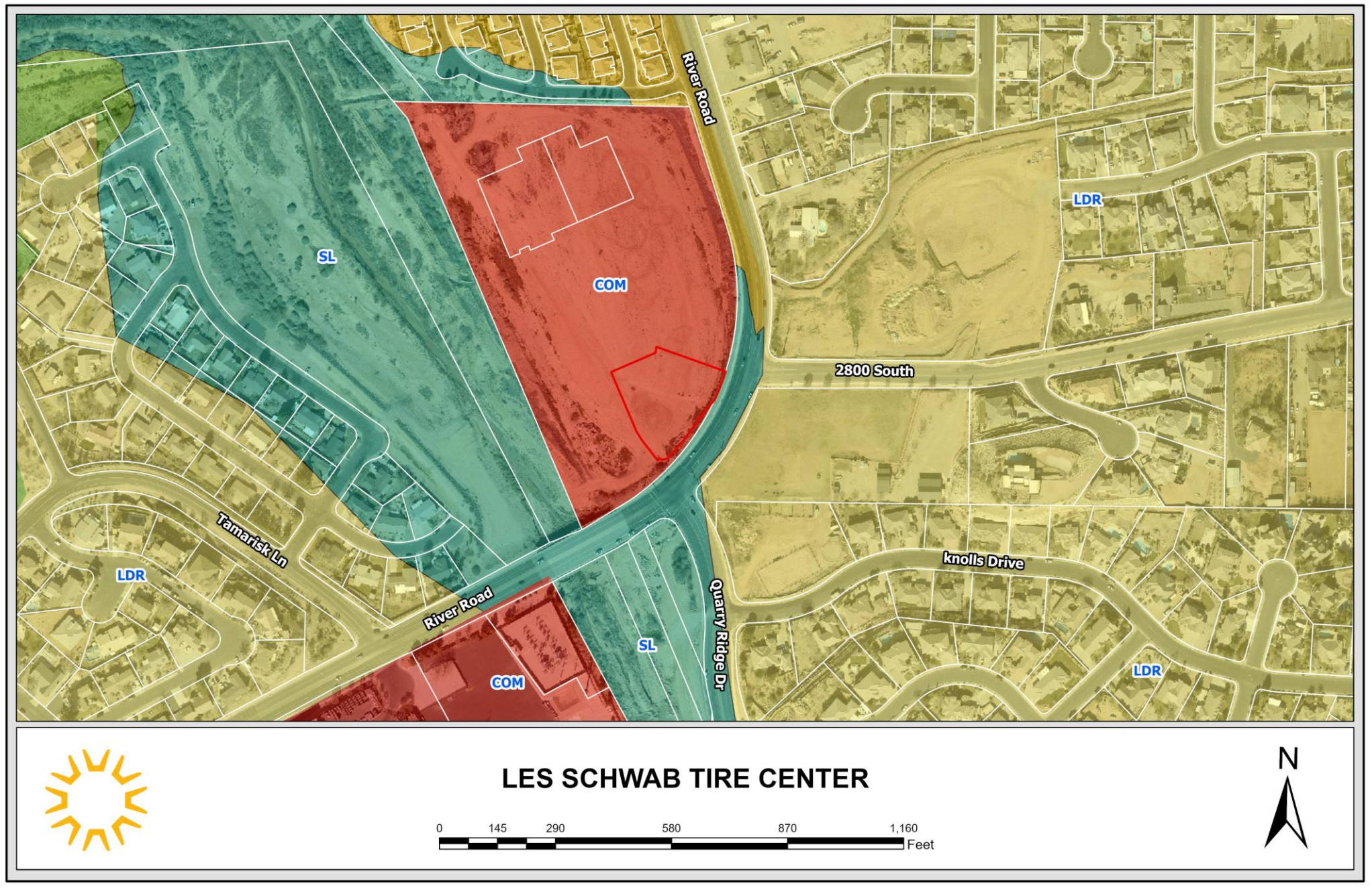
Les Schwab Tire Center

2026-PDA-018

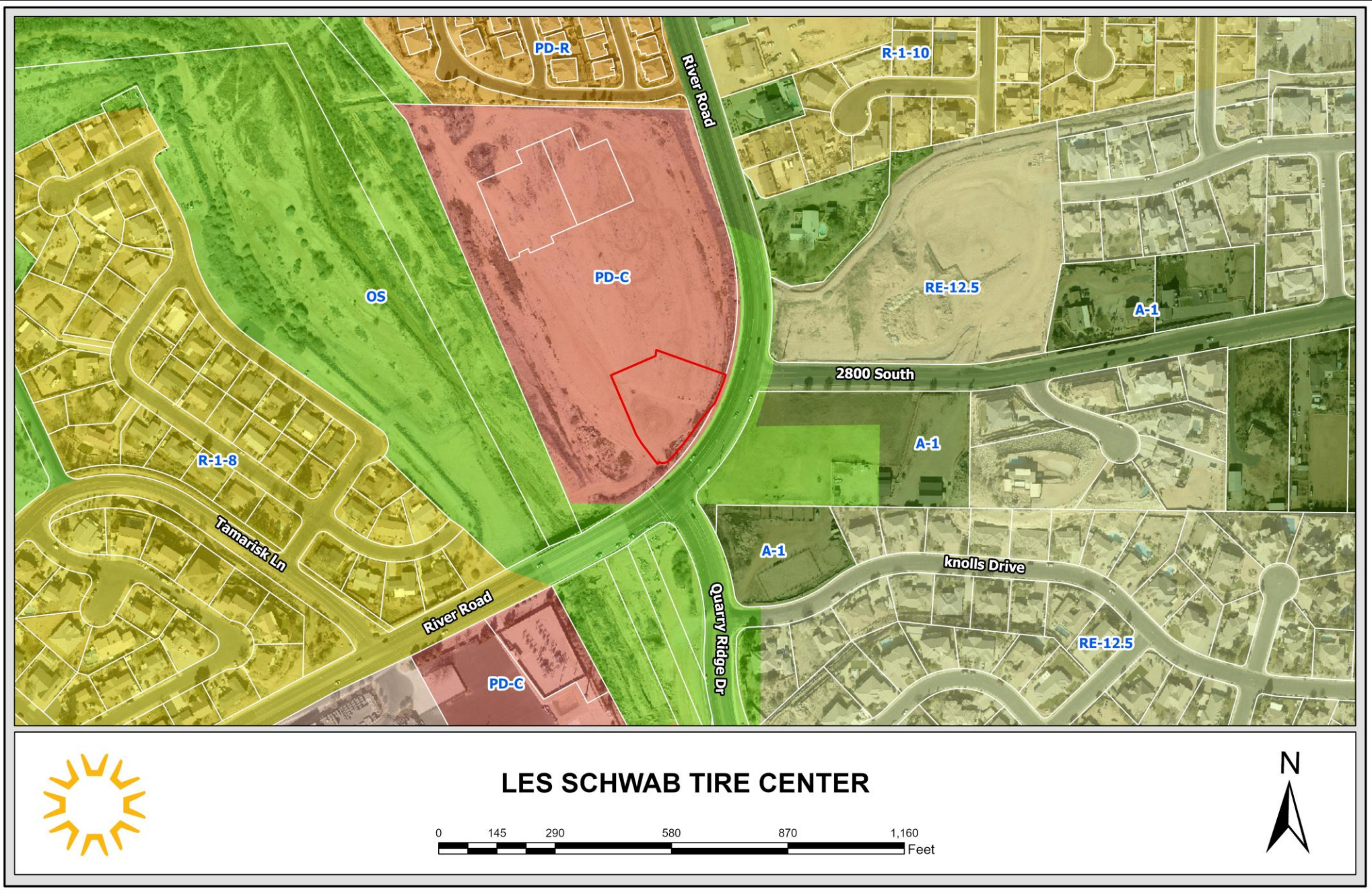
AERIAL MAP



LAND USE MAP



ZONING MAP



Approved Use List

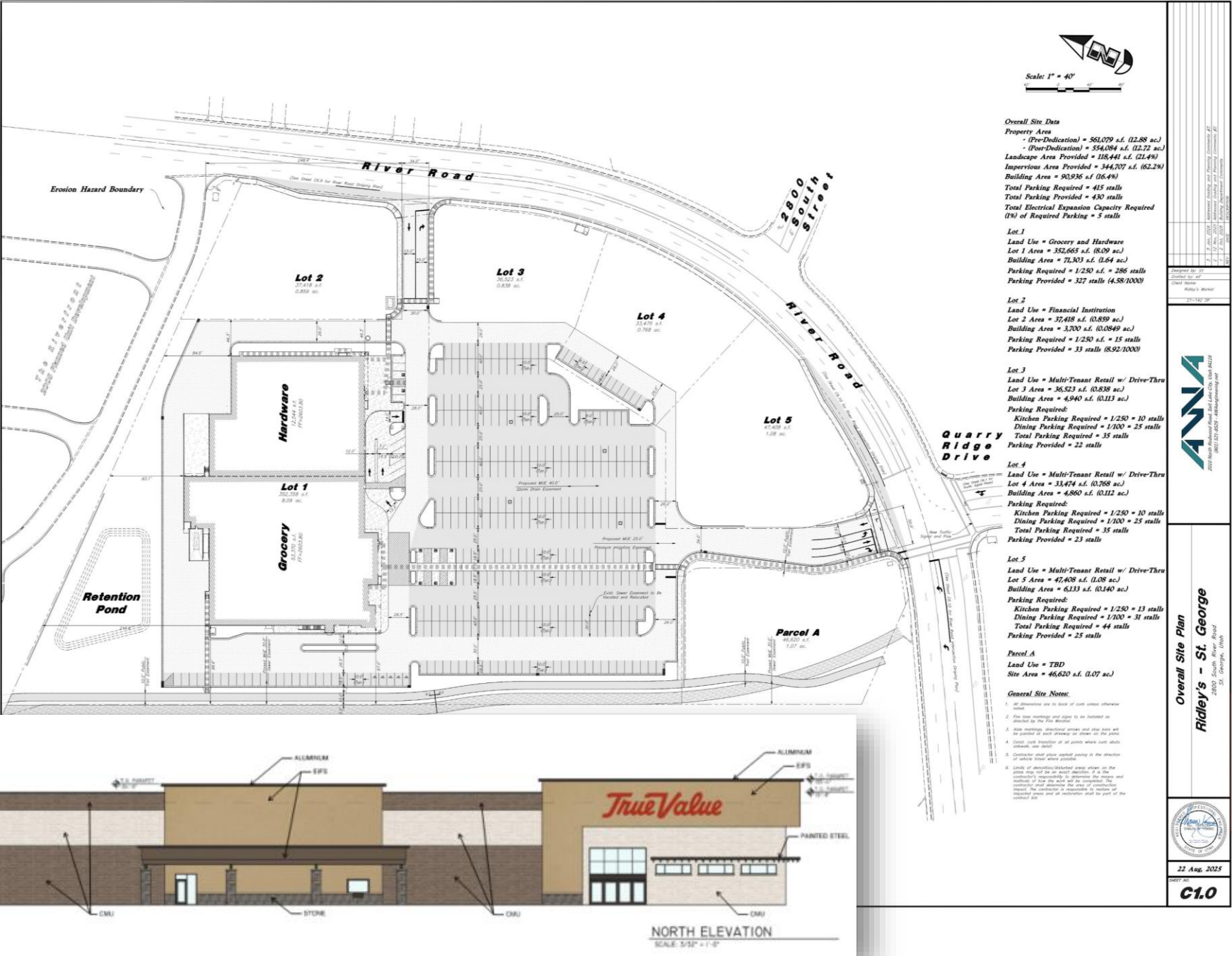
EXHIBIT A – PROPOSED ALLOWABLE FUTURE USES

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):

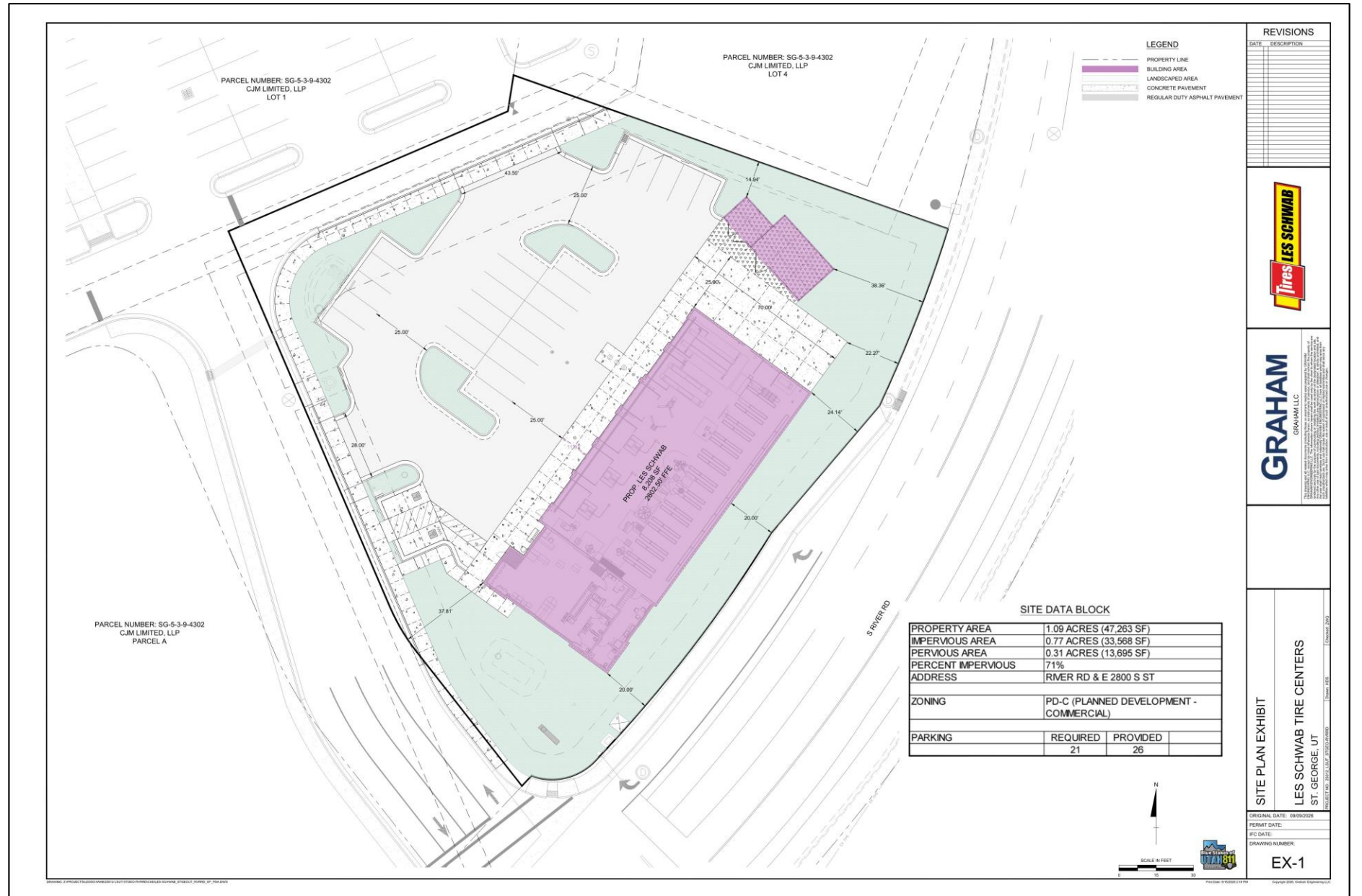
- Animal boarding/care for small animals only and boarded for less than 30 days a year provided, conducted completely within enclosed building.
- Antique store
- Automobile part sales (new parts only); provided, conducted within completely enclosed building
- Building material sales
- Catering establishment
- 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

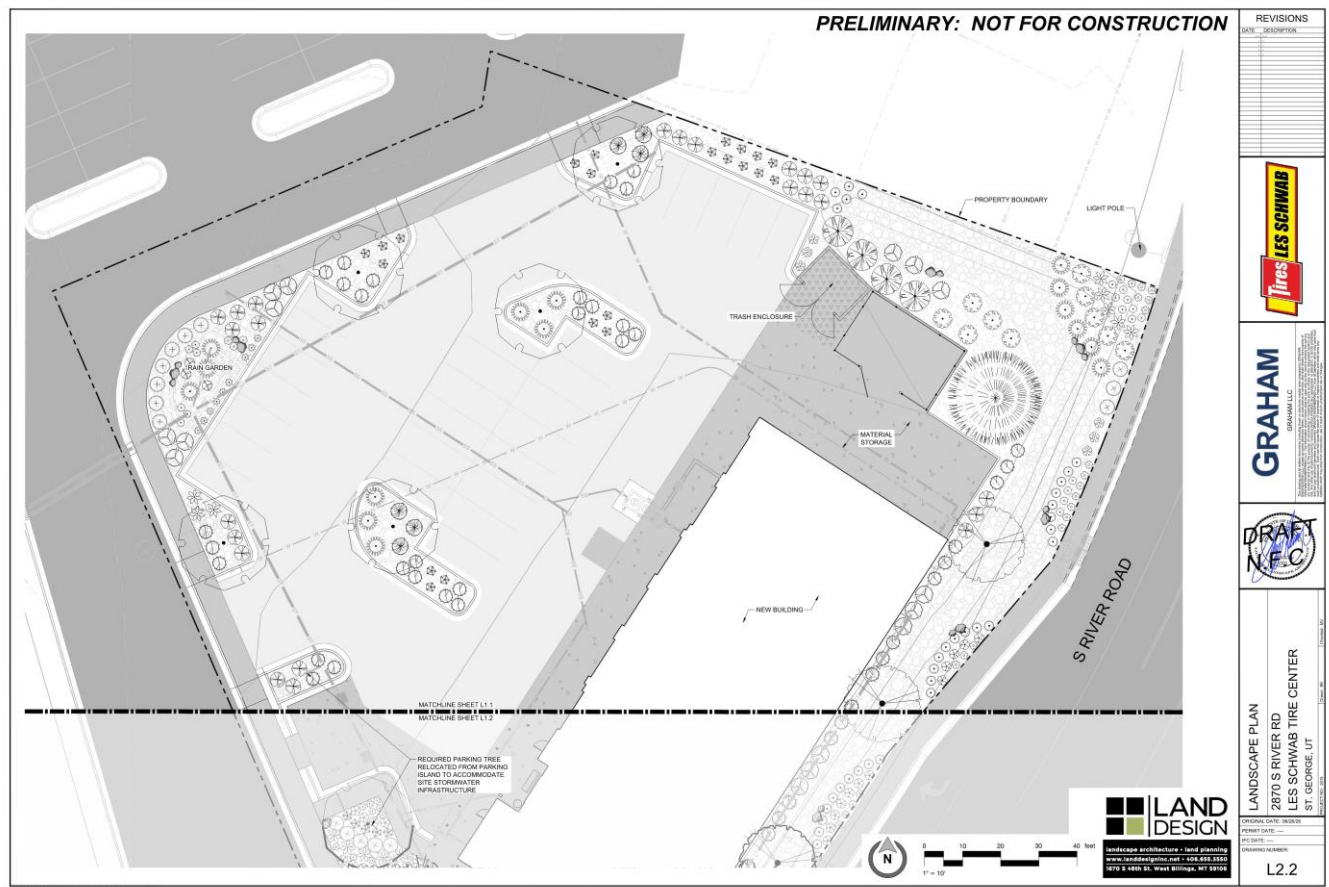
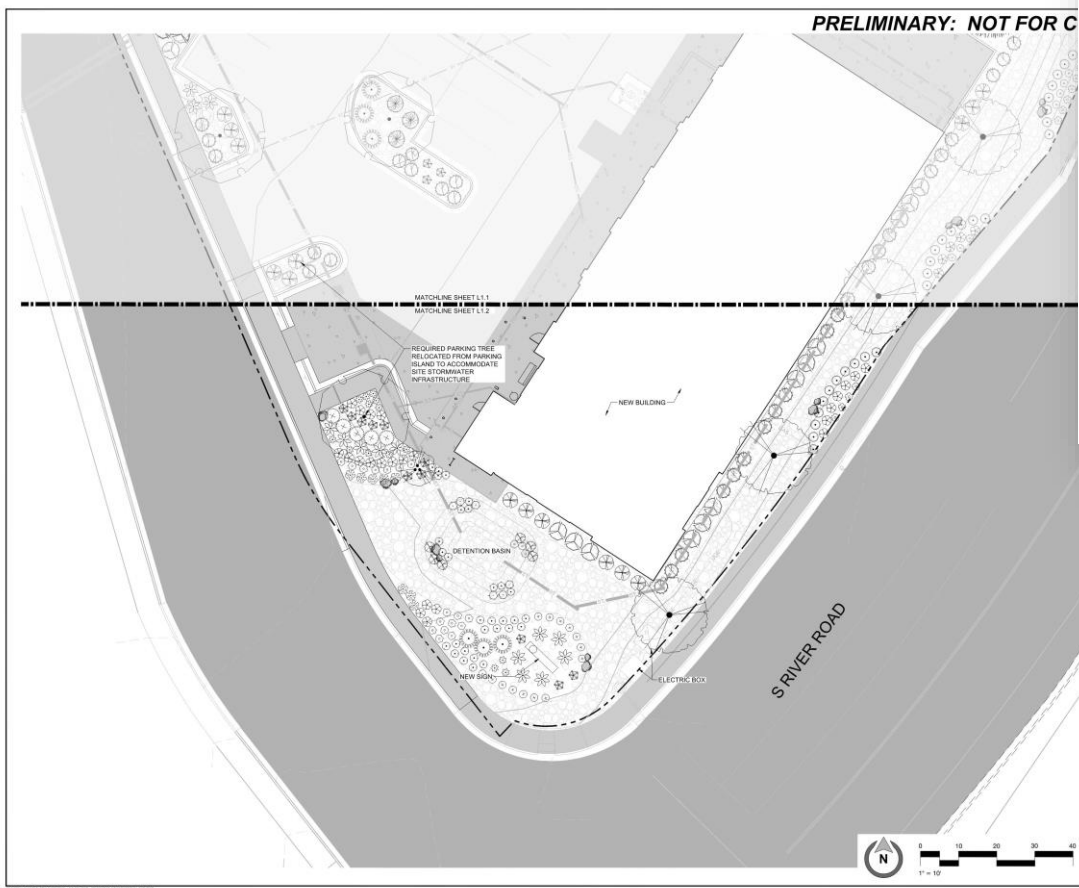
LIN'S SITE



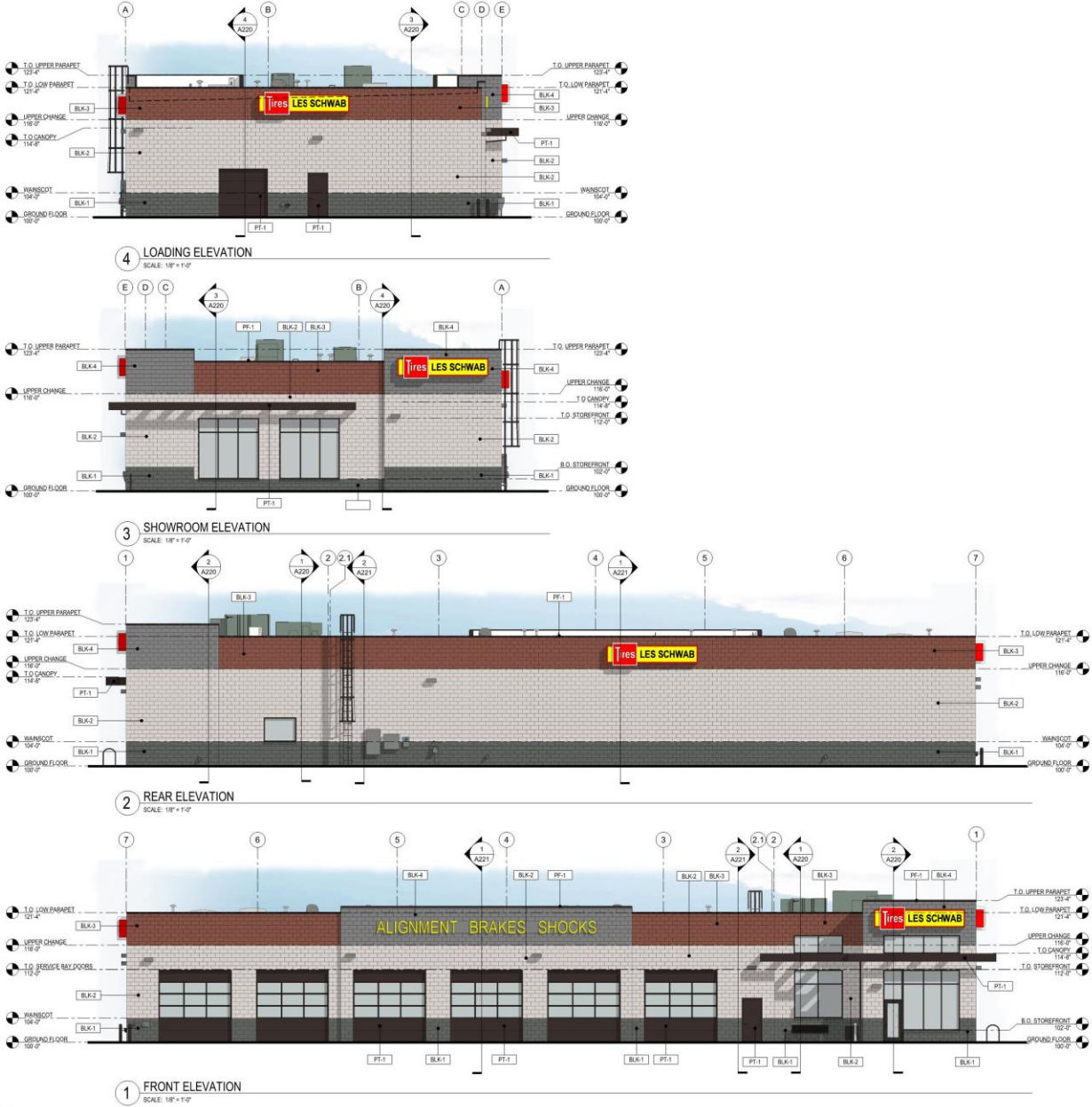
SITE PLAN



LANDSCAPE PLAN



ELEVATIONS



ELEVATION GENERAL NOTES:

1. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY BY OWNER.

2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.

3. REF. CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.

4. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF. CIVIL DRAWINGS.

5. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL SUPPORTS USING GALVANIZED EXPANSION ANCHORS AND REQUIRED ELECTRICAL PULL-IN LOCATION. ENSURE ELECTRICAL IS PROVIDED AT ALL EXTERIOR SIGNAGE AND TERMINATED AT SIGN.

6. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.

7. EXPOSED STEEL CONCRETE WALLS IN LANDSCAPE AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.

8. REFER TO SHEET ESD-1 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.

9. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

10. WISC. WMR 848.05 NET TRANSPARENT WINDOW AREA 7.384 SF NET WALL AREA 1.545 SF OPAQUE OPENINGS 15.99.

ELEVATION KEY NOTES:

1

MATERIAL LEGEND:

BLK.1

BLK.2

BLK.3

BLK.4

PT.1

ENSURE ALL COLORS RETURN INTO JAWS AND INTERIOR CORNERS. TYP.

BASALITE CMU SPLIT FACE (R665 CHARCOAL)

BASALITE CMU GROUND FACE (R185 WHITE)

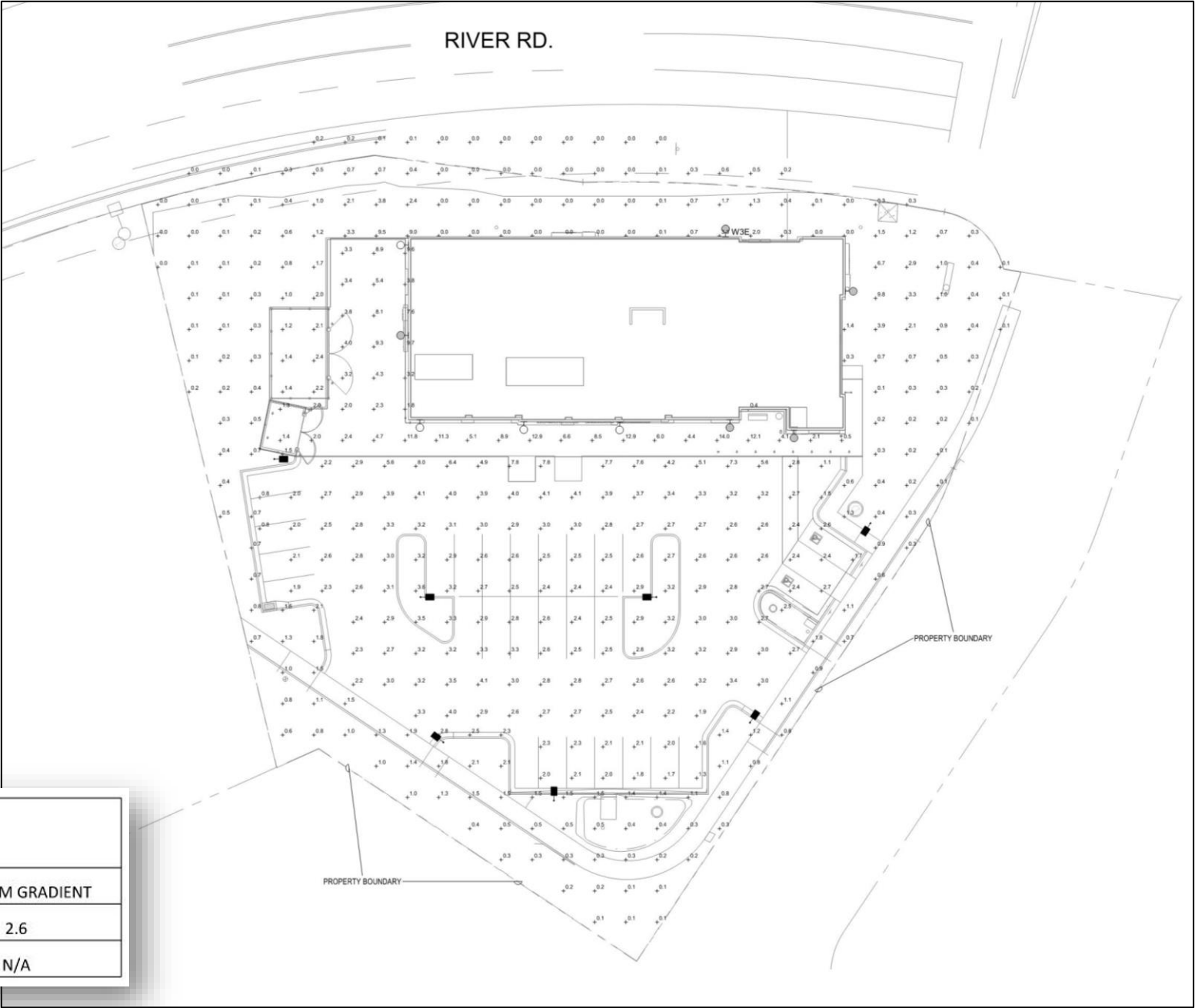
BASALITE CMU SPLIT FACE (R675 INCA RED)

BASALITE CMU SMOOTH (R665 CHARCOAL)

EXTERIOR PAINT. COLOR: SW 8061-1009A-L3 BRONZE 2020

PRE-FINISHED METAL COLOR TO MATCH: SW 8061-1009A-L3 BRONZE 2020

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

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.

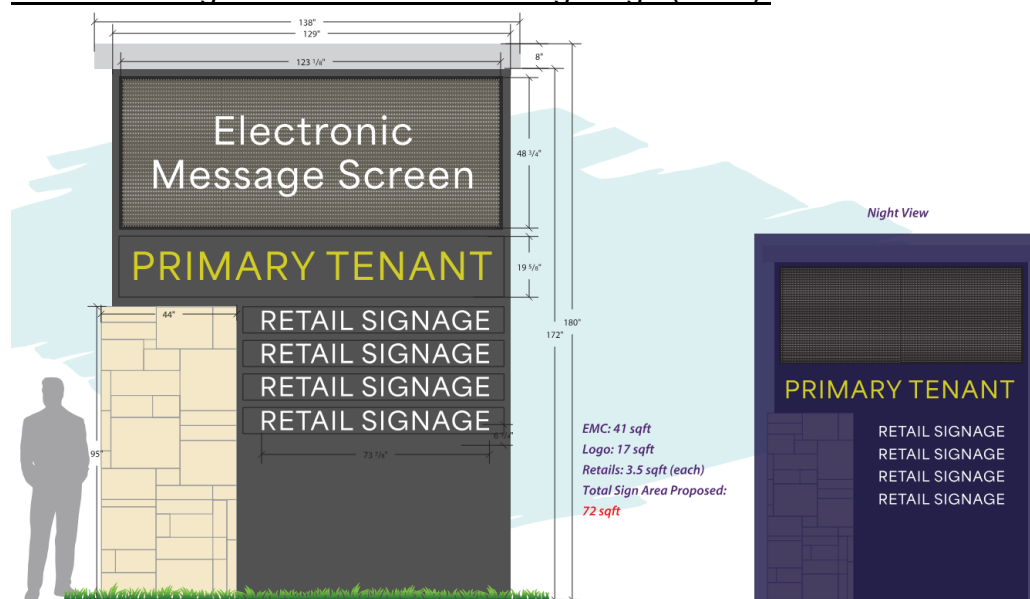
Any Electronic Message Sign (EMS) will be required to follow the recently approved EMS standards found in Section 9-13-4-B(3) of the City Code. Any EMS located on property within 300' of residential zones will be required to fully obstruct the light from the EMS or follow residential curfew and distance 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.

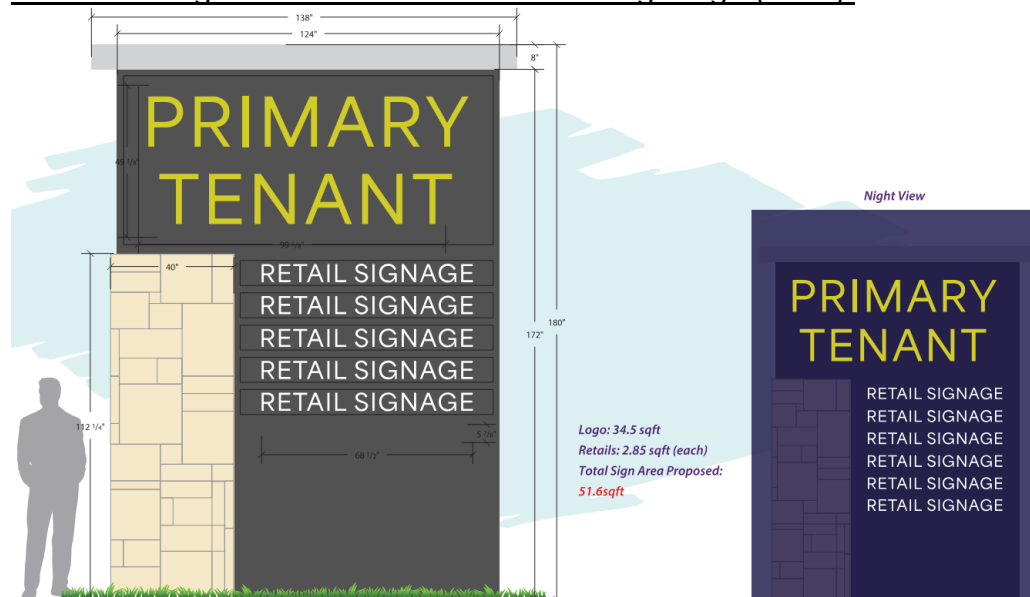
The proposed sign location would place the EMS just over 200 feet from the residential zone to the south. The recently approved EMS standards require an EMS located on

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

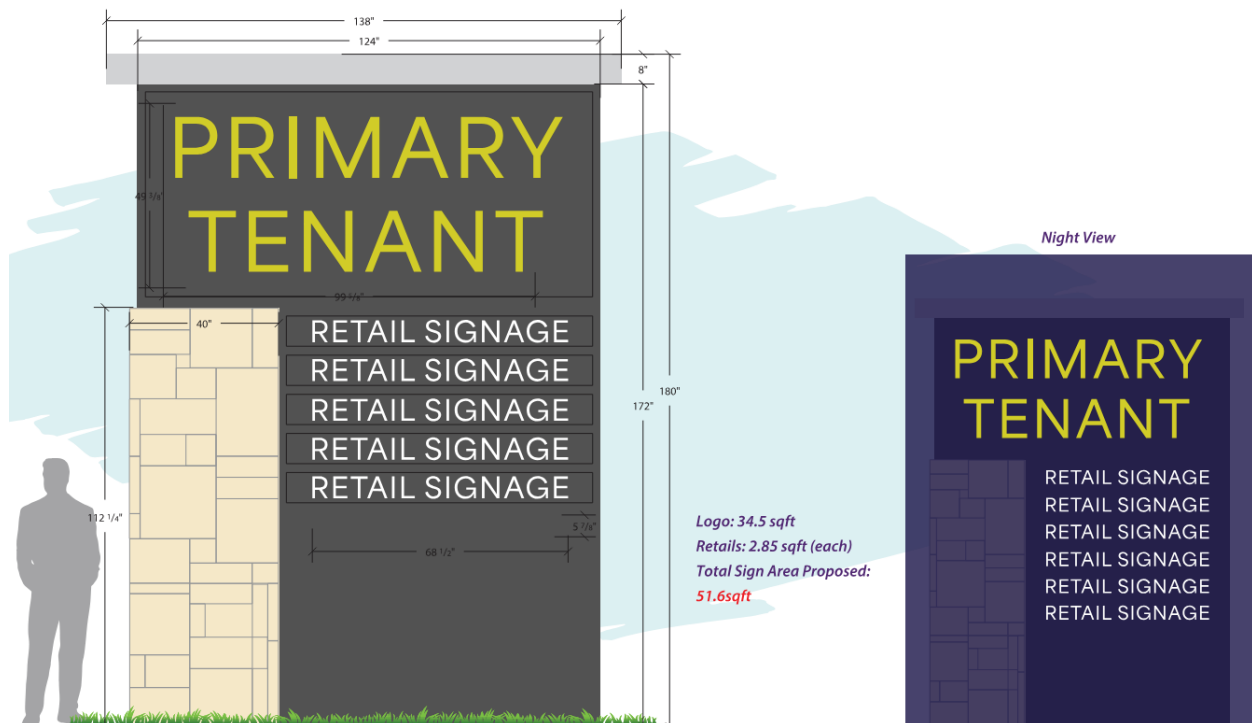
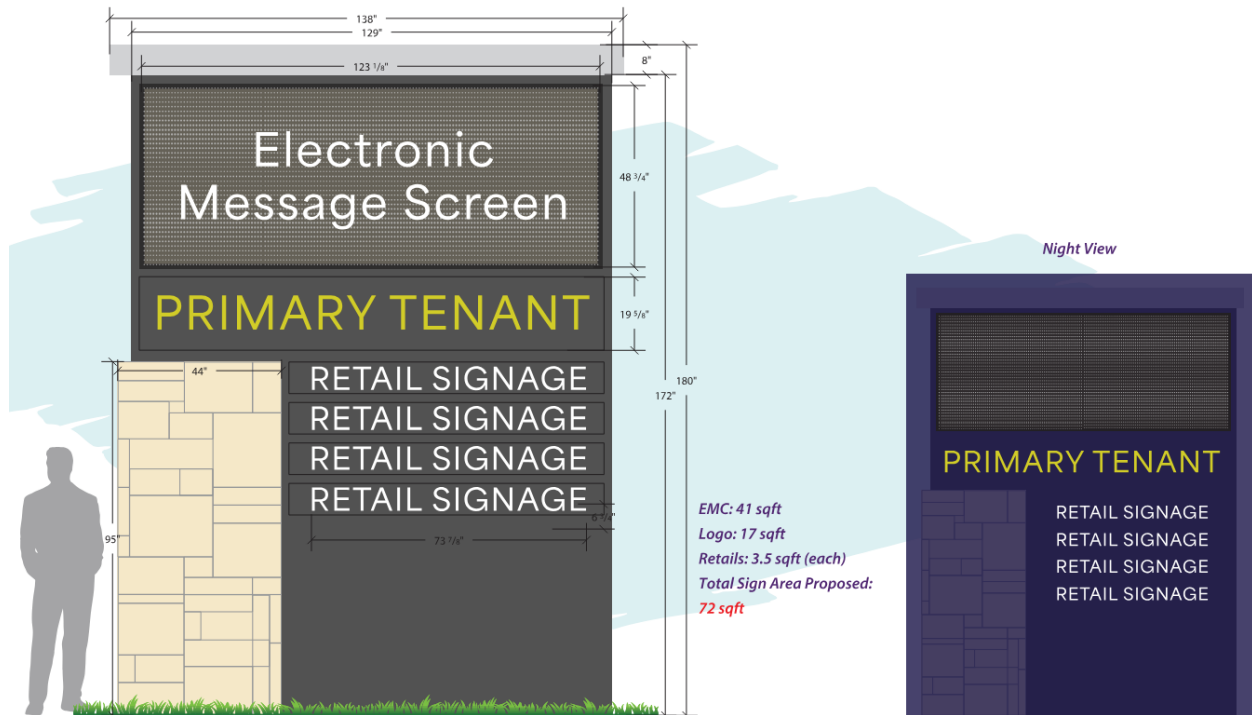
2023 Approved Use List for Lot 7
Medical Office
Professional Office
Child Care Center
Hospital
Medical and Biological Laboratory/Research
Nursing Home
Religious Facility
School, Public or Charter

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



*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*

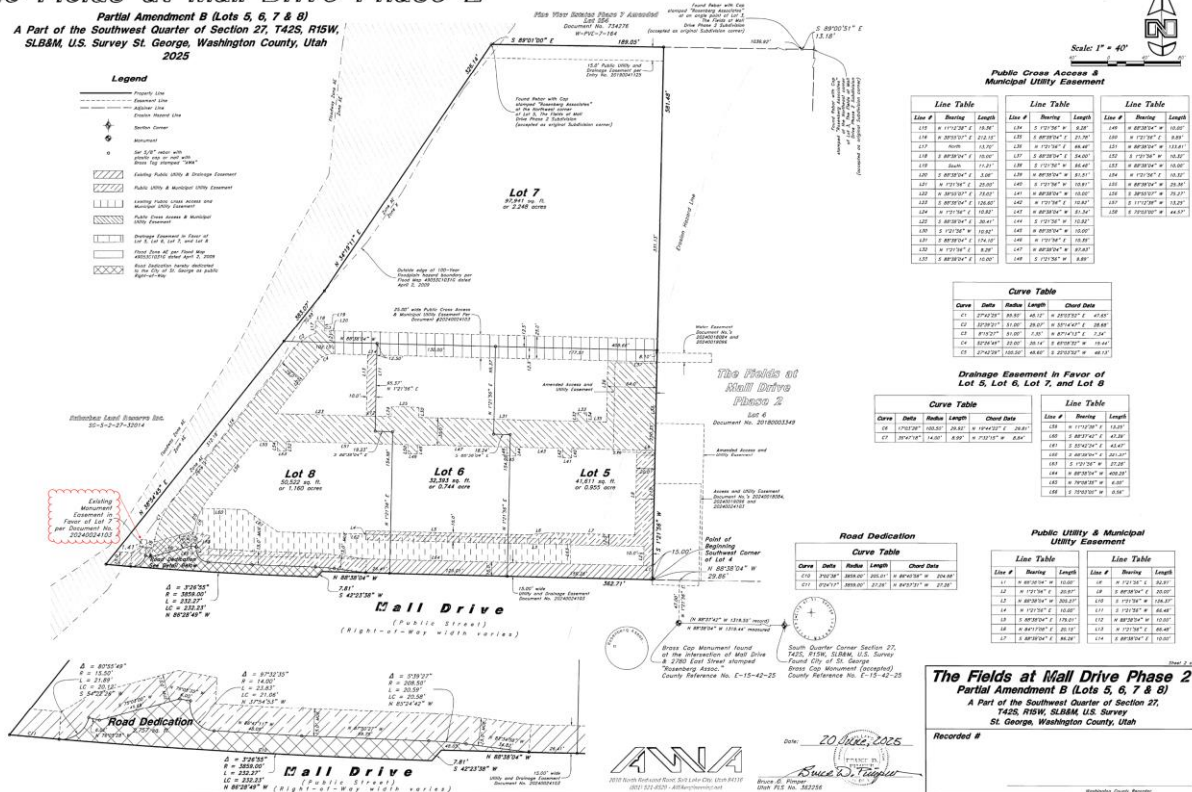


Exhibit D
Applicants Narrative

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.

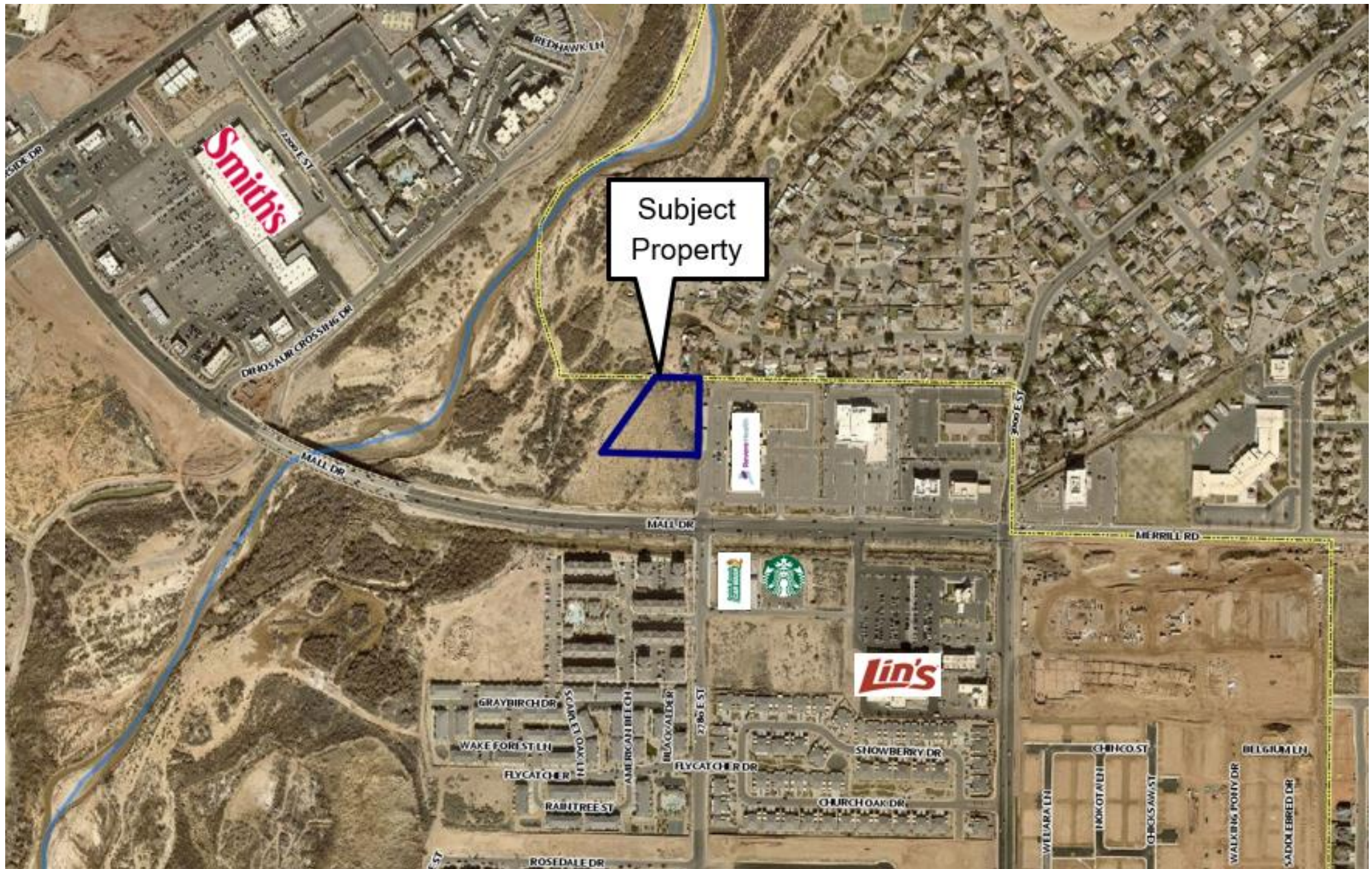
Exhibit E
PowerPoint Presentation

The Plastics Clinic Riverbend Point

Planned Development Amendment
2026-PDA-021



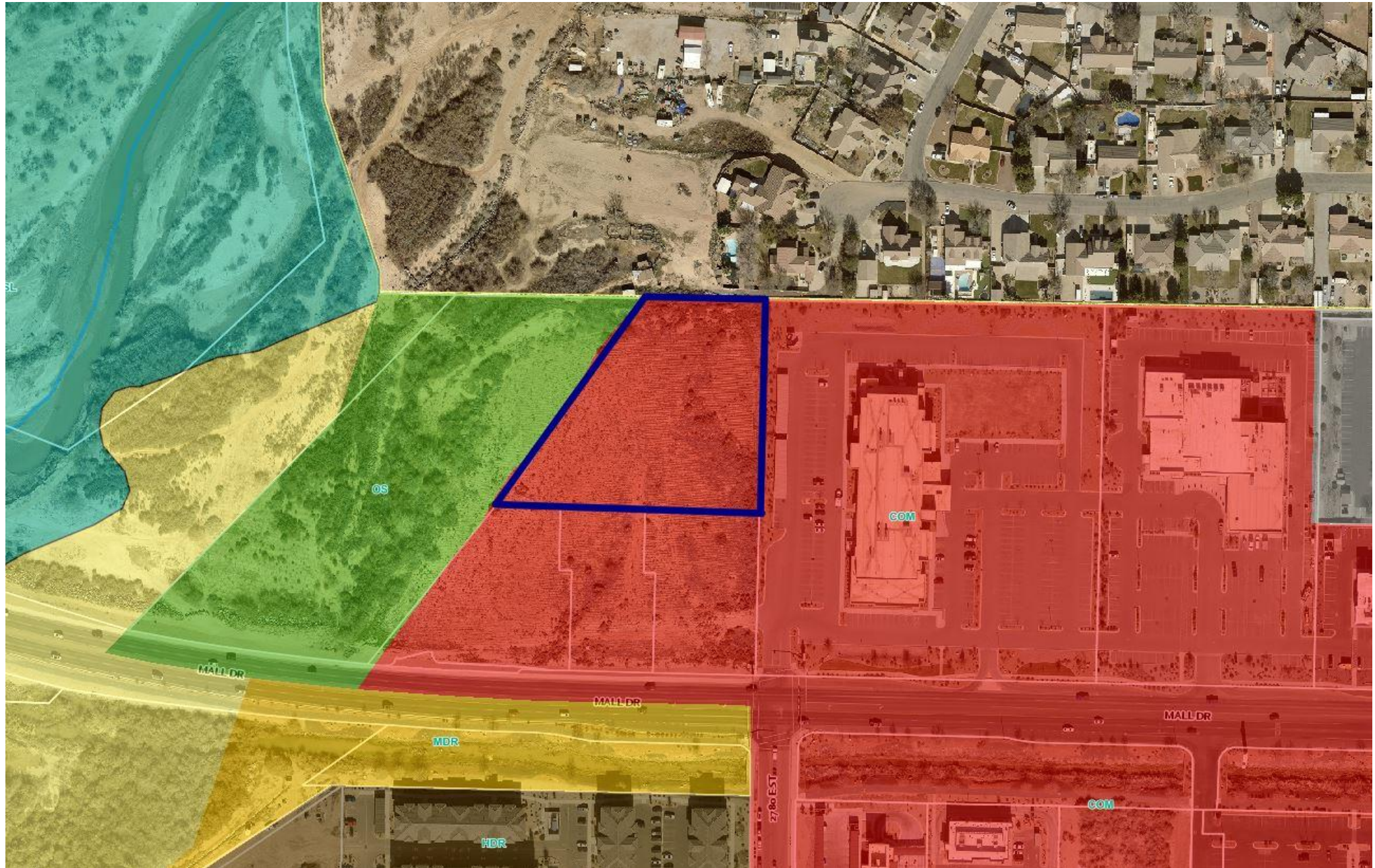
Vicinity Map



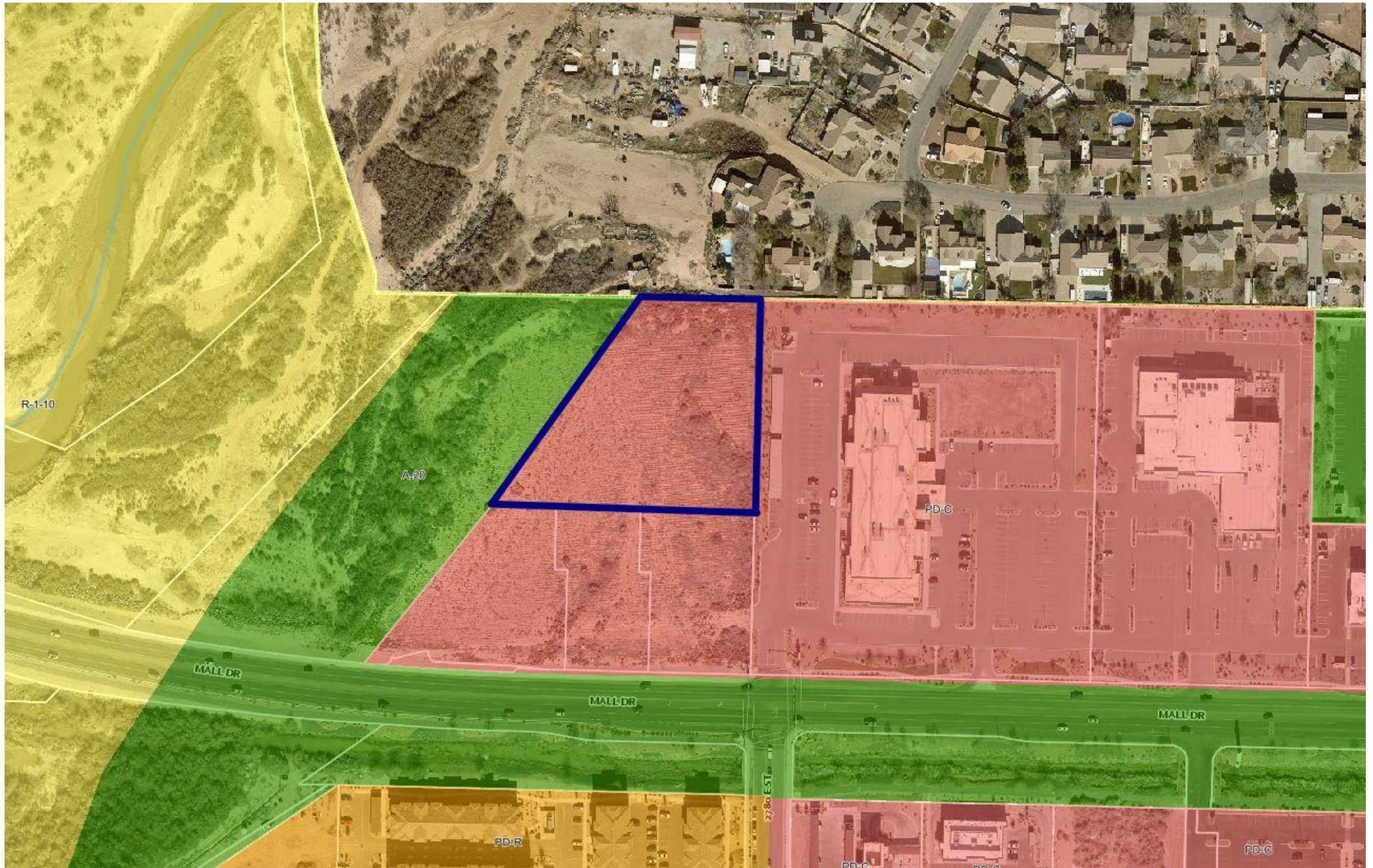
Aerial Map



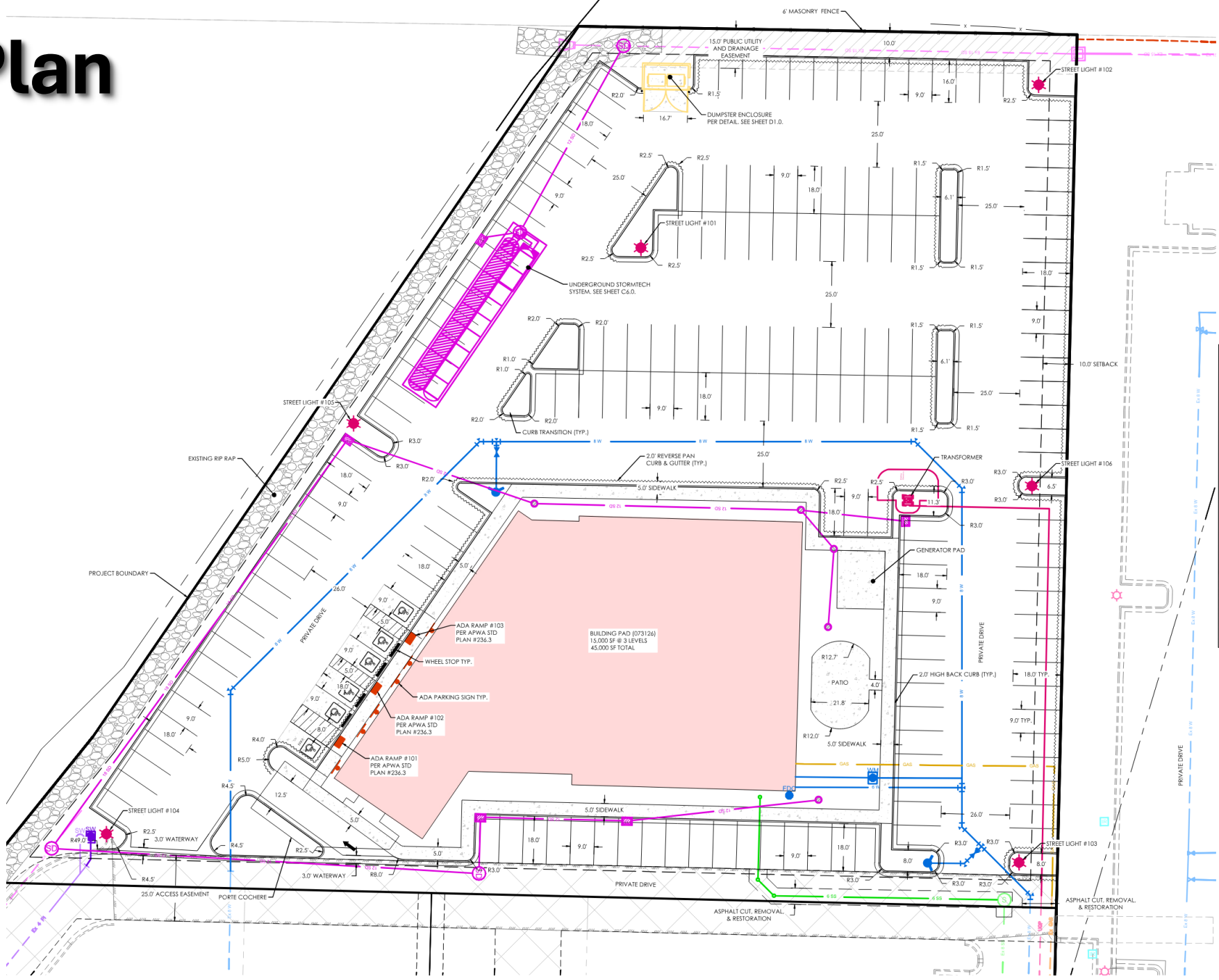
Land Use Map



Zoning Map



Site Plan



LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15.0' STORM DRAIN
	XX' SANITARY SEWER
	XX' CULINARY WATER
	XX' PRESSURE IRRIGATION
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD 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
	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.	

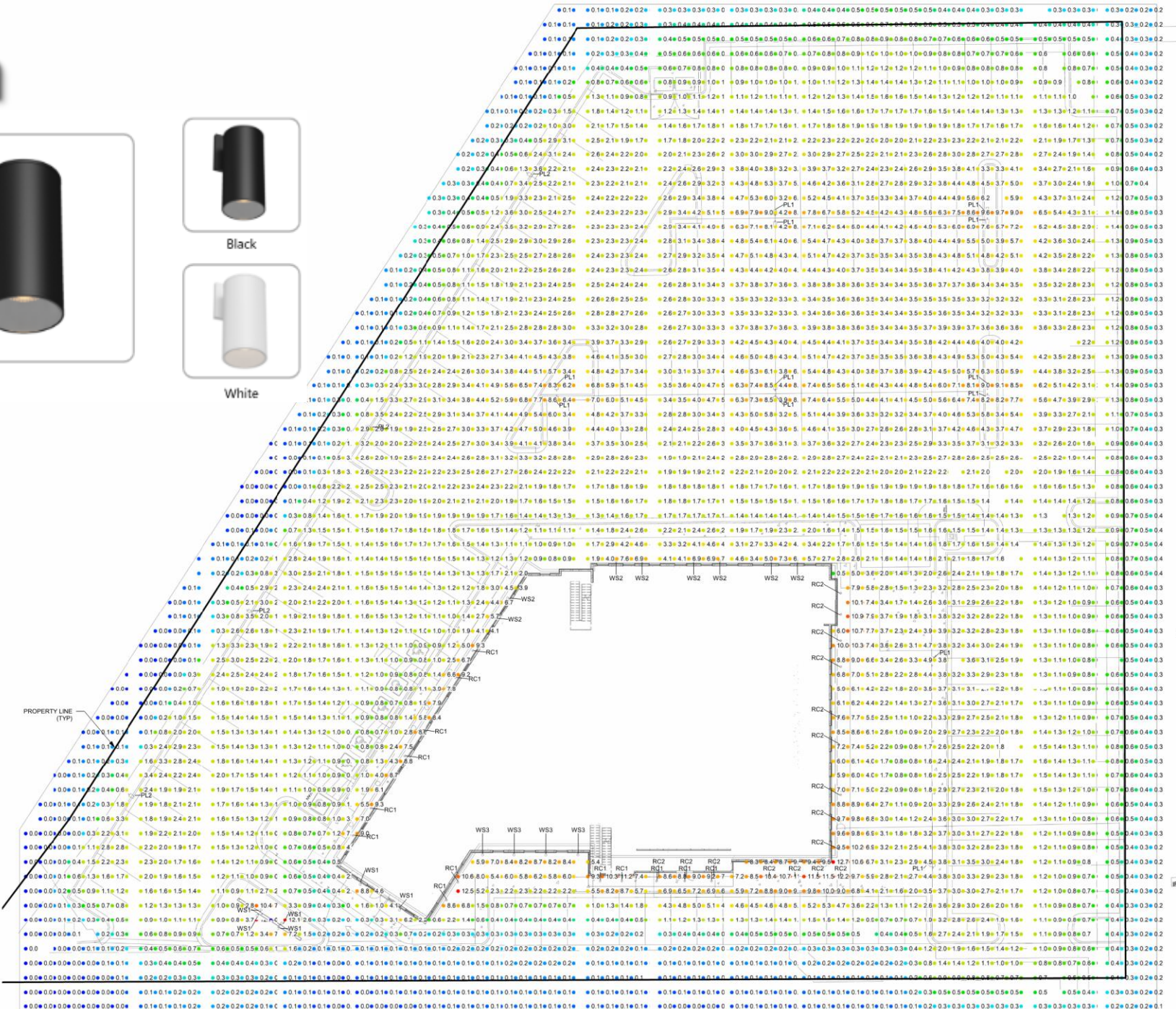




Photometric Plan



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



Elevations



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



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

Elevations



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



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

Perspectives



Perspectives



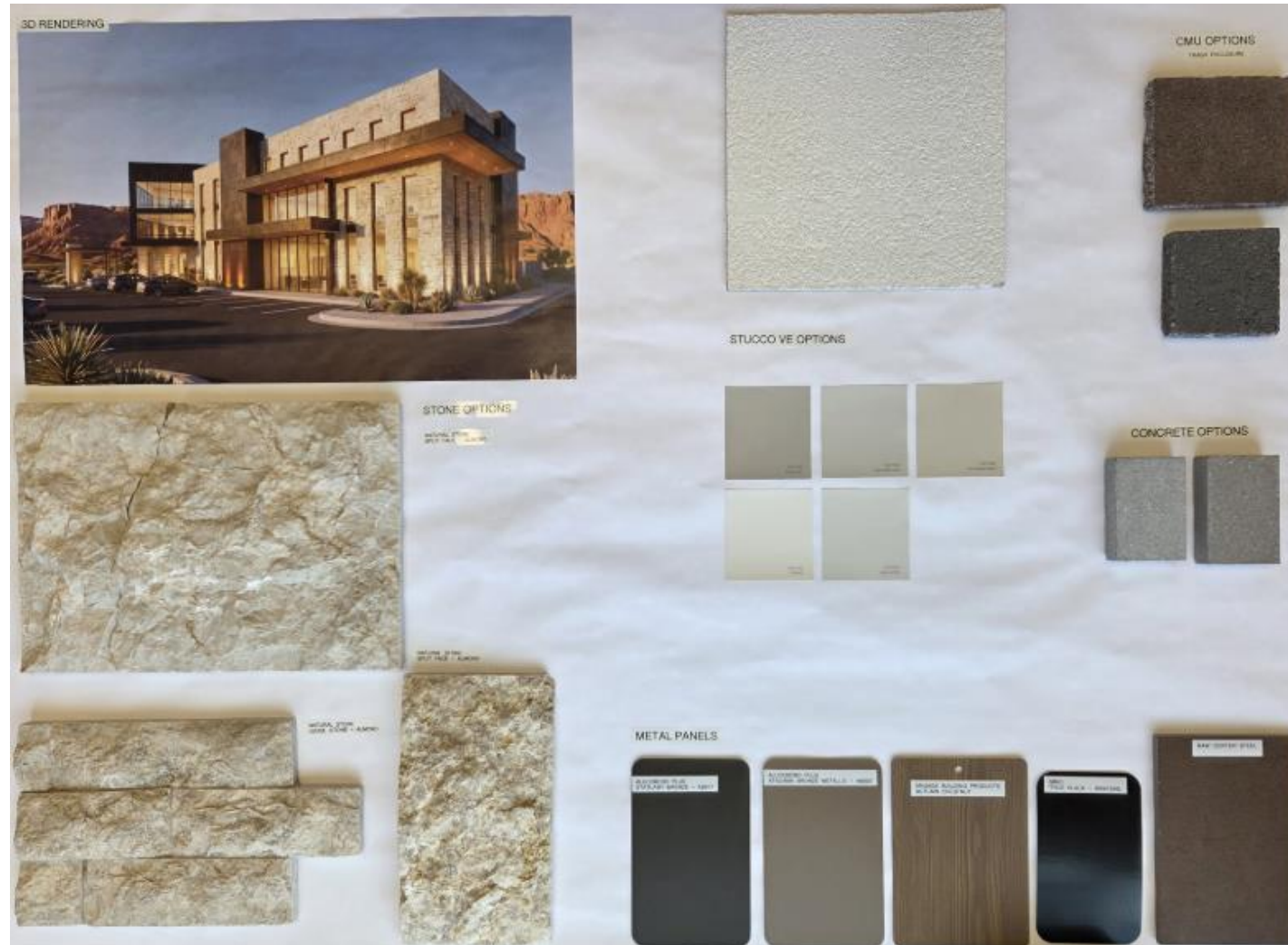
Renderings



Renderings



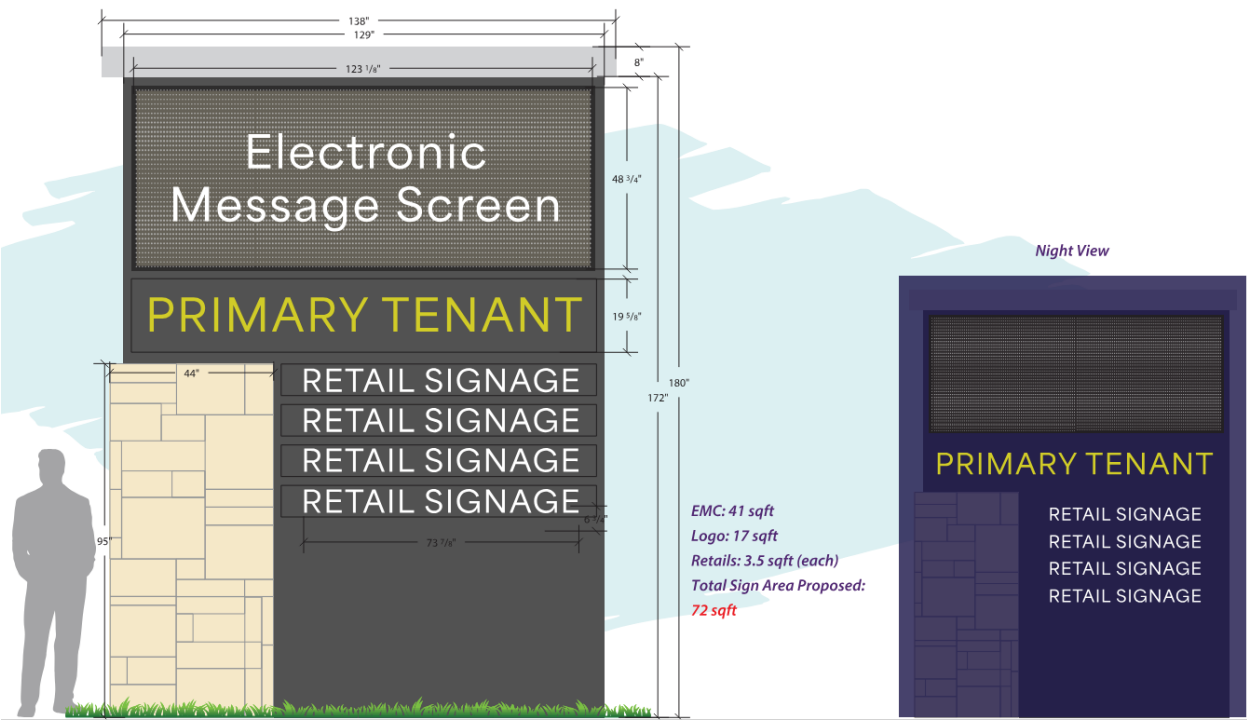
Materials Board



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

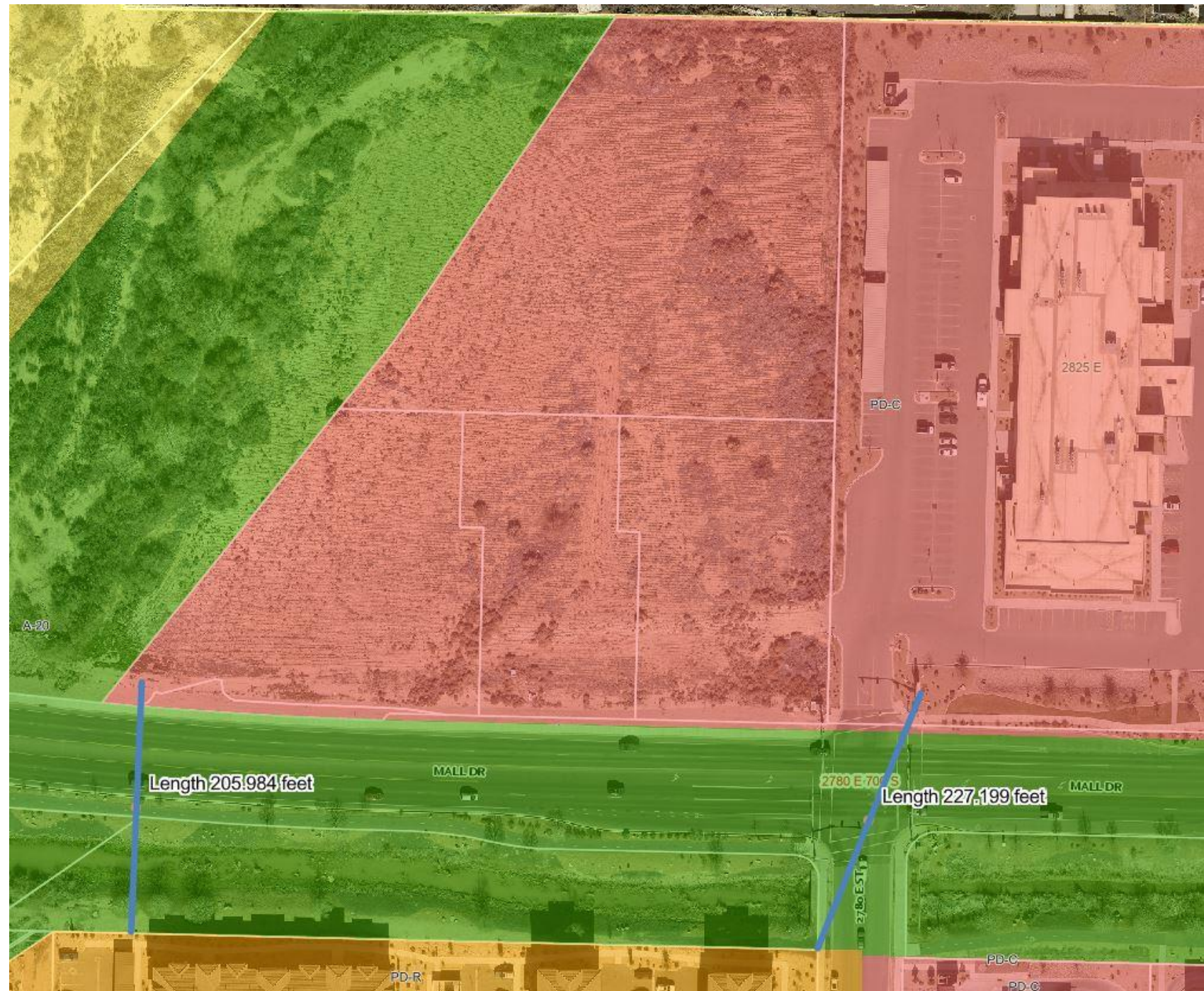
Signage Plan



Washington County Recorder

Signage Plan

EMS Request



Recommendation

Staff recommends approval with the following conditions:

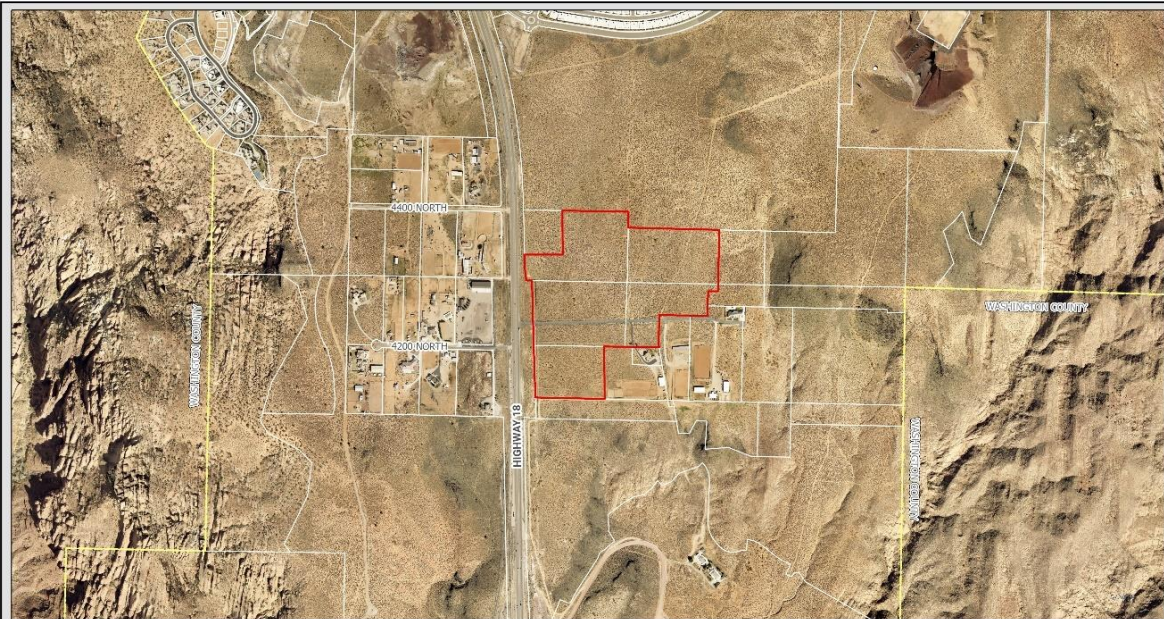
1. That signage for Lots 5-8 comply with Section 9-13 of City Code, unless otherwise approved through the applicable Planned Development Amendment application, with the Lot 7 Electronic Message Sign specifically approved for the location shown with this application.

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 ft ² minimum lot size)
	West	Hwy 18 & A-5 (Agricultural 5 Acre Minimum lot size)
Land Area:	Approximately 49.3 acres	



RUSTY CLIFFS SOUTH

0 485 970 1,940 2,910 3,880 Feet



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 ft ²	0 ft ²	-40,000 ft ²

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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 - 2.6. Street Designs
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 - 4.8. Zone Change Boundary Map
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1. DEVELOPMENT OVERVIEW

1.1 Vision

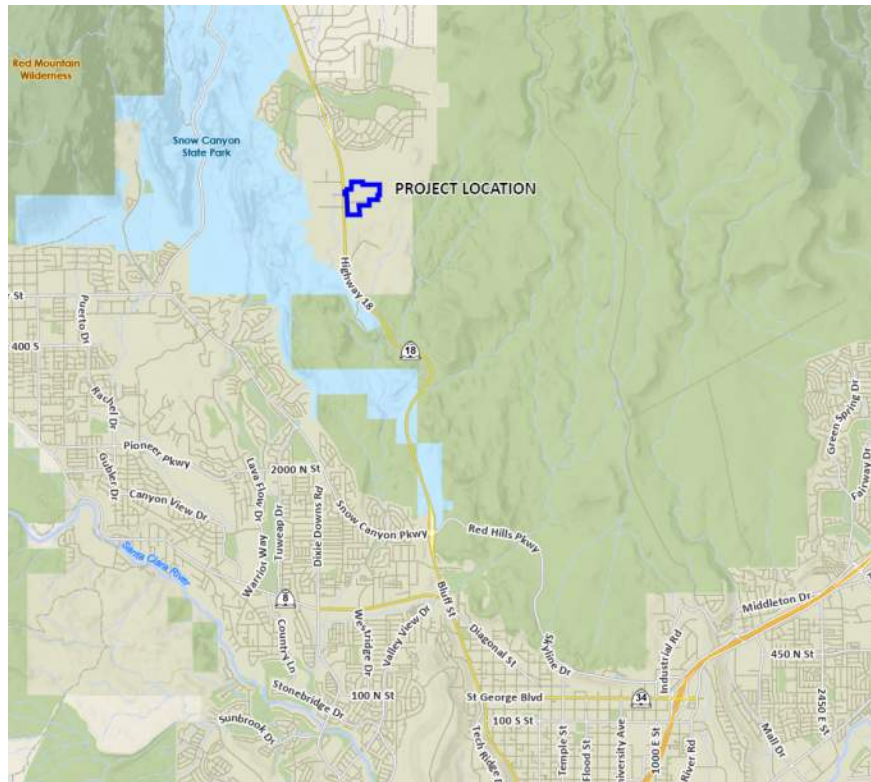
Rusty Cliffs South is a 49-acre traditional neighborhood that will enable an outstanding quality of life on the beautiful benchlands above Snow Canyon State Park. In addition to the scenic setting, residents will enjoy a variety of homes and easy walking access to a mixed-use neighborhood center.

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 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.



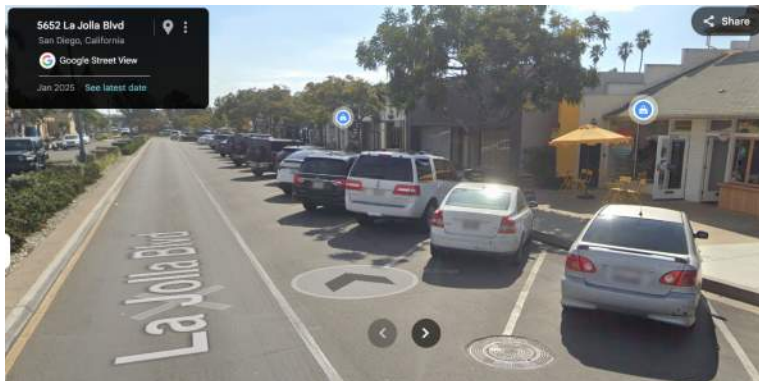
Single Family Detached House.



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).

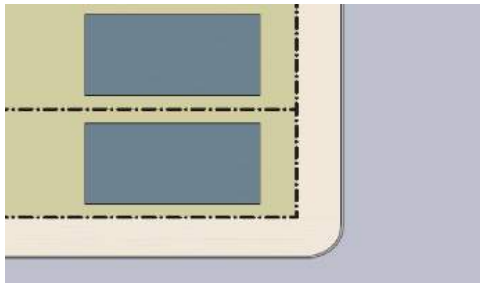
1. Subject to all applicable building code regulations, a single-family home may be placed on one (1) interior side property line (a zero setback). The minimum setback from the other side property line shall be ten feet (10').
2. The plat shall clearly depict and describe the zero lot lines and related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

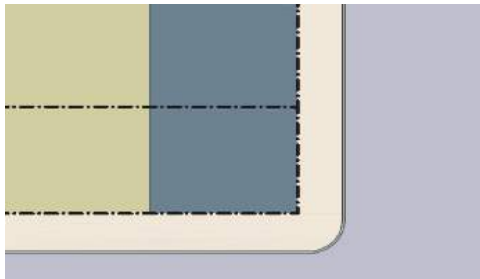
Side Yard.



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.

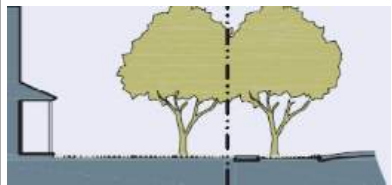
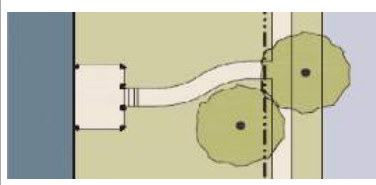
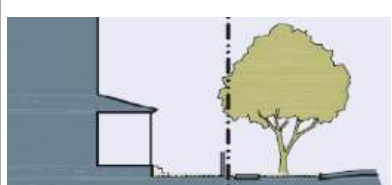
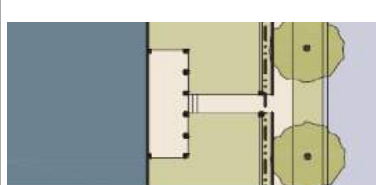
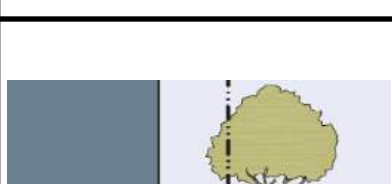
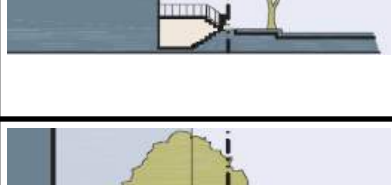
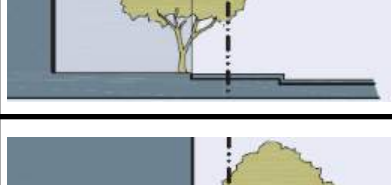
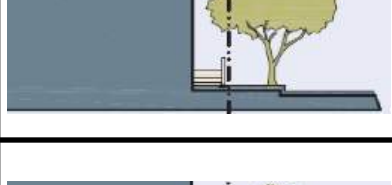
Rear Yard.



Specific building types: townhouse, rowhouse, live-work unit, flats (apartment or condo), mixed use block, perimeter block.

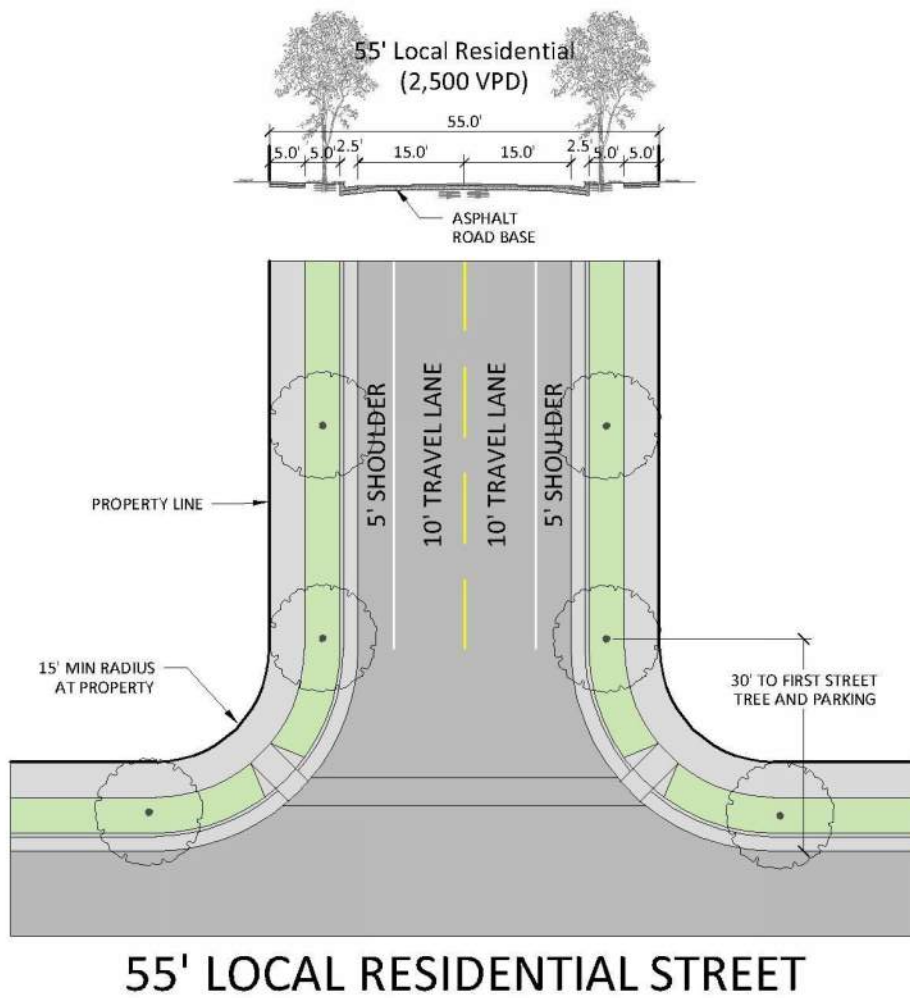
Description: Building occupies the full frontage, leaving the rear of the lot as the sole yard. This is a more urban type as the continuous façade steadily defines the public thoroughfare. Rear building elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. In a commercial context, the rear yard can accommodate substantial parking.

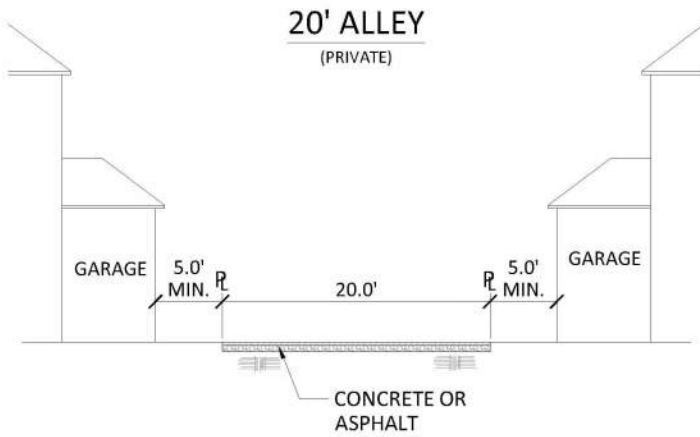
2.5 Private Frontages.

	SECTION		PLAN	
	LOT ►	◄ R.O.W.	LOT ►	◄ R.O.W.
	PRIVATE ►	◄ PUBLIC	PRIVATE ►	◄ PUBLIC
	FRONTAGE	FRONTAGE	FRONTAGE	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.				

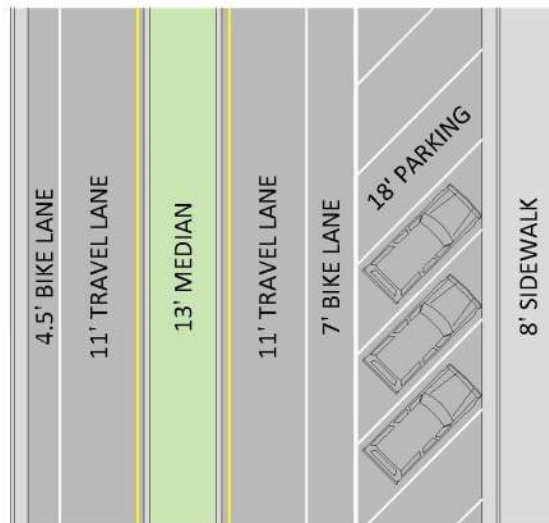
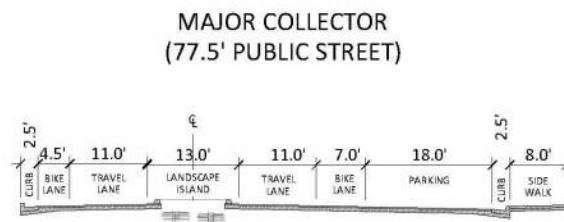
2.6 Street Designs

Typical Residential Cross-Sections.





Collector Street Cross-Section (Movie Rock Drive).



77.5' COLLECTOR STREET

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

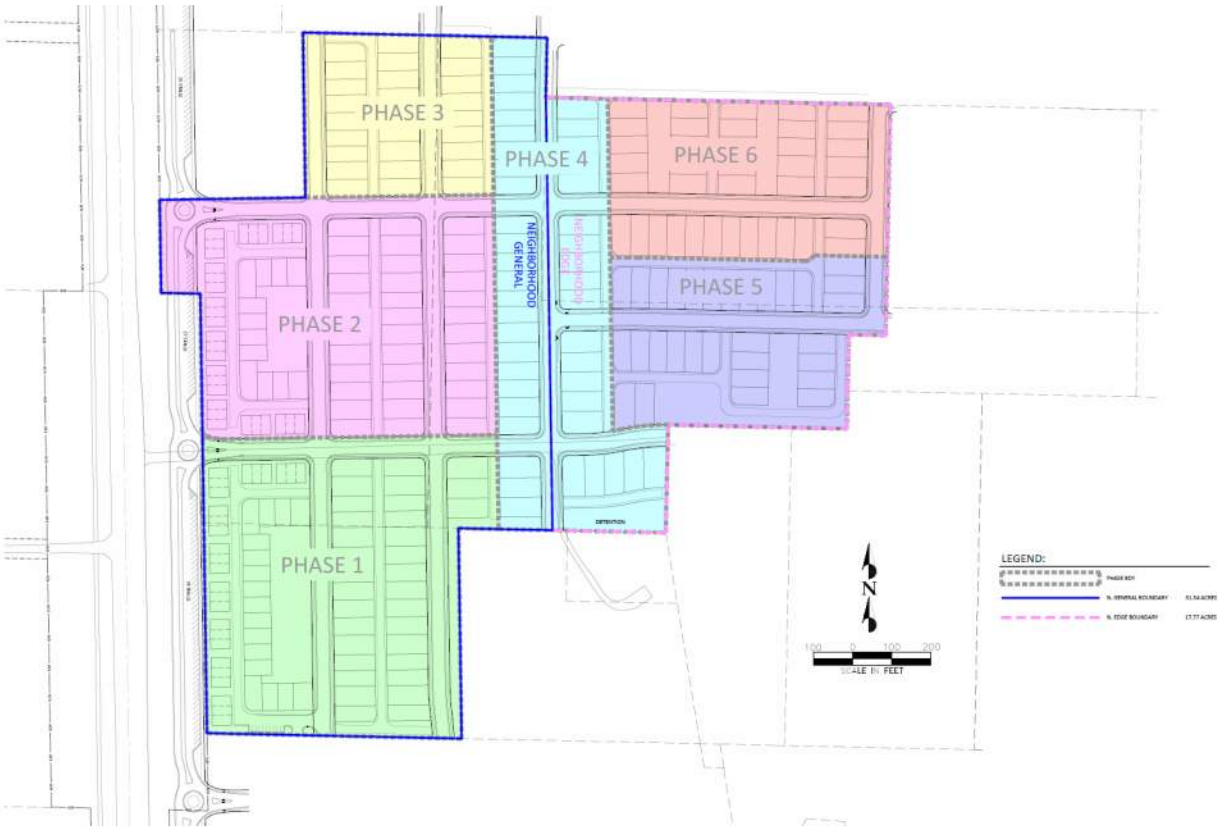
4.1 Land Use Plan



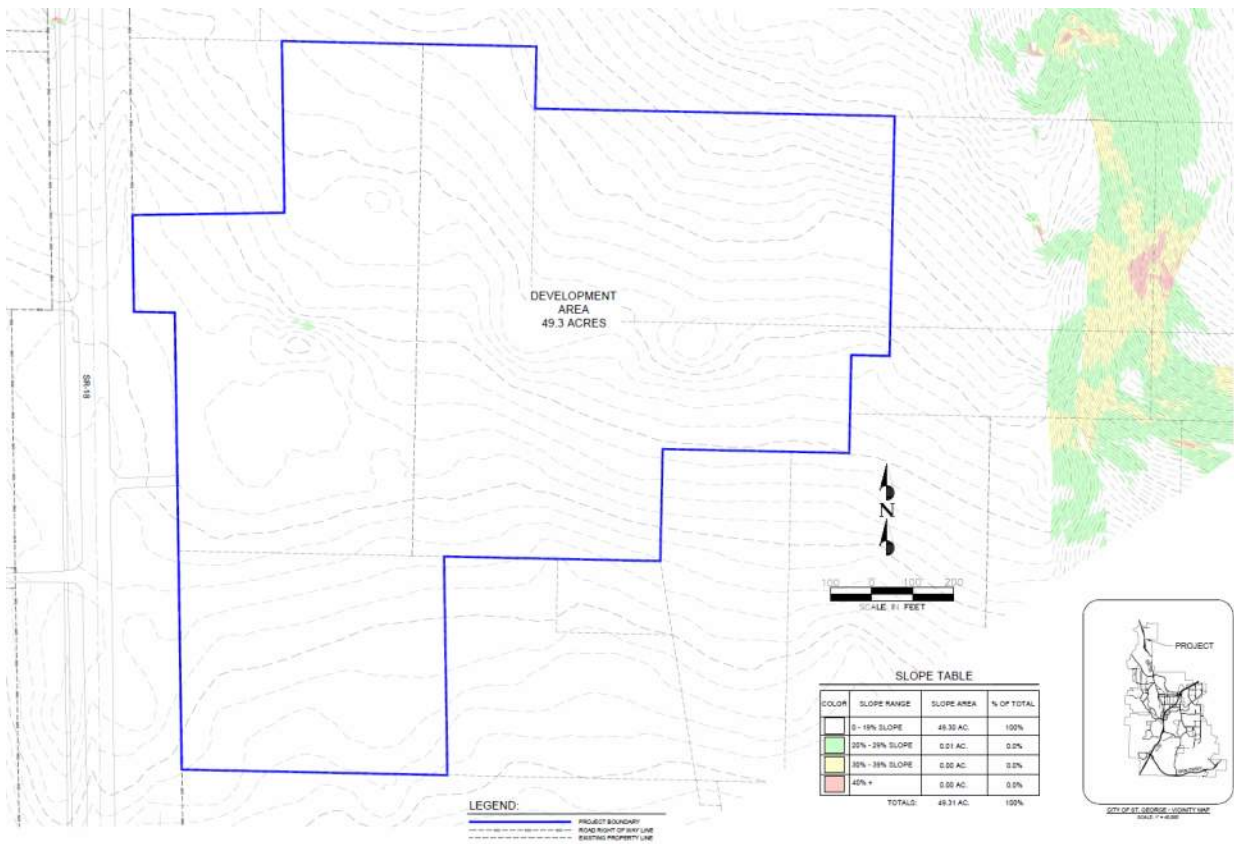
4.2 Civic Space Plan



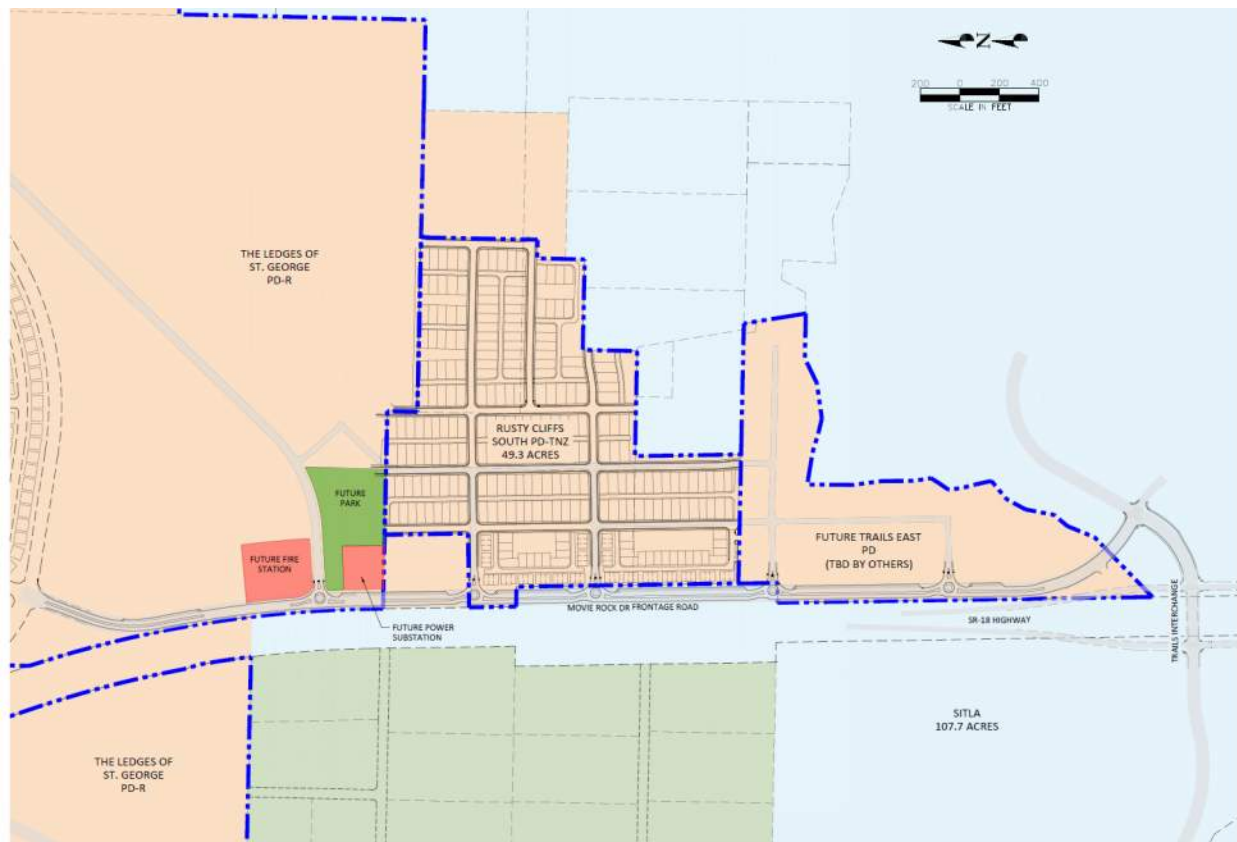
4.3 Phasing Plan



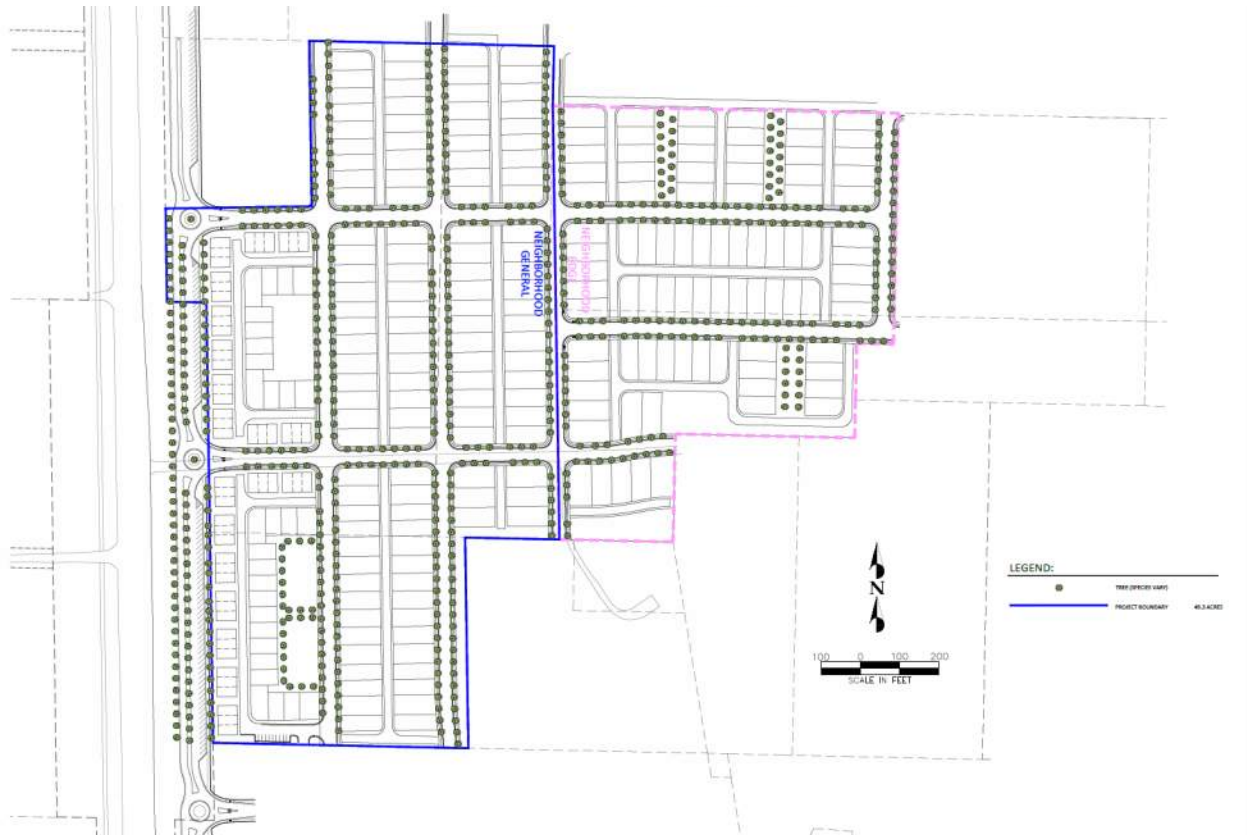
4.4 Slope Table & Map



4.5 Project Context Map



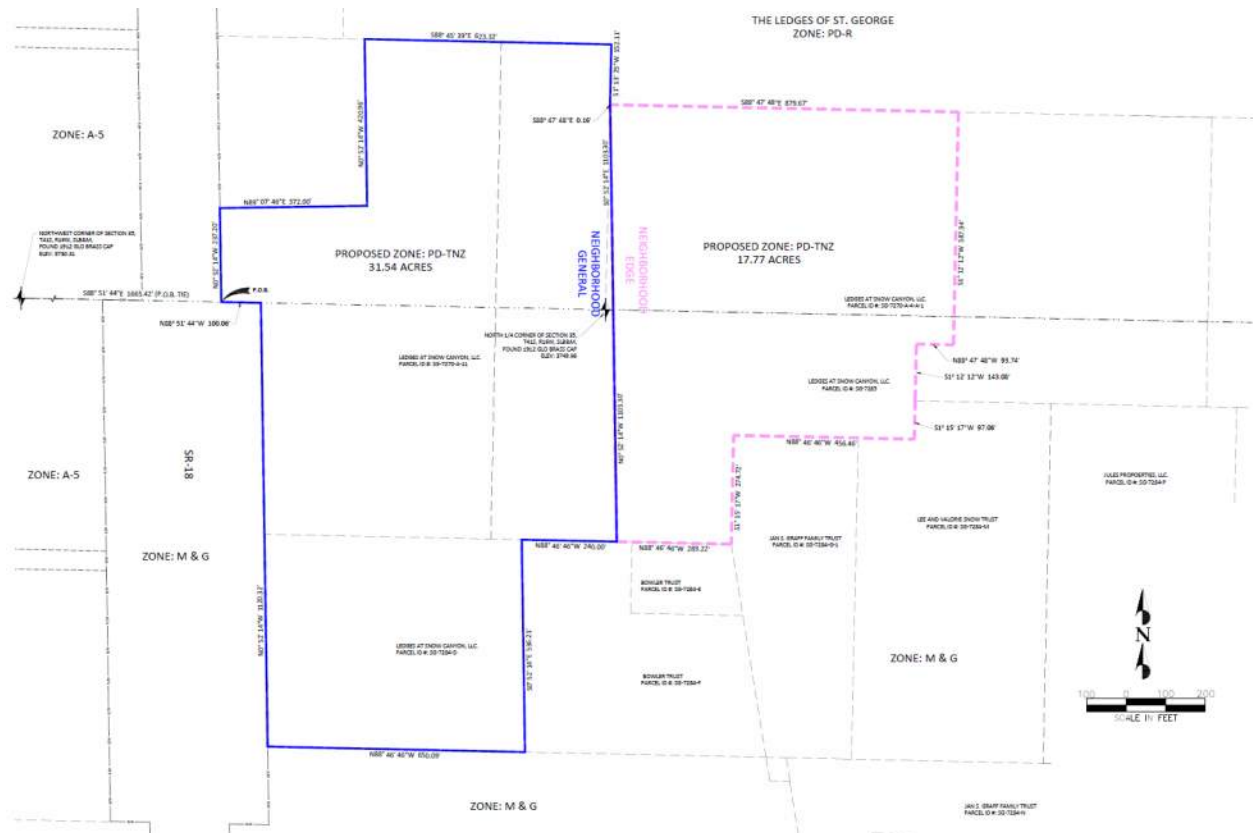
4.6 Landscape Tree Planting Plan



4.7 Typical Landscape Planting Plan



4.8 Zone Change Boundary Map



4.9 Sample of Lot Dimensions

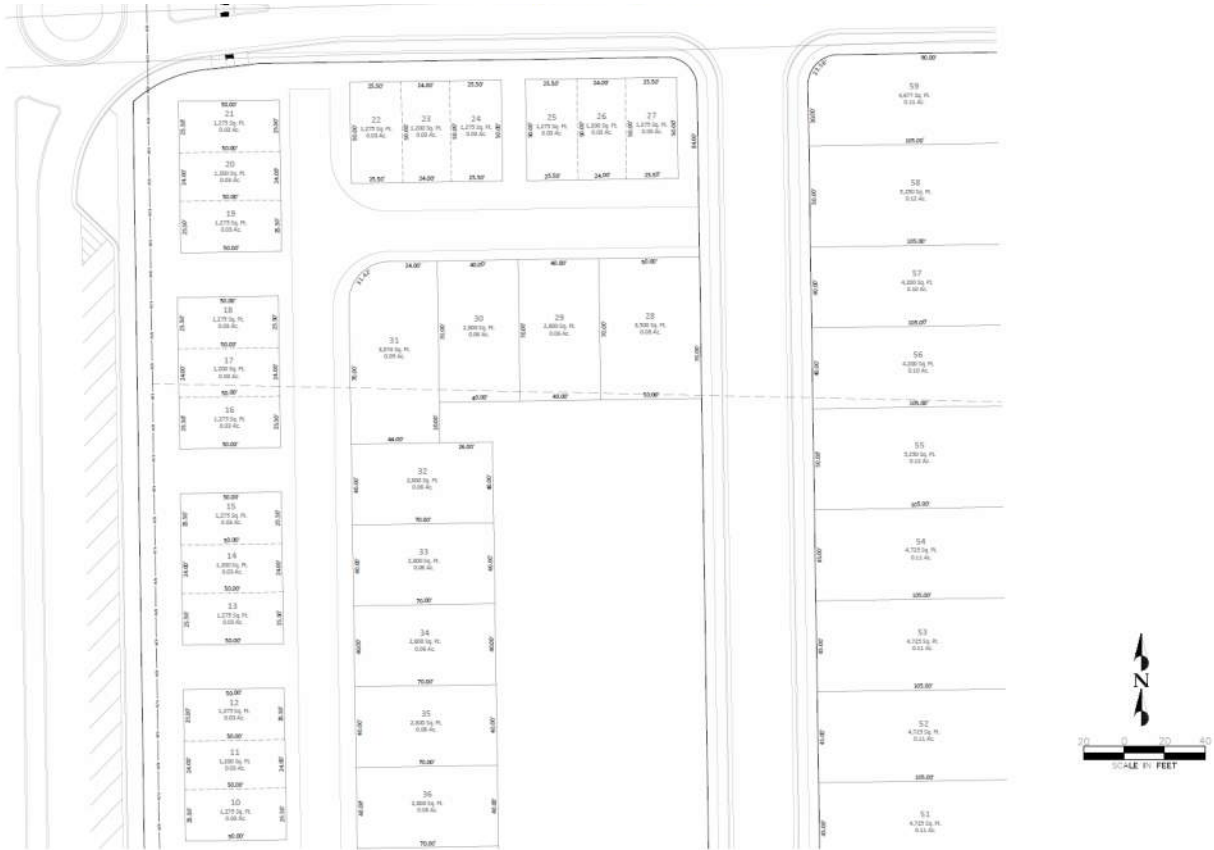


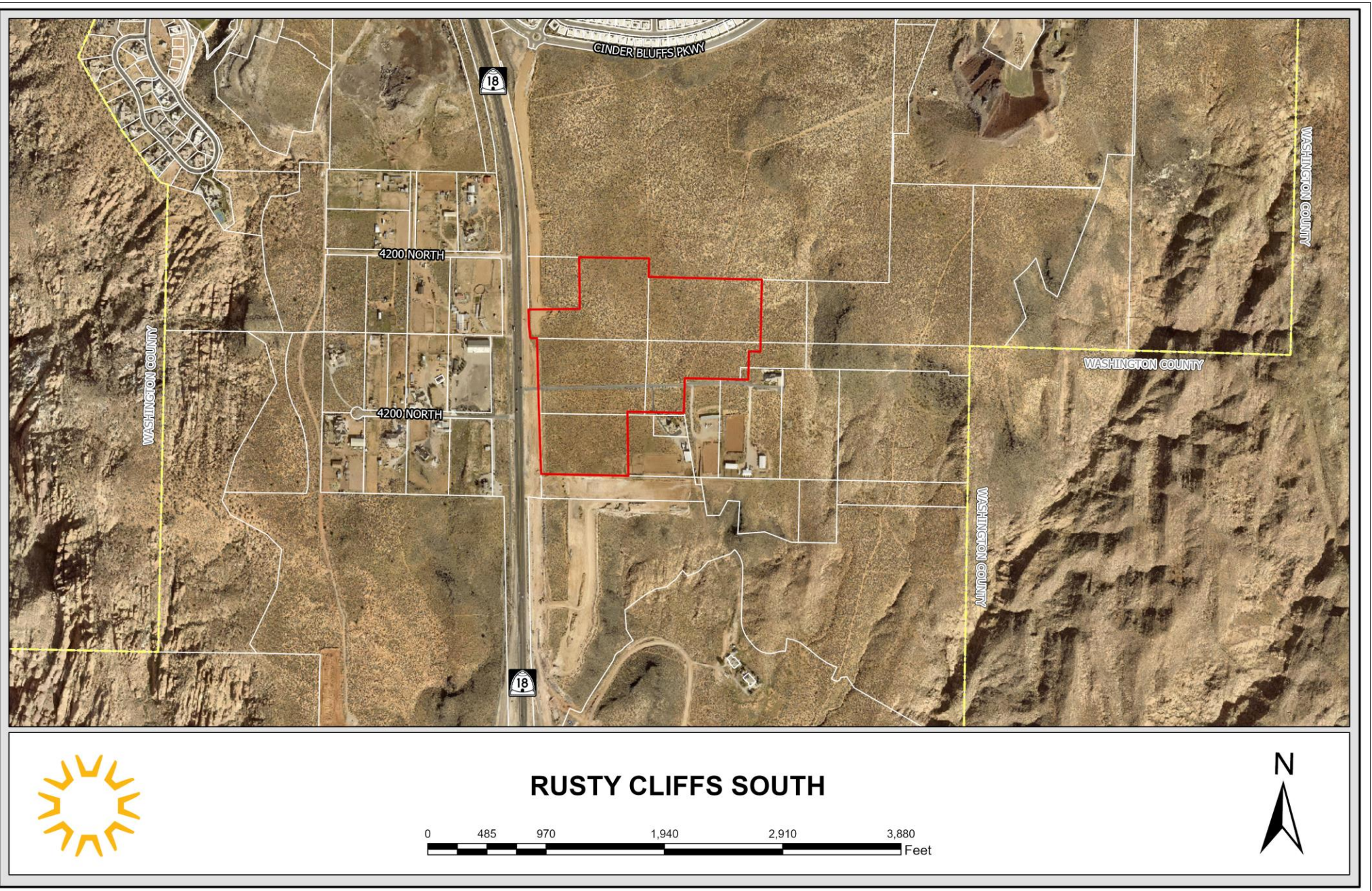
Exhibit B
PowerPoint Presentation

Rusty Cliffs Zoning Map Amendment

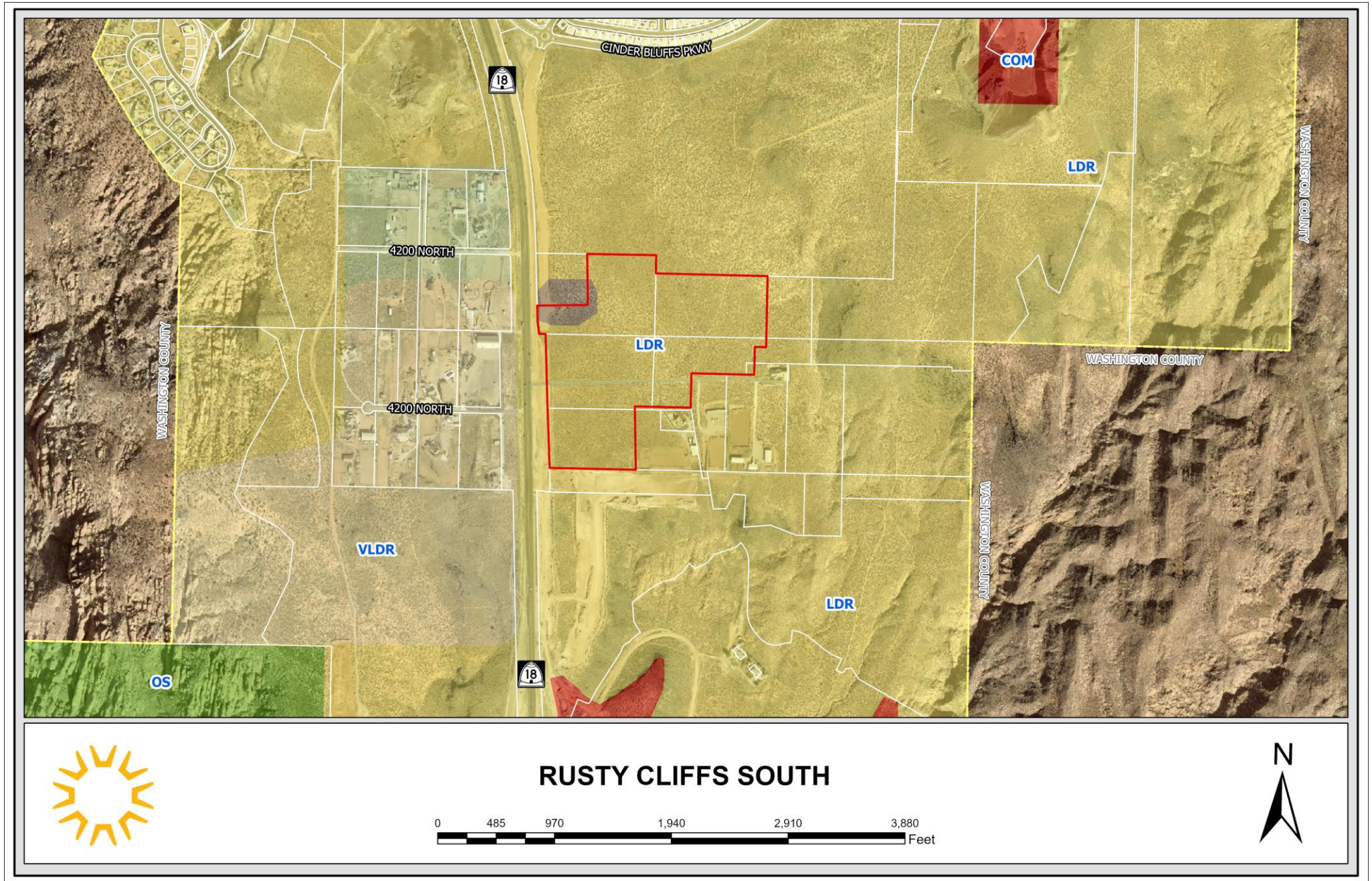
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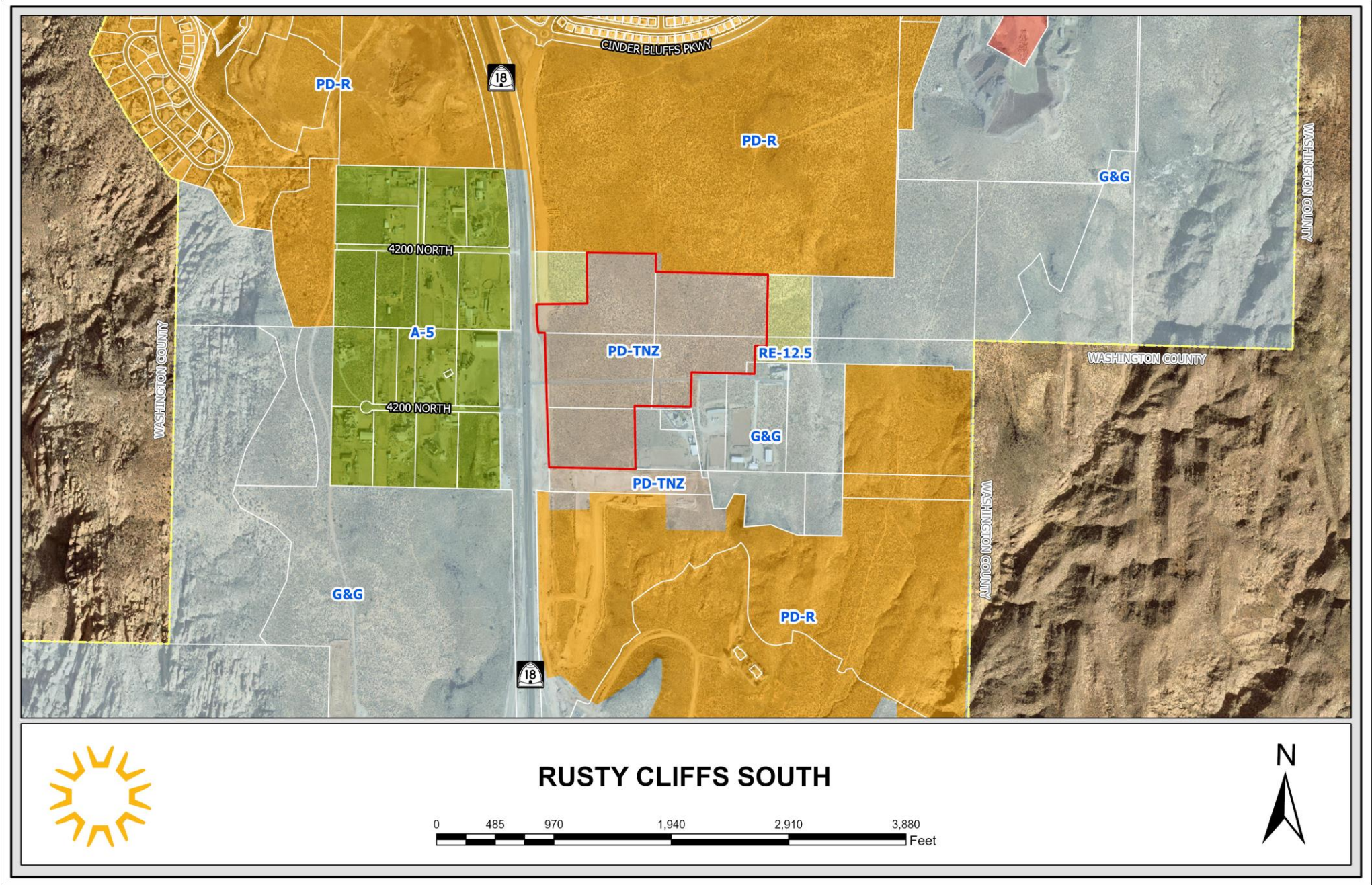
AERIAL MAP



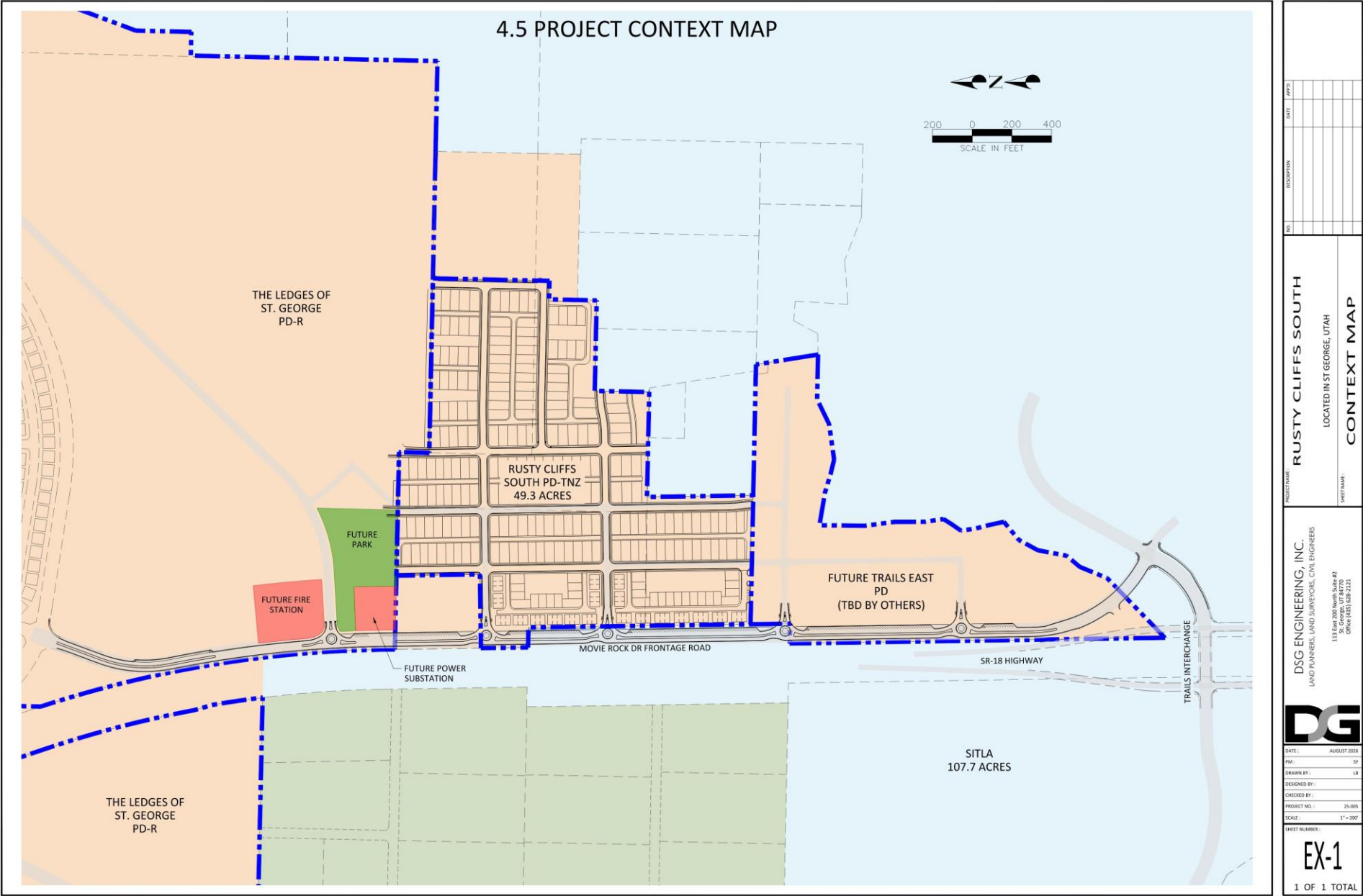
LAND USE MAP



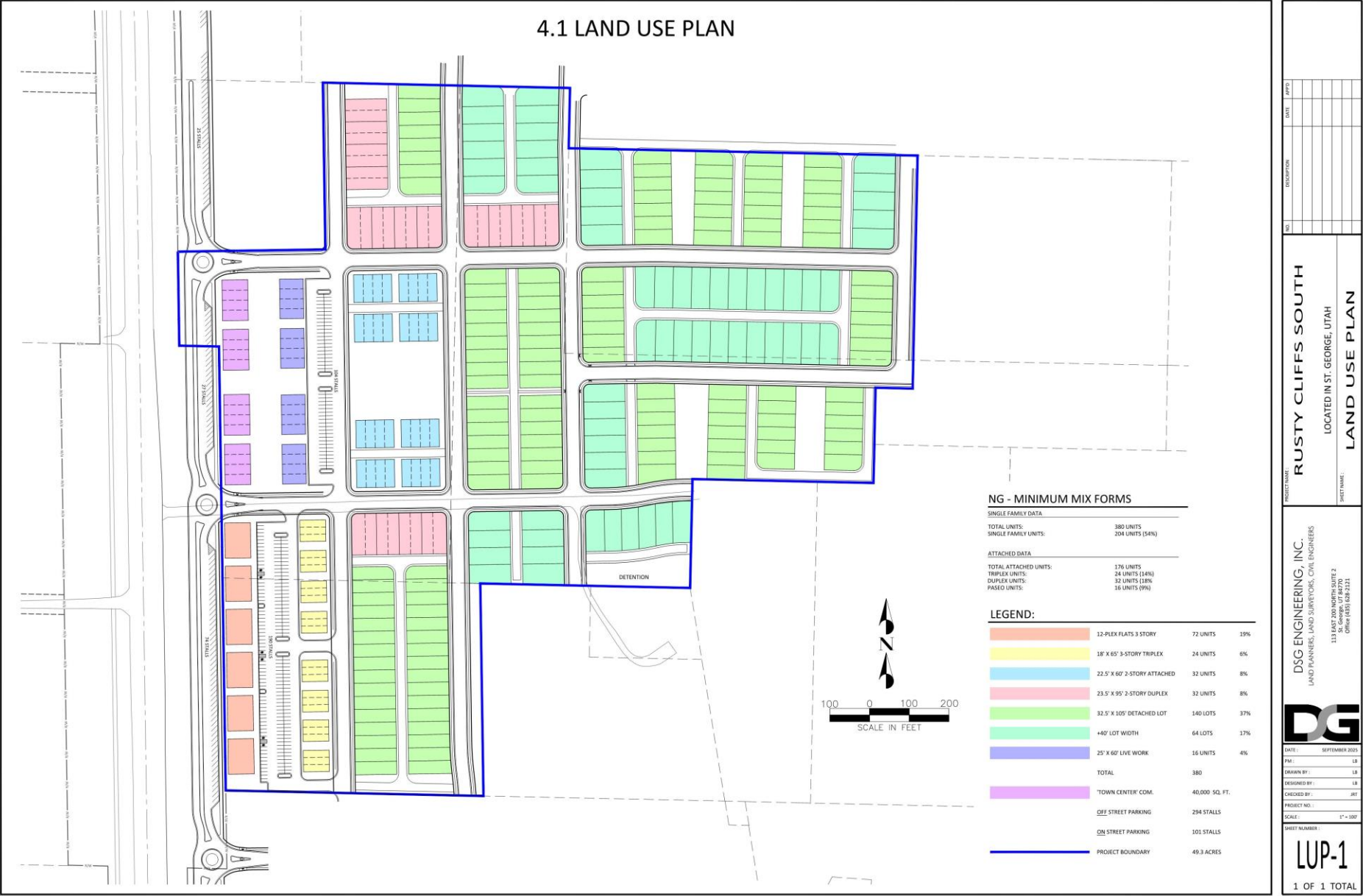
ZONING MAP



CONTEXT MAP



APPROVED LAND USE PLAN



4.1 LAND USE PLAN

NEIGHBORHOOD GENERAL

NEIGHBORHOOD EDGE

DETENTION

DETENTION

N

SCALE IN FEET

N. GENERAL - LEGEND:

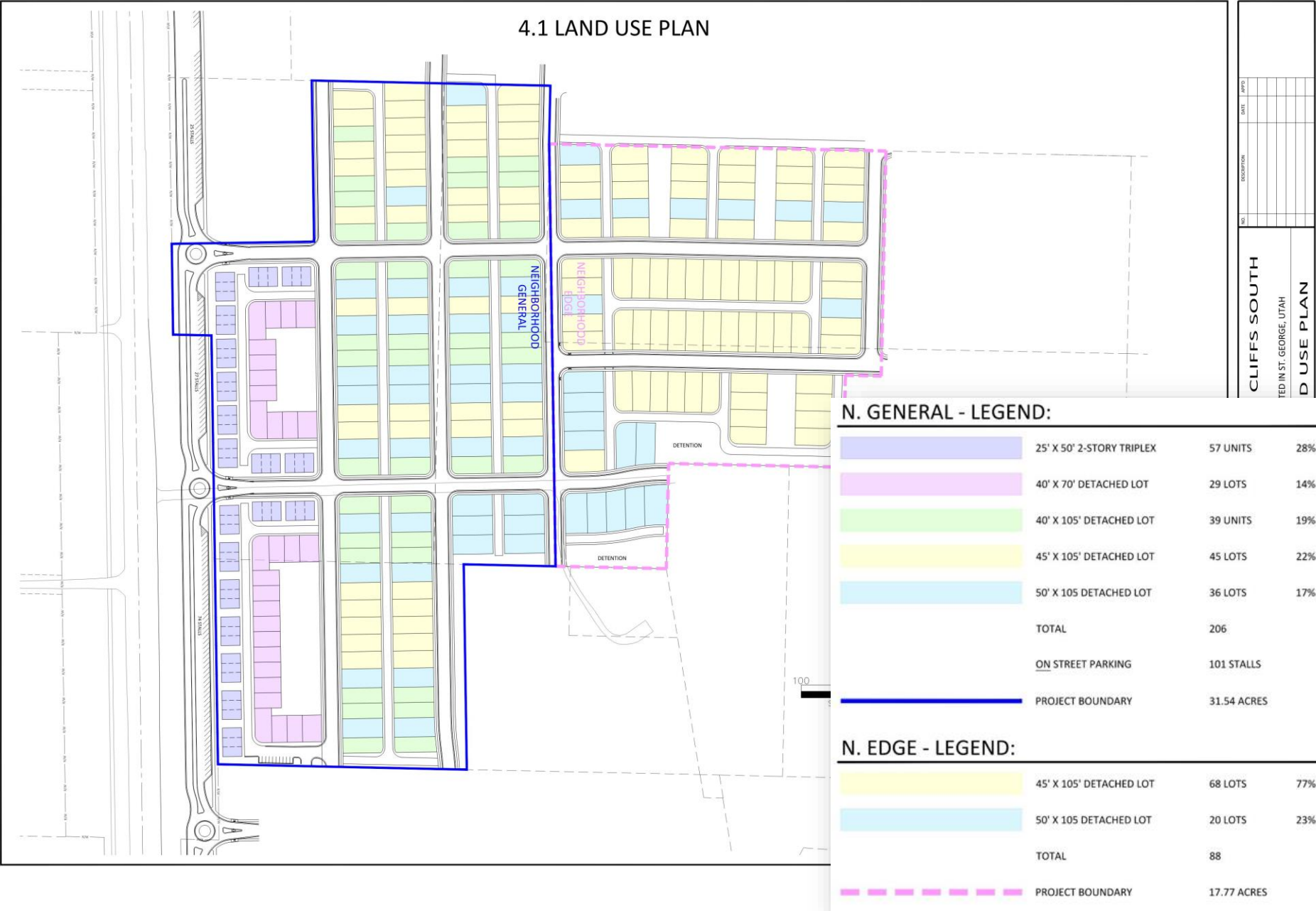
25' X 50' 2-STORY TRIPLEX	57 UNITS	28%
40' X 70' DETACHED LOT	29 LOTS	14%
40' X 105' DETACHED LOT	39 UNITS	19%
45' X 105' DETACHED LOT	45 LOTS	22%
50' X 105' DETACHED LOT	36 LOTS	17%
TOTAL	206	
ON STREET PARKING	101 STALLS	
PROJECT BOUNDARY	31.54 ACRES	

N. EDGE - LEGEND:

45' X 105' DETACHED LOT	68 LOTS	77%
50' X 105' DETACHED LOT	20 LOTS	23%
TOTAL	88	
PROJECT BOUNDARY	17.77 ACRES	

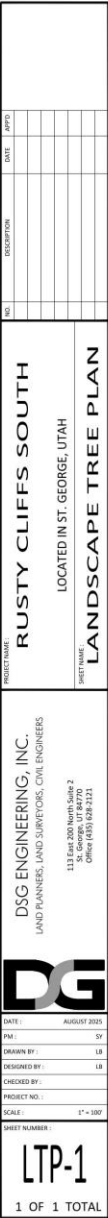
[illegible]

PROPOSED LAND USE PLAN



[illegible]

A large, full-canopied tree with a thick, brown trunk and dense green foliage. The tree is centered in the image and has a wide, spreading canopy. The trunk is thick and textured, with several smaller branches extending from it. The foliage is a vibrant green and appears very dense, filling the upper two-thirds of the image. The tree is set against a plain white background.



A large, full-canopied tree with a thick, brown trunk and dense green foliage. The tree is centered in the image and has a wide, spreading canopy. The trunk is thick and textured, with several smaller branches extending from it. The foliage is a vibrant green and appears very dense. The tree is set against a plain white background.

4.6 LANDSCAPE TREE PLANTING PLAN

This plan shows a residential street layout with a central vertical corridor labeled 'NEIGHBORHOOD GENERAL' in blue. The plan is divided into two main sections by a horizontal line. The upper section is outlined in blue and contains several rectangular blocks of residential lots. The lower section is outlined in pink and contains a larger, more complex block of residential lots. Green tree symbols are placed along the streets and within the blocks, indicating the locations for tree planting. The plan also shows a road intersection on the left side and a road intersection on the right side.

4.7 TYPICAL LANDSCAPE PLANTING PLAN

This plan shows a typical residential block with a central vertical corridor and two horizontal streets. The block is outlined in blue. The plan shows the layout of the residential lots, which are colored red. Green tree symbols are placed along the streets and within the blocks, indicating the locations for tree planting. The plan also shows a road intersection on the left side and a road intersection on the right side.

4.7 TYPICAL LANDSCAPE PLANTING PLAN

RUSTY CLIFFS SOUTH
LOCATED IN TOWN OF GEORGE, OHIO

DGS ENGINEERING, INC.
10000 WOODBURN AVENUE, SUITE 100
COLUMBIANA, OHIO 44828
TEL: 440.325.1234
FAX: 440.325.1235
WWW.DGSENG.COM

DATE: 11/11/11
BY: DGS
CHECKED: DGS
APPROVED: DGS

LPP-1
1 OF 1 TOTAL

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:

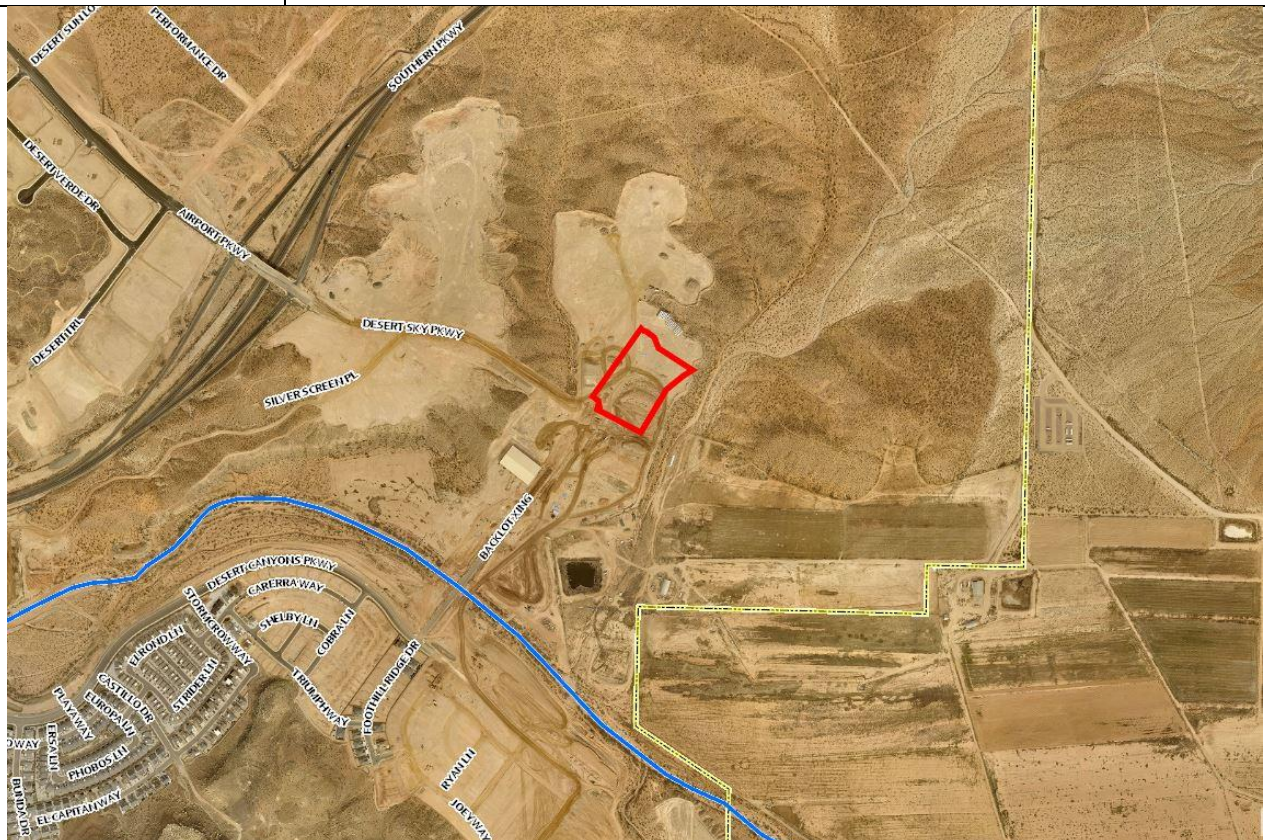
- 1. That a preliminary plat is submitted for review and approval by the Planning Commission.**
- 2. That a site plan that meets the requirements of city code and TNZ development standards is applied for and approved prior to construction.**
- 3. That parking standards as found in the PD-TNZ and/or 10-19 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...).”

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

PC 2026-PP-019
Desert Sky
Preliminary Plat

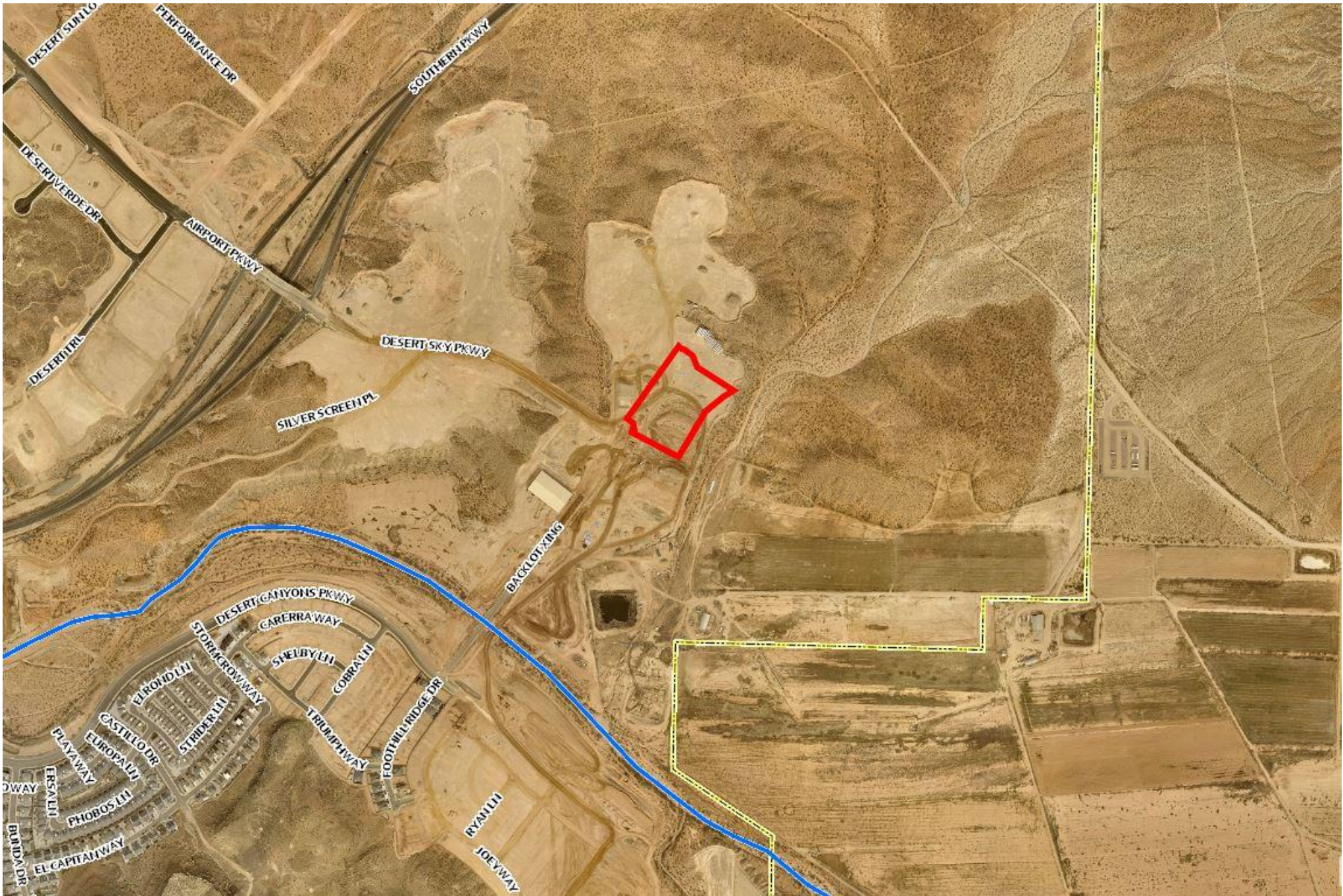
POWERPOINT PRESENTATION



Desert Sky Phases 1-3 Preliminary Plat

2026-PP-019

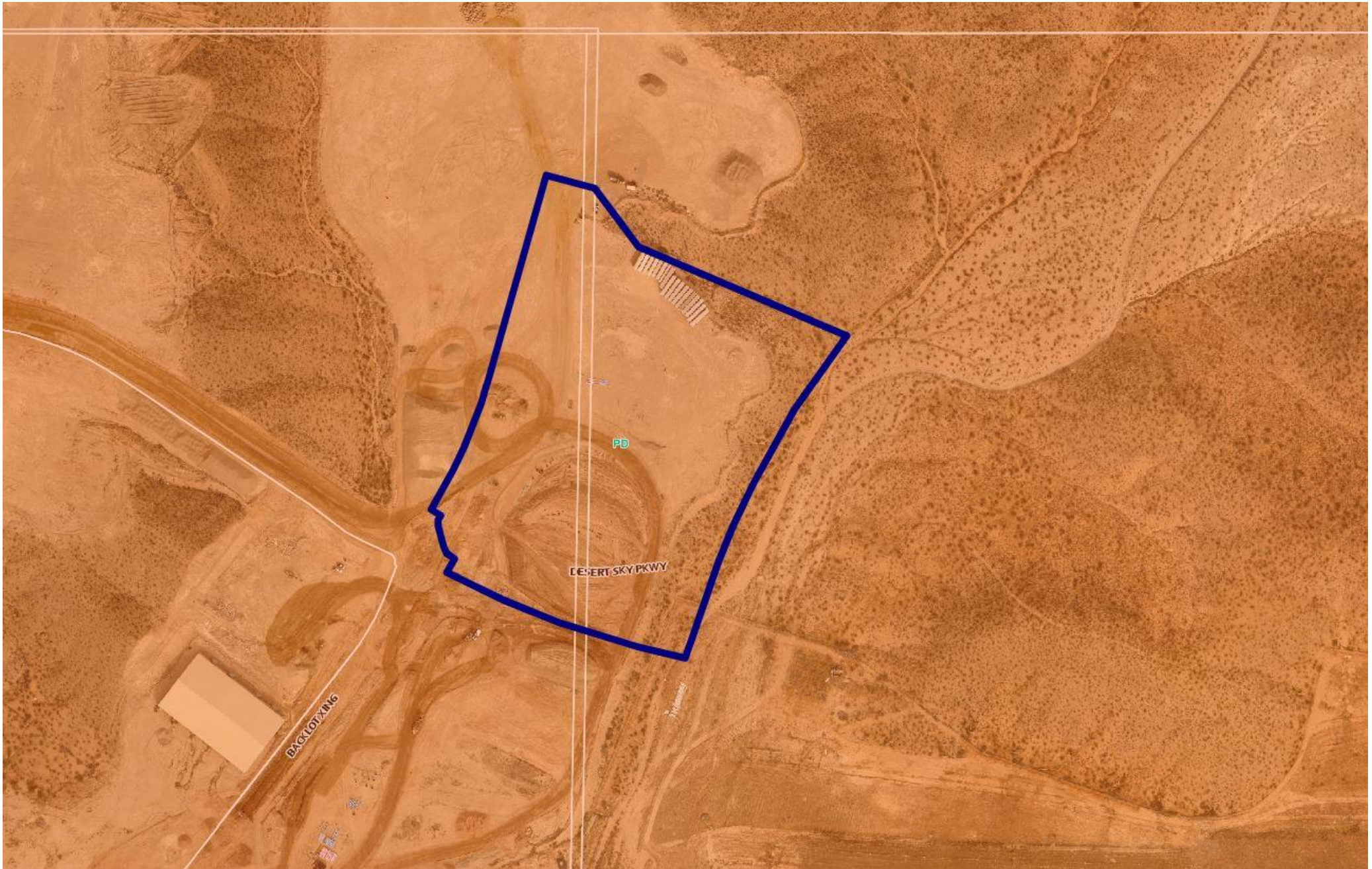
Vicinity Map



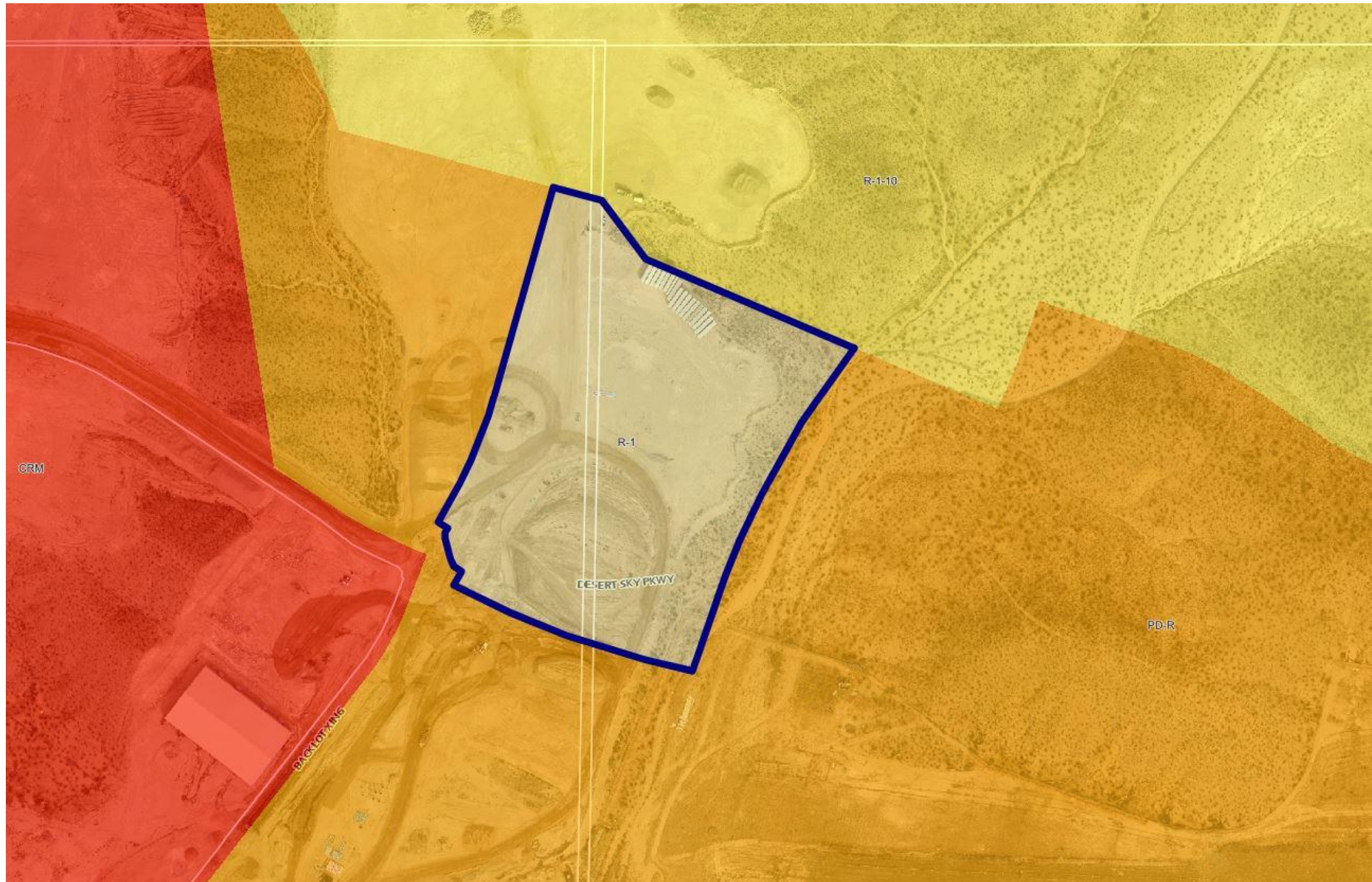
Aerial Map



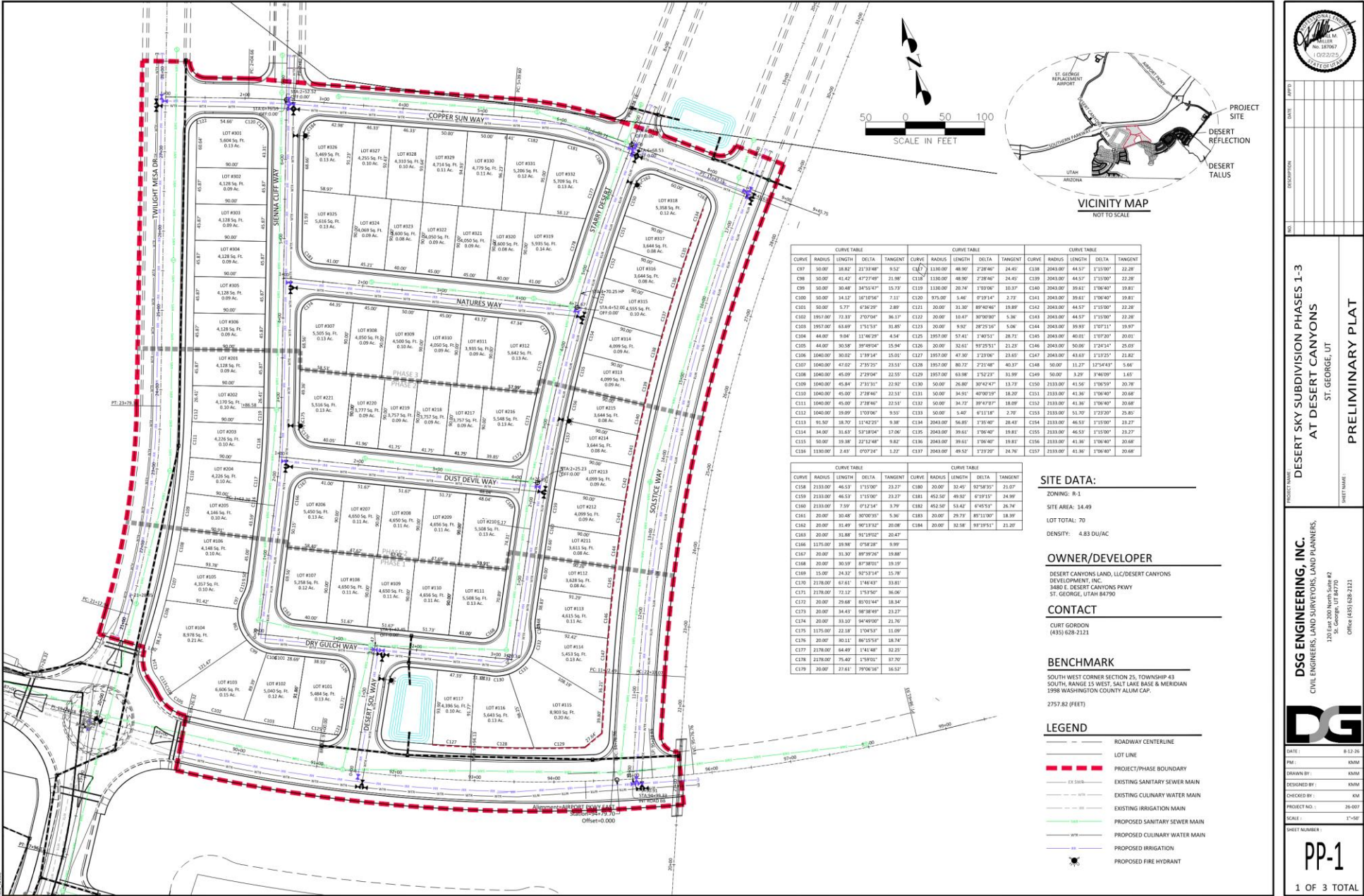
Land Use Map



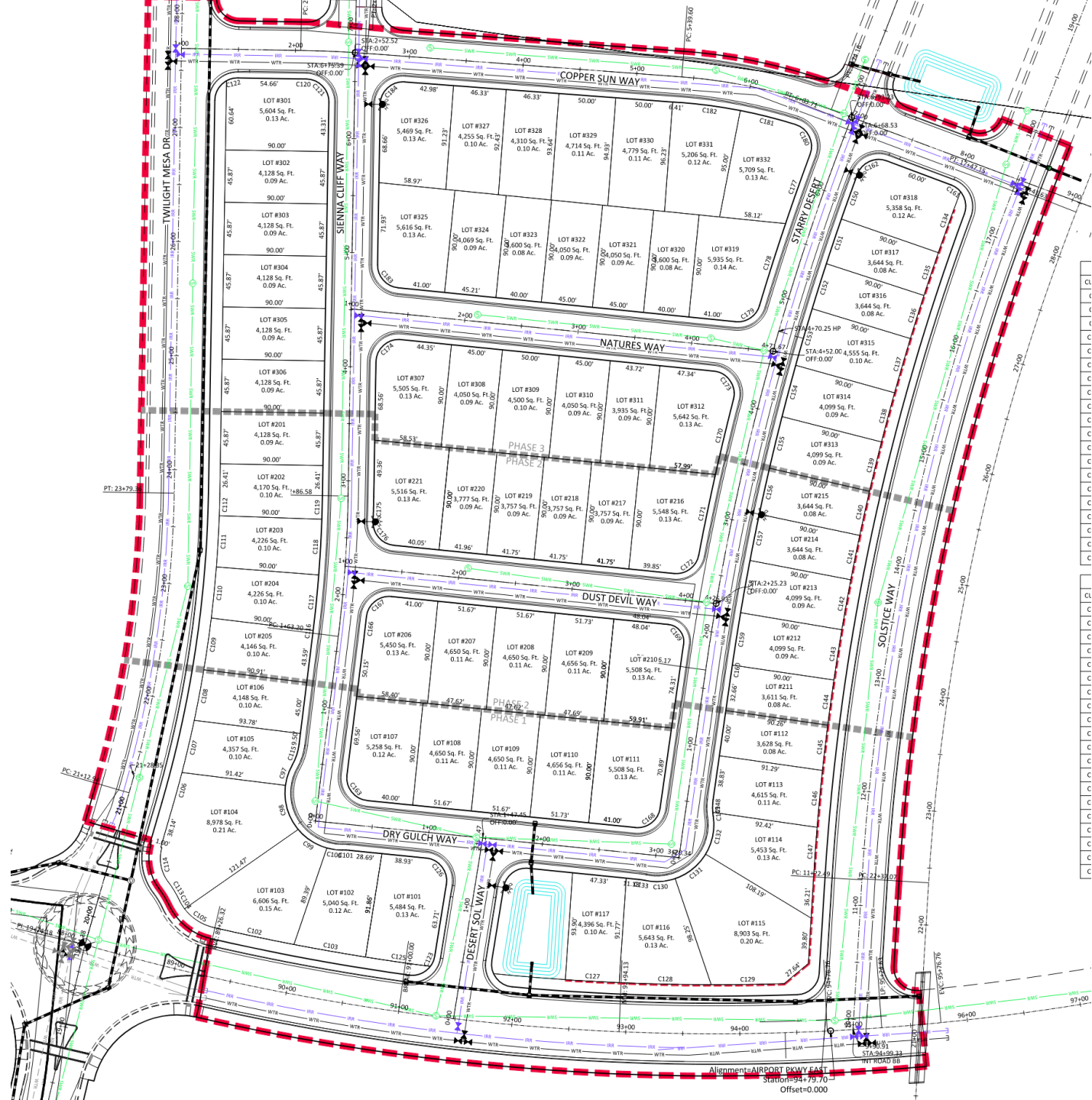
Zoning Map



Proposed Preliminary Plat



Proposed Preliminary Plat



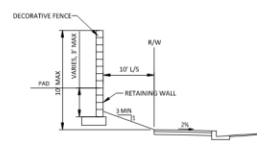


DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,
120 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

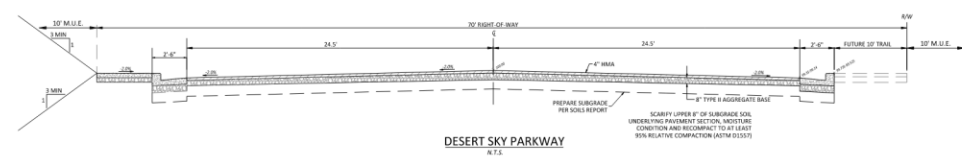
DG	
DATE :	8-12-26
PM :	KMM
DRAWN BY :	KMM
DESIGNED BY :	KMM
CHECKED BY :	KM
PROJECT NO. :	26-007
SCALE :	1"=50'
SHEET NUMBER :	
PP-2	
2 OF 3 TOTAL	

Figure 1 is a profile view of the proposed channel. The vertical axis represents elevation in meters (m), ranging from 2785 to 2805. The horizontal axis represents stationing, ranging from 0+00 to 5+20. The profile shows three main components: the Right of Way (R/W), the existing ground, and the proposed graded channel with armor. The R/W profile starts at 2800.00m at station 0+00, drops to 2796.12m at station 0+12, and then fluctuates. The existing ground profile starts at 2793.40m at station 0+00 and rises to 2805.00m at station 5+20. The graded channel profile starts at 2796.12m at station 0+00, drops to 2786.07m at station 1+00, and then rises to 2800.00m at station 5+20.

Station	R/W (m)	Existing Ground (m)	Graded Channel (m)
0+00	2800.00	2793.40	2796.12
0+12	2796.12	2793.40	2796.12
0+24	2796.12	2793.40	2796.12
0+36	2796.12	2793.40	2796.12
0+48	2796.12	2793.40	2796.12
1+00	2796.12	2793.40	2786.07
1+12	2796.12	2793.40	2786.07
1+24	2796.12	2793.40	2786.07
1+36	2796.12	2793.40	2786.07
1+48	2796.12	2793.40	2786.07
2+00	2796.12	2793.40	2786.07
2+12	2796.12	2793.40	2786.07
2+24	2796.12	2793.40	2786.07
2+36	2796.12	2793.40	2786.07
2+48	2796.12	2793.40	2786.07
3+00	2796.12	2793.40	2786.07
3+12	2796.12	2793.40	2786.07
3+24	2796.12	2793.40	2786.07
3+36	2796.12	2793.40	2786.07
3+48	2796.12	2793.40	2786.07
4+00	2796.12	2793.40	2786.07
4+12	2796.12	2793.40	2786.07
4+24	2796.12	2793.40	2786.07
4+36	2796.12	2793.40	2786.07
4+48	2796.12	2793.40	2786.07
5+00	2796.12	2793.40	2786.07
5+12	2796.12	2793.40	2786.07
5+20	2796.12	2793.40	2786.07



SECTION B
N.T.S.



 DSG ENGINEERING, INC. CIVIL ENGINEERS, LAND SURVEYORS, AND PLANNERS 120 East 200 North Suite #2 St. George, UT 84770 Office (435) 628-2121			
DATE:	8-12-24	PROJECT NUMBER:	DESERT SKY SUBDIVISION PHASES 1-3 AT DESERT CANYONS ST. GEORGE, UT
DRAWN BY:	MM	NO.:	
DESIGNED BY:	MM	DESCRIPTION:	
CHECKED BY:	MM	DATE:	
PROJECT NO.:	26-007	APPROVED:	
SCALE:	NO SCALE		
SHEET NUMBER :			
PP-3 3 OF 3 TOTAL		FINAL REVIEW: PRELIMINARY PLAT - SECTIONS & DETAILS	

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."

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **September 8, 2026, 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**
4

5 **PRESENT:**

6 **Planning Commission Chair Ben Rogers**
7 **Planning Commission Member Brandon Anderson**
8 **Planning Commission Member Kelly Taysom**
9 **Planning Commission Member Terri Draper**
10 **Planning Commission Member Lori Chapman**
11 **Planning Commission Member Nathan Fisher**
12 **Planning Commission Member Kelly Casey**
13

14 **EXCUSED:**

15
16 **STAFF MEMBERS PRESENT:**

17 **Assistant City Attorney Kristopher Pearson**
18 **Assistant Public Works Director Wes Jenkins**
19 **Planner Dan Boles**
20 **Planner Lonnie Olson**
21 **Development Office Supervisor Angie Jessop**
22

23 **OTHERS PRESENT:**

24 **Applicant Jared White**
25 **Applicant Rick Salisbury**
26 **Applicant James Sullivan**
27

28 **CALL TO ORDER:**

29 Planning Commission Chair Rogers called the meeting to order and welcomed all in
30 attendance. The Pledge of Allegiance to the Flag was led by Commission Member
31 Draper.
32

33 Link to call to order and flag salute: [00:00:06](#)

34
35 Link to call for disclosures [00:00:32](#)
36
37

38 **ITEM 1**

39 **CONDITIONAL USE PERMIT Anthemnet/VZW White Dome –**
40 **Consider removal of a condition placed on a conditional use permit for a 100**
41 **ft. cell tower approved 01/15/2026. The applicant is Powder River, and the**
42 **representative is Jared White. Case No. 2026-CUP-006 (Staff – Dan Boles)**
43

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

45
46 Link to Presentation by Dan Boles [00:00:51](#)
47

48 Link to question by Commission Member Chapman [00:04:15](#)
49

50 Link to comment by applicant Jared White [00:04:57](#)
51

52 Link to discussion by Commission Members and Mr. Boles [00:06:40](#)
53

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)

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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](#)

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)

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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

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.

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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.

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