

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, October 27, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

1. GENERAL PLAN AMENDMENT Red Rock Ridge – PUBLIC HEARING

Consider a request to amend the general plan designation from LDR (Low Density Residential), HDR (High Density Residential), and OS (Open Space) to HDR (High Density Residential) and OS (Open Space) on approximately 14.40 acres generally located at 344 South 1990 East. The applicant is Giv Development, and the representative is Samuel Wiesenbergs. Case No. 2026-GPA-012 (Staff – Brenda Hatch)

2. GENERAL PLAN AMENDMENT Desert Canyons North/East – PUBLIC HEARING

Consider a request to amend the General Plan land use designation from low-density residential to medium density residential on approximately 232 acres and to adjust the boundaries of the medium and medium high land use designations on a total of approximately 272 acres in the Desert Canyons Planned Development. This project is located east of Southern Parkway and north of Desert Sky Parkway. The applicant is Desert Canyons Development, Inc. and the representative is Curt Gordon. Case No. 2026-GPA-014 (Staff – Brian Dean)

****This item will not be heard at this meeting****

3. PRELIMINARY PLAT 2450 S RL Wyman

Consider a request for a preliminary plat for a seven (7) lot residential subdivision. The applicant is Rob Wyman and the representative is Bob Hermandson, with Bush & Gudgell Inc. Case No. 2026-PP-007 (Staff – Dan Boles)

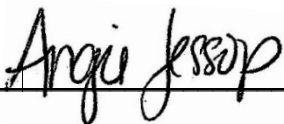
4. MINUTES

Consider a request to approve the meeting minutes from the October 13, 2026, meeting.

5. CITY COUNCIL ACTIONS

Report on items heard at the October 22, 2026, City Council meeting.

1. *Ledges St George*
2. *Rusty Cliffs South*
3. *Plastics Clinic (Riverbend Point)*



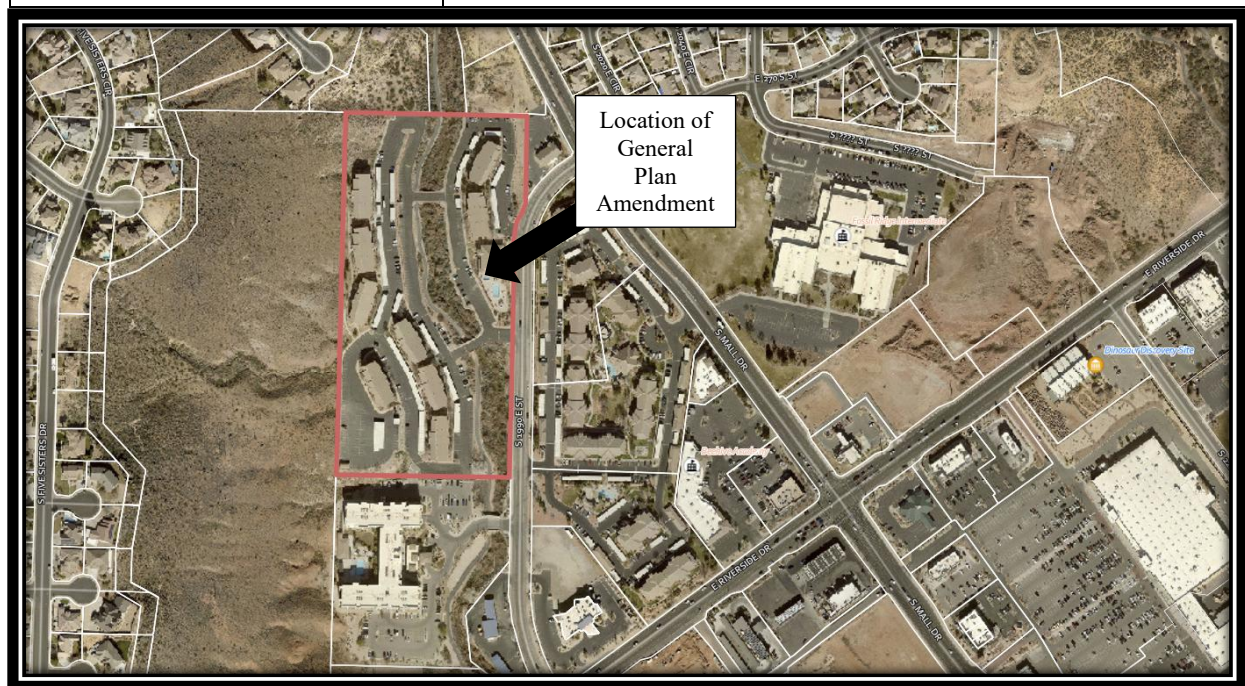
Angie Jessop – Community Development Office Supervisor

October 23, 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.

Red Rock Ridge General Plan Amendment (Case No. 2026-GPA-012)	
Request:	Consider approval of changing the general plan future land-use map from LDR (Low Density Residential) and OS (Open Space) and HDR (High Density Residential) to HDR (High Density Residential) and OS (Open Space) on approximately 14.44 acres.
Applicant:	Giv Development
Representative:	Samuel Wiesenberg
Location:	344 South 1990 East
Existing General Plan:	LDR (Low Density Residential) and OS (Open Space) and HDR (High Density Residential)
Proposed General Plan:	HDR (High Density Residential) and OS (Open Space)
Existing Zoning:	R-3 (Multiple-Family Residential)
Land Area:	Approximately 14.44 acres.



BACKGROUND:

In 2004, the subject property was developed as a student housing complex containing 106 units, each designed to house six students. The property is currently zoned R-3 (Multiple-Family Residential).

The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. This application proposes to change the General Plan designation from Low Density Residential (LDR), Open Space (OS), and High Density Residential (HDR) to exclusively High Density Residential (HDR) and Open Space (OS) in order to redevelop the current student housing into Multi-family Residential condominiums to be sold individually.

RECOMMENDATION:

The proposal is consistent with the area and staff recommends approval with no conditions.

ALTERNATIVES:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Table the proposed General Plan Amendment to a specific date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Red Rock Ridge General Plan Amendment, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. That this land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. That the proposed project will not negatively impact the health, stability, and/or formation of families within the City.
3. That the proposed General Plan amendment is consistent with the surrounding area, as the High-Density Residential (HDR) land use designation is located directly across the street from the subject property.

Exhibit A
Applicant's Narrative

Exhibit B

Water Consumption Narrative

General Plan Change Application

Water Consumption Narrative

Parcel #: SG-5-2-28-31041

Parcel Address: 344 South 1990 E Street, St George, Washington County, Utah 84790

To whom it may concern,

This application is for the property located at 344 South 1990 E Street. The ultimate goal of this project is to convert existing student housing into condominiums. As the property is divided into buildings consisting of six bedroom two bathroom units, the existing structures are conducive to splitting the large units into two smaller units each. The currently planned layouts incorporate a mix of three, two, and one bedroom units into the existing footprints.

Each new unit will include the addition of one kitchen and one bathroom. Effort will be taken to include water and energy efficient fixtures and equipment in keeping with St. George City's water conservation goals. Even though the overall number of fixtures will increase, because the unit split will reduce the total number of occupants in each building, we anticipate that a full water study will show little to no increase in overall water demand for the property.

The site's existing landscaping is water efficient and any further landscaping designs will incorporate water-wise principles and drought tolerant plantings that are both aesthetically pleasing and have area sensitive watering requirements.

Samuel Wiesenbergs

Authorized Agent

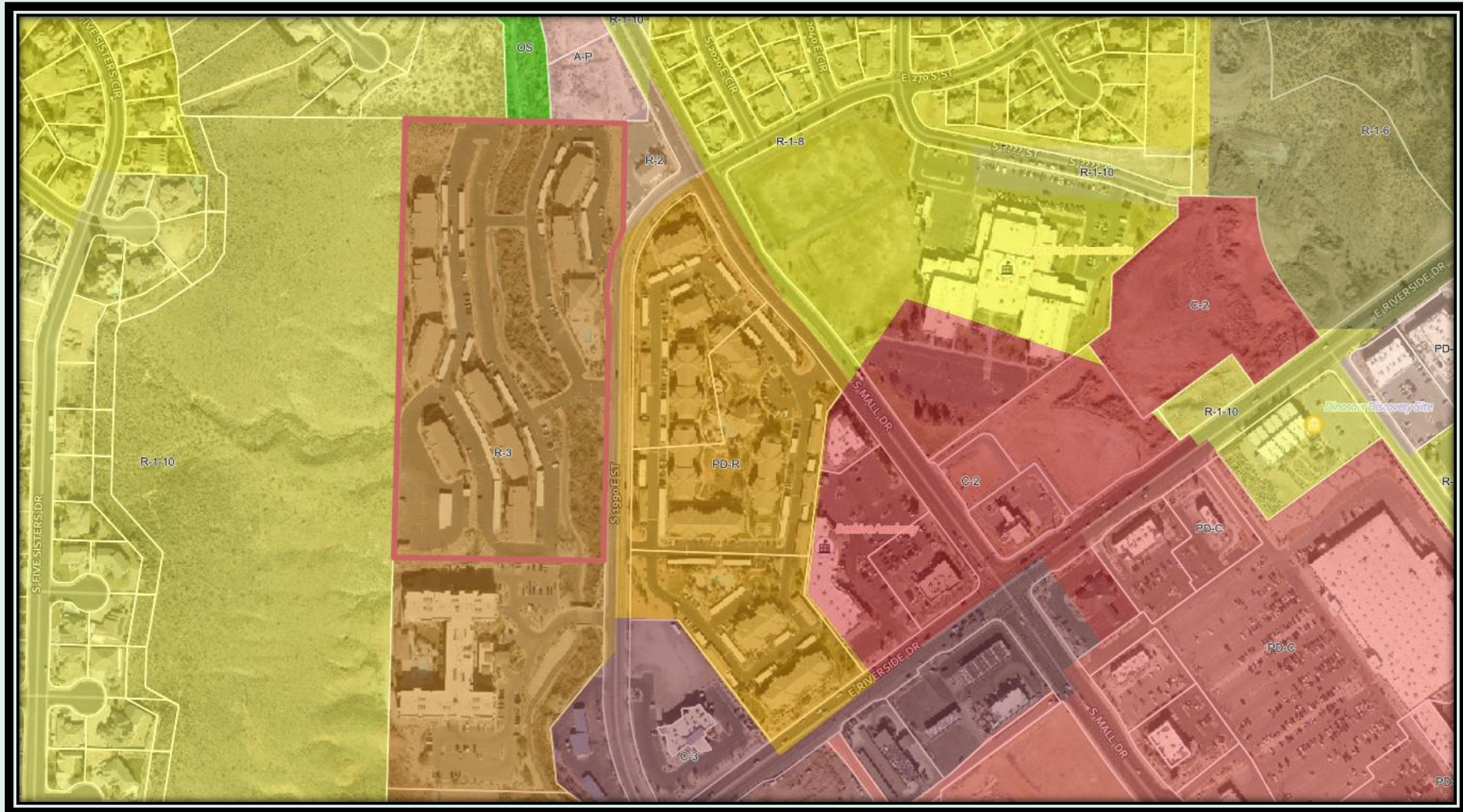
Exhibit C

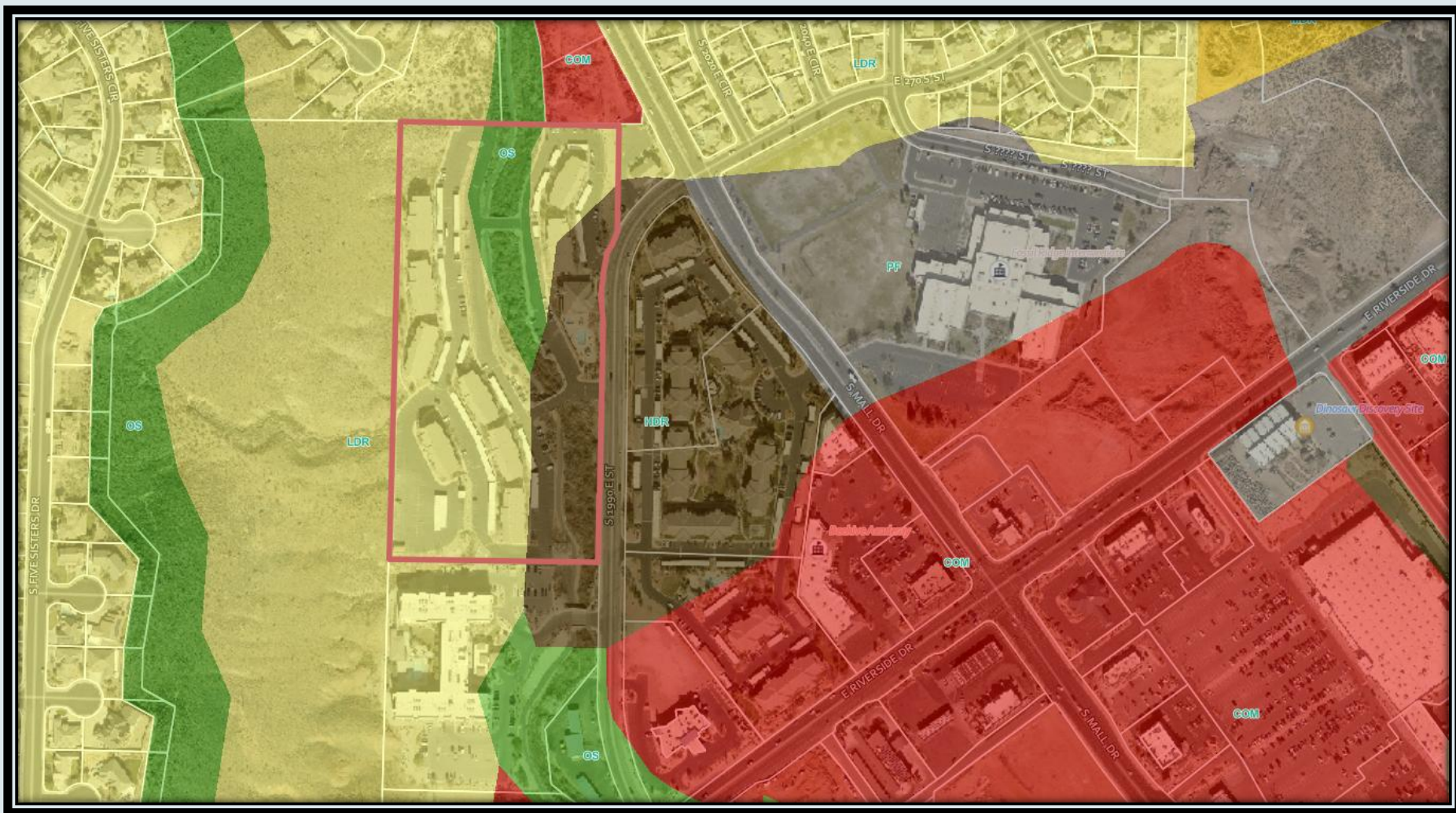
PowerPoint

Red Rock Ridge

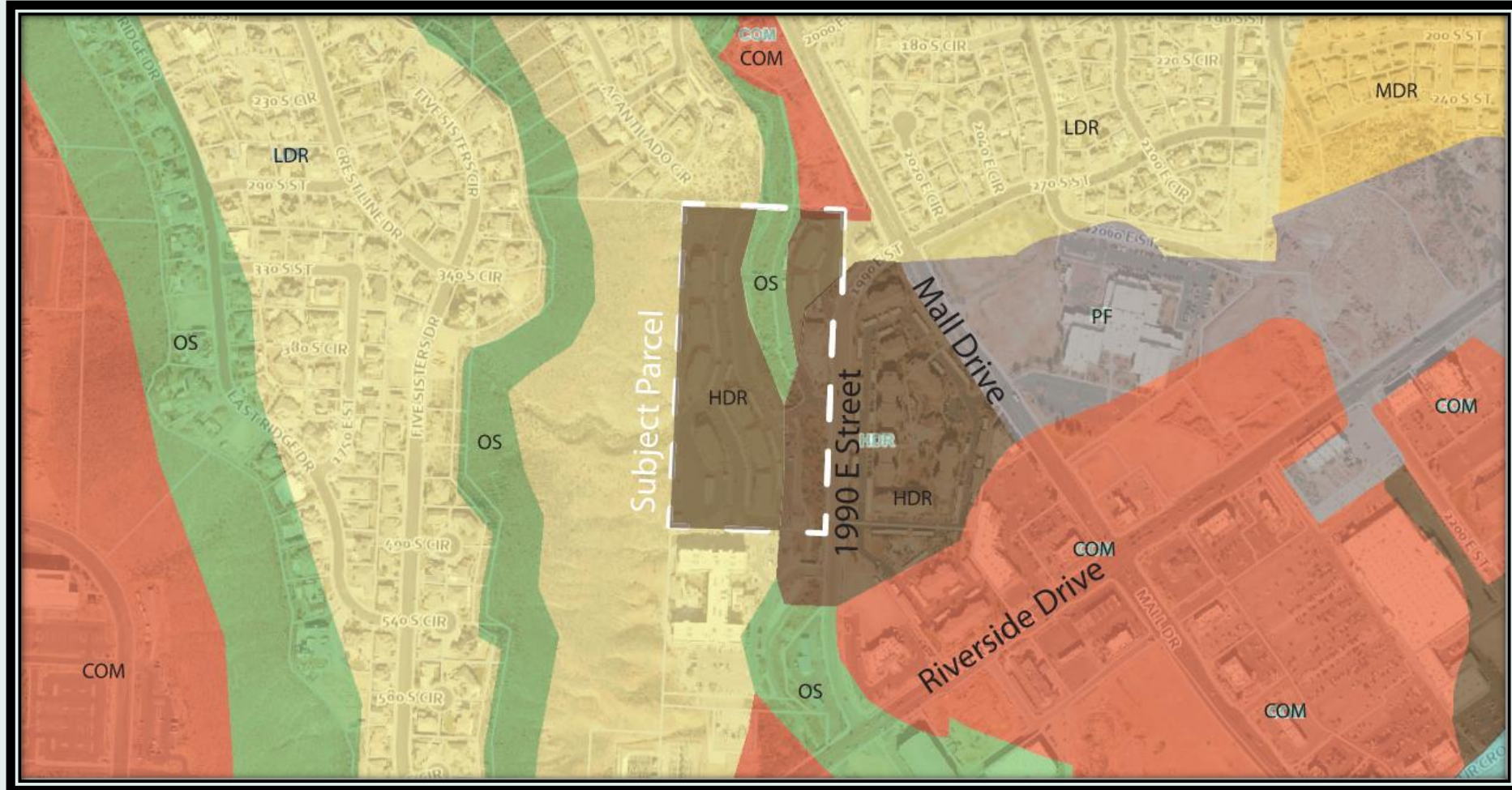
2026-GPA-012



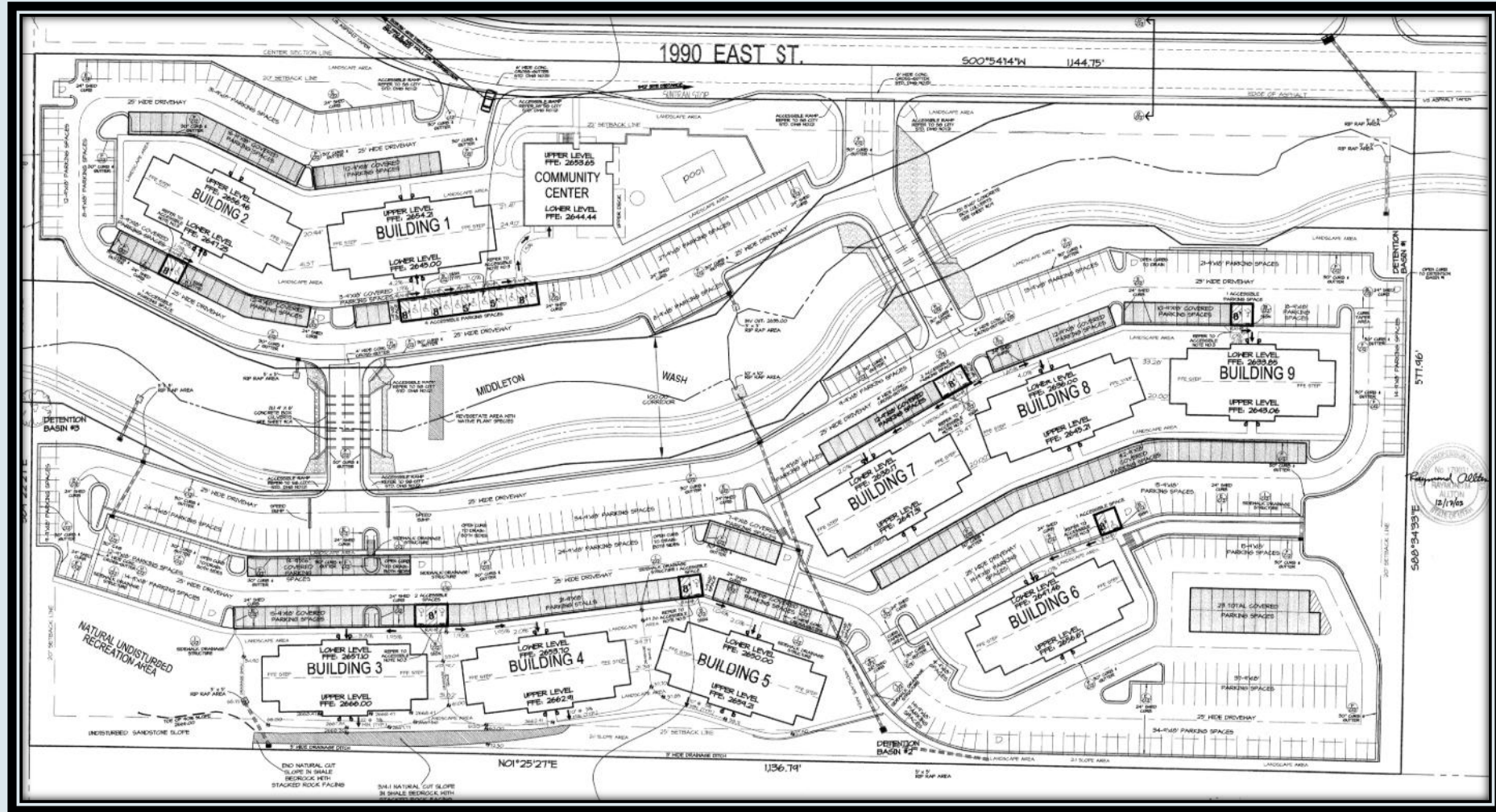




Proposed General Plan



Site



Possible Motion:

“I move that we forward a positive recommendation to the City Council for the Red Rock Ridge General Plan Amendment, based on the findings listed in the staff report.”



ITEM 3

PLANNING COMMISSION AGENDA REPORT: **10/27/2026**

This aerial map shows the proposed 2450 South extension highlighted in red. The map includes labels for streets such as 3210 East, 2450 South, Canal Road, Ashbury Drive, and the Salt River. A yellow dashed line indicates the city boundary.



BACKGROUND:

The property has had two zoning designations on it. In order to create a subdivision of land in a fashion that is cohesive and makes sense, the applicant proposed to rezone the eastern portion of the property from RE-20 (Residential Estates, 20,000 ft² minimum lot size) to RE-37.5 (Residential Estates, 37,500 ft² minimum lot size) to match the western part of the property. This zoning amendment was approved on October 1, 2026. The Planning Commission recommended approval of the application.

Now that the property is one cohesive zone, the applicant is proposing a preliminary plat that will create seven large lots, similar to other properties in that part of the city. Lot seven is the smallest of the lots at 87,839 ft². The largest lot is lot six which is 97,326 ft². This creates a density of 2.35 units per acre which fits the Low Density Residential General Plan category.

There is an existing irrigation line along the southern boundary of the property. The property along southern boundary has long been used as a right-of-way. The applicant will be required to dedicate 25' of property as right-of-way with the final plat.

RECOMMENDATION:

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

1. There is a parcel that will be left along the east side of the proposed easterly roadway. This should be dedicated as part of the right-of-way along this easterly roadway.
2. The portion of the 50-foot WCWCD easement that is located within each property cannot be fenced in because the city and WCWCD will need access to maintain the existing 54" irrigation line and the existing 66" storm drain line.
3. That language on the final plat stating "25' ROW to be dedicated to St. George City with final plat" or similar. The 25' boundary property must be dedicated as right-of-way.

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 2450 S Wyman Preliminary Plat request, application number 2026-PP-007, based on the findings and conditions noted in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-7B-3.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2026-PP-007
2450 S Wyman
Preliminary Plat

Exhibit A

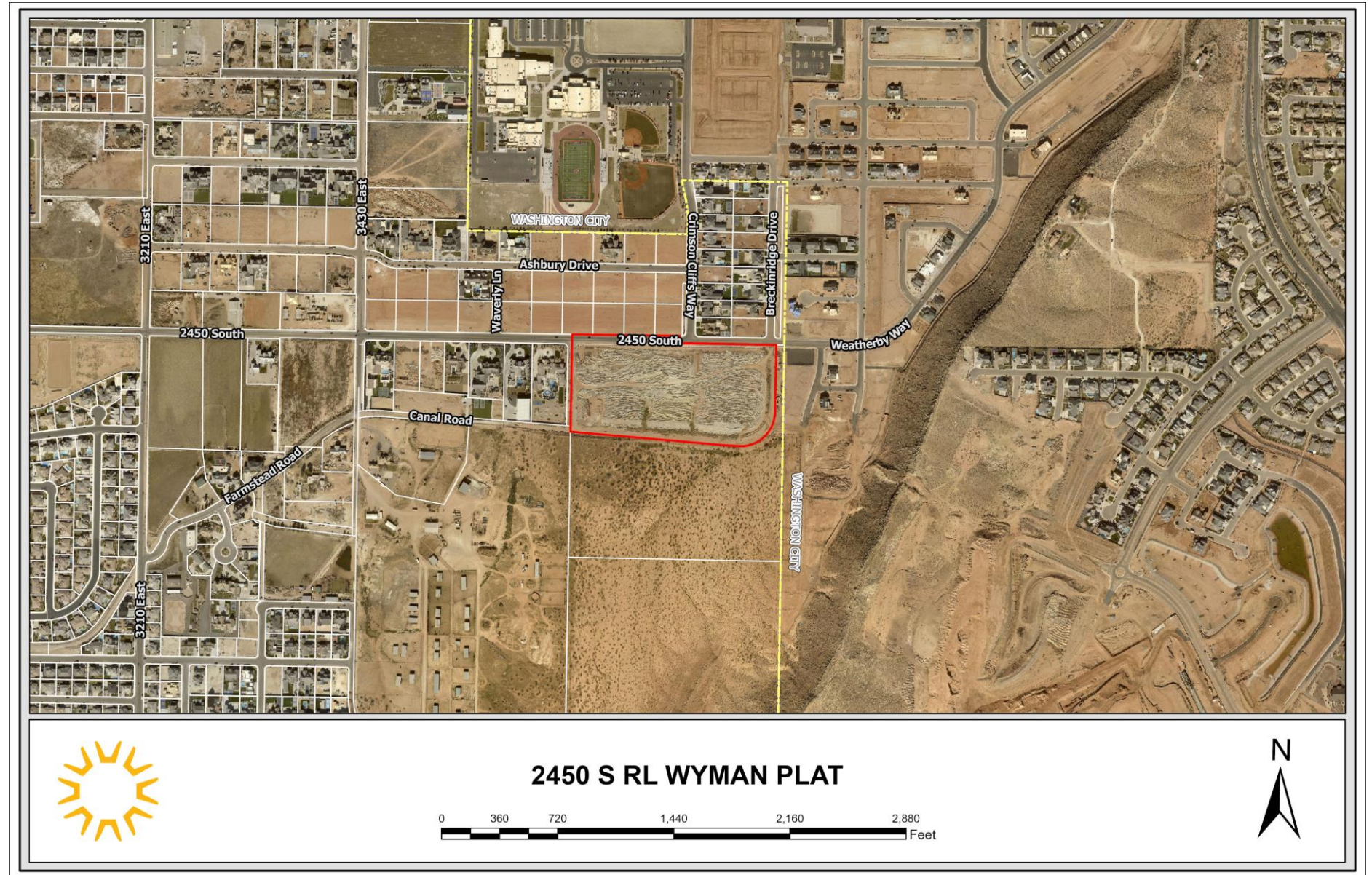
PowerPoint Presentation



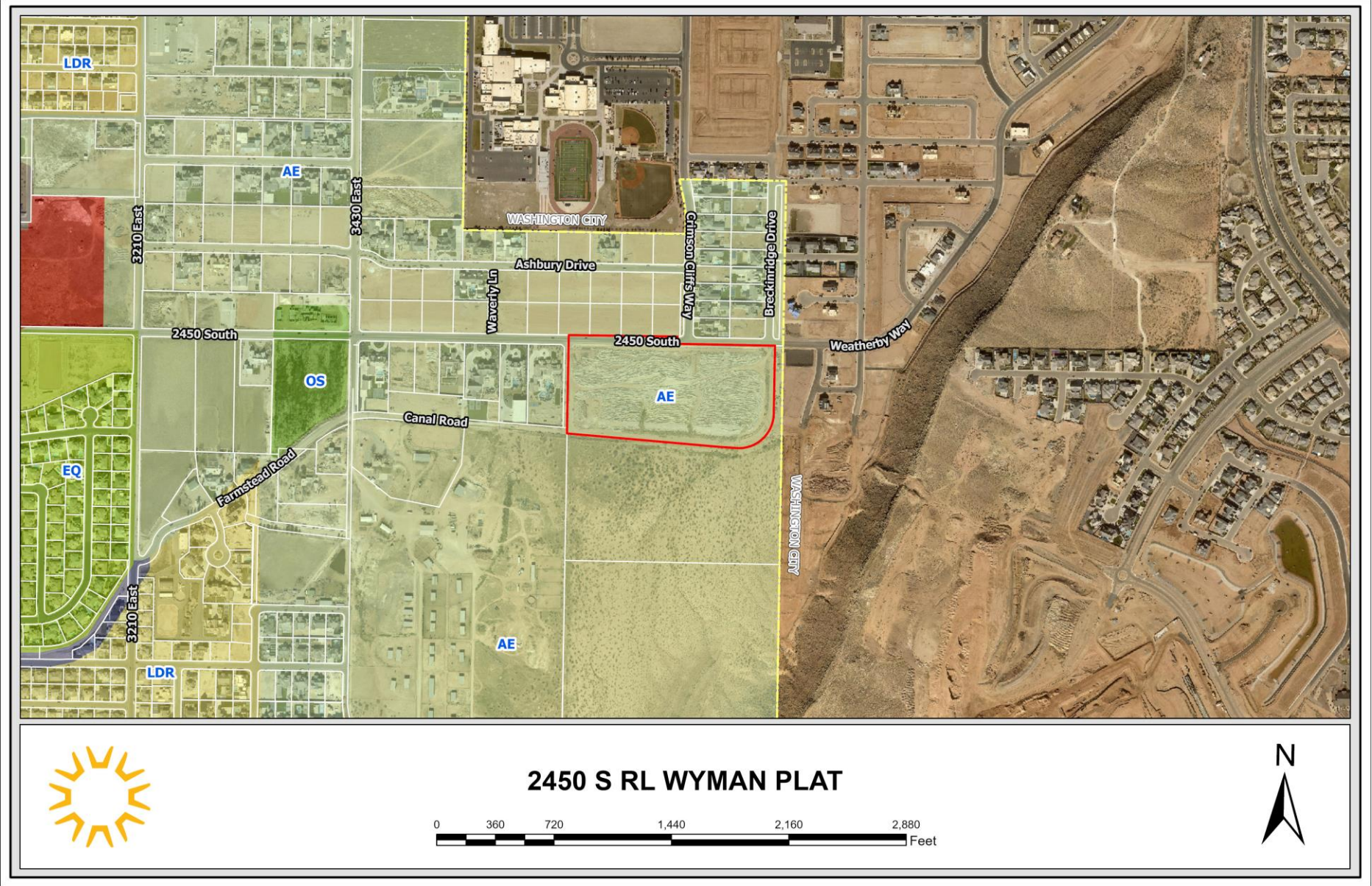
2450 South Wyman Plat

2026-PP-007

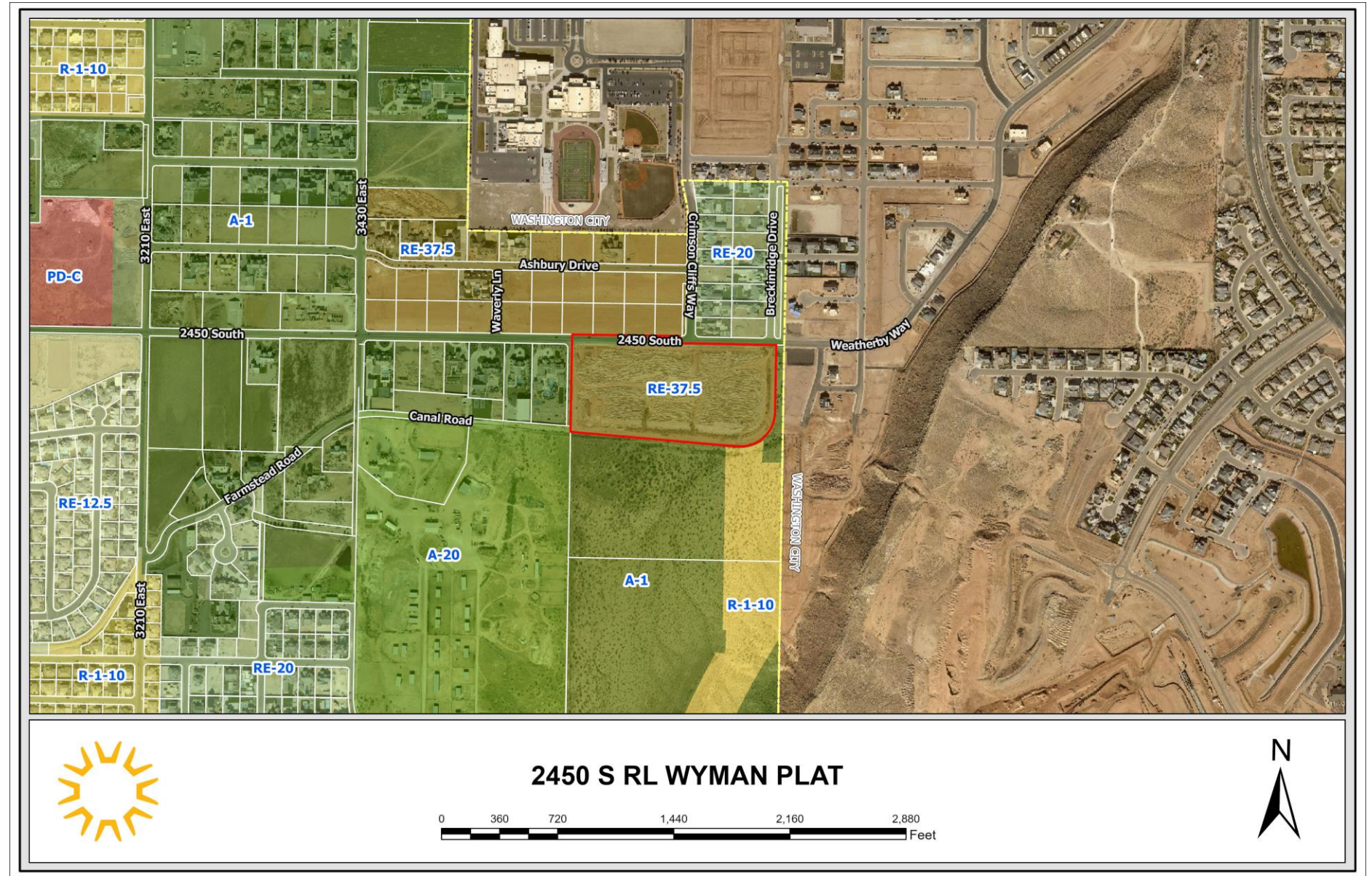
Aerial Map



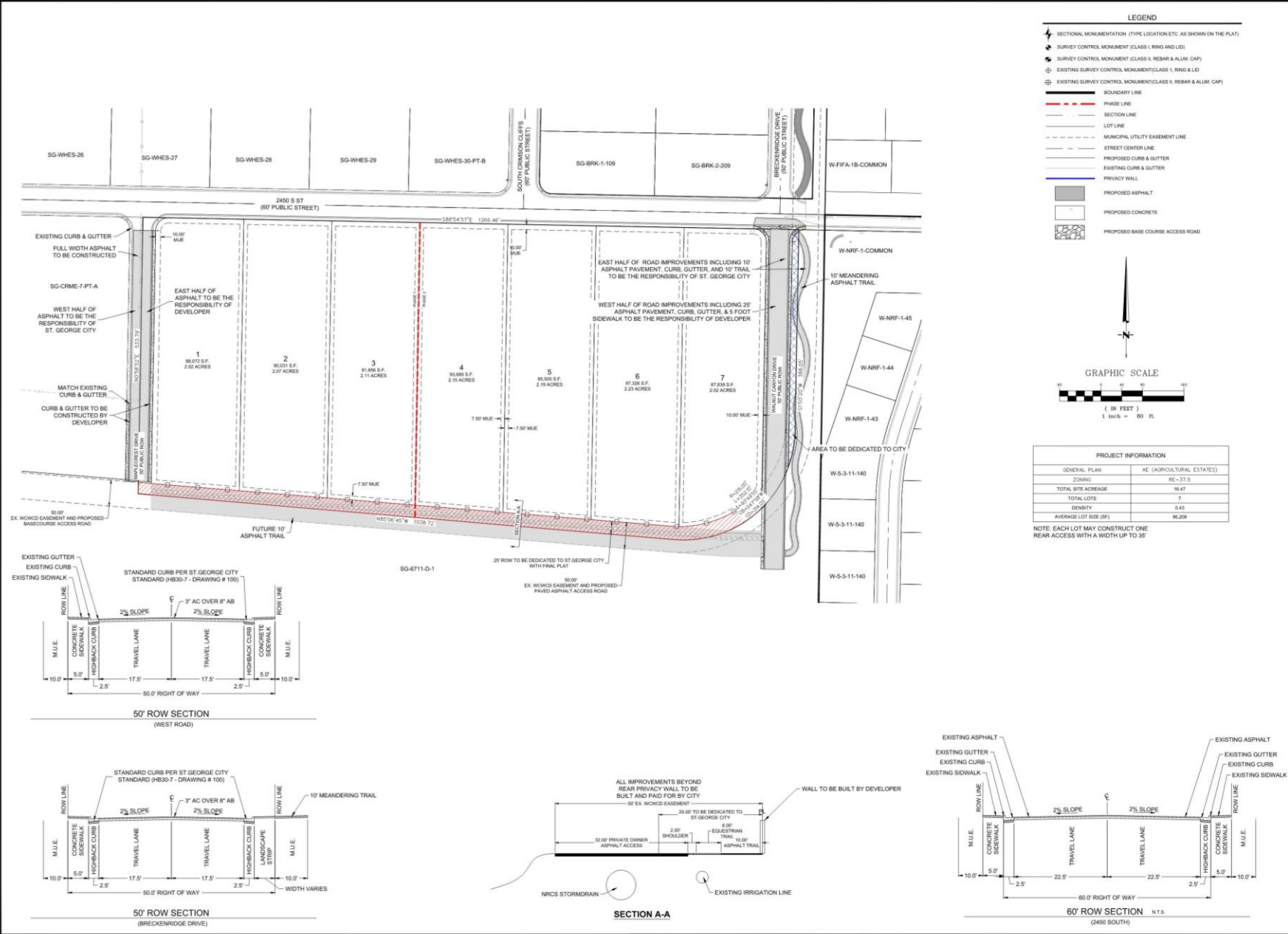
Land Use Map



Zoning Map



Proposed Plat



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Talmadge Suite #4
Phone (435) 673-2337 / Fax (435) 673-3181
www.bushandgudgell.com

DATE: 02/25/2025
DRAWN: JEW
APPROVED: JGP
SCALE: 1"=80'
JOB NO.: 251082

SITE PLAN
PRELIMINARY PLAT
RL WYMAN ESTATES
LOCATED IN ST. GEORGE UT, 84790

SHEET 2 OF 4
FILE: 251082

[illegible]

ST. GEORGE PLANNING COMMISSION MINUTES
October 13, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Ben Rogers
Planning Commission Member Brandon Anderson
Planning Commission Member Lori Chapman
Planning Commission Member Nathan Fisher

EXCUSED:

Planning Commission Member Kelly Taysom
Planning Commission Member Kelly Casey
Planning Commission Member Terri Draper

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Curt Gordon
Applicant Ken Miller

CALL TO ORDER:

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

Link to call to order and flag salute: [00:01:00](#)

Link to call for disclosures [00:01:30](#)

ITEM 1

HILLSIDE DEVELOPMENT PERMIT - Desert Haven

Consider a request for a hillside development permit to allow disturbance of areas in the 20-30%, 30-40%, and 40% and above slope areas, in order to develop single-family homes. The applicant is DSG Engineering, Inc., and the representative is Ken Miller. Case No. 2026-HS-007 (Staff – Brian Dean)

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

Link to Presentation by Brian Dean [00:02:00](#)

Link to discussion by Commission Members [00:05:45](#)

Link to motion [00:05:53](#)

MOTION:

A motion was made by Planning Commission Member Anderson to recommend approval to the City Council for the Desert Haven Hillside Development Permit, request case number 2026-HS-007, based on the findings noted 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 – absent
Planning Commission Member Chapman – aye
Planning Commission Member Taysom –absent
Planning Commission Member Draper –absent

The vote was unanimous. Motion carries.

ITEM 2**PRELIMINARY PLAT - Desert Haven**

Consider a request for a 29-lot residential preliminary plat called Desert Haven Phase 1. The applicant is DSG Engineering, Inc., and the representative is Ken Miller. Case No. 2026-PP-020 (Staff – Brian Dean)

Agenda Packet [\[Page 188\]](#)

Link to Presentation by Brian Dean [00:06:24](#)

Link to motion [00:08:55](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve the preliminary plat for Desert Haven Phase 1, adopting the findings and conditions of staff.

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 – absent
Planning Commission Member Chapman – aye
Planning Commission Member Taysom –absent
Planning Commission Member Draper –absent

The vote was unanimous. Motion carries

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the September 22, 2026 meeting.

Agenda Packet [\[Page 202\]](#)

Link to motion [00:09:30](#)

MOTION:

A motion was made by Planning Commission Member Chapman to approve minutes of September 22, 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 – absent
Planning Commission Vice Chair Chapman – aye
Planning Commission Member Taysom – absent
Planning Commission Member Draper – absent

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the October 1, 2026, City Council Meeting.

1. 2026-ZC-014 – Horizon Ridge
2. 2026-ZC-015 Strap Tank Restaurant & Brewery
3. 2026-CUP-006 Anthemnet/VZW White Dome
4. 2026-ZC-016 Sullivan Commercial Parcel
5. 2026-ZC-001 RL Wyman 2450 S

ADJOURN:

Link to motion: [00:10:06](#)

MOTION:

A motion was made by Planning Commission Member

Fisher to adjourn.

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 – absent

Planning Commission Member Casey –aye

Planning Commission Member Chapman –aye

Planning Commission Member Taysom –absent

Planning Commission Member Draper – absent

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services