WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	November 4th, 2026
ACTION REQUESTED:	C-26-09, A request for a Conditional Use Permit for a new Church building located at approximately 3010 E Riggs Loop Dr
APPLICANT:	Jared Madsen - Sky Engineering
OWNER:	The Church of Jesus Christ of Latter-Day Saints
ENGINEER:	Jared Madsen - Sky Engineering
REVIEWED BY:	Sebastian Ferguson - City Planner
PROJECT OVERVIEW:	Complies with City standards

Background

The applicant is requesting approval of a Conditional Use Permit to build a new Church building located at approximately 3010 E Riggs Loop, within the Long Valley PCD. The property is currently zoned PCD, with the PCD zone surrounding the entire site.

The new proposed church site is approximately 4.01 acres and the building would be roughly 18,500 square feet. Moreover, the maximum height would be 69 feet (the height waiver for the steeple portion of the church was approved by City Council on September 23, 2026). The site would provide 250 parking spaces which exceeds the 86 minimum required number of stalls for this development. Speaking on the building material, the new church building will have an exterior of brick with stucco accents (see attached elevations and site plan) and landscaping, which are consistent with churches in the area.

Project Overview

Staff has reviewed the application and finds it complies with all applicable City standards.

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or

facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.

2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the applicable zone and this Conditional Use Permit.

3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

6. Any roof mounted equipment will be screened from view.

7. All signage will be in accordance with the adopted sign regulations of the city.

8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits. Live growth plants shall be used to help screen the refuse walls where applicable.

10. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.

11. Construction drawings will need to be submitted for review and approval, prior to any work

being done on the site.

12. The parking will be adhered to as presented in the exhibits of this application.

Sky Engineering • 2925 E 3150 S • St George • Utah • (435) 680-5667

September 21, 2026

Washington City
Planning & Zoning
Washington, UT 84770

Re: Conditional Use Permit Narrative – Long Valley Church

On behalf of The Church of Jesus Christ of Latter-day Saints, we respectfully submit this request for a Conditional Use Permit (CUP) for the proposed Long Valley Church, located at the intersection of Riggs Loop Drive and Devils Garden Lane within the PCD zoning district of Washington City.

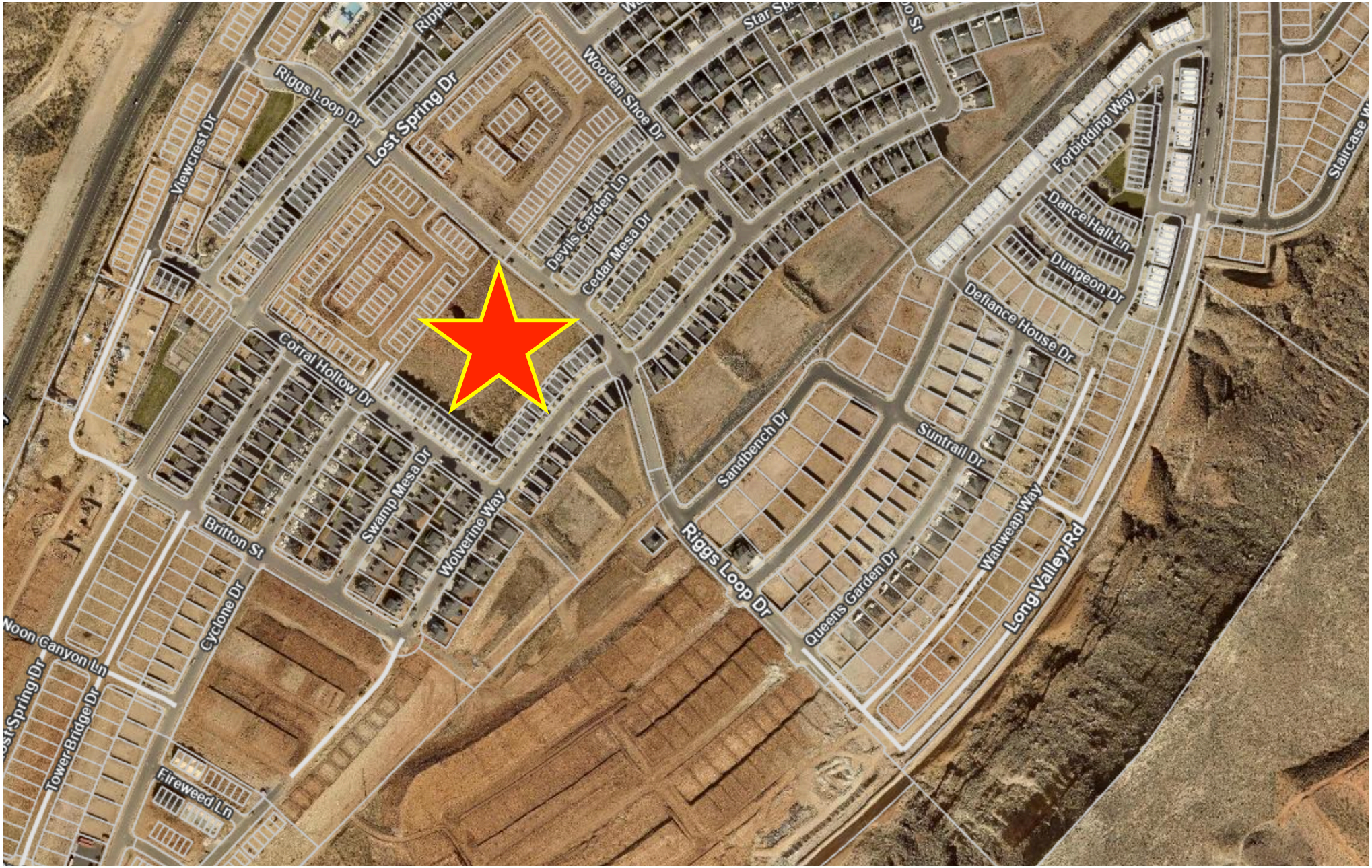
This application seeks approval for the development of a church meetinghouse on a 4.01-acre parcel within the Long Valley community. The property is planned as a single lot and will serve as a neighborhood-scale place of worship and gathering for residents in the surrounding area.

The proposed meetinghouse has been thoughtfully designed to complement the surrounding development pattern. The architecture incorporates materials, rooflines, and landscaping that are consistent with the character of the surrounding community. The building will be a single-story structure with a steeple element typical of similar facilities constructed by the Church throughout the region.

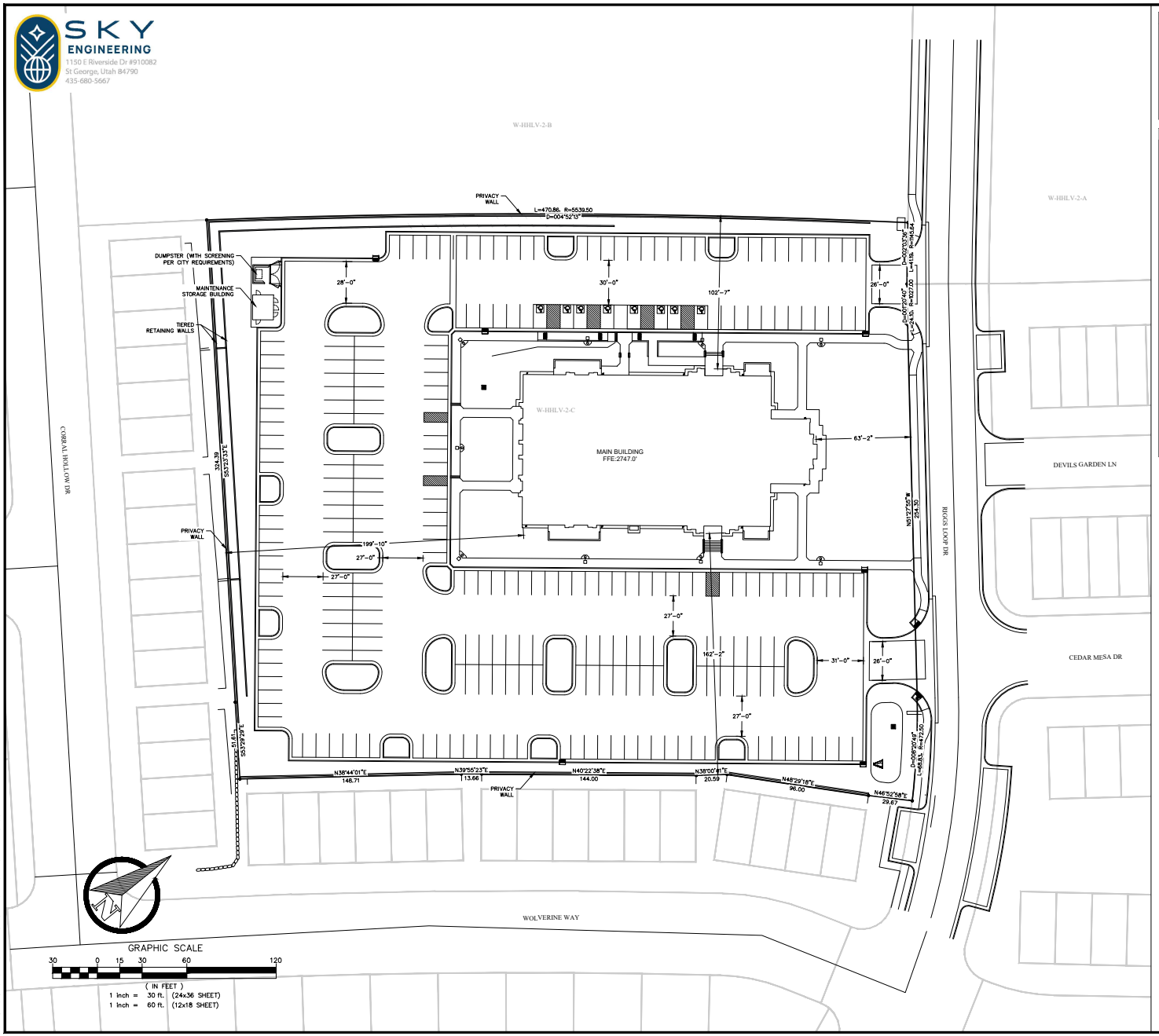
Access to the site will be provided from the adjacent public roadway network, with ingress and egress designed to integrate with the existing transportation infrastructure serving the surrounding development. Off-street parking will be provided in accordance with applicable City requirements. Traffic impacts are anticipated to be minimal due to the staggered nature of church meeting schedules and the limited operational hours associated with worship services and occasional weekday activities.

The facility will serve as a center for worship, community service, and neighborhood gatherings. As such, it provides a civic and social benefit to the surrounding area and aligns with the intent of Washington City's land use regulations for conditional uses within planned development areas.

We appreciate the City's consideration of this request and welcome any further discussion or coordination necessary to ensure the project meets City requirements and integrates respectfully within the surrounding community.


Riggs Loop Dr
Lost Spring Dr
Viewcrest Dr
Wooden Shoe Dr
Devils Garden Ln
Cedar Mesa Dr
Forbidding Way
Dance Hall Ln
Dungeon Dr
Defiance House Dr
Staircase
Corral Hollow Dr
Sandbench Dr
Suntrail Dr
Swamp Mesa Dr
Wolverine Way
Britton St
Riggs Loop Dr
Wahweap Way
Queens Garden Dr
Long Valley Rd
Cyclone Dr
Noon Canyon Ln
Tower Bridge Dr
Fireweed Ln

SKY ENGINEERING
1150 E Riverside Dr #910082
St George, Utah 84790
435-680-5667



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft. (24x36 SHEET)

1 inch = 60 ft. (12x18 SHEET)

SITE & UTILITY NOTES

SITE AREA: 4.0 AC
ZONING: PCD, PLANNED COMMUNITY DEVELOPMENT
BUILDING FOOTPRINT:18,300 SF
SPRINKLERS REQUIRED? YES

OFF-STREET PARKING (ORD 10-19-5)
REQ'D: 303 SEATS x 1/3.5 SPACES EA = 86.6 SPACES
PROVIDED: 250 SPACES, INC. 8 ADA (1 VAN) ACCESSIBLE

IMPERVIOUS AREA: 1.8 AC OR 80,400 SF
PERVIOUS AREA: 1.2 AC OR 51,000 SF

WATER
DEMAND:116 WSFUs, 47.1 GPM
METER SIZE(S):ONE (1) 1" METER

SEWER
DEMAND:146 DFUs 4" PIPE

POWER
SERVICE: 800A 120/208V 3-PHASE

VICINITY MAP



Release Date:
21 SEP 2026

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:

Project Name:
WASHINGTON CITY
LONG VALLEY G300
EAST RIGGS LOOP DRIVE

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date	Description
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Project Number:
PCA-####
Plan Series:
G300-MH-11
Property Number:
###-####

Sheet Title:
CONDITIONAL USE PERMIT SITE PLAN

Sheet:
C100

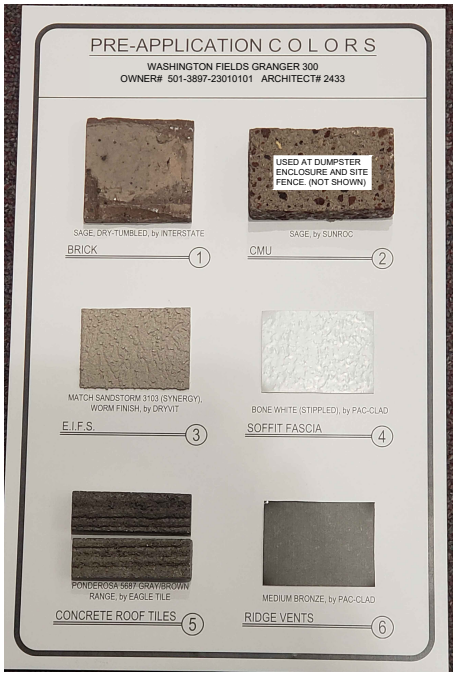
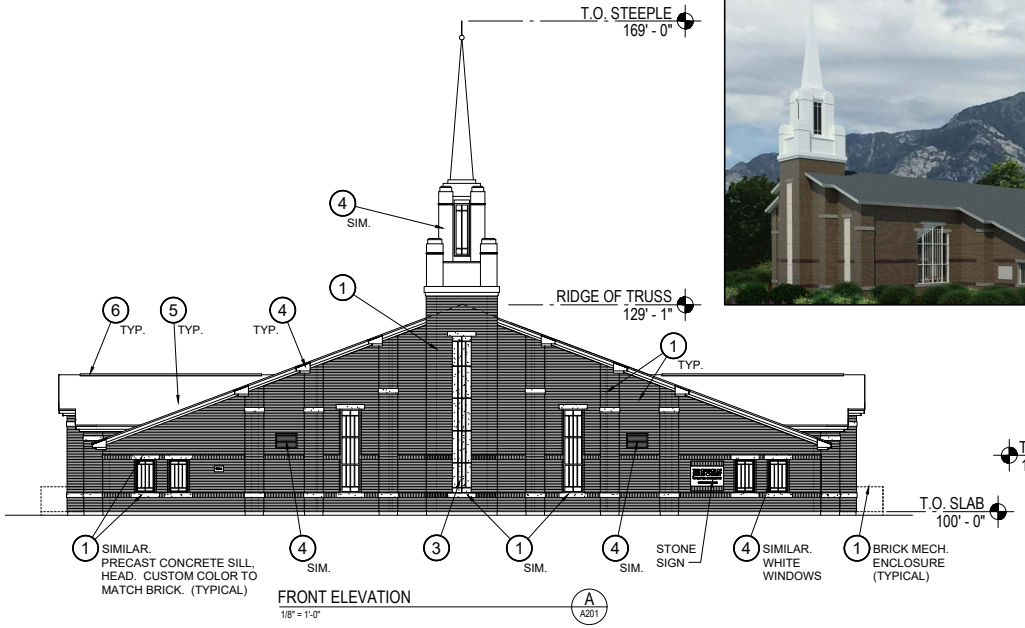
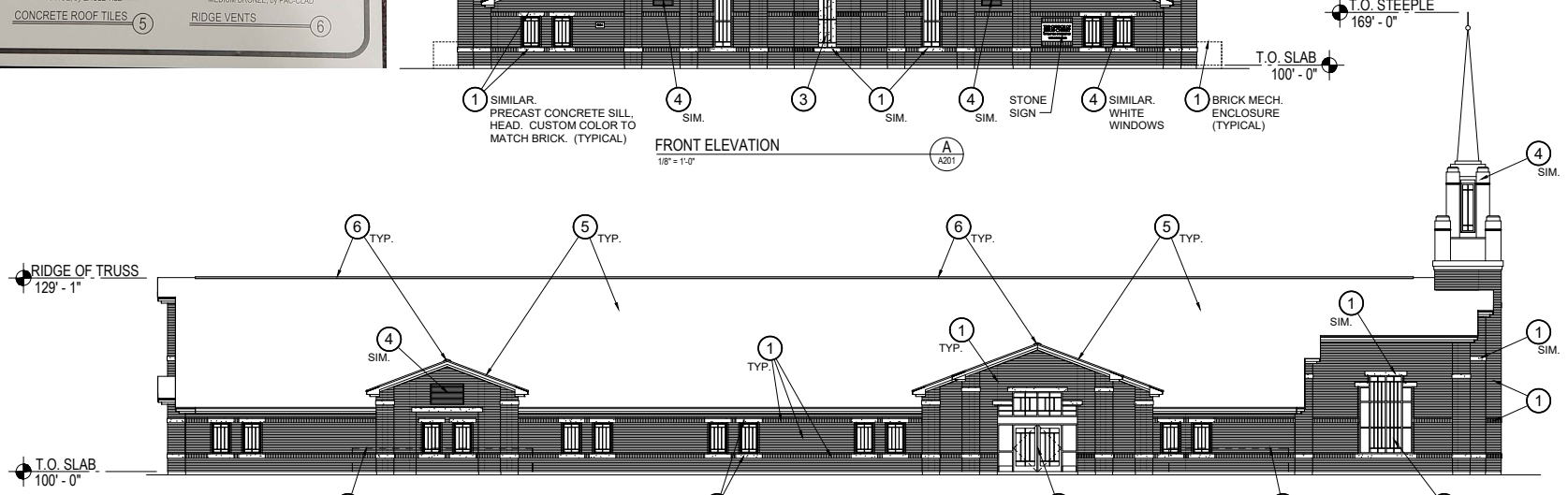


ILLUSTRATION FROM CHURCH STANDARD PLANNING BROCHURE (WASATCH REGION SHOWN)





FRONT ELEVATION
1/8" = 1'-0"
A / A201



LEFT ELEVATION
1/8" = 1'-0"
B / A201

Release Date:
30-DEC-2024

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:

Project Name:
GRANGER 300
MEETINGHOUSE
WASHINGTON, UT 84780

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark | Date | Description

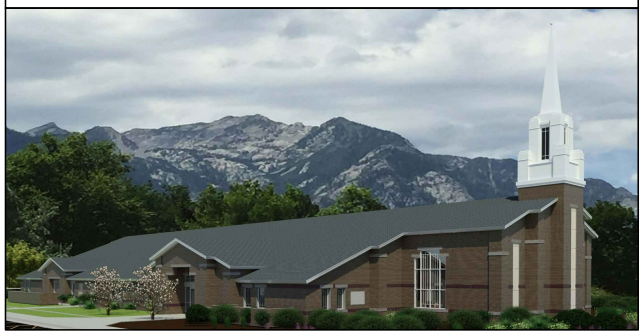
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PCA-2433
Plan Series:

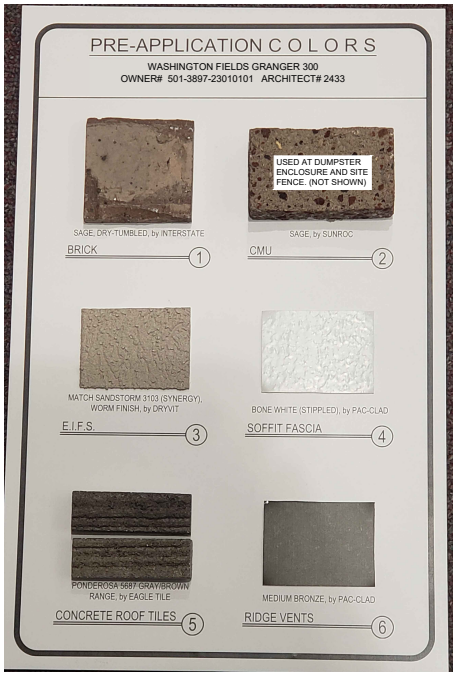
Property Number:
501-3987-23010101

Sheet Title:
BUILDING ELEVATIONS

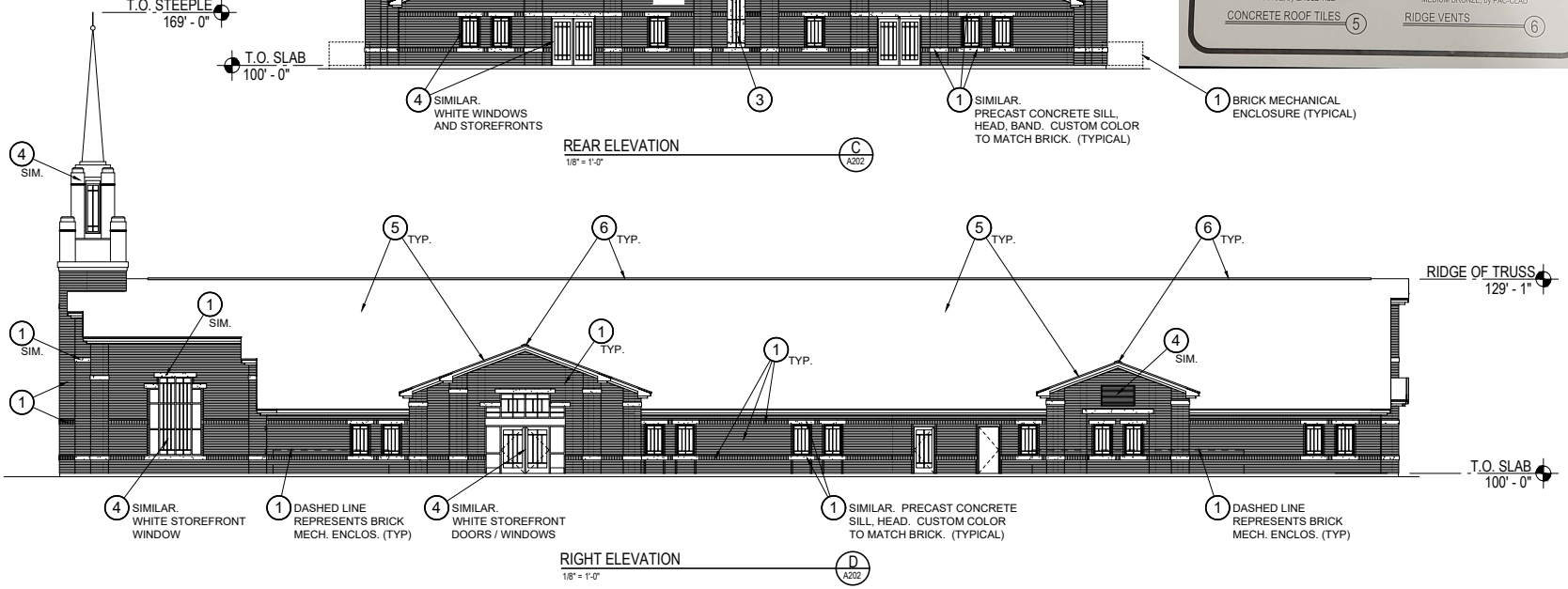
Sheet:
A201

ILLUSTRATION FROM CHURCH STANDARD PLANNING BROCHURE (WASATCH REGION SHOWN)





REAR ELEVATION
1/8" = 1'-0"
C A202



RIGHT ELEVATION
1/8" = 1'-0"
D A202

Release Date:
30-DEC-2024

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:

Project Name:
GRANGER 300
MEETINGHOUSE
WASHINGTON, UT 84780

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark | Date | Description

Project Number:
PCA-2433
Plan Series:
Property Number:
501-3987-23010101

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A202

TYPICAL PLANTING

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL
	FRAXINUS OXYCARPA `RAYWOOD` TM / RAYWOOD ASH	24"BOX	STD
	FRAXINUS VELUTINA `FAN-TEX` / FAN-TEX ASH	24"BOX	STD
	LAGERSTROEMIA INDICA `RED` / RED CRAPE MYRTLE	24"BOX	MULTI-TRUNK
	PINUS ELDARICA / AFGHAN PINE	24"BOX	6'-7' TALL
	PISTACIA CHINENSIS / CHINESE PISTACHE	24"BOX	STD
	X CHITALPA TASHKENTENSIS `PINK DAWN` / PINK DAWN CHITALPA	24"BOX	STD

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	LAGERSTROEMIA INDICA `DWARF PINK` / DWARF PINK CRAPEMYRTLE	5 GAL
	LEUCOPHYLLUM LANGMANIAE `RIO BRAVO` TM / BAROMETERBUSH	5 GAL
	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM / MUHLY	5 GAL
	MYRTUS COMMUNIS `COMPACTA` / DWARF MYRTLE	5 GAL

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
	NANDINA DOMESTICA `MOON BAY` TM / HEAVENLY BAMBOO	5 GAL
	RHAPHIOLEPIS INDICA `PINKIE` / INDIAN HAWTHORNE	5 GAL
	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	5 GAL
	TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL
	YUCCA BACCATA / BANANA YUCCA	5 GAL

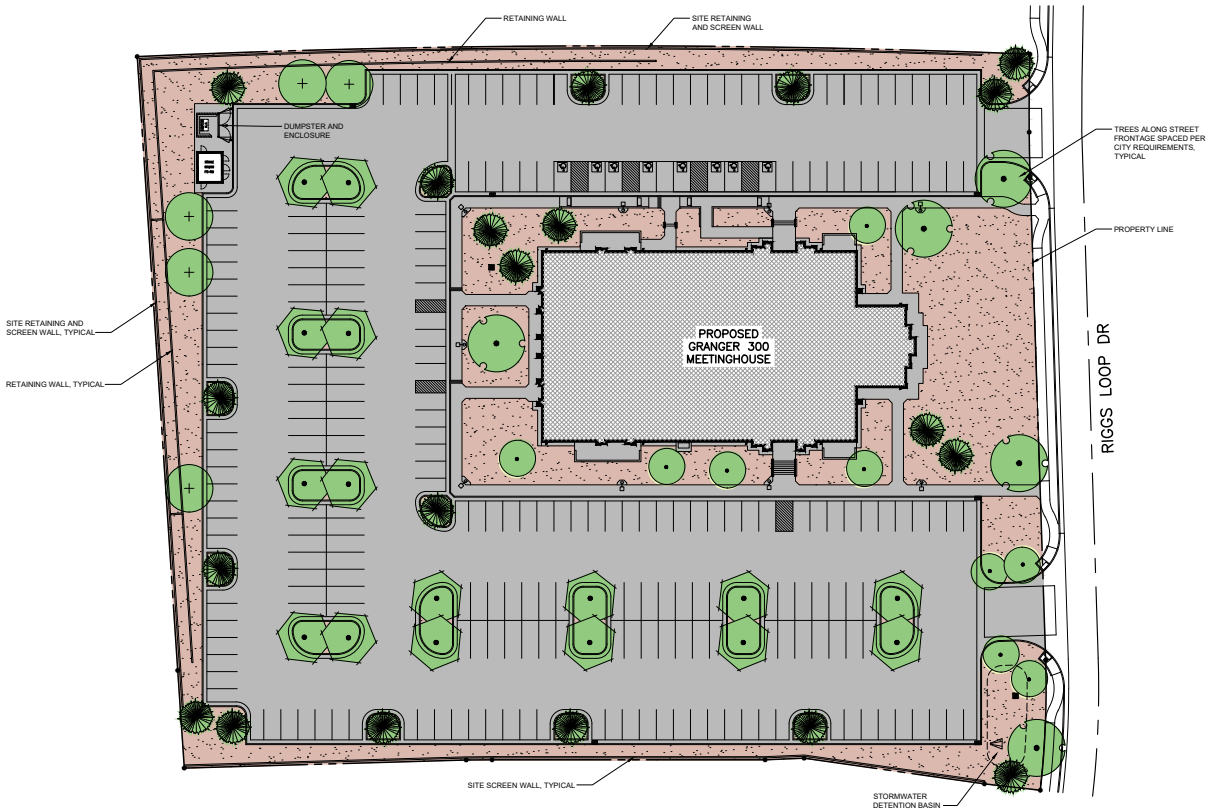
BOULDERS: 25% - 1.5'-2'
50% - 1.2'-1.5'
25% - 1.5'-2'

COLOR LEGEND

DESERTSCAPING CONSISTING OF ROCK MULCH, PLANTING AND TREES	
HARDSCAPING	

COVERAGE AREAS

PROPERTY	174,695 sq. ft.	100%
BUILDINGS	18,524 sq. ft.	11%
HARDSCAPE	107,368 sq. ft.	61%
LANDSCAPING	48,803 sq. ft.	28%



SITE LAYOUT
SCALE: 1"=30'-0"

North

Release Date: 08-JUL-2026

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:

Project Name:
LONG VALLEY
GRANGER 300
MEETINGHOUSE
WASHINGTON, UT 84780

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date	Description

Project Number: PCA-2610
Plan Series: G-300-MH-11
Property Number: 501-8721-26010101

Sheet Title: SITE LAYOUT

Sheet: L101

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 4th, 2026

ACTION REQUESTED: Amending Washington City Ordinance Title 9-2-7(C)(4): Changes and Amendments

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director
Thad Seegmiller - City Legal
Jeremy Redd - City Manager

~~Proposed removing from city code~~
Proposed changes to city code

Background

This briefing document proposes changes to Washington City Ordinance Title 9 Chapter 2 Administration and Enforcement Subsection 7(C)(4) Changes and Amendments. If approved this will align Washington City Ordinance with City process and procedures.

Washington City ordinance 9-2-7(C)(4) requires the applicant who is proposing changes and amendments to provide 2 sets of mailing labels with their application; however, only one set is needed as there is only one public hearing on these items. The proposed change will update the ordinance requiring the applicant to provide one set of address labels.

City staff is proposing the following changes:

9-2-7(C)(4) : CHANGES AND AMENDMENTS

It shall be the responsibility of the applicant for such action to provide ~~two (2) sets~~ one (1) set of address labels necessary to provide the public hearing notices as well as a list showing the names and addresses of all property owners being notified pursuant to subsection C of this section. All costs incurred by the city in processing a zone change or amendment shall be the responsibility of the person requesting such zone change or amendment.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 4th, 2026

ACTION REQUESTED: Amending Washington City Ordinance Title 9-17-3: Conditional Uses; Application and 9-17-6(A): Conditional Uses; Permit Approval;Planning Commission Decision

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director
Thad Seegmiller - City Legal
Jeremy Redd - City Manager

~~Proposed removing from city code~~
Proposed changes to city code

Background

This briefing document proposes changes to Washington City Ordinance Title 9 Chapter 17 Conditional Uses Subsection 3 Application and Subsection 6(A) Permit Approval - Planning Commission Decision. If approved this will align Washington City Ordinance with City process and procedures.

The proposed change will remove the Planning Commission as the body designated to hold the public hearing and allow the public hearing to occur with the approving body.

City staff is proposing the following changes:

9-17-3: APPLICATION:

A completed application (along with all required exhibits and studies) for a conditional use permit, signed by the property owner or the property owner's authorized agent, shall be submitted to the community development department by the approved meeting cutoff date prior to the regularly scheduled meeting ~~of the planning commission~~ at which the application is to be considered. Notices of the ~~planning commission meetings~~ public hearing shall be mailed to all property owners appearing on the latest ownership plats in the county recorder's office within a three hundred foot (300') radius of any property for which actions of the planning commission and/or city council are being requested. It shall be the responsibility of the applicant for such actions to provide one set of

addressed mailing labels necessary to provide such notices, and a list showing the names and addresses of all property owners being notified. (Ord. 2009-07, 3-25-2009; amd. Ord. 2023-13, 4-12-2023)

9-17-6(A): PERMIT APPROVAL:

Planning Commission Decision: ~~The planning commission will be responsible for holding all public hearings for all conditional use permit applications. They will also~~ The Planning Commission will be responsible for decisions on all conditional use permits, except those conditional uses listed in the Administrative and Professional (AP), Community Commercial (C-1), Service Commercial (C-2), General Commercial (C-3), Downtown Mixed Use (DM) zoning districts, and commercially designated areas within Planned Unit Developments and Planned Community Developments. For those conditional uses listed in the commercial zoning districts, the planning commission will be the recommending body to the city council.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 4th, 2026

ACTION REQUESTED: Amending Washington City Ordinance Title 10-3-3: Preliminary Plat Subsections (G)(2) Conditions of Preliminary Plat Approval

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director
Thad Seegmiller - City Legal
Jeremy Redd - City Manager

~~Proposed removing from city code~~
Proposed changes to city code

Background

This briefing document proposes changes to Washington City Ordinance Title 10 Chapter 3 Preliminary Plats Subsection (G)(2) Conditions of Preliminary Plat Approval for subdivisions with 3 or more units per parcel. If approved this will align Washington City Ordinance with City process and procedures.

The proposed change will remove the Planning Commission as the body designated to hold the public hearing and allow the public hearing to occur with the approving body.

City staff is proposing the following changes:

10-3-3(G)(2): Conditions Of Preliminary Plat Approval:

For subdivisions with three or more units per parcel, the planning commission, ~~after holding a public hearing~~ shall recommend approval of a preliminary plat to the city council if it finds that the preliminary plat has been developed in accordance with the standards and criteria specified in this title and all other applicable plans and ordinances of the city, including, but not limited to, the general plan, zoning ordinance, master transportation plan, construction design standards and current building codes. The city council will then at a public meeting hold a public hearing and review and consider the recommendation of the planning commission for the preliminary plat and shall approve the preliminary plat, if it finds that the preliminary plat has been developed in accordance with the standards and criteria specified in this title and all other applicable plans and ordinances of the city, including, but not limited to, the zoning ordinance, master transportation plan, general plan, construction design standards and current building codes.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 4th, 2026

ACTION REQUESTED: Amending Washington City Ordinance Title 9-10E-2: Planned Unit Development-Commercial/Industrial; Rezone Approval Process Subsection (C) Public Hearing By Planning Commission, With Review And Recommendation

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director
Thad Seegmiller - City Legal
Jeremy Redd - City Manager

~~Proposed removing from city code~~
Proposed changes to city code

Background

This briefing document proposes changes to Washington City Ordinance Title 9 Chapter 10E-2 Planned Unit Development - Commercial/Industrial, Rezone Approval Process Subsection (C) Public Hearing By Planning Commission, With Review And Recommendation. If approved this will align Washington City Ordinance with City process and procedures.

The proposed change will remove the Planning Commission as the body designated to hold the public hearing and allow the public hearing to occur with the approving body.

City staff is proposing the following changes which will match the wording in the PUD/R proposed ordinance change:

9-10E-2(C): PLANNED UNIT DEVELOPMENT COMMERCIAL/INDUSTRIAL (PUD-C) ZONE

~~Public Hearing By Planning Commission, With Review And Recommendation: The Planning Commission shall review the conceptual plan, supporting text materials and staff comments for compliance with applicable general plan policies. The Planning Commission shall also make recommendations concerning the zone change request which will be forwarded to the City Council.~~

Public Meeting By Planning Commission, With Review And Recommendation: The Planning Commission will schedule a public meeting to consider the proposed zone

change and shall review the conceptual plan, supporting text materials and staff comments for compliance with applicable city standards and general plan policies. The Planning Commission shall also make recommendations concerning the zone change request which will be forwarded to the City Council.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 4th, 2026

ACTION REQUESTED: Amending Washington City Ordinance Title 9-8F-2: Planned Unit Development-Residential; Rezone Approval Process Subsection (C) Public Hearing By Planning Commission, With Review And Recommendation

APPLICANT: Washington City

REVIEWED BY: Eldon Gibb - Community Development Director
Thad Seegmiller - City Legal
Jeremy Redd - City Manager

~~Proposed removing from city code~~
Proposed changes to city code

Background

This briefing document proposes changes to Washington City Ordinance Title 9 Chapter 8F-2 Planned Unit Development - Residential, Rezone Approval Process Subsection (C) Public Hearing By Planning Commission, With Review And Recommendation. If approved this will align Washington City Ordinance with City process and procedures.

The proposed change will remove the Planning Commission as the body designated to hold the public hearing and allow the public hearing to occur with the approving body.

City staff is proposing the following changes:

9-8F-2(C): PLANNED UNIT DEVELOPMENT RESIDENTIAL (PUD-R) ZONE

Public ~~Hearing~~ Meeting By Planning Commission, With Review And Recommendation: The Planning Commission will schedule a public ~~hearing~~ meeting to consider the proposed zone change and shall review the conceptual plan, supporting text materials and staff comments for compliance with applicable city standards and general plan policies. The Planning Commission shall also make recommendations concerning the zone change request which will be forwarded to the City Council.