

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 an electronic **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, September 22, 2020**, commencing at **5:00 p.m.**

The meeting will be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting please see the information below.

Join Zoom Meeting

<https://zoom.us/j/94507043895>

Meeting ID: 945 0704 3895

One tap mobile

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Meeting ID: 945 0704 3895

Find your local number: <https://zoom.us/u/acPQ75D1Lj>

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **ZONE CHANGE (ZC)** (*Public Hearing*)

A. Consider a request for a zone change for the Ted Warthen Center property. In February of 2020, the general plan designation on the subject property was changed from LDR (Low Density Residential) to PO (Professional Office). The applicant is requesting approval to change the zoning from R-1-10 (Residential Single Family) to PD-AP (Planned Development – Administrative Professional) along with approval of a use list for the property. The property is generally located at 2046 N Tuweap Dr. Case No. 2020-ZC-029 (Staff – Dan Boles)

B. Consider a request for a zone change from OS (Open Space) to R-1-10 (Single Family Residential 10,000 sq ft lot sizes) on approximately 0.58 acres located on the south side of Bloomington Dr E at approximately 2800 South (SG-BCC-10-8-B) Case No. 2020-ZC-031 (Staff – Genna Goodwin)

2. **ZONE CHANGE AMENDMENT (ZCA)** (*Public Hearing*)

A. Consider a request for a a zone change amendment for the Bloomington Vacation Villas in order to construct golf course maintenance facilities. The application would move the Planned Development zoning line to the north, add maintenance facility to the approved use list and approve concept drawings for the facilities. The property is generally located at 3080 South Bloomington Drive. Case No. 2020-ZCA-030. (Staff – Dan Boles)

B. Consider a request for a zone change amendment for the River Trail Townhomes. On July 9, 2020, the subject property was rezoned to PD-R. The applicant is requesting approval to modify the approved site plan to shift the access road entirely on the site and add one additional unit to the site. The property is generally located at 1400 East Riverside Drive. Case No. 2020-ZCA-033 (Staff – Dan Boles)

**THIS ITEM HAS BEEN MOVED TO THE OCTOBER 13, 2020 MEETING.**

C. Consider a request for a zone change amendment to the Hidden Valley Planned Development. When the Planned Development was approved, certain areas were approved for certain densities. The applicant is proposing that some of the densities from other areas be shifted to the subject parcel which was originally anticipated to be a school site. The property is generally located on the south-east corner of Hidden Valley Drive and Rio Drive. Case No. 2020-ZCA-034 (Staff – Dan Boles)

3. **CONDITIONAL USE PERMIT (CUP)**

Consider a conditional use permit to construct an 85’ tall unmanned telecommunication facility on Washington County School District property located at approximately 301 North 2200 East (between Panorama Elementary and Pine View Middle School). The property is zoned R-1-10 (Single Family Residential 10,000 sq ft lot sizes). Case No. 2020-CUP-008 (Staff – Genna Goodwin)

4. **Minutes**

Consider approval of the minutes from the September 8, 2020 meeting.

4. **CITY COUNCIL ACTIONS – September 17, 2020**

*The Community Development Director will report on the items heard at City Council from the September 17, 2020 meeting.*

This meeting was cancelled.

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Brenda Hatch, Development Office Supervisor

**Reasonable Accommodation:** The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs

**PLANNING COMMISSION AGENDA REPORT: 09/22/2020**

Zone Change

**Ted Warthen Center**

Case No. 2020-ZC-029

**Request:** A request to change the zoning from R-1-10 (Residential 10,000 sq. ft. minimum lot size), to PD-AP (Planned Development Administrative Professional) along with approval of a use list.

**Reference:** On February 6, 2020, the City Council approved Case No. 2020-GPA-004 which changed the land use from LDR (Low Density Residential) to PO (Professional Office) land use designation. This change in land use designation supports the zone change request.

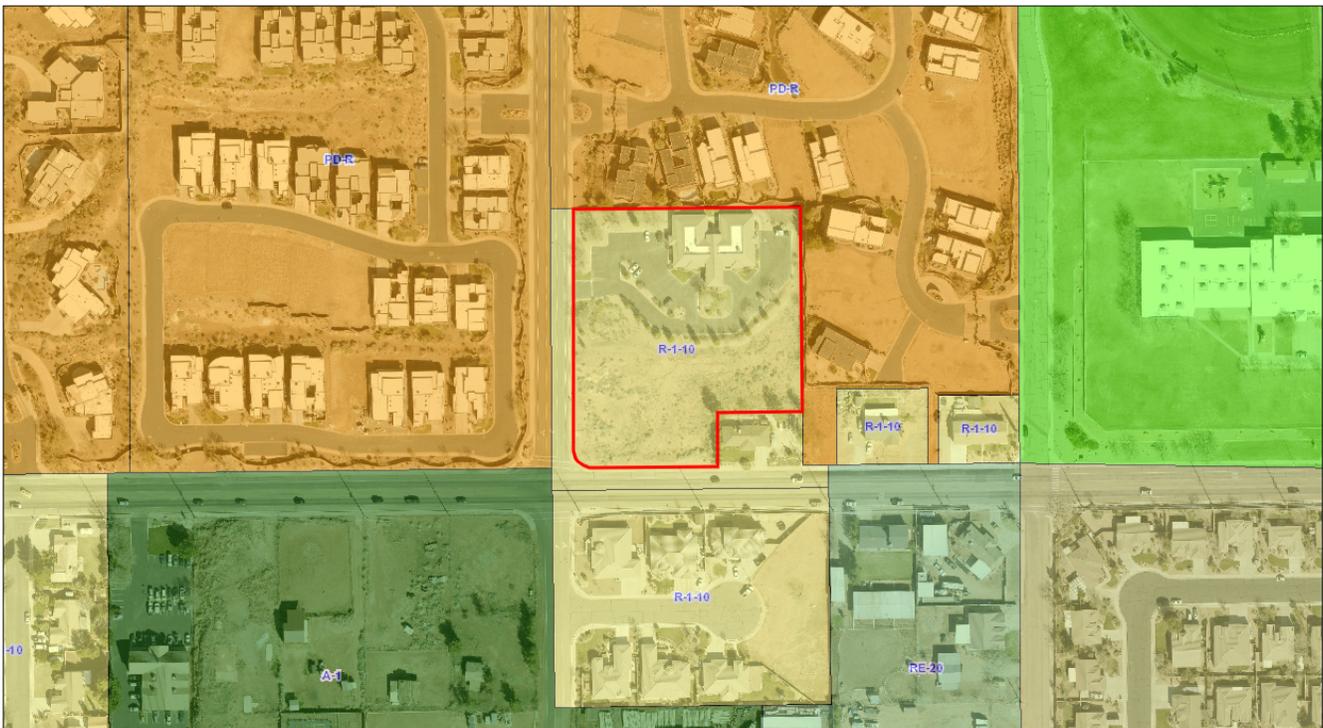
**Location:** Generally located at 2046 N Tuweap Dr.

**Area:** 3.0 acres

**Applicant:** Curren Christensen, NAI Excel/Reece Heideman

**Current Zoning:** R-1-10 (Residential, 10,000 sq ft minimum lot size)

**Current General Plan:** PO (Professional Office)



**Background:**

PSR - On December 17, 2019, the applicant's representative met with staff at a PSR (Planning Staff Review) meeting to discuss this location. In the past a CUP was issued for this site and the last use was "Platinum Care" an assisted living facility.

Expired CUP - After a year a CUP will expire if not implemented (*Section 10-17B-8.A*) and will expire after 6 months if abandoned (*Section 10-17B-8.B*). This site no longer has a CUP because the license for the care center was terminated on 12/6/2018. The new zoning ordinance does not allow the opportunity to request a new CUP.

Residential Location - This property currently has an R-1-10 zoning which only allows single family residential use. The property is designated PO (Professional Office) which supports PD-AP zoning.

**Uses:**

The applicant would like to establish the PD-C zone on the property and has provided a use list to be established along with the zone change. If this zone change is approved, the applicant would have to come back at a future date with elevations for any additional buildings to be constructed. See use list attached to this staff report.

**Recommendation:**

This situation is unique. Ordinarily, staff would recommend that the land use remain residential. However, at this location, there is an existing facility which appears to have operated harmoniously for many years with the surrounding residential community. Staff generally supports the zone change along with the proposed use list but with the following condition:

1. Any revisions such as elevations or other changes to the site will have to come back to the Planning Commission and City Council for approval by way of a zone change amendment.

**Alternatives:**

The Planning Commission has several alternate motions it can make;

1. Recommend approval of this zone change as proposed by the applicant.
2. Recommend approval with conditions and comments.
3. Recommend denial of this zone change.
4. Table the proposed zone change to a specific date.

**Possible Motion:**

The Planning Commission recommends approval of the zone change from R-1-10 to PD-AP as recommended by staff:

1. Any revisions such as elevations or other changes to the site will have to come back to the Planning Commission and City Council for approval by way of a zone change amendment.

## Narrative and Use List

City of St. George  
C/O Planning and Zoning Department  
175 East 200 North  
St. George, UT 84770

RE: Narrative for Zone Change Application – 2046 N. Tuweap Drive, St. George, UT 84770

Dear St. George City Officials,

After obtaining the general plan amendment from LDR to PO for the property, and as per our meetings with City PSR, the ownership would like to continue the process of obtaining a PD-AP zone change from the current R-1-10 zone that the property currently is. At the current time, the intent of the Ted Warthen Center is to continue to market the property for sell, or lease it out to end-users, as has been the case since the building was built. The ownership would like to have the following uses approved, which we believe to be consistent with the current uses approved in the AP zone, as well as a few other potential uses that would be harmonious with the existing facility and the general area.

Sincerely,

Ted Warthen Center  
C/O Board of Directors  
PO Box 2955  
St. George, UT 84771

**PROPOSED USE LIST**

**PREVIOUS APPROVED USE (VIA EXPIRED CONDITIONAL USE PERMIT):**

Short-Term end of Life Care Facility

**Administrative Professional - PD USE REQUESTS PROPOSED:**

- Accessory structure to any of these listed uses
- Child Care Center
- Medical and biological laboratory/research
- Office, Professional
- Short-Term End of Life Care Facility
- Assisted Living Facility
- Nursing Home Facility
- Alzheimer's and Memory Care Facility
- In-Patient and Out-Patient Elderly Care Facility
- Long-Term Assisted Living Care Facility
- City Facility
- Government Facility
- Public Utility Facilities, Primary
- Religious Facility
- School, Public, Chartered or Private
- Physical Therapy Facility
- Senior Center
- Medical or Dental Office or Clinic or surgical center

## **Letters from Public**

2090 N. Tuweap Drive #12  
St George, UT 84770  
September 15, 2020

Dan Boles, AICP  
Senior Planner  
City of St George  
St George, Utah

Re: Case No. 2020-ZC-029

Dear Mr. Boles:

The following information is provided per your request for consideration of the Planning Commission on September 22 regarding the subject matter. Please forward this information to the Planning Commission.

- 1) A copy of the minutes from the City Council meeting of February 6, 2020 wherein the Council recommended that the General Plan be revised to Planned Development. The Petitioner stated he intended to continue to use the property as an assisted living facility. The council concurred that this was the best use of the property and consideration to limiting the zoning to only that use.
- 2) The neighborhood is stridently opposed to the property being used for any purpose other than a nursing facility. This is substantiated by a petition submitted to the Council with seventy-eight signatures in opposition. In addition, a substantial number of other individuals submitted petition signatures directly to the Council members. In total, we believe that about one hundred individuals living near the facility voiced their opposition. We have seven pages of petition signatures we will be willing to provide if there is a question concerning the veracity of this statement, and it was previously provided to the Council if you wish to obtain copies.
- 3) A copy of the letter dated January 8, 2008 which was submitted to the Planning Commission is attached. While this letter is directed towards opposition to a General Plan amendment to Professional Office, we believe it is germane to the current case insofar as items 2-5. These will all come into play if there is not a limitation on the property being used solely as a nursing facility.

In summation, we believe the best resolution for Case No. 2020-ZC-029 is to change the zoning to Planned Development with a use restriction to the current usage as a nursing facility. The Petitioner specifically stated this was the purpose of the General Plan amendment and we hope that statement is truthful and the current intention. For the benefit of the neighborhood, a restriction to that usage as part of the Planning Commissions recommendation to the City Council is sought.

Thank you for your time and consideration.

Wayne J. Peterson and Cindy Gilmore

**AMEND GENERAL PLAN/ORDINANCE:**

**Consider approval of an ordinance amending the general plan from LDR (Low Density Residential) to PO (Professional Office) on approximately 3.0 acres located at 2046 North Tuweap Drive.**

Community Development Director John Willis presented the request to amend the general plan from LDR to PO on approximately 3.0 acres located at 2046 North Tuweap Drive. He provided a PowerPoint presentation covering the following topics: maps of the area. He explained this is an existing facility which has operated for many years within a surrounding residential community. The facility was originally built as a hospice center; however, the most recent use was as an assisted living facility. The CUP expired after more than a year of non-operation and the zoning ordinance no longer allows a CUP to be requested. He explained the difference Professional Office and Planned Development Administrative Professional zoning.

Mayor Pike noted if approved, he feels the Council should request it be a Planned Development zone so they can review it closely.

Mr. Willis continued with his PowerPoint presentation covering the following topics: general plan map; zoning map; photos of the site. The Planning Commission recommended approval.

Applicant Rob Christie explained their intention is to use the facility exactly as it was before.

City Attorney Shawn Guzman advised if the goal is to continue the use as it has been previously, it can be rezoned as Planned Development, with just the one use. That way

St. George City Council Minutes

February 6, 2020

Page Five

the Council the control over any additional uses. He noted that the area is mainly residential. He advised including language in the motion to direct staff and request it be Planned Development.

Mayor Pike noted this is not a public hearing; however, if any residents would like to speak, he invited them to. He and the Council received letters and emails regarding this item.

Resident Cindy Gilmore thanked the Mayor and Council for their research and for listening to the neighbors.

Resident Sharon Turley thanked the Council for their consideration as there were a number of concerns from the neighborhood.

**MOTION:** A motion was made by Councilmember Hughes to approve the ordinance amending the general plan from LDR to PO on approximately 3.0 acres located at 2046 North Tuweap Drive with the condition that any underlying zoning that comes in will be a Planned Development zone.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Smethurst – aye

Councilmember McArthur – aye

Councilmember Larkin – aye

The vote was unanimous and the motion carried.

2090 N. Tuweap Drive #12  
St George, Utah 84770  
January 8, 2020

Community Development Department  
City of St George  
175 E. 200 N.  
St. George, UT84770

Re: Case No. 2020-GPA-004

Dear Sir/Madam,

We would like to provide some thoughts concerning the above referenced case. Under this proposal approximately three acres would be amended in the general plan from LDR (Low Density Residential) to PO (Professional Office). This property is located at generally 2046 N. Tuweap Drive.

Permitting this amendment raises several negative consequences, both personal to myself and, in addition, to the neighborhood in general. These concerns are as follows:

- 1) Our residence is located at 2090 N. Tuweap Drive, unit #12. The home is directly above the property in question. Currently, the property has a one-story building on above one-half the property and this building was previously a small nursing home. If a professional office building of more than one story was permitted on 2046 N. Tuweap, our view of Red Mountain would be totally blocked (with the exception of perhaps the very top). We have been in our home for over ten years and bought the property specifically because of the wonderful view which we continue to enjoy each morning. Additionally, we payed a substantial premium for the lot because of the view, somewhere in the vicinity of \$50,000. Building a multi-story building on the lot would destroy the primary reason we bought the lot where our home is located and cause financial injury when and if we sell.
- 2) If a multi-story office building is constructed on the site, our privacy would be unduly invaded. Visitors and staff going to the various offices would potentially be able to look right into our yard. The distance between our back wall/home and the offices would be quite short. The prospect of a continuous stream of people during working hours five or six days a week, peering into our back windows and/or patio is unduly invasive of our privacy.
- 3) The neighborhood where the proposed office building would be built is completely residential. There are no offices from Snow Canyon Parkway all the way down Pioneer Parkway to the Harmon's in Ivins. This is in excess of two miles. There are no offices on Tuweap from Sunset to the intersection with Snow Canyon Parkway. The reason for this is that this is a residential neighborhood, residential for miles in each direction. There is plenty of land available for a professional office complex on Sunset as well as Dixie Downs near its intersection with Sunset. We can see no valid reason for making such an intrusion on an otherwise solid residential neighborhood, particularly where almost all the dwellings are single story and seemingly care has been taken to preserve viewscapes.
- 4) There are also traffic concerns with a professional office. Pioneer Parkway has already experienced a substantial increase in traffic since the Harmon's was built as well as the significant amount of construction in Santa Clara and Ivins. Putting an office complex in the proposed location would increase traffic incrementally much to the harm of residential character of the neighborhood, and also

increase the prospect of increased child endangerment with the Coral Cliffs Elementary School located a very short distance away (one block) on 2000 N.

5) Noise pollution. As a residential neighborhood, we enjoy relative quiet throughout the year. This is a blessing as our lives become more and more filled with noises from people, traffic, sirens, etc. This would be disrupted by a flow of traffic and people to an office complex as proposed.

Thank you for considering this input and if you have any questions or would like to do a site visit, please feel free to contact us.

Sincerely,

Wayne J Peterson

2090 N. Tuweap Drive #12  
St George, Utah 84770  
408-293-1259

Cindy R. Gilmore

2090 N. Tuweap Drive #12  
St George, Utah 84770  
408-294-5545

cc Mayor Jon Pike  
Jimmie Hughes  
Michele Randall  
Brian Smethurst  
Danielle Larkin  
Gregg McArthur

## **Power Point Presentation**

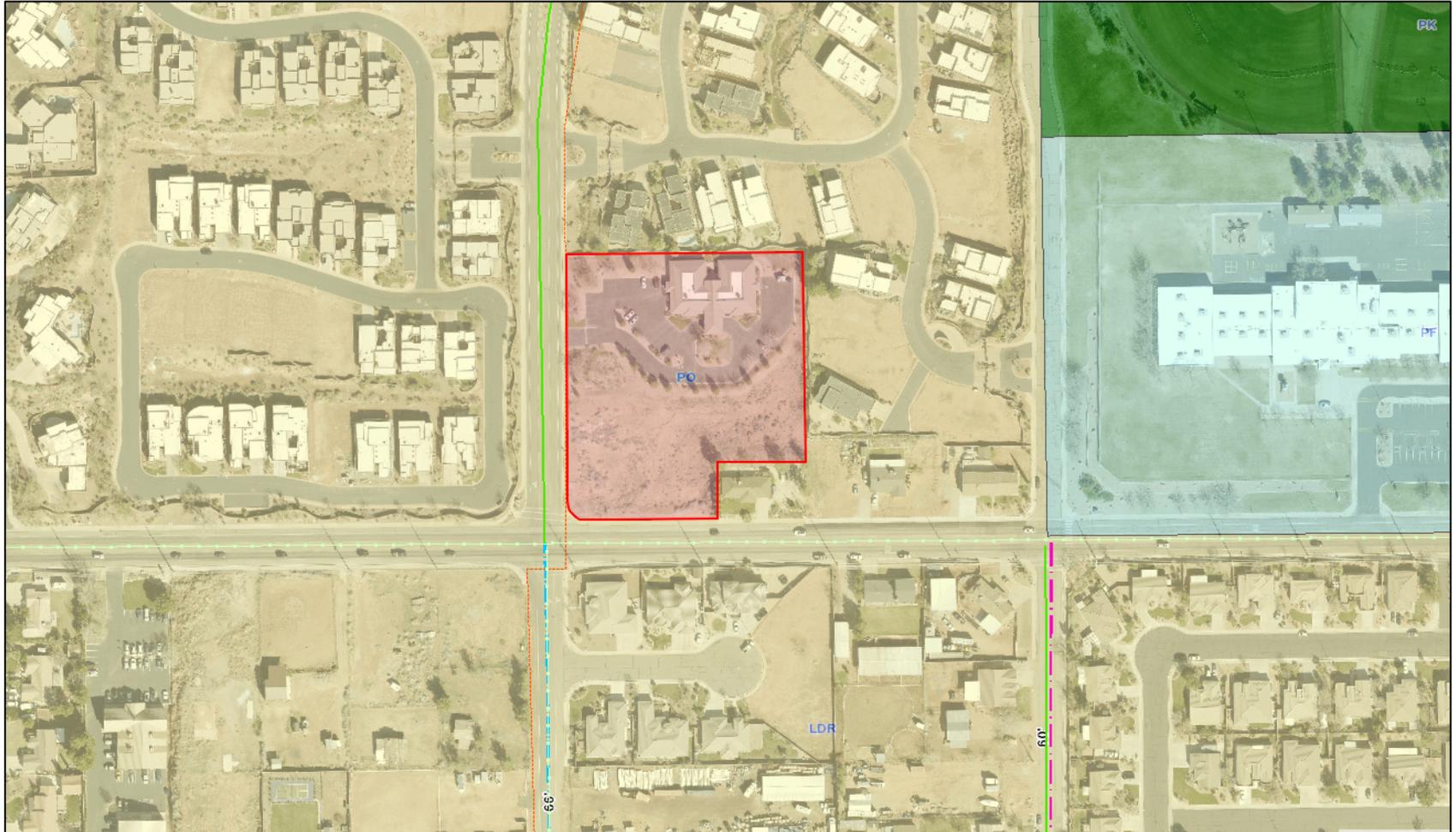
# Ted Warthen Center Zone Change

2020-ZC-029

# Aerial Map



# General Plan



# Zoning Map



# Proposed Use List

## PROPOSED USE LIST

### **PREVIOUS APPROVED USE (VIA EXPIRED CONDITIONAL USE PERMIT):**

Short-Term end of Life Care Facility

### **Administrative Professional - PD USE REQUESTS PROPOSED:**

- Accessory structure to any of these listed uses
- Child Care Center
- Medical and biological laboratory/research
- Office, Professional
- Short-Term End of Life Care Facility
- Assisted Living Facility
- Nursing Home Facility
- Alzheimer's and Memory Care Facility
- In-Patient and Out-Patient Elderly Care Facility
- Long-Term Assisted Living Care Facility
- City Facility
- Government Facility
- Public Utility Facilities, Primary
- Religious Facility
- School, Public, Chartered or Private
- Physical Therapy Facility
- Senior Center
- Medical or Dental Office or Clinic or surgical center



### PLANNING COMMISSION AGENDA REPORT: 09/22/2020

#### ZONE CHANGE

#### **Bloomington County Club #10 Lot 8B**

Case No. 2020-ZC-031

**Request:** Consider a zone change from OS (Open Space) to R-1-10 (Single Family Residential 10,000 sq ft lot sizes) on approximately 0.58 acres located on the south side of Bloomington Dr E at approximately 2800 South (SG-BCC-10-8-B)

**Applicant:** Jimmy Blair

**Representative(s):** Jared Bates, Rosenberg Associates

**Location:** Approximately 2800 South Bloomington Drive East

**APN(s):** SG-BCC-10-8-B

**Acreage:** 0.58 acres

**General Plan:** LDR (Low Density Residential)

**Zone:** OS (Open Space)

**Adjacent zones:**

NORTH	R-1-10 (Single Family Residential 10,000 sq ft lot sizes)
EAST	R-1-10 (Single Family Residential 10,000 sq ft lot sizes)
SOUTH	R-1-10 (Single Family Residential 10,000 sq ft lot sizes)
WEST	OS (Open Space)

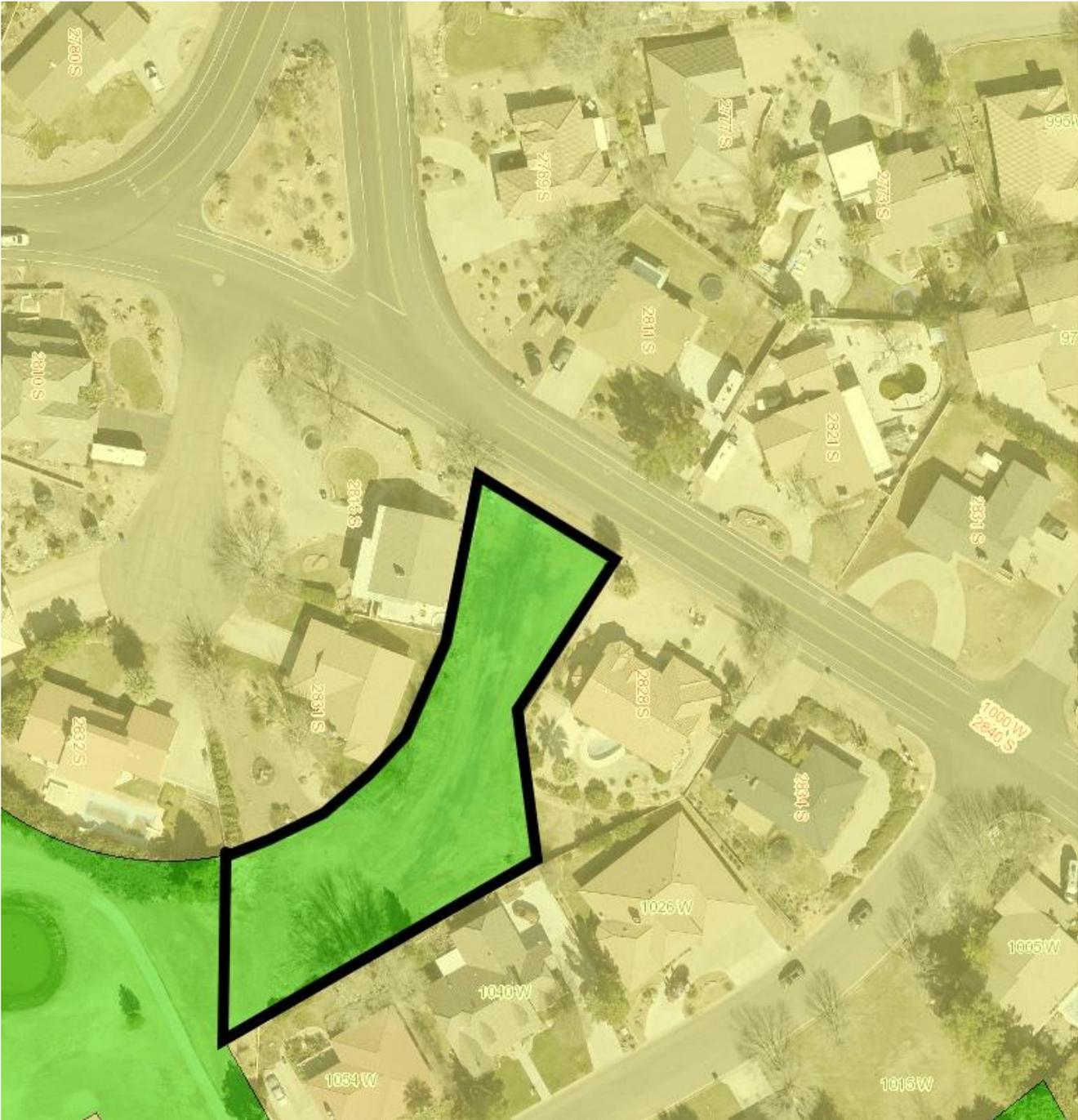
**Background:** This property was recently approved by the Planning Commission (7/14/2020) and City Council (8/6/2020) as a general plan amendment from GC (Golf Course) to LDR (Low Density Residential). The applicant intends to build one (1) single family dwelling on the property.

**Staff Recommendation:** Based on the recent general plan amendment and surrounding zoning, staff recommends approval.

**Motions:** The Planning Commission has several options for a motion:

1. Recommend approval as presented.
2. Recommend approval with modifications.
3. Table this item to a date certain.
4. Recommend denial.

EXISTING ZONING



EXISTING SITE



# Bloomington County Club #10 Lot 8B

Zone Change



1



Project Location

2



Project Location

3



Existing Site

4

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**Re: St. George Planning Commission mtg /22/2020**

1 message

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**Genna Goodwin** <genna.goodwin@sgcity.org>

Wed, Sep 16, 2020 at 1:21 PM

To: [REDACTED]

Doug,

Thank you for submitting your comments. I will be sure to include them in the packet.

See my responses in blue below:

1. This is not a designated lot and was so stated as open space. Because of its difficult size and because we were given a copy of the CC & R's, which we were required to comply with, at the time we built our home; we were advised that this property could never be used as a building lot and this was one reason that we purchased the our lot; we have an unobstructed view of the golf course to the west and the bluff to the north.
  - a. The map provided with the notice of rezoning does not designate the required side setbacks, can a plot plan with the required setbacks be provided?
  - b. Also it appears that the two homes adjoining to the northwest may not have the proper rear yard setback if the zoning is approved. Can their position also be shown on a plot plan?

A plot plan illustrating setbacks is not required at this stage of approval. Such plan will need to be provided if a building permit is requested. The two homes adjoining to the northwest *should* already meet their setbacks as setbacks are measured from the property line. No changes to property lines are being proposed with this zone change request (the graphic included has outlined the property in a bold black line, this line has been exaggerated and *may* be the source of concern).

2. I suppose consideration for the sewage and water connections may be available, however since the lot was not designated as a building lot, I am wondering where and how water and sewage can be accessed.

Access to utilities will be evaluated during the platting process.

3. According to the CC&R's for Bloomington Country Club 10, approval for a building to be placed within BCC 10 must be brought before the Architectural Control Committee. Has that occurred?

The City does not regulate private CC&Rs. Note that no building is being approved at this time.

4. It is not my intention to be stumbling block, but to be reassured the intention and requirements of the BCC 10 CC&R's be complied with and that the assumption and statements under which we purchased our lot be confirmed. All of the homes in BCC 10 were required to meet these requirements.

A final note:

At the time of the reconstruction of the golf course, we suffered dust clouds on a daily basis. As a result, I and another of our neighbors contacted Valley Fever from which our neighbor sold their home and moved from Bloomington. As a result of the Valley Fever, I have a nodule in my left lung that is watched annually and that is permanent.

I ask that any and all construction dust be controlled any place in the Bloomington area as outlined in the internet site, [health.utah.gov](http://health.utah.gov), Coccidioidomycosis (Valley Fever) fact sheet.

Any construction within the City must meet dust control standards. These standards are monitored by our Public Works Department.

If you have any additional questions, comments, or concerns please feel free to reach out to our office.

On Wed, Sep 16, 2020 at 1:06 PM [REDACTED] wrote:

Genna,

Thank you for sending the notice concerning the proposed rezoning at 2800 South in Bloomington. Since this is a particular lot, I have some questions concerning the zoning. Can you advise as to the following:

1. This is not a designated lot and was so stated as open space. Because of its difficult size and because we were given a copy of the CC & R's, which we were required to comply with, at the time we built our home; we were advised that this property could never be used as a building lot and this was one reason that we purchased the our lot; we have an unobstructed view of the golf course to the west and the bluff to the north.
  - a. The map provided with the notice of rezoning does not designate the required side setbacks, can a plot plan with the required setbacks be provided?
  - b. Also it appears that the two homes adjoining to the northwest may not have the proper rear yard setback if the zoning is approved. Can their position also be shown on a plot plan?
2. I suppose consideration for the sewage and water connections may be available, however since the lot was not designated as a building lot, I am wondering where and how water and sewage can be accessed.
3. According to the CC&R's for Bloomington Country Club 10, approval for a building to be placed with in BCC 10 must be brought before the Architectural Control Committee. Has that occurred?
4. It is not my intention to be stumbling block, but to be reassured the intention and requirements of the BCC 10 CC&R's be complied with and that the assumption and statements under which we purchased our lot be continued. All of the homes in BCC 10 were required to meet these requirements.

A final note:

At the time of the reconstruction of the golf course, we suffered dust clouds on a daily basis. As a result, I and another of our neighbors contacted Valley Fever from which our neighbor sold their home and moved from Bloomington. As a result of the Valley Fever, I have a nodule in my left lung that is watched annually and that is permanent.

I ask that any an all construction dust be controlled any place in the Bloomington area as outlined in the internet site, [health.utah.gov](http://health.utah.gov), Coccidioidomycosis (Valley Fever) fact sheet.

Thank you for your consideration.

Doug Labrum

Sent from [Mail](#) for Windows 10



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**PLANNING COMMISSION AGENDA REPORT: 09/22/2020**

ZONE CHANGE AMENDMENT

**Bloomington Vacation Villas**

Case No. 2020-ZCA-030

**Request:**

This is a request for a zone change amendment to of the “Bloomington Vacation Villas” development in order to develop a golf course maintenance facility. The property is zoned PD-R (Planned Development Commercial). The property is entitled to build 24 buildings, a total of 48 residential units. This request would eliminate one building (two units) and add two buildings including a small office area for maintenance of the golf course. It would also adjust the northern boundary of the zone to include more square footage. This zone change request includes the following:

No.	Item	Description
1	Zoning	Amend the PD-R
2	Site Plan	Conceptual site plan layout
3	Access	Entrances, driveways, drive aisles
4	Building	Maintenance Building design
5	Materials	Building materials and colors
6	Uses	Previously approved use ( <i>see attached</i> )

**Current Project:**

This PD-R zone change is requested to approve the conceptual layout, elevations, materials and color board, and general site layout for development known as the Bloomington Vacation Villas.

**Project Name:**

Bloomington Vacation Villas

**Representative:**

Jared Bates, Rosenberg Associates

**Location:**

The project is located generally at 3080 South Bloomington Drive.

**Acreage:**

5.57 acres.

**Current Zone:**

PD-R (Planned Development Residential)

**General Plan:**

HDR (High Density Residential)

- Adjacent zones:** The immediate surrounding lots are zoned PD-R and OS (Open Space). There is a significant amount of R-1-10 in the general area. The Property is currently under construction.
- Ordinance:** This project is submitted for review in compliance with Section 10-7F of the St. George municipal code, “Planned Development - Residential Standards.”
- Proposed Building:** Maintenance buildings: 1,450 sq ft & 3,800 sq ft  
Office – 500 sq ft
- Height:** The larger of the two maintenance building will stand approximately 24 feet to the highest point. The smaller building closer to the road will be 16 feet to the highest point.
- Parking:** The applicant has parked the site for restaurant and retail. The code requires the following:
- Service Commercial Business – 1 space for each 250 sf of retail or office area, and 1 space for each 500 sf of additional building area. This would yield a requirement for 12 stalls which is what they are providing.
- Landscaping:** To be verified during the SPR (Site Plan Review) process. However, it appears to meet and exceed requirements.
- Noticing:** Notice letters were sent out as required by state and city code.
- Uses:** Title 10 lists “Accessory structure and use” as a permitted use in the PD-R zone.
- Staff Comments:**
1. Use – This use is allowed in the PD-R zone.
  2. Roadway(s) – Access to the site will not change and will remain from Bloomington Drive.
  3. Design – Conceptual building elevations, colors, and materials have been provided for review and discussion for this request. Again, this is only applicable to the maintenance facilities.
  4. Site Plan – Future SPR (Site Plan Review) applications and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
  5. Setbacks – The required setbacks in the PD-R zone are:  
Front – 20 ft.  
Side – Varies between 10’-30’  
Rear – Varies between 10’-30’  
*Note: During the SPR (civil plan check) staff will verify setback compliance but it appears setbacks are in compliance.*

6. Parking – 12 spaces are required and 12 are proposed, all on site.
7. Drainage – A drainage study and plan will be provided to staff as a part of the plan review process.
8. C.O. – It's proposed that no C.O. (Certificate of Occupation) shall be approved until all improvements are installed per approved developments civil and construction plans.
9. Lighting – No information has been provided for site lighting. However, with the submittal of a SPR application, a photometric plan will be required.
10. Landscaping - With the submittal of a SPR application, a full landscape and irrigation plan will be required.

**Staff Comments:**

The Planning Commission has several options:

1. Recommend approval as presented.
2. Recommend changes.
3. Table the item to await the submittal of additional information.
4. Recommend denial.

**Example – Approval:**

The Planning Commission recommends approval of the zone change amendment with the conditions and findings listed in this staff report.

## Vicinity - Aerial Map



### Zoning Map (Zone = PD-R)



## General Plan







# Renderings

BLOOMINGTON COUNTRY CLUB  
MAINTENANCE BUILDINGS



BLOOMINGTON COUNTRY CLUB  
MAINTENANCE BUILDINGS



**BLOOMINGTON COUNTRY CLUB  
 MAINTENANCE BUILDINGS**



**G. H. TURNER DESIGN**  
 OREGON TURNER  
 435.229.9706  
 gturnerdesign@gmail.com



**BLOOMINGTON COUNTRY CLUB  
 MAINTENANCE BUILDINGS**

Project Number: 20245

The Owner/Contractor is responsible for providing the necessary information to complete the design. The design is based on the information provided. The design is not a guarantee of performance or a warranty of any kind. The design is not a substitute for professional engineering or other professional services. The design is not to be used for any other purpose without the written consent of the design professional.

DATE: 03/20/2024

Cover Sheet

**A003**

Sheet 1 of 1

**BLOOMINGTON COUNTRY CLUB  
 MAINTENANCE BUILDINGS**



**G. H. TURNER DESIGN**  
 OREGON TURNER  
 435.229.9706  
 gturnerdesign@gmail.com



**BLOOMINGTON COUNTRY CLUB  
 MAINTENANCE BUILDINGS**

Project Number: 20245

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DATE: 03/20/2024

Cover Sheet

**A004**

Sheet 1 of 1

## Materials & Color Board



## Narrative

### **Amended Planned Development Zone Change – Bloomington Vacation Villas**

The purpose of this amended zone change is to add a maintenance area use to the existing Bloomington Vacation Villas Planned Development and expand the boundary of the planned development area to accommodate the proposed use.

#### Land Use

The amended residential planned development includes construction of 10 two-unit, two story condominium buildings (20 units total), 13 two-unit, two story townhome buildings (26 units total), and a golf course maintenance area which includes an office building and two shop/maintenance buildings, parking areas, and materials storage. The golf course maintenance area will be separated from the residential units and adjacent properties with block walls and gates (as necessary).

#### Density

The calculated density of residential dwelling units per acre is 8.26 (46 units/5.57 acres). The project proposes a total of 5,750 sq. ft. floor area for non-residential buildings which will serve the golf course maintenance area.

#### Land Use Area

A total of 82,485 sq. ft. of land (34% of the total land) will be devoted to buildings (76,735 sq. ft. of residential use, 5,750 sq. ft. of non-residential use). Approximately 64,570 sq. ft. of land (27% of the total land) will be finished as concrete to provide parking areas, sidewalks and other pedestrian access within the residential portion of the planned development. Approximately 14,668 sq. ft. of land (6% of the total land) will be finished as asphalt to provide parking areas and vehicle access within the golf course maintenance area of the planned development. A total of 80,772 sq. ft. of land (33% of the total land) will be devoted to landscaping throughout the residential and maintenance area portions of the planned development.

#### Open Spaces & Amenity Areas

As included with the original planned development approved in 2016, the Bloomington Vacation Villas residential units (condominiums and townhomes) will have access to the Bloomington Country Club golf course, pool, tennis courts and other amenities as per the existing CC&Rs. The addition of the golf course maintenance area does not impact the use of the existing amenities by the residential units.

#### Phasing Plan

The project is divided into 5 phases. Phases 1 and 4 include the condominium units along the golf course and country club frontage. Phases 2 and 3 include the interior townhome units adjacent to Bloomington Drive. Phase 5 includes the golf course maintenance area.

# Bloomington Vacation Villas

2020-ZCA-030

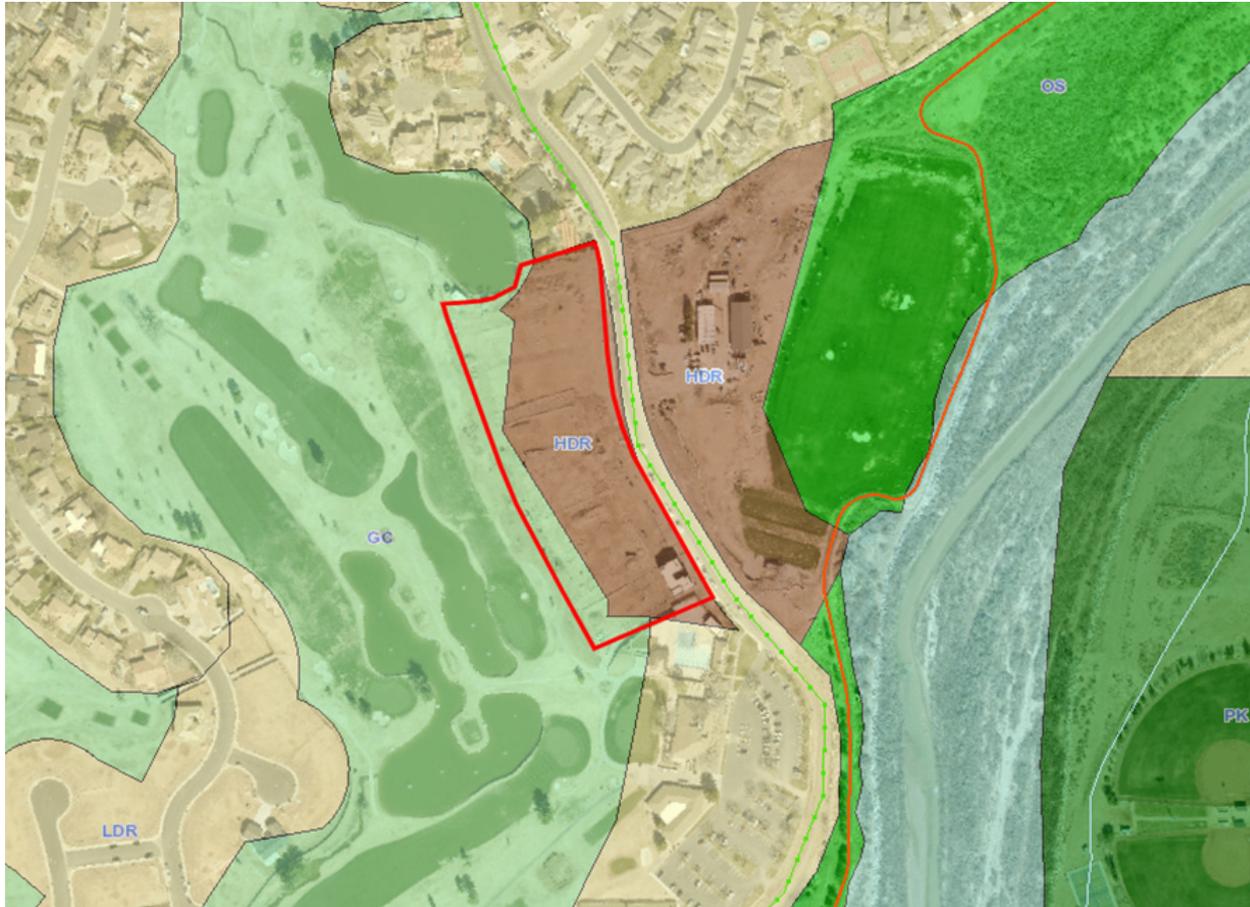
# Vicinity Map



# Zoning Map

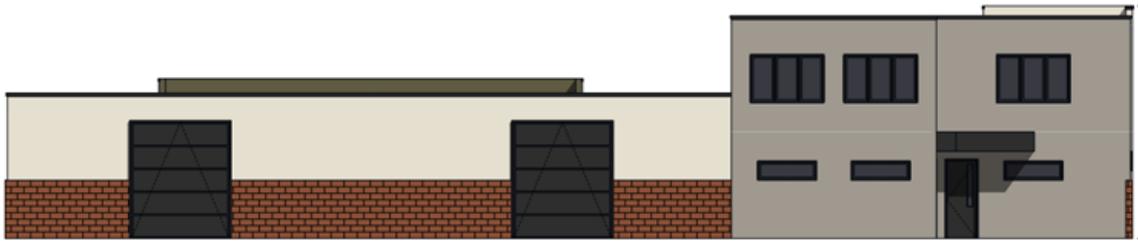


# General Plan

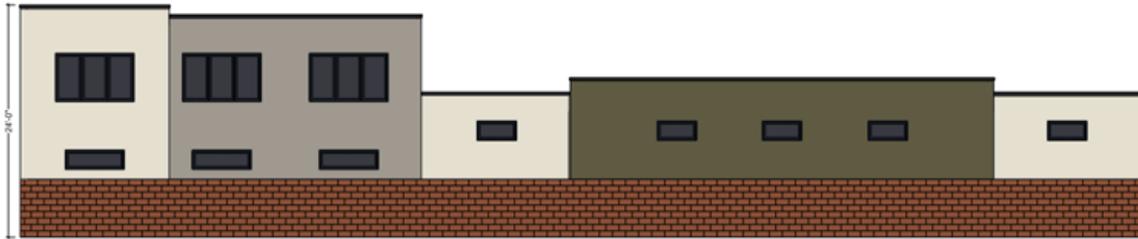




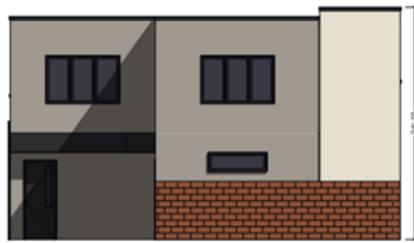
# Elevations



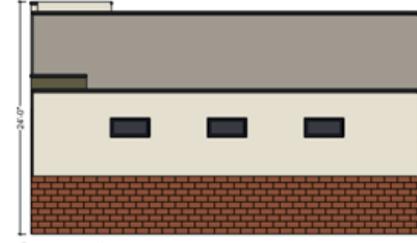
**BUILDING A**  
SCALE: 1/4" = 1'-0"



**BUILDING A**  
SCALE: 1/4" = 1'-0"



**BUILDING A**  
SCALE: 1/4" = 1'-0"



**BUILDING A**  
SCALE: 1/4" = 1'-0"

**C. H. TURNER DESIGN**  
 CHERYL TURNER  
 435.229.9705  
 ghturndesign@gmail.com



**BLOOMINGTON COUNTRY CLUB  
 MAINTENANCE BUILDINGS**

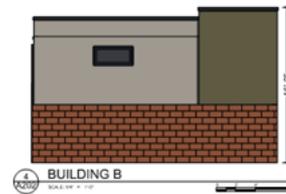
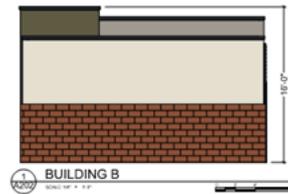
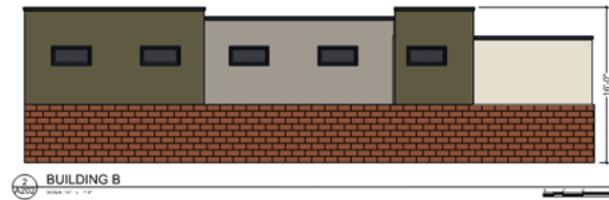
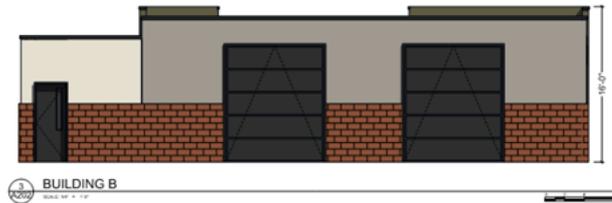
REVISIONS

NO.	DESCRIPTION

Elevations

**A201**

# Elevations



G.H. TURNER DESIGN  
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435-229-9706  
gturnerdesign@gmail.com



BLOOMINGTON COUNTRY CLUB  
MAINTENANCE BUILDINGS

Project No. 2005

General and Specific notes as referenced in the contract documents and drawings of the project. They are not to be used as a substitute for the contract documents and drawings. All dimensions are to be as shown.

The design and construction of this project is the responsibility of the architect. The contractor is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The architect is not responsible for the construction of the project.

Scale: 1/4" = 1'-0"

Notes:


Elevations

**A202**

Sheet 002

# Renderings

BLOOMINGTON COUNTRY CLUB  
MAINTENANCE BUILDINGS



BLOOMINGTON COUNTRY CLUB  
MAINTENANCE BUILDINGS



# Renderings



# Materials and Colors Board

Bloomington Country Club  
**Golf Course  
Maintenance Area**  
August 2020



PLANNING COMMISSION AGENDA REPORT: **09/22/2020**ZONE CHANGE AMENDMENT

Hidden Valley Master Plan

Case No. 2020-ZCA-034

**Request:** This is a request to consider a zone change amendment to the Hidden Valley PD (Planned Development) area. Area 3.1 of the master plan has been set aside for a school since the inception of the project. The school district has recently stated that they are no longer in the site as a potential school site. The applicant would like to transfer some of the density in area 4.1 to 3.1 so that the former school site could be developed. The applicant is proposing to reduce the density in area 4.1 to 6.0 units per acre and increasing the density in 3.1 to 6.0 units per acre. In the end, because of the size of each area and that there are areas of the development that did not utilize all of their units allocated, the applicant is not requesting an increase in the number of units, which will remain at 1,699.

**Background:** The development has a long history. Originally approved in 1999, the site was approved as a master planned development with 1,510 units approved of various densities in designated areas. Over the years, property has been added and unit counts have been modified several times. The last amendment occurred in 2015.

**Current Zone:** PD-R (Planned Development – Residential)

**General Plan:** MDR (Medium Density residential)

**Development:** Hidden Valley - Ivory Homes

**Applicant:** Ivory Homes

**Representative:** Adam Allen, Bush and Gudgell

**Location:** The development is generally located south of Hidden Valley Road and west of Brigham Road.

**Staff Comments:** Staff recommends approval.

**Options:** The Planning Commission has several options:

1. Recommend denial of the zone change amendment

2. Recommend approval the zone change amendment as presented.
3. Recommend approval subject to proposed conditions.
4. Table the zone change amendment to allow for additional information to be provided as determined by the applicant.

## **EXAMPLE**

**Motion to Approve:** The Planning Commission recommends approval of the zone change amendment as presented decreasing the density in area 4.1 from 8.0 to 6.0 units per acre and adding the units in area 3.1 at 6.0 units per acre.

## Narrative



**Bush and Gudgell, Inc.**  
Engineers • Planners • Surveyors  
St. George, Utah  
[www.bushandgudgell.com](http://www.bushandgudgell.com)

---

### *Changes Proposed this Amendment* For Planned Development Zone Change **Hidden Valley**

---

September 1, 2020

**Owners:** Ivory Homes  
1611 East 2450 South #4A  
St. George, UT 84790

**Contact Persons:**

Jair Almaraz, Ivory Homes 801-520-9163, [jaira@ivorydevelopment.com](mailto:jaira@ivorydevelopment.com)  
Adam Allen, Bush & Gudgell, Inc. 435-673-2337, [aallen@bushandgudgell.com](mailto:aallen@bushandgudgell.com)

**Purpose of Amendment:**

The purpose of this amendment is to modify the current approved land plan for the Hidden Valley area. The Owner would like to amend area 3.1 from School Parcel to Residential 6.0 du/ac. The reason for the modification is due to The Washington County School district has declined to acquire the parcel of land. To keep the approved overall unit count at 1699, we are proposing to reduce area 4.1 from Residential 8 du/ac to Residential 6.0 du/ac. We feel that the proposed residential in area 3.1 is consistent with the surrounding parcels, and consistent with the General Plan.

**Overall Density Calculations and Updates:**

Area 2.1 was originally had a density of 112 units, 108 were built (net-4 units). Area 2.3 was planned at 87 units, 71 were built (net -16 units). Area 2.4 was planned at 92 units, 94 were built (net, +2 units). This leaves a balance of 18 units of the overall development that have been approved, and unused. Combined with the unused 18 units, and with 30 additional units being moved from Area 4.1, no additional units are being created by this amendment and the overall unit count for the project remains unchanged at 1699.

No other changes are proposed or implied with this application.

The following Exhibits have been included with this application:

- Exhibit 3.1 – Land Use Plan
- Exhibit 3.2 – Land Use Data
- Exhibit 3.3 – Land Use Summary
- Exhibit 3.5 – Parks, Community Facilities, Open Space and Trails Plan

**Exhibit 3.2 (Amended-3)  
Hidden Valley Land Use Data  
9/1/2020**

P.A.	Acres	10,000 SF 2.5 DU/Ac	8,000 SF 3.2 DU/Ac	6,000 Sf 4.0 DU/Ac	PUD Patio 6.0 DU/Ac	PUD Patio 8.0 DU/Ac	PUD Townhomes 12.0 DU/Ac	PUD Apartments 18.0 DU/Ac	Total Units
1.1 Residential	9.8						118		118
1.2 Commercial	10.2								
1.3 Residential	12.3					98			98
1.4 Church	4.7								
1.5 Middle School	18.5								
1.6 High School	37.5								
1.7 Residential	5.8					19			19
1.8 Residential	29.4			118					118
1.9 Residential	20.7		66						66
Circulation & Open Space	67.0								
<b>Subtotal</b>	<b>215.9</b>	<b>0</b>	<b>66</b>	<b>118</b>	<b>0</b>	<b>117</b>	<b>118</b>	<b>0</b>	<b>419</b>
2.1 Residential	13.0						108		108
2.2 Park	12.5								
2.3 Residential	21.5			71					71
2.4 Residential	23.7			94					94
2.5 (now 3.1)	na								
2.6 (now 3.4)	na								
2.7 (now 4.1)	na								
Circulation & Open Space	97.6								
<b>Subtotal</b>	<b>168.3</b>	<b>0</b>	<b>0</b>	<b>179</b>		<b>0</b>	<b>112</b>	<b>0</b>	<b>273</b>
3.1 New Residential	8				48				48
3.2 Church	4.7								
3.3 (now 3.5 & 3.6)	na								
3.4 Residential	22.4					179			179
3.5 Residential	3.0					24			24
3.6 Swm	3.5								
3.7 Residential	13.1					105			105
3.8 Residential	10.7						128		128
3.9 Residential	18.0							324	324
Circulation & Open Space	65.3								
<b>Subtotal</b>	<b>148.7</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>308</b>	<b>128</b>	<b>324</b>	<b>808</b>
4.1 Residential	18.4				52	0			52
4.2 Residential	26.7	67							67
4.3 RV Storage	1.2								
5.2 Residential	32.0	80							80
6.1 Club Ivory	0.5								
6.2 Club Ivory	0.5								
6.3 Club Ivory	0.5								
Circulation & Open Space	46.0								
<b>Subtotal</b>	<b>125.8</b>	<b>147</b>	<b>0</b>	<b>0</b>		<b>82</b>		<b>0</b>	<b>199</b>
<b>Total</b>	<b>658.7</b>	<b>147</b>	<b>66</b>	<b>297</b>		<b>507</b>	<b>358</b>	<b>324</b>	<b>1699</b>
<b>Total Percent</b>		<b>8.7</b>	<b>3.9</b>	<b>17.5</b>		<b>29.8</b>	<b>20.1</b>	<b>19.1</b>	<b>100</b>

Note: Net acres excludes Brigham Road, Road A (Hidden Valley Road), Entrance Roads and major open space areas.  
Net acres includes internal open space corridors, local roadways and easements.

**Exhibit 3.3 (Amended-3)**  
**Hidden Valley Land Use Summary**  
 9/1/2020

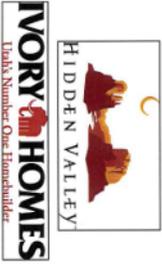
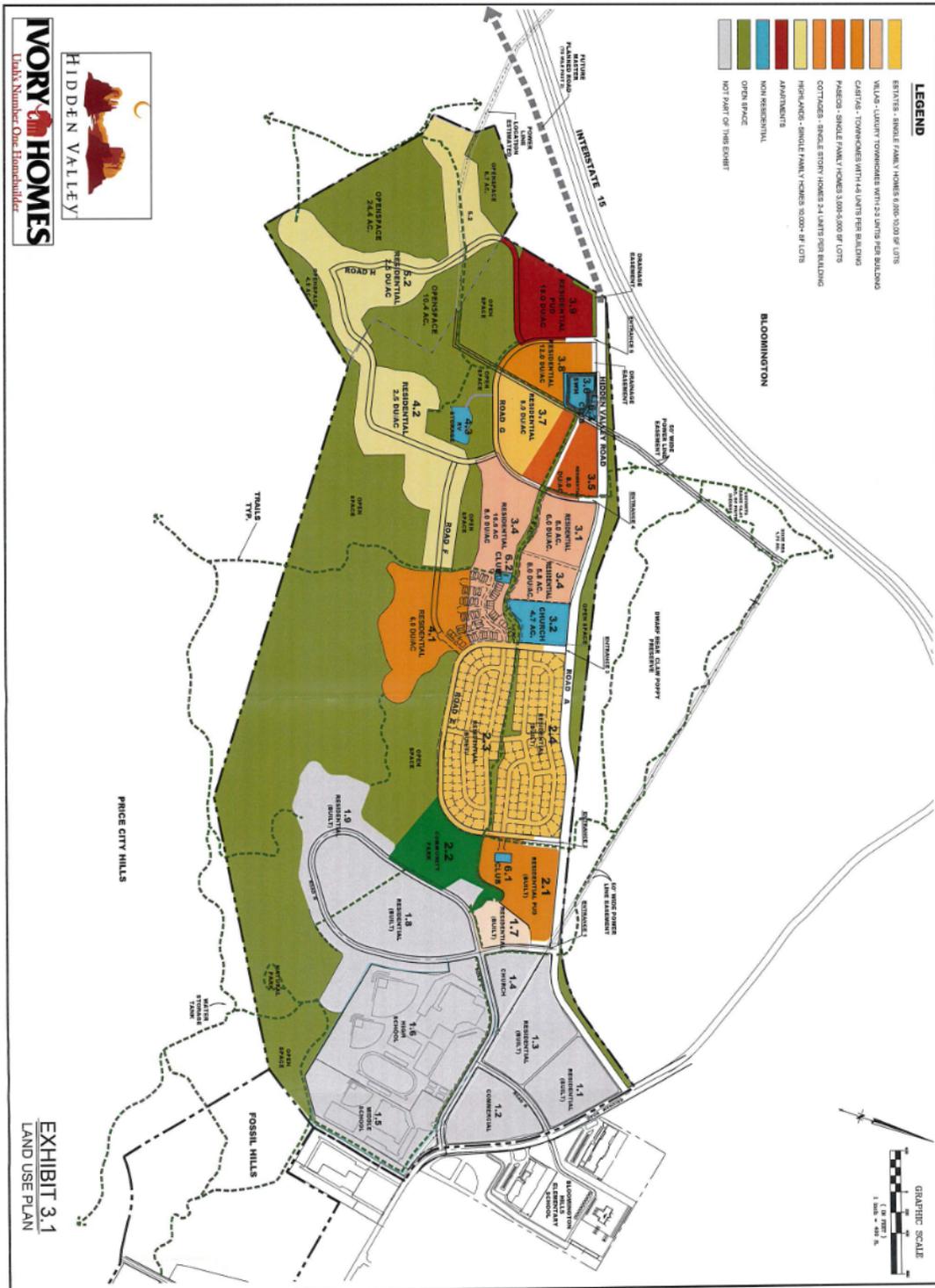
**Land Use Summary**

Land Use	Size (acres)	Percent
Residential	286.5	43.8%
Open Space	267.3	40.6%
Schools	56.0	8.5%
Commercial	10.2	1.5%
Major Collector and Entrance Roadways	14.8	2.2%
Church	9.4	1.4%
Parks	12.5	1.9%
<b>Total</b>	<b>658.7</b>	<b>100%</b>

**Residential Density Summary**

Neighborhood	Size (acres)	Total Units (DU)	Average Density (DU/Ac.)
One	215.9	419	1.94
Two	166.3	273	1.62
Three	146.7	808	5.43
Additional Acreage & Amendments	125.8	199	1.58
<b>Total</b>	<b>658.7</b>	<b>1,699</b>	<b>2.58</b>

# Master Plan



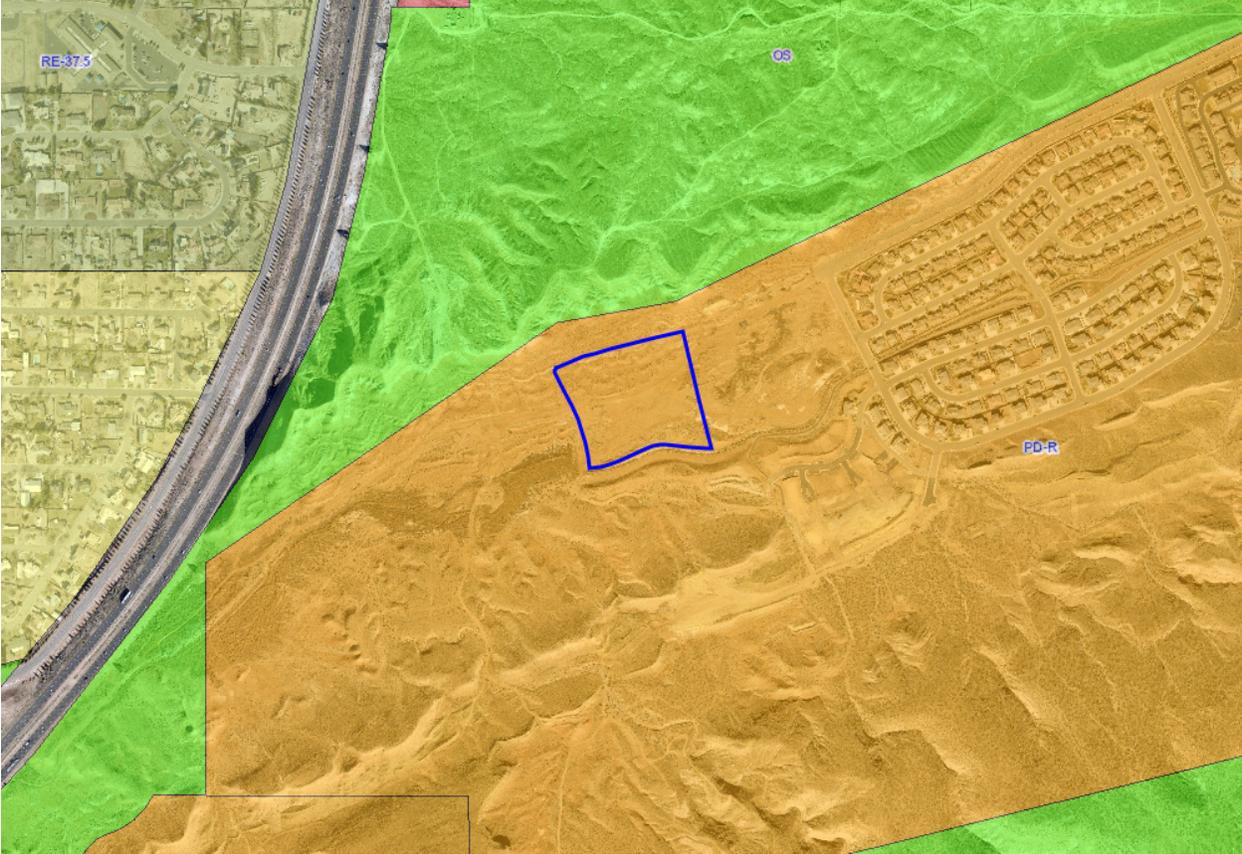
- LEGEND**
- ESTATES - SINGLE FAMILY HOMES 6,000-10,000 SF LOTS
  - VALLEES - LUXURY TOWNHOMES WITH 2-3 UNITS PER BUILDING
  - CARTIERS - TOWNHOMES WITH 4-8 UNITS PER BUILDING
  - PHASES - SINGLE FAMILY HOMES 3,000-4,000 SF LOTS
  - COTTAGES - SINGLE STORY HOMES 2-4 UNITS PER BUILDING
  - HIGHLANDS - SINGLE FAMILY HOMES 5,000+ SF LOTS
  - APARTMENTS
  - NON RESIDENTIAL
  - OPEN SPACE
  - NOT PART OF THIS EXHIBIT

<p><b>LAND USE PLAN</b>                  IVORY HOMES - HIDDEN VALLEY                  St. George, Utah                  EXHIBIT 3.1</p>	<p>DATE: 01/13/2020                  DRAWN: BSL                  APPROVED:                  SCALE: AS SHOWN                  JOB NO.: 201908</p>		<p><b>BUSH &amp; GUDGELL, INC.</b>                  Engineers - Planners - Surveyors                  205 East Tabernacle Suite 84                  St. George, Utah 84770                  Phone (435) 673-2337 Fax (435) 673-3161                  www.bushandgudgell.com</p>								
<p>1" = 400'</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	By	Revision				
No.	Date	By	Revision								

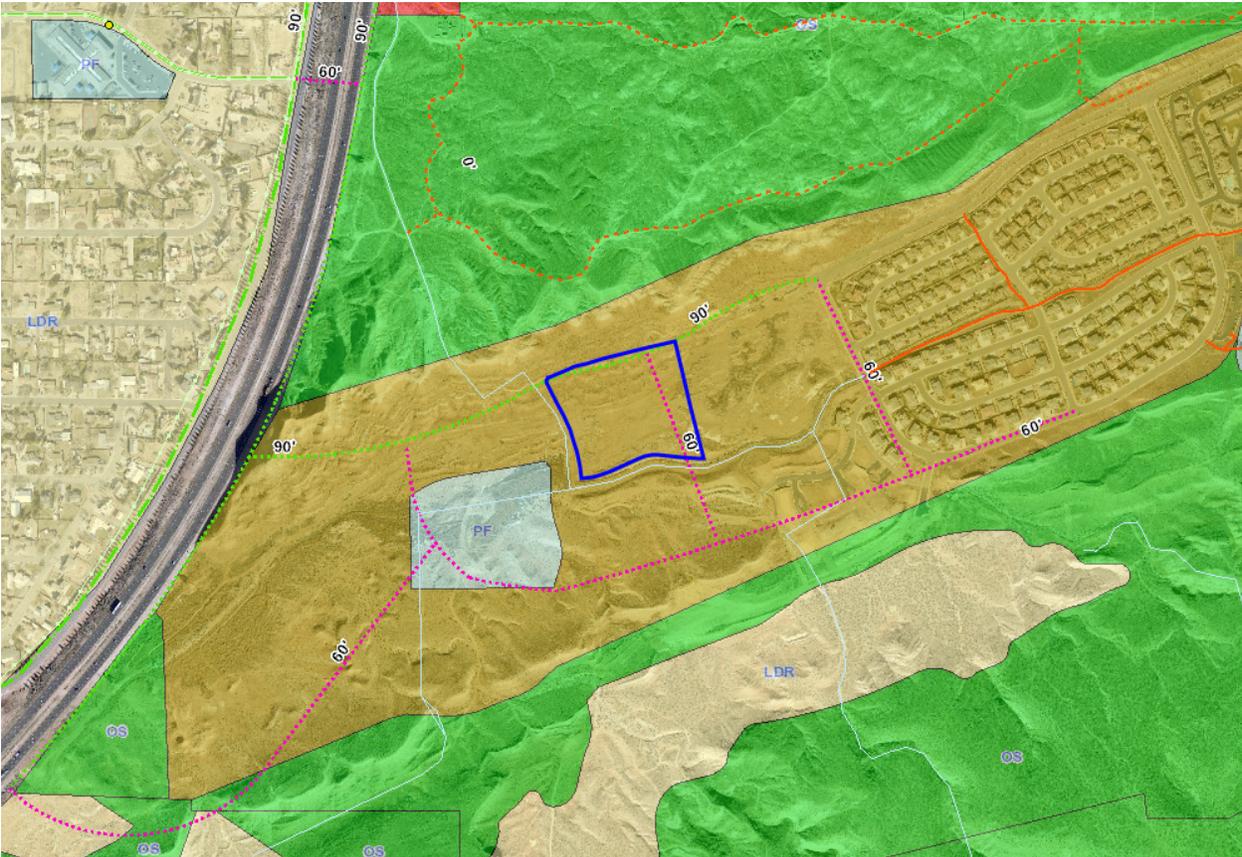
# Aerial Map



# Zoning Map



# General Plan



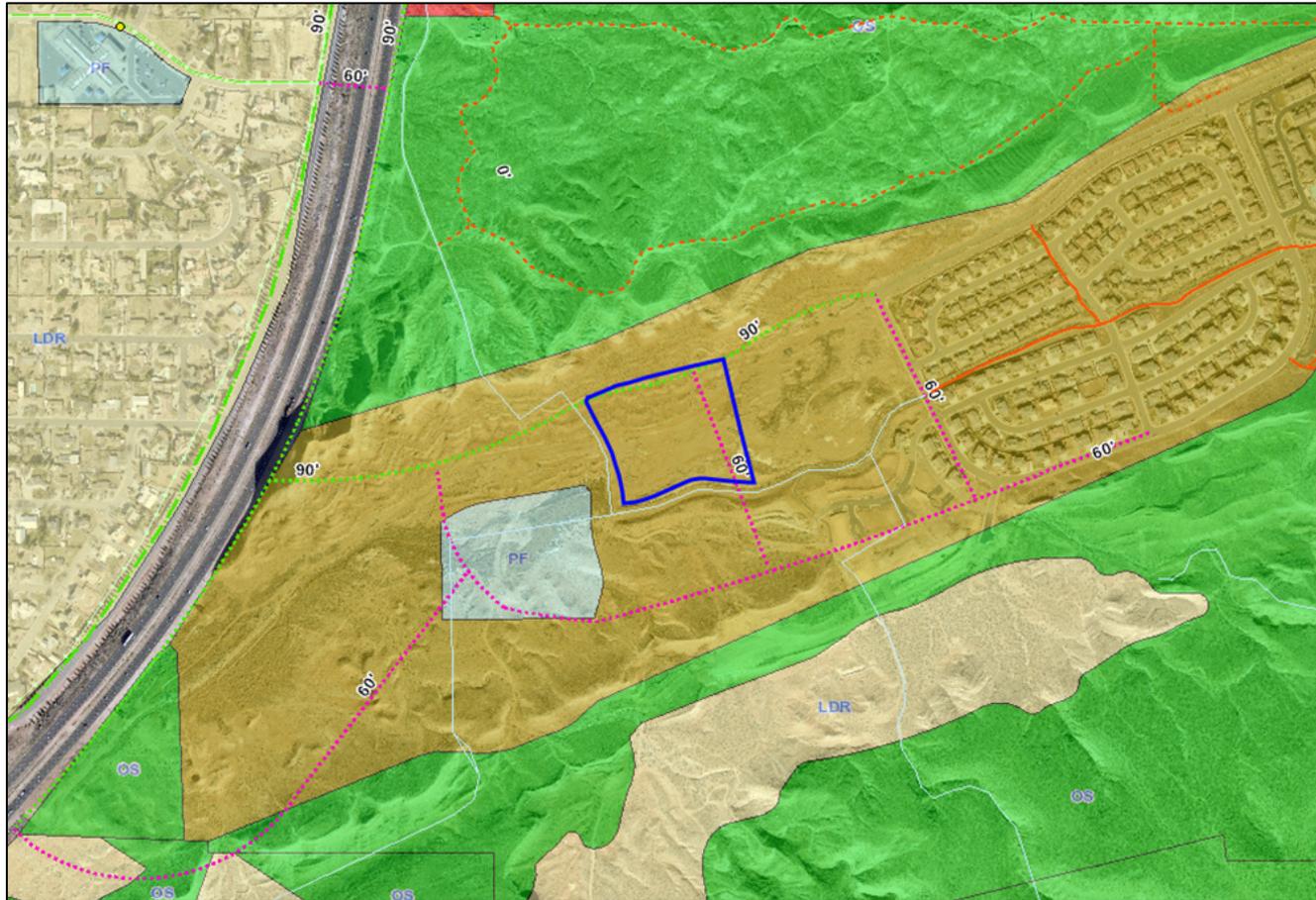
# Hidden Valley Master Plan Amendment

2020-ZCA-034

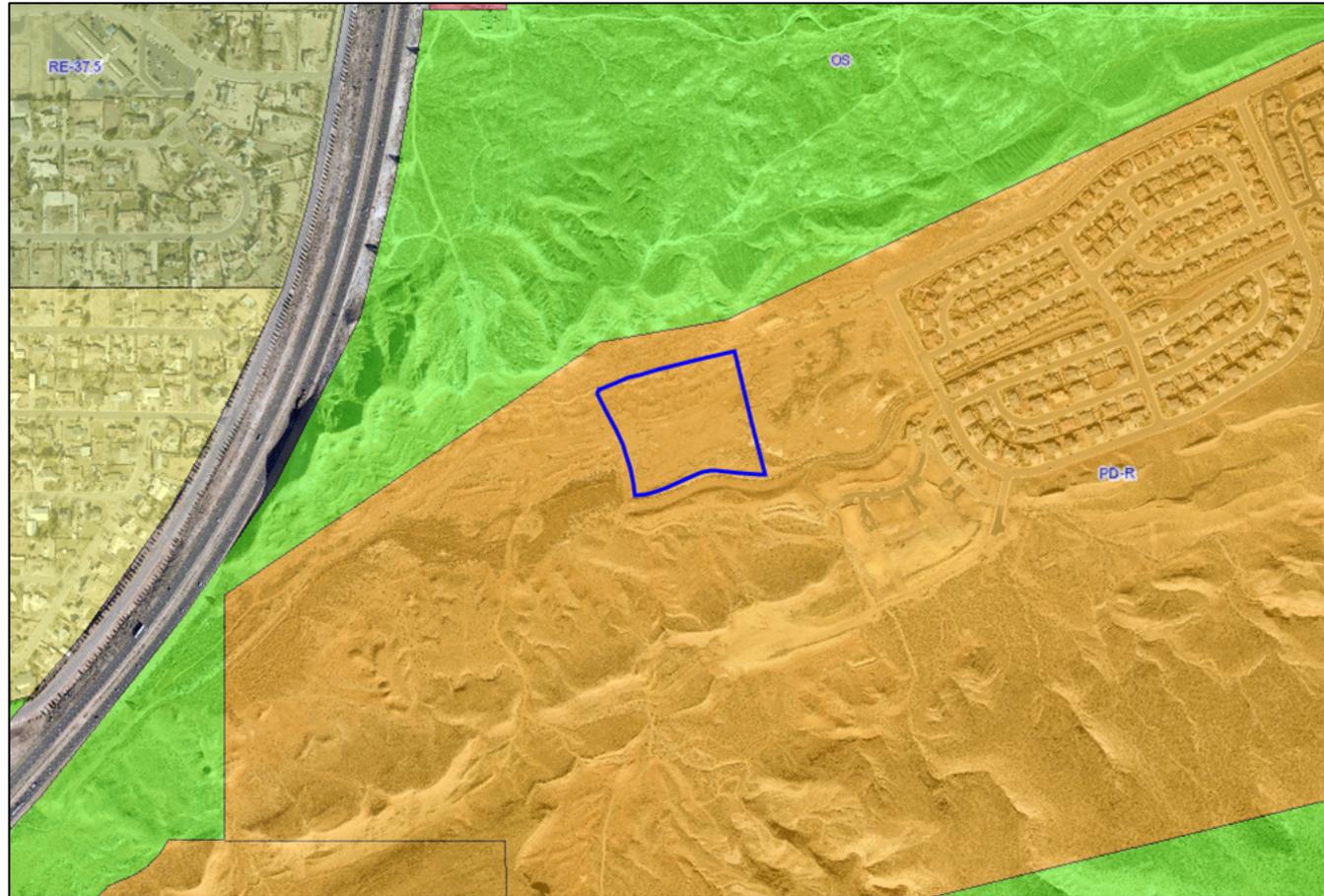
# Vicinity Map



# General Plan Map



# Zoning Map





**Exhibit 3.2 (Amended-3)**  
**Hidden Valley Land Use Data**  
9/1/2020

P.A.	Acres	10,000 SF 2.5 DU/Ac	8,000 SF 3.2 DU/Ac	6,000 SF 4.0 DU/Ac	PUD Patio 6.0 DU/Ac	PUD Patio 8.0 DU/Ac	PUD Townhomes 12.0 DU/Ac	PUD Apartments 18.0 DU/Ac	Total Units
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1.8 Residential	29.4			118					118
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<b>Total</b>	<b>658.7</b>	<b>147</b>	<b>66</b>	<b>297</b>	<b>0</b>	<b>507</b>	<b>358</b>	<b>324</b>	<b>1699</b>
<b>Total Percent</b>		<b>8.7</b>	<b>3.9</b>	<b>17.5</b>	<b>0</b>	<b>29.8</b>	<b>20.1</b>	<b>19.1</b>	<b>100</b>

**Note: Net acres excludes Brigham Road, Road A (Hidden Valley Road), Entrance Roads and major open space areas.  
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 9/1/2020

**Land Use Summary**

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**Residential Density Summary**

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Additional Acreage & Amendments	125.8	199	1.58
<b>Total</b>	<b>658.7</b>	<b>1,699</b>	<b>2.58</b>



PLANNING COMMISSION AGENDA REPORT: **09/22/2020**

CONDITIONAL USE PERMIT

**UT102 Legocity**

Case # 2020-CUP-008

**Request:** Consider a Conditional Use Permit (CUP) to construct an 85' tall unmanned telecommunication facility on Washington County School District property located at approximately 301 North 2200 East (between Panorama Elementary and Pine View Middle School).

**Location:** SG-5-2-21-2303

**Applicant:** Insite Towers Development 2, LLC

**Representative:** Daniel Thurgood

**General Plan:** PF (Public Facilities)

**Zoning:** R-1-10 (Single Family Residential 10,000 sq. ft. lot sizes)

**Background:** Insite Wireless Group is proposing to construct an 85' tall mono**PINE** telecommunication facility on Washington County School District property. The mono**PINE** design is being presented as a mitigation option as the proposed structure will be located in an existing landscaped area. The applicant has also presented a mono**POLE** design if that is preferred. This site is designed to accommodate three (3) wireless carriers.

**Height:** 85' to top of steel; 90' to top of branches

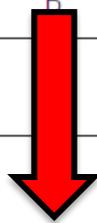
**Fencing:** The applicant has proposed an 8' tall chain link fence with slats. The City would require a 6'4" solid masonry wall. If City staff receives a letter from the Washington County School District stating that chain link is preferential (for visual observation inside the enclosed area) then the CMU will not be required. Maximum height allowed, however, will be 6'4".

**Ordinance(s):**

10-7B-1: ALLOWED USES:

**Allowed Uses**

	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	<u>PS</u>						
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>						
Public utility facilities, primary	<u>PS</u>						



**10-17B-3: REVIEW CRITERIA:**

In reviewing an application for a conditional use permit, the land use authority shall consider whether the application:

- A. Identifies the maximum intensity of the proposed development and use;
- B. Complies with all provisions of the code; and
- C. Compared to permitted development and uses within the zone, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the development and use, as proposed, considering:
  - 1. The size and location of the site;
  - 2. Traffic generation, timing and nature of traffic impacts and the existing condition and capacity of the streets in the area;
  - 3. Utility demand and available capacity, including storm water retention;
  - 4. Emergency vehicle access and anticipated average- and peak-day demand;
  - 5. Location and amount of off-street parking;
  - 6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;
  - 7. Fencing, screening, and landscaping to separate the conditional use from adjoining property and uses;**
  - 8. Building mass, bulk, design and orientation, and the location of buildings on the site including orientation to buildings on adjoining lots or parcels;**
  - 9. Usable open space;
  - 10. Signs and lighting;
  - 11. Physical design and compatibility with surrounding structures in terms of mass, scale, style, design, and architectural detailing;**

12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property on site and off site;
13. Control of delivery and service vehicles, loading and unloading zones;
14. Generation and screening of trash, and automated garbage collection (dumpsters);
15. Recycling program and pickup areas;
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;
17. Within and adjoining the site, the impacts of the use on public property and environmentally sensitive lands;
18. Hours of operation, delivery and use;
19. Special hazards arising from the use, or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and
20. Demand for public infrastructure or services

10-17B-4: CONDITIONAL USE PERMIT STANDARDS:

...the proposal shall:

- A. **Be compatible in use, scale and design with allowed uses in the zone; and**
- B. Not compromise the health, safety, or welfare of:
  1. Persons employed within or using the proposed development;
  2. Those residing or working in the vicinity of the proposed use or development;
  3. Property or improvements in the vicinity of the proposed use or development; or
  4. Not impose disproportionate burdens on the citizens of the city.

...

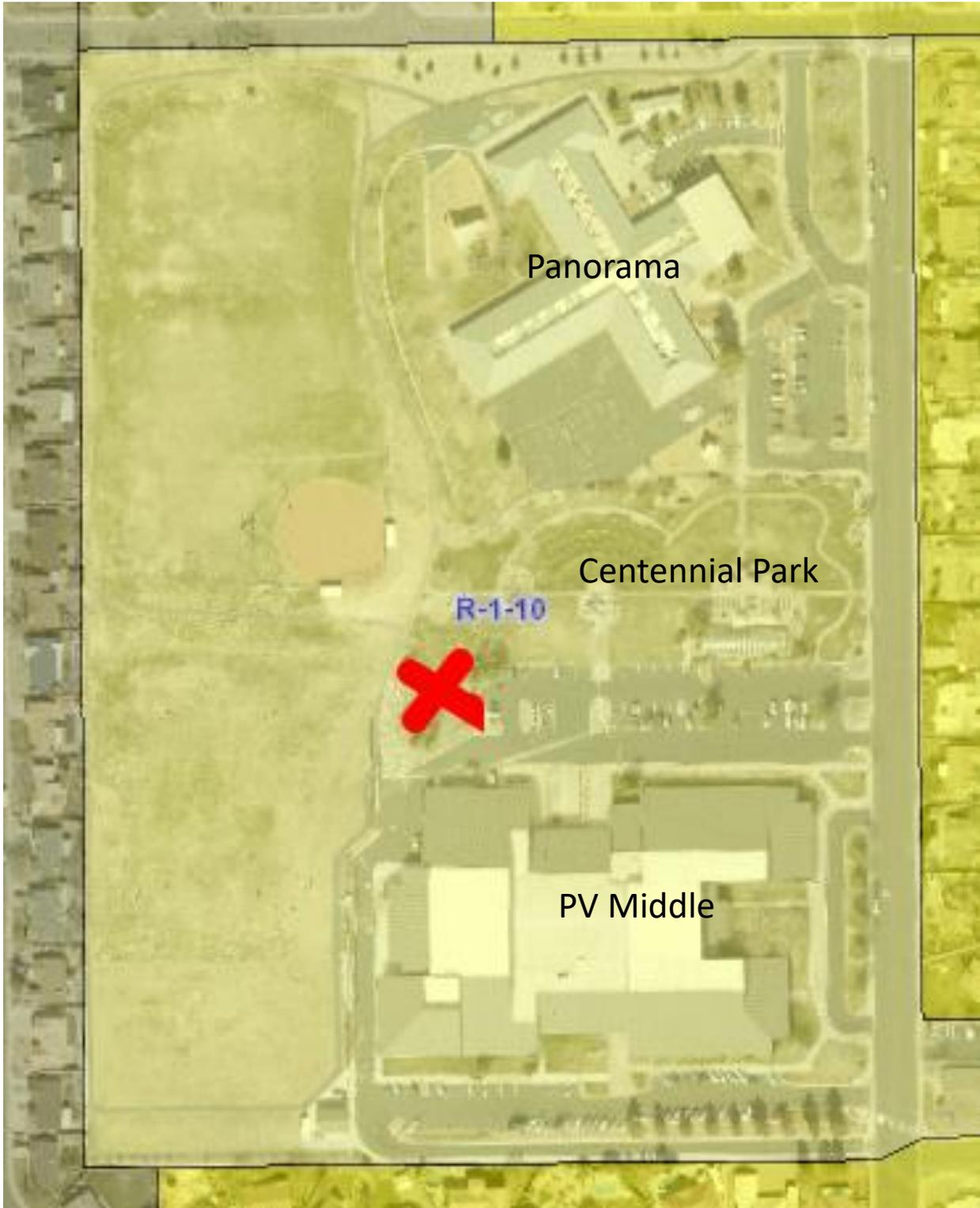
**Staff Recommendation:**

Review criteria of note has been formatted in **bold**.

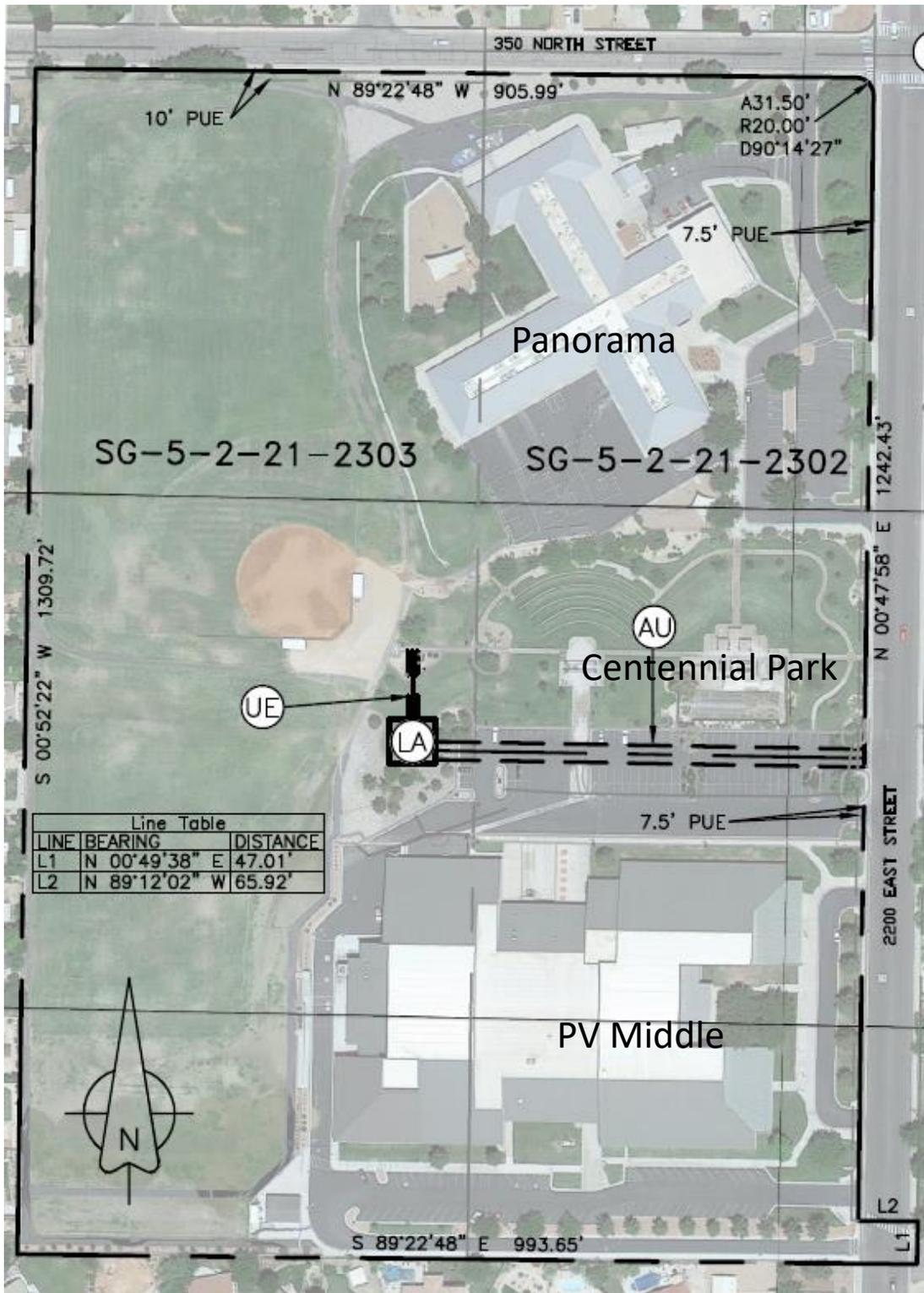
Staff recommends approval with findings that the APPLICATION REQUIREMENTS per 10-17B 1, the REVIEW CRITERIA per 10-17B-3 and the CONDITIONAL USE PERMIT STANDARDS in 10-17B-4 have been met.

The preferred design is an 85' tall monoPOLE structure enclosed with a 6'4" tall masonry fence.

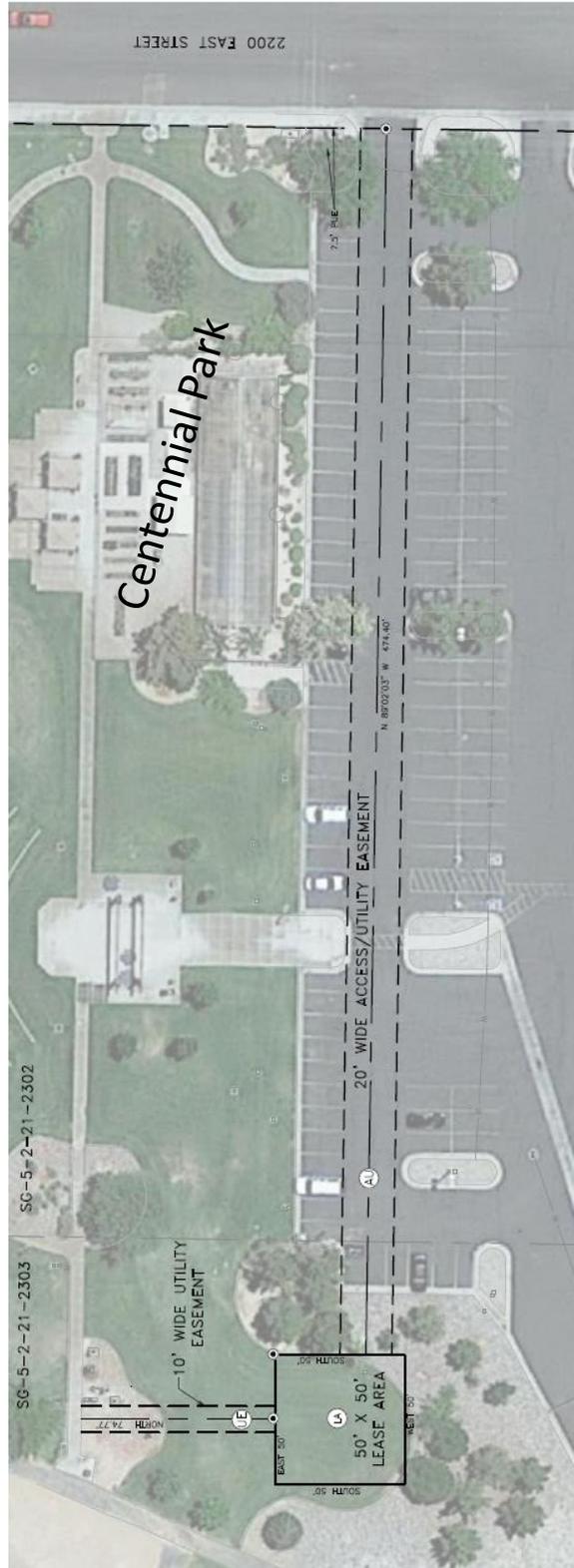
# Zoning



# Site Plan



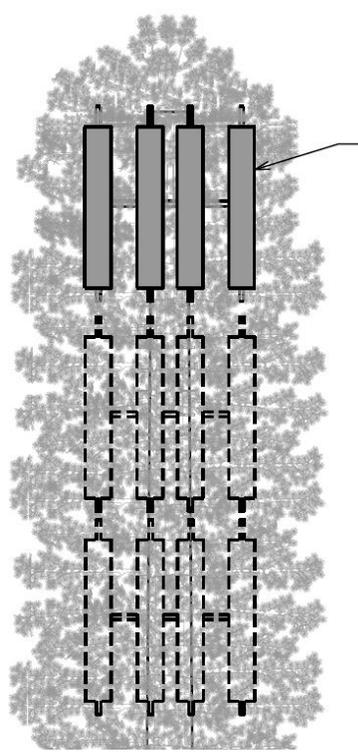
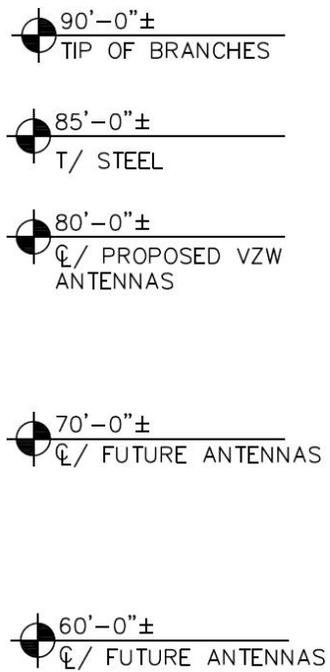
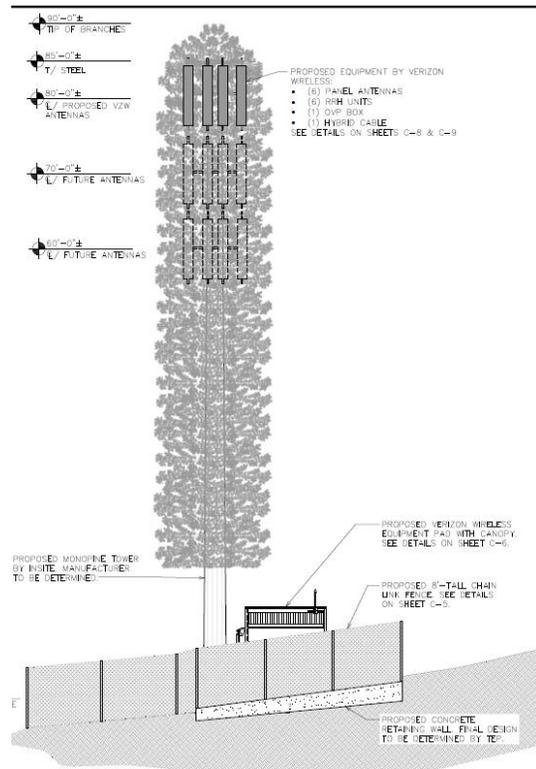
# Site Plan



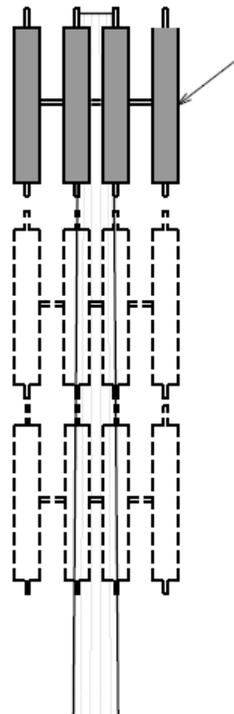
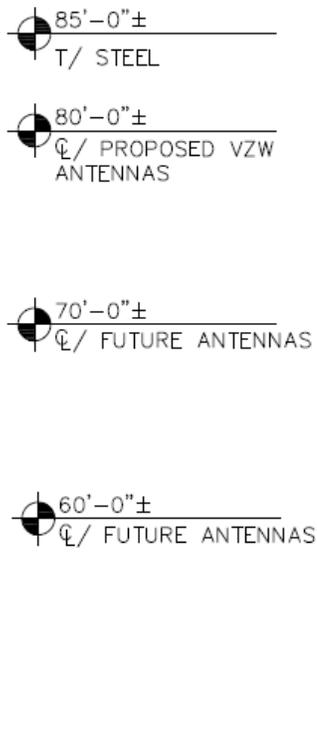
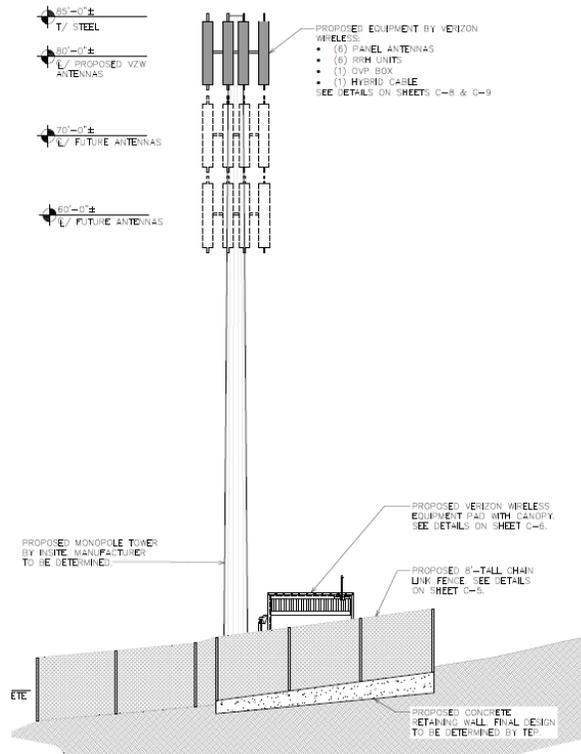
## Site Plan



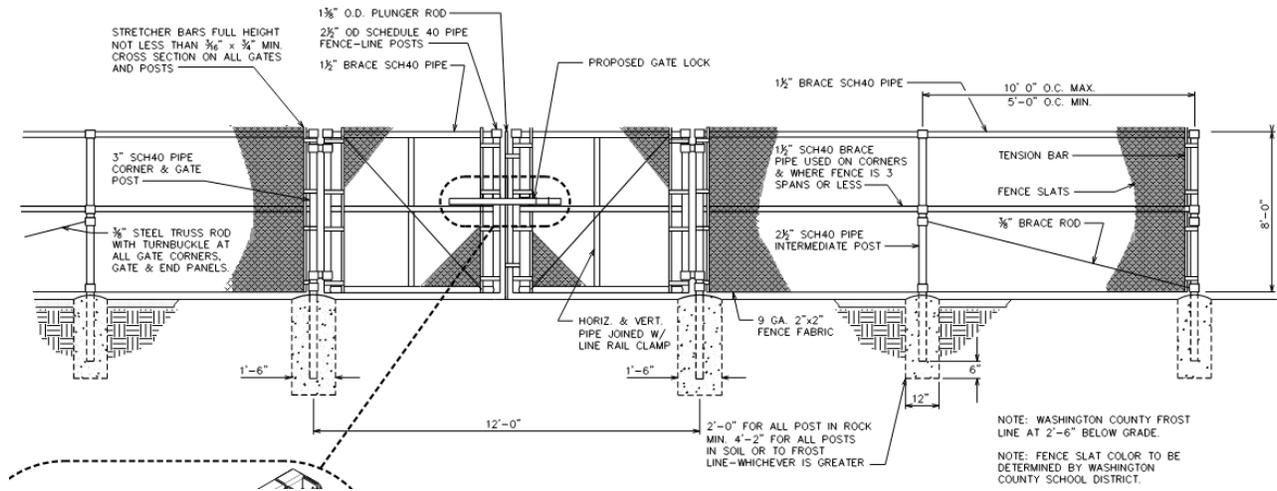
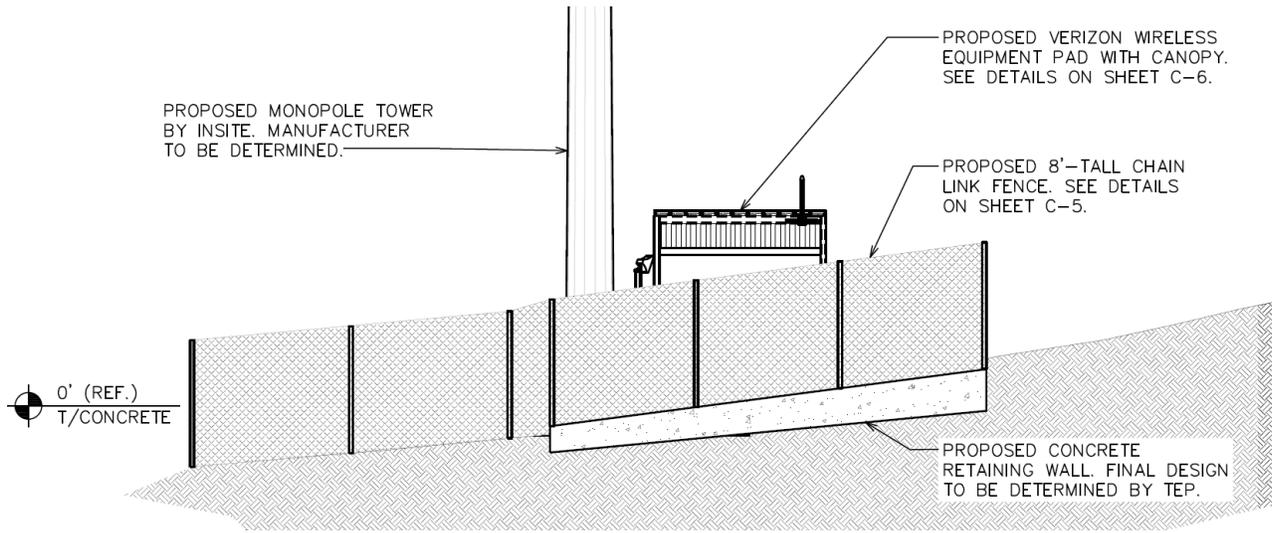
# Height (MonoPINE)



# Height (MonoPOLE)



# Fencing



## Coral Cliffs Site



REF 2016-CUP-024

80' monopole

WCSD requested chain link enclosure for visual observation inside the enclosed area

# Communication Transmission Facility UT102 Legocity Insite Towers Development

SG-5-2-21-2303  
Panorama Elementary/Pine View Middle School



1

	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	P	P	P	P	P	P	P
City facility accessory uses, accessory structure and use	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	PS	PS	PS	PS	PS	PS	PS
Communication transmission facilities, including wireless, primary, height over 50'	C	C	C	C	C	C	C
Public utility facilities, primary	PS	PS	PS	PS	PS	PS	PS

10-7B-1: ALLOWED USES:



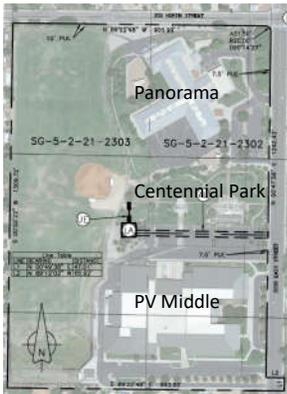
2



Zoning



3



Site Plan



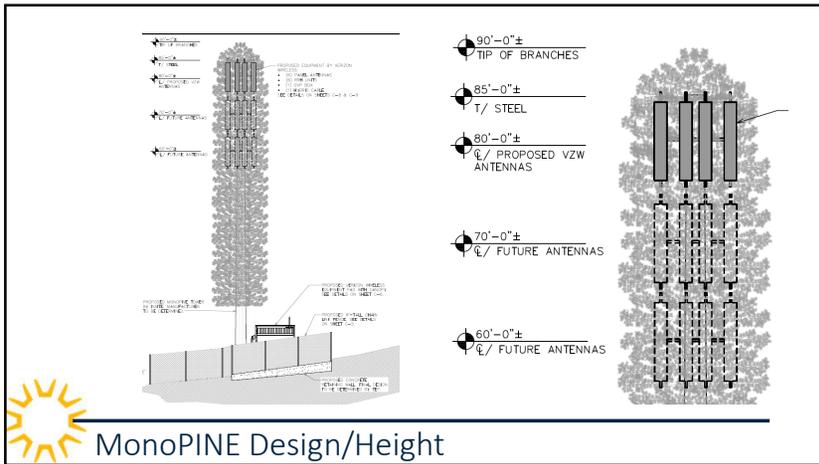
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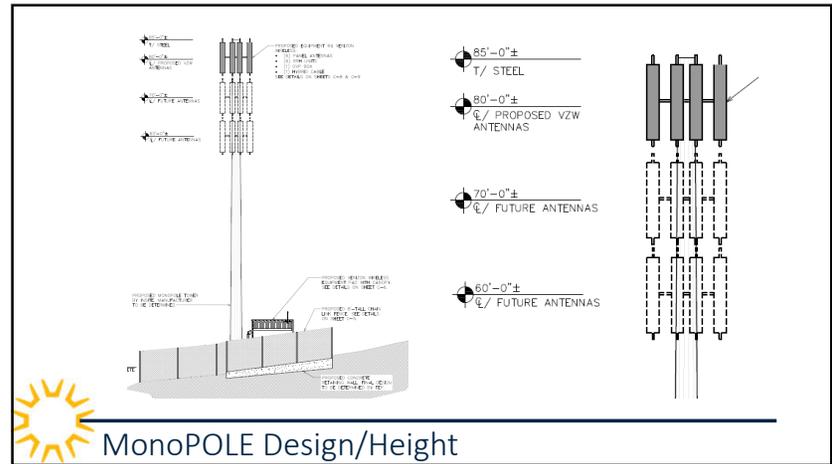
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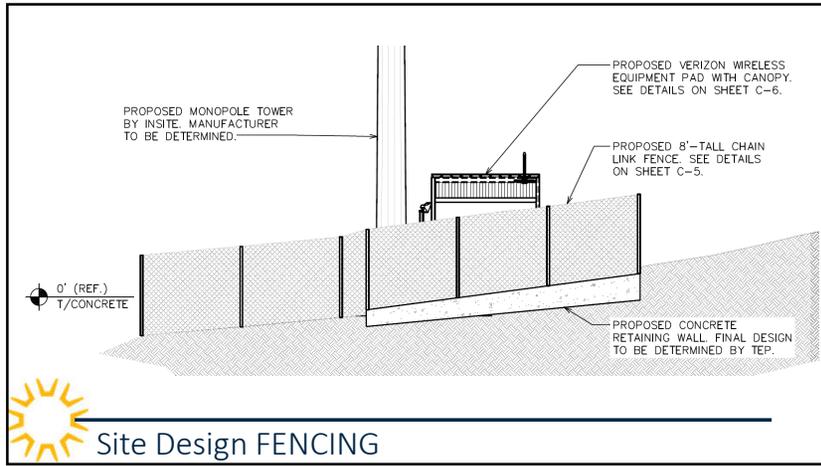
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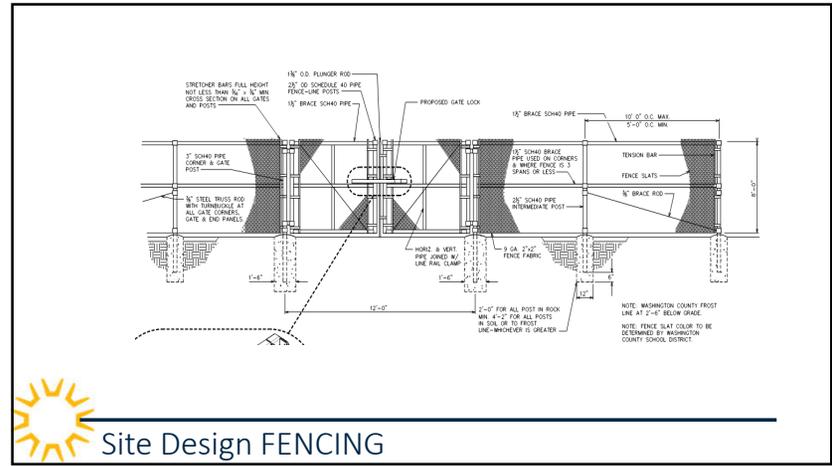
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8



9



10



11



12

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## Case No. 2020-CUP-008 - Cell Phone Tower Near Pine View Middle

1 message

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**Nathan Koeven** <[REDACTED]>  
To: genna.goodwin@sgcity.org

Thu, Sep 17, 2020 at 11:53 AM

Dear Planning Commission Members,

As a resident living on 2040 East, I invite you to not approve the proposed conditional use permit to construct an 85' tall unmanned cell tower in between Panorama and Pine View Middle School. As a parent to three children attending Panorama Elementary school I do not feel comfortable with the idea of having a cell tower looming over my kids and emitting large quantities of RF signals for over six hours everyday while they are in class.

I invite the planning commission to suggest alternates away from the schools, such as behind the Red Cliffs Mall or near Blvd Home. Both of these alternates are on higher ground and should be able to provide coverage to the same areas as a tower located near the schools.

In addition, the tower would distract from the character and feel of the Centennial Park. I do not think the location is appropriate. The zoning for the area should not be modified to put extra money in the pocket of the school district.

Plus, I have not experienced any issues with my cell phone connectivity and I live very close to the area where the proposed tower would be located. So while the Washington County School District seeks to benefit from the lease revenue provided having the cell tower on their property it is important to ask if it is really worth the costs. These costs could include: subjecting students to higher levels of RF radiation, the cost of having an unsightly cell tower looming over a residential area and the risks associated with kids eventually climbing fences and climbing on the tower. I have seen and reported kids climbing on the roof of the Middle School so it wouldn't shock me to eventually see someone scale a cell phone tower.

Please consider what other alternatives are available before granting this conditional use permit which would significantly impact the schools, the park and the surrounding neighborhood.

Thank you for taking the time to read my comment.

Thanks,  
Nathan Koeven

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## Proposed Zone Change vicinity Panorama/Pine View Middle School

1 message

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Reply-to: [REDACTED]

To: "genna.goodwin@sgcity.org" <genna.goodwin@sgcity.org>

Genna,

Please provide this opinion on the proposed zone change to the Planning Commission for consideration. Thank you.

St. George Planning Commission Members,

I object in the strongest terms to a zone change that would permit an 85 ft communications tower to be erected between Panorama Elementary and Pine View Middle School. Not only would a structure of this type be a significant eyesore but it would also be an attractive nuisance to children at both schools and therefore poses a safety risk to our neighborhood. It's also likely to effect real estate values of homes in the area negatively. With a little effort I am sure a more suitable location for this tower can be found outside of an established neighborhood where it would not appear so out of place. Please consider my points in making your decision. I am prepared to take further community action, if necessary, to bring attention to this proposal. Again, thank you for your time and consideration.

Eric Lasher  
[REDACTED]

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**Case No. 2020-CUP-008 - Cell Phone Tower Near Pine View Middle**

1 message

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**Proposed Zone Change vicinity Panorama/Pine View Middle School**1 message

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Eric Lasher  
[REDACTED]

NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

**PRESENT:** Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Natalie Larsen  
Commissioner Emily Andrus  
Commissioner Vardell Curtis  
Commissioner Roger Nelson

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Community Development Director John Willis  
Assistant City Attorney Victoria Hales  
Planner III Dan Boles  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Commissioner Ray Draper

**CALL TO ORDER/FLAG SALUTE**

Commissioner Fisher called the meeting to order at 5:00 pm.  
Commissioner Brager led the led the flag salute.

1. **HILLSIDE PERMIT**

Consider a request for a Hillside Development Permit to allow development of two 3-story office buildings located north of the intersection of Riverside Drive and Riverbend Drive. The property is approximately 8.05 acres and the zoning is PD-AP (Planned Development Administrative Professional). The applicant is Vaughn Beal and the representative is Brandee Walker, Civil Science. Case No. 2020-HS-010 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is part of a larger development called Anasazi Cove, it came before the planning commission in July and was sent forward for approval. It was determined that the correct site distance triangle was not analyzed in the initial analyzation. They went back and analyzed it for a 45 per mile hour road. That created a larger disturbance area from 30% to 40%. We met with the developer right before City Council because it looked like they would need to go through the process again. They proposed to put in a traffic signal and not cut that hill so far back. The developer proposed to pay 1/3 of the cost, the City Council felt like it was a development issue and the developer would be required to install and pay for the cost. Then City Council decided it wasn't really a good spot for a traffic light. The developer said they would come back

through the process and get a permit to disturb more area. The engineer provided a letter with the rock fall hazard and the high hazard on landslide. In the report they indicated that they couldn't find any evidence of landslide in the project. The hillside asked for that analysis to determine it is a stable slope. The analysis determined that they meet the factor of safety. They will be disturbing an additional portion along Riverside Drive. The hillside felt like that could be removed because it was man made and not consistent with the hillside topography. They are really disturbing 8%, however they indicated that 6% of that is manmade. They are really only disturbing 2% that is not man made. They did recommend they have a deceleration lane and an acceleration lane and then they would be required to provide a left turn lane that does not exist now.

Victoria Hales – A lot of the questions from the public are which access this lines up with in relationship to the development across the street.

Wes Jenkins – This lines up with the west access into Riverside Cliffs.

Commissioner Andrus – How big is the wall on the south side of the building that provides for the site distance, is it a retaining wall?

Wes Jenkins – Yes, by putting in the retaining wall it will allow vehicles to see across with the lowered grade to be able to get their site distance.

Commissioner Curtis – So it just goes up to the building, it's not blocking the site?

Wes Jenkins – No, the retaining walls are being created by lowering that area and increasing that site distance.

Chair Fisher – One of the issues we had last time was the elevation of the building to River Road. With grading that out will the building be lower?

Wes Jenkins – I believe they are keeping that the same elevation, but you can see that in the zone change.

Commissioner Larsen – Is there any curb, gutter and sidewalk along there?

Wes Jenkins – There isn't any there now, but it will be put in as part of the improvements with this development.

Commissioner Curtis – So I understand that the traffic light is not up for discussion, but it will be hard for the people who live in that subdivision to turn out onto River Road.

Commissioner Nelson – I thought I read in AGECC's report that they are not suggesting any detention pond because of the expansive soils?

Wes Jenkins – I didn't read that, that's a good question they are proposing one right here along the frontage to capture all of it there. They do have one area on site, that is something we will have to address. They do have a lot of runoff from Foremaster. They are putting a little distilling basin

where they will collect that and then run it through the site. They won't detain it, they will collect it into a desilking basin so that they can cut the silt out and put it in a pipe to run out. It's really what we call a pass by flow because it's not their responsibility to detain it. They are only detaining to settle out anything in the water to keep their pipes clean. There is a detention basin for their site off to the west as so not to impact the site.

Victoria Hales – Any motion should adopt conditions of development as mentioned by Wes Jenkins, and in addition for the landslide and rockfall geohazards, our code requires them to execute a “geologic hazard disclaimer of liability and agreement,” and if there is a plat, add a notice of hazard on the plat, all as required by city ordinances.

Wes Jenkins – You will need to make a specific finding that you concur with hillside the two spots are manmade and should be counted in the overall percentage.

MOTION: Commissioner Brager makes a motion to recommend approval to City Council of the Hillside Permit with all of the conditions recommended by the Hillside Review Board Committee, staff and also the legal requirements as mentioned.  
SECOND: Commissioner Nelson  
ROLL CALL VOTE:  
AYES (5)  
Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Emily Andrus  
Commissioner Natalie Larsen  
Commissioner Roger Nelson  
NAYS (1)  
Commissioner Vardell Curtis  
Motion Carries recommend approval

2. **ZONE CHANGE AMENDMENT (ZCA)** (*Public Hearing*)

Consider a request for a Zone Change Amendment to the Hillside Professional Offices (fka Anasazi Cove Commercial) Planned Development. The site is located north of the intersection of Riverside Drive and Riverbend Drive. The property is approximately 8.05 acres and is zoned PD-AP (Planned Development Administrative Professional). The applicant is Vaughn Beal and the representative is Jeff Mathis, MRW. Case No. 2020-ZCA-023 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – The site that will be disturbed is just under 4 acres. This is planned development which does allow for office building. With the exception of the proposed wall there really hasn't been anything much in the way of changes. That wall will be on that south end. I will let the applicant speak on the height of that wall. They meet the parking requirement. The landscaping

in front will need to be worked out because we don't want anything that will block that site distance, but it will still need to meet the code. The buildings are two stories and there is parking underneath each one. The building will be approximately 47 feet.

Commissioner Curtis – Just to confirm parking is ground level under the building?

Dan Boles – Yes, some of it.

Victoria Hales – Dan I just want to be sure that all the developed areas, including parking, are out of the rock fall hazard.

Wes Jenkins – Yes, their rock fall is all outside of that parking area.

Jeff Mathis – I would think most of the questions have been answered. The retaining wall Riverside Drive is 6 to 8 feet. We plan on having the retaining in front of the building be part of the building structure. That way, we can put some surface applications on it and make it seem part of the structure. Other than dropping that landscape in the front to gain our site distance, this is pretty much the same project we brought to you a few weeks ago.

Chair Fisher – Will the elevation be similar to what we see in this picture?

Jeff Mathis – That is a pretty accurate picture, it's what we need to get the site distance.

Chair Fisher opened the Public Hearing.

Brent Higgins – I am a resident of Riverside Cliffs, I have served on two Planning Commissions. I have two concerns that I would like to address, zoning requirements and safety issues. The zoning requirements, there are two areas that considerations that have to be given, both the height and the scope of the impact on the slope. It's approximately 7 feet in higher than what is authorized although you can go higher. I know the developer said that the slope that is going to be disturbed was man made, but that road was made by early settlers. One thing you can look is that both of those issues could be taken care of and resolved if the building height was reduced to one level. This would eliminate the height issue, and with the square footage reduced they would require less parking that would possibly mitigate the impact on the slope area. I don't believe it is the responsibility of the Planning Commission to maximize the revenues needed by the builder. Their responsibility is to meet the planning and zoning requirements. The second issue I would like to address is the safety issue. The mayors first comment when this went before City Council was that a light would need to be put in at that intersection and to be paid for by the developer. The developer came back and said that they would pay 30% and no more. That became that even the developer believes it is an issue that could mitigate the traffic problem there. Neither the developer or the City will pay for the light. The cost will be passed on to the people, to customers of this building or taxes paid by the citizens of St. George. So, when the issue of cost came up they went to plan B and that was to review the site survey which has brought it back to you folks this evening. The reason that was done is the speed around that corner. The fact is the traffic around there is more than 45 mph, it's more than 50. I reached out to the public works department and would like to quote one of the comments. "However, with the improvements to Riverside Drive with the development of the commercial project, that center turn lane west of Riverside

Cliffs will allow vehicles to more safely turn left onto Riverside Drive from the western slope. I disagree with that. I'm pleading with you that tonight when you make your recommendation you don't provide the additional height and exceed those variances. If you approve it even with the variances the least, you owe the citizens of our subdivision is a traffic light. If not, the cost could be my life or one of the other people who live in that subdivision or your life or someone you love. We are pleading with you to look at putting a traffic light at that point, that number 1 make it a safe entry and exit for both the development and us. In addition, it may slow traffic down a bit around that corner.

Chair Fisher closed the Public Hearing.

Victoria Hales – Would you Nathan, as the Chair, give the people who are on ZOOM that I don't recognize, can you give them another minute. If anyone else would like to speak please go to the chat bar and let us know that you would like to speak. It looks like Jeff Thomas would like to speak.

Chair Fisher reopened the public hearing.

Jeff Thomas – I appreciate you letting me say a few words. I recently purchased a lot on Foremaster, on Howard Lane. I do have some concerns about the safety, they go pretty fast around that curve. I just want to make sure it's safe and we anticipate what type of traffic will be there as it grows.

Chair Fisher closed the public hearing.

Victoria Hales – Let the minutes reflect that all public comments have been heard or have had the opportunity to be heard. Comments were taken by many methods: in ZOOM using the "reaction" icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods have been monitored by city staff. The Public Hearing was opened and closed only after everyone had the opportunity to make public comment.

Chair Fisher – I do have one question, Mr. Higgins an issue with regards to zoning ordinance and specifically regarding to a 7 ft height variance, what was that?

Dan Boles – They are asking for additional height, the ordinance states that it caps the height at 40 feet but, goes on to allow up to 60 feet with consideration of certain findings that are outlined in your staff report. If you are comfortable making those findings, then greater height up to 60 feet can be allowed. It doesn't require a variance; it requires you to acknowledge that it's higher than the 40 feet but lower than the 60 feet that can be possible. Dan read the staff report findings.

Chair Fisher – So it's going from 40 feet to 47 feet, and where is that measured from?

Jeff Mathis – Basically on the plan we have it at 46'6". It's from the garage floor elevation, which we call 100 feet. The 46'6" would on be on the Riverside Drive side. The high parapet is actually located on the north side of this building. The one that will be on Riverside Drive the elevation is 44'3" above the garage floor. It is shown on the elevations in your packet.

Chair Fisher – So that does not include the 6-foot retaining wall or the garage elevation area?

Jeff Mathis – No, it does not include the retaining wall, but it does include the garage, it's from the garage floor.

Commissioner Brager – So what is the difference between the curb and the garage floor?

Jeff Mathis – Well we've got that 6 to 8 foot retaining wall and a little bit of slope up. So it is probably in the range of 6 to maybe 9 or 10 feet. Generally speaking, the earth slopes up from the back of the sidewalk or the landscaping, but not so much as to interfere with site distance and then we have the 6 to 8 foot retaining wall.

More discussion on where the measurement is from and whether it meets the code requirement.

Commissioner Curtis – I'm ok with the design and the elevations, everything about the project looks like it's a well thought out project. I still can't get past the traffic safety, that's a concern for me.

Commissioner Brager – With River and Riverside not far away and knowing how everything cues there, in my view, I'm not sure that a traffic light might cause more of an issue during peak times. So if you can't do a traffic light, you surely don't want to do a 4-way stop. So, having decel lanes and accel lanes and turning lanes seem to be the best alternative. The one thing about those is that it doesn't prohibit you from a traffic light, if the turning lanes and things don't work, then a light is always an option. I'm just concerned about the cuing that happens at the River and Riverside intersection that's one of the toughest intersections at the City.

Commissioner Larsen – Doesn't Riverbend come right around that corner too? There's that new road that comes in right there as well.

Commissioner Brager – That's right, that will alleviate some of that as well.

Commissioner Larsen – Or create more traffic, one of the two.

Commissioner Andrus – I was just thinking about what Commissioner Brager said about cuing. I don't think that will be a huge issue, it's pretty far from the signal at Riverside and River Road. Just at a rough measurement it's around 3700 feet. And that's pretty far. I think feel similarly to Commissioner Curtis, they did a really good job, it looks really nice based on those renderings. I just don't know if I feel comfortable recommending approval with that corner and those speeds. I think I agree that the general driver is typically going faster than 45 mph based on my experience. Moving the site distance helped a little bit.

Commissioner Nelson – For the most part I echo what has been said by Commissioner Andrus and Commissioner Curtis. Another concern I have is the expansive soils.

Commissioner Larsen – I am in agreeance with all of that. It almost seems like we are trying to fit a round peg in a square hole. I don't like how much higher it sits up.

Chair Fisher – What is the distance to where the new purple dotted line intersects Riverside to the intersection? From the access point and the new site distance line.

Wes Jenkins – I'm not sure exactly but I think it's somewhere in the 450 to 500-foot range.

Chair Fisher – How quickly can someone traverse that distance at 45 mph?

Commissioner Brager – You are looking at about 7 seconds.

Chair Fisher – The experts say if you have to react, it's a second and a half to move your foot from the accelerator to the brake. I'm going off of some cases I've had in the past where the experts said that. You would still have 5 seconds to come to a stop. I love the project, and even the retaining wall makes it look really good, attractive. The height doesn't concern me as much. What implications would there be to or is it even feasible to provide more site distance there? Or are they pretty much at their limit of what they can do?

Wes Jenkins – The site distance line runs right in front of that parking area and that building, so if you did push it back even further then it would go into their building and the parking area.

Discussion continued on traffic speed and site distance.

John Willis – Traffic items are difficult, we have standards, they have a book that they look at. They use whatever methods are in the standards, Wes and Cameron rely on those. The traffic is not as subjective as the architecture, they have a standard that has to be followed.

Wes Jenkins – John is correct. In our access management policy, there are standards that guide us to what the lanes should be for the speed of the road and so forth.

Chair Fisher – At some point we are going to have to rely on those with the expertise to make a recommendation to us. I am assuming that this isn't determined by the best they could get with what they could fit on the lot but, meeting whatever factors of safety the experts require for that intersection.

Wes Jenkins – That is correct. The City uses the AASHTO book, the latest edition which is the standard for traffic engineers. We use that to guide us as to what site distance is required. Again, based on the designed speed and posted speed of the road.

Chair Fisher – I am assuming the standards take into effect the speed limit and reaction time. We have to be cautious. At some point although there is grave concern, at some point we have to rely on the experts and what is required. It sounds like Wes has gone even further to make it safe and we need to decide if we are ok with the standards. If not, then we need to change the standards. In my practice speed or distraction is always a factor. In reality we can talk about what speeds are on those roads, but there is no way to account for someone who is driving faster than they should. If Wes and Cameron and Brandee are saying they are working within the standards, if they've exercised those requirements, then we have to at some point see if we trust that.

Commissioner Brager – The current location of the access makes sense, to make this a buildable lot. They can't put any monument signs to hamper vision. It really comes down to whether this arrangement will work.

Commissioner Curtis – I am concerned with the left turn to go east.

Chair Fisher – I think that we need a condition that any type of foliage is in the mid-level of 1 or 2 feet. I have a case where they planted trees and cut the site distance in half. We will want to control that so that they don't lose what is there now.

Victoria Hales – Any zone change approval should include the same conditions as placed on the Hillside Permit in the prior motion. Also, if the height is approved make the findings required in the code as cited by Dan Boles. They were re-cited by Victoria Hales.

MOTION: Commissioner Nelson made a motion to recommend approval of this zone change amendment, include all of staff comments, legal comments, I make the findings to include legal's comments, the site line must remain clear no impeding foliage.

SECOND: Commissioner Brager

ROLL CALL VOTE:

AYES (4)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Roger Nelson

NAYS (2)

Commissioner Natalie Larsen

Commissioner Vardell Curtis

Motion Carries recommend approval

3. **Minutes**

Consider approval of the minutes from the August 25, 2020 meeting.

MOTION: Commissioner Andrus made a motion to approve the minutes from the August 25, 2020 meeting.

SECOND: Commissioner Nelson

ROLL CALL VOTE:

AYES (6)

Chairman Nathan Fisher

Commissioner David Brager

Commissioner Emily Andrus

Commissioner Natalie Larsen  
Commissioner Vardell Curtis  
Commissioner Roger Nelson  
NAYS (0)  
Motion Carries unanimous recommend approval

4. **CITY COUNCIL ACTIONS – September 3, 2020**

*The Community Development Director will report on the items heard at City Council from the September 3, 2020 meeting.*

1. CUP – The Hive – GG
2. ZCA – South Bridge Center Drive Thrus - DB
3. PP – Desert Canyon Town Center West Commercial – WJ

5. **ADJOURN**

MOTION: Commissioner Brager made a motion to adjourn  
SECOND: Commissioner Larsen  
ROLL CALL VOTE:  
AYES (6)  
Chairman Nathan Fisher  
Commissioner David Brager  
Commissioner Emily Andrus  
Commissioner Natalie Larsen  
Commissioner Vardell Curtis  
Commissioner Roger Nelson  
NAYS (0)  
Motion Carries unanimous recommend approval