

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

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, January 11, 2022, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

**1. SELECTION OF CHIAR PERSON AND VICE CHAIRPERSON**

The Planning Commission will nominate a Chairperson and a Vice Chairperson for the 2022 calendar year.

**2. GENERAL PLAN AMENDMENT (GPA) (Public Hearing) Legislative**

- A. Consider a request to change the general plan from LDR (Low Density Residential) and MDR (Medium Density Residential) to COM (Commercial) on approximately 7.36 acres generally located on the southeast corner of 1450 South Street and River Road. The applicant is RCSG, LLC, and the representative is Richie Webb. The project will be known as River Crossing Case No. 2022-GPA-001. (Staff – Carol Davidson)
- B. Consider a request to change the General Plan from Medium Density Residential (MDR 4.1-9 dwelling units per acre) to Commercial (COM) on approximately 13.7 acres generally located on the west ridge of the City of St George in the Tonaquint Area. The applicant and representative is Ryan Thomas. The project will be known as Tonaquint Ridge Commercial General Plan Amendment. Case No. 2022-GPA-003. (Staff – Michael Hadley)
- C. Consider a request to change the general plan from MHDR (Medium-High Density Residential) to COM (Commercial) on approximately 5 acres generally located on Canyon View Drive, west of Dixie Drive. The applicant is Cross L Holdings, and the representative is Kent Garrett. The project will be known as Rize Up Health Case No. 2022-GPA-002. (Staff – Carol Davidson)

**3. ZONE CHANGE (ZC) (Public Hearing) Legislative**

Consider a request to change the zone from R-1-7 (Residential Single Family, 7,000 sq ft minimum lot size) to R-1-6 (Residential Single Family 6,000 sq ft minimum lot size) on approximately 0.012 acres located at 215 N 2830 E. The applicant is Jared & Toni Shober and the representative is Steve Kamlowsky. The project will be known as Lot 25 Riverside Heights. Case No. 2022-ZC-002. (Staff – Mike Hadley)

**4. ZONING CHANGE AMENDMENT (ZCA) (Public Hearing) Legislative**

- A. Consider a request to amend the Grand View zone plan. The reason for this amendment is to shift where different previously approved housing types would be located on the site. If approved, this would result in 42 additional units. In addition, the city has received a request for a zone change amendment to

approve the townhome portion of the site. This includes 112 townhome units situated on the western edge of the property. The site is located just west and south of the intersection of Dixie Drive and Sky Rocket Road. The townhome area is located on the far western portion of the property. The applicant is Western States Lodging and Management and the representative is Cole Smith/Adam Allen. The project will be known as Grand Views Townhomes. Case No. 2022-ZCA-006 (Staff – Dan Boles)

- B. Consider a request to the Desert Color zone plan. This zone change amendment would adjust the boundary of the Horizontal Mixed-Use Overlay to the south of the existing boundary line. Additionally, the city has received a request for a zone change amendment to allow the addition of 315 apartment units and 44 townhomes on an approximately 16.38-acre site. The site is located just south of the Black Mountain Drive and Desert Color Parkway intersection. The applicant is PEG Companies and the representative is McCall Judd. The project will be known as PEG Townhomes and Apartments. Case No. 2022-ZCA-003 (Staff – Dan Boles)
- C. Consider a request to amend the Desert Color PD (Planned Development). The zone change amendment would allow the applicant to construct forty-four (44) residential townhome units on the site. The site is approximately 5.40 acres and is located generally north-west of the Desert Color Parkway and Lagoon Parkway intersection roundabout. The applicant is Cole West Development and the representative is Eric Day. The project is known as Desert Color Atkinville. Case No. 2022-ZCA-001 (Staff – Dan Boles)

## **5. CONDITIONAL USE PERMIT (CUP) Administrative**

Consider a request for a conditional use permit to operate a short-term rental within the Junius and Margaret Ann Barton House which has been designated as a local landmark. The project is located at 179 West 200 North Street. The applicant is Tyler Wittwer. The project will be known as Junius & Margaret Ann Barton Home Case No. 2022-CUP-001. (Staff – Carol Davidson)

## **6. PRELIMINARY PLAT (PP) Administrative**

- A. Consider a request for a one hundred and twelve (112) lot residential subdivision known as Grandview Townhomes located west of Dixie Drive. The property is 20.61 acres and is zoned PD-R. The applicant is American Land Consulting, representative Austin Chappell. Case No. 2021-PP-062. (Staff – Wes Jenkins)
- B. Consider a request for a twenty (20) lot residential subdivision known as Desert CanyonTownhomes located at approximately 2800 East Skywalker Drive. The property is 5.17 acres and is zoned PD-R. The applicant is DSG Engineering, representative Ken Miller. Case No. 2022-PP-002. (Staff – Wes Jenkins)
- C. Consider a request for a forty-four (44) lot residential subdivision known as Atkinville at Desert Color located at the northwest corner of the intersection of Desert Color Parkway and Lagoon Parkway. The property is 5.4 acres and is zoned PD-R. The applicant is Cole West, representative Eric Day. Case No. 2021-PP-065. (Staff – Wes Jenkins)

## **7. MINUTES**

Consider a request to approve the meeting minutes from the December 14, 2021, meeting.

**8. CITY COUNCIL ACTIONS**

*John Willis the Community Development Director will report on the items heard at City Council from the December 16, 2021, and January 6, 2022, meetings.*

1. 2021-ZC-084 The Fields at Mall Drive Residential PD
2. 2021-ZCA-082 White Dome Commercial
3. 2021-ZCA-083 White Dome Apartments
4. 2021-ZC-057 Tech Ridge
5. Tech Ridge Development Agreement
6. 2021-ZC-086 Tonaquint Ridge
7. 2021-ZCA-087 Quarry Ridge Road
8. 2021-ZCA-088 Boulder Creek Crossing Ph2 lot 10 & a portion of lot 12
9. 2021-ZCA-089 Boulder Creek Crossing lot 5
10. 2021-PP-064 Bloomington Country Club lot 29

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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: 01/11/2022

<b>River Crossing</b> General Plan Amendment (Case No. 2022-GPA-001)	
<b>Request:</b>	To amend the General Plan Land-Use Map from LDR (Low Density Residential) and Medium Density Residential (MDR) to Commercial (COM)
<b>Applicant:</b>	RCSG, LLC
<b>Representative:</b>	Richie Webb
<b>Location:</b>	Southeast corner of 1450 South Street and River Road
<b>Existing General Plan:</b>	Low Density Residential (LDR) and Medium Density Residential (MDR)
<b>Proposed General Plan:</b>	Commercial (COM)
<b>Existing Zoning:</b>	Single Family Residential (R-1-10)
<b>Land Area:</b>	Approximately 7.36 acres



December 27, 2021

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City of

**BACKGROUND:**

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment is for land generally located at the southeast corner of 1450 South Street and River Road. This property sits just south and east of a larger commercial land use designation. To the east, the land use map has Medium Density Residential (MDR) and to the south it is Low Density Residential (LDR). This proposal would extend the commercial development to the existing medium and low-density existing neighborhoods. This would include approximately 7.36 acres of undeveloped land.

This development was formally known as Boulder Creek Commons and has been through the planning process many times. The latest case was in the fall of 2021 (2021-ZCA-081) when River Crossing Phase 1 was approved. This general plan amendment is in preparation of River Crossing Phase 2. The applicant seeks to develop an inviting neighborhood shopping destination. It is their desire to not only serve the neighborhood with much needed retail development, but to also reduce traffic by offering closer commercial options.

A small portion of this property in the north is in the 100-year flood plain.

**RECOMMENDATION:**

This proposed general plan amendment would create a commercial land-use designation adjacent to low density and medium density residentially zoned land. In this situation, there is a significant elevation difference between the low-density residential land and this property, with the low-density residential land residing higher than the proposed commercial property. There is, however, no elevation difference between the medium density land and the proposed commercial land use designation. With proper buffering, the impacts to the residential land could be minimal. Taking the above information into consideration, staff recommends approval of this General Plan Amendment.

**ALTERNATIVES:**

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

**POSSIBLE MOTION:**

The Planning Commission recommends approval of this General Plan Amendment for River Crossing.

**FINDINGS FOR APPROVAL:**

1. The proposed land-uses are compatible with the surrounding land uses in this area.
2. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
3. Vacant sites that are less desirable for residences (such as busy intersections) might be suitable for individual commercial or business establishments

## **Exhibit A**

### **Applicant's Narrative**

#### ***River Crossing***

##### **General Plan - Brief Narrative of Proposed Change**

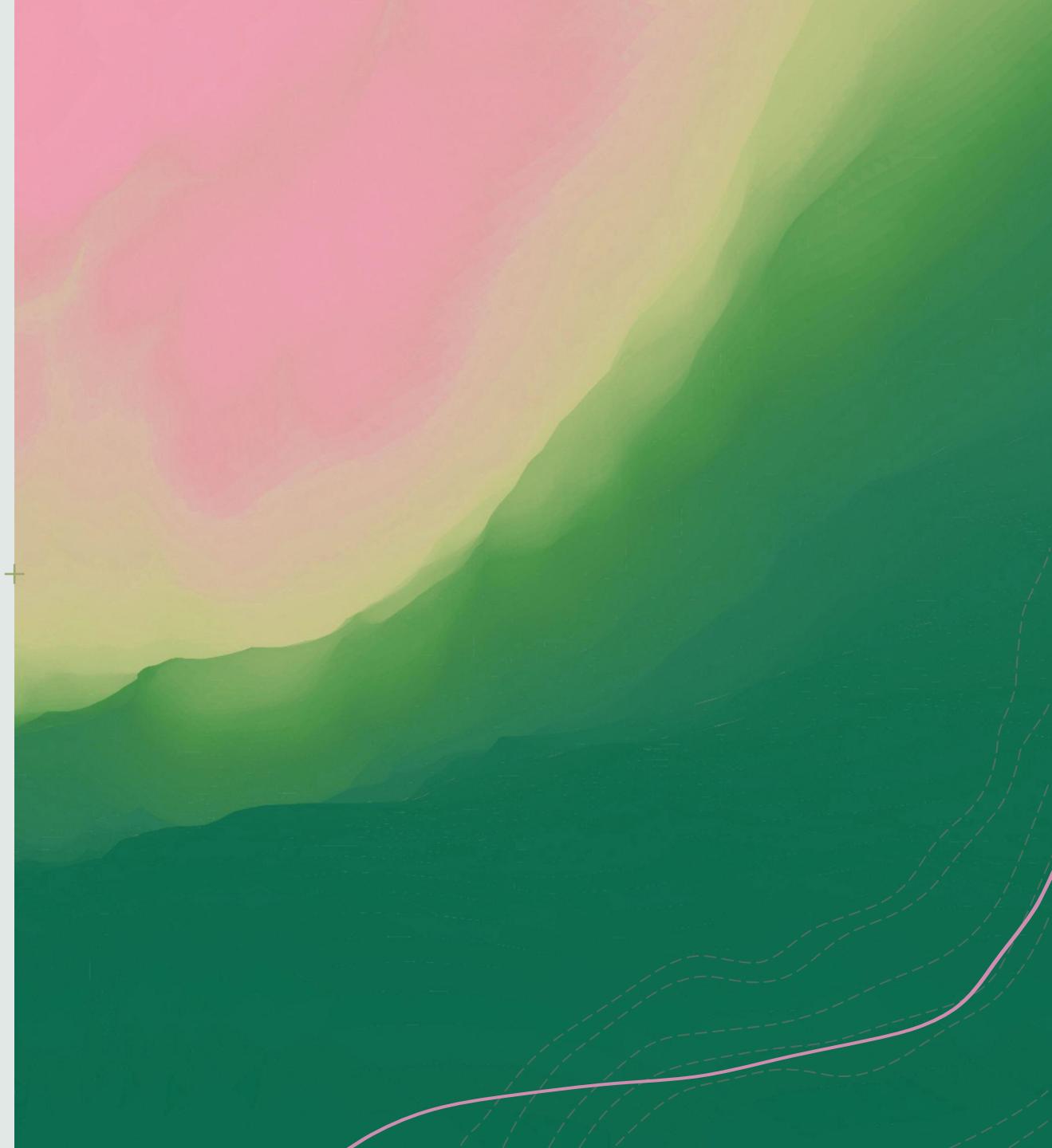
We are proposing a change to the General Plan regarding the following three tax parcels: SG 5-2-32-2316, SG 5-2-32-246, SG 5-2-32-22001. The parcels are located at 1450 South and River Road. Consistent with the zoning directly to the north and to the west of the property, we hope to develop this property according to its highest and best use by creating an inviting neighborhood shopping destination. The St. George General Plan under Section 6.5.3, Neighborhood Commercial Centers, reads, “Within existing residential areas of the City, there are small, isolated vacant sites that are less desirable for residences (such as busy intersections) that might be suitable for individual commercial or business establishments”. Consistent with this stated vision, we are proposing to amend the General Plan from low/medium density to commercial.

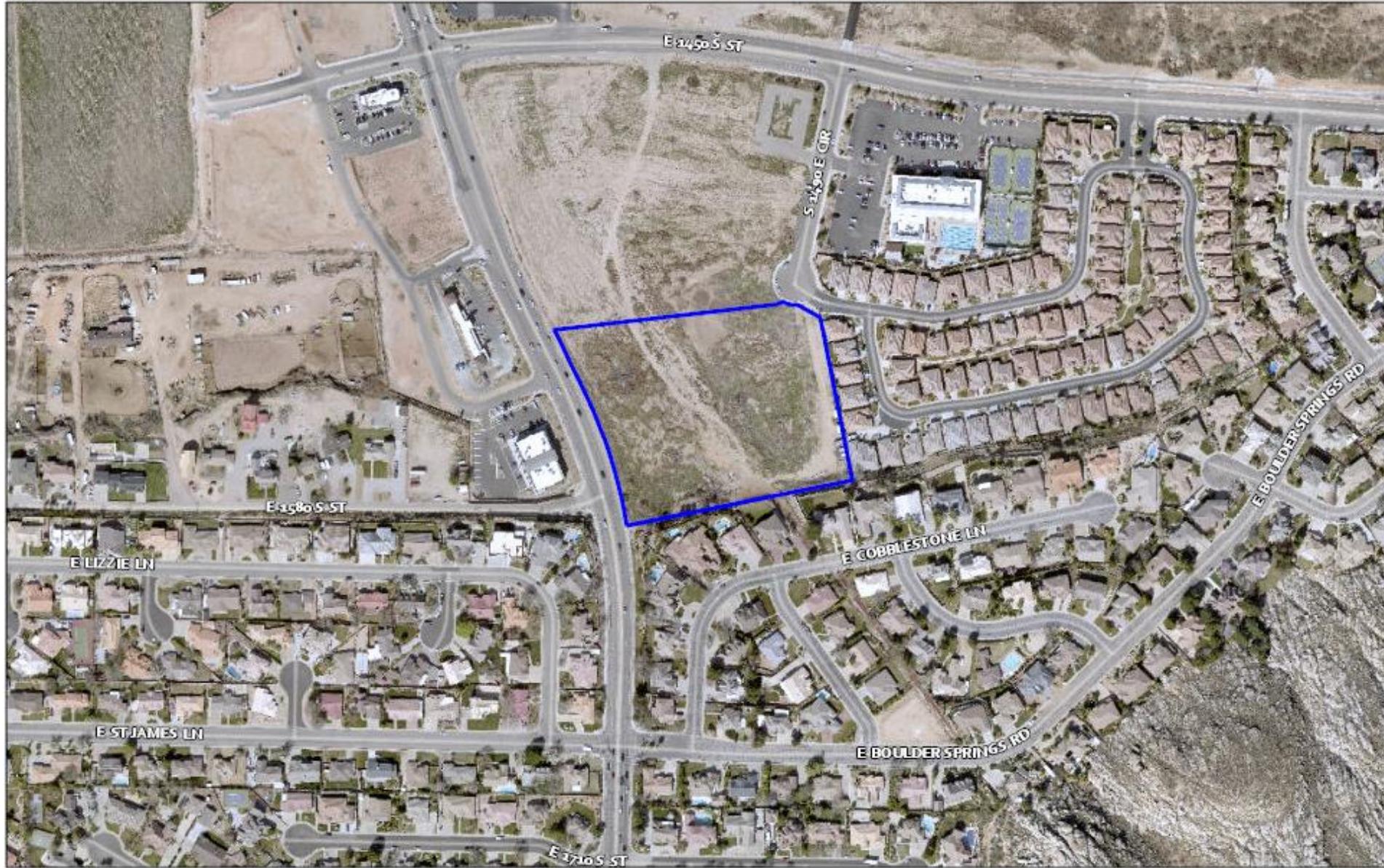
We believe with careful planning and coordination with the nearby local residents, we can develop the property in a manner that will not only serve as a neighborhood shopping center with convenient places for shopping, eating and the like, but it will also serve to reduce the number of trips that are currently driving past this site to find other commercial options.

**Exhibit C**  
**PowerPoint Presentation**

# River Crossing

General Plan Amendment  
2022-GPA-001

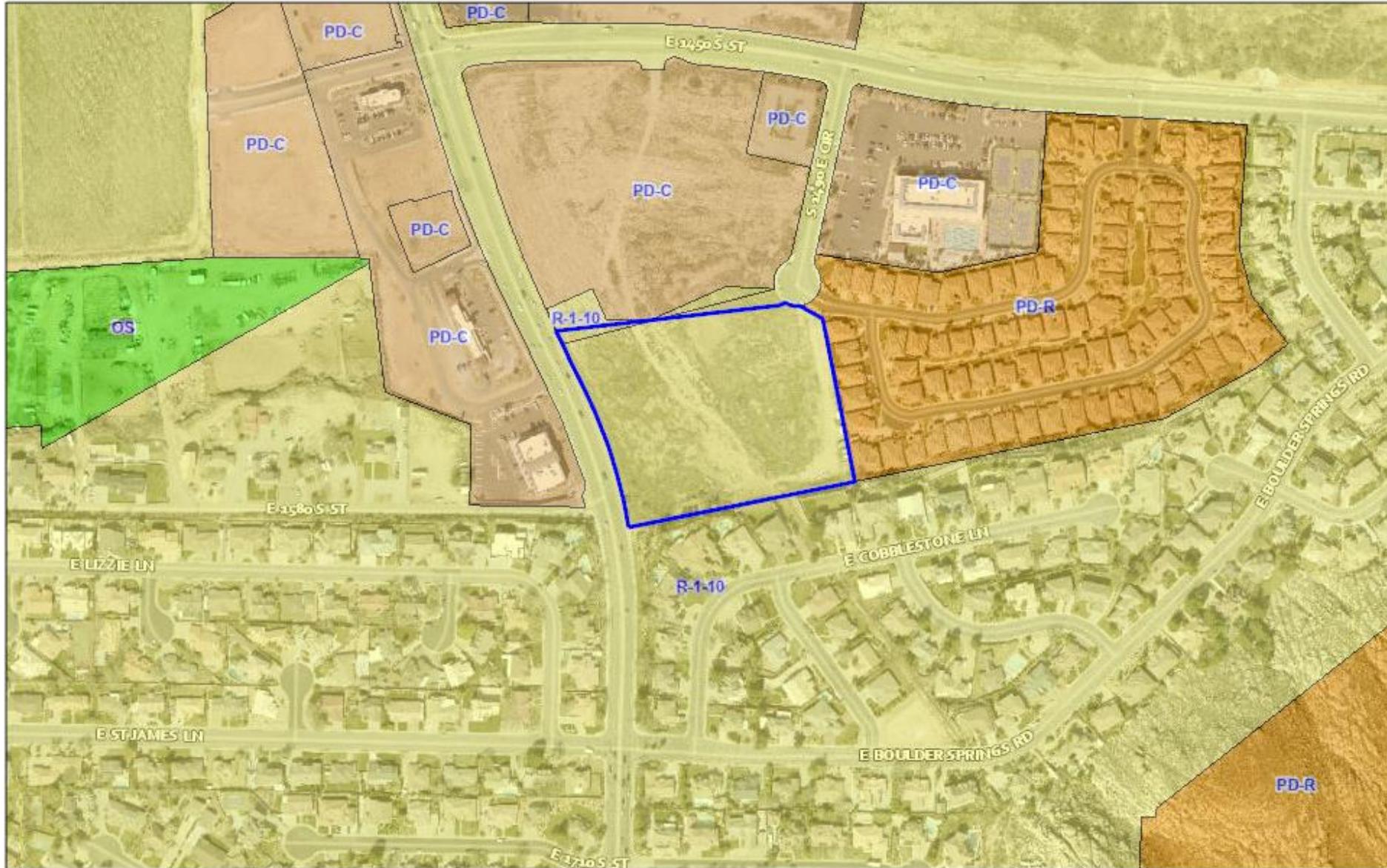




December 27, 2021

## Aerial Map

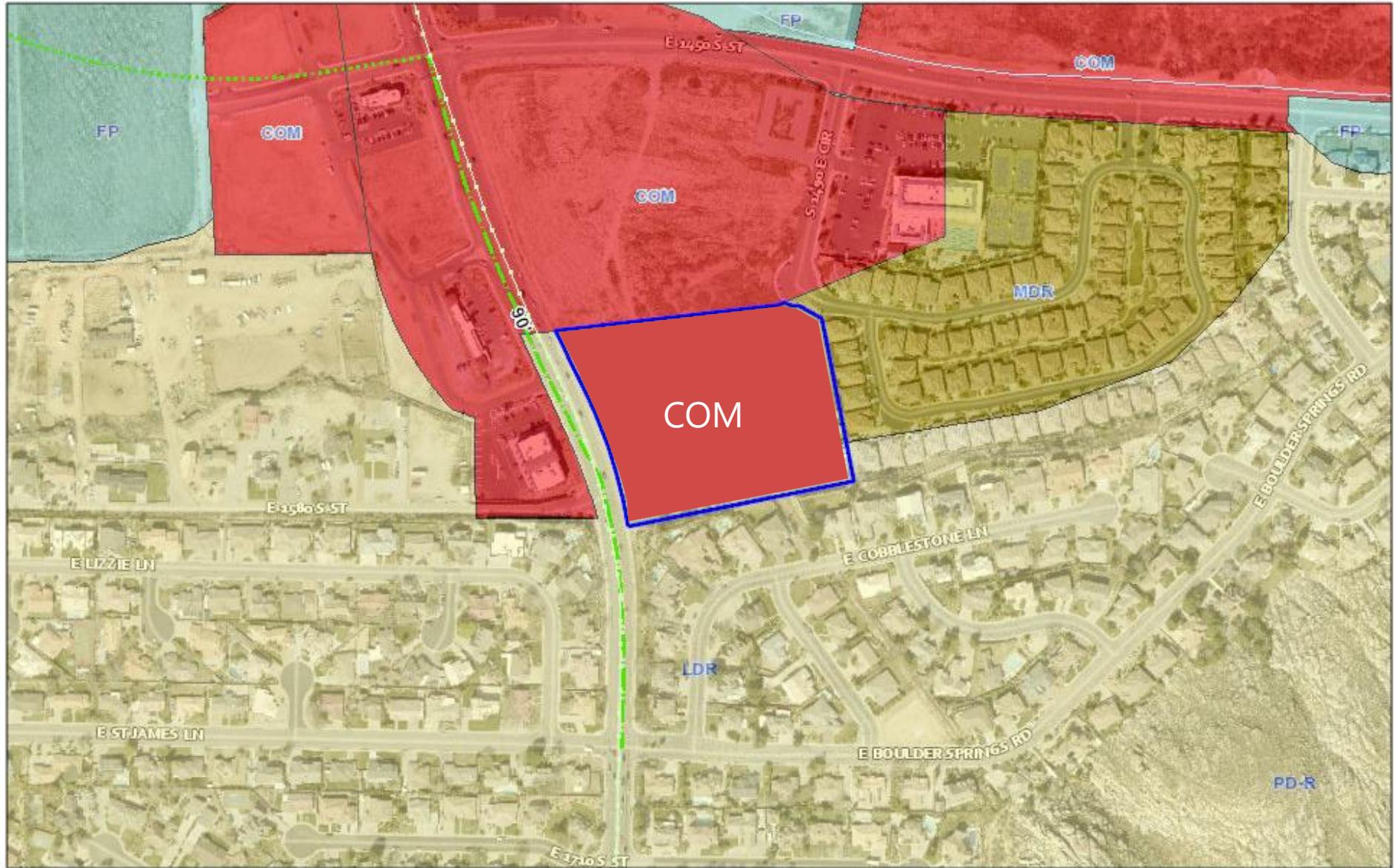
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December 27, 2021

## Zoning Map

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December 27, 2021

## General Plan Land Use Map

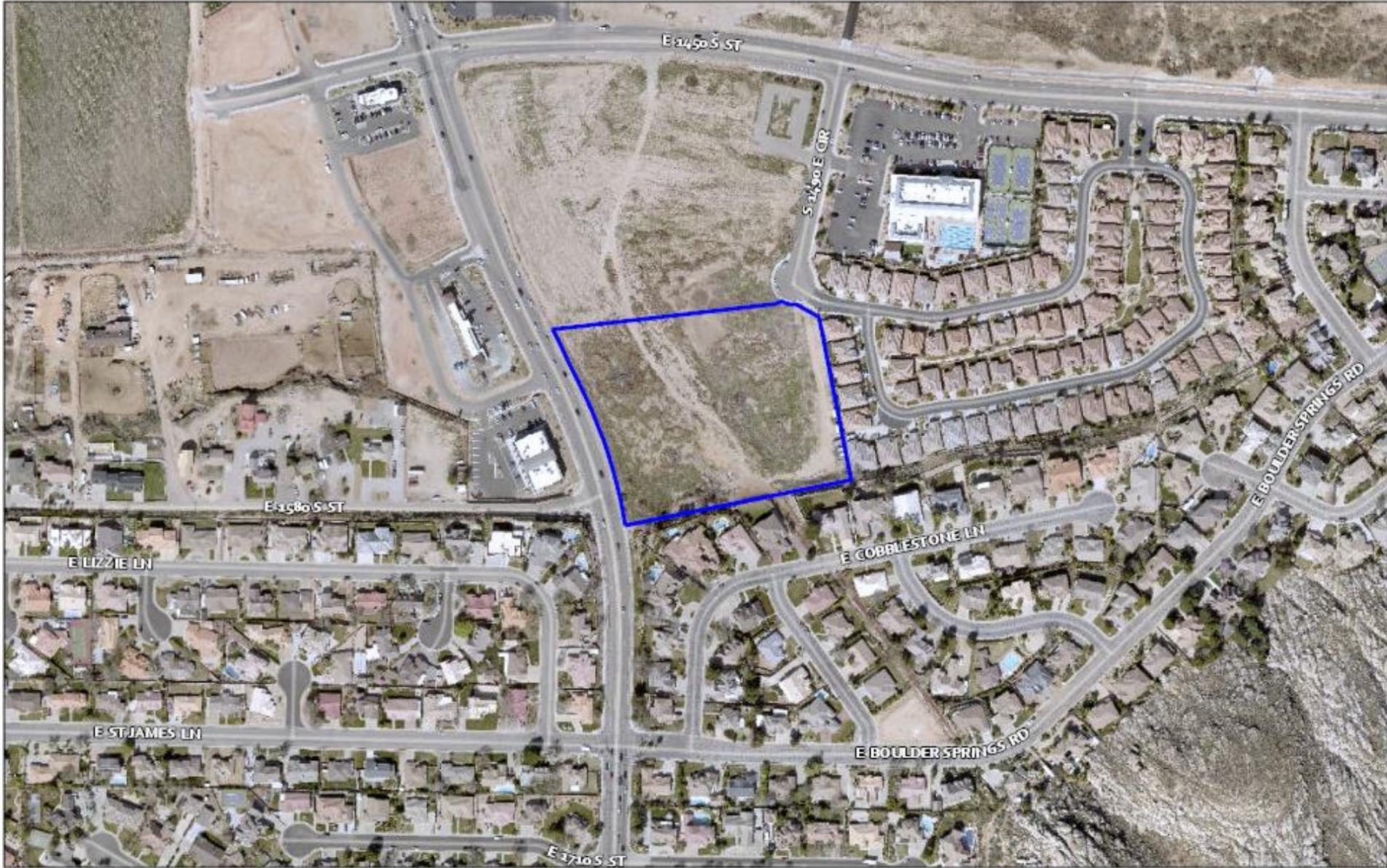
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## Location Images



## Location Images





Recommendation

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PLANNING COMMISSION AGENDA REPORT: **01/11/2022**

**General Plan Amendment**  
**Tonaquint Ridge Commercial**  
Case No. 2022-GPA-003

**Request:** A request to amend the General Plan from Medium Density Residential (MDR) to Commercial (COM) on approximately 13.734 acres.

**Location:** Generally located as an extension of Chandler Drive on the west edge of the City of St. George in the Tonaquint Area.

**Area:** The total acreage is approximately 13.734 acres.

**Applicant:** Ryan Thomas

**Current General Plan:** Medium Density Residential (MDR)

**Current Zoning:** Mining & Grazing (M&G).

**Requested General Plan:** Commercial (COM) on 13.734 acres.

**Background:** This is a General Plan Amendment for land generally located in the Tonaquint area. The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City.

**Recommendation:** Staff recommends approval of this proposed General Plan Amendment.

**Alternatives:**

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

**PC Motion:** The Planning Commission recommends approval of the General Plan Amendment to amend the General Plan from Medium Density Residential (MDR) to Commercial (COM) on a total area of approximately 13.734 acres.

## Vicinity Map





# TONAQUINT RIDGE COMMERCIAL GENERAL PLAN

Prepared by: DSG Engineering Inc.  
DECEMBER 2021

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## 1.0 INTRODUCTION

This General Plan amendment application for Tonaquint Ridge Commercial ( the “Project”) is for approximately 13.7 acres of land located in the west edge of the City of St. George in the Tonaquint Area. The applicant, Tonaquint Ridge Development is seeking to amend the General Plan from MDR to COMM. See Exhibit GP-1, GP-2 and GP-3 in appendix.

## 2.0 GENERAL PROVISIONS

### 2.1 Preservation of Features

The project is bounded to the east and west by open space. These areas will remain open space to keep a buffer from future residential uses.

### 2.2 Public Right-of-way Access and Traffic

The Master Roadway Plan calls out a 66' right-of-way running along the west side of the project. This right-of-way is accessed by Tonaquint Drive and future Plantations Drive.

## 3.0 FUTURE PD COMMERCIAL ZONING USE (Dependent on general plan approval)

If approval of the general plan amendment request is given by Council, a PD Commercial zone change application will be submitted. Two uses will be requested for this site:

1. RV/camping area for people recreating in the Moe’s Valley and surrounding area.
2. Garage Units for area residents to pursue their individual passions.

An exhibit of the site plan (SP-1) is in the appendix.

### 3.1 RV/Camping Area

Moe’s Valley bouldering area is a very popular destination for climbers. Any weekend there are at least 50 cars parked at the mouth of the valley. During busy weeks over 100 cars are parked in the area. One-half to two-thirds of the cars parked have out-of-state plates. There are no facilities on site such as potable water or restrooms to accommodate people. Along with Moe’s Valley the surrounding area is heavily used by mountain bikers. The applicant feels a RV/camping area at this location would provide needed facilities for people recreating in the area, which would in turn reduce the human impact in the surrounding open space.

#### 3.1.1 Site Proximity to Moe’s Valley

The proposed site is adjacent to and is part of the current Moe’s Valley parking area.

#### 3.1.2 Site description

Site will include a management office, pet area, tent camping stalls, van camping stalls and truck/trailer stalls.

### **3.1.3 Utility Services**

Tent camping stalls will share a common bathroom/shower building. Van and trailer stalls will have full utility hook-ups.

## **3.2 Garage Units**

Garage units or hobby garages have become very popular throughout the country. Garage units allow people more room to pursue their passions. The typical home is limited in space for certain hobbies. Hobbies such as automotive, woodworking, power sports, metalworking etc. require space. If space can't be found in a garage, the space is found on the side of the house or in the driveway. Activities taken outside can affect the neighbors and the weather can be tough on the hobbyist. Private garage units located adjacent to residential areas allow for short traffic trips. Shorter traffic trips result in the garage being used and the activity staying at the garage unit. The applicant feels garage units are a need the adjacent Tonaquint residents would utilize to pursue their passions.

### **3.2.1 Ownership**

All units will be owned by one entity to ensure permitted uses.

### **3.2.2 None Permitted Garage Uses**

The units can not have full baths or bedrooms. No businesses can be ran out of the units. Units shall not be treated as a traditional storage unit.

### **3.2.3 Unit Features**

Units will be a variety of sizes. Units will have 1 garage door and 1 man door. Each unit will be plumbed for a half bath. Units will have individual power meters. Units will have environmental controls.

### **3.2.4 Heights**

The expected commercial buildings height is 25'-30'.

General Plan Amendment for  
**TONAQUINT COMMERCIAL**

Located in the Northeast Quarter of Section 3, Township 43  
South, Range 16 West, SLB&M

LEGEND



ST. GEORGE CITY  
OFFICE

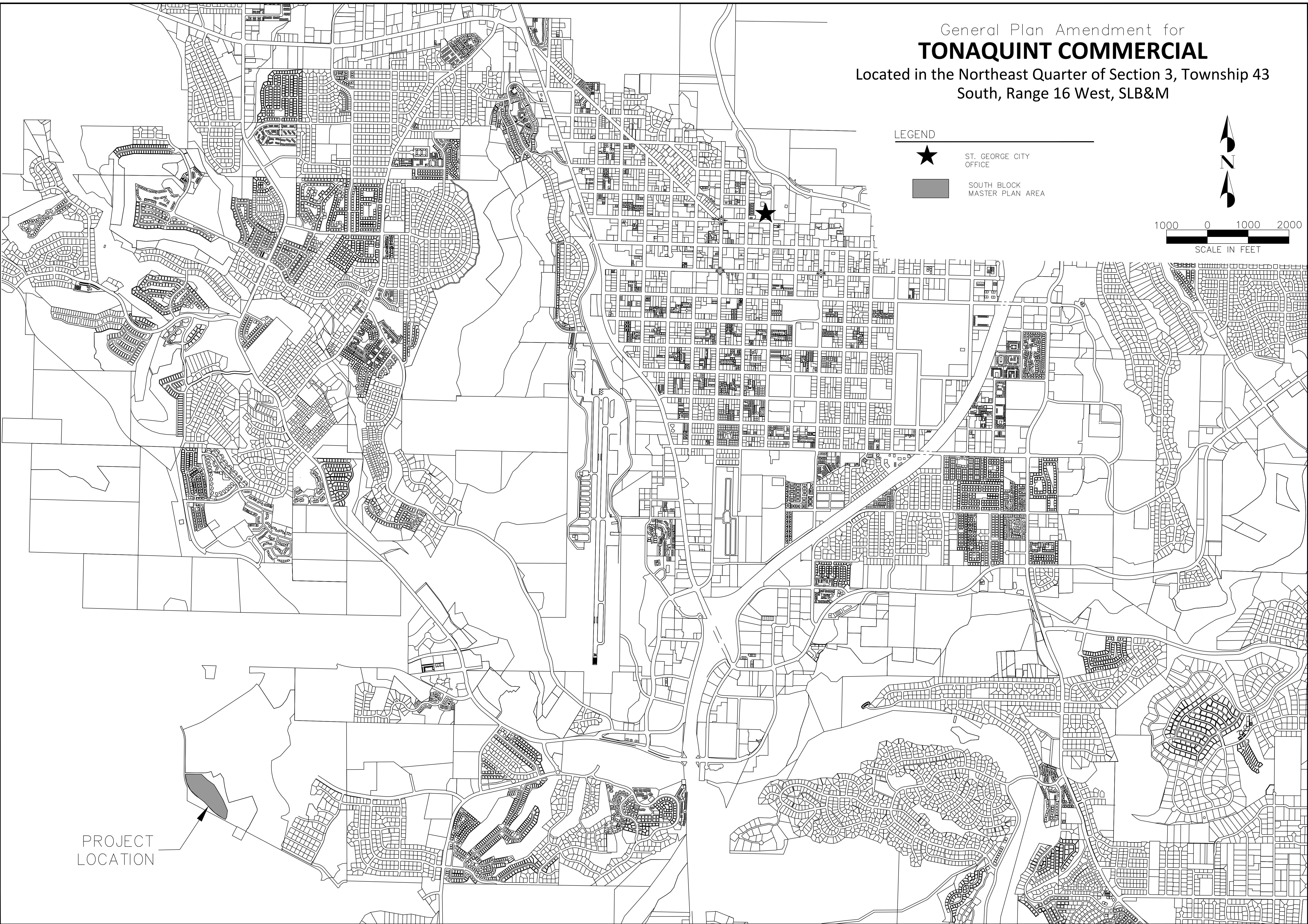


SOUTH BLOCK  
MASTER PLAN AREA



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SCALE IN FEET

PROJECT  
LOCATION



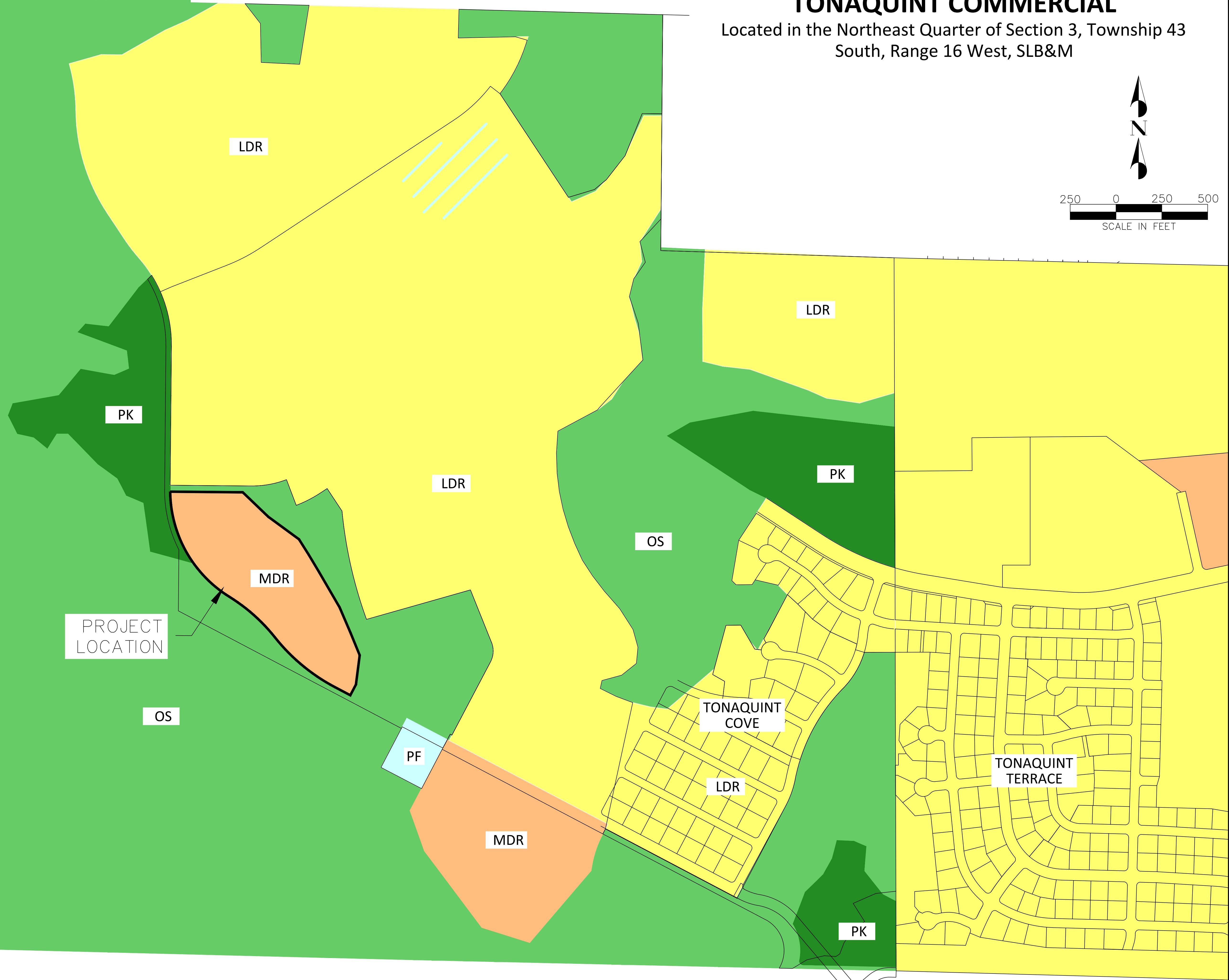
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DATE:	CITY VICINITY MAP		
LAND PLANNERS, CIVIL ENGINEERS	DEVELOPMENT SOLUTIONS, INC.	APPROVED	DATE
120 East St. George Blvd Suite #301 St. George, UT 84770 Office (435) 628-2121 Fax (435) 674-3553 www.developmentsolutions.co			
SHEET NAME:		DG	
DATE : DEC. 2021		DATE :	
PM : JRT		PM :	
DRAWN BY : LB		DRAWN BY :	
DESIGNED BY : LB		DESIGNED BY :	
CHECKED BY : JRT		CHECKED BY :	
PROJECT NO. : 21-016		PROJECT NO. :	
SCALE : 1" = 1000'		SCALE :	
SHEET NUMBER : GP-1		SHEET NUMBER :	
1 OF 3 TOTAL			

General Plan Amendment for  
**TONAQUINT COMMERCIAL**

Located in the Northeast Quarter of Section 3, Township 43  
South, Range 16 West, SLB&M



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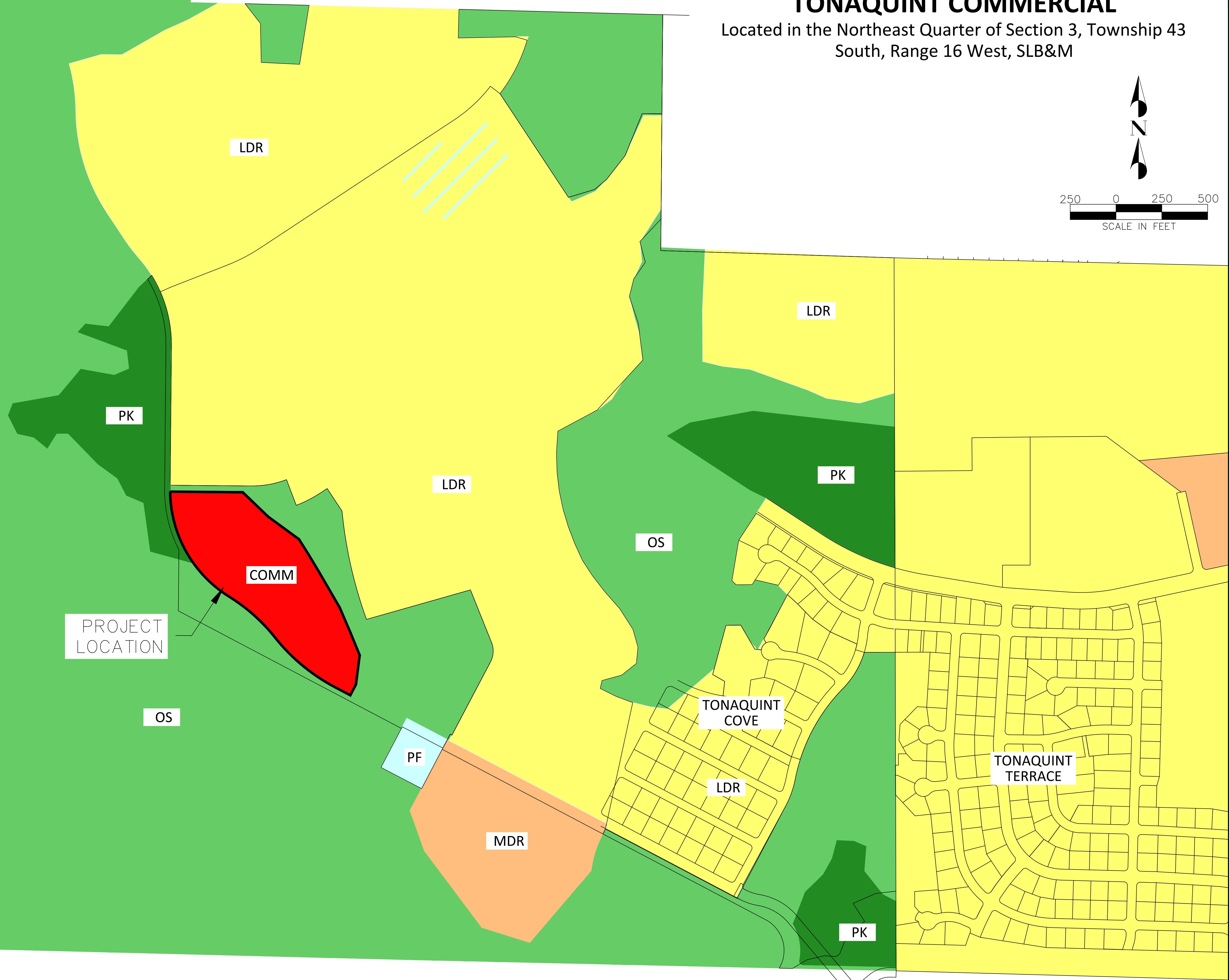
PROJECT NAME:	<b>TONAQUINT COMMERCIAL</b> <b>TONAQUINT AREA</b> LOCATED IN ST. GEORGE, UTAH		
DATE APPROVED:		DATE:	
SHEET NAME:	<b>CURRENT GENERAL PLAN</b>		
DEVELOPMENT SOLUTIONS, INC.	LAND PLANNERS, CIVIL ENGINEERS 120 East St. George Blvd Suite #301 St. George, UT 84770 Office (435) 628-2121 Fax (435) 674-3553 www.developmentsolutions.co		
<b>DG</b>	DATE:	DEC. 2021	
PM:	JRT		
DRAWN BY:	LB		
DESIGNED BY:	LB		
CHECKED BY:	JRT		
PROJECT NO.:	21-016		
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SHEET NUMBER:	GP-2		
2 OF 3 TOTAL			

General Plan Amendment for  
**TONAQUINT COMMERCIAL**

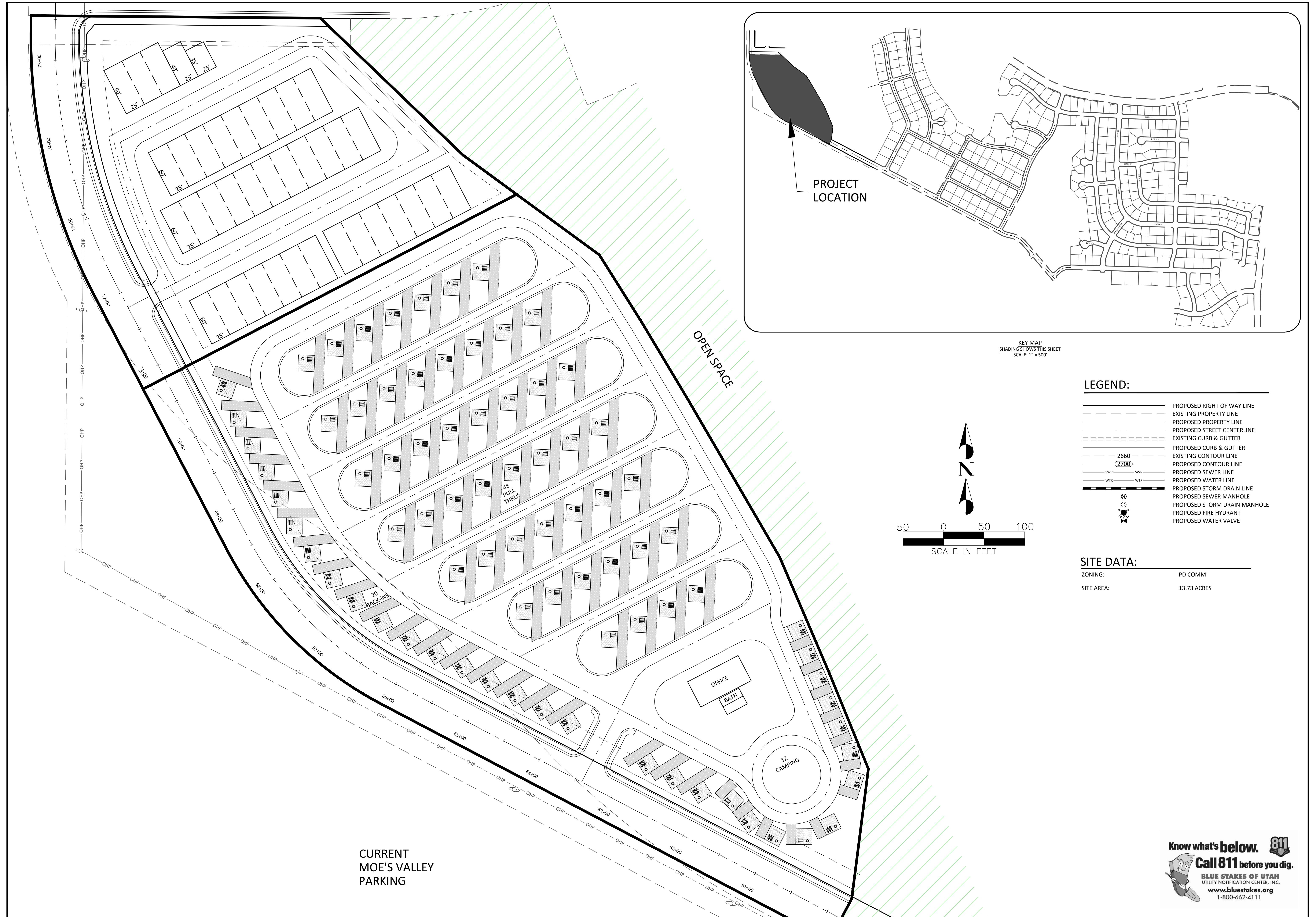
Located in the Northeast Quarter of Section 3, Township 43  
South, Range 16 West, SLB&M



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SCALE IN FEET



PROJECT NAME:	<b>TONAQUINT COMMERCIAL TONAQUINT AREA</b> LOCATED IN ST. GEORGE, UTAH		
SHEET NAME:	<b>PROPOSED GENERAL PLAN</b>		
DEVELOPMENT SOLUTIONS, INC.	LAND PLANNERS, CIVIL ENGINEERS	120 East St. George Blvd Suite #301 St. George, UT 84770 Office (435) 628-2121 Fax (435) 674-3553 www.developmentsolutions.co	
DATE:	DEC. 2021	PM:	JRT
DRAWN BY:	LB	DESIGNED BY:	LB
CHECKED BY:	JRT	PROJECT NO.:	21-016
SCALE:	1" = 250'	SHEET NUMBER:	GP-3
3 OF 3 TOTAL			



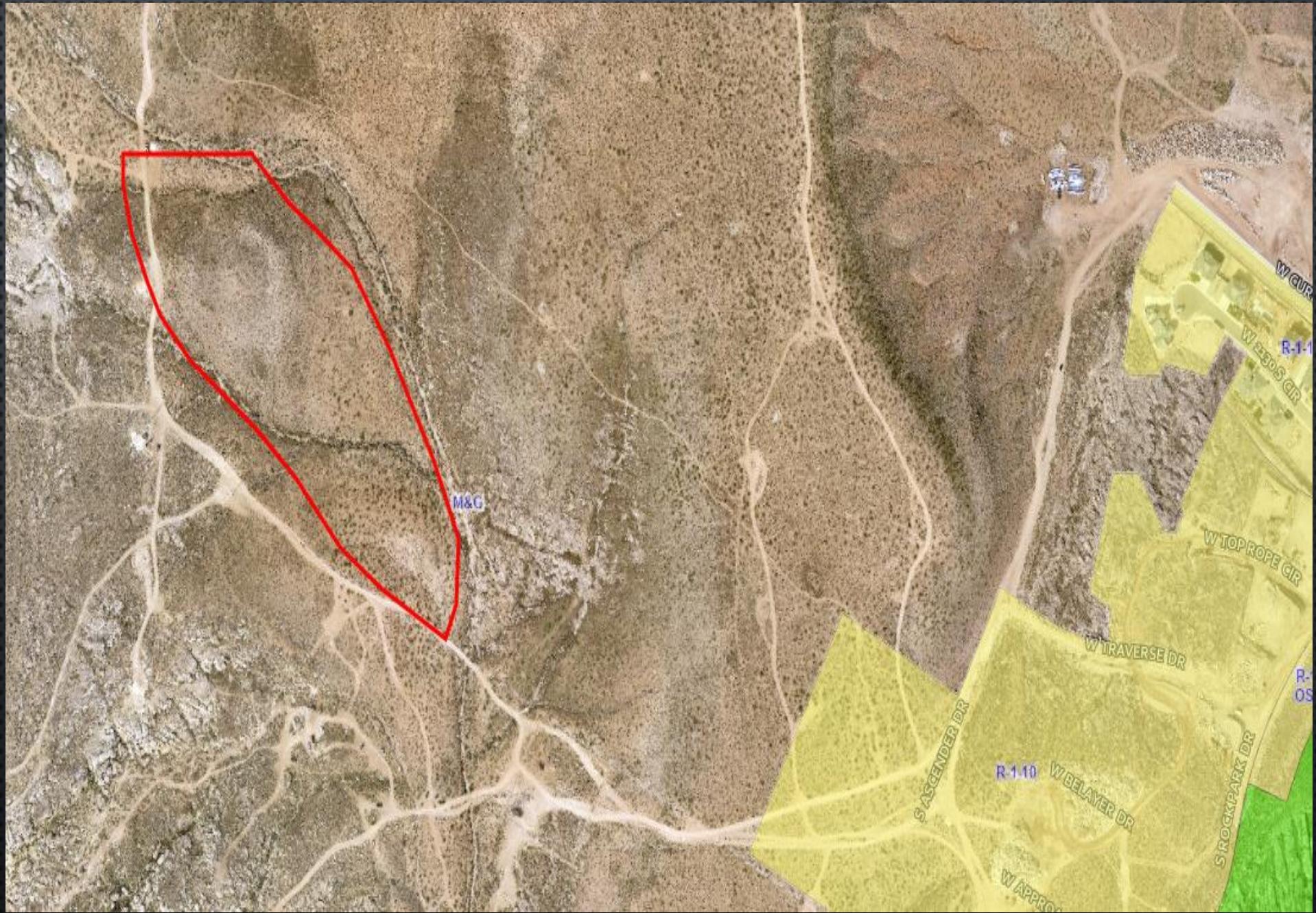
# TONAQUINT RIDGE COMMERCIAL GENERAL PLAN AMENDMENT

CASE No. 2022-GPA-003

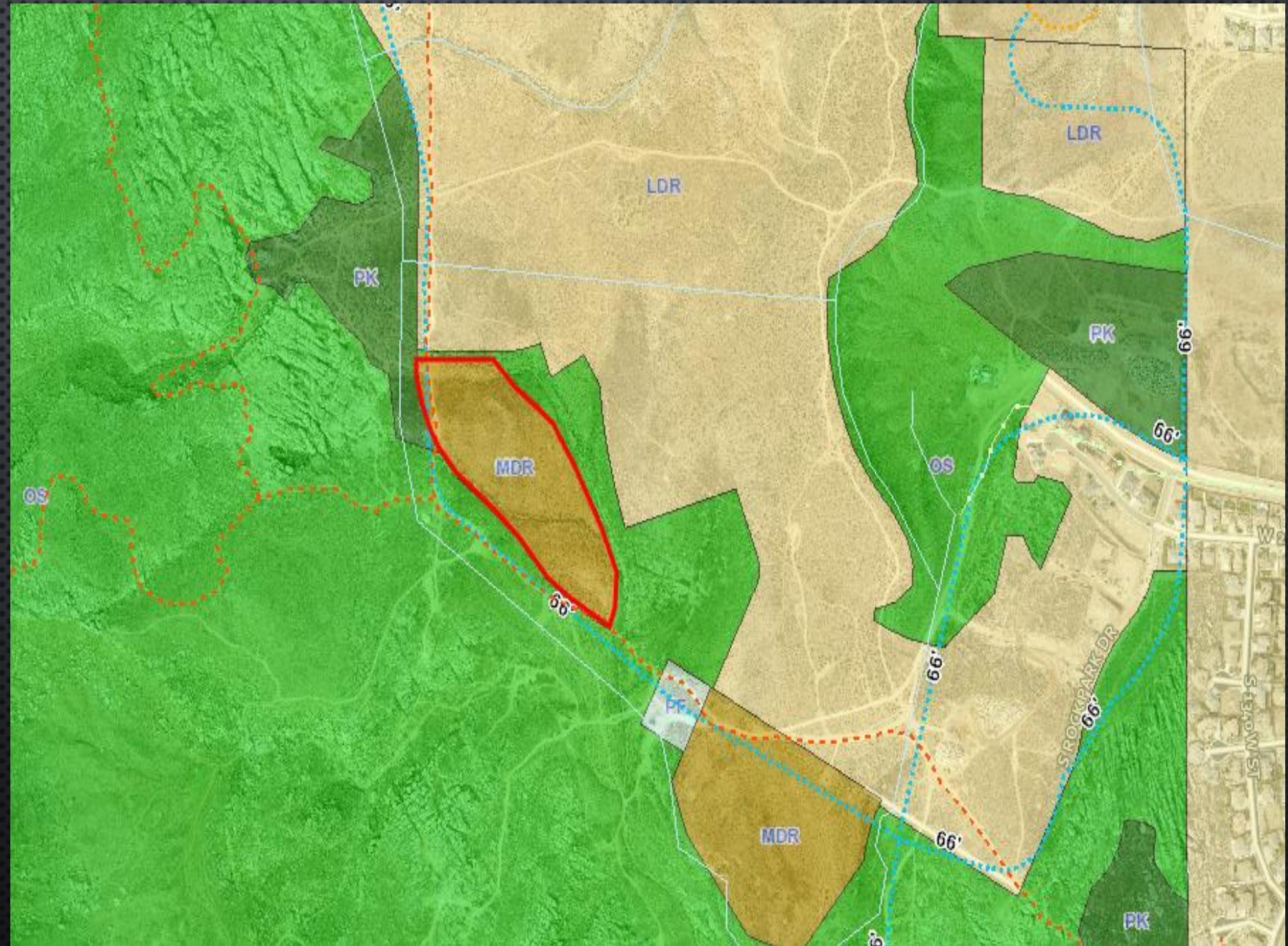
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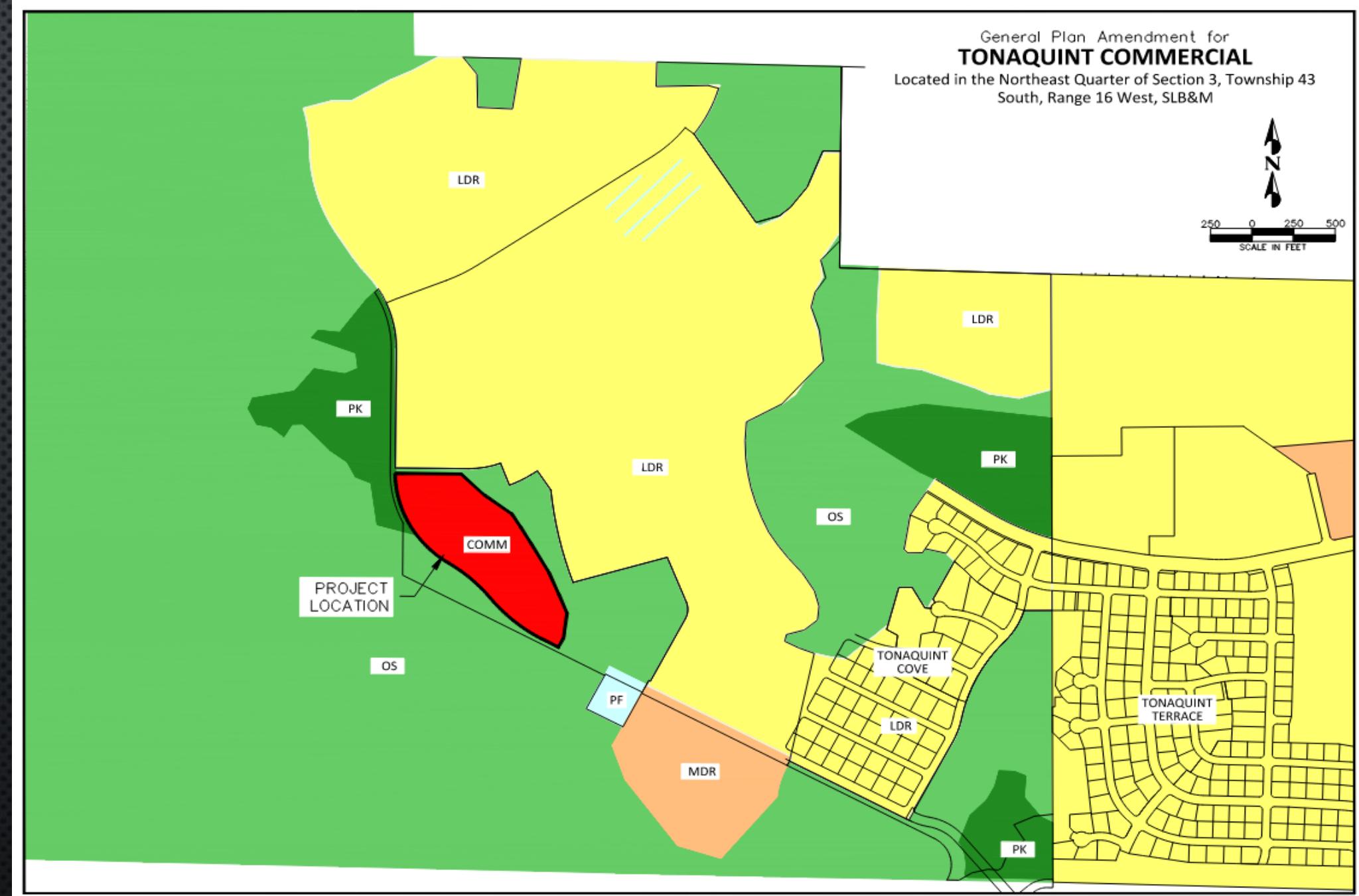
# ZONING



# GENERAL PLAN LAND USE DESIGNATION



# PROPOSED SITE PLAN AREA





## PLANNING COMMISSION AGENDA REPORT: 01/11/2022

<b>Rize Up Health</b> General Plan Amendment (Case No. 2022-GPA-002)	
<b>Request:</b>	To amend the General Plan Land-Use Map from Medium High Density Residential (MHDR) to Commercial (COM)
<b>Applicant:</b>	Cross L Holdings
<b>Representative:</b>	Kent Garrett
<b>Location:</b>	Canyon View Drive, west of Dixie Drive
<b>Existing General Plan:</b>	Medium High Density Residential (MHDR)
<b>Proposed General Plan:</b>	Commercial (COM)
<b>Existing Zoning:</b>	Single Family Residential, minimum lot size 10,000 sf (R-1-10) and Planned Development Commercial (PD-C)
<b>Land Area:</b>	Approximately 5 acres



**BACKGROUND:**

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment is for land generally located on Canyon View Drive, east of Dixie Drive. This property sits just west of an existing commercial land-use designation. To the west and south is Medium Density Residential (MDR) and to the north it is Low Density Residential (LDR). This proposal is for approximately 5 acres of undeveloped land. If approved, this would extend the commercial land-use designation from just under 6 acres to just under 11 acres. The zoning designation for this property is split with 2.9 acres already designated Planned Development Commercial (PD-C) and 2.1 acres zoned Single Family Residential, minimum lot size 10,000 sf (R-1-10).

In 2018, two General Plan Amendments were approved to change this land use designation from LDR to MDR and eventually to Medium High Density Residential (MHDR), but development has not occurred on this land. In 2021, a zone change was approved to change approximately 2.9 acres of this property to PD-C, but development has not occurred with that approval.

The vacant land to the west is the Grand Views at Green Valley Planned Development Residential (PD-R) project and was approved in 2021 (2021-ZC-004). This approval included 76.35 acres of a variety of residential units to be built on this land. The area of land that is adjacent to this General Plan Amendment request is designated as Area 4 and was planned to have single family homes built; however, the applicant is requesting to change this area to townhomes. Please refer to case 2022-ZCA-006, to be heard at this same meeting.

**RECOMMENDATION:**

This proposed general plan amendment would change the land-use designation to commercial on five acres of land. Looking at the existing zoning for this property and the surrounding properties, there is a larger PD-C zone that covers approximately 9.65 acres, which includes 2.9 acres of this property. There is just a small corner of the R-1-10 zone covering approximately 2.1 acres that abuts Canyon View Drive. The practicality of developing a residential product on 2.1 acres is minimal, meaning it would make sense to either change the zoning and general plan land-use designation on this entire property to a residential or commercial designation. The applicant is requesting to change everything over to commercial. Staff recommends approval of this request.

**ALTERNATIVES:**

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

**POSSIBLE MOTION:**

The Planning Commission recommends approval of this General Plan Amendment for River Crossing.

**FINDINGS FOR APPROVAL:**

1. The proposed land-uses are compatible with the surrounding land uses in this area.
2. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
3. Vacant sites that are less desirable for residences (such as busy intersections) might be suitable for individual commercial or business establishments

**Exhibit A**  
**Applicant's Narrative**

**Acute Psychiatric Hospital**  
**Psychiatric Residential Treatment Facility**  
**Partial Hospitalization Program**  
**Intensive Outpatient Program**

**Descriptions**

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**Overview**

Acute Psychiatric Hospital, Psychiatric Residential Treatment Facilities, Partial Hospitalization Programs, and Intensive Outpatient Programs, in general, provide care to clients dealing with a variety of different struggles and issues. These services can be designed for children, adolescents, teens, and young adults, adults, generics (all ages) who are suffering severe impairment because of substance abuse, trauma, dual diagnosis, eating disorders, or other mental illnesses.

These services are generally provided under the direction of a medical/mental health physician and other medical/clinical professionals. These services provide a safe, therapeutic environment where clients can gain stability, support, and treatment for mental health diagnoses, substance abuse, intellectual/developmental disabilities, sexual conduct disorders, or other disabilities that may necessitate stabilization of mental health issues.

These services are generally accredited by The Joint Commission, CARF, CASFC, or any other state- approved accrediting organization. Accrediting organizations are recognized in the United States and, normally, internationally as premier organizations with decades of experience identifying best practice standards and developing policies and procedures for health and human service providers. Additionally, these services must also be licensed by assigned state regulating agencies.

**Acute Psychiatric Hospital**

Acute psychiatric inpatient hospitalization is a highly structured level of care designed to meet the needs of individuals who have emotional and behavioral manifestations that put them at risk of harm to self or others, or otherwise render them unable to care for themselves. Individuals in an acute setting may lack adequate impulse control and the ability to accomplish activities of daily living without significant support. They may have co-occurring substance use, medical conditions, and/or intellectual disabilities. Acute inpatient psychiatric treatment is provided in a locked, secure facility 24/7 by a multidisciplinary team of behavioral health professionals including psychiatrists, psychiatric nurses, and mental health technicians. The goals of psychiatric hospitalization include symptom relief and coordination of care to promote recovery. With daily assessment of risk and ongoing contact with friends, family, and relevant professionals, continuing support plans are developed in preparation for discharge. Services include Prevention of harm/destruction of self, others, and/or property; Prevention of exacerbation of psychiatric symptoms; Management of medication with close monitoring and control of side effects; Clinical interventions to address lack of impulse control, suicidal or homicidal ideation, psychotic state, decrease in functioning, failure to take medication resulting in symptom increase; Group therapy and psychoeducational groups daily, and; Individual and/or family therapy as needed.

As being in the hospital interrupts daily life, it should only be used when an individual needs 24-hour care to keep them safe. The average length of stay for clients at Acute Psychiatric Hospitals is anywhere from three to seven days. Nonetheless, the overall stay is truly determined by a client's individual needs, severity of symptoms, and progress made while in treatment.

### **Psychiatric Residential Treatment Facility**

A psychiatric residential treatment facility (PRTF) provides out-of-home psychiatric care to children, adolescents, and young adults, under the age of 21, in a medical facility setting, highly structured setting. PRTFs serve clients whose mental health needs require more intensive treatment than can be provided in a community outpatient setting. The average length of stay for clients at PRTFs is anywhere from three to nine months. Nonetheless, the time spent in a PRTF is truly determined by a client's individual needs, severity of symptoms, and progress made while in treatment.

### **Partial Hospitalization Program**

Partial hospitalization programs are usually furnished by a hospital as a distinct and organized intensive ambulatory treatment service of less than 24-hour daily care. Partial hospitalization is not a substitute for inpatient care. For some patients, the availability of partial hospitalization may shorten the length of stay of full hospitalization or serve as a transition from inpatient to outpatient care. It may allow some patients to avoid hospitalization. A typical day consists of individual and group therapy, psychoeducation, skill-building practice, and periodic evaluations. A licensed mental health professional will conduct all of these. If medication is needed, the staff will oversee the medication management. There may also be family therapy sessions in the program. Building a support system is important for recovery, so the programs will involve a client's family in the treatment plan.

Partial Hospitalization is designed for short-term treatment. The goal is to help improve enough to be transferred to a lower level of care like outpatient or intensive outpatient treatment. Exact length of stay depends on personal progress. Clients could spend several months or a few weeks in the program.

### **Intensive Outpatient Program**

An intensive outpatient program (IOP) is a form of treatment in which people visit a treatment center several days a week for a few hours at a time. An IOP is more time-intensive than most standard outpatient programs. However, unlike an inpatient program, it does not require participants to live at the facility. Intensive outpatient programs typically meet on weekdays in the morning or evening.

Programs primarily consist of group therapy, though they may offer other services such as individual counseling and employment assistance. Most programs last about 90 days.

**Exhibit B**  
**PowerPoint Presentation**

## **Alta Via**

### **Southern Utah Services**

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Alta Via is positioning itself to solve the shortage of acute and long-term inpatient beds for all ages statewide with aftercare programs to support transitions. There are not strongly established pediatric and adolescent acute services available in the Southern Utah area with limited adult and geriatric acute services. Intermountain Healthcare has 18 adult acute inpatient beds and Vibe Adolescent Care has around 20 inpatient beds for those between 12-17 years old.

Alta Via will be the first in the area to provide a full continuum of service. The services provided will be:

- Acute Psychiatric Hospitalization
- Psychiatric Residential Treatment Facility
- Partial Hospitalization Program
- Inpatient Outpatient Program

The facility has an informed design for psychiatric and mental health services for safety and increased outcomes.

#### **Highlights**

- Alta Via will have a crisis response and stabilization approach for all ages that is tailored to their individual and family needs.
- Alta Via will have a focus on accessible, evidence-based practices, and collaboration with affiliate community partners including primary care providers.
- Alta Via will have a treatment team that consists of multiple disciplines to increases positive outcomes.

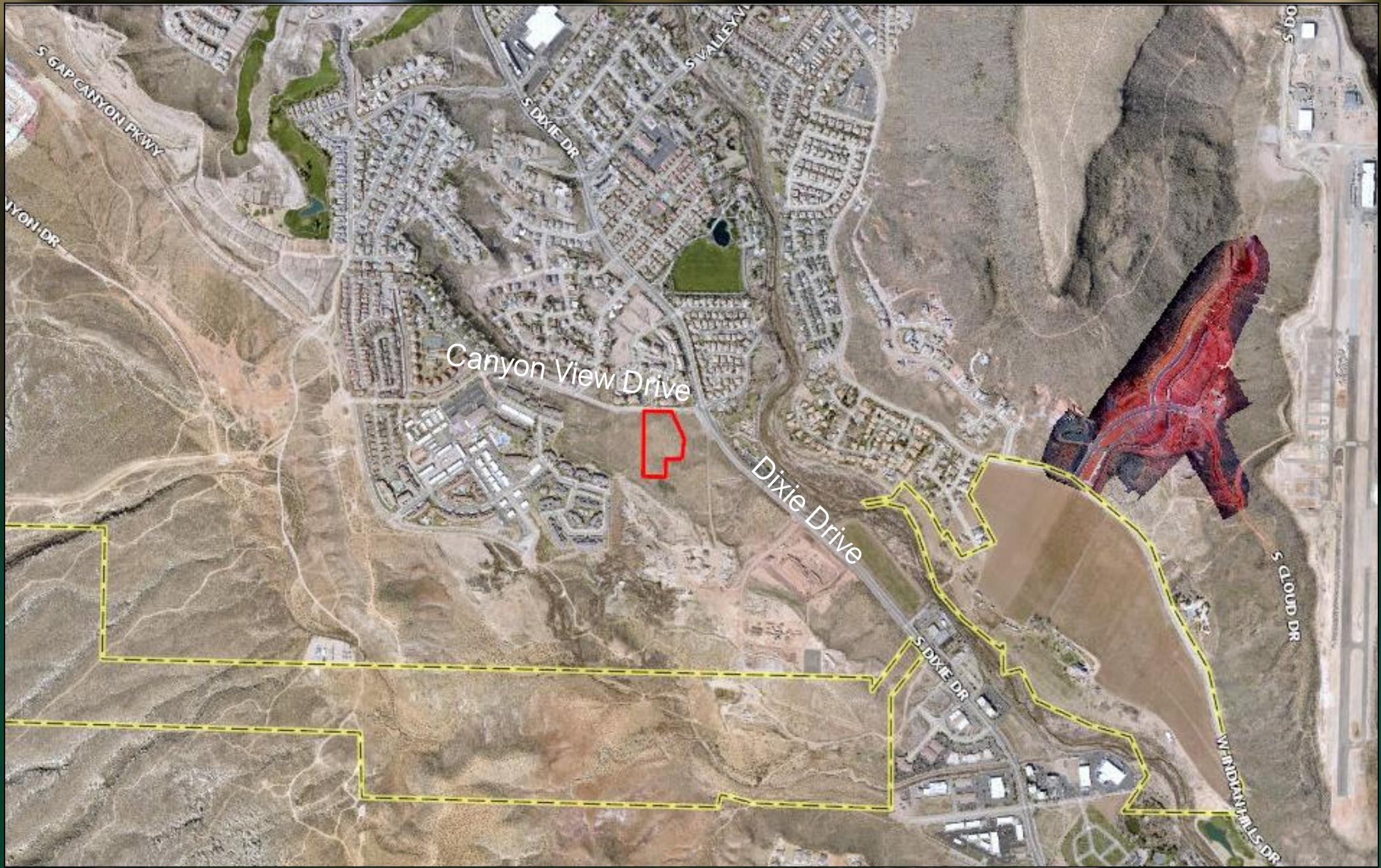
Again, there is no facility with a full continuum of psychiatric services available in the Southern Utah area. Alta Via will increase bed counts for psychiatric and mental health inpatient services, establish well supported pediatric and adolescent services, and provide psychiatric and mental health services for each service level. Alta Via will be a centralized entry point into care, provide each level of care needed, and offer aftercare services for long-term outcomes.

# Rize Up Health

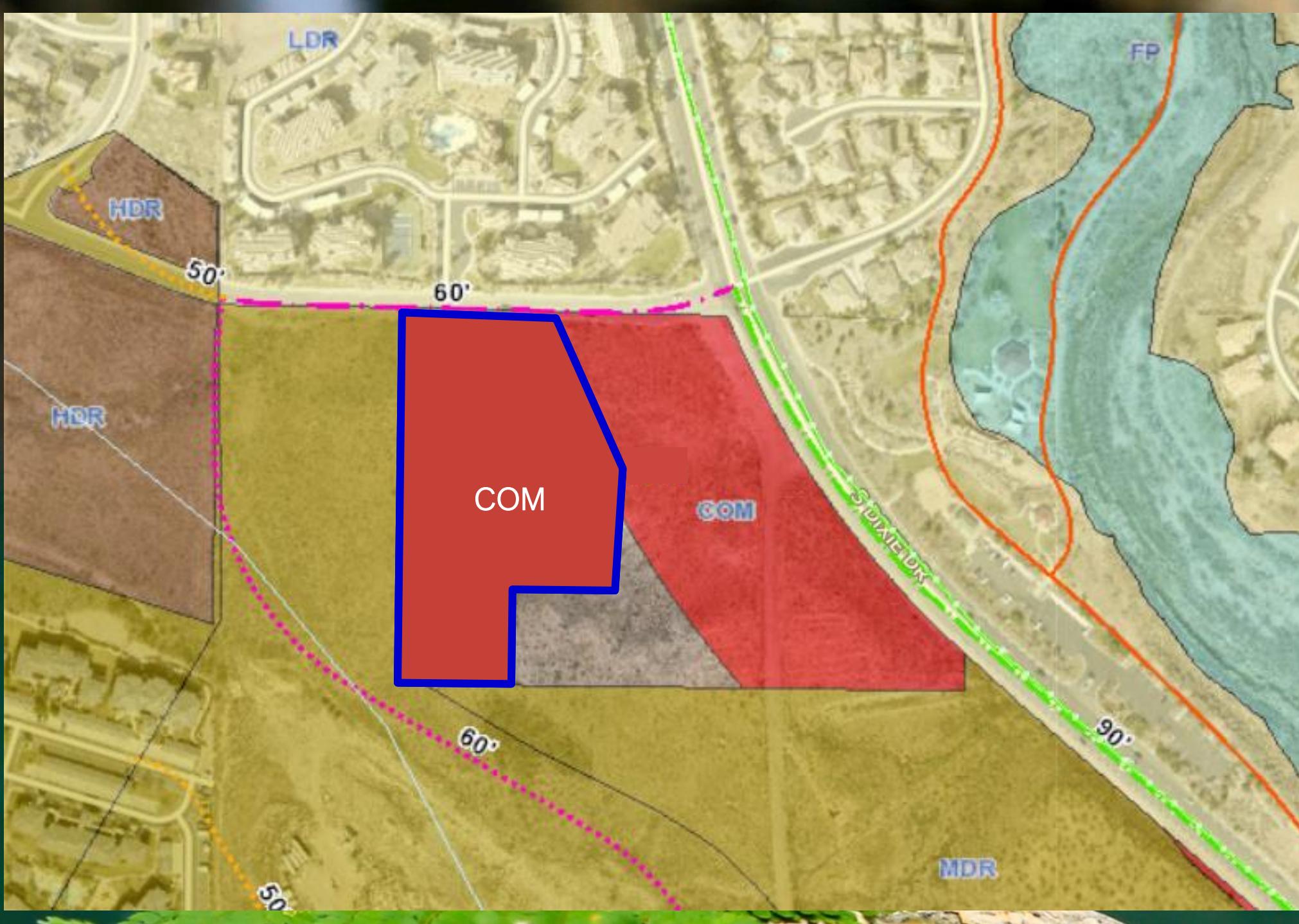
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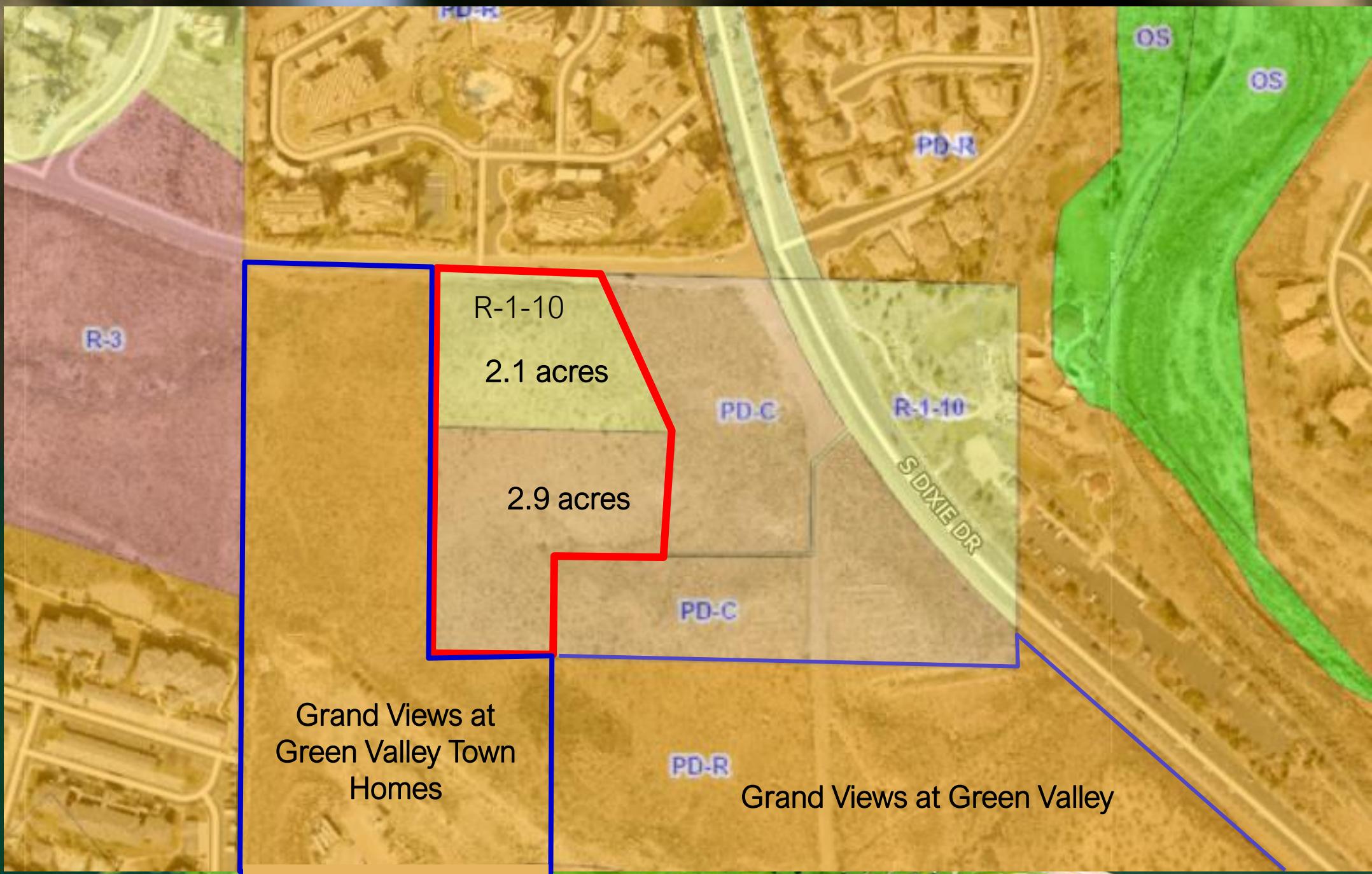
General Plan Amendment  
2022-GPA-002











# Recommendation

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Staff recommends approval of  
this General Plan Amendment





**PLANNING COMMISSION AGENDA REPORT: 01/11/2022**

**Zone Change**

**Lot 25 Riverside Heights**

Case No. 2022-ZC-002

**Request:** To rezone the property from Single Family Residential 7,000 minimum sq. ft. lots (R-1-7) to Single Family Residential 6,000 minimum sq. ft. lots (R-1-6).

**Applicant:** Jared & Toni Shober/Steve Kamlowsky.

**Area:** Approximately 0.012 acres

**Location:** The property is located at 2155 N 2830 E.

**Current Zone:** The property has split zoning of R-1-7 & R-1-6.

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

**Staff Comments:** The purpose of this proposed zone change request is to clean up the zoning on lot 25 Riverside Heights. Currently most of lot 25 is zoned R-1-6 with the north portion of the lot zoned R-1-7. This application will clean up the split zoning and zone lot 25 as the R-1-6 designation.

**Recommendation:** Staff recommends approval of this Zone Change.

**Alternatives:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change to a specific date.

**Possible Motion:** The Planning Commission recommends approval of the requested Zone Change from Single Family Residential 7,000 minimum sq. ft. lots (R-1-7) to Single Family Residential 6,000 minimum sq. ft. lots (R-1-6). on approximately 0.012 acres.

## ZONE CHANGE NARRATIVE:

THE PURPOSE OF THIS ZONE CHANGE IS TO ADJUST THE LOT LINE AND THE ZONE BOUNDARY BETWEEN LOT 25 OF RIVERSIDE HEIGHTS SUBDIVISION AND LOT 28 OF SOUTH POINTE SUBDIVISION TO MATCH THE EXISTING IMPROVEMENTS ON THE GROUND.

## Exhibit A





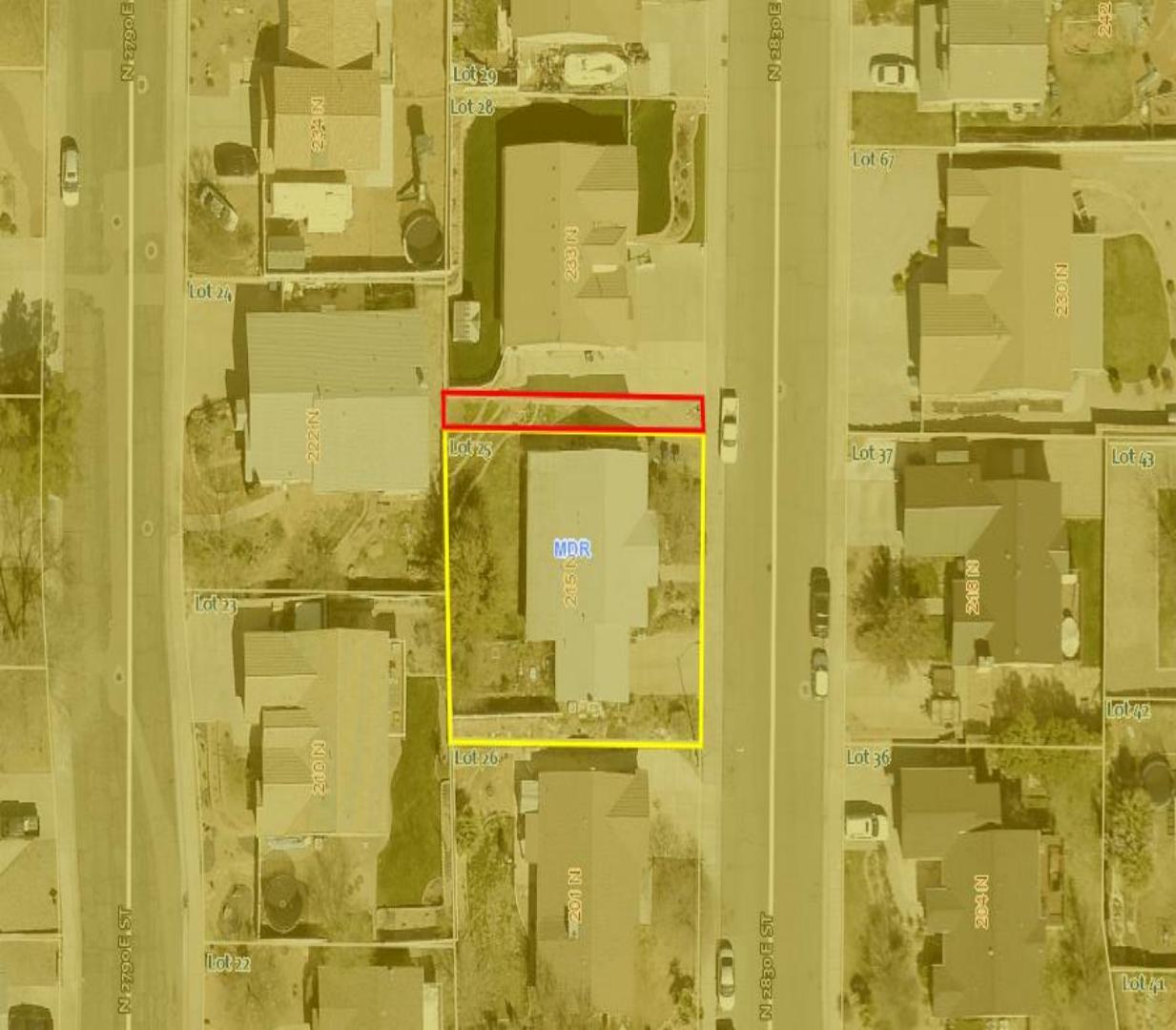
# Lot 25 Riverside Heights

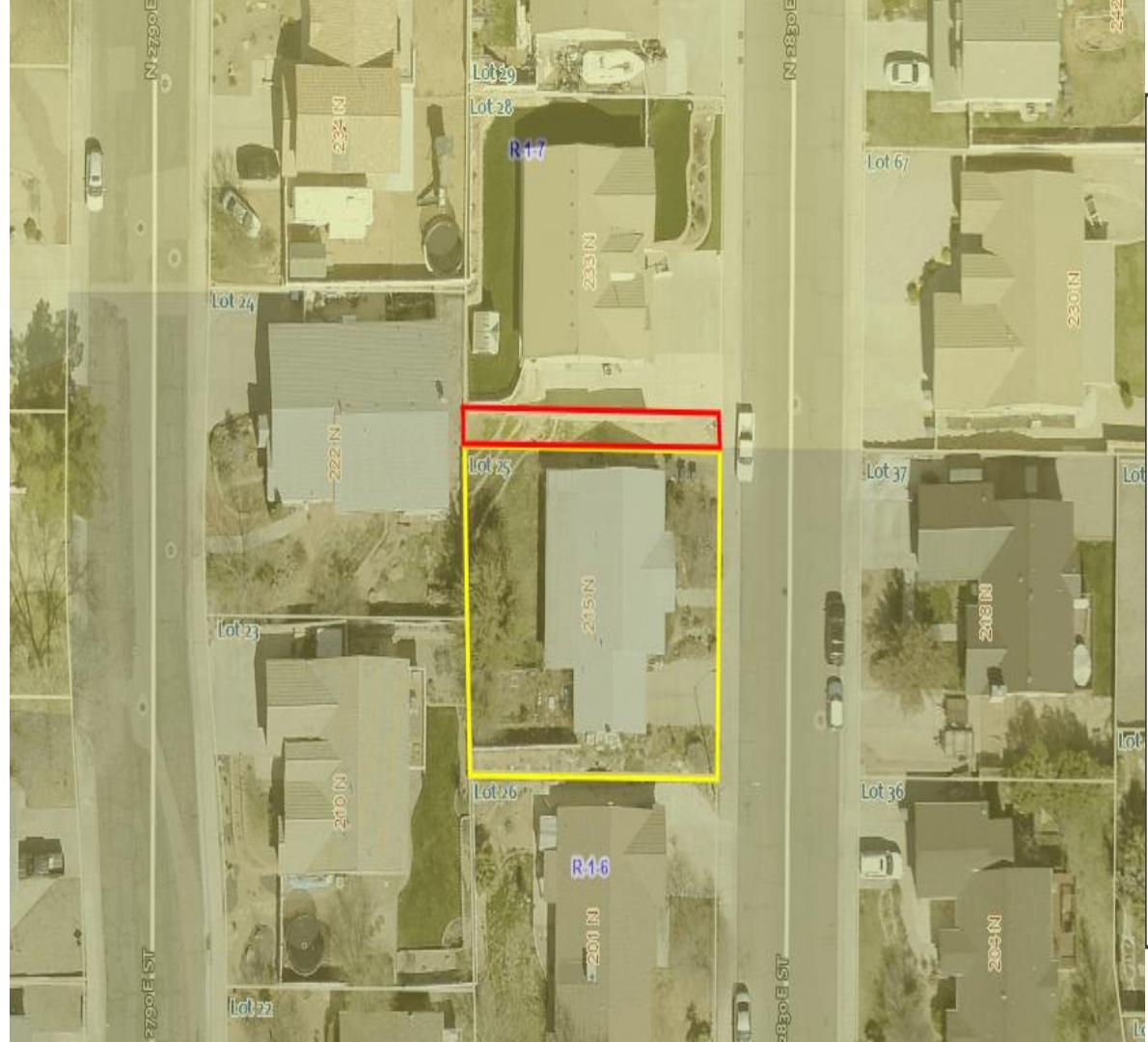
## 2022-ZC-002

# Aerial Map



# General Plan Map





# Zoning Map

## ZONE CHANGE AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 01/11/2022

**Zone Change Amendment**

**Grand View Townhomes**

Case No. 2022-ZCA-006

**Request:** Consider a Zone Change amendment for the Grand Views at Green Valley PD (Planned Development) in order to 1) amend the current zone plan, and 2) amend the current zone in order to allow 112 townhomes on approximately 20.61 acres.

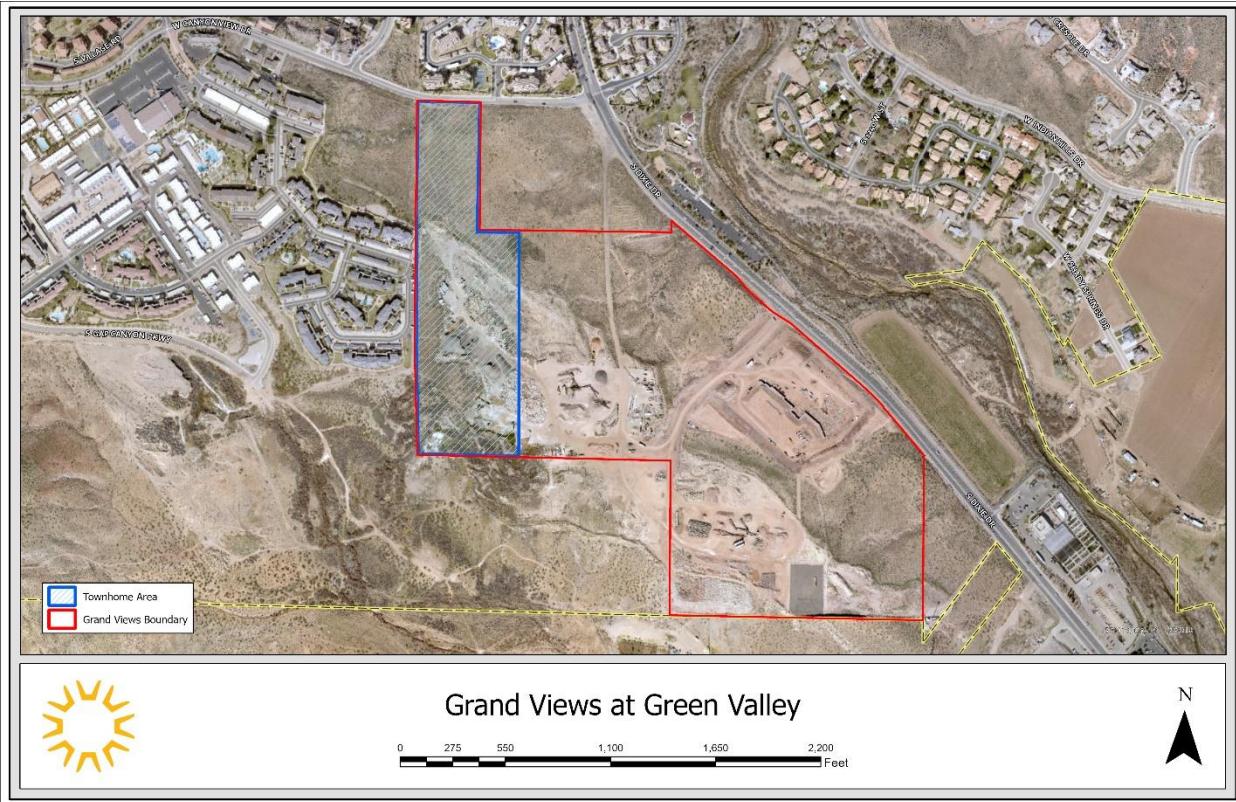
**Applicant:** Cole Smith

**Representative:** Adam Allen

**Area:** 20.61

**Location:** The property is generally located between Canyon View Drive and Skyrocket Road just west of Dixie Drive.

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



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

**Background:**

For many years, much (though not all) of the subject property has been a gravel pit, speaking of the PD as a whole and not specifically the townhome site. In 2018, the applicant applied for a General Plan amendment on the subject 9.62-acre property along with the rest of the Grand Views property. That request was granted and changed the land use from low density to a mix of commercial, medium density and low density. Specifically, the 9.62 acres was changed to Medium Density Residential. In February of 2020, The City Council heard a request to change the general plan again on the property to medium density and commercial and remove the low density residential. That request was also granted. In February of 2021, the property was granted PD zoning allowing a total of 431 units. Additionally, the initial 240 apartment units were also approved at that time. Finally, in September of 2021, the City Council heard a request to amend the PD to allow an additional ten “tiny homes” and then approved the site for the tiny homes.

**REQUEST**

The application before the Planning Commission now is twofold. The first request is to amend the PD zone plan to expand the number of overall units from grand total of 435 to 485. This request, then, is to shift all single family to the southern portion of the PD, increase the number of single family and add duplexes to the mix. The proposed revised layout is attached to the staff report.

The second request associated with this application is to approve the third “area” site, elevations, amenities, etc. for the townhomes site. Again, this approval is specific to the 20.61 acres for the townhomes.

**PD Amendment:**

The PD zone plan amendment is the first request. The table below is a breakdown of the residential areas (areas 1-5) and their proposed densities.

Area 1 – Dixie Drive Apartments	240 Units	14.25 Acres	16.84 du/ac
Area 2 – Tiny Homes	60 Units	9.60 Acres	6.23 du/ac
Area 3 – Townhomes/ <i>Duplexes</i>	80 Units	13.07 Acres	6.12 du/ac
Area 4 – <i>Single Family</i> Townhomes	32 Units	7.55 Acres	3.97 du/ac
Area 5 – Single Family/ <i>Duplex</i>	71 Units	15.79 Acres	4.49 du/ac
<b>Totals</b>	<b>483 Units</b>	<b>60.26 Acres</b>	<b>8.01 du/ac</b>

It should be noted that area one provides a great deal of the density over the entire site. Removing area one from the calculation leaves the rest of the site at a 5.28 du/ac density. By raising the number of units by 42, the density increases from 7.22 du/ac over all to 8.01 du/ac (4.15 du/ac to 5.28 du/ac if area one is removed from the calculation).

**Townhome Site Details:**

The property is currently vacant. The proposed site, which totals 20.61 acres, depicts 112, townhome residential units. The applicant is proposing three four-plex buildings, six six-plex

buildings, and eight eight-plex buildings for a total of 17 buildings and 112 units on the site. The property is situated in a north/south manner between Sky Rocket Road and Canyon View Drive (directly west of the “tiny homes” recently approved). The majority of the eight-plex buildings are on the south side of the property closer to Sky Rocket Rd. Generally speaking, the amenities are shown in the center of the site.

Each unit will be equipped with a two-car garage. The applicant has also provided parking around the clubhouse. The parking meets code for a townhome project such as this one.

Elevations: The site depicts 112 units. Three building layouts are proposed, three, four and eight plex’s. Each of the units are designed with a two-car garage and a minimum 20-foot driveway. Materials include stucco, stacked stone and metal accent materials. As of the writing of this staff report, the applicant was working to update some of the elevations which staff will show at the Planning Commission meeting. The proposed buildings are designed to be approximately 14’6” tall which complies with the code maximum of 40’ high in the PD-R zone.

Landscaping/Amenities: The site is required to maintain a minimum of 30% landscaping. The site has been designed with 32.31% landscaping and open space. The applicant is asking for consideration for leaving a portion of the property as open space and not formal landscaping as it will be set aside for a mountain biking trail and walking trail. Given the number of amenities on site, staff is okay with this request. The amenity area is required to be 23,400 sq ft and the site depicts 39,000 excluding the area set aside for the mountain bike trail. The site is designed to include a clubhouse, pickleball courts, pool, pavilion, playground, and the previously mentioned mountain bike trail.

#### Department Comments:

The various departments have reviewed the proposal and have the following comments and conditions:

##### Planning:

1. All units will meet the required parking standards whether on street or on-site.
2. Amenities exceed the requirement found in the code.

##### Engineering:

1. No comments received.

##### Fire:

1. No comments received.

##### Parks:

1. Install 10’ wide paved master planned multi-use trail along the north side of Sky Rocket Road.

##### Power:

1. Power design will be provided during the JUC process.
2. Space for electrical equipment (transformers, vaults, switches, etc.) will need to be provided and meet SGES and NESC minimum distance requirements from structures, walls and parking areas.
3. 15’ MUE required along Sky Rocket Road.
4. There is existing underground power running along the west property line. It appears that significant cut will need to be done at the intersection in order to

match grade at Canyon View Drive. It may impact the existing power and any relocation of the power will be at the developer's expense.

**Recommendation:**

Staff recommends approval of this Zone Change Amendment to the Grand Views PD for the Grand Views Townhomes with the conditions and comments outlined by the various departments.

**Alternatives:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

**Possible Motion:**

"I move that we forward a positive recommendation to the City Council for the zone change amendment for the Grand Views Townhomes as presented, case no. 2022-ZCA-006, based on the findings listed in the staff report."

**Findings for Approval:**

1. The proposed amendment meets the requirements of section 10-7F of the zoning code.
2. There will be adequate parking to facilitate the development.
3. The application meets the requirements of section 10-7F-4(C) regarding height.



11/02/2021

Re: Townhomes at Grand Views

To whom it may concern,

The purpose of this submittal is to bring forward the details of the Planned Unit Development of Area 3 and 4 of the Grand Views at Green Valley. This area was defined in the Grand Views @ Green Valley Amended Zoning Booklet. These areas will be combined into one single product and project brought by the same group as the Apartments at Grand Views in area 1. The owners of that project need an area to send the renters who are ready to move out of an apartment and move into something larger, but are not quite ready to purchase a home. They have planned 3 amenity areas, a clubhouse with a pool, and a trail system that ties into the Grand Views Apartments. The units Will be 2-3 Bedroom and will feature a 2 car Garage and a 2 Car Driveway. The overall density of the project will be 5.43 Units Per Acre. This submittal will be in accordance with standards set forth in the Grand Views at Green Valley booklet.

Thank You for your Consideration,

Adam Allen, President – American Land Consulting

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**EXHIBIT A**  
**PRESENTATION**

# Grand View Townhomes



# Aerial Map



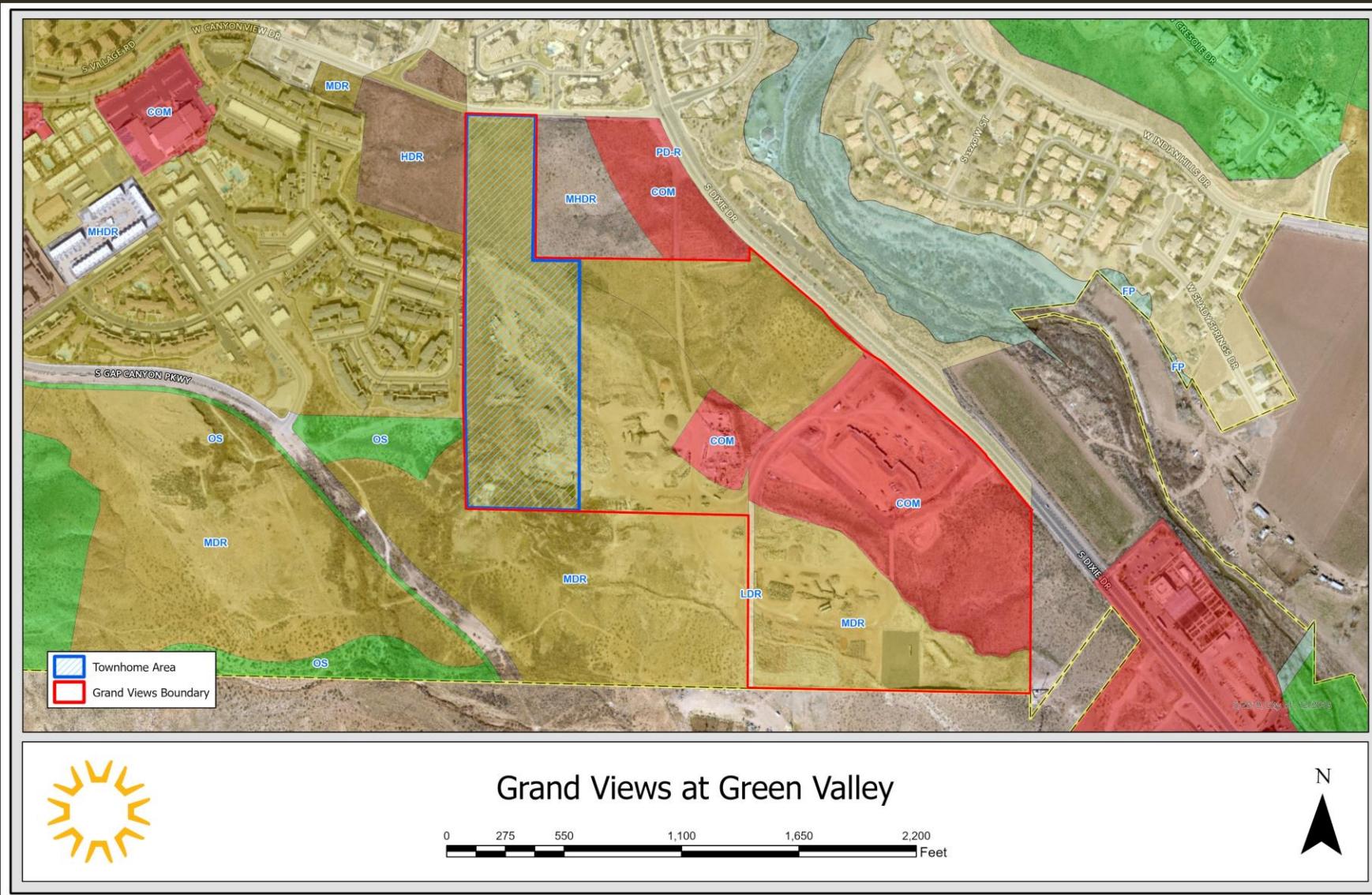
Grand Views at Green Valley

0 275 550 1,100 1,650 2,200 Feet

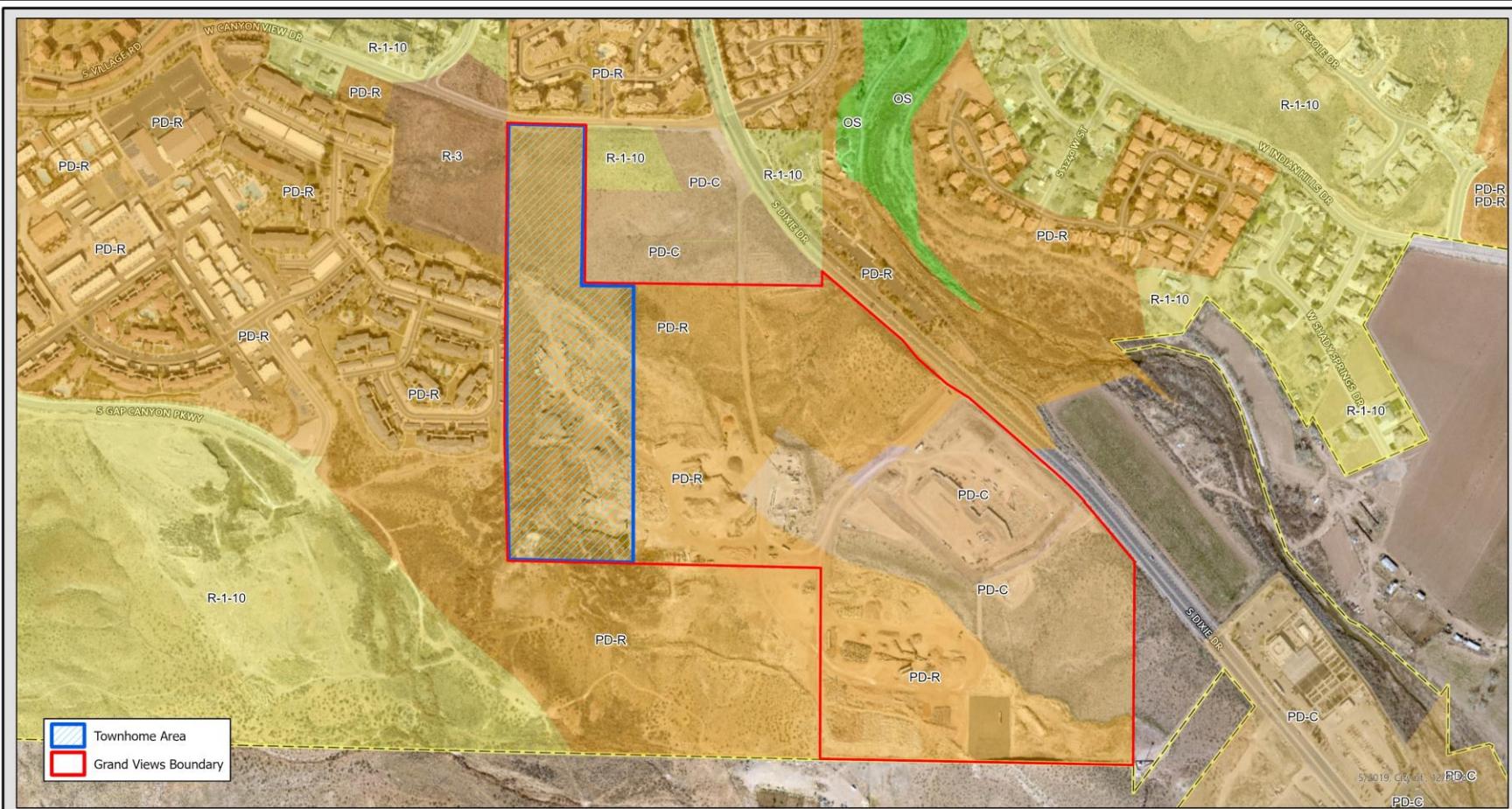
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# Land Use Map



# Zoning Map



Grand Views at Green Valley

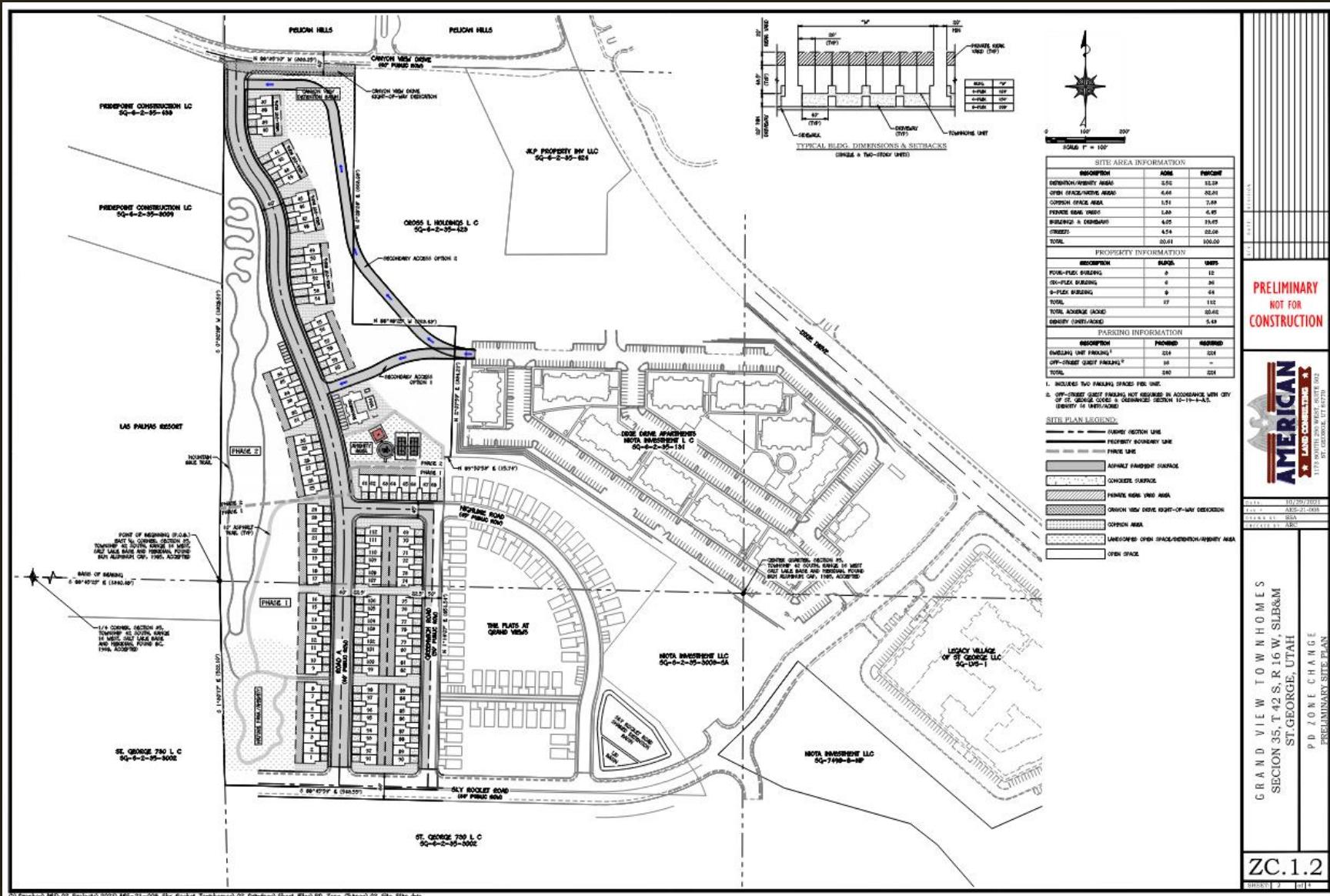
0 275 550 1,100 1,650 2,200 Feet



N



# Proposed Site Plan



# Landscape Plan



# Eight-Plex Elevations

EIGHTPLEX GRANDVIEW TOWNHOMES



**ELEVATION LEGEND**

- 1 - STUCCO - SW PURE WHITE
- 2 - STONE VENEER - LEDGECUT33 BEACH PEBBLE
- 3 - PRE-FINISHED METAL FASCIA - SW EBDURING BRONZE
- 4 - STUCCO - SW CORIANDER POWDER
- 5 - STUCCO - SW CHOCOLATE POWDER
- 6 - STUCCO - SW ALMODO ROCA
- 7 - STUCCO - SW CARMEL
- 8 - STUCCO - SW CARNIVAL
- 9 - STUCCO - SW SIMPLIFY BEIGE

**FRONT ELEVATION**  
A201 SCALE 1/8" = 1'-0"

**BACK ELEVATION**  
A201 SCALE 1/8" = 1'-0"

**SIDE ELEVATION**  
A201 SCALE 1/8" = 1'-0"

**SIDE ELEVATION**  
A201 SCALE 1/8" = 1'-0"

**Grandview Townhomes**  
Eight-Plex

Design Number: 21074  
Comments and Specifications are not contained in this document. All information is the property of the Architect. This document is for the sole use of the General Contractor and is not to be reproduced or distributed outside of the General Contractor's office without the written permission of the Architect.

The General Contractor is responsible for all aspects of the construction of the building, including the safety of the workers, the protection of the environment, the proper use of materials, the proper use of tools and equipment, the proper use of personal protective equipment, and the proper use of safety measures and procedures. The Architect is not responsible for the safety of the workers, the protection of the environment, the proper use of materials, the proper use of tools and equipment, the proper use of personal protective equipment, or the proper use of safety measures and procedures.

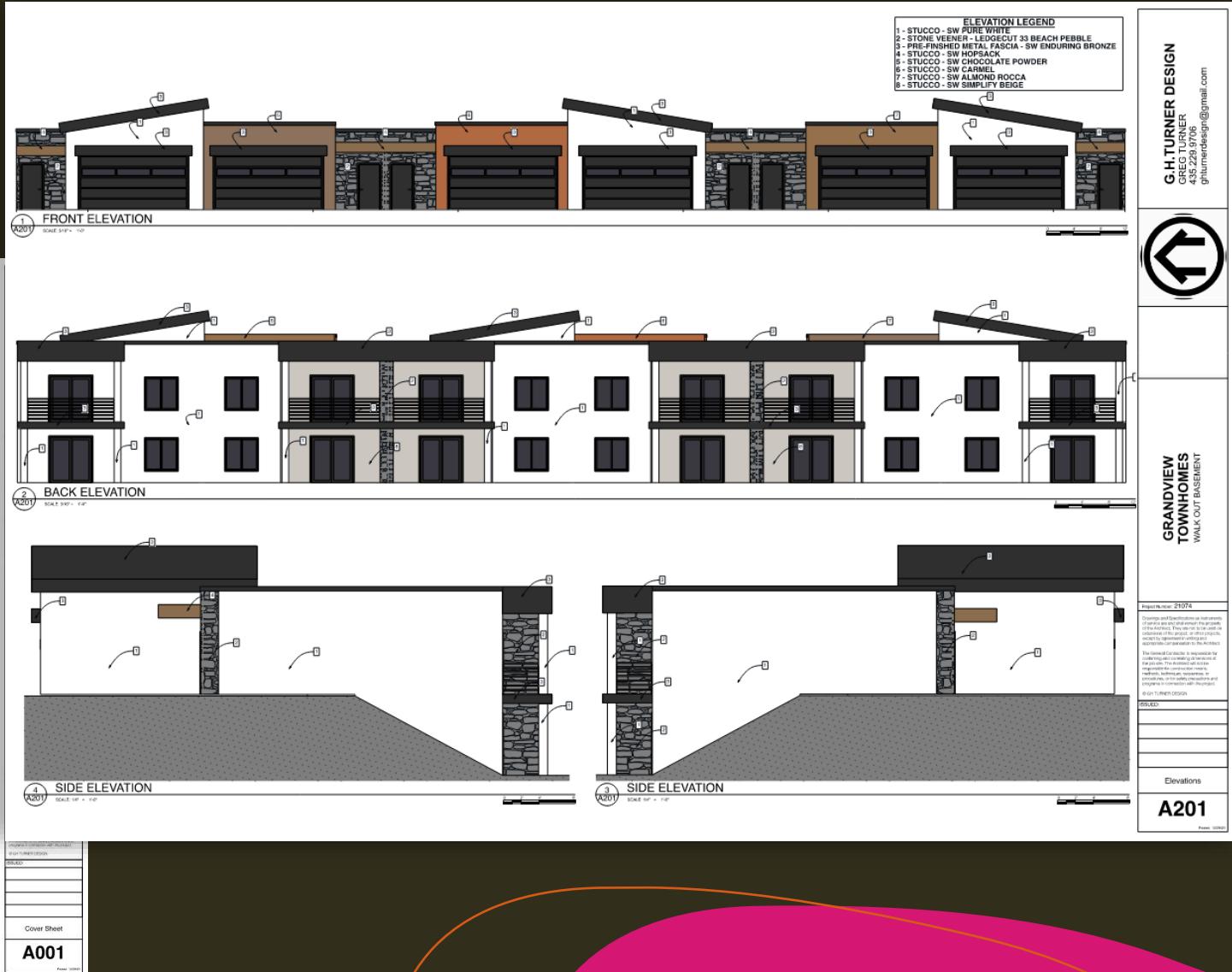
© G.H. TURNER DESIGN  
REVISIONS

Elevations  
A201  
Page 100000

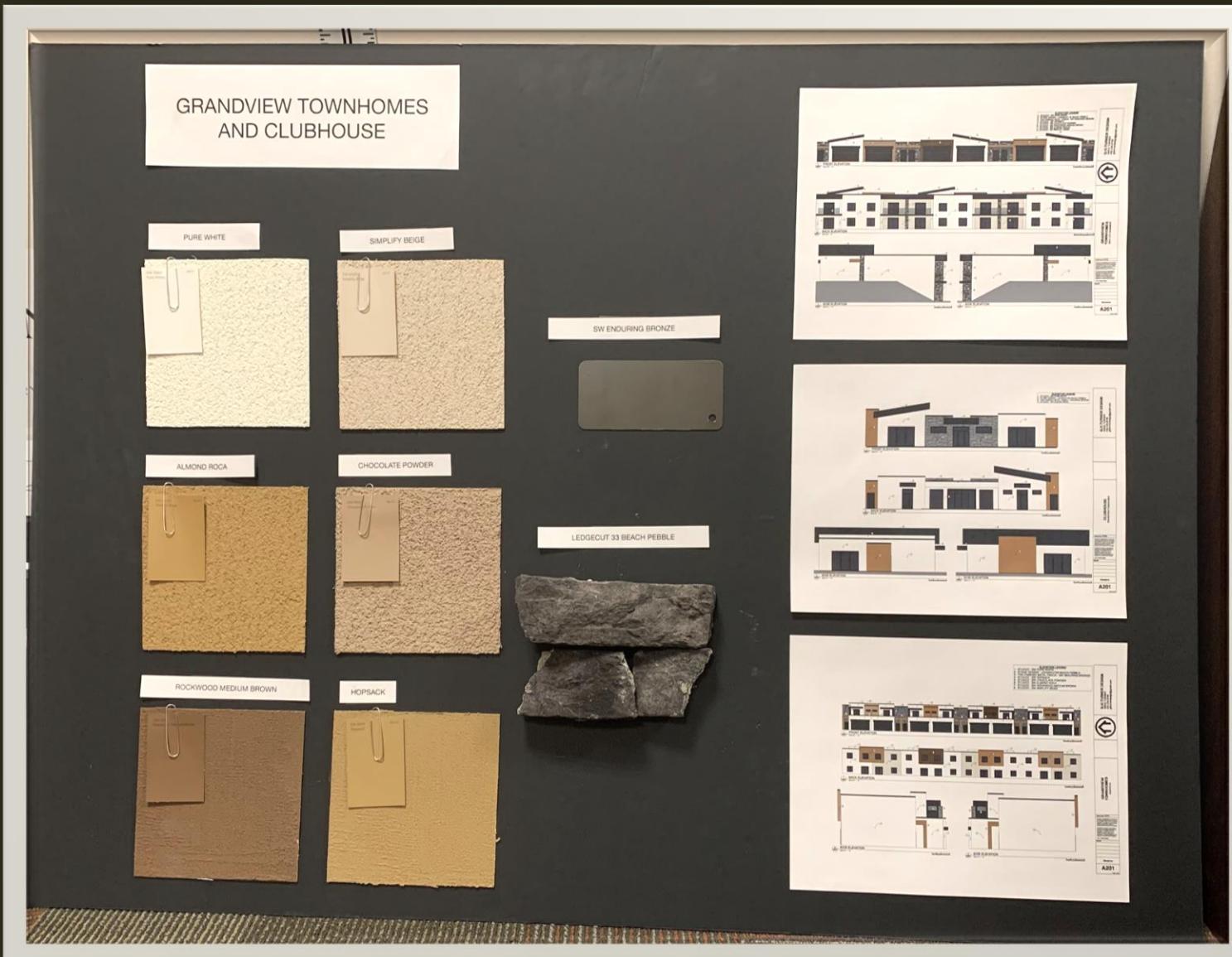
**A001**

Architectural rendering showing the front elevation of the Eight-Plex Grandview Townhomes, featuring a row of townhomes with a variety of exterior colors and architectural details.

# Six-Plex Walk-Out



# Materials and Colors Board



**ZONE CHANGE AMENDMENT**

**PLANNING COMMISSION AGENDA REPORT: 01/11/2022**

**Zone Change Amendment**

**PEG Townhomes/Apartments & Zone Plan Amendment**

Case No. 2022-ZCA-003

**Request:** Consider a Zone Change Amendment to the Desert Color PD-R to develop the subject property.

**Applicant:** PEG Companies

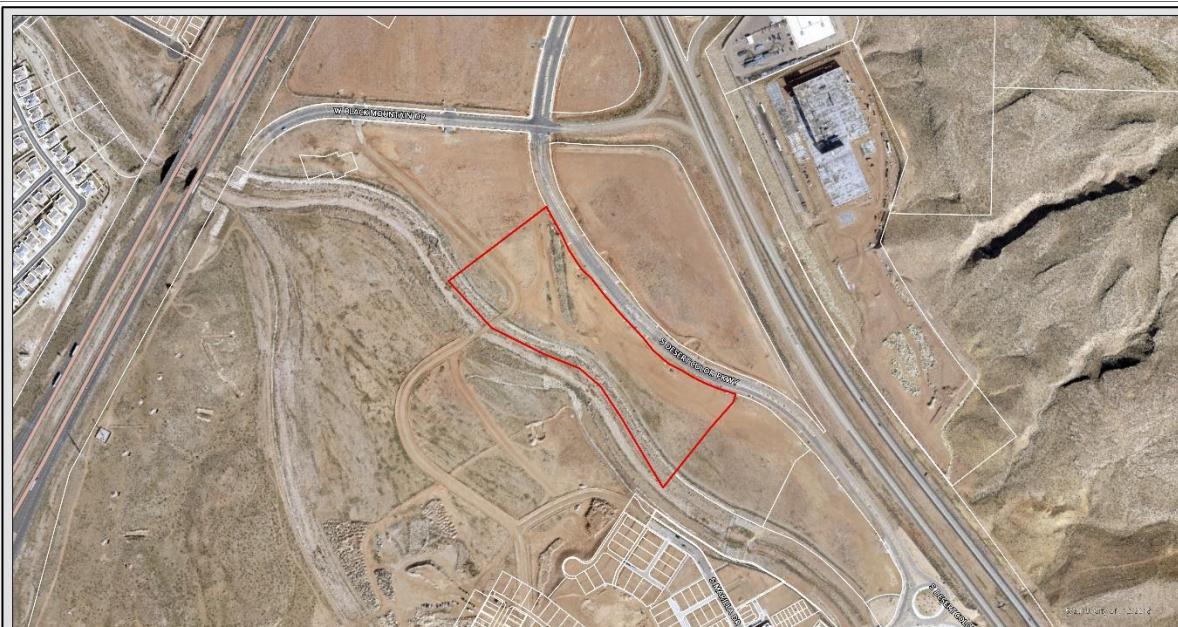
**Representative:** McCall Judd

**Area:** Approximately 16.38 Acres

**Location:** South of the Black Mountain Drive and Desert Color Parkway intersection

**Current Zone:** Planned Development Commercial (PD-C) (Horizontal Mixed-Use Overlay is being shifted onto this property)

**General Plan:** Town Center (TC)



**PEG Townhomes & Apartments**



0 255 510 1,020 1,530 2,040 Feet



**Background and Request:**

The Desert Color development was approved in 2018 after years of refining by the developer, city staff, Planning Commission and City Council. This property is in the Planned Development Commercial (PD-C) area. Part of this application is to adjust the boundary of the “Horizontal Mixed-Use Overlay” area from where it is to the north of this property onto this property. That would remove the overlay from the property it’s on to the subject property. That way no commercial area is lost. With the overlay in place the applicant may do a straight residential project. This overlay area does allow full residential projects but is intended to be horizontal mixed-use meaning it will a mix of uses will develop side by side (ie. Residential next to commercial side by side as opposed to vertical mixed use which is usually a commercial use on bottom with office/residential above). The zone plan booklet states *“Portions of the mixed-use town center where primary residential uses may be allowed in the PD-C zone without any commercial or retail ground floor area requirement shall be permitted in the Horizontal Mixed-Use Overlay areas as depicted on Exhibit 1-7A.”* In the attached presentation are the maps showing where the overlay is being moved from and to. Because there is no loss to the commercial zoned area, staff feels that the move makes sense as it will provide for a larger area and keep the overlay zone in one area instead of splitting it up as it currently is.

The applicant is providing amenities specifically for this development such as a clubhouse, pool, and BBQ areas. However, it should also be remembered that the central amenities centered around the lagoon with its amenities, the club house, swimming pool, etc. are also available and counted toward the amenities of this project. To compliment these amenities, trails and civic space provide additional recreation and lounging opportunities.

The site is designed in two distinct areas: the apartment area and the smaller townhome area on the south end. There are proposed 300 apartment units which make up the majority of the site and 44 townhome units on the southern end of the property.

Because of the difference in zoning (PD-C vs. PD-R – TNZ (Traditional Neighborhood Zone), the standards for this area are more in line with commercial standards. However, given the residential nature of the project, the applicant has designed it to be in harmony with adjacent resort area, which is a higher density, residential project. As such, the narrative of the project is reviewed against the standards of the TNZ-Resort zone.

The development standards for TNZ-Resort zones are as follows:

- 1. Pattern of development.** The pattern of development should follow the Traditional Neighborhood Zone (TNZ) guidelines found in Chapter 7H of the Zoning Regulations. In Section 7H-1-B of the Zoning Regulations, it suggests the traditional block design to be used for the pattern of development. This particular design criteria is a bit of a departure from that idea as it is centered along streets (Desert Color Parkway) open space (Atkinville Wash) and the interior parking space. To the greatest extent possible, the site has been designed with the buildings facing streets and open space, but given the double fronting design of the buildings, many of the units are facing the parking area. This is allowed in the overlay zone.

2. **Civic Space and Amenities.** The PD-C zone does not have a civic space requirement, but they are proposing to dedicate 18% of the site to civic space.
3. **Parking.** The parking requirements for Desert Color vary depending on the number of bedrooms with a maximum requirement of two spaces per unit. The applicant has provided the following table:

Apartments		Parking Stalls	Guest Stalls	Total
Studio	15	15	3	
1 Bedroom	111	111	22	
2 Bedroom	144	216	29	
3 Bedroom	30	60	6	
Total:	<b>300</b>	<b>402</b>	<b>60</b>	<b>462</b>

The applicant is providing 486 stalls between phases 1A & 1B (the apartments). The Townhomes are simpler to calculate as each unit comes with a two-car garage meeting the requirements for a three-bedroom unit. Additionally, they are providing 18 visitor parking stalls which is double the requirement for nine stalls.

4. **Building and Streetscapes.** The applicant is proposing six apartment buildings and 10 townhome buildings on the site. This is a new design in Desert Color. The Desert Color Design Review Committee has reviewed the building and has given preliminary approval.

There are several architectural guidelines that these units must follow. These items, found in section 3.5 of the zone plan are:

- a. **Guideline A.** Each building that is greater than one story must have a clear delineation between the levels. The proposed buildings all delineate the floor boundaries. Each building is also required to use high quality materials such as brick, stone, stucco, cement clapboard siding or similar materials. The proposed buildings satisfy this guideline by the use of stucco, metal siding, brick and metal accents.
- b. **Guideline B.** No building can be twice the height of the building adjacent to it or across the street. This is another guideline that is not applicable in this case. That said, the property to the north and west will be commercial allowing up to 55 feet in height. At 37 feet, the taller buildings are expected to fit in with the surroundings.
- c. **Guideline C.** All of the proposed units are required to have a prominent entryway through the use of a porch, stoop or similar feature. Each unit has been designed with a patio area. Each entryway is clearly defined.
- d. **Guideline D.** The streetscape will be required to adhere to Section 3.2, Local and Collector Street Cross Section standards found in the Desert Color Zoning Plan. Additionally, signage and street lighting is outlined in this section.
- e. **Guideline E.** Walls and Fencing. Walls and fencing are not proposed at this time.

- f. **Guideline F.** The applicant is not proposing any accessory structures in this phase of the development.
- g. **Guideline G.** The landscape standards require a 15' wide landscape strip along the right-of-way of any property facing a public street unless it is occupied by a building, driveway, etc. City code requires that five years after planting, all landscape areas are at least 50% covered with foliage of shrubs, and live-vegetative ground cover. A detailed landscape plan will need to be submitted with the construction drawings.

5. **Lighting.** The lighting for these phases will be required to be night-sky friendly fixtures. Pedestrian level lighting is strongly encouraged. A lighting plan has not been submitted with these plans, but staff will ensure that the lighting meets the standards during the site plan process.

**Recommendation:**

The various departments have reviewed the proposal and have the following comments and conditions:

Planning:

1. All units will meet the required parking standards whether on street or on-site.

Engineering:

1. Review drive aisle widths. Some need to be revised to meet the 25 foot and 12 foot pavement requirement. Cannot count the gutter pan.
2. How will the last stall in Phase 1B of the apartments have enough pavement to back out? Needs 25 feet.

Fire:

1. No comments received.

Parks:

1. 12-foot private trail will have public access.

Power:

1. This project is in the Dixie Power service area. No comments.

**Alternatives:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

**Possible Motion:**

“I move that we forward a positive recommendation to the City Council for the zone change amendment for the PEG Townhomes & Apartments & Zone Plan Amendment as presented, case no. 2022-ZCA-003, based on the findings and subject to the conditions listed in the staff report.”

**Findings for Approval:**

1. The proposed amendment meets the requirements of the Desert Color zoning plan as approved by City Council.
2. There will be adequate parking to facilitate the development.

**EXHIBIT A**  
**APPLICANT NARRATIVE**



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

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December 10, 2020

St George City  
Community Development Department  
175 North 200 East  
St George, UT

Re: PD Zone Change 2<sup>nd</sup> Amendment – PEG Apartments at Desert Color

Dear Council/Commission Members:

We are submitting the 2<sup>nd</sup> Amendment to the PD Zone change for the Peg Apartments at Desert Color to provide detailed information regarding the development of a 16.38-acre parcel. Currently, the parcel is owned by the State of Utah (SITLA) and it is under a development agreement with the applicant. The land is in the Desert Color Resort area. As the Site Plan shows, this development will consist of 300 apartment units and 44 townhome units. This will result in an overall density of 21 development units per acre. These units will be held by the owner and not sold as individual units. This development will be in harmony with the surrounding Desert Color project.

We greatly appreciate your consideration of this item.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Bob Hermandson'.

---

Bob Hermandson -- President

**EXHIBIT B**  
**REVISED ZONE PLAN PAGES**



DESERT COLOR

# ZONING PLAN (South Phase Area)

PREPARED FOR:  
City of St. George  
Community Development Department

APPLICATION BY:  
Desert Color St. George, LLC  
730 N 1500 W  
Orem, UT 84057

## Original

Approved October 18, 2018

## Amendment #1

Approved August 20, 2020

## Amendment #2

Approved November 19, 2020

## Amendment #3

(Proposed)

State Institutional Trust Lands Association  
675 E 500 S, Suite 500  
Salt Lake City, UT 84102  
September 2018

## ZONE BOOK AMENDMENT SUMMARIES

### **Amendment #1:**

Changes made to the approval process for civic space less than 1 acre in size.  
Change made to the front setback along units fronting the lagoons.

Pages 63 and 64  
Page 65

### **Amendment #2**

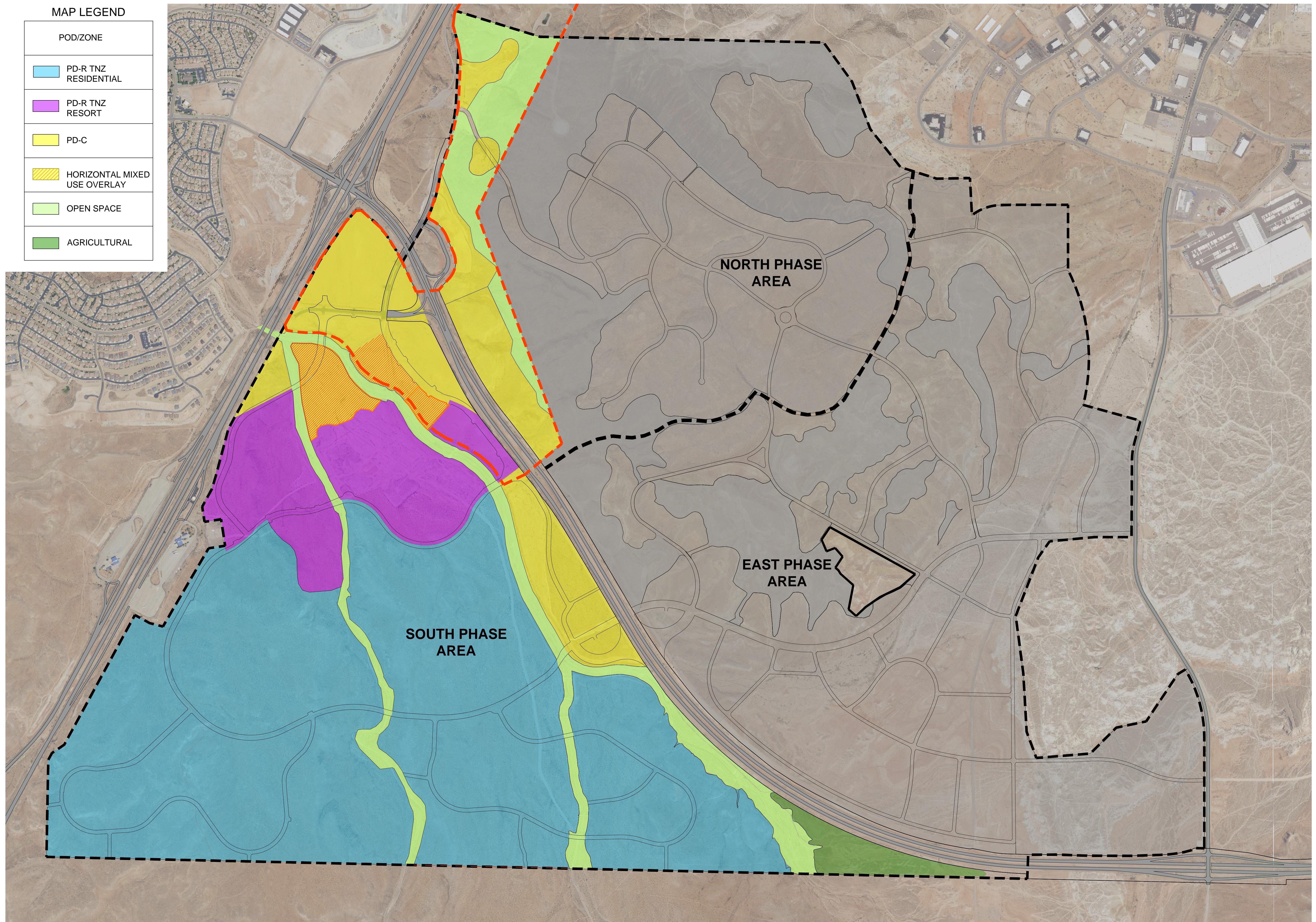
Added "Appendix A" to the Table of Contents  
Changed language on garage setbacks for clarity in purpose  
Added Language for Side and Rear Lot Line Easements  
Fixed clerical errors on exhibits.  
Added "Appendix A" Housing Setback Illustrations

Page 3  
Page 58  
Page 66  
Pages 66 and 67  
Pages A-1 through A-16

### **Amendment #3**

Altered the location of a portion of the Horizontal Mixed Use Overlay  
Exhibit 1-7A South Phase Area Desert Color Community Zone Plan  
Exhibit 1-14 Public Facility Land Donation  
Exhibit 1-16A Trails Master Plan  
Exhibit 1-16B Trails Master Plan With Golf Cart Access  
Exhibit 1-16C Trails Master Plan With Golf Cart Access

Page 11  
Page 24  
Page 26  
Page 27  
Page 28



MAP LEGEND	
POD/ZONE	
PD-R TNZ	RESIDENTIAL
PDR TNZ	RESORT
PD-C	
HORIZONTAL MIXED USE OVERLAY	
OPEN SPACE	
AGRICULTURAL	

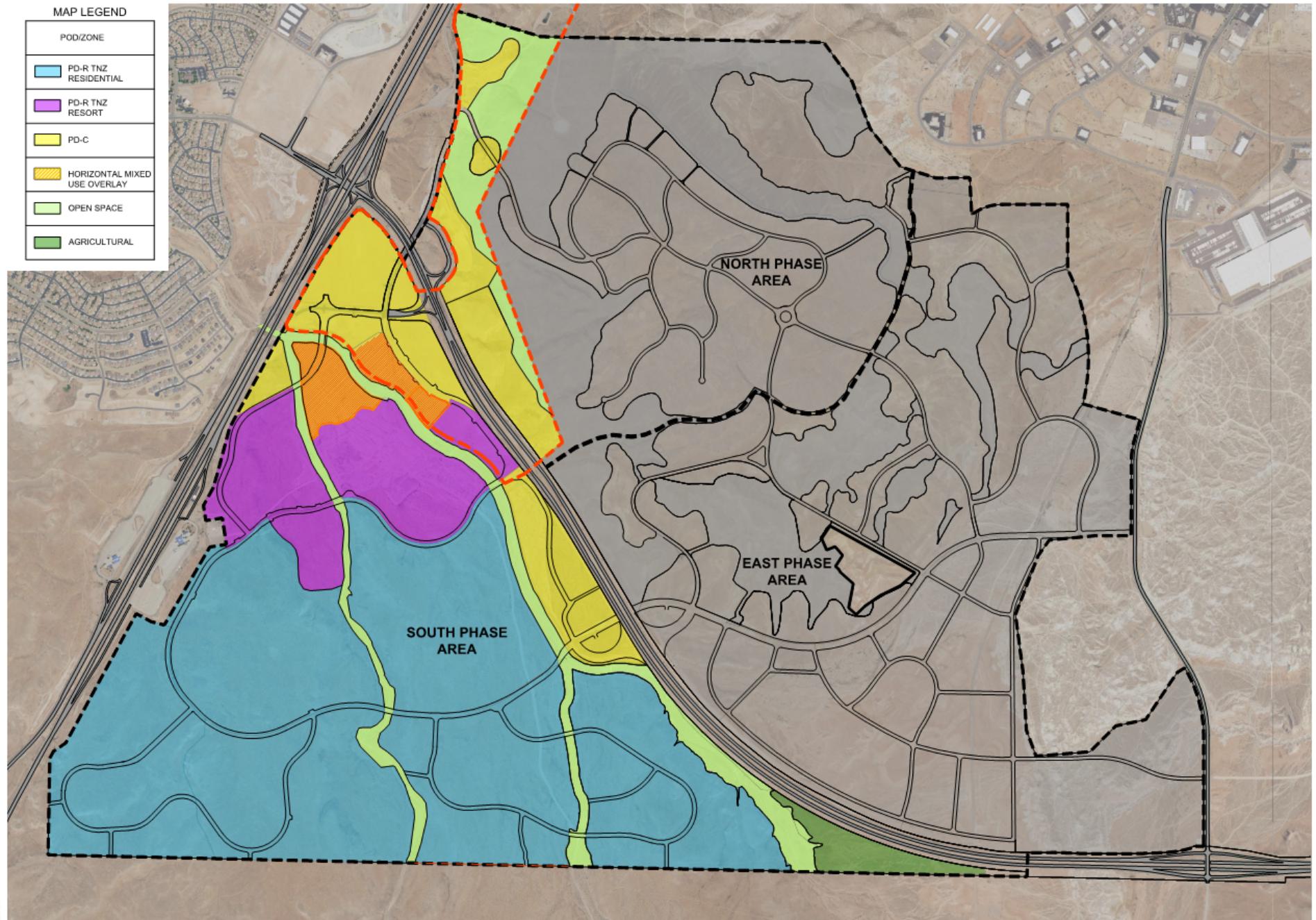


EXHIBIT 1-7A SOUTH PHASE AREA DESERT COLOR COMMUNITY ZONE PLAN

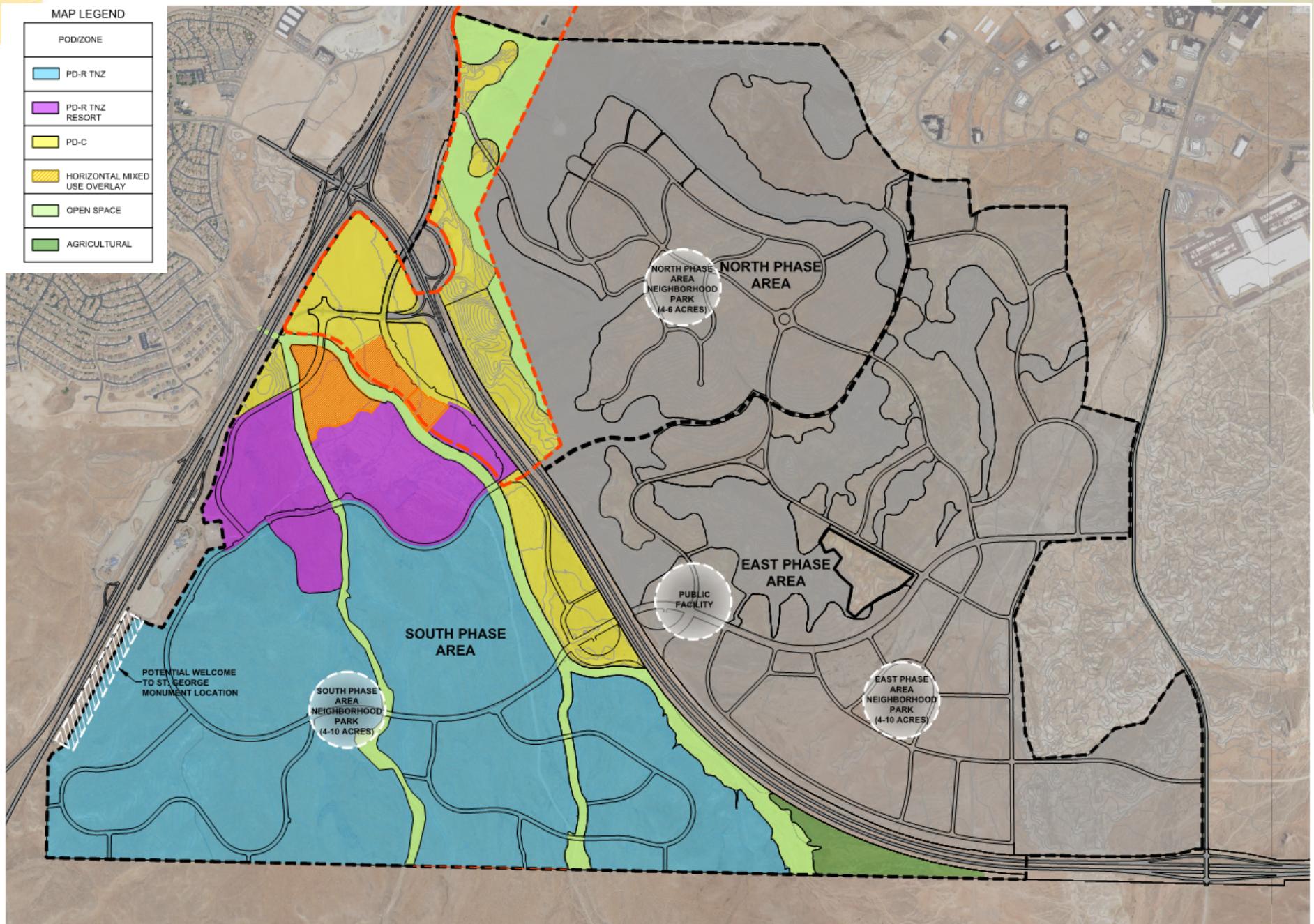
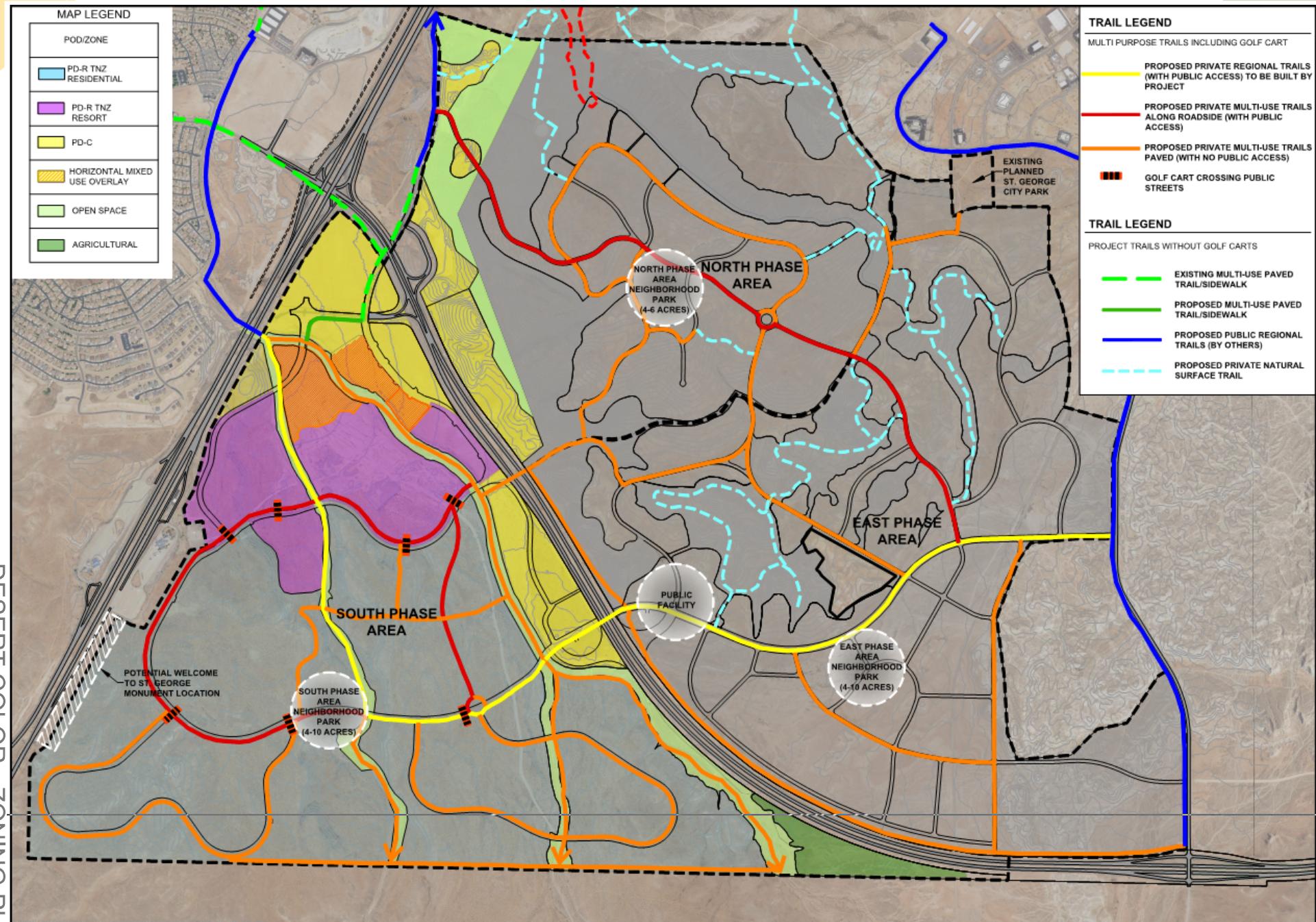


EXHIBIT 1-14 PUBLIC FACILITY LAND DONATION



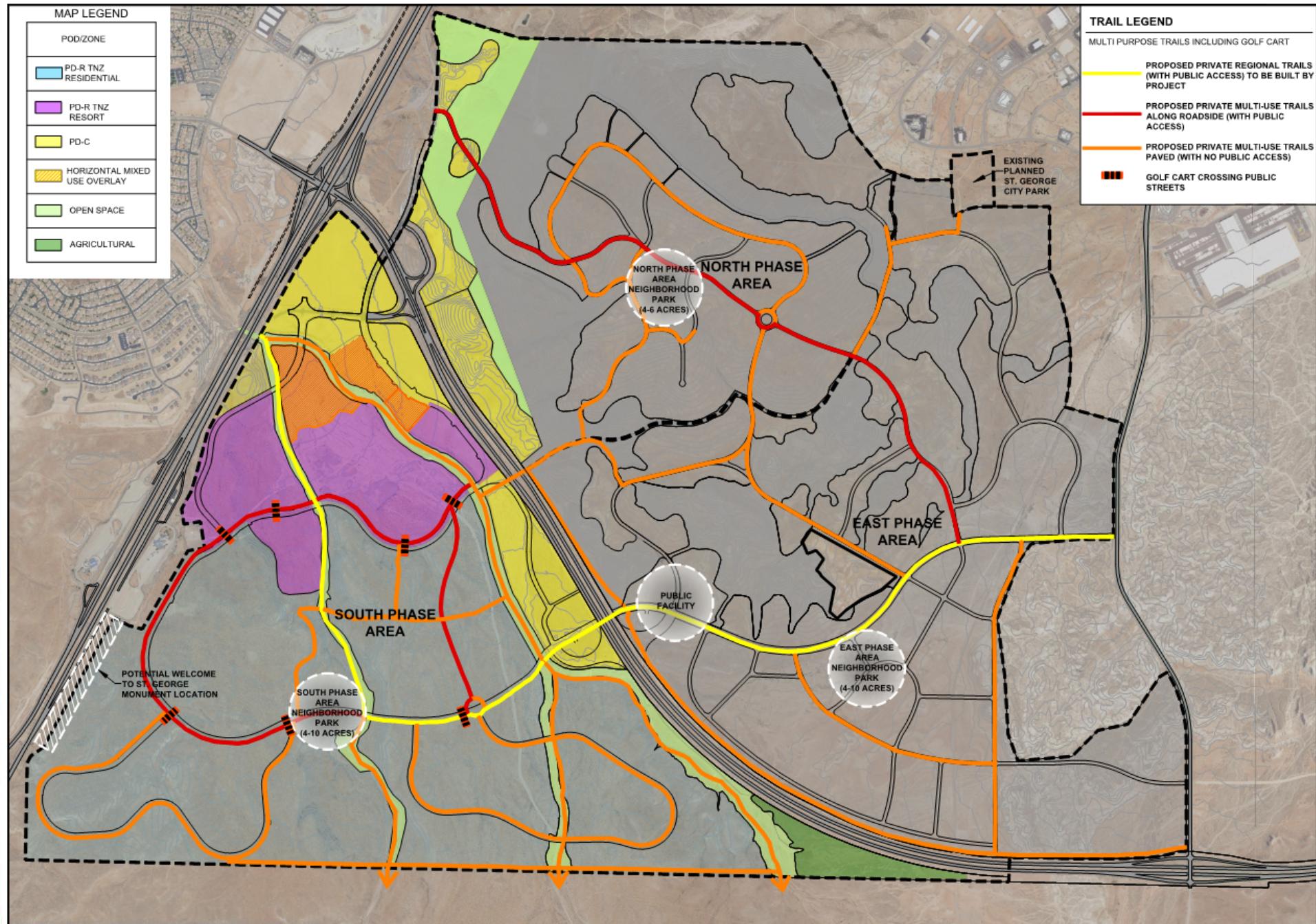


EXHIBIT 1-16B TRAILS MASTERPLAN WITH GOLF CART ACCESS

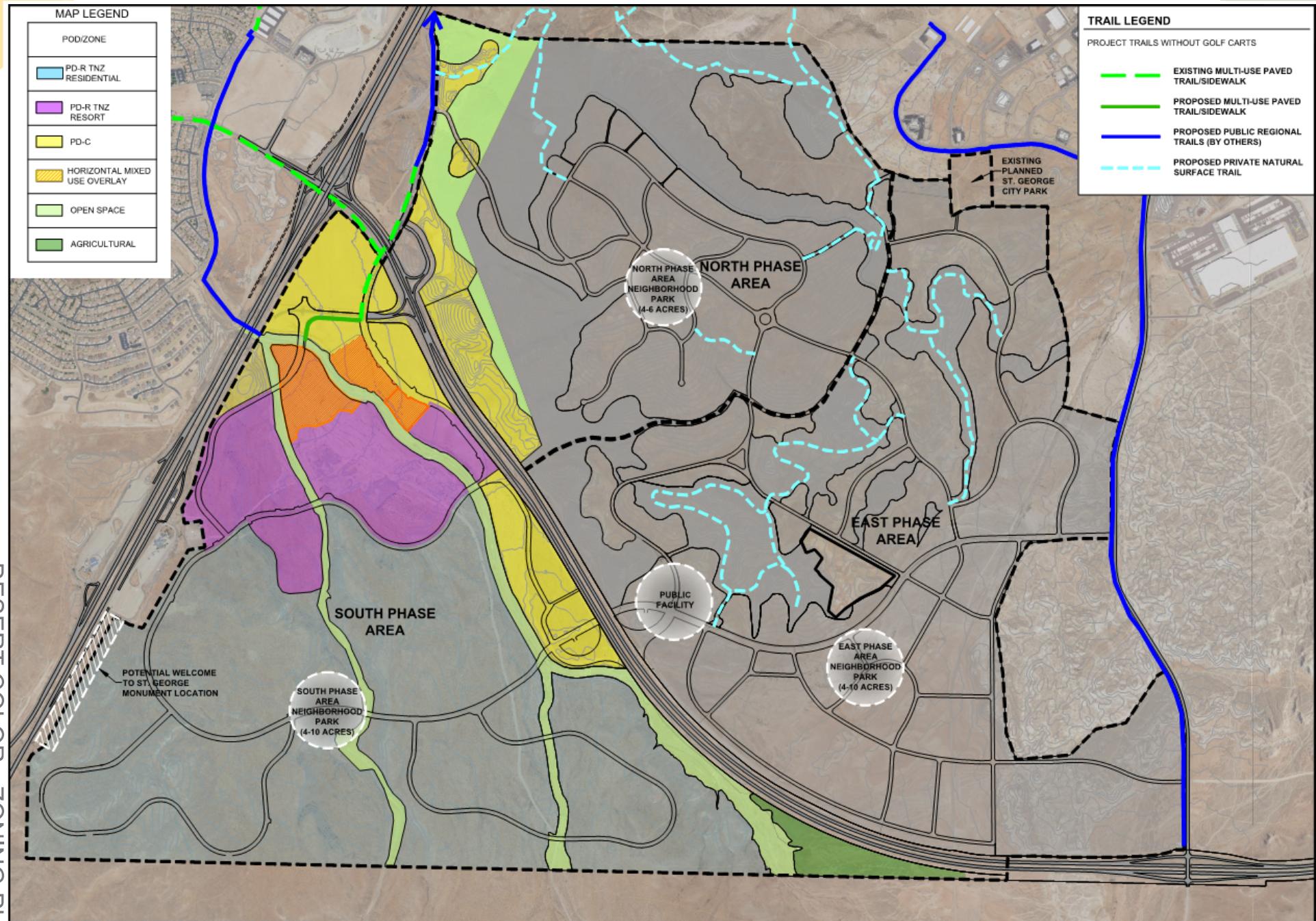


EXHIBIT 1-16C TRAILS MASTERPLAN WITHOUT GOLF CART ACCESS

**EXHIBIT C**  
**POWERPOINT PRESENTATION**

# PEG Townhomes & Apartments

2022-ZCA-003



# Aerial Map



PEG Townhomes & Apartments

0 255 510 1,020 1,530 2,040  
Feet



# General Plan Map

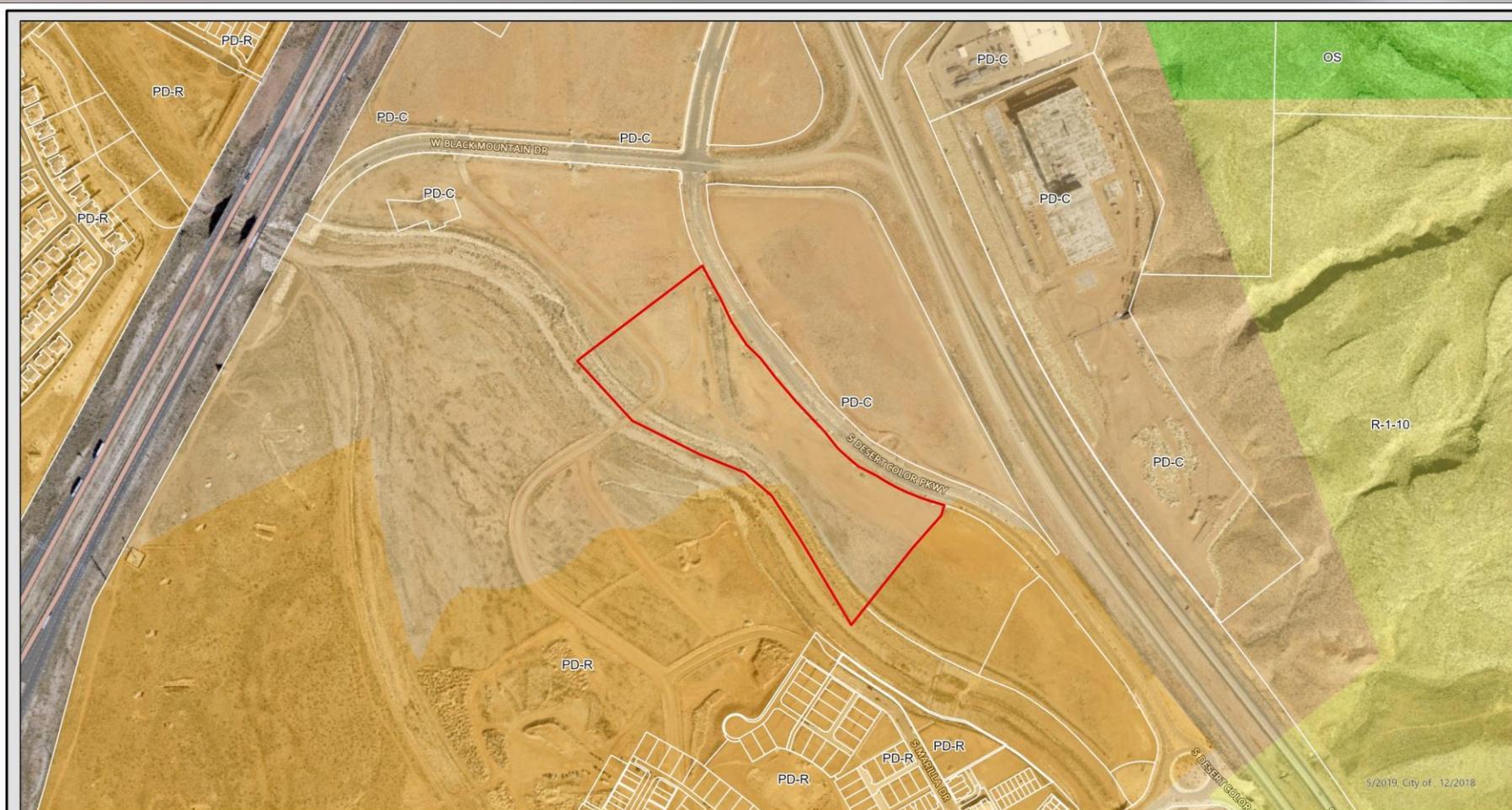


PEG Townhomes & Apartments

0 255 510 1,020 1,530 2,040  
Feet



# Zoning Map

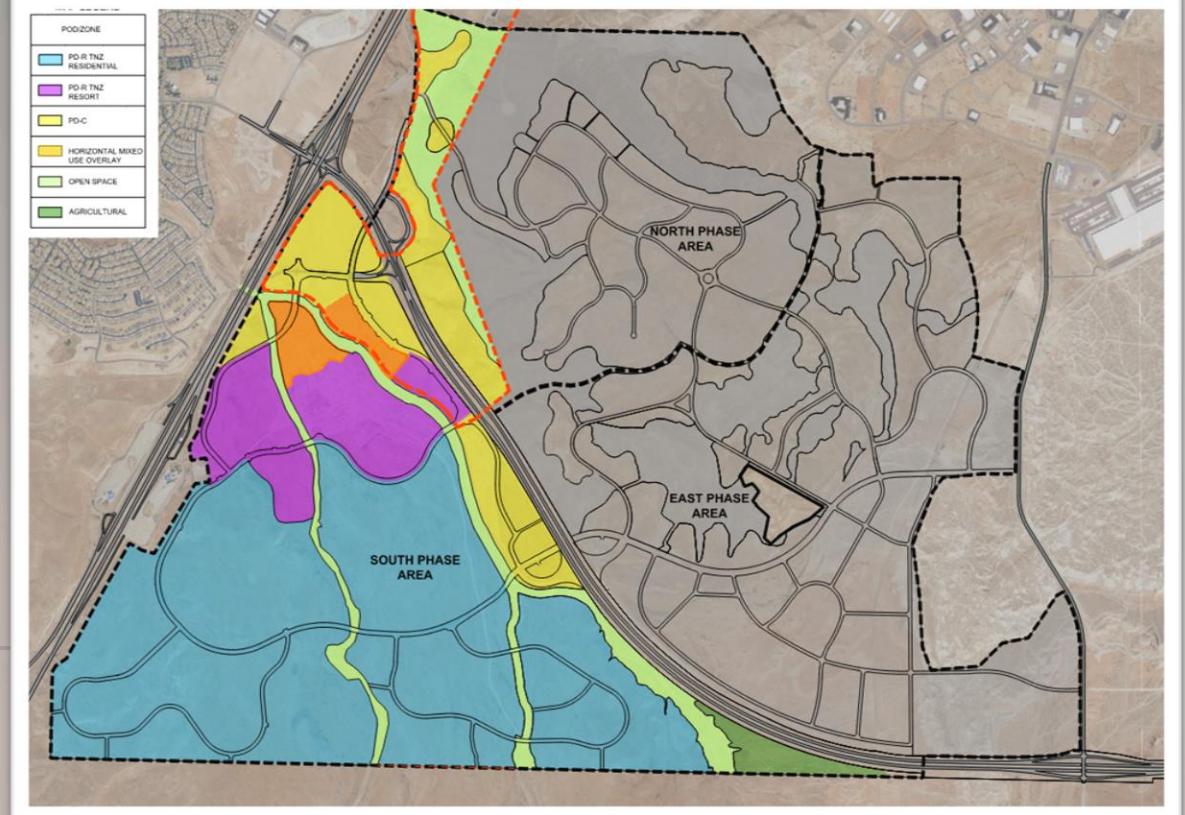
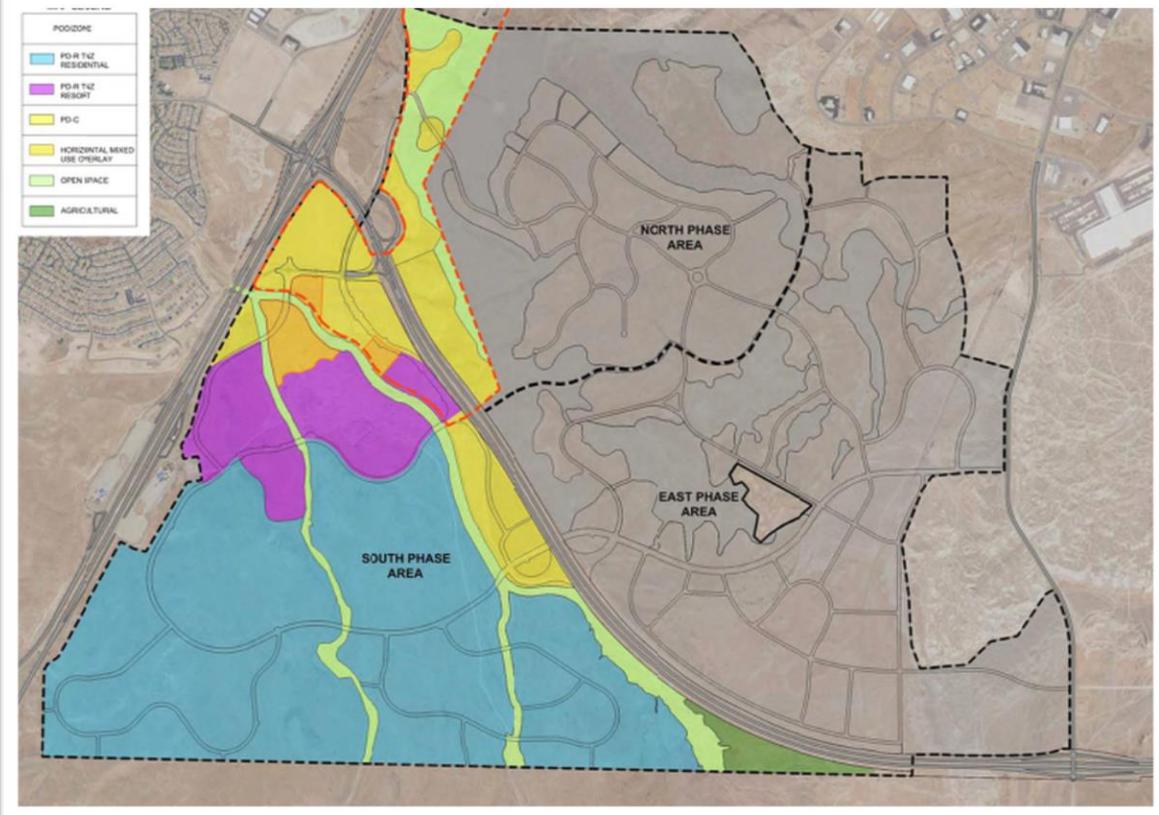


PEG Townhomes & Apartments

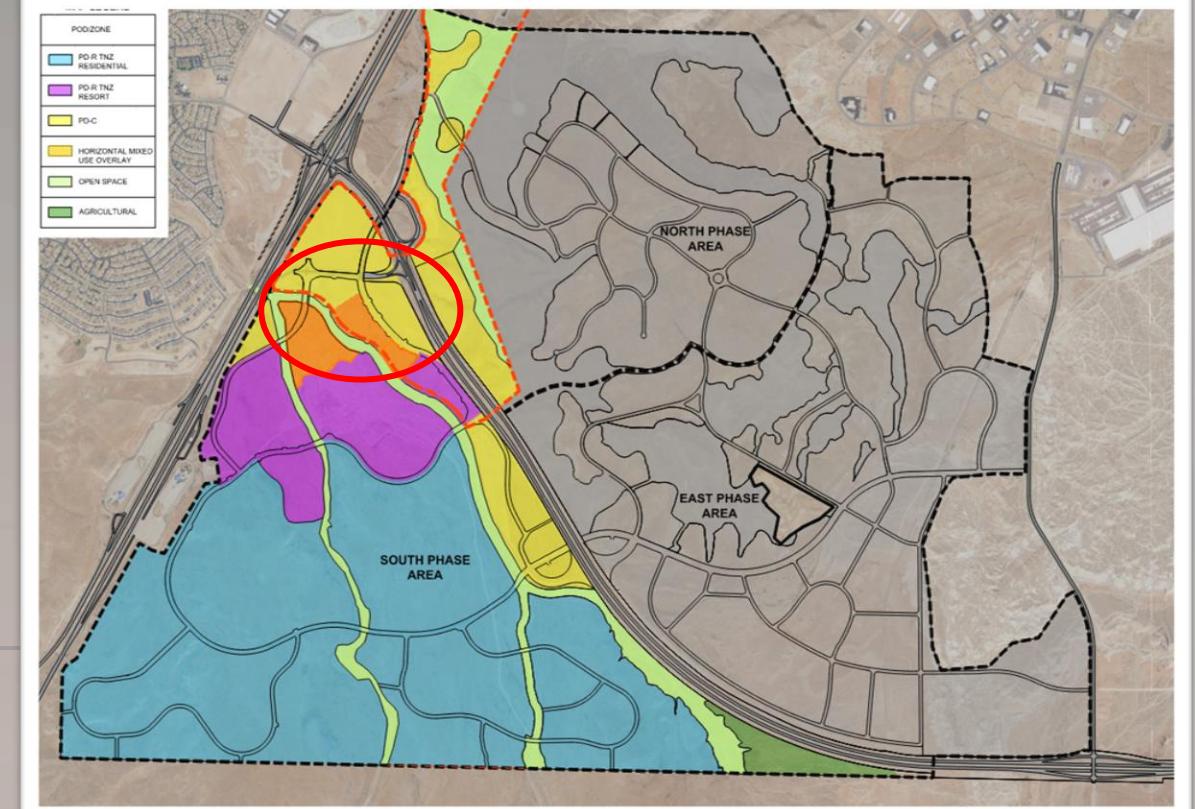
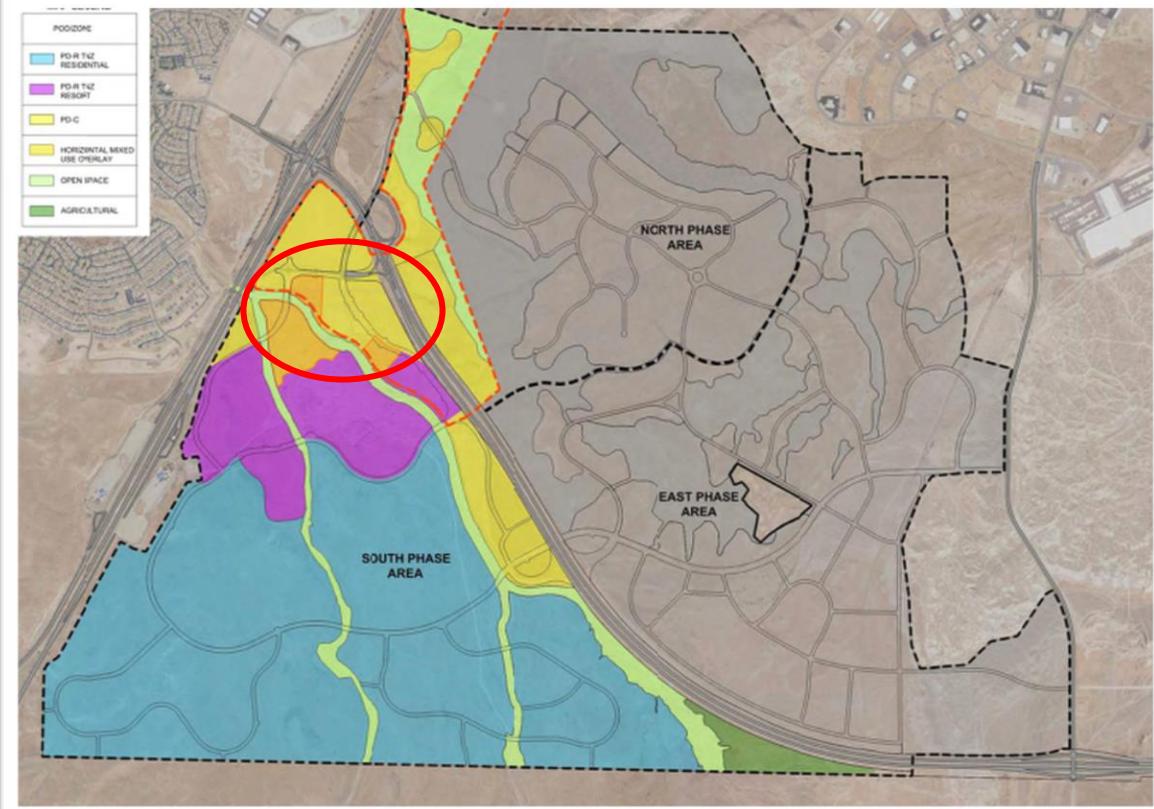
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Feet



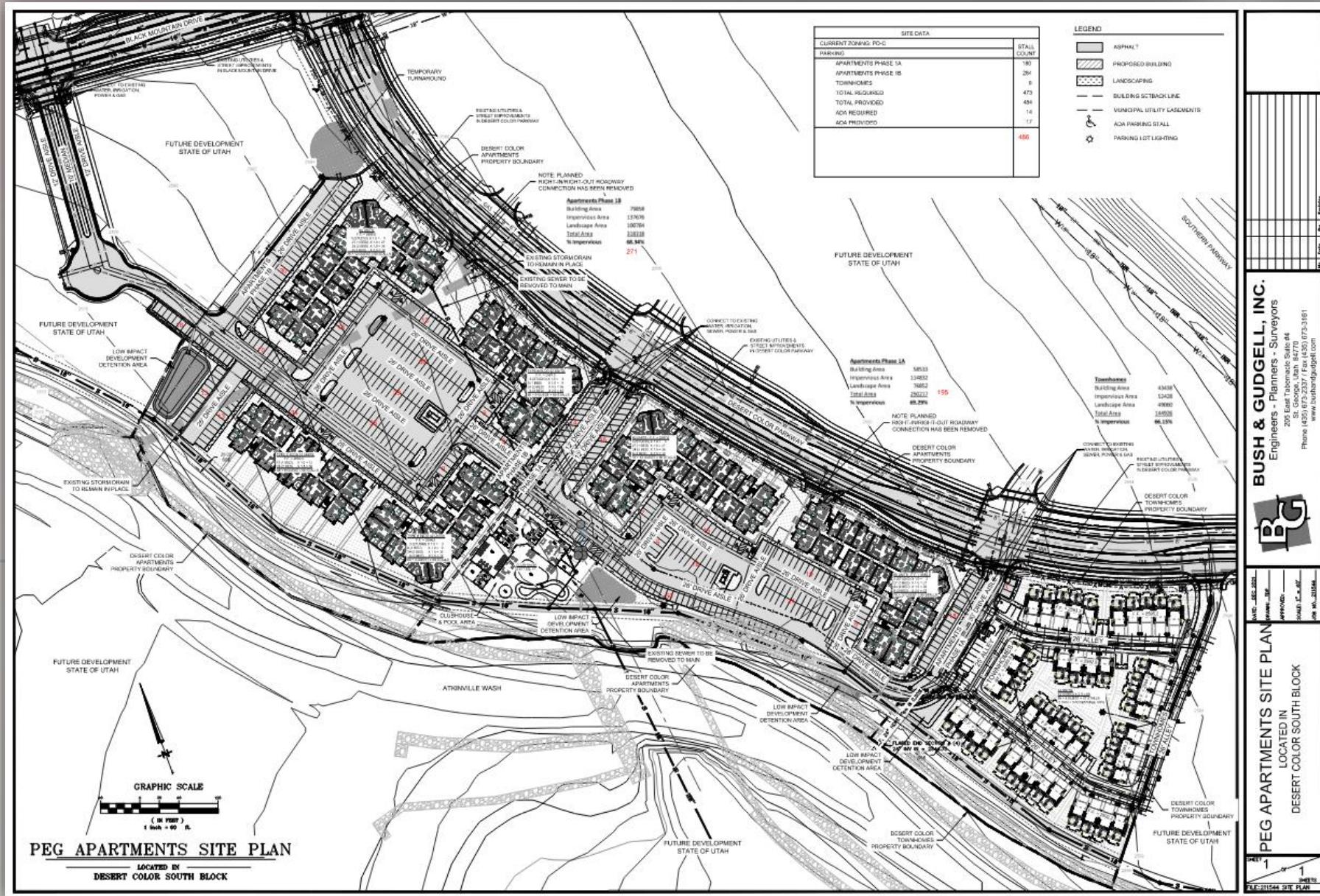
# Horizontal Mixed-Use Overlay



# Horizontal Mixed-Use Overlay



# Site Plan



# Landscape Plan



# **Apartment Bldg A Elevations**



# Apartment Bldg B Elevations



# Apartment Bldg C Elevations



# Apartment Bldg A Renderings



# Apartment Renderings



# Apartment Bldg C Renderings



# Townhomes 4-Plex Elevations



# Townhomes 5-Plex Elevations



# Townhome 4-Plex Renderings



# Townhome 5-Plex Renderings



# Clubhouse



# Aerial Renderings



# Aerial Renderings



# Materials & Color Board



**ZONE CHANGE AMENDMENT**

**PLANNING COMMISSION AGENDA REPORT: 01/11/2022**

**Zone Change Amendment**

**Desert Color Atkinville**

Case No. 2022-ZCA-001

**Request:** Consider a Zone Change Amendment to the Desert Color PD-R to develop the subject property.

**Applicant:** Cole West Development

**Representative:** Eric Day

**Area:** Approximately 5.4 Acres

**Location:** North-west of the Desert Color Parkway and Lagoon Parkway intersection roundabout

**Current Zone:** PD-R - TNZ-Resort (Planned Development Residential, Traditional Neighborhood Zone – Resort)

**General Plan:** TC (Town Center)



**Background:**

The Desert Color development was approved in 2018 after years of refining by the developer, city staff, Planning Commission and City Council. The idea of the resort area is to provide an area that will provide more density and where property owners may rent their homes on a short-term basis if desired. In this area, amenities are centered around the central amenities which in this case is the lagoon with its amenities, the club house, swimming pool, etc. To compliment these amenities, trails and civic space provide additional recreation and lounging opportunities. This particular phase is on the eastern edge of the resort directly adjacent to Desert Color Parkway.

The subject property is lot 2 of the Desert Color Atkinville Resort Subdivision, a two-lot subdivision recorded in November of 2021. The other lot, lot 1, is north-west of this lot and is 5.44 acres. Lot 2 is 5.4 acres (235,258 sq ft).

Addressing the TNZ-Resort area of the development, the Desert Color zone plan states that the resort area *“is where a mix of primary residential and secondary residential, vacation rentals, hotels, and other hospitality-oriented uses may be located. The PD TNZ Resort neighborhood pattern of development shall adhere to Chapter 8B Traditional Neighborhood Zone (“TNZ”) or as modified herein and shall be designated where short term residential rental properties are permitted as outlined in St. George City Ordinances...”*. In the resort area, unlike the NG (Neighborhood General) and NE (Neighborhood Edge) designations which require 50% cumulative single-family designations, the resort only requires 15% single family. The resort designation requires three different building forms in addition to the single-family form.

There are a couple of major differences between the resort area and the NG areas. The resort encourages a greater density by allowing for densities that are greater than 20 dwelling units per acre. Secondly, the resort is anchored by a central prominent recreation amenity, lagoon or civic space. In this case, the recently completed lagoon and clubhouse are those amenities and all development feeds off of those amenities.

The development standards for TNZ-Resort zones are as follows:

- 1. Pattern of development.** The pattern of development is required to follow the Traditional Neighborhood Zone (TNZ) guidelines found in Chapter 7H of the Zoning Regulations. In Section 7H-1-B of the Zoning Regulations, it suggests the traditional block design to be used for the pattern of development. The traditional block design uses a grid street pattern. The traditional block design also includes street cross-sections that promote pedestrian activity. Off-street parking is to be placed at the rear of the buildings and is designed for pedestrian activity as opposed to creating a car-oriented environment.

This proposal does use the grid pattern as much as possible within the limits of this small space. The plan makes use of streets, drive-aisles, and sidewalks for access. The street cross-sections found in the preliminary plat depict pedestrian friendly corridors. Sidewalks will connect each building and unit to the rights-of-way.

2. **Civic Space.** The TNZ-Resort, which this property falls into, require that 5% be dedicated to civic space. The zone plan also allows the required civic space to be spread out through the overall neighborhood, in this case, Desert Color Resort. The applicant has calculated that approximately 11% of the site is dedicated to usable civic space. There are other areas that will be landscaped and left natural open space (along the Atkinville Wash for instance) that don't qualify for civic space but will, nonetheless, contribute to the sites overall aesthetic quality.
3. **Parking.** The parking requirements for Desert Color vary depending on the number of bedrooms with a maximum requirement of two spaces per unit. The applicant has provided the following table:

REQUIRED PARKING CALCULATION	
2 STALLS PER 3+ BED	$44*2=88$ STALLS
VISITOR PARKING (1 PER 5 UNITS)	$44/5= 9$ STALLS
PARKING REQUIRED	97 STALLS

Through garages, driveways and surface parking stalls, the applicant has met the requirement for parking.

4. **Building and Streetscapes.** The applicant is proposing ten buildings on the site. The buildings have three, four, or six units. This is a new design in Desert Color. The Desert Color Design Review Committee has reviewed the building and has given preliminary approval.

There are several architectural guidelines that these units must follow. These items, found in section 3.5 of the zone plan are:

- a. **Guideline A.** Each building that is greater than one story must have a clear delineation between the levels. The proposed buildings all delineate the floor boundaries. Each building is also required to use high quality materials such as brick, stone, stucco, cement clapboard siding or similar materials. The proposed buildings satisfy this guideline by the use of stucco, clapboard siding, stone and metal accents and will be a desert modern motif.
- b. **Guideline B.** No building can be twice the height of the building adjacent to it or across the street. The proposed buildings are designed at approximately 27 feet to the top of the rooftop. The buildings across the wash (the closest buildings to the subject property) are two story apartment buildings similar in height and massing making the proposed building compliant with this section of the zone plan.
- c. **Guideline C.** All of the proposed units are required to have a prominent entryway through the use of a porch, stoop or similar feature. Each unit has been designed with a patio area. Each entryway is clearly defined.

- d. **Guideline D.** The streetscape will be required to adhere to Section 3.2, Local and Collector Street Cross Section standards found in the Desert Color Zoning Plan. Additionally, signage and street lighting is outlined in this section.
- e. **Guideline E.** Walls and Fencing. Walls and fencing are not proposed at this time.
- f. **Guideline F.** The applicant is not proposing any accessory structures in this phase of the development.
- g. **Guideline G.** The landscape standards require a 15' wide landscape strip along the right-of-way of any property facing a public street unless it is occupied by a building, driveway, etc. City code requires that five years after planting, all landscape areas are at least 50% covered with foliage of shrubs, and live-vegetative ground cover. A detailed landscape plan will need to be submitted with the construction drawings.

5. **Lighting.** The lighting for these phases will be required to be night-sky friendly fixtures. Pedestrian level lighting is strongly encouraged. A lighting plan has not been submitted with these plans, but staff will ensure that the lighting meets the standards during the site plan process.

**Recommendation:**

The various departments have reviewed the proposal and have the following comments and conditions:

## Planning:

1. All units will meet the required parking standards whether on street or on-site and that three more parking stalls are shown and provided on site.

## Engineering:

1. All drive aisle widths need to be 25 feet of pavement or concrete.
2. 12 foot trail needs to be shown along Atkinville Wash over the sewer line.

## Fire:

1. No comments received.

## Parks:

1. Install master planned 12' wide private trail with public access along sewer easement. This trail will need to connect with the existing 12' wide trail on the east end of this development and connect with the proposed 12' wide trail on the west side of this development.

## Power:

1. This project is in the Dixie Power service area. No comments.

**Alternatives:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

**Possible Motion:**

“I move that we forward a positive recommendation to the City Council for the zone change amendment for the Desert Color Atkinville as presented, case no. 2022-ZCA-001, based on the findings and subject to the conditions listed in the staff report.”

**Findings for Approval:**

1. The proposed amendment meets the requirements of the Desert Color zoning plan as approved by City Council.
2. There will be adequate parking to facilitate the development.

**EXHIBIT A**  
**POWERPOINT PRESENTATION**



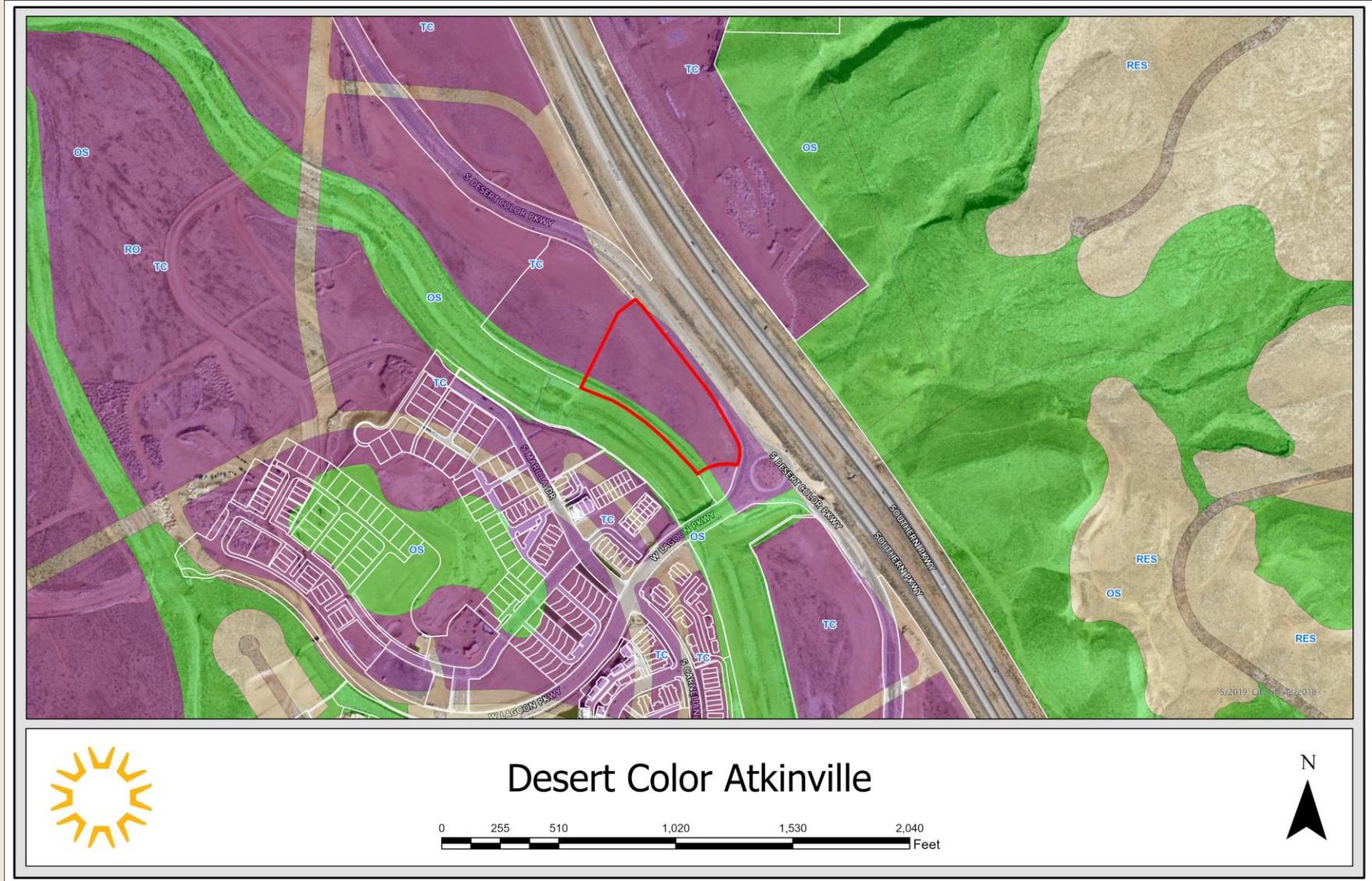
*Desert  
Color  
Atkinville*

ZCA-2022-001

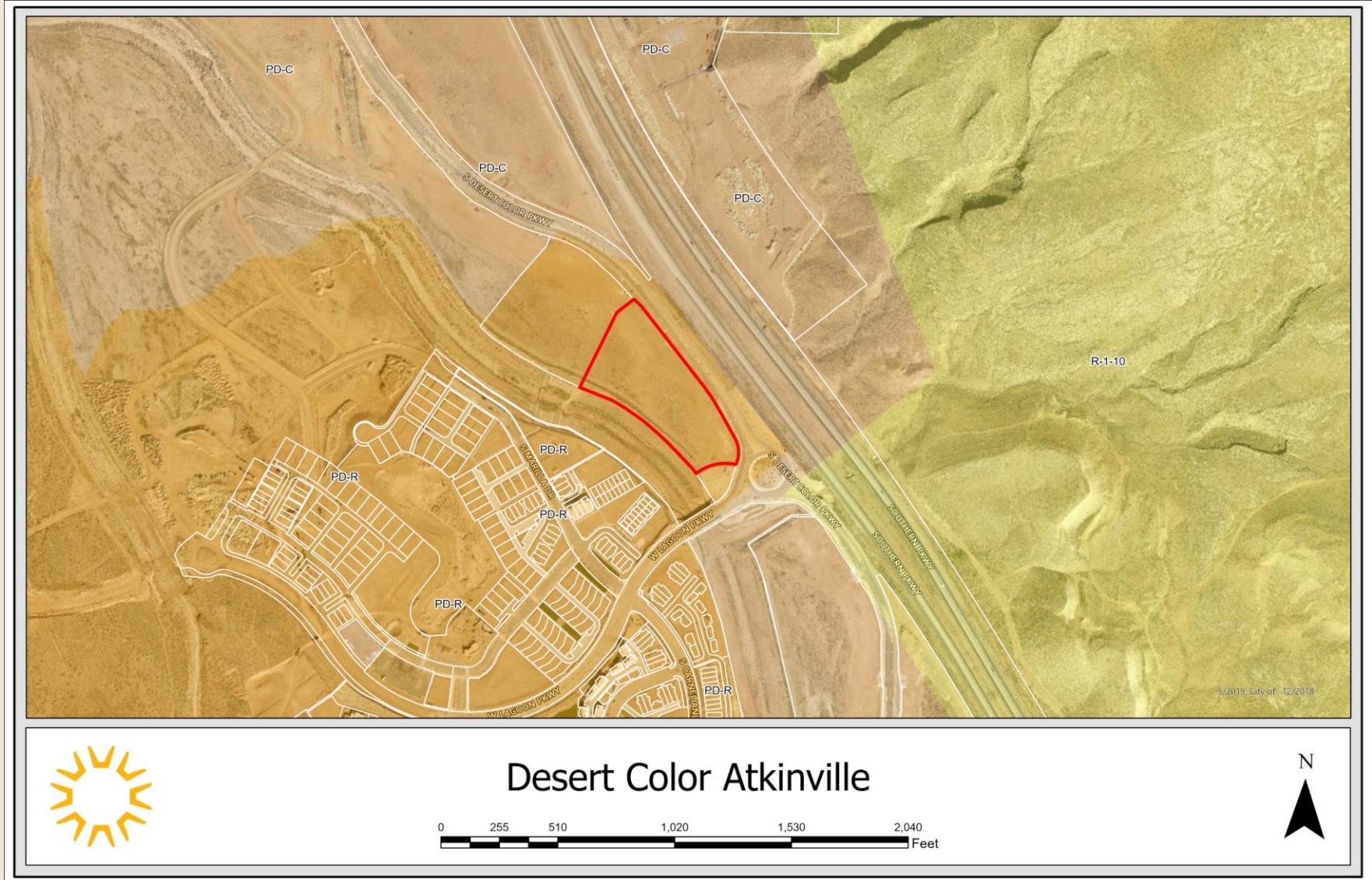
*Aerial Map*



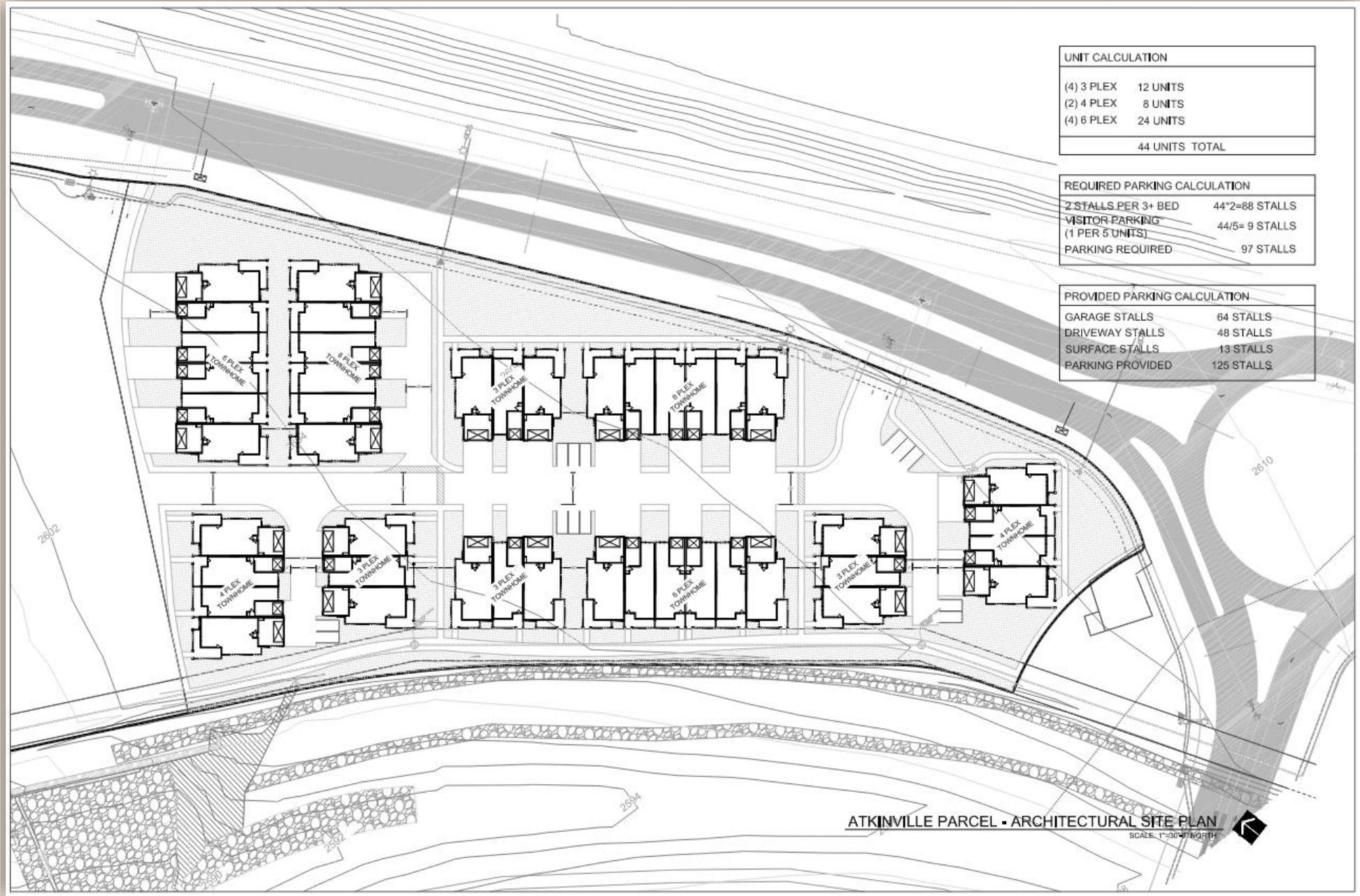
## *Land Use Map*



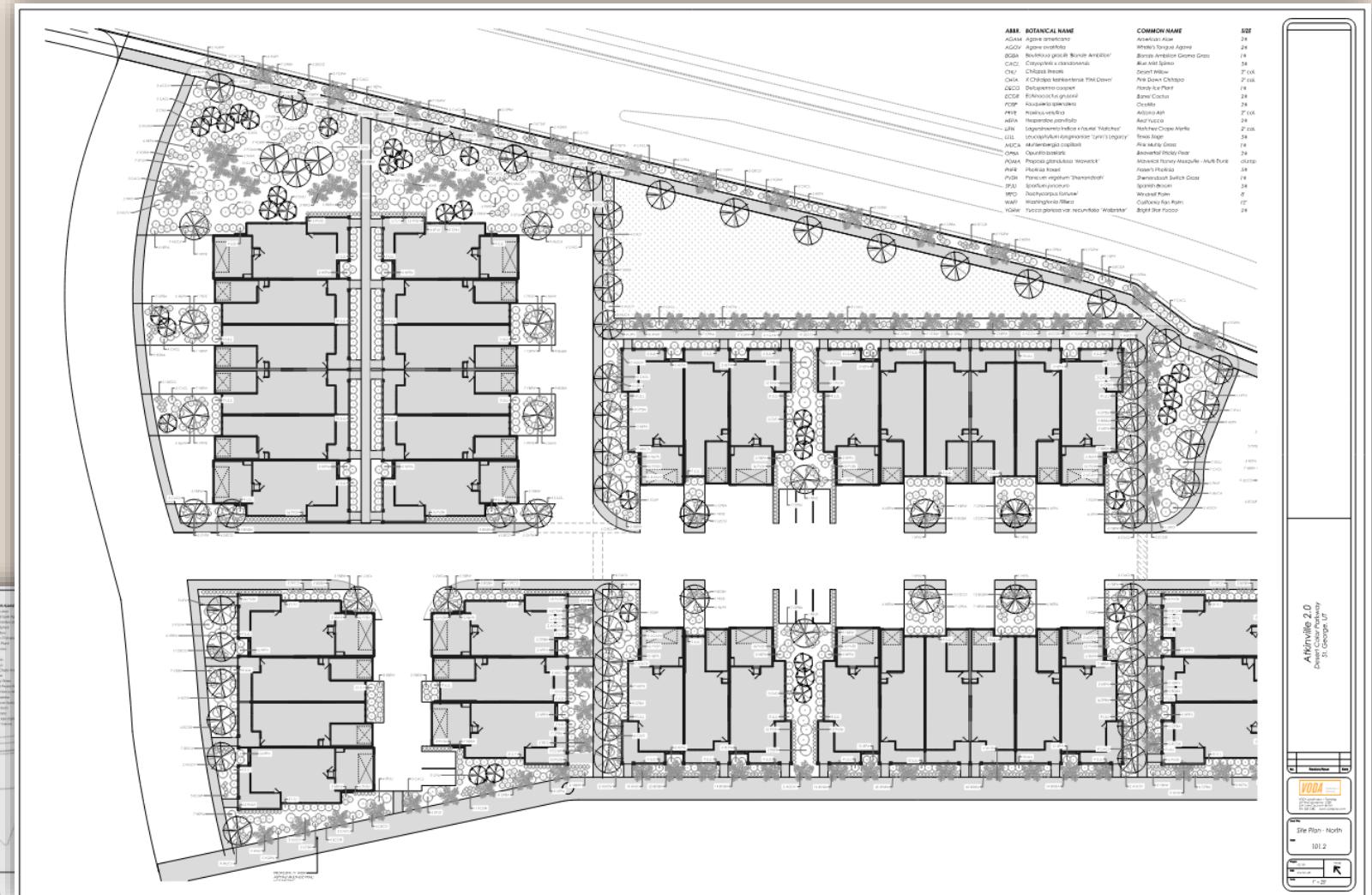
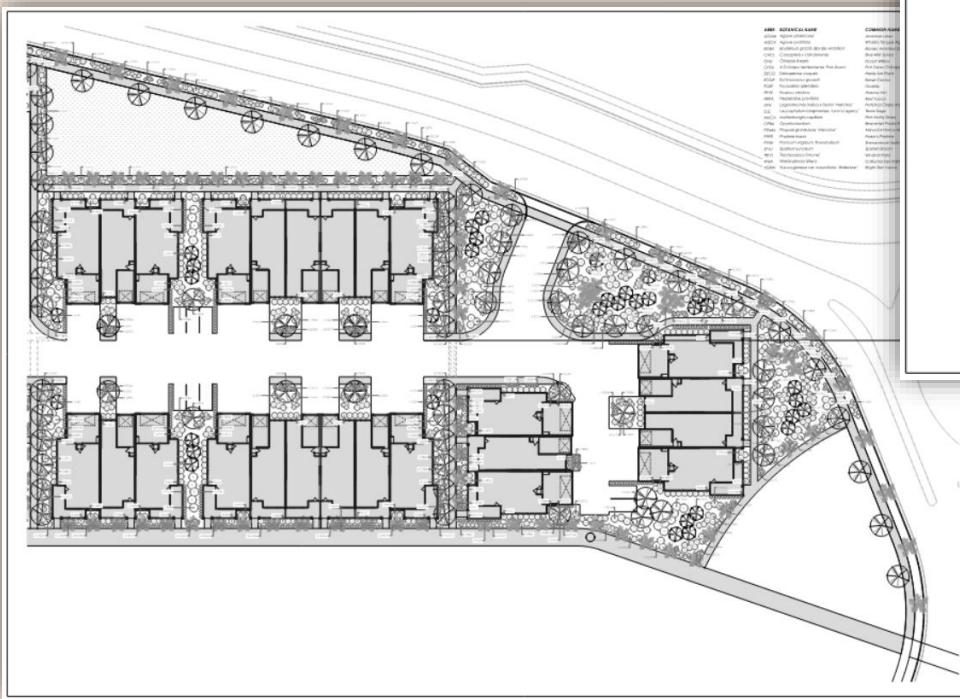
## Zoning Map



# Site Plan



## *Landscape Plan*



# Elevations - 4 Plex

## DC Atkinville Parcel (4-Plex)

Newport, Laguna, Newport

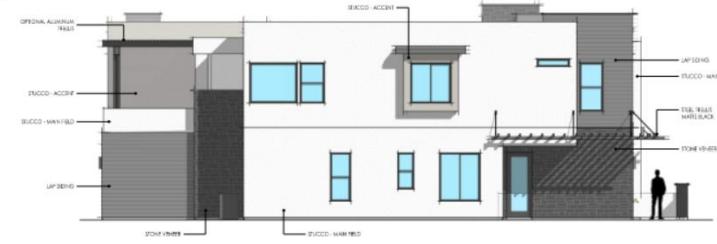
SCALE: 1'0" = 1'-0"



## DC Atkinville Parcel (4-Plex)

Newport, Laguna, Newport

SCALE: 1'0" = 1'-0"



Rendering - 4 Plex

## DC Atkinville Parcel (4-Plex)

Newport, Laguna, Newport

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



### EXTERIOR MATERIALS

COLOR SCHEME: NEUTRAL PALETTE



STUCCO - MAIN FIELD  
TEXTURE: SAND  
COLOR: SW ALABASTER



STUCCO - ACCENT  
TEXTURE: SAND  
COLOR: SW ANALYTICAL GRAY



FIBER CEMENT LAP SIDING  
TEXTURE: SMOOTH  
COLOR: COBBLESTONE



STONE  
TYPE: PRO-FIT TERRAIN LEDGESTONE  
COLOR: ETHOS

COLE WEST HOME

### EXTERIOR MATERIALS

COLOR SCHEME: NEUTRAL PALETTE



STUCCO - MAIN FIELD  
TEXTURE: SAND  
COLOR: SW ALABASTER



STUCCO - ACCENT  
TEXTURE: SAND  
COLOR: SW ANALYTICAL GRAY



FIBER CEMENT LAP SIDING  
TEXTURE: SMOOTH  
COLOR: COBBLESTONE



STONE  
TYPE: PRO-FIT TERRAIN LEDGESTONE  
COLOR: ETHOS

COLE WEST HOME

*Elevations –  
6 Plex*



Rendering - 4 Plex

## Desert Color Atkinville (6-Plex)

Newport XL & Laguna XL  
SCALE: 1'-0" = 1'-0"



## EXTERIOR MATERIALS

COLOR SCHEME: COOL PALETTE



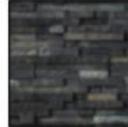
STUCCO - MAIN FIELD  
TEXTURE: SAND  
COLOR: ULTRA WHITE - 330



STUCCO - ACCENT  
TEXTURE: SAND  
COLOR: LONDON FOG - 869



FIBER CEMENT LAP SIDING  
TEXTURE: SMOOTH  
COLOR: AGED PEWTER



STONE  
TYPE: PRO-FIT TERRAIN LEDGESTONE  
COLOR: TREK

COLE WEST HOME

## Desert Color Atkinville (6-Plex)

Newport XL & Laguna XL

SCALE: 1'-0" = 1'-0"



## EXTERIOR MATERIALS

COLOR SCHEME: COOL PALETTE



STUCCO - MAIN FIELD  
TEXTURE: SAND  
COLOR: ULTRA WHITE - 330



STUCCO - ACCENT  
TEXTURE: SAND  
COLOR: LONDON FOG - 869



FIBER CEMENT LAP SIDING  
TEXTURE: SMOOTH  
COLOR: AGED PEWTER



STONE  
TYPE: PRO-FIT TERRAIN LEDGESTONE  
COLOR: TREK

COLE WEST HOME

# Materials Board



PLANNING COMMISSION AGENDA REPORT: 01/11/2022

<b>Junius &amp; Margaret Ann Barton Home as a Short-Term Rental</b> Conditional Use Permit (Case No. 2022-CUP-001)	
<b>Request:</b>	To approve a registered landmark to be used as a short-term rental.
<b>Applicant:</b>	Tyler Wittwer
<b>Representative:</b>	Tyler Wittwer
<b>Location:</b>	179 West 200 North Street St. George, UT 84770
<b>General Plan:</b>	MDR, Medium Density Residential
<b>Zoning:</b>	RCC, Residential Central City
<b>Land Area:</b>	Approximately .12 acres



**BACKGROUND:**

This property was designated as a landmark site by the City Council on November 9, 2021 and is known as the Junius and Margaret Ann Barton Home. The applicant is now seeking a conditional use permit to operate a short-term rental. In Section 10-13E-4B, *Conditional Uses for Landmark Sites*, it states that landmark sites are allowed a conditional use permit only if five specific conditions are met. The five conditions are listed below along with an explanation of how that condition is being met.

***1. The requested use is for low impact professional office or commercial use.***

The Barton Home was built in 1949, and as an historic home the applicant is seeking to use this home as a short-term rental. There are two separate units in this home. Each unit has its own private entrance. On the main floor there are four bedrooms and two bathrooms with a kitchen and living room. The basement has two bedrooms and one bathroom with a kitchen and living room. The home has the potential to be rented out as one large unit or two separate units. This home impacts to the surrounding neighborhood should be minimal. There are several commercial developments on this block and in addition to this home, there are only two other single-family homes on this block. This home borders Sand Town Plaza on the east and Seasons Health & Rehabilitation facility on the north.

***2. Substantial investment is made to upgrade the property and enhance its historic significance.***

The owners have renovated the entire house. Upstairs, the original hardwood floors have been refinished. The basement has new carpet and luxury vinyl planks. The house also has all new plumbing and electrical systems. The kitchens and bathrooms have been recently upgraded. Outside there is new landscaping and concrete and the exterior of the home has been repainted.

***3. Any renovation maintains or enhances the historic, architectural and aesthetic features of the property.***

This home has had few external alterations. The first alteration is that one window was removed, and two windows were added in the attic to create a staircase leading up to two rooms and a bathroom in the attic. In addition, the laundry room was originally built with outdoor access only, but it is now accessed through the inside of the home as well. The Historic Preservation Commission, Planning Commission, and City Council agreed that the renovations performed have not deterred from the historic features of the property.

***4. The proposed use shall generate only minimal traffic or parking demand as determined by the city council.***

It is expected that the traffic impact will be minimal. This home is within walking distance to the downtown dining and tourist attractions. In addition, Section 10-19-4(A)(7) requires two (2) parking spaces for a single-family short-term rental, one (1) of which must be covered. With two units to be rented, the parking requirement will be two covered spaces and two uncovered spaces. One covered and one uncovered space will not be allowed to be tandem to the other covered and uncovered space.

This property has enough off-street parking spaces for 4+ vehicles. Two of the spaces are partially covered. They are approximately 11½ feet deep. We would require them to be extended to at least 18' deep.

- 5. *The city council may impose such other conditions for granting a conditional use permit as it deems necessary to protect the character of the landmark site.***  
The Planning Commission may recommend additional conditions.

**RECOMMENDATION:**

Staff recommends approval of the Junius and Margaret Ann Barton Home Conditional Use Permit with the following condition:

1. The two covered parking spaces will be extended to at least 18' deep.

**ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial.
4. Table the proposed conditional use permit to a specific date.

**POSSIBLE MOTION:**

The Planning Commission recommends approval of the Junius and Margaret Ann Barton Home Conditional Use Permit with the condition outlined in the staff report.

**FINDINGS FOR APPROVAL:**

1. The proposed conditional use permit is compatible in use, scale and design with allowed uses in the zone.
2. The proposed conditional use permit meets the requirements found in Section 10-13E-4B found in the Zoning Regulations.

## **Exhibit A** **Applicants Narrative**

The purpose of this application is to gain approval to use the property located at <175 East 200 North St. George, UT> as a nightly rental. This property recently gained approval to be a Local Historical Landmark and we would like to have the ability to rent it as a nightly rental. The property has potential to be rented out as one large unit or split into two separate units. (Main Floor - 4 bedroom, 2 bath and Basement - 2 bedroom, 1 bath) Each rental unit has its own private entrance.

This home has been heavily renovated and is a great addition to the downtown area and will provide a great place for visitors to stay and experience what downtown St. George has to offer. We do not believe this will generate any or very little incremental traffic to the area and may help some tourists limit travel time and parking needs downtown because they will be able to walk to the downtown area. Utility Demand and Emergency Vehicle access will not change with approval and when used as a nightly rental it will be run as a business with the expectations and requirements each guest will need to follow so that the home and area stay in great shape.

As with any hotel, bed and breakfast or nightly rental there is the potential that the guests staying there will be noisy but it is our expectation that there will not be issues with neighbors being that many of the surrounding properties are commercial buildings. If there are issues, we would plan to mitigate them as soon as possible.

Off-Street parking can be a concern. This property has the ability to park 4-6 vehicles off the street if needed. Ideally it would be best to only park 2-4. Most of the time we expect a maximum of 2-3 vehicles on site.

Thank you for your consideration. Please let me know if there is anything else I need to provide.

Regards,

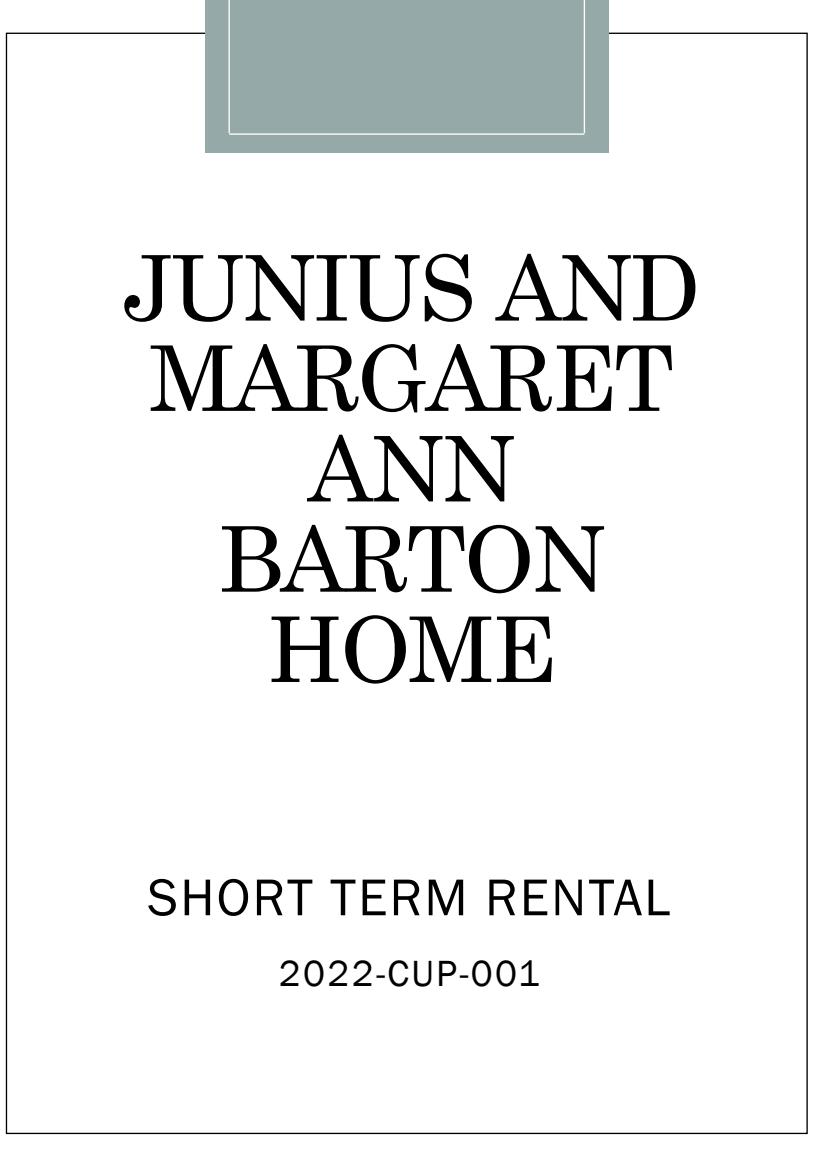
Tyler Wittwer

### **Clarification from the applicant on the Parking and investment to the property:**

Hopefully this email answers your questions. First parking. There are two partial covered parking spots so hopefully that fulfills the requirements for parking. Off street parking can hold 4-6 depending on how tight people want to park. I will take some pictures for you so that you can see what I am talking about.

As far as investment to the property. Besides remodeling the entire interior with new electrical, plumbing (includes new water heaters and water softener), paint, kitchen cabinets, appliances, carpet, refinished the original wood floors and new gas fireplace on the exterior we have put in all new landscaping, repainted the house fixed and poured new concrete. I believe the investment will be considered substantial because there's not much more we could have done to it without knocking it down.

**Exhibit B**  
**PowerPoint Presentation**



# JUNIUS AND MARGARET ANN BARTON HOME

SHORT TERM RENTAL

2022-CUP-001



# LOCATION



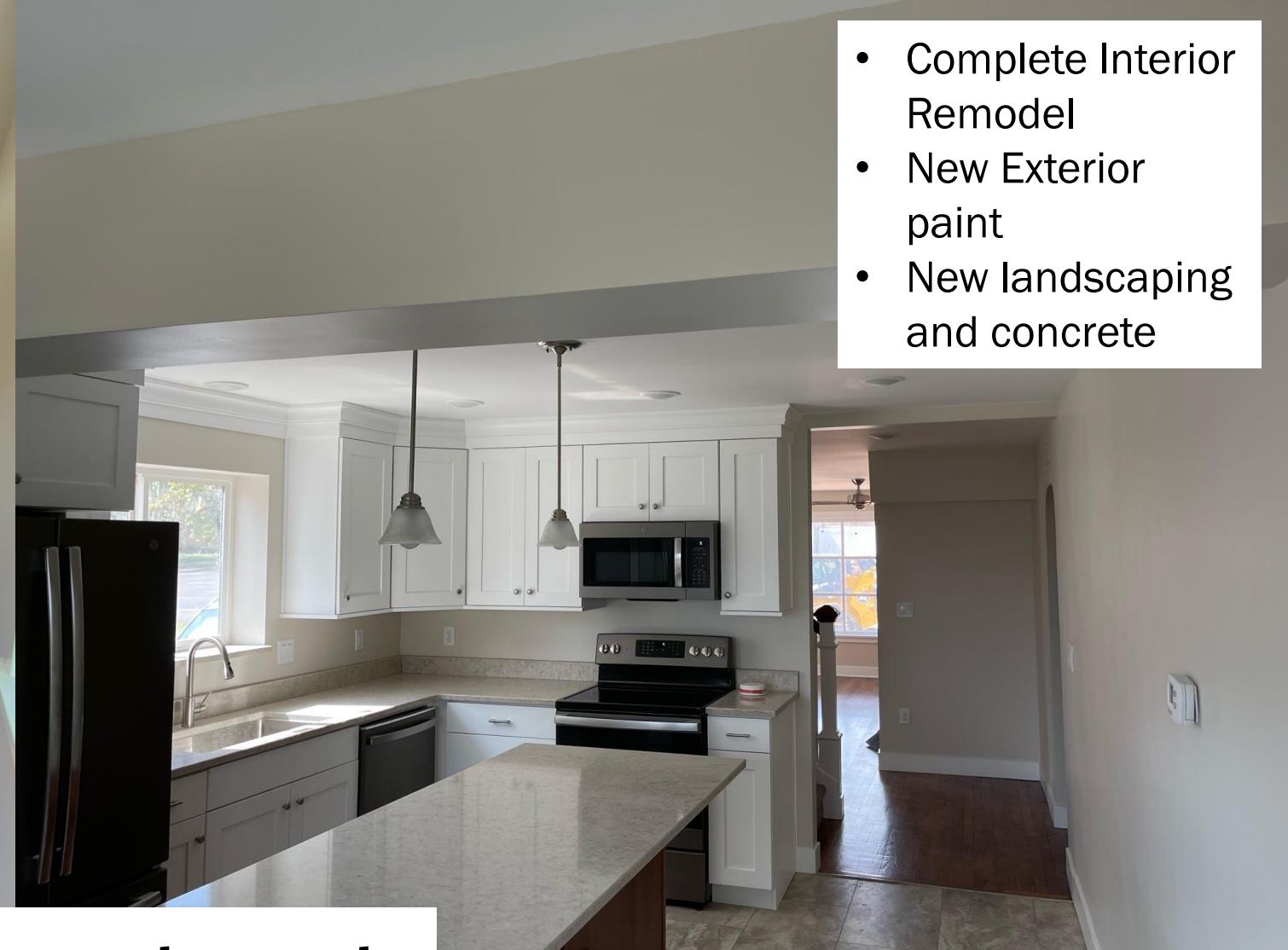


# Conditional Use Permit for a Short-Term Rental - Five Conditions



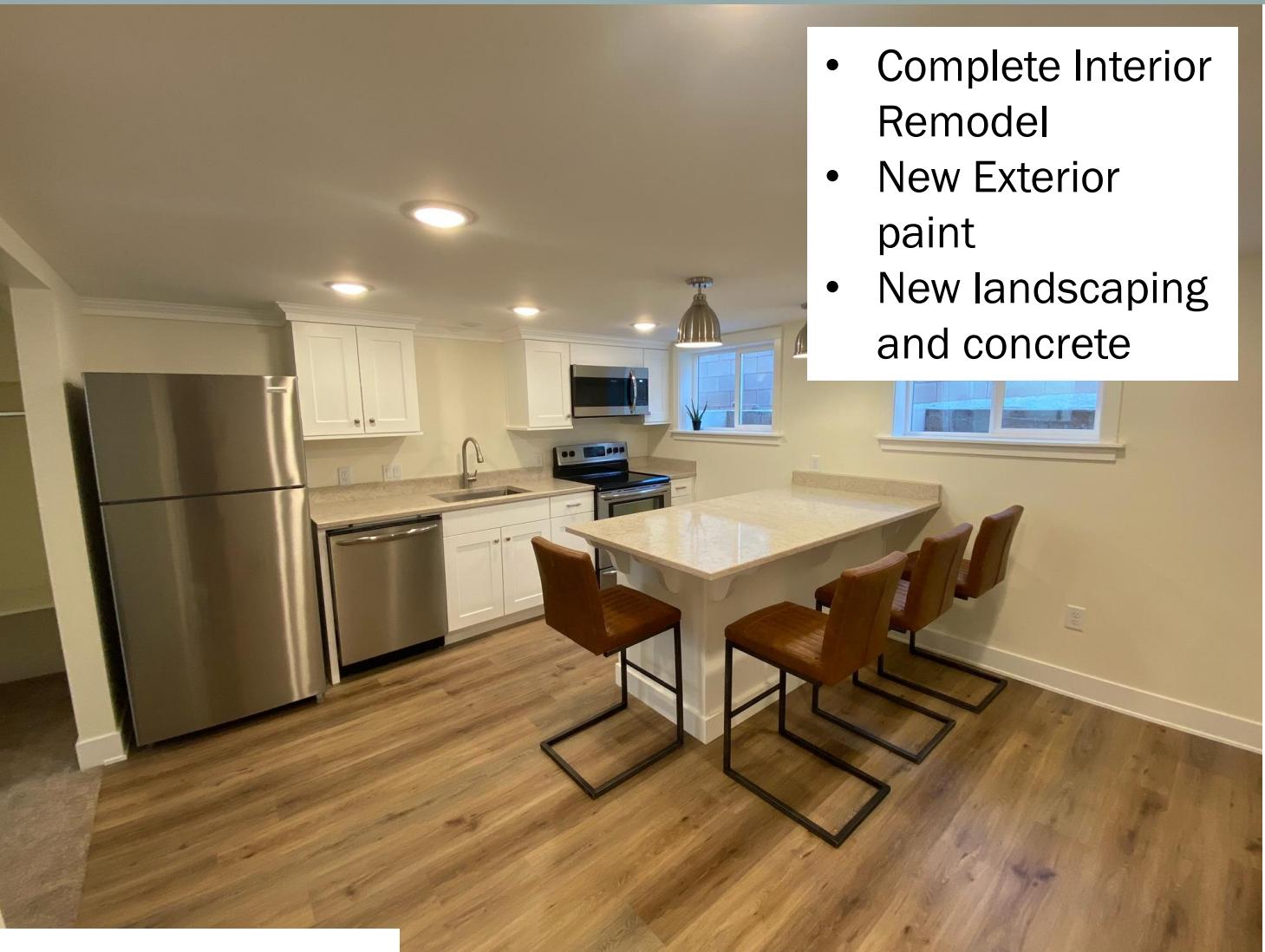


# 1. Low Impact



- Complete Interior Remodel
- New Exterior paint
- New landscaping and concrete

## 2. Substantial Investment



- Complete Interior Remodel
- New Exterior paint
- New landscaping and concrete

## 2. Substantial Investment



### 3. Renovations Maintains Historic Features



## 4. Minimal Traffic or Parking Demand



#### 4. Minimal Traffic or Parking Demand





## 5. Additional Conditions

## **RECOMMENDATION**

Staff recommends approval of the Junius and Margaret Ann Barton Home Conditional Use Permit with the following condition:

1. The two covered parking spaces will be extended to at least 18' deep







### PLANNING COMMISSION AGENDA REPORT: **01/11/2022**

#### PRELIMINARY PLAT

Grandview Townhomes

**Case No. 2022-PP-001**

**Request:** To approve a preliminary plat for a one hundred and twelve (112) lot residential subdivision.

**Location:** The site is located west of Dixie Drive between Canyon View Drive and Sky Rocket Road in the Grand View development.

**Property:** 20.61 acres

**Number of Lots:** 112

**Density:** 5.43 DU/AC

**Zoning:** PD-R

**Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-R  
South – PD-R  
East – PD-R/PD C/R-1-10  
West – PD-R/R-3

**General Plan:** MDR

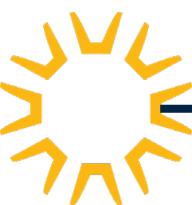
**Applicant:** American Land Consulting

**Representative:** Austin Chappell

**Comments:**

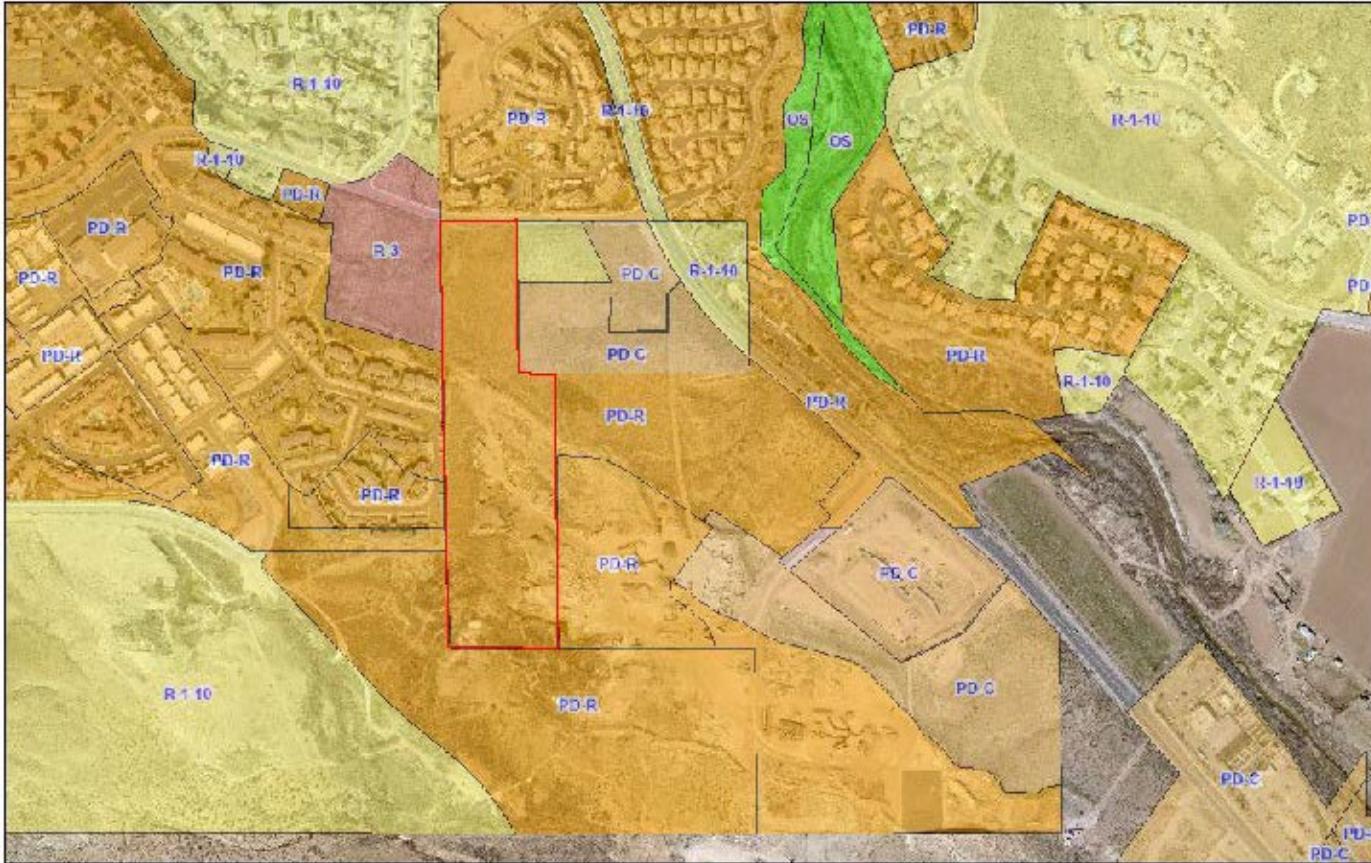
# Preliminary Plats

January 11, 2022





# Preliminary Plat – Grand View Townhomes



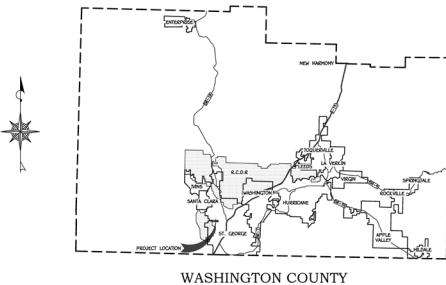
Preliminary Plat – Grand View Townhomes

# GRAND VIEW TOWNHOMES

ST. GEORGE, UTAH

## PRELIMINARY PLAT

NOVEMBER 2021



WASHINGTON COUNTY



VICINITY MAP  
SECTION 35, TOWNSHIP 42 SOUTH  
RANGE 16 WEST SLB&M

REF.	DATE	REVISION
PRELIMINARY NOT FOR CONSTRUCTION		
 AMERICAN LAND CONSULTING 1173 200-125 W 200-1000' 502		
DATE:	01/29/2021	
JOB #:	AES-21-0008	
DRAWN BY:	SLB&M	
CHECKED BY:	AES	
GRAND VIEW TOWNHOMES SECTION 35, T-42 S, R-16 W, SLB&M PRELIMINARY PLAT COVER SHEET		

SHEET INDEX	
#	SHEET
1	P.1.1
2	P.1.2
3	P.1.3
4	P.1.4
DESCRIPTION	
1	COVER SHEET
2	SITE AND UTILITY PLAN
3	GENERAL PLAN
4	SECTION

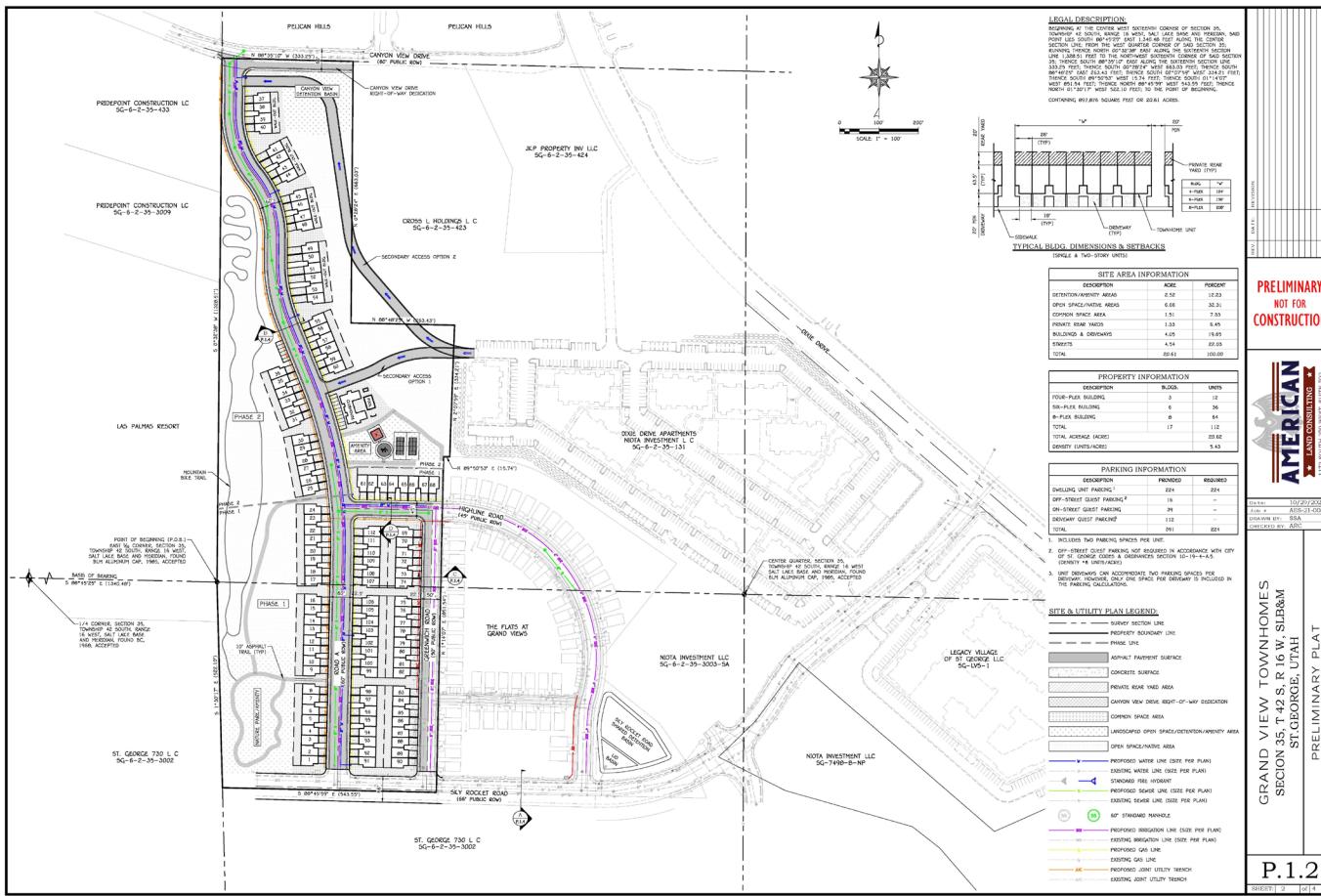
OWNER/APPLICANT:  
WESTERN STATES LODGING AND MANAGEMENT  
100 S 100 E  
SALT LAKE CITY, UT, 84123  
TELEPHONE: (801) 899-5085  
EMAIL: [cools@westslm.biz](mailto:cools@westslm.biz)

PROJECT MANAGER  
AMERICAN LAND CONSULTING  
1173 200-125 W 200-1000' 502  
ST. GEORGE, UT 84770  
COURT HOUSE  
PHONE: (435) 680-6711  
EMAIL: [slbm@slbm.com](mailto:slbm@slbm.com)

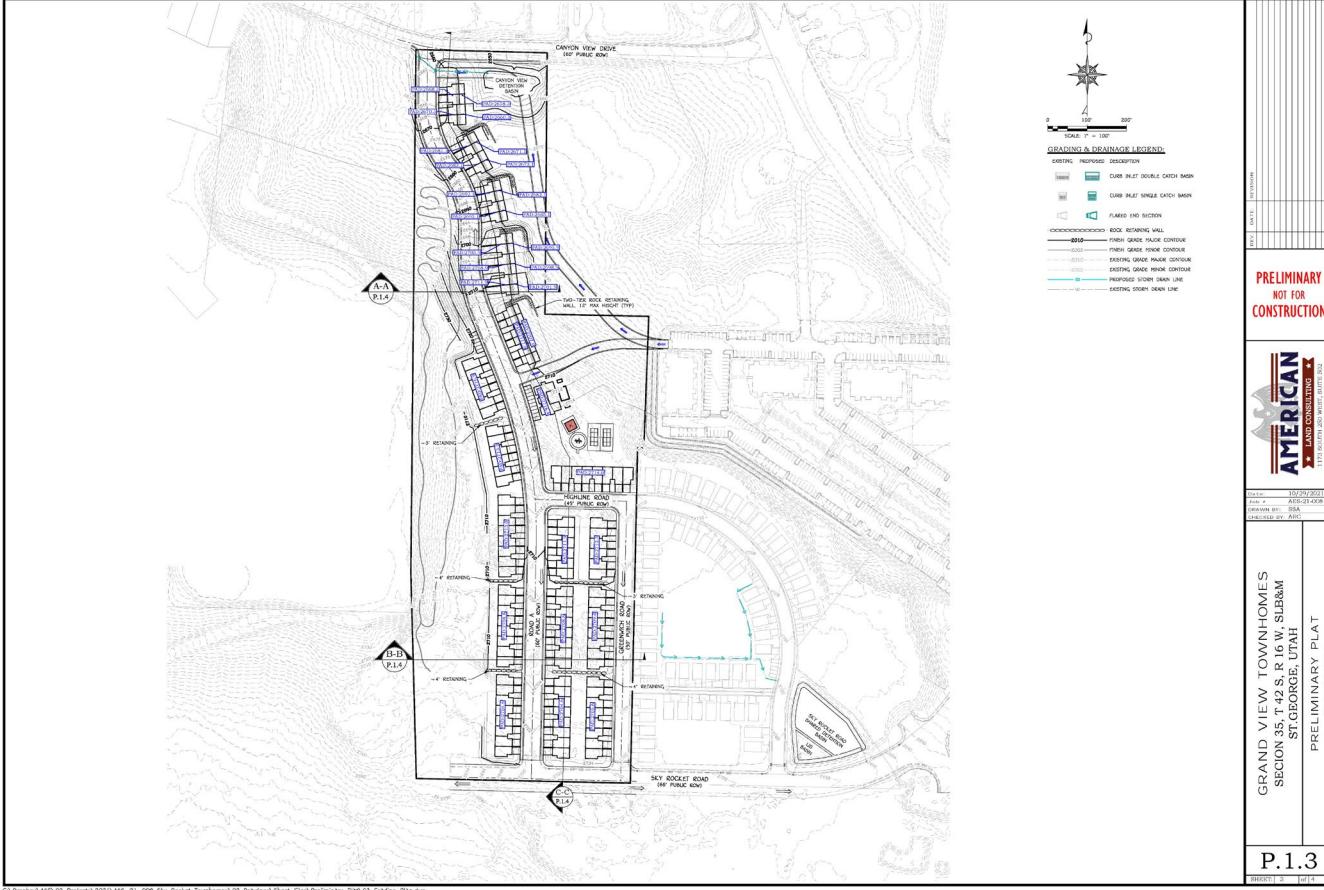
CIVIL ENGINEER  
AMERICAN ENGINEERING & LAND SURVEYING  
1173 200-125 W 200-1000' 502  
ST. GEORGE, UT 84770  
COURT HOUSE  
PHONE: (435) 688-5015  
EMAIL: [slbm@aelss.com](mailto:slbm@aelss.com)

P.1.1  
SHEET 1 of 4





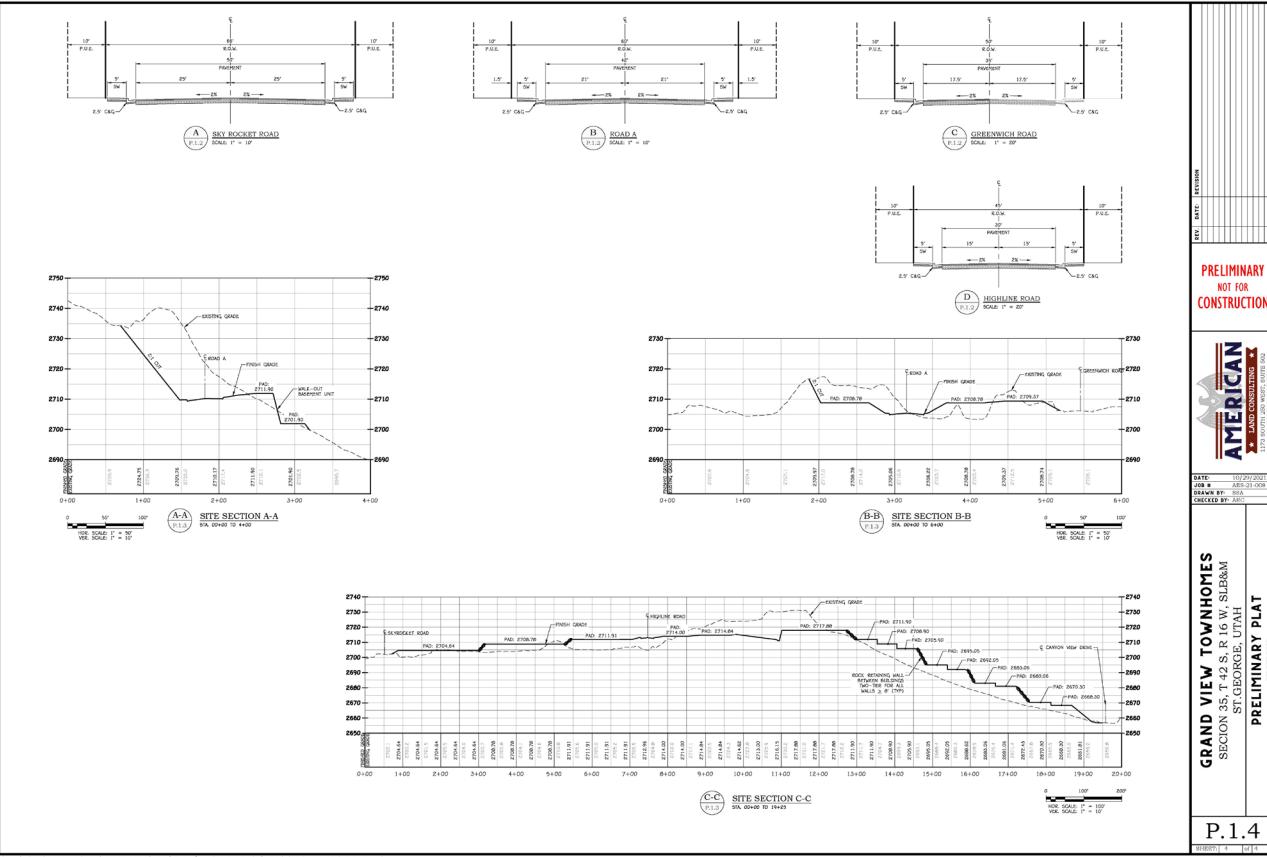
# Preliminary Plat – Grand View Townhomes



# Preliminary Plat – Grand View Townhomes



# Preliminary Plat – Grand View Townhomes



C3 Coachlines AGES 0-2 Selected 2021-21 AGES 3-21-2020 5th Grade Benchmark 02: Selected/Shared File/Proofreader Page 04 Sections 000



PLANNING COMMISSION AGENDA REPORT: **01/11/2022**

**PRELIMINARY PLAT**

Desert Canyon Townhomes  
**Case No. 2022-PP-002**

**Request:** To approve a preliminary plat for a twenty (20) lot residential subdivision.

**Location:** The site is located at approximately 2800 East Skywalker Drive.

**Property:** 5.17 acres

**Number of Lots:** 20

**Density:** 3.87 DU/AC

**Zoning:** PDR

**Adjacent zones:** This plat is surrounded by the following zones:

North – R-1-10

South – R-1-7

East – PD-R

West – R-1-10

**General Plan:** RES

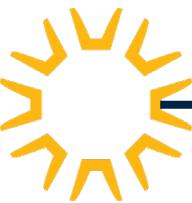
**Applicant:** DSG Engineering

**Representative:** Ken Miller

**Comments:**

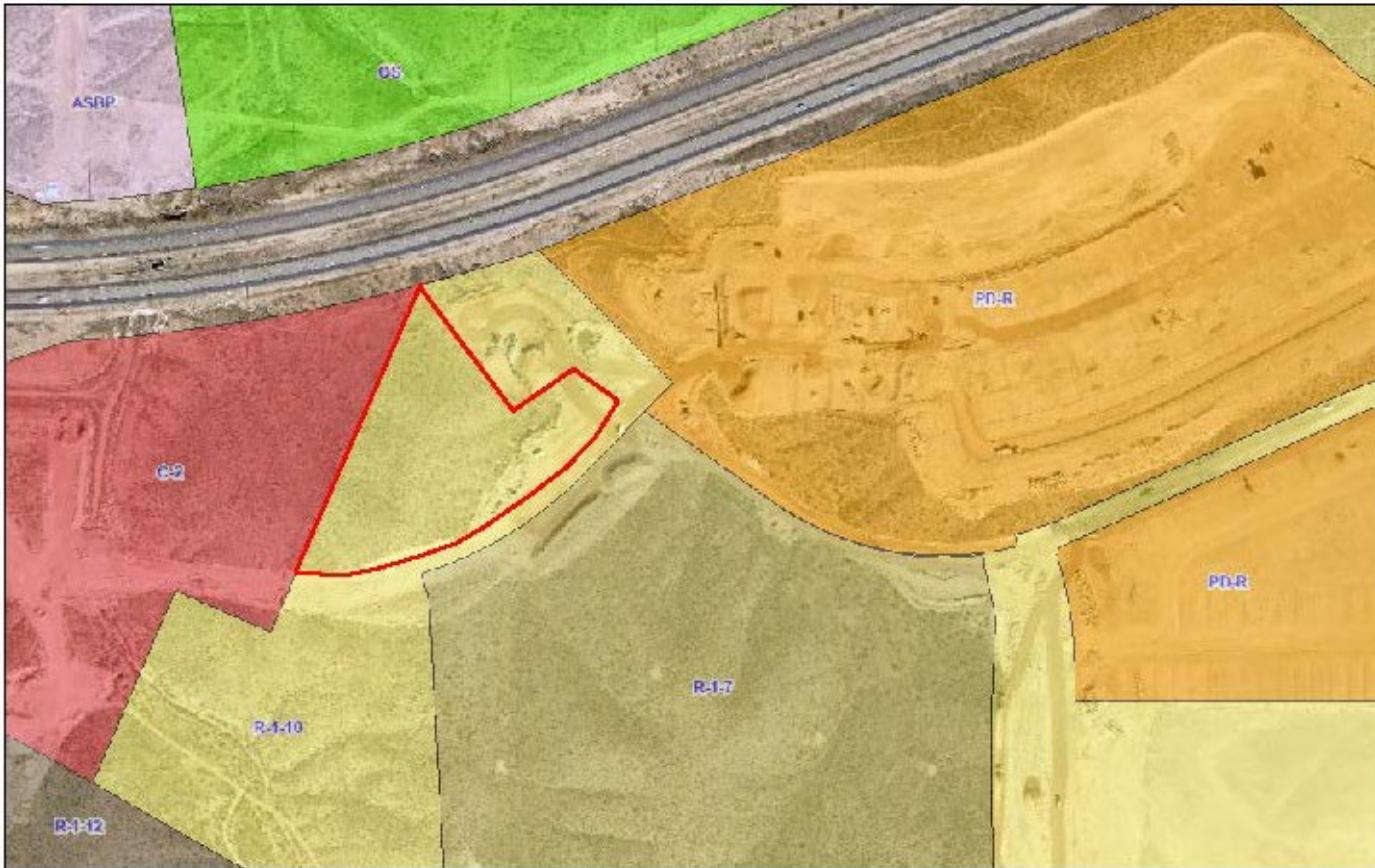
# Preliminary Plats

January 11, 2022

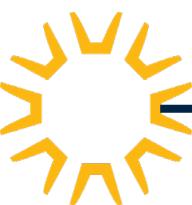
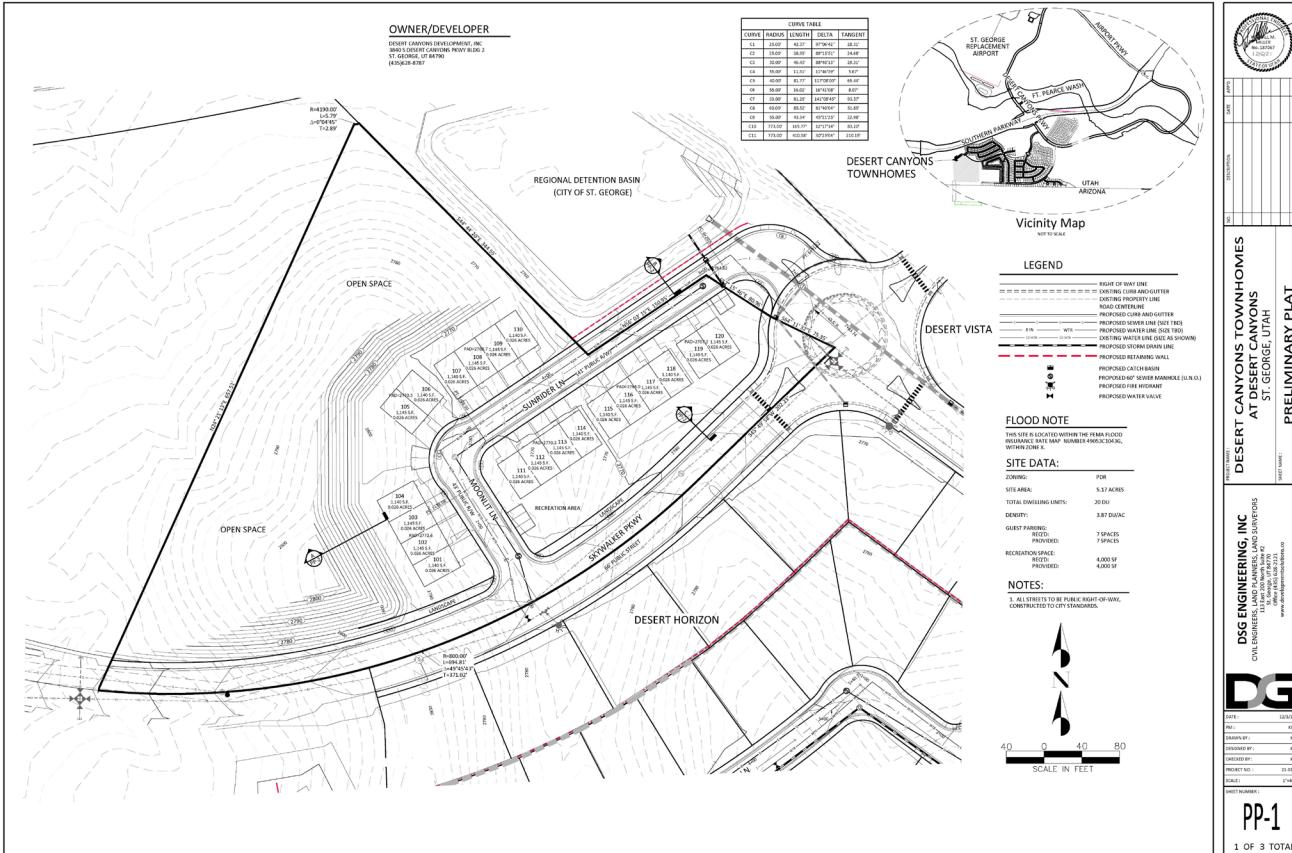




Preliminary Plat – Desert Canyons Townhomes



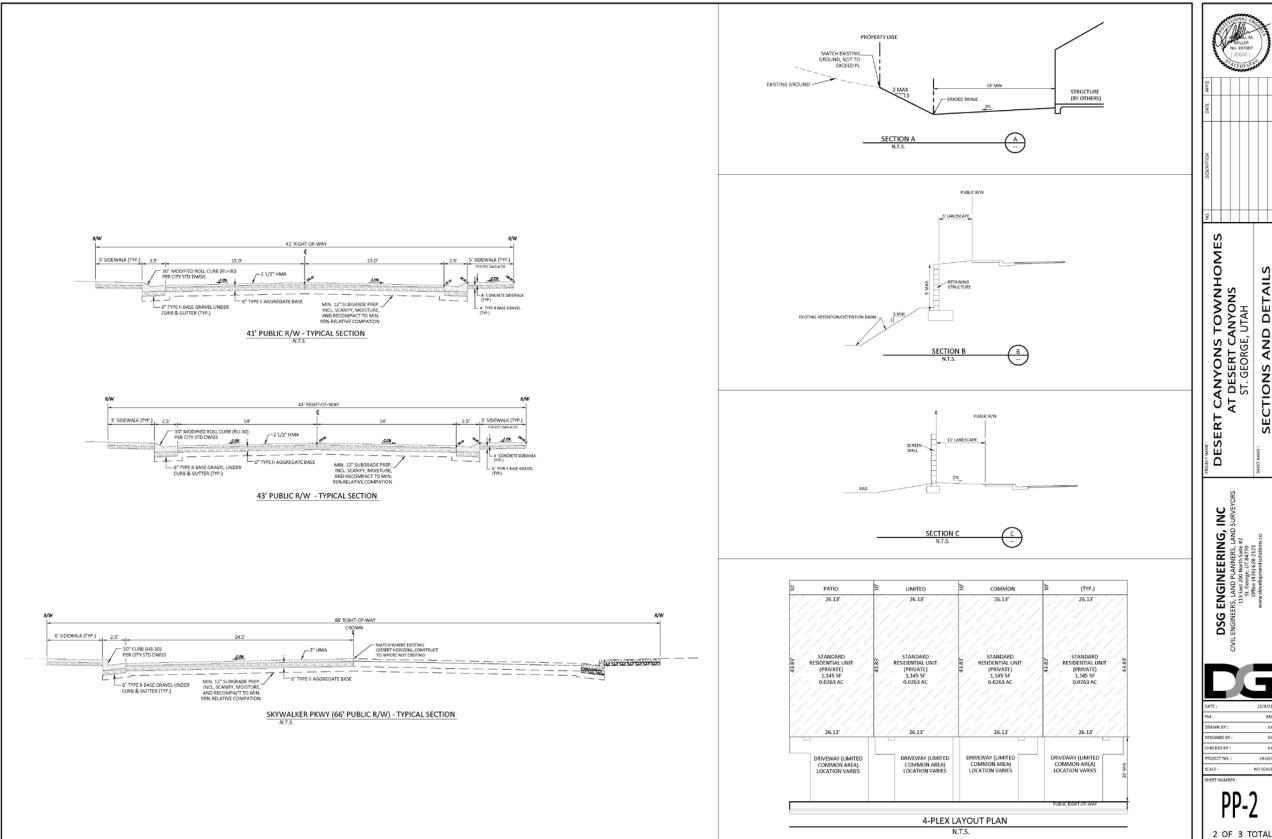
Preliminary Plat – Desert Canyons Townhomes



Preliminary Plat – Desert Canyons Townhomes

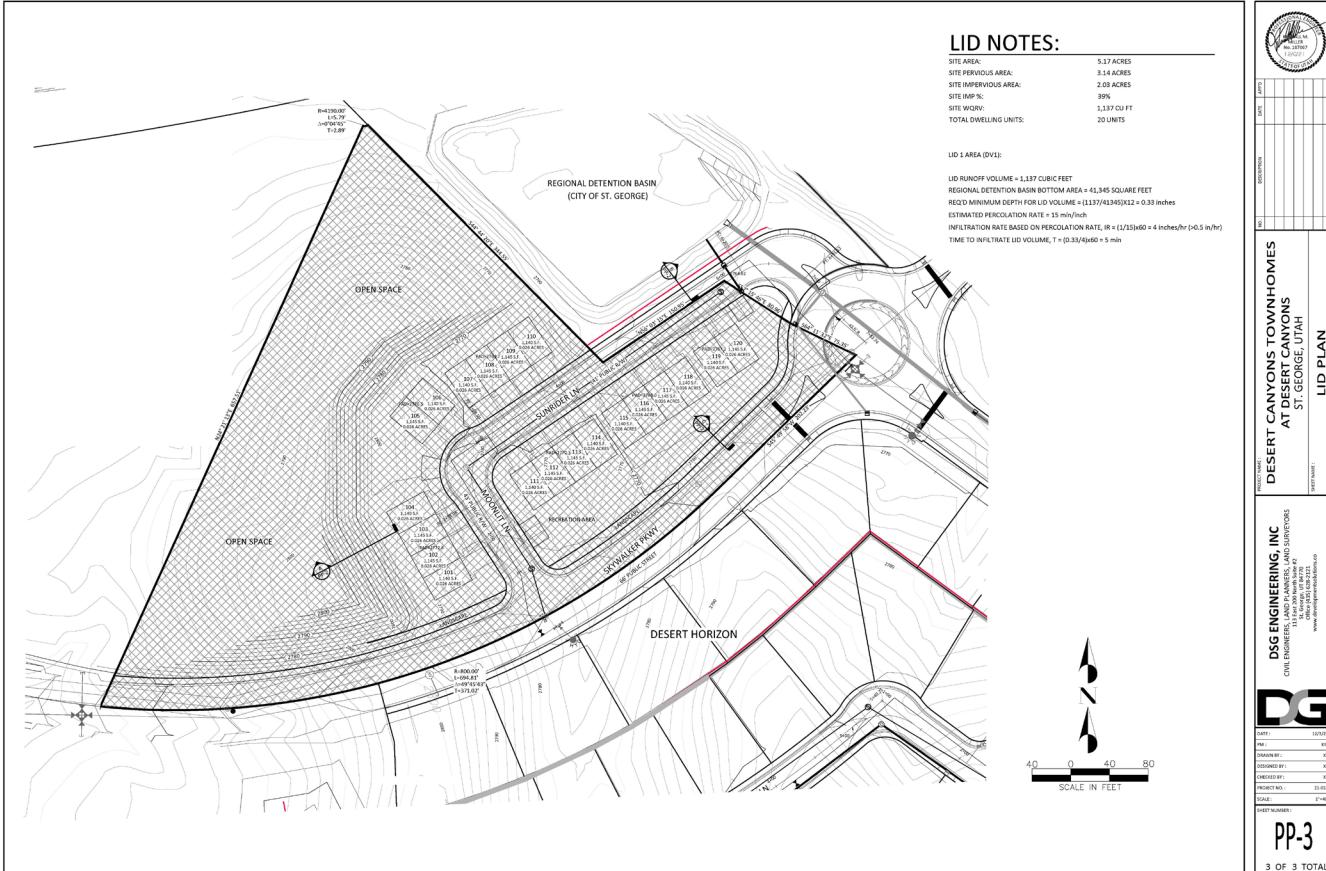


# Preliminary Plat – Desert Canyons Townhomes





# Preliminary Plat – Desert Canyons Townhomes





PLANNING COMMISSION AGENDA REPORT: **01/11/2022**

**PRELIMINARY PLAT**

Atkinville at Desert Color  
**Case No. 2021-PP-065**

**Request:** To approve a preliminary plat for a forty-four (44) lot residential subdivision.

**Location:** The site is located at the northwest corner of the intersection of Desert Color Parkway and Lagoon Parkway.

**Property:** 5.40 acres

**Number of Lots:** 44

**Density:** 8.15 DU/AC

**Zoning:** PD-R

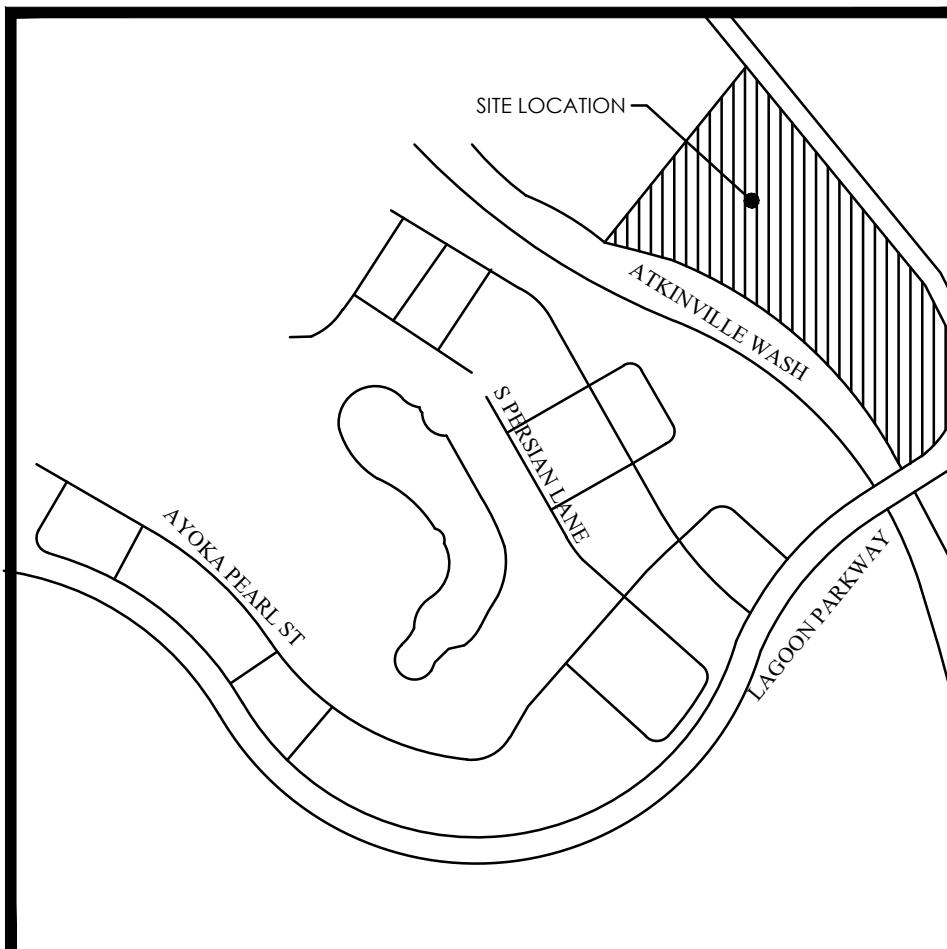
**Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-C  
South – PD-C  
East – Southern Parkway  
West – PD-R

**General Plan:** TC

**Applicant:** Cole West

**Representative:** Eric Day

**Comments:**



ATKINVILLE  
PREPARED FOR:  
COLE WEST DEVELOPMENT  
LOCATED IN:  
SAINT GEORGE, UTAH

## VICINITY MAP

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL OF LOT 2, DESERT COLOR ATKINVILLE RESORT SUBDIVISION, RECORDED AS DOC. NO. 20210074288, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°54'49" EAST ALONG THE SECTION LINE 1558.84 FEET AND NORTH 445.95 FEET, FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 26°25'51" EAST 364.25 FEET; THENCE NORTH 52°01'46" EAST 95.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DESERT COLOR PARKWAY, DOCUMENT NO. 20190000314, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING SIX (6) COURSES: 1) SOUTH 46°17'30" EAST 43.96 FEET, 2) SOUTH 37°58'14" EAST 426.72 FEET, 3) SOUTHEASTERLY ALONG A 951.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 34°54'05" EAST A DISTANCE OF 101.83 FEET), CENTER POINT LIES SOUTH 52°01'46" WEST THROUGH A CENTRAL ANGLE OF 06°08'17", A DISTANCE OF 101.88 FEET, 4) SOUTH 29°49'52" EAST 77.84 FEET, 5) SOUTH 28°56'18" EAST 101.78 FEET, AND 6) SOUTHERLY ALONG A 127.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 03°07'22" EAST A DISTANCE OF 111.05 FEET), CENTER POINT LIES SOUTH 61°03'42" WEST THROUGH A CENTRAL ANGLE OF 51°37'51", A DISTANCE OF 114.89 FEET; THENCE SOUTHWESTERLY ALONG A 5.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 62°13'42" WEST A DISTANCE OF 6.37 FEET), CENTER POINT LIES NORTH 67°18'27" WEST THROUGH A CENTRAL ANGLE OF 79°04'18", A DISTANCE OF 6.90 FEET; THENCE WESTERLY ALONG A 206.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 76°44'59" WEST A DISTANCE OF 174.21 FEET), CENTER POINT LIES SOUTH 11°45'51" WEST THROUGH A CENTRAL ANGLE OF 50°01'43", A DISTANCE OF 179.87 FEET; THENCE NORTH 37°46'32" WEST 28.54 FEET; THENCE NORTH 43°25'49" WEST 102.53 FEET; THENCE NORTH 44°14'19" WEST 59.37 FEET; THENCE NORTH 46°27'25" WEST 47.79 FEET; THENCE NORTH 49°06'08" WEST 82.23 FEET; THENCE NORTH 54°35'07" WEST 99.92 FEET; THENCE NORTH 59°19'25" WEST 68.70 FEET; THENCE NORTH 68°14'13" WEST 152.78 FEET TO THE POINT OF BEGINNING.

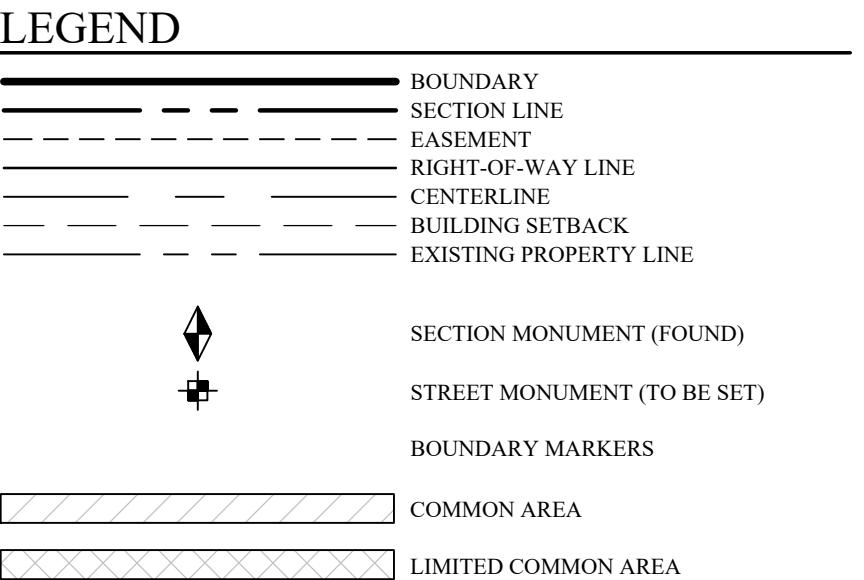
CONTAINING 235.258 SQUARE FEET OR 5.40 ACRES

WEST QUARTER CORNER SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 W  
SALT LAKE BASE AND MERIDIAN  
(FOUND 1998 WASH. CO. ALUM CAP)  
HCN NO. 298, COUNTY REF. NO. G214316

S88°54'49"E 5285.82' (BASIS OF BEARINGS)  
(HCN - S88°54'47"E 5285.60' GRID 5286.06' GROUND)

EAST QUARTER CORNER SECTION 25, TOWNSHIP 43 SOUTH,  
RANGE 16 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND 1998 WASH. CO. ALUM CAP)  
HCN NO. 305 COUNTY REF. NO. G254.31

## SITE MAP



The logo for Focus Engineering and Surveying, LLC. It features the word "FOCUS" in large, bold, black letters. A stylized compass rose is overlaid on the letters, with red lines representing cardinal directions and grey lines representing intermediate directions. To the right of the word "FOCUS", the company name "ENGINEERING AND SURVEYING, LLC" is written vertically in a smaller, black, sans-serif font. Below this, the address "6949 S. HIGH TECH DRIVE SUITE 200" and "MIDVALE, UTAH 84047" are listed, followed by the phone number "PH: (801) 352-0075" and the website "www.focusutah.com".

FOR  
REVIEW  
ONLY

ATKINVILLE  
SAINT GEORGE, UTAH  
PRELIMINARY PLAT

## CONTACTS

---

ENGINEER & SURVEYOR  
FOCUS ENGINEERING & SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047  
(801) 352-0075  
PROJECT MANAGER: ERIC WINTERS

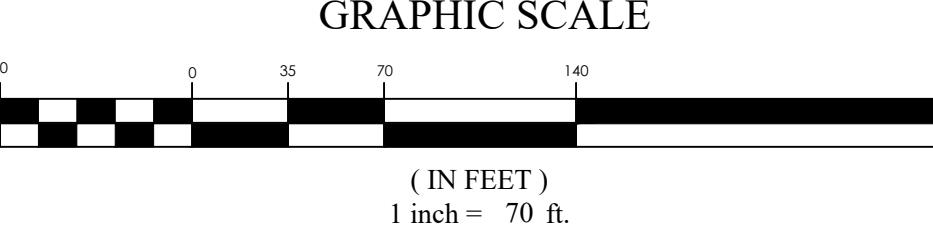
OWNER/DEVELOPER  
COLE WEST DEVELOPEMENT  
2250 N CORAL CANYON BLVD #200, WASHINGTON,  
UTAH 84780  
(800) 383-2653  
CONTACT: ERIC DAY



# PRELIMINARY PLAT

Scale: 1"=70'	Drawn: CT
Date: 11/29/2021	Job #: 21-0303

Sheet:

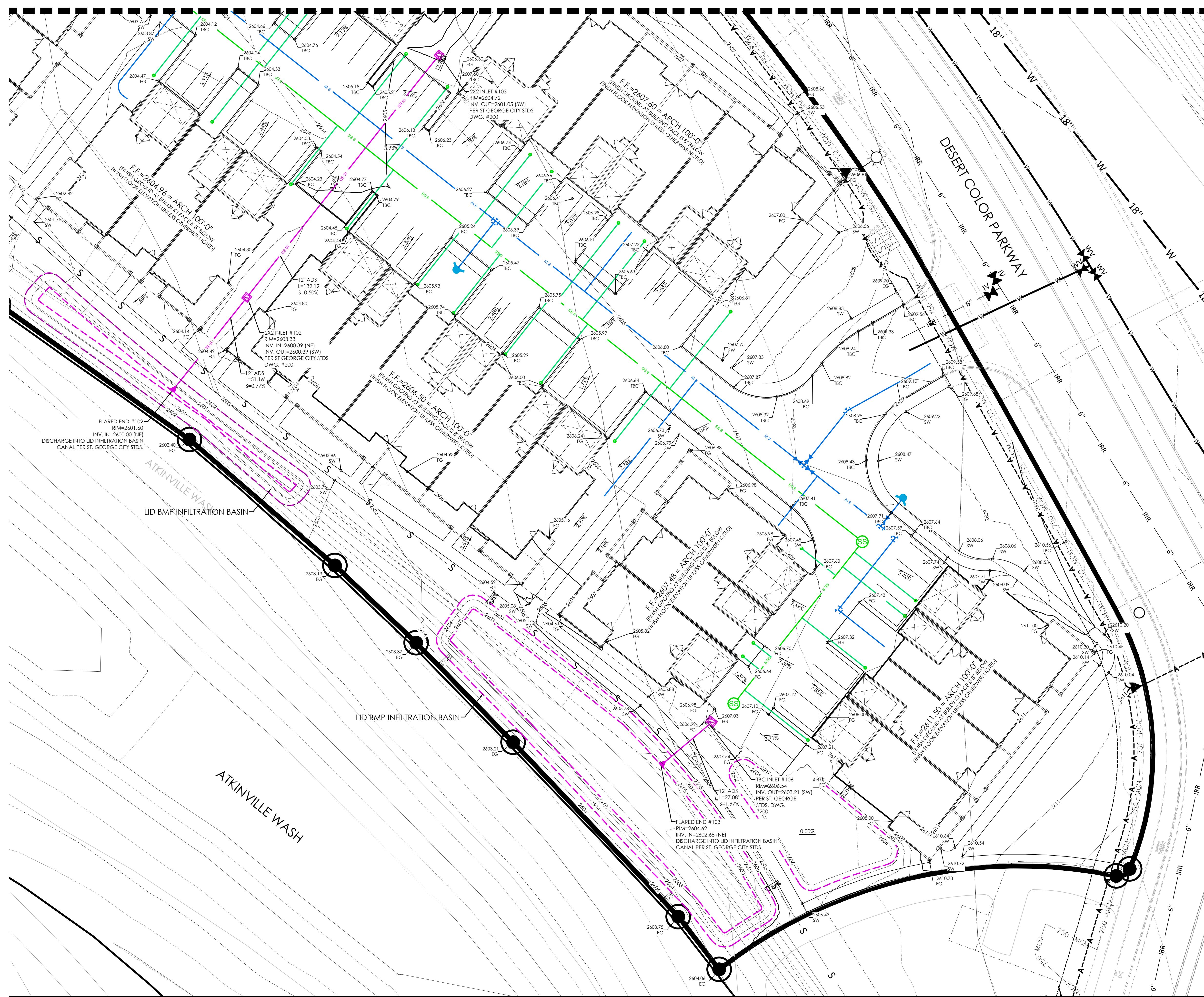






FOR  
REVIEW  
ONLY

**ATKINVILLE**  
SAINT GEORGE, UTAH  
GRADING & DRAINAGE

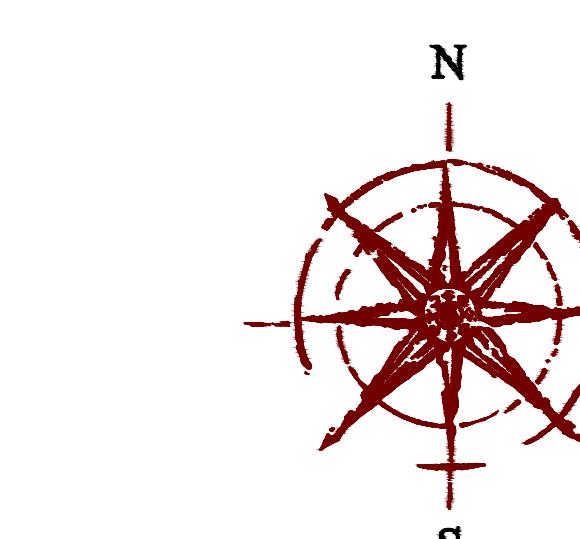




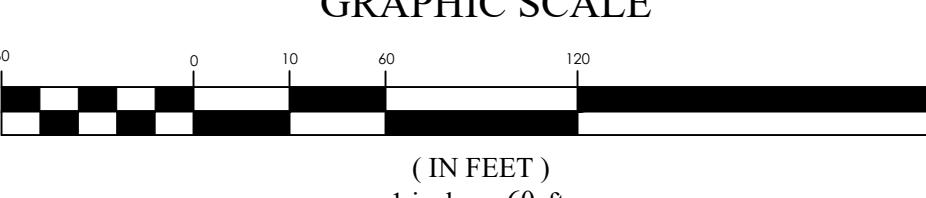
FOR  
REVIEW  
ONLY

**ATKINVILLE**  
SAINT GEORGE, UTAH  
WATER PLAN

BOUNDARY	—
ROW	—
CENTERLINE	—
LOT LINE	—
EASEMENT	—
15" STORM DRAIN	—
8" STORM DRAIN	—
8" SS	—
8" CULINARY WATER	—
8" SECONDARY WATER	—
CONTOUR MAJOR	—
CONTOUR MINOR	—
EXIST. STORM DRAIN	—
EXIST. SANITARY SEWER	—
EXIST. CULINARY WATER	—
EXIST. FENCE	—
EXIST. CONTOUR MAJOR	—
EXIST. CONTOUR MINOR	—
XXXX	—
XXXXX	—
SD MH, INLET, AND COMBO	—
SEWER MANHOLE	—
CULINARY VALVE, TEE & BEND	—
SECONDARY VALVE, TEE & BEND	—
WATER BLOW-OFF	—
FIRE HYDRANT	—
STREET MONUMENT (TO BE SET)	—
EXIST. STREET MONUMENT	—
EXIST. SD INLET & MH	—
EXIST. SEWER MH	—
EXIST. VALVE, TEE, & BEND	—
EXIST. FIRE HYDRANT	—
SPOT ELEVATION	—
XXXXXX	—



GRAPHIC SCALE



WATER PLAN		
Scale: 1"=60'	Drawn:	CT
Date: 11/29/2021	Job #:	21-0303
Sheet:		
21-0303-01033 the Desert Color design 21-0303-01033 sheets ATKINVILLE WATER PLAN.CAD		



Know what's below.  
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NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

**Public Notice**

**PRESENT:** Chairman Ray Draper  
Commissioner Emily Andrus  
Commissioner Steve Kemp  
Commissioner Elise West  
Commissioner Austin Anderson

**CITY STAFF:** Community Development Director John Willis  
Assistant Public Works Director Wes Jenkins  
Assistant City Attorney Bryan Pack  
Planner III Dan Boles  
Planner III Michael Hadley  
Planner III Carol Davidson  
Development Office Supervisor Brenda Hatch

**EXCUSED:** Commissioner Natalie Larsen  
Commissioner Nathan Fisher

**CALL TO ORDER/FLAG SALUTE**

Chair Draper called the meeting to order at 5:01 pm. Commissioner West led the flag salute. Chair Draper announced that Items 1A, 1B and 2B have been removed from the agenda.

**1. RETURNING TABLED ITEMS**

- A. Consider a request to change the zone from C-2 (Commercial) to PD-R (Planned Development Residential) on approximately 19.72 acres located generally west of the 900 South and 250 West intersection. The applicant is proposing 223 units on the property. The applicant is Wasatch Commercial Builders and the representative is Josh Lyon. The project will be known as Soleil Ridge Apartments. Case No. 2021-ZC-064 (Staff – Dan Boles) **THIS ITEM HAS BEEN REMOVED FROM THE AGENDA**
- B. Consider a request a Hillside Development Permit on Soleil Ridge. The property is generally located west of Bluff Street at approximately 300 West and 900 South. The property is currently zoned C-2 (Commercial) and OS (Open Space). The owner is Soleil Ridge Partners, LLC. Case No. 2021-HS-007 (Staff – Wes Jenkins) **THIS ITEM HAS BEEN REMOVED FROM THE AGENDA**

**2. ZONE CHANGE (ZC) (Public Hearing) Legislative**

- A. Consider a request to change the zone from M & G (Mining & Grazing) to R-1-10 (Residential, Single-Family, 10,000 sq ft minimum lot size), on approximately 39.817 acres located at approximately 2200 S 1800 W. The applicant is proposing single family homes on the property. The applicant is DSG Engineering Inc and the representative is Brad Peterson. The project will be known as Tonaquint Ridge. Case No. 2021-ZC-086. (Staff – Mike Hadley)

Planning Commission Minutes

December 14, 2021

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Mike Hadley presented the following:

Mike Hadley – The general plan was changed not too long ago, they changed it from OS to LDR. We haven't seen a layout for the lots yet.

Logan Blake – Mike explained it pretty well, we are continuing our development to the west, and we just need the zone change to do that.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Anderson – The general plan is LDR, what is the units per acre?

Mike Hadley – It is 4 units per acre.

**MOTION:** Commissioner Andrus made a motion to recommend approval of Item 2A a request to change the zone from mining and grazing to R-1-10 at Tonaquint Ridge.

**SECOND:** Commissioner Anderson

**ROLL CALL VOTE:**

**AYES (5)**

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Austin Anderson

**NAYS (0)**

Motion Carries unanimous recommend approval

B. Consider a request to change the zoning from C-2 (Highway Commercial) to PD-C (Planned Development Commercial) on approximately 0.70 acres located at 160 N 900 E. The applicant is Lonestar Builders, Inc. and the representative is Joseph Earnest. The project will be known as St. George Hilltop Quick Quack. The proposal is to establish the PD-C zone and car wash use on the property. Case No. 2021-ZC-085 (Staff – Dan Boles) **THIS ITEM HAS BEEN REMOVED FROM THE AGENDA**

**3. ZONING CHANGE AMENDMENT (ZCA) (Public Hearing) Legislative**

A. Consider a request to amend the Quarry Ridge PD-C (Planned Development Commercial) zone in order to add “Amusement center, recreation and entertainment facilities (indoor)” to the approved use list. They are specifically seeking “Indoor entertainment activities such as paintball, miniature golf, arcade, indoor trampoline park”. The site is approximately 9.50 acres located on the south-east side of Horseman Park Dr. at approximately 3100 South across from the pickleball courts. The applicant is House of Jump and the representative is Brayden Strate. The project will be known as Quarry Ridge Drive PD amendment. Case No. 2021-ZCA-087 (Staff – Dan Boles)

Dan Boles presented the following:

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Commissioner Anderson recused himself from this item.

Dan Boles – There is a history with this property some of it was approved in 2007, there were a couple of use lists, they came back in 2019 and now we have 1 use list. They are only coming through to add this use today. There is a bit in the Flood Plain, I think that they have done the work to modify it, but they will need to provide the information. It is House of Jump; they have a location on Dixie Drive and are looking to relocate. The staff does recommend approval.

Brayden Strate – We are looking to relocate; we are getting ready to end our current lease.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Andrus – I am excited to have more amenities on that side of town, the more we have out there it will keep the traffic that way.

Commissioner Kemp – The use has the words activities like this, do we want to change that to say what those activities would be exactly.

Commissioner West – Is this all they will do, or will they be adding activities.?

Brayden Strate – We are only doing the trampoline park; the language was a little confusing for us also. I think we fall under indoor amusement center.

Discussion on uses and what people might be able to do at a later time.

Commissioner Kemp – What if it was a shooting range?

Commissioner Andrus – I don't think it matters if it is indoor.

Commissioner Kemp – Personally I am fine to say to include and if they want something else in the future they can come back and get it.

John Willis – If you look under the PD section, the code reads they can pick uses from the commercial code. This is worded exactly as it is in our commercial code. That is why it is worded the way it is. When they come with the site plan review then we could look at what the impacts could be, say if there was a gun range or those other items. We could make sure they sound proof it. Every time they have done those shooting ranges we have looked at the impact and minimized those. This language in the PD refers right back to the code on what uses they can do; this is verbatim that use.

Commissioner Kemp – I figured that was a cut and paste.

**MOTION:** Commissioner Kemp made a motion to recommend to the City Council approval of item 3A amendment to the Quarry Ridge PD-C to add use with recreation, entertainment facilities indoor as listed on the use list in the packet with the exception of changing the word of such as to include.

**SECOND:** Commissioner West

**ROLL CALL VOTE:**

Planning Commission Minutes

December 14, 2021

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AYES (5)

Chairman Ray Draper  
Commissioner Steve Kemp  
Commissioner Emily Andrus  
Commissioner Elise West  
Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

Collin Simonsen – Does that mean they can't do trampoline park because that wasn't listed.

Commissioner Kemp – I thought about that as the motion went through.

Motion to amend motion: Commissioner Kemp I would like make a motion to amend my previous motion, I would like to add indoor trampoline park to the list of uses to go along with paintball, miniature golf and arcade.

SECOND: Commissioner West

ROLL CALL VOTE:

AYES (5)

Chairman Ray Draper  
Commissioner Steve Kemp  
Commissioner Emily Andrus  
Commissioner Elise West  
Commissioner Nathan Fisher

NAYS (0)

Motion Carries unanimous recommend approval

Commissioner Andrus – I just want to clarify, that if we say to include that means it only includes the things that are listed. To me to include means it is including these uses in addition to whatever else is similar. To include to be the same as such as.

Commissioner Fisher – And maybe the way to clarify is to just say only.

Commissioner Kemp – I'm fine with the motion the way it went.

Commissioner Andrus – And I'm ok with the motion too, I think it was fine. This is just for future clarification, am I thinking differently than everybody else?

B. Consider a request to amend the Boulder Creek Crossing PD-C (Planned Development Commercial). The applicant is seeking approval of the design and site plan for two new office/retail buildings on Lot 10 and Lot 12. The total property area is approximately 1.64 acres. The project is located on the west side of the 1450 South Street and River Road intersection. The applicant is River Road Investments & Shefco LLC, and the representative is Mike Sheffield. The project will be known as Boulder Creek Crossing Phase 2, Lot 10, and a portion of Lot 12. Case No. 2021-ZCA-088. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – We are all familiar with this location, eventually 1450 S will go through to the freeway. I do want to point out that both of these lots are in the flood plain and the erosion boundary. They will have to do the mitigation for those. Lot 10 There has been a change in the site plan, it was 14,000 sq ft, they are increasing it to 15,093 sq ft. The layout is pretty much the same. It will be a 2-

Planning Commission Minutes

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story building, they are required to have 61 spaces, they show 60. They have landscaping islands that will count toward the parking requirement so the requirement will be met. They also have bike parking. The height is 33 ft which meets regulation. They are building this building for offices or retail which fits with this use list. Lot 12 was updated also; it will be 8,200 sq ft. It was previously approved on lot 5. They do meet the parking requirement. The building is just under 23 ft high. The access road will be behind it. Staff does recommend approval, as long as they meet the zoning regulations and the street tree requirements.

Commissioner West – I am showing lot 12 office/retail. Is it preferred to have a little of both since it's one story? And the other building is 2-story, so I assume retail on the bottom floor and office in top.

Commissioner Andrus – And the use list is for all of Boulder Crossing, right?

Carol Davidson – Yes.

Commissioner Fisher – Is the access road private?

Carol Davidson – Yes.

Commissioner Fisher – So we don't have any landscaping requirements on private access roads, so whatever we are approving tonight will be what they have to put in?

Carol Davidson – Yes.

Commissioner Fisher – Is there a cross access easement and parking?

Carol Davidson – Yes. It is all kind of combined.

Commissioner Andrus – What is the timeline for 1450 South?

Wes Jenkins – We have the budget for the design this year, that is where we will start. We are working with the applicant to purchase additional ROW, that will need to be a condition. Because the road goes through we are making it a 90 ft instead of a 66 ft.

Zach Sheffield – It was explained quite well, if you have any questions I would be happy to answer them.

Commissioner Kemp – Do you see any issues with the City requiring the ROW?

Zach Sheffield – No, we have already moved the building back to accommodate it.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Kemp – I think it should be conditioned on two items. 1. That they get their subdivision straightened out and we know what the lot number actually is and also that it's conditioned on working with the City to make sure that 1450 can be a 90-foot-wide road.

**MOTION:** Commissioner Kemp made a motion to recommend approval of Item 3B with the following

Planning Commission Minutes

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conditions: The amended plat, changing lot 15 to lot 12 as is shown on our exhibits is recorded, also that they work with the City Staff to complete the sale of additional Right Of Way necessary to make 1450 a 90 ft Road.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval

C. Consider a request to amend the Boulder Creek Crossing PD-C (Planned Development Commercial). The applicant is seeking approval of the design and site plan for a new restaurant on Lot 5. The total property area is approximately 0.60 acres. The project is located on the west side of the 1450 South Street and River Road intersection. The applicant is Shefco LLC, and the representative is Mike Sheffield. The project will be known as Boulder Creek Crossing Lot 5. Case No. 2021-ZCA-089. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – We are in the same location just a couple lots south of the Popeye's. They are not in the flood plain or the erosion hazard boundary. This will be a Costa Vida. This is the site plan for this restaurant. There are 13 car lengths for stacking. They are over on their parking requirements, so they do meet that. Pedestrian Circulation was not really included, and staff would like to see some kind of circulation, especially from River Road. They will need street trees along River Road. This is an approved use in the use list. They will have an outdoor space for eating which was included in their parking calculations. Staff does recommend approval.

Commissioner West – I like the fact you can stack 13 cars.

Mike Sheffield – We did take into consideration the pedestrian access as best we could. There is a sidewalk that goes along River Road as well as a sidewalk between the two buildings. We thought both buildings could be served by that. We do have bike racks and electrical parking.

Commissioner Fisher – If someone is walking south on River Road then they will need to walk all the way down to the right in right out past the building and then still walk past the landscaping strip into the parking lot then to the building, right?

Mike Sheffield – That is one way, but there is another sidewalk (Mike showed where the sidewalk was)

Chair Draper – And they don't need to walk across the drive thru lane?

Mike Sheffield – No they don't.

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Discussion continued on pedestrian access.

Commissioner Anderson – How long until that building to the north is developed?

Mike Sheffield – It is under construction right now. We have access easements so you could access from there as well.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Fisher – I am concerned about the likelihood of the frequency of people cutting through the landscape strip.

Commissioner West – I think the frequency doesn't matter, I think if you have pavers and signs saying yield to pedestrians that would help.

Discussion continued on pedestrian access and cutting through the landscape to access the site.

John Willis – We did specifically put this into the code with the pedestrian access in mind. I think you will see pedestrian traffic because of the trail and the residential to the south.

Chair Draper – We could say in the motion to work with the City staff on pedestrian access.

Commissioner Andrus – I think from a circulation standpoint, if you have people coming from the north they are going to use the sidewalk to cross where they have it designated here. If you have people coming from the south, there is also a sidewalk and I think that the vast majority of people are going to use those sidewalks instead of crossing straight up to the middle of the building and then deciding to cross. I think people plan more than that in their heads when they're walking where they are going.

Commissioner Kemp – Also because the entrance to the building is on the other side and you would have to walk around the building anyway.

Commissioner Andrus – The only concern is where they have that patio, the outdoor seating, I wonder if it's fenced. It looks like it might be in the rendering, that would take care of it. I think generally if you have an access on the north side and on the south side where people can walk, I think people will use those. Very few people will try to cross the landscape, then the patio and the drive thru and then get to the door.

**MOTION:** Commissioner Fisher made a motion to recommend approval to City Council of item 3C adopting all of staff's comments and condition that the applicant work with the City to address any safety for pedestrian issues from the east side of the building to the entrance of the building.

**SECOND:** Commissioner Kemp

**ROLL CALL VOTE:**

**AYES (6)**

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher  
Commissioner Austin Anderson  
NAYS (0)  
Motion Carries unanimous recommend approval

#### **4. PRELIMINARY PLAT (PP) Administrative**

Consider a request for a three (3) lot residential subdivision known as Bloomington Country Club Lot 29 located at approximately 1100 West Bloomington Drive. The property is .41 acres and is zoned R-2. The applicant is Rosenberg Associates, representative Jared Bates. Case No. 2021-PP-064. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – You saw this recently; this is down in Bloomington near the golf course. They pulled some of this out of open space and zoned it R-2. Originally they were going to do 3 and now they may go back to 2. It may be 2 single family, or they will change one into a duplex. Either way it will fall within the density range. It will either be a 3 or 2 lot subdivision. Plan on 3, if anything they will lose a unit.

MOTION: Commissioner West made a motion to approve Item 4 a preliminary plat request for a 3 residential lot subdivision know as Bloomington Country Club

SECOND: Commissioner Fisher

Commissioner Kemp – In the plan they are showing that the car path is going to be realigned, apparently the car path goes through this property. I would like to ask Commissioner West if she would like to include the condition that they make sure the car path is realigned?

AMEND MOTION: Commissioner West made a motion to recommend approval of number 4 with the addition to realign the car path.

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval

#### **5. MINUTES**

Consider a request to approve the meeting minutes from the November 23, 2021, meeting.

MOTION: Commissioner Andrus made a motion to approve the minutes from November 23, 2021.

SECOND: Commissioner Anderson

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval

## **6. CITY COUNCIL ACTIONS**

*John Willis the Community Development Director will report on the items heard at City Council from the December 2, 2021, meeting.*

1. 2021-ZCA-062 SunRiver Patio Furniture
2. 2021-ZC-080 Red Pine R-1-8 Zone Change
3. 2021-ZCA-081 River Crossing Ph 1
4. 2021-GPA- 012 St. George White Hills Development
5. 2021- ZC-074 St. George White Hills Development
6. 2021- ZC-076 Zion Regional Medical Center
7. 2021-PP-061 Rock Garden
8. 2021-PP-063 Brooks Subdivision

## **7. ADJOURN**

MOTION: Commissioner Kemp made a motion to adjourn

SECOND: Commissioner Fisher

ROLL CALL VOTE:

AYES (6)

Chairman Ray Draper

Commissioner Steve Kemp

Commissioner Emily Andrus

Commissioner Elise West

Commissioner Nathan Fisher

Commissioner Austin Anderson

NAYS (0)

Motion Carries unanimous recommend approval