



WASHINGTON COUNTY PLANNING COMMISSION MEETING AGENDA 2nd Amended

April 12, 2022

NOTICE: The regular meeting of the Washington County Planning Commission will be held on **Tuesday, April 12, 2022** beginning at **1:30 p.m.** in the **Commission Chambers** in the **Washington County Administration Building, 197 East Tabernacle, St. George, Utah** and **via Zoom**. Access to this meeting is:

Washington County is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission

Time: Apr 12, 2022 01:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81496631907?pwd=RVBjUHhqcWxOeUVFd051SjJlclRldz09>

Meeting ID: 814 9663 1907

Passcode: 862383

All applications must be reviewed at the Staff Joint Utility Development meeting which are conducted usually the first Tuesday of the month. The following complete applications, determined by staff to be ready to proceed to the Planning Commission, are on the Planning Commission Agenda and will be heard in the following order:

Please note: If the item requires a public hearing, comments will be limited to 2 minutes per person per item and will be strictly adhered to. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed.

1. **CONDITIONAL USE PERMIT.** Review a Conditional Use Permit for Above Zion, a Rural Recreation Grounds and Facility Project located in Kolob on Parcels 102-A-49-1-B-HV, 71-C-HV, 102-A-49-1-C-HV, 102-A-50-HV, 98-A-3-HV, 102-A-45-HV, 116-HV, 98-A-2-HV and 102-A-49-1-A-1-HV. The acreage has zoning designations of Open Space Transition, Open Space Conservation, and Seasonal Forest Residential. The applicant has requested conditional use approval of a project that has 442 units under the formerly existing provisions for Rural Recreation Grounds and Facilities. The proposed units include cabins, yurts, tree house units, glamping units, improved campgrounds and



related facilities. The Planning Commission will determine whether the conditional uses requested by the applicant will be approved, if approved the conditions for approval, or denied. The applicant is Zions Gate Management Co.

This is a public meeting, not a public hearing item. The public is welcome to attend, and written comments may be submitted to the Community Development Department any time 24 hours in advance of the meeting. This is a continuation of an item from a prior Planning Commission meeting to this date certain.

The applicant has requested that this item be continued again. The Planning Commission will consider the applicant's continuance request at the April 12, 2022 Planning Commission meeting.

2. **PINION HILLS PH. 8A AMENDED FINAL PLAT.** Review an amended final plat request for the 9-lot Pinion Hills Phase 8A Subdivision in Dammeron Valley on Parcel 7205-E-DVF. The parcel is currently zoned RE-40 (Residential Estates 40,000 Sq. Ft. minimum lot size) and located on the east side of the Pinion Hills Development. Applicant's request is to approve only 9 of the lots at this time. Originally, Phase 8 had 13 total lots.
3. **ZONE CHANGE / PUBLIC HEARING.** Review and hold a public hearing for a zone change request from the A-20 (Agricultural 20 acre minimum lot size) zone to the A-5 (Agricultural 5 acre minimum lot size) zone for Parcel 7004-A-1-F-NC near Enterprise.
4. **ZONE CHANGE / PUBLIC HEARING.** Review and hold a public hearing for a zone change request from the A-20 (Agricultural 20 acre minimum lot size) zone to the FR-13.5 (Forest Residential 13,500 Sq. Ft. minimum lot size) zone for Parcel 6199-A-1 in Pine Valley.
5. **PUBLIC HEARING REGARDING VARIOUS ADDITIONS AND REVISIONS TO TITLE 10, ZONING REGULATIONS.** Review, discuss and hold a public hearing regarding various changes to Title 10, Zoning Regulations to propose adoption and implementation regulations for landscaping and water conservation for developing land in Washington County.
6. **DISCUSSION ITEM: PINE VALLEY OVERLAY.**
7. **DISCUSSION ITEM: HURRICANE ANNEXATION.**
8. **REVIEW OF DEVELOPMENT STAFF MEETING.** Review of the Development Staff Meeting held on April 5, 2022.



- Diamond Valley Acres Amended Plat
 - Homespun Village Amended Plat
 - Zion Vineyard Zone Change
9. **MINUTES.** Consider approval of the minutes of the regular Planning Commission meeting held on March 8, 2022.
10. **REVIEW OF COUNTY COMMISSION ACTION ITEMS.** Review of action taken by the County Commission on planning items.

REASONABLE ACCOMMODATION: Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County programs. Please contact the Washington County Community Development Department in advance if you have special needs (435) 634-5701.

I, Laura Thurber, certify that the above notice was e-mailed to the Spectrum Newspaper and St. George News on April 8, 2022. Posted within Washington County at the County Administration Building at 197 E. Tabernacle, St. George, Utah, in the County Branch Libraries – Enterprise; Hurricane; Hildale; New Harmony; Santa Clara; Springdale; St. George; and Washington City. The State Public Meeting Notice website at <http://pmn.utah.gov>.

Laura Thurber

Laura Thurber
Planning and Permits Specialist

Posted: April 8, 2022