

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, **June 24, 2014**, commencing at **5:00 p.m.**

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The agenda for the meeting is as follows:

Call to Order  
Flag Salute

1. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for “**Desert Plateau Phase 1**” a seventeen (17) lot residential subdivision. The representative is Mr. Brad Petersen, Development Solutions. The property is zoned PD-R (Planned Development Residential) and is located at approximately 3400 East 6150 South (South of Exit 6 of the Southern Parkway). 2014-FP-048. (Staff – Wes J.).
- B. Consider approval of a final plat for “**The Plaza at Sunbrook Phase 1**” a two (2) lot commercial subdivision plat. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned C-3 (General Commercial) and is located at 360 North Street and Dixie Drive (west side of Dixie Drive). Case No. 2014-FP-019. (Staff – Todd J.)

2. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment for “**Lots 6 & 7 of Crown Point Amended**” to amend a previously recorded residential subdivision Final Plat. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned PD-R (Planned Development Residential) and is located at 584 South Dixie Drive. Case No. 2014-FPA-007. (Staff – Todd J.)

3. **ZONE CHANGE(ZC) PUBLIC HEARING**

Consider a zone change from C-3 (General Commercial Zone) to PD-C (Planned Development Commercial) on 6.02 acres. The property is located on the northwest corner of 1200 S and 400 E, East of Furniture Row. The applicant is **U-Haul** and the representative is Mr. Mark Howard, Amerco Real Estate Company (developer). The site is proposed to be a commercial U-Haul storage and truck rental center. Case No. 2014-ZC-009. (Staff – Bob N.) *Note: This item was tabled at the May 27<sup>th</sup> PC meeting*

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

Consider a request for a Conditional Use Permit to construct a **detached accessory structure** to a maximum height of eighteen feet (18') high and to reduce the side and rear setback to five feet (5'). The property is located at 1006 S Five Sisters Drive. The applicant is Mr. and Mrs. Scott Stuki. Case No. 2014-CUP-012 (Staff – Craig H.)

5. **BUILDING DESIGN CONCEPTUAL SITE PLAN (BDCSP)**

Consider development of approximately a 35,000 sq. ft. building for the “**Meadows Memory Care**” facility located near the intersection of 400 East Street and 1160 South Street (near the I-15 Freeway) and southwest of the existing Meadows facility. The zoning is C-2. The representative is Mr. Todd Gardner, Alpha Engineering. Case No. 2014-BDCSP-003 (Staff – Ray S.)

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.

# ITEM 1A

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/24/2014

### FINAL PLAT

#### **Desert Plateau Phase 1**

Case No. 2013-FP-048

- Request:** Approval of a 17 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions  
120 East St. George Blvd, Suite #300  
St. George, UT 84770
- Property:** Located at approximately 3400 East 6150 South (South of Exit 6 of the Southern Parkway)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.





# ITEM 1B

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/24/2014

### FINAL PLAT

#### **The Plaza at Sunbrook Phase 1**

Case No. 2014-FP-019

- Request:** Approval of a 2 Lot Commercial Subdivision Final Plat
- Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790
- Property:** Located at 360 North St. and Dixie Dr. (west side of Dixie Dr.)
- Zone:** C-3
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.



## ITEM 2

### Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 06/24/2014

#### FINAL PLAT AMENDMENT

#### **Lots 6 & 7 of Crown Point Amended**

Case No. 2014-LRE-007

**Request:** Approval of a Final Plat Amendment for a previously recorded residential subdivision Final Plat

**Representative:** Roger Bundy, R&B Surveying  
257 Prickley Pear Drive  
Washington, UT 84780

**Property:** Located at 584 South Dixie Drive

**Zone:** PD-R

**Staff Comments:** The purpose of this Final Plat Amendment is to merge Lots 6 & 7 together into one Lot. No other changes were made or intended with this plat.

**FYI** – There are no existing easements that need to be vacated and each lot is owned by the same person, therefore no public hearing is required.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

This Final Plat Amendment is ready for Planning Commission's consideration for approval.

**SURVEYOR'S CERTIFICATE**  
 I, ROGER M. BUNY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7854 IN THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THE SURVEY, PROCEEDED AND LAND SURVEYORS LICENSES OF THE STATE OF UTAH. FURTHER CERTIFY THAT I HAVE PROVIDED A SURVEY OF ACCORDANCE WITH SECTION 17-2-2(1), HAVE VERIFIED ALL MEASUREMENTS AND CALCULATIONS AS SHOWN HEREON, AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

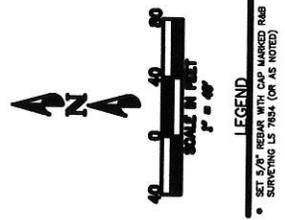


**BOUNDARY DESCRIPTIONS**  
 LOTS 8 AND 7 OF CROWN POINT AMENDED SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, DOCUMENT NO. 85117;  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF CROWN POINT AMENDED SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, DOCUMENT NO. 85117; THENCE S84°20'00"E, 124.48 FEET TO THE POINT OF CURVE OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS THROUGH A CENTRAL ANGLE OF 80°00'00" TO THE POINT OF CURVE OF A 42.00 FOOT RADIUS REVERSE CURVE, THENCE EAST 89.94 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST CORNER OF LOT 8; THENCE N83°00'00"E, 147.60 FEET TO THE POINT OF BEGINNING, CONTAINING 24,384 SQ. FT. OR 0.5564 ACRE.

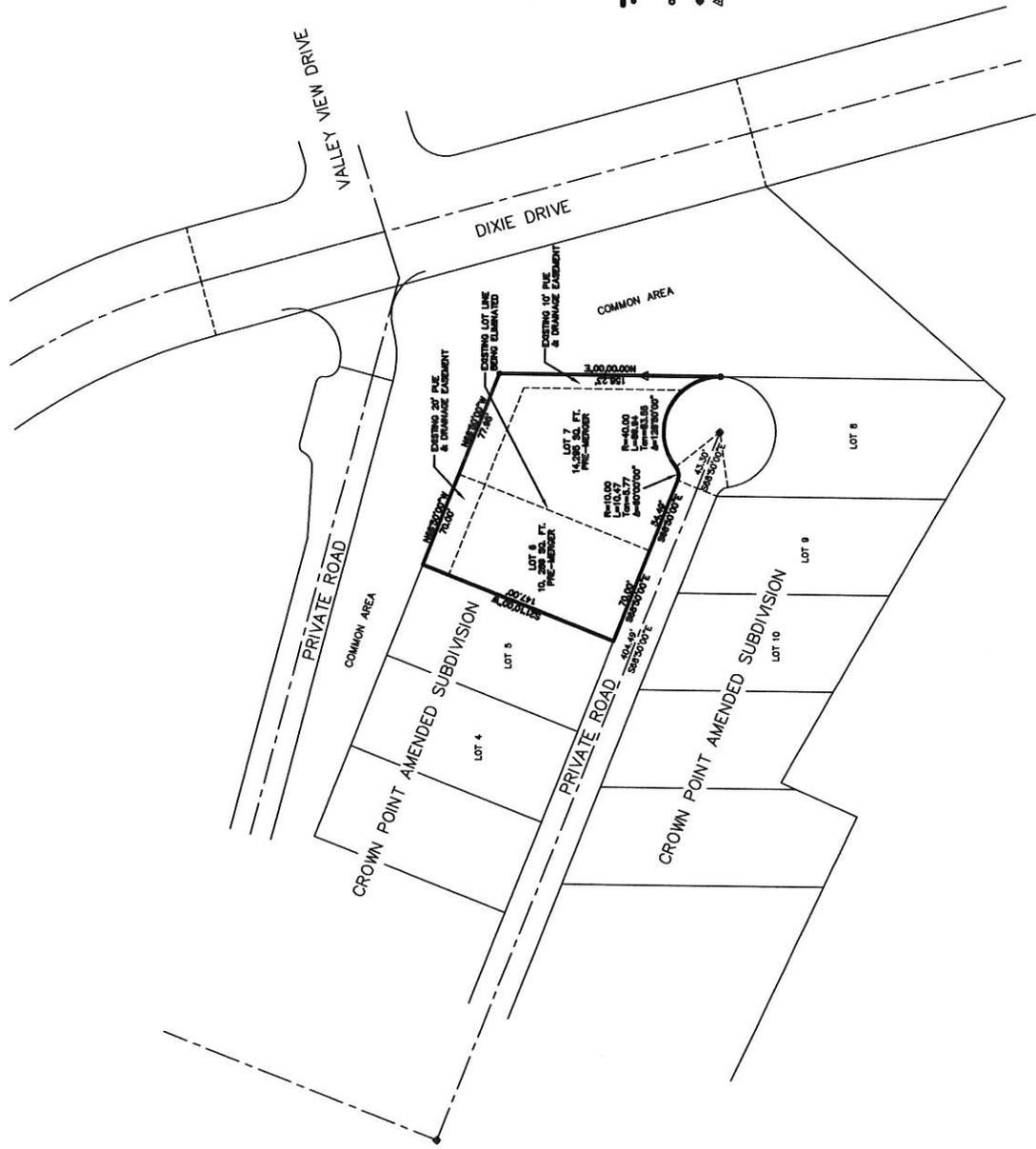
**NARRATIVE**  
 THE PURPOSE OF THIS AMENDED SUBDIVISION IS FOR LOTS 6 AND 7 OF CROWN POINT AMENDED SUBDIVISION, DOCUMENT NO. 85117, OF THE WASHINGTON COUNTY RECORDER, DOCUMENT NO. 85117, TO BE MERGED WITH LOTS 8 AND 7 OF THE SAME SUBDIVISION, DOCUMENT NO. 85117, TO BE MERGED WITH LOTS 6 AND 7, REFERENCED DRAINAGE EASEMENT ALONG THE LOT LINE BETWEEN LOTS 6 AND 7, EASEMENTS. THE MERGER ACTION DOES NOT INVOLVE LOCATION OF EASEMENTS.

**RECORD OF SURVEY  
 LOT MERGER EXHIBIT  
 MERGER OF LOTS 6&7  
 CROWN POINT AMENDED**

R & B SURVEYING  
 257 PROBLEY PEAR DRIVE WASHINGTON, UTAH 84786  
 PHONE: (435) 832-2818  
 LOCATION: SW 1/4 SEC.28, T42S, R16E, S34EM  
 COMPLETED: MAY 1, 2014  
 REQUESTED BY: BOB BOGGS



- LEGEND**
- SET 8" PIPES WITH CONCRETE ANCHOR IN PAN OF CURB SURROUNDING 15' WIDE (OR AS NOTED)
  - SET CONCRETE ANCHOR IN PAN OF CURB
  - ◆ FOUND CLASS 1 MONUMENT
  - △ SET LARGE NAIL ON LOT LINE



## ITEM 3

PLANNING COMMISSION AGENDA REPORT: **05/27/2014 (Tabled)**

PLANNING COMMISSION AGENDA REPORT: **06/24/2014**

ZONE CHANGE: C-3 to PD Commercial for U-Haul: **Public Hearing (continued)**

Case No. 2014-ZCA-009

**Request:** A zone change request on six acres to change from C-3 (General Commercial Zone) to PD-C (Planned Development Commercial) to allow for a U-Haul storage and truck rental center.

**Background:** Currently the property is zoned C-3. However, in the C-3 zone (per Section 10-10-3 "Conditional Uses") a storage facility may not exceed twelve feet (12') in height. The applicant desires to obtain a PD zone that will allow development of a 2 story self storage building, and other storage unit buildings.

This matter was tabled on May 27<sup>th</sup> in order to allow the applicant time to make changes to the proposed plan. Mark Howard describes the changes in his cover letter dated June 16, 2014 (attached). In brief the changes include; six rather than eight buildings, 2 mini storage unit buildings changed to 'interior access' storage buildings, parking increased from 32 to 62 spaces, truck display pads in front along I-15 reduced from 17 to 9 spaces, decorative fencing added along I-15, cap stone elements added to some buildings, and building walls along 400 East and Sunland Drive enhanced.

**Applicant:** U-Haul

**Representative:** Mr. Mark Howard, Amerco Real Estate Company  
Construction Department  
2727 North Central Avenue  
Phoenix, Arizona 85004

**Property:** Located at the northwest corner of the intersection of Sunland Drive and 400 East Street (bordered to the northwest by the I-15 Freeway. The site is east of the 'Furniture Row' store.

**Acreage:** 262,096 SF (6.02 acres)

**Zone:** C-3

**General Plan:** Commercial

- Ordinance(s):** For the C-3 zone see Section 10-10-3 "Storage Rental Units, Ministorage, or Self Storage Building Design Standards."  
For the PD-C zone see Section 10-8-6 "Commercial / Manufacturing Development Standards."
- Written Text:** Per Section 10-8-4 "Contents of Written Text" a written text is required and has been provided (see attached).
- Building(s):** Building "A" – 56,392 SF (2 stories) climate controlled storage bldg.  
Building "B" – 4,851 SF (1 story) mini storage  
Building "C" – 21,020 SF (1 story) interior access storage  
Building "D" – 21,020 SF (1 story) interior access storage  
Building "E" – 2,576 SF (1 story) mini storage  
Building "F" – 5,000 SF (1 story, but 33' tall) warehouse storage
- Height(s):** Note: A gable style roof is measured to the mid-point (the height ½ way between the ridge and eave). A flat roof is measured to the highest point.  
Building "A" – 28'  
Building "B" – 12' 4"  
Building "C" – 14' 2"  
Building "D" - 14'  
Building "E" – 12' 4"  
Building "F" - 33'
- Required Setbacks:** Front: 25 ft.  
Side: 10 ft.  
Rear: 10 ft. for 1-story bldgs, 20' for 2-story bldgs
- Proposed Setbacks:** Front (Sunland Drive): Varies, approx 30'  
Street Side (400 East): 25 ft.  
Side (North): 10 ft.  
Side (Freeway – Building "A"): Approx. 90 ft.  
Side (Freeway – Building "F"): Approx. 100 ft.  
Side (West): 25 ft.
- Adjacent Zoning:** North: I-15 Freeway  
West: C-3  
South: C-3  
East: R-3 (Multi-Family)
- Site Access:** Two access driveways are proposed; one from 400 East Street and another from Sunland Drive.

**Parking:**

Bldg A & F

Per city parking code, 73 total spaces are required for buildings A & F. These two buildings contain a total of 59,617 sq ft of warehouse/storage at 1 parking space per 1,000 sq ft; and Bldg A contains 3,225 sq ft of office/sales floor area at 1 parking space per 250 sq ft. (60 parking spaces for the warehouse/storage + 13 spaces for the office/sales equals 73 parking spaces total).

Bldg B & E

No parking has been required for just mini-storage units (Buildings B & E).

Bldg C & D

Buildings C & D are storage buildings with interior access but could be considered similar to mini-storage for parking purposes.

Parking Reduction Requested

The applicant proposes 62 total parking spaces for customers and employees, and requests a parking reduction of 11 spaces under the provision in section 10-19-5 where the PC can consider factors unique to nonresidential uses and recommend a parking requirement to the City Council which adequately meets the parking needs of the particular business. The parking reduction request is based on the applicant's experience in other locations in other cities.

**Staff Comments:**

1. C-2 & C-3 Zones:

The C-2 & C-3 zone regulations were changed by City Council in 2009 to add site development and building design standards to these zones to improve the appearance of storage units. Mini or self storage buildings were limited to 12' in height and were required to be located behind a retail or office 'storefront' or be located behind existing commercial development so the storage units would not be the dominant view from the public streets.

2. M-1 & M-2 Zones:

The design standards found in the C-2 & C-3 zones do not apply to the M-1 or M-2 industrial zones and therefore there is some incentive to locate standard mini storage buildings in the industrial zones.

3. PD-C Zone:

The applicant is submitting a zone change request to PD-Commercial to allow a 2-story office/sales/ climate-controlled storage building, and additional warehouse/storage buildings including mini-storage units. Note that a PD zone requires a conceptual site plan, building elevation drawings, and a written text describing the use(s).

Approval of a PD zone also grants conceptual site plan approval and building design approval.

4. U-Haul Proposal:

The applicant's revised proposal contains six (6) buildings instead of eight (8) buildings in previous proposal; 4 of which are 1-story storage unit buildings, and 2 buildings located near the I-15 freeway which are 2-stories in height (Bldg 'F' is 1-story but approx 33' in height). Buildings A & B have some design character to them in that the buildings are multi-colored with trim and have some stone accents in columns and entry ways. Buildings B & E (mini-storage unit buildings) have been improved over the previous submittal to include a varied roof line, more varied masonry, and building trim. At this point staff has not been provided with building elevations for Bldgs C & D which are the 1-story buildings with interior access rather than the exterior overhead doors.

5. Storm Drain Easement:

There is a 60" inch storm drain line along the west property line. Building "F" has been moved outside the 25' easement.

**Design Issues:**

1. I-15 Freeway Frontage:

Along the I-15 frontage, behind the landscape area but in front of the main buildings (Buildings A & F) there are now 9 proposed truck display parking spaces rather than 17.

2. Building visibility:

Buildings A & F have east and west facing exterior walls visible from the freeway which are rather plain but may be considered acceptable since these walls are not fronting the freeway, but are side walls visible from the freeway.

3. Screening – Mini Storage:

The 2 mini storage unit buildings adjacent to Sunland Drive and 400 East Street have been screened better by dense landscaping along these two streets, and also the building walls have added interest via a varied roof line and roofline trim.

4. Elevations

Building elevation drawings are needed for Buildings C & D.



2727 NORTH CENTRAL AVENUE, 9-N • PHOENIX, ARIZONA 85004  
PHONE: 602.263.6502 • FAX: 602.277.1026

Mr. Bob Nicholson, Planner  
City of St. George, UT Community Development  
175 E. 200 N.  
St. George, UT 84770

June 16, 2014

RE: Case No. 2014-ZCA-009 U-Haul Moving and Storage of St. George, UT

Mr. Nicholson,

Thanks for your assistance guiding us through the entitlement process in the city of St. George, UT. The purpose of this letter is to respond to concerns expressed at the May 27, 2014 Planning Commission hearing. We have revised drawings in response to those concerns.

Drawing Revisions:

- Interior mini-storage units have been replaced with two interior access storage buildings. These buildings do have exterior access units but only on the interior courtyard faces of the buildings. As such, these units will not be visible from surrounding sites.
- Additional parking has been provided. Parking counts have been revised from 32 to 62. This is still under the required 104 parking spaces so continue to request a reduction from the required.
- We have added decorative fencing along the I-15 frontage to help address visibility from the interstate. Segments of the same decorative fencing have also been provided along S 440 E Street as well as Sunland drive to bring unity to the design as well as a residential transitional element.
- We have reduced the number of display parking spots along I-15 to nine total spaces.
- We have added some cap stone elements to the pilasters on buildings facing I-15 as well as carrying these elements around the sides of the buildings.
- Walls of buildings facing Sunland Drive and S 400 E Street have been upgraded to provide a commercial to residential transition appearance and screen the interior of the site from neighbors.

We hope the revision of these elements addresses the concerns raised and communicated to U-Haul. Please feel free to let me know if there are any additional comments that can be addressed ahead of the June 24, 2014 Planning Commissioning hearing where a continuation of this project will be heard.

Respectfully submitted,

Mark T. Howard, Planner  
Amerco Real Estate Company.



**STORAGE MIX**

STORAGE TYPE	BULKHEAD		BULKHEAD		BULKHEAD		BULKHEAD		TOTAL			
	NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA		
5-1.5	29	1,200	4	24	600	4	24	100	2,175	3%		
5-1.0	75	113	108	1,000	25	0	79	3,000	27%	0		
10-1.0	48	102	100	10,000	50%	0	91	9,100	50%	1		
10-1.5	24	33	34	8,100	21%	0	22	3,300	21%	0		
10-2.0	0	0	0	0	0%	0	0	0	0%	0		
TOTAL	276	124	204	37,000	100%	20	188	20,275	100%	208	77,275	100%



**VICINITY MAP**

PROPERTY OWNER: AMERCO REAL ESTATE CO.  
 1200 EAST SUNLAND BLVD.  
 PASADENA, CA 92363

MUNICIPALITY: CITY OF ST. GEORGE

LOT AREA: 282,289 SQ. FT. / 6.02 ACRES

CURRENT ZONING: C-3

REQUESTED: PD

PROPOSED USES: TRUCK & TRAILER STORAGE AND SELF STORAGE

BUILDINGS PROPOSED:

- BUILDING A: 30'-0"
- BUILDING B: 12'-0"
- BUILDING C: 14'-0"
- BUILDING D: 12'-0"
- BUILDING E: 12'-0"
- BUILDING F: 33'-0"

PARKING SPACES: 114

OFFICE OF SALES: 13 SPACES

PROPOSED: 114 SPACES

EXISTING: 13 SPACES

REMARKS: PROVIDE AND DEMONSTRATE REVISION FROM REQUIRED

PROPOSED: 114 SPACES

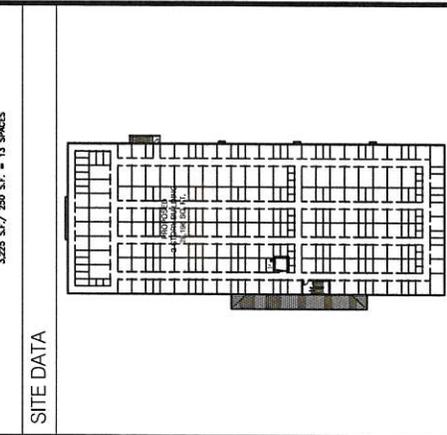
EXISTING: 13 SPACES

REMARKS: PROVIDE AND DEMONSTRATE REVISION FROM REQUIRED

PROPOSED: 114 SPACES

EXISTING: 13 SPACES

REMARKS: PROVIDE AND DEMONSTRATE REVISION FROM REQUIRED



**GENERAL NOTES:**

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUED FOR PERMIT
2	01/11/11	ISSUED FOR PERMIT
3	01/11/11	ISSUED FOR PERMIT
4	01/11/11	ISSUED FOR PERMIT
5	01/11/11	ISSUED FOR PERMIT
6	01/11/11	ISSUED FOR PERMIT
7	01/11/11	ISSUED FOR PERMIT
8	01/11/11	ISSUED FOR PERMIT
9	01/11/11	ISSUED FOR PERMIT
10	01/11/11	ISSUED FOR PERMIT

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONTRACT ENGINEER  
 1200 EAST SUNLAND BLVD.  
 PASADENA, CALIFORNIA 92363  
 P: (662) 283-4502  
 F: (662) 277-1026

SITE ADDRESS:  
 POTENTIAL ACQUISITION  
 S 400 EAST SUNLAND BLVD.  
 SAINT GEORGE, UT 84770

SHEET CONTENTS:  
 PROPOSED SITE PLAN

**887009**

DRAWN: JAS  
 CHECKED: JHT  
 DATE: 08/10/04  
 SP-1  
 887009A1E.DWG

**BUILDING A - SECOND FLOOR**

SCALE: 1" = 30'-0"

**SITE PLAN**







### Sunland and 400 E

Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 15, 2014

# ZONING



900 S ST

500 E CIR

460 E ST

430 E ST

1100 S ST

400 E ST

SUNLAND DR

RIVERSIDE DR

1780 S ST

15

320 E ST

SUNLAND DR

0.09 mi

1:3,500

0.0025 0.045

X

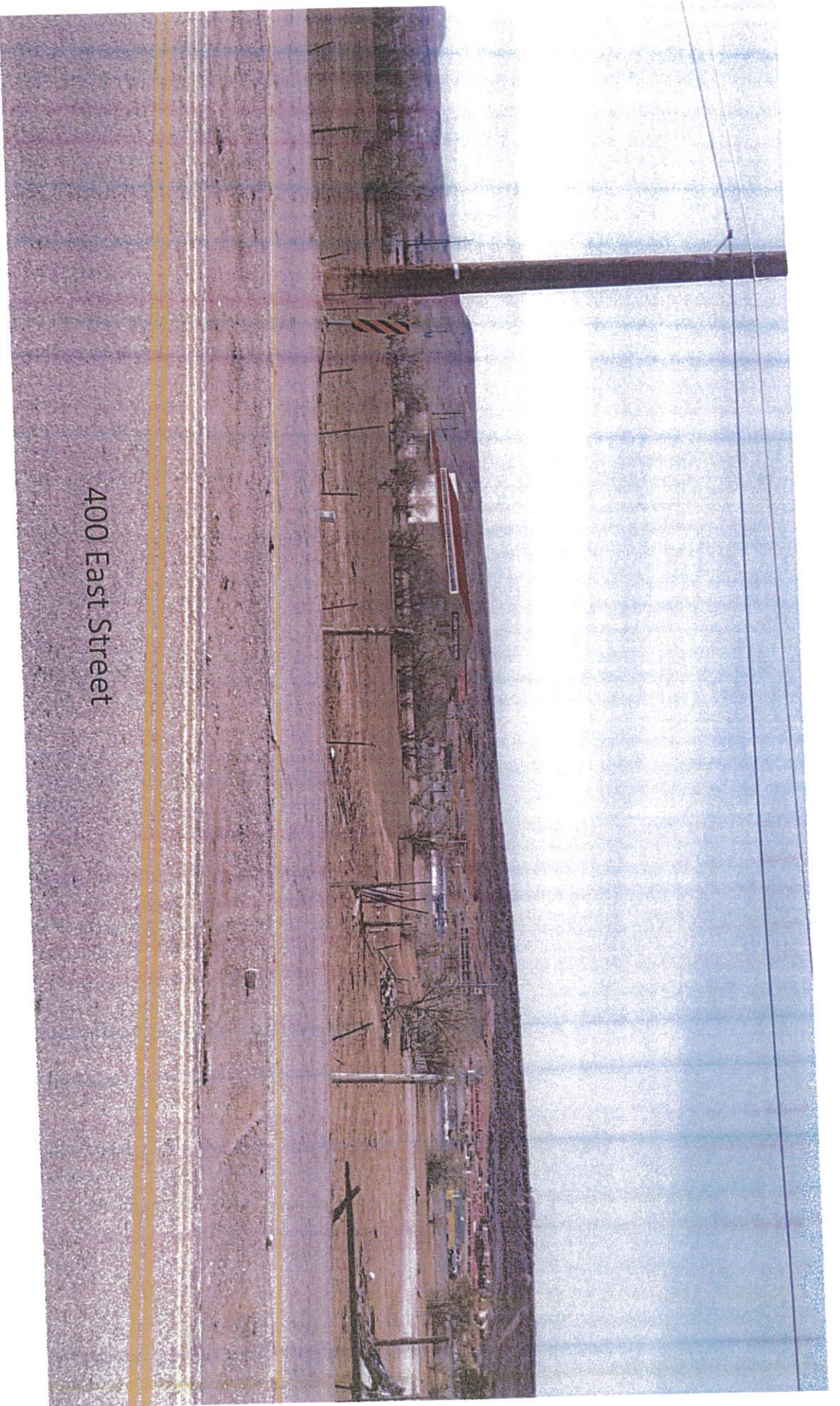
C-3

C-3

C-3

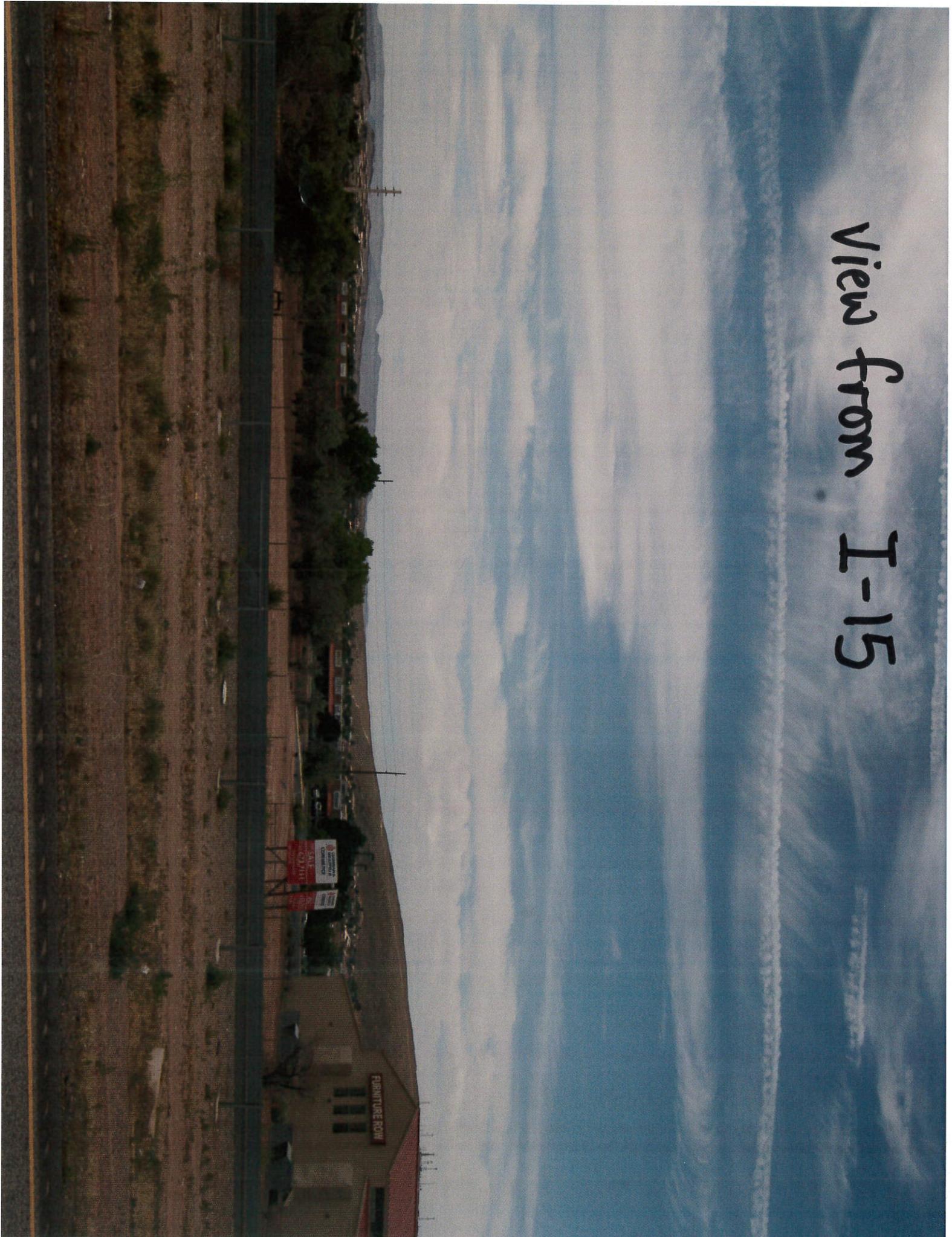
C-3



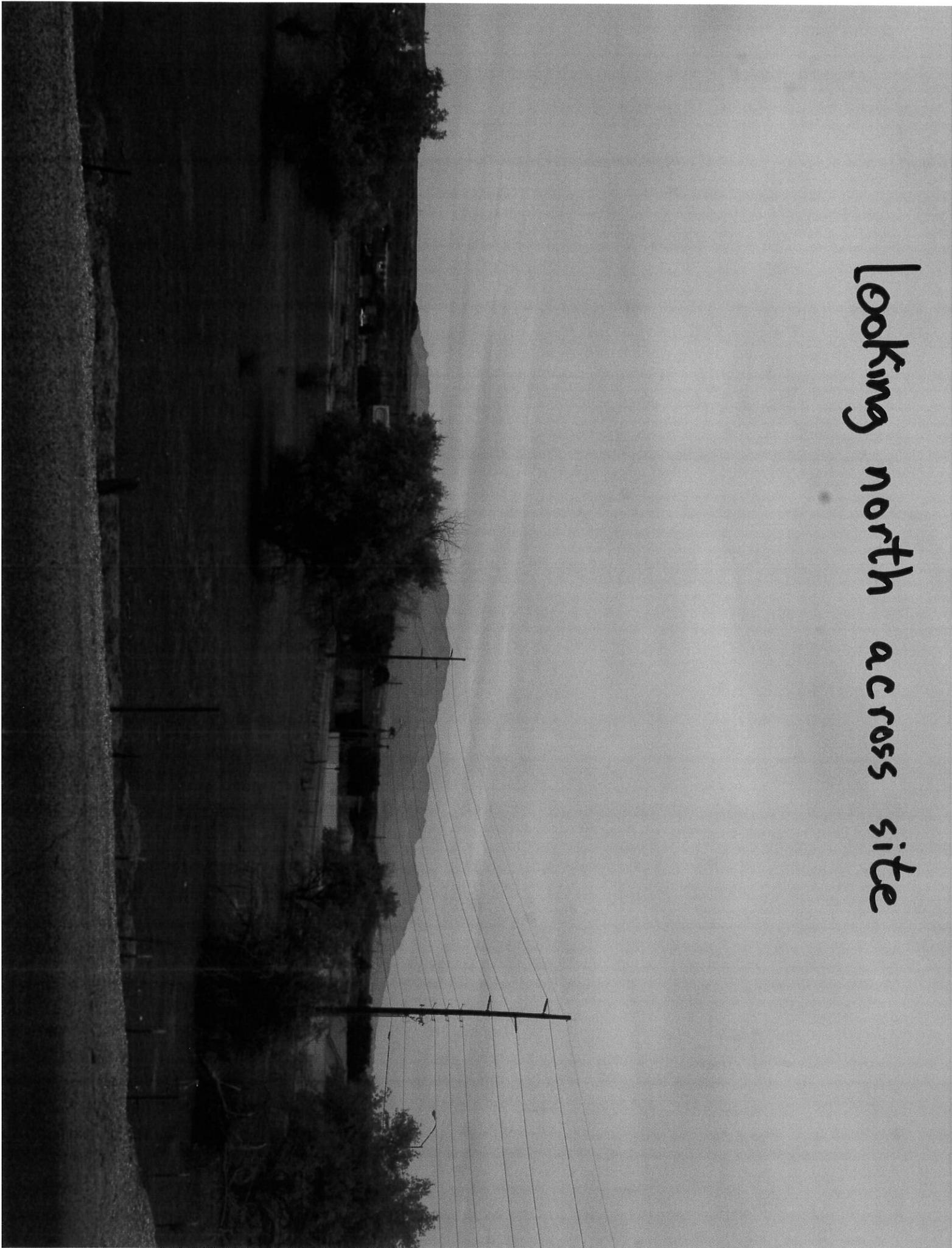


400 East Street

View from I-15



Looking north across site



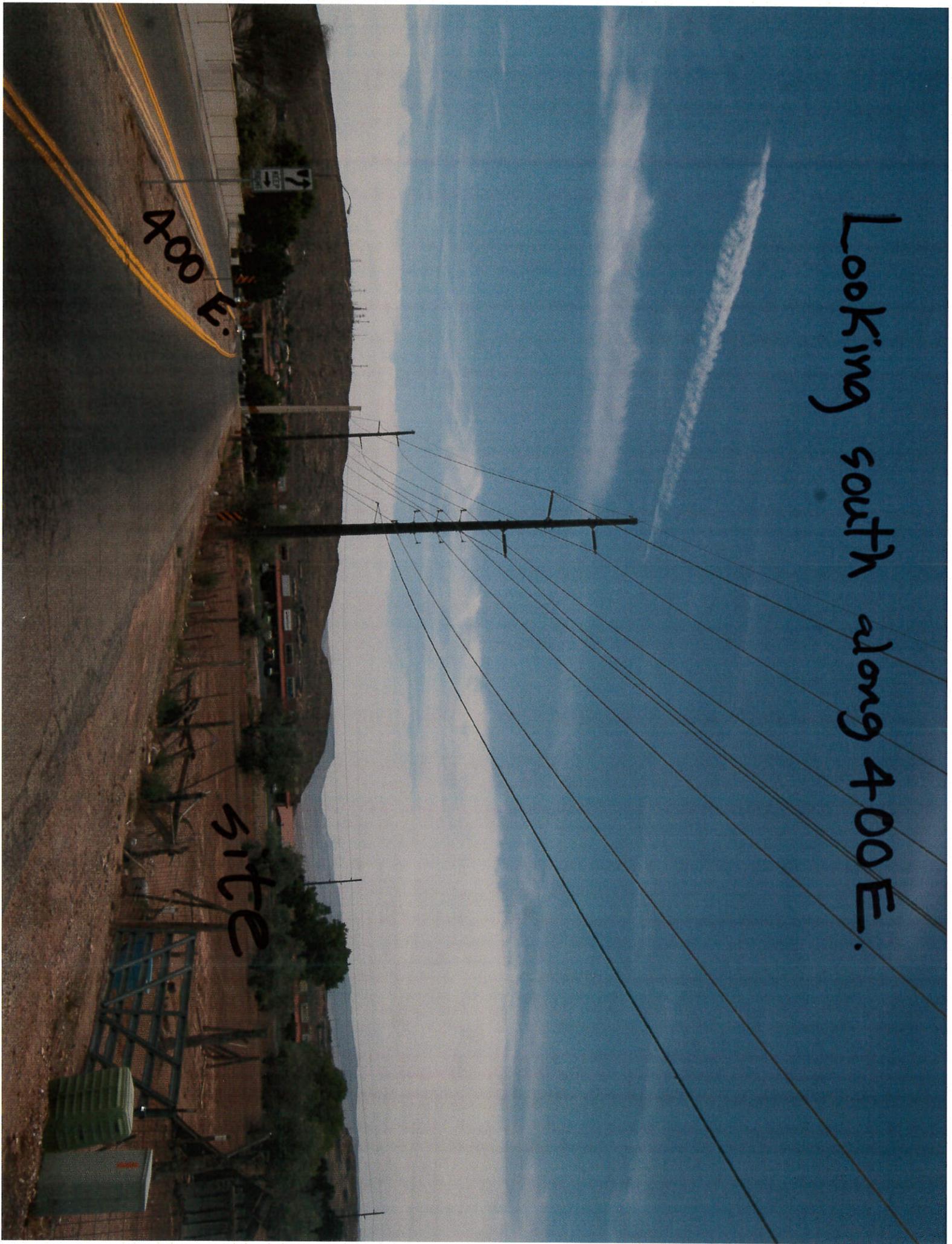
Looking west from 400E.



Looking south along 400 E.

400 E.

site



# ITEM 4

## CUP / Garage Height & Reduced Setback

PLANNING COMMISSION AGENDA REPORT: 06/24/2014

CONDITIONAL USE PERMIT

**Case No. 2014-CUP-012**

**Request:** To construct a detached residential garage. The height, eighteen (18') feet, will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height. The applicant is also requesting a reduced setback of five (5') feet (to the side and rear property lines). The wall height exceeds the allowable building wall height of ten (10') feet for a setback of less than ten (10') feet to the rear and side property lines, unless a conditional use permit is granted for a reduced setback.

**Property:** The subject residence is at 1006 S. Five Sisters Drive.

**Applicant:** Scott & Michelle Stucki  
1006 S. Five Sisters Drive  
St. George, Utah 84790

**Zoning:** R-1-10 (Single-Family Residential – 10,000 s.f. minimum lot size)

**Ordinance:** The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: “*Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15') for pitched roofs...unless a Conditional Use Permit is granted for a greater height*”. This structure will be ± eighteen feet (18') in height, thus necessitating the purpose of this conditional use permit request.

&

Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(6) reads: “*Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest to side or rear property line according to the following table (unless a conditional use permit is granted for a higher wall):*”

<u>Setback From Property Line</u>	<u>Height Of Building Wall</u>
0 feet _ 5 feet	8 feet
5 feet _ 10 feet	10 feet

This structure has a fifteen (15') foot high building wall, thus necessitating the purpose of this conditional use permit request.

**Adj. Land:** Single-family residences

**Comments:**

1. The proposed structure will be located in the rear yard approximately forty-three (43') feet from the main dwelling and five feet (5') from the side property line and five feet (5') from the rear property line.
2. The detached garage is to be used for the storage of an RV and also as a private workshop space.
3. The proposed height of 18' feet is to accommodate the RV.
4. The proposed structure will encroach onto City easements and will require approval from the J.U.C prior to a building permit being issued.
5. The detached garage will have stucco and rock finish and a tile roof. There will be a small storage area (non-living space) in the garage and an exterior access only room to be used as a pool changing room.
6. The applicant has provided a short narrative (see attached).
7. Staff recommends approval of the height and the setback reduction to five (5') feet. Staff feels that the setback reduction can be justified due to a tall privacy wall (retaining wall and privacy wall combo) on the side and rear property lines and also that the rear property (west side) is higher than this parcel.

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have a stucco and rock finish and tile roof.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.

	N/A	E. Safety	<p>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.</p> <p>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</p>
	N/A	F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
The detached garage will be approximately 18' feet in height and a setback of 5' feet from both the rear and side property lines.		G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	N/A	H. Hours of Operation	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
	N/A	I. Saturation / Spacing	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</p>
A detached RV garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
	N/A	K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

June 2, 2014

To Whom It May Concern:

We are seeking a conditional use permit to build a garage in our back yard. We would like to build a portion (bay) of it large enough to park an RV, therefore the overall height in that part is about 17' high. We would also like to build it 5 feet from the existing cinder block wall instead of 10'. Our property is lower (by about 5-6 feet) than the properties around us. We already have a 4 foot retaining wall with a 6 foot cinder block wall on top of that, so we would only be 7' above the existing wall. (See pictures)

It is our hope that you will approve building the structure to our planned height and with a reduced setback (5') instead of 10'.

Thank you for your consideration in this matter.

Scott and Michelle Stucki

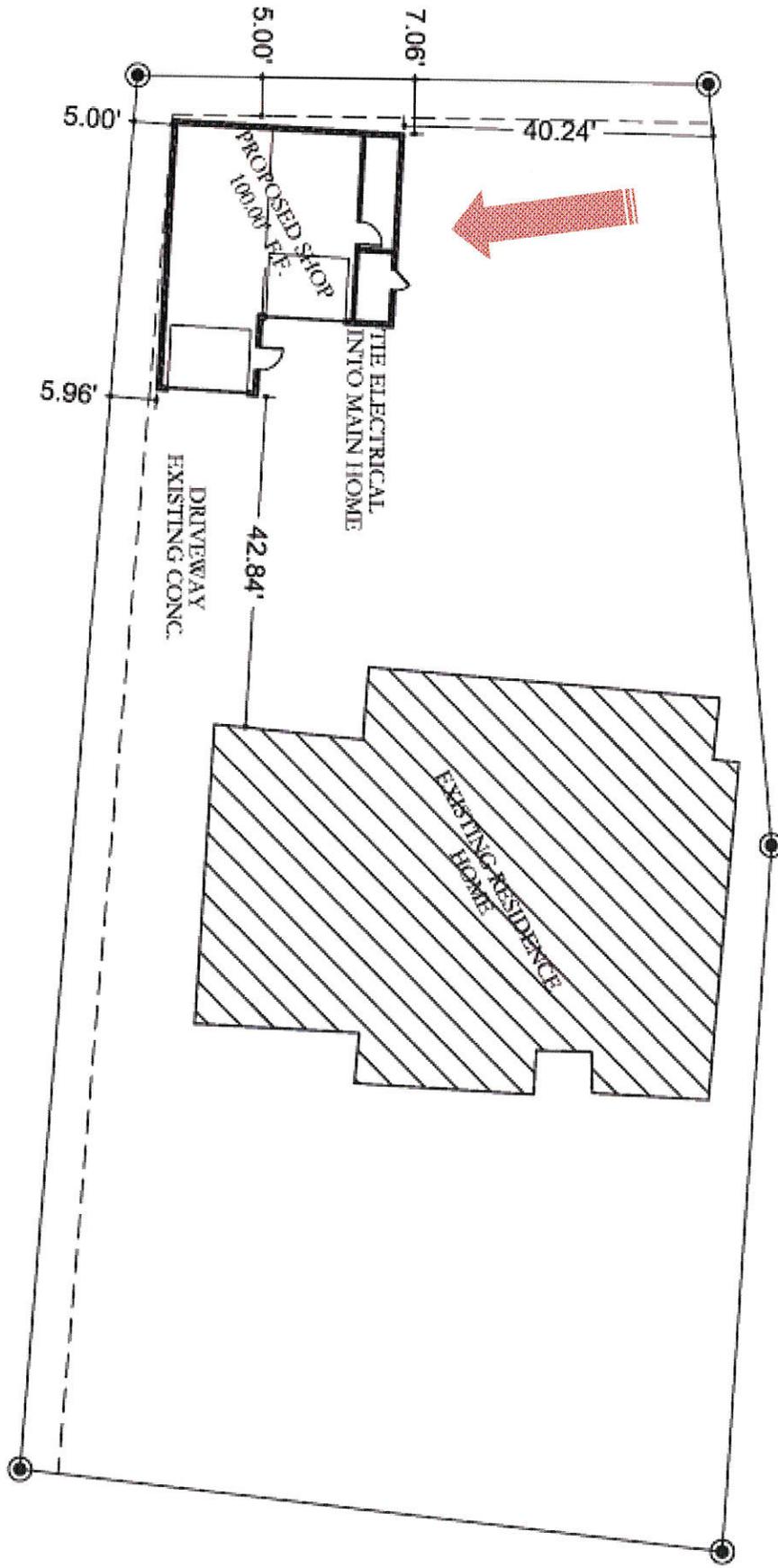
SG-FORR-42

We have shown plans and discussed the garage with all neighbors on the immediate block, lots 23-~~28~~<sup>28</sup> and lots 41-43. There were NO objections to building it to that height.



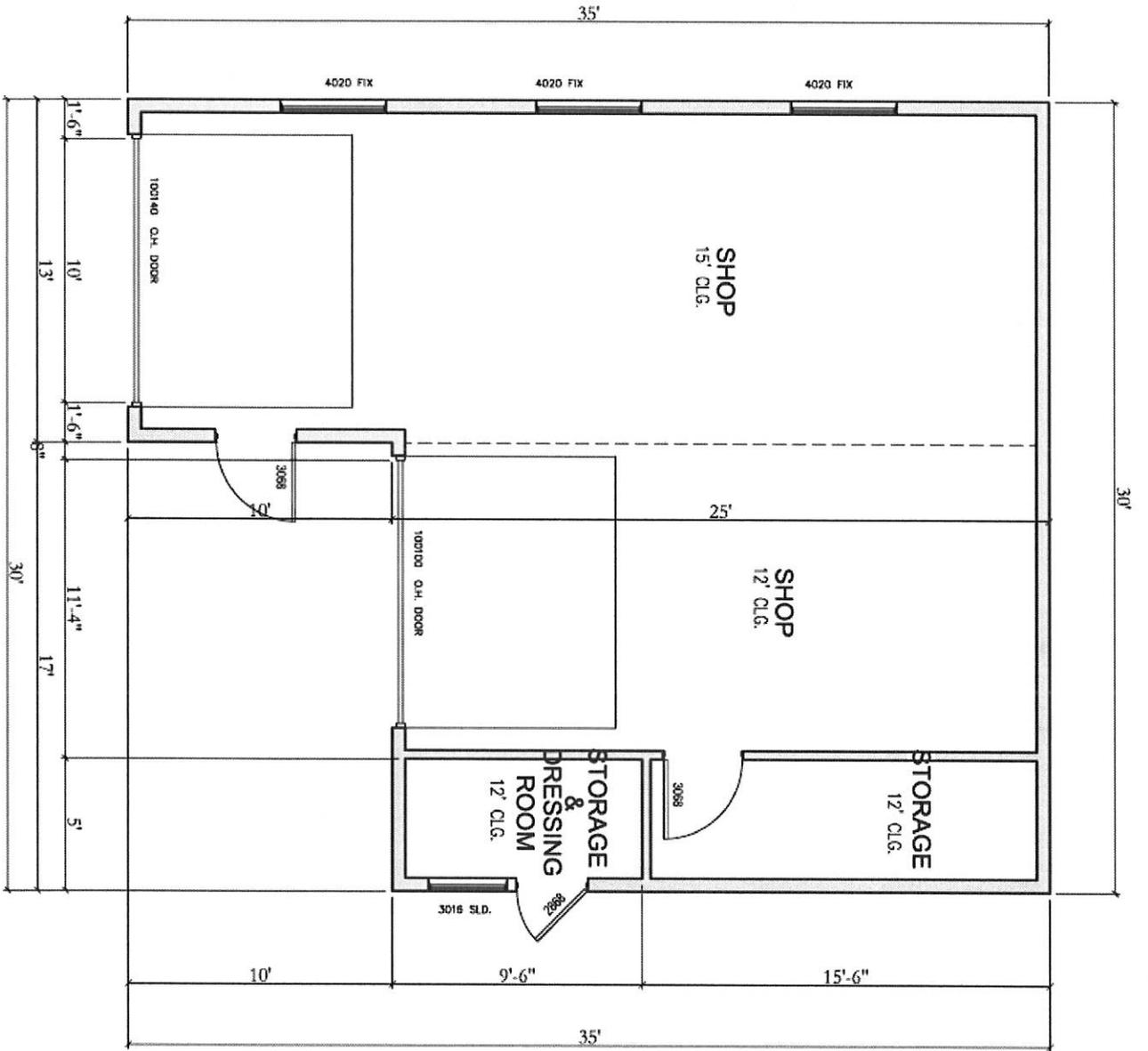
Overhead View

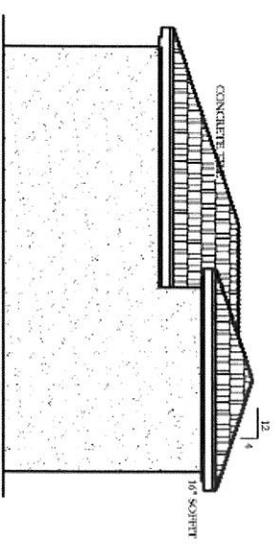
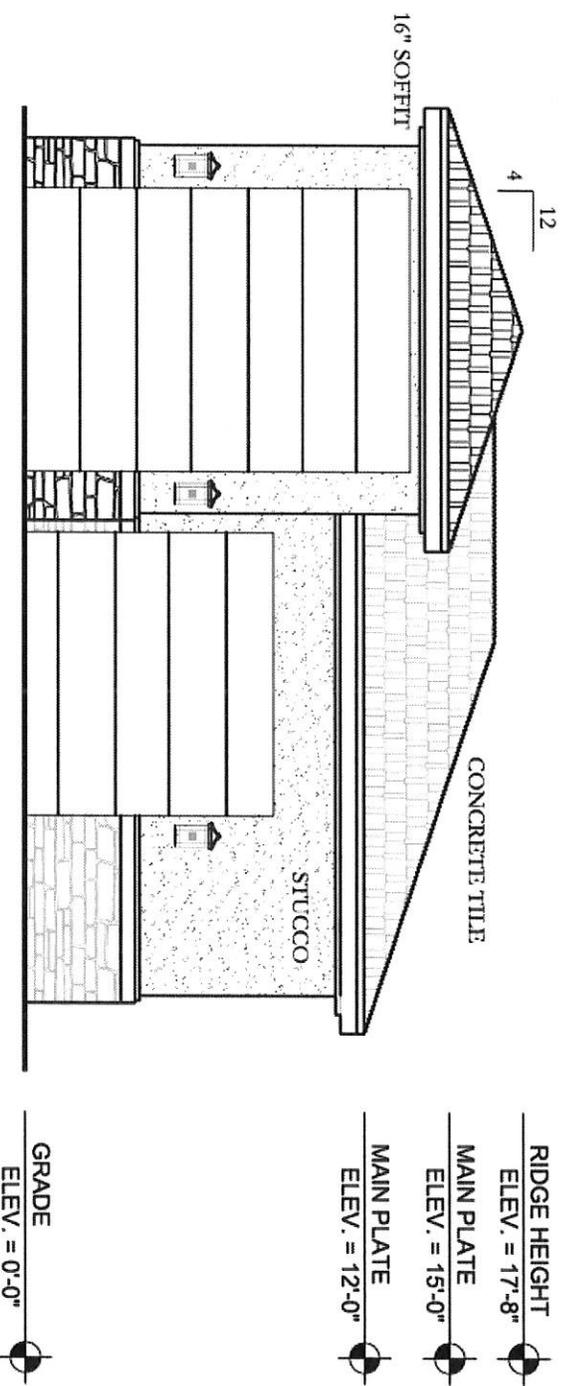
Site Plan



5 SISTERS DR.

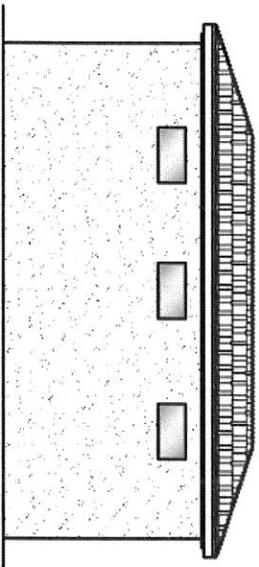
# Floor Plan





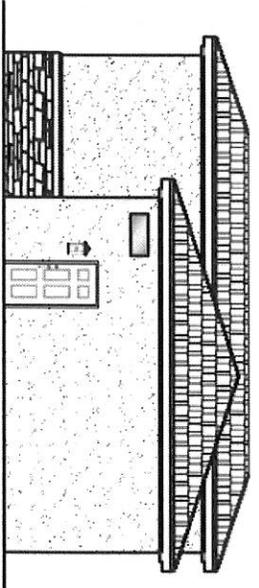
**REAR ELEVATION**

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



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

**Elevations**



**Site Pictures**

# ITEM 5

## BDCSP / Memory Care

PLANNING COMMISSION AGENDA REPORT: 06/24/2014

Meadows – Memory Care

2014-BDCSP-003 (Design Review & Approval)

- Request:** Building Design and Conceptual Site Plan (BDCSP) approval for developing a new proposed 34,653 sq. ft. detached building to the existing 'Meadows' site.
- Project Name:** Memory Care facility
- Project Description:** It's proposed to construct a new 34,653 sq. ft. Memory Care Facility on a 97,669 sq. ft. parcel southwest of the existing Meadows facility.
- PSR:** A Planning Staff Review (PSR) meeting was held by staff on April 22, 2104 to initially discuss this project.
- APN:** SG-5-2-31-13091
- Owner / Developer:** Mr. Larry Blake  
Senior Management Concepts  
550 East 400 South  
St George, Utah 84770
- Representative:** Mr. Todd Gardner  
Alpha Engineering  
43 South 100 East Suite 100  
St George, Utah 84770
- Architect:** Mr. James Thomas  
FFKR Architects  
730 Pacific Avenue  
Salt Lake City, Utah 84104
- Zone:** PD-R (Planned Development Residential)
- General Plan:** MDR (Medium Density residential)
- Narrative:** The applicant provided a letter dated April 22, 2014 (see attached) describing the project.

<b>Location:</b>	Located near the intersection of 400 East Street and 1160 South Street (near the I-15 freeway); the site is southwest of the existing Meadows facility.
<b>Parcel Acreage:</b>	97,669 sq. ft. (2.24 acres)
<b>Building (Floor) Area:</b>	34,653 sq. ft. (0.79 acres)
<b>Building Height:</b>	Single story, the highest ridge point will be approximately twenty-seven feet four inches (27'-4") high.
<b>Floor Plan:</b>	The floor plan includes residences - forty-eight (48) beds, lobby, marketing room, office, conference room, dining area, therapy room, beauty parlor, activity space, TV / Meeting Room, kitchen, laundry, nurse, housekeeping, maintenance, staff break room, and interior courtyard.
<b>Building Materials:</b>	Three (3) EFS colors are proposed; 1) #441 Captiva Sandpebble, 2) #517 Forest Green Sandpebble, and 3) #636 Steel Blue. The roof would be metal 'Sherwood Green' and trim would be 'deep olive' (see materials sample board and rendering).  No synthetic stone accent is proposed.
<b>Courtyard:</b>	Windows in common areas will look out on an interior courtyard which allows natural light into the interiors. The courtyard will provide a safe and secure outdoor environment which will promote exercise of the residents.
<b>Ordinance:</b>	Section 10-8-3.C requires the submittal of a colored site development plan, colored rendering, colored elevations, material and color samples, and a narrative.
<b>Setbacks (Required):</b>	Front = 25 ft., Side = 10 ft. Street side = 25 ft., and rear = 10 ft. (measured from PL)
<b>Setbacks (Proposed):</b>	North = Approx. 30 ft. to existing bldg. (Meadows) South (facing I-15 Fwy): Varies -approx. 90 ft. to 100 ft. West = Approx. 60 ft. East = Approx. 22 ft. (to existing bldg.) <i>(Note: dimensions to be verified during SPR process – plan check)</i>
<b>Adjacent L/U:</b>	North = R3 – Multi-Family South = I-15 Fwy East = PD-R West = R3 – Multi-Family

**Parking:** Per Section 10-19-5 the parking required for nursing homes, care centers, and assisted living is one (1) space for each three beds (1:3), except where skilled care (long term care) is provided, the requirement is one (1) parking space for each two (2) beds (1:2).

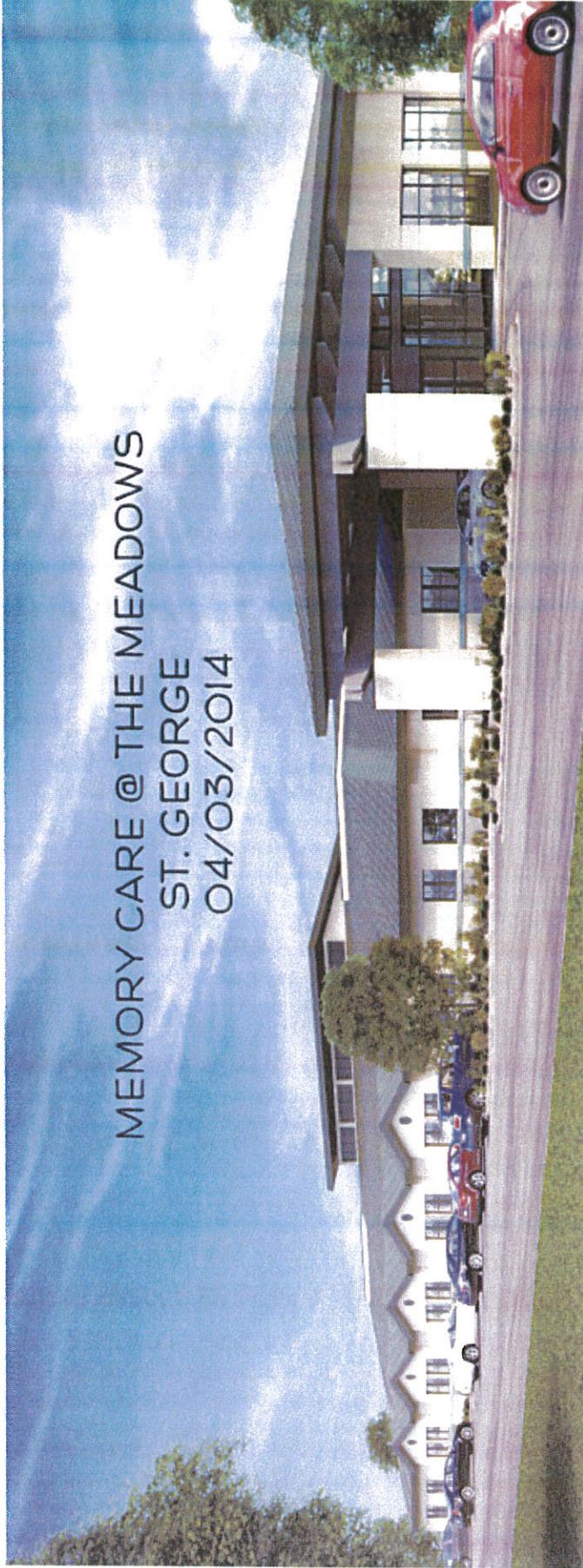
Forty-eight (48) beds are proposed and this requires a minimum of twenty-four (24) spaces.

Twenty-three (23) spaces are shown on the site plan, thus it is deficient one (1) space, however during plan check this will need to be resolved.

**Landscape Area(s):** 38,400 sq. ft. (0.79 acres)

**Lighting:** The site shall be designed to be “dark sky” friendly and avoid any light pollution to neighbors. A photometric plan shall be submitted during the SPR (Site Plan Review) process by the City for staff to review.

# MEMORY CARE @ THE MEADOWS ST. GEORGE 04/03/2014



## BRIEF PROJECT DESCRIPTION

SINGLE OCCUPANCY INSTITUTIONAL 1.2 TYPE VA CONSTRUCTION: 1 LEVEL  
BUILDING IS FULLY SPRINKLERED

48 MEMORY CARE UNITS

FLOOR AREA 24055 SQ  
ALLOWABLE AREA 58005 SF

## ZONING

THE ZONING IS PD-R (PLANNED DEVELOPMENT RESIDENTIAL) AND A MEMORY CARE FACILITY IS AN ALLOWED USE.

## USE OF LAND

	SF	ACRE %
BUILDING COVERAGE	54855	0.79 35%
LANDSCAPED AREA	29837	1.14 51%
HARDSCAPED AREA	13145	0.30 14%
OVERALL PARCEL	97550	2.04 100%

DENSITY

48 UNITS / 2.24 ACRES = 21.42 UNIT/ACRE

## PARKING

(FROM ZONING ORDINANCE SECTION 10-8-101)

NURSING HOMES, CARE CENTERS AND ASSISTED LIVING

1 PARKING SPACE FOR EACH 3 BEDS, EXCEPT WHERE SKILLED CARE (LONG TERM CARE) IS PROVIDED, THE REQUIREMENT IS 1 PARKING SPACE FOR EACH 2 BEDS.

PARKING STALLS REQUIRED - 16

PARKING STALLS PROVIDED - 27 + 2 ADA

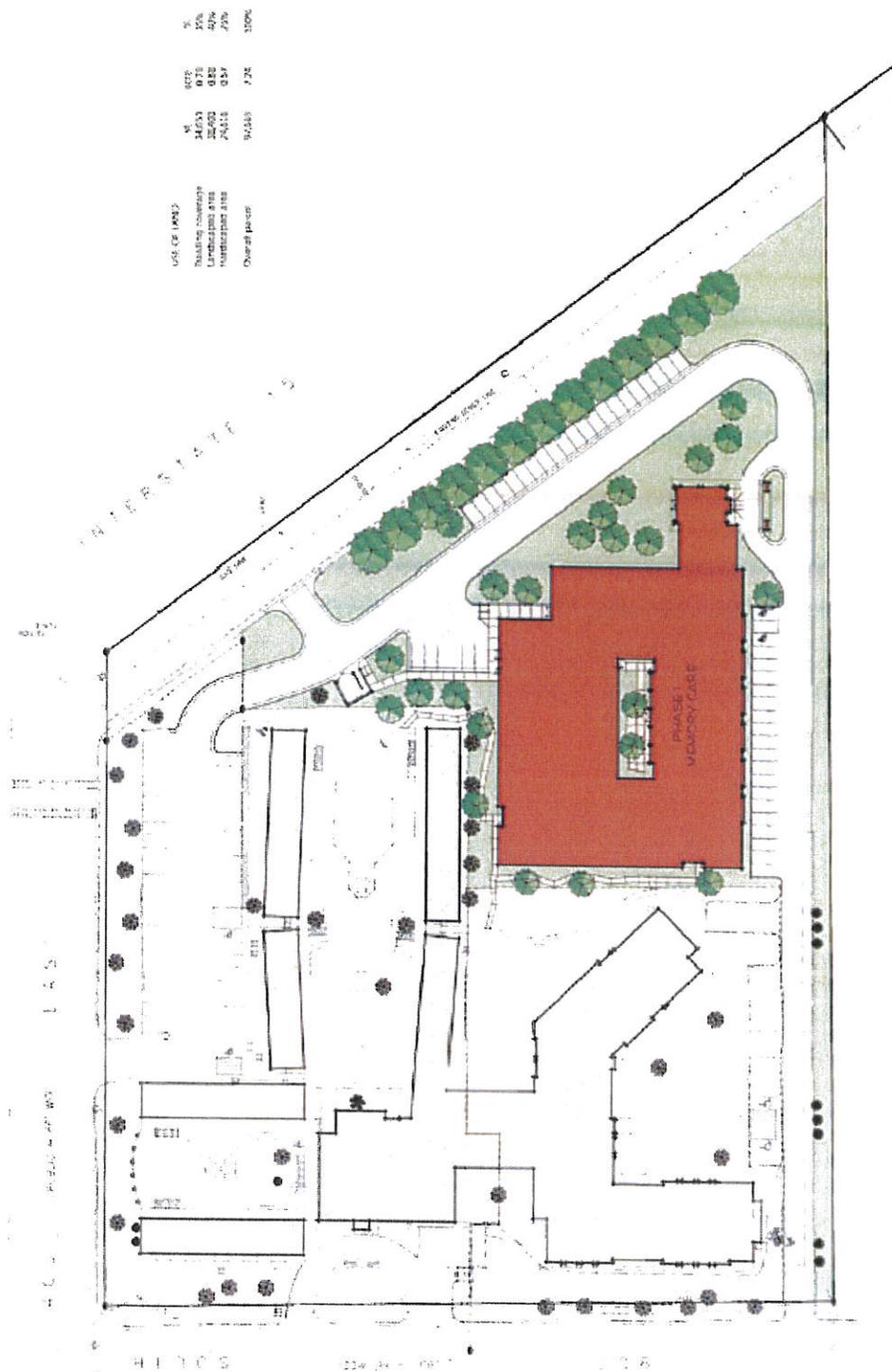
## LEGISLATIVE

(FROM ZONING ORDINANCE SECTION 10-8-50)

E. HEIGHT REGULATIONS: NO BUILDING SHALL BE ERRECTED TO A HEIGHT GREATER THAN THIRTY FIVE FEET (35 FT) UNLESS SPECIFICALLY APPROVED AS A PART OF THE ZONE CHANGE APPROVAL

ACTUAL BUILDING HEIGHT 27'-6"

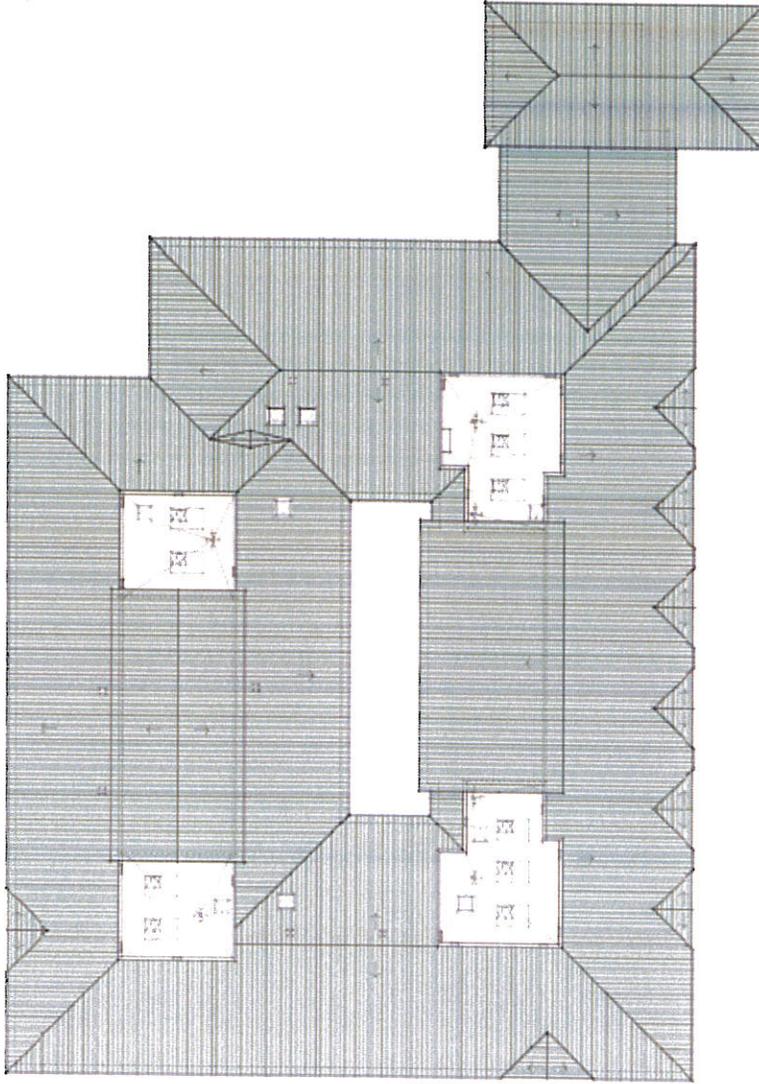




USE OF LAND	ACRES	PERCENT	PERCENT
Building coverage	24,653	0.75	35%
Landscaped area	20,400	0.60	40%
Unlandscaped area	2,947	0.09	2%
Overall parcel	48,000	1.44	100%



SITE PLAN

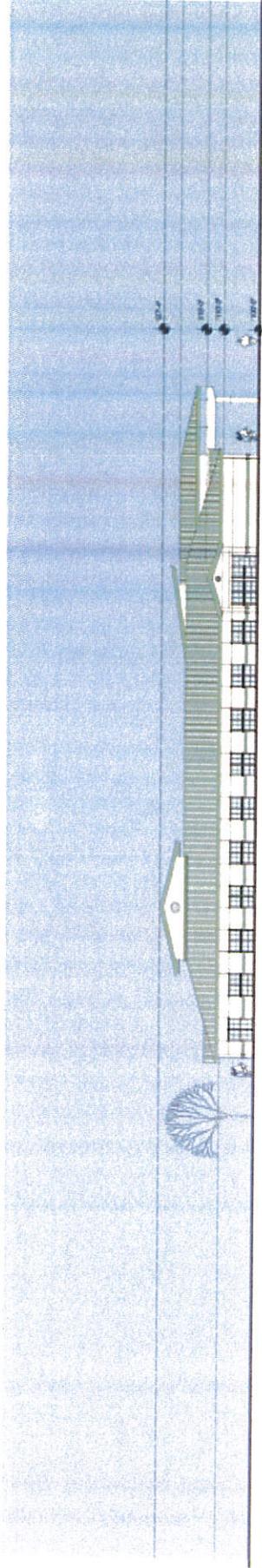


MEMORY CARE - ST. GEORGE, UTAH  
ROOF PLAN  
04/03/2014  
SCALE: 1/8" = 1'-0"  
FFKR

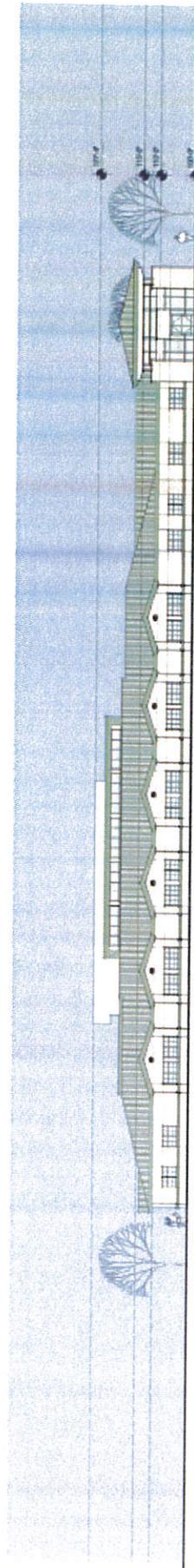
Roof Plan



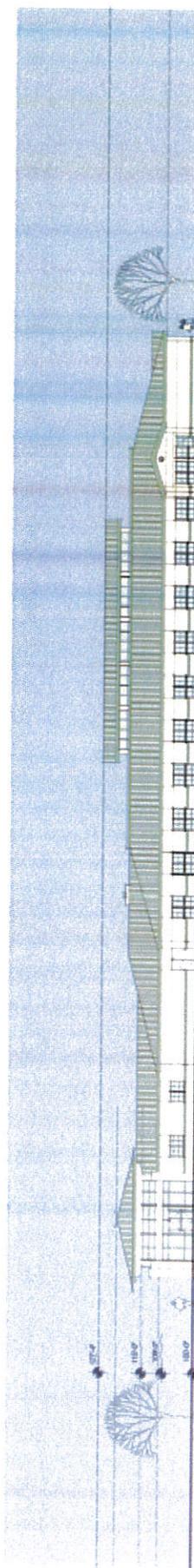
Floor Plan



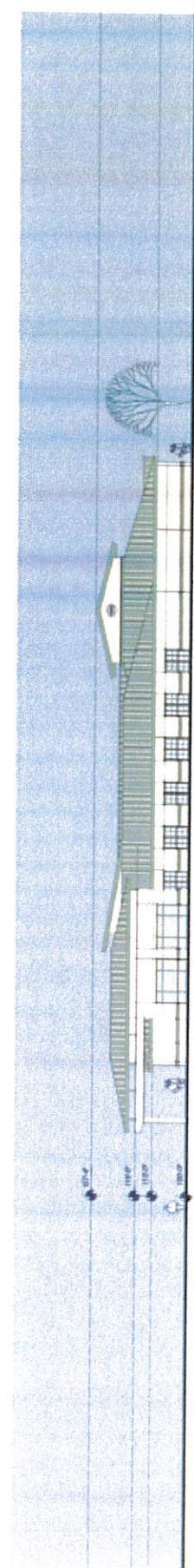
BUILDING ELEVATION - NORTH



BUILDING ELEVATION - WEST

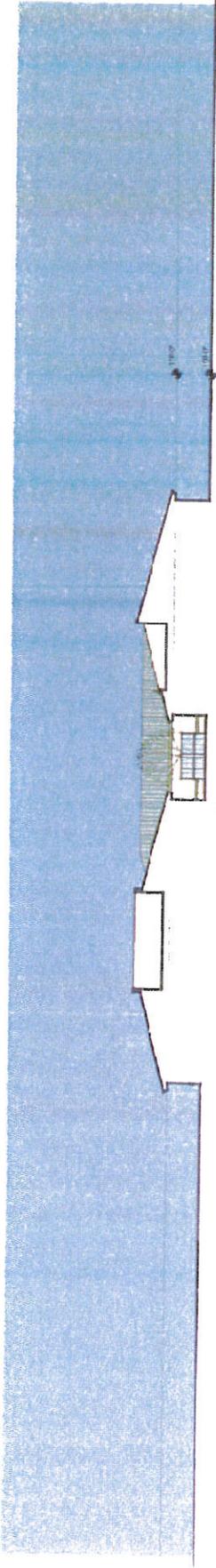


BUILDING ELEVATION - EAST

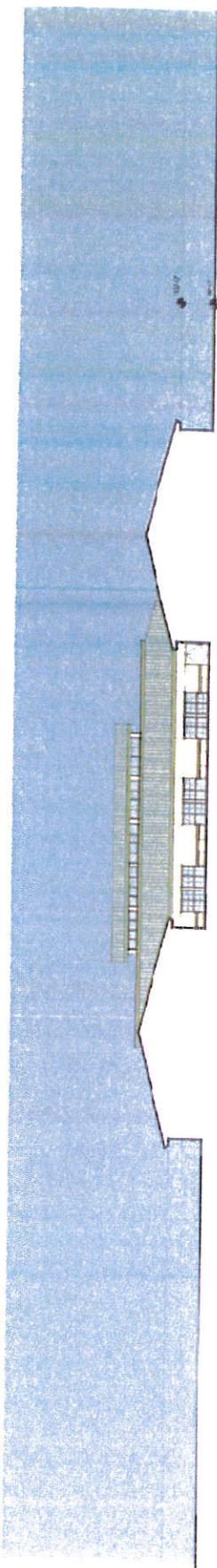


BUILDING ELEVATION - SOUTH

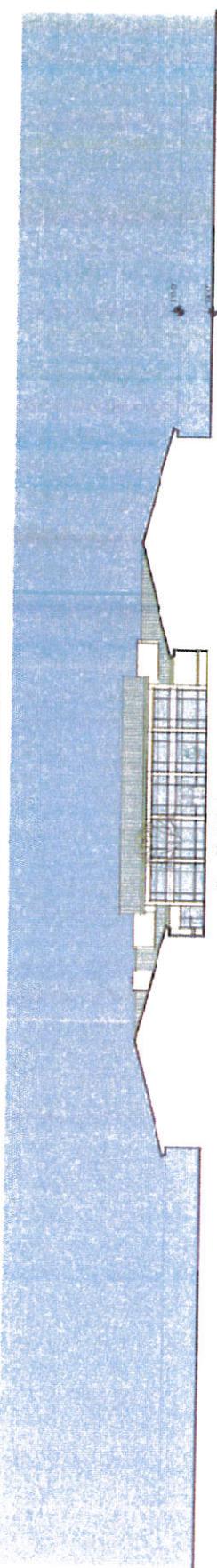
**Exterior Elevations**



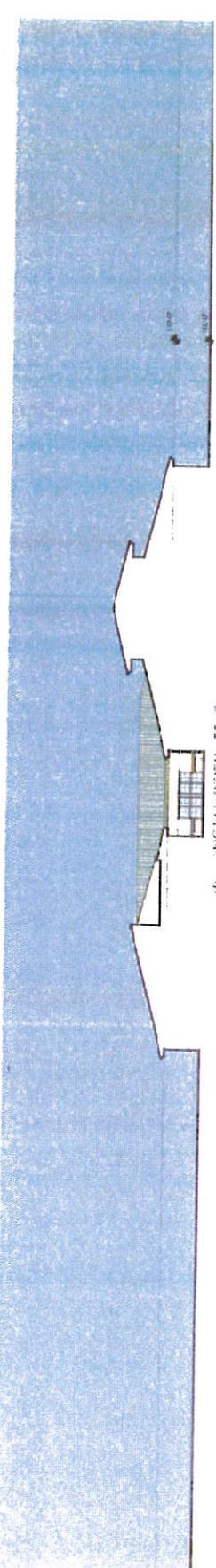
BUILDING ELEVATION - WEST



BUILDING ELEVATION - EAST



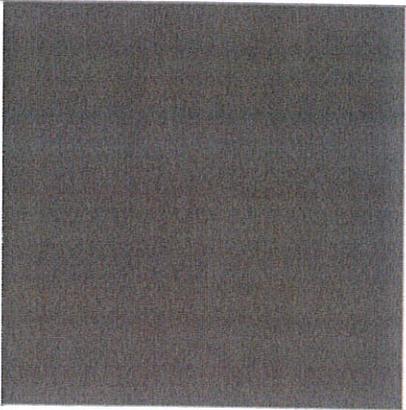
BUILDING ELEVATION - WEST



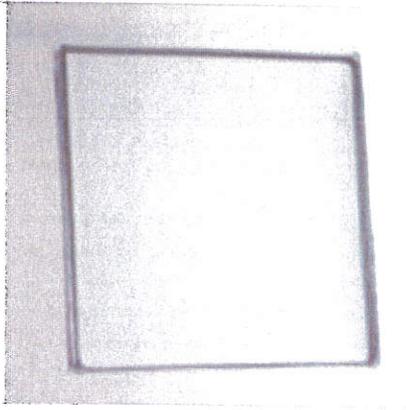
BUILDING ELEVATION - EAST



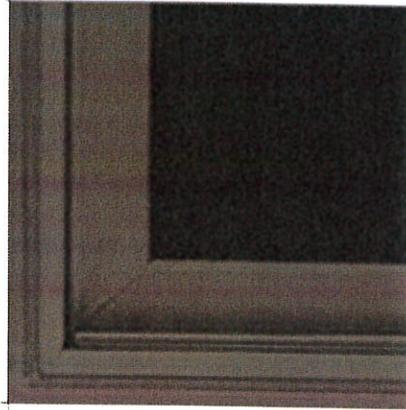
Interior Court Yard Elevations



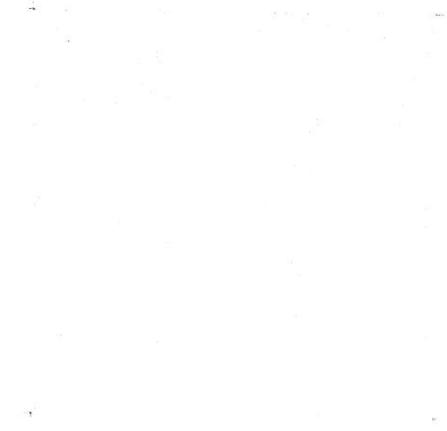
STANDING SEAM ROOF - GREEN



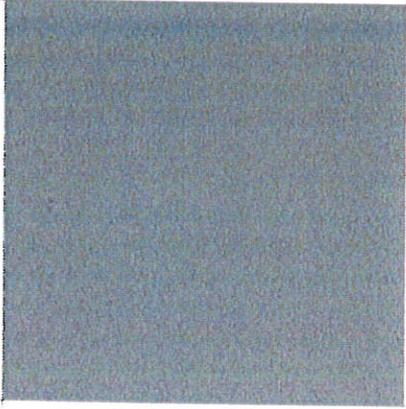
GLASS - CLEAR



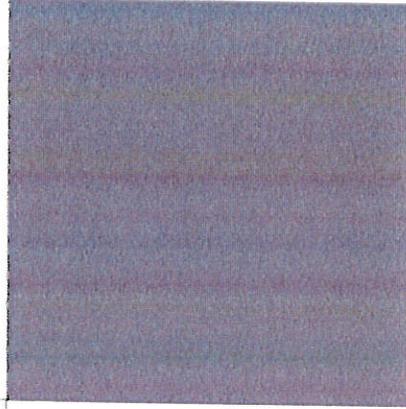
WINDOWS



EIFS - COLOR 1



EIFS - COLOR 2



EIFS - COLOR 3

**Color & Material**







Recommended alternative

# PD- Written Text

(In compliance with Section 10-8-4 of the PD Zone)

Project: The Meadows Memory Care Facility  
Case No.: 2014-BDCSP-003

(Note: PD Zone Chapter 8 "Planned Development Zone" Section 10-8-3.C requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board for the entire property proposed to be developed in a PD zone)

## 10-8-4: CONTENTS OF WRITTEN TEXT:

- A. Use Of Land: The projected use of land, including percentages of land devoted to various types of land use, such as building coverage, parking area, landscaped area, etc.

The land is proposed to be used as a "Memory Care Facility"

- B. Height And Elevations: The text shall indicate the type, character and proposed height of all buildings. The plot plan, elevations and perspective drawings may be prepared as necessary by the applicant to help the planning commission and city council to better understand the proposal.

Maximum building height is 27'-4".

- C. Density: The density in terms of dwelling units per gross acre of land shall be indicated.

Density is 48 units / 2.24 acres = 21.42 unit/acre

- D. Schools, Churches And Open Spaces: The location of any proposed school sites, churches, parks or other common or open spaces shall be identified.

The closest school is Dixie High School.

- E. Phasing Plan: A phasing plan, if the development is proposed to be developed in phases, shall be submitted.

There is no phasing for this project.

- F. Topography: Topography at contour intervals of two feet (2') shall be submitted unless waived by the planning staff.

Topography is included on the site plan.

- G. Landscape Plan: A landscape plan showing the general location of lawn area and trees shall be submitted (this may be a part of the site or plot plan).

Landscaping plan is provided.

H. Area Reserved For Landscaping: The amount of land area reserved for landscaping shall be indicated.

USE OF LAND

	sf	acre	%
Building coverage	34,653	0.79	35%
Landscaped area	38,400	0.88	40%
Hardscaped area	24,616	0.57	25%
Overall parcel	97,669	2.24	100%

I. Utilities: All utilities shall be underground unless otherwise approved by the city council and upon recommendation of the water and power director. Transformer equipment shall be screened from streets and from adjacent properties.

All utilities are located underground.

J. Refuse Storage Areas: Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties.

The applicant will show the location of a trash enclosure on the civil plan set and include a detail which indicates that it will have 6 ft. block walls and a screened gate.

K. Lighting Plan: The plans submitted shall include a general lighting plan indicating location of lights to be installed on the site.

A photometric plan shall be submitted with the SPR application (Site Plan Review – civil plans) and will demonstrate that 'dark sky style' lighting will be used. The photometric plan will provide information that shows light fixture locations, types, and foot-candle measurements.

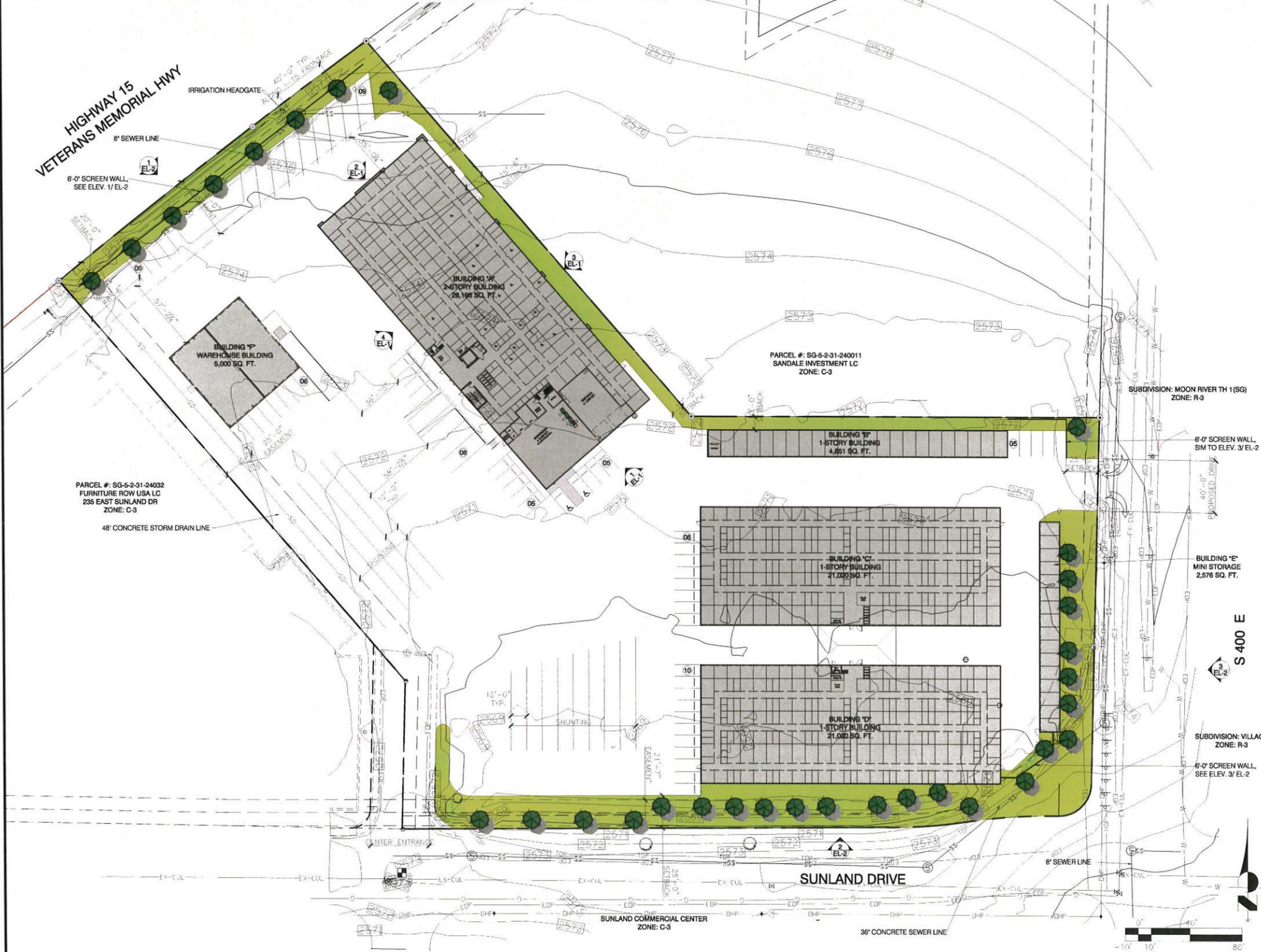
L. Turning Space: Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead end streets. (1998 Document § 17-4; amd. 2003 Code)

There are no dead end streets or private drives.

M. Signs: Overall sign program if proposed signage differs from what is allowed as outlined in the sign ordinance set forth in title 9, chapter 13 of this code. (Ord. 1-3-2000, 1-20-2000)

The applicant shall submit a separate sign permit and meet all sign ordinance requirements.

STORAGE MIX																					
STORAGE SIZE	BUILDING A					BUILDING C					BUILDING D					MINI	TOTAL				
	1ST FLOOR	2ND FLOOR	TOTAL	SQ. FT.	%	EXT.	INT.	TOTAL	SQ. FT.	%	EXT.	INT.	TOTAL	SQ. FT.	%	MINI	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	23	29	52	1,300	4 %	0	24	24	600	4 %	0	27	27	675	4 %	0	0	0 %	103	2,575	3 %
5 x 10	75	113	188	9,400	25 %	0	68	68	3,400	21 %	0	70	70	3,500	22 %	0	0	0 %	326	16,300	21 %
10 x 10	88	102	190	19,000	50 %	0	90	90	9,000	55 %	20	71	91	9,100	56 %	1	100	1 %	372	37,200	48 %
10 x 15	24	30	54	8,100	21 %	20	2	22	3,300	20 %	0	20	20	3,000	18 %	16	2,400	35 %	112	16,800	22 %
10 x 20	0	0	0	0	0 %	0	0	0	0	0 %	0	0	0	0	0 %	22	4,400	64 %	22	4,400	6 %
<b>TOTAL</b>	<b>210</b>	<b>274</b>	<b>484</b>	<b>37,800</b>	<b>100 %</b>	<b>20</b>	<b>184</b>	<b>204</b>	<b>16,300</b>	<b>100 %</b>	<b>20</b>	<b>188</b>	<b>208</b>	<b>16,275</b>	<b>100 %</b>	<b>39</b>	<b>6,900</b>	<b>100 %</b>	<b>935</b>	<b>77,275</b>	<b>100 %</b>



VICINITY MAP

PROPERTY OWNER: AMERCO REAL ESTATE CO.  
2727 N CENTRAL AVE.  
PHOENIX, AZ 85004  
602.263.6502

MUNICIPALITY: CITY OF ST. GEORGE

LOT AREA: 262,096 SQ. FT. / 6.02 ACRES

CURRENT ZONING: C-3

REQUESTED: PD

PROPOSED USES: TRUCK & TRAILER RENTAL AND SELF STORAGE

BUILDINGS PROPOSED:

BUILDING A	28'-0"
BUILDING B	12'-4"
BUILDING C	14'-2"
BUILDING D	14'-0"
BUILDING E	12'-4"
BUILDING F	33'-0"

BUILDING SETBACKS:

	REQUIRED:	PROPOSED:
FRONT:	20'-0"	25'-0"
REAR:	20'-0"	20'-0"
SIDE:	10'-0"	10'-0"
SIDE FACING STREET ON CORNER:	20'-0"	20'-0"

(ABUTTING A RESIDENTIAL ZONE AN ADDITIONAL SETBACK: BUILDING OVER (15'-0") IN HEIGHT, EACH ADDITIONAL FOOT IN HEIGHT REQUIRES AN ADDITIONAL FOOT IN SETBACK FORM THE PROPERTY LINE.

BUILDING LOT COVERAGE: ALLOWED: 50% PROPOSED: 32%

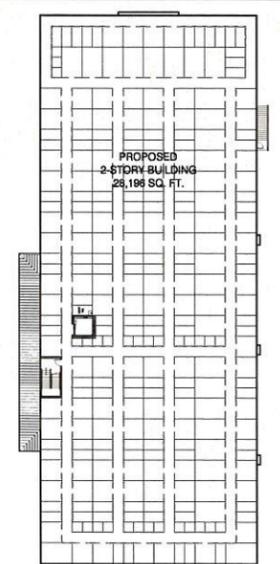
PARKING DATA:

	REQUIRED:	PROVIDED:
PARKING SPACES:	(114)*	62 PROVIDED AND SEEKING REDUCTION FROM REQUIRED 114 SPACES

\*WAREHOUSE/STORAGE BUILDING: 1/ 1,000 SQ.F.T 90,518 S.F./ 1,000 S.F. = 91 SPACES

\*OFFICE OR SALES: 1/ 250 S.F. 3,225 S.F./ 250 S.F. = 13 SPACES

SITE DATA



SITE PLAN

SCALE: 1"=30'-0"

BUILDING A - SECOND FLOOR

GENERAL NOTES:

REVISIONS:

NO.	DATE	REVISIONS

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263 6502  
F: (602) 277-1026

SITE ADDRESS:  
POTENTIAL ACQUISITION  
S 400 EAST SUNLAND BLVD.  
SAINT GEORGE, UT 84770

SHEET CONTENTS:  
PROPOSED  
SITE PLAN

**887009**

DRAWN:	AB
CHECKED:	MH
DATE:	06/13/2014

SP-1

887009A1F.DWG



