

**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, May 14, 2024, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for disclosure of conflicts of interest

- 1. Consider approval of a request to amend Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. Applicant – Curt Gordon, Desert Canyons- Case No. 2024-ZRA-009 – PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed-use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. (Staff – Mike Hadley).

- 2. Consider approval of a request to amend the City Zoning Map by amending the zone from PD-R (Planned Development Residential) to C-RM (Mixed-use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road. The project will be known as Territory Studios. Applicant – DSG Engineering and the representative is Curt Gordon - Case No. 2024-ZC-002 – PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: In 2024 the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed. Staff recommends approval of this zone change for Territory Studios Zone Change with the following condition: A preliminary plat will need to be submitted for approval to create the lot. (Staff – Mike Hadley).

- 3. Consider approval of a request to change the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, one acre per lot) to PD-R (Planned Development Residential). The zone change would only allow single-family lots of varying sizes. The project will be known as Suniva Subdivision. Applicant – American Land Consulting, representative Adam Allen - Case No. 2024-ZC-001 – PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. The area has been undisturbed as far as structures, minus old sheds, silos, and farm equipment in the north-west corner. The applicant is proposing PD-R (Planned Development Residential) zoning. This project, if approved, will consist of three different product types, "Garden Home," "Patio Home," and traditional single-family lots. Staff recommends approval of this Zone Change with the following conditions: 1. The applicant meets all requirements found in Section 10-7F of the zoning regulations, 2. That a plat is recorded with each phase in compliance with Title 10, chapter 5 of the St. George municipal code, 3. That there are a minimum of four amenities to be constructed with the project in compliance with section 10-7F of the zoning regulations. (Staff – Dan Boles).

4. Consider approval of a Preliminary Plat for a 262-unit, single-family subdivision to accompany a zone change on the same property. The project will be known as Suniva Subdivision. Applicant – American Land Consulting, representative, Adam Allen - Case No. 2024-PP-008.

BACKGROUND AND RECOMMENDATION: The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. This plat request is accompanied by a request to change the zoning on the property to a PD-R (Planned Development Residential) zoning designation. The PD-R designation would allow a variety of lot sizes. Staff recommends approval of this preliminary plat with the following conditions: 1. That a final plat is recorded with each phase in compliance with Title 10, chapter 25 of the St. George municipal code, 2. That the zoning amendment associated with this plat is approved. If the zoning amendment is not approved, this plat will be considered null and void. (Staff – Dan Boles).

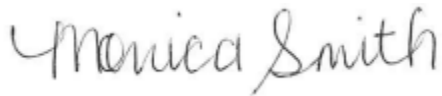
5. Minutes

Consider a request to approve the meeting minutes from the April 23, 2024 meeting.

6. City Council Items

Carol Winner, the Community Development Director will report on items heard at the May 02, 2024 City Council Meeting.

1. 2024-GPA-005 Dean Terry General Plan Amendment
2. 2024-GPA-007 Territory Studios



Monica Smith – 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: 05/14/2024

CRM Use Table Amendment (Territory Studios)
(2024-ZRA-009)

Amendment to Title 10-10-1

Allowed Uses in the Airport Vicinity Zones

REQUEST:

Consider a request to amend Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. The applicant is Curt Gordon Desert Canyons. (Case No. 2024-ZRA-009).

BACKGROUND:

In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones.

Proposed Changes:

The proposed revisions are shown below. The proposed addition is in red.

Title 10-10-1

	ASBP	AVI	C-RM
<i>Back Lot Production Areas</i>			P
<i>Equipment and Prop Storage</i>			P
<i>Equipment Rental (Commercial)</i>			P
<i>Film and Video Production Areas</i>			P
<i>Reception and Events</i>			P
<i>Restaurant</i>	P		P
<i>Set Construction and Craft Shops</i>			P

<i>Sound and Video Services</i>			P
<i>Sound Studio, and all related business activities, vendors, and production related to a film studio and sound stage.</i>			P
<i>Tours and</i> Tour operators	P	P	P

RECOMMENDATION:

Staff recommends approval of the amendment to Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with changes.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval of the Zoning Regulation Amendment to Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones.

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will allow the city to welcome appropriate business activity at approved location

Narrative

TERRITORY STUDIO C-RM ZONE AMENDMENT - ADDED USES

NARRATIVE

Movie Studio Added Uses: Once a cinematic hub, St. George has seen the film industry move on. But that's about to change with Territory Studio.

C-RM Zone Amendment: Currently, the C-RM zone does not have the uses Territory Studio requires. Territory Sound Studio proposes a state-of-the-art sound studio, reviving a legacy and creating a facility that will:

Attract the biggest names: Cutting-edge sound stages, post-production facilities, and top-notch amenities will draw filmmakers to St. George.

Build a community hub: This won't just be a sound studio; it'll be a gathering place with public events, tours, and opportunities to celebrate and create cinema in our community.

Spark economic growth: New businesses, jobs, and visitors will follow, creating a ripple effect of prosperity throughout the community.

Details of the Project: Located at Interchange #7 of the Southern Parkway within the Desert Canyons Master Plan. Seeking a C-RM zone amendment to add uses to make Territory Sound Studio a reality.

C-RM Zone Use Request: We are requesting the C-RM zoning designation for the Territory Studio campus and surrounding areas because it will encompass a diverse range of complementary businesses within the C-RM zone. This synergy of various businesses within the campus, such as restaurants, hotels, athletic clubs, and retail establishments, will create a vibrant and active mixed-use district. In addition to the existing C-RM uses, we request that the following uses be added to the C-RM zone:

- Back Lot Production Areas
 - Equipment and Prop Storage
 - Equipment Rental (Commercial)
 - Film & Video Production Areas
 - Reception & Events
 - Set Construction
 - Sound and Video Services
 - Sound Studio
 - Tours
 - All related business activities, vendors, and production related to a film studio and sound stage.
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10-10-1:

AIRPORT VICINITY ZONES:

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter “P” below are permitted in the designated zone.
- B. Uses indicated by the letters “PS” are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in chapter [17](#) of this title.
- C. Uses indicated by the letter “C” are conditional uses in the designated zone.
- D. No structures or uses are permitted in the runway protection zone (RPZ), defined as two thousand feet (2,000') in length from the beginning and end of the runway, and extending one thousand feet (1,000') wide.
- E. Zone names are:
 - 1. Airport supporting business park (ASBP);
 - 2. Airport vicinity industrial (AVI);
 - 3. Mixed-use commercial (C-RM).

**Allowed
Uses**

	ASBP	AVI	C- RM
Airfreight and express delivery services	P	P	P
Animal hospital, including care of small and large animals, indoor only			P
Athletic club/health club/spa	P		P

	ASBP	AVI	C- RM
Auction establishment, indoors only (retail goods only)			P
Automobile parts sales (new parts only)			P
Automobile rental	P	P	P
Automobile repair, storage, including paint, body and fender, brake muffler, upholstery or transmission work provided conducted within enclosed building (GVW 14,000 lbs or less)	P	P	P
<i>Back Lot Production Areas</i>			<i>P</i>
Bed and breakfast			P
Beer parlor, sale of draft beer			P
Body piercing, ancillary to a permitted use			P
Building materials sales	P	P	P
Bulk plants (Class 1 and 2 flammable liquids and gasses)		<u>C</u>	
Bus terminal	P		P
Car wash			P
Carpenter, electrical, plumbing or heating shops		P	
Child care center			P
City, all facilities	P	P	P

	ASBP	AVI	C-RM
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>
Construction equipment sales and rentals	<u>PS</u>	P	
Convenience markets, with gas pumps/gas station	P	P	P
Courier and delivery services	P	P	P
Educational institutions			P
Emergency service (and crew rest) facility	P	P	P
<i>Equipment and Prop Storage</i>			<i>P</i>
<i>Equipment Rental (Commercial)</i>			<i>P</i>
<i>Film and Video Production Areas</i>			<i>P</i>
Financial, medical, and professional office or services	P		P
Food processing wholesale excluding slaughter of animals and the processing of vinegar, yeast and fat		P	
Food service establishments including catering and restaurants	P	P	P
Freight-forwarding service and distribution center	P	P	P
Furniture sales and repair, indoor only			P

	ASBP	AVI	C- RM
Furniture upholstery shop	P	P	P
Garden supplies and plant material sales		P	P
Greenhouse and nursery			P
Grocery store	P		P
Gunsmith		P	P
Hanger	P		
Hospital			P
Hotel/motel	P		P
Household appliance sales and service	P	P	P
Ice manufacturing and storage	P	P	
Indoor entertainment activities such as paintball, miniature golf, arcade			P
Laboratory, dental or medical	P	P	P
Laundry and linen service	P	P	P
Laundry or dry cleaners, laundromat	P		P
Liquor store			P

	ASBP	AVI	C- RM
Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people	PS	PS	PS
Locksmith			P
Manufacturing general and light, conducted indoors	P	P	
Manufacturing, heavy		P	
Mental health treatment center, with overnight stay			P
Microbrewery with restaurant	P		P
Mortuary			P
Motorcycle, boat, or RV sales and service			P
Moving and storage company		P	
Nursing home			P
Office supply, office machines sales and service	P	P	P
Offices	P	P	P
Pawnshop			P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P		P

	ASBP	AVI	C- RM
Personal care	P		P
Pest control and extermination		P	P
Pharmacy	P	P	P
Post office			P
Printing, lithographing, publishing or reproduction sales and service	P	P	P
Public utilities facilities, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>
Reception and Events			P
Reception center or wedding chapel			P
Recreation center			P
Religious facility	P	P	P
Rental agency for home and garden equipment			P
Research and development	P	P	P
Residential – Mixed-use up to 22 du/ac			P
Restaurant	P		P
Retail goods establishments (predominately indoor sales)	P		P
Sand and gravel – Extraction and crushing	<u>PS</u>	<u>PS</u>	
Tattoo establishment		P	P



	ASBP	AVI	C- RM
<i>Set Construction and Craft Shops</i>			<i>P</i>
<i>Sound and Video Services</i>			<i>P</i>
<i>Sound Studio, and all related businesses activities, vendors, and production related to a film studio and sound stage.</i>			<i>P</i>
Tavern			P
Testing laboratory		P	
Tire sales and service		P	P
Tool design (precision) repair and manufacture	P	P	
<i>Tours and</i> Tour operators	P	P	<i>P</i>
Truck repair (GVW over 14,000 lbs)		P	
Warehouse storage		P	
Wholesale business	P	P	

Exhibit A
PowerPoint Presentation

Airport Vicinity Zone Use Table

2024-ZRA-009

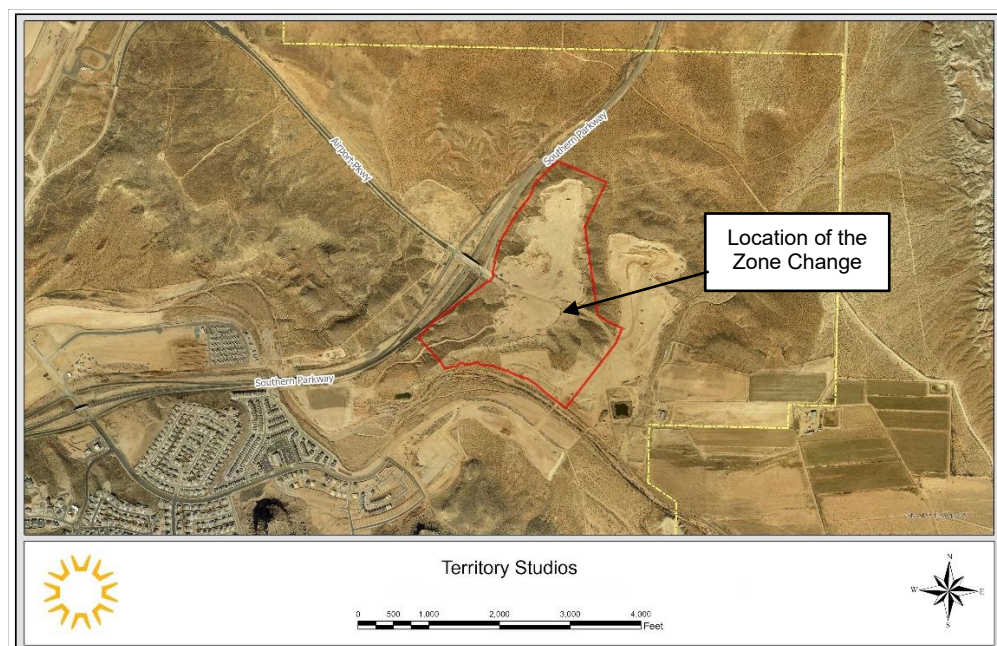


USE LIST

	ASBP	AVI	C-RM
Back Lot Production Areas			P
Equipment and Prop Storage			P
Equipment Rental (Commercial)			P
Film and Video Production Areas			P
Reception and Events			P
Restaurant	P		P
Set Construction and Craft Shops			P
Sound and Video Services			P
Sound Studio, and all related business activities, vendors, and production related to a film studio and sound stage.			P
Tours and Tour operators	P	P	P

PLANNING COMMISSION AGENDA REPORT: 05/14/2023

Territory Studios Zone Change Zone Change (Case No. 2024-ZC-002)		
Request:	Consider a request to amend the City Zoning Map by amending the zone from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road.	
Applicant:	DSG Engineering/Ken Miller & Curt Gordon.	
Location:	Southeast off exit 7 along Southern Parkway and northeast of Airport Road.	
General Plan:	COM (Commercial).	
Existing Zoning:	C-RM (Commercial Mixed Use) & PD-R (Planned Development Residential).	
Surrounding Zoning:	North	C-RM (Commercial Mixed Use) & PD-R (Planned Development Residential).
	South	PD-R (Planned Development Residential).
	East	R-1-10 (Single Family Residential 10,000 sq ft lot minimum size).
	West	PD-R (Planned Development Residential).
Land Area:	Approximately 50.8 acres	



BACKGROUND:

In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use).

The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed.

RECOMMENDATION:

Staff recommends approval of this zone change for Territory Studios Zone Change with the following condition:

1. A preliminary plat will need to be submitted for approval to create the lot.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed zone change amendment to a later date.

POSSIBLE MOTION:

"I move we recommend approval to the City Council for the Territory Studios Zone Change, application 2024-ZC-002, based on the finding listed in the staff report."

FINDINGS FOR APPROVAL:

1. That a zoning map amendment application was filed by the applicant in accordance with section 10-1-8 of the St. George city code.
2. The proposed zoning is consistent with the general plan designations on the property.

TERRITORY STUDIO ZONE CHANGE
NARRATIVE

TERRITORY SOUND STUDIO

NARRATIVE

Imagine: Breathtaking scenery that rivals the world's most stunning landscapes. This is Desert Canyons, and it's where Territory Sound Studio wants to bring movie magic back home.

Once a cinematic hub, St. George has seen the film industry move on. But that's about to change. Territory Sound Studio proposes a state-of-the-art sound studio, reviving a legacy and creating a facility that will:

Attract the biggest names: Cutting-edge sound stages, post-production facilities, and top-notch amenities will draw filmmakers to St. George.

Build a community hub: This won't just be a sound studio; it'll be a gathering place with public events, tours, and opportunities to celebrate and create cinema together.

Spark economic growth: New businesses, jobs, and visitors will follow, creating a ripple effect of prosperity throughout the community.

Territory Sound Studio is committed to working with St. George to ensure everyone benefits. This is a chance to make movie magic happen again, right here in our own backyard. We're looking forward to building a brighter future for our community and for generations to come.

Details of the project: Located at Interchange #7 of the Southern Parkway within Desert Canyons Master Plan. Approximately 114 acres of land (50.804 acres of which are studio campus). Seeking zoning approval (C-RM) to make Territory Sound Studio and surrounding areas a reality.

CRM Zone Request: We are requesting the C-RM zoning designation for the Territory studio campus and surrounding areas because it will encompass a diverse range of complementary businesses within the C-RM zone. This synergy of various businesses within the campus such as restaurants, hotels, athletic clubs, and retail establishments, will create a vibrant and active mixed-use district.

The proposed development will be accessed from future public roadways. Primary access will be from the Southern Parkway Airport exit to Studio Parkway, Silver Screen Drive, and Backlot Crossing. All utilities will be located within the public roadways, and will connect to the existing utilities located in Broken Mesa Drive and Rim Runner Drive.

The development will meet all standards as follows:

Noise: No noise other than typical vibrant mixed use district noise is planned.

Dust: All roads will be paved and disturbed areas will be landscaped to eliminate dust issues.

Odors: Trash receptacles for trash collection will be planned for the area.

Aesthetics: The development will be consistent with mixed use standards and with previous development at Desert Canyons. All City of St. George Landscape standards will be followed.

Safety: No unusual traffic is planned which would create unsafe conditions. Development will be located outside of the 100 year floodplain boundary.

Traffic: The Desert Canyons Master Plan traffic study contemplates and accommodates the level of development shown on the attached plan.

Density: Current zoning for the site is C-RM (64.5 ac existing) and PDR (49.7 ac existing). There are a total of 114 acres for the proposed C-RM zone.

Height: Not to exceed 50 feet.

Hours of Operation: Hours of operation will be normal business hours with some evening hour production.

Character and purpose of Zone: The development will be consistent with the purpose of a C-RM zone.

Public Health: All sanitation and solid waste disposal measures will follow applicable codes.

Phasing: It is anticipated that the project will be completed in multiple phases.

The proposed development will conform to all City of St. George standards and zoning provisions.

Exhibit B

PowerPoint Presentation

Territory Studios

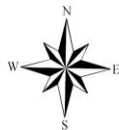
2024-ZC-002



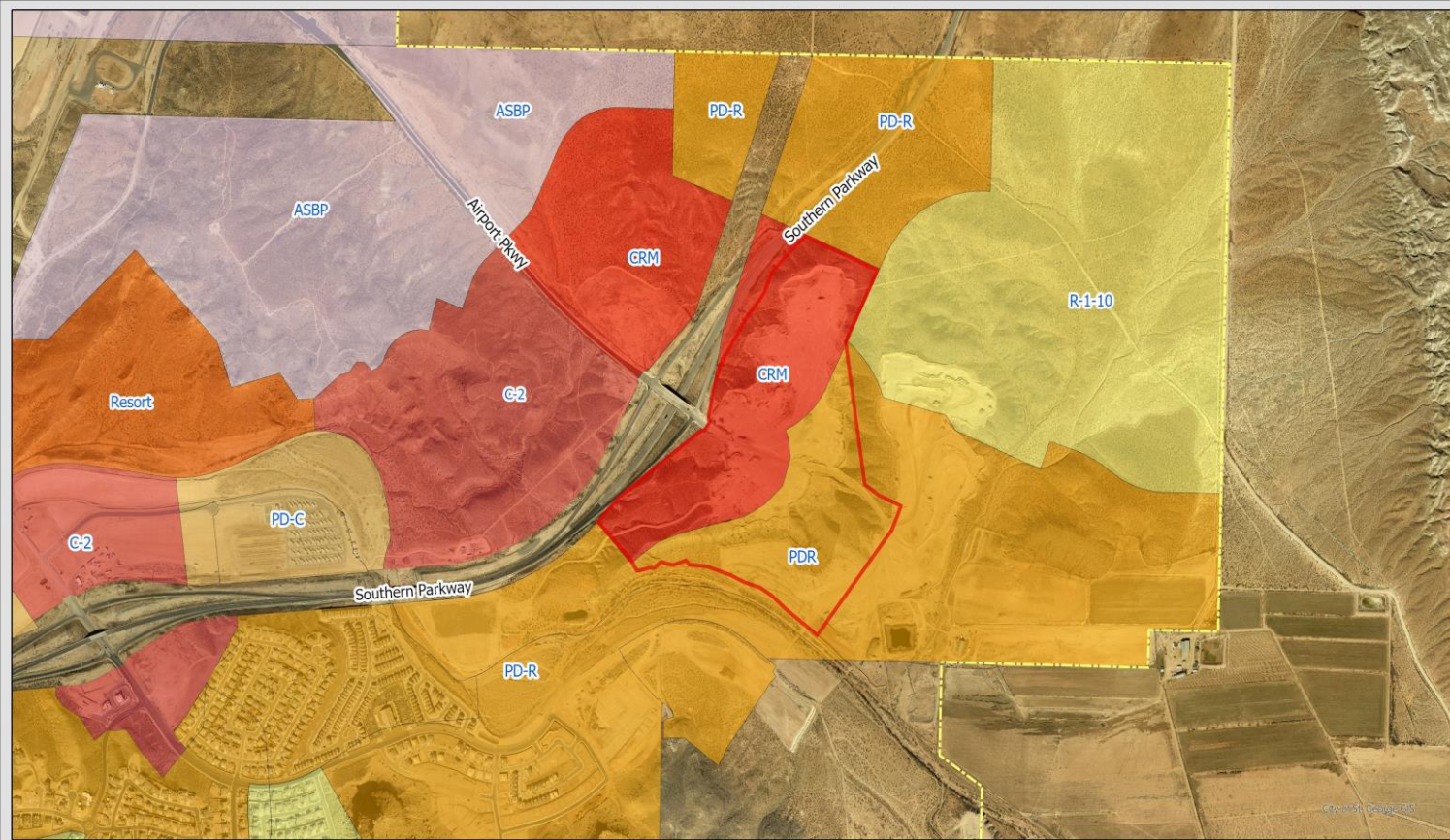
Aerial Map



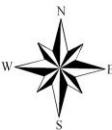
Territory Studios



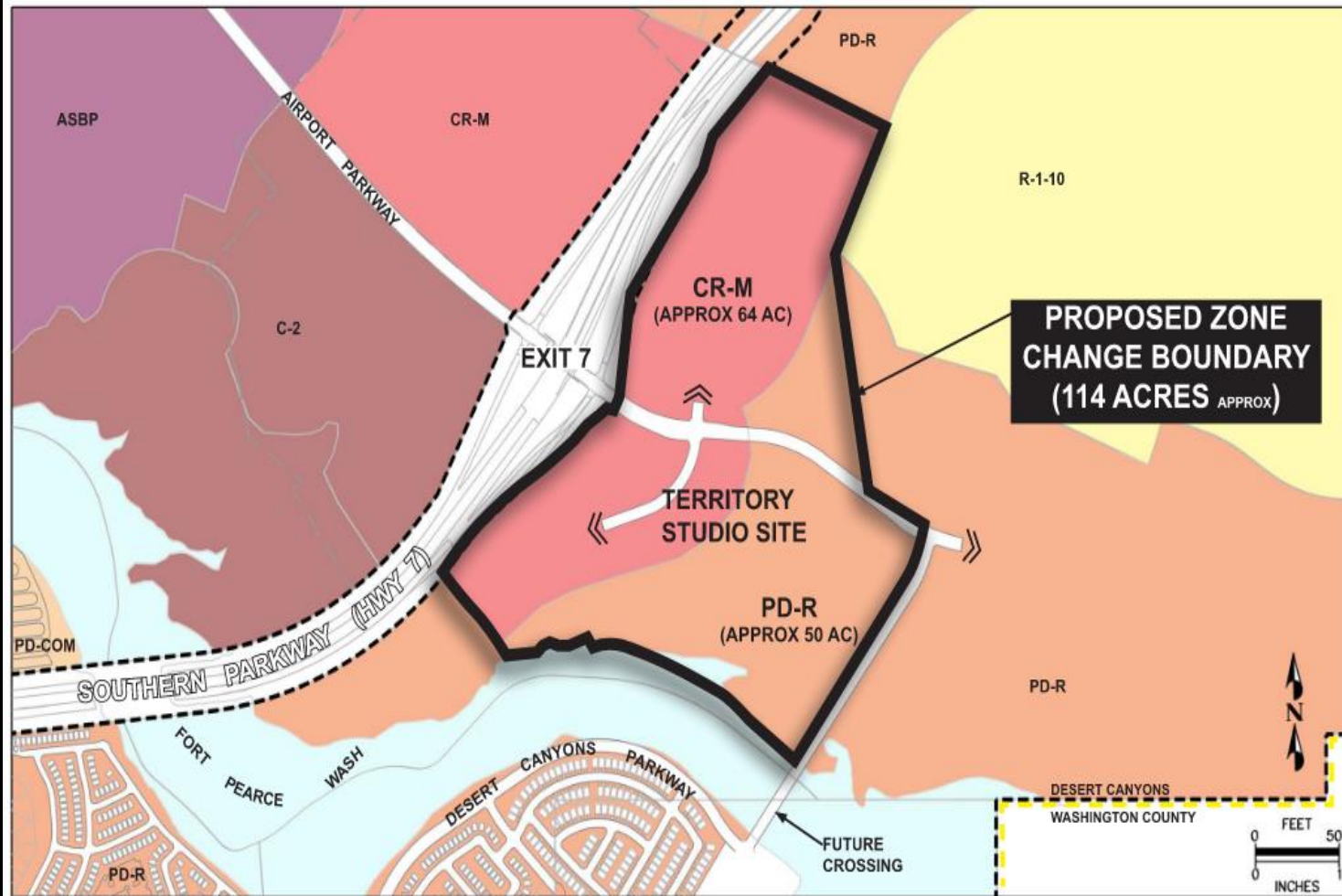
Zoning Map



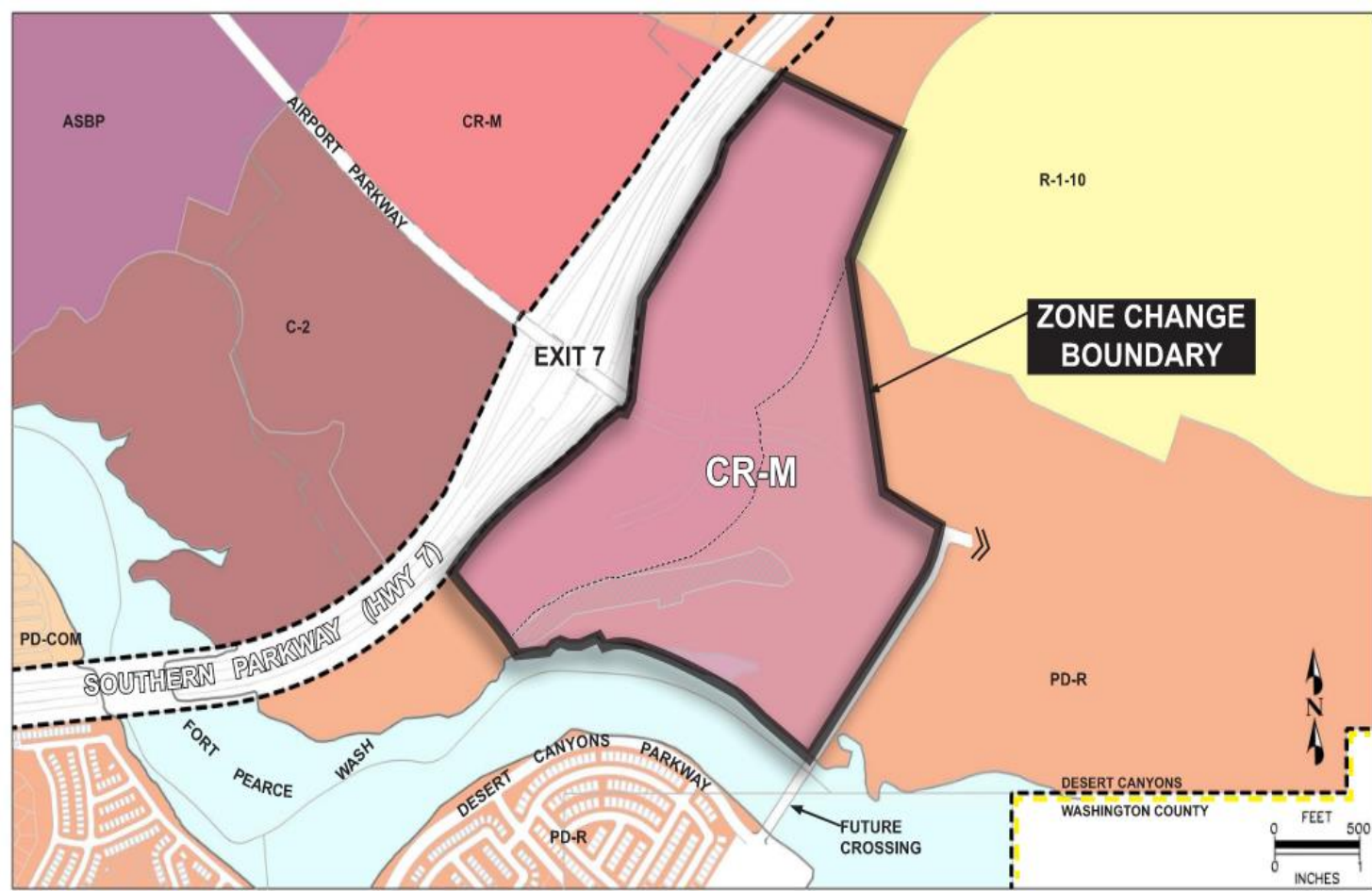
Territory Studios



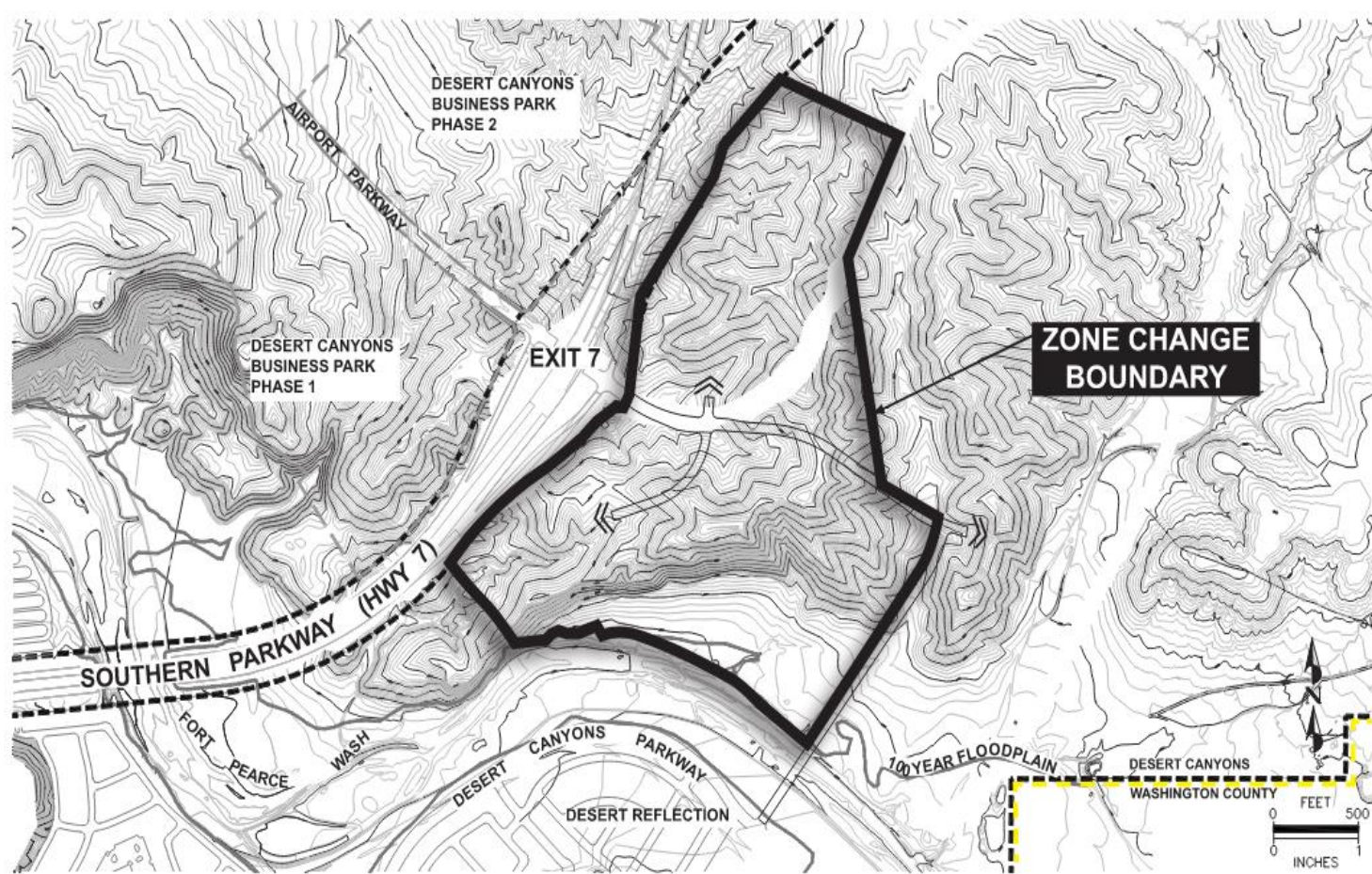
Existing Zoning Change



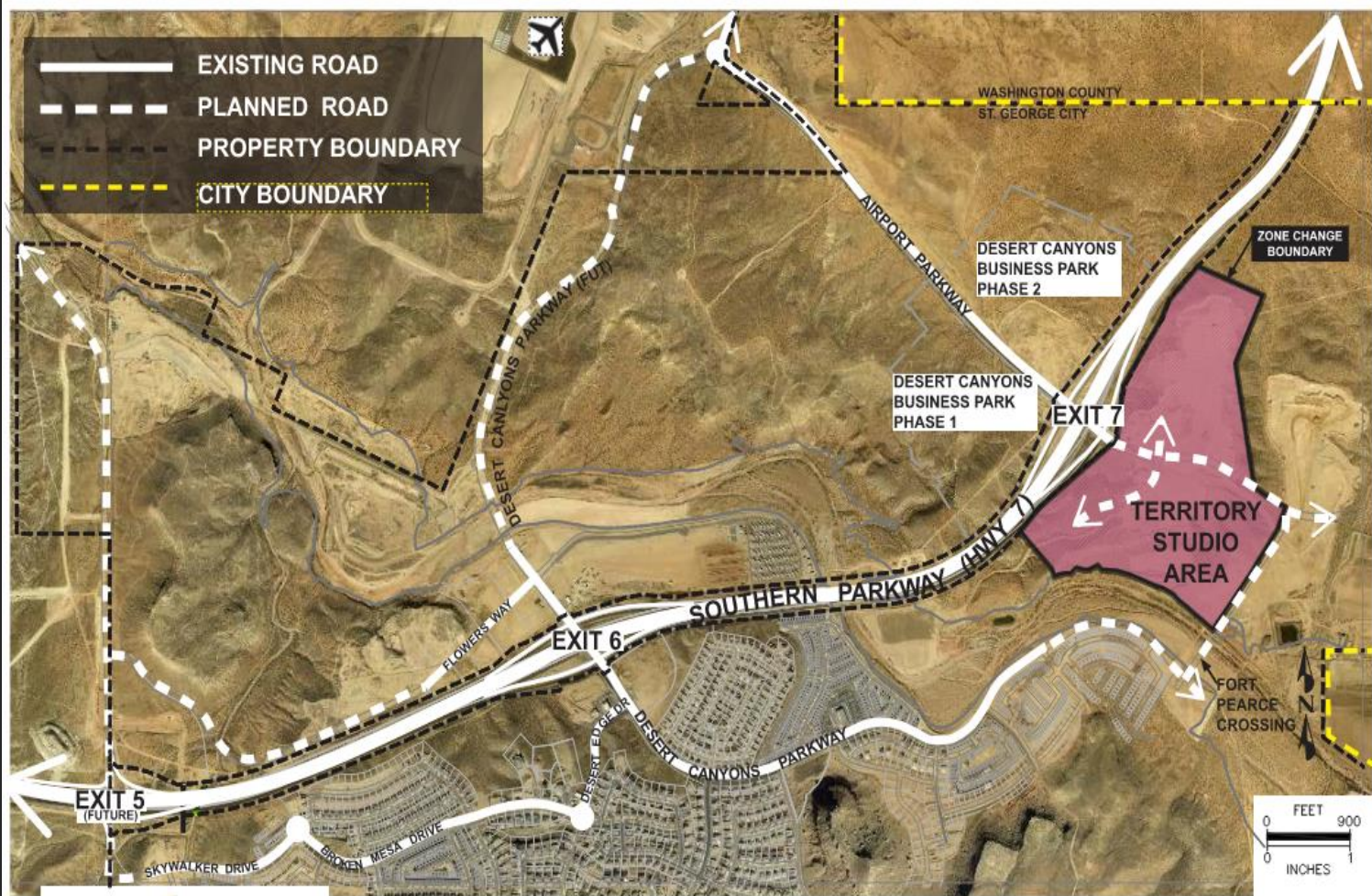
Proposed Zoning Change



Topography/ Floodplain Exhibit



Access/ Circulation Exhibit



PLANNING COMMISSION AGENDA REPORT:

05/14/2024

Suniva Subdivision Zone Change (Case No. 2024-ZC-001)		
Request:	This is a request to change the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, one acre per lot), to PD-R (Planned Development Residential). The zone change would only allow single family lots of varying sizes.	
Applicant:	American Land Consulting, LLC	
Representative:	Adam Allen	
Location:	The property is generally located between 2450 South and Seegmiller Drive East of Little Valley Road (see attached maps).	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-20 (Agriculture, 20 acres per lot) & A-1 (Agriculture, one acre per lot)	
Surrounding Zoning:	North	R-1-20 (Single Family Residential 20,000 ft ² minimum lot size)
	South	A-20 (Agriculture, 20 acres per lot), A-1 (Agriculture, one acre per lot) & R-1-12 (Single Family Residential, 12,000 ft ² minimum lot size)
	East	A-20 (Agriculture, 20 acres per lot) & A-1 (Agriculture, one acre per lot)
	West	RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
Land Area:	Approximately 64.83 acres	



Suniva Subdivision

0 385 770 1,540 2,310 3,080 Feet



BACKGROUND:

The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Through the years, portions of the property have been used to raise crops and portions have been grazed by animals. In any case, it has been undisturbed as far as structures (with the exception of the extreme north-west corner which has old sheds, silos, and farm equipment) and has been used for agricultural purposes. The north east portion of the property has a higher ground water table which the developer will have to mitigate in order to develop.

The applicant is proposing PD-R (Planned Development Residential) zoning. In recent years, PD-R zoning has been applied to multi-family projects, but it can also be used for single-family projects such as this one. This project, if approved, will consist of three different product types. The first type of housing is a small “Garden Home” on a 1,500 ft² pad. These homes will likely be two stories and will be in the 2,200 ft² size area. There are proposed 106 of these units which will comprise 14.40 acres of the overall project area. The second product is a “Patio Home.” The pads for the patio homes are in the area of 4,000 ft² allowing a one and two story homes to be 1,800-3,500 ft². This would comprise approximately 11.3 acres of the project area. The final product type is a traditional single-family lot. The idea is to create a blend of traditional lot sizes ranging from 8,600 ft² on the smaller side to 15,000 ft² on the upper end. The smaller lots are designed on the north and east sides of the development. This allows the lots to get larger as the property proceeds west and south to closer match the existing development to the south and west.

<u>PRODUCT PERCENTAGES:</u>		
GARDEN HOMES:	40.46%	(106 UNITS)
PATIO HOMES	17.94%	(47 UNITS)
R-1-8:	17.94%	(47 UNITS)
R-1-10:	12.98%	(34 UNITS)
R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

Overall, the development, as proposed, consists of 262 units over 64.83 acres. This calculates to an overall density of 4.0 units per acre which is compliant with the LDR (Low Density Residential) designation outlined in the general plan. That said, 262 units, especially the smaller lot units, will feel like a significant change to the feel of the area now. Across 2450 South to the north is the Old Farm project which has not been approved but has similar and slightly higher density contemplated through the general plan as well including commercial.

The applicant has produced a booklet to accompany the proposed zone change as is typical with these types of zone changes. Within that booklet are typical architectural renderings and elevations. The elevations of the final product may not look exactly like what are being depicted but it gives a good idea of the type of product the applicant is considering.

At a rate of 200 ft² for each unit, the development is required to have a minimum of 52,400 ft² of amenity space with a minimum of four amenities. The amenity area as proposed is 67,636 ft² exceeding the requirement by over 15,000 ft². The plan depicts two pickleball courts, a play area for kids and a gazebo. Further review of the amenity area will be reviewed at the time a formal site plan is submitted. Though not a specific amenity of the project, there will also be a public trail that will extend along Seegmiller Drive adjacent to the property’s southern border.

Please see the all the zoning requirements below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-7F-5	All setbacks are shown as required in the code.	The required setbacks will be: Front: 25' to garage Front: 15' to home Side: 10' (10' between pads) Rear: 10' or 20' depending on height of home
Pedestrian Circulation Plan		The site plan provided shows exterior and interior sidewalks for pedestrian circulation	Staff will review the finalized site plan to ensure the circulation is adequate.
Height and Elevation	10-7F-2	Single and double story homes	The PD-R zone allows for a 40' height. The applicant will be required to comply with the maximum heights allowed.
Phasing Plan		There will be ten phases	The north-east Garden homes will be the first phase to develop.
Landscape/ Amenity Plan	10-7F-6	A concept landscape plan showing where landscaping will be, has been included in the booklet attached.	Staff will review the finalized site plan to make sure street tree policies and the amenities required and landscape areas are compliant with code.
Utilities	10-7F-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-7F-2	No signage has been provided.	The applicants will be required to pull a sign permit when they are ready to put in their signs.
Lighting	10-7F-2	A photometric plan has not been provided.	Photometric plans are not required for single family residential developments.
Lot Coverage	10-8D-4	Approximately 38% of the project area will be landscaped. Another 20% is typical for roadways leaving building coverage at a max of 42%.	The PD-R zone allows building coverage up to 50%.

Solid Waste	10-7F-2	The site plan does not show the location of solid waste.	There are no common garbage facilities planned for this project.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	Parking provided: each unit will have a minimum of two car garages and a 25' setback for additional parking.	The plan meets the required parking for single family development.

Preliminary Plat:

A preliminary plat is included with this submittal but is included as a separate application. The preliminary plat shows the proposed layout of the lots, roads, open space and road cross sections. This proposal is for 262 single-family homes on 64.83 acres for a density of 4.0 units/acre.

RECOMMENDATION ZONE CHANGE:

Staff recommends approval of this Zone Change with the following conditions:

1. The applicant meets all requirements found in Section 10-7F of the zoning regulations.
2. That a plat is recorded with each phase in compliance with Title 10, chapter 5 of the St. George municipal code.
3. That there are a minimum of four amenities to be constructed with the project in compliance with section 10-7F of the zoning regulations.

ALTERNATIVES:

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

POSSIBLE MOTION:

The Planning Commission recommends approval of the Suniva zone change from Single Family Residential to PD-R (Planned Development Residential) to develop a 262-unit project.

FINDINGS FOR APPROVAL:

1. The proposed zone change meets the requirements of the city ordinance.
2. There will be adequate parking on site to facilitate the development.
3. The overall density of the development is within the 1-4 units per acre range delineated in the general plan for this area.

4. Approval of the project is in the best interest of the health, safety, and general welfare of the City of St. George.

Narrative



4/09/2024

Re: Townhomes at Grand Views

To whom it may concern,

The purpose of this submittal is to bring forward the details of the proposed Planned Unit Development for Suniva. This property was previously owned by the Seegmiller group. This 64.83 acre project will be staying within the LDR designation of 4.0 Dwelling units per acre, but doing so in a thoughtful way that will provide 3 different segments of home ownership. We are pleased to present you with the Suniva PD Zone Submittal and hope you will appreciate the thought and effort that we have put into this area.

Thank You for your Consideration,

Adam Allen, Manager – American Consulting and Engineering

Suniva Zoning Booklet



*AREA ZONE PLAN
FOR*

Suniva

The logo for Suniva features the word "Suniva" in a large, elegant, black cursive script. To the right of the text is a stylized sun icon composed of a central circle and several radiating lines of varying lengths, all in a golden-brown color.

Prepared by:



Developed by:



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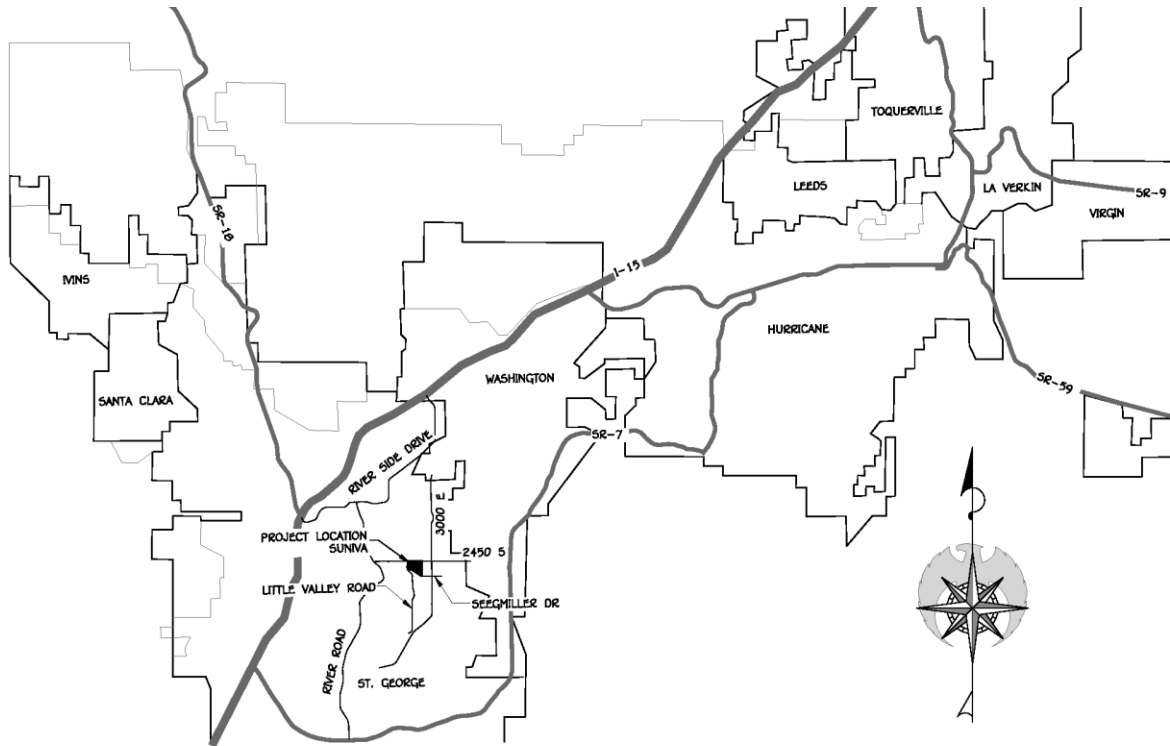
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1.0 INTRODUCTION

Suniva (the “Project”) is a proposed 64.83-acre development. The project will consist of several single-family residential products with varying price ranges and lot sizes. This precisely crafted community will also consist of designated amenity area and other community enhancing features to create a diverse and very desirable living environment.



WASHINGTON COUNTY VICINITY MAP
N.T.S

The overall goal of the Suniva is to provide an opportunity for an individual or family to stay within the community they love. This is achieved by providing different housing segments in the same neighborhood for people of all economic backgrounds to be able to attain. That begins with an “Attainable Home” that a young family or individual can move in to. As the family grows and as economic prosperity arises, they can move into progressively larger homes and/or lots to meet their family needs. This will allow for the parents and children to build lifelong friendships, that don’t have to be broken when the need for more room arises. Children can spend their entire childhood going to the same schools as their brothers and sisters and have the sense of community that is lost in the old housing model of having a single product type at a single price point for a neighborhood.

Suniva is divided into three different areas. Within the three areas there are Traditional Lots (See Section 3.1) Patio Homes (3.2) and Garden Homes (See Section 3.3). The layout of this project was done so with some traditional planning in mind. The “Core”, or most dense area of the project is placed the farthest away from the existing housing in the northeast corner of the project. This area (Area 3, or the Garden Homes) is bound by an 80’ wide Arterial Road to the North (2450 South Street), a Substation and a substantial city open space to the east. To the South and West are the Patio Homes and “Traditional Lots”. These progressively get bigger to 12,500 Sf Lots along the outside South and West edges of the project.

Further buffering the site is a an additional 10’ minimum width Landscape buffer to along the north of the project, (south of 2450 South). To the West there is also a 10’ landscape buffer and Little Valley Road (a 66.0’ wide Major Collector). Along the south there is a 27’-41’ wide Landscape and Public Trail, along with a 50’ wide public road (Seegmiller road). The "Area Plan" (Exhibit 1 on the next page) shows the delineation of these areas.

Suniva is **64.83 acres** in total, and which is divided as follows:

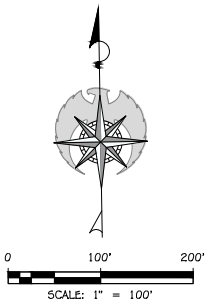
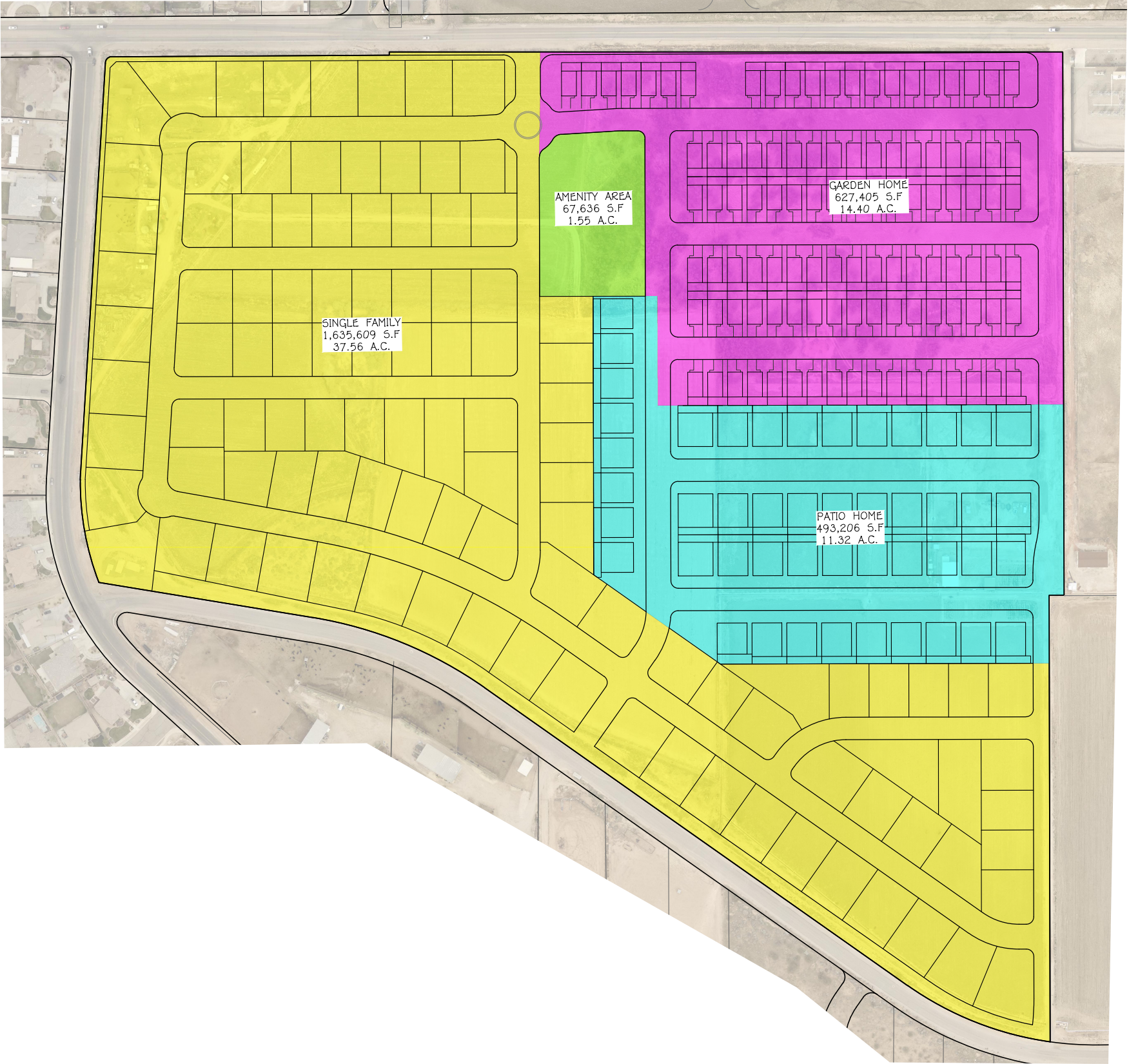
Residential Area land use table

Area 1 – Traditional Lots:	109 Units	37.56 Acres	2.9 du/ac.
Area 2 – Patio Homes:	47 Units	11.32 Acres	4.2 du/ac.
<u>Area 3 – Garden Homes:</u>	<u>106 Units</u>	<u>14.40 Acres</u>	<u>7.3 du/ac.</u>
Residential Totals:	262 units	64.83 Acres	4.0 du/ac.

This site is currently natural vegetative areas and cultivated fields. The proposed development of the site is conducive to the growth in the St. George area and fulfills many of the area’s needs. The "Programming Concept Plan" (Exhibit 2) shows the current conceptual layout of the site. The Vicinity Map on the previous page shows the project location relative to the overall St. George area.

Area Zoning Plan Note:

Imagery and typical details used throughout this Area Zoning Plan are intended to portray specific elements and may not represent all requirements as outlined within this Area Zoning Plan unless otherwise noted.



- SINGLE FAMILY
- GARDEN HOME
- PATIO HOME
- AMENITY AREA

UNITS		
R-1-8	47	UNITS
R-1-10	34	UNITS
R-1-12.5	28	UNITS
PATIO HOMES	47	UNITS
GARDEN HOMES	106	UNITS
TOTAL:	262	UNITS

PRODUCT PERCENTAGES:		
GARDEN HOMES:	40.46%	(106 UNITS)
PATIO HOMES	17.94%	(47 UNITS)
R-1-8:	17.94%	(47 UNITS)
R-1-10:	12.98%	(34 UNITS)
R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

AREA PLAN EXHIBIT
SUNIVA SUBDIVISION

ST. GEORGE CITY WASHINGTON COUNTY, UTAH
SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

Date: 04/05/2024
Job #: 23-505-1
File: SUNIVA.dwg

EXHIBIT 1



GARDEN HOME

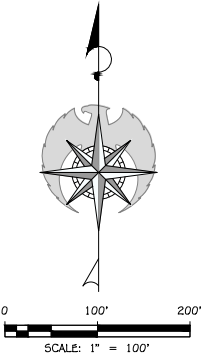
PATIO HOME

8,000 SQ. FT. MIN

10,000 SQ. FT. MIN

12,000 SQ. FT. MIN

POSSIBLE LOCATIONS OF MONUMENT SIGNS



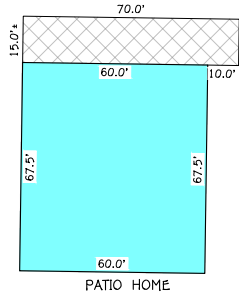
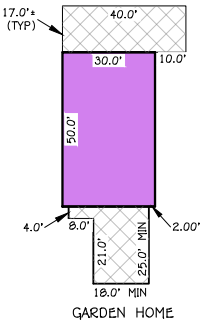
UNITS

R-1-8	47	UNITS
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R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

GUEST PARKING 18



2.0 GENERAL PROVISIONS

2.1 Preservation of Features

The development shall be compatible with the existing topography of the land, and shall preserve any unusual topography or natural features. Requests to waive this standard will be accompanied by a professionally prepared feasibility report indicating why the proposed change is a significant need that transcends the need to preserve the topography and/or other features.

2.2 Interconnectivity of Land Use/Phases

Each phase of the project shall not be isolated from an adjacent phase of land development. There will be 4 Access points to the subdivision in total, two (2) on to 2450 South, and two (2) onto Seegmiller Road. As each phase develops, we will follow St George City code as to roadways and access.

2.3 General Private Covenants

The entire planned development shall be made subject to appropriate covenants, conditions and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development in accordance with the approved plans and approved uses. A copy of the covenants, conditions and restrictions will be recorded at or before the approval of the phase of development.

2.4 Owner/Developer Responsibilities

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owners' association. Owner/developer will also be responsible for development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Water: Water will be provided to the development via existing St. George City water facilities.

Sewer: Sewer service shall be provided by connecting to St. George City sewer.

Power: Power service will be provided by Dixie Rural Electric Association (Dixie Power/Dixie REA).

Drainage Study: A Drainage Study will be completed along with the construction drawings of Suniva. This will establish pipe sizes, discharge rates, and will be used throughout the development of the project.

2.6 Amendments to the Project Plan

St. George City may consider approval of amendments to the Project Plan. Any amendment shall be brought before the City Council and will include full details of the site, to be considered for approval by the St. George City Council as to the compliance of this area Zoning Plan.

3.0 GENERAL PROJECT DESCRIPTION

3.1 Area 1 Traditional Lots:

Area 1 will be a portion of Suniva that contains Traditional Lots. This Area will be developed in conjunction with Areas 2 & 3, to provide the best diversity of products for Suniva.

a. Land coverage:

Area 1 covers 37.56 of the 64.83 acres, and is 2.5 times the size of the garden home area. The landscaping requirement in this area will be met by providing the 30% landscaping on the lots.

b. Parking:

Parking for Single Family lots will be provided on the lot in the form of Garages and Driveways. There will also be ample room on the roadways for on street parking as necessary for visitors.

c. Lot Mix:

The 109 lots will vary in size from 8,000 to 17,000 Sf and will offer a plethora of different house sizes. These houses will be single story ramblers and two-story houses. They will vary in size from 1,900 Sf to 4,000 Sf and will cover a wide range of prices to provide a varied mix of income levels in the neighborhood.

3.2 Area 2 Patio Homes:

Area 2 is the patio home portion of Suniva. Most patio homes have the stigma of being small, single-story homes, with no backyard. Our patio homes will be single or two-story homes, with a minimum of a 15' deep back yard.

These homes are for the people who want a larger home, but not a large yard. Or for the person who needs the larger home but cannot afford the larger yard. The patio homes in Suniva will be comprised of the most the same homes as the Traditional Lot portion, save the largest houses that are reserved for the 12,500 sf and larger lots. This area will look and feel almost identical to the Traditional Lot zone, but won't have walls between the side yards of the houses.

a. Land coverage:

Area 2 covers 11.32 Acres of the 64.83 Acres. With 3.05 acres of landscaping.

b. Parking:

Parking for Patio Family lots will be provided on the lot in the form of Garages and Driveways. There will also be ample room on the roadways for on street parking as necessary for visitors

c. Homes:

The 47 Patio Homes will be 1 and 2 Story, and between 1,800 – 3,500 SF. All the units will have a two-car garage and a minimum of a 15' deep back yard. This housing area is designed to be the next step after ownership of a Garden home.

SINGLE FAMILY / PATIO HOME EXAMPLES







3.3 Area 3 Garden Homes:

Garden Homes are mix between a traditional patio home type development and a townhome. With this home design, we will be creating the affordability of townhomes with the Sense of ownership that comes with a single-family home. Our Garden Homes are two story and all have their own backyard.

The target audience will be young families, the new generation of home owners who want a home, and a sense of community, but not a large yard. This starts with having a home that you have design input on, pedestrian access, reduced setbacks, public streets, availability of outside recreation, but without abundance of block walls. We are anticipating neighbors becoming acquainted with each other and building longtime friendships, as future home owners at Suniva will be from varying social and economic backgrounds.

a. Land coverage:

Area 3 covers 14.40 Acres of the 64.83 Acres. With 4.1 acres of landscaping.

b. Parking:

Parking for Garden Homes will be provided on the lot in the form of Garages and Driveways. There will also be ample parking stalls provided in the area to help with guest parking.

c. Homes:

The 106 Gardet homes will be 2 Story, and about 2200 SF. All the units will have a two-car garage and a minimum of a 15' deep back yard. This housing is a great option for those who want a single-family unit and a two-car garage that either cannot afford, or do not want a larger lot

GARDEN HOME EXAMPLES

(see next page)





3.4 Amenities:

Suniva is providing a Centralized amenity that meets the current requirements of St. George Code 10-7F-6. Per this code for 262 Units, there is a required amenity space of 52,400 SF, and 4 amenities per table 10-7F-6-A-5. The amenities provided are from the list in table 10-7F-6-A-6c.

The provided amenity is 67,636 SF or 1.55 Ac. There will be 5 amenities in this area: two pickleball courts, a playground, a covered picnic area and a grass area to play on. This will meet the required amenities for this project, and will be constructed before 50% of the total units are built.

Along the south end of the project, a 10' wide city trail is being constructed along with this project that the residents can use to gain access to the wider area of regional trails. This is currently not being counted in the calculation but provides extra

Lastly, the majority of Suniva is traditional single-family lots, and they will all have their own backyards that can serve as additional amenity areas.

AMENITY AREA



4.0 GENERAL SITE REQUIREMENTS

4.1 Land Coverage (Residential)

Maximum Lot Building Coverage of 50%. Minimum Landscaped Area of 30%. Land coverage must meet setback, landscaping and parking requirements as set forth herein.

4.2 Setbacks (Residential)

Front/Street Side Yard: The front yard setback shall be fifteen feet (15') or twenty feet (25') for a garage.

Side Yard: The side yard setback shall be 8 feet 10 feet (10') and street-side shall be 15'.

Rear Yard: The rear yard setback shall be ten feet (10'). Adjacent to a street: 20' with a 6' privacy wall along street right-of-way. Otherwise, 10' if height is less than 20'; 20' if height is 20' or greater.

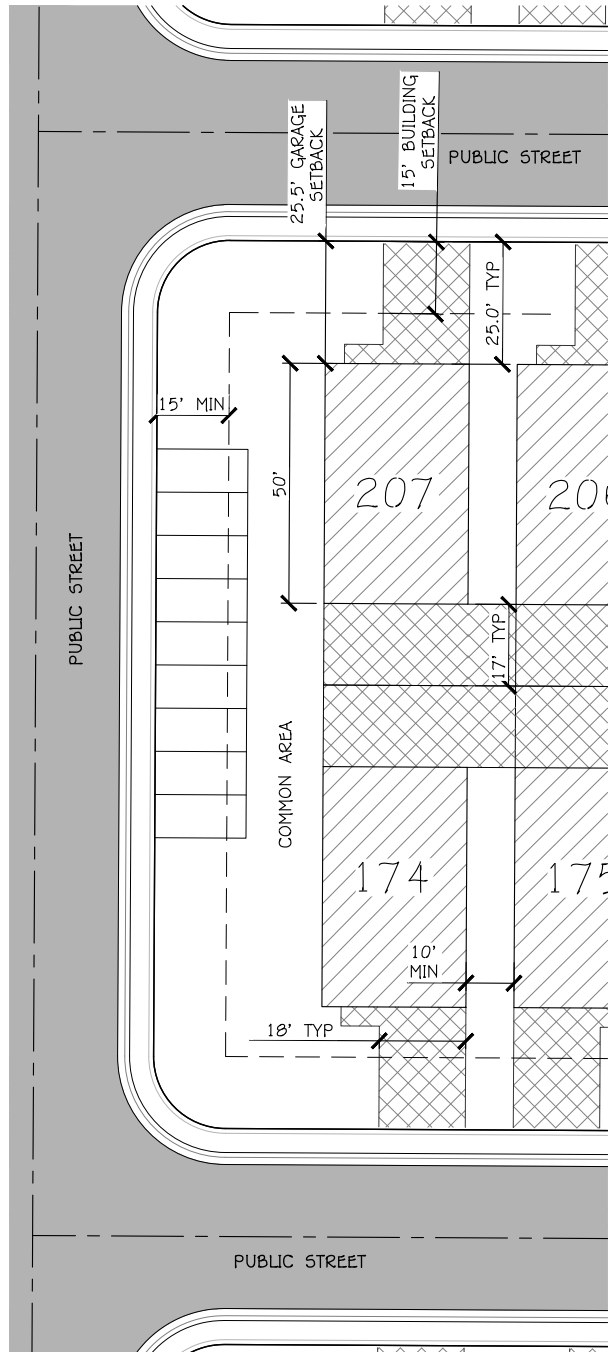
4.3 PD-Residential Summary Table

PD-R Phase Dimensions:	
District Size	64.83 ac
Minimum landscaped area	30%
Building Setbacks:	
Front setback	15' House / 25' Garage
Side setback	10'
Street side setback	15' House / 25' Garage
Side interior setback	8' / 10'
Rear setback	10'/20'
Principal building maximum height	40'
Accessory building maximum height	35'
Minimum distance between buildings	10'
Maximum Building Coverage	50%

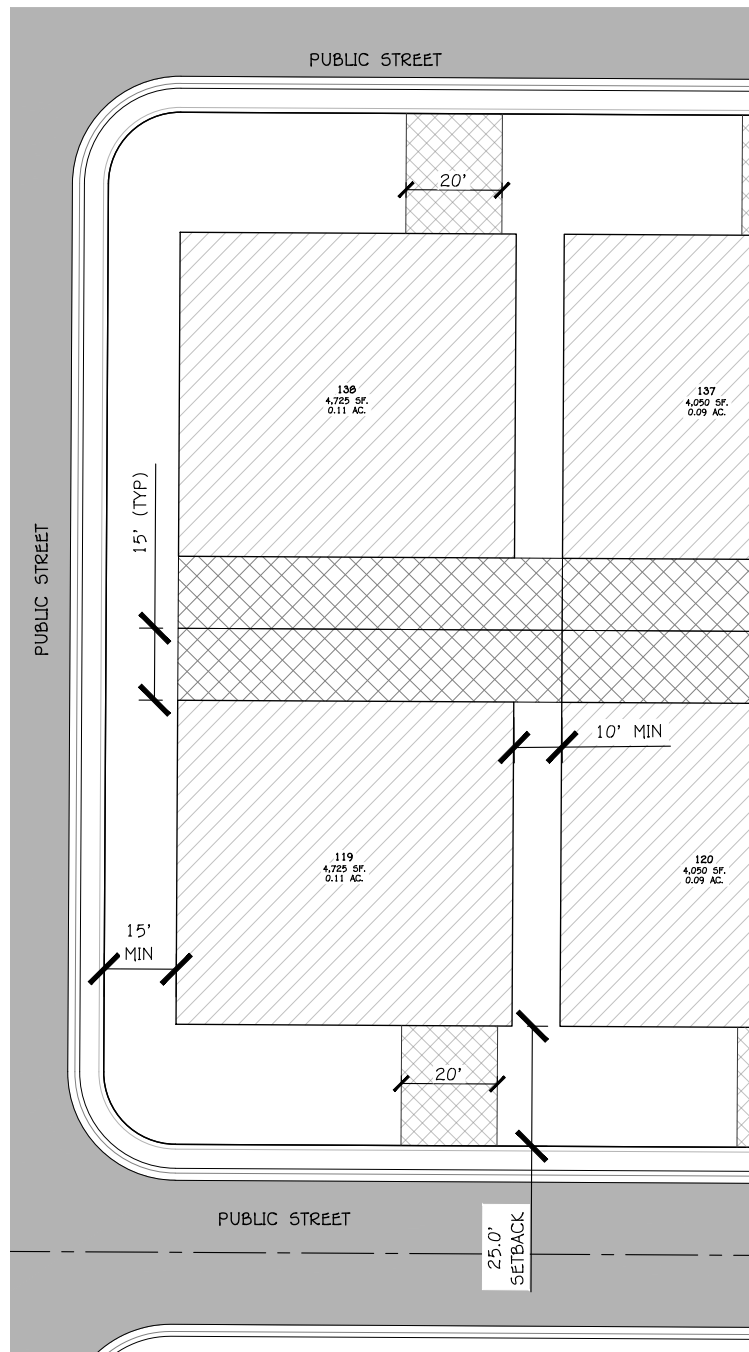
4.4 Height Regulations

The height regulations for the Planned Development shall be in accordance with the St. George City Code. For the Residential portions of this PD, these regulations are found in Title 10, Chapter 7, Article F4. For the Commercial portion of this PD, these regulations are found in Title 10, Chapter 8, Article D-6.

PRIVATE
LIMITED COMMON

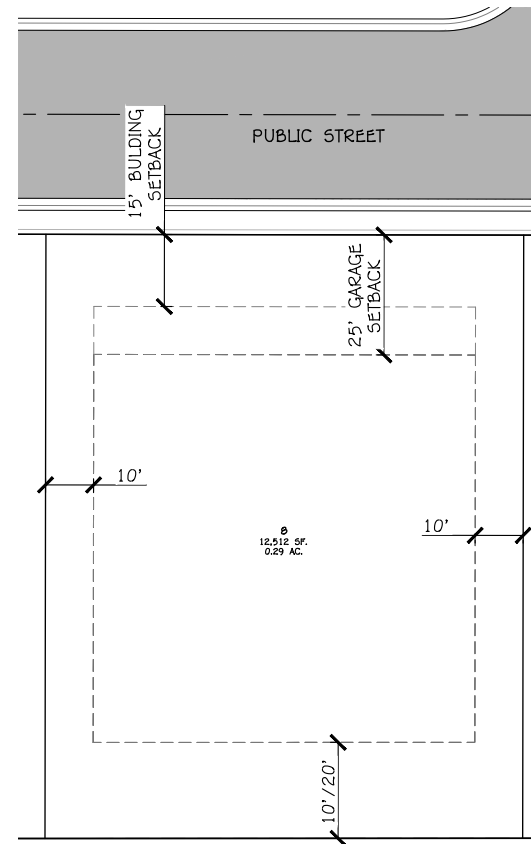


GARDEN HOME SETBACKS



PATIO HOMES SETBACKS

PRIVATE
LIMITED COMMON



SINGLE FAMILY LOT SETBACKS

(8K - 12.5K LOTS)

TYPICAL SETBACKS	
FRONT	25'
REAR	10'/20'
SIDE-1	8'/10'
SIDE-2	8'10'
STREET SIDE	15'

* 15' TO BUILDING OR 25' TO GARAGE

** SMALLER SETBACKS OR SINGLE STORY HOUSES ONLY



SETBACK EXHIBIT
SUNIVA SUBDIVISION

ST. GEORGE CITY WASHINGTON COUNTY, UTAH
SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

DATE: 02/15/2024

JOB # 23-505-1

FILE:SUNIVA.dwg

EXHIBIT 3

5.0 PERMITTED USES - Residential (Title 10, Chapter 7, Article F-1)

Proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

PERMITTED USES: PD-Residential	
Residential (general)-PD	
Communications transmission facilities, including wireless, primary	PS
Communications transmission facilities, including wireless, primary, height over 50'	C
Public utility facilities, primary	PS
Public utility facilities accessory uses, accessory structures	P
Religious facilities, primary	P
School, public or charter, primary	P
Single Family dwelling, primary	P
Townhouse and condominiums	P
Residential (Multiple Family dwelling accessory uses)-PD:	
Accessory structure and use	P
Agriculture	P
Child care, in home babysitting	P
Child care, family	P
Home occupation	P
Residential (Single-Family dwelling accessory uses):	P
Accessory structure and use	P
Agriculture	P
Child care, in home babysitting	P
Child care, family	P
Guest house	PS
Home occupation	P
Small animals (not produced for food) up to 8 animals	P
Accessory dwelling unit (minimum lot size 8000 sf)	PS
Residential; Multiple Family-PD	
Accessory structure and use	P
Agriculture	P
Child care, in home babysitting	P
Child care, family	P
Home occupation	P
Small animals (not produced for food) up to 8 animals	P

Note:

P=Permitted Use in the designated zone only if approved as part of the zone change.
PS=Permitted uses with required standards, only if approved as part of a PD zone change Amendment.

6.0 PROJECT SIGNAGE

Signage requirements for the Project, the requirements of the sign ordinance apply per Title 10, Chapter 8, Article D-2-C of the St. George City code, or as amended, unless otherwise stated in this Zone Plan.

Signage shall be simple and clean with a diverse range of sign types, placement, and application/attachment types. All signage shall be appropriate to the use it represents, yet consistent throughout the development.

6.1 Project Monument Signs

Suniva monument signs shall be allowed in areas as depicted on the "Overall Concept Plan (Exhibit 2) on the Page 4

Any project monument sign shall not exceed 12 feet in height. Text or logos may be displayed on column or monument signs.

Additional logos may be added on the sign face plates for monument signs.

Additional signage requirements will be permitted when specifically mandated by a regulatory agency (e.g., State of Utah requirements for medical emergency sign may not meet these signage regulations).

Monument Signage shall create interest, provide a focal point, and aid in way finding. All project monuments will utilize consistent materials and forms throughout the project to create a cohesive and unifying theme that is easily recognizable and unique. Monument Signage will be located throughout the project, scaled to the specific location and sign type, and will be placed to maximize visual access while blending into the natural environment and landscape.

Monument signs shall be constructed of rock, steel, wood, concrete or stucco.

6.2 Temporary Project Signage

The Developer, at its sole cost and expense, shall be permitted to place temporary signage on the Property for the purpose of advertising the Project (the "Temporary Signage"). Such Temporary Signage shall not exceed one (1) double sided twenty feet by twenty feet (20' x 20') square signs placed in a "V" pattern in the locations shown on the "Master Signage Plan" exhibit provided that Developer shall have the right, in its sole and absolute discretion, to relocate such Temporary Signage to other locations on the Property as various phases of the Project are completed. Such Temporary Signage shall be permanently removed from the Property upon build-out of eighty percent (80%) of the Project.

7.0 SITE LIGHTING STANDARDS

All lighting will be night sky friendly and conform to St George City Code.

8.0 LANDSCAPE STANDARDS

This Section sets forth Landscape Standards for the development of the Suniva. The requirements of the landscape ordinance apply per St. George City Code Title 10 Chapter 23 and Title 10-Chapter 7F-3 or as amended, unless otherwise stated in this zoning plan.

The intent of these Standards is to establish the landscape character of the Project while creating new improvements that merge with the natural topography and existing landscape. The design objectives, as applicable to landscape design, are to be addressed throughout each development parcel within the Project.

A minimum of thirty percent (30%) of the project shall be landscaped. Landscaping shall primarily be Xeriscaping or other landscaping approved by the land use authority. Xeriscaping uses a wide variety of native and other water efficient plants to create an oasis of color, interest, diversity, and texture.

A generalized landscape plan is to be submitted as part of the Project plan, the level of detail is general in nature, illustrating themes, locations and other elements within the overall Project. The phase plan/preliminary subdivision plat may show landscaping in more detail, but calculations and construction drawings are not required until the final plan is submitted for approval, or until the final site plan approval has been submitted, in areas not platted or subdivided.

Entry points to the development shall be landscaped in an attractive manner using plant specimens consistent with that found throughout the remainder of the development.

Landscape improvements shall incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species of plant materials, and minimize areas of intensive irrigation. New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the development's edges. The landscape design goal shall be to gradually transition from the structured or built elements to the natural area where plant material matches adjacent landscapes and/or enhance existing native landscape patterns.

The overall landscape design objectives for the Suniva are listed below. See also "Concept Landscape Exhibit" (Exhibit 4) on page 26:

This plan includes:

- Use landscape design elements to merge built structures with the land.
- Preserve and enhance streetscapes through street tree plantings
- Use landscape materials that are available locally or regionally. All areas shall use those plant materials from approved plant lists and should source these materials locally or regionally to ensure the highest success rates and to enhance the project's sustainability initiatives.

8.1 General requirements:

A. Applicability: The requirements of this section shall apply to all new development, and to the remodeling of existing dwelling units when a dwelling unit's footprint increases for single-family residential zones, residential estate zones, and all other single-family residences. Completion and maintenance of landscaping shall apply to all residential properties.

B. Landscaping Requirements:

1. A minimum of thirty percent (30%) of the overall front yard area shall be landscaped. At least one-half ($\frac{1}{2}$) of the landscaped area shall contain live vegetation.

2. The total lawn area for any residential lot shall not exceed eight percent (8%) of the total lot size, regardless of zoning, up to a maximum of one thousand five hundred (1,500) square feet for lots up to twenty thousand (20,000) square feet. Lots which are greater than twenty thousand (20,000) square feet may have a lawn area of up to two thousand (2,000) square feet. Lots which are less than seven thousand five hundred (7,500) square feet may have a lawn area of up to six hundred (600) square feet even if that amount exceeds eight percent (8%) of the lot size. All lots must comply with subsection B3 of this section.

3. Lawn shall be prohibited in park strips, all landscape areas less than eight feet (8') wide, and on any slope that exceeds fifteen percent (15%).

4. Each single-family dwelling shall have a minimum of two (2) water-conserving trees with a minimum one-and-one-half-inch ($1\frac{1}{2}$ ") caliper trunk.

C. Completion Requirements: Landscaping shall be completed within one (1) year of the issuance of a certificate of occupancy, or the final inspection of a remodeled dwelling unit.

D. A minimum of one (1) water-conserving tree with at least a one-and-one-half-inch ($1\frac{1}{2}$ ") caliper shall be planted in the front yard. The tree may be a desert tree variety.

E. The use of native plants and other water-conserving plants is required to promote water conservation.

F. Requests For Modification Of Landscaping Requirement: The community development director or designee may approve "landscaping," as defined in this section, that covers less than thirty percent (30%) of the front yard area in landscape where the shape of the lot imposes a hardship in meeting the thirty percent (30%) requirement. If such a modification is granted, all other landscaping requirements outlined in this section shall still apply and may not be waived or modified.

G. Maintenance of Owners' Association Property: A property owners' association shall own and diligently maintain all common areas, including park strips between the street and any privacy walls. If a property owners' association is dissolved, maintenance of the common area becomes the joint responsibility of the individual owners of property that once formed the dissolved property owners' association.

H. It shall be unlawful for any person owning a single-family residence to:

1. Fail to provide landscaping and irrigation in all areas where landscaping is required or exists, regardless of the age of the development, zone, or status.
2. Fail to install, maintain, replace, or repair landscaping and irrigation systems in all areas where it is required to exist or does exist.
3. Modify an approved landscape and irrigation plan, landscape documentation package, or approved site plan without prior written permission from the city. "Modifying an approved landscape and irrigation plan or approved site plan" means changing the type of large plant (greater than six feet (6') tall at maturity), decreasing the plant quantities, or decreasing the size of the landscape area. Minor adjustments required to suit field conditions are permitted. Replacing a plant with the same type of plant is considered maintenance and not modification



2450 SOUTH STREET

DETENTION

FRANKLIN PLACE
SUBDIVISION

LITTLE VALLEY ROAD

10'-0" TRAIL

LJB
FARMS LLC

SEEGMILLER DRIVE

10'-0" TRAIL

HOLT
PROPERTY

TYPICAL PLANT LEGEND

- WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM
- PISTACHE CHINENSIS 'RED PUSH'
RED PUSH PISTACHE
- QUERCUS VIRINIANA
SOUTHERN LIVE OAK
- CHILOPSIS LINEARIS
DESERT WILLOW
- LAGERSTROEMIA INDICA
CAPE MYRTLE TREE
- PRUNUS
FLOWERING PLUM TREE
- PINUS ELДАРICA
MONDEL PINE
- QUERCUS ILEX
HOLLY OAK TREE
- LOW WATER SHRUBS
TYPICAL SHRUBS

LJB
FARMS LLC

SUNIVA SUBDIVISION MASTER PLAN








N.T.S.

2450 SOUTH STREET

DETENTION



TYPICAL PLANT LEGEND

-  WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM
-  PISTACHE CHINENSIS 'RED PUSH'
RED PUSH PISTACHE
-  QUERCUS VIRINIANA
SOUTHERN LIVE OAK
-  CHIOPSIS LINEARIS
DESERT WILLOW
-  LAGERSTROEMIA INDICA
CRAPE MYRTLE TREE
-  PRUNUS
FLOWERING PLUM TREE
-  PINUS ELДАРICA
MONDEL PINE
-  QUERCUS ILEX
HOLLY OAK TREE
-  LOW WATER SHRUBS
TYPICAL SHRUBS

9.0 FENCING

The fencing with the project will be in accordance with St. George City Code.

The term "front setback area" shall refer to the setback area along any street frontage whatsoever, whether it is the side or front yard of a property.

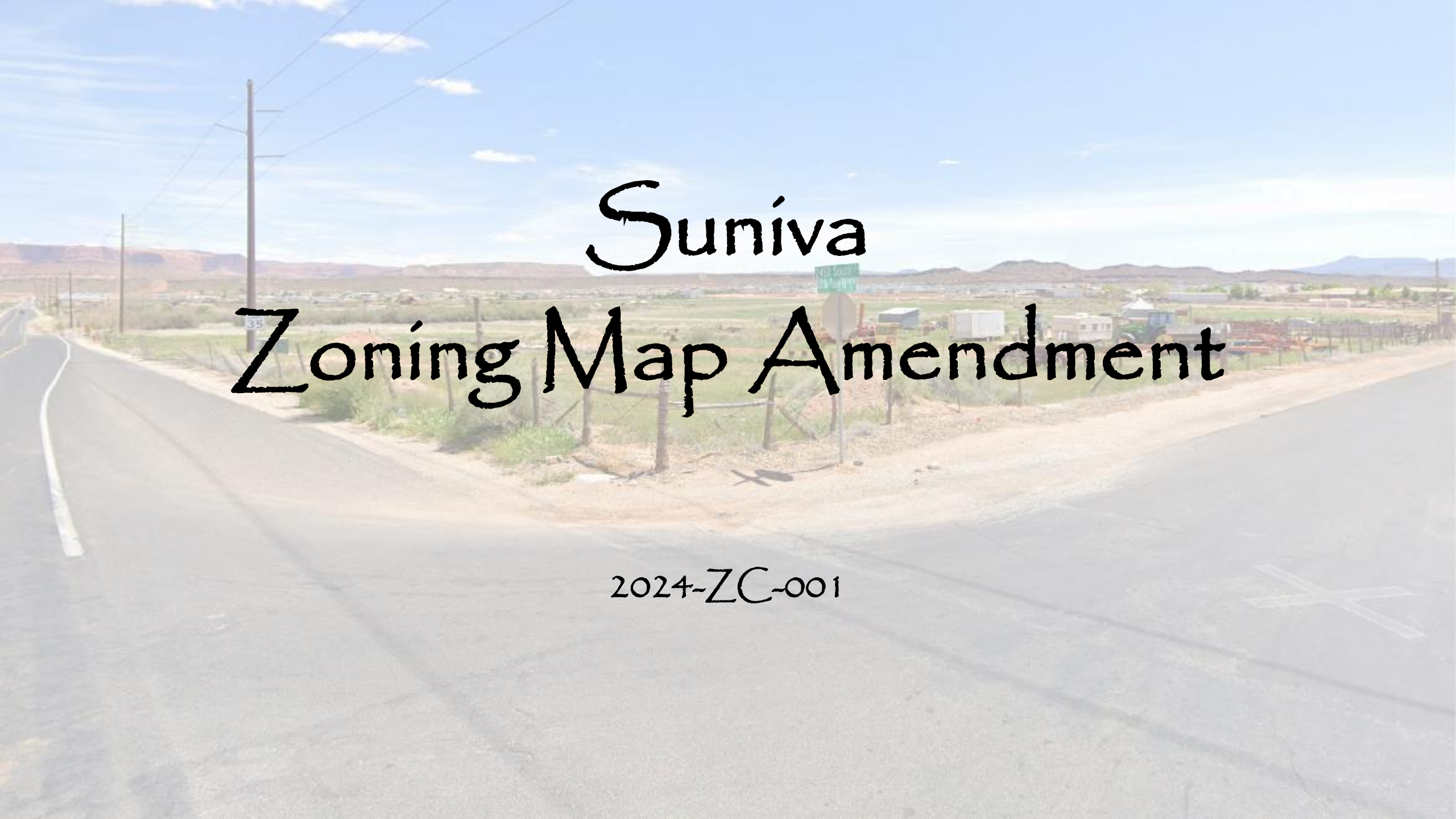
- A. Side and Rear Property Lines: On all interior lots, a fence, not to exceed six feet (6') in height, may be erected along all side and rear property lines, but not in the front yard setback area.
- B. Front Setback Area: In any front setback area, no wall, fence or hedge shall exceed three feet (3').
- C. Grade Difference: Where a fence, wall or hedge is located along an interior property line separating two (2) lots and there is a difference in grade of the two (2) properties, the fence, wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line. However, in no case shall fence height, including retaining walls or berms, exceed a maximum of ten feet (10') on either side of the property line. Height shall be measured from the finished grade on either side of the fence. The fence may not be beamed for the purpose of increasing height.

Chain link fencing will not be allowed.

All Refuse storage areas not are to be walled and gated.

Site walls may be used throughout the development as screening methods. View walls shall be used when abutting natural or open space areas. Wall heights shall be limited to six (6') in height and column heights may not exceed seven (7') in height.

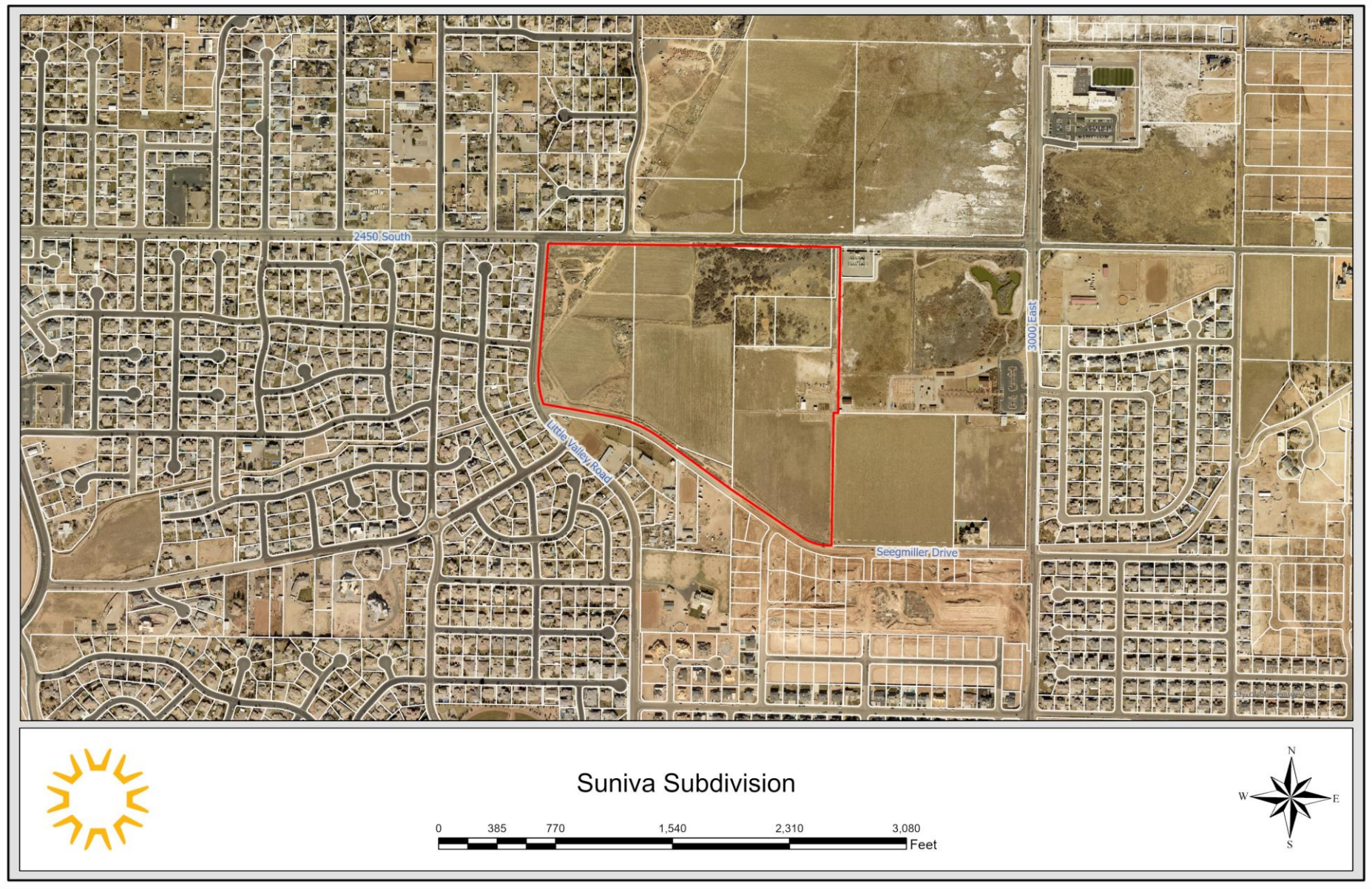
PowerPoint Presentation



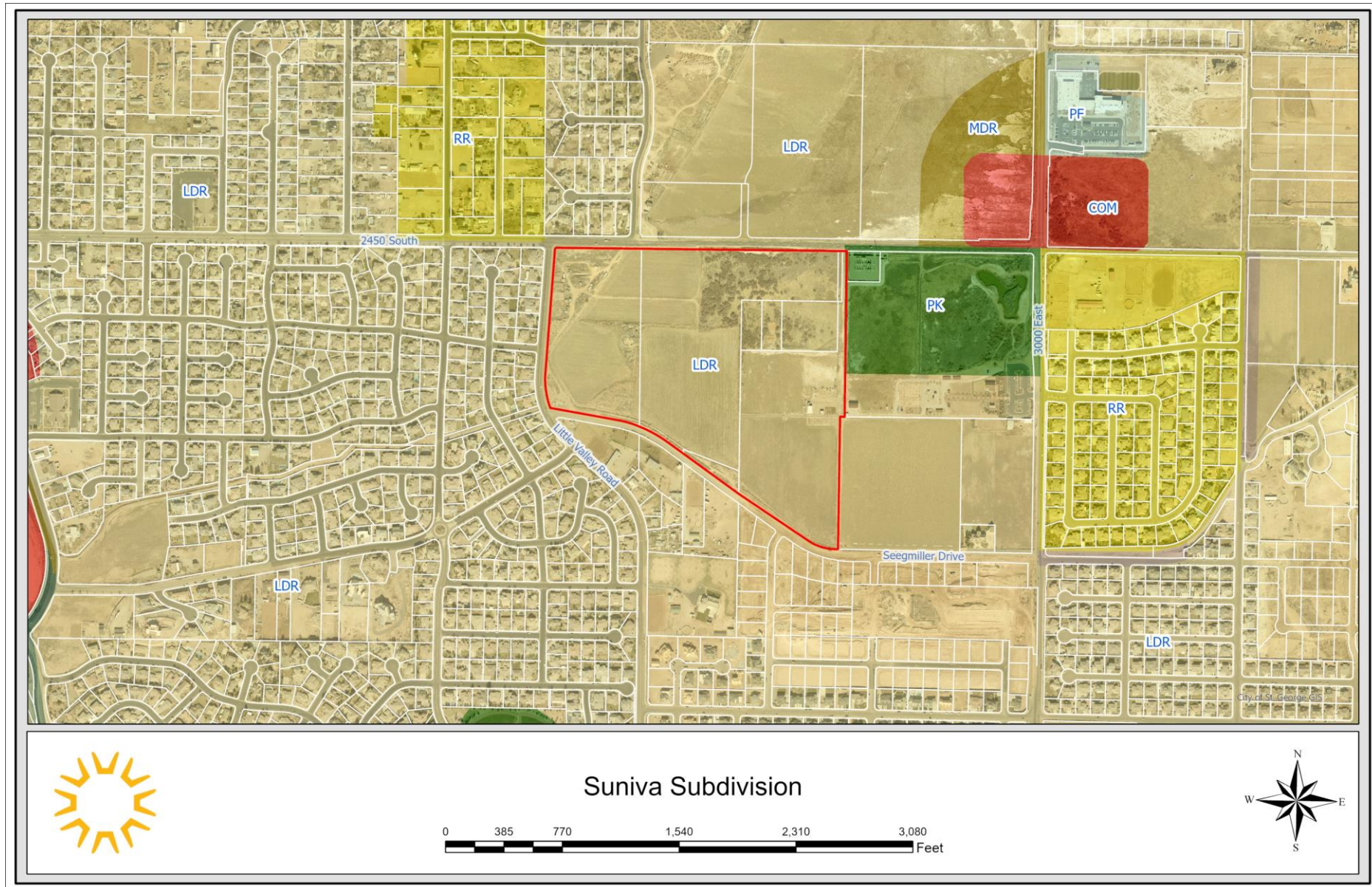
Suniva Zoning Map Amendment

2024-ZC-001

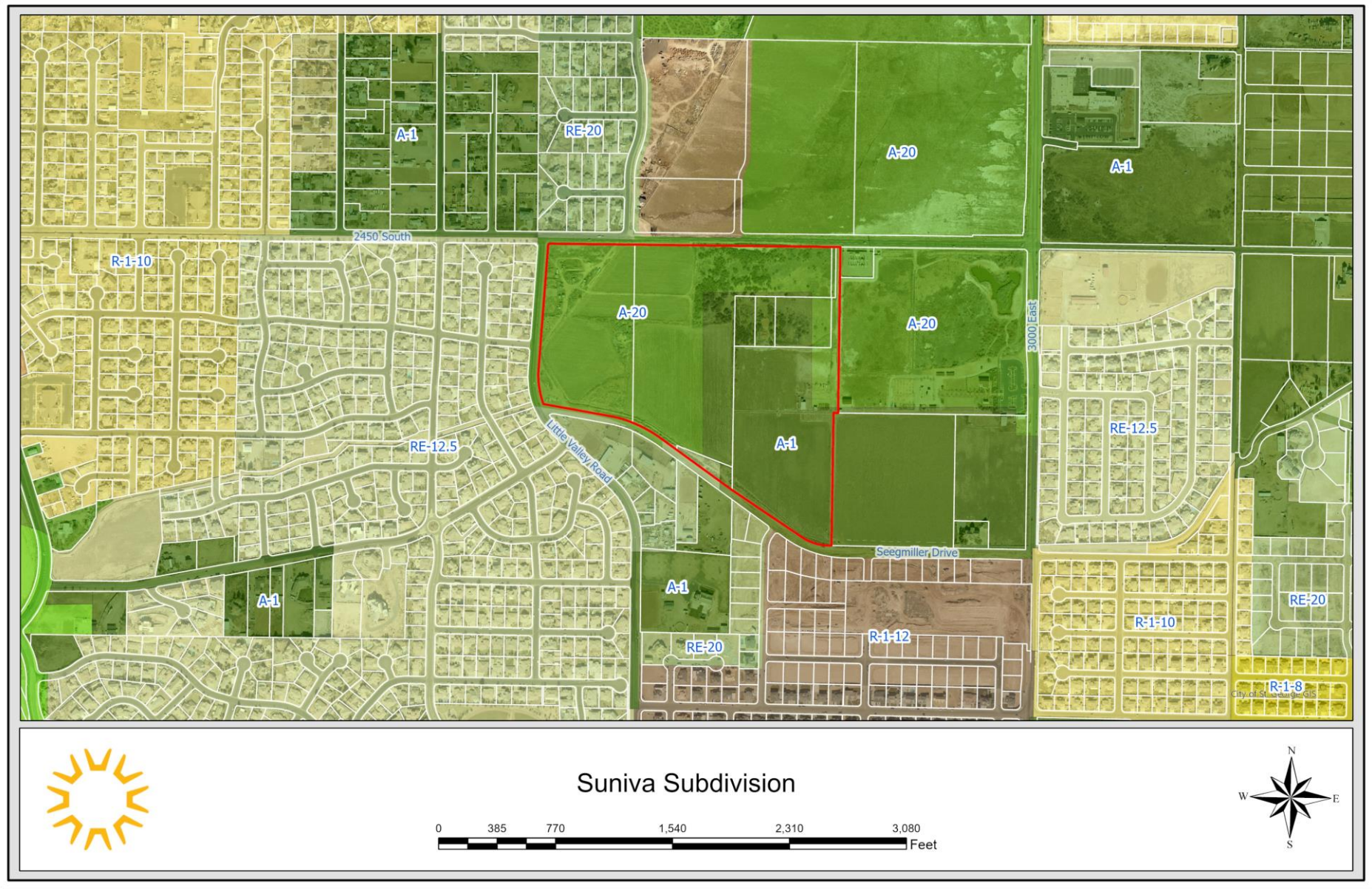
Aerial Map



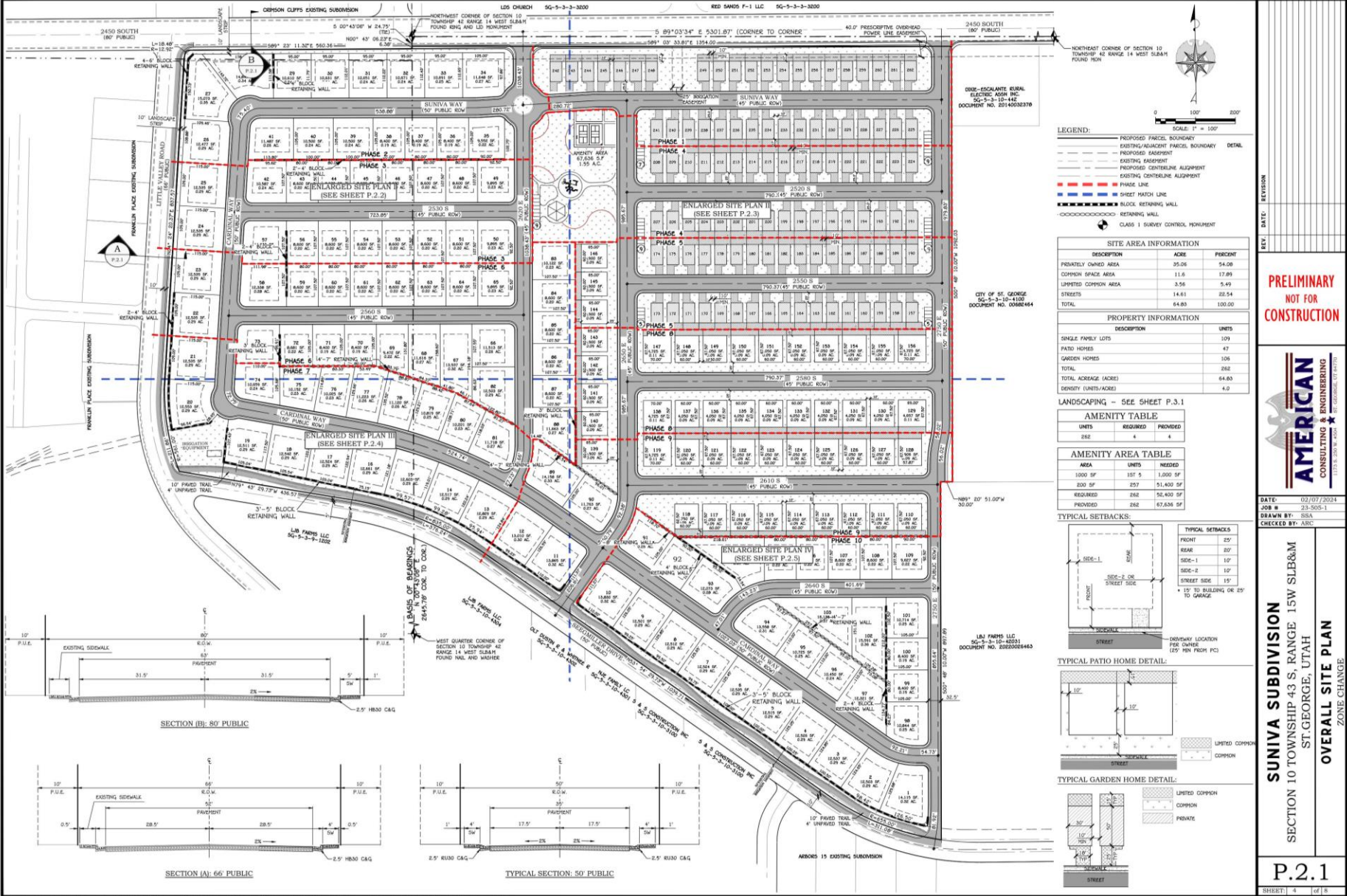
Land Use Map



Zoning Map



Proposed Layout



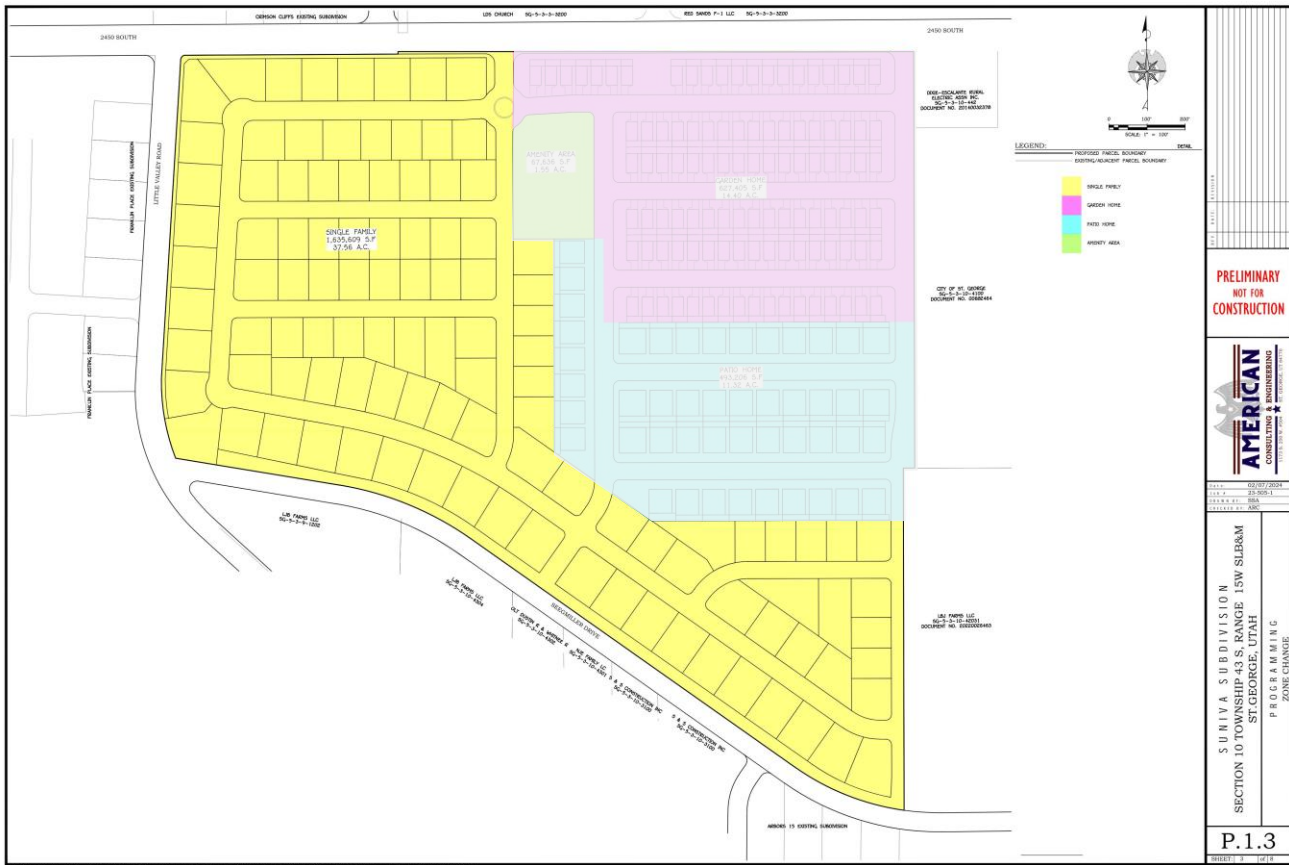
Amenities







Traditional Lots



Landscape



PLANNING COMMISSION AGENDA REPORT: 05/14/2024

Suniva Subdivision Preliminary Plat (Case No. 2024-PP-008)		
Request:	This is a request for Preliminary Plat for a 262 unit, single-family subdivision to accompany a zone change on the same property.	
Applicant:	American Land Consulting, LLC	
Representative:	Adam Allen	
Location:	The property is generally located between 2450 South and Seegmiller Drive East of Little Valley Road (see attached maps).	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-20 (Agriculture, 20 acres per lot) & A-1 (Agriculture, one acre per lot)	
Surrounding Zoning:	North	R-1-20 (Single Family Residential 20,000 ft ² minimum lot size)
	South	A-20 (Agriculture, 20 acres per lot), A-1 (Agriculture, one acre per lot) & R-1-12 (Single Family Residential, 12,000 ft ² minimum lot size)
	East	A-20 (Agriculture, 20 acres per lot) & A-1 (Agriculture, one acre per lot)
	West	RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
Land Area:	Approximately 64.83 acres	



Suniva Subdivision

0 365 770 1,540 2,310 3,080 Feet



BACKGROUND:

The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. This plat request is accompanied by a request to change the zoning on the property to a PD-R (Planned Development Residential) zoning designation. The PD-R designation would allow a variety of lot sizes. The following is from the zone change staff report but is pertinent to the review of the preliminary plat:

The applicant is proposing PD-R (Planned Development Residential) zoning. In recent years, PD-R zoning has been applied to multi-family projects, but it can also be used for single-family projects such as this one. This project, if approved, will consist of three different product types. The first type of housing is a small “Garden Home” on a 1,500 ft² pad. These homes will likely be two stories and will be in the 2,200 ft² size area. There are proposed 106 of these units which will comprise 14.40 acres of the overall project area. The second product is a “Patio Home.” The pads for the patio homes are in the area of 4,000 ft² allowing a one and two story homes to be 1,800-3,500 ft². This would comprise approximately 11.3 acres of the project area. The final product type is a traditional single-family lot. The idea is to create a blend of traditional lot sizes ranging from 8,600 ft² on the smaller side to 15,000 ft² on the upper end. The smaller lots are designed on the north and east sides of the development. This allows the lots to get larger as the property proceeds west and south to closer match the existing development to the south and west.

<u>PRODUCT PERCENTAGES:</u>		
GARDEN HOMES:	40.46%	(106 UNITS)
PATIO HOMES	17.94%	(47 UNITS)
R-1-8:	17.94%	(47 UNITS)
R-1-10:	12.98%	(34 UNITS)
R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

The preliminary plat will allow the applicant to create lots and pads for the development which will in turn allow the sale of lots, pads and homes. The plat also designates open space and amenity areas as well as roads to be dedicated to the city.

RECOMMENDATION:

Staff recommends approval of this preliminary plat with the following conditions:

1. That a final plat is recorded with each phase in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That the zoning amendment associated with this plat is approved. If the zoning amendment is not approved, this plat will be considered null and void.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:


I move that we approve the Suniva preliminary plat from Single Family Residential to PD-R (Planned Development Residential) to develop a 262-unit project.

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-8B-2.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2024-PP-008
Suniva Subdivision
Preliminary Plat

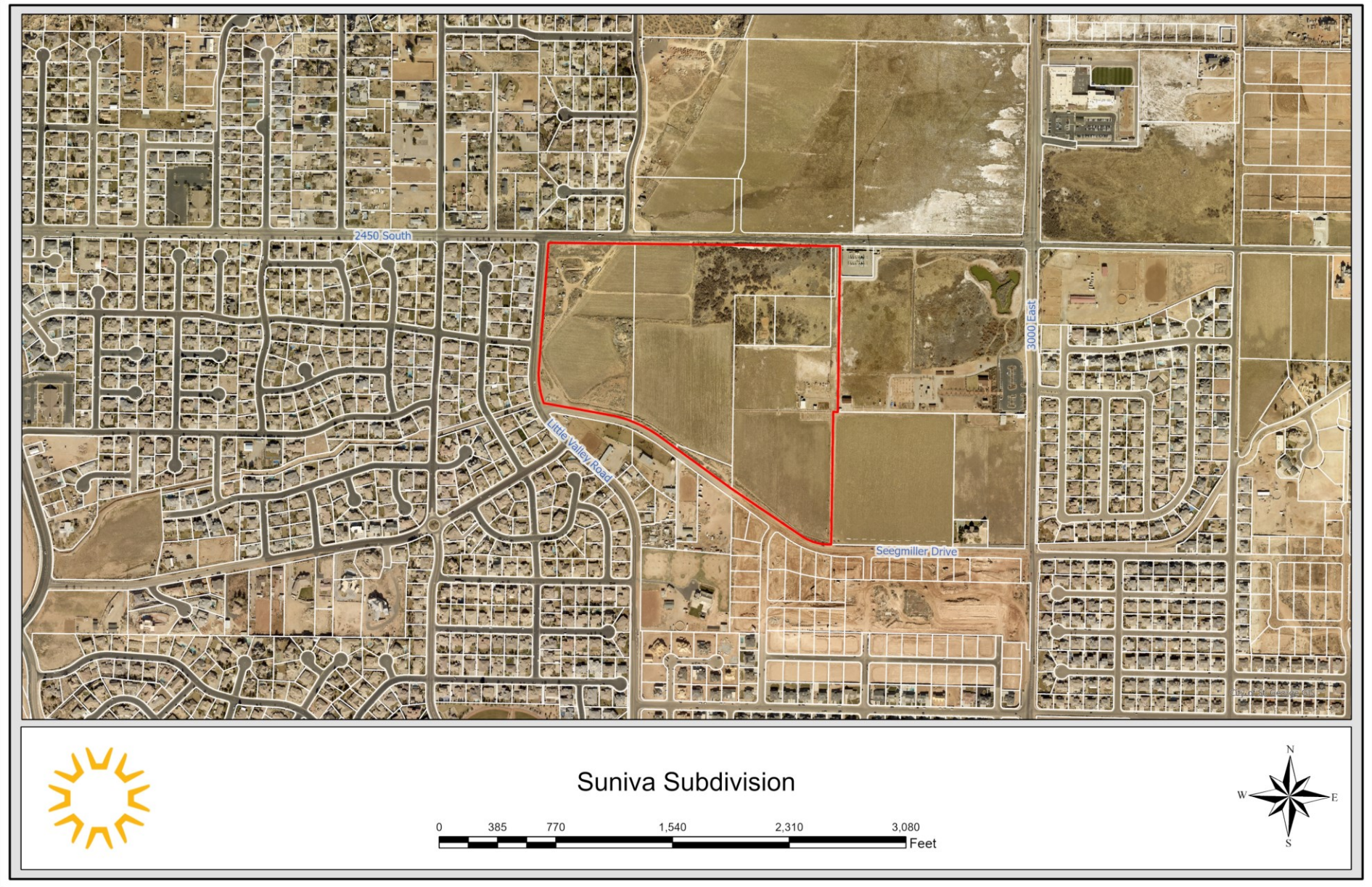
PowerPoint Presentation

A landscape photograph showing a wide dirt road in the foreground. To the right of the road is a green field enclosed by a wire fence. In the background, there is a large, flat-topped mesa under a clear blue sky. A tall wooden utility pole stands on the right side of the field.

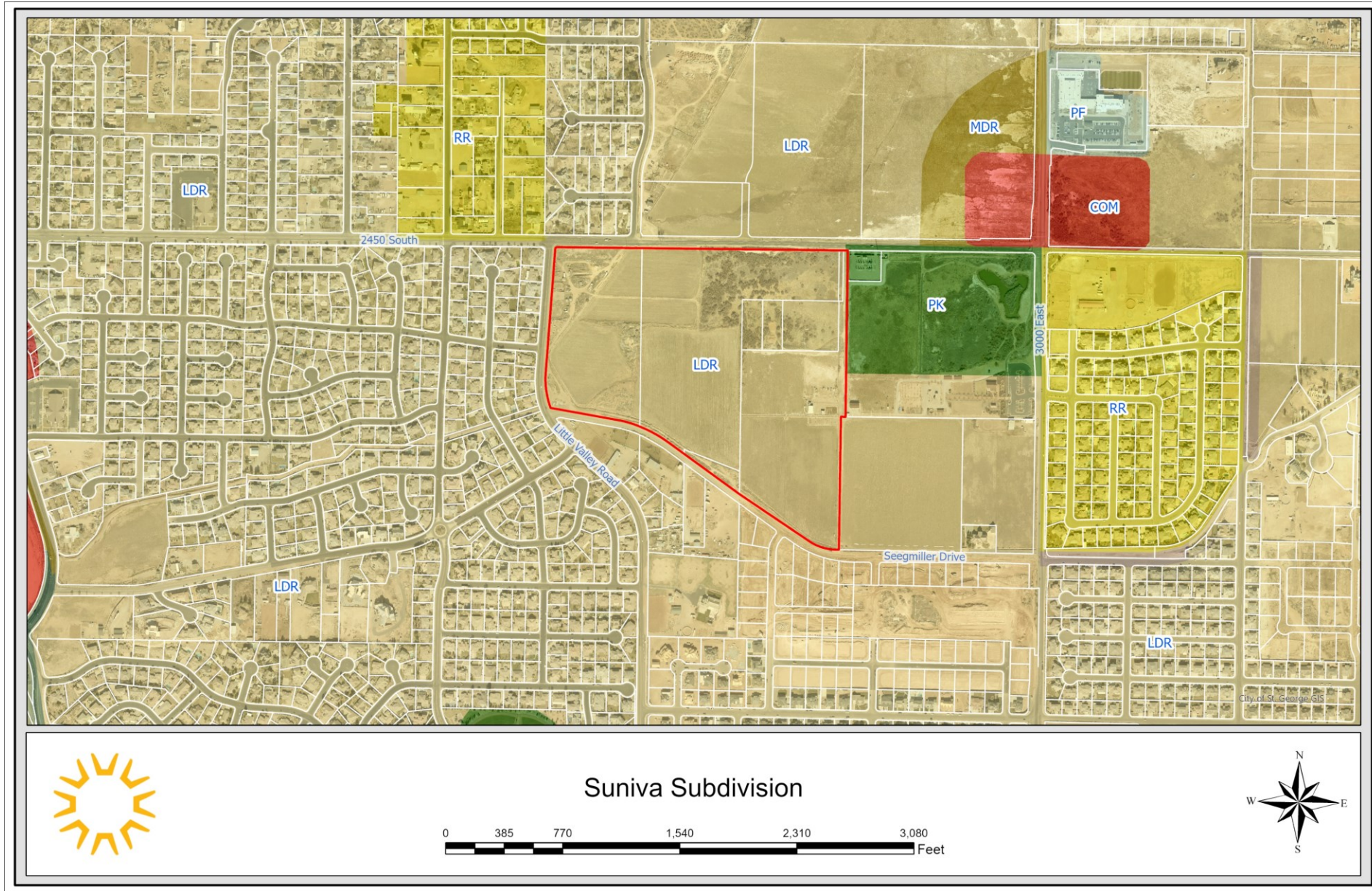
Suniva Preliminary Plat

2024-PP-008

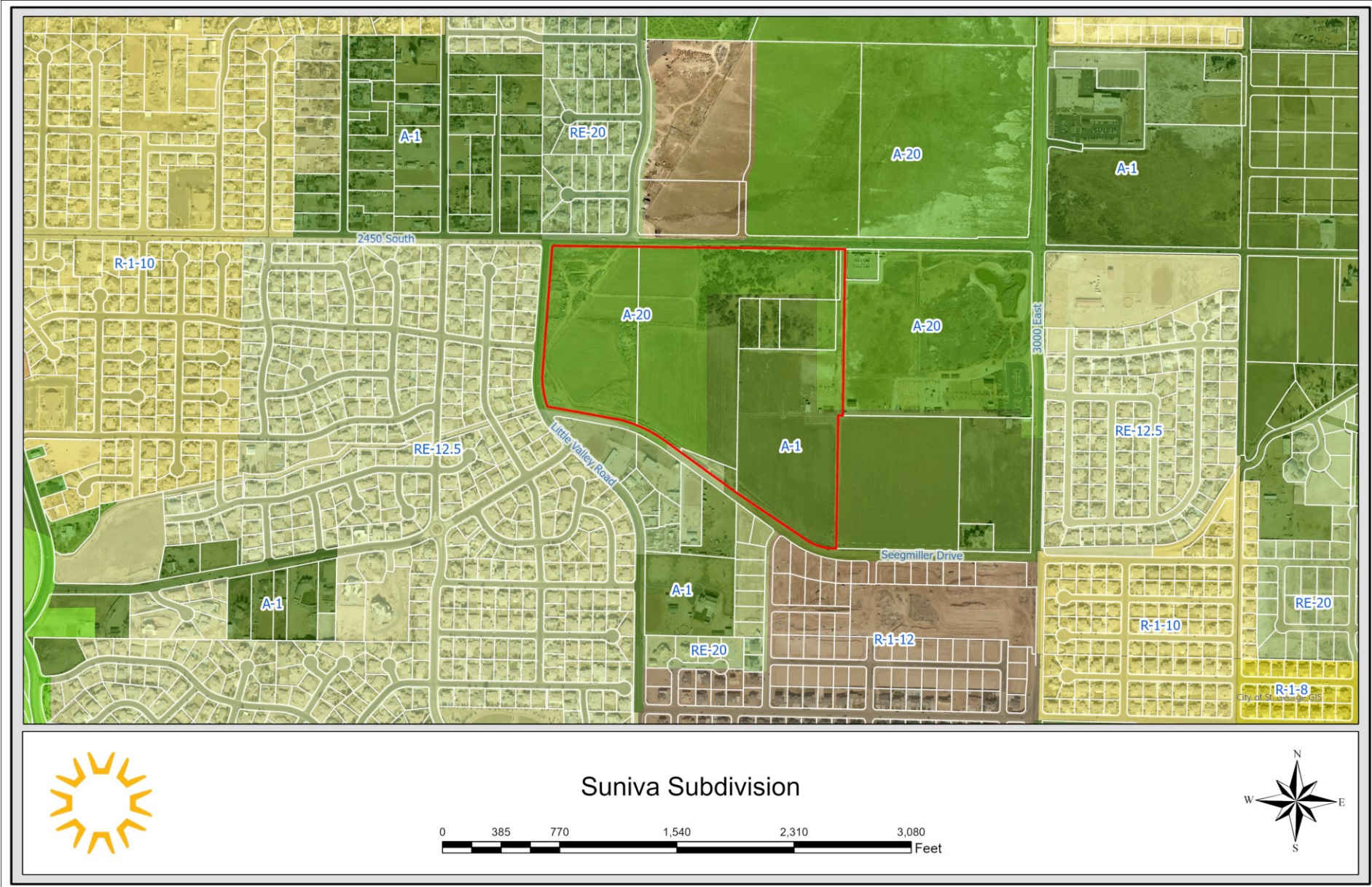
Aerial Map



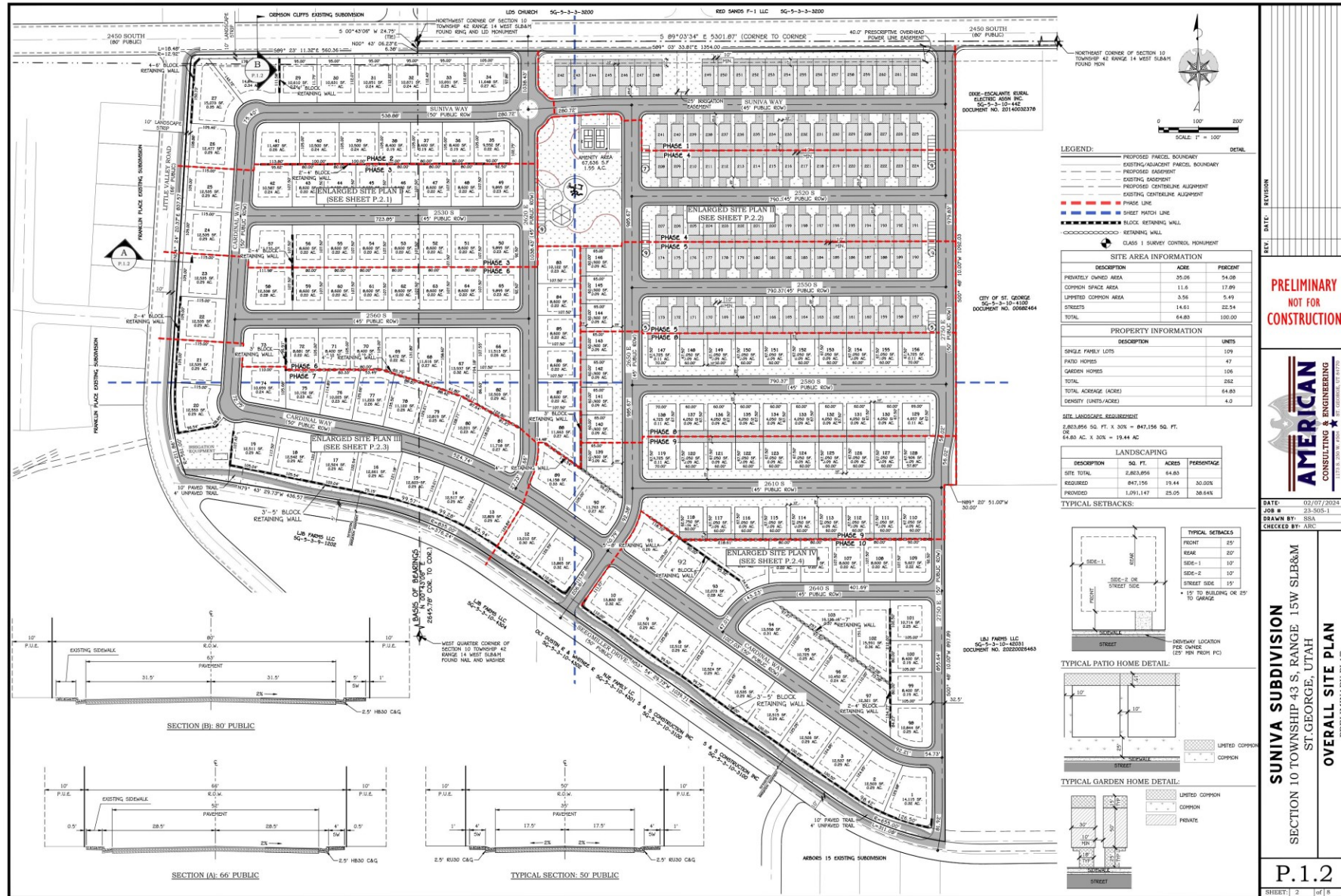
Land Use Map



Zoning Map



Proposed Preliminary Plat



ST. GEORGE PLANNING COMMISSION MINUTES
April 23, 2024, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Austin Anderson
Planning Commission Member Brandon Anderson
Planning Commission Member Nathan Fisher
Planning Commission Member Kelly Casey
Planning Commission Member Lori Chapman
Planning Commission Member Ben Rogers
Planning Commission Member Terri Draper

EXCUSED:

STAFF MEMBERS PRESENT:

Deputy City Attorney, Jami Brackin
Assistant Public Works Director, Wes Jenkins
Community Development Director, Carol Winner
Planner III, Dan Boles
Planner III, Mike Hadley
Development Office Supervisor, Monica Smith

OTHERS PRESENT:

Rosenberg Associates representative, Bob Hermandson
Alliance Consulting representative, Craig Coats

CALL TO ORDER:

Planning Commission Chair Anderson called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commissioner Anderson.

Link to call to order and flag salute: [00:00:00](#)

Link to discussion regarding conflicts of interest and recusals: [00:00:30](#)

REQUEST FOR PRELIMINARY PLAT:

Consider approval of a one lot Preliminary Plat known as Lex Ence. The property is zoned RE 12.5 (Residential Estates 12,500 sq. ft. minimum lot size). Case No. 2024-PP-005 – Applicant - Bush & Gudgell.

BACKGROUND AND RECOMMENDATION: The property is 5.94 acres located approximately at 2800 S and River Rd. On March 18, 2021, this parcel was presented to the City Council as a zone change from A-1 to RE 12.5 for a project called Laurel Canyon. That project was never developed. Since then, the property has now been purchased by a landowner who is proposing this one lot residential estates subdivision. The staff recommend approval of this preliminary plat. Case No. **2024-GPA-005** (Staff – Mike Hadley).

Link to presentation from Planner Mike Hadley, including discussion between the Planning Commission Members and Mr. Hadley: [00:00:47](#)

5 Link to question by Commission Member Fisher, including discussion between
6 Commission Member Fisher and Mr. Hadley: [00:02:19](#)
7

8 Link to question by Commission Member Anderson, including discussion between
9 Commission Member Anderson and Mr. Hadley: [00:02:30](#)
10

11 Link to question by Commission Member Fisher, including discussion between
12 Commission Members, and Mr. Hadley: [00:03:07](#)
13

14 Agenda packet [\[Page 2\]](#)
15

16
17 Link to motion: [00:04:02](#)
18

19 **MOTION:**

20 A motion was made by Planning Commission Member Rogers, to recommend
21 approval of the preliminary plat known as Lex Ence.
22

23 Link to discussion on the motion between Commission Members, Deputy City
24 Attorney, and Mr. Hadley: [00:04:21](#)
25

26 Link to amend motion: [00:08:12](#)
27

28 **AMENDED**
29 **MOTION:**

30 Planning Commission Member Rogers amended his motion to approve the
31 preliminary plat known as Lex Ence.
32

33 **SECOND:**

34 The motion was seconded by Planning Commission Member Fisher.
35

36 **VOTE:**

37 Chair Anderson called for a vote, as follows:

38 Planning Commission Chair Anderson - aye
39 Planning Commission Member Anderson - aye
40 Planning Commission Member Fisher - aye
41 Planning Commission Member Casey - aye
42 Planning Commission Member Chapman - aye
43 Planning Commission Member Rogers - aye
44 Planning Commission Member Draper - aye
45

46 The vote was unanimous and the motion carried.
47
48
49
50
51
52
53

5 **REQUEST FOR PRELIMINARY PLAT:**

6 **Consider approval of a single lot Preliminary Plat to be called Lizard Wash**
7 **Community Park. This will be the property that the large community park in**
8 **Desert Color will be built. Case No. 2024-PP-007 – Applicant Craig Coats.**
9

10 BACKGROUND AND RECOMMENDATION: The property is 36.4 acres located generally
11 west of the Auburn Hills development at the existing southern terminus of Painted
12 Ridge Parkway. The newly created lot would be transferred to the city, in turn, the city
13 would then construct a public park. Staff recommends approval of this preliminary plat
14 with the condition that the final plat is filled with and approved by the city prior to
15 subdividing the property. Case No. **2024-PP-007** (Staff – Dan Boles).
16

17 Link to presentation from Planner Dan Boles, including discussion between the Planning
18 Commission Members and Mr. Boles: [00:08:35](#)
19

20 Link to question by Commission Member Chapman, including discussion between
21 Commission Members and Mr. Boles: [00:11:27](#)
22

23 Agenda packet [\[Page 10\]](#)
24

25 Link to motion: [00:13:21](#)
26

27 **MOTION:**

28 A motion was made by Planning Commission Member Anderson, to approve the
29 single lot preliminary plat to be called Lizard Wash which will be a community
30 park.
31

32 **SECOND:**

33 The motion was seconded by Planning Commission Member Rogers.
34

35 Link to discussion on the motion between Commission Member Draper and Mr.
36 Boles: [00:13:34](#)
37

38 **VOTE:**

39
40 Chair Anderson called for a vote, as follows:
41

42 Planning Commission Chair Anderson – aye
43 Planning Commission Member Anderson – aye
44 Planning Commission Member Fisher – aye
45 Planning Commission Member Casey – aye
46 Planning Commission Member Chapman – aye
47 Planning Commission Member Rogers – aye
48 Planning Commission Member Draper – aye
49

50 The vote was unanimous and the motion carried
51
52
53

5 **APPROVAL OF MINUTES:**

6 **Minutes**
7

8 Consider a request to approve the meeting minutes from the April 09, 2024, meeting.
9

10 Link to motion: [00:14:18](#)
11

12 **MOTION:**

13 A motion was made by Planning Commission Member Draper to approve the
14 minutes.

15 **SECOND:**

16 The motion was seconded by Planning Commission Member Casey.
17

18 **VOTE:**

19 Chair Anderson called for a vote, as follows:
20

21 Planning Commission Chair Anderson - aye
22 Planning Commission Member Anderson - aye
23 Planning Commission Member Fisher - aye
24 Planning Commission Member Casey - aye
25 Planning Commission Member Chapman - aye
26 Planning Commission Member Rogers - aye
27 Planning Commission Member Draper - aye
28

29 The vote was unanimous and the motion carried.
30

31 **REVIEW OF CITY COUNCIL ITEMS:**

32 **City Council Items**
33

34 *There were no items, the City Council Meeting on April 18, 2024 was cancelled.*
35

36 **ADJOURN:**
37

38 Link to motion: [00:14:38](#)
39

40 **MOTION:**

41 A motion was made by Planning Commission Member Fisher to adjourn.
42

43 **SECOND:**

44 The motion was seconded by Planning Commission Member Rogers.
45

46 **VOTE:**

47 Chair Anderson called for a vote, as follows:
48

49 Planning Commission Chair Anderson - aye
50 Planning Commission Member Anderson - aye
51 Planning Commission Member Fisher - aye
52 Planning Commission Member Casey - aye
Planning Commission Member Chapman - aye
Planning Commission Member Rogers - aye

1 St. George City Planning Commission Minutes
2 April 23, 2024
3 Page Five

4
5 Planning Commission Member Draper – aye

6
7 The vote was unanimous and the motion carried.

8
9 /s/Monica Smith

10 _____
11 Monica Smith, Secretary

DRAFT