

**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, August 13, 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 for a Planned Development Amendment to the Southgate Area Planned Development Commercial (PD-C) zone. The applicant is proposing improvement to the existing Stephen Wade Honda Car dealership site. The project will be known as Stephe Wade Honda. The applicant – Stephen Wade Honda and the representative is Moriah Vela with MRW. Case No. 2024-PDA-014 – PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: This request is for a PDA (Planned Development Amendment) to remove a portion of the existing building and add a new addition to the remainder of the building for the Stephen Wade Honda dealership site. The proposed building improvements include a demolition of a portion of the existing building, a 5,907 square foot building addition onto the remainder of the current building, interior remodel, parking and landscaping upgrades (Staff – Mike Hadley).

- 2. Consider approval of a request for a change in zoning from R-1-8 (Single-Family Residential 8,000 ft² minimum lots) and RE-37.5 (Residential Estates, 37,500 ft² minimum lots) to C-2 (Commercial) and OS (Open Space). The applicant – Rosenberg & Associates and the representative is Jack de Ryk. Case No. 2024-ZC-005 – PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: The subject property is zoned R-1-8 (Single Family Residential, minimum lot size 8,000 sf) and RE 37.5 (Residential Estates 37,500 sq ft minimum lot size). This application is to change the zone to C-2 (Commercial) and OS (Open Space) for development in the future with the Commercial designation (Staff – Mike Hadley).

- 3. Consider approval of a request to amend the PD-C (Planned Development Commercial) zone for the purpose of redesigning the layout, elevations and adding additional building to an existing undeveloped commercial planned Development known as The Paseo. Applicant – Elevated Property Company, LLC and the representative is Sean Harty. The project will be known as The Paseo. Case No. 2024-PDA-012 – PUBLIC HEARING.**

BACKGROUND AND RECOMMENDATION: In 2021, The Park at Temple View Planned Development Residential (PD-R) project was first presented to the Planning Commission and City Council. In the same year, a commercial project that occupied the far south-east corner of the 3000 East and Merrill Road intersection was approved. This project would allow a mixed commercial development with bowling and theater, etc. This project fell through. On August 03, 2023, the applicant came back again to adjust the general plan designation along the northern boundary. The property currently has split zoning with PD-C (Planned Development Commercial) on the west and PD-R (Planned Development Residential) on the east. The property on the east needs to be rezoned to match the commercial zoning on the west (Staff – Dan Boles).

- 4. Consider approval of a request for an eight lot preliminary plat to be called The Paseo. Applicant – Elevated Property Company, LLC and the representative is Sean Harty. Case No. 2024-PP-021.**

BACKGROUND AND RECOMMENDATIONS: The site currently consists of three parcels with no structures. When the residential Viviano project to the south was approved, part of the approval consisted of a preliminary plat which created a single lot. This plat will further break down that property into eight smaller lots (Staff – Dan Boles).

5. Consider approval of a request to amend Title 10-7F-2, General Requirements of the Planned Development Residential zones, and Title 10-8D-2, General Requirements of the Planned Development Commercial zones, of the city code to amend the expiration date from one (1) year to eighteen (18) months. Applicant – City of St. George – Case No. 2024-ZRA-013 – PUBLIC HEARING.

BACKGROUND AND RECOMMENDATIONS: This request is to change the expiration date of residential and commercial planned developments so that their expiration date coincides with the expiration date of preliminary plats (Staff – Carol Winner).

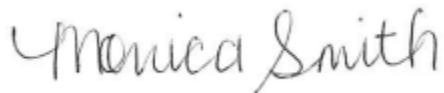
6. Minutes

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

7. City Council Items

Carol Winner, the Community Development Director will report on items heard at the August 1, 2024 City Council Meeting.

1. 2024-PDA-010 Colcada Pool
2. 2023-HS-003 Juniper Cove Ph. 3



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.



Steven Wade Honda Zone Change Amendment (Case No. 2024-PDA-014)	
Request:	An ordinance amending an approved PD-C (Planned Development Commercial) on approximately 2.98 acres, located at 1630 Auto Mall Dr for the purpose of demolishing a portion of the existing building and then on the remaining portion adding on a 5,907 sq ft addition. For a project to be known as Steven Wade Honda. Case No 2024-PDA-014.
Applicant:	Stephen Wade Honda.
Representative:	MRW/Moriah Vela
Location:	1630 Auto Mall Dr.
General Plan:	Commercial (COM).
Existing Zoning:	Planned Development Commercial (PD-C).
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South PD-C (Planned Development Commercial)
	East PD-C (Planned Development Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 2.98 acres



BACKGROUND:

This request is for a PDA (Planned Development Amendment) to remove a portion of the existing building and add a new addition to the remainder of the building for the Stephen Wade Honda dealership site. The proposed building improvements include a demolition of a portion of the existing building, a 5,907 square foot building addition onto the remainder of the current building, interior remodel, parking and landscaping upgrades. The uses of the site will remain the same.

The applicant has provided staff with a site plan, a conceptual landscape plan and elevations of the proposed building. The following table outlines the details of those plans.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks		Setbacks will be confirmed with Site Plan review.	The required setbacks will be: Front : 20' Side : 20' Rear : 20'
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan provided shows shared access with the surrounding proposed development.	This meets requirements.
Uses	10-8D-2	The use is the same as the existing uses.	The use was established with the original approval of PD-C .
Height and Elevation	10-8D-2	The proposed maximum height is 24-0" to top of parapet.	The PD-C zone allows for a 50' height. This meets regulations.
Phasing Plan	10-8D-2	No phasing proposed.	N/A
Landscape Plan	10-8D-2	A conceptual landscape plan has been provided.	This will be verified for code compliance at the time of site plan approval.
Utilities	10-8D-2	None shown	All utilities will be determined and designed during the JUC process. We will ensure this is completed during the site plan approval process.

Signs	10-8D-2	No signage is being proposed with this phase.	Any signage will meet the requirements of the sign code.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan has been submitted as part of the site plan submittal.
Solid Waste	10-8D-6	The site plan does show the location for solid waste.	The waste location will be required to have solid wall surrounding it.
Buffer Protection of Residential Property	10-8D-6	N/A	N/A
Overlay Zones	10-13	None	N/A
Parking	10-19-5	The applicant is showing 158 parking stalls for the building.	1 space for each 7 vehicles or items of equipment to be displayed, plus 2 spaces for manager and employee This will be confirmed with the site plan review.
EVCS And Bike Parking	10-19-6	They are not showing bike racks or electric vehicle charging station.	Regulations require 2 bike spaces and conduit for 1 EVCS.

RECOMMENDATION:

Staff recommends approval of this planned development amendment with no conditions.

ALTERNATIVES:

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

POSSIBLE MOTION:

“I move that we approve the proposed Steven Wade Honda building Planned Development Commercial amendment as presented, based on the findings and subject to the conditions listed in the staff report. Case no. 2024-PDA-014”.

FINDINGS FOR APPROVAL:

1. The use was established with the approval of the PD-C zone.
2. The proposed zone change meets the zone-change application requirements found in Section 10-7F.

Exhibit A Applicant's Narrative



73 East 100 South, ST. GEORGE UTAH 84770
(435) 628-2377 ph. (435) 673-3580 fax

June 26, 2024

City of St. George Zoning Department

Subject: Stephen Wade Honda
1630 Auto Mall Drive
St. George City, Utah

ZONE CHANGE AMENDMENT PROJECT DESCRIPTION:

Stephen Wade Honda will be an Auto Sales and Repair Facility with Business development consisting of one, two story, building. The building has a proposed footprint of 22,232 square feet including existing building area and an existing second floor of 4,455 square feet. The proposed improvements include partial demolition of existing building, 5,907 square foot building addition, interior remodel, parking and landscaping. Please see the Conceptual Site Plan and Conceptual landscape plan submitted with this letter for more information on site design.

The occupancy of the building will be 'S-1', 'B' and 'M' occupancies as defined by the 2021 International Building Code. Proposed allowed uses for this project are as follows:

1. Auto Sales
2. Auto Repair
3. Office Space

For building footprint versus site area percentages please see the Site Data table provided on the Conceptual Site Plan submitted with this letter.

Thank you for working with us to get this project moving forward.

Jeff J. Mathis
Architect
MRW Design Associates

A handwritten signature in blue ink that reads "Jeff J. Mathis".

Exhibit B
PowerPoint Presentation



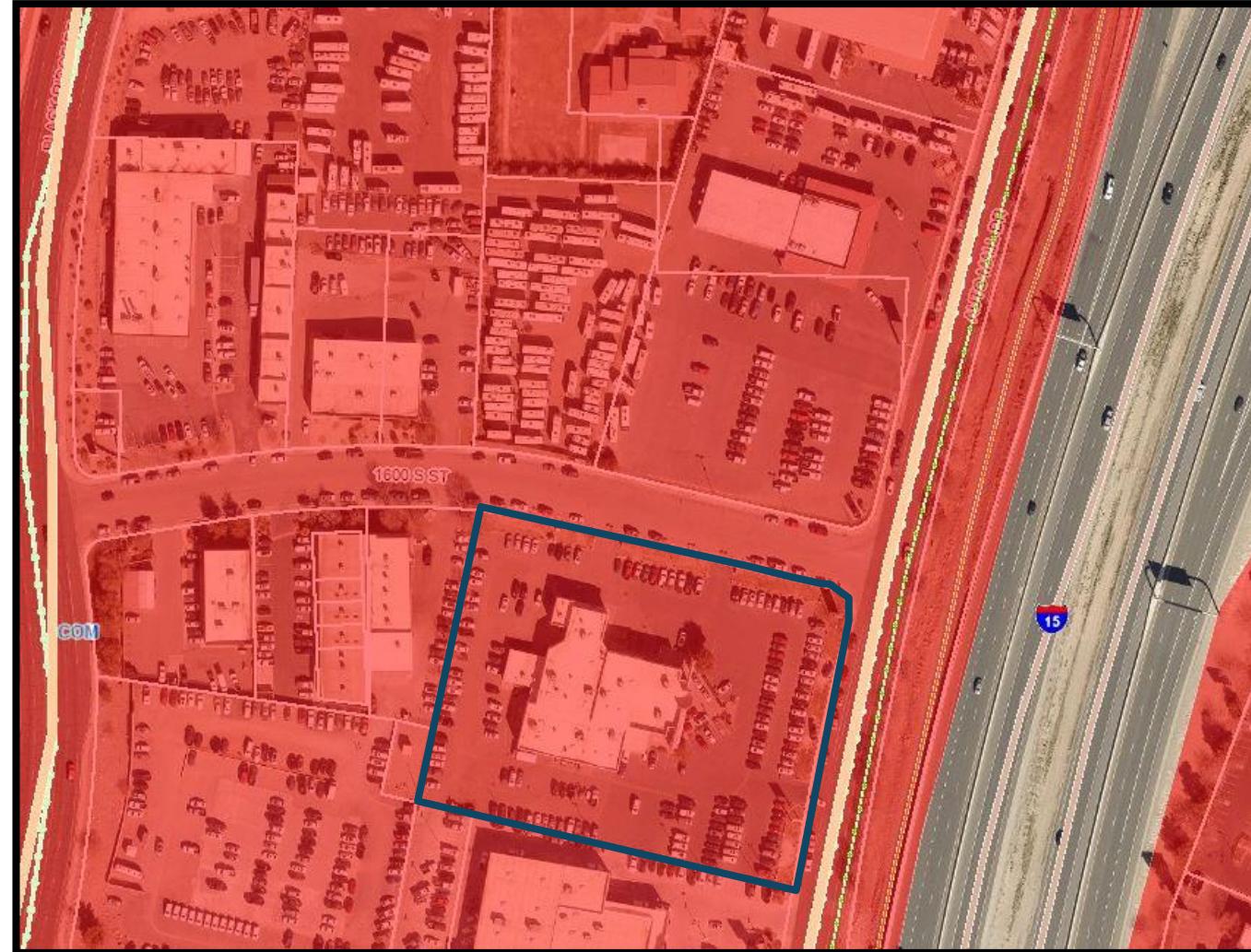
Steven Wade Honda

Case No. 2024-PDA-014

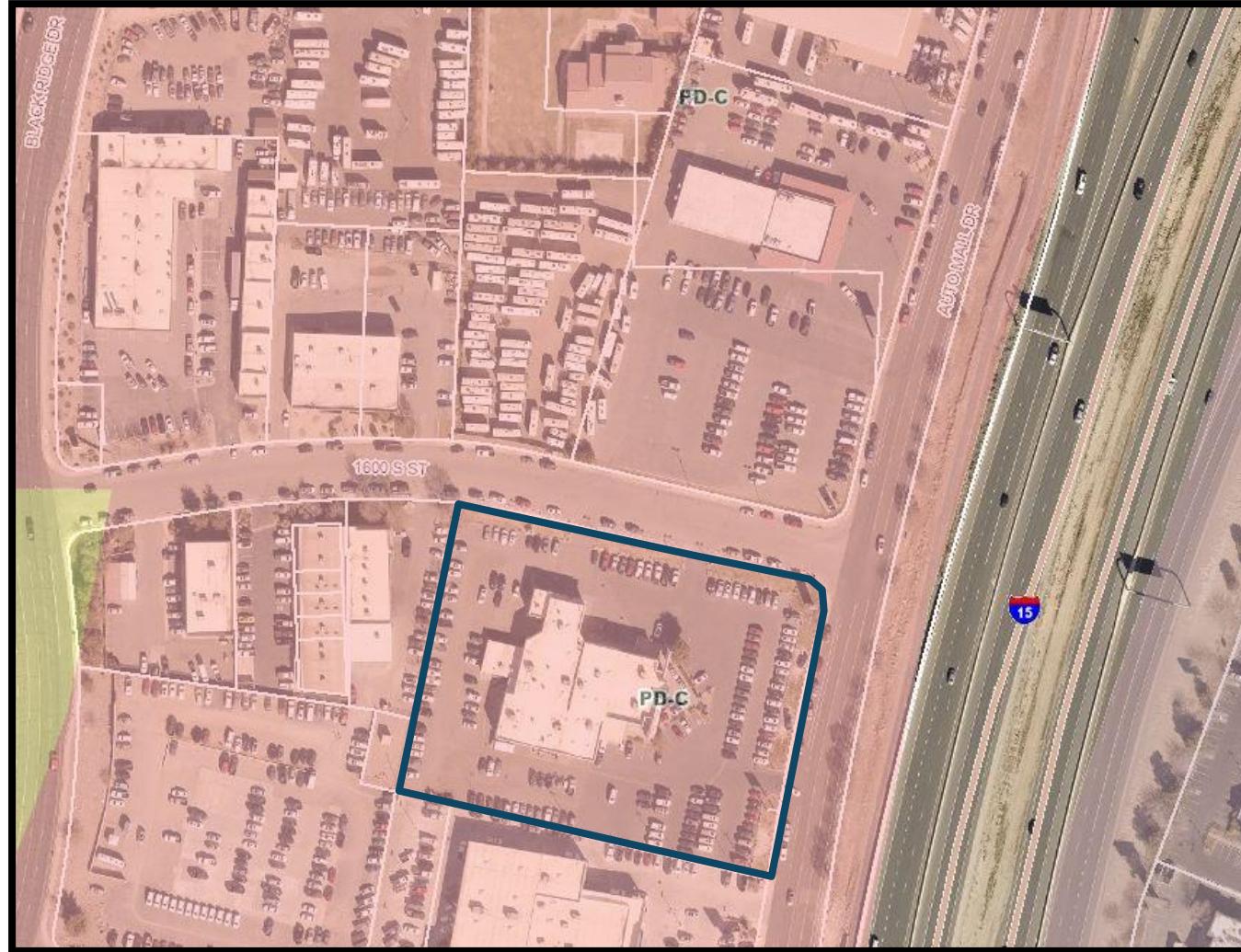
Property Location



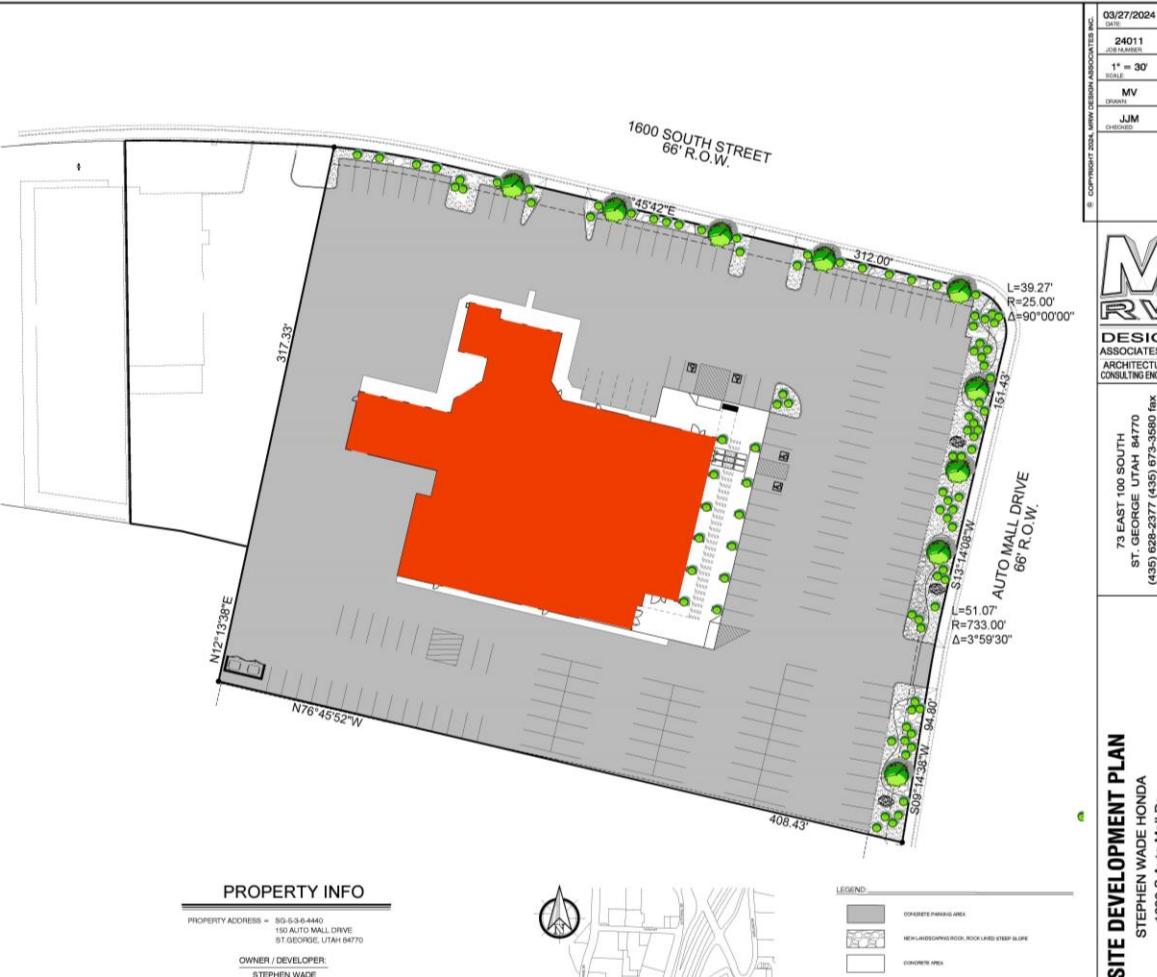
General Plan



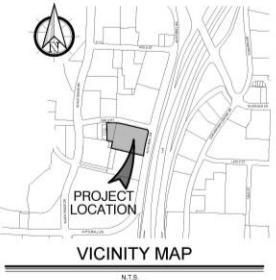
Zoning



Site Plan



Landscape



SITE DATA

ZONING - P.D.C	GENERAL PLAN - COMMERCIAL
NEW BUILDING HEIGHT: 26'-11"	
OCCUPANCY TYPE: M, S-1 & B	
CONSTRUCTION TYPE: I-B	
BUILDING WILL BE FIT W/ AN AUTOMATIC FIRE SPRINKLER	
BUILDING USE: AUTO SALES & SERVICE	
TOTAL PARCEL AREA	2.000 ACRES
	130.014 sq. ft.
BUILDING TOTAL AREA	22,232 SQ. FT.
	17% OF SITE
PARKING/IMPERVIOUS AREA	100,000 SQ. FT.
	77% OF SITE
LANDSCAPE AREA	7,376 SQ. FT.
	6% OF SITE
PARKING SPACES SHOWN	158 SPACES

PROPERTY INFO

PROPERTY ADDRESS = 1600 SOUTH STREET
66' R.O.W.
160 AUTO MALL DRIVE
ST. GEORGE, UTAH 84770

OWNER / DEVELOPER
STEPHEN WADE
160 AUTO MALL DRIVE
ST. GEORGE, UT 84770
PHONE: (435) 625-9811



Call
11

PROPERTY ADDRESS
160 AUTO MALL DRIVE
ST. GEORGE, UTAH 84770

LANDSCAPE MATERIALS LEGEND



LIGSTRUM JAPONICUM

ANNUAL PLANT

24" box per plant

1 1/2" caliper min.



PINUS TEXANA

ANNUAL PLANT

24" box per plant

1 1/2" caliper min.



BOULDERS

The Rock Face - Bright Black



LANDSCAPE ROCKS

2"-4" The Rock Face - Bright Black

Dry Fit Rock Barrier



MULCH

COMPACT

DAIRY MULCH

WIDE MULCH



PITSPORUM

ANNUAL PLANT

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1 1/2" caliper min.



PITSPORUM

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Current Building

Front Elevation



3D PERSPECTIVES
STEPHEN WADE HONDA REMODEL & ADDITION
1630 AUTO MALL DR
ST. GEORGE, UT 84770

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE, UTAH 84770
(435) 628-2377 (435) 673-3590 fax
www.mrvdesign.com



DESIGN
ASSOCIATES INC
ARCHITECTURE &
CONSULTING ENGINEERS

03/27/2024
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MV
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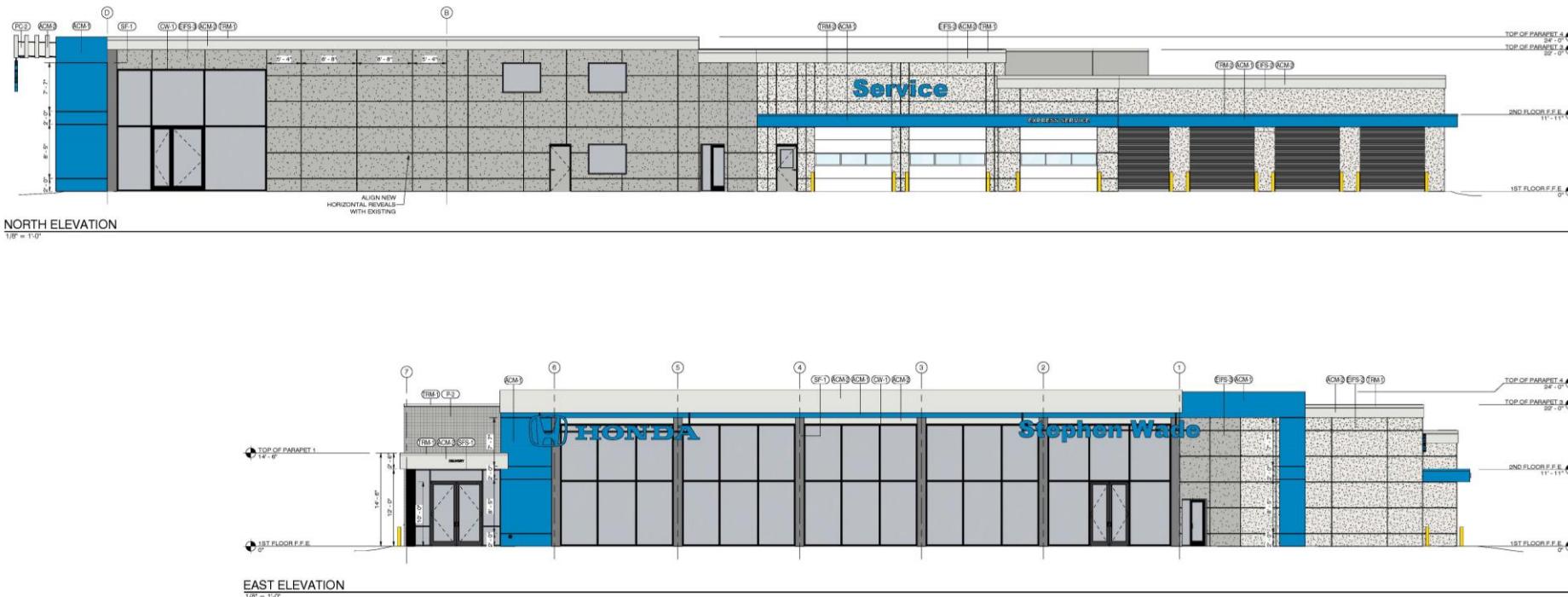
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ARCHITECTURE &
CONSULTING ENGINEERS

North and East Elevation



ACM-2	ACM	ALPOLIC	ALPOLIC FR - COLOR: HWH WHITE	ALT: ALUCOBOND - MAGNOLIA
CW-1	CURTAIN WALL	CRL US ALUMINUM	SERIES 2100 - STRUCTURAL SILICONE VERTICAL GLAZED CURTAIN WALL - COLOR: BLACK UC43350	
EIFS-2	EIFS	DRYVIT - OUTSULATION PLUS MD	FINISH LYMESTONE HDP TEXTURE COLOR: HONDA WHITE # HOND 09 2745 S	ALT: SW7005 - SUPER WHITE WITH DRYVIT 'STRATOTONE' HIGH PERFORMANCE COLORANT
EIFS-3	EIFS	DRYVIT - OUTSULATION PLUS MD	FINISH LYMESTONE HDP COLOR: HONDA GRAY #HOND 08 2745 S	ALT: BM HC-169ST - COVENTRY GRAY WITH DRYVIT 'STRATOTONE' HIGH PERFORMANCE COLORANT
P-2	PAINTED CMU	BENJAMIN MOORE	COLOR: COVENTRY GRAY HC-169	AURA EXTERIOR ACRYLIC LATEX PAINT
PC-2	POWDER COAT	TIGER DRYLAC	SERIES 29 MATTE RAL POWDER COATINGS COLOR: RAL9016 (09/13120)	
SF-1	EXTERIOR PANELS	ENVEL FACAD LARGE FORMAT PANELS	COLOR: GUNPOWDER FINISH TEXTURA 2	CONCEALED FASTENERS, FACTORY ATTACHED CLIPS/ANCHORS
SFS-1	ALUMINUM	KAWNEER	TRIFAB VERSAGLAZE 451/451T FRAMING SYSTEM - BLACK	
TRM-1	ACM	ALPOLIC BREAK METAL	HWH WHITE, 4-HWH-50, LRV 80.8	ALT: ALUCOBOND - MAGNOLIA
TRM-2	ACM	ALPOLIC BREAM METAL	CUSTOM COLOR TO MATCH PMS 285 (HONDA BLUE)	ALT: ALUCOBOND - IMAGE BLUE

1/8" = 1'-0"
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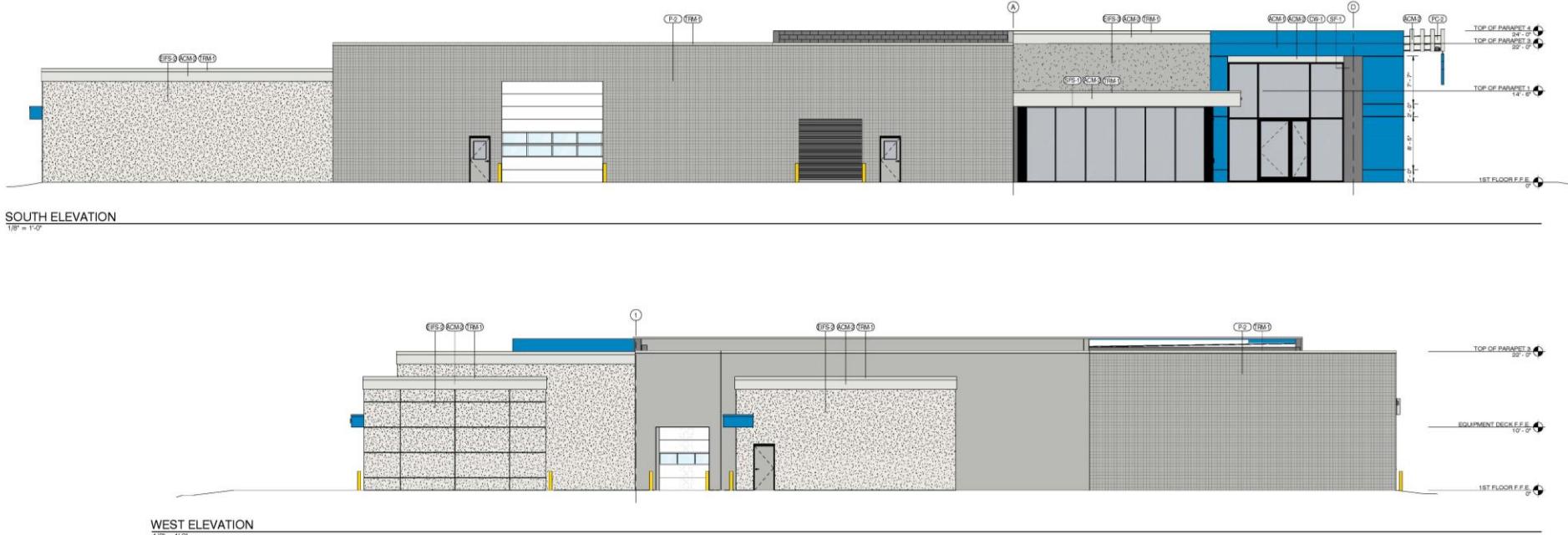


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BUILDING ELEVATIONS
STEPHEN WADE HONDA REMODEL & ADDITION
1630 AUTO MALL DR
ST. GEORGE, UT 84770

South and West Elevation



ACM-2	ACM	ALPOLIC	ALPOLIC FR - COLOR: HWH WHITE	ALT: ALUCOBOND - MAGNOLIA
CW-1	CURTAIN WALL	CRL US ALUMINUM	SERIES 2100 - STRUCTURAL SILICONE VERTICAL GLAZED CURTAIN WALL - COLOR: BLACK UC43350	
EIFS-2	EIFS	DRYVIT - OUTSULATION PLUS MD	FINISH: LYMESTONE HDP TEXTURE COLOR: HONDA WHITE # HOND 09 2745 S	ALT: SW7005 - SUPER WHITE WITH DRYVIT 'STRATOTONE' HIGH PERFORMANCE COLORANT
EIFS-3	EIFS	DRYVIT - OUTSULATION PLUS MD	FINISH: LYMESTONE HDP COLOR: HONDA GRAY #HOND 08 2745 S	ALT: BM HC-169ST - COVENTRY GRAY WITH DRYVIT 'STRATOTONE' HIGH PERFORMANCE COLORANT
P-2	PAINTED CMU	BENJAMIN MOORE	COLOR: COVENTRY GRAY HC-169	AURA EXTERIOR ACRYLIC LATEX PAINT
PC-2	POWDER COAT	TIGER DRYLAC	SERIES 29 MATTE RAL POWDER COATINGS COLOR: RAL9016 (09/13120)	CONCEALED FASTENERS, FACTORY ATTACHED CLIPS/ANCHORS
SF-1	EXTERIOR PANELS	ENVEL FACAD LARGE FORMAT PANELS	COLOR: GUNPOWDER FINISH TEXTURA 2	
SFS-1	ALUMINUM	KAWNEER	TRIFAB VERSAGLAZE 451/451T FRAMING SYSTEM - BLACK	
TRM-1	ACM	ALPOLIC BREAK METAL	HWH WHITE, 4-HWH-50, LRV 80.8	ALT: ALUCOBOND - MAGNOLIA
TRM-2	ACM	ALPOLIC BREAM METAL	CUSTOM COLOR TO MATCH PMS 285 (HONDA BLUE)	ALT: ALUCOBOND - IMAGE BLUE

BUILDING ELEVATIONS
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CONSULTING ENGINEERS

Materials Board



FINDINGS FOR APPROVAL:

The use was established with the approval of the PD-C zone.

The proposed zone change meets the zone-change application requirements found in Section 10-7F.

POSSIBLE MOTION:

“I move that we approve the proposed Steven Wade Honda building Planned Development Commercial amendment as presented, based on the findings and subject to the conditions listed in the staff report. Case no. 2024-PDA-014”.



St. George

Community Development

ITEM 2

Zone Change

PLANNING COMMISSION AGENDA REPORT: 07/09/2024

PLANNING COMMISSION AGENDA REPORT: 08/13/2024

Dean Terry Zone Change Zone Change (Case No. 2024-ZC-005)		
Request:	Consider a request to change the City Zoning Map from R-1-8 (Single Family Residential 8,000 minimum sq ft lots), and RE-37.5 (Residential Estates 37,500 minimum sq ft lots), to C-2 (Commercial) and OS (Open Space).	
Applicant:	Rosenburg & Associates	
Representative:	Jack de Ryk	
Location:	2121 W Sunset Blvd.	
General Plan:	COM (Commercial) & OS (Open Space).	
Existing Zoning:	R-1-8 (Single Family Residential, minimum lot size 8,000 sf), RE 37.5 (Residential Estates 37,500 sq ft minimum lot size), C-2 (Commercial) & OS (Open Space).	
Surrounding Zoning:	North	C-3 (Commercial).
	South	R-1-8 (Single Family Residential, 8,000 ft ² minimum lot size).
	East	C-2 (Highway Commercial) & R-1-8 (Single Family Residential 8,000 sq ft lots).
	West	C-2 (Commercial).
Land Area:	Approximately 1.63 acres C-2. & 0.42 ac Open Space. Total 2.05 ac.	



BACKGROUND:

The subject property is zoned R-1-8 (Single Family Residential, minimum lot size 8,000 sf) and RE 37.5 (Residential Estates 37,500 sq ft minimum lot size). This application is to change the zone to C-2 (Commercial) and OS (Open Space) for development in the future with the Commercial designation. The applicant is not sure currently what they specifically want to do but feels that the residential designation in this specific area does not work anymore. The proposal is consistent with the surrounding uses along a major road (Sunset Blvd) in St George.

PLANNING COMMISSION:

This item went before the Planning Commission on July 9, 2024. There was discussion on the application regarding bringing this item through the process as a PD-R. The applicant feels that the C-2 is consistent with the surrounding zoning of the area which is C-2 and wants to proceed with this proposal.

Please see the all the zoning requirements below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8B-2	All setbacks are shown as required in the code.	The required setbacks will be: Front: 20' Side: 10' Rear: 10'
Pedestrian Circulation Plan		There is no submitted site plan	Staff will review the finalized site plan to ensure the circulation is adequate.
Height and Elevation	10-8B-2	There is no current site submitted,	The C-2 zone allows for a 50' height. The applicant will be required to comply with the maximum heights allowed.
Phasing Plan		No Proposed phases	N/A.
Landscape/Amenity Plan	10-8B-3	There is no current landscape plan.	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	10-8B-3	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	9-13	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	10-8B-3	No photometric plan has been provided.	Photometric plans are required at site plan review.
Lot Coverage	10-8B-2	N/A	N/A
Solid Waste	10-8B-3	There is no current site submitted,	N/A
Overlay Zones		None	N/A
Parking	10-19-5	There is no current site submitted	N/A

RECOMMENDATION ZONE CHANGE:

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

1. The applicant will need to submit a fully designed site plan and comply with all the requirements of the C-2 (Commercial) zoning code at the time of development.

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 to the City Council of the Dean Terry zone change with the condition in the staff report.

FINDINGS FOR APPROVAL:

1. The proposed zoning is consistent with the general plan designations on the property.
2. That approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

Narrative



Date: June 17, 2024

To: City of St. George Planning and Zoning
175 East 200 North
St. George, Utah 84770

From: Ray M Alton, PE
Principal Engineer

Subject: **2121 W Sunset Blvd Property**
Zone Change from R-1-8 and RE-37.5 to C-2 and OS
Project Number: 7722-24-010

Rosenberg Associates, acting as an agent for Dean Terry, has prepared a zone change for an existing residence and adjacent properties located at 2121 W Sunset Blvd in St. George, Utah. The proposed zone change is for parcels SG-6-2-22-1411 and SG-6-2-22-1415 (5.11 acres total). The current zoning for the parcels is R-1-8 (Single-Family Residential), RE-37.5 (Residential Estate), and Highway Commercial (C-2). It is proposed to change the zone to Highway Commercial (C-2) and Open Space (OS). The Open Space portion is due to the hillside adjacent to the residential structure on the property. There is no proposed development of the land at this time.

PowerPoint Presentation

DEAN TERRY ZONE CHANGE

CASE No. 2024-ZC-005



LOCATION



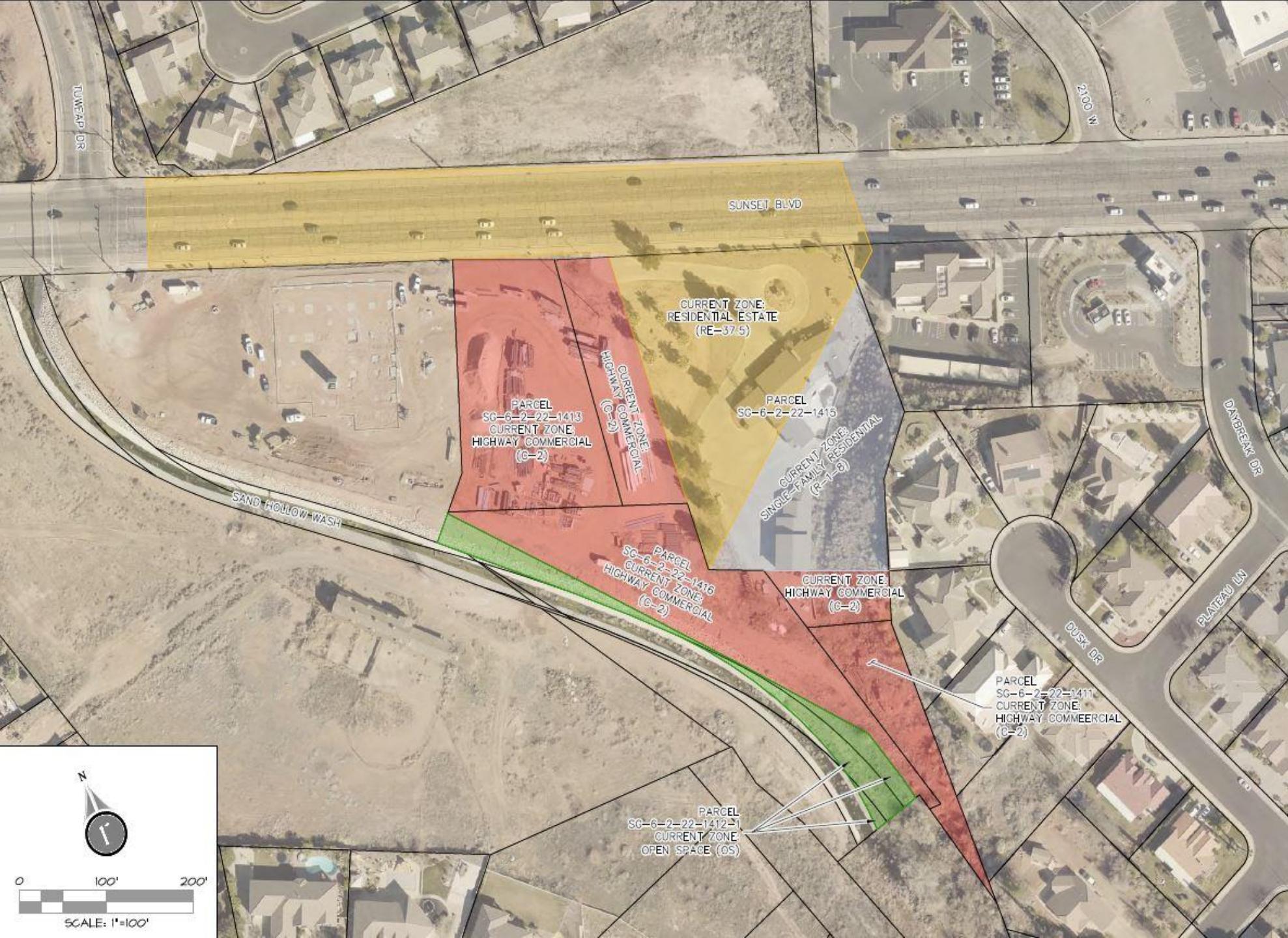
ZONING



GENERAL PLAN LAND USE DESIGNATION



EXISTING ZONE



PROPOSED ZONE CHANGE



PLANNING COMMISSION AGENDA REPORT: 08/13/2024

The Paseo Zone Change (Case No. 2024-PDA-012)	
Request:	This is a request to amend the approved PD-C (Planned Development Commercial) zone for the purpose of redesigning the layout and elevations of the Fields at Mall Drive Phase 3 Planned Development (PD). Additionally, approximately 13.1 acres is proposed to be rezoned from PD-R (Planned Development Residential) to PD-C (Planned Development Commercial) and incorporated into the Planned Development for a total of approximately 21.77 acres.
Applicant:	Elevated Property Company, LLC
Representative:	Sean Harty
Location:	East of 3000 East Street and south of Merrill Road
General Plan:	COM (Commercial)
Existing Zoning:	PD-C (Planned Development Commercial) & PD-R (Planned Development Residential)
Surrounding Zoning:	North Washington City (RA-1 & C-1)
	South PD-R (Planned Development Residential)
	East Washington City (R-1-10)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 21.77 acres

BACKGROUND:

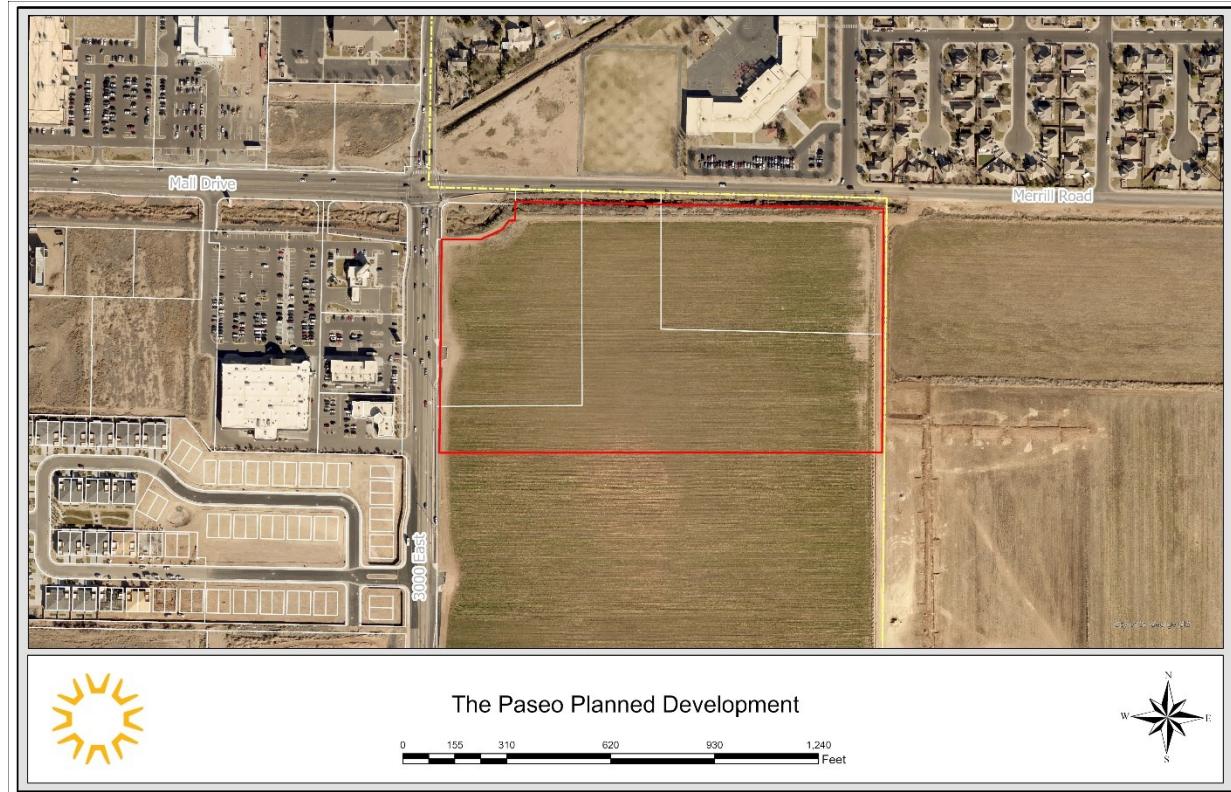
In 2021, The Park at Temple View Planned Development Residential (PD-R) project was first presented to the Planning Commission and City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. In the same year, a commercial project that occupied the far south-east corner of the 3000 East and Merrill Road intersection was approved. This project would allow a mixed commercial development with bowling and a theater, etc. That project fell through. In the meantime, the residential project went through a series of revisions, and they are now going through the site planning process in anticipation of construction.

On August 03, 2023, the applicant came back again to adjust the general plan designation along the northern boundary. Instead of the commercial portion of the project having a

north-south orientation with commercial primarily facing 3000 East, the property owner asked for approval of a general plan amendment allowing their entire frontage along Merrill Road to be commercial. This has required a change to their plans for their PD previously approved. Ultimately, by doing this, it allowed the project to square off and keeping the commercial and residential portions of the property more separated. That entire portion of the general plan that was amended now makes up the Paseo development. The property currently has split zoning with PD-C (Planned Development Commercial) on the west and PD-R (Planned Development Residential) on the east. The property on the east needs to be rezoned to match the commercial zoning on the west. This rezone is part of this proposal, the rest being an amendment to the PD on the west.

The proposed layout depicts two large buildings on the south side of the property, one of which is a bowling alley/movie theater. It also depicts two linear buildings that form a quasi "main street" in the center of the property. Six pads up against Merrill Road will also form the northern portion of the project. The majority of the parking is located in between the large buildings on the south and the pads. Landscaping has been provided throughout the site, most notably between the two large buildings on the south where a plaza has been designed.

There is a single point of access on 3000 East and a single point of access on Merrill Road. It is likely that a good portion of the traffic generated from this project will access to and from Merrill Road so making sure that the proper right of way has been dedicated and that the improvements are constructed is important. The applicant has worked with staff and is providing that dedication.



See the Zoning Requirements box below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks		To the closest points, the setbacks will be: Front: 64' & 31' Side 22' Rear: 71'	The required setbacks are: Front/ Street Side: 20' Side/ Rear: 0' and 10'
Uses	10-8D-2	Retail & Restaurant	The applicant is proposing a use list (see attached).
Height and Elevation	10-8D-2	Proposed maximum height of buildings: 32' on the two larger buildings on the south	The maximum height for this zone is 50'. The proposed structures meet the height requirements. There is a projection on the Cinema building but that still is only 44' staying within the bounds of the code.
Landscape Plan	10-8D-2	A conceptual landscape plan is attached. With approximately 137,590 ft ² of landscaping, the site plan will have approximately 15% landscaping. Additionally, 15 feet of landscaping is provided against the streets.	This meets the landscaping requirements.
Utilities	10-8D-2	None shown	At a previous pre-application meeting, utilities were discussed and reviewed. The applicant will have to go through a thorough review of the site including utilities.
Solid Waste	10-8D-6	None shown	This will be coordinated with JUC during the site plan review process.
Lighting	10-8D-2	The proposed lighting plan includes down facing lighting sources and appears to, in general, meet the lighting standards.	The lighting will need to meet city standards. The light sources meet our regulations and will be privately maintained. The

			lighting plan will be thoroughly vetted and reviewed at the time of site plan.
Overlay Zones	10-13	N/A	N/A
Parking	10-19	See comments below.	See comments below.
EVCS And Bike Parking	10-19	Electronic Vehicle Charging Station (EVCS) conduit is not shown. Bike parking is shown near the amenity area.	Conduit for EV parking is required at rate of 1% of all stalls. That will be reviewed at time of site plan.
Signs	10-8D-2	None shown	Any signs will need to meet the sign regulations found in Title 9-13.

Parking

The St George code requires the following ratios:

- Retail/kitchen area - 1 stall per 250 ft² of gross floor area
- Dining area – 1 stall per 100 ft² of gross floor area
- Bowling – 5 spaces per lane
- Movie Theater - 1 space per 3.5 fixed seats
- Centers with more than 500 stalls can calculate the number of stalls above 500 at a rate of 2 stalls per 1,000 ft²

It is anticipated that retail, indoor entertainment, and restaurants will take the majority of the space in the development. To calculate the required amount of stalls, the applicant has calculated the bowling/movie theater building and one pad which had a combined requirement of just over 500 stalls. They then implemented the 2:1,000 standard to the rest of the site which provided a requirement of a total of 770 stalls. They provided a total of 1,095 stalls for the entire site. With a combined square footage of 213,000 ft², the site as a whole is parked at a ratio of 5.1 spaces per 1,000 ft².

SITE SUMMARY:		
BUILDING GLA:		
BUILDING A:	74,765 SF	
BUILDING B:	7,000 SF	
BUILDING C:	43,144 SF	
BUILDING D:	34,300 SF	
BUILDING E:	13,750 SF	
BUILDING F:	15,790 SF	
BUILDING PD-A1:	3,500 SF	
BUILDING PD-B1:	3,400 SF	
BUILDING PD-C1	5,000 SF	
BUILDING PD-D1:	7,000 SF	
BUILDING PD-E1:	3,500 SF	
BUILDING PD-F1:	1,900 SF	
TOTAL:	213,049 SF	
PARKING REQUIREMENTS:		
BUILDING A		
BOWLING 5 SPACES/LANE 16 LANES	11,872 SF	80 SPACES
DINING 10 SPACES/1,000 SF	2,060 SF	20 SPACES
MOVIE THEATER		
1 SPACE/3.5 SEATS 967 SEATS	33,845 SF	276 SPACES
REMAINING AREA 4 SPACES/1,000 SF	26,988 SF	108 SPACES
	74,765 SF	484 SPACES
BUILDING PD-A1		
RETAIL 3,500 SF	16 SPACES	
SUB TOTAL	78,265 SF	500 SPACES
COMMERCIAL CENTERS CONTAINING 500 SPACES OR MORE*		
2 SPACES/1,000 SF	134,784 SF	270 SPACES
SUB TOTAL	134,784 SF	270 SPACES
TOTAL PARKING SPACES REQUIRED		
	213,049 SF	770 SPACES
PARKING REQUIRED:		
		770 SPACES
PARKING PROVIDED:		
		1,095 SPACES
PARKING RATIO:		
		5.1/1000
* TOTAL PARKING		
LESS BUILDING A AND PD-A1 PARKING	1,095 SPACES	
COMMERCIAL CENTER PARKING	<500> SPACES	595 SPACES

Signage

The applicant is seeking signage that is outside the standards found in the code in the following areas:

1. Merrill Road entrance – They are seeking two freestanding signs, 30' tall and 250 ft². The code allows multiple signs along this frontage at 15' tall and not to exceed a grand total of 300 ft².

2. 3000 East – They are seeking two monument signs, 9' tall and 50 ft² in height which is compliant with code.
3. Wall signage – They are proposing wall murals on portions of their walls as well as signage area not to exceed 20% of the wall area. The code allows any side wall to max at 10% including murals and logos, etc.

In analyzing the proposed height of the two 30 foot signs on Merril Road, staff had some concerns about the impact and the suitability of those signs. Staff looked at some comparable signs and found the following:

1. Lins across the street – pylon sign is 35' tall
2. Mall pylon sign (not the beg electronic sign) – 42' tall
3. River Crossing (recently approved electronic signs) – 18' tall

The city code allows for an applicant to request additional signage in conjunction with a PD rezone or amendment. The applicant is asking Planning Commission to consider this signage as part of their request. All other signage will have to comply with the standards of the code.

RECOMMENDATION:

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

1. That a variation for signage is approved with this application as outlined in this staff report.
2. That a site plan is applied for and approved before construction on the site.
3. That a preliminary plat is approved, and a final plat is recorded at the county in conjunction with a site plan.
4. That the necessary property is dedicated to St George city for right of way along Merrill Road.

ALTERNATIVES:

1. Recommend approval as presented
2. Recommend approval with conditions
3. Recommend denial.
4. Continue the proposed Planned Development amendment and rezone to a later date.

POSSIBLE MOTION:

“I move that we recommend approval of the PD amendment and rezone for The Paseo as presented, case no. 2024-PDA-012, based on the findings and subject to the conditions listed in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed project meets the requirements of the planned development mixed use zone as found in the zoning regulations.
2. There will be adequate parking on site to facilitate the development.

Exhibit A

Applicant's Narrative

The Paseo is located at the southeast corner of 3000 E and Merrill Road in St. George, UT. The project is 21.78 acres consisting of approximately 205,000 square feet of single story retail. The proposed retail uses for the project include a Family Entertainment Center ("FEC") in building A-100. This FEC includes a bowling alley, 9 movie theater screens and dining. The other retail uses will consist of sit-down restaurants, fast casual restaurants, soft goods/apparel retailers, service providers such as nail salons and fitness. At the northern end of the project there will be a combination of drive thru and sit down restaurant buildings or financial users such as a bank.

Exhibit B

Proposed Use List

THE PASEO

Proposed Commercial Use List

Proposed Commercial Uses for The Paseo

Category	Specific Use
Alcohol establishments, including the following	Bar establishment Off-premises beer retailer Microbrewery or Micro-Winery (with restaurant or bar establishment)
Amusement centers and entertainment facilities	Indoor activities such as bowling, arcade, movie theater
Animal Services	Animal hospital and veterinarian clinic (no boarding)
Financial, medical and professional services	Financial, medical and professional services
Food service establishments	Catering Restaurant
Hospitals	Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)
Office	Office
Religious Facility	Religious Facility
Large floor area building or site (20,000 SF or more ground floor aggregate)	Large floor area building or site (20,000 SF or more ground floor aggregate)
Retail Shops	Antique Store Athletic and sporting goods store Department Store Drive-through sales (pharmacy, dairy products, etc.) Furniture Sales (new) and repair Household appliance sales and service Paint or wallpaper store Supermarket/grocery store Seed and feed store, retail Thrift shop/secondhand store/consignment store (no outside storage and no drop off items during the hours the business is closed) Vegetable Stand

Service business limited to the following uses	Body piercing, ancillary to permitted use Carpet and rug cleaning Child Care center Construction trade services, plumbing shop, electrical shop, etc. Educational institutions, schools, college, learning centers, trade schools (no residential or 24 hour facilities) Gunsmith Janitor Service and supply Locksmith Mortuary Permanent cosmetics, a secondary use to an establishment employing cosmetologists, barbers, aestheticians, electrologists, or nail technicians licensed by the state, excluding tattoo establishments and home occupations Personal care service Personal instruction service Pest control and extermination Pet Grooming Printing, lithographing, publishing or reproduction sales and service Sign Sales
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Exhibit C

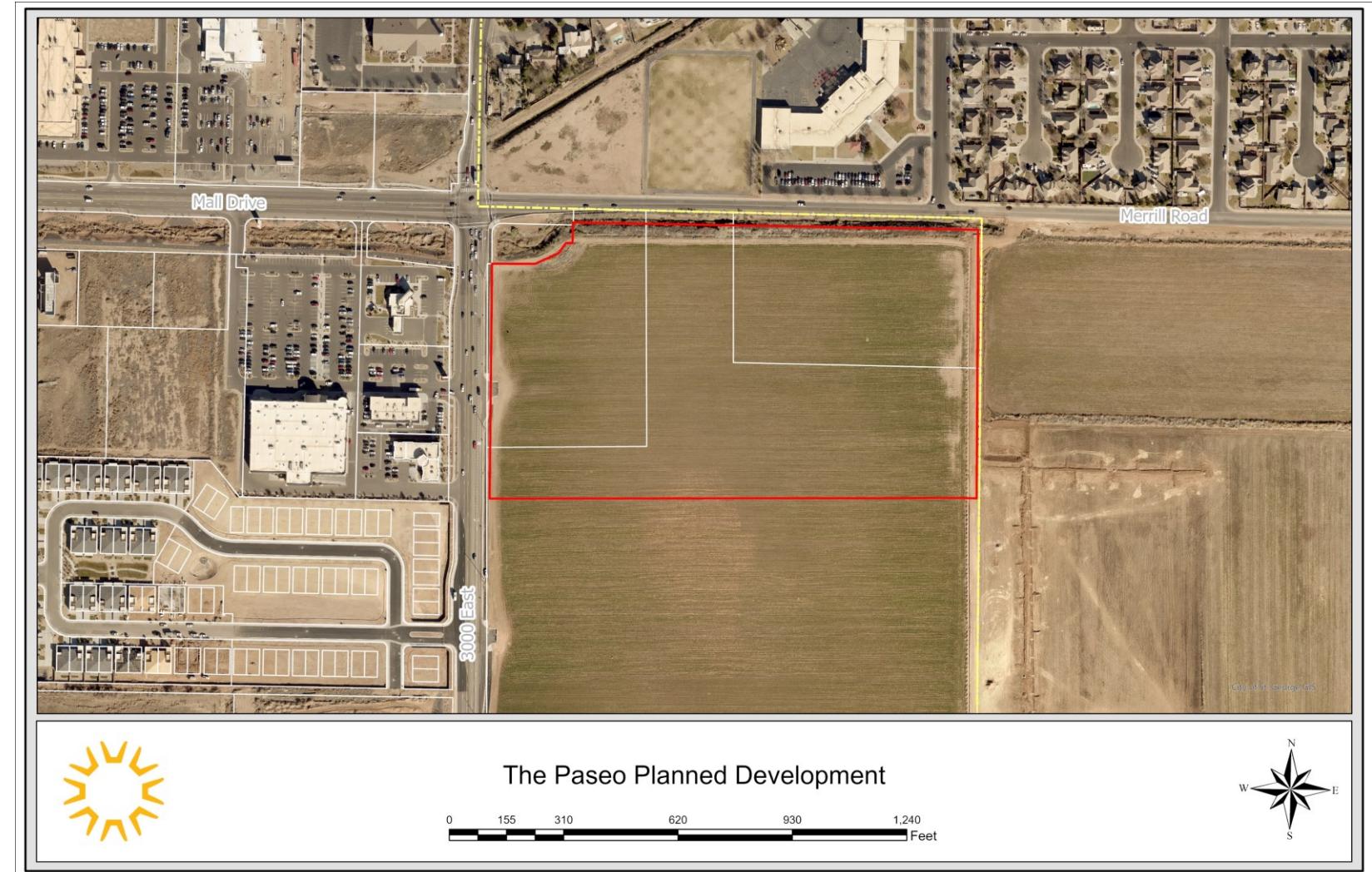
PowerPoint Presentation

THE PASEO

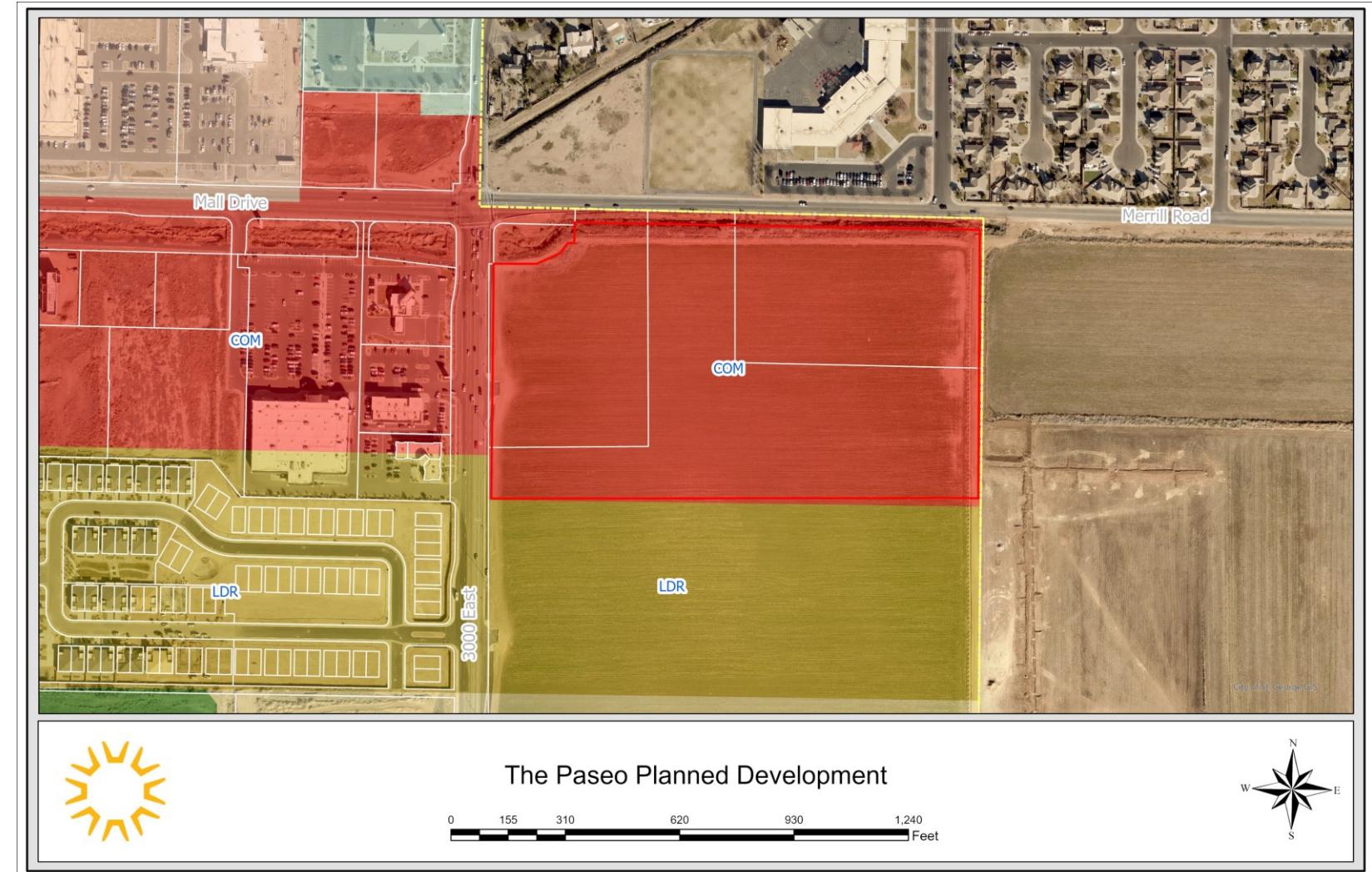
2024-PDA-012



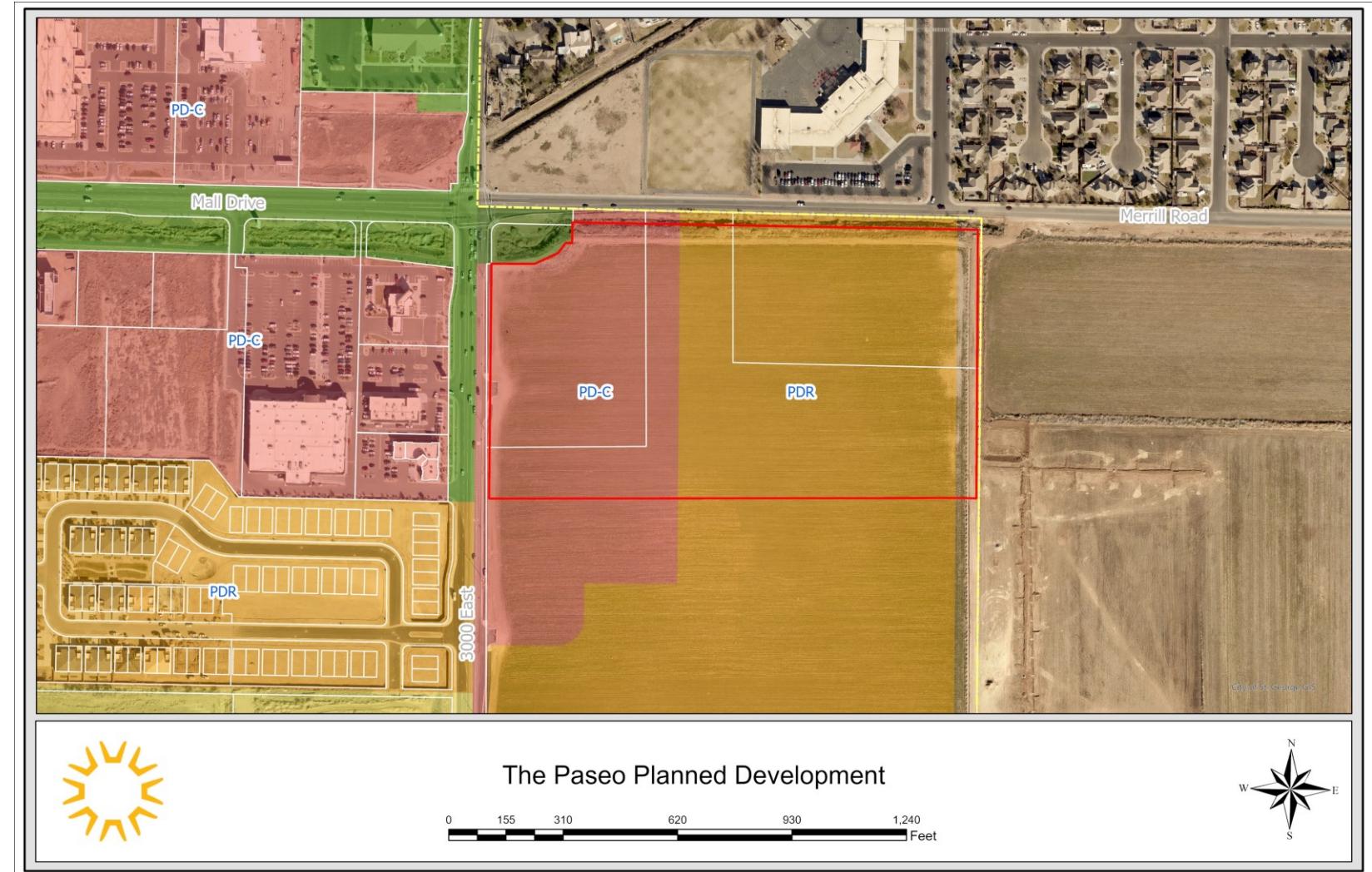
AERIAL MAP



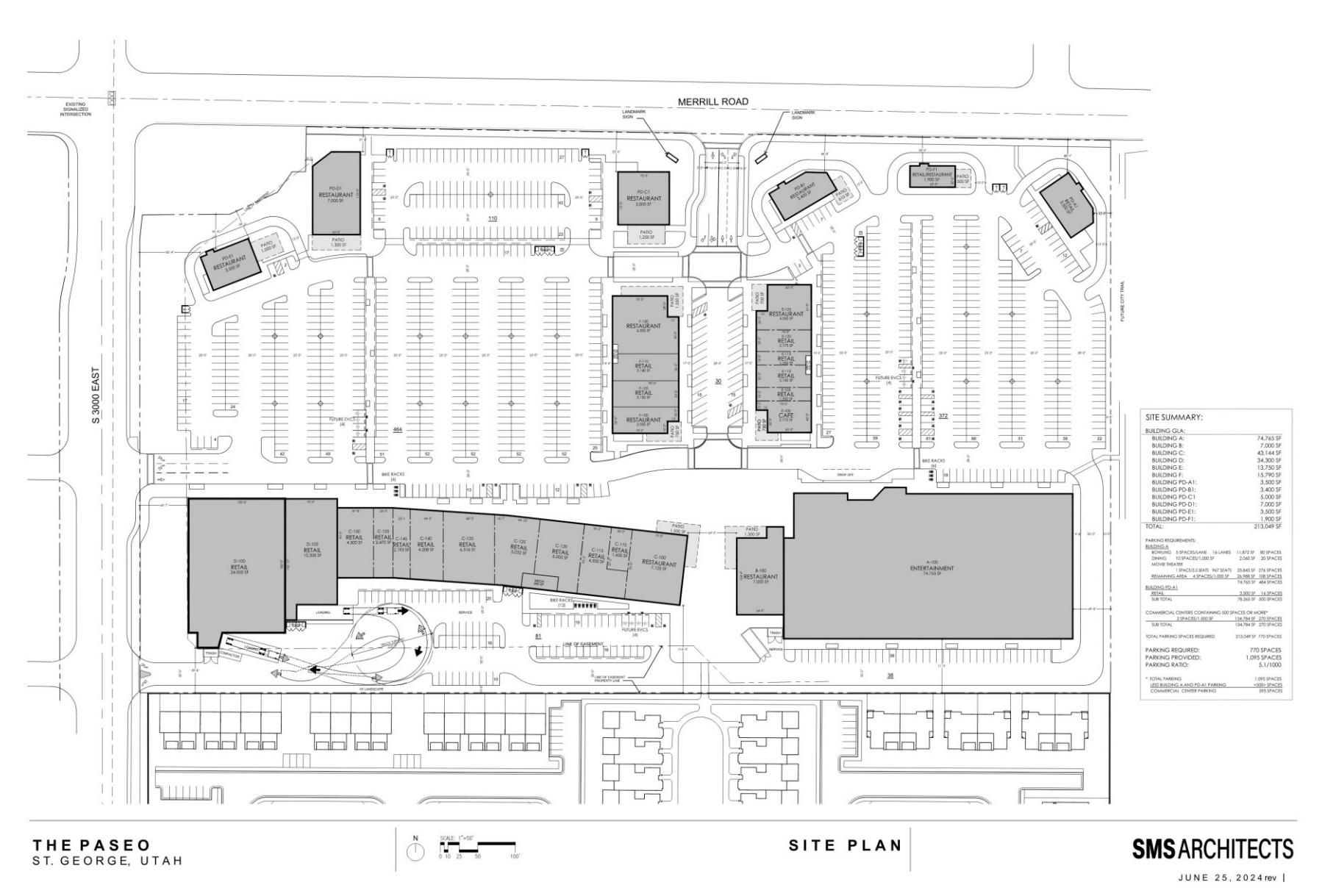
LAND USE MAP



ZONING MAP



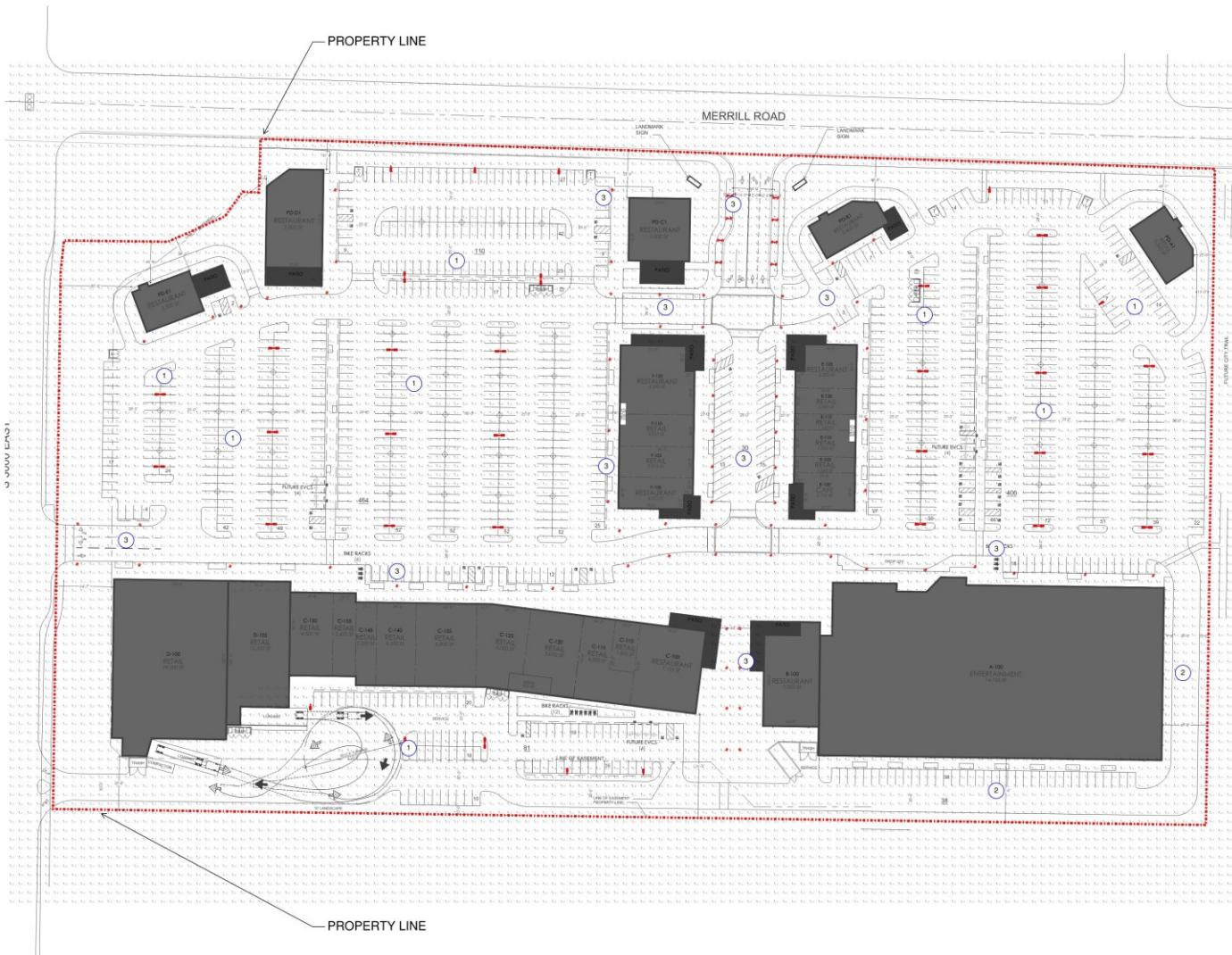
SITE PLAN



LANDSCAPE PLAN



LIGHTING PLAN



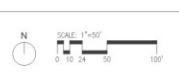
1 PARKING LOT POLE LIGHT



② WALL MOUNTED AREA LIGHT



THE PASEO
ST. GEORGE, UTAH



BUILDING E PLAN

SIGNAGE MAP

SIGNAGE PROGRAMMING PLAN



PROPOSED SIGNAGE

EXTERIOR SIGNAGE

SIGN TYPE A1 | Freestanding Sign



Proposed Maximum Height	30'-0"
Proposed Maximum Area Per Sign	250 Sq.Ft. (Shown as hatched area in drawing)
Illumination	Internal / External
Quantity	2



May, 2024

SIGNAGE & WAYFINDING ENTITLEMENT

EXTERIOR SIGNAGE
SIGN TYPE A2 | Freestanding Sign
CODE: 9-13-4 Specific Regulation for Zones
Freestanding Signs. Where two (2) or more freestanding signs are constructed, they shall be separated by at least one hundred feet (100').
PROPOSED: Signs are closer than 100' but they are reduced in size and area to appropriately fit within the site conditions



Proposed Maximum Height	9'-0" (due to overhead limits)
Proposed Maximum Area Per Sign	50 Sq.Ft. (Shown as hatched area in drawing)
Illumination	Internal / External

Quantity 2



SIGNAGE & WAYFINDING ENTITLEMENT 8

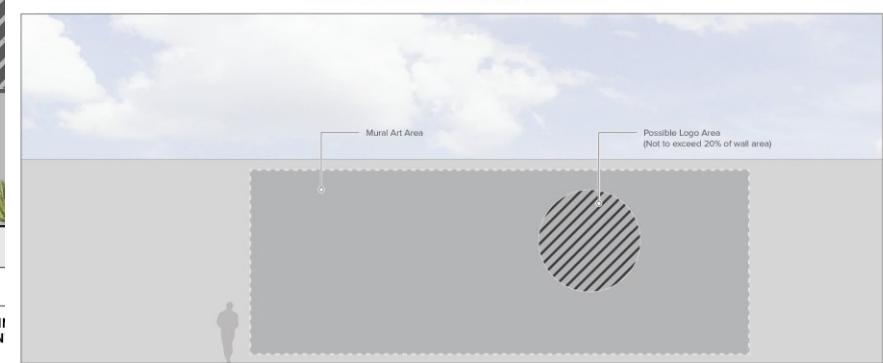
EXTERIOR SIGNAGE
SIGN TYPE A3 | Building Mural

CODE: 9-13-4 Specific Regulation for Zones
Wall Signs. The area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached.



Proposed Maximum Area	> 20% of Wall Area (Shown as circle hatched area in drawing)
Illumination	External / Ambient

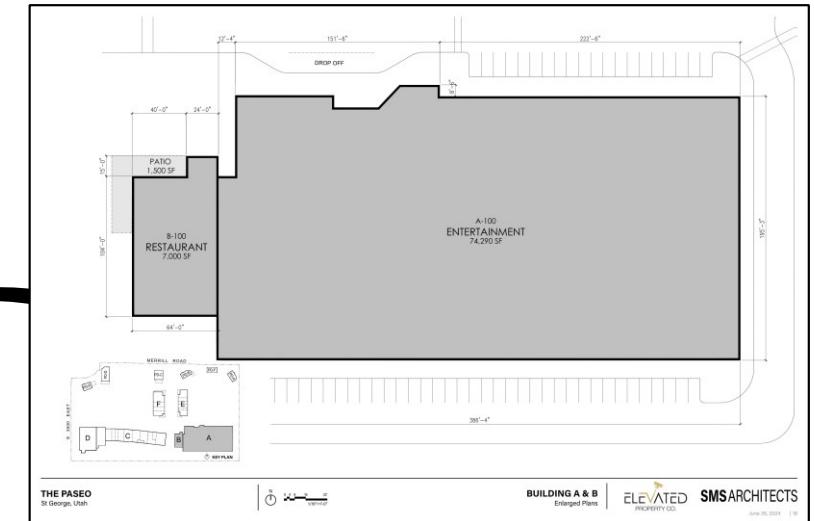
Quantity 1



May, 2024

SIGNAGE & WAYFINDING ENTITLEMENT 9

ELEVATIONS



BUILDING A
Elevations | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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BUILDING B
Elevations | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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ELEVATIONS



BUILDING C EAST ELEVATION



BUILDING C NORTH ELEVATION



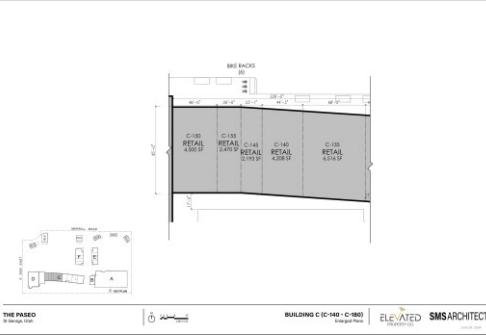
BUILDING C NORTH ELEVATION

THE PASEO
St George, Utah



BUILDING C
Elevations | ELEVATED
PROPERTY CO. | SMS ARCHITECTS

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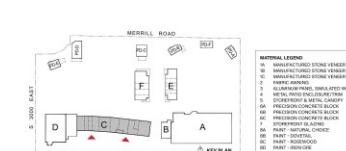
BUILDING C (C-100 - C-180) Elevation | ELEVATED PROPERTY CO. | SMS ARCHITECTS



BUILDING C SOUTH ELEVATION



BUILDING C SOUTH ELEVATION



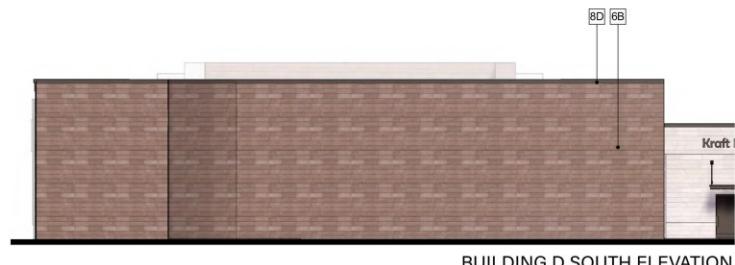
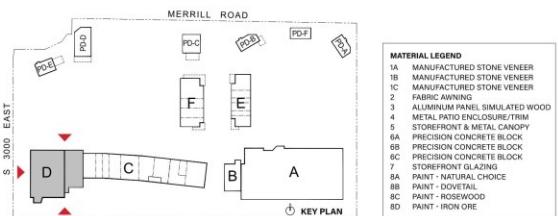
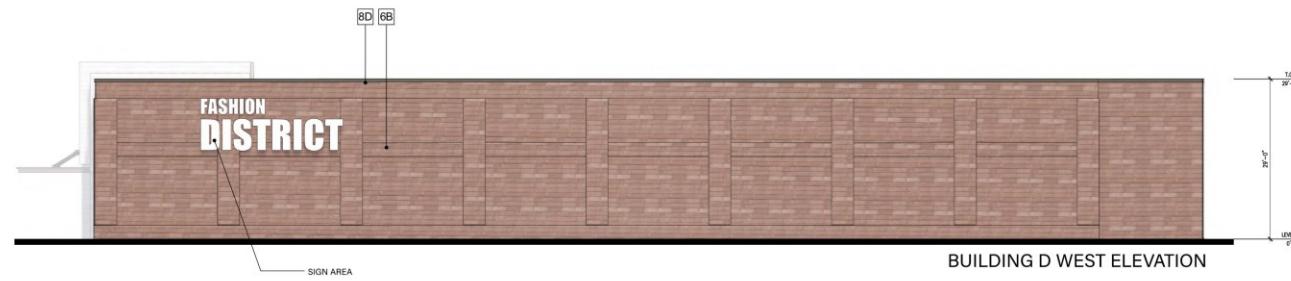
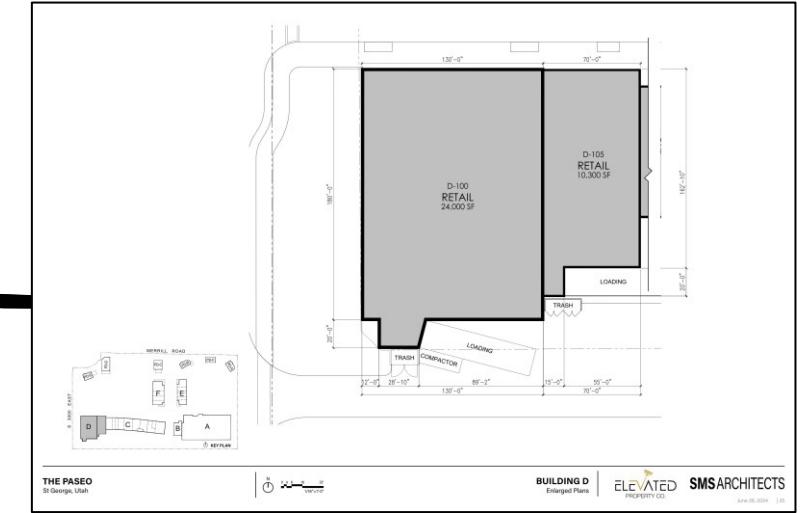
THE PASEO
St George, Utah



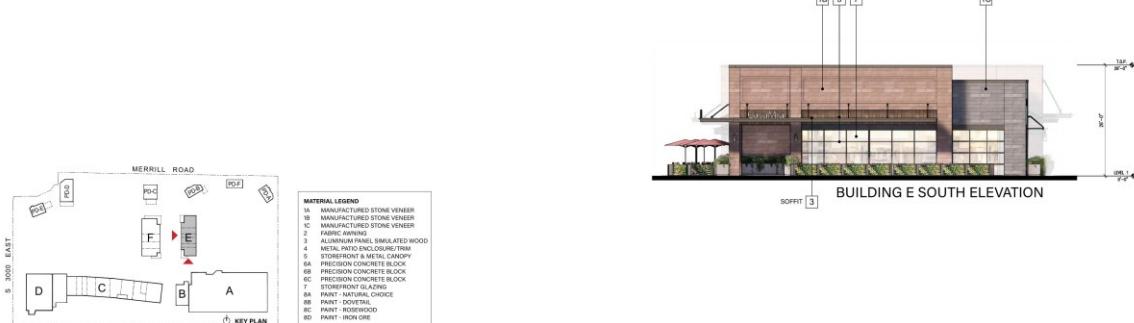
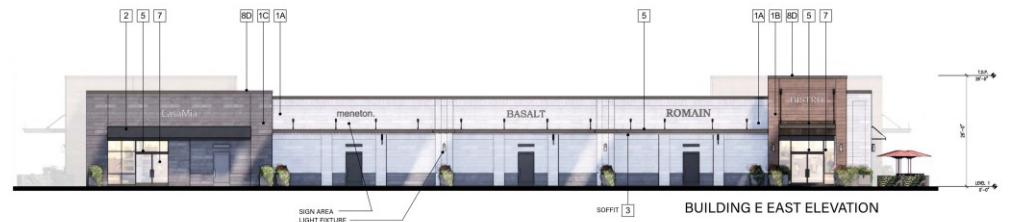
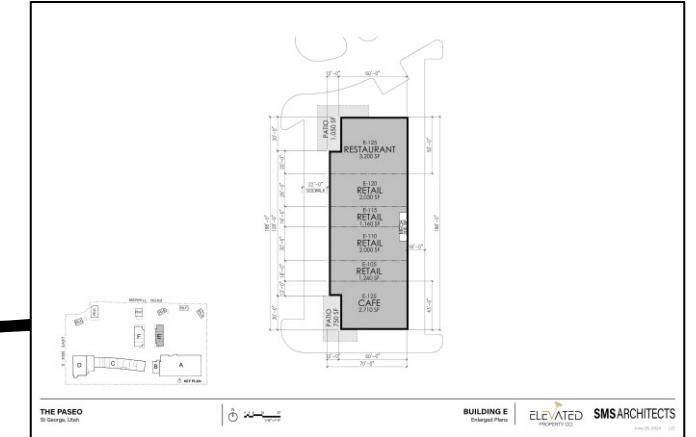
BUILDING C
Elevations | ELEVATED
PROPERTY CO. | SMS ARCHITECTS

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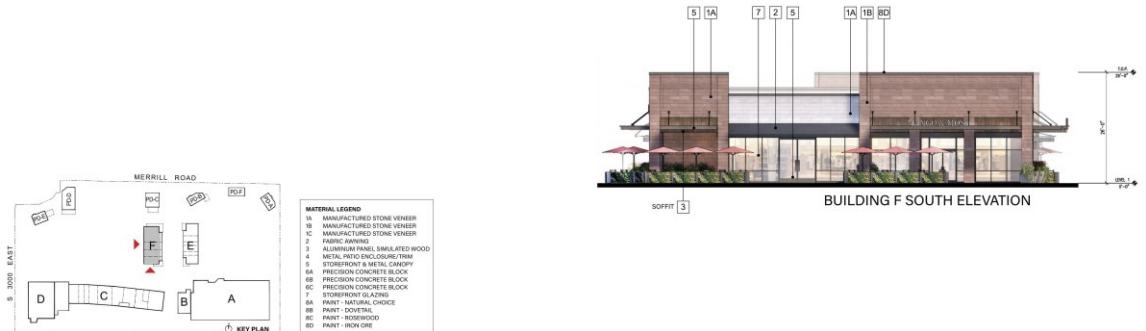
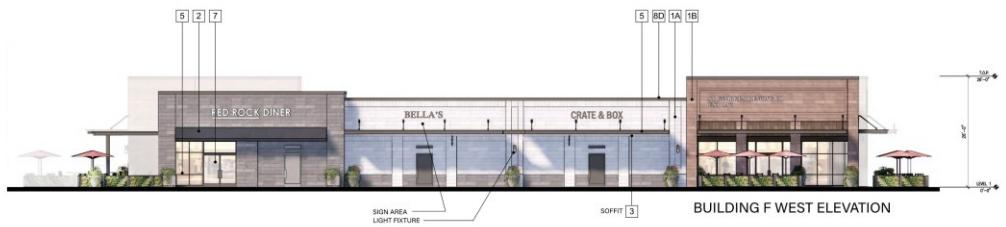
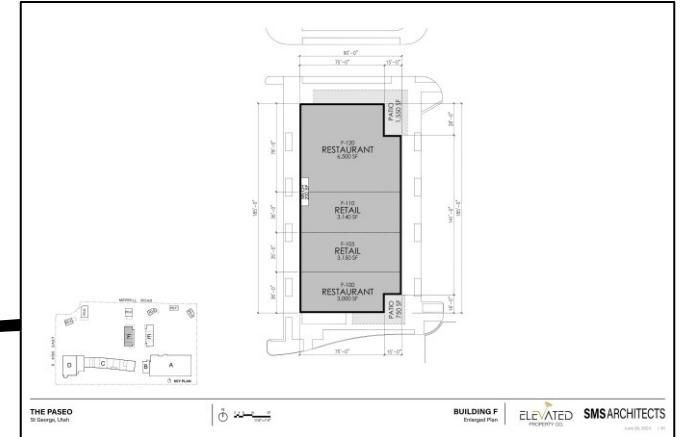
ELEVATIONS



ELEVATIONS



ELEVATIONS



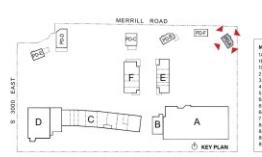
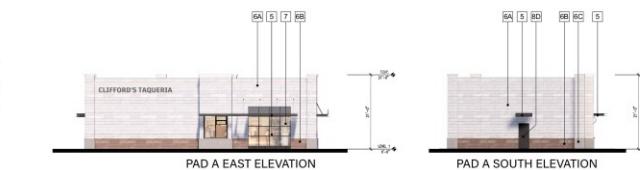
ELEVATIONS



THE PASEO
St George, Utah

ELEVATED PROPERTY CO. **SMS ARCHITECTS**

June 26, 2024 | 36



THE PASEO
St George, Utah

ELEVATED PROPERTY CO. **SMS ARCHITECTS**

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THE PASEO
St George, Utah

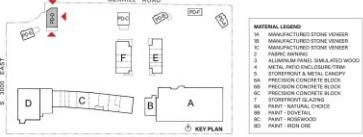
PAD B
Elevations **ELEVATED** PROPERTY CO. **SMS ARCHITECTS**

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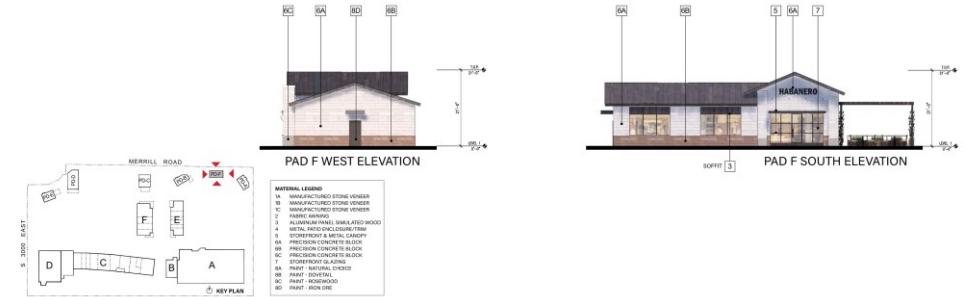
ELEVATIONS



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THE PASEO
St George, Utah

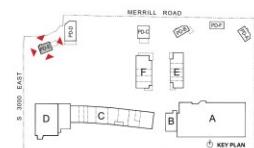


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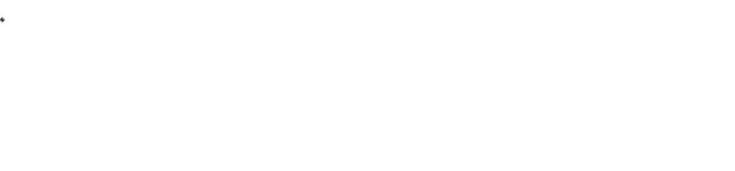
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THE PASEO
St George, Utah



THE PASEO
St George, Utah



PAD E ELEVATIONS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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RENDERINGS



THE PASEO
St George, Utah

ILLUSTRATIVE RENDERINGS



SMS ARCHITECTS

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St George, Utah

ILLUSTRATIVE RENDERINGS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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THE PASEO
St George, Utah

ILLUSTRATIVE RENDERINGS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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RENDERINGS



ILLUSTRATIVE RENDERINGS



SMS ARCHITECTS

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ILLUSTRATIVE RENDERINGS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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ILLUSTRATIVE RENDERINGS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

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RENDERINGS



THE PASEO
St George, Utah

ILLUSTRATIVE RENDERINGS

ELEVATED
PROPERTY CO.

SMS ARCHITECTS

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THE PASEO
St George, Utah

ILLUSTRATIVE RENDERINGS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

June 26, 2024 | 17



THE PASEO
St George, Utah

ILLUSTRATIVE RENDERINGS | ELEVATED PROPERTY CO. | SMS ARCHITECTS

June 26, 2024 | 18

RENDERINGS



THE PASEO
St George, Utah

ILLUSTRATIVE RENDERINGS

ELEVATED
PROPERTY CO. **SMS ARCHITECTS**

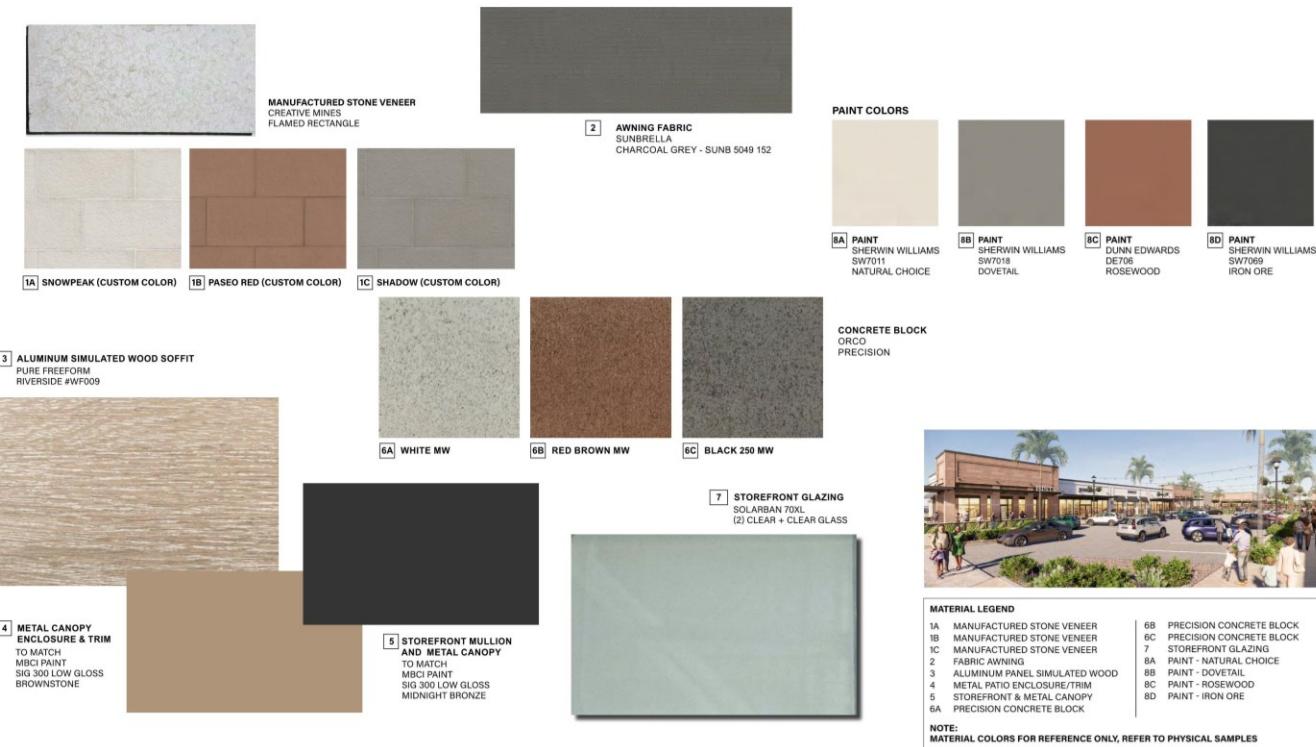
June 26, 2024 | 14



THE PASEO
St George, Utah

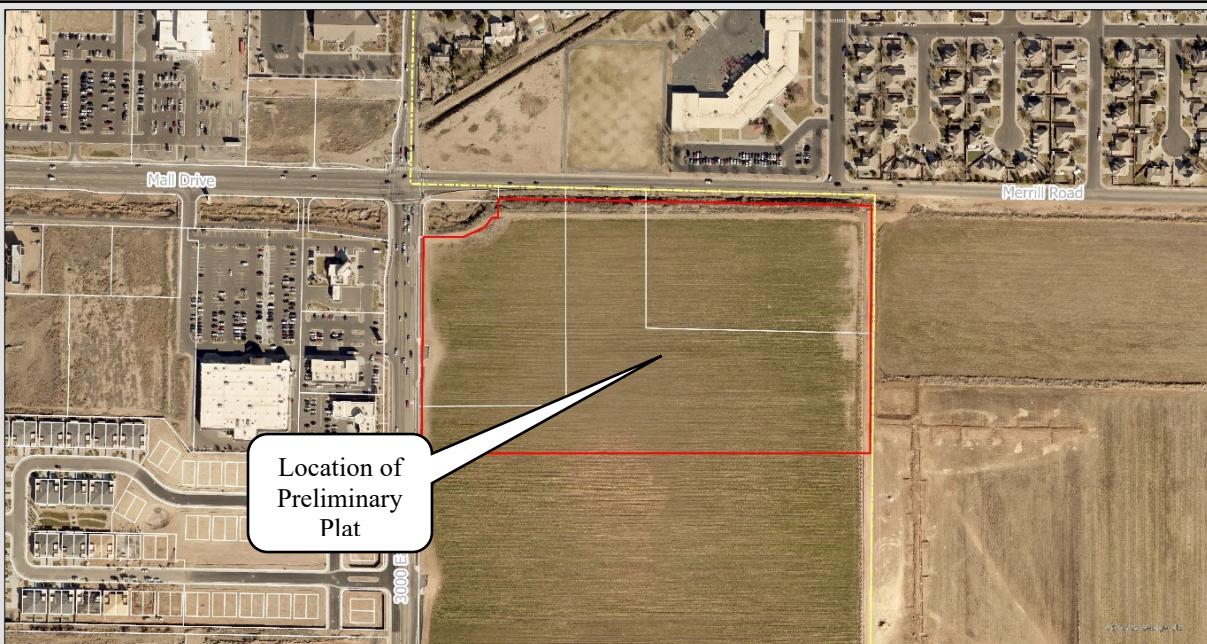
ILLUSTRATIVE RENDERINGS | **ELEVATED**
PROPERTY CO. **SMS ARCHITECTS**
June 26, 2024 | 14

MATERIALS



PLANNING COMMISSION AGENDA REPORT: **08/13/2024**

The Paseo Preliminary Plat (Case No. 2024-PP-021)	
Request:	The applicant is requesting approval of an eight lot preliminary plat to be called The Paseo.
Applicant:	Elevated Property Company, LLC
Representative:	Sean Harty
Location:	East of 3000 East Street and south of Merrill Road
General Plan:	COM (Commercial)
Existing Zoning:	PD-C (Planned Development Commercial) & PD-R (Planned Development Residential)
Surrounding Zoning:	North Washington City (RA-1 & C-1)
	South PD-R (Planned Development Residential)
	East Washington City (R-1-10)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 23.17 acres



The Paseo Planned Development



BACKGROUND & REQUEST:

The site currently consists of three parcels with no structures. When the property to the south, the residential Viviano project was approved, part of that approval consisted of a preliminary plat. Not knowing the timeline of the commercial property on the north (the subject property), the Viviano preliminary plat created this property into a single lot. This plat will further break down that property into eight smaller lots.

Lot one is the largest lot with 11.84 acres. This lot will contain the large building on the south-west portion of the site and the two buildings that will form the central lane. The smallest lot is lot 6 (0.46 acre). The plat is showing property to be dedicated for right-of-way along 3000 East and Merrill Rd.

RECOMMENDATION:

As a reminder, given recent code changes, the Planning Commission will be the approval body for preliminary plats including this proposed plat. Staff recommends approval of this preliminary plat with the following condition:

1. That a final plat is filed with and approved by the city prior to subdividing the property.
2. That the developer continue to work with Engineering staff to determine the exact property needed for right-of-way.

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 Paseo preliminary plat as recommended by staff subject to the conditions and based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

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

EXHIBIT A

PowerPoint Presentation

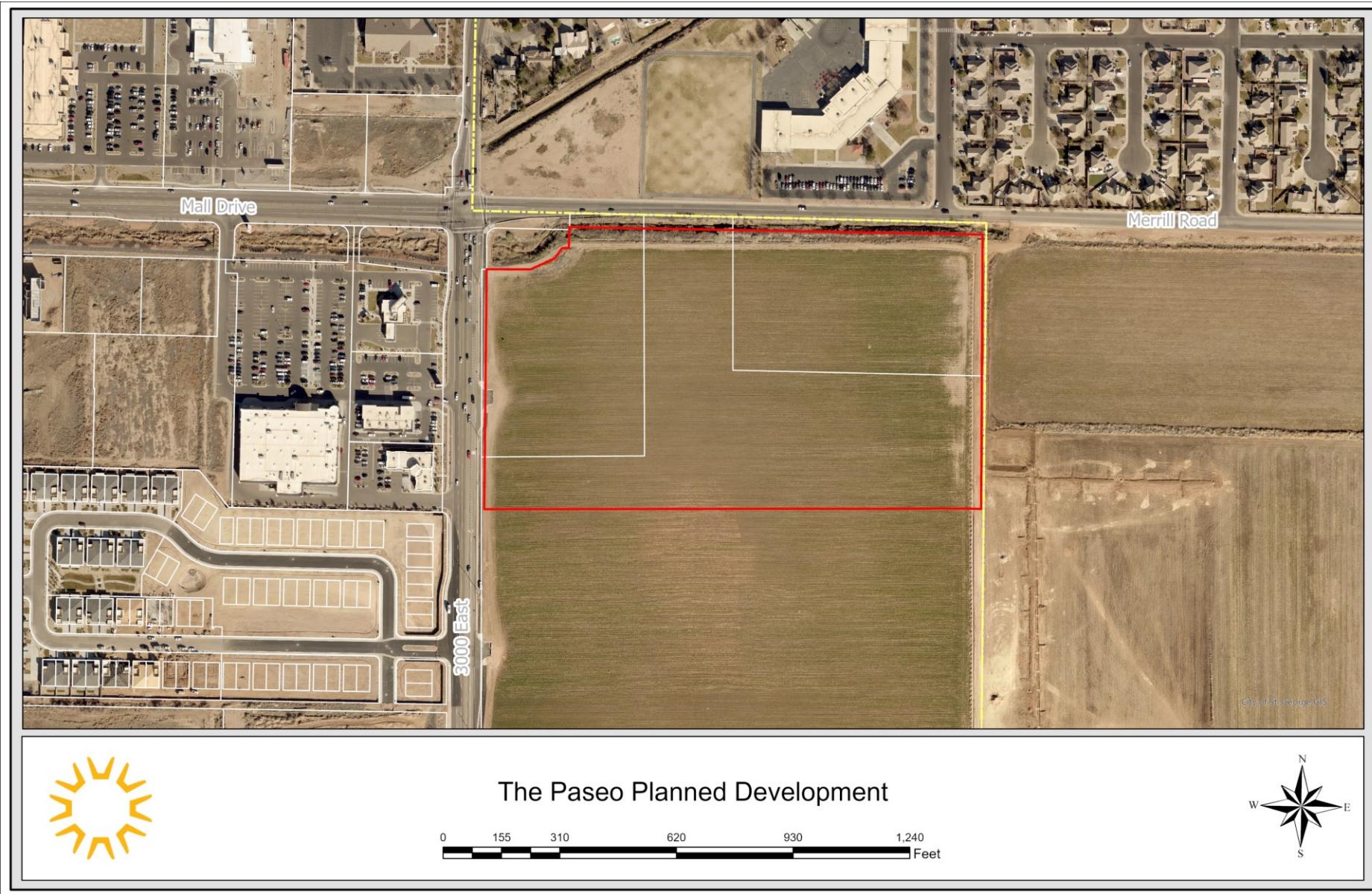


The Paseo Preliminary Plat

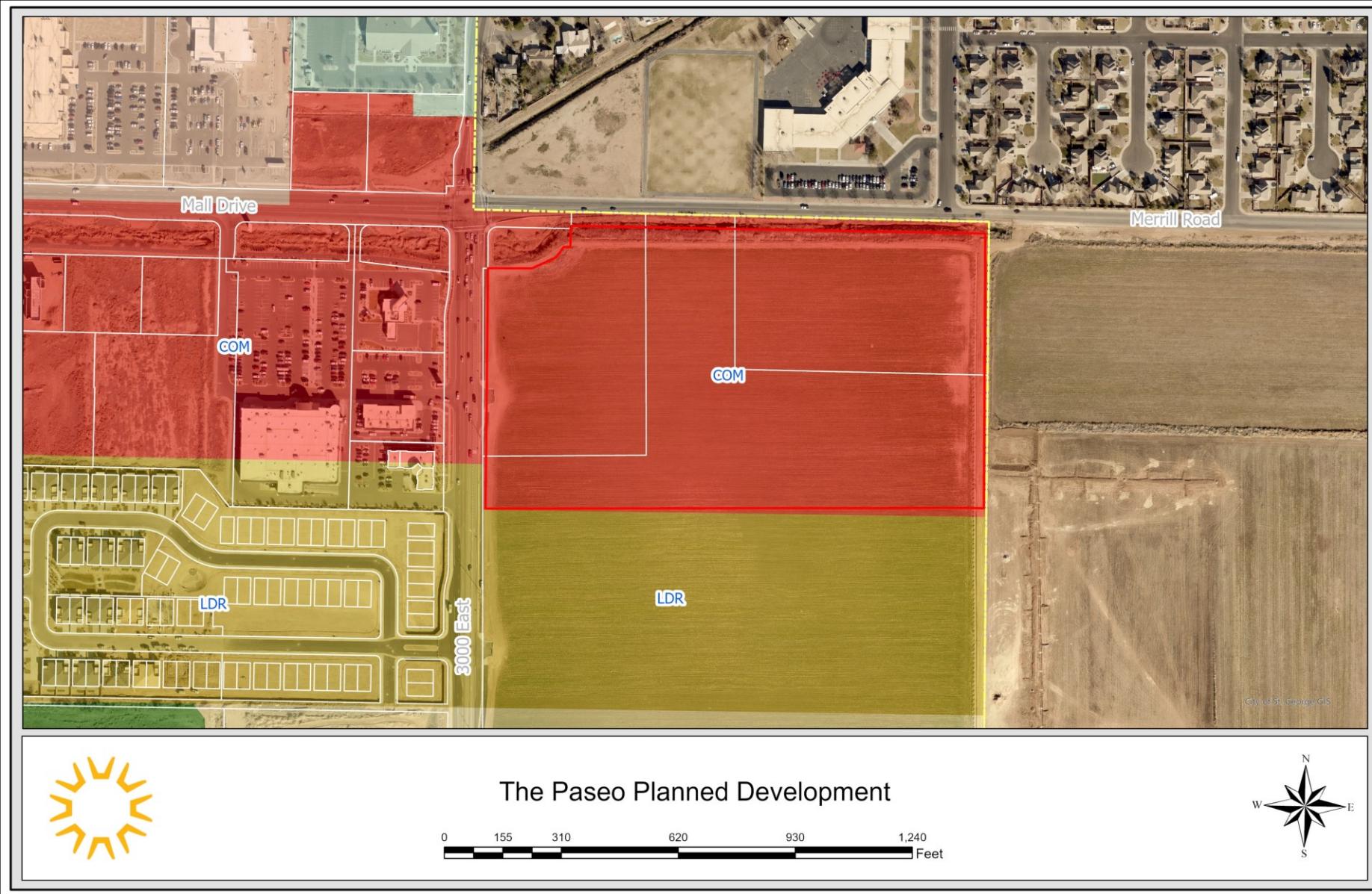
2024-PP-021



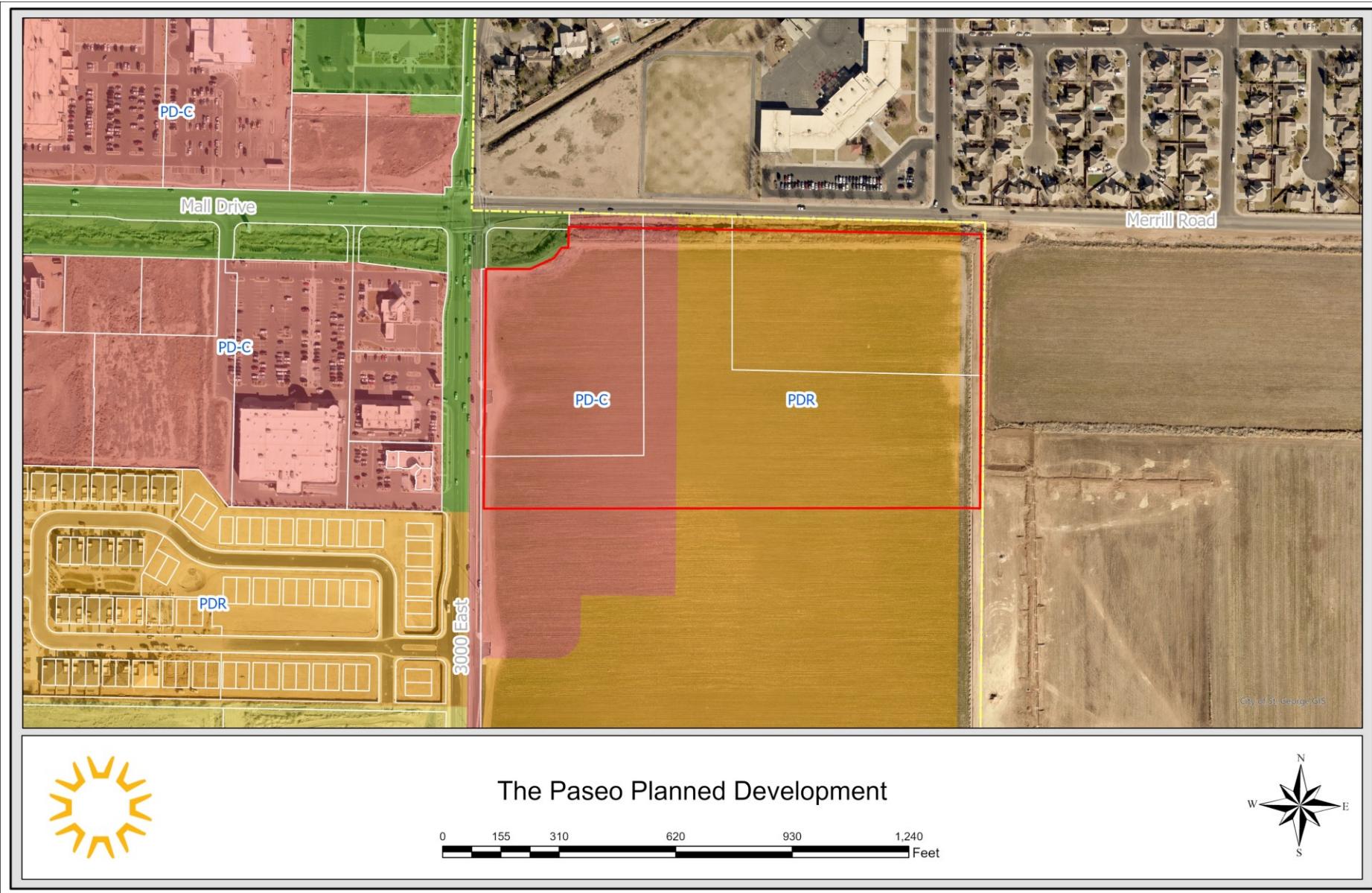
Aerial Map



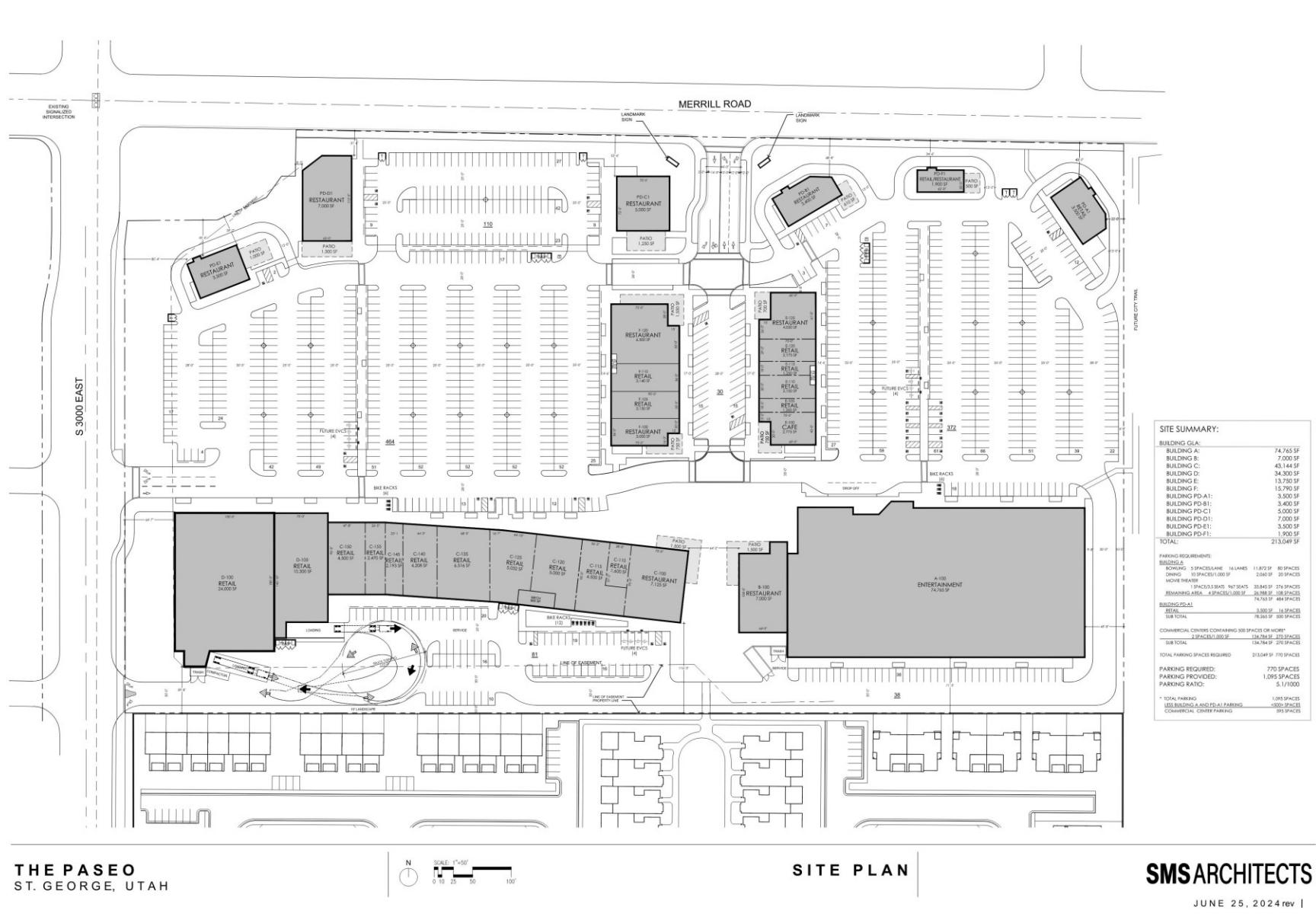
Land Use Map



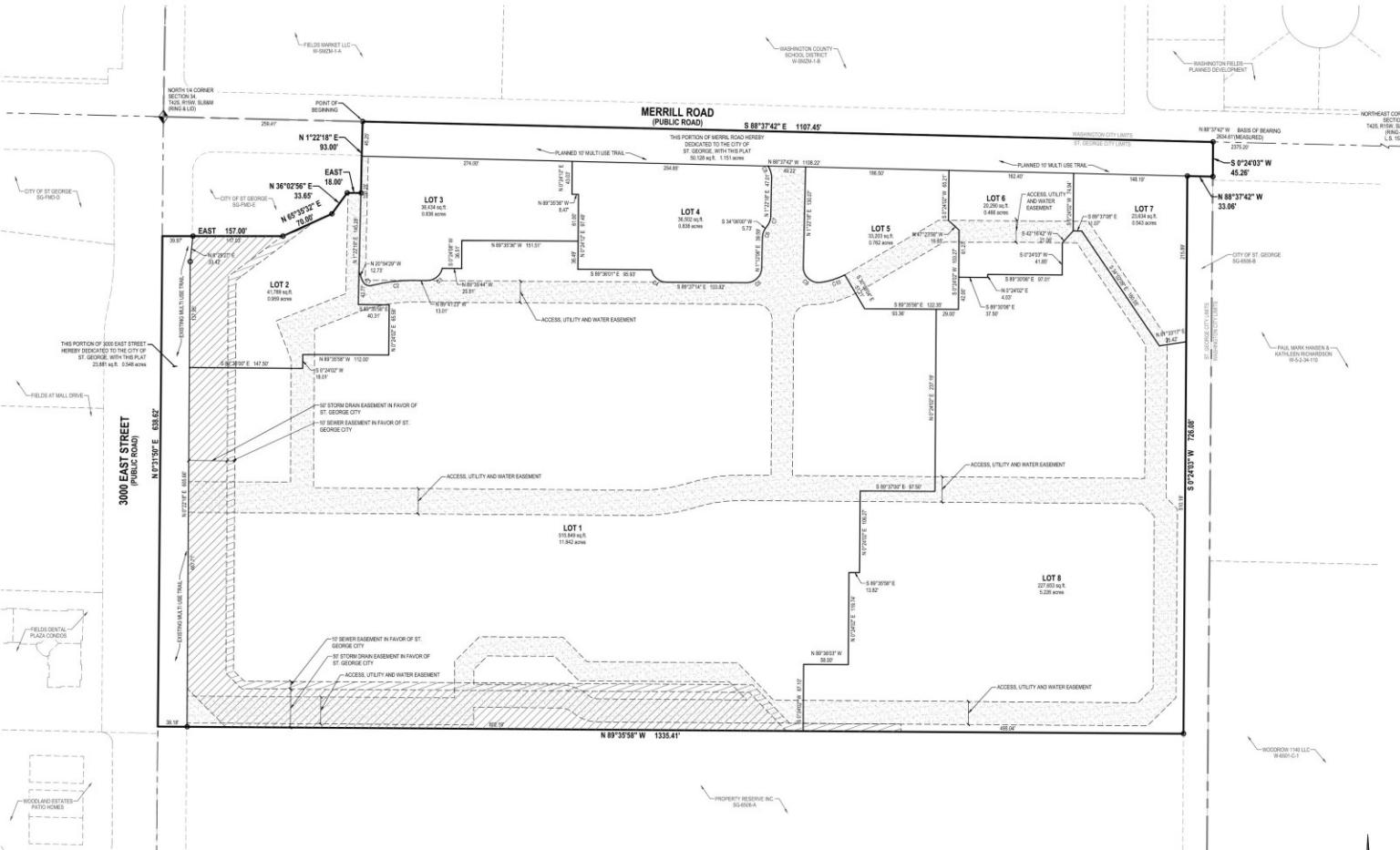
Zoning Map



Proposed Site Plan



Proposed Plat



THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOLEDO
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
Canyon Associates, LLC
2180 Snake River Parkway, Suite 300
Mesa, UT 84043
CONTACT:
Sam Herby
PHONE: 801.241.8771

THE PASEO
3000 EAST AND MERRILL ROAD
ST. GEORGE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER: 110304
PART DATE: 2024-07-01
PROJECT Manager: SB
BIM: RIB
1 OF 1

Horizontal Graphic Scale

PLANNING COMMISSION AGENDA REPORT: 08/13/2024

AMENDMENTS TO TITLE 10-7F-2 and 10-8D-2 PD Expiration of Planned Developments

This section of the St George municipal code sets forth the expiration date of residential and commercial planned developments.

REQUEST:

Consider a request to amend Title 10-7F-2, General Requirements of the Planned Development Residential zones, and Title 10-8D-2, General Requirements of the Planned Development Commercial zones, of the city code to amend the expiration date from one (1) year to eighteen (18) months. Case No. 2024-ZRA-013.

BACKGROUND:

This request is to change the expiration date of residential and commercial planned developments so that their expiration date coincides with the expiration date of preliminary plats. Preliminary plats expire if a final plat has not been approved with eighteen months of the approval of the preliminary plat. Planned developments, however, expire within one year after the approval date unless a final plat is recorded, a site plan or construction drawings are approved, or building permit is obtained. The background of the different expiration dates is explained below.

Preliminary Plat Expiration Date

In 2013, an amendment to the subdivision regulations, found in Title 11, was approved. This amendment included the addition of an expiration date for preliminary plats. It stated that preliminary plats would expire if a final plat, or phase thereof, was not approved within one year. In 2019, the subdivision regulations were added to Title 10, and this provision remained. However, in March of this year, the subdivision regulations were amended due to new state law. This amendment increased the expiration date of preliminary plats from one year to eighteen months to give developers more time to get their final plat approved.

Planned Development Expiration Dates

Residential planned developments historically have had an expiration date of eighteen months, and Commercial planned developments historically have not had an expiration date until July of 2022. In July of 2022, we updated our zoning regulations for water conservation efforts. Part of this update included reducing the expiration date from eighteen months to one year for residential planned developments and creating a one-year expiration date for commercial planned developments.

This amendment will give developers a consistent expiration date for their projects so that their planned developments and preliminary plats will expire at the same time.

Proposed Changes:

The proposed revisions are attached as Exhibit A and B.

- The additions are underlined in ~~red~~
- The removals are crossed out in ~~red~~

RECOMMENDATION:

Staff recommends approval of the Zoning Regulation Amendments to section 10-7F-2 and 10-8D-2 as proposed in Exhibit A and B, attached to this staff report.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the changes to Title 10 as proposed by staff and contained in exhibit 'A', case no. 2024-ZRA-013, based on the findings listed in the staff report."

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will give potential projects in the PD zones the same expiration date as their preliminary plat.

EXHIBIT A

Proposed Amendment to Title 10-7F-2

10-7F-2: GENERAL REQUIREMENTS:

A. *Application Requirements:* Each application submitted pursuant to this chapter shall include the following:

1. *Documents Required:* All requests shall be accompanied by a colored site development plan, materials, and a written text for the entire property proposed to be developed.
2. *Description Of The Proposed 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.
3. *Height And Elevations:* The type, character and proposed height of all buildings.
4. *Density:* The proposed density in terms of dwelling units per gross acre of land and proposed floor area of nonresidential uses per acre.
5. *Schools, Churches And Open Spaces:* The location and boundaries of any proposed school site, church, park or other common or open spaces.
6. *Phasing Plan:* A phasing plan, if the development is proposed to be developed in phases.
7. *Topography:* Topography at contour intervals of two feet (2').
8. *Landscape Plan:* A landscape plan showing the general location of lawn area and trees (this may be a part of the site or plot plan).
9. *Area Reserved For Landscaping:* The location and amount of land area reserved for landscaping.
10. *Utilities:* Demonstration that all utilities are underground and transformer equipment is screened from streets and from adjacent properties.
11. *Refuse Storage Areas:* Refuse storage areas screened so that materials stored within these areas are not visible from access streets, freeways and adjacent properties.
12. *Lighting Plan:* A general lighting plan indicating location and luminosity of lights to be installed on the site.
13. *Turning Space:* Safe and convenient turning space for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead-end streets.
14. *Signs:* All signs shall be submitted and approved as part of the PD approval.

B. *Signs And Advertising:* The requirements of the sign ordinance set forth in title [9](#), chapter [13](#) of this code apply, unless a variation is specifically approved, and shall not exceed the following:

1. *Freestanding Signs:* Freestanding signs shall be monuments and limited to seventy-five (75) square feet. Monument signs shall be limited to ten feet (10') in height. Only one (1) sign per street frontage is permitted.
2. *Wall Signs:* One (1) wall sign on a multiple-family project limited to one hundred twenty (120) square feet.

C. *Time Limitation:* For single-lot multifamily projects, approval of a final site plan, construction drawings, and/or building permits for construction within planned development zones must be approved and obtained within ~~one eighteen~~ (18) ~~months years~~ of the approval of a zone change to planned development. For all other multifamily projects on more than one (1) lot

or parcel requiring a subdivision of land, the final plat must be approved recorded within one (1) year of the effective date of any zone change. The effective date of any zone change under this title shall be the date of final plat approval, recordation and/or final construction drawing approval.

D. *Special Water Standards:* The following standards shall apply to all new or remodeled single-family units:

1. Single-family residential dwelling units shall install hot water recirculation systems unless hot water delivery can be demonstrated to occur without first displacing more than six-tenths (0.6) gallons of system water.
2. Single-family residential dwelling units shall install WaterSense-labeled fixtures, including, but not limited to, faucets, showerheads, toilets, and urinals.
3. Single-family residential dwelling units shall install Energy Star-qualified appliances.
4. All individually platted multifamily units which are accessed from the ground floor shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit. The separate metering of all multifamily units is encouraged where possible. If not otherwise billed directly to the resident of each unit, if possible, the monthly usage information shall be made available to the resident of each unit to monitor water usage. All multifamily projects shall require separate water meters for all outdoor (irrigation) water usage, including landscaping.

EXHIBIT B

Proposed Amendment to Title 10-8D-2

10-8D-2: GENERAL REQUIREMENTS:

Planned development AP, C and M shall comply with subsection [A](#) of this section, at the time of the initial zone-change application. Planned development MU shall comply with subsections [A](#) and [B](#) of this section concurrently at the time of its first submittal of an application.

- A. *Planned Development Initial Zone-Change Application Requirements:* Each zone-change application submitted pursuant to this subsection shall include the following:
 - 1. A detailed narrative of the proposed development of the entire property.
 - 2. A detailed list of proposed land uses and proposed densities.
 - 3. A preliminary site plan showing the location of the roads, development areas, open spaces, and phasing plan (if any).
- B. *Planned Development Secondary Zone-Change Application Requirements:* Each zone-change application submitted pursuant to this subsection shall include the following:
 - 1. *Initial Documents Required:* All requests shall be accompanied by a colored site development plan, materials, and a written text for the entire property proposed to be developed.
 - 2. *Description Of The Proposed 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.
 - 3. *Height And Elevations:* The type, character and proposed height of all buildings.
 - 4. *Density:* The proposed density in terms of dwelling units per gross acre of land and proposed floor area of nonresidential uses per acre.
 - 5. *Schools, Churches And Open Spaces:* The location and boundaries of any proposed school site, church, park or other common or open spaces.
 - 6. *Phasing Plan:* A phasing plan, if the development is proposed to be developed in phases.
 - 7. *Topography:* Topography at contour intervals of two feet (2').
 - 8. *Landscape Plan:* A landscape plan showing the general location of lawn area and trees (this may be a part of the site or plot plan).
 - 9. *Area Reserved for Landscaping:* The location and amount of land area reserved for landscaping.
 - 10. *Utilities:* Demonstration that all utilities are underground and transformer equipment is screened from streets and from adjacent properties.
 - 11. *Refuse Storage Areas:* Refuse storage areas screened so that materials stored within these areas are not visible from access streets, freeways and adjacent properties.
 - 12. *Lighting Plan:* A general lighting plan indicating location and luminosity of lights to be installed on the site, to be more than the lighting ordinance set forth in this title allows.
 - 13. *Turning Space:* Safe and convenient turning space for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead-end streets.
 - 14. *Signs:* All signs shall be submitted and approved as part of the PD approval.
- C. *Signs And Advertising:* The requirements of the sign ordinance set forth in title [9](#), chapter [13](#) of this code apply, unless a variation is specifically approved, and shall not exceed the following:

1. *Freestanding Signs*: Freestanding signs shall be limited to the standards set forth in section [9-13-4B](#) for major commercial projects within one thousand five hundred feet (1,500') of a freeway exit.
2. *Monument Signs*: Limited to one (1) monument per building.

D. Lighting shall comply with the lighting ordinance set forth in this title. Variations may be approved if located along the I-15 freeway and not adjacent to a residential zone. A variation may be considered for properties adjacent to a residential zone if, in the opinion of the city council, additional lighting is needed for security, and any impacts to residential are mitigated.

E. Any zone change shall be approved by the adoption of an ordinance by the city council, which ordinance shall not be effective until the [approval recording](#) of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of any zone change ordinance extend beyond [one-eighteen \(18\) months](#) [year](#) of the date of adoption.

EXHIBIT C
PRESENTATION



EXPIRATION DATE OF RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENTS

ZRA-2024-013



Preliminary Plats

10-25C-3.C.4.e

Preliminary approval of a subdivision with partial infrastructure improvement plans shall be **valid for not more than eighteen (18) months** from the date of approval by the land use authority. A letter documenting the approval, the date of the approval, and any conditions of approval shall be provided by the community development director or designee to the applicant within ten (10) business days of the approval.



Recording of Final Plat

10-25C-4.H

A final plat must be recorded with the office of the county recorder within one (1) year of the date of city approval. A final plat which has not been recorded within one (1) year shall be deemed void and all land use approvals associated with the final plat shall be considered void ab initio. Prior to expiration, a developer may request a one (1) time six (6) month extension of the approval from the community development director.

Residential Planned Developments



10-7F-2.C

Time Limitation: For single-lot multifamily projects, approval of a final site plan, construction drawings, and/or building permits for construction within planned development zones must be approved and obtained within one (1) year of the approval of a zone change to planned development. For all other multifamily projects on more than one (1) lot or parcel requiring a subdivision of land, the final plat must be recorded within one (1) year of the effective date of any zone change. The effective date of any zone change under this title shall be the date of final plat approval, recordation and/or final construction drawing approval.



Residential Planned Developments

10-7F-2.C

Time Limitation: For single-lot multifamily projects, approval of a final site plan, construction drawings, and/or building permits for construction within planned development zones must be approved and obtained within **one eighteen (18) months years** of the approval of a zone change to planned development. For all other multifamily projects on more than one (1) lot or parcel requiring a subdivision of land, the final plat must be **approved recorded** within one (1) year of the effective date of any zone change. The effective date of any zone change under this title shall be the date of final plat approval, recordation and/or final construction drawing approval.

Commercial Planned Developments



10-8D-2.E

Any zone change shall be approved by the adoption of an ordinance by the city council, which ordinance shall not be effective until the recording of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of any zone change ordinance extend beyond one (1) year of the date of adoption.

Commercial Planned Developments



10-8D-2.E

Any zone change shall be approved by the adoption of an ordinance by the city council, which ordinance shall not be effective until the approval recording of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of any zone change ordinance extend beyond one eighteen (18) months year of the date of adoption.



RECOMMENDATION:
STAFF RECOMMENDS
APPROVAL OF THE ZONING
REGULATION
AMENDMENTS TO SECTION
10-7F-2 AND 10-8D-2 AS
PROPOSED IN EXHIBIT A
AND B, ATTACHED TO THIS
STAFF REPORT.

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

PRESENT:

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:

Planning Commission Chair Austin Anderson

STAFF MEMBERS PRESENT:

**Deputy City Attorney Jami Brackin
Assistant Public Works Director Wes Jenkins
Community Development Director Carol Winner
Planner Dan Boles
Planner Mike Hadley
City Recorder Christina Fernandez**

OTHERS PRESENT:

**Applicant Brandon Hall
Bryan Thiriot with Five County Association of Governments
Wayne Rogers with AGEC**

CALL TO ORDER:

Vice Chair Chapman called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commission Member Fisher.

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

Link to discussion regarding conflicts of interest and recusals: [00:01:05](#)

REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT:

Consider approval of a request to amend an approved PD-C (Planned Development Commercial) on approximately .93 acres, located at 1664 S Dixie Drive for the purpose of building an athletic club, dance school, health fitness and events studio. The project will be known as Ivory Terrace Dixie Commons Lot 1. Case No. 2024-PDA-013 - PUBLIC HEARING.

BACKGROUND AND RECOMMENDATION: On January 8, 1998, the City Council approved the Tonaquint Center PD. The zone change was from R-1-10 to PD-C. this is a request for an amendment to the approved Dixie Commons Tonaquint Center PD-C (Planned Development Commercial). The applicant would like to build an Athletic Club, Dance School and Health Fitness center. The applicant would also like to add to the use list for the Tonaquint Center "events" as a permitted use. Staff recommends approval of this Planned Development Amendment with the following conditions: 1. Applicants are required to install a 6-foot solid wall along with 10-foot landscape buffer on the south of the property next to residential zoning; 2. Conduit for a future EVCS for at least one parking space and provide bike parking; 3. Install

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4

5 the pavement along Gap Canyon Pkwy. Case No. **2024-PDA-013** (Staff – Mike
6 Hadley).

7 Link to presentation from Planner Mike Hadley, including discussion between the
8 Planning Commission Members, Deputy City Attorney Jam Brackin, applicant
9 Brandon Hall, Community Development Director Carol Winner, Assistant Public
10 Works Director Wes Jenkins, and Mr. Hadley: [00:01:14](#)

11 Link to public hearing, including comments from Bryan Thiriot with Five County
12 Association of Governments, including discussion between the Planning Commission
13 Members, Deputy City Attorney Jami Brackin, and Mr. Thiriot: [00:19:47](#)

14 Link to further discussion between applicant Brandon Hall, the Planning Commission
15 Members, Planner Mike Hadley, Deputy City Attorney Jami Brackin, and Community
16 Development Director Carol Winner: [00:27:00](#)

17 [Agenda packet \[Page 3\]](#)

18 Link to motion: [00:49:51](#)

19 **MOTION:**

20 A motion was made by Planning Commission Member Rogers to recommend
21 approval of the request to amend an approved PD-C (Planned Development
22 Commercial) on approximately .93 acres, located at 1664 S Dixie Drive for
23 the purpose of building an athletic club, dance school, health fitness and
24 events studio. Providing the applicant does not need put the 6' wall on this
25 property, with staff's two recommendations and not insert the word "events"
26 into the Dixie Commons PD-C, potential events could operate under standard
27 business practices, and any special events would come to the City for permit.

28 **SECOND:**

29 The motion was seconded by Planning Commission Member Casey.

30 **VOTE:**

31 Vice Chair Chapman called for a vote, as follows:

32 Planning Commission Member Anderson – aye
33 Planning Commission Member Fisher – aye
34 Planning Commission Member Casey – aye
35 Planning Commission Member Chapman – aye
36 Planning Commission Member Rogers – aye
37 Planning Commission Member Draper – aye

38 The vote was unanimous and the motion carried

39 Link to Community Development Director Carol Winner requesting to move item 2 to
40 the end of the agenda: [00:51:00](#)

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4

5 **REQUEST FOR A PRELIMINARY PLAT:**

6 **Consider approval of a request for a preliminary plat for White Desert Phases**
7 **1-2. Applicant – Prime Directive Holdings, LLC, representative, Mike Terry –**
8 **DSG Engineering. Case No. 2024-PP-019.**

9
10 BACKGROUND AND RECOMMENDATION: The purpose of this preliminary plat is to
11 divide this 12.402-acre piece of land into 44 single-family residential lots phases 1 &
12 2. This residential project was approved on March 4, 2021, as part of the Southern
13 Hills-West development. The overall density will be 3.54 dwelling units per acre. Staff
14 recommends approval of this preliminary plat. Case No. **2024-PP-019.** (Staff – Mike
15 Hadley).

16 Link to presentation from Planner Mike Hadley: [00:51:42](#)

17 [Agenda packet \[Page 75\]](#)

18 Link to motion: [00:53:54](#)

19 **MOTION:**

20 A motion was made by Planning Commission Member Rogers to approve the
21 preliminary plat for White Desert Phases 1-2.

22 **SECOND:**

23 The motion was seconded by Planning Commission Member Draper.

24 **VOTE:**

25 Vice Chair Chapman called for a vote, as follows:

26 Planning Commission Member Fisher – aye
27 Planning Commission Member Anderson – aye
28 Planning Commission Member Casey – aye
29 Planning Commission Member Chapman – aye
30 Planning Commission Member Rogers – aye
31 Planning Commission Member Draper – aye

32 The vote was unanimous and the motion carried

33 **REQUEST FOR A PRELIMINARY PLAT:**

34 **Consider approval of a request for a preliminary plat to create a single lot**
35 **subdivision. The purpose for this preliminary plat is to create a single legal**
36 **lot in the A-1 (Agricultural) zone. Representative – Mike Terry. Case No.**
37 **2024-PP-018.**

38 BACKGROUND AND RECOMMENDATION: This parcel of land is part of a larger parcel
39 just shy of 13 acres. The applicant is proposing to divide off the lower portion of the
40 property to create a single, five acre lot. Staff recommends approval of this preliminary
41 plat. Case No. **2024-PP-018.** (Staff – Dan Boles).

42 Link to presentation from Planner Dan Boles: [00:54:09](#)

43 [Agenda packet \[Page 85\]](#)

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5 Link to motion: [00:56:00](#)
6

7 **MOTION:**

8 A motion was made by Planning Commission Member Fisher to approve the
9 preliminary plat to create a single lot subdivision.
10

11 **SECOND:**

12 The motion was seconded by Planning Commission Member Rogers.
13

14 **VOTE:**

15 Vice Chair Chapman called for a vote, as follows:
16

17 Planning Commission Member Anderson – aye
18 Planning Commission Member Fisher – aye
19 Planning Commission Member Casey – aye
20 Planning Commission Member Chapman – aye
21 Planning Commission Member Rogers – aye
22 Planning Commission Member Draper – aye

23 The vote was unanimous and the motion carried
24

25 **REQUEST FOR A PRELIMINARY PLAT:**

26 **Consider approval of a request for a preliminary plat for the St. George
27 Mindfulness Center. The purpose for this preliminary plat is to create two lots
28 in the AP (Administrative Professional) zone. Applicant – Colter Lund Case
29 No. 2024-PP-022.**

30 BACKGROUND AND RECOMMENDATION: The subject property consists of 3 parcels
31 currently. The proposed preliminary plat will combine portions of the parcels into two
32 building lots. Staff recommends approval. Case No. **2024-PP-022**. (Staff – Dan
33 Boles).
34

35 Link to presentation from Planner Dan Boles, including discussion between the
36 Planning Commission Members and Mr. Boles: [00:56:34](#)
37

38 [Agenda packet \[Page 93\]](#)
39

40 Link to motion: [01:03:31](#)
41

42 **MOTION:**

43 A motion was made by Planning Commission Member Draper to approve the
44 preliminary plat for the St. George Mindfulness Center, including
45 recommendations from staff that the plat be filed and approved prior to any
46 subdividing and the overlapping boundary line.
47

48 **SECOND:**

49 The motion was seconded by Planning Commission Member Anderson.
50

51 Link to discussion on the motion to add recommendations from staff, and vote:
52 [01:03:54](#)
53

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4

5 **VOTE:**

6 Vice Chair Chapman called for a vote, as follows:
7

8 Planning Commission Member Anderson – aye
9 Planning Commission Member Fisher – aye
10 Planning Commission Member Casey – aye
11 Planning Commission Member Chapman – aye
12 Planning Commission Member Rogers – aye
13 Planning Commission Member Draper – aye
14

15 The vote was unanimous and the motion carried
16

17 **REQUEST FOR A HILLSIDE DEVELOPMENT PERMIT:**

18 **Consider approval of a request for a Hillside Development Permit to allow
19 disturbance of areas in the 20-30%, 30-40%, and 40% and above slope
20 areas. Applicant – St. George Water Department, representative, Rhett
21 Beazer. Case No. 2024-HS-009.**

22 BACKGROUND AND RECOMMENDATION: The Water Division of St. George City is
23 proposing to replace an existing 2MG water tank which will include a new access road
24 to be constructed to ensure there is no encroachment on the existing BLM property.
25 Case No. **2024-HS-009**. (Staff – Mike Hadley).
26

27 Link to comments from Assistant Public Works Director Wes Jenkins explain why this
28 item does not need to be considered by the Planning Commission and that it has
29 been removed from the agenda: [01:04:25](#)
30

31 **REQUEST FOR A ZONING REGULATION AMENDMENT:**

32 **Consider approval of a request to amend Title 10-18, Walls, Fences and
33 Hedges, and Title 10-18A, Rockery Walls; of the city code to address
34 inconsistencies in the code and to propose changes to Rock Wall standards.
35 The applicant is the City of St. George Case No. 2024-ZRA-006 – PUBLIC
36 HEARING.**

37 BACKGROUND AND RECOMMENDATION: The purpose of this amendment is to amend
38 Title 10-18, Walls, Fences and Hedges, and 10-18A, Rockery Walls, of the St. George
39 City Code to address allowed heights, setbacks and separation distances of retaining
40 walls, Rock Cut Slopes and to address inconsistencies and provide clarification with
41 both ordinances. Case No. **2024-ZRA-006**. (Staff – Wes Jenkins).
42

43 Link to presentation by Assistant Public Works Director Wes Jenkins, including
44 discussion between the Planning Commission Members, Deputy City Attorney Jami
45 Brackin, Wayne Rogers with AGEC, and Mr. Jenkins: [01:05:28](#)
46

47 The public hearing was not held.
48

49 [Agenda packet \[Page 18\]](#)
50

51 Link to motion: [02:46:46](#)
52

53

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4

5 **MOTION:**

6 A motion was made by Planning Commission Member Rogers to continue the
7 item.

8 **SECOND:**

9 The motion was seconded by Planning Commission Member Anderson.
10

11 Link to further discussion, and vote: [02:46:53](#)
12

13 **VOTE:**

14 Vice Chair Chapman called for a vote, as follows:
15

16 Planning Commission Member Anderson – aye
17 Planning Commission Member Fisher – aye
18 Planning Commission Member Casey – aye
19 Planning Commission Member Chapman – aye
20 Planning Commission Member Rogers – aye
21 Planning Commission Member Draper – aye
22

23 The vote was unanimous and the motion carried.
24

25 **APPROVAL OF MINUTES:**

26 Consider a request to approve the meeting minutes from the July 09, 2024 meeting.
27

28 [Agenda packet \[Page 181\]](#)
29

30 Link to motion: [02:50:15](#)
31

32 **MOTION:**

33 A motion was made by Planning Commission Member Casey.
34

35 **SECOND:**

36 The motion was seconded by Planning Commission Member Draper.
37

38 **VOTE:**

39 Vice Chair Chapman called for a vote, as follows:
40

41 Planning Commission Chair Anderson – aye
42 Planning Commission Member Anderson – aye
43 Planning Commission Member Fisher – aye
44 Planning Commission Member Casey – aye
45 Planning Commission Member Rogers – aye
46 Planning Commission Member Draper – aye

47 The vote was unanimous and the motion carried.
48

49 **CITY COUNCIL ITEMS:**

50 *Carol Winner, the Community Development Director will report on items heard at the
51 July 18, 2024, City Council meeting*

52 1. 2024-ZC-003 Dixie Power Parcel
2. 2024-ZC-004 Lin's Market River Road

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5 3. 2024-ZC-006 Haguewood

6 4. 2024-PDA-008 Sheffield Office Building

7 5. 2024-PDA-007 AFCU

8 6. 2024-ZRA-010 Amend PD-MU Maximum Height

9

10 Link to Community Development Director Carol Winner reviewing items from the July
11 18, 2024 City Council meeting, including discussion between the Planning
12 Commission Members and Ms. Winner: [02:50:25](#)

13

14 **ADJOURN:**

15 Link to motion: [02:52:14](#)

16

17 **MOTION:**

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

19 **SECOND:**

20 The motion was seconded by Planning Commission Member Anderson.

21 **VOTE:**

22 Vice Chair Anderson called for a vote, as follows:

23

24 Planning Commission Member Anderson – aye

25 Planning Commission Member Fisher – aye

26 Planning Commission Member Casey - aye

27 Planning Commission Member Chapman – aye

28 Planning Commission Member Rogers – aye

29 Planning Commission Member Draper – aye

30

31 The vote was unanimous and the motion carried.

32

33

34

35

36

37 Christina Fernandez, City Recorder