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, March 11, 2025, 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. **Chandler Heights – PUBLIC HEARING –** Consider a request to amend the City Zoning Map by changing the zone on the property from R-1-10 (single-family, 10,000 ft² minimum lot size) to PD-R (Planned Development Residential) on approximately 9.49 acres located on the east side of River Road across from Fort Pierce Drive (approximately 1950 South). The applicant is proposing 30 units on the property and the layout would leave the existing hill in place. The proposal would include single family, duplex and four-plex homes. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2024-ZC-008 (Staff – Dan Boles)

2. **Chandler Heights –** Consider a request for Preliminary Plat for a 30 unit, single-family, duplex and four-plex townhome subdivision to accompany a zone change and hillside permit on the same property. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2024-PP-023 (Staff – Dan Boles)

3. **Chandler Heights –** Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is a required in order to develop the property into single family homes. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson. Case No. 2024-HS-012 (Staff – Dan Boles)

4. **Encompass Health – PUBLIC HEARING** – Consider a request to amend the Atkinville Interchange Area Zone Plan Commercial PD-C and request approval for the design and site plan for an inpatient rehabilitation hospital of approximately 60,263 square feet on a 5.83 acre property, and add "medical/hospital" as an approved use in the Community Commercial zone in the Atkinville Plan. The project is located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive. The applicant is Rosenberg Associates and the representative is Jason Ward. Case No. 2025-PDA-008 (Staff – Brett Hamilton)

5. **Encompass Health** - Consider a request for a preliminary plat for a two (2) lot commercial subdivision totaling approximately 10.88 acres in the Atkinville Interchange Area Zone Plan Commercial PD-C. The project site is located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive and approximately 300 feet north of Bluegrass Way. The applicant is Rosenberg Associates, and the representative is Jason Ward. Case No. 2025-PP-006 (Staff – Brett Hamilton)

6. **Hillside Tennis Court** – Consider a request for a Hillside Development Permit to allow disturbance of slopes exceeding 20%, and to determine whether those slopes are natural or manmade. The project site is approximately 0.40 acres and is located at the northwest corner of 800 south and 200 west. The applicant

is Brown Consulting Engineers and the representatives are Travis Fewkes and Steve Kamlowsky. Case No. 2025-HS-002 (Staff – Brett Hamilton)

7. **Minutes –** Consider a request to approve the meeting minutes from the February 25, 2025, meeting.

8. **City Council Items**
   Carol Winner, the Community Development Director, will report on items heard at the March 6, 2025, City Council Meeting.

   1. 2025-PDA-009 Mojave Crossing
   2. 2025-ZC-004 Grata Holdings, LLC
   3. 2025-HS-003 Wilson Foremaster 123
   4. 2025-GPA-005 Moderate Income Housing Amendment

Angie Jessop – Development Services

03/07/2025
Date

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.

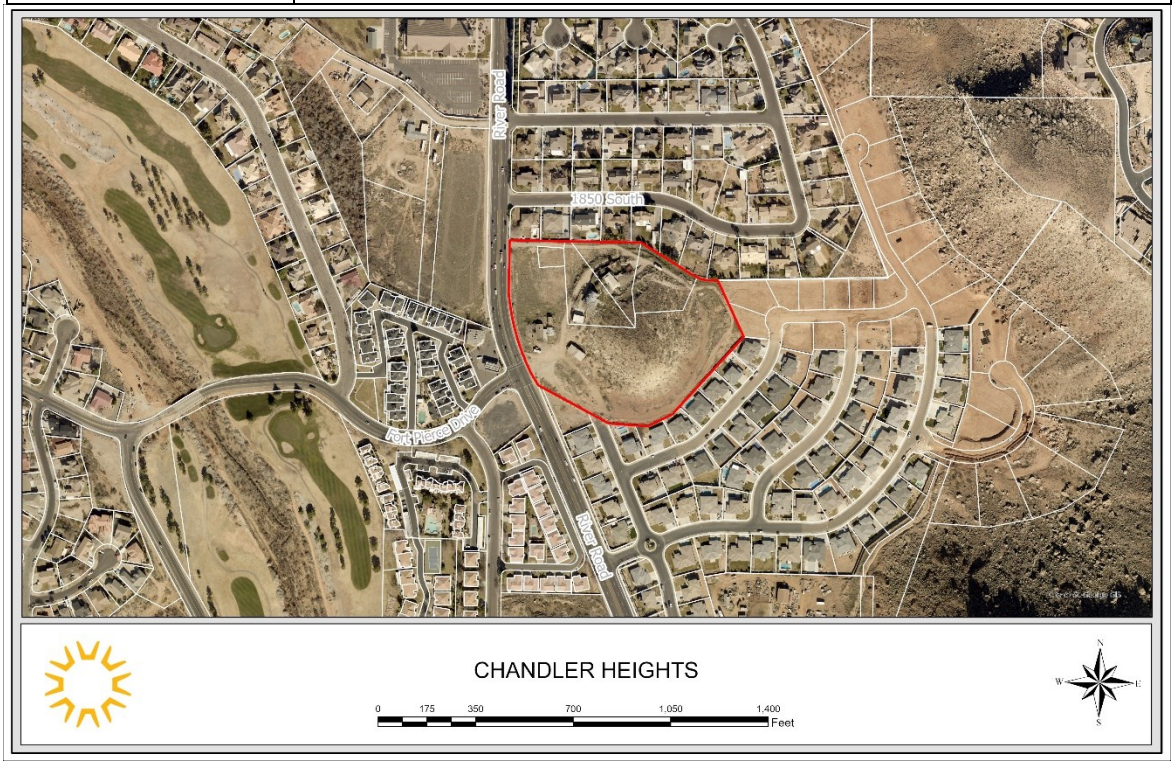
St.George
Community Development

ITEM 1

Zoning Map Amendment

PLANNING COMMISSION AGENDA REPORT: **03/11/2025**

Chandler Heights Zone Change (Case No. 2024-ZC-008)		
Request:	This is a request to change the zone from R-1-10 (Single-family, 10,000 ft² minimum lot size), to PD-R (Planned Development Residential). The zone change would allow 30 single-family, duplex and four-plex townhome units.	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	The property is generally located on the east side of River Road across from Fort Pierce Drive (approximately 1950 South).	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	R-1-10 (Single-family, 10,000 ft² minimum lot size)	
Surrounding Zoning:	North	R-1-10 (Single-family, 10,000 ft² minimum lot size)
	South	R-1-10 (Single-family, 10,000 ft² minimum lot size)
	East	R-1-10 (Single-family, 10,000 ft² minimum lot size)
	West	R-1-10 (Single-family, 10,000 ft² minimum lot size), C-1 (Neighborhood Commercial) & C-3 (General Commercial)
Land Area:	Approximately 9.49 acres	



BACKGROUND:
In 2013, the Hillside Review Board (HRB) examined an application that would allow the removal of the hill that makes up the majority of the subject property. The HRB did determine that the hillside itself was not significant and supported its removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community. At the time the hillside permit was initially approved by the City Council, in December 2015, only phase one of Cottom Cove to the east and south of the subject property had been approved and a handful of homes had been constructed. Quail Valley Estates to the north was subdivided in 1984. Due to inaction on the part of the applicant, time lapsed, and the approvals of the hillside permit are null and void.

ANALYSIS:
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 or mixed unit type projects such as this one. This project, if approved, will consist of three different product types: single-family, duplex and four-plex units. Each unit would be platted in order to sell the unit individually. In addition to the plat, a hillside development permit is associated with this zone change application.

Overall, the development, as proposed, consists of 30 units over 9.49 acres. This calculates to an overall density of 3.16 units per acre which is compliant with the LDR (Low Density Residential) designation outlined in the general plan. Further, the property is subject to the requirements of the Hillside Overlay which means that only portions of the property can be counted toward density.

Total Square Footage	413,591.41 ft²	9.49 Acres		
20%-30%	18,579 ft²	0.42 Acres	30% Usable	5,574 ft² Usable
31%-40%	24,447 ft²	0.56 Acres	5% Usable	1,222 ft² Usable
41%+	49,308 ft²	1.13 Acres	0% Usable	0 ft² Usable
Total	92,334 ft²	2.11 Acres		6,796 ft² Usable

413,591 ft² (total property) - 92,334 ft² (everything over 20%) = **321,257 ft²** (total under 20%)
321,257 ft² + 6,796 ft² = **328,053 ft²** (Total usable property) or **7.53 Acres**

7.53 Acres x 4 (units per acre) = **30.12 Units Allowed**

30/7.53=**3.98 Units Per Acre Total**

The hill at the center of the project (sometimes referred to as Jones Hill) is proposed to remain in place with disturbance taking place along the base around the hill. The applicant has designed the development in such a way as to place, for the most part, single family homes adjacent to the existing single-family homes. The Hillside Review Board favored this plan over the initial plan which was to simply remove the entire hill and create lots over the entire property.

At a rate of 200 ft² for each unit, the development is required to have a minimum of 6,000 ft² of amenity space with a minimum of one amenity. The amenity area as proposed is broken into two separate park areas and totals approximately 7,966 ft² exceeding the requirement by over 750 ft². As of the time of this staff report, the applicant has not programmed the park areas but will be required to provide that information at the time of the site plan review. They are also proposing as the amenity is a perimeter trail that will go around the entire site and a pickleball court. These options are approved amenity type in the code. Additionally, section 10-7F-6 of the city code requires that 30% of the lot area shall be maintained in landscaped area. Though not specifically landscaped, the hill in the center of the development is a significant source of open space to be left undisturbed. The applicant is requesting that area be approved as part of that 30% landscaped area. The areas immediately around the homes will be formally landscaped.

Please see the all the zoning requirements below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-7F-5	The buildings are meeting setbacks as shown. One exception are units eight and nine which will need to be pushed back slightly to meet that setback.	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 a pathway/sidewalk around the site.	Staff will review the finalized site plan to ensure the circulation is adequate.
Height and Elevation	10-7F-2	Single and double story homes Three story townhomes	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 a single phase	There are only 30 homes and no proposal to phase.
Landscape/ Amenity Plan	10-7F-6	A concept landscape plan showing where landscaping will be, has been included and 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. 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 obtain a sign permit if they want signs.
Lot Coverage	10-8D-4	Approximately 55% of the project area will be left open space. Another 20% is typical for roadways leaving building coverage at a max of 25%.	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	The Hillside Overlay Zone is applicable to this property.	A new hillside review is associated with this project.
Parking	10-19-5	Parking provided: each unit will have a minimum of two car garages and a 25' setback for additional parking. Additional parking for guests have been scattered throughout the site.	The plan meets the required parking for single and multi-family development.

Townhome Height: Staff has reviewed the elevations of the proposed townhomes and is not concerned with the form or design, but the top of the townhomes peak at 45 feet in height. The PD-R sets the maximum height for residential units at 40' whether single or multi-family. Increased height may be approved by the City Council after a recommendation from the Planning Commission. In this case where single-family structures and neighborhoods are the predominant housing type in the immediate area, staff would recommend that the applicant stick to the 40 foot height to the top of the highest point of the structure. The reason for using the highest point is that the highest point is a stairwell to the usable roof area which staff believes to be more than an architectural feature which we would typically exclude from the height calculation.

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 30 single-family, duplex and four-plex homes on 9.49 acres (7.53 acres for purposes of calculating density) for a density of 3.98 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 is at least one amenity to be constructed with the project in compliance with section 10-7F of the zoning regulations.
4. That all units have a minimum of 25' setback from the sidewalk or curb and all other setbacks are met as well.
5. All townhome buildings must comply with the 40-foot height limit, measured from grade to the highest point of the structure, with no exceptions for stairwells to usable roof areas.

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:

"I move that we forward a positive (negative) recommendation to the City Council for the zone change for Chandler Heights, case number 2024-ZC-008, based on the findings listed in the staff report."

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

Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

March 5, 2025

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

Re: Chandler Heights – PD Zone Change Application

To whom it may concern:

We are submitting a PD Zone Change application for the Chandler Heights subdivision lying east of the intersection of River Road and Fort Pierce Drive. The development will consist of 14 house pads and 16 townhomes for a total of 30 units. The density of the development will be 3.98 D.U./acre. There is a large hillside amenity and a small park on the property along with an access road that loops around the hill.
Please see the maps included in this application for further details.

We appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.



Bob Hermandson
President

205 East Tabernacle #4
St. George, UT 84770

Ph. 435-673-2337
Fax 435-673-3161

PUBLIC COMMENT

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcity.org>

Proposed Zone Change

1 message

Ben Horner <benwhorner@gmail.com> Tue, Mar 4, 2025 at 2:55 PM
Reply-To: benwhorner@gmail.com
To: dan.boles@sgcity.org

Hi Dan,

Just received another proposed zone change for the proposed Chandler Heights development near River Road and Fort Pierce Dr.

For all the same reasons I previously opposed the requested zone change (traffic and safety impact, incompatibility with current surrounding neighborhoods, etc), I continue to oppose this requested zone change.

Let's put this to rest and maintain the current zone structure (R-1-10).

Thanks,

Ben Horner
1512 E Dihedral Dr

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcity.org>

Opposition to Bush & Gudgell, Inc. Requested Rezoning for Chandler Heights, Case No. 2024-ZC-008

1 message

K.D. Thew <alaskaloha@proton.me>
To: "dan.boles@sgcity.org" <dan.boles@sgcity.org>

Thu, Mar 6, 2025 at 10:02 AM

Dear Members of the City Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of the 9.49-acre plot on the east side of River Road across from Fort Pierce Drive currently zoned as R-1-10, single-family with a 10,000 square foot lot size. The initiative to rezone this area to PD-R (Planned Development Residential), allowing for the construction of 30 units consisting of single-family homes, duplexes, and four-plex homes, raises several significant concerns.

Damage to Community Expectations and Trust

Homeowners in the two adjoining neighborhoods to this plot purchased their property, invested and developed it with the expectations that property east of River Road would continue to be zoned as R-1-10. With that expectation these homeowners did not see a threat to their property values or their quality of life. This rezoning initiative now threatens both. Rezoning to PD-R will be perceived negatively by existing homeowners and will erode existing trust in city administration. Complicating this is concern that once the plot is rezoned, the development plan may change with a much more undesirable outcome.

Impact on Property Values, Neighborhood Aesthetics, and Quality of Life

The proposed rezoning and subsequent construction will drastically alter the character, aesthetics, and privacy of our established neighborhoods. The introduction of this much higher-density housing will alter the terrain and change the skyline and views from existing adjoining single-family zoned neighborhoods. The higher population density will result in reduced privacy, increased traffic, noise, and crime. This change will negatively impact property values in the surrounding areas, where homes are valued between $500,000 and $1,100,000. The change will negatively impact existing residents' investments, and will detract from the quality of life that residents currently enjoy.

Strain on Infrastructure and Community Services

The increased population density resulting from the proposed development will place extra stress on our community's infrastructure and essential services. Our education facilities, law enforcement, public safety, and traffic control systems (particularly at the already challenging crossroads of River Road and Fort Pierce Drive) are not prepared to handle the additional demand. This strain will compromise the effectiveness and reliability of these services, ultimately reducing the quality of life for all residents.

Conclusion

In conclusion, the proposed rezoning of the 9.49-acre plot to PD-R is not in the best interest of our community. The negative impact on homeowners' trust and property values, neighborhood aesthetics, and the strain on infrastructure and services far outweigh any potential benefits. I urge the commission to consider these concerns and reject the rezoning initiative to preserve the value, character and quality of life in our established neighborhoods.

Thank you for your attention to this matter.

Very respectfully,

Kent

COL Kent D. Thew (USA, Ret.)
2029 S Sprag Ln
St. George, UT 84790-1303
907-987-0577
alaskaloha@proton.me

PUBLIC COMMENT FROM SEPTEMBER 2024

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcity.org>

Proposed zone change for proposed Chandler Heights/case # 2024-ZC-008

Diane McCombs <grandmother1@gmail.com> Wed, Sep 4, 2024 at 5:06 PM
To: dan.boles@sgcity.org

Dear Dan Boles,

We will be out of town during your planning meeting concerning the proposed zone change for ***case # 2024-ZC-008 (Chandler Heights sub)*** although we would like to comment on our concerns with this project.

We recently purchased our home last summer knowing we had privacy from our back yard with no one able to look into our back yard. A greater concern is if these homes/duplexes/four plexes become ***rentals***, it could potentially bring ***crime*** to our neighborhood. That is a lot of homes in such small space. We also like the quiet we have without 33 new homes that would be constructed behind our house which would give new homes with a perfect view of what we are doing within the ***privacy of our home*** and back yard. Another reason we bought the place was because of the view of the small mountain to look at and never thought 33 homes would block our view. We also spent a lot of money for our new home and didn't intend to ***have to sell*** if such construction was to take place.

Please consider our request.

We are ***lot 14 in Cottam Cove, address is: 1597 East Dihedral Drive, SG***.

We would appreciate keeping the zone of this property at R-1-10 single family 10,000 minimum size as it is. Please take in our comments for this project by rejecting proposed PD-R for ChandlerHeights subdivision.

Thankyou,

William and Diane McCombs
865-405-4444

St.George
THE BRIGHTER SIDE

Dan Boles <daniel.boles@sgcity.org>

Chandler Heights. Case # 2024-ZC-008

1 message

Kathy Smith <katswal3@gmail.com> Thu, Sep 5, 2024 at 10:03 AM
To: dan.boles@sgcity.org

Dear Mr. Boles,

This letter is in opposition to the proposed development East of River Road. The project name is Chandler Heights; Case # 2024-ZC-008.

The reasons for the opposition are simple:

1. ***INCREASED TRAFFIC.***
The **River Crossings development** on the corner of Washington Pkwy and River Road**,** (already well into the building process) is just a couple of blocks away. Adding 33 homes would bring 33+ cars to our neighborhood. River Road is becoming increasingly congested with traffic. This is not a way to solve or mitigate that issue.

Trying to get out of our Cottam Cove neighborhood, especially to make a left, is becoming dangerous. The new traffic at River Crossings will bring is already a concern, so adding even more congestion here is crazy.

2. ***ST. GEORGE DOES NOT NEED MORE HOUSING*****.**
There are homes, including single family, duplex and four-plex further out from The River Road/ George Washington Pkwy area. There is a new condo development on Riverside just East of River Road (River Trails development). *They have a separate egress and ingress*, if they choose, which is alongside the hill as a frontage road. They do not HAVE to use Riverside Drive. Therefore, the impact of traffic from this development is less than that of the proposed Chandler Heights.

The people in Cottam Cove and the older development just South East MUST use River Road. River Road is becoming so congested that the people in the older area are now using the Round-A-Bout in Cottam Cove as an egress and ingress. So, our area is already experiencing more traffic in our neighborhood than necessary.

3. ***We assume that the egress and ingress at the light on Fort Pierce and River Road will happen, but now it is FOR THE WRONG REASON*****.**
We have been told by the City Planning Commision that there will be another route we can take to enter and exit River Road at the light at Fort Pierce (the corner with Mr. D's gas station). There is no sign this is remotely in process of happening, however, **if the Chandler Heights project is approved that project will HAVE to go through because there will be no other access available for the people in the proposed site.**

The people who live here NOW deserve a safe alternative to enter and exit River Road by completing the project at the light**. Adding 33+ more cars in this small area to town at that light will be a disaster.**

Please take our comments into consideration.

Sincerely,

Gary and Kathy Smith
Cottam Cove

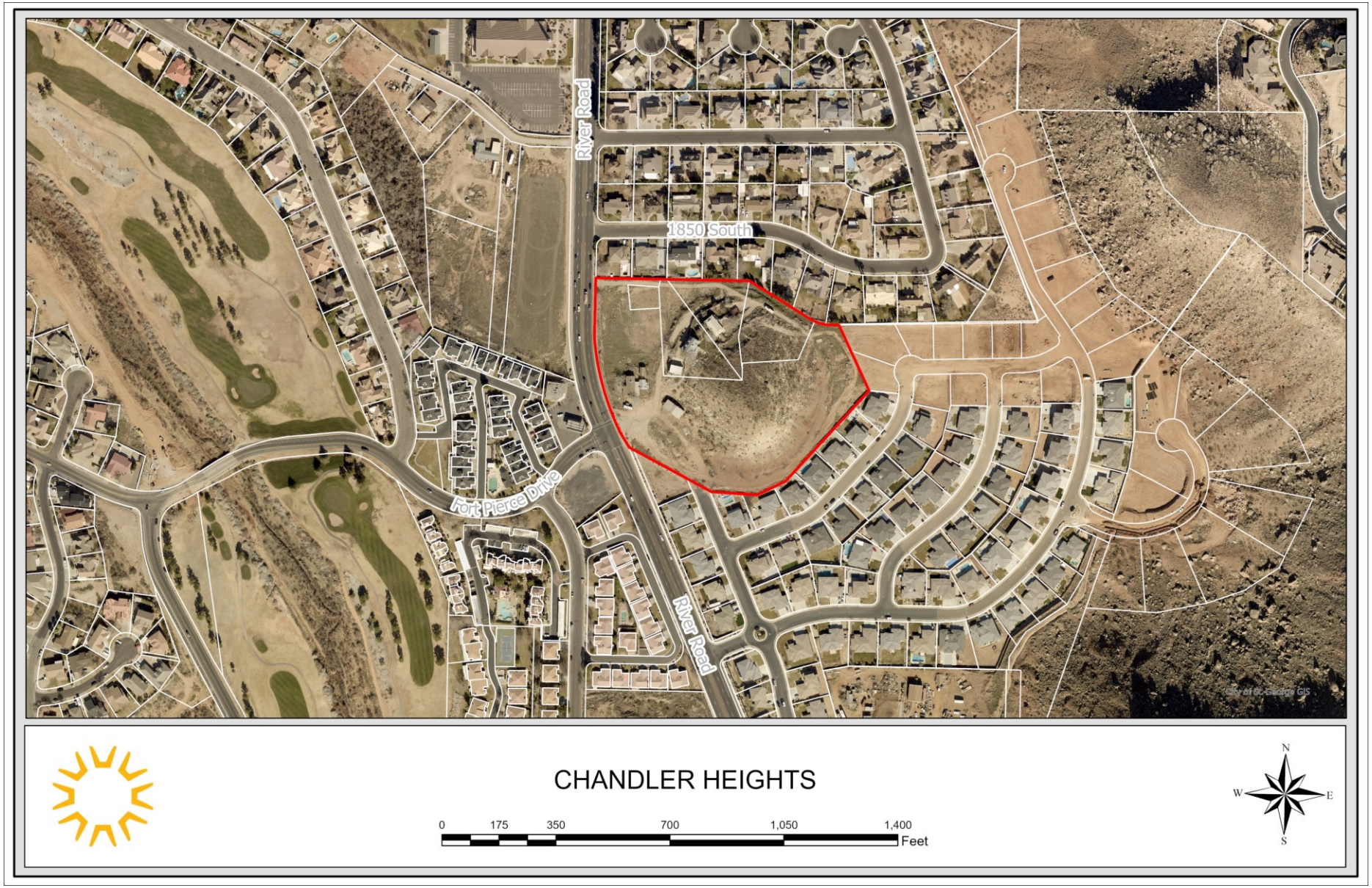
POWERPOINT PRESENTATION



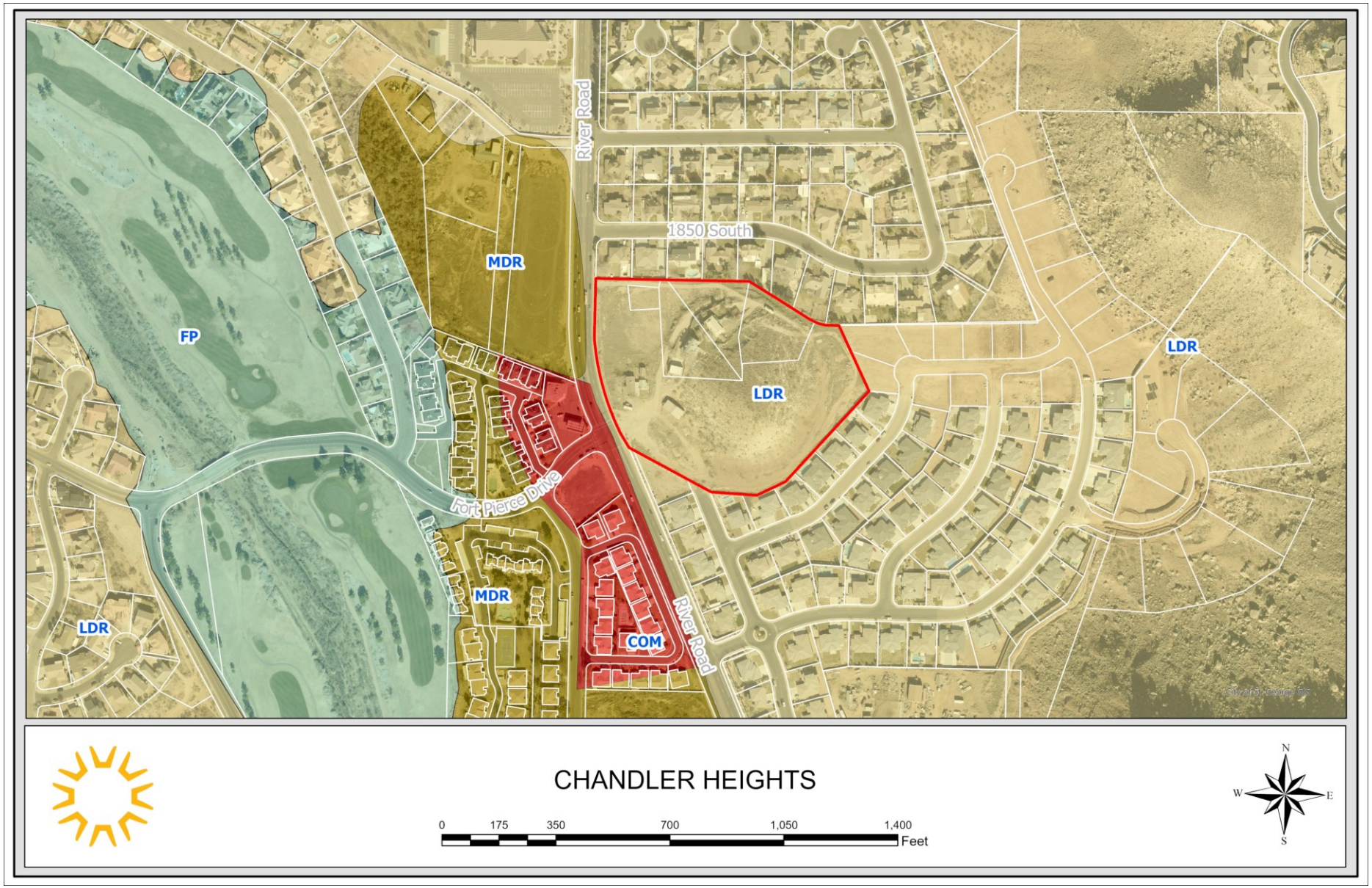
Chandler Heights Zone Change

2024-ZC-008

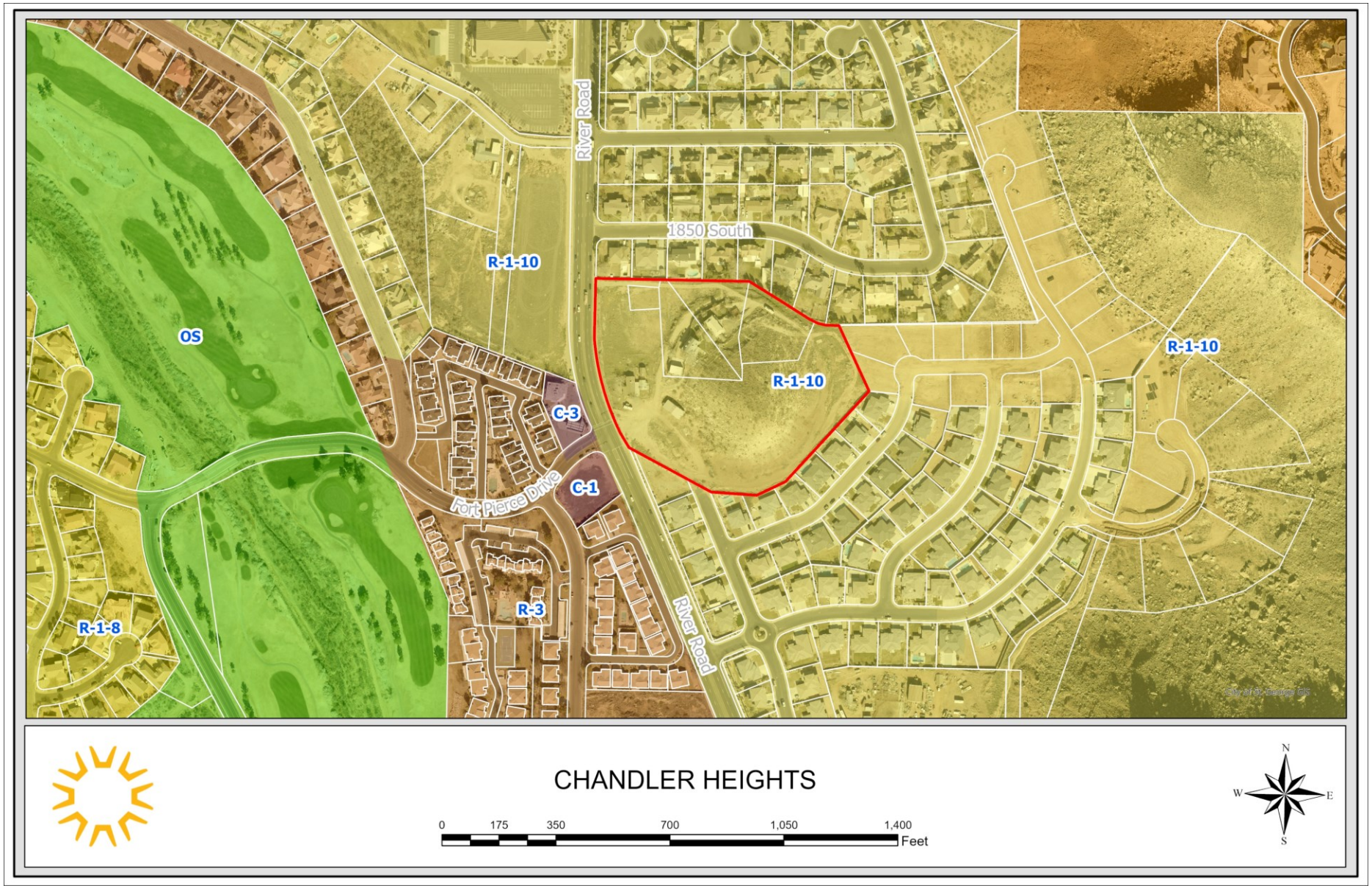
Aerial Map


River Road
1850 South
Fort Pierce Drive
River Road
CHANDLER HEIGHTS
0
175
350
700
1,050
1,400
Feet
N
W
E
S

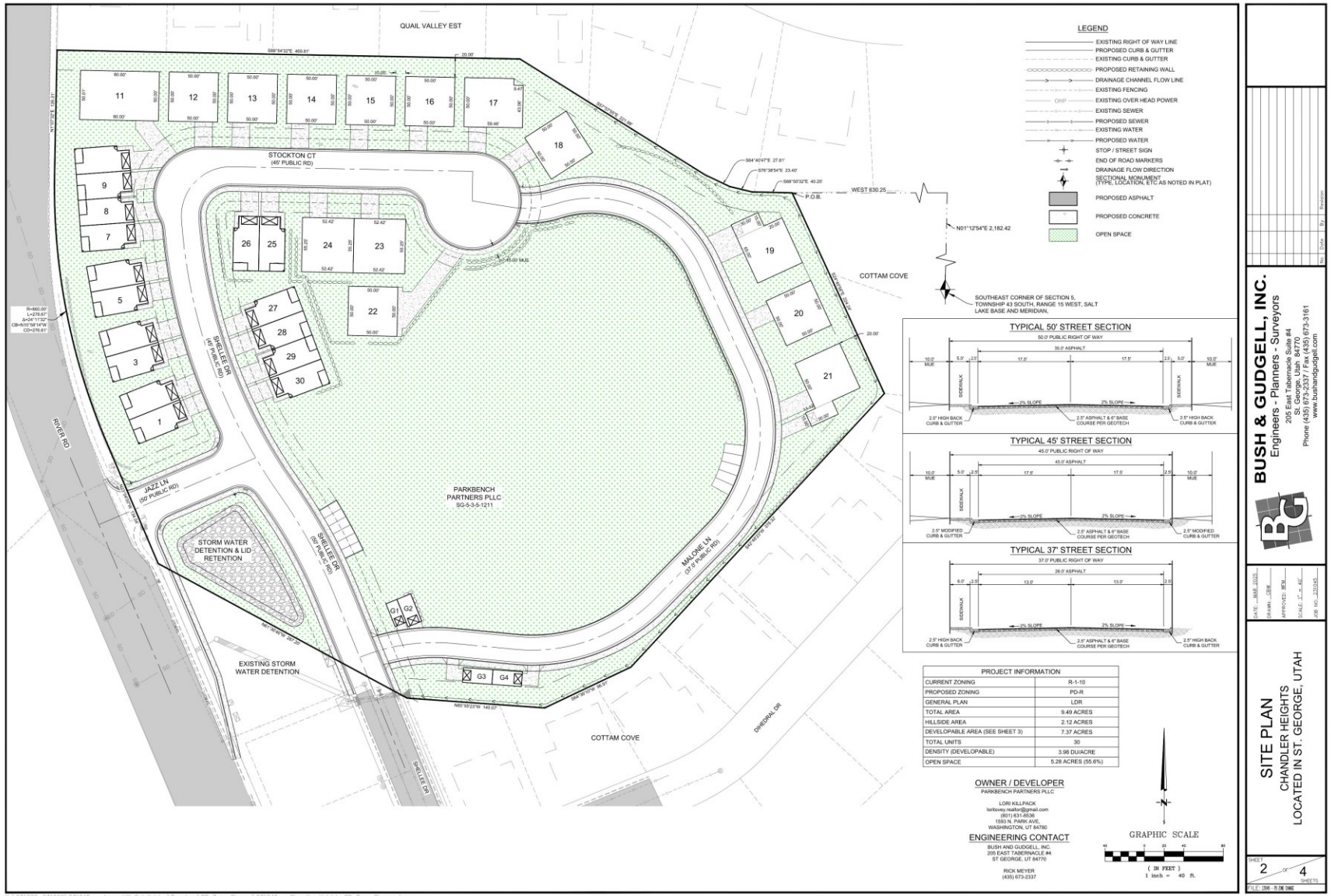
Land Use Map


River Road
1850 South
MDR
FP
LDR
LDR
Fort Pierce Drive
MDR
LDR
COM
River Road
CHANDLER HEIGHTS
0
175
350
700
1,050
1,400
Feet
N
W
E
S

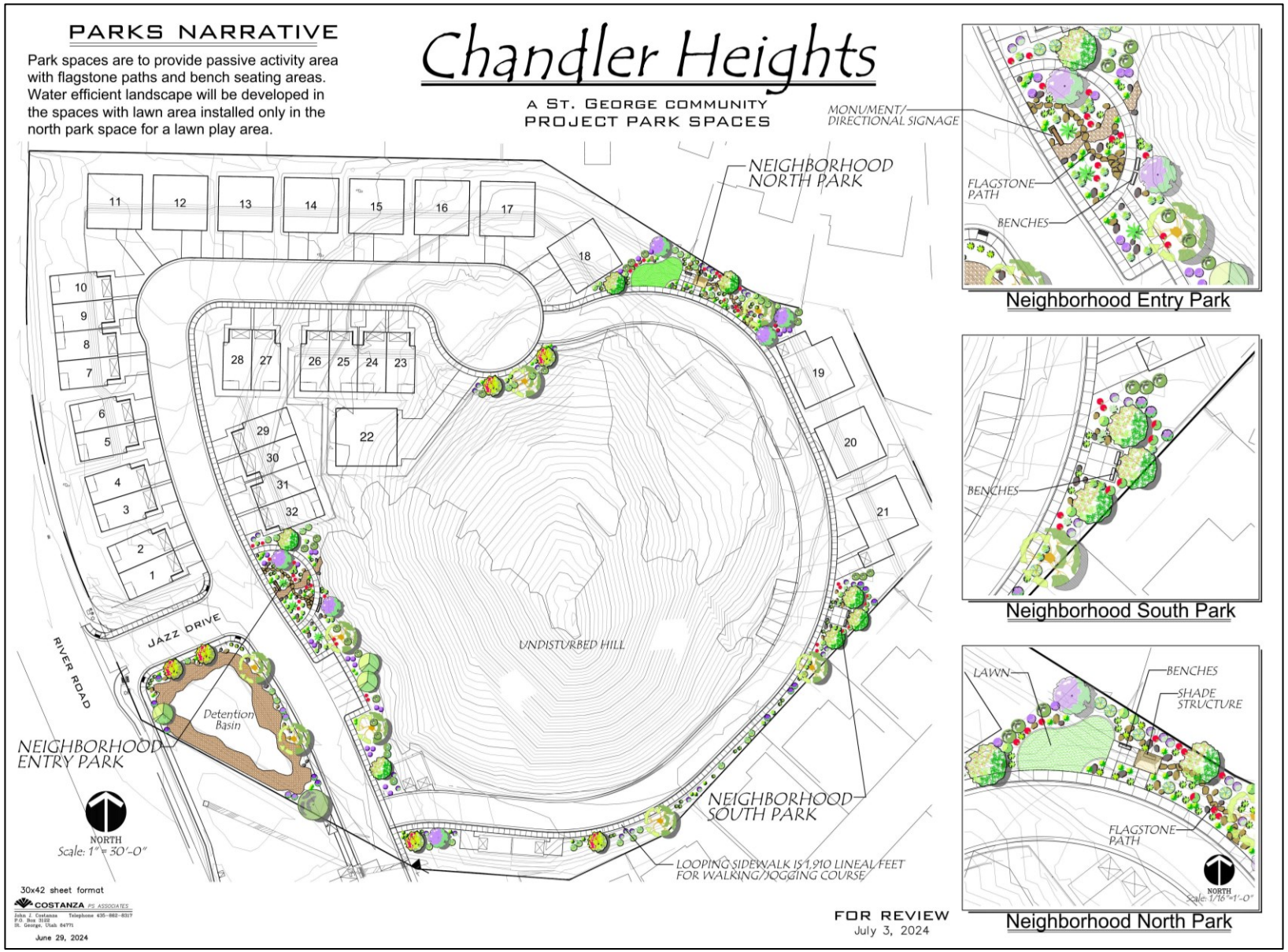
Zoning Map


River Road
1850 South
R-1-10
R-1-10
R-1-10
OS
C-3
C-1
Fort Pierce Drive
R-3
R-1-8
River Road
CHANDLER HEIGHTS
0
175
350
700
1,050
1,400
Feet
N
W
E
S

Proposed Layout



Landscaping



Building Elevations





Building Renderings





Rather Architecture
Professional Corporation
1091 W South Jordan Parkway Suite 250
South Jordan, UT 84095
phone: 801.652.7171
email: nh@ratherarchitecture.com

CONTRACTOR

PROJECT and OWNER

WEBB TOWNHOMES
4261 S 700 E
MILLCREEK, UTAH 84107
WEBB

REVISION

No.	Description	Date

RENDERINGS

Project number	34.1421.01
Date	11.28.2021
Drawn by	NHR
Checked by	NHR

A901

Scale

Building Renderings





Rather Architecture
Professional Corporation
1091 W South Jordan Parkway Suite 250
South Jordan, UT 84095
phone: 801.652.7171
email: nh@ratherarchitecture.com

CONTRACTOR

PROJECT and OWNER

WEBB TOWNHOMES
4261 S 700 E
MILLCREEK, UTAH 84107
WEBB

REVISION

No.	Description	Date

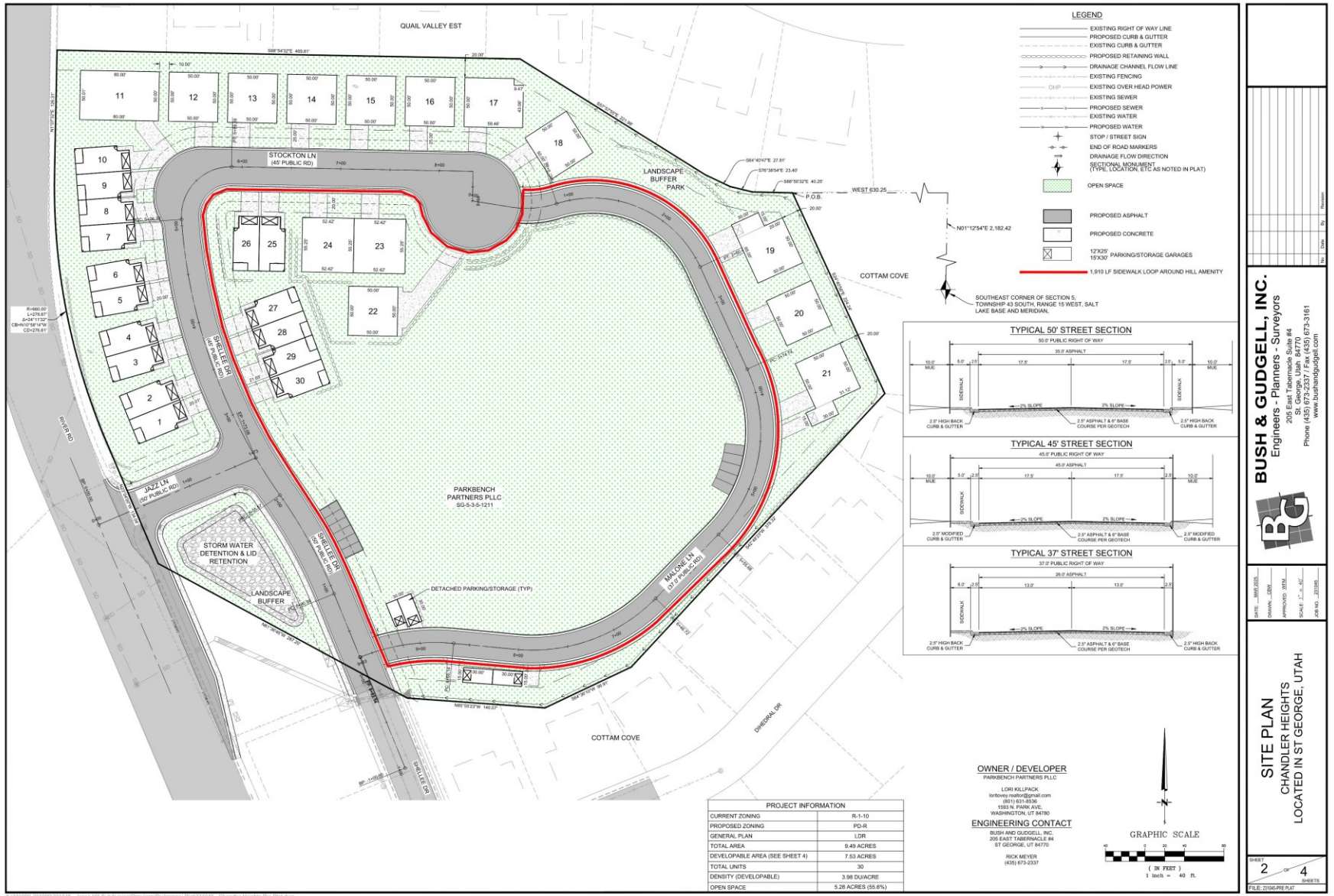
RENDERINGS

Project number	34.1421.01
Date	11.28.2021
Drawn by	NHR
Checked by	NHR

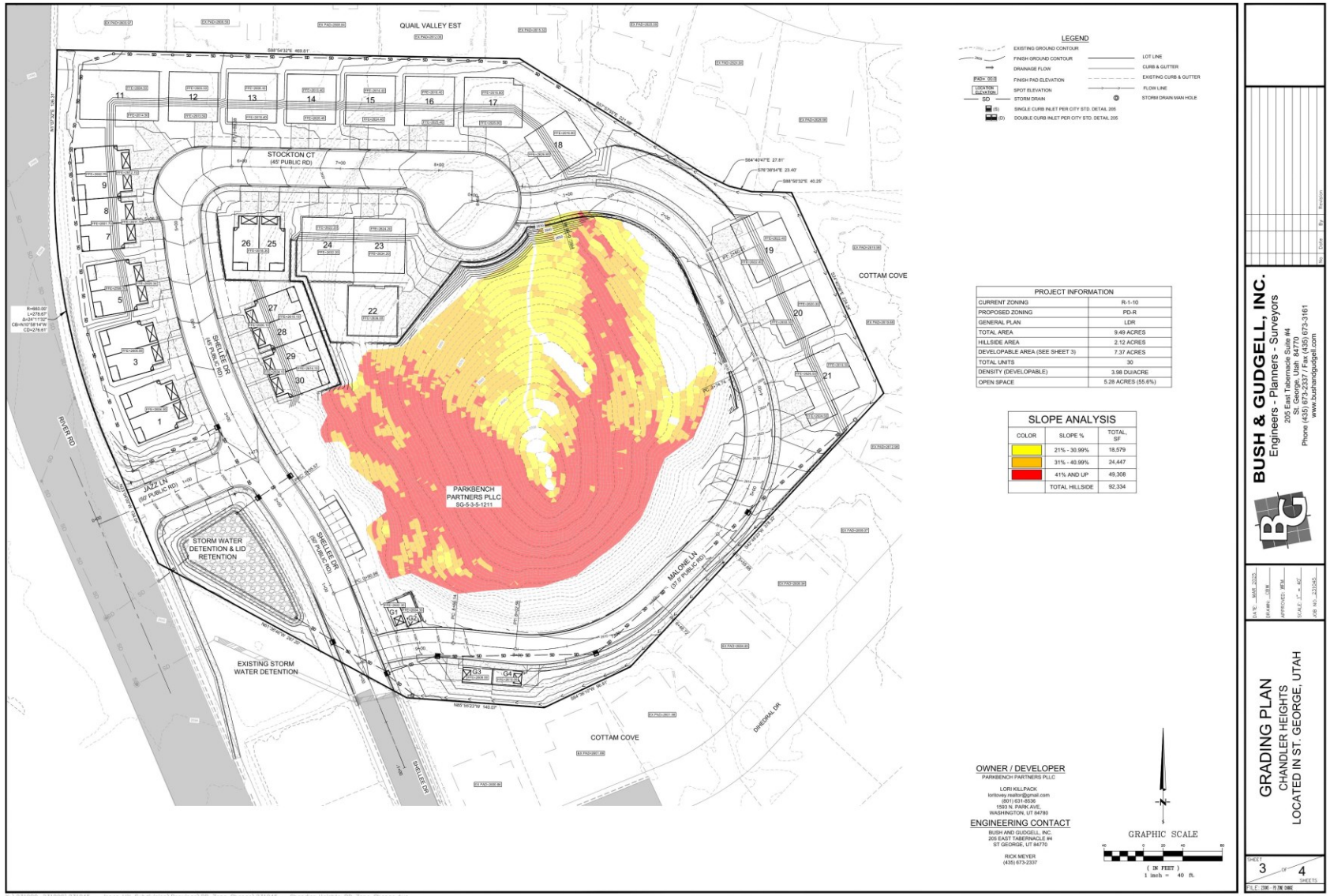
A902

Scale

Proposed Plat



Grading Plan

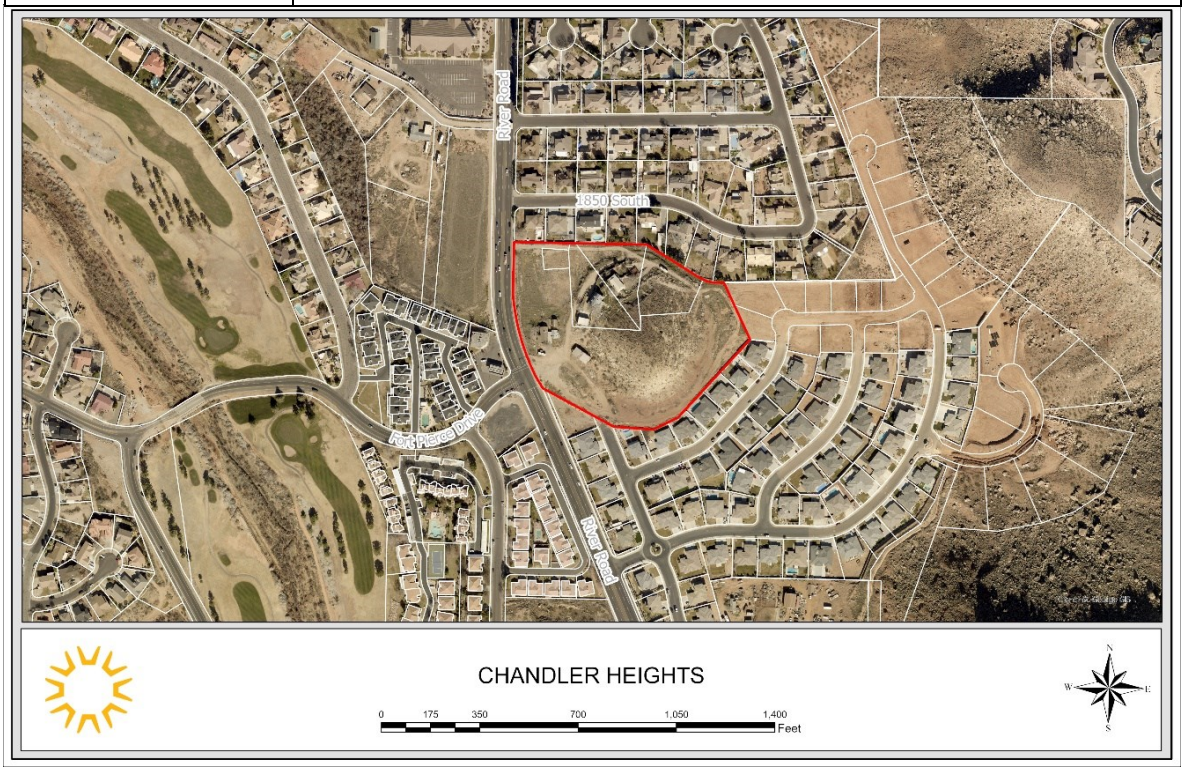


St.George
Community Development

ITEM 2
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 03/11/2025

Chandler Heights Subdivision Preliminary Plat (Case No. 2024-PP-023)		
Request:	This is a request for Preliminary Plat for a 30 unit, single-family, duplex and four-plex townhome subdivision to accompany a zone change and hillside permit on the same property.	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	The property is generally located on the east side of River Road across from Fort Pierce Drive (approximately 1950 South).	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	R-1-10 (Single-family, 10,000 ft² minimum lot size)	
Surrounding Zoning:	North	R-1-10 (Single-family, 10,000 ft² minimum lot size)
	South	R-1-10 (Single-family, 10,000 ft² minimum lot size)
	East	R-1-10 (Single-family, 10,000 ft² minimum lot size)
	West	R-1-10 (Single-family, 10,000 ft² minimum lot size), C-1 (Neighborhood Commercial) & C-3 (General Commercial)
Land Area:	Approximately 9.49 acres	



BACKGROUND:
The subject property is currently zoned R-1-10, which is a single-family zoning designation. 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 the development of single family pad sites, duplex, and four plex townhomes. The following is from the zone change staff report but is pertinent to the review of the preliminary plat:

> Overall, the development, as proposed, consists of 30 units over 9.49 acres. This calculates to an overall density of 3.16 units per acre which is compliant with the LDR (Low Density Residential) designation outlined in the general plan. Further, the property is subject to the requirements of the Hillside Overlay which means that only portions of the property can be counted toward density. (Factoring the hillside requirements, the density is 3.98 units per acre). The hill at the center of the project (sometimes referred to as Jones Hill) is proposed to remain in place with disturbance taking place along the base around the hill. The applicant has designed the development in such a way as to place, for the most part, single family homes adjacent to the existing single-family homes. The Hillside Review Board favored this plan over the initial plan which was to simply remove the entire hill and create lots over the entire property. (*See zone change staff report for more details on density calculations, etc*.).

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. They are showing detached parking structures on the plat and site plan. These will need to be tied to specific units in order to be sold.

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 map amendment associated with this plat is approved. If the zoning map amendment is not approved, this plat will be considered null and void.
3. If the applicant desires to keep the detached parking structures, a note shall be placed on the final plat tying the garage to specific unit numbers.

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 Chandler Heights preliminary plat in order to develop a 30 unit project according to the findings and subject to the conditions 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. 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.

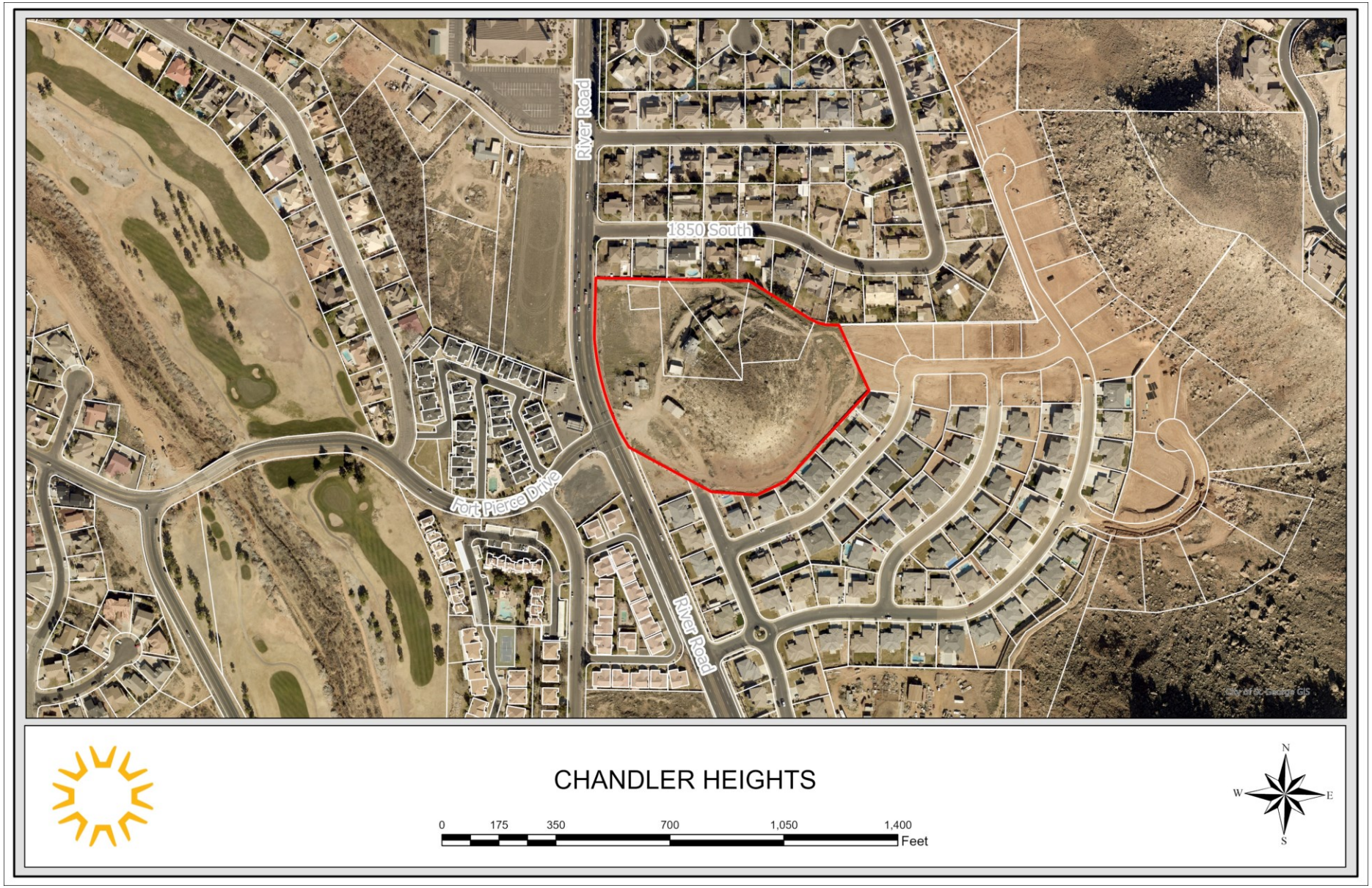
PowerPoint Presentation



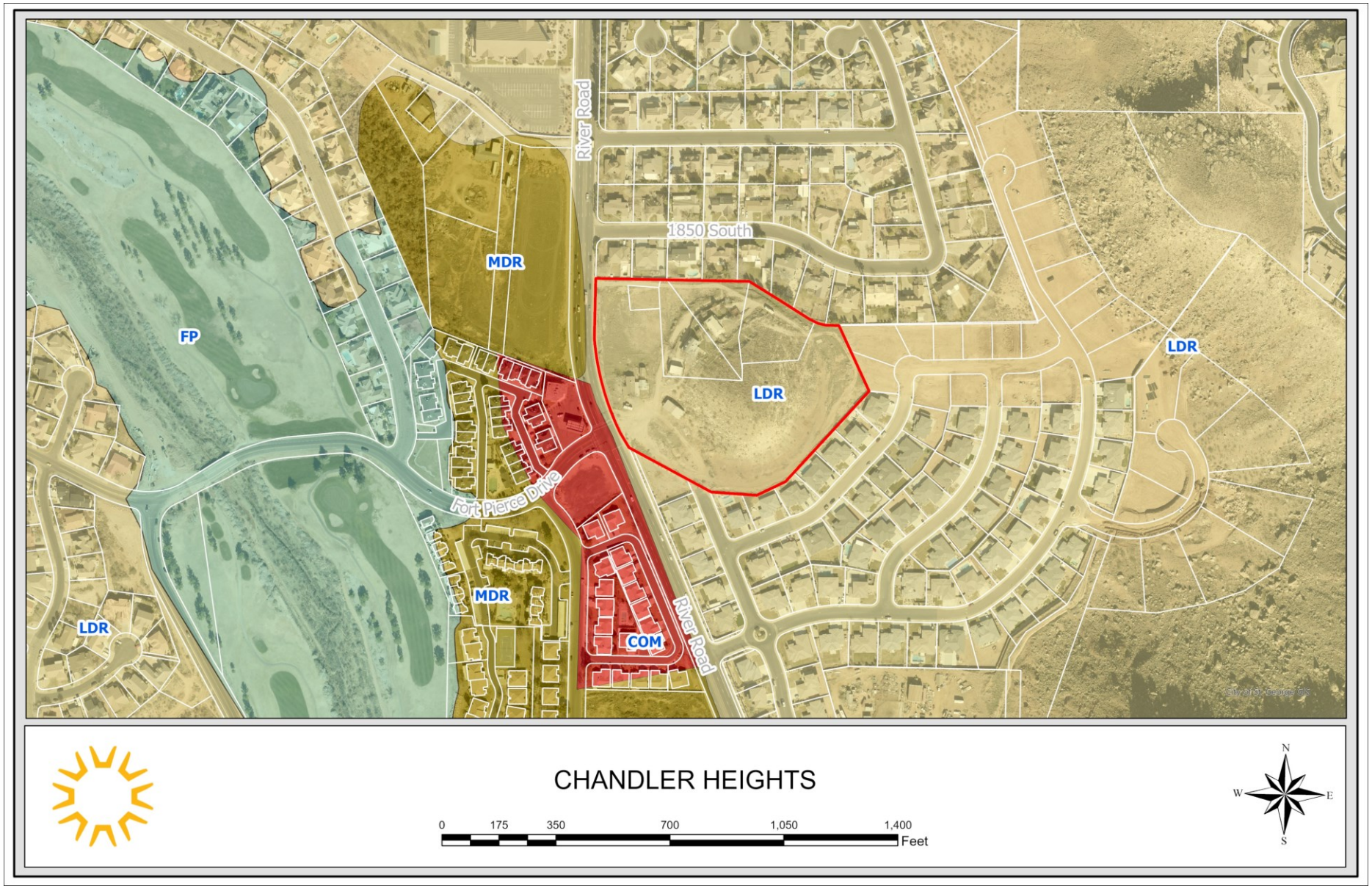
Chandler Heights Zone Change

2024-ZC-008

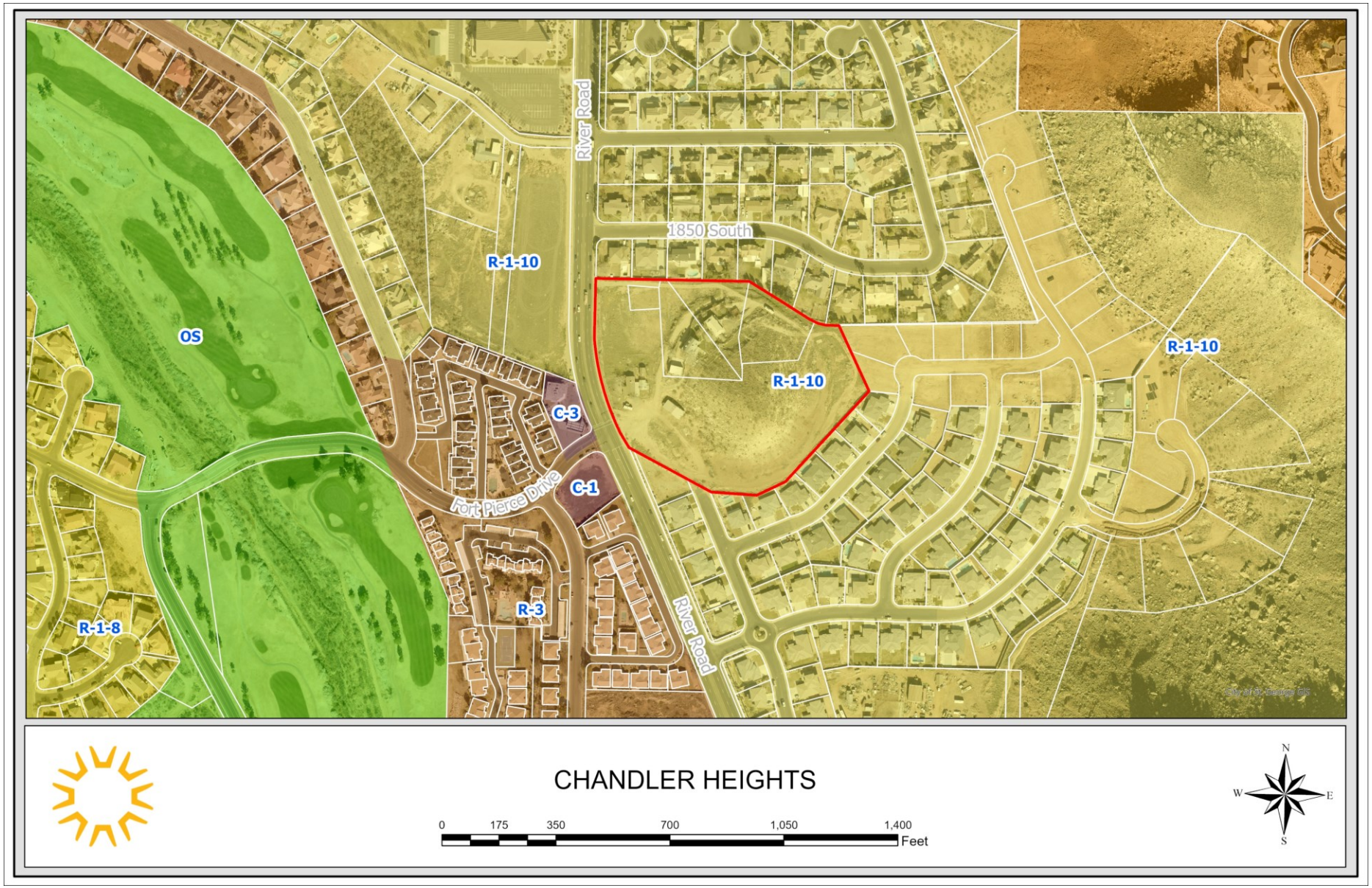
Aerial Map


River Road
1850 South
Fort Pierce Drive
River Road
CHANDLER HEIGHTS
0
175
350
700
1,050
1,400
Feet
N
W
E
S

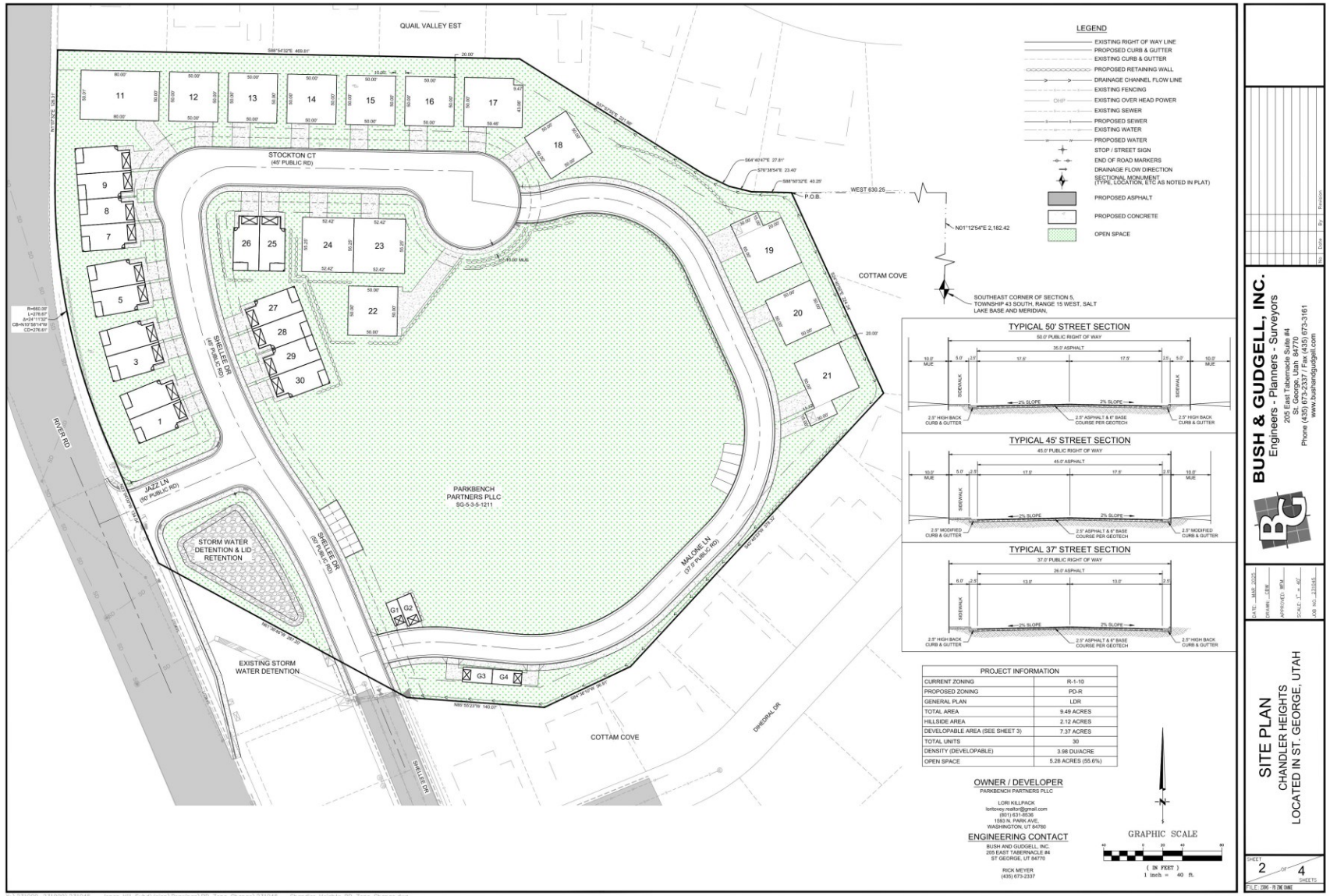
Land Use Map


River Road
1850 South
MDR
FP
LDR
LDR
Fort Pierce Drive
MDR
LDR
COM
River Road
CHANDLER HEIGHTS
0
175
350
700
1,050
1,400
Feet
N
W
E
S

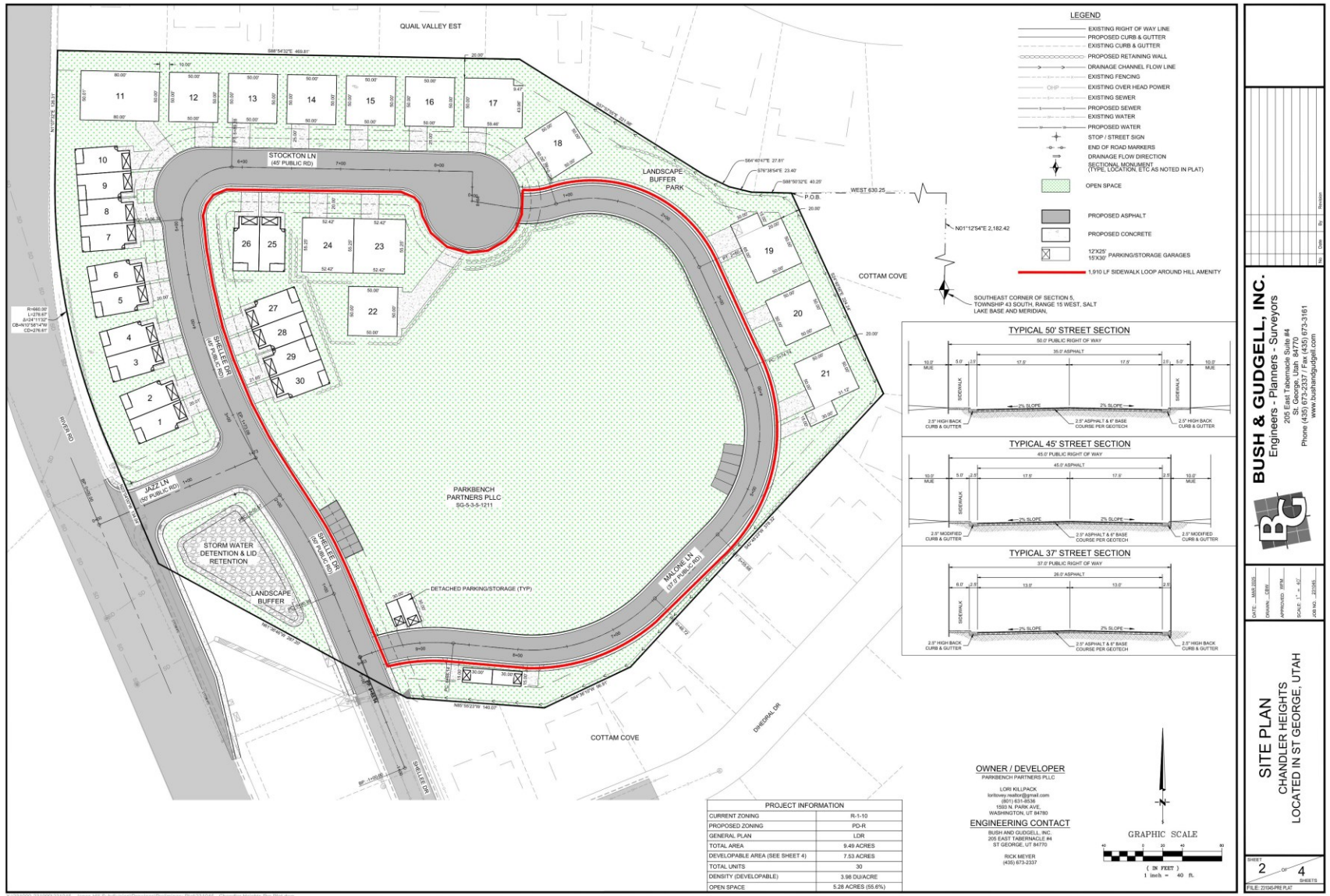
Zoning Map


River Road
1850 South
R-1-10
R-1-10
R-1-10
OS
C-3
C-1
Fort Pierce Drive
R-3
R-1-8
River Road
CHANDLER HEIGHTS
0
175
350
700
1,050
1,400
Feet
N
W
E
S

Proposed Layout



Proposed Plat

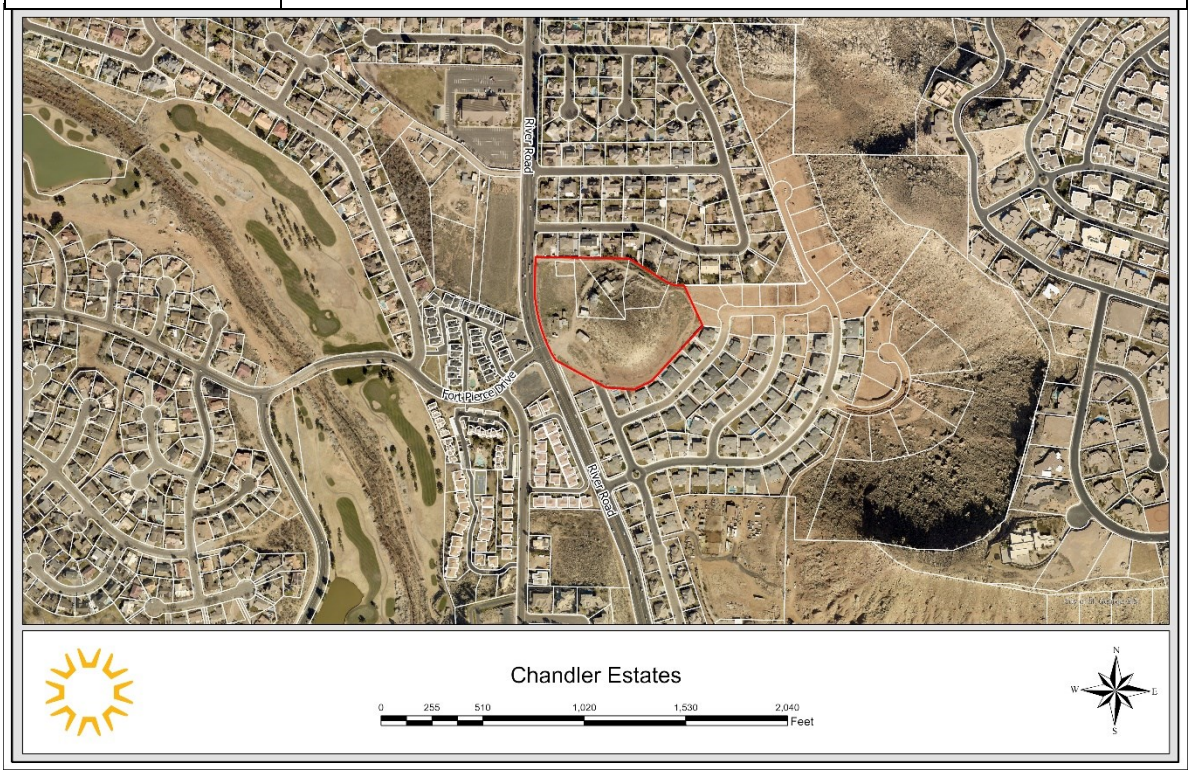


St.George
Community Development

ITEM 3
Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **11/29/2023**
HILLSIDE REVIEW BOARD AGENDA REPORT: **01/24/2024**
HILLSIDE REVIEW BOARD AGENDA REPORT: **08/27/2024**
PLANNING COMMISSION AGENDA REPORT: **03/11/2025**

Chandler Heights Hillside Development Permit (Case No. 2024-HS-012)		
Request:	Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is a required in order to develop the property into single family homes.	
Applicant:	Park Bench Partners, PLLC	
Representative:	Bob Hermandson	
Location:	Approximately 1923 S River Road	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	R-1-10 (Single Family Residential 10,000 sq ft lots)	
Surrounding Zoning:	North	R-1-10 (Single Family Residential 10,000 sq ft lots)
	South	R-1-10 (Single Family Residential 10,000 sq ft lots)
	East	R-1-10 (Single Family Residential 10,000 sq ft lots)
	West	R-1-10 (Single Family Residential 10,000 sq ft lots), C-3 (General Commercial)
Land Area:	9.49 Acres	



BACKGROUND

In 2013, the Hillside Review Board (HRB) examined an application that would allow the removal of the hill that makes up the subject property. The HRB did determine that the hillside itself was not significant and supported its removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community. At the time the hillside permit was initially approved by the City Council, in December 2015, only phase one of Cottom Cove to the east and south of the subject property had been approved and a handful of homes had been constructed. Due to inaction on the part of the applicant, time lapsed, and the approvals of the hillside permit are null and void.

Initially, the applicant applied for a hillside permit requesting to remove the hill as before. After an initial HRB meeting in November of 2023, the applicant decided to revise the concept of the proposed development. In the currently proposed layout, the hill, which was previously proposed to be removed, will stay in place. This current layout depicts the homes (single family, duplex and four-plex) at the base of the hill, fairly secluded from River Road. A zone change to PD-R along with a plat would be required after this hillside step.

The Hillside Review Board held a public meeting in January of 2024. At that meeting the board and recommended approval and commented: "*the access road, whether it terminates into a turnaround or goes all the way through will be dealt with through staff and the City depending on what type of emergency access requirements are me. We reviewed the area, and it has been pretty well disturbed before and that the rock wall slopes be armored and colored the same as the existing slopes."* The reason the project went back before the Hillside Review Board is that there were some changes to the site plan such as lengthening driveways to meet code, shifting of the circumference road to accommodate those adjustments, etc. Because of this, the development (particularly on the north side of the site) has shifted farther into the hillside. Because of this, staff wanted HSRB thoughts on the changes. In August of 2024, the HSRB recommended approval of the hillside permit for the development.

APPLICABLE ORDINANCE(S) *(Selected portions)*

10-13A-1: Density and Disturbance Standards

A. The hillside development overlay zone (HDOZ) limits development densities and provides specific development incentives to transfer underlying zone densities from hillsides (sending areas) to less steep slopes or more safe development areas (receiving areas), within a development.

B. For those portions of a proposed development with natural slopes twenty percent (20%) or less, development density follows the density and development standards in the underlying zone.

C. For those portions of a proposed development with natural slopes from twenty-one percent (21%) to thirty percent (30%), development activity shall not disturb more than thirty percent (30%) of the parcel within this slope category.

D. For those portions of a proposed development with natural slopes from thirty-one percent (31%) to forty percent (40%), development activity shall not disturb more than five percent (5%) of the area within this slope category.

E. A proposed development may not disturb slopes in excess of forty percent (40%).

10-13A-2: Slope and Slope Areas Determined

A. Slope shall be determined for each significant portion of development parcel.

B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one inch equals one hundred feet (1" = 100') scale maximum.

2. *Verification through Field Surveys:* The city engineer, or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.

C. *Determination of Slope Areas:* Using the contour map, natural slopes shall be calculated using points identified as natural slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%), and shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining project density. Small washes or outcrops, which have slopes distinctly different from surrounding property, and are not part of the contiguous topography, may be excluded from the slope determination.

EXHIBITS PROVIDED

1. Exhibit A – Updated drawings
   "Exhibit A" are drawings submitted to the City on August 15, 2024.

2. Exhibit B – Cut/Fill Map
   "Exhibit B" in the packet shows the Cut/Fill Map.

3. Exhibit C – Grading Plan
   "Exhibit C" in the packet is the Grading Plan.

4. Exhibit D – Slope Analysis
   "Exhibit D" in the packet is an analysis of the slope.

5. Exhibit E – November 6, 2023, AGEC Letter
   "Exhibit E" in the packet is a letter provided by AGEC

RECOMMENDATION

Section 10-13A-8(B)(1) of the "Hillside Review Board Powers and Duties" states that the Hillside Review Board can make recommendations to "adopt, modify or reject a proposal" to the Planning Commission (PC).

The Hillside Review Board, at their meeting of August 28, 2024, recommended approval of the application with the following condition:

1. That the rock wall slopes be armored and colored the same as the existing slopes.
2. That the second location more on the northeast side where the garages were going to go, we recommend moving them to the lower sloping land as proposed by Bush and Gudgell in the meeting

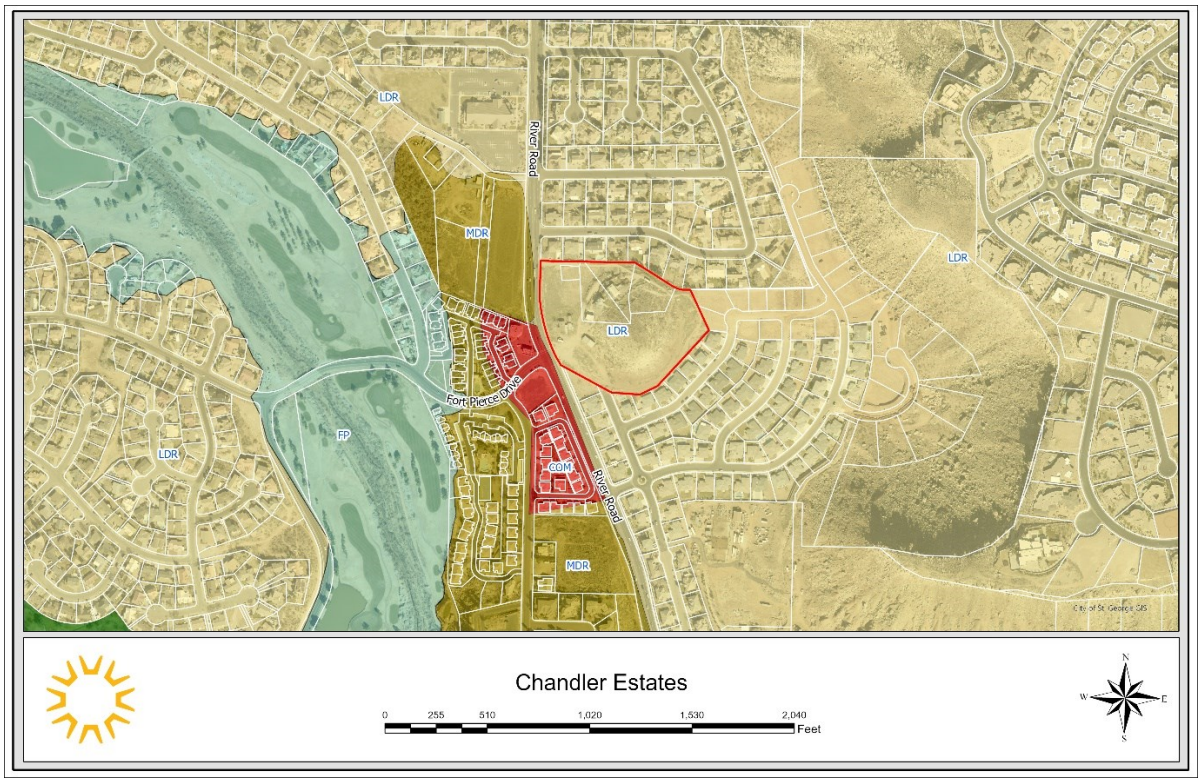
MODEL MOTION

"I move that we approve the Chandler Heights hillside permit, application number 2024-HS-012, based on the findings and subject to the recommendations of the Hillside Review Board as listed in the staff report."

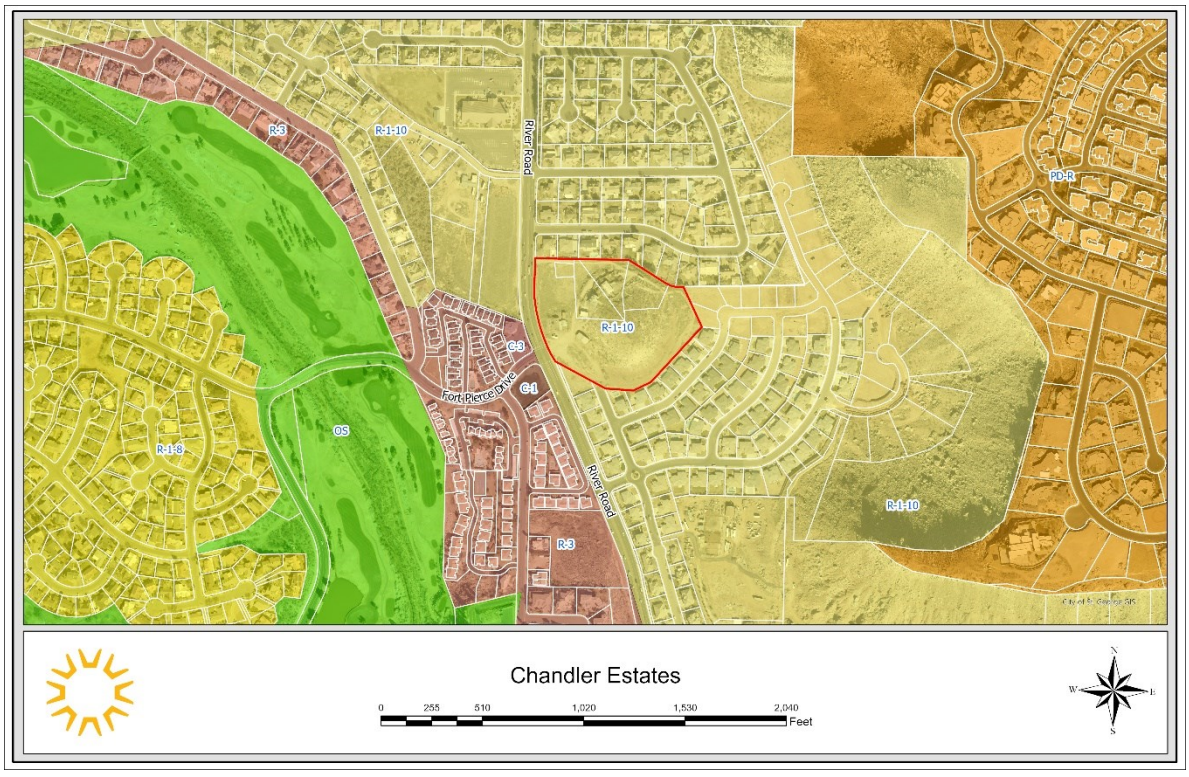
FINDINGS

1. That on the eastern section of the south, in the back, where it's hitting the 40% slopes, we determined those areas to be disturbed on the bottom and the top.
2. That by designing the project as presented, the applicant is able to save the hill in the center.

General Plan – LDR - Low Density Residential



Zoning – R-1-10-(Single Family Residential 10,000 sq ft lots)



HS 2024-HS-012
Chandler Heights

EXHIBIT A

Updated Drawings

QUAIL VALLEY EST

N88°54'32"W 469.81'

PARKBENCH PARTNERS PLLC SG-5-3-5-1210

PARKBENCH PARTNERS PLLC SG-5-3-5-1213

PARKBENCH PARTNERS PLLC SG-5-3-5-1212

PARKBENCH PARTNERS PLLC SG-5-3-5-1214

PARKBENCH PARTNERS PLLC SG-5-3-5-1211

N57°57'55"W 221.98'

N64°40'47"W 27.81'

N76°38'54"W 23.40'

N88°50'32"W 40.25'

COTTAM COVE

N27°40'58"W 234.24'

S10°07'32"W 126.31'

R=660.00'
L=278.67'
Δ=24°11'32"
CB=S10°58'14"E
CD=276.61'

S23°49'00"E 134.04'

RIVER ROAD

S61°36'46"E 287.20'

N42°48'23"E 378.32'

S85°55'23"E 140.07'

N64°36'10"E 96.91'

COTTAM COVE

SHELLEE DR

DIHEDRAL DR

LEGEND

- RIGHT-OF-WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STACKED ROCK RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- 20.00% - 29.99% SLOPE
- 30.00% - 39.99% SLOPE
- 40.00% - 99.99% SLOPE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

OWNER / DEVELOPER

PARKBENCH PARTNERS PLLC

LORI KILLPACK
loritovey.realtor@gmail.com
(801) 631-8536
1593 N. PARK AVE,
WASHINGTON, UT 84780

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER
(435) 673-2337

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, OR
08/15/2024
STATE OF UTAH

No	Date	By	Revision
1	8/15/24	RM	REALIGNMENT OF ALLEY

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: JAN 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 40'
JOB NO: 231045

HILLSIDE MAP

CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

SHEET 1 OF 3 SHEETS

FILE: HILLSIDE

X:\231000-231999\231045 - Jones Hill Subdivision\Drawings\Hillside\231045 - Jones Hill Hillside.dwg

QUAIL VALLEY EST

COTTAM COVE

N88°54'32"W 469.81'

S1°07'42"W 126.31'

STOCKTON DR
(45' PUBLIC RD)

MALONE DR
(34.5' PRIVATE RD)

JAZZ DR
(50' PUBLIC RD)

RIVER ROAD

SHELLEE DR

DIHEDRAL DR

N57°47'52"W 221.98'

N64°40'47"W 27.81'

N76°38'54"W 23.40'

N88°50'32"W 40.25'

N24°40'58"W 294.24'

N42°48'23"E 318.34'

N64°36'10"E 99.91'

S85°55'23"E 140.07'

S81°36'45"E 282.20'

S21°07'00"E 134.04'

R=660.00'
L=278.67'
Δ=24°11'32"
CB=S10°58'14"E
CD=276.61'

PI: 5+48.88

PI: 8+34.14

EP: 8+64.14

EP: 1+72.09

CC: 5+06.37

BP: 0+00.00

BP: 1+00.00

8' WALL

6' WALL

50.00'

LEGEND

- RIGHT-OF-WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STACKED ROCK RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- 20.00% - 29.99% SLOPE
- 30.00% - 39.99% SLOPE
- 40.00% - 99.99% SLOPE
- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- DRAINAGE FLOW
- FINISH PAD ELEVATION
- SPOT ELEVATION
- STORM DRAIN
- (S) SINGLE CURB INLET PER CITY STD. DETAIL 205
- (D) DOUBLE CURB INLET PER CITY STD. DETAIL 205
- LOT LINE
- STORM DRAIN MAN HOLE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

OWNER / DEVELOPER

PARKBENCH PARTNERS PLLC

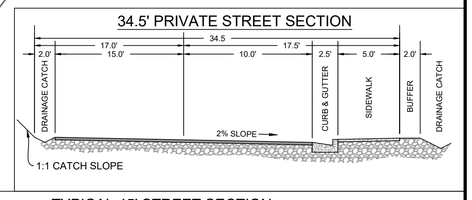
LORI KILLPACK
loritovey.realtor@gmail.com
(801) 631-8536
1593 N. PARK AVE,
WASHINGTON, UT 84780

ENGINEERING CONTACT

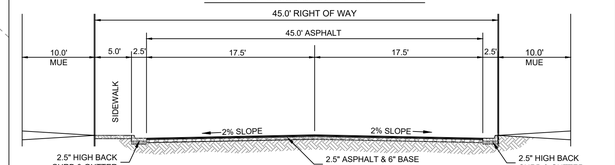
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER
(435) 673-2337

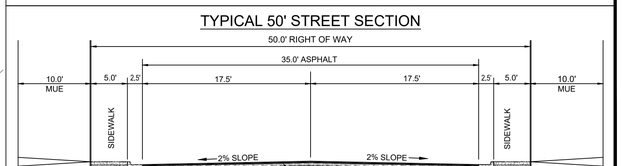
34.5' PRIVATE STREET SECTION



TYPICAL 45' STREET SECTION



TYPICAL 50' STREET SECTION



PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, OR
08/15/2024
STATE OF UTAH

No	Date	By	Revision
1	8/15/24	RM	REALIGNMENT OF ALLEY

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Engineers - Planners - Surveyors
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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: JAN 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 40'
JOB NO.: 231045

GRADING PLAN
CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

SHEET 2 OF 3 SHEETS
FILE: HILLSIDE

X:\231000-231999\231045 - Jones Hill Subdivision\Drawings\Hillside\231045 - Jones Hill Hillside.dwg



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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RICK MEYER
(435) 673-2337

EARTHWORK QUANTITIES

CUT	18,200 CY
FILL	29,160 CY
NET IMPORT	10,960 CY
MAX CUT	24.1 FT
MAX FILL	17.3 FT

PROFESSIONAL ENGINEER
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CUT FILL MAP

CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

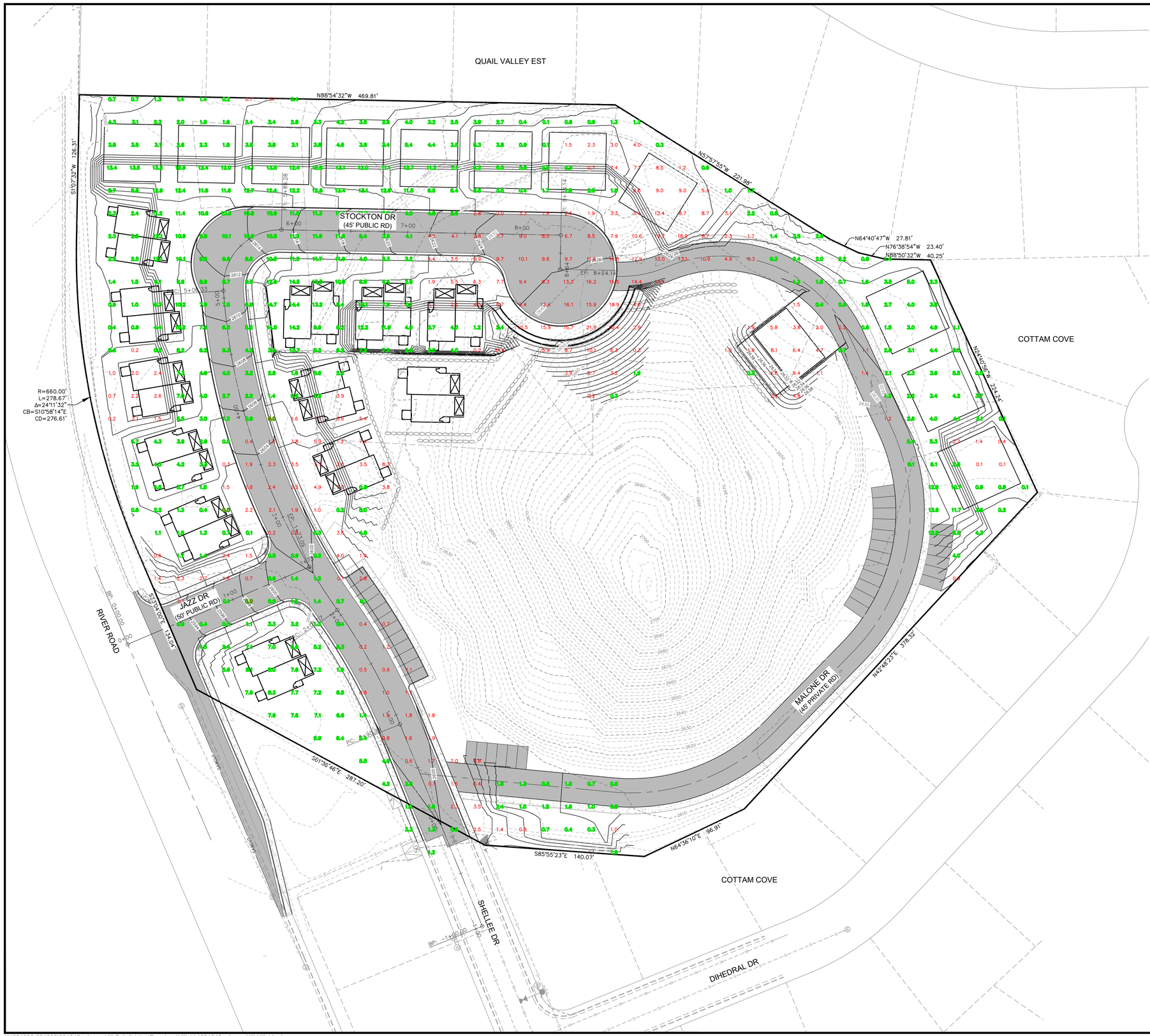
SHEET 3 OF 3 SHEETS

FILE: HILLSIDE

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EXHIBIT B

Previous Cut/Fill Map



EARTHWORK QUANTITIES

CUT	18,125 CY
FILL	32,201 CY
NET IMPORT	14,076 CY
MAX CUT	16.1 FT
MAX FILL	14.4 FT

No.5567007
WILLIAM F. MEYER, OR
01/03/2024

No.	Date	By	Revision

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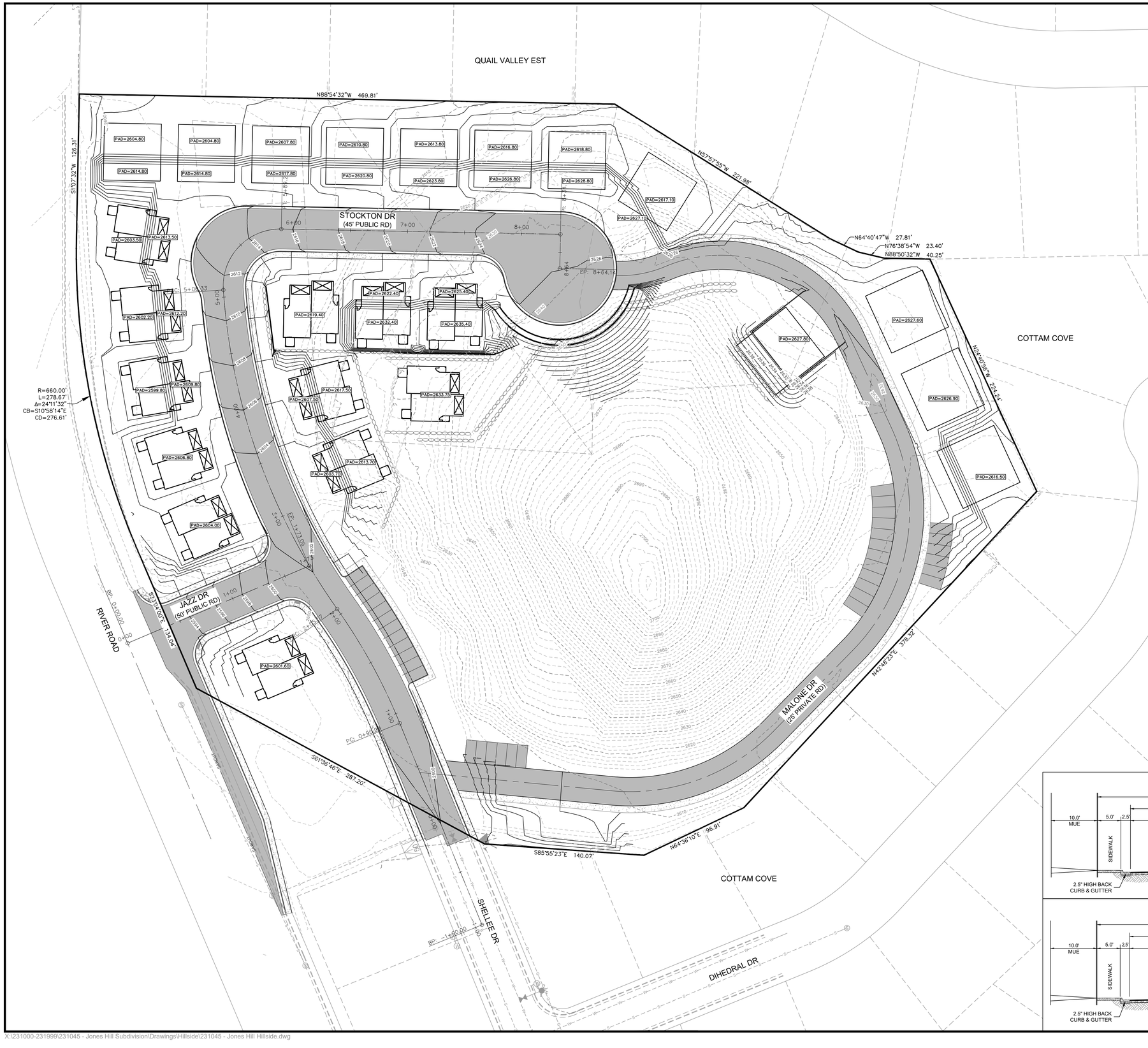
CUT FILL MAP
CHANDLER HEIGHTS
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SHEET 3 OF 3 SHEETS
FILE: HILLSIDE

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EXHIBIT C

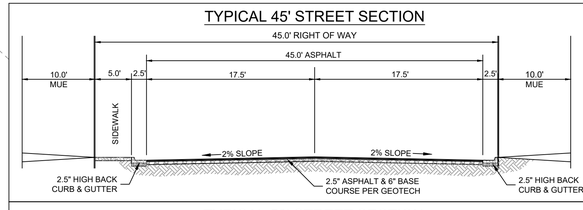
Previous Grading Plan Map



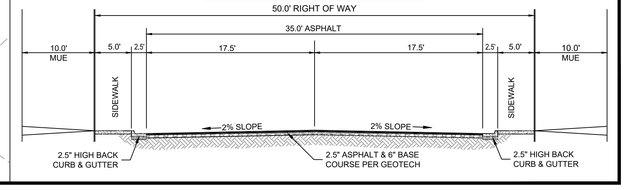
LEGEND

- RIGHT-OF-WAY LINE
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- EXISTING CURB & GUTTER
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- 30.00% - 39.99% SLOPE
- 40.00% - 99.99% SLOPE
- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- DRAINAGE FLOW
- PAD= 00.0 — FINISH PAD ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION
- SD — STORM DRAIN
- (S) — SINGLE CURB INLET PER CITY STD. DETAIL 205
- (D) — DOUBLE CURB INLET PER CITY STD. DETAIL 205
- LOT LINE
- STORM DRAIN MAN HOLE

TYPICAL 45' STREET SECTION



TYPICAL 50' STREET SECTION



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GRADING PLAN
CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

SHEET 2 OF 3 SHEETS
FILE: HILLSIDE

X:\231000-231999\231045 - Jones Hill Subdivision\Drawings\Hillside\231045 - Jones Hill Hillside.dwg

EXHIBIT D

Previous Slope Analysis

QUAIL VALLEY EST

COTTAM COVE

PARKBENCH PARTNERS PLLC SG-5-3-5-1210

PARKBENCH PARTNERS PLLC SG-5-3-5-1213

PARKBENCH PARTNERS PLLC SG-5-3-5-1212

PARKBENCH PARTNERS PLLC SG-5-3-5-1214

PARKBENCH PARTNERS PLLC SG-5-3-5-1211

N88°54'32"W 469.81'

S1°07'32"W 126.31'

R=660.00'
L=278.67'
Δ=24°11'32"
CB=S10°58'14"E
CD=276.61'

N57°57'55"W 221.98'

N64°40'47"W 27.81'

N76°38'54"W 23.40'

N88°50'32"W 40.25'

N24°40'56"W 224.24'

N42°45'23"E 378.32'

N64°36'10"E 95.91'

S85°55'23"E 140.07'

S61°36'46"E 287.20'

S23°04'00"E 134.04'

RIVER ROAD

SHELLEE DR

DIHEDRAL DR

LEGEND

- RIGHT-OF-WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STACKED ROCK RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- 20.00% - 29.99% SLOPE
- 30.00% - 39.99% SLOPE
- 40.00% - 99.99% SLOPE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, OR
01/03/2024
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: JAN 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 40'
JOB NO.: 231045

HILLSIDE MAP

CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

SHEET 1 OF 3 SHEETS

FILE: HILLSIDE

X:\231000-231999\231045 - Jones Hill Subdivision\Drawings\Hillside\231045 - Jones Hill Hillside.dwg

EXHIBIT E

AGEC Letter

AGEC
Applied GeoTech

November 6, 2023

Parkbench Partners, PLLC
193 North Park Ave.
Washington, Utah 84780

Attn: Lori Killpack

Subject: Geologic Review and Hillside Evaluation
East of Intersection of Ft. Pierce Dr. and River Road
St. George, Utah
AGEC Project No. 2232112

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to evaluate the property for the proposed grading and to determine the potential for geologic hazards at the site.

AGEC previously has provided geotechnical consultation with regards to the suitability of the property for use as borrow or aggregate materials. In addition, AGEC has provided consultation previously for the site to a previously planned development. AGEC provided a geotechnical and hillside study for the Cottom Cove development to the south and east of the property. The information from these studies was evaluated in preparation of this report.

SCOPE OF WORK

The references for these studies are listed below:

- Hillside Review, Geologic Hazard Assessment and Geotechnical Study, by AGEC, Project No. 2121027, dated December 14, 2012.
- Material Suitability Report, Jones Hills (same property), AGEC Project No. 2200296, dated February 4, 2020.
- Rock wall Designs and Material Evaluation, AGEC Project No. 2180256, March 6, 2018.

AGEC has also reviewed the proposed grading plan prepared by Bush & Gudgell Engineering, Inc. provided on November 6, 2023.

The geologic conditions at the site were evaluated using the Geologic Map for the St. George Quadrangle Utah Geological Survey (UGS) Map 251, dated 2011, by Hayden and Willis. The geologic hazard map, by Lund etal, dated 2008 was also utilized in our literature review.

SITE CONDITIONS

The site is located east of River Road across from the intersection of Ft. Peirce Drive and River Road. The site consists of a large knoll that is approximately 100 feet in height. The hill peaks with a small knoll at the top. There are existing residences to the east, south and north. The western and northwestern portion of the property is a slope to flat area along River Road where existing debris, farm equiment and small storage sheds exist. There are also several exsting structures on the northwest side of the property. An aerial map of the property is shown below (Figure 1).



Figure 1, site location map

GEOLOGIC CONDITIONS

Based on our review of the literature along with our site visit, the upper approxmately 50 to 70 feet of the knoll consists of sandstone and is underlain by interlayered sitstone and fine grained sandstone. The contact zone between members is dipping down to the northeast. The majority of the hillside will be the yellowish brown sandstone (Upper Sandstone). The geologic mapping is shown below:

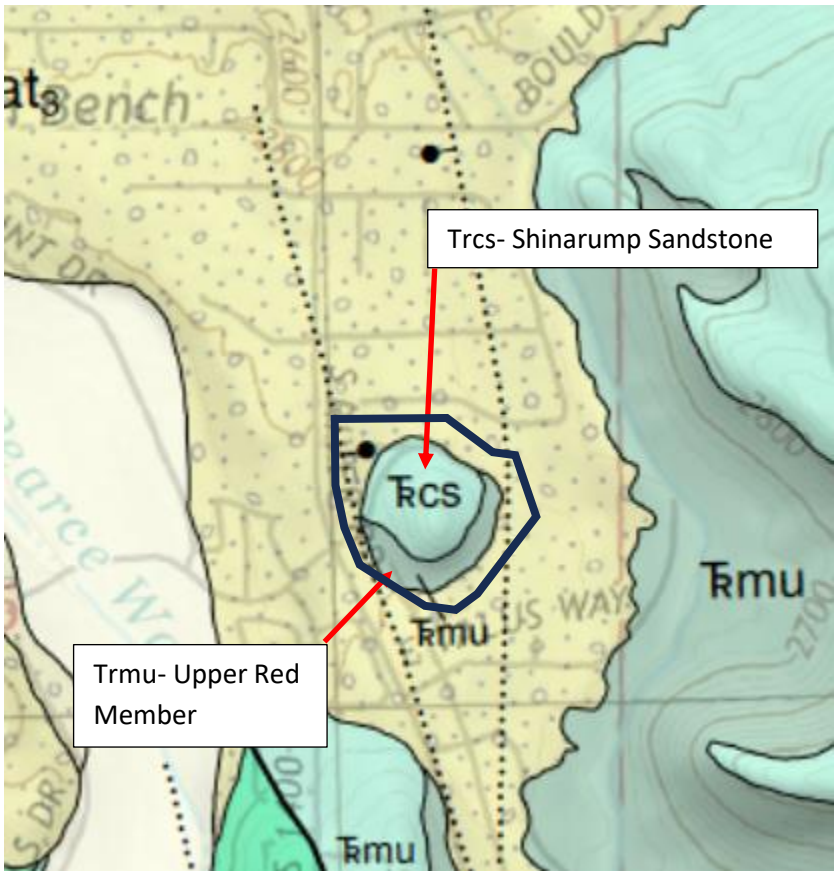


Figure 2, Geologic Map, St. George Quadrangle UGS Map 251, 2011, Hayen and Willis.

Each of the rock material types are described below:

Trcs- Shinarump Sandstone: The upper sandstone is the light brown to yellowish material shown in the photos below and is the Shinarump Member of the Peterified Forest Formation. This material is moderately hard to hard and will require blasting to excavate.

Trmu Upper Red Member: The lower sandstone/siltstone material that is red in color is the Upper Red Member of the Moenkopi Formation. It is moderately hard, but typically can be excavated without blasting. It will require heavy duty excavation equipment to remove. The photo (photo No. 1) below illustrates the two types of materials at the site.

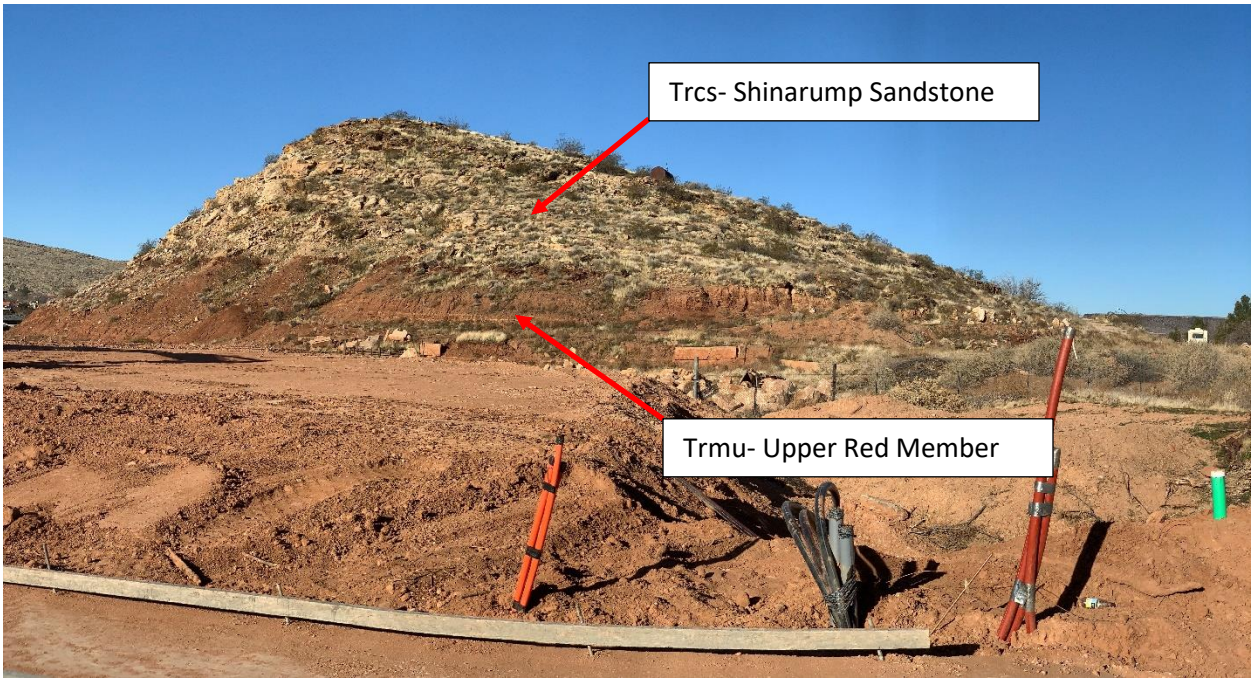


Photo No. 1 – view of Jones Hill looking west to slightly NW.

GEOLOGIC HAZARDS

AGEC has reviewed the potential geologic hazards at the site. The following were identified as a concern:

- Hard Rock – will be excavated/blasted and removed.
- Rock Fall - will be excavated/blasted and removed.
- Earthquake/Fault - The St. George Fault is mapped by Christenson and Dean (1983), Lund and others (2008). Based on the mapping the inferred or concealed location of the fault extends in a north-south direction along both sides of the knoll as shown in the map below, Figure 3. Based on the

mapping, a site specific surface fault rupture study is not recommended unless a critical structure such as a medical facility or school is planned. The planned use of the site being single family residential, it is not required. In addition, our conversations with Utah Geological Survey (UGS) professional geologists, indicate the ST. George Fault is not considered active and is not a restriction in the area of development.

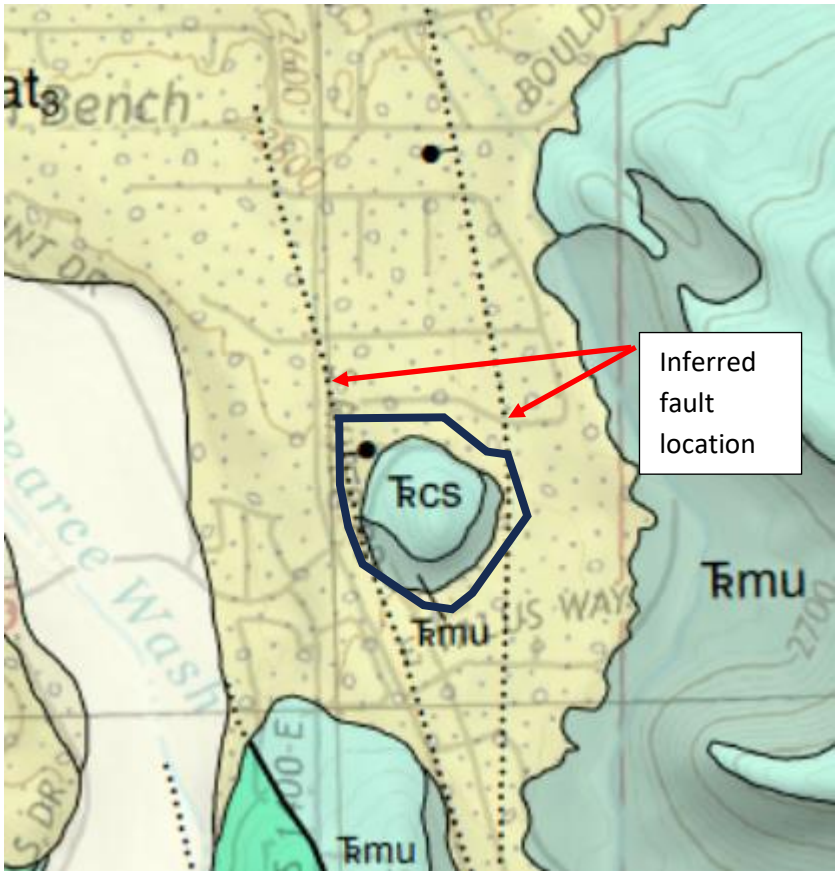


Figure 3, Geologic Map with inferred fault location on both sides of the knoll.

PROPOSED GRADING/DEVELOPMENT

We understand that is it proposed to remove the hill and export as structural fill materials for various projects. The grading will require upwards of a 100 foot cut and a few feet of fill, exporting on the order of 268,000 cubic yards and filling on site approximately 10,000 cubic yards. AGEC has reviewed the grading plan prepared by Bush & Gudgell Engineering, Inc. The plan shows 42 lots will be subdivided as shown on the cut-fill map shown below.



Figure 4, cut-fill map of the proposed grading, showing 42 lots, prepared by B&G.

CONCLUSIONS

The site is suitable for the proposed future residential development. Following removal of the materials and prior to placing fills on the northwest portion of the site, AGEC should verify the conditions exposed at that time.

The site may be used as structural fill materials. Our experience in the area has shown the upper sandstone (Shinarump Sandstone) it is suitable for rock stacking and makes suitable structural fill. It will likely require processing to provide a suitable size for use as fill. Depending on the blasting technique used, the material may need to be screened or crushed. Our experience has also shown that this material meets the requirements for Type I, but is marginal to meet the requirements for Type II (basecourse) for St. George

City requirements. We anticipate increase in volume of 15-20 percent percent depending on the final in-place use of the material.

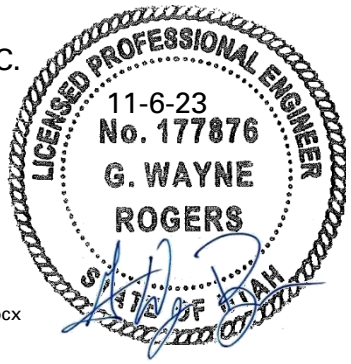
The lower bedrock (Upper Red Member) will also be suitable for use as structural fill. It can be processed to the appropriate size typically with steel tracking or sheeps foot compaction. There are layers within this zone that may be hard and require additional effort to break down to suitable size for a compacted fill material. The material is not suitable for rock stacking material.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the geologic review and our observations of the site conditions and our experience in the area. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have any questions or if we can be of further service, please call.

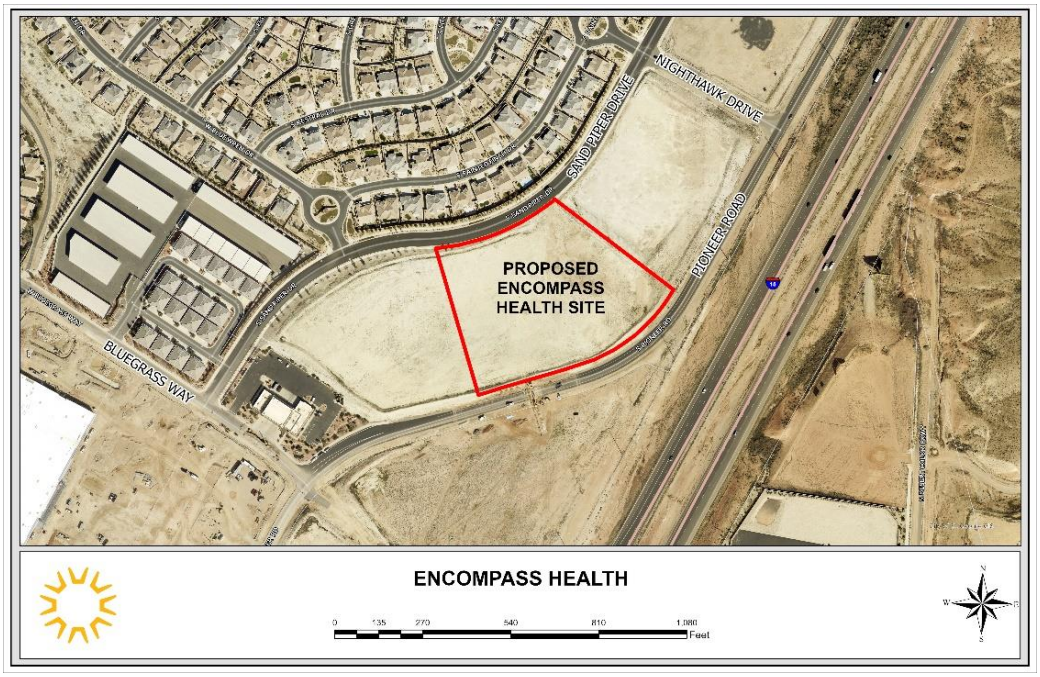
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



G. Wayne Rogers, P.E.
P:\2023 Project Files\2232100\2232112 - GT - Chandler Heights\Hillside Letter-Chandler Heights.docx

PLANNING COMMISSION AGENDA REPORT: **3/11/2025**

Encompass Health Planned Development Amendment (Case No. 2025-PDA-008)		
Request:	To amend the Atkinville Interchange Area Zone Plan Commercial PD-C and request approval for the design and site plan for an inpatient rehabilitation hospital of approximately 60,263 square feet, and add “medical/hospital” as an approved use in the Community Commercial zone.	
Applicant:	Rosenberg Associates	
Representative:	Jason Ward	
Location:	Located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive	
General Plan:	E (Employment)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-R (Planned Development, Residential)
	South	PD-C (Planned Development, Commercial)
	East	PD-C (Planned Development, Commercial)
	West	PD-C (Planned Development, Commercial)
Land Area:	Approximately 5.91 acres	



BACKGROUND:

In 2015, the City Council approved an amendment to the Atkinville Interchange Area Zone Plan (*Atkinville Plan*), changing the subject property's designation to Community Commercial. This proposal seeks to amend the *Atkinville Plan* Commercial PD (Planned Development) to allow for the construction of a 56,095-square-foot inpatient rehabilitation hospital. The first phase would include 50 beds. A future expansion, if pursued, would add 4,168 square feet of building space, 11 additional parking spaces, and increase the facility's capacity to 60 beds. The project site covers approximately 5.91 acres.

Community Commercial uses in the *Atkinville Plan* share the same permitted uses as the C-2 Highway Commercial Zone. However, a rehabilitation hospital is not an approved use in the C-2 zone. Since the project site is within a PD zone, the applicant is requesting "medical/hospital" as an additional permitted use.

The site plan includes two access points on Pioneer Road, with no access on Sand Piper Drive. The traffic flow is designed to encourage vehicles to use Pioneer Road, reducing the amount of traffic on Sand Piper Drive adjacent to the residential areas. The site proposes shared access with the commercial lot to the south but not with the lot to the north due to elevation differences.

The proposed rehabilitation hospital will be a single-story building with a maximum height of 25 feet, though most of the structure will be limited to 17 feet 4 inches. The additional height is in areas that screen rooftop mechanical equipment. The building elevations have been submitted and included in this packet. The design incorporates multiple color and material variations. The *Atkinville Plan* encourages larger buildings to include varied forms and textures to break up massing, as well as architectural details that enhance visual interest.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	Atkinville Plan Section 4.3	The site plan proposes the following setbacks: Pioneer Rd. 121' Sand Piper Dr. 70' Interior 49'	The required setbacks are: Pioneer Rd 25' Sand Piper Dr *25' Interior 0' *20' with a 6' privacy wall
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	The conceptual plans appear to meet the required pedestrian circulation.
Uses	10-8B-1	Medical/Hospital	The applicant proposes to add medical/hospital as a permitted use in the Atkinville plan.
Height and Elevation	4.3	25'	The maximum allowed height is 35'.

Phasing Plan	10-8D-2	Phase 1: 56,095 SF and 50 beds Phase 2: add 4,168 SF increasing capacity to 60 beds	Staff has no concerns with the proposing phasing plan.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 38% of site)	The landscape areas appear to be sufficient. During site plan review, staff will ensure the plans meet the landscape code including the standards in the Atkinville Plan.
Utilities	10-8D-2	Conceptual utility plan provided	Utilities will be evaluated in detail during the site plan review.
Signs	10-8D-2	No Signs are proposed	Signs will be approved through the building permit process.
Lighting	10-8D-2	A photometric plan has been included	The site is required to meet the lighting requirements found in Title 10-14 (outdoor lighting).
Lot Coverage	10-8D-6	Conceptual plan shown (23.7%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle locations are shown on the site plan.	Storage facility is behind the building but could be visible from Sand Piper Dr if a wall is not constructed.
Buffer - Protection of Residential Property	10-8D-6	Conceptual landscape plan shows a minimum 15’ landscape buffer along Sand Piper Dr. Privacy wall not included on project site.	Code requirement to include a minimum of 10’ of landscaping and a 6’ solid masonry wall when adjoining a residential zone.
Parking	10-19-5	Phase 1: 138 stalls Phase 2: 150 stalls	118 are required for phase 1. If phase 2 is built, the required parking would be 138 spaces.
EVCS And Bike Parking	10-19-6	Location of bike parking not shown on plan but notes the requirement of 4 spaces. conduit for electric parking stations are shown.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.

RECOMMENDATION:

The *Atkinville Interchange Area Zone Plan* classifies the land use designation as Community Commercial. This designation is described to "…allow good visibility for businesses from Interstate 15, as well as convenient access to the local residences." It also states that it "…is envisioned to provide retail and commercial services for local residents (as compared to visitor and convenience oriented businesses to be located east of I-15)." (refer to *Atkinville Interchange Area Zone Plan*, pg 12)

The Atkinville Plan does not include hospitals as a permitted use in Community Commercial. However, staff believes the proposed inpatient rehabilitation hospital meets the intent of the *Atkinville Plan* by proposing a use that would provide a desireable commercial service to the local residents. The project site is in close proximity to local residents, thus providing convenient access, and is designed to be compatible with the adjacent residential uses by proposing a single-story building that is setback approximately 175 feet from the nearest home.

Staff recommends approval of this Planned Development Amendment with the following conditions:

1. The project shall meet all requirements found in Title 10 of the Zoning Regulations or the Atkinville Interchange Zone Plan as applicable, including a six (6) foot tall solid masonry wall built along Sand Piper Drive, behind the 15' landscape area.
2. The use *"medical/hospital*" shall be added to the Atkinville Plan approved use list as a permitted use.
3. Trash pickup shall only be allowed between 8:00 AM and 6:00 PM.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. The proposed amendment to the *Atkinville Interchange Area Zone Plan* meets the requirements of the planned development amendment as found in Title 10-8D, with conditions as listed in the staff report.
2. There will be adequate parking on site to facilitate the development.
3. That approval of the PD amendment is in the best interest of the health, safety and general welfare of the city of St George.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Encompass Health, as presented, case no. 2025-PDA-008, based on the findings and subject to the conditions listed in the staff report."

Exhibit A
Applicants Narrative

ENCOMPASS HEALTH REHABILITATION HOSPITAL

A PD Commercial Subdivision on the North side of Pioneer Road in St. George, Utah

1.0 INTRODUCTION

1.1 Application for Zone Change

Encompass Health is proposing to amend the existing PD commercial zone for 5.91 acres located North of Pioneer Road and South of Sand Piper Drive to allow Medical/Hospital use. In its first phase of development, Encompass Health intends to construct a 50 bed, approximately 56,000 square-foot inpatient rehabilitation hospital. A second phase of development, if pursued is anticipated to increase the project to a 60 bed, approximately 60,000 square-foot footprint. The project will be known as The Encompass Health Subdivision.

Encompass Health is the largest owner and operator of inpatient rehabilitation hospitals in the United States. With a national footprint that includes more than 160 hospitals in 37 states and Puerto Rico, the Company provides high-quality, compassionate rehabilitative care for patients recovering from a major injury or illness, using advanced technology and innovative treatments to maximize recovery. Encompass Health is ranked as one of Fortune's World's Most Admired Companies and Modern Healthcare's Best Places to Work in Healthcare.

1.2 Background

Integra Investment Group received commercial planned development approval from the St. George City Council on March 14, 2015, for this and other property owned by Integra Investment Group between Pioneer Road and Sand Piper Drive. The current zoning on the parcel under consideration allows for multiple commercial uses, but does not include Medical/Hospital as an allowed use.

1.3 Contents of Written Text

This written text will address the requirements of Section 10-10-2 of the City of St. George Zoning Ordinance, in the order outlined therein.

2.0 USE OF LAND

2.1 Land Use Breakdown

The proposed land use breakdown for the project land area, building pad area, parking spaces, and landscape area proposed for the subdivision is listed in Table 1. Refer to Zone Change Site Plan for illustration.

TABLE 1 – Proposed Land Use Breakdown

Location	Land Area (acres)	Building Pad Area (sq ft)	Parking Spaces (each)	Landscape (%)
Encompass Health	5.91	60,263	150	37.0

2.2 Proposed Commercial Use

Encompass Health desires to modify the planned development commercial zone to allow Medical/Hospital use on a 5.91 acre parcel. This amendment is necessary for Encompass Health's intended use as an inpatient rehabilitation hospital.

3.0 BUILDING HEIGHT AND ELEVATIONS

3.1 Proposed Building Features

Illustrated building features for the Encompass Health Rehabilitation Hospital have been prepared by Perkins and Will Architecture and are included in the application package to show building height, layout, dimensions, etc.

3.2 Architectural Renderings and Materials Samples

Perkins and Will Architecture has prepared colored building elevation exhibits for the proposed structure. The proposed contemporary-style building colors are complimentary light greys, and light earth-tone wood, glass, and metallic finishes, with contrasting red sandstone accent walls. Materials samples have been included on the application sample board. The roof lines are flat but broken up at various heights to add interest to the overall building design.

4.0 PROJECT DENSITY

The calculated project land area and building area is listed in Table 2. Refer to the Zone Change Site Plan for illustration.

TABLE 2 – Project Density

Location	Land Area (acres)	Maximum Building Footprint	
		(sq ft)	(%)
Encompass Health	5.91	60,263	23.4%
Project Totals	**5.91**	**60,263**	**23.4%**

5.0 SCHOOLS, CHURCHES AND OPEN SPACES

No areas are currently being reserved in the proposed project limits for use as a school, church, or open space.

6.0 PHASING PLAN

The project will be developed in a single phase, with a single preliminary plat being submitted concurrently with the PD Commercial zone change and one final plat being recorded upon approval. Nevertheless, the improvements will be constructed in two phases, with the second-phase additional improvements anticipated to be added approximately 3-5 years in the future, if needed. The site plan drawings show the initial improvements as well as the proposed conceptual second phase. To avoid need for a future site plan amendment or plat at the time of expansion, Encompass Health seeks conceptual approval of the second phase at this time, in accordance with the depiction of the second phase on the site plan drawings. Encompass Health will seek any additional needed approvals of the second phase at the time of expansion.

7.0 TOPOGRAPHY

The parcel was previously pad graded with a general slope to the south bounded by a berm located along the Pioneer Road frontage.

8.0 LANDSCAPE PLAN

The preliminary Landscape Plan has been submitted with Zone Change Site Plan and denotes areas designated for improved landscaping. Landscaping will be comprised mainly of low water-use plants and trees. Tree species planted along the public street right-of-way will match varieties approved in the City of St. George Street Tree Ordinance.

A detailed site landscape plan denoting plant layout, materials, sizes and details, as well as irrigation layout and details, will be submitted with the construction plans as the building site is developed.

9.0 AREA RESERVED FOR LANDSCAPING

Table 1 in Section 2.1 denotes the percentage of landscaping for the proposed site. This includes the 15-foot average along the frontages and public roadways.

10.0 UTILITIES

Utilities for the subject property are available on or near the site. All new utilities will be underground.

11.0 REFUSE STORAGE AREAS

All refuse storage areas will be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties. Approximate locations for refuse are shown on the Zone Change Site Plan.

12.0 LIGHTING PLAN

Typical site lighting styles are as shown on the included detailed site lighting and photometric plan. Building lighting will also be utilized with design complimentary to the site fixtures.

All proposed light fixtures shall contain a night sky cut-off to minimize glare. All site lighting shall be spaced to illuminate less than one foot-candle at property perimeters to protect the view of neighboring property owners.

13.0 ACCESS AND TURNING SPACE

13.1 Site Access

Access to the site will be from Pioneer Road in the approximate locations shown on the Zone Change Site Plan. Access is not proposed or anticipated on Sand Piper Drive as part of this submittal.

13.2 Interior Site Access

The site layout as proposed by the included Site Plan has provided for safe and convenient turning space for cars, utility vehicles, refuse collection vehicles, firefighting equipment, etc. Parking areas have been configured to maximize more than one point of access, and to minimize 'dead-end' situations.

14.0 SIGNAGE

We anticipate that monument signage will be utilized at select locations within the project and viewable from Pioneer Road in accordance with Section 9-13 of the City of St. George Signs and Displays Ordinance. No specific sign approvals or variances to the code are being proposed with this submittal.

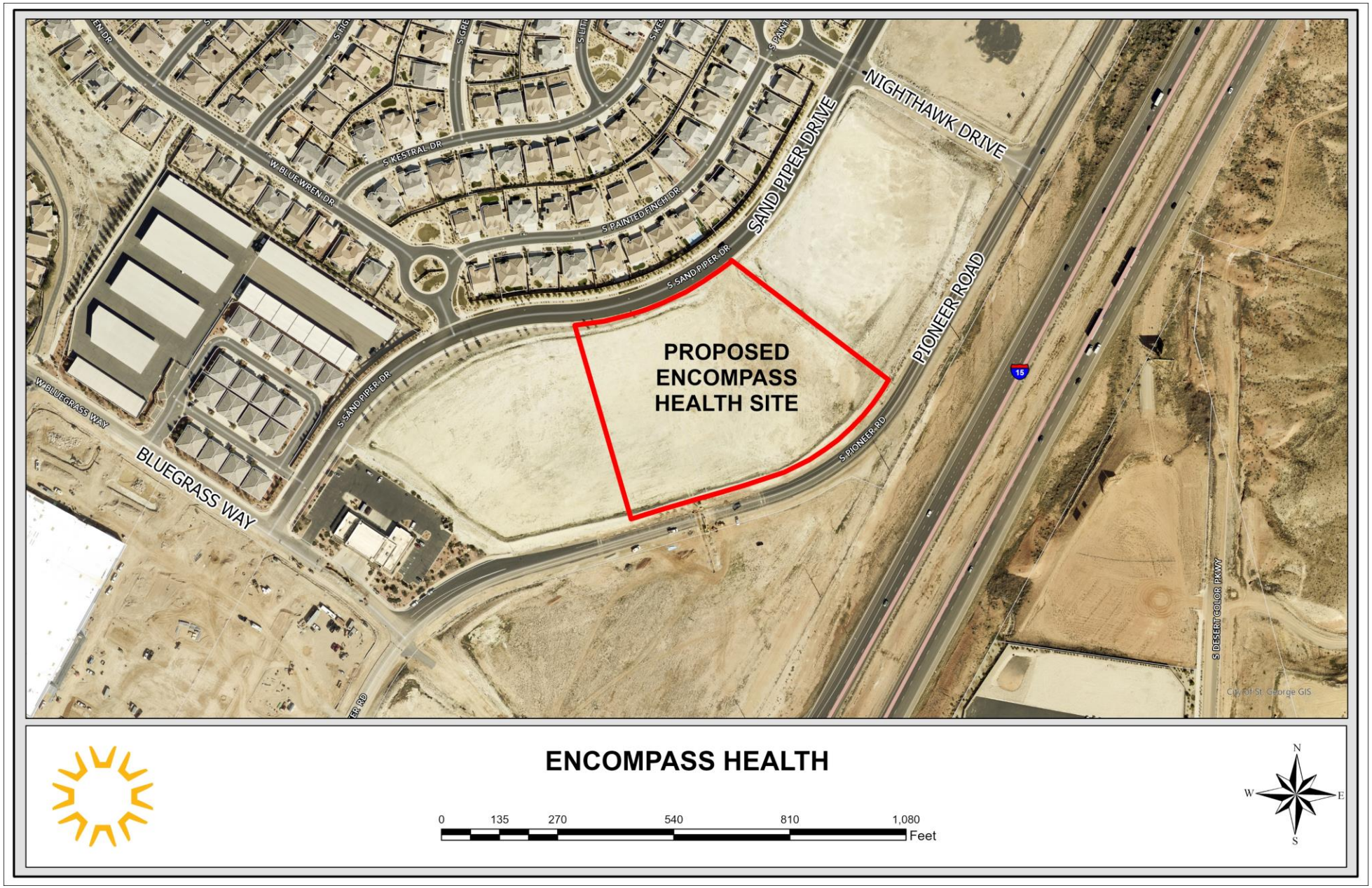
Exhibit B
PowerPoint Presentation



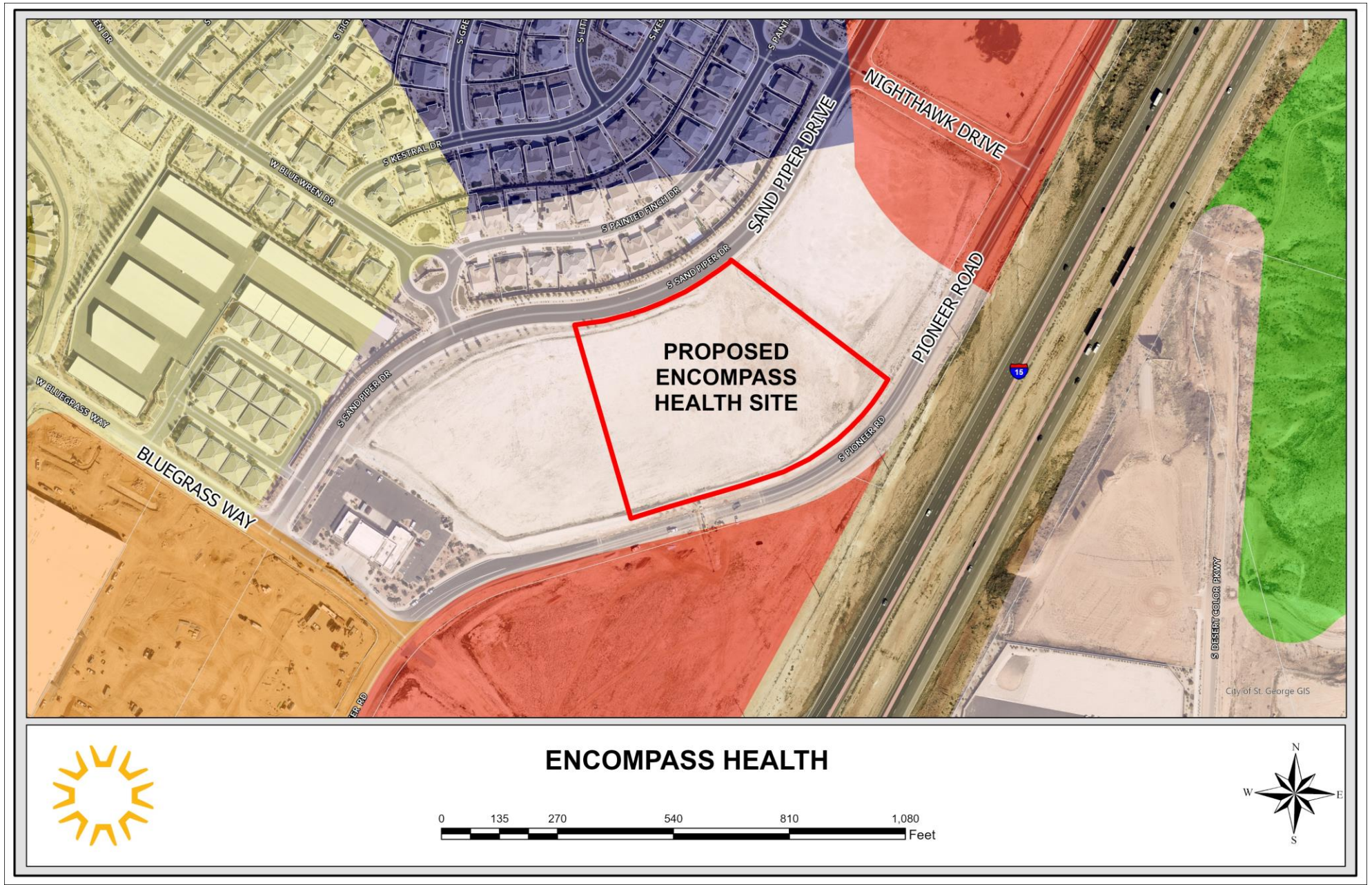
Encompass Health

Planned Development Amendment
2025-PDA-008

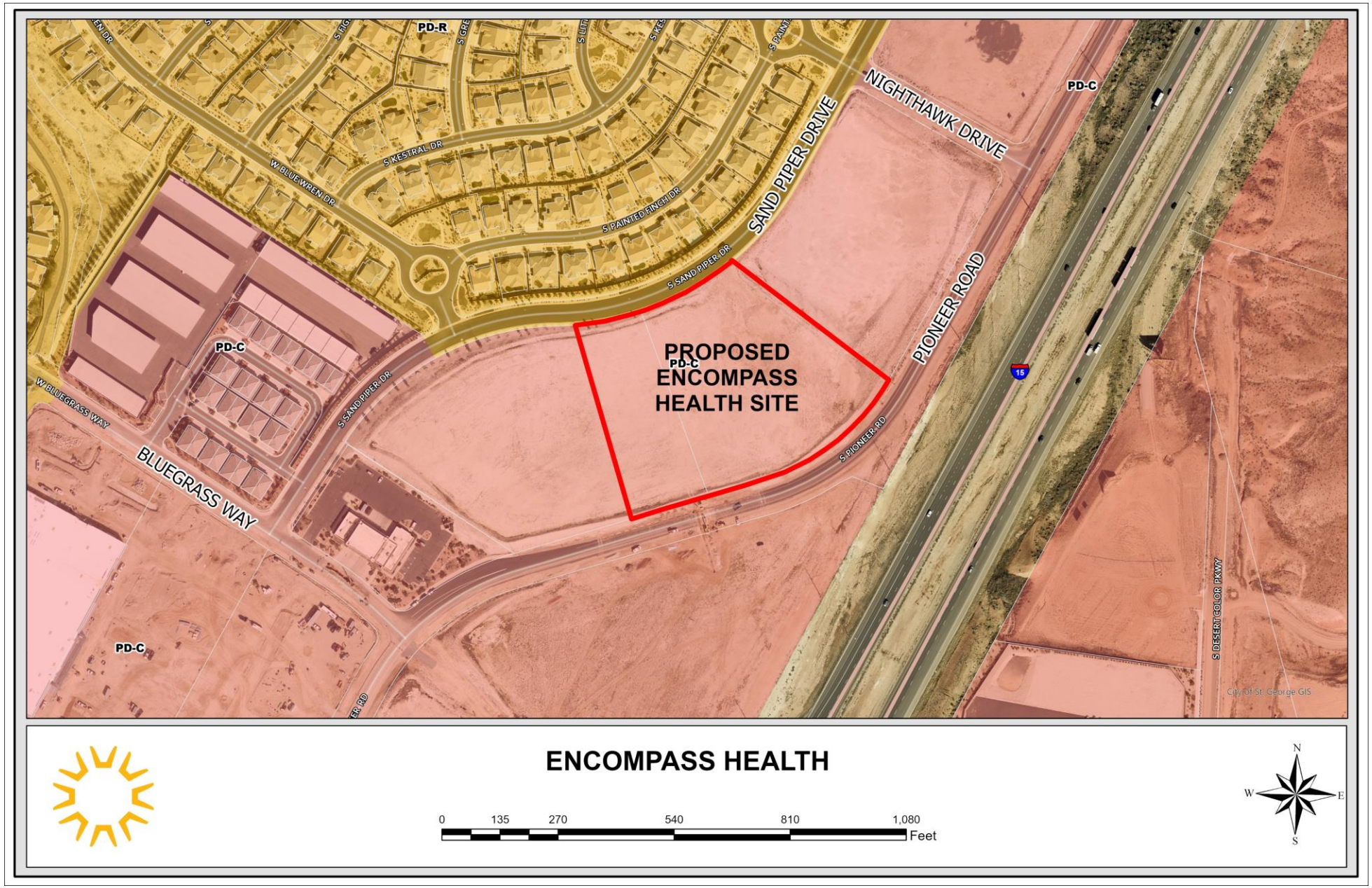
Aerial Map


PROPOSED
ENCOMPASS
HEALTH SITE
SAND PIPER DRIVE
NIGHTHAWK DRIVE
PIONEER ROAD
BLUEGRASS WAY
W BLUEBIRD DR
S KESTRAL DR
S PAINTED FINCH DR
S SAND PIPER DR
S PIONEER RD
S DESERT COLOR PKWY
15
City of St. George GIS
ENCOMPASS HEALTH
0 135 270 540 810 1,080
Feet
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Land Use Map

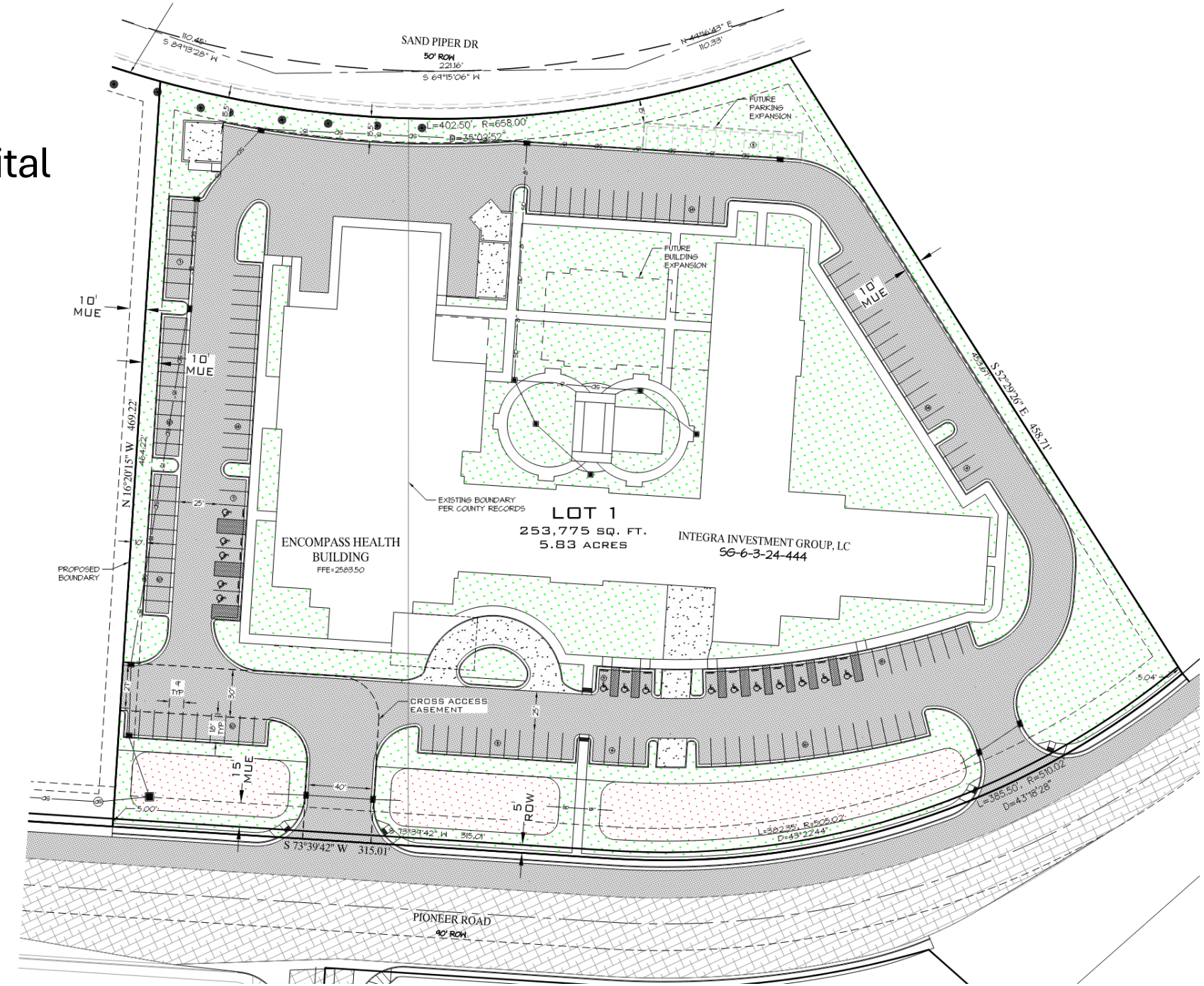

NIGHTHAWK DRIVE
SAND PIPER DRIVE
PIONEER ROAD
S KESTRAL DR
W BLUE WREN DR
S PAINTED FINCH DR
S SAND PIPER DR
W BLUEGRASS WAY
BLUEGRASS WAY
S PIONEER RD
S DESERT COLOR PKWY
PROPOSED ENCOMPASS HEALTH SITE
City of St. George GIS
ENCOMPASS HEALTH
0 135 270 540 810 1,080
Feet
N
W
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S

Zoning Map


PD-R
PD-C
PROPOSED
ENCOMPASS
HEALTH SITE
NIGHTHAWK DRIVE
SAND PIPER DRIVE
PIONEER ROAD
S KESTRAL DR
W BLUE WREN DR
S PAINTED FINCH DR
S SAND PIPER DR
W BLUEGRASS WAY
BLUEGRASS WAY
S PIONEER RD
S DESERT COLOR PKWY
15
City of St. George GIS
ENCOMPASS HEALTH
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Feet
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Site Plan

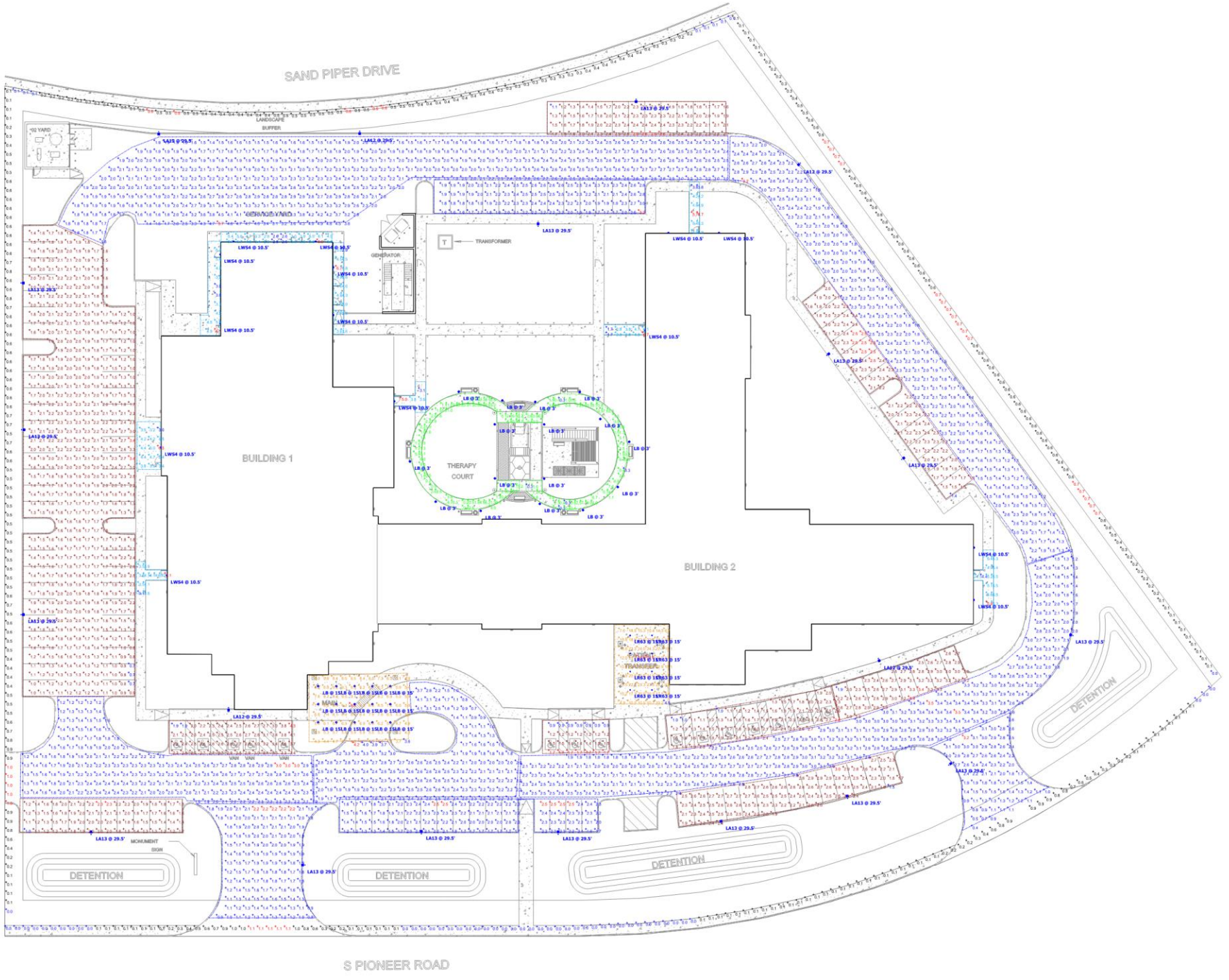
Inpatient Rehabilitation Hospital



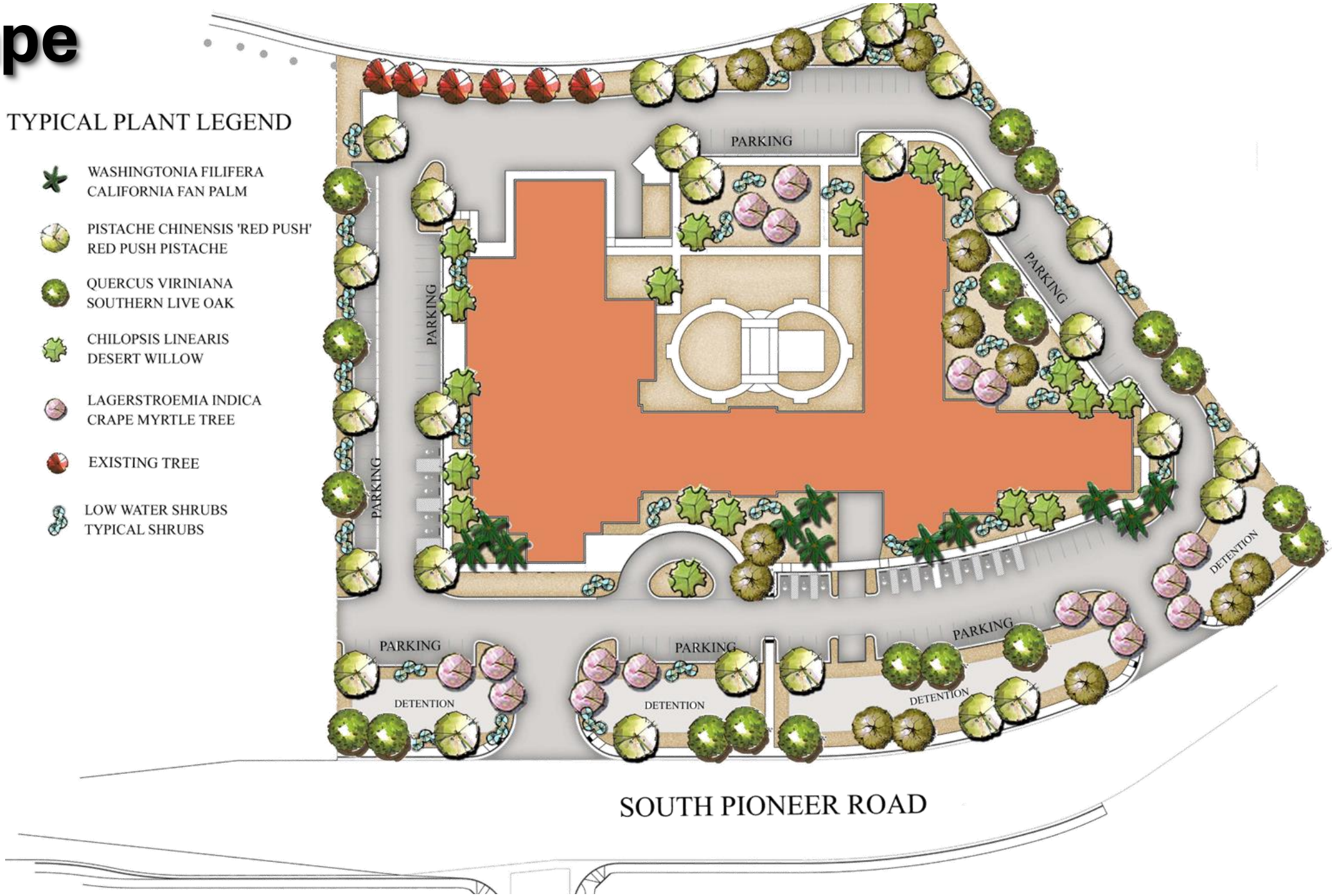
Photometric Plan

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	LA12		5	Lithonia Lighting	DSX1 LED P4 40K 80CRI T3M HS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium Houseside Shield	1	12617	1	123.9373	
	LA13		15	Lithonia Lighting	DSX1 LED P4 40K 80CRI T3M HS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium Houseside Shield	1	12751	1	123.9373	
	LA14		0	Lithonia Lighting	DSX1 LED P4 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	12843	1	123.9373	
	LB		31	Lithonia Lighting	DSXB LED 12C 530 40K ASY	D-SERIES BOLLARD WITH 12 4000K LEDS OPERATED AT 530mA AND ASYMMETRIC DISTRIBUTION	1	1847	1	22	
	LWS 4		14	Lithonia Lighting	DSXW1 LED 20C 530 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA	1	4366	1	34.9	
	LR63		8	Lithonia Lighting	LDN6 35/30 L06AR LSS	6IN LDN, 3500K, 3000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	2982	1	34.75	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Canopy - Main Enty	+	6.8 fc	9.4 fc	3.6 fc	2.6:1	1.9:1
Canopy - Patient Transfer	+	16.6 fc	24.8 fc	4.5 fc	5.5:1	3.7:1
Driveway - East	+	2.0 fc	3.2 fc	1.1 fc	2.9:1	1.8:1
Driveway - Main Canopy	+	2.2 fc	4.2 fc	0.7 fc	6.0:1	3.1:1
Driveway - North (Service Yard)	+	2.3 fc	5.7 fc	1.4 fc	4.1:1	1.6:1
Driveway - South	+	2.6 fc	3.5 fc	1.2 fc	2.9:1	2.2:1
Driveway - South (Main Entrance)	+	1.7 fc	2.2 fc	0.8 fc	2.8:1	2.1:1
Driveway - Southeast (Entrance)	+	2.0 fc	3.2 fc	0.4 fc	8.0:1	5.0:1
Driveway - West	+	2.1 fc	3.0 fc	1.2 fc	2.5:1	1.8:1
Egress Path - Corridor West	+	4.1 fc	6.1 fc	3.1 fc	2.0:1	1.3:1
Egress Path - Dining Door	+	4.3 fc	6.5 fc	3.0 fc	2.2:1	1.4:1
Egress Path - East Patient Wing Door	+	5.2 fc	5.8 fc	4.4 fc	1.3:1	1.2:1
Egress Path - Electrical Room Doors	+	4.9 fc	6.7 fc	2.9 fc	2.3:1	1.7:1
Egress Path - North Patient Wing Door	+	3.9 fc	6.7 fc	1.7 fc	3.9:1	2.3:1
Egress Path - North Patient Wing Door	+	4.8 fc	5.7 fc	3.8 fc	1.5:1	1.3:1
Egress Path - Therapy Gym	+	3.8 fc	5.0 fc	3.1 fc	1.6:1	1.2:1
Parking - East (14 spaces)	+	2.1 fc	2.5 fc	1.4 fc	1.8:1	1.5:1
Parking - North (11 spaces)	+	2.0 fc	2.6 fc	1.1 fc	2.4:1	1.8:1
Parking - North (13 spaces)	+	2.2 fc	3.2 fc	1.6 fc	2.0:1	1.4:1
Parking - South (3 Handicap)	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
Parking - South (14 spaces)	+	2.0 fc	2.5 fc	1.2 fc	2.1:1	1.7:1
Parking - Southeast (7 Handicap)	+	1.8 fc	2.8 fc	1.0 fc	2.8:1	1.8:1
Parking - Southeast (8 spaces)	+	2.8 fc	3.4 fc	1.9 fc	1.8:1	1.5:1
Parking - Southeast (14 spaces)	+	2.4 fc	3.0 fc	1.5 fc	2.0:1	1.6:1
Parking - Southwest (5 Handicap)	+	2.8 fc	4.3 fc	1.9 fc	2.3:1	1.5:1
Parking - Southwest (10 spaces)	+	1.7 fc	2.3 fc	1.0 fc	2.3:1	1.7:1
Parking - West (50 spaces)	+	1.8 fc	3.4 fc	0.7 fc	4.9:1	2.6:1
Property Line - East	+	0.5 fc	0.7 fc	0.0 fc	N/A	N/A
Property Line - North	+	0.4 fc	0.6 fc	0.1 fc	6.0:1	4.0:1
Property Line - South	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
Property LIne - West	+	0.5 fc	1.0 fc	0.0 fc	N/A	N/A
Sidewalk - Services Yard	+	4.3 fc	6.9 fc	2.6 fc	2.7:1	1.7:1
Sidewalk - Services Yard West	+	4.4 fc	6.1 fc	3.0 fc	2.0:1	1.5:1
Sidewalk - Therapy Courtyard Eastside	+	2.6 fc	9.0 fc	0.3 fc	30.0:1	8.7:1
Sidewalk - Therapy Courtyard Westside	+	2.3 fc	9.5 fc	0.2 fc	40.5:1	11.5:1



Landscape Plan



Elevations

MATERIAL PALETTE LEGEND

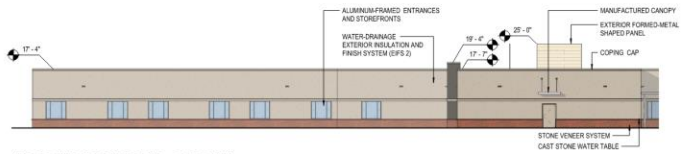
- EIFS; COLOR 1 — STO - LONDON FOG - 11505
- EIFS; COLOR 2 — STO - SANDSTONE - 93860
- EIFS; COLOR 3 — SHERWIN WILLIAMS - 7048: URBAN BRONZE
- ADHERED STONE MASONRY VENEER SYSTEM; SOUTHWEST STONE - LEDGE: SUNRISE RED BUILDERS
- EQUIPMENT SCREEN — CENTRIA: 5012 MARBLE
- ACM: ALUCOBOND: CLEAR ANODIZED
- SPANDREL GLASS



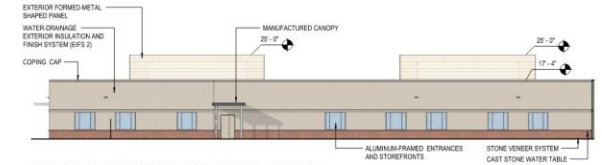
10 WEST ELEVATION - PARTIAL
1/16" = 1'-0"



9 EAST ELEVATION - OVERALL
1/16" = 1'-0"



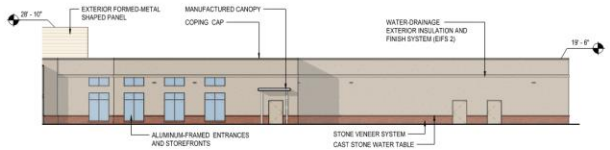
8 NORTH ELEVATION - PARTIAL
1/16" = 1'-0"



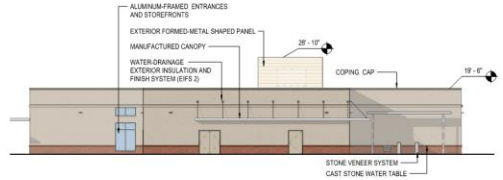
7 WEST ELEVATION - THERAPY COURT
1/16" = 1'-0"



6 NORTH ELEVATION - THERAPY COURT
1/16" = 1'-0"



5 EAST ELEVATION - THERAPY COURT
1/16" = 1'-0"



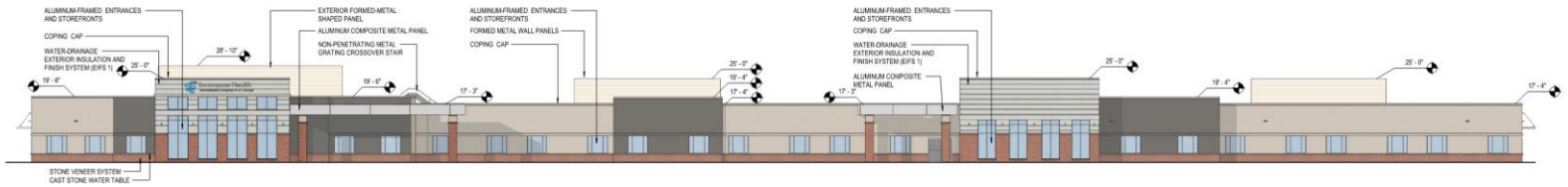
4 NORTH ELEVATION - PARTIAL
1/16" = 1'-0"



3 WEST ELEVATION - OVERALL
1/16" = 1'-0"



2 EAST ELEVATION - MAIN ENTRY
1/16" = 1'-0"



1 SOUTH ELEVATION - OVERALL
1/16" = 1'-0"

Renderings



Renderings



Exhibit C
Citizen's Comments

St.George
THE BRIGHTER SIDE

Brett Hamilton <brett.hamilton@sgcity.org>

Property owner of Sun River re: inpatient rehab hosp

1 message

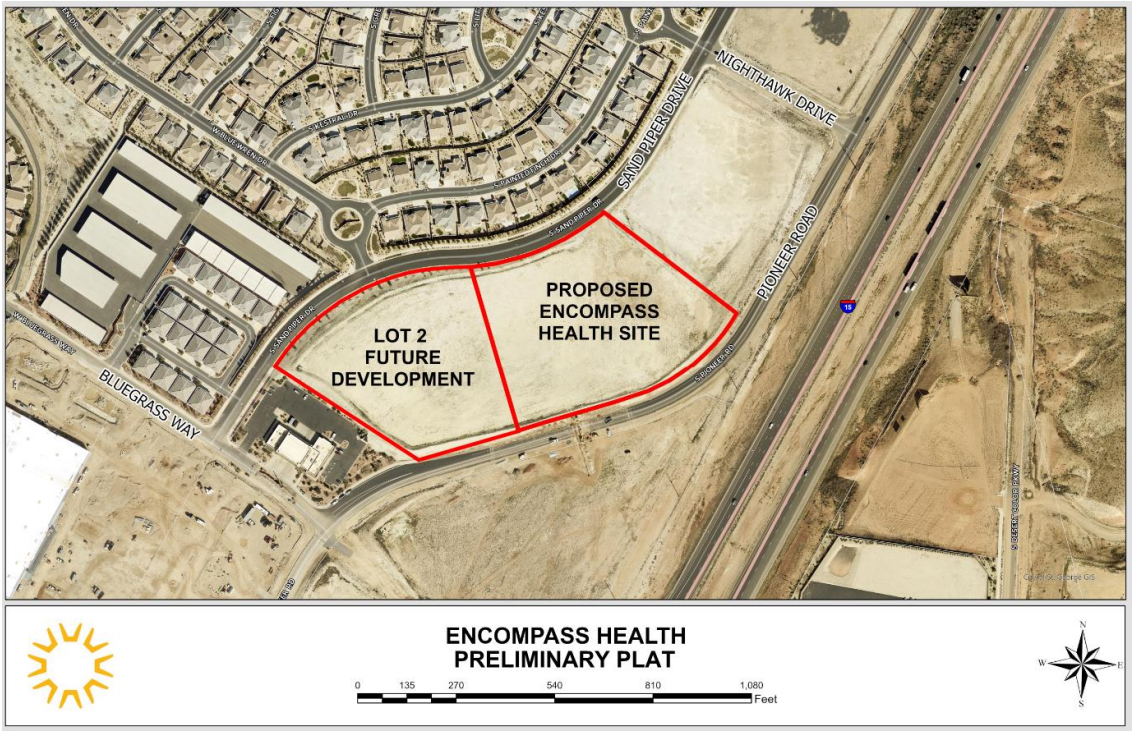
Sharon Hoff <[redacted]> Thu, Mar 6, 2025 at 1:55 PM
To: "brett.hamilton@sgcity.org" <brett.hamilton@sgcity.org>

Mr. Hamilton,
As a resident of SunRiver and a resident two streets away from the planned development by Encompass Health for an inpatient rehabilitation hospital, I want to say that ***I am strongly IN FAVOR of this development.***
As a nurse also for 55 years and knowledge of rehabilitation facilities, I know the importance of more of these facilities. Sun River's location is a great proposition for our aging community as well as Bloomington and around here. These facilities are quiet and do not draw large amounts of traffic or homelessness. The added bonus of being single level at 25 feet in height is wonderful.

Thank you for accepting written comments!
Respectfully,
Sharon Hoff lot [redacted]

PLANNING COMMISSION AGENDA REPORT: 3/11/2025

Encompass Health Preliminary Plat (Case No. 2025-PP-006)		
Request:	Consider a request for a preliminary plat for a two-lot subdivision totaling approximately 10.88 acres in the Atkinville Interchange Area Zone Plan Commercial PD-C. Lot 1 (5.83 acres) is intended for the development of an inpatient rehabilitation hospital.	
Applicant:	Jason Ward, Rosenberg Associates	
Location:	Located between Pioneer Road and Sand Piper Drive, approximately 500 feet south of Nighthawk Drive	
General Plan:	E (Employment)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-R (Planned Development, Residential)
	South	PD-C (Planned Development, Commercial)
	East	PD-C (Planned Development, Commercial)
	West	PD-C (Planned Development, Commercial)
Land Area:	Approximately 10.88 acres	



BACKGROUND:
The subject property is currently zoned PD-C (Planned Development Commercial) and is part of the Atkinville Interchange Area Zone Plan and designated as Community Commercial. Lot 1 of the subdivision is approximately 5.83 acres and lot 2 is approximately 5.05 acres. Lot 1 is intended for the development of Encompass Health, an inpatient rehabilitation hospital, if the City Council approves their Planned Development Amendment.

RECOMMENDATION:
Staff recommends approval of this preliminary plat with the following condition:

1. A final plat must be reviewed and approved and recorded prior to final site plan approval.

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 Encompass Health Preliminary Plat request, application number 2025-PP-006, based on the findings and condition noted 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. The proposed project meets the lot size and frontage requirements found in Section 10-8D-6.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

Exhibit A
PowerPoint Presentation

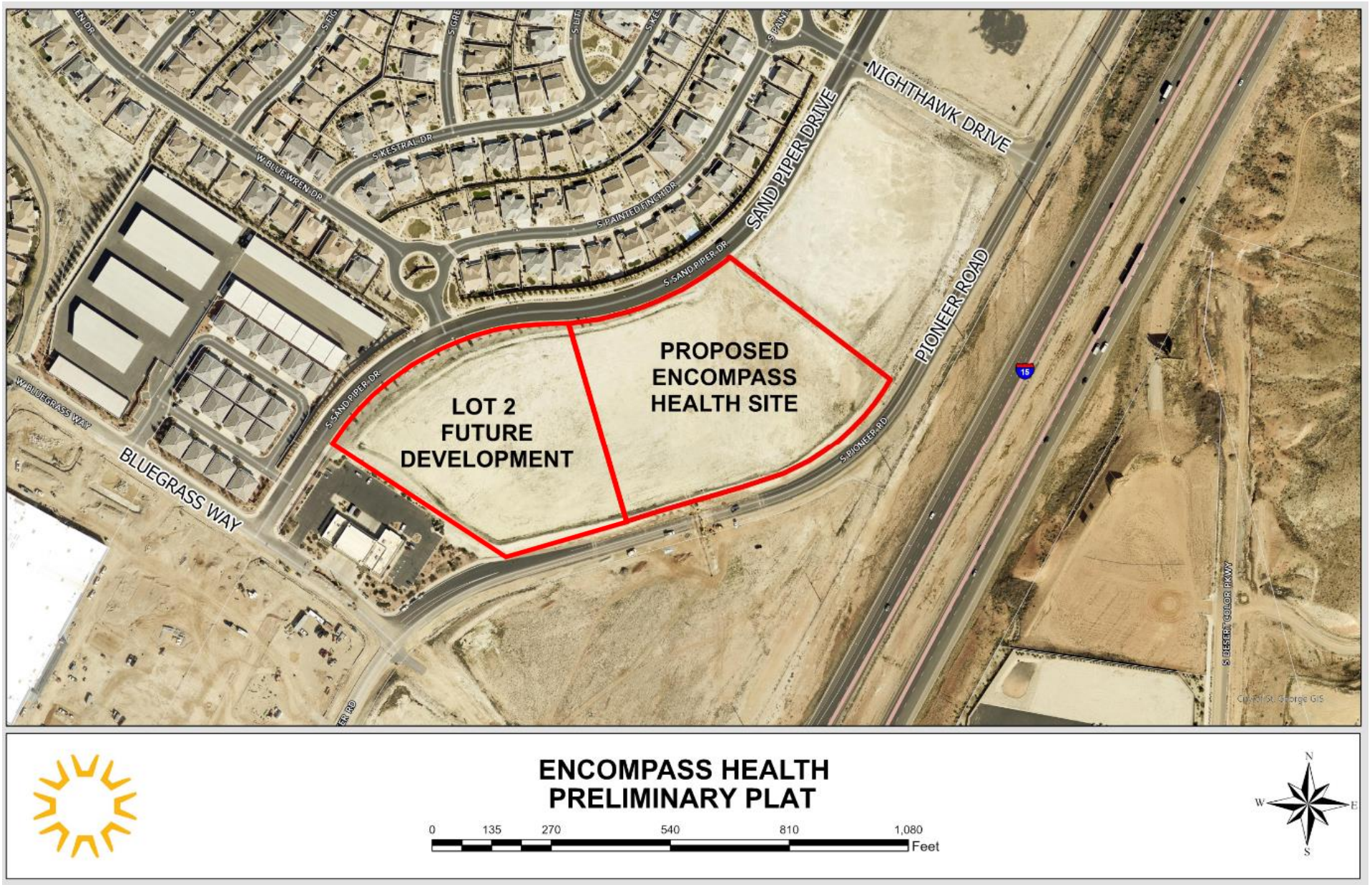
Encompass Health

Preliminary Plat

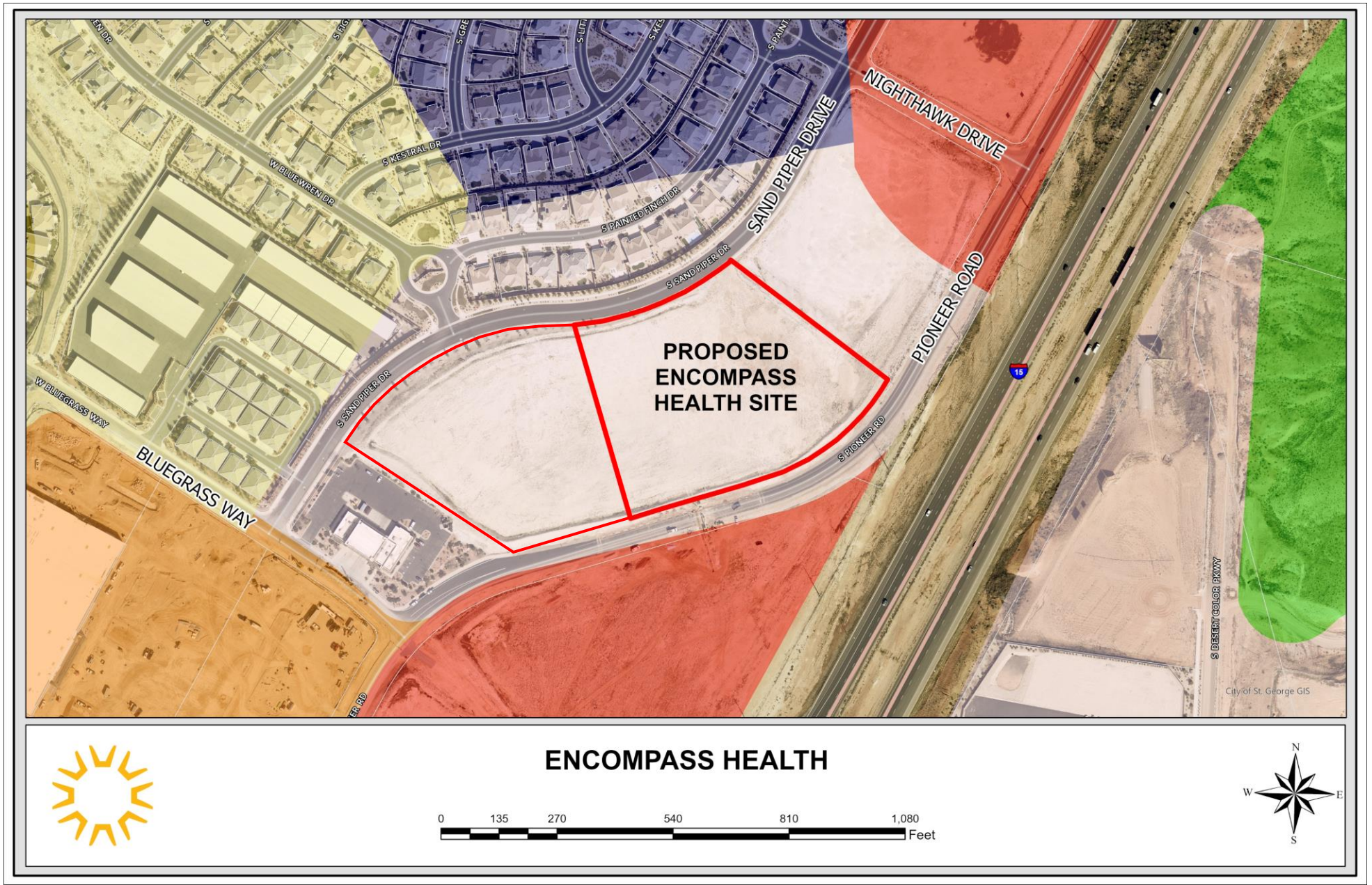
2025-PP-006



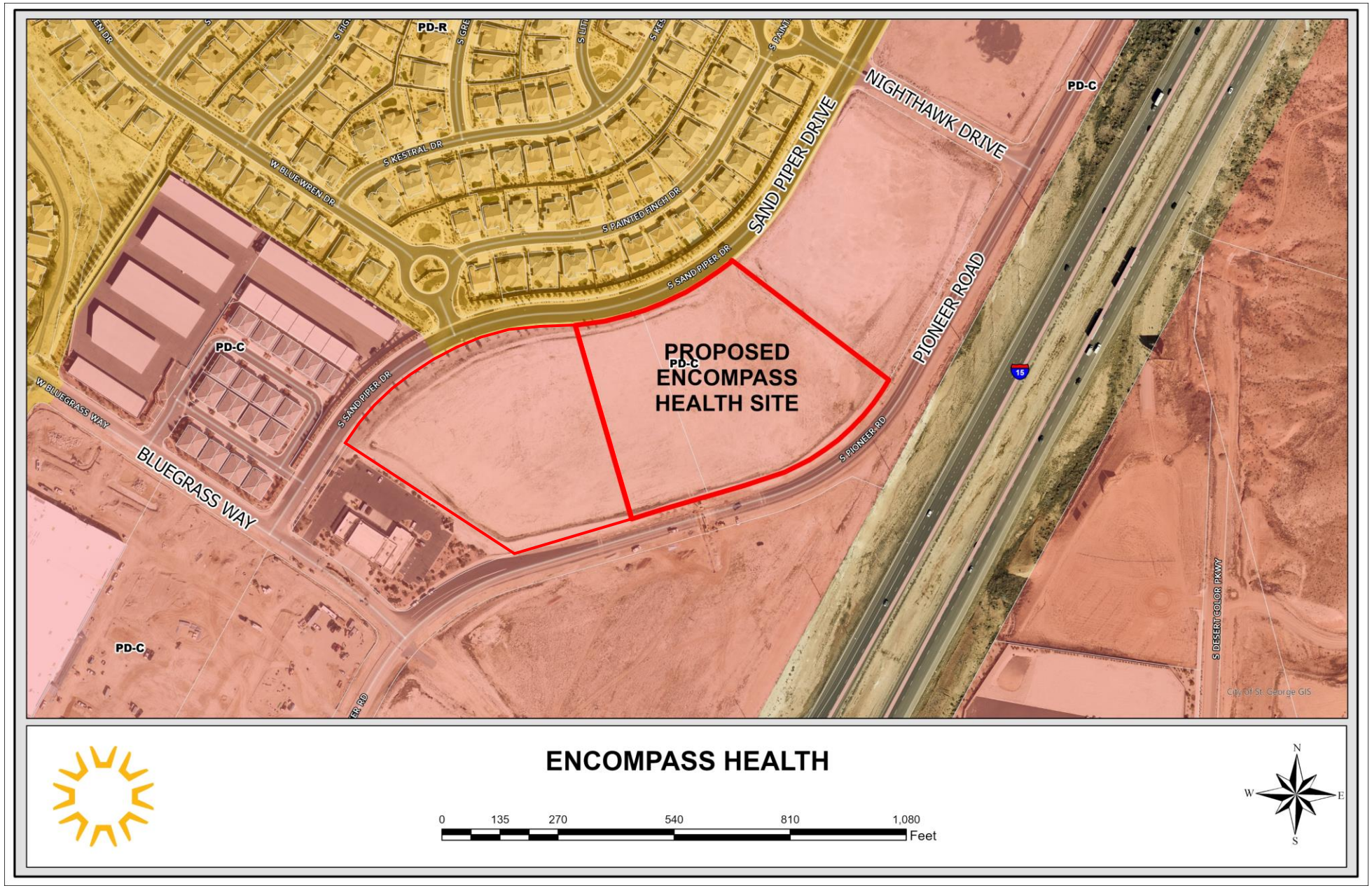
Aerial Map


LOT 2
FUTURE
DEVELOPMENT
PROPOSED
ENCOMPASS
HEALTH SITE
SAND PIPER DRIVE
NIGHTHAWK DRIVE
PIONEER ROAD
BLUEGRASS WAY
W BLUEGRASS WAY
S SAND PIPER DR
S PIONEER RD
W BLUE WREN DR
S KESTREL DR
S PAINTED FINCH DR
ENCOMPASS HEALTH
PRELIMINARY PLAT
0 135 270 540 810 1,080
Feet
N
W
E
S

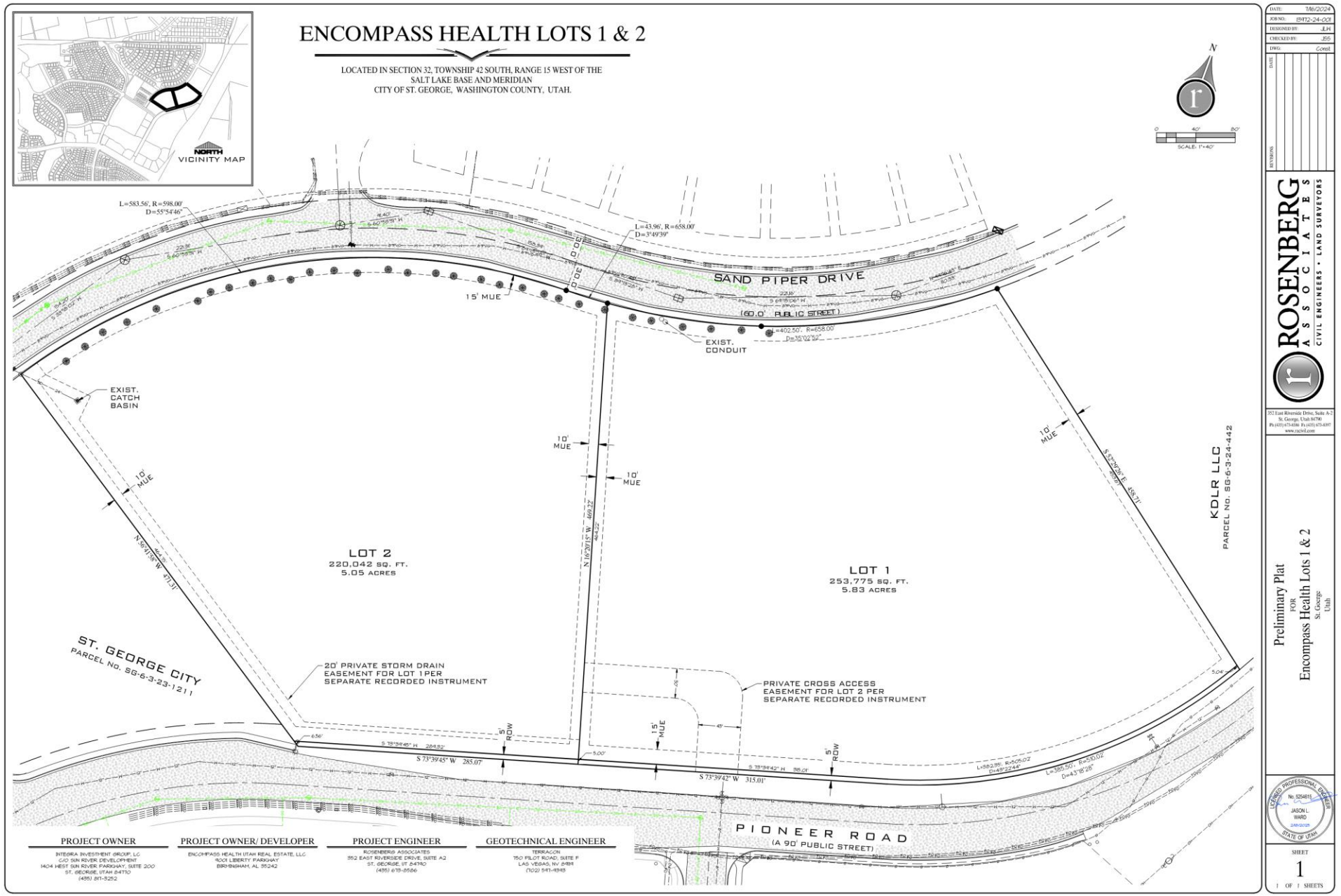
Land Use Map


PROPOSED
ENCOMPASS
HEALTH SITE
SAND PIPER DRIVE
NIGHTHAWK DRIVE
PIONEER ROAD
BLUEGRASS WAY
S SAND PIPER DR
S PIONEER RD
W BLUEGRASS WAY
W BLUEWREN DR
S KESTRAL DR
S PAINTED FINCH DR
S DESERT GOLOR PKWY
City of St. George GIS
ENCOMPASS HEALTH
0 135 270 540 810 1,080
Feet
N
W
E
S

Zoning Map


PD-R
PD-C
PROPOSED
ENCOMPASS
HEALTH SITE
NIGHTHAWK DRIVE
SAND PIPER DRIVE
PIONEER ROAD
BLUEGRASS WAY
W BLUEGRASS WAY
S SAND PIPER DR
S PIONEER RD
S KESTRAL DR
W BLUE WREN DR
S PAINTED FINCH DR
S DESERT COLOR PKWY
15
City of St. George GIS
ENCOMPASS HEALTH
0 135 270 540 810 1,080
Feet
N
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Preliminary Plat

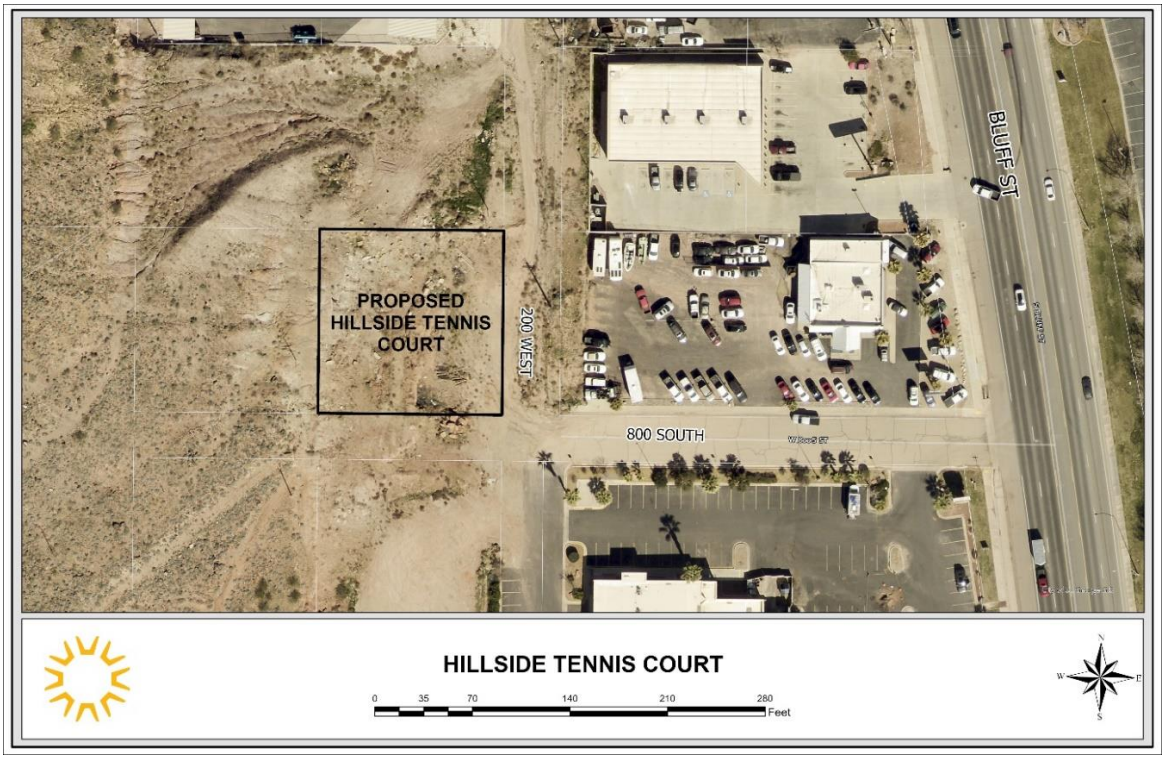


St.George
Community Development

ITEM 6
Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **02/26/2025**
PLANNING COMMISSION AGENDA REPORT: **03/11/2025**

Hillside Tennis Court Hillside Development Permit (Case No. 2025-HS-002)		
Request:	A Hillside Development Permit to allow disturbance of slopes exceeding 20%, and to determine whether those slopes are natural or manmade.	
Applicant:	Brown Consulting Engineers (BCE)	
Representative:	Travis Fewkes & Steve Kamlowsky	
Location:	Northwest corner of 800 S and 200 W (approximately 350 feet west of Bluff Street)	
General Plan:	DTCC (Downtown Connected Corridor)	
Existing Zoning:	C-2 (Highway Commercial)	
Surrounding Zoning:	North	C-2 (Highway Commercial)
	South	C-2 (Highway Commercial)
	East	C-2 (Highway Commercial)
	West	C-2 (Highway Commercial)
Land Area:	Approximately 17,424 ft² (0.40 acres)	



BACKGROUND

The applicant, Brown Consulting Engineers, has submitted a hillside permit application for the review of a covered tennis court and a 20'x26' auxiliary building within the hillside overlay. The tennis court is for private use, and the building would provide restrooms and office space. Proposed improvements include curb, gutter, parking, retaining walls, detention basin, landscaping, lighting, and necessary utilities. The lot, created in 1948 through the Worthen Subdivision plat, would require approximately 16 feet of cut for the tennis court, and approximately 15 feet of cut for the parking lot and office building. The Hillside Review Board examined the project and made a recommendation to the Planning Commission and City Council.

Based on the slopes map and site visit, the site contains areas exceeding 20% slope. However, the Hillside Review Board determined that the slopes on-site are manmade, and that the entire area has been previously disturbed. The Board's opinion is that no natural slopes remain on the site, and therefore, the proposed project will not result in any disturbance to the natural hillside.

APPLICABLE ORDINANCES

The project is reviewed under the guidelines outlined in Sections 10-13A-1, 10-13A-2, and 10-13B-2, which regulate development in the hillside overlay zone, slope disturbance, and geologic hazards. The Hillside Development Application and approval process are outlined in Section 10-13A-3.

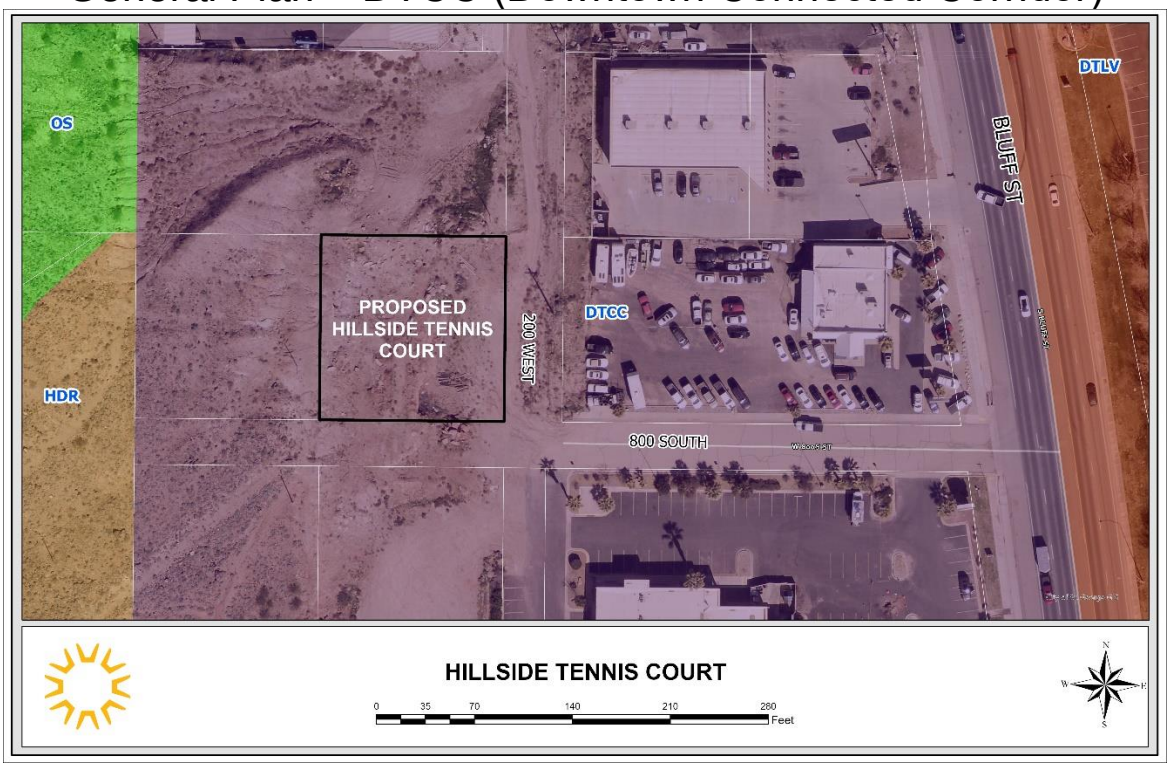
EXHIBITS PROVIDED

1. Exhibit A – Site Plan
2. Exhibit B – Grading Plan & Wall Details
3. Exhibit C – Landscape Plan
4. Exhibit D – Slope Analysis
5. Exhibit E – 2024 BCE Drainage Report
6. Exhibit F – 2024 AGEC Geotechnical Investigation
7. Exhibit G – Site Survey

RECOMMENDATION

The Hillside Review Board conducted a site visit on February 26, 2025. A motion was made to recommend approval of the hillside permit for the project, passing with a unanimous 3-0 vote.

General Plan – DTCC (Downtown Connected Corridor)



Zoning – C-2 (Highway Commercial)

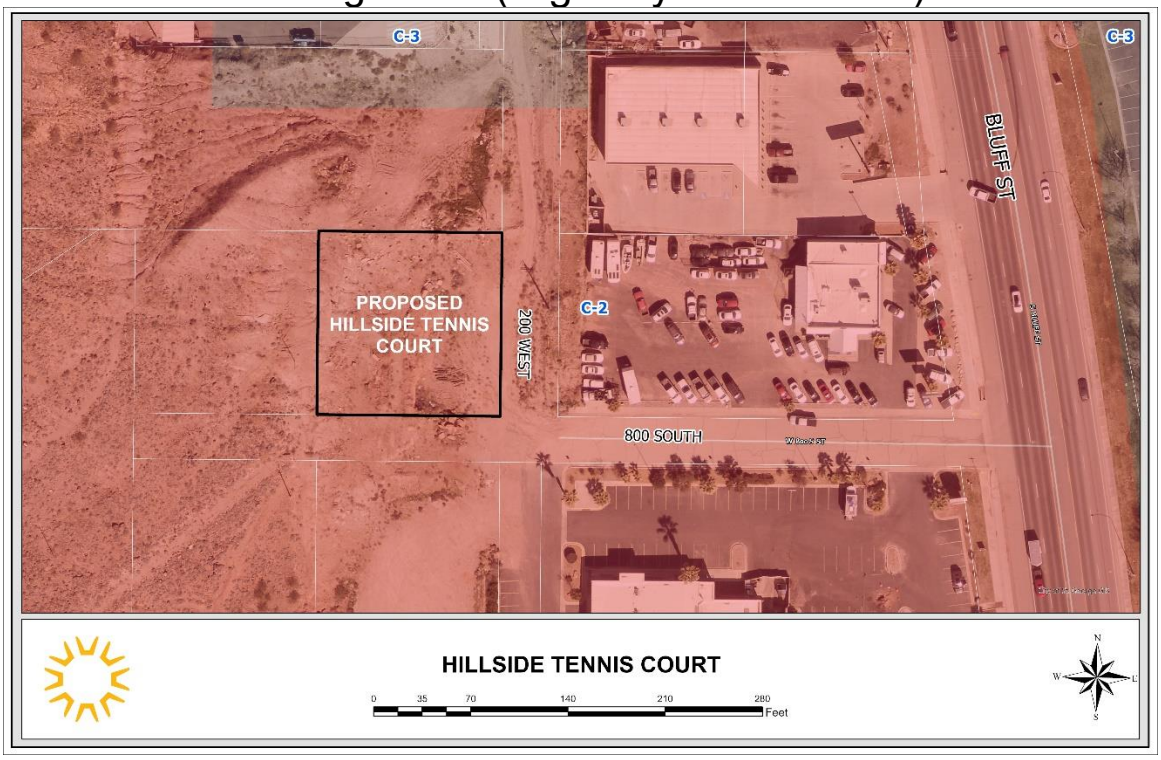
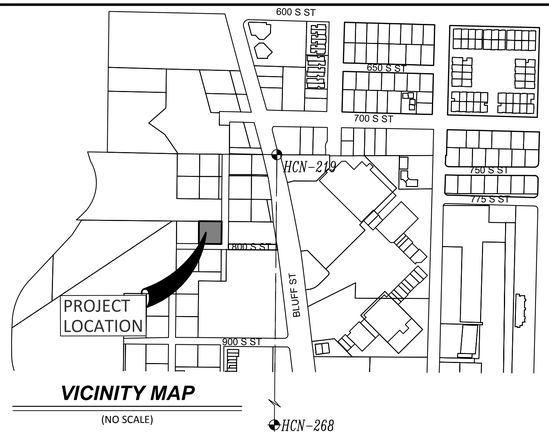


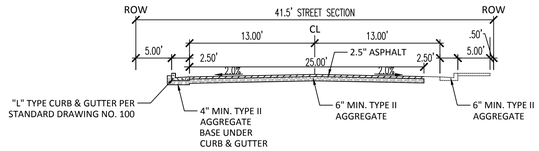
EXHIBIT A

Site Plan



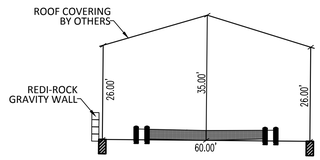
VICINITY MAP

(NO SCALE)



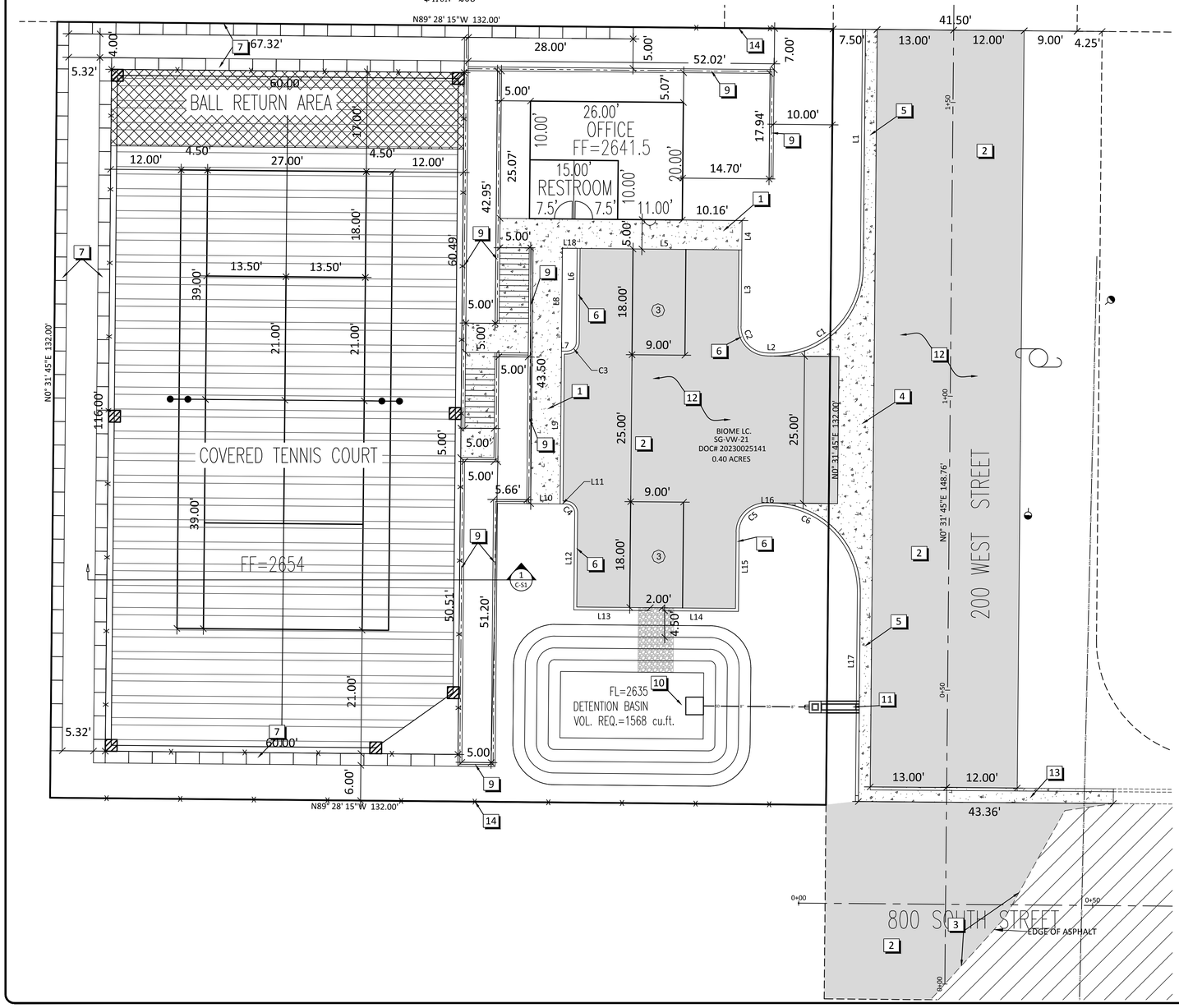
TYPICAL STREET SECTION (200 WEST)

NOT TO SCALE



TENNIS COURT COVER CROSS SECTION 1

NOT TO SCALE



LEGEND

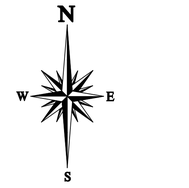
- CENTER LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- EASEMENT BOUNDARY
- PROPOSED FENCE
- EXISTING TBC
- PROPOSED CONCRETE WALL
- REDI-ROCK GRAVITY WALL
- PROPOSED LIGHT
- L1 LINE LABEL
- C1 CURVE LABEL
- (3) PARKING STALL COUNT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSE METAL STYLE ROOFING
- PROPOSED BALL RETURN AREA
- PROPOSED ROOF SUPPORT COLUMN

CONSTRUCTION NOTES

1. 5' WIDE CONC. SIDEWALK
2. 2.5" AC PAVEMENT OVER 6" TYPE II BASE
3. SAW CUT AND MATCH EXISTING
4. CONC. CROSS GUTTER PER ST. GEORGE STANDARD DRAWINGS No. 151
5. NEW 30" HB30-7 CURB AND GUTTER PER ST, GEORGE STANDARD DRAWINGS No. 110
6. INSTALL NEW "A" CURB, SEE DETAIL ON SHEET C-D1
7. REDI BLOCK GRAVITY WALL-SEE SHEET C-G2 FOR DETAIL
9. CONCRETE RETAINING WALL. SEE ELEVATIONS ON C-G2 SEE DETAIL ON SHT C-G2
10. DRAINAGE STRUCTURE-SEE DETAIL THIS SHEET.
11. SIDEWALK DRAINAGE STRUCTURE PER ST. GEORGE STANDARD DRAWINGS No. 204. SEE C-D1
12. GRADE SITE TO ELEVATIONS SHOWN
13. INSTALL 2.5' GUTTER PER DETAIL ON C-D1
14. INSTALL CHAIN LINK FENCE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°31'45"E	40.73'
L2	S89°28'15"E	1.20'
L3	N0°31'45"E	13.00'
L4	N0°31'45"E	5.00'
L5	S89°28'15"E	28.00'
L6	N0°31'45"E	16.00'
L7	S89°28'15"E	1.00'
L8	N0°31'45"E	17.50'
L9	N0°31'45"E	26.00'
L10	S89°28'15"E	5.00'
L11	S89°28'15"E	1.00'
L12	N0°31'45"E	16.50'
L13	S89°28'15"E	13.00'
L14	S89°28'15"E	13.00'
L15	N0°31'45"E	13.50'
L16	S89°28'15"E	1.20'
L17	N0°31'45"E	35.65'
L18	N89°28'15"W	2.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	14.50'	22.78'	90°00'00"	14.50'
C2	4.50'	7.07'	90°00'00"	4.50'
C3	1.50'	2.36'	90°00'00"	1.50'
C4	1.50'	2.36'	90°00'00"	1.50'
C5	4.50'	7.07'	90°00'00"	4.50'
C6	14.50'	22.78'	90°00'00"	14.50'



PROJECT DATA

ASSESSOR PARCEL NUMBER	SG-VW-21
ZONING	C-2
TOTAL PROPERTY SIZE	0.40 ACRES
DISTURBED AREA	0.40 ACRES
BUILDING SETBACKS (REQUIRED)	FRONT STREET: 25' 10' SIDE 10' REAR
DENSITY	0.4 DU/AC
GENERAL PLAN	DTCC
STANDARD PARKING STALLS REQUIRED	BUILDING OFFICE, 5200 S.F. @ 1/250 = 2
TOTAL PARKING STALLS PROVIDED	6 SPACES

GENERAL NOTES

1. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
2. ALL WORK SHALL BE CONTAINED ONTO PROPERTY ONLY.
3. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
4. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
5. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
6. PROVIDE TRACKING PAD FOR REMOVAL OF ONSITE MATERIAL FROM VEHICLE TIRES BEFORE ENTERING EAST COMMEREE DRIVE.
7. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF ONSITE DRAINAGE.

DEVELOPER INFORMATION

OWNER INFORMATION
BENJAMIN SORENSEN
77W 4800 N UNIT B235
PROVO, UT 846040
bstephensorensen@gmail.com
805-319-5205

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS
STEVE KAMLOWSKY, PE
736 S. 900 E, STE B105
ST. GEORGE, UT 84790
435-628-4700

811 Know what's below. Call before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT ST. GEORGE CITY STANDARDS

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH 900 EAST, SUITE B 105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

SITE PLAN
FOR
HILLSIDE TENNIS COURT
LOCATED IN SECTIONS 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

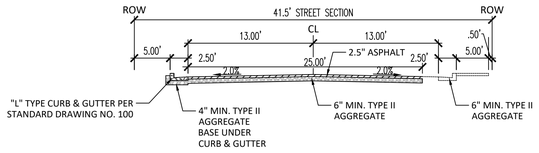
PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
05/20/24
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 05/20/24
JOB NO. : 23-94
SCALE : 1"=10'
SHEET NO. : C-S1

\\server\BCE files\2023 PROJECTS\23-94 Sorensen, Benjamin, Hillside Tennis Court\dwg\23-94 SORENSEN HILLSIDE COURT.dwg, 6/6/2024 5:06:26 PM, 1:1

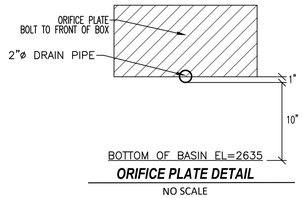
EXHIBIT B

Grading Plan & Wall Details



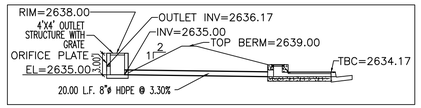
TYPICAL STREET SECTION (200 WEST)

NOT TO SCALE



ORIFICE PLATE DETAIL

NO SCALE

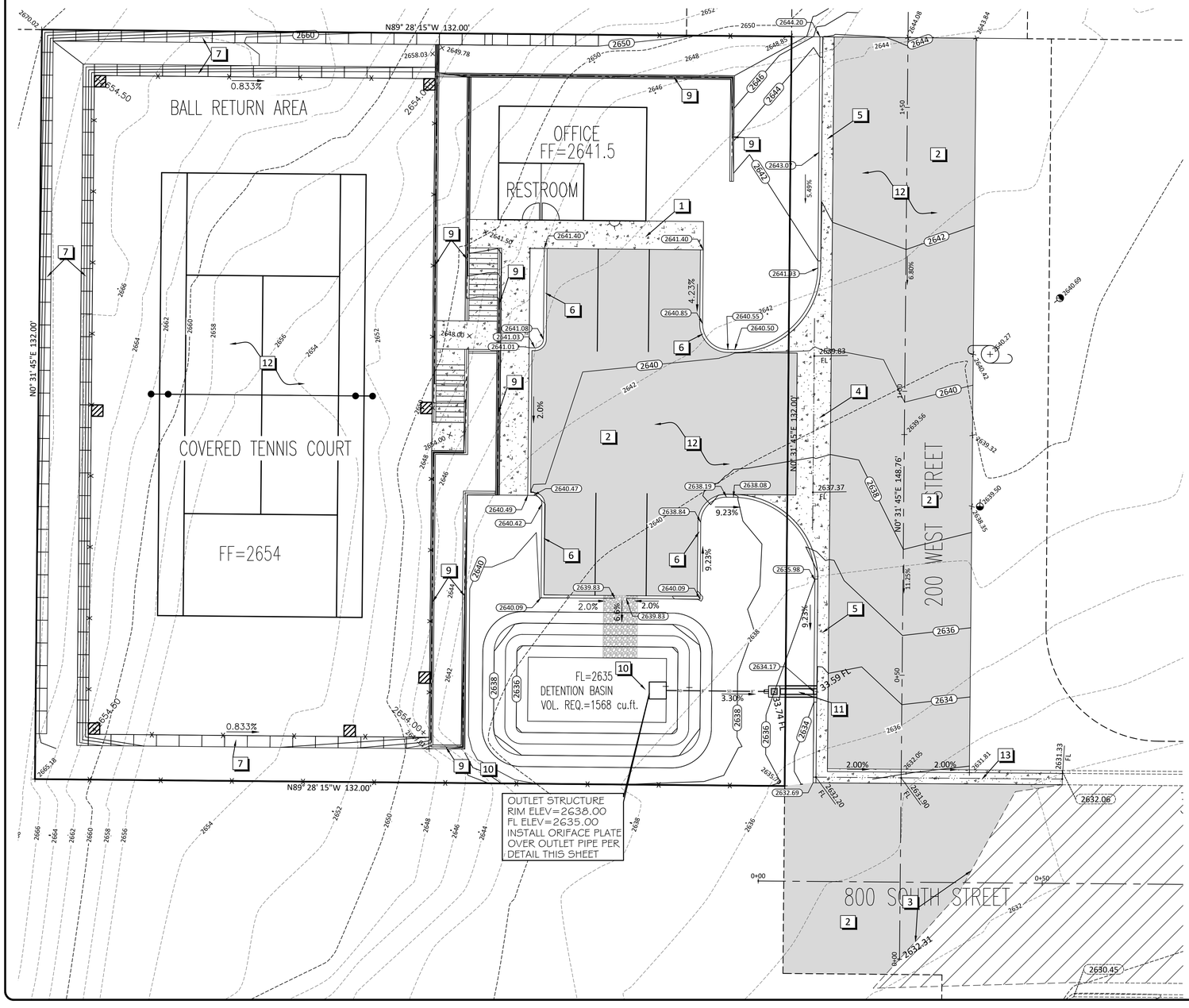


10 ***DETENTION BASIN OUTLET STRUCTURE CROSS SECTION***

1"=10'

CONSTRUCTION NOTES

1. 5' WIDE CONC. SIDEWALK
2. 2.5" AC PAVEMENT OVER 6" TYPE II BASE
3. SAW CUT AND MATCH EXISTING
4. CONC. CROSS GUTTER PER ST. GEORGE STANDARD DRAWINGS No. 151
5. NEW HB30-7 CURB AND GUTTER PER ST, GEORGE STANDARD DRAWINGS No. 110
6. INSTALL NEW "A" CURB, SEE DETAIL ON SHEET C-D1
7. REDI BLOCK GRAVITY WALL-SEE SHEET C-G2 FOR DETAIL
9. CONCRETE RETAINING WALL. SEE ELEVATIONS ON C-G2 SEE DETAIL ON SHT C-G2
10. DRAINAGE STRUCTURE-SEE DETAIL THIS SHEET.
11. SIDEWALK DRAINAGE STRUCTURE PER ST. GEORGE STANDARD DRAWINGS No. 204. SEE C-D1
12. GRADE SITE TO ELEVATIONS SHOWN
13. INSTALL 2.5' GUTTER PER DETAIL ON C-D1



GRADING PLAN NOTES:

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, SPECIFICALLY THE "UTAH UNIFORM STANDARD ACT RULES", APPENDIX "K", AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ????, PROJECT No. ???
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. A DRAINAGE CONTROL PLAN AND REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT BY BROWN CONSULTING ENGINEERS.

4. ENTRANCES/EXITS TO BUILDING SHALL HAVE A MIN. 4' LANDING WITH A SLOPE OF NOT MORE THAN 2.0% IN ANY DIRECTION.

5 THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE CHANNEL AND THE ONSITE DETENTION BASINS.

7. NO GRADING BEYOND PROPERTY LINE.

8. CONTRACTOR SHALL VERIFY ELEVATION IN THE FIELD.

9. SEE RETAINING WALL DETAILS ON SHEETS C-G1 AND C-G2.

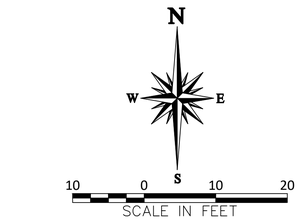
EARTHWORK

ESTIMATED EARTHWORK VOLUMES
PHASE 1 BUILDING SITE:
CUT = 2,180 c.y. CUT
FILL = 268 c.y. FILL
NET = 1,892 c.y. (CUT)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTH WORK VOLUMES. VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT ESTIMATED VOLUMES BETWEEN EXISTING AND FINISHED SURFACES.

ALL GRADING ACTIVITY SHALL COMPLY WITH APPENDIX "K" SECTION 33 GUIDELINES.

NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING BUILDING PERMIT.



LEGEND

- PROPOSED CURB
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 2985 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 2985 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CURB
- EDGE OF ASPHALT (EOA)
- PROPOSED CONCRETE WALL
- REDI-ROCK GRAVITY WALL
- PROPOSED 18"ø STORM DRAIN
- PHASE LINE
- NEW ASPHALT
- 2636.36 PROPOSED TBC GRADES
- +2654.50 TENNIS COURT GRADES
- 2632.06 EXISTING TBC GRADES

NOTICE!

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NO.	DESCRIPTION	DATE	BY

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CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH 900 EAST, SUITE B 105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

GRADIING PLAN

FOR

HILLSIDE TENNIS COURT

LOCATED IN SECTIONS 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
05/20/24
STATE OF UTAH

CHECKED BY :	SK
DRAWN BY :	SWB
DATE :	5/6/24
JOB NO. :	23-94
SCALE :	1"=10'
SHEET NO. :	C-G1

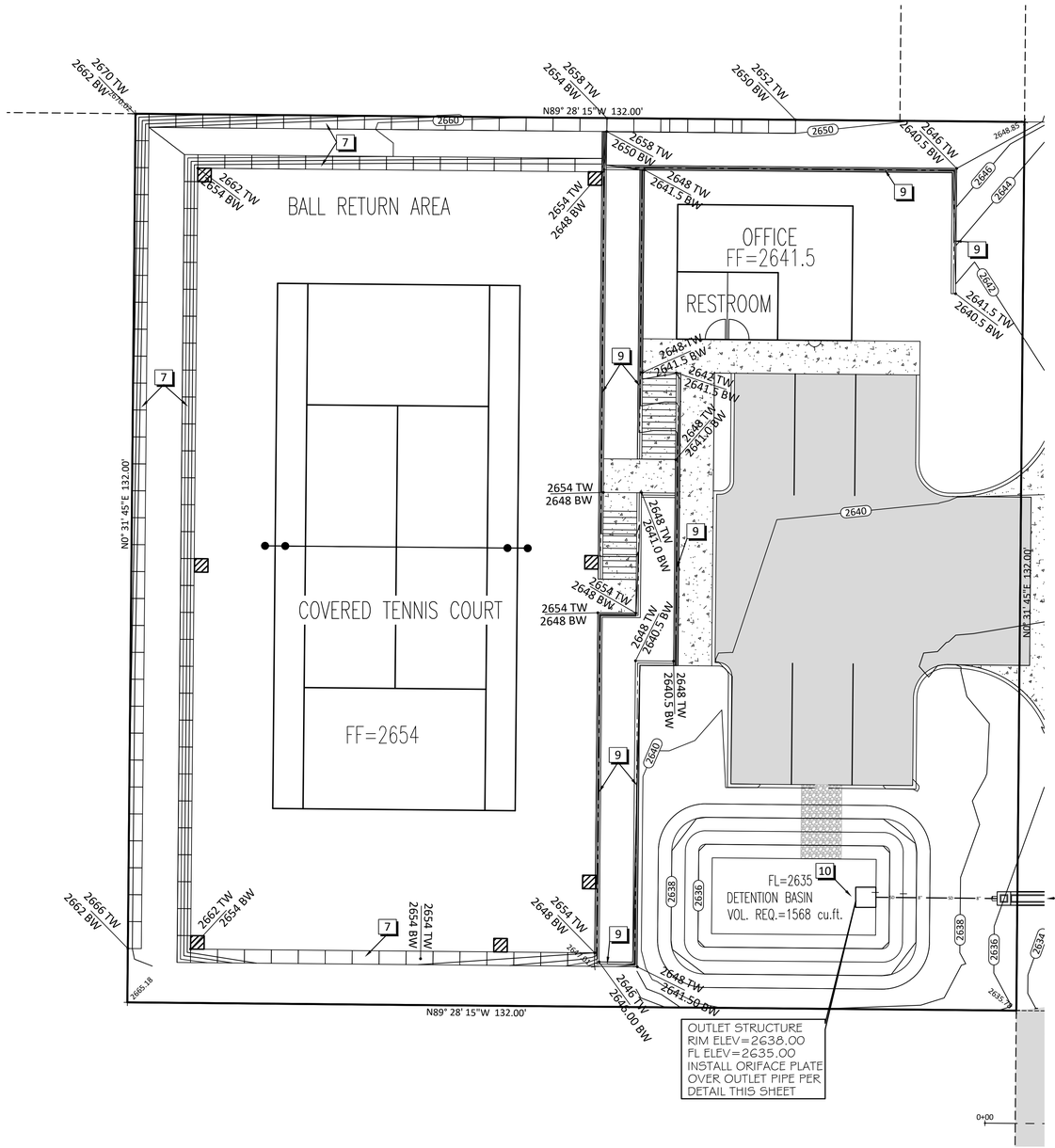
CONSTRUCTION NOTES

7 REDI BLOCK GRAVITY WALL-SEE SHEET C-G2 FOR DETAIL

9 CONCRETE RETAINING WALL. SEE ELEVATIONS ON C-G2 SEE DETAIL ON SHT C-G2

10 DRAINAGE STRUCTURE-SEE DETAIL THIS SHEET.

11 SIDEWALK DRAINAGE STRUCTURE PER ST. GEORGE STANDARD DRAWINGS No. 204. SEE C-D1



GRADING PLAN NOTES:

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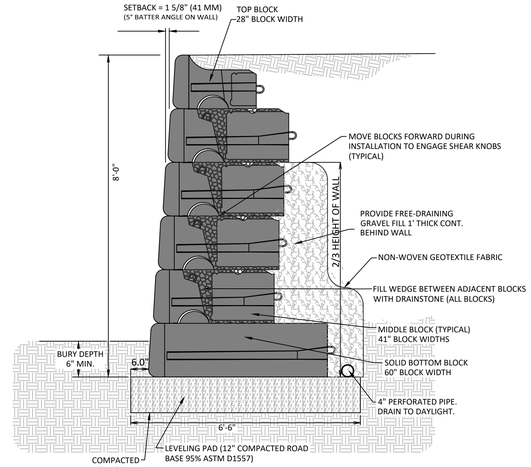
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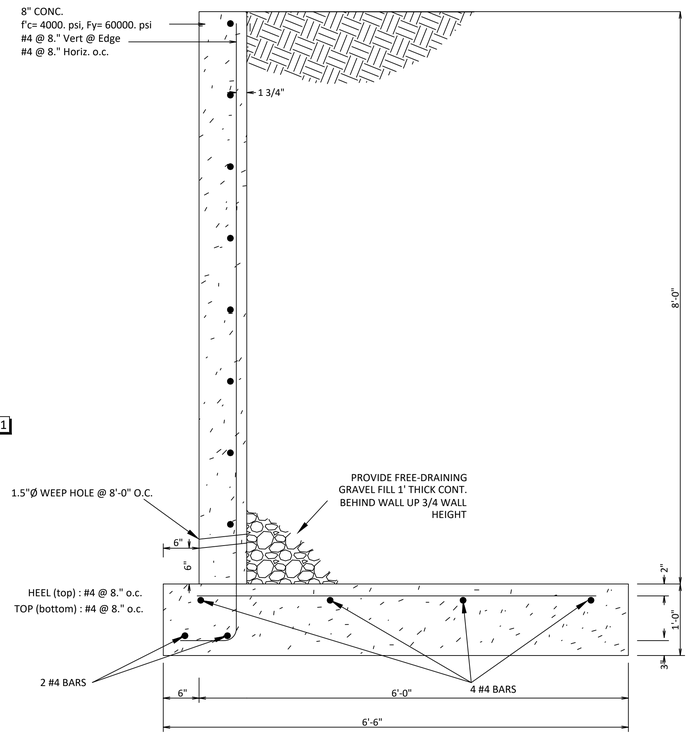
7. NO GRADING BEYOND PROPERTY LINE.

8. CONTRACTOR SHALL VERIFY ELEVATION IN THE FIELD.

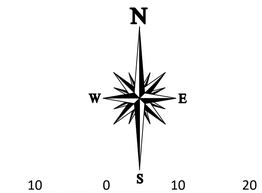
9. SEE RETAINING WALL DETAILS ON SHEETS C-G1 AND C-G2.



8'-0" REDI-ROCK GRAVITY WALL
Scale: 1/2" = 1'-0"



8' RETAINING WALL
Scale: 1" = 2'-0"



LEGEND

- PROPOSED CURB
- BOUNDARY LINE
- 2985 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 2985 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONCRETE WALL
- REDI-ROCK GRAVITY WALL
- PROPOSED 8"Ø STORM DRAIN
- NEW ASPHALT

Know what's below. Call before you dig.

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NO.	DESCRIPTION	DATE	BY

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ST. GEORGE, UTAH 84790
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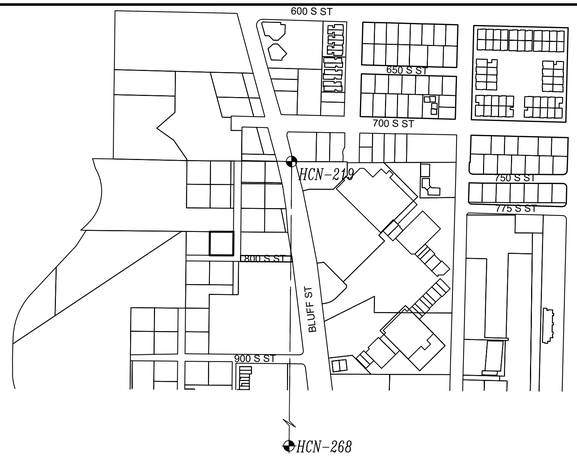
GRADING PLAN
WALL DETAILS
FOR
HILLSIDE TENNIS COURT
LOCATED IN SECTIONS 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

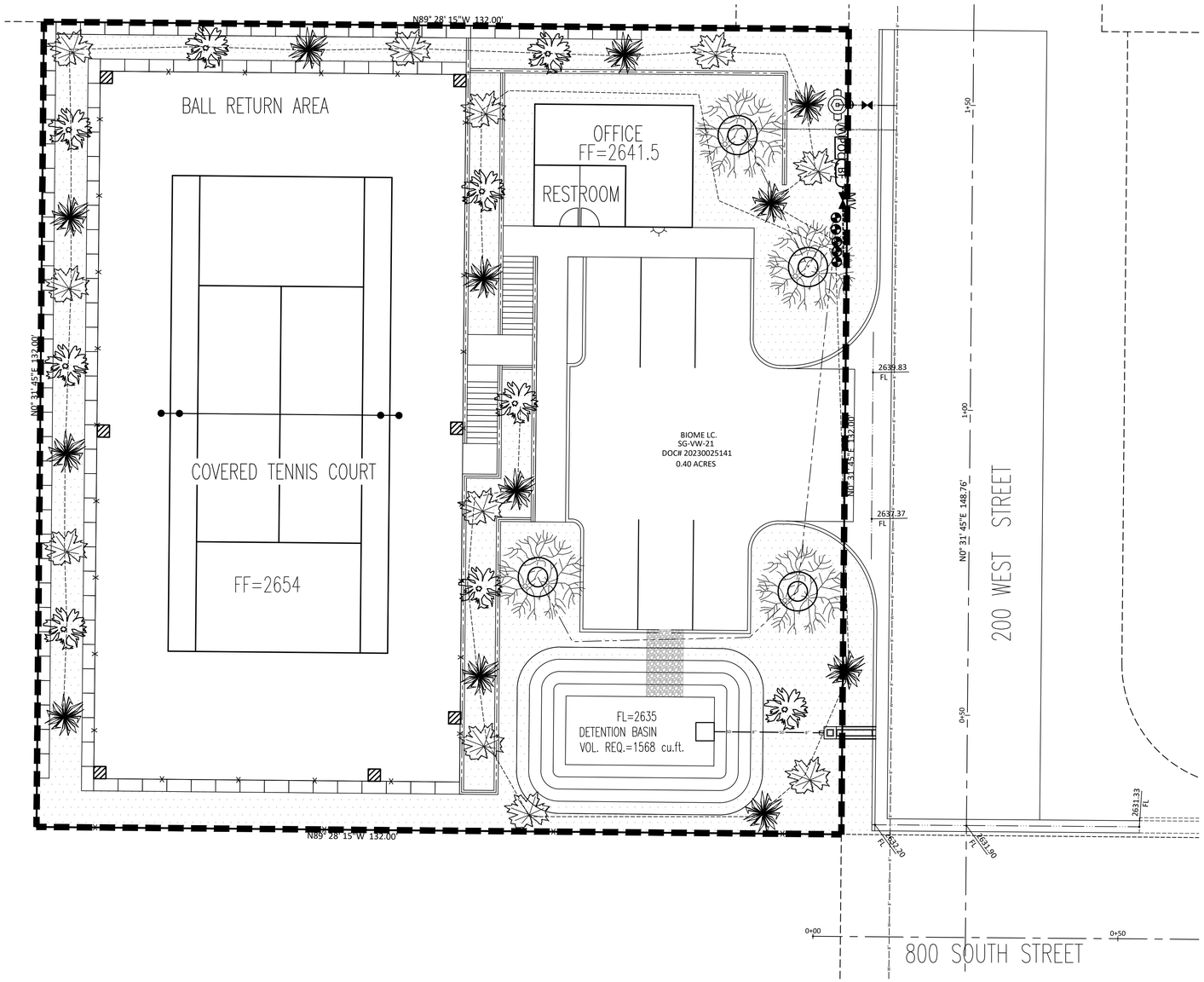
REGISTERED PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
05/20/24
STATE OF UTAH

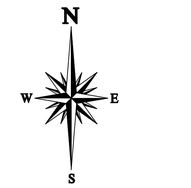
CHECKED BY :	SK
DRAWN BY :	SWB
DATE :	05/20/24
JOB NO. :	23-94
SCALE :	1"=10'
SHEET NO. :	C-G2

EXHIBIT C

Landscape Plan







10 0 10 20
SCALE IN FEET

IRRIGATION NOTES

1. THESE DRAWINGS ARE SCHEMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE INSTALLED IN PLANTERS AND TURF AREAS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS.
2. ALL MAINLINE PIPES SHALL BE NEW SCHEDULE 40 PVC PIPE. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 ASTM 2466 OR ASTM 2465 FITTINGS. ALL LATERAL LINE PIPES SHALL BE NEW SCHEDULE 40 PVC PIPE OR FLEXIBLE DISTRIBUTION TUBING.
3. SERVICE MAINLINES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE. LATERAL LINES SHALL BE PLACED A MINIMUM OF 18" BELOW FINISH GRADE.
4. ALL MAINLINES SHALL SLOPE TO DRAIN. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. NO MAINLINE SUMPS WITHOUT A DRAIN SHALL BE PERMITTED.
5. ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON THE DRAWINGS WITHIN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, CURB, OR SIDEWALK.
6. ALL VALVES TO BE WIRED TO CONTROLLERS USING #14 U.F. WIRE AND WATER RESISTANT WIRE CONNECTORS. ALL VALVE WIRES INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES AND BURIED 24" DEEP.
7. THE IRRIGATION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS SHOWING EXACT MEASURED LOCATIONS OF ALL VALVE BOXES, PULL BOXES, QUICK COUPLERS, CONTROLLERS, SLEEVES, ETC.

PLANT LIST

		QTY.
TREES:		
RAYWOOD ASH	1-1/2" CALIPER MIN. PLACED 30' ON CENTER MAX.	4
BUSHES		
TEXAS SAGE	MIN. 5 GALLON	5
WILSON OLIVE	MIN. 5 GALLON	5
DESERT SPOON	MIN. 5 GALLON	3
	3/4" CHAMPAGNE COLOR GRAVEL (5,850 SQ. FT.)	
	3' DIA. LANDSCAPE BOULDER DESERT VARNISH OR TAN LIMESTONE	3

POINT SOURCE EMITTER NOTES

PLANT SIZE	EMITTER SIZE
1 GAL.	2 GPH
3 GAL.	2 GPH
5 GAL.	2 GPH
15 GAL.	2 GPH

PLANTING NOTES

1. CONTRACTOR SHALL LOCATE & VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTING MATERIALS IN THE QUANTITIES AND SIZES ACCORDING TO THE PLANS.
3. NO PLANTING SHALL BE ALLOWED BEFORE FINAL GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT MANAGER.
4. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED PRIOR TO PLANTING.
5. ALL PLANTS AND SUPPORT STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
6. ALL PLANTS SHALL BE INSTALLED A MINIMUM OF 18" FROM BACK OF CURB/SIDEWALK WHICHEVER DISTANCE IS GREATER.
7. CONTRACTOR SHALL PROVIDE BACKFILL IN ANY AREAS REQUIRING ADDITIONAL MATERIAL TO BRING PLANT FLUSH AND LEVEL WITH GROUND.
8. ALL PLANTS SHALL BE WATERED THOROUGHLY AT LEAST TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.
9. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR 1 YEAR AFTER INSTALLATION DATE.
10. FINISH GRADE OF ROCK MULCH/GRAVEL TO BE 1" BELOW TOP BACK OF CURB/SIDEWALK.
11. ALL WORK AND MATERIALS MUST MEET CITY OF ST. GEORGE STANDARDS.

ADDITIONAL NOTES

AT LEAST 50 PERCENT (50%) OF THE REQUIRED LANDSCAPED AREA SHALL BE COVERED WITH FOLIAGE OF SHRUBS, GRASS AND LIVE-VEGETATIVE GROUND COVER WITHIN 5 YEARS OF PLANTING. TREES AND THE TREE CANOPY SHALL NOT BE COUNTED IN THIS FIFTY PERCENT (50%) REQUIREMENT. IN ADDITION TO THE SHRUBS, GRASS, AND GROUND COVER, ONE (1) TREE WITH A MINIMUM ONE-AND-OVE-HALF-INCH (1 1/2") CALIPER TRUNK SHALL BE PLANTED FOR EVERY FOUR THOUSAND (4,000) SQUARE FEET OF LANDSCAPED AREA WITH A MINIMUM OF ONE (1) TREE PER PROPERTY. THE TREES MAY BE ARRANGED BY THE LANDSCAPE ARCHITECT AS BEST FITS THE PLAN EITHER IN ROWS OR CLUSTERS. TREE SPECIES SUITABLE FOR DESERT LANDSCAPE ARE ACCEPTABLE TO MEET THIS REQUIREMENT.

IRRIGATION LEGEND

SYMBOL	
POC	POINT OF CONNECTION
W	WATER METER (SIZE AS NOTED)
BF	BACK FLOW PROTECTION VALVE
MV	MASTER VALVE (BALL VALVE)
C	CONTROLLER - TORO SENTINEL 2 WIRE SYSTEM OR APPROVED EQUAL
M	POWER METER
	PVC BALL VALVE
PB	PULL BOX
	RAINBIRD 3/4" DRIP VALVE ASSEMBLY W/ 2-WIRE DECODER OR APPROVED EQUAL
	TREE DRIP RING - SEE DETAIL
	SIGNATURE 3/4" QUICK COUPLER HOSE BIB OR APPROVED EQUAL - SEE DETAIL
	MAIN LINE PIPING - PVC SCH. 40 (1")
	TORO WHITE STRIPE 3/4" POLY TUBING (TREES)
	TORO BLUE STRIPE 3/4" POLY TUBING (SHRUBS)
	PVC SCH. 40 IRRIGATION SLEEVE - SIZE AS NOTED ON PLAN
1 / 1" 1.00	INDICATES VALVE NUMBER INDICATES VALVE FLOW (GPM) INDICATES VALVE SIZE

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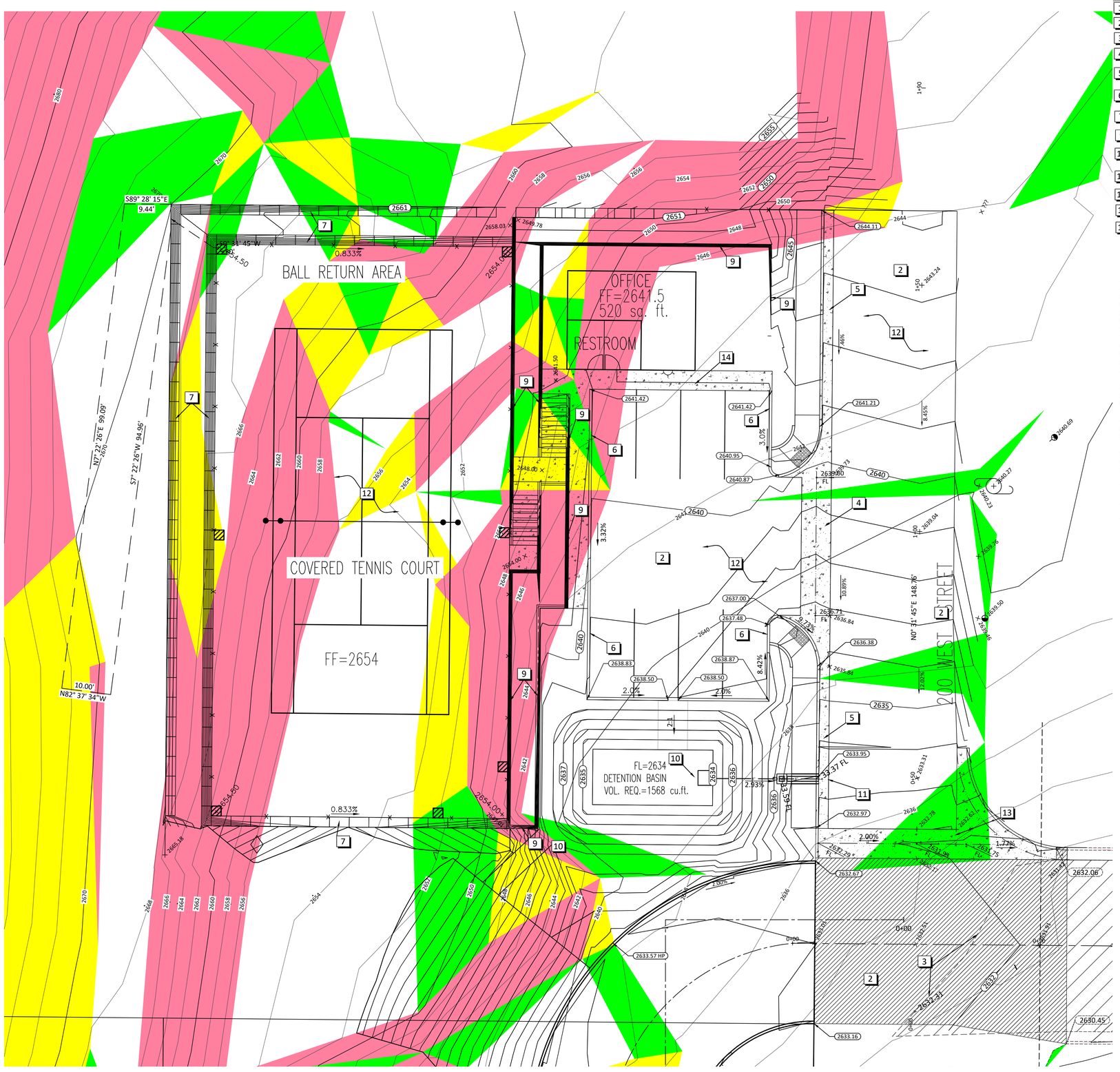
LANDSCAPE PLAN
FOR
HILLSIDE TENNIS COURT
LOCATED IN SECTIONS 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
5/7/24
STATE OF UTAH

CHECKED BY :	SK
DRAWN BY :	SWB
DATE :	5/7/24
JOB NO. :	23-94
SCALE :	1"=10'
SHEET NO. :	C-LS

EXHIBIT D

Slope Analysis



CONSTRUCTION NOTES

1. 5' WIDE CONC. SIDEWALK
2. 2.5" AC PAVEMENT OVER 6" TYPE II BASE
3. SAW CUT AND MATCH EXISTING
4. CONC. CROSS GUTTER PER ST. GEORGE STANDARD DRAWINGS No. 151
5. NEW HB30-7 CURB AND GUTTER PER ST, GEORGE STANDARD DRAWINGS No. 110
6. INSTALL NEW "A" CURB, SEE DETAIL ON SHEET C-D1
7. REDI BLOCK GRAVITY WALL-SEE SHEET C-G2 FOR DETAIL
9. CONCRETE RETAINING WALL. SEE ELEVATIONS ON C-G2 SEE DETAIL ON SHT C-G2
10. DRAINAGE STRUCTURE-SEE DETAIL THIS SHEET.
11. SIDEWALK DRAINAGE STRUCTURE PER ST. GEORGE STANDARD DRAWINGS No. 204. SEE C-D1
12. GRADE SITE TO ELEVATIONS SHOWN
13. INSTALL 6' CROSS GUTTER PER STD. DWG 151 ON C-D1
14. 4' WIDE CONC. SIDEWALK

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8. CONTRACTOR SHALL VERIFY ELEVATION IN THE FIELD.
9. SEE RETAINING WALL DETAILS ON SHEETS C-G1 AND C-G2.

N

W E

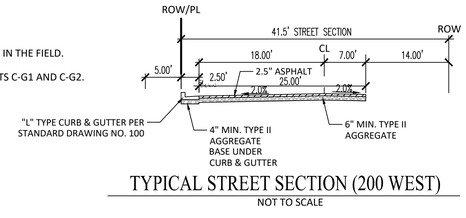
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SCALE IN FEET

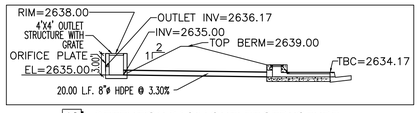
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- +2654.50 TENNIS COURT GRADES
- 2632.06 EXISTING TBC GRADES
- EXISTING ASPHALT
- ASPHALT AND TBC TO BE REMOVED



TYPICAL STREET SECTION (200 WEST)

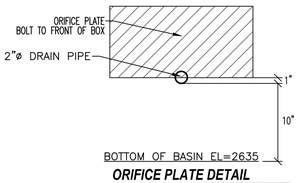
NOT TO SCALE



10 ***DETENTION BASIN OUTLET STRUCTURE CROSS SECTION***

1"=10'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	20.00%	62486.06	
2	20.00%	30.00%	5454.11	
3	30.00%	40.00%	5326.87	
4	40.00%	Vertical	14945.12	



ORIFICE PLATE DETAIL

NO SCALE

EARTHWORK

ESTIMATED EARTHWORK VOLUMES
PHASE 1 BUILDING SITE:
CUT = 2,180 c.y. CUT
FILL = 268 c.y. FILL
NET = 1,892 c.y. (CUT)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTH WORK VOLUMES. VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT ESTIMATED VOLUMES BETWEEN EXISTING AND FINISHED SURFACES.

ALL GRADING ACTIVITY SHALL COMPLY WITH APPENDIX "K" SECTION 33 GUIDELINES.

NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING BUILDING PERMIT.

811 Know what's below. Call before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT ST. GEORGE CITY STANDARDS

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
798 SOUTH 900 EAST, SUITE B 105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

GRADIING PLAN

FOR

HILLSIDE TENNIS COURT

LOCATED IN SECTIONS 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
07/10/24
STATE OF UTAH

CHECKED BY :	SK
DRAWN BY :	SWB
DATE :	7/11/24
JOB NO. :	23-94
SCALE :	1"=10'
SHEET NO. :	C-G1

EXHIBIT E

2024 BCE Drainage Report

STORM WATER DRAINAGE REPORT

Hillside Tennis Court

Site Address:
Parcel ID SG-VW-21
St. George, UT

Prepared for:

Prepared by:

Brown Consulting Engineers, Inc.
736 S. 900 E., Ste B105
St. George, UT 84790
(435) 628-4700

May 6, 2024



Project Number 23-94

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1.0 Introduction

The purpose of this drainage report is to study the effects that development will have on the proposed 0.40-acre property to be known as Hillside Tennis Court.

1.1 Background

This property is located in St. George, Utah, at the intersection of 200 West Street and 800 South Street and is currently an undeveloped lot. This site is located in the Northeast 1/4 corner of Section. 36, T42S, R16W SLB&M.

1.2 Purpose and need

This report has been prepared to evaluate the drainage needs affecting the proposed construction of the site. As the site develops, the post-development flows will not increase, but through the use of storm drain and facility improvements, the storm water flows will not exceed the existing conditions.

1.3 Reference materials

Various refence materials were used in the preparation of this report as shown in the appendix.

2.0 Property Description

The property is currently unaddressed and is located near the intersection of 200 West Street and 800 South Street in St. George, Utah and is proposed site is to be developed into a tennis court.

2.1 Existing property description

This property is currently undeveloped land. It is not active agricultural land and there is an existing barn structure within the project boundary.

2.2 Proposed property improvements

The proposed improvements will include curb, gutter, and utilities typical of this type of development. The building pads will have a minimum slope of 0.5%. All stormwater runoff will be conveyed by means of surface and storm drain flow.

3.0 Off-site drainage description

3.1 Upstream drainage

There is a 1.28-acre upstream basin that flows through the site. This upstream basin will be routed around the proposed site and towards 200 West Street. The existing point of discharge will remain the same.

3.2 Downstream drainage

Existing flows from the site drain primarily to the southeast corner and eventually flow into the public street.

4.0 On-site drainage description

4.1 Pre-development drainage

Runoff from the existing site consists mainly of surface flow and shallow concentrated flow. There are no existing storm drain facilities within the project boundary.

4.2 Post-development drainage

The proposed development will include a new tennis court, office building, curb, gutter, and utilities typical of this type of residential development. The public streets will have a minimum slope of 0.50%.

All stormwater runoff will be conveyed by means of street and storm drain flow and will outlet into 200 West Street.

As the site develops, the peak runoff will not increase as shown in Table 1 below:

Table 1 – Peak Runoff Summary

	$Q_{10\text{-yr }24\text{-hr}}$ (cfs)	$Q_{100\text{-yr }24\text{-hr}}$ (cfs)	$Q_{10\text{-yr }3\text{-hr}}$ (cfs)	$Q_{100\text{-yr }3\text{-hr}}$ (cfs)
Pre-Development	0.26	0.59	0.10	0.55
Post-Development	0.65	1.04	0.48	1.24

5.0 FEMA floodplain requirements

There are no floodplain requirements for this site. This site lies within FEMA zone X which is an area determined to be outside the 0.2% annual flood chance.

6.0 Other drainage studies affecting the property

This site lies within the West Black Ridge Master Drainage Basin Area as shown on the St. George storm drain master plan.

7.0 Description of proposed drainage facilities

7.1 Grading

The proposed development will include a new tennis court, office building, curb, gutter, and public streets. The proposed building pads will be graded to provide positive drainage away from the buildings in accordance with St. George City requirements.

7.2 Roadway improvements

The development will improve the existing 200 West Street and 800 South Street roadways as shown on the grading plans.

7.3 Conveyance improvements

Storm drain improvements will be installed with the development. Storm drain lines will be designed to convey the 10-yr 3-hr storm event. The storm drain improvements will also be analyzed under the 100-yr 24-hr and the 100-yr 3-hr storm to ensure no flooding occurs. Storm drain lines will have a minimum pipe size of 8 inches and a minimum slope of 0.50%.

8.0 Compliance with local FEMA requirements

There are no FEMA floodplain requirements for this site.

9.0 Design runoff computations

9.1 Selection of hydrologic model

The Soil Conservation Service (SCS) method and the computer program HEC-HMS was used to model the storm water runoff.

$$Q_P = C\frac{A}{T_P}$$

Where:

Q_P = Peak runoff
C = Conversion constant (2.08 SI and 484 in foot-pound system)
A = Watershed area
T_P = Time of peak, calculated as follows:

$$T_P = \frac{\Delta t}{2} + t_{lag}$$

Where:

T_p = time of peak discharge
Δt = the excess precipitation duration (which is also the computational interval in the simulation)
t_{lag} = the basin lag time, defined as the difference between the center of mass of rainfall excess and the peak of the unit hydrograph.

9.2 Model input parameters

The input parameters were derived in accordance with St. George City's Stormwater Master Plan and Analysis. The key input parameters used are:

- Watershed area.
- SCS Curve Number.
- SCS lag Time.
- Rainfall depth.
- Time distribution of rainfall.

9.3 Watershed area

The total watershed area is 0.40 acres for the proposed development. This area consists of 1 drainage basin that flows into the proposed storm drain system.

9.4 Curve number

The NRCS web soil survey was used to determine the site's Hydrologic Soil Group. According to the survey, a Hydrologic Soil Group of "C" was used for all curve number calculations (see Appendix). The existing and developed site curve numbers were calculated using the SCS TR-55 method. A weighted curve number average was calculated for each sub-basin based on impervious and pervious area. A summary of the curve numbers used for each sub-basin are shown in the table below and detailed calculations are shown in the appendix.

Table 2 - Curve Numbers

Basin Name	Curve Number
Existing	83
Developed	96
Upstream	88

9.5 Time of concentration

The SCS lag time method was used for all time of concentration calculations.

$$T_{lag} = 0.6(T_c)$$

$$T_c = T_i + T_t$$

Where:

T_c = Time of concentration
T_i = Initial, sheet flow travel time
T_t = Travel time for shallow concentrated flow

$$T_i = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}S^{0.4}}$$

Where:

n = Manning's roughness coefficient
L = flow length (ft)
P_2 = 2-year 24-hour rainfall (in) = 0.76 inches
S = slope (ft/ft)

$$T_t = \frac{L}{3600\,V}$$

Where:
L = flow length (ft)
V = average velocity (ft/s)
The velocity used in the travel time computations was estimated using TR-55's Figure 3-1. The time of concentration numbers for each sub-basin are shown in the appendix.

9.6 Rainfall data

The 10-yr 24-hr and 100-yr 24-hr storm events were used to analyze the site hydrology. The 10-yr 24-hr rainfall total is 1.68 inches and the 100-yr 24-hr rainfall total is 2.51 inches. These storm totals are per the St. George Stormwater Master Plan as presented in the appendix.

9.7 Distribution of rainfall

The SCS type II distribution was used for the 10-yr 24-hr and 100-yr 24-hr storm calculations.

9.8 Model output

Complete HEC-HMS output files are included in the appendix.

10.0 Drainage facility design

10.1 Roadway improvements

No new roadways are proposed for this development.

10.2 Detention requirements

The required detention volume was calculated by limiting the outflow of the site to 0.2 cfs per acre as specified in the St. George City Drainage Manual. The combined outflow from the site will not exceed

0.2x0.40=0.08 cfs and the total detention volume required for the site is 1568 cu. ft. This required volume will be held in a detention basin and an outlet structure will be constructed at the basin outlet to limit the outflow. The details for the outlet structures will be included in the construction drawings and will be presented at that time.

The table below summarizes the detention basin results:

Table 3 - Detention results

	$Q_{100\text{-yr }24\text{-hr}}$ Inlet (cfs)	$Q_{100\text{-yr }24\text{-hr}}$ Outlet (cfs)	Volume (cu. ft.)	Water Height (ft)
Detention Basin	1.04	0.08	1568	3.0

10.3 Detention basin description

The detention basin will consist of an underground detention basin which runoff will be conveyed into by means of surface flow or storm drain infrastructure. The outlet from the detention basin will consist of an orifice plate that limits the flow to not exceed existing conditions. The detention basin is designed to handle the 100-yr storm. The details for the outlet structure will be included in the construction drawings and will be presented at that time.

10.4 Erosion Protection

The detention basin outlet pipe will flow into paved/concrete areas to minimize erosion out of the proposed detention basins.

10.5 Geotechnical site drainage recommendations

The soils report provides recommendations for site preparation and foundation design. Inadequate surface drainage or failure to control moisture will result in excessive differential movement of slabs, walkways, porches, or patios and structural damage, regardless of the site preparation. The following moisture control measures are recommended:

(1) Once the finish floor elevation has been established, the site grades should be constructed and maintained to drain surface and roof runoff away from the building foundation at a slope of ten percent for at least ten feet beyond the structure for unpaved surfaces. The ground surface should be graded to drain away from the building in all directions. Water should not be allowed to pond adjacent to foundations or on-site.

(2) Xeriscape (landscaping that eliminates the need for supplemental irrigation of plants) is recommended within 10 feet of the building foundation. Bubblers, although more efficient than sprinkler irrigation, still have a significant potential of introducing excessive water into the ground and saturating foundation soils. Bubblers are not recommended in the 10 feet buffer zone area. As an alternative, sealed bottom planter boxes may be used.

(3) Inadequate compaction of utility trench backfill provides a conduit for water migration. All utility trenches within the building footprint and extending 5 feet beyond the footprint should be backfilled with structural fill similar to that approved for the foundations. Backfill adjacent to structures should be compacted to at least 90 percent of the maximum dry density as determined by ASTM D-1557 and the minimum slope requirements should be followed. Backfill beneath structures should be compacted to at least 95 percent of the maximum dry density.

(4) Grading should be such that surface water is directed away from all cut and fill slopes and collected only in channels protected against erosion. Water should not be allowed to pond on-site.

11.0 Required drainage easements

No new drainage easements will be required for this site.

12.0 FEMA floodway and floodplain calculations

There are no FEMA floodplain requirements for this site.

13.0 Conclusion and statement of compliance

13.1 Conclusions

The following conclusions summarize the proposed development:

1. This report complies with the St. George Stormwater Master Plan.
2. The proposed improvements include curb, gutter, and utilities typical of this type of development.
3. All stormwater runoff will be conveyed by means of street and storm drain flow and will outlet into 200 West.
4. This site is not located within a FEMA floodplain area.
5. It is in our opinion that the proposed storm drain infrastructure is adequate to safely convey flows around the proposed lots and into the public storm drain system.

14.0 References

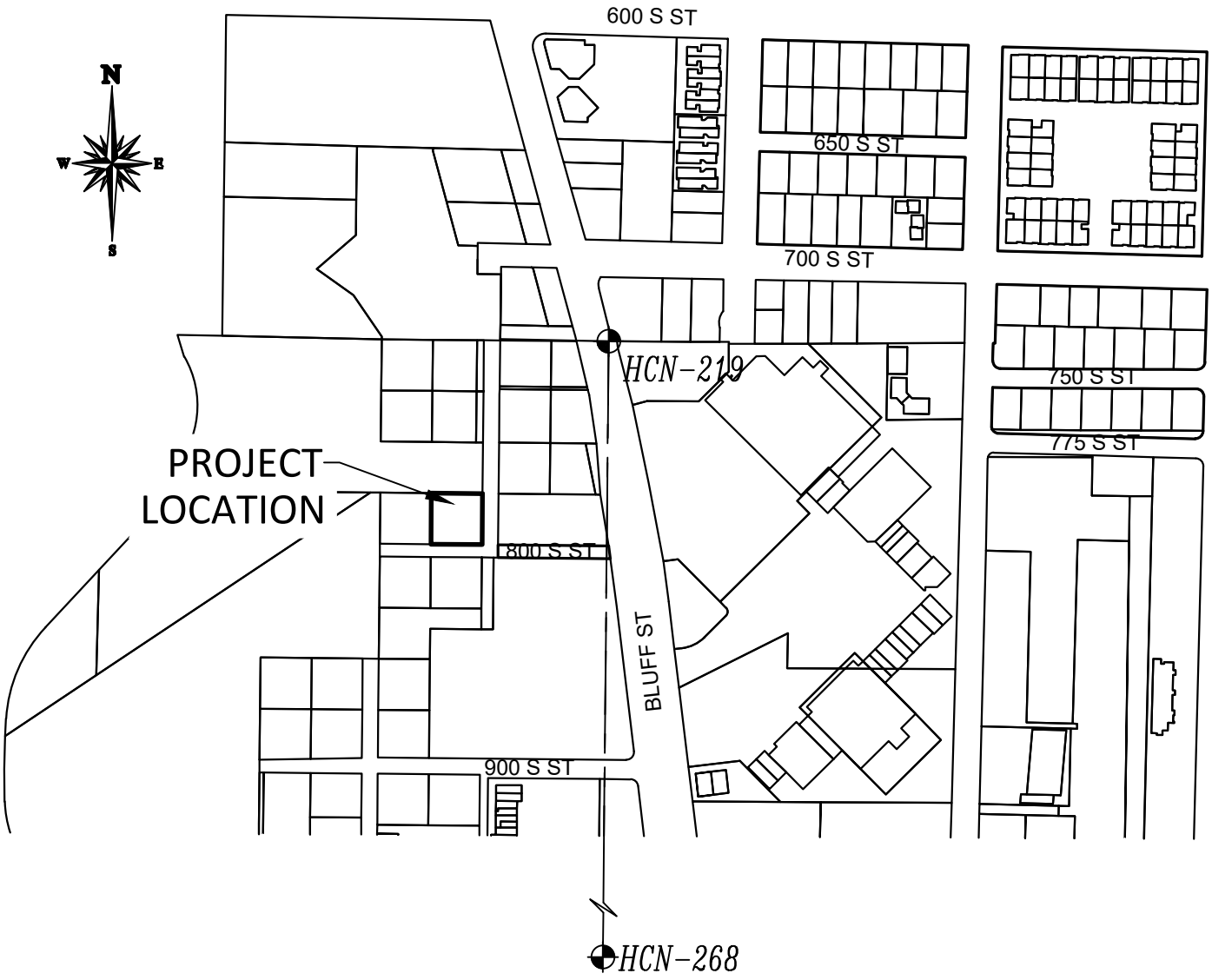
1. St. George, *Storm Water Master Plan*. Dated 2009.

2. NRCS, *Soil Survey of Washington County Area, Utah.*

3. NRCS, *Urban Hydrology for Small Watersheds – Technical Release 55 (TR-55).*

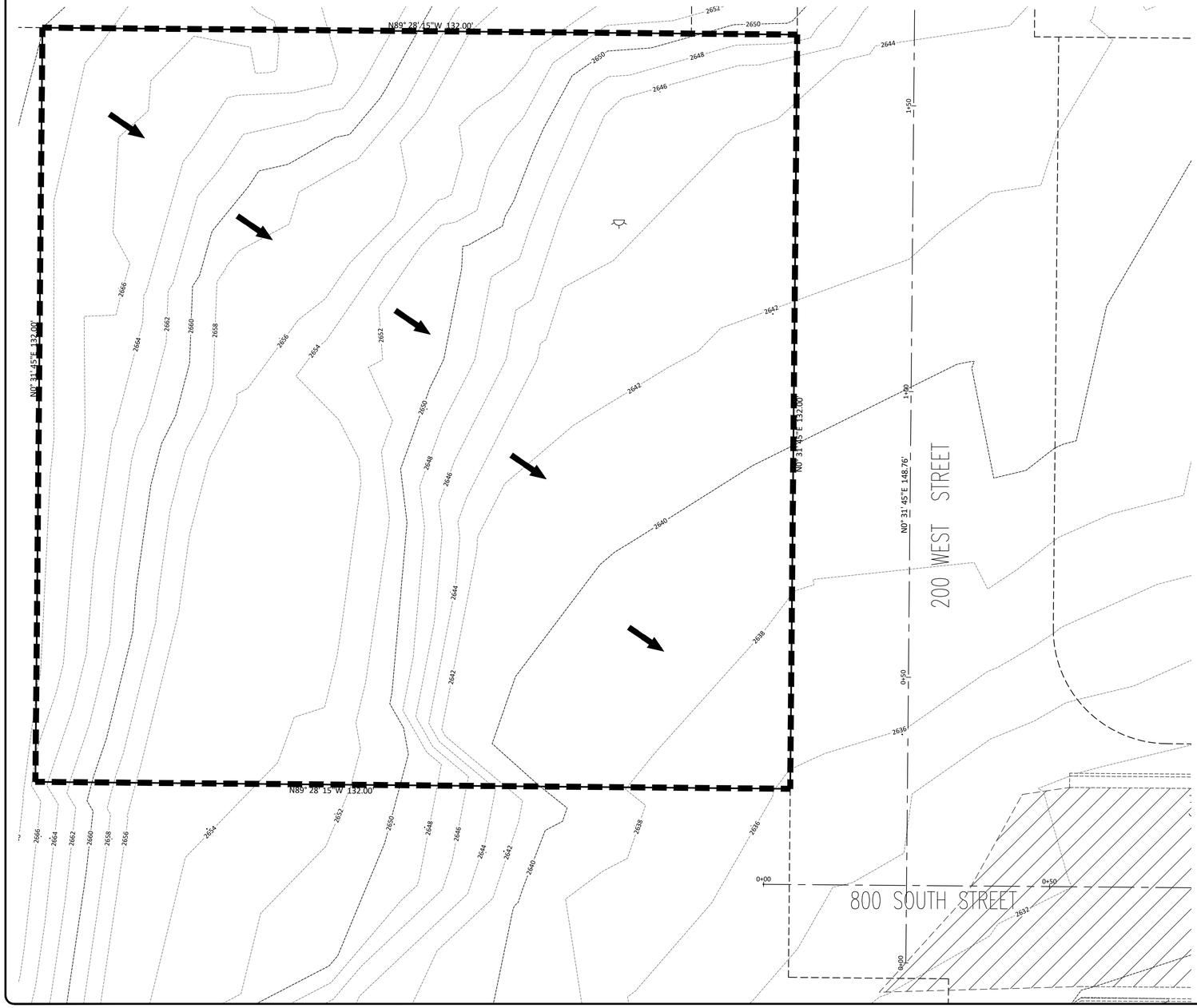
4. NRCS, *Soil Conservation Service Curve Number (SCS-CN) Methodology – Mishra, Singh.*

Appendix



VICINITY MAP

EXISTING CONDITIONS



N
W E
S
10 0 10 20
SCALE IN FEET

LEGEND

DRAINAGE BASIN BOUNDARY

DRAINAGE DIRECTION ARROW

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
738 SOUTH 900 EAST, SUITE B 105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

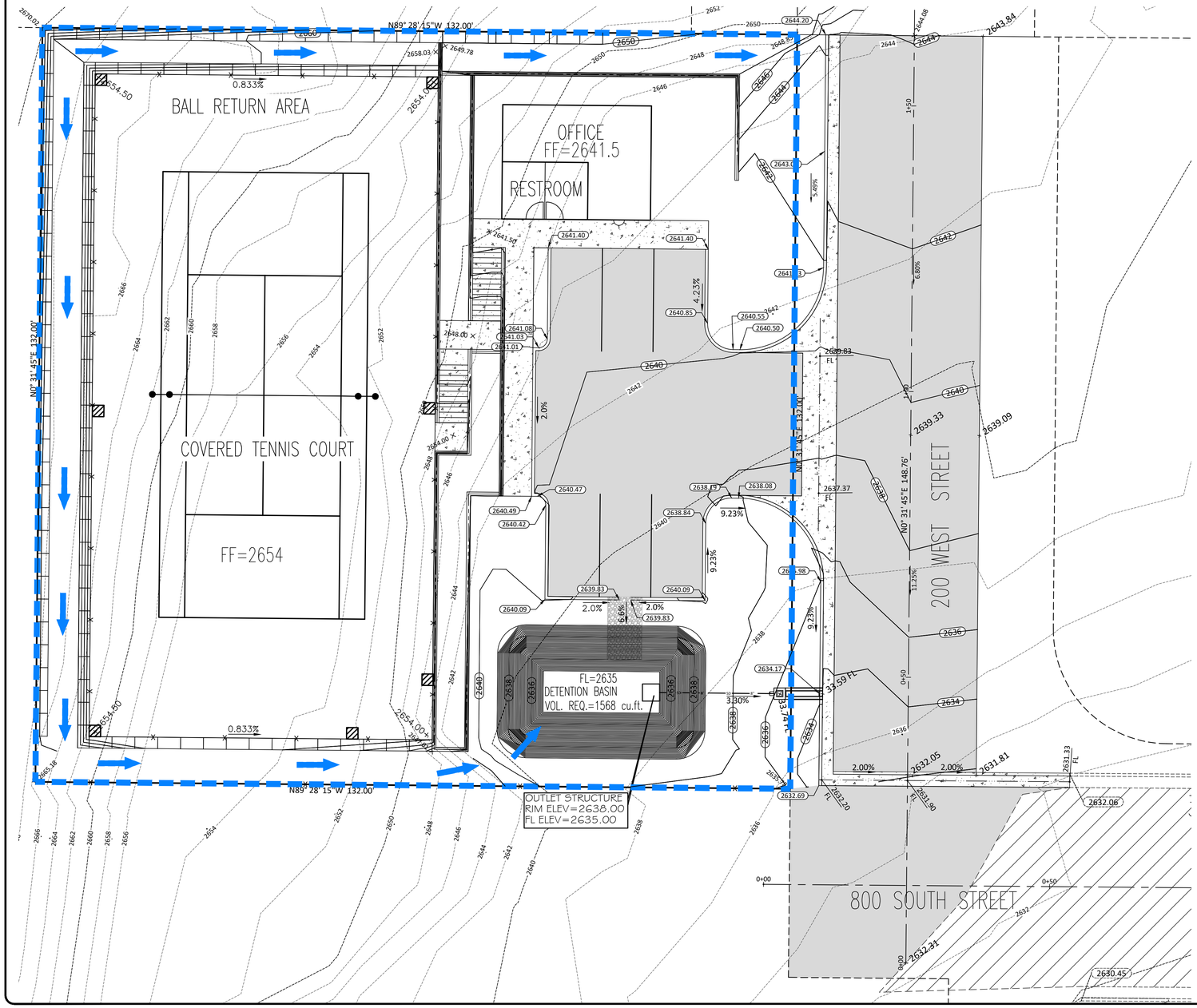
EXISTING DRAINAGE BASIN
FOR
HILLSIDE TENNIS COURT
LOCATED IN SECTIONS 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

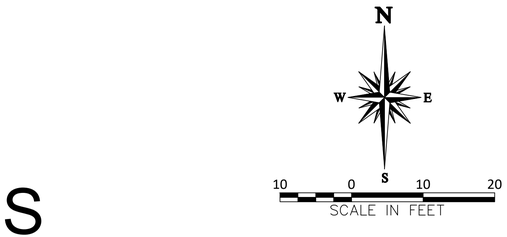
CHECKED BY : SK
DRAWN BY : TF
DATE : 05/06/24
JOB NO. : 23-94

SCALE : 1"=10'

SHEET NO. : EX-1

DEVELOPED CONDITIONS





LEGEND

DRAINAGE BASIN BOUNDARY

DRAINAGE DIRECTION ARROW

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.

CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING

738 SOUTH 900 EAST, SUITE B 105

ST. GEORGE, UTAH 84790

(435) 628-4700 FAX (435) 628-4725

DEVELOPED DRAINAGE BASIN

FOR

HILLSIDE TENNIS COURT

LOCATED IN SECTIONS 36, T42S, R16W, SLB&M

ST GEORGE CITY, UTAH

CHECKED BY :	SK
DRAWN BY :	TF
DATE :	05/06/24
JOB NO. :	23-94

SCALE : 1"=10'

SHEET NO. : DV-1

National Flood Hazard Layer FIRMette

FEMA

113°35'35"W 37°5'54"N



113°34'58"W 37°5'26"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

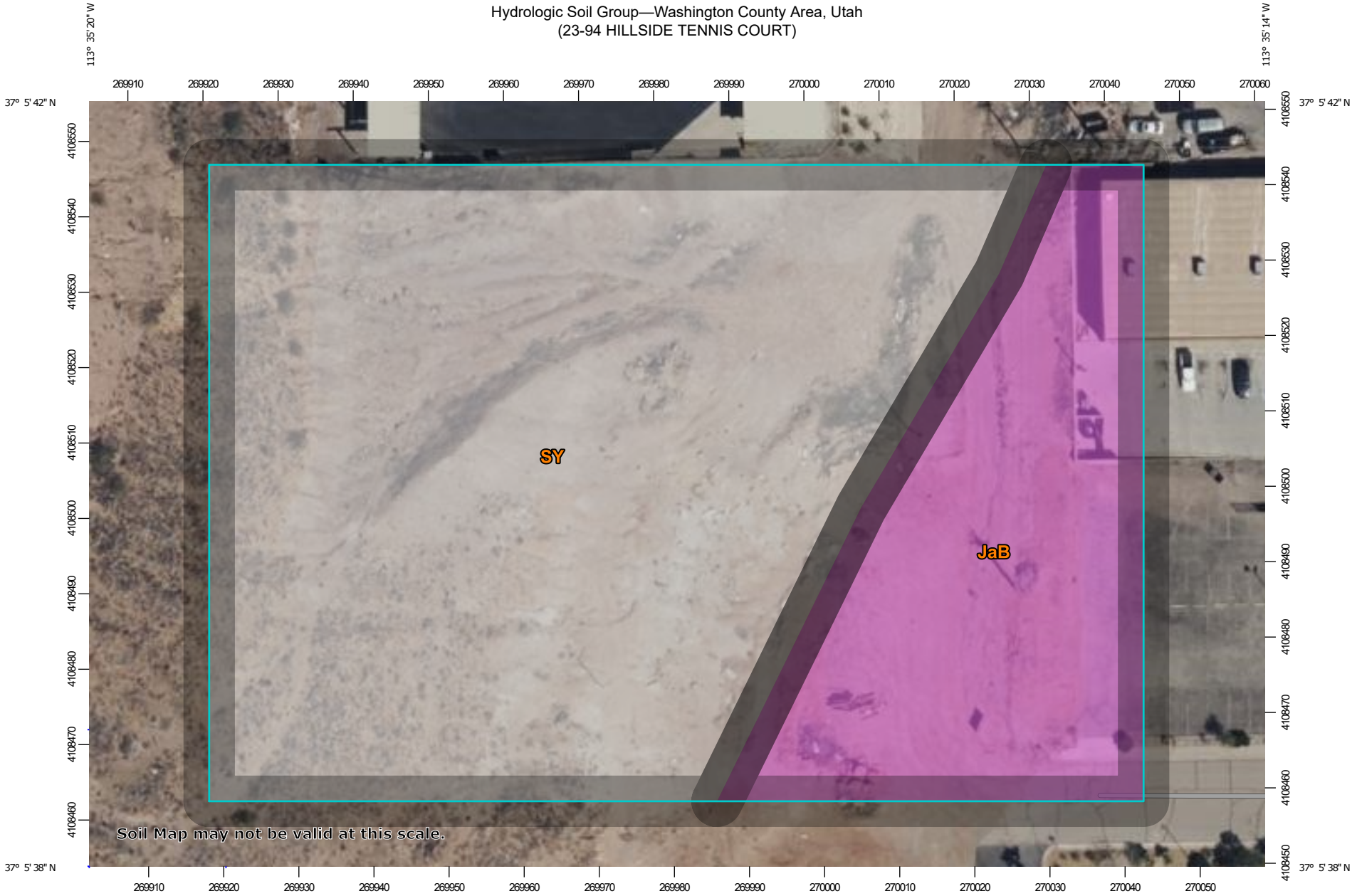
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/29/2024 at 5:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—Washington County Area, Utah
(23-94 HILLSIDE TENNIS COURT)



Map Scale: 1:716 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 17, Sep 9, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2022—Sep 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
JaB	Junction fine sandy loam, 1 to 2 percent slopes	A	0.7	28.1%
SY	Stony colluvial land		1.9	71.9%
Totals for Area of Interest			**2.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

- Distribution: time distribution of rainfall within storms is important in estimating flood hydrographs. Distributions vary with storm type (orthographic, convective), intensity and duration. There is no typical distribution that is applicable to all situations.

Design Storm Depth

Historical records of rainfall depth collected at climate stations throughout the United States are used to estimate the depth, frequency, and duration of design storms. The major climate station is located at the current airport. This climate station has rainfall records dating back to 1892. Data from these and numerous other climate stations have been compiled by the National Oceanic and Atmospheric Administration (NOAA) to estimate point precipitation depth, duration, and frequency for all locations in Utah. The resulting estimates for St. George were taken from the NOAA Atlas 14 (USDOC, 2006) via the Precipitation Frequency Data Server (http://hdsc.nws.noaa.gov/hdsc/pfds/sa/ut_pfds.html) and are summarized in Table 2-1.

Table 2-1
Precipitation Depth-Frequency Estimates for St. George, Utah*

Estimated Precipitation Depth (inches)						
Duration	**Annual Exceedance Probability**					
	2-yr	**5-yr**	**10-yr**	**25-yr**	**50-yr**	**100-yr**
5 min	0.15	0.21	0.26	0.34	0.40	0.48
10 min	0..22	0.32	0.40	0.52	0.62	0.73
15 min	0.28	0.40	0.50	0.64	0.76	0.90
30 min	0.37	0.54	0.67	0.86	1.03	1.22
60 min	0.46	0.67	0.83	1.07	1.27	1.51
2 hr	0.54	0.76	0.93	1.18	1.38	1.60
3 hr	0.60	0.83	1.00	1.24	1.43	1.64
6 hr	0.75	1.03	1.22	1.50	1.72	1.96
12 hr	0.91	1.23	1.46	1.76	1.94	2.22
24 hr	1.05	1.42	1.68	2.01	2.26	2.51
2 day	1.15	1.56	1.83	2.19	2.47	2.74
4 day	1.30	1.76	2.06	2.46	2.77	3.07

* From NOAA Atlas 14, 2006 (see Appendix A).

Design Storm Duration

Cloudburst rainfall events in southwestern Utah typically have durations ranging from a few minutes to three hours. Storms producing general rainfall over longer periods of time are rare,

TF 23-94 HILLSIDE TENNIS COURT

Washington County, Utah

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Existing							
SHEET	100	0.2240	0.130				0.079
SHALLOW	87	0.1367	0.050				0.004
					Time of Concentration		0.1
Developed							
SHEET	100	0.0800	0.130				0.119
SHALLOW	118	0.2700	0.050				0.004
					Time of Concentration		.123

TF 23-94 HILLSIDE TENNIS COURT

Washington County, Utah

Sub-Area Land Use and Curve Number Details

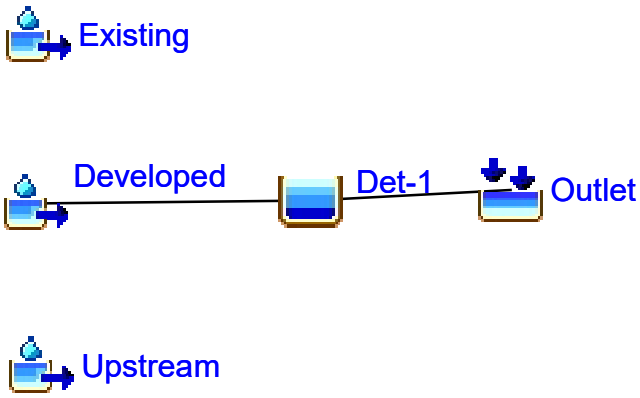
Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Existing	Desert shrub	(poor)	C	.2	85
	Desert shrub	(fair)	C	.2	81
	Total Area / Weighted Curve Number			.4	83
				==	==
Developed	Paved parking lots, roofs, driveways		C	.264	98
	Newly graded area (pervious only)		C	.136	91
	Total Area / Weighted Curve Number			.4	96
				==	==

HEC-HMS

Project : Hillside Tennis

Basin Model : Basin 1

May 02 16:13:42 MDT 2024



Project: Hillside Tennis Simulation Run: 10-YR 3-HR

Start of Run: 01Jan2023, 00:00 Basin Model: Basin 1
End of Run: 02Jan2023, 00:05 Meteorologic Model: 10-yr 3-hr
Compute Time: 02May2024, 16:14:10 Control Specifications: 24 hr window

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Upstream	0.002000	0.61	01Jan2023, 01:40	0.026
Existing	0.000625	0.10	01Jan2023, 01:45	0.004
Developed	0.000625	0.48	01Jan2023, 01:40	0.021
Det-1	0.000625	0.05	01Jan2023, 02:15	0.021
Outlet	0.000625	0.05	01Jan2023, 02:15	0.021

Project: Hillside Tennis Simulation Run: 10-YR 24-HR

Start of Run: 01Jan2023, 00:00 Basin Model: Basin 1
End of Run: 02Jan2023, 00:05 Meteorologic Model: 10-YR 24-HR
Compute Time: 02May2024, 16:13:48 Control Specifications: 24 hr window

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Upstream	0.002000	1.26	01Jan2023, 12:00	0.076
Existing	0.000625	0.26	01Jan2023, 12:00	0.016
Developed	0.000625	0.65	01Jan2023, 11:55	0.042
Det-1	0.000625	0.06	01Jan2023, 12:35	0.040
Outlet	0.000625	0.06	01Jan2023, 12:35	0.040

Project: Hillside Tennis Simulation Run: 100-YR 3-HR

Start of Run: 01Jan2023, 00:00 Basin Model: Basin 1
End of Run: 02Jan2023, 00:05 Meteorologic Model: 100-yr 3-hr
Compute Time: 02May2024, 16:12:13 Control Specifications: 24 hr window

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Upstream	0.002000	2.38	01Jan2023, 01:40	0.073
Existing	0.000625	0.55	01Jan2023, 01:40	0.015
Developed	0.000625	1.24	01Jan2023, 01:40	0.041
Det-1	0.000625	0.08	01Jan2023, 02:10	0.041
Outlet	0.000625	0.08	01Jan2023, 02:10	0.041

Project: Hillside Tennis Simulation Run: 100-yr 24-hr storm

Start of Run: 01Jan2023, 00:00 Basin Model: Basin 1
End of Run: 02Jan2023, 00:05 Meteorologic Model: 100-YR 24-HR STORM
Compute Time: 02May2024, 16:08:44 Control Specifications: 24 hr window

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Upstream	0.002000	2.42	01Jan2023, 12:00	0.148
Existing	0.000625	0.59	01Jan2023, 11:55	0.035
Developed	0.000625	1.04	01Jan2023, 11:55	0.069
Det-1	0.000625	0.08	01Jan2023, 12:45	0.064
Outlet	0.000625	0.08	01Jan2023, 12:45	0.064

Project: Hillside Tennis

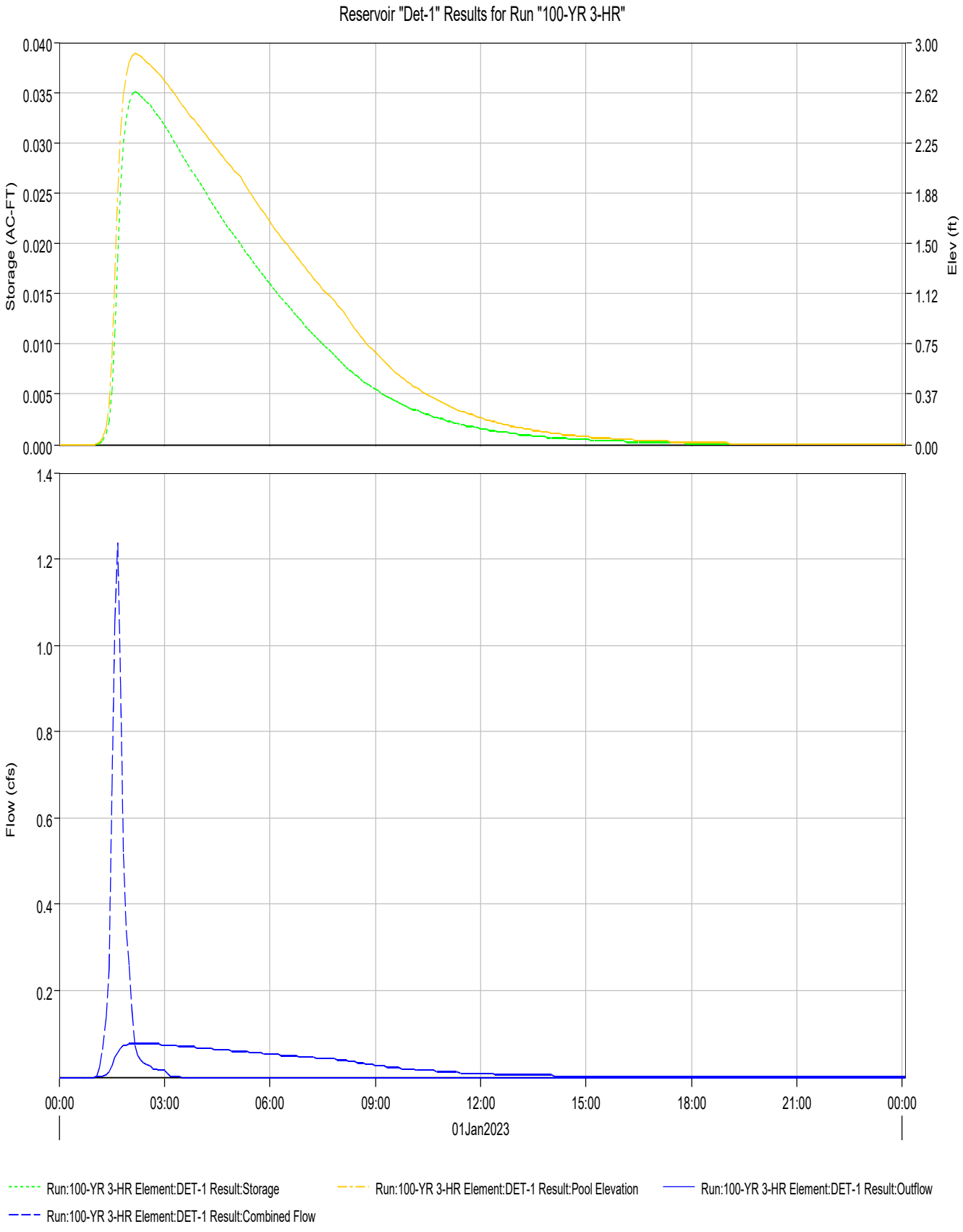
Simulation Run: 100-YR 3-HR Reservoir: Det-1

Start of Run:	01Jan2023, 00:00	Basin Model:	Basin 1
End of Run:	02Jan2023, 00:05	Meteorologic Model:	100-yr 3-hr
Compute Time:	02May2024, 16:12:13	Control Specifications:	24 hr window

Volume Units: AC-FT

Computed Results

Peak Inflow :	1.24 (CFS)	Date/Time of Peak Inflow :	01Jan2023, 01:40
Peak Outflow :	0.08 (CFS)	Date/Time of Peak Outflow :	01Jan2023, 02:10
Total Inflow :	0.041 (AC-FT)	Peak Storage :	0.035 (AC-FT)
Total Outflow :	0.041 (AC-FT)	Peak Elevation :	2.9 (FT)


Reservoir "Det-1" Results for Run "100-YR 3-HR"
Storage (AC-FT)
Elev (ft)
0.040
0.035
0.030
0.025
0.020
0.015
0.010
0.005
0.000
3.00
2.62
2.25
1.88
1.50
1.12
0.75
0.37
0.00
Flow (cfs)
1.4
1.2
1.0
0.8
0.6
0.4
0.2
00:00
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
01Jan2023
Run:100-YR 3-HR Element:DET-1 Result:Storage
Run:100-YR 3-HR Element:DET-1 Result:Pool Elevation
Run:100-YR 3-HR Element:DET-1 Result:Outflow
Run:100-YR 3-HR Element:DET-1 Result:Combined Flow

Project: Hillside Tennis

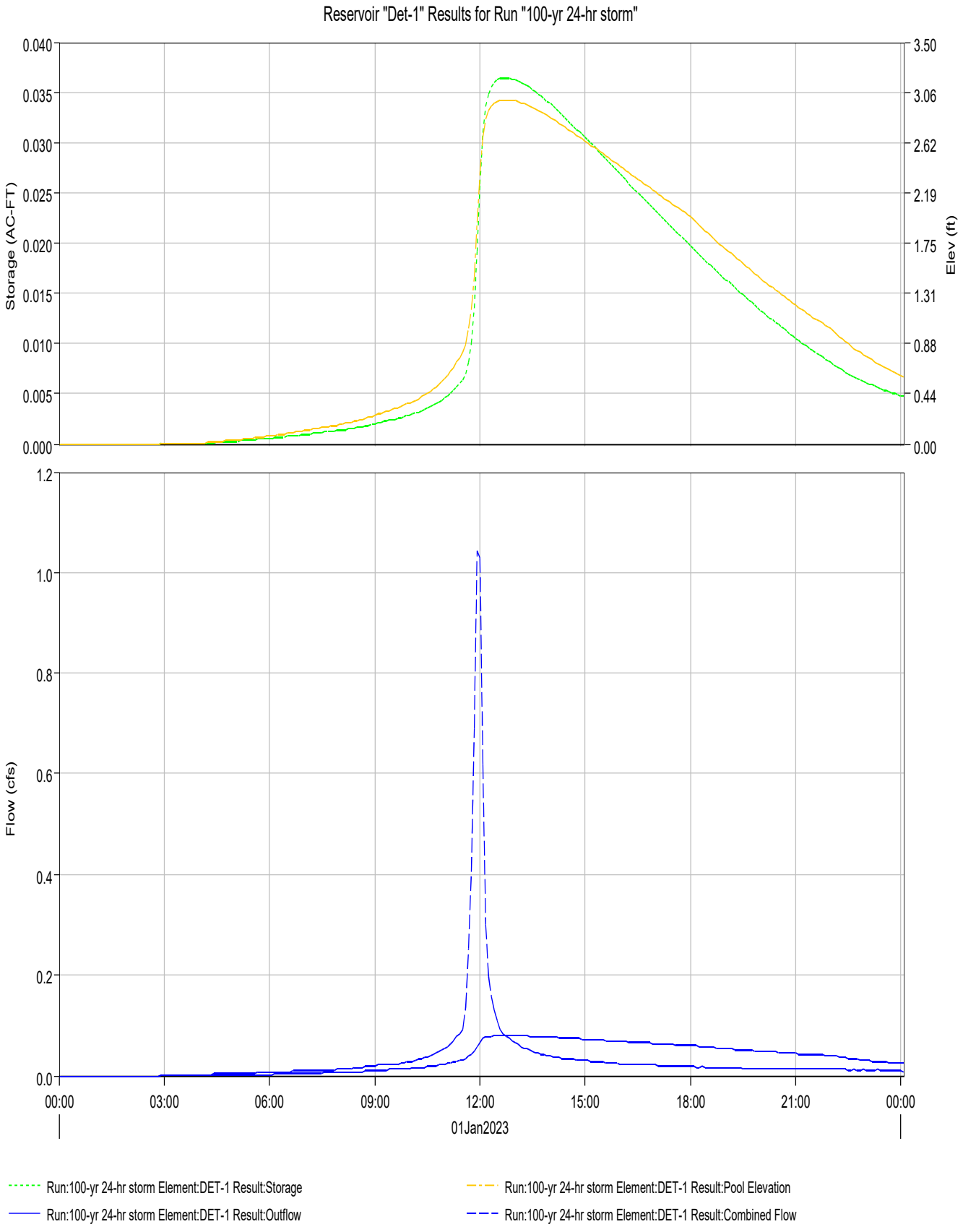
Simulation Run: 100-yr 24-hr storm Reservoir: Det-1

Start of Run:	01Jan2023, 00:00	Basin Model:	Basin 1
End of Run:	02Jan2023, 00:05	Meteorologic Model:	100-YR 24-HR STORM
Compute Time:	02May2024, 16:08:44	Control Specifications:	24 hr window

Volume Units: AC-FT

Computed Results

Peak Inflow :	1.04 (CFS)	Date/Time of Peak Inflow :	01Jan2023, 11:55
Peak Outflow :	0.08 (CFS)	Date/Time of Peak Outflow :	01Jan2023, 12:45
Total Inflow :	0.069 (AC-FT)	Peak Storage :	0.036 (AC-FT)
Total Outflow :	0.064 (AC-FT)	Peak Elevation :	3.0 (FT)


Reservoir "Det-1" Results for Run "100-yr 24-hr storm"
Storage (AC-FT)
Elev (ft)
0.040
0.035
0.030
0.025
0.020
0.015
0.010
0.005
0.000
3.50
3.06
2.62
2.19
1.75
1.31
0.88
0.44
0.00
Flow (cfs)
1.2
1.0
0.8
0.6
0.4
0.2
0.0
00:00
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
01Jan2023
Run:100-yr 24-hr storm Element:DET-1 Result:Storage
Run:100-yr 24-hr storm Element:DET-1 Result:Pool Elevation
Run:100-yr 24-hr storm Element:DET-1 Result:Outflow
Run:100-yr 24-hr storm Element:DET-1 Result:Combined Flow

BASIN NAME: DET-1

Orifice Flow

$Q = CA\sqrt{2gH}$

C =	0.62	
g =	32.2	
Dia. Pipe =	2	in
% restricted	56.8%	

Stage-Discharge Table

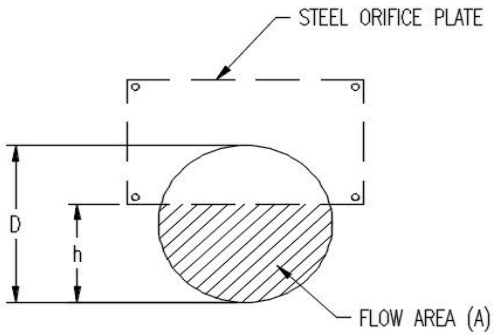
Stage (Z)	Depth to center (H)	Area (A)	Flow (Q)
0.00	0.00	0.000	0.00
1.00	0.92	0.009	0.04
2.00	1.92	0.009	0.06
3.00	2.92	0.009	0.08
4.00	3.92	0.009	0.09

Orifice Plate

$$h = R\left(1 - \cos\frac{\theta}{2}\right) \qquad A = \frac{R^2}{2}(\theta - \sin\theta)$$

$$\theta = 2\cos^{-1}\left(1 - \frac{h}{R}\right)$$

A =	0.010	ft^2
Θ =	2.973	rad
h =	0.076	ft



Average End Area Volume

$$V = \sum L\,\frac{A_1 + A_2}{2}$$

Stage-Storage Table

Stage (ft)	Contour Area (ft^2)	Contour Area (ac)	Incr. Volume (ft^3)	Total Volume (ft^3)
0.00	274.57	0.00630	0.00	0.00
1.00	432.24	0.00992	353.41	353.41
2.00	615.90	0.01414	524.07	877.48
3.00	824.69	0.01893	720.30	1597.77
4.00	1058.61	0.02430	941.65	2539.42

Storm Drain Capacity Rating Table				
Size (in)	**n**	**S (ft/ft)**	**Depth (ft)**	**Max. Flow (cfs)**
4	0.013	0.01	0.3	0.2
6	0.013	0.01	0.5	0.7
8	0.013	0.01	0.7	1.2
10	0.013	0.01	0.8	2.2
12	0.013	0.01	1.0	3.6
18	0.013	0.01	1.5	10.5
24	0.013	0.01	2.0	22.6
30	0.013	0.01	2.5	41.0
36	0.013	0.01	3.0	66.7

$$Q = \frac{K}{n} A R^{2/3} S^{1/2}$$

EXHIBIT F

2024 AGEC Geotechnical Investigation

AGEC

Applied GeoTech

GEOTECHNICAL INVESTIGATION

HILLSIDE TENNIS COURT AND PAVILION
WORTHEN LOT 21
NWC 800 SOUTH 200 WEST
ST. GEORGE, UTAH

PREPARED FOR:

BENJAMIN SORENSEN
77 WEST 4800 NORTH #B235
PROVO, UTAH 84604

PROJECT NO. 2231822 **MARCH 15, 2024**

1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044

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SUMMARY

1. The subsurface soil/bedrock conditions encountered at the site consist primarily of near surface silty sand underlain by siltstone and sandstone bedrock, with bedrock exposed at the surface in several locations. The silty sand was 2 to 3 feet in thickness and is underlain by siltstone and sandstone bedrock to the maximum depth investigated, approximately 24 feet. The siltstone and sandstone bedrock are interlayered. Their properties are similar with the sandstone having a slightly higher content of fine grained sand, thus, the anticipated conditions will be very similar through the profile with occasional layers of mudstone/claystone.

2. Subsurface water was not encountered to the depths investigated, approximately 24 feet. Fluctuations in the groundwater level will occur over time. An evaluation of such fluctuations is beyond the scope of this report.

3. The site consists of approximately 0.4 acres that slopes down from the northwest to the southeast with approximately 34 feet of elevation change. The site is planned to have a tennis court with a pavilion on the west half of the site at a grade of approximately 2,654 feet, which requires up to approximately 16 feet of cut in the northwest corner and a slight fill in the southwest corner of the court area. There will be retaining walls along the north, west and between the court and lower parking tier. The lower area will be at an elevation of approximately 2641 which also requires a cut of approximately 15 feet in the northwest corner and based on the proposed grades, minimal fill in the southeast corner. There is an approximately 5 feet deep detention basin on the south central portion of the site.

4. The site is suitable for the proposed construction provided recommendations within this report are followed.

5. The site excavation will primarily be in bedrock. The bedrock is moderately hard and will require heavy duty excavation equipment for grading. The use of an excavator with a rock hammer may be required in confined areas. The excavation will primarily be in siltstone bedrock.

6. The proposed Hillside Tennis court and restroom building may be supported on a layer of processed and compacted fill (approximately 6-12 inches) overlying the on site bedrock. Footings may be supported directly on the bedrock. If fill is required during grading, the existing sand over the surface may be used as fill.

7. The proposed pavilion footings may be supported directly on the bedrock. The proposed restroom may also be supported directly on the bedrock.

8. Retaining walls are planned to consist of stacked segmented concrete blocks. The use of geo-synthetic reinforcement (geogrid) may be eliminated if the bedrock cut is less than 2 feet behind the concrete blocks. If more than 2 feet of backfill or a non-bedrock condition exists, geogrid will be necessary. We anticipate that the upper few feet of wall will require geogrid in each location. Stacked wall design profile details are provided.

9. Due to the shallow bedrock, the use of storm water "retention" is not recommended.

10. Recommendations for subgrade preparation, materials, foundations and drainage are included in the report.

11. The information provided in this summary should not be used independent of what is provided in the body of this report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed Hillside Tennis Court located at the northwest corner of 200 West and 800 South in St. George, Utah (See Figure 1). The report presents the subsurface conditions encountered, laboratory test results, and geotechnical recommendations for the project. This report was prepared in general accordance with our proposal dated January 18, 2024.

Field exploration was conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed development.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

The site consists of approximately 0.4 acres that slopes down from the northwest to the southeast with approximately 34 feet of elevation change. The site consists of a partially graded hillside. There is vacant property to the north and west, with the property to the north also partially graded. Located to the west is a large hillside. The proposed alignment of 200 West bounds the site to the east. The roadway improvements for 800 south ends near the southeast corner of the site.

There are several overhead power lines across and around the site. It is our understanding that the power line that crosses the site diagonally from SW to NE will be relocated around the site.

The site slopes down from the northwest to the southeast by approximately 34 feet. There is some debris and larger rocks that have been left on the site during previous grading or adjacent property grading.

Several photos of the site are attached. (Photos 1-6).

FIELD STUDY

The field study consisted of drilling 3 borings at the approximate locations shown on Figure 2. The borings were drilled on January 19, 2024 with a truck mounted rig using hollow stem augers and HQ size coring equipment. The borings were logged and samples obtained by a representative of AGEC. The logs, legend and notes of the borings are presented on Figure 3.

SUBSURFACE CONDITIONS

The subsurface soil/bedrock conditions encountered at the site consist primarily of near surface silty sand underlain by siltstone and sandstone bedrock, with bedrock exposed at the surface in several locations. The silty sand was 2 to 3 feet in thickness and is underlain by siltstone and sandstone bedrock to the maximum depth investigated, approximately 24 feet. The siltstone and sandstone bedrock are interlayered. Their properties are similar with the sandstone having a slightly higher content of fine grained sand, thus, the anticipated conditions will be very similar through the profile with occasional layers of mudstone/claystone.

Descriptions of soils and bedrock encountered in the borings are described below:

Silty Sand - The sand contains varied amounts of silt and occasional gravel consisting of chunks of bedrock. It is medium dense, slightly moist and brown in color.

Siltstone - The siltstone was encountered near the surface and is exposed in several locations across the site. It extended to approximately 14 to 18 feet below the surface. There were layers/lenses of mudstone/claystone within the siltstone which are visible near the surface at the northwest corner of the site. The siltstone is moderately hard to hard and dry, light brown to reddish brown in color. It is very dense. The siltstone is part of the Whitmore Point Member of the Moenave Formation. This geologic member primarily consists of various colors of siltstone, fine grained sandstone and claystone.

Laboratory testing conducted on the siltstone indicates moisture contents varying from less than 1 to 3 percent, in-place dry density values of 145 to 162 pounds per cubic These in-place density values are very high. Gradation tests on ground up samples of the siltstone indicate fines contents (percent passing the No. 200 sieve) of 51 to 94 percent. There were several Atterberg Limit tests that indicate Liquid Limit values of 27 to 30 percent and plastic indexes of 6 to 10 percent. The majority of the siltstone is low to non-plastic.

Sandstone - The sandstone was encountered below the siltstone and is hard to very hard with occasional layers/lenses of siltstone and mudstone/claystone. The sandstone is generally dry to slightly moist and light reddish brown in color

The laboratory test results are included on the boring logs, Figure 3 and summarized in Table 1, Summary of Laboratory Test Results. Photos of the core samples obtained from each boring are also included in the appendix. (Photos 7-11)

SUBSURFACE WATER

Subsurface water was not encountered within the depths investigated approximately 24 feet. Fluctuations in the groundwater level will occur over time. An evaluation of such fluctuations is beyond the scope of this report. Our experience has shown that groundwater perched on various layers of bedrock exists in the properties to the south and southwest.

PROPOSED CONSTRUCTION

We understand the site is planned for a two tier (elevation) development including a tennis court with a covered pavilion type structure over the court on the upper tier. There will be parking and a restroom on the lower tier.

The site is planned with the tennis court/pavilion on the west half of the site at a grade of approximately 2,654 feet, which requires up to approximately 16 feet of cut in the northwest corner and a slight fill in the southwest corner of the court area. There will be retaining walls consisting of reinforced concrete between tiers and stacked/segmented blocks along a portion of the south, north, and west sides. The lower area will be at an elevation of approximately 2641 which also requires a cut of approximately 15 feet in the northwest corner and based on the proposed grades, minimal fill in the southeast corner. There is also an approximately 5 feet deep detention basin on th southeast corner of the site as shown on Figure 2.

We also anticipate that 200 West will be constructed and the extension of 800 South (50 foot right of way) will also be included. The existing power line is proposed to be relocated from crossing the site, to around the perimeter to the northwest.

We anticipate relatively light loads on foundations for the restroom and the pavilion. The parking lot pavement section should also be lightly loaded. We have used foundation loads of less than 2 kips per lineal foot and column (pavilion support loads) less than 30 kips. A traffic index of 5 was also used for traffic for the parking and roadways in accordance with 50-foot right-of-way as specified by St. George City.

If the proposed construction or building loads are significantly different from those listed, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

Based on our experience in the area, the subsurface conditions encountered, laboratory test results and the proposed construction, the following recommendations are given:

A. Site Grading

1. Subgrade Preparation

a. *General Subgrade Preparation*

The majority of the site is a cut condition where the proposed grade is lower than the existing grade. There is a slight fill condition along the east and southeast sections of the site. In the fill zones, the existing sand should be removed down to bedrock, which is anticipated to vary from 0 to 3 feet. The exposed excavation should be observed by AGEC prior to placing fill, particularly in structure or wall zones. Once the bedrock is exposed the on-site sand or broken up bedrock (as described in the materials section below) may be used as fill.

b. *Tennis Court/Restroom Pad*

Based on the proposed grading, these areas are primarily in a cut condition as described above. We anticipate that siltstone or sandstone bedrock will primarily be exposed. We recommend that consideration be given to removing 1 to 2 feet of rock below the proposed slab for ease of construction and for even curing of the concrete slabs. If on the surface mudstone/claystone is exposed, this material should be removed from below the slab/pad area and replaced with on site sand or broken up bedrock (as described in the materials section below). We recommend the upper 4 to 6 inches of material consist of basecourse type material. The compaction and processing of this material is also described in the compaction section below. AGEC should observed the base of the excavation prior to placing fill.

c. *Pavement, Flatwork and Improvements*

The pavement and flatwork areas should be prepared by removing loose materials (as described above) and replacing with compacted on site sand and broken up bedrock. If the exposed subgrade consists of sand (non bedrock), the material should be scarified and properly recompacted.

2. Excavation

We anticipate that excavation of the bedrock at the site will be difficult and will require the use of heavy duty excavation equipment. The cut slopes in confined locations may require the use of an excavator equipped with a rock hammer.

For the excavations along property lines, care should be taken to cut vertically rather than to rip horizontally to avoid large slabs being removed from the adjacent property and from having a less than desirable cut face (uneven and more cut zone than necessary)

The following table summarizes recommendations for excavation of temporary and permanent cut slope excavations, trench excavations and permanent fill slope construction. Slopes should include benches in accordance with the 2021 IBC.

Slope Condition	Maximum Slope (Horizontal:Vertical)
Permanent Cut Slopes in Overburden Soils/Compacted fills	2:1
Permanent Cut Slopes - Bedrock	¼:1
Utility Trenches in Onsite Soils (OSHA Soil Class A)	½:1*

*Steeper trenches will require the use of shoring or a trench box to provide a safe work environment. Safe trench excavation is the responsibility of the contractor.

Fill slopes should be graded by overbuilding and then cutting back to the desired grade to provide a compacted slope face.

3. Materials

The proposed grading plan primarily consists of a cut condition, thus the majority of the on-site materials will be exported from the site. There will be small amounts of materials needed for the shallow bedrock overexcavation below the tennis court and restroom building along with removed materials from utility excavations. The on site sand (near surface soils) and processed bedrock may be used as replacement fill. Several "slabs" of bedrock existing on the surface of the site from previous excavation work indicate typical type of bedrock chunks or slabs that will come out of the excavation. The bedrock will require processing, breaking up or crushing of the materials by mechanical means. We recommend that the material be screened or processed to less than 4 inches in size below structures and slabs and less than 8 inches in size for utility trench backfill.

If import materials are required, they should be non-expansive, granular soil. We recommend import materials meet the criteria listed in the following table.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	**-200** <35%, **LL** <30% Maximum size: <4 inches Solubility < 1%
Underslab (upper 4 inches)	Base course	**-200** <12% Maximum size: <1 inch Solubility < 1%

-200 = Percent Passing the No. 200 Sieve
LL = Liquid Limit

4. Compaction

Compaction of materials placed at the site should equal or exceed the following minimum densities when compared to the maximum dry density as determined by ASTM D1557:

Area	Percent Compaction
Subgrade	90
Footings/tennis court pad	95
Site grading	95
Utility trenches	95
Pipe zone (utility trenches)	90
Wall backfill	95

To facilitate the compaction process, the fill should be moisture conditioned to within 2 percent of the optimum moisture content as determined by ASTM D1557 prior to placement. Fill should be placed in loose lift thicknesses not to exceed the capacity of the equipment being utilized. Generally, 6 to 8-inch loose lifts are adequate. Lift thicknesses should be reduced to 4 inches for hand compaction equipment.

5. Surface Drainage

Positive site drainage should be maintained during the course of construction. After construction has been completed, positive drainage of the surface water should be provided.

a. A minimum slope of 6 inches in the first 10 feet from the perimeters of the structures should be provided.

b. Roof gutter systems should be installed around the perimeters of the restroom structure. Roof downspouts should discharge away from the buildings so as to prevent ponding adjacent to foundations. Roof drains should be piped to the curb and gutter downslope from the structures.

c. Placement of concrete aprons around the perimeters of the structures is recommended.

d. Landscaping requiring water should be minimized.

e. Below grade portions of walls and fences backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering on concrete and masonry.

B. **Foundations**

We anticipate that the pavilion will be constructed with footings embedded deeper for uplift resistance or on shallow caissons (deep foundations). We have provided recommendations for design of conventional spread footings below. If deep foundation recommendations are needed, AGEC should be contacted to provide.

1. Bearing Material

   The proposed restroom building may be constructed on conventional footings bearing on bedrock of on compacted structural fill.

2. Bearing Pressure

   Footings bearing on properly compacted structural fill may be designed for a net allowable bearing pressure of 2,500 pounds per square foot.

3. Footing Width and Embedment

   Footings should have a minimum width of 18 inches and should be embedded at least 12 inches below the lowest adjacent grade.

4. Temporary Loading Conditions

   The allowable bearing pressures may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Settlement

   We estimate that settlement will be less than 1 inch for footings designed as indicated above due to the load of the structure. Differential settlement is estimated to be approximately ½ inch.

6. Foundation Base

   The base of excavations should be cleared of loose or deleterious material prior to placement of fill or concrete.

D. **Concrete Slab-on-Grade**

1. Slab Support

Concrete slabs may be supported on a zone of properly prepared (over excavated) and compacted fill as stated in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested frequently to verify compaction meets the recommendations provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course should be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

3. Vapor Barrier

Consideration should be given to providing a vapor barrier should be placed below the tennis court slab to provide protection from sulfate attack on the concrete slab due to the potentially high water soluble sulfates of the underlying soil.

E. **Lateral Earth Pressures**

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Imported or on-site granular backfill (sand or broken up bedrock)-Equivalent Fluid Weight	35 pcf	55 pcf	325 pcf
Imported or on-site granular backfill - Earth Pressure Coefficient	0.28	0.44	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading using the appropriate earth pressure coefficient and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

Care should be taken to prevent percolation of surface water into the backfill material adjacent to the retaining walls. The risk of hydrostatic buildup can be reduced by placing a subdrain behind the walls consisting of free-draining gravel wrapped in a filter fabric.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be modified as follows:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
Active	17 pcf increase
At-rest	2 pcf increase
Passive	17 pcf decrease

The resultant of the seismic increase should be placed up one-third from the base of the wall.

4. Safety Factors

The values recommended assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

F. **Seismicity, Liquefaction and Faulting**

1. Listed below is a summary of the site parameters as required by the 2021 International Building Code:

Description	Seismic Event - 2% PE in 50 Yrs
	Value
Site Class	C
S_s (0.2 second period)	0.51g
S_1 (1 second period)	0.16g
PGA	0.22g
F_a	1.3
F_v	1.5
F_{PGA}	1.2

The values provided above were obtained from seismicmaps.org and reference design codes found in ASCE7-16.

2. Liquefaction

Based on subsurface conditions encountered in the borings, liquefaction is not considered to be a significant hazard at the site.

3. Faulting

There on no active faults mapped in close proximity to the site.

G. **Low Impact Development (LID)**

Using the Low-impact Development Application Guidance for Washington County, Utah", Updated: June 20, 2020, Dixie Storm Water Coalition (DSWC), the following criteria should be considered when implementing BMP's for LID design:

a. Using the referenced website, the following soil types and characteristics were determined:

Soil Type	Location	Hydrologic Soil Group	Infiltration Rate (inches/hr)
JaB Junction Five - Sandy Loam	East	A	<1 inches/hr
SY- Stony Colluvial Land	West	A	<1 inches/hr

(https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm).

b. LID design constraints:

- Shallow Bedrock: High (anticipated at or near surface)
- Collapsible soil risk: Low (near surface soils only)
- Expansive soil risk: Low (not encountered, but known in the area)

Using DSWC Table 3 (Matrix), appropriate Best Management Practices (BMP) are limited and AGEC does not recommend the use of infiltration methods or on-site retention due to the shallow bedrock condition.

H. Soil Corrosion

Based upon our experience in the area and laboratory testing, the on-site soils and many imported sources may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

I. Pavement

1. Subgrade Support

We anticipate that the subgrade materials beneath the pavement areas will consist of silty sand. Prior to placement of road base, the subgrade should be prepared as recommended in the subgrade preparation section of this report. A California Bearing Ratio (CBR) of 10 percent was assumed for a properly compacted silty sand subgrade for purposes of design.

2. Pavement Thickness

Based on the assumed traffic loadings and listed traffic indexes, a 20-year design life and AASHTO design methods, the following pavement sections are recommended.

Roadway	TI	Asphalt (in.)	Base Course (in.)
Extension of 800 South, and Construction of 200 West	5	2½	6
Parking	5	2½	6

3. Pavement Materials

The pavement materials should meet City of St. George specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is a high quality material with a CBR of at least 50 percent and the asphaltic concrete has a minimum Marshall stability of 1,800 pounds.

4. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided.

J. **Construction Testing and Observations**

We recommend the following testing and observations be done as a minimum as required by the City of St. George.

a. Observe excavations subsequent to removal of bedrock or loose silty sand from building and the tennis court area.

b. Observe retaining wall cuts for appropriate use of wall designs.

c. Conduct compaction testing on fill placed below foundations and in the tennis court, wall backfill and utility trench backfills. We recommend testing each foot of fill placed.

e. Conduct construction materials testing on city improvements at a frequency which meets or exceeds St. George City requirements.

K. **Geotechnical Recommendation Review**

The client should familiarize themselves with the information contained in this letter. If specific questions arise or if the client does not fully understand the conclusions or recommendations provided, we should be contacted to provide clarification.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the drilled borings, the data obtained from laboratory testing, and our experience in the area. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have questions or if we can be of further service please call.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



G. Wayne Rogers, P.E.

Reviewed by; Jake Erickson, P.E.

P:\2023 Project Files\2231800\2231822 - GT Worthen, Lot 21 ort.wpd



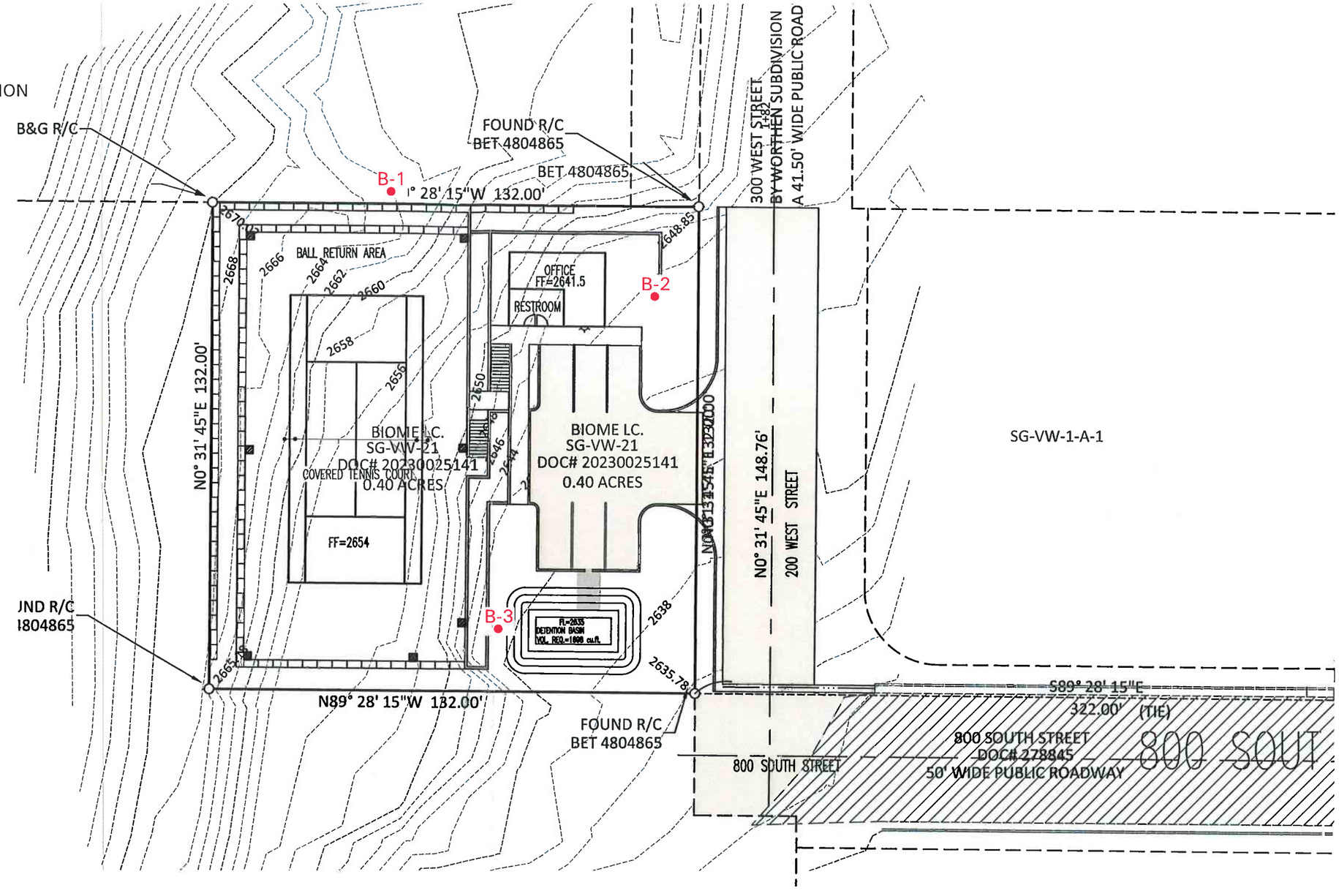
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Not to Scale

WORTHEN, LOT 21
HILLSIDE TENNIS COURT AND PAVILION
ST. GEORGE, UTAH

2231822	AGEC	Vicinity Map	Figure 1

HILLSIDE TENNIS COURT AND PAVILION
WORTHEN LOT 21
ST. GEORGE, UTAH

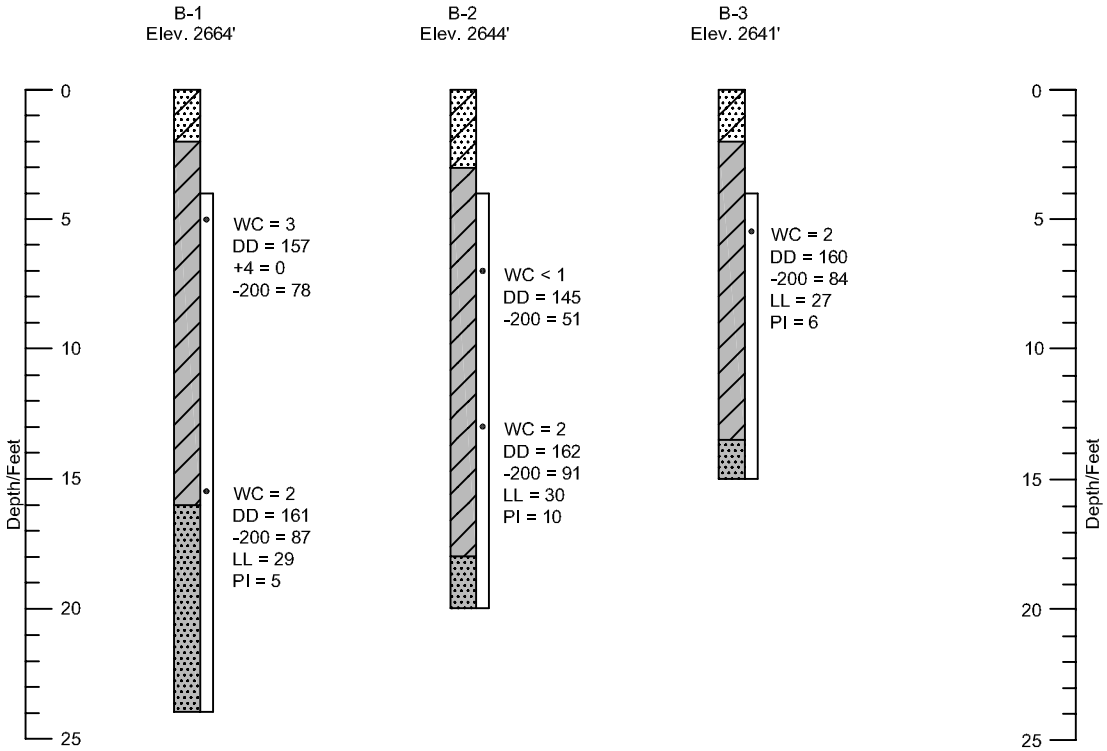


● Approximate boring location

N

0 50 100 feet

2231822	AGEC	Site Plan	Figure 2



LEGEND:

Silty Sand (SM); medium dense, slightly moist, occasional gravel, brown.

Siltstone Bedrock; moderately hard to hard, dry to slightly moist, lenses/layers of mudstone/claystone, light brown to reddish brown.

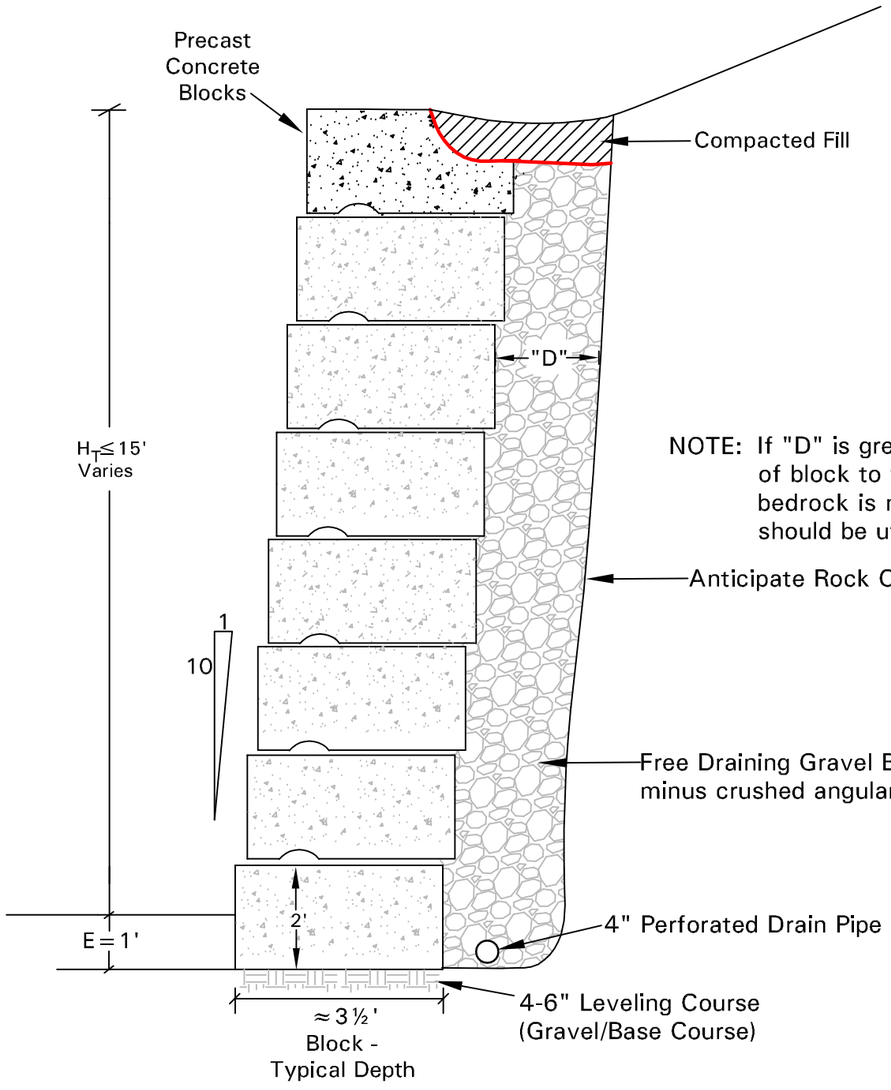
Sandstone Bedrock; moderately hard, dry to slightly moist, fine grained, siltstone and mudstone/claystone lenses, red-brown.

Indicates core sample taken.

NOTES:

1. The borings were drilled on January 19, 2024 with a truck mounted drill rig equipped with 4-inch solid flight augers. The bedrock was cored using an HQ size core barrel using air to remove cuttings.
2. The locations of the borings were measured by a hand held GPS.
3. The elevations of the borings are based on interpolating between the contours on the site plan provided.
4. The boring locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the boring logs represent the approximate boundaries between material types and the transitions may be gradual.
6. Free water was not encountered in the borings at the time of drilling.
7. WC = water content (%);
   DD = dry density (pcf);
   +4 = percent retained on the No. 4 sieve;
   -200 = percent passing No. 200 sieve;
   LL = liquid limit (%);
   PI = plasticity index (%);

HILLSIDE TENNIS COURT AND PAVILION
WORTHEN, LOT 21
ST. GEORGE, UTAH



Key:

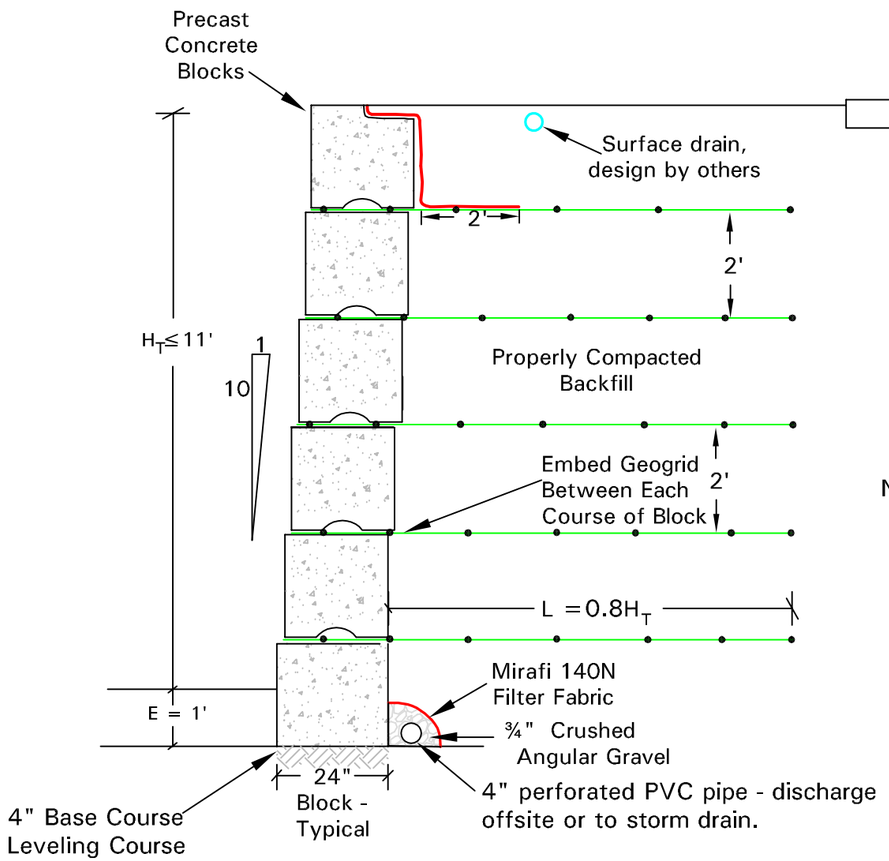
Mirafi 140N Filter Fabric or Equivalent

LICENSED PROFESSIONAL ENGINEER
3/19/24
No. 177876
G. WAYNE ROGERS
STATE OF UTAH

By: G. Wayne Rogers, P.E.

2231822	AGEC	SINGLE TIER SEGMENTED CONCRETE BLOCK WALL - WITHOUT GEOGRID	Figure 4

HILLSIDE TENNIS COURT AND PAVILION
WORTHEN, LOT 21
ST. GEORGE, UTAH



NOTE: If competent bedrock is exposed in the geogrid zone, the length of geogrid may be reduced at the engineers discretion.

Key:

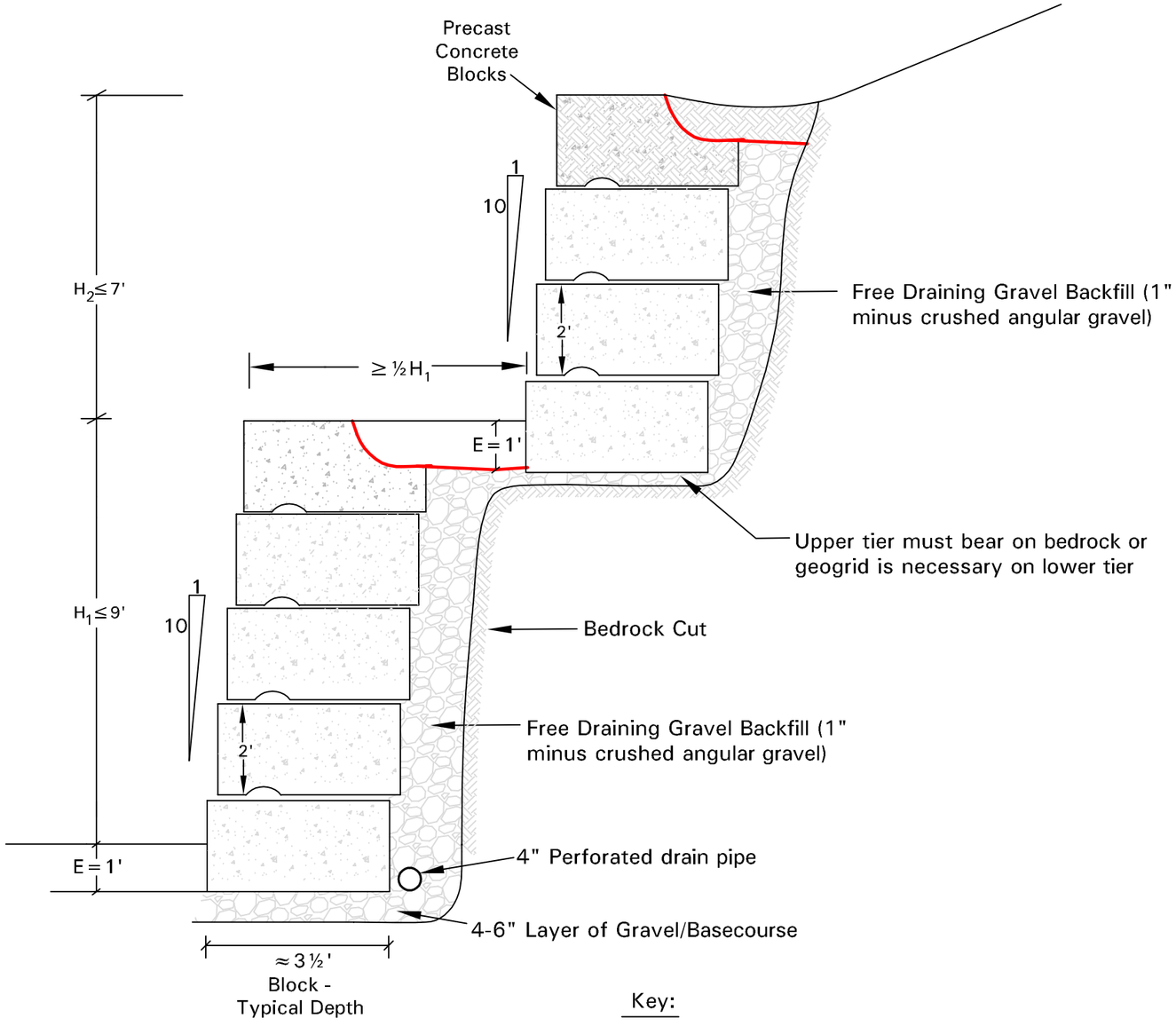
Mirafi 140N Filter Fabric or Equivalent

Geosynthetic Reinforcment (Miragrid 3XT or Equivalent

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STATE OF UTAH

By: G. Wayne Rogers, P.E.

HILLSIDE TENNIS COURT AND PAVILION
WORTHEN, LOT 21
ST. GEORGE, UTAH



Key:

Mirafi 140N Filter Fabric or Equivalent

LICENSED PROFESSIONAL ENGINEER
3/19/24
No. 177876
G. WAYNE ROGERS
STATE OF UTAH

By: G. Wayne Rogers, P.E.

2231822	AGEC	SEGMENTED CONCRETE TWO-TIER BLOCK WALL - WITHOUT GEOGRID	Figure 6

HILLSIDE TENNIS COURT AND PAVILION
WORTHEN, LOT 21
ST. GEORGE, UTAH

A. SEGMENTED BLOCK CONSTRUCTION NOTES

1. Blocks should consist of at least 4,000 psi strength (28-day strength) concrete. Concrete type should meet or exceed the 2021 IBC 1904.3 and Table 193.2.1 of the ACI 318-14 category for "severe, S2" sulfate attack.
2. The base block should be placed on a level surface. Gravel or base course may be used as the leveling course.
3. The base block should be embedded at least 12 inches.
4. Structures should be setback a distance equal to or greater than the overall height "H_T", from the top of the wall.
5. The pre-cast concrete blocks should be stacked with a batter of at least 1 to 10 (Horizontal to Vertical).

B. GEOSYNTHETIC NOTES:

1. Geosynthetic reinforcement should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
2. The placement of the geosynthetic should be observed by a representative of AGEC to verify the specified geosynthetic is being used and properly placed. It should be stretched by hand until taut and free of wrinkles.
3. The filter fabric should consist of Mirafi 140N non-woven filter fabric or equivalent.
4. Geogrid should be embedded between the concrete blocks to secure the geogrid at the block face.

Geosynthetic Reinforcement Schedule

Segmented Block Wall Fill Slope Height (ft)	Geosynthetic Reinforcement Required	Approved Geosynthetic Reinforcement *	Grid Length (L)
$4 < H_T < 11$	Yes	Miragrid 3XT	$0.8H_T$

* Approved Equivalents - Miragrid 3XT = WG5 = SG200

** Geogrid may not be necessary if bedrock cut with "D" less than 2' (see Figure 4)

C. GRADING AND DRAINAGE NOTES

1. Backfill utilized where geosynthetic reinforcement is placed should consist of granular material. The backfill may consist of the onsite sand soils or import material meeting criteria found in materials section on page 9 of report.
2. Backfill placed behind the blocks should be properly moisture conditioned and compacted to at least 95% of the maximum dry density as determined be ASTM D-1557. Care should be taken to compact the soil adjacent the block to avoid moving the block outward. AGEC should conduct compaction testing on each vertical foot of fill placed at least every 50 feet of wall length. Fill should be placed in 6 to 8-inch loose lifts prior to compaction of each lift.
3. The subgrade below blocks should be properly prepared as directed by the geotechnical engineer prior to placing blocks or backfill. Underlying loose or disturbed soil should be removed its full depth and recompacted prior to placing the leveling course.
4. A 4-inch perforated pipe should be placed at the base of the wall as shown in the figure.



By: G. Wayne Rogers, P.E.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I
SUMMARY OF LABORATORY TEST RESULTS

Worthen, Lot 21Tennis Court and Pavilion

Project Number 2231822

Sample Location		Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation			Atterberg Limits		Sample Classification
Boring No.	Depth (feet)			Gravel (%)	Sand (%)	Silt/ clay (%)	Liquid Limit (%)	Plasticity Index (%)	
B-1	5	3	157	0	22	78			Siltstone Bedrock
B-1	15½	2	161			87	29	5	Siltstone Bedrock
B-2	7	<1	145			51			Siltstone Bedrock
B-2	13	2	162			91	30	10	Siltstone Bedrock
B-3	5½	2	160			84	27	6	Siltstone Bedrock

APPENDIX



Photo No. 1- view of site from SEC



Photo No. 2, view of site, note previous grading, slabs of rocks on left and exposed bedrock.



Photo No. 3, View of site from near NWC, looking SE. Note previous grading



Photo No. 4, view of site from near NWC, looking south along west boundary.



Photo No. 5, view of upper portion of site (west side) note bedrock exposed, greyish purple rock is a layer of mudstone/claystone that was near top elevation of the site.



Photo No. 6, view of north property line looking west from near NEC.



Photo No. 7, view of Core Sample, Boring B-1, @ 4-14 ft.



Photo No. 8, view of Core Sample, Boring B-1 @ 14-24 ft.



Photo No. 9, view of Core Sample, Boring B-2 @ 4-14 ft.



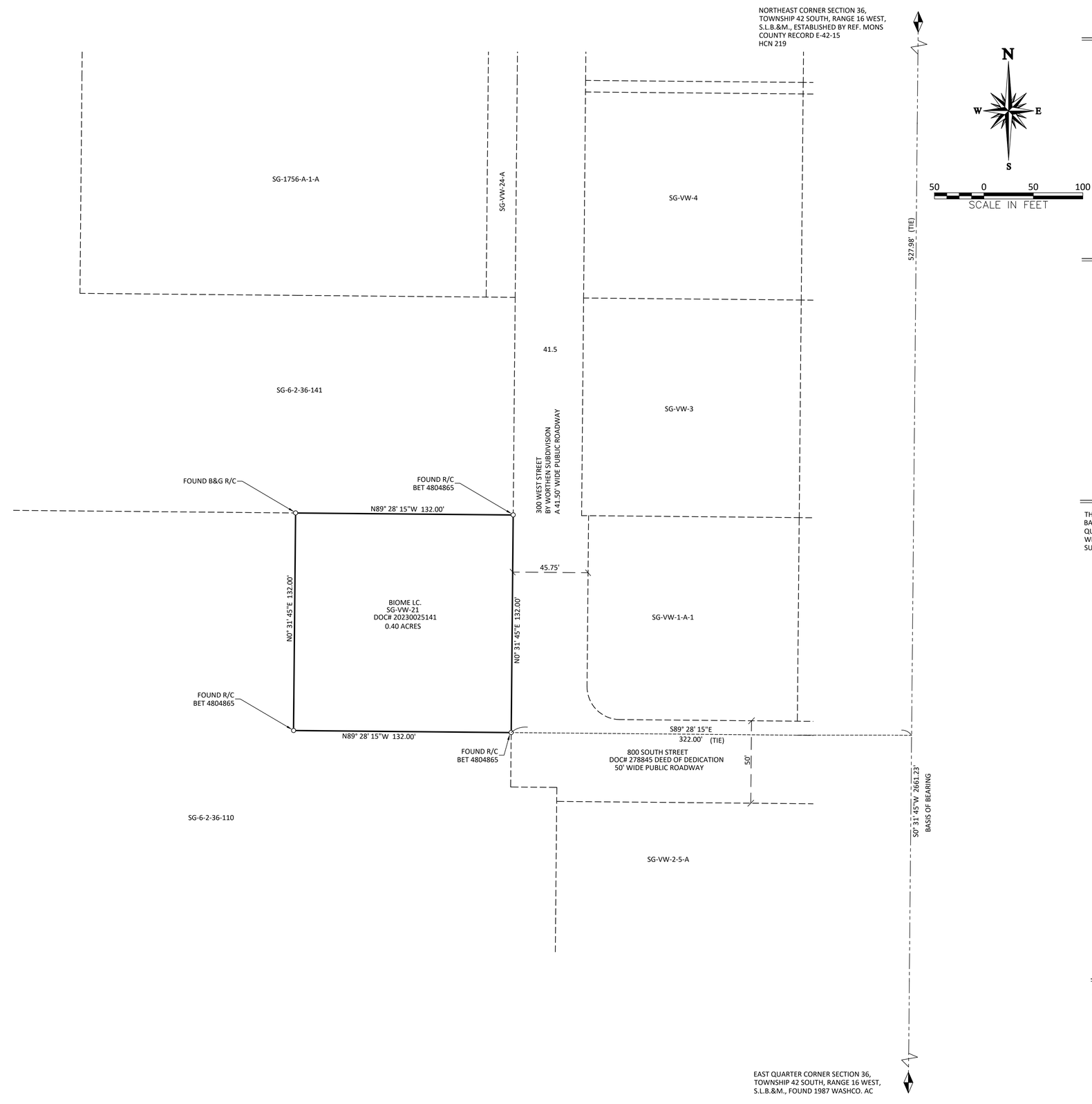
Photo No. 10, view of Core Sample, Boring B-2 @ 14-19 ft.



Photo No. 11, view of Core Sample, Boring B-3 @ 4-14 ft.

EXHIBIT G

Site Survey



SURVEYORS CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR, NO. 334571, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH
12/29/2023

MICHAEL W. PURDY PLS # 334571

RECORD PARCEL DESCRIPTION DOC# 20230025141

LOT 1, BLOCK 4, WORTHEN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECIRDER, STATE OF UTAH.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH THE CORNERS OF THE ABOVE DESCRIBED PARCEL. BASIS OF BEARING FOR THIS SURVEY IS N00°31'45"E BETWEEN FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36 TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN. ALL MONUMENTATION USED OR SET IN THE COURSE OF THIS SURVEY IS AS NOTED ON THIS PLAT. THIS SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- FOUND SECTION CORNER (AS NOTED)
- SET BCE REBAR & CAP
- FOUND REBAR & CAP (AS NOTED)

REFERENCE DOCUMENTS

DOC# 278845 DEED OF DEDICATION
WORTHEN SUBDIVISION PLAT
1948 ADDITION TO WORTHEN SUBDIVISION
ROS ROSENBERG ENG. 8651-19
ROS BUSH & GUDGELL 7474-19
DOC# 301979 ROADWAY VACATION

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH 900 EAST, SUITE B 105
ST. GEORGE, UTAH 84790
(435) 628-4700

RECORD OF SURVEY

FOR

BENJAMIN SORENSEN

LOCATED IN SECTION 36, T42S, R16W, SLB&M
ST GEORGE CITY, UTAH

JOB 23-95

CHECKED BY :	MWP
DRAWN BY :	MWP
DATE :	12/29/23
JOB NO. :	23-94

SCALE : 1"=50'

SHEET NO. : 1

ST. GEORGE PLANNING COMMISSION MINUTES
FEBRUARY 25, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Member Brandon Anderson
Planning Commission Member Nathan Fisher
Planning Commission Vice Chair Lori Chapman
Planning Commission Member Teri Draper
Planning Commission Member Ben Rogers

EXCUSED:

Planning Commission Chair Austin Anderson
Planning Commission Member Kelly Casey

STAFF MEMBERS PRESENT:

Deputy City Attorney, Jami Brackin
Community Development Director Carol Winner
Planner Dan Boles
Planner Brett Hamilton
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant Logan Blake
Applicant Kim Campbell

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 Vice Chair Chapman.

Link to call to order and flag salute: 00:00:15

PLANNED DEVELOPMENT AMENDMENT/PUBLIC HEARING:

Consider a request for a Zoning Regulation Amendment to a portion of the City of St. George Code, Title 9-13-4, to expressly prohibit off-premises signs along SR-7 (State Route 7), also known as Southern Parkway. The applicant is the City of St. George, and the representative is Brett Hamilton. Case No. 2025-ZRA-001 – PUBLIC HEARING. (Staff – Brett Hamilton).

Link to presentation by Planner Brett Hamilton: 00:01:06

Agenda Packet [page 2]

Link to question by Vice Chair Chapman and discussion between Mr. Hamilton and Commission Members. 00:03:32

Link to question by Vice Chair Chapman and discussion between Mr. Hamilton and Commission Members. 00:4:17

Link to Public Hearing 00:05:40
No Comments.

Link to motion: 00:06:04

MOTION:
A motion was made by Planning Commission Member Nathan Fisher to recommend approval of the Off-Premises Sign Ordinance Amendments to City Council.

SECOND:
The motion was seconded by Planning Commission Member Ben Rogers.

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

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Commissioner Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous the motion carries.

PLANNED DEVELOPMENT AMENDMENT/PUBLIC HEARING:
Consider a request to amend the City Zoning Map by changing the zone on the property from C-2 (Highway Commercial) to PD-C (Planned Development Commercial) for the purpose of adding a 95-room hotel on approximately 1.88 acres. The property is located at the southwest corner of 1470 East and 170 South. The applicant is DSG Engineering, and the representative is Logan Blake. Case No. 2025-ZC-005– PUBLIC HEARING. (Staff – Dan Boles).

Link to presentation by Planner Dan Boles 00:06:37

Agenda Packet [Page 10]

Link to question by Vice Chair Chapman and response by Mr. Boles and comments by Commission Member Fisher 00:14:40

Link to comment by Commission Member Fisher and discussion with Commission Members 00:16:16

Link to comment by Commission Member Rogers and discussion with Mr. Boles and other Commission Members 00:18:28

Link to comment by Community Development Director Winner and discussion by Commission Members and Mr. Boles. 00:19:22

Link to question by Vice Chair Chapman and response from Mr. Boles 00:20.38

DRAFT

Link to comment by Mr. Boles for suggestion of condition that the applicant continues to work with staff regarding potential trail system 00:20:45

Link to question by Commission Member Anderson and Mr. Boles 00:21:50

Link to comment by Commission Member Fisher 00:22:10

Link to public hearing 00:23:18
No public comments

Link to comment by project architect Kim Campbell 00:24:05

Link to comment by Commission Member Fisher 00:27:00

Link to comment by applicant Logan Blake 00:27:17

Link to motion: 00:28:48

MOTION: A motion was made by Planning Commission Member Draper for positive recommendation to the City Council for the Zone Change for the Holiday Inn Express.

SECOND: The motion was seconded by Planning Commission Member Anderson.
The motion was seconded by Planning Commission Member

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

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Commissioner Chapman – aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper – aye

The vote was unanimous for the recommendation to move forward to the City Council.

ZONE CHANGE:

Consider a request to amend the City Zoning Map by changing the zone on the property from R-1-10 (single-family, 10,000 ft² minimum lot size) to PD-R (Planned Development Residential) on approximately 9.49 acres located on the east side of River Road across from Fort Pierce Drive (approximately 1950 South). The applicant is proposing 30 units on the property and the layout would leave the existing hill in place. The proposal would include single family, duplex and four-plex homes. The applicant is Bush & Gudgell, Inc. and

DRAFT

the representative is Bob Hermandson. Case No. 2024-ZC-008 – PUBLIC HEARING (Staff – Dan Boles).
THIS ITEM WAS NOT HEARD AT THIS MEETING

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the February 11, 2025, meeting.

Agenda Packet [Page 33]

Link to motion: 00:29:50

MOTION:

A motion was made by Planning Commission Member Rogers to approve the minutes from February 11, 2025

SECOND:

The motion was seconded by Planning Commission Member Anderson

VOTE:

Vice Chair Chapman called for a vote, as follows:

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Chair Anderson – aye
Planning Commission Member Rogers – absent
Planning Commission Member Draper – aye

The vote was unanimous and the motion carries.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the February 20, 2025, City Council Meeting.

2025-PDA-006 PA-3/Rillisante
2025-PDA-001 951 River Road Commercial
2025-PDA-007 The Flats at Grand Views

Link to Community Development Director, Carol Winner reviewing items from February 6, 2025, City Council meeting: 00:30:14

ADJOURN:

Link to motion: 00:31:15

MOTION:

DRAFT

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

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Vice Chair Chapman called for a vote, as follows:

Planning Commission Chair Anderson – absent
Planning Commission Member Anderson – aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Chair Anderson – aye
Planning Commission Member Rogers – absent
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried

/s/
Angie Jessop, Development Services

DRAFT