

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, **November 18, 2014**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLATS AMENDED (FPA)**

- A. Consider approval of an amended condominium residential subdivision for **“Pelican Hills Condominiums Phase 2 Amended.”** The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at 810 South Dixie Drive. Case No. 2014-FPA-061. (Staff – Todd J.).
- B. Consider approval of an amended residential subdivision final plat for **“Serenity Hills 2nd Amendment.”** The representative is Mr. Bob Hermandson, Bush and Gudell. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at the northwest corner of the intersection at 2780 East Street and 2000 South Street. Case No. 2014-FPA-070. (Staff – Todd J.).
- C. Consider approval of an amended residential subdivision final plat for **“Temple Shadows Townhomes Phase II Amended.”** The representative is Mr. Reid Pope, L.R. Pope Engineering. The property is PD-R (Planned Development Residential) and is located at 380 South 100 east. Case No. 2014-FPA-071. (Staff – Todd J.).

2. **GENERAL PLAN AMENDMENT (GPA)**

Consider a **General Plan Amendment** from RES (Residential), COM (Commercial), and OS (Open Space) to BP (Business Park) on 93 acres and to OS (Open Space) on 17 acres. This is for the southerly extension of the Ft Pierce Business Park. The proposed extension is generally located along the west side of River Road and south of Enterprise Road. The applicant is SITLA (State Institutional Trust Lands). Case No. 2014-GPA-005. (Staff – Bob N.).

3. **CONDITIONAL USE PERMIT**

Consider a request for a Conditional Use Permit to construct a **detached residential garage** with a maximum ridge height of approximately twenty-four feet (24') to accommodate an RV. The structure will be 3,000 sq. ft. (50 ft. x 60 ft.) The property is located at 464 West Del Mar Drive and is zoned RE-37.5 (Residential Estate 37,500 sq. ft. minimum lot size). The representative is Mr. Tim Kenny, New Trend Construction. Case No. 2014-CUP-021 (Staff – John W.)

4. **TRAINING**

Training and discussion to cover Title 10 Chapter 8 “Planned Development Zone.”

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1A

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 11/18/2014

FINAL PLAT AMENDMENT

Pelican Hills Condominiums Phase 2 Amended

Case No. 2014-FPA-061

Request: Approval of an Amended Condominium Residential Subdivision Final Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

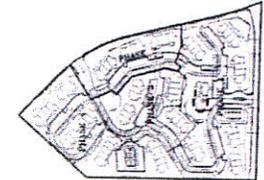
Property: Located at 810 South Dixie Drive

Zone: PD-R

Staff Comments: The purpose of this Amended Final Plat is to convert some of the limited common area (covered patios) into private ownership for units 1326, 1327, 1426, and 1427. No other changes were made or intended.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval subject to Legal Approval.



PHASE PLAN: NO SCALE

TECHNICAL INVESTIGATIONS: The Association shall be responsible for the selection of investigators, their scope and methods. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

OTHER NOTE: The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

ES. & RESTRICTIONS: The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

CITY ENGINEERS APPROVAL: The report contained herein has been reviewed and is hereby approved for the City of St. George, Utah. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

CAN HILLS CONDOMINIUMS PHASE 2

ENBERG ASSOCIATES

1275 W. 2000 S. SUITE 100, ST. GEORGE, UT 84903

DATE: 04/07/2020
BY: [Signature]
TITLE: [Title]

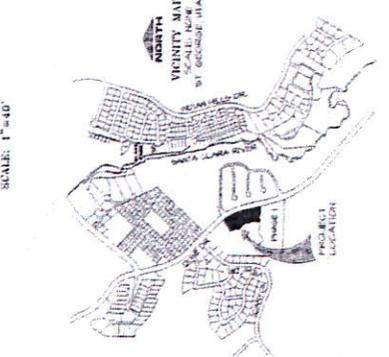
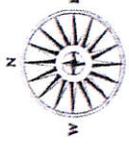
CITY ENGINEERS APPROVAL: The report contained herein has been reviewed and is hereby approved for the City of St. George, Utah. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

APPROVAL of the Planning Commission: The report contained herein has been reviewed and is hereby approved for the City of St. George, Utah. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

APPROVAL of the Planning and Zoning Administrator: The report contained herein has been reviewed and is hereby approved for the City of St. George, Utah. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

APPROVAL and Acceptance by the City of St. George, Utah: The report contained herein has been reviewed and is hereby approved for the City of St. George, Utah. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.

APPROVAL to be from APPROVED AS TO FORM: The report contained herein has been reviewed and is hereby approved for the City of St. George, Utah. The Association shall be responsible for the cost of the investigation and a copy of the report shall be provided to the City of St. George.



LINE TABLE

LINE	LENGTH	BEARING
1.1	10.40	N 82° 00' 00" E
1.2	10.40	S 82° 00' 00" W
1.3	10.40	S 82° 00' 00" W
1.4	10.40	N 82° 00' 00" E
1.5	10.40	N 82° 00' 00" E
1.6	10.40	S 82° 00' 00" W
1.7	10.40	S 82° 00' 00" W
1.8	10.40	N 82° 00' 00" E
1.9	10.40	N 82° 00' 00" E
1.10	10.40	S 82° 00' 00" W
1.11	10.40	S 82° 00' 00" W
1.12	10.40	N 82° 00' 00" E
1.13	10.40	N 82° 00' 00" E
1.14	10.40	S 82° 00' 00" W
1.15	10.40	S 82° 00' 00" W
1.16	10.40	N 82° 00' 00" E
1.17	10.40	N 82° 00' 00" E
1.18	10.40	S 82° 00' 00" W
1.19	10.40	S 82° 00' 00" W
1.20	10.40	N 82° 00' 00" E
1.21	10.40	N 82° 00' 00" E
1.22	10.40	S 82° 00' 00" W
1.23	10.40	S 82° 00' 00" W
1.24	10.40	N 82° 00' 00" E
1.25	10.40	N 82° 00' 00" E
1.26	10.40	S 82° 00' 00" W
1.27	10.40	S 82° 00' 00" W
1.28	10.40	N 82° 00' 00" E
1.29	10.40	N 82° 00' 00" E
1.30	10.40	S 82° 00' 00" W
1.31	10.40	S 82° 00' 00" W
1.32	10.40	N 82° 00' 00" E
1.33	10.40	N 82° 00' 00" E
1.34	10.40	S 82° 00' 00" W
1.35	10.40	S 82° 00' 00" W
1.36	10.40	N 82° 00' 00" E
1.37	10.40	N 82° 00' 00" E
1.38	10.40	S 82° 00' 00" W
1.39	10.40	S 82° 00' 00" W
1.40	10.40	N 82° 00' 00" E
1.41	10.40	N 82° 00' 00" E
1.42	10.40	S 82° 00' 00" W
1.43	10.40	S 82° 00' 00" W
1.44	10.40	N 82° 00' 00" E
1.45	10.40	N 82° 00' 00" E
1.46	10.40	S 82° 00' 00" W
1.47	10.40	S 82° 00' 00" W
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1.50	10.40	S 82° 00' 00" W
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1.74	10.40	S 82° 00' 00" W
1.75	10.40	S 82° 00' 00" W
1.76	10.40	N 82° 00' 00" E
1.77	10.40	N 82° 00' 00" E
1.78	10.40	S 82° 00' 00" W
1.79	10.40	S 82° 00' 00" W
1.80	10.40	N 82° 00' 00" E
1.81	10.40	N 82° 00' 00" E
1.82	10.40	S 82° 00' 00" W
1.83	10.40	S 82° 00' 00" W
1.84	10.40	N 82° 00' 00" E
1.85	10.40	N 82° 00' 00" E
1.86	10.40	S 82° 00' 00" W
1.87	10.40	S 82° 00' 00" W
1.88	10.40	N 82° 00' 00" E
1.89	10.40	N 82° 00' 00" E
1.90	10.40	S 82° 00' 00" W
1.91	10.40	S 82° 00' 00" W
1.92	10.40	N 82° 00' 00" E
1.93	10.40	N 82° 00' 00" E
1.94	10.40	S 82° 00' 00" W
1.95	10.40	S 82° 00' 00" W
1.96	10.40	N 82° 00' 00" E
1.97	10.40	N 82° 00' 00" E
1.98	10.40	S 82° 00' 00" W
1.99	10.40	S 82° 00' 00" W
2.00	10.40	N 82° 00' 00" E

LEGEND:

- 1. PRIVATE AREA 4 (BURRED) CORPUS AREA
- 2. CORPUS AREA
- 3. LIMITED CORPUS AREA
- 4. AREA TO BE RELEASED TO THE CITY OF ST. GEORGE

PELICAN HILLS CONDOMINIUMS PH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 12 WEST OF THE 1ST 1/4, DEGREE 23 WEST, COUNTY OF KANE, ARIZONA

RECORD NO.: 2008000

APPROVAL AS TO FORM: APPROVED

DATE: 4/7/2020

BY: [Signature]

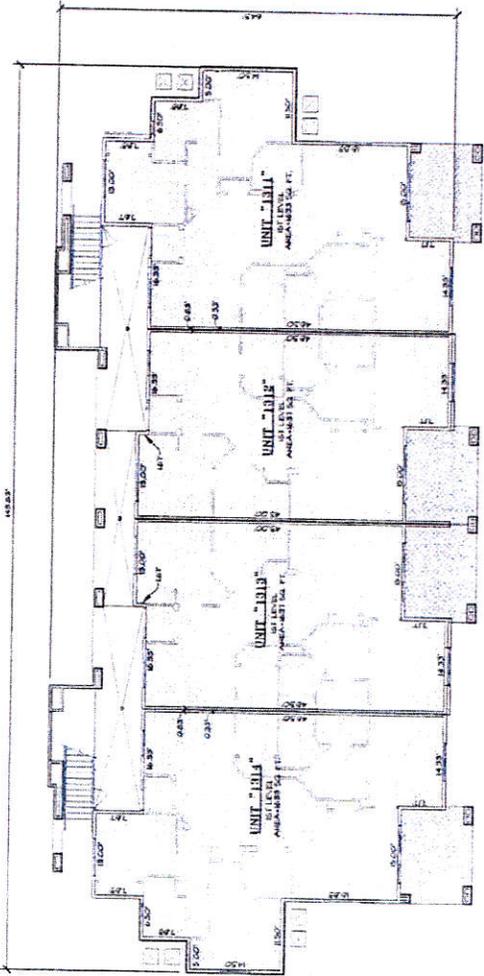
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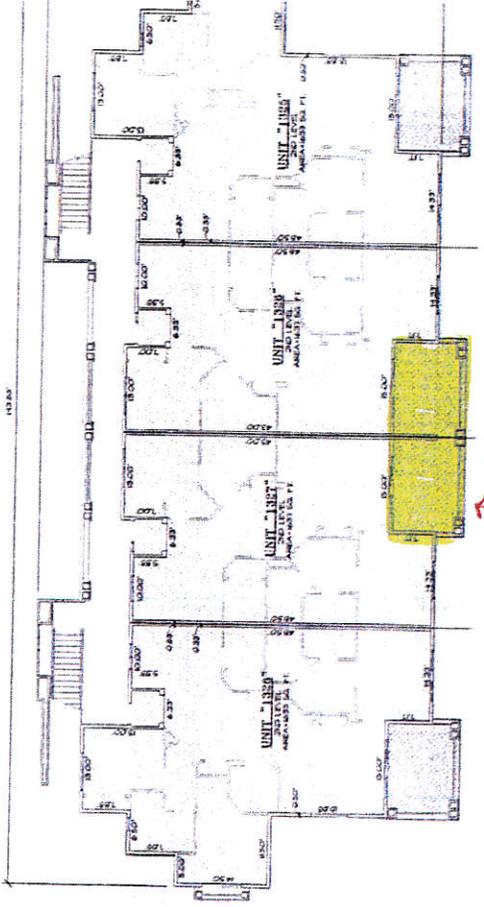
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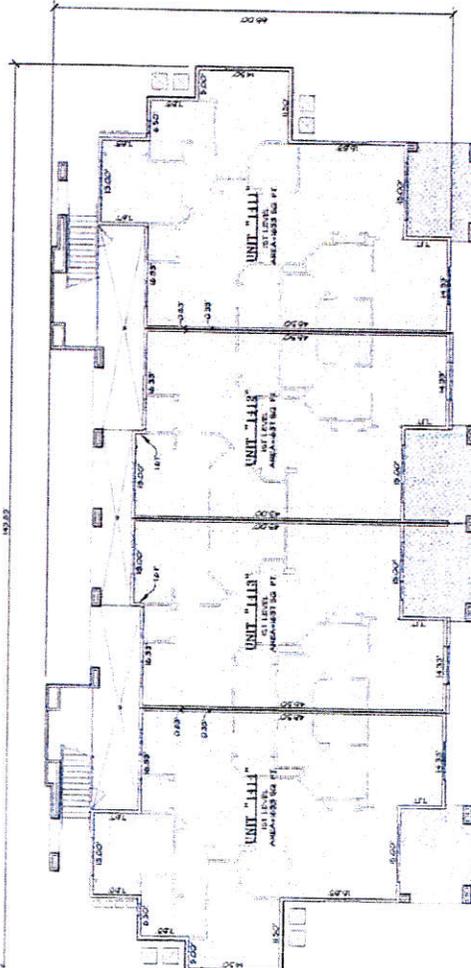


BUILDING 13 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

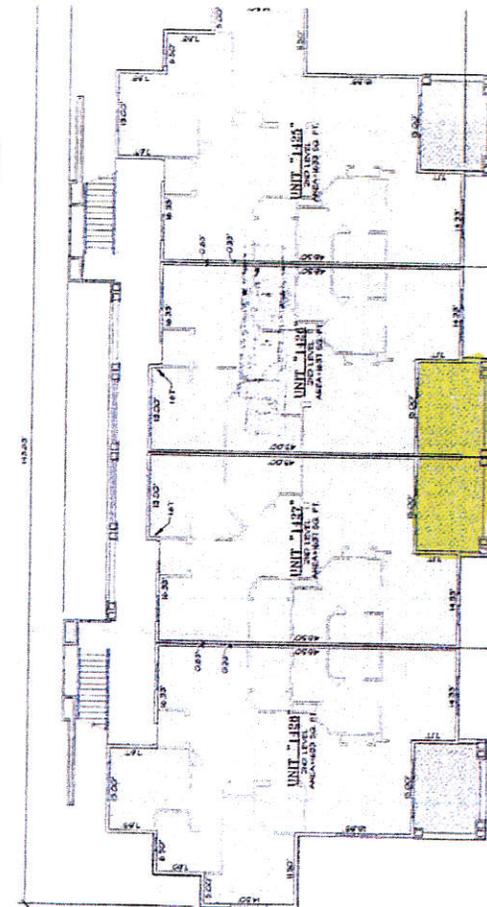


BUILDING 13 UPPER FLOOR PLAN TO
SCALE: 1/8" = 1'-0"

LIMITED COMMON AREA
PRIVATE OWNERSHIP



BUILDING 14 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING 14 UPPER FLOOR PLAN TO
SCALE: 1/8" = 1'-0"

LIMITED COMMON AREA
PRIVATE OWNERSHIP

- LEGEND:
- PRIVATE AREA
 - LIMITED COMMON AREA
 - COMMON AREA

**PELICAN HILLS
CONDOMINIUMS PHA**

LOCATED IN PELICAN HILLS, TOWNSHIP 15 NORTH, RANGE 14W
OF THE EAST LANE B&M AND MURKIN

AN HILLS CONDOMINIUMS PHASE 2

NBERG ASSOCIATES
ENGINEERS
4000 West 10th Street, Suite 200, Fort Worth, TX 76102

PROJECT NO.	20020200	C/S N.	
SHEET NO.	14	D.E.A.	
DATE	7-27-04	SCALE	AS SHOWN

ITEM 1B

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 11/18/2014

FINAL PLAT AMENDMENT

Serenity Hills 2nd Amended

Case No. 2014-FPA-070

- Request:** Approval of an Amended Residential Subdivision Final Plat
- Representative:** Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770
- Property:** Located at the northwest corner of the intersection at 2780 East St.
and 2000 South St.
- Zone:** R-1-10

Staff Comments: The purpose of this Amended Final Plat is to vacate the Public Utilities and Drainage Easement over the entirety of Lot 12 except for the standard 10 Foot wide and 7.50 Foot wide Public Utilities and Drainage Easement along street sides and side and rear lot lines respectively. No other changes were made or intended.

FYI – This original Final Plat was recorded in 2006. Lot 12 was designed to be a detention basin unit future storm drain facilities were put in place. When the elementary school was built these facilities were put in place and now the storm water is directed elsewhere and the detention basin for Lot 12 is no longer necessary.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval subject to Legal Approval.

ITEM 1C

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 11/18/2014

FINAL PLAT AMENDMENT

Temple Shadows Townhomes Phase II Amended

Case No. 2014-FPA-071

Request: Approval of an Amended Residential Subdivision Final Plat

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located at 380 South 100 East

Zone: PD-R

Staff Comments: The purpose of this Amended Final Plat is to increase the size of Unit 1. This will be done by taking the 10 Feet of Common Area located between Units 1 and 2 and making part of Unit 1. No other changes were made or intended.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval subject to Legal Approval.

ITEM 2

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 11/18/2014

GENERAL PLAN AMENDMENT - PUBLIC HEARING

Case No. 2014-GPA-005

Residential, Commercial & Open Space to Business Park & Open Space

Request: To amend the General Plan Map by changing the land use designation from Residential, Commercial, and Open Space to Business Park (93 acres) and Open Space (17 acres) for the southerly extension of the Ft. Pierce Industrial Park. The proposed extension is located along the west side of River Road and south of Enterprise Road.

Applicant: State Institutional Trust Lands Administration (SITLA, Property owner)

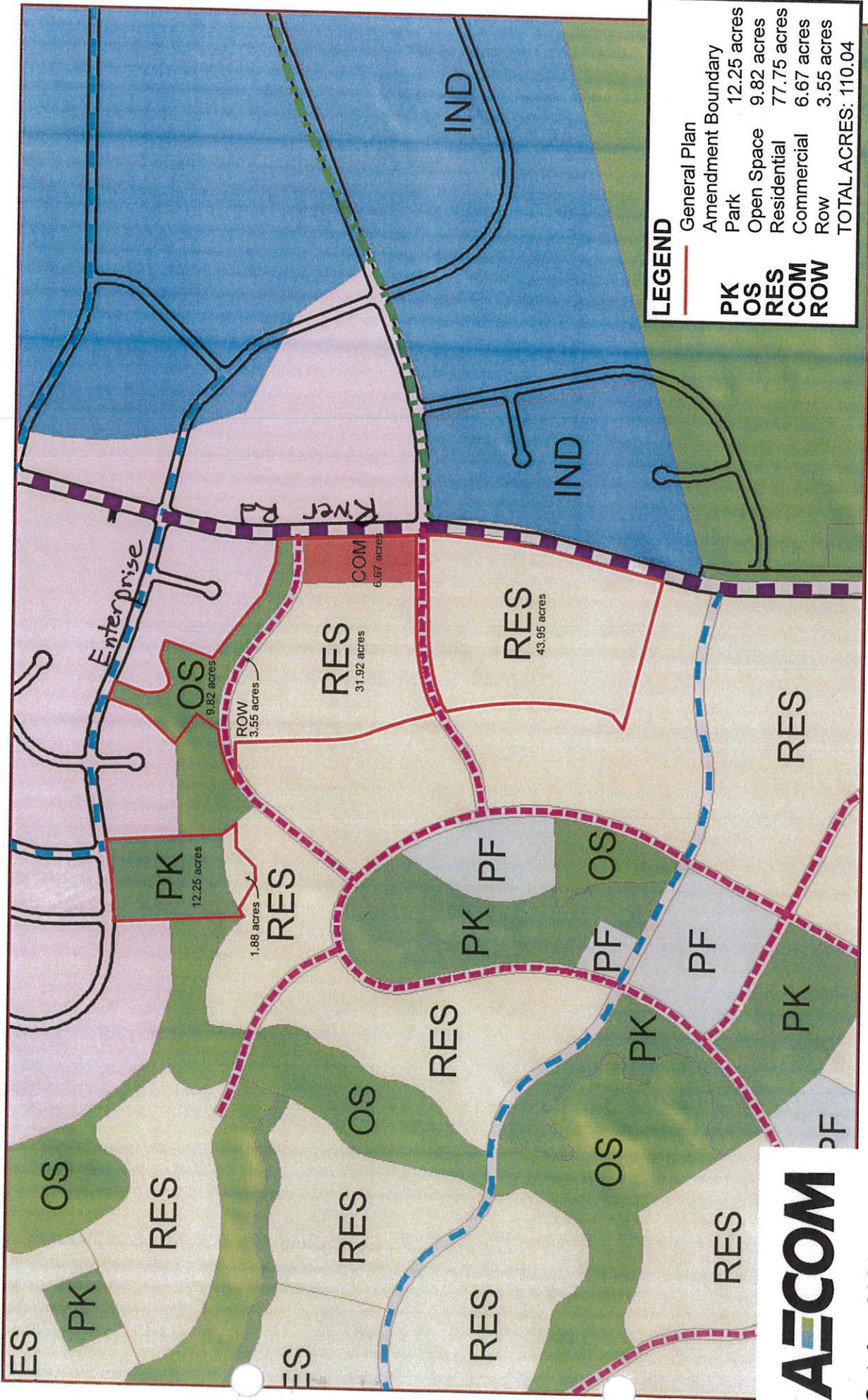
Area: 110 acres

Property: Located on the west side of River Road and south of Enterprise Drive.

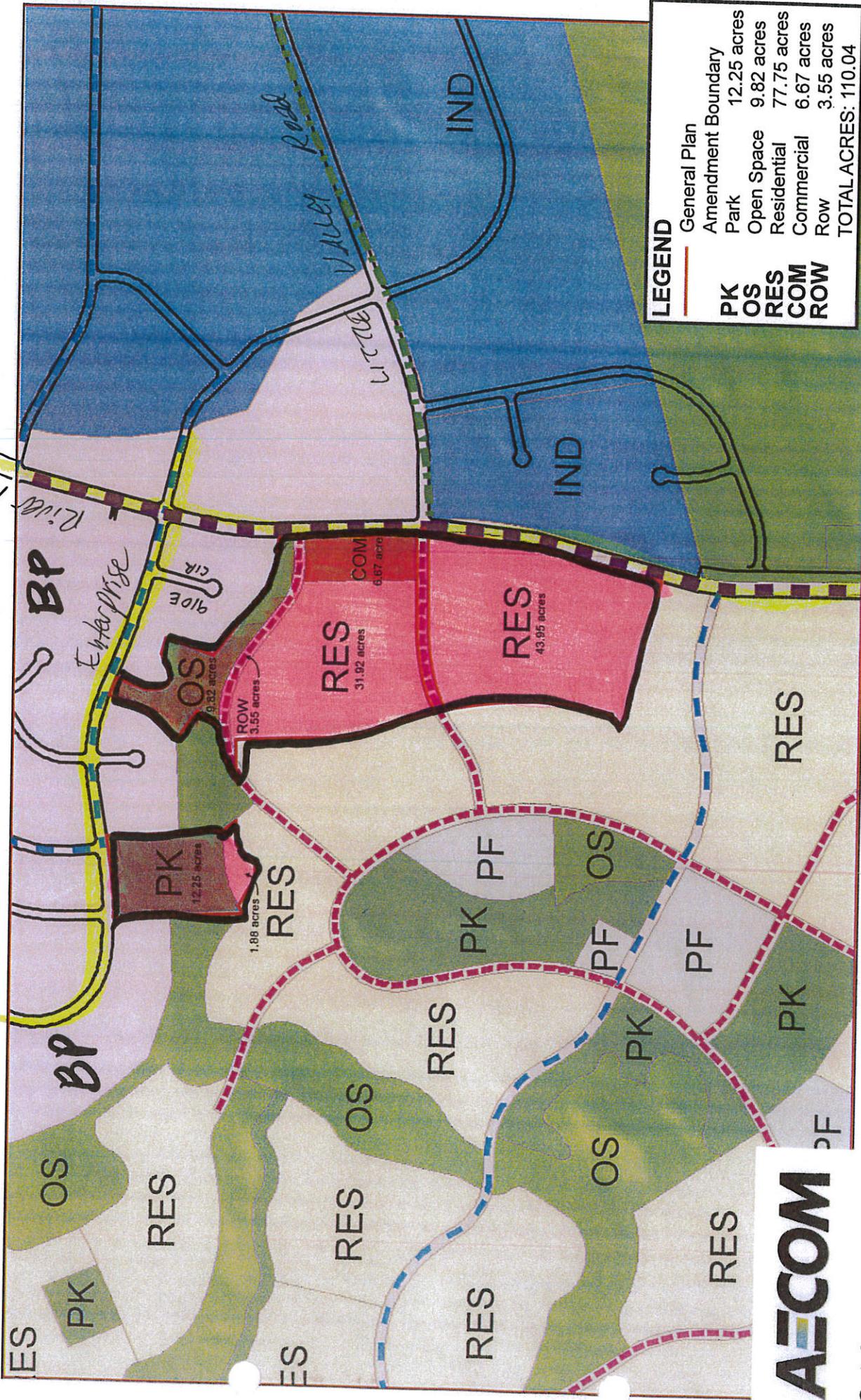
Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Comments:

1. GP Extension: The proposed southerly extension of the Ft. Pierce Industrial Park on the west side of River Road will make the south industrial park boundary similar on both the east and west sides of River Road.
2. Residential Proximity: The proposed Business Park area (93 acres) will be adjacent to a future residential area in the South Block community. A small Open Space strip is proposed as a small buffer between the Business Park area and the residential area.
3. Future Zoning: The 'Business Park' land use designation is intended to allow for light industrial and business uses which will be more compatible to adjacent residential areas than a broad range of possible 'Industrial' uses, which could have negative impacts such as noise, odors, etc. When zoning is applied to this property, care must be taken that uses compatible with nearby residential areas are allowed, and not heavier industrial uses which could have negative impacts to the future residential areas. The city could either create a new 'Business Park Zone' with uses compatible with nearby residential areas, or apply a Planned Development Manufacturing zone with a list of uses deemed compatible for the area.



EXISTING GENERAL PLAN



LEGEND

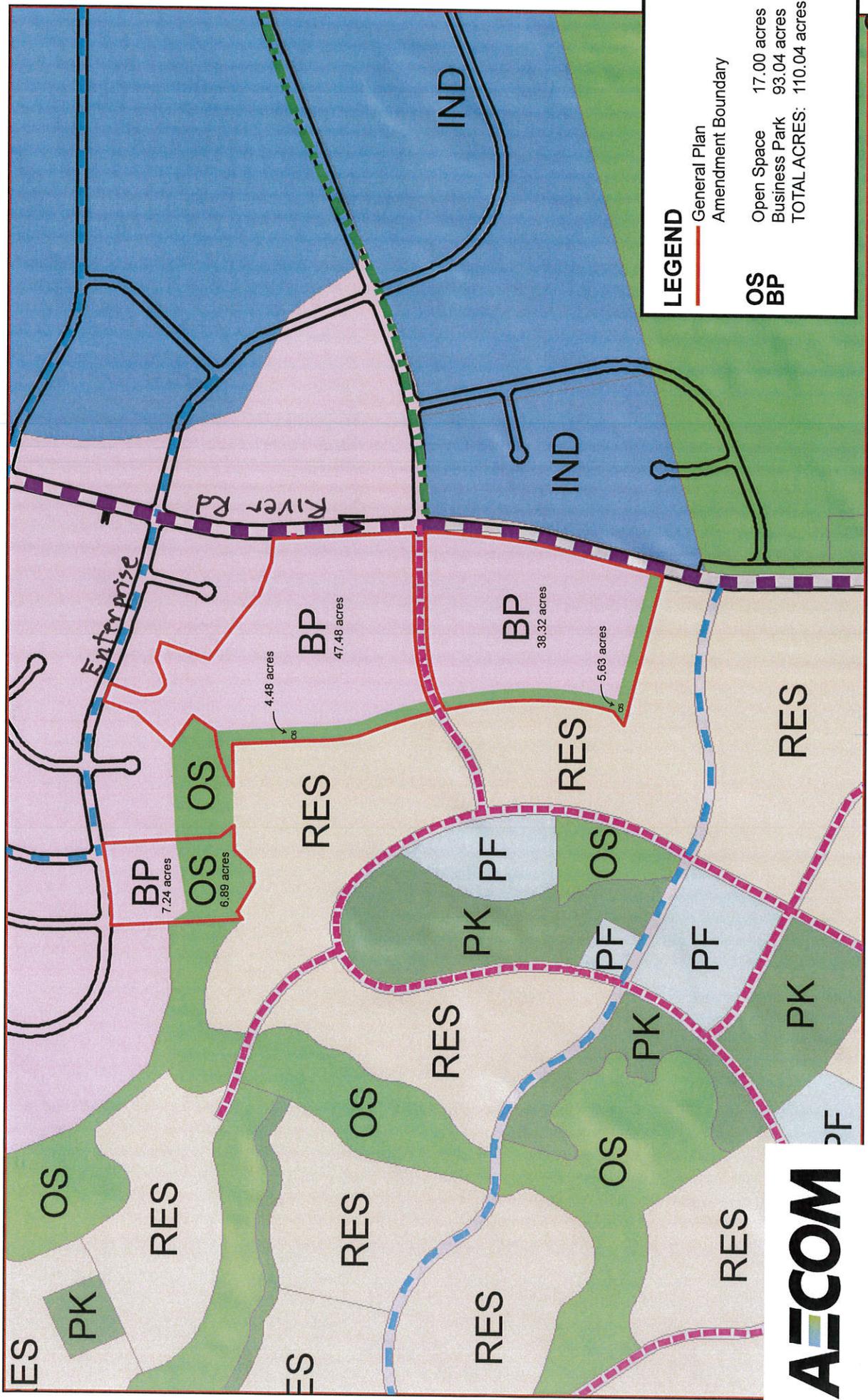
General Plan	12.25 acres
Amendment Boundary	9.82 acres
Park	77.75 acres
Open Space	6.67 acres
Residential	3.55 acres
Commercial	
Row	
TOTAL ACRES:	110.04

EXISTING GENERAL PLAN
(Highlighted)



AECOM

October 2014



PROPOSED GENERAL PLAN AMENDMENT



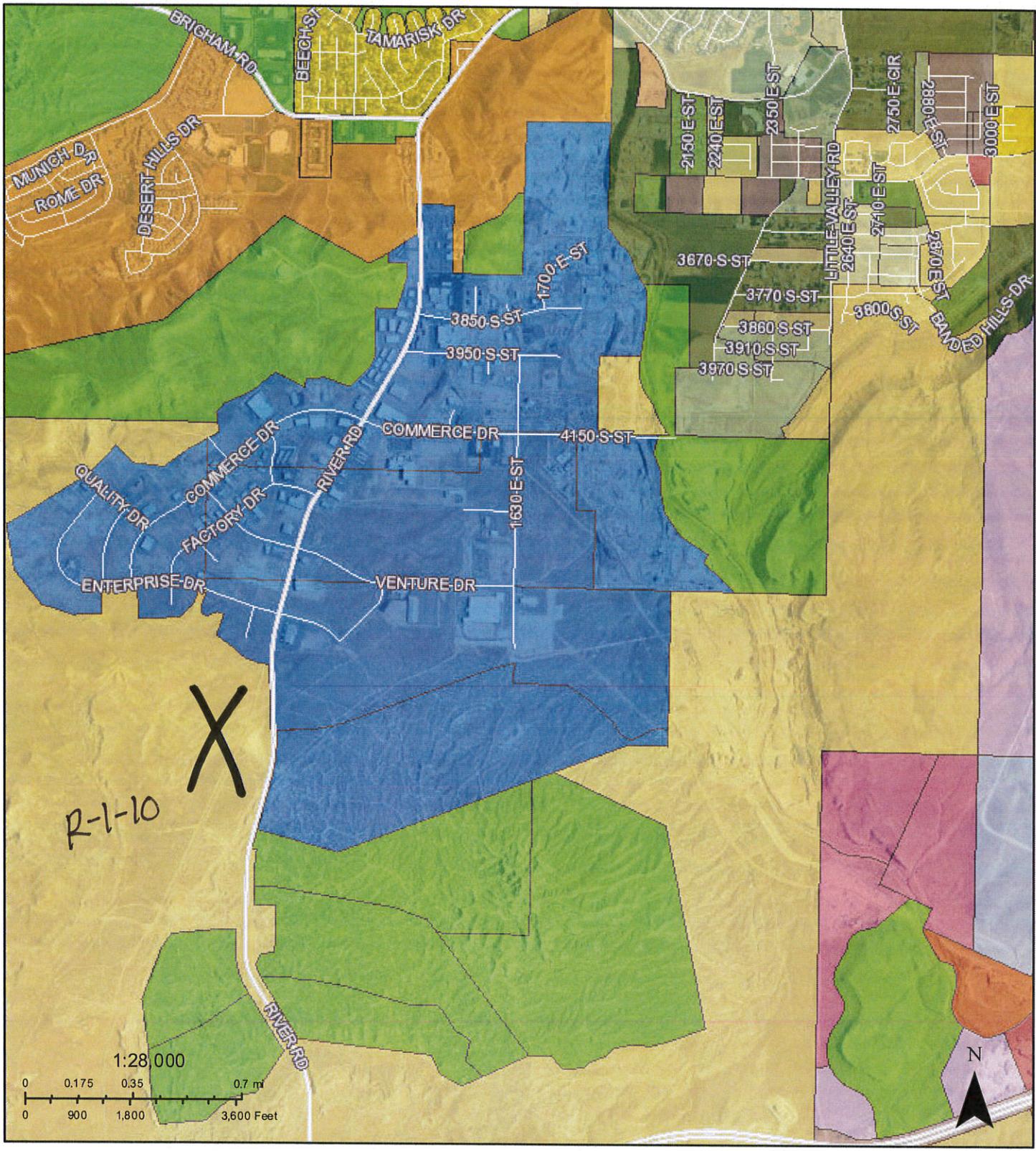
October 2014



Aerial Map

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

November 6, 2014



Zoning Map

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

November 6, 2014



Close-up - Aerial Map

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

November 6, 2014

ITEM 3

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 11/18/2014

CONDITIONAL USE PERMIT

Case No. 2014-CUP-021

Request: To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

Property: The subject residence is at 464 West Del Mar Drive.

Applicant: New Trend Construction, LLC
PO Box 1704
St. George, UT 84770

Zoning: RE-37.5 (Residential Estates – 37,500 s.f. minimum lot size)

Ordinance: The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: *“Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15’) for pitched roofs...unless a Conditional Use Permit is granted for a greater height”*. This structure will be ± **twenty-six feet (26’)** in height, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences on the east and west. Elementary School located to the north.

Comments:

1. **The proposed structure will be located in the rear yard approximately forty-seven feet (47’) from the main dwelling and ten feet (10’) from the side and rear property line.**
2. **The detached garage is to be used for the storage of an RV and will also include a workshop with a bathroom.**
3. **The proposed height of 26’ feet is to accommodate the RV.**
4. **RE-37.5 does not limit an accessory structure to twenty-five (25%) of the rear yard, nevertheless, the garage does not exceed twenty-five (25%) of the rear yard.**
5. **The proposed structure will not encroach onto any City easements.**
6. **The detached garage will have a stucco finish and a tile roof.**
7. **Staff recommends approval.**

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

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity.

			Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have a stucco finish and tile roof.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached garage will be approximately 26' feet in height.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone. Several other CUP's have been granted for garage height in the area.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST



I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: New Trend Construction LLC
(If different than owner)
MAILING ADDRESS: PO Box 1704, St. George, ut. 84771

PHONE: _____ CELL: 435-632-6673 FAX: 435-656-2116
E-MAIL ADDRESS: tkenney40@gmail.com
LOCATION OF SUBJECT PROPERTY: 464 west Del Mar Drive

CONTACT PERSON / REPRESENTATIVE (if applicable): Tim Kenney
(If different than owner)
MAILING ADDRESS: PO Box 1704, St. George, ut. 84771

PHONE: _____ CELL: 435-632-6673 FAX: 435-656-2116
E-MAIL ADDRESS: tkenney40@gmail.com

II. PROPERTY INFORMATION

ZONING: _____ SUBDIVISION: Bloomington Ranches lot # 131

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-BR-3-131

EXISTING USE: Vacant Lot
Use of property and/or Buildings

PROPOSED USE: New Home & Detached Garage
Use of property and/or Buildings.

OFFICE STAFF USE ONLY

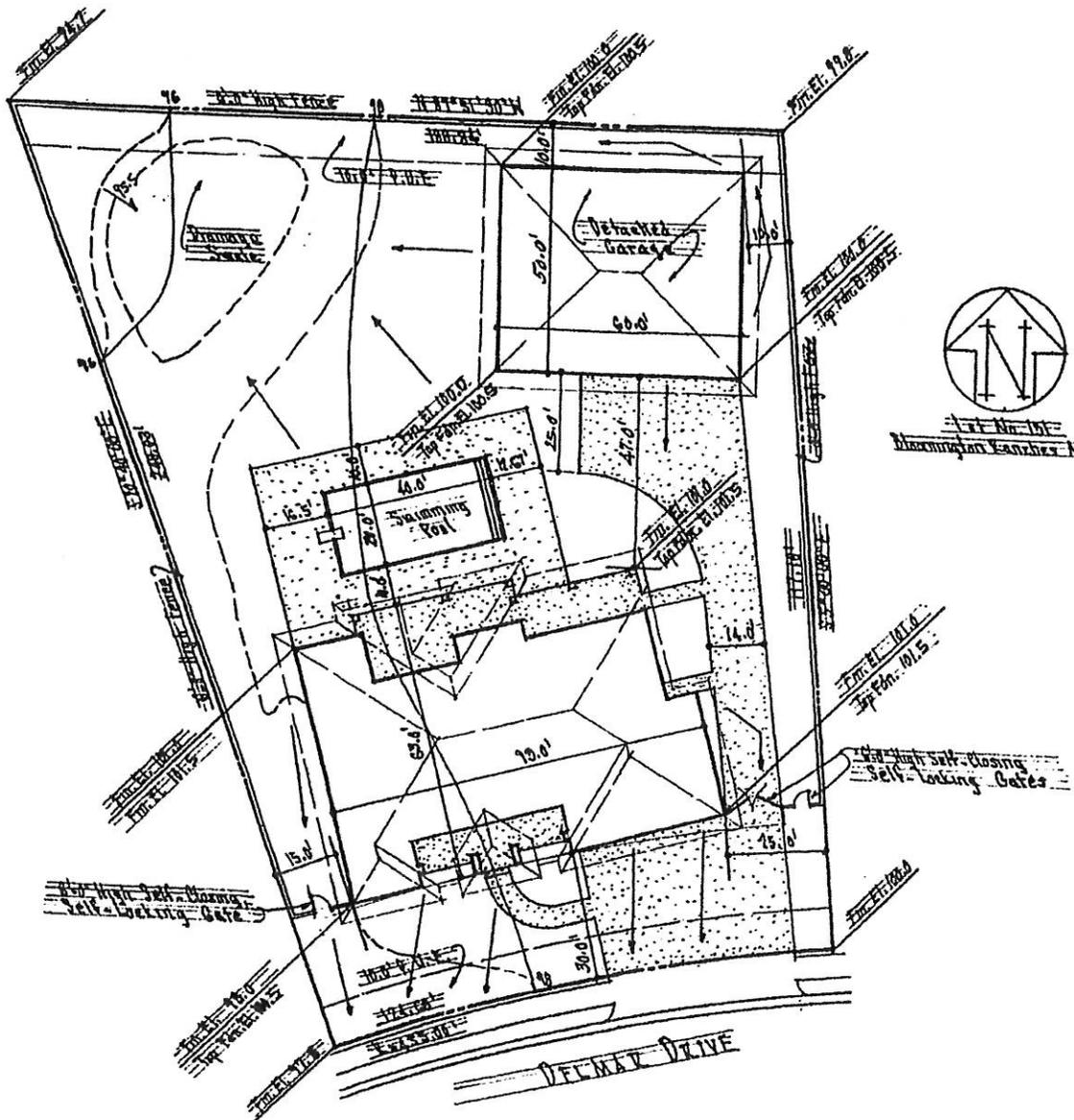
CASE NO. 20 14-CUP-021 FILING DATE: 11/5/14 RECEIVED BY: [Signature] RECEIPT: _____
FEE: \$300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

To whom it may concern:

I am building a new home for Mr. Gene Lee on lot 131 Bloomington Ranches
And along with the home we would like to build a detached garage.

Thank you,

Tim Kenney- New Trend Construction LLC



Map No. 191
Bloomington Lanes No. 15

PLOT PLAN
Scale 1/4" = 1'-0"

PLAN No. 46-1504-V

CUSTOM RESIDENCE FOR	
GENE & GEVEVA LEE	
Lot No. 191	
Bloomington Lanes No. 15 Subd.	
Brent Hargreaves Design, Inc. 8371 South 700 West Sandy, UT 84070-6400 (801) 568-1113	AO

ITEM 4

PC Training

PLANNING COMMISSION AGENDA REPORT: 11/18/2014

TRAINING: PD - Zones

Request: Training and discussion with the Planning Commission to cover Title 10 Chapter 8 “Planned Development Zone.”

Note: Depending upon time, this chapter may require to be divided up and discussed over one or two PC meetings.

PC - TRAINING DISCUSSION

Chapter 8 PLANNED DEVELOPMENT ZONE (PD)

10-8-1: PURPOSE:

10-8-2: PERMITTED USES:

10-8-3: GENERAL REQUIREMENTS:

10-8-4: CONTENTS OF WRITTEN TEXT:

10-8-5: RESIDENTIAL DEVELOPMENT STANDARDS:

10-8-6: COMMERCIAL/MANUFACTURING DEVELOPMENT STANDARDS:

10-8-7: MIXED USE DEVELOPMENT STANDARDS:

10-8-8: OTHER REQUIREMENTS:

10-8-9: AMENDMENTS AND MODIFICATIONS:

10-8-10: PLAN REVIEW CONFERENCE:

10-8-1: PURPOSE:

The planned development zone is **intended to be used in newly developed areas** to ensure compatibility of planned development type projects with existing development. Further, planned developments are intended to be used as a vehicle for developing centers of blocks in older areas of the city where these areas have become difficult to develop by conventional subdivision methods and as an alternative to single-family lot subdivisions. Planned developments **are not intended to be** used in single-family residential zones to allow multiple-family dwellings on vacant lots with street frontage and located between two (2) other single-family dwellings. Parcels of vacant property located in the centers of blocks shall be combined together, using **common access driveways** to qualify as a planned development project. (1998 Document § 17-1)

10-8-2: PERMITTED USES:

The following uses are permitted: *(Note: uses are only as permitted in residential / commercial / mixed use PD zones)*

Church.

General commercial businesses of a retail trade nature, including office and professional use.

Guesthouse.

"Home occupation", as defined in section 10-2-1 of this title and prescribed in the city home occupation ordinance set forth in title 3, chapter 7 of this code.

Household pets.

Light manufacturing business.

Mobile homes or recreational vehicle developments.

Multiple-family residential uses.

Parks.

School, public or charter.

Single-family residential uses.

Townhouse and condominiums (20,000 square foot lot and 4 units minimum).

Any combination of the above uses, or other uses that may be determined by the planning commission to be compatible and in harmony with each other according to the designated and approved development plan. (Ord. 2007-01-004, 1-4-2007; amd. Ord. 2008-02-008, 2-21-2008; Ord. 2010-09-001, 9-23-2010)

10-8-3: GENERAL REQUIREMENTS:

- A. Request Form: The **standard zone change application** form of the city shall be used to submit a request for a planned development zone change.
- B. Prefiling; Review: Prior to the review of the development plan and text by the planning commission, the applicant shall prefile the proposed request with the planning staff for review. The planning staff shall contact interested department personnel of the city or other agencies for review purposes. After review by the staff, which review time shall not exceed thirty (30) days, the staff shall furnish to the applicant any comments regarding the zone change request that may help the applicant in preparing the request for submission. The staff shall hold such meetings with the applicant as may be necessary for proper review.
- C. Documents Required: All requests shall be accompanied by a **colored site development plan and a written text for the entire property proposed to be developed**. For residential projects approved by the city council, the applicant shall proceed to prepare and submit a preliminary plat, followed by a final plat as set forth in section 11-4-4 of this code.
- D. Subdivision Ordinance Applicability: The plans and information submitted to the city planning staff shall include applicable requirements of section 11-4-3, "Preliminary Plat", of this code. The design standards found in title 11, chapter 5, "Improvements", of this code, shall also be followed, where applicable, in submitting the application. (1998 Document § 17-3)

10-8-4: CONTENTS OF WRITTEN TEXT:

(Note: a written text required for all new PD projects, but may not be required for an existing PD zone that is merely being amended)

The written text shall include the following:

- A. **Use Of Land**: The projected use of land, including percentages of land devoted to various types of land use, such as building coverage, parking area, landscaped area, etc.
- B. **Height And Elevations**: The text shall indicate the type, character and proposed height of all buildings. The plot plan, elevations and perspective drawings may be prepared as necessary by the applicant to help the planning commission and city council to better understand the proposal.
- C. **Density**: The density in terms of dwelling units per gross acre of land shall be indicated.

- D. **Schools, Churches And Open Spaces:** The location of any proposed school sites, churches, parks or other common or open spaces shall be identified.
- E. **Phasing Plan:** A phasing plan, if the development is proposed to be developed in phases, shall be submitted.
- F. **Topography:** Topography at contour intervals of two feet (2') shall be submitted unless waived by the planning staff.
- G. **Landscape Plan:** A landscape plan showing the general location of lawn area and trees shall be submitted (this may be a part of the site or plot plan).
- H. **Area Reserved for Landscaping:** The amount of land area reserved for landscaping shall be indicated.
- I. **Utilities:** All utilities shall be underground unless otherwise approved by the city council and upon recommendation of the water and power director. Transformer equipment shall be screened from streets and from adjacent properties.
- J. **Refuse Storage Areas:** Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties.
- K. **Lighting Plan:** The plans submitted shall include a general lighting plan indicating location of lights to be installed on the site.
- L. **Turning Space:** Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead end streets. (1998 Document § 17-4; amd. 2003 Code)
- M. **Signs:** Overall sign program if proposed signage differs from what is allowed as outlined in the sign ordinance set forth in title 9, chapter 13 of this code. (Ord. 1-3-2000, 1-20-2000)

10-8-5: RESIDENTIAL DEVELOPMENT STANDARDS:

- A. **Land Coverage:** The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.
- B. **Lot Size:** The minimum lot size in single-family residential subdivisions with private individual lots (no common area within lots) and private streets is five thousand (5,000) square feet; provided, that at least twenty percent (20%) of the total project area is developed and maintained as common open landscape or recreation area. (1998 Document § 17-5)
- C. **Density:** The density of a planned residential development shall conform to the density limitations of the general plan, except that the city council upon recommendation of the planning commission may approve a density greater than the general plan designation where the following findings are made:
 - 1. The proposed development is considered an infill development where the surrounding land is already developed, and

2. The proposed dwellings are platted for individual ownership of the dwelling units, and
3. The density and building scale of the proposed units are similar in scale to an adjoining developed parcel or is considered in scale with surrounding area and fits harmoniously into the neighborhood, as determined by the city council but in no case shall exceed twenty two (22) dwelling units per acre. (Ord. 2007-06-002, 6-7-2007)

D. **Setbacks:**

1. **Front Yard:**

a. Front yard setback from a public street shall be a minimum of twenty five feet (25').

(1) Exceptions: Exceptions to a twenty five foot (25') front yard setback from a public street are as follows:

(A) Adjacent to residential property where one or both sides have less than a twenty five foot (25') setback, the front yard setback may be the average of the adjacent residential property or twenty feet (20'), whichever is greater. If one or both sides are undeveloped, the front yard setback for said undeveloped residential property shall be deemed to be twenty five feet (25') for purposes of this exception.

(B) Subject to the recommendation of the planning commission and approval of the city council as part of the planned development approval, a twenty foot (20') setback for the dwelling unit (garage setback shall remain at 25 feet) and an increase to the rear yard setback of five feet (5'). (Ord. 2004-03-009, 3-18-2004)

(C) The city council, upon recommendation of the planning commission, may allow a minimum front setback of five feet (5') to an elevated and covered but otherwise open front porch where the alternate traditional neighborhood district (TND) local public street cross section is also approved by the city council. The "TND" local public street cross section consists of a fifty five foot (55') public right of way, with a twenty eight foot (28') minimum pavement width, and a 2.5 foot high-back curb and gutter, six foot (6') wide planter strip with shade trees planted every thirty feet (30'), and a five foot (5') sidewalk. The curb and gutter, planter strip and sidewalk are required on each side of the pavement. This local street cross section is intended to be used where daily traffic does not exceed five hundred (500) trips (50 dwelling units). To qualify for a reduced setback the porch must be elevated a minimum of eighteen inches (18") above the sidewalk grade and shall be covered by the roof and be an integral part of the dwelling. The front porch shall have railing but otherwise be

open. The front setback to the garage shall be a minimum of twenty five feet (25'). (Ord. 2009-03-001, 3-5-2009)

b. Front yard setback from private streets shall be ten feet (10') minimum from back of curb for all buildings, and there shall be twenty feet (20') minimum from back of sidewalk (curb where no sidewalk) for garages or carports for projects started after December 11, 2001. The planning commission may allow a ten foot (10') front setback on hillside developments where it is determined that adequate off street parking is provided and the reduced setback will reduce the overall amount of hillside excavation. Projects which have received preliminary plat approval prior to December 11, 2001, and have less than a twenty foot (20'), but not less than an eighteen foot (18'), front setback from a private street may complete the project according to the preliminary plat. (Ord. 2004-08-003, 8-5-2004)

c. A garage design to allow a side entrance with an appropriate off street parking area may be located less than the twenty foot (20') minimum setback requirement where the planning commission determines such off street parking (the driveway) meets the intent of the ordinance. In no case shall the garage have a setback reduction less than ten feet (10') in order to comply with the building setback of ten feet (10') from the back of curb. The driveway shall have an appropriate radius, width and length to provide off street parking outside of the garage. Garage doors fronting the street shall have a twenty foot (20') minimum setback from the sidewalk (curb where no sidewalk). (Ord. 2002-01-005, 1-3-2002)

d. The front yard setback area shall not be used for the location of any building or parking of any motor vehicles required as a part of the parking requirement or for additional visitor parking. (Ord. 2002-01-005, 1-3-2002; amd. 2003 Code)

2. Side And Rear Yard Setback/Building Separation:

a. Side Yard Setbacks: Side yard setback or building separation for detached units:

	1 1/2 Stories	2 1/2 Stories	3 Stories
Where there is common or limited common area between structures and no fence, retaining wall over 3 feet exists between units or building offsets (see notes 1 through 3)	10 feet	10 feet	20 feet
Where a property line, fence, retaining wall over 3 feet or similar boundary line separates units (any ownership designation other than "common area")	8 feet to property line 16 feet between units	9 feet to property line 18 feet between units	10 feet to property line 20 feet between

			units
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Notes:

1. Rear yard fences that do not block fire access may be allowed.
2. Structures shall be built in accordance to the provisions of the current international residential building code.
3. Yards shall not have window wells or walk out basements without the approval of the building and fire departments.

(Ord. 2007-11-004, 11-15-2007)

b. **Rear Yard Setbacks:** Rear yard setback or building separation requirements:

	1 - 1 1/2 Stories	2 - 2 1/2 Stories	3 Stories
From property line	10 feet	20 feet	20 feet
Minimum building separation for 2 adjoining rear lot properties	20 feet	40 feet	40 feet

c. **Exceptions:** Exceptions to rear yard setback requirements are as follows:

- (1) Adjacent to a public street, twenty five feet (25') or twenty feet (20') with a six foot (6') privacy wall along street right of way.
- (2) Adjacent to a single-family zone, the setback for two- to three-story units shall be a minimum of thirty feet (30'). (Ord. 2002-07-007, 7-25-2002)

E. **Parking Requirements:** The requirements of chapter 19 of this title shall apply.

F. **Signs And Advertising:** The requirements of the sign ordinance set forth in title 9, chapter 13 of this code shall apply, except that in large residential planned developments (those containing more than 200 dwelling units), the planning commission may approve an overall sign scheme for the project which may exceed the restrictions contained in the sign ordinance.

G. **Height Regulations:** No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as a part of the zone change approval.

H. **Size Requirements:** Each planned development zone shall contain a minimum of twenty thousand (20,000) square feet and four (4) dwelling units. (1998 Document § 17-5)

I. **Landscaping:**

1. **Compliance Of Residential Properties:** Residential properties within the planned development zone shall comply with chapter 25, "Landscape Standards", of this title.

2. Landscape Requirement: All planned residential developments shall have a minimum of thirty percent (30%) of the site area, including front setback area, developed and maintained as landscaped or open green space. (Ord. 2008-07-003, 7-17-2008)

- J. Time Limitation: Building permits for construction within planned development residential zones must be obtained within eighteen (18) months of the approval of a zone change to planned development. If eighteen (18) months elapse without the issuance of building permits for the construction of the approved plans within the planned development zone, the zone shall revert back to the previous zone of the property before the zone change to planned development was approved.
- K. Recreation Or Playground Areas: In developments with five (5) or more units, there shall be provided usable recreation or playground areas outside of the front yard setback, with a total minimum area of one thousand (1,000) square feet for five (5) units and an additional two hundred (200) square feet for each unit over five (5) units. The average width and length of each usable recreation or playground area shall not be less than twenty feet (20') or as approved by the planning commission. At least fifty percent (50%) of the usable area shall be in the form of open playground or green space. (1998 Document § 17-5)

10-8-6: COMMERCIAL/MANUFACTURING DEVELOPMENT STANDARDS:

A. Land Coverage: The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.

B. Setbacks:

1. Front Yard:

a. The front yard setback shall be twenty five feet (25') for commercial developments and twenty feet (20') for manufacturing developments, unless the project is adjacent to an existing residential zone requiring greater than the twenty five foot (25') or twenty foot (20') setback in which case the setback shall be the same as for the adjacent residential use.

b. For commercial developments, the front yard shall not be used for the location of any building or parking area for motor vehicles, except as provided for in subsection G2 of this section.

c. Parking is allowed in the front yard setback of manufacturing developments.

2. Side Yard: The requirement for the street side shall be the same as for the front yard. Interior side yard setbacks shall be a minimum of ten feet (10') with the following exceptions:

a. No setback shall be required between a planned development zone and an adjacent commercial or industrial zone, unless setbacks are specifically required by the planning commission.

b. No setback is required between adjacent PD commercial/manufacturing buildings located in the planned development zone.

c. The interior side yard setbacks shall be increased to twenty feet (20') for buildings with two (2) or more stories when adjacent to a residential zone.

3. **Rear Yard:** Ten feet (10') for commercial developments and zero feet (0') for manufacturing developments, unless a different setback is required by the planning commission. (Street side setback is the same as for front yard.)

C. **Parking Requirements:** The requirements of chapter 19 of this title shall apply.

D. **Signs And Advertising:** The requirements of the sign ordinance set forth in title 9, chapter 13 of this code shall apply. Off premises signs shall not be allowed in a PD commercial/manufacturing zone unless such sign is part of the approved development plan.

E. **Height Regulations:** No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as a part of the zone change approval.

F. **Fences:** The requirements of chapter 18 of this title shall apply. (1998 Document § 17-6)

G. **Landscaping:**

1. Commercial properties within the planned development zone shall comply with chapter 25, "Landscape Standards", of this title.

2. Where it otherwise creates a hardship, the city council, upon recommendation of the planning commission, may allow adjustments in the landscaped setback area for driveway lanes and uncovered parking spaces; provided, that any reduction in one area shall be made up by additional landscaping in another area adjacent to the road right of way, so there is no overall reduction in required landscaped area. For manufacturing developments, there shall be a minimum five foot (5') wide landscaped area on the private lot adjacent to all public streets. A landscape plan shall be submitted to the planning department for review of all commercial/manufacturing developments and receive approval prior to issuance of building permits. (Ord. 2008-07-003, 7-17-2008)

H. **Outside Storage:** There shall be no outside storage of materials used in sales or in business operation. All businesses shall be completely enclosed.

I. **Maintenance:** All structures, permitted signs, parking area, landscaping, etc., shall be maintained in a neat, clean and orderly manner. All refuse shall be collected from outdoor areas on a regular basis to prevent said materials from being blown onto adjacent property.

J. **Permitted Uses Designated:** The city council, upon recommendation from the planning commission, may designate any planned commercial zone as permitting certain of those uses allowed in the C-1, C-2, C-3 or C-4 zone, and any planned manufacturing zone as permitting certain of those uses allowed in the M-1 or M-2 zone, and only that specific type, or types, of businesses are to be permitted in the zone. (1998 Document § 17-6)

10-8-7: MIXED USE DEVELOPMENT STANDARDS:

The following provisions apply for projects which combine commercial and residential uses within the same building. Projects which combine residential and commercial uses within the same project but in distinct separate areas or separate buildings are subject to the provisions in sections 10-8-5 and 10-8-6 of this chapter as applicable.

- A. Land Coverage: For mixed use projects, building coverage may exceed fifty percent (50%) of the lot or parcel acreage provided that a minimum of twenty five percent (25%) of the lot or parcel area is maintained in landscaped area.
- B. Density: Density shall conform to the limitations set forth in the general plan land use map. Areas designated as commercial on the land use map shall be considered as high density residential.
- C. Building Setbacks: Buildings shall front the public street (or principal street in the case of private streets) unless an exception to this requirement is granted by the city council upon recommendation of the planning commission.

For buildings fronting the public street the front setback shall be a minimum of ten feet (10') from property line. The maximum front building setback is twenty feet (20') behind back of curb, unless otherwise approved by the city council.

The front setback area shall consist of a combination of landscaped areas and sidewalk. Sidewalks shall have a minimum width of ten feet (10') and may consist of concrete, stone or brick pavers or a combination of these materials as may be approved by the city engineer. Landscaping shall consist of trees and shrubs, and ground covers.

- D. Building Height: Building height for mixed use buildings shall not exceed forty five feet (45') unless a greater height is approved as part of the planned development zone approval. (Ord. 2007-09-005, 9-6-2007)

E. Landscaping/OS:

- 1. Compliance Of Mixed Use Properties: Mixed use properties within the planned development zone shall comply with chapter 25, "Landscape Standards", and section 10-25-4, "Additional Requirements For Commercial Developments", of this title.
- 2. Landscaped Open Space: Minimum landscaped open space shall not be less than twenty five percent (25%) of the lot or parcel area, and shall consist of trees, shrubs and ground cover. (Ord. 2008-07-003, 7-17-2008)

- F. Minimum Ground Floor Glass: The ground floor of the building elevation fronting the street on all mixed use buildings shall contain not less than forty percent (40%) nonreflective glass surface (i.e., windows).

- G. Ground Floor Uses: The ground floor uses shall consist of office, retail, restaurant or a combination of such uses, as approved by the city council as part of the planned development zone approval.

- H. Upper Floors: Floor area above the ground floor area shall be used for residential dwellings, unless otherwise approved by the city council after considering the recommendation of the planning commission.
- I. Standards: The standards set forth in section 10-8-6, "Commercial/Manufacturing Development Standards", of this chapter, shall also apply unless a different standard is set forth in this section, in which case this section shall apply.
- J. Mixed Use: Mixed use developments are not intended for small parcels unless adjacent to an existing mixed use development. Therefore, the minimum lot or parcel size for a mixed use development is five (5) acres. An exception may be approved by the city council where the council determines that a proposed mixed use development on less than five (5) acres is compatible with and integrates into the surrounding area in a harmonious manner.

Further, mixed use developments combining both commercial and residential uses within the same building are generally intended to be located within the urban core area, or part of a larger commercial project. (Ord. 2007-09-005, 9-6-2007)

10-8-8: OTHER REQUIREMENTS:

- A. Public Hearing: Subsequent to review and approval by the planning commission, the proposed planned development zone change request shall be forwarded to the city council for a public hearing.
- B. Planning Commission Recommendation: The planning commission shall also forward any recommendations for approval, disapproval or modification of the planned development request as reviewed by them to the city council to be considered as a part of the zone change hearing.
- C. Advertising: The zone change request shall be advertised and heard according to the same requirements as any other zone change request submitted to the city council.
- D. Approval; Findings: The city council may approve a planned development zone change request only after finding that the requirements of this title and any other ordinances or restrictions affecting the property have been satisfied. In granting such approval, the city council may impose and enforce such specific conditions as to site development, phasing and building construction or maintenance and operation as it deems necessary to protect the health, safety and welfare of the residents of the city.
- E. Development Plan Compliance: All development within the planned development zone shall comply with the development plan as approved and adopted by the city council.
- F. Filing Of Materials: The development plan and supplementary text materials, after adoption, shall be filed in the offices of the city and all development within the zone shall comply therewith, unless the development plan and supplementary materials are amended as prescribed herein.
- G. Applicability Of Title: All other applicable provisions of this title shall apply, i.e., mobile home or RV requirements for mobile home or RV planned developments, etc. (1998 Document § 17-7; amd. Ord. 2006-01-004, 1-19-2006)

10-8-9: AMENDMENTS AND MODIFICATIONS:

Any amendments to the development plan shall be accomplished in the same manner as any other amendment to this title. Revised text and/or plans shall be submitted, along with a zone change request, to the planning commission and shall be reviewed in the same manner as the initial zone change request. The plan as approved by the city council constitutes the zone, and any significant change in the plan shall be processed as an amendment to the zone. (1998 Document § 17-8; amd. Ord. 2006-01-004, 1-19-2006)

10-8-10: PLAN REVIEW CONFERENCE:

- A. Required: Following the approval of the planned development zone change and upon request for issuance of any building permit therein, the developer and contractor, and the planning staff, shall meet together to review the requirements of the zone change and to make sure that the developer and contractor are aware of the conditions under which the zone change was granted.
- B. Official Plan: At the plan review conference, the plans will be stamped by the staff and signed by the staff, developer and contractor as the official set of construction plans from which the work will be performed.
- C. Changes Or Modifications: Any changes or modifications to the approved plan of development during the period of construction shall first be resubmitted to the planning staff for approval, and, if deemed significant and at the discretion of the staff, returned to the planning commission for their review and recommendations and to the city council for a hearing to amend the zone as provided for in section 10-8-9 of this chapter. (1998 Document § 17-9; amd. Ord. 2006-01-004, 1-19-2006)