

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, **April 14, 2015**, commencing at **5:00 p.m.**

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The agenda for the meeting is as follows:

Call to Order  
Flag Salute

1. **FINAL PLATS (FP)**

- A. Consider approval of a sixteen (16) lot residential subdivision for “**Desert Rim Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at Rim Runner and Desert Canyons Parkway. The owner is Quality Development LC & Quality Venture One LLC, the applicant is Development Solutions Inc, and the representative is Mr. Ken Miller. Case No. 2014-FP-075. (Staff – Todd Jacobsen).
- B. Consider approval of a twelve (12) lot residential subdivision for “**Escalera Phase 6**” The property is zoned RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) and is located at approximately 1900 East and 1200 North. The representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2015-FP-002. (Staff – Todd Jacobsen)
- C. Consider approval of a twenty-four (24) lot residential subdivision for “**Fieldstone Phase 3.**” The property is zoned R-1-10 (Single Family Residential, 10,000 sq.ft. minimum lot size) and R-1-12 (Single Family Residential, 12,000 sq.ft. minimum lot size). Lots 32, 44, and 45 split both zones. The property is located at 3480 South 2240 East (in the Little Valley area). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-003. (Staff – Todd Jacobsen).
- D. Consider approval of a nine (9) lot residential subdivision for “**Hughes Subdivision.**” The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at approximately 2160 East and 2450 South. The representative is Mr. Clay Tolbert, Southwest Consulting Services. Case No. 2014-FP-022. (Staff – Todd Jacobsen).
- E. Consider approval of a final plat for a three (3) lot commercial subdivision for “**Riverside Business Park.**” The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned C-3 (General Commercial) and is located at 359 and 377 East Riverside Drive. Case No. 2015- \_P-00\_ . (Staff – Todd Jacobsen).

- F. Consider approval of a nine (9) lot commercial subdivision for “**The Fields at Mall Drive.**” The property is zoned PD-C (Planned development Commercial) and is located at Mall Drive and 3000 East Street. The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-007. (Staff – Todd Jacobsen)

2. **VACATE FINAL PLAT (LRE)**

Consider approval to vacate a ten (10) unit commercial condominium final plat for “**The Hilltop at Sunset**” The property is zoned C-3 (General Commercial) and is located at 948 North 1300 West (Switch Point Resource Center). The owner is the City of St George and the representative is Mr. Matt Loo. Case No. 2015-LRE-009. (Staff – Todd Jacobsen) *Note: This item will be a public hearing at City Council*

3. **EASEMENT VACATION / LOT MERGER (LRE)**

A. Consider approval of an easement vacation / lot merger (amended final plat) for “**Lots 154 and 155 of Castle Rock Subdivision Phase 2.**” The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at Broken Bow Drive and Cascade Canyon Circle. The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-LRE-010 (Staff – Todd Jacobsen) *Note: This item will be a public hearing at City Council*

B. Consider approval of a lot split for “**140 West 400 South.**” The property is zoned RCC (Residential Central City). The representative is Mr. Scott Woolsey, Alpha Engineering. Case No. 2015-LRE-008 (Staff - Todd Jacobsen).

C. Consider approval of an easement vacation / lot merger (amended final plat) for “**Lot 533 & Lot 802 of the Ledges of St George Phase 5 & Phase 8, respectively.**” The property is zoned PD-R (Planned Development Residential) and is located at 2181 West Long Sky Drive (in the Ledges Development). The representative is Mr. Michael Draper, Rosenberg Associates. Case No. 2015-LRE-013 (Staff - Todd Jacobsen) *Note: This item will be a public hearing at City Council*

4. **VACATE PUBLIC STREET (LRE)**

A. Consider approval to vacate the remainder of a public street / right of way for **200 East Street** located at 200 East Street between Blocks 10 & 11 of the Jesse W. Crosby Entry (approximately between 1600 and 1670 South)(near the Dixie Center). The representative is Mr. Brandon Anderson, Rosenberg, Associates. The property is zoned C-3 (General Commercial). Case No. 2015-LRE-011. (Staff - Todd Jacobsen) *Note: This item will be a public hearing at City Council*

B. Consider approval to vacate the remainder of a public right of way for “**Old Alignment of Indian Hills Drive / Tonaquint Drive.**” The representative is Mr. Reid Pope, L.R. Pope Engineering. The property is zoned PD-C (Planned development Commercial) and

is located at the rear property of 324 West and 302 West Hilton. Case No. 2015-LRE-015. (Staff - Todd Jacobsen) *Note: This item will be a public hearing at City Council*

5. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for a ninety-one (91) lot residential subdivision for “**Desert Crest.**” The owner is Quality Development LC & Quality Venture One LLC, the applicant is Development Solutions Inc, and the representative is Mr. Ken Miller. The property is zoned PD-R (Planned Development Residential) and is located at approximately Desert Canyons Parkway and Rim Runner North Street. Case No. 2015-PP-009. (Staff – Wes Jenkins).
- B. Consider approval of a preliminary plat for a forty-two (42) lot residential subdivision for “**Desert Ridge.**” The owner is Quality Development LC & Quality Venture One LLC, the applicant is Development Solutions Inc, and the representative is Mr. Ken Miller. The property is zoned PD-R (Planned Development Residential) and is located at approximately Desert Canyons Parkway and Rim Runner North Street. Case No. 2015-PP-010. (Staff – Wes Jenkins).
- C. Consider approval of a preliminary plat for a thirteen (13) lot residential subdivision for “**Tonaquint Heights Phase 2.**” The owner is Quality Properties, Inc., the applicant is Development Solutions Group, Inc., and the representative is Mr. Logan Blake. The property is zoned R-1-40 (Single Family Residential 40,000 square foot minimum lot size) and is located south of 2440 South in the general vicinity and west of Tonaquint Drive (1170 West and Chandler Drive). Case No. 2015-PP-011. (Staff – Wes Jenkins).

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

Consider a request for a Conditional Use Permit for permission to construct a detached accessory **RV garage** with an attached **covered outdoor living patio** and an **attached pool equipment room** that will exceed the allowable ridge height of fifteen (15’) feet. The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The property is Lot 78 of the Meadow Valley Farms subdivision and is located at 2433 E 3995 S. Case No. 2015-CUP-006. (Staff – Ray Snyder).

7. **GENERAL PLAN AMENDMENTS (GPA)**

- A. Consider a General Plan Amendment from LDR (Low Density Residential), to BP (Business Park) or PO (Professional Office) on approximately 11.3 acres. The property is generally located at 3025 South River Road (*approx. 1,300 LF of frontage along the south side of River Road at the intersection of River Road and Tamarisk Drive – adjacent to the Bloomington Hills subdivision*). This proposal is to change the General Plan to allow for the future submittal of a zone change for “**Dixie Power,**” to allow development of a professional office for a utility company. The applicant is Dixie

Escalante Rural Electrical Association and the representative is Mr. Jared Madsen, Alpha Engineering. Case No. 2015-GPA-002. (Staff – Ray Snyder).

- B. Consider a General Plan Amendment from LDR (Low Density Residential) to COM (Commercial). The proposal is to change the General Plan to allow for the future submittal of a commercial zone change. The property is located on the north side of 1580 East and River Road on approximately 1.4 acres. The applicant is Rive Road Inv. and **Shefco** and the representative is Mr. Mike Sheffield. Case No. 2015-GPA-001. (Staff – John Willis)
- C. Consider a General Plan Amendment from BP (Business Park) to HDR (High Density Residential) on approximately 6.037 acres. The property is generally located at 415 South Dixie Drive behind the existing building on the property. This proposal is to allow for the future submittal of a zone change for a high density project. The owners are Mr. Dennis **Garr** and Mr. Gordon Lyle. The representative is Mr. Dennis Garr. Case No. 2015-GPA-003. (Staff – John Willis).

8. **ZONE CHANGE (ZC)**

Consider a zone change request to rezone from C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) on 28.802 acres to accommodate the future development of a commercial shopping center proposed to be called ‘**Dinosaur Crossing Shopping Center**’. The property is generally located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river. The owner is ‘Dinosaur Crossing LLC’, the applicant is ‘**Smith’s Food and Drug Center**’, and the representative is ‘Anderson Wahlen and Associates (AWA)’. Case No. 2015-ZC-006 (Staff – Ray Snyder).

9. **MINUTES**

Consider approval of the minutes from the February 10, 2015 meeting.

10. **HANDOUT**

Copies of “**Vision Dixie**” are being provided to the Planning Commission. At a future Planning Commission meeting (with a lighter agenda), staff and the commission can review and discuss.

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

# ITEM 1A

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

FINAL PLAT

**Desert Rim Phase 1**

Case No. 2014-FP-075

- Request:** Approval of a 16 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions  
120 East St. George Blvd, Suite #300  
St. George, UT 84770
- Property:** Located at approximately 3630 East Desert Canyons Parkway
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.





# ITEM 1B

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

FINAL PLAT

**Escalera Phase 6**

Case No. 2015-FP-002

- Request:** Approval of a 12 Lot Residential Subdivision Final Plat
- Representative:** Bob Hermandson, Bush and Gudgell  
205 E. Tabernacle St., Suite 4  
St. George, UT 84770
- Property:** Located at approximately 1900 East and 1200 North
- Zone:** RE-12.5
- Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.





# ITEM 1C

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### FINAL PLAT

#### **Fieldstone Phase 3**

Case No. 2015-FP-003

- Request:** Approval of a 24 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions  
120 East St. George Blvd, Suite #300  
St. George, UT 84770
- Property:** Located at approximately 2240 East and 3480 South (in the Little Valley area)
- Zone:** R-1-10 & R-1-12 (Lots 32, 44, & 45 split both zones)
- Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.



# ITEM 1D

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

FINAL PLAT

**Hughes Subdivision**

Case No. 2014-FP-022

- Request:** Approval of a 9 Lot Residential Subdivision Final Plat
- Representative:** Clay Tolbert, Southwest Consulting Services  
435 East Tabernacle, Suite 302  
St. George, UT 84770
- Property:** Located at approximately 2160 East and 2450 South
- Zone:** R-1-10
- Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.



# HUGHES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHWEST 1/4 QUARTER OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASIN & MERRIAM

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER, OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND PUBLIC STREETS TO BE REDEVELOPED AS FOLLOWS:

### HUGHES SUBDIVISION PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF SALT LAKE COUNTY FOR PERPETUAL USE OF THE PUBLIC ALL PORTIONS OF LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

BY: DAVID HUGHES DATE: \_\_\_\_\_

### INDIVIDUALS ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015, PERSONALLY APPEARED BEFORE ME, DAVID HUGHES, PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

MYSELF PUBLIC NAME: \_\_\_\_\_ STATE OF UTAH: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
STAMP NOT REQUIRED IF ABOVE INFORMATION PROVIDED - UTAH CODE CHAPTER 46, CHAPTER 1

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER, OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND PUBLIC STREETS TO BE REDEVELOPED AS FOLLOWS:

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BY: DAVID HUGHES DATE: \_\_\_\_\_

### INDIVIDUALS ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

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BY: DAVID HUGHES DATE: \_\_\_\_\_

### INDIVIDUALS ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015, PERSONALLY APPEARED BEFORE ME, DAVID HUGHES, PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

MYSELF PUBLIC NAME: \_\_\_\_\_ STATE OF UTAH: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
STAMP NOT REQUIRED IF ABOVE INFORMATION PROVIDED - UTAH CODE CHAPTER 46, CHAPTER 1



# HUGHES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHWESTERN 1/4 QUARTER OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASIN & MERRIAM

13084-PLAT.DWG SHEET 2 OF 2

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

# ITEM 1E

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### FINAL PLAT

#### **Riverside Business Park**

Case No. 2015-FP-010

- Request:** Approval of a 3 Lot Commercial Subdivision Final Plat
- Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790
- Property:** Located at 359 & 377 East Riverside Drive
- Zone:** C-3
- Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.



# ITEM 1F

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

FINAL PLAT

**The Fields at Mall Drive**

Case No. 2015-FP-007

- Request:** Approval of a 9 Lot Commercial Subdivision Final Plat
- Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790
- Property:** Located at Mall Drive and 3000 East
- Zone:** PD-C
- Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.



## ITEM 2 Vacate Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### VACATE FINAL PLAT

#### **Hilltop at Sunset**

Case No. 2015-LRE-009

**Request:** Approval to vacate a 10 Unit Commercial Condominium Final Plat

**Representative:** Matt Loo, City of St. George  
175 N. 200 E.  
St. George, UT 84765

**Property:** Located at 948 North 1300 West (Switchpoint Resource Center)

**Zone:** C-3

**Staff Comments:** All aspects of this Final Plat Vacation 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 Vacation is ready for Planning Commission's consideration for approval.



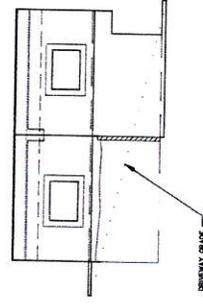
NO.	DATE	DESCRIPTION
1	2/24	PRELIMINARY
2	3/17	REVISED

**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 200 Main Boulevard  
 St. George, Utah 84770  
 Phone (801) 873-0287

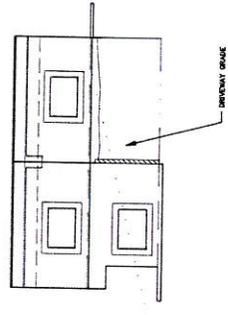


PROJECT: HILLTOP AT SUNSET (A COMMERCIAL CONDOMINIUM PROJECT)  
 SHEET: 202  
 DATE: 12/2/84  
 DRAWN BY: C.M.  
 CHECKED BY: C.M.  
 APPROVED BY: J.P.

ELEVATION BENCH MARK  
 SOUTH EAST CORNER  
 SECTION 14 T42S, R16W,  
 SLB&M EL. 2876.86



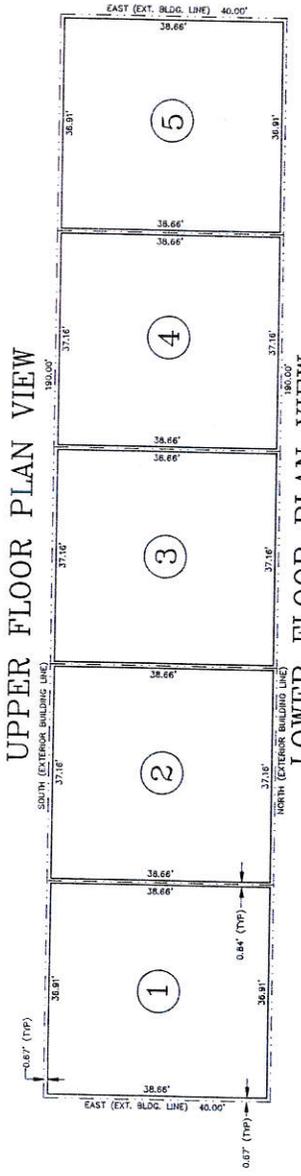
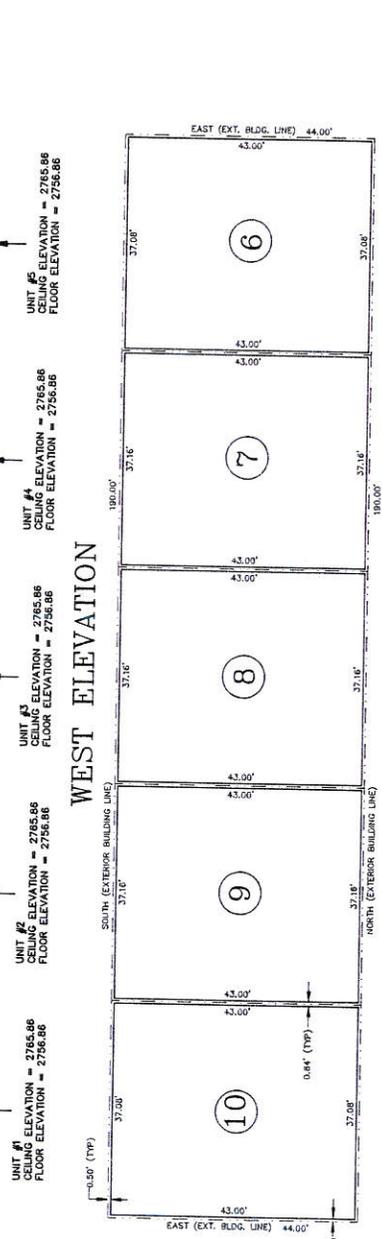
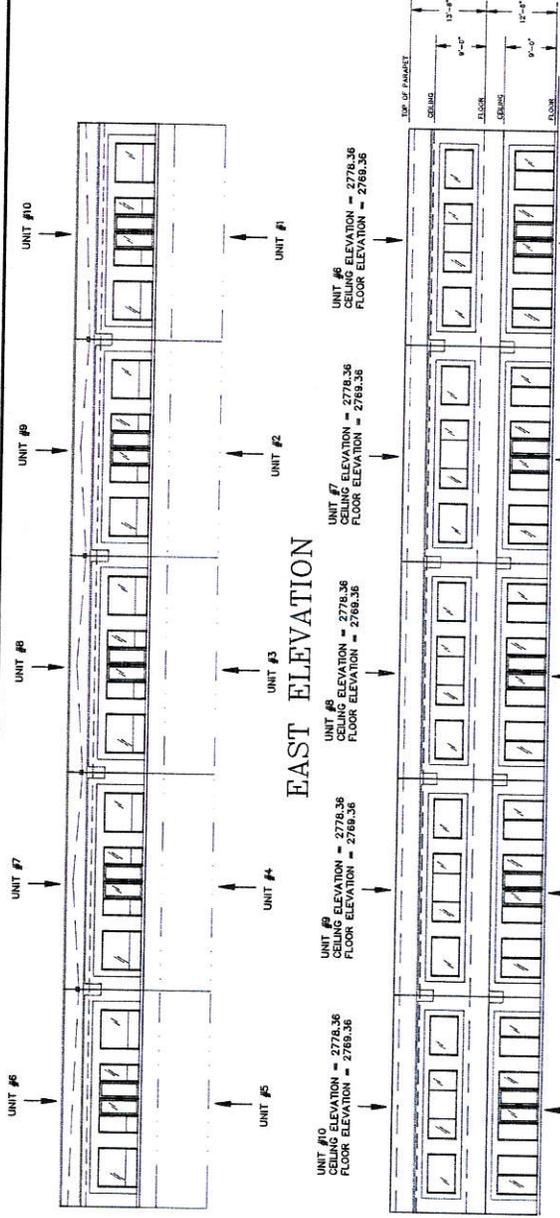
NORTH ELEVATION



SOUTH ELEVATION

**HILLTOP AT SUNSET**  
 (A COMMERCIAL CONDOMINIUM PROJECT)

SITUATED WITHIN SEC. 14, T. 42 S., R. 16 W., NE 1/4, SE 1/4, SECTION 14, AND THE NW 1/4, NE 1/4, SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE COUNTY, UTAH



**ITEM 3A**  
**Easement Vacation/Lot Merger**  
**(Amended Final Plat)**

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

Easement Vacation/Lot Merger (Amended Final Plat)

**Lots 154 & 155 of Castle Rock Subdivision Phase 2**

Case No. 2015-LRE-010

**Request:** Approval of an Easement Vacation/Lot Merger (Amended Final Plat)

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

**Property:** Located at Broken Bow Dr. and Cascade Canyon Cir.

**Zone:** R-1-10

**Staff Comments:** The purpose of this easement vacation is to allow the two lots to be merged together into one lot. Because this is located within a recorded Subdivision Final Plat this is also considered a Final Plat Amendment. Because these two lots are owned by the same person it does not require public notice or a public hearing, but it does require public notice and a public hearing at City Council because of the easement vacation.

All aspects of this Easement Vacation/Lot Merger (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 Preliminary Plat conditions and approvals.

This Easement Vacation/Lot Merger (Final Plat Amendment) is ready for Planning Commission's consideration for approval.



# ITEM 3B

## Lot Split

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

LOT SPLIT

**144 West 400 South**

Case No. 2015-LRE-008

**Request:** Approval of a Lot Split

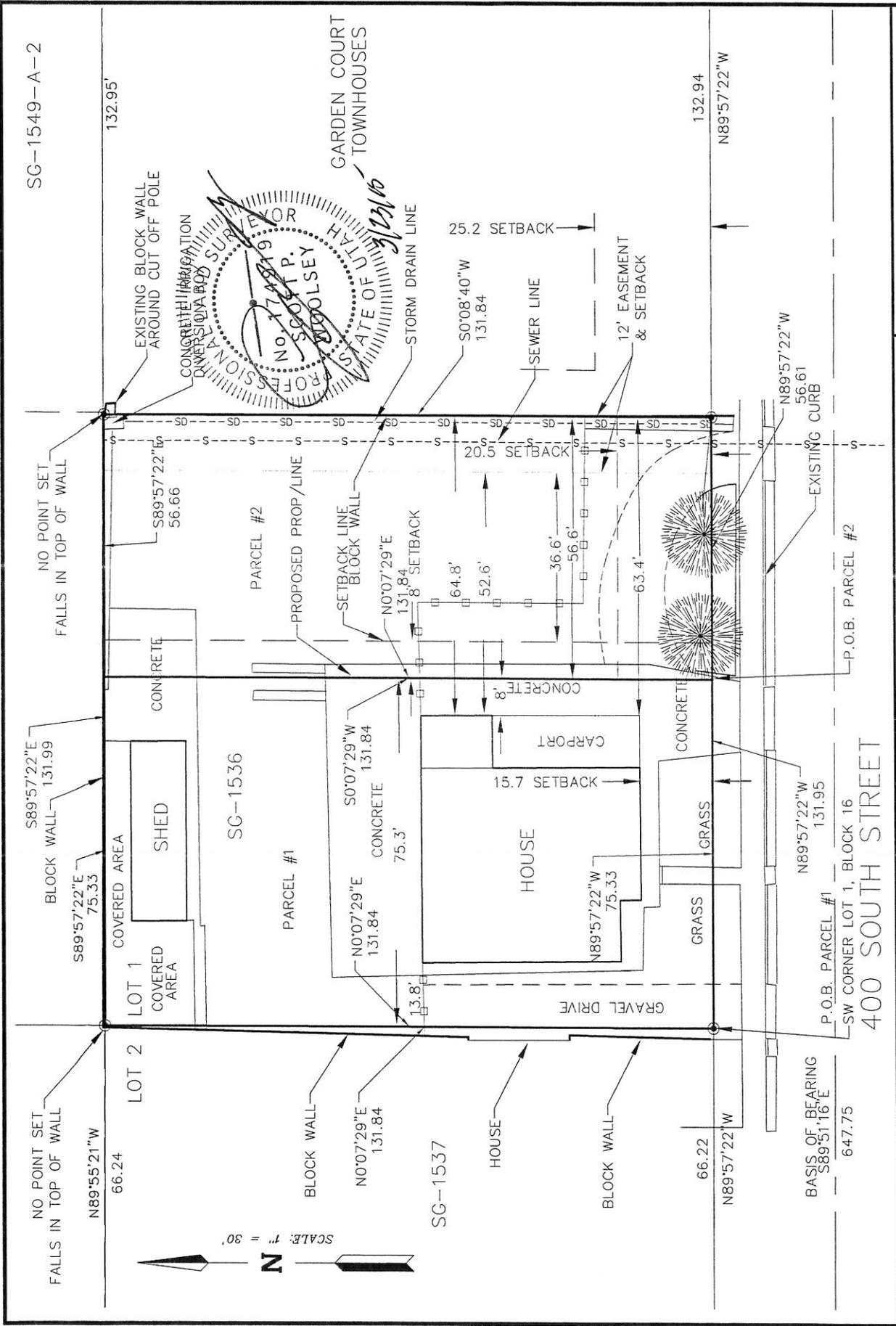
**Representative:** Scott Woolsey, Alpha Engineering  
43 South 100 East #100  
St. George, UT 84770

**Property:** Located at 144 West 400 South St.

**Zone:** RCC

**Staff Comments:** All aspects of this Lot Split 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 Lot Split is ready for Planning Commission's consideration for approval.



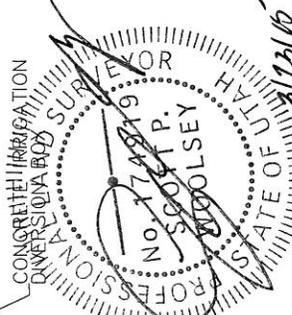
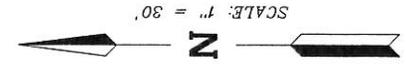
SG-1549-A-2

132.95'

NO POINT SET  
FALLS IN TOP OF WALL

NO POINT SET  
FALLS IN TOP OF WALL

NO POINT SET  
FALLS IN TOP OF WALL



GARDEN COURT  
TOWNHOUSES

**ALPHA  
ENGINEERING**  
43 South 100 East, Suite 100 • St George, Utah 84770  
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

CMA VENTURES, LLC. LOT SPLIT PARCELS  
**EXHIBIT "B"**

400 SOUTH STREET

BASIS OF BEARING  
S89°51'16"E

N89°57'22"W  
131.95

N89°57'22"W  
56.61

N89°57'22"W

132.94

N89°57'22"W

66.22

N89°57'22"W

P.O.B. PARCEL #1

P.O.B. PARCEL #2

SW CORNER LOT 1, BLOCK 16

647.75

S89°51'16"E

N89°57'22"W  
131.95

N89°57'22"W  
56.61

N89°57'22"W

N89°57'22"W

647.75

S89°51'16"E

N89°57'22"W  
131.95

N89°57'22"W  
56.61

N89°57'22"W

N89°57'22"W



## Lot Split 144 West 400 South

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

April 7, 2015

# ITEM 3C

## Easement Vacation/Lot Merger

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

Easement Vacation/Lot Merger (Amended Final Plat)

**Lot 533 & Lot 802 of The Ledges of St. George Phase 5 & Phase 8, respectively**

Case No. 2015-LRE-013

**Request:** Approval of an Easement Vacation/Lot Merger (Final Plat Amendment)

**Representative:** Michael Draper, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790

**Property:** Located at 2181 West Long Sky Drive (Ledges Development)

**Zone:** PD-R

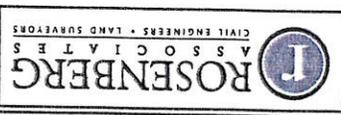
**Staff Comments:** Even though this is prepared on a recordable document and not prepared on a Final Plat Mylar the process for approval is that this is a Final Plat Amendment. This is because these lots are part of a recorded subdivision Final Plat and requires it to go through the same process. The purpose of this Easement Vacation/Lot Merger (Final Plat Amendment) is to merge Lot 533 and Lot 802 together into one lot so the owner can build a pool house on Lot 802, south of the existing pool located on Lot 533 with the residence.

All aspects of this Easement Vacation/Lot Merger (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 Preliminary Plat conditions and approvals.

This Easement Vacation/Lot Merger (Final Plat Amendment) is ready for Planning Commission's consideration for approval.

DATE	03/11/12
DRAWN	MSL
CHECKED	MSL
APPROVED	MSL
SCALE	AS SHOWN
TITLE	RECORD OF SURVEY / LOT MERGER

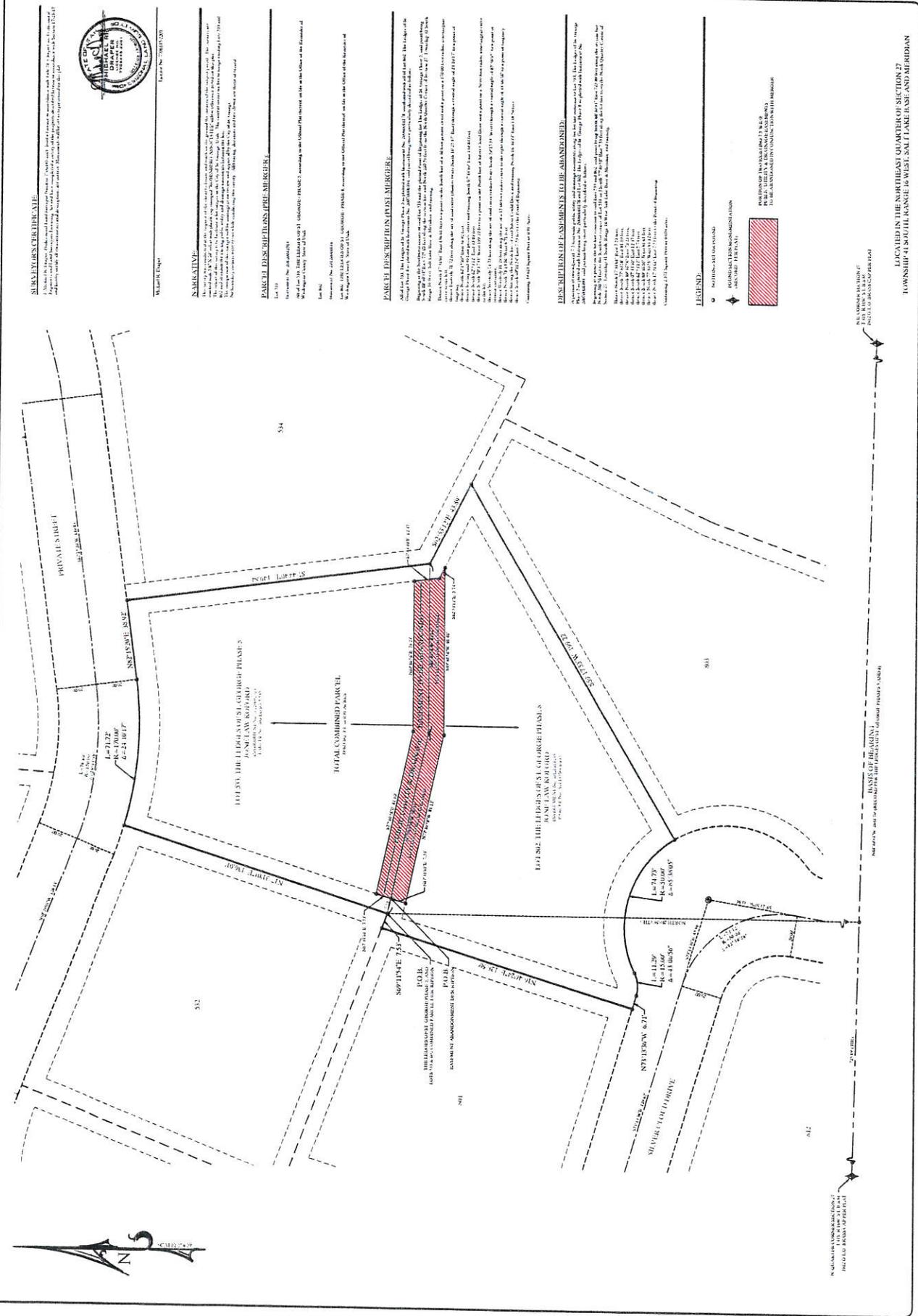
ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS



315 County Office Building  
1100 North 1st Street  
St. Paul, MN 55101  
612.291.1100  
www.rosenberg.com

RECORD OF SURVEY / LOT MERGER  
PREPARED AT THE REQUEST OF  
PENDLE EXCAVATION

FIGURE 1 OF 1 SHEET



**SURVEYORS CERTIFICATE:**  
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of Minnesota, and that I am the author of the above described plat, and that the same is a true and correct copy of the original filed with me, and that I am not aware of any fraud or illegality in the execution of the same.

**PARCEL DESCRIPTIONS/PRE-MERGER:**  
Lot 301  
Section 24, Township 47N, Range 16W, Meridian 10W, contains 1.00 acre of land, more or less, as shown on the plat of 'LOT 301 THE LEDGERS OF ST. GEORGE PHASE 2' recorded in the Office of the Registrar of Public Records, Hennepin County, Minnesota, on 03/11/12.

**PARCEL DESCRIPTIONS/PRE-MERGER:**  
Lot 302  
Section 24, Township 47N, Range 16W, Meridian 10W, contains 1.00 acre of land, more or less, as shown on the plat of 'LOT 302 THE LEDGERS OF ST. GEORGE PHASE 2' recorded in the Office of the Registrar of Public Records, Hennepin County, Minnesota, on 03/11/12.

**DESCRIPTIONS OF EASEMENTS TO BE ABANDONED:**  
There are no easements to be abandoned on this plat.

**EXCAVATION:**  
An excavation is shown on this plat, bounded by the following corners:  
1. The intersection of the centerline of the proposed driveway and the centerline of the proposed driveway.  
2. The intersection of the centerline of the proposed driveway and the centerline of the proposed driveway.  
3. The intersection of the centerline of the proposed driveway and the centerline of the proposed driveway.  
4. The intersection of the centerline of the proposed driveway and the centerline of the proposed driveway.

**LEGEND:**  
NOTHING-SEE-OR-COUNT  
ASSUMED PERMANENT EASEMENT  
EXCAVATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27  
TOWNSHIP 47 NORTH RANGE 16 WEST, SALT LAKE BASIN AND MERIDIAN



## Easement Vacation Lot 533 and Lot 802

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

March 17, 2015

# ITEM 4A

## Vacate Public Street/ROW

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### VACATE PUBLIC STREET/ROW

**200 East Street**

Case No. 2015-LRE-011

- Request:** Approval to vacate the remainder of a Public Street/Right-of-way
- Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790
- Property:** Located at 200 East between Blocks 10 & 11 of the Jesse W. Crosby Entry (approximately between 1600 and 1670 South)
- Zone:** C-3
- Staff Comments:** This portion of the Public Street/ROW is not improved and there are no future plans to improve it.
- All aspects of this Public Street/ROW 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 Public Street/ROW is ready for Planning Commission's consideration for approval.

DATE: 3/24/2005  
 JOB NO.: 7516-5-002  
 DRAWN BY: B.E.A.  
 DESIGNED BY: B.E.A.  
 SCALE: NTS  
 DWG: SURVEY-R05

REVISIONS	DATE

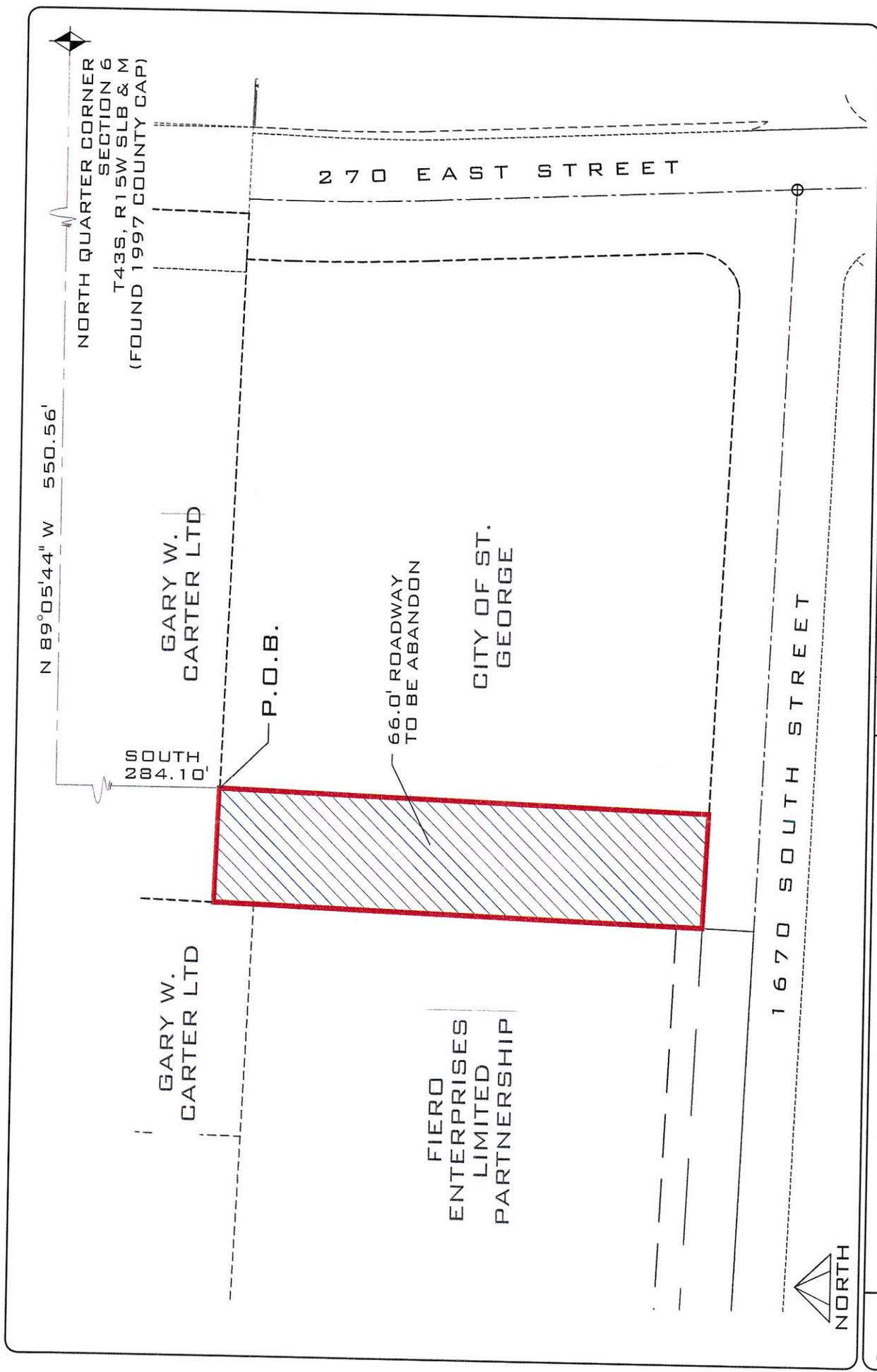
**ROSENBERG**  
 ASSOCIATES  
 CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790  
 PH (435) 673-8586  
 FX (435) 673-8397  
 WWW.RACIVIL.COM

EXHIBIT MAP  
 FOR  
 200 EAST ABANDONMENT

SHEET  
**1**  
 OF 1 SHEETS





## Public Street Vacation

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

March 31, 2015

# ITEM 4B

## Vacate Public Street/ROW

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### VACATE PUBLIC STREET/ROW

#### **Old Alignment of Indian Hills Dr./Tonaquint Dr.**

Case No. 2015-LRE-015

**Request:** Approval to vacate the remainder of a Public Street/Right-of-way

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

**Property:** Located at the rear property of 324 West and 302 West Hilton Drive

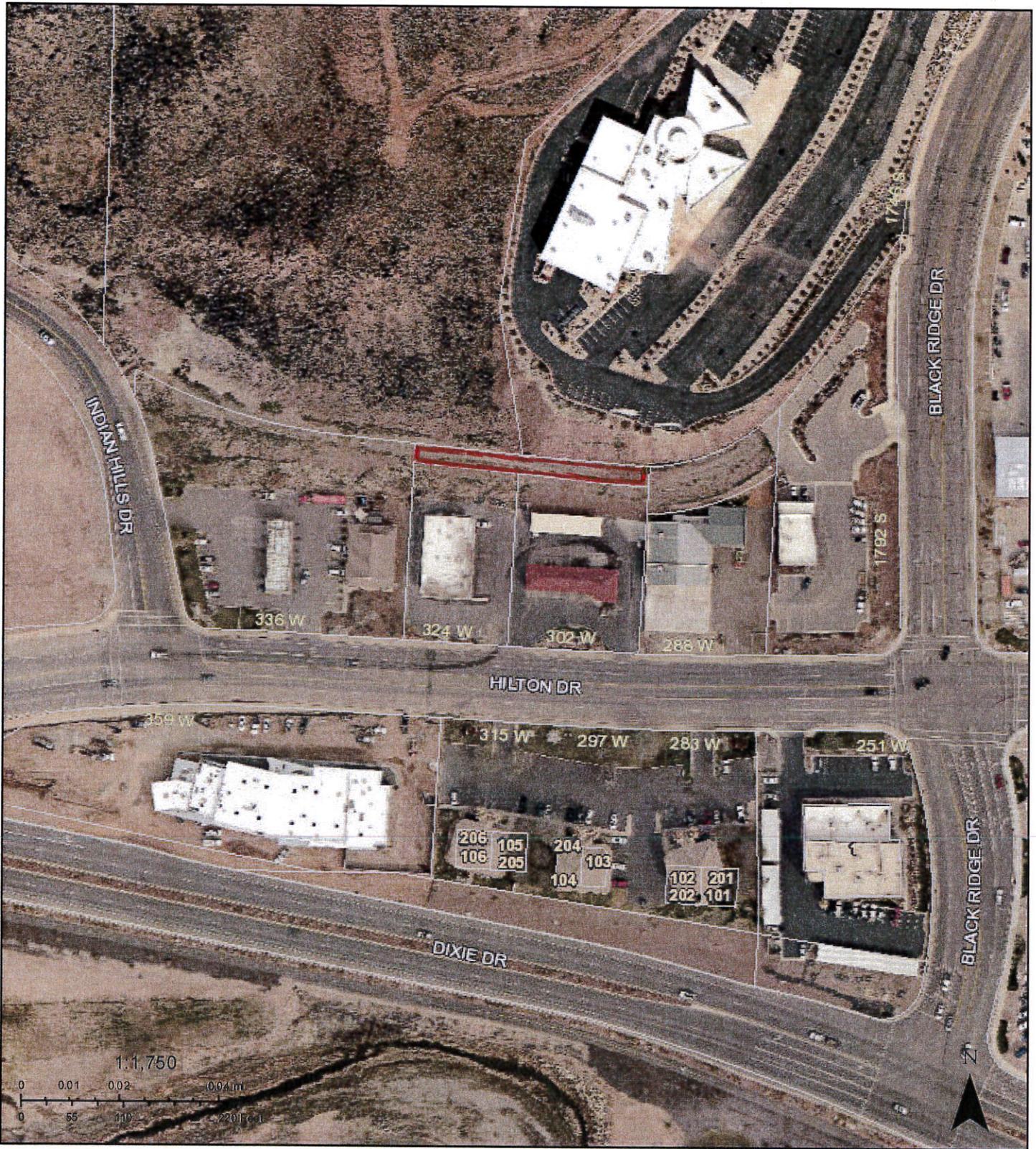
**Zone:** PD-C

**Staff Comments:** This portion of the Public Street/ROW was the old alignment of Indian Hills Drive/Tonaquint Drive. Other portions of this old alignment were vacated years ago and this is a clean-up item to vacate the rest of the road that is no longer in use.

All aspects of this Public Street/ROW 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 Public Street/ROW is ready for Planning Commission's consideration for approval.





## Public Street Vacation

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

March 31, 2015

# ITEM 5A

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### PRELIMINARY PLAT

Desert Crest

Case No. 2015-PP-009

- Request:** A request to approve a preliminary plat amendment for a ninety-one (91) lot residential subdivision
- Location:** South Desert Canyons Parkway
- Property:** 23.33 acres
- Number of Lots:** 91
- Density:** 3.90 dwelling units per acre
- Zoning:** PD-R (PD-8 & PD-12)
- Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-R  
South – PD-R  
East – PD-R  
West – PD-R
- General Plan:** Low Density Residential (LDR)
- Applicant:** Quality Development
- Representative:** Ken Miller
- Comments:**
1. Subject to open space dedication
  2. Along Desert Canyons Parkway there will be a 10-foot multi-use trail with a 10' foot landscape strip (5' at deceleration lanes) for the double frontage lots. Landscape strip is proposed to be dedicated to St. George City with the multi-use trail.



NO.	DATE	DESCRIPTION
1	12/15/11	PRELIMINARY PLAT

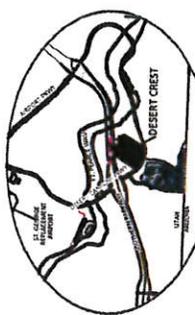
**DESERT CREST  
AT DESERT CANYONS**

**DEVELOPMENT SOLUTIONS, INC.**  
LAND PLANNERS, CIVIL ENGINEERS

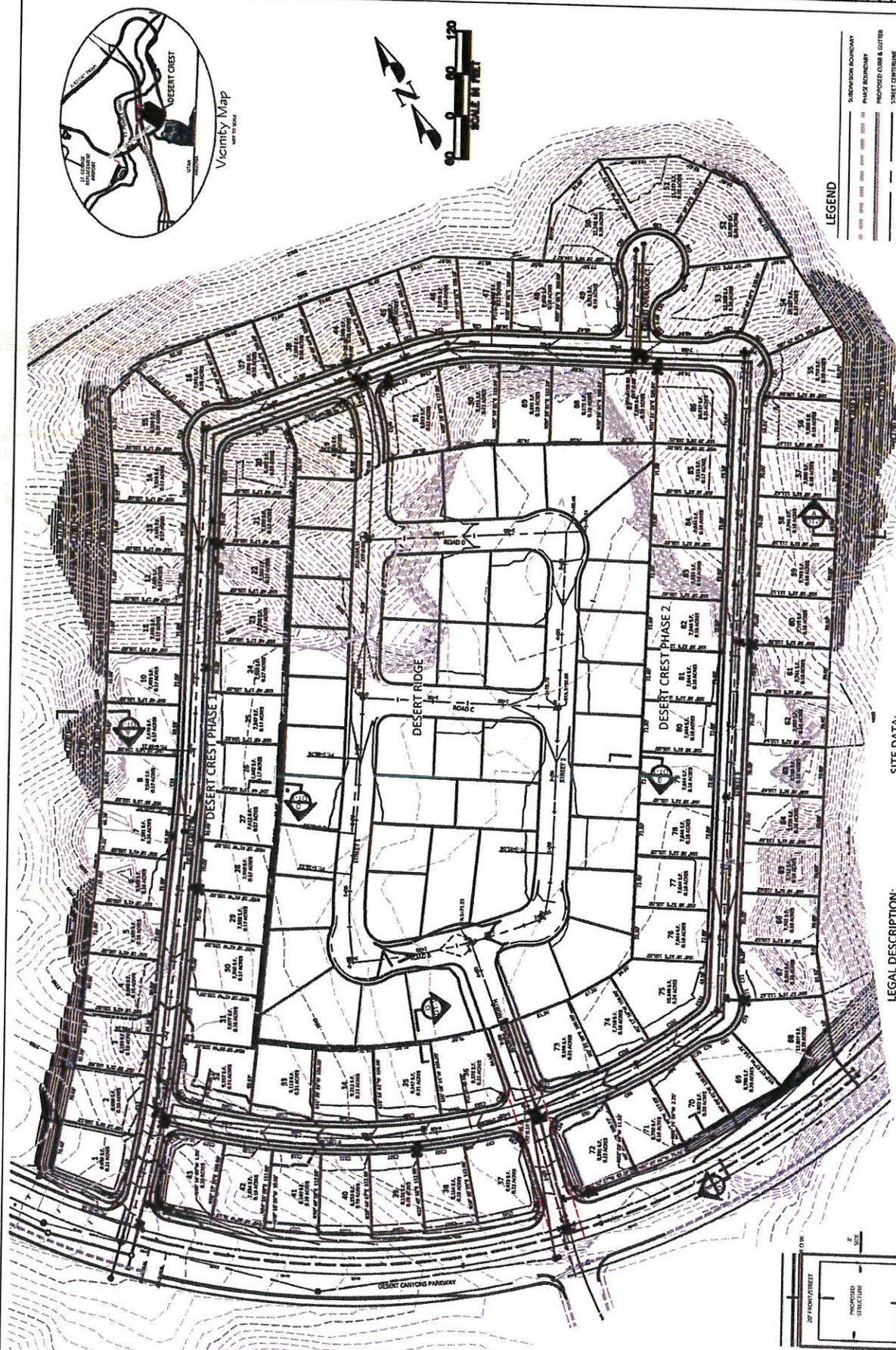
113 East 200 North, Suite 202  
St. George, UT 84770  
Office (435) 628-1211 • Fax (435) 624-3553  
www.devsolutions.com/ut/000100

DATE:	12/15/11
PROJECT NAME:	DESERT CREST
OWNER:	
DESIGNER:	
APPROVED BY:	
PROJECT NO.:	
SCALE:	1" = 100'
SHEET NUMBER:	1

**1**  
1 OF 2 TOTAL



Vicinity Map  
NOT TO SCALE

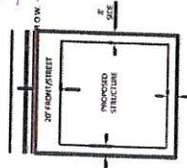


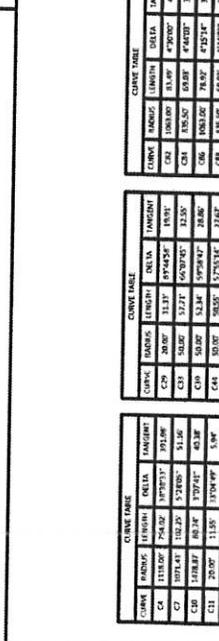
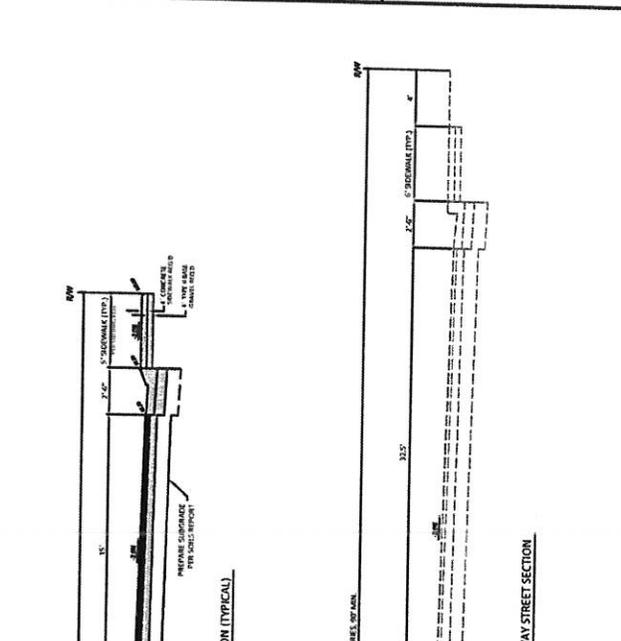
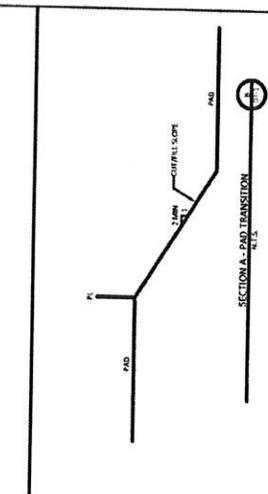
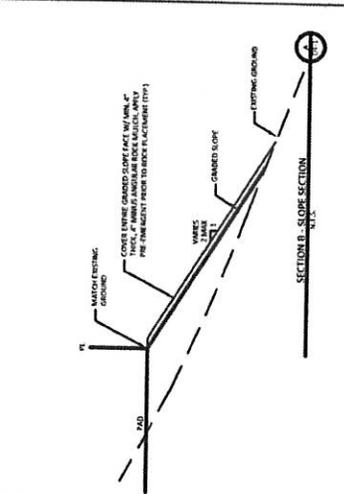
**LEGEND**

---	SECTION BOUNDARY
---	PHASE BOUNDARY
---	PROPOSED CURB & GUTTER
---	STREET CENTERLINE
---	PROPOSED SWALE LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER LINE
---	CATCH BASIN
---	FIRE HYDRANT

**LEGAL DESCRIPTION:**  
 BEING A PORTION OF THE LANDS KNOWN AS  
 ONE-QUARTER SECTION 28, TOWNSHIP 43 SOUTH, RANGE  
 15 WEST, SALT LAKE BASIN & MERRIAM  
 CONTAINS 4.02 ACRES

**SITE DATA:**  
 ZONE: RS-12  
 DESERT CREST  
 PLOTS: 84  
 DENSITY: 1.00 ACRES





SECTION C - 11.15

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1174.07	74.02	17.97317	93.96
C2	1071.47	102.22	17.82625	51.96
C3	1458.87	80.24	17.97418	45.98
C4	25.00	11.55	17.98498	5.98
C5	1428.01	116.27	17.98498	42.37
C6	1281.17	144.87	17.97529	78.74
C7	1475.55	171.12	17.97235	100
C8	1475.55	215.88	17.97235	125.84
C9	55.00	5.00	17.98498	2.95
C10	55.00	23.00	17.97377	11.18
C11	55.00	54.99	17.97477	29.91
C12	55.00	51.00	17.97377	27.91
C13	56.00	16.50	17.97035	8.57
C14	142.50	74.87	17.97035	42.47
C15	142.50	62.37	17.97035	32.47
C16	142.50	41.87	17.97298	20.62
C17	62.00	15.21	17.98865	8.21
C18	62.00	20.00	17.97377	10.50

SECTION C - 11.15

SECTION C - 11.15

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C19	20.00	11.57	17.98281	5.77
C20	100.00	11.57	17.98281	5.77
C21	100.00	22.22	17.98141	11.54
C22	100.00	22.22	17.98141	11.54
C23	100.00	22.22	17.98141	11.54
C24	100.00	22.22	17.98141	11.54
C25	100.00	22.22	17.98141	11.54
C26	100.00	22.22	17.98141	11.54
C27	100.00	22.22	17.98141	11.54
C28	100.00	22.22	17.98141	11.54
C29	100.00	22.22	17.98141	11.54
C30	100.00	22.22	17.98141	11.54
C31	100.00	22.22	17.98141	11.54
C32	100.00	22.22	17.98141	11.54
C33	100.00	22.22	17.98141	11.54
C34	100.00	22.22	17.98141	11.54
C35	100.00	22.22	17.98141	11.54
C36	100.00	22.22	17.98141	11.54
C37	100.00	22.22	17.98141	11.54
C38	100.00	22.22	17.98141	11.54
C39	100.00	22.22	17.98141	11.54
C40	100.00	22.22	17.98141	11.54
C41	100.00	22.22	17.98141	11.54
C42	100.00	22.22	17.98141	11.54
C43	100.00	22.22	17.98141	11.54
C44	100.00	22.22	17.98141	11.54
C45	100.00	22.22	17.98141	11.54
C46	100.00	22.22	17.98141	11.54
C47	100.00	22.22	17.98141	11.54
C48	100.00	22.22	17.98141	11.54
C49	100.00	22.22	17.98141	11.54
C50	100.00	22.22	17.98141	11.54
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C52	100.00	22.22	17.98141	11.54
C53	100.00	22.22	17.98141	11.54
C54	100.00	22.22	17.98141	11.54
C55	100.00	22.22	17.98141	11.54
C56	100.00	22.22	17.98141	11.54
C57	100.00	22.22	17.98141	11.54
C58	100.00	22.22	17.98141	11.54
C59	100.00	22.22	17.98141	11.54
C60	100.00	22.22	17.98141	11.54
C61	100.00	22.22	17.98141	11.54
C62	100.00	22.22	17.98141	11.54
C63	100.00	22.22	17.98141	11.54
C64	100.00	22.22	17.98141	11.54
C65	100.00	22.22	17.98141	11.54
C66	100.00	22.22	17.98141	11.54
C67	100.00	22.22	17.98141	11.54
C68	100.00	22.22	17.98141	11.54
C69	100.00	22.22	17.98141	11.54
C70	100.00	22.22	17.98141	11.54
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C75	100.00	22.22	17.98141	11.54
C76	100.00	22.22	17.98141	11.54
C77	100.00	22.22	17.98141	11.54
C78	100.00	22.22	17.98141	11.54
C79	100.00	22.22	17.98141	11.54
C80	100.00	22.22	17.98141	11.54
C81	100.00	22.22	17.98141	11.54
C82	100.00	22.22	17.98141	11.54
C83	100.00	22.22	17.98141	11.54
C84	100.00	22.22	17.98141	11.54
C85	100.00	22.22	17.98141	11.54
C86	100.00	22.22	17.98141	11.54
C87	100.00	22.22	17.98141	11.54
C88	100.00	22.22	17.98141	11.54
C89	100.00	22.22	17.98141	11.54
C90	100.00	22.22	17.98141	11.54
C91	100.00	22.22	17.98141	11.54
C92	100.00	22.22	17.98141	11.54
C93	100.00	22.22	17.98141	11.54
C94	100.00	22.22	17.98141	11.54
C95	100.00	22.22	17.98141	11.54
C96	100.00	22.22	17.98141	11.54
C97	100.00	22.22	17.98141	11.54
C98	100.00	22.22	17.98141	11.54
C99	100.00	22.22	17.98141	11.54
C100	100.00	22.22	17.98141	11.54

# ITEM 5B

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### PRELIMINARY PLAT

Desert Ridge

Case No. 2015-PP-010

**Request:** A request to approve a preliminary plat for a forty-two (42) lot residential subdivision

**Location:** South Desert Canyons Parkway

**Property:** 9.42 acres

**Number of Lots:** 42

**Density:** 4.45 dwelling units per acre

**Zoning:** PD-R (PD-12)

**Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-R  
South – PD-R  
East – PD-R  
West – PD-R

**General Plan:** Low Density Residential (LDR)

**Applicant:** Quality Development

**Representative:** Ken Miller

**Comments:**

1. Subject to Open Space Dedication
2. Proposed roadway Rimrunner North will need to be dedicated with or prior to plats recording within this development. Desert Canyons Parkway will also need to be improved and dedicated prior to any final plats recording.

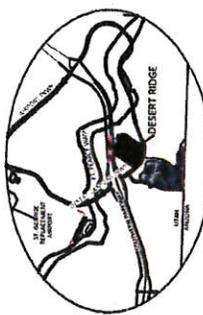


NO.	REVISION	DATE
1		11/15/12

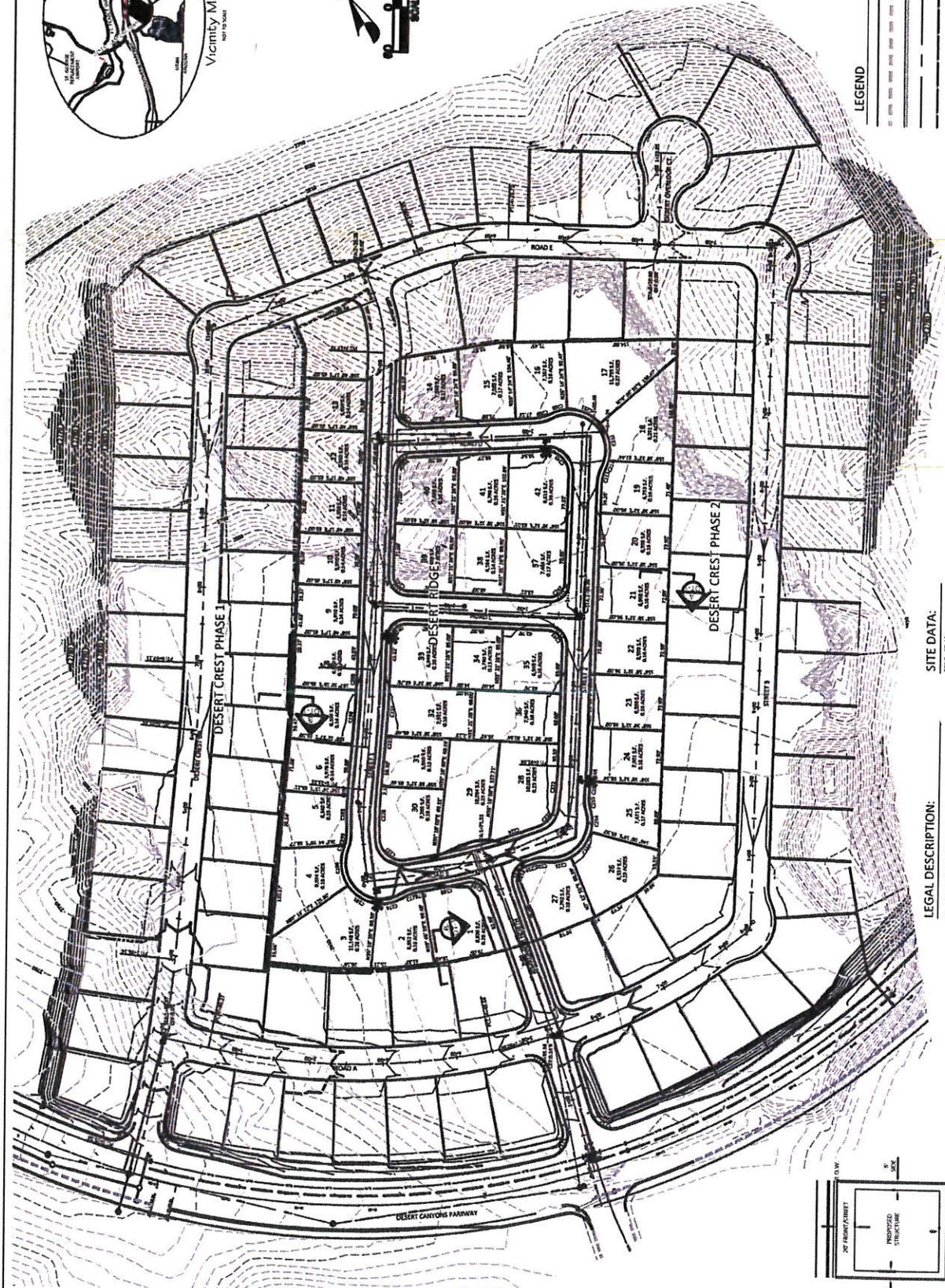
PROJECT NAME: DESERT RIDGE AT DESERT CANYONS  
 PRELIMINARY PLAT

DEVELOPMENT SOLUTIONS, INC.  
 LAND PLANNERS, CIVIL ENGINEERS  
 113 East 200 North Street #2  
 26.000000, 117.877778  
 Office 445.851.8222 - Fax 445.851.8253  
 www.developmentsolutions.com

**DS**  
 DATE: 11/15/12  
 SHEET: 1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SCALE: 1"=40'  
 SHEET NUMBER: 1  
 TOTAL SHEETS: 2



Vicinity Map  
 NORTH SOUTH



**LEGEND**

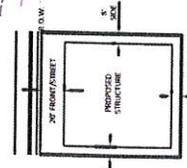
[Symbol]	PERMITS BOUNDARY
[Symbol]	PHASE BOUNDARY
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	STREET CENTERLINE
[Symbol]	PROPOSED SEWER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED STORM DRAIN LINE
[Symbol]	CATCH BASIN
[Symbol]	FIRE HYDRANT

**SITE DATA:**

ZONE: R01.2  
 DESERT RIDGE  
 PLOTS: 42  
 DENSITY: 4 UNITS PER ACRE  
 DENSITY: 4 UNITS PER ACRE

**LEGAL DESCRIPTION:**

REPORT LOCATION: INTERSECTION OF DESERT RIDGE  
 ONE-QUARTER SECTION 26, TOWNSHIP 36 NORTH, RANGE  
 15 WEST, SALT LAKE BASIN METROPOLITAN  
 CONTAINS 42 PLOTS



TYPICAL SETBACKS

NO.	DESCRIPTION	DATE	BY

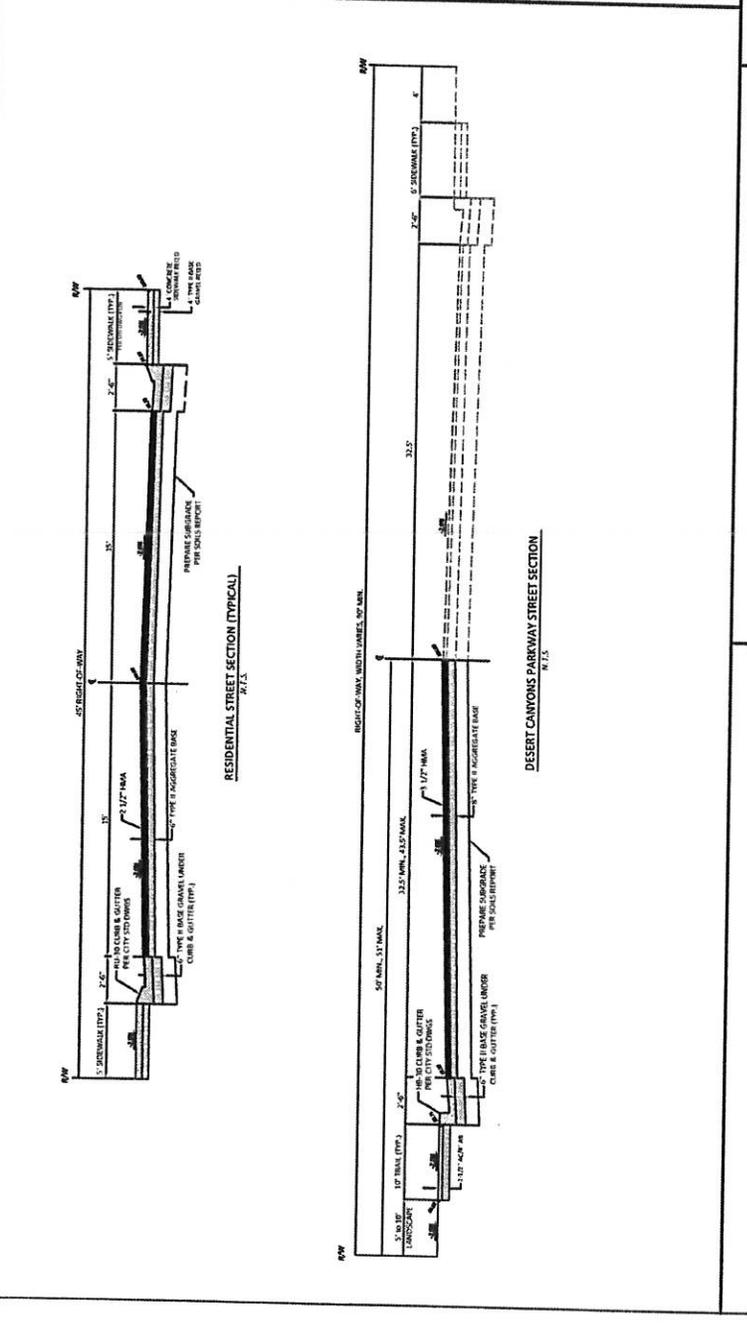
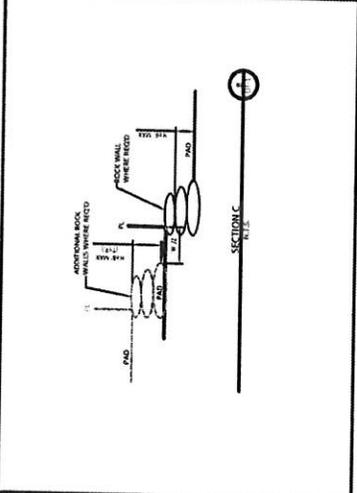
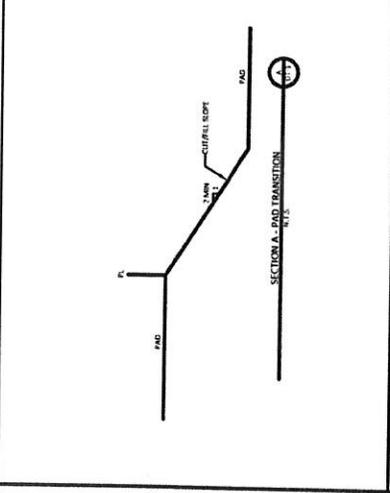
**DESSERT RIDGE  
AT DESERT CANYONS**

PRELIMINARY PLAN

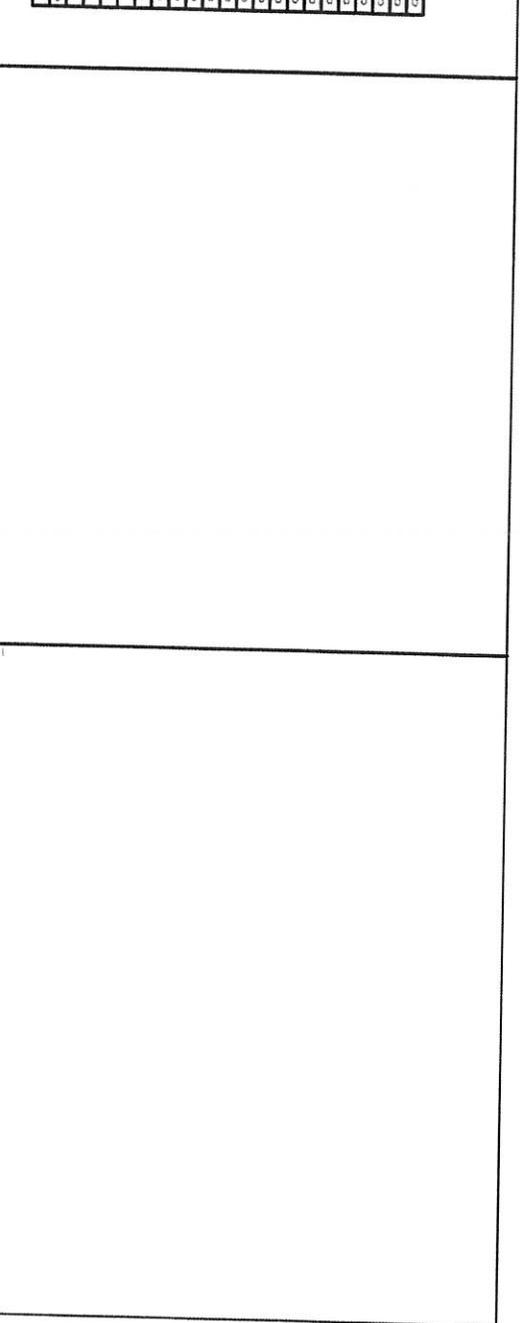
DEVELOPMENT SOLUTIONS, INC.  
LAND PLANNERS, CIVIL ENGINEERS

1318 East 400 North, Suite 800  
Orem, Utah 84057  
Phone (435) 224-1111  
Fax (435) 224-1155  
www.developmentsolutions.com

PROJECT NO. 1111  
SHEET NO. 2  
DATE 11/11/11



CURVE DATA		CURVE DATA	
CURVE	LENGTH	DELTA	TANGENT
C109	20.80	87.9341	17.87
C114	55.80	18.5246	19.41
C116	55.80	20.85	17.5252
C201	46.80	4.57	17.9347
C202	33.00	48.13	50.0000
C203	55.80	3.67	47.2111
C204	55.80	51.37	57.1311
C205	55.80	51.07	57.0011
C206	55.80	18.29	87.9347
C207	55.80	5.89	109.245
C208	112.60	74.85	27.2727
C209	20.80	24.31	87.9347
C210	20.80	13.15	84.9756
C211	55.80	21.87	14.6841
C212	55.80	21.87	14.6841
C213	55.80	14.38	147.1497
C214	55.80	11.58	177.0447
C215	55.80	44.77	40.1507
C216	20.80	11.00	97.2247
C217	20.80	11.00	97.2247
C218	20.80	11.00	97.2247
C219	20.80	11.00	97.2247
C220	20.80	11.00	97.2247
C221	20.80	11.00	97.2247
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C223	20.80	11.00	97.2247
C224	20.80	11.00	97.2247
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C227	20.80	11.00	97.2247
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C241	20.80	11.00	97.2247
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C246	20.80	11.00	97.2247
C247	20.80	11.00	97.2247
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C251	20.80	11.00	97.2247
C252	20.80	11.00	97.2247
C253	20.80	11.00	97.2247
C254	20.80	11.00	97.2247
C255	20.80	11.00	97.2247
C256	20.80	11.00	97.2247
C257	20.80	11.00	97.2247
C258	20.80	11.00	97.2247
C259	20.80	11.00	97.2247
C260	20.80	11.00	97.2247



# ITEM 5C

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

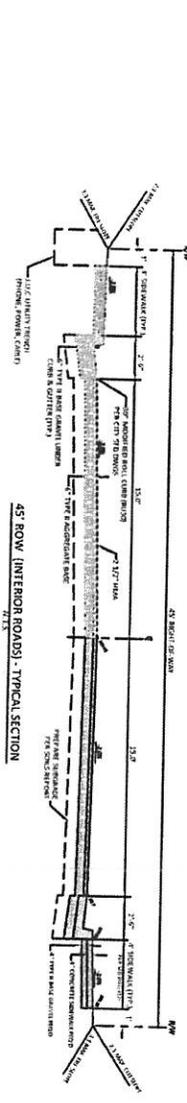
### PRELIMINARY PLAT

Tonaquint Heights Phase 2

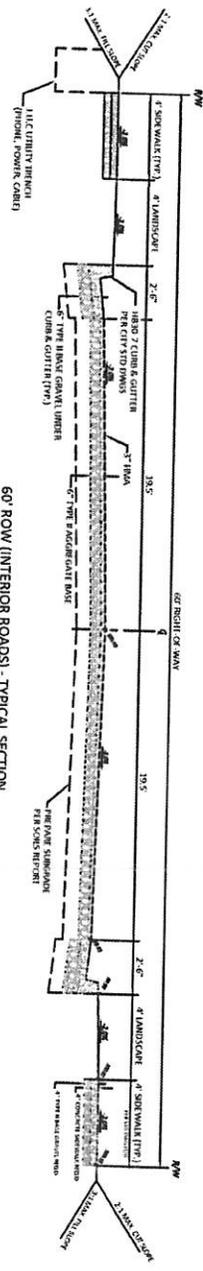
Case No. 2015-PP-011

- Request:** A request to approve a preliminary plat amendment for a thirteen (13) lot residential subdivision
- Location:** Located south of 2440 South in the general vicinity and west of Tonaquint Drive (1170 West and Chandler Drive).
- Property:** 11.95 acres
- Number of Lots:** 13
- Density:** 1.1 dwelling units per acre
- Zoning:** R-1-40
- Adjacent zones:** This plat is surrounded by the following zones:  
North – R-1-10  
South – OS  
East – OS  
West – R-1-40
- General Plan:** Open Space (OS)
- Applicant:** Development Solutions
- Representative:** Logan Blake
- Comments:**





45' ROW (INTERIOR ROADS) - TYPICAL SECTION



60' ROW (INTERIOR ROADS) - TYPICAL SECTION

Know what's below. Call 811 before you dig. MISSOURI STATE OF EXAMINERS License No. 1-800-343-2111

**DS** DEVELOPMENT SOLUTIONS, INC.  
 LAND PLANNERS, CIVIL ENGINEERS  
 113 East 200 North Suite #2  
 St. George, UT 84202  
 Office (435) 628-2121 Fax (435) 674-3553  
 www.devsolutions.com

DATE	10/15/11
BY	AS
CHECKED BY	AS
PROJECT NO.	11-001-2
SHEET NUMBER	2 OF 2

PROJECT NAME: **TONAQUINT HEIGHTS PHASE 2 SUBDIVISION**  
 LOCATED IN ST. GEORGE, UT  
 SHEET NAME: **DETAIL SHEET**

NO.	DESCRIPTION	DATE	REV.



**ITEM 6**  
**CUP**  
**(RV & Outdoor Living Area – Height)**

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

CONDITIONAL USE PERMIT

Case No. 2015-CUP-006

**Request:** To construct a detached accessory **RV garage** with an attached **covered outdoor living patio** and an **attached pool equipment room** that will exceed the allowable ridge height of fifteen (15') feet.

**Property:** The property is Lot 78 of the Meadow Valley Farms subdivision and is located at 2433 E 3995 S.

**Representative:** Mr. Keith Welch  
Keith Welch Construction  
1164 W 2320 S  
St George Utah 84770

**Applicant(s):** Ford Residence

**Designer:** Creative Dimensions  
Shawn Patten

**Zoning:** RE-20 (Residential Estate 20,000 sq. ft. minimum lot size)

**Ordinance:** The City Council can grant a Conditional Use Permit for a greater height as per City Code 10-7B-6(B)(7) "Modifying Regulations.

Title 10, Chapter 7 "Residential Zones" Article 7A "Residential Estate Zones," Section 10-7A-4-B "HEIGHT REGULATIONS," reads: . . . "*No accessory building shall be erected to a height greater than fifteen feet (15') unless reviewed by the Planning Commission and approved by the city council as a conditional use permit.*"

**Height(s) Request:** The proposed accessory structure would have approximately a sixteen foot (16') building wall for the RV garage and approximately a twelve foot (12') common wall (to the RV garage) for the covered outdoor living area. The roof height would be approximately a twenty-three foot to twenty-eight foot (23'to 28') ridge height (*the RV height & outdoor living area are at different grades – see graphics*).

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

**Notice:** Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places: the City website, State website, and on two (2) bulletin boards in the City.

- Comments:**
1. The property is a **corner lot** with frontage & access on both 2420 East Street and 3995 South Street.
  2. There will be a total of **three (3) garages** on this property.
  3. The detached RV Garage with the attached outdoor living area will have **access** by a driveway on 2420 East Street.
  4. The **total driveway(s) width** on the property shall not exceed 46 ft.
  5. According to the representative, the use of the detached structure will be used for **RV storage** and as an **outside living area** (with an outdoor fireplace & BBQ).
  6. The proposed detached structure will be **setback** 10 ft. from the north property line (rear yard – the house faces 3995 South Street) and will be approximately 76 ft. from the side yard (to the east property line) Proposed side and rear yard setbacks will be in compliance with code. The RE-20 zoning district does not require a greater setback due to a higher wall, nor does it limit the height of walls. The structure will be approximately 85’ feet from the home.
  7. The proposed **RV garage wall height** will be approximately 16 ft. high.
  8. The proposed **height to the ridge** of the RV garage will be approximately 28 ft. to accommodate an RV.
  9. The proposed structure will **not encroach** onto any City easements.
  10. The detached structure will be constructed of similar **materials** as the home will match the exterior finishes and roof of the main house.

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

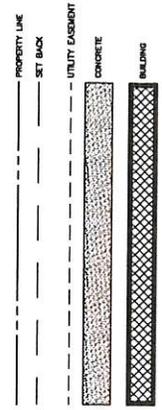
Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, 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	<ol style="list-style-type: none"> <li>1. Comply with all air quality standards, state, federal and local.</li> <li>2. Use shall not create unusual or obnoxious odors beyond the property line.</li> </ol>
The detached structure will be constructed of similar materials to match the primary residence.		D. Aesthetics	<ol style="list-style-type: none"> <li>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.</li> </ol>
	N/A	E. Safety	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>
	N/A	F. Traffic	<ol style="list-style-type: none"> <li>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".</li> <li>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</li> </ol>
The detached structure will be approximately 23 to 28 feet in height (to the ridge)(Note: the RV garage & outdoor living are at different grades).		G. Height	<ol style="list-style-type: none"> <li>1. Buildings shall fit into the overall context of the surrounding area.</li> <li>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.</li> </ol>
	N/A	H. Hours of Operation	<ol style="list-style-type: none"> <li>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.</li> </ol>
	N/A	I. Saturation / Spacing	<ol style="list-style-type: none"> <li>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.</li> </ol>

This detached structure is within the existing character of the residential estate zone.		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)

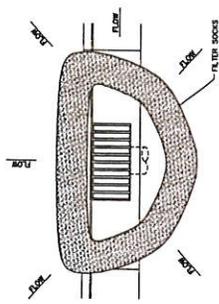
**SITE NOTES:**

BEFORE CONSTRUCTION BEGINS BUILDERS IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN. COORDINATE, PROVIDE AND INSTALL UNDERGROUND GAS AND WATER LINES TO UTILITY MAINS AND CHASE LOCATIONS WITH APPROPRIATE TRACES APPROVED BY UTILITY. ALL CONCRETE SHALL BE PROVIDED BY GRANITE. SHALL HAVE A MINIMUM SLOPE OF .05 IN ALL AREAS PERMITTED AND IMPROVEMENTS INCLUDING INCLUDING CONCRETE SURFACES. PROPERTY IS AS SHOWN. IT IS HEREBY RECOMMENDED THAT THE HOME IS STAGED BY A PROFESSIONAL SUPERVISOR.

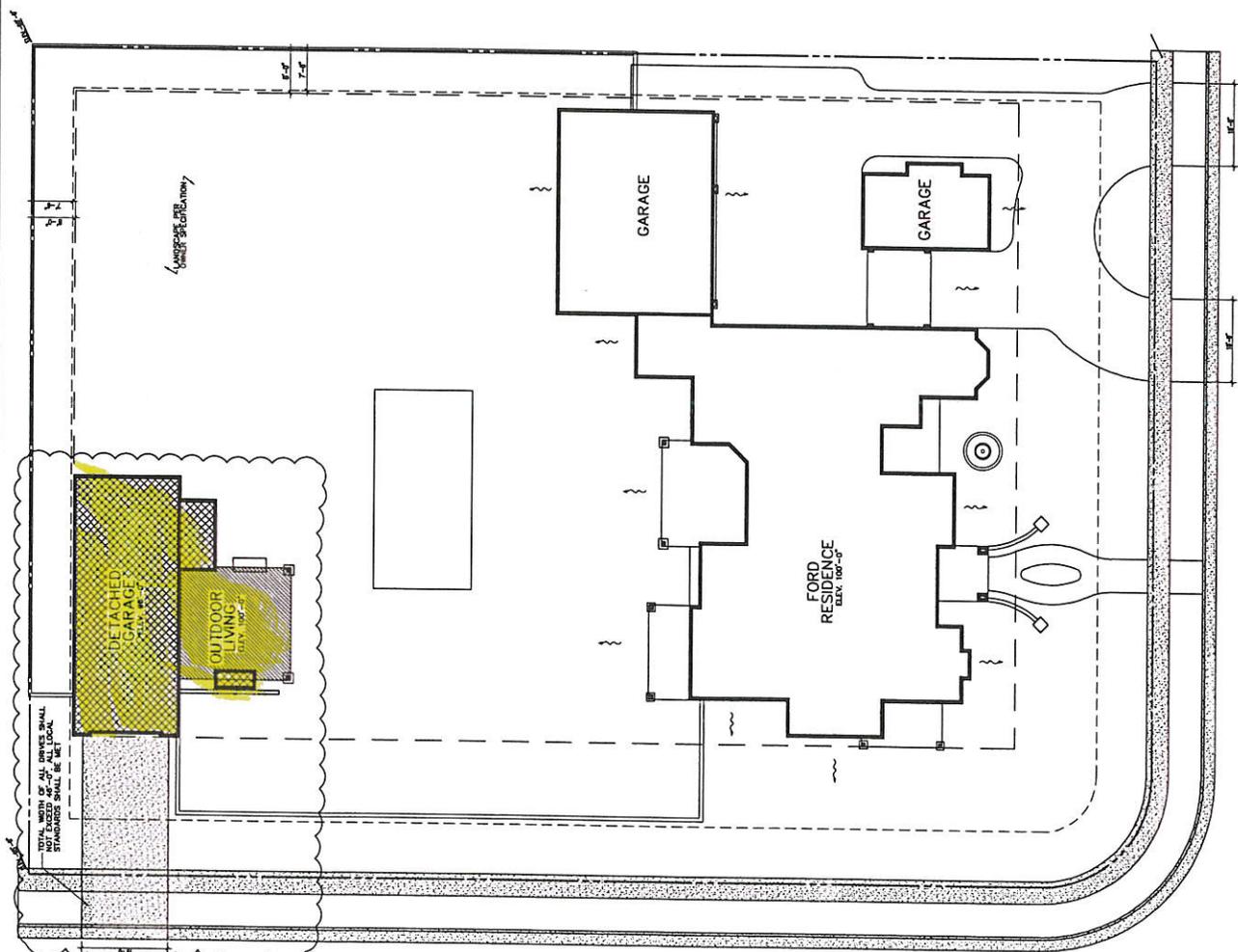


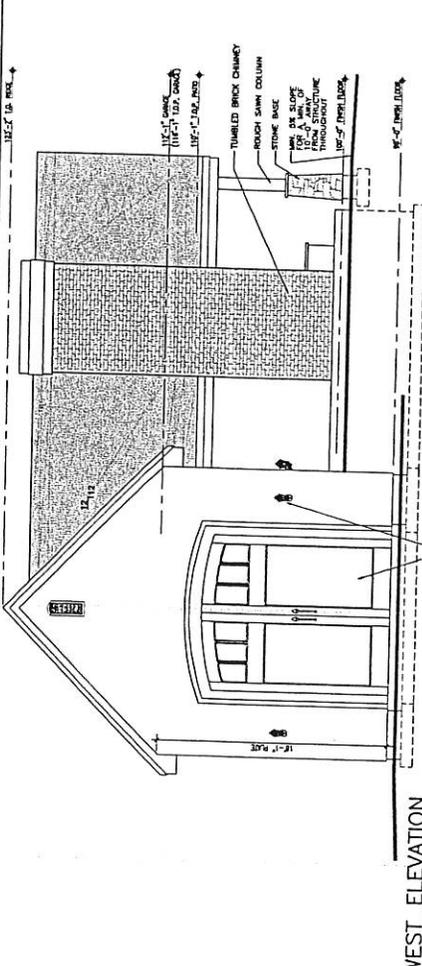
**NOTES:**

1. SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ON-SITE AT A SECURE LOCATION NOT TO BE DISTURBED.
2. PLACE FILTER SOCKS WITH CURBS AND BUTTER AWAYED BY GRADIENT. ANCHOR FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT TOE TO TRAPPING KEEPING MAINTENANCE.
3. CONTRACTOR TO MAINTAIN ALL BMP'S.
4. INSTALL 8"-12" BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
5. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
6. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/3-1/2 OF FILTER SOCK HEIGHT.

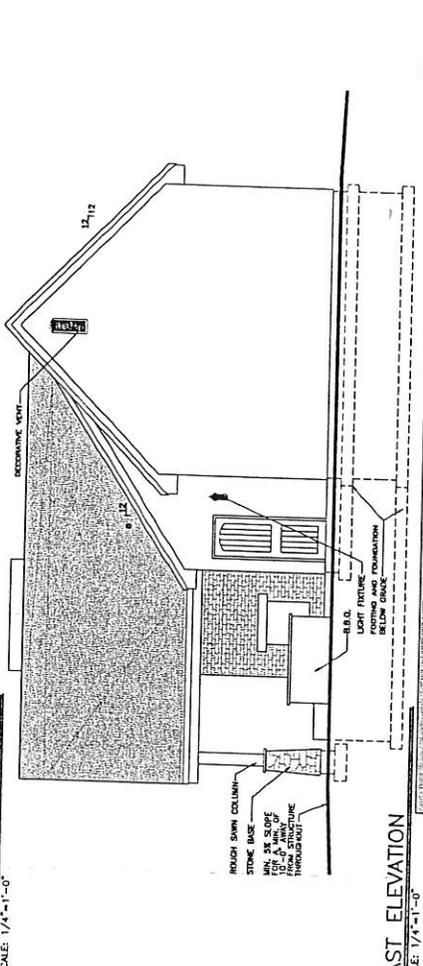


STORM DRAIN INLET PROTECTION NOT TO SCALE

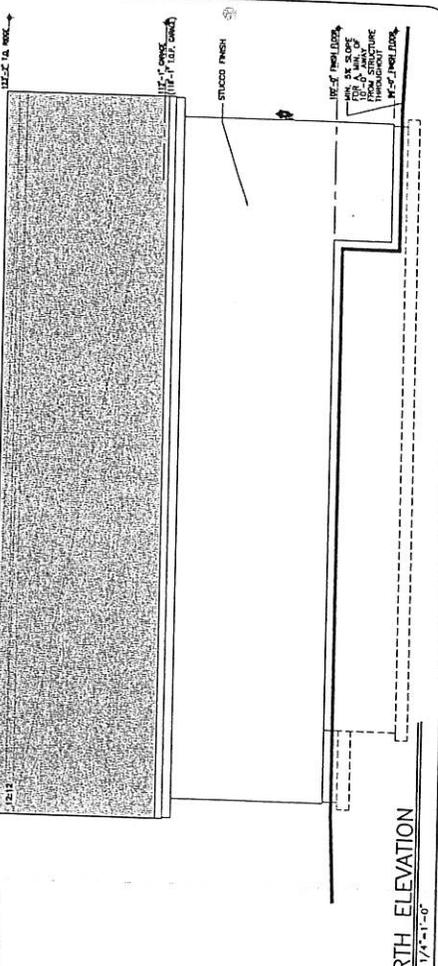




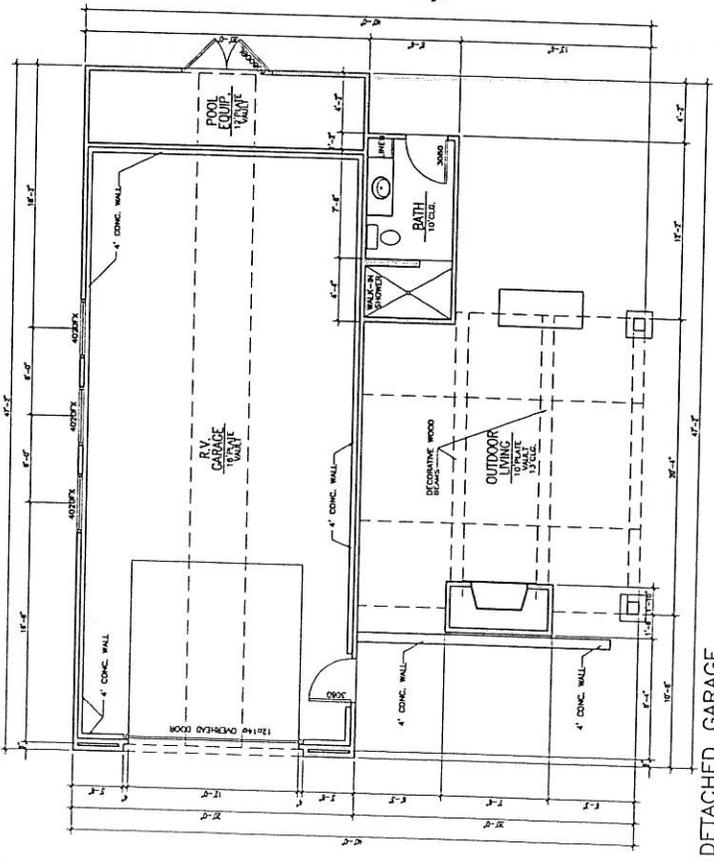
**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

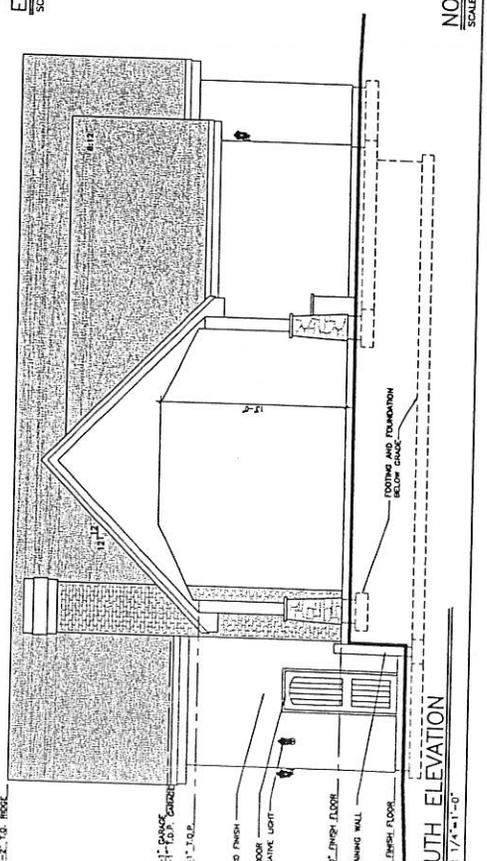


**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**DETACHED GARAGE**  
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE:  
 R.V. GARAGE/POOL 16x16 = 256 SF  
 BATH 10x10 = 100 SF  
 POOL 16x16 = 256 SF  
 TOTAL = 612 SF



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:**

THE OWNERS AND MORTGAGEES BY SIGNING THIS PLAT DO HEREBY CONSENT THAT... THE FIRST TO SIGN OF THE FOLLOWING EVENTS... TO A THIRD PARTY OF THE OWNER, OR ANY SUCCESSOR IN INTEREST... THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A... SUBDIVISION PLAT.

**ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:**

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE... NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THE PLAT... WASHINGTON COUNTY WATER CONSERVANCY DISTRICT... STATE OF UTAH... ON THE 11th day of September 2014, I personally appeared before me, Barbara G. [Signature], a Notary Public Commissioned in Utah, and acknowledged to me that she signed it voluntarily for the purposes stated herein.

**OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:**

THE UNDERSIGNED IS BARBARA, PRESIDENT OF SEBET VALLEY DEVELOPMENT, INC. DO NOT HEREBY ACKNOWLEDGE ANY CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT... STATE OF UTAH... BY: ED BURGES, MANAGER OF ROAD, L.L.C.

**CORPORATE ACKNOWLEDGMENT**

ON THE 11th day of September 2014, I personally appeared before me ED BURGES, who being by then duly authorized officer of SEBET VALLEY DEVELOPMENT, INC. a corporation, and that the foregoing acknowledgment of water impact fees was signed on behalf of said corporation to me, that such corporation executed the same for the uses and purposes stated herein.

**MORTGAGEE CONSENT TO RECORD**

WE, E & D FAMILY, L.L.C., NOT BEING OF THE JURISDICTION DESCRIBED TRACT OF LAND, DO HEREBY GIVE CONSENT TO THE RECORDING OF THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT TO WATER IMPACT FEES FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL RECORDATIONS.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } 55  
COUNTY OF WASHINGTON }  
ON THIS 11th day of September 2014, I personally appeared before me, Michael Singleton, a Notary Public Commissioned in Utah, and acknowledged to me that he executed the foregoing mortgagee's consent to owner's consent to water impact fees for the uses and purposes stated herein.

**MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES**

WE, E & D FAMILY, L.L.C., MORTGAGEE ON THE FOREGOING DESCRIBED TRACT OF LAND, DO HEREBY GIVE CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

**MORTGAGEE CONSENT TO RECORD**

WE, KODOL, L.L.C., MORTGAGEE OF THE FOREGOING DESCRIBED TRACT OF LAND, DO HEREBY GIVE CONSENT TO THE RECORDING OF THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT TO WATER IMPACT FEES FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL RECORDATIONS.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } 55  
COUNTY OF WASHINGTON }  
ON THIS 11th day of September 2014, I personally appeared before me, Ed Burges, a Notary Public Commissioned in Utah, and acknowledged to me that he executed the foregoing mortgagee's consent to owner's consent to water impact fees for the uses and purposes stated herein.

**MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES**

THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (WATER IMPACT FEES)**

STATE OF UTAH } 55  
COUNTY OF WASHINGTON }  
ON THIS 11th day of September 2014, I personally appeared before me, Ed Burges, who being duly authorized officer of SEBET VALLEY DEVELOPMENT, INC. a corporation, and that he executed the foregoing mortgagee's consent to owner's consent to water impact fees for the uses and purposes stated herein.

Subdivision Final Plat for  
**MEADOW VALLEY FARMS - PHASE 4**  
Located in the Southeast Quarter of Section 16,  
Township 43 South, Range 15 West, 11B&M





## Aerial 1

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

April 1, 2015



## Aerial 2

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

April 1, 2015



# General Plan

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

April 1, 2015



# Zoning

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

April 1, 2015



DETACHED GARAGE  
 78 MEADOW VALLEY FARMS  
 ST. GEORGE, UTAH

BLACKROCK ENGINEERING, P.C.  
 1000 WEST 1000 SOUTH  
 ST. GEORGE, UTAH 84790  
 (435) 633-1111  
 www.blackrockeng.com

DATE	12/15/2018
PROJECT	DETACHED GARAGE
CLIENT	78 MEADOW VALLEY FARMS
LOCATION	ST. GEORGE, UTAH
SCALE	AS SHOWN
DRAWN BY	J. SMITH
CHECKED BY	M. JONES
APPROVED BY	[Signature]

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 UTAH BUILDING CODE.
2. FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL.
3. ROOF SHALL BE 12/12 PITCH WITH 1/2" OSB SHEATHING AND 1" INSULATION.
4. EXTERIOR WALLS SHALL BE 8" CMU WITH 1" INSULATION AND VINYL SIDING.
5. INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS.
6. FLOOR SHALL BE 1/2" OSB ON 2x12 JOISTS.
7. CEILING SHALL BE 5/8" GYPSUM BOARD ON 2x4 RAFTERS.
8. DOORS SHALL BE 1 3/4" SOLID CORE WITH 1 1/2" GLASS INSERT.
9. WINDOWS SHALL BE 1 1/2" DOUBLE GLAZED ALUMINUM.
10. ELECTRICAL SHALL BE PER UTAH ELECTRICAL CODE.
11. MECHANICAL SHALL BE PER UTAH MECHANICAL CODE.
12. FINISHES SHALL BE AS NOTED.

**STRUCTURAL FRAMING NOTES:**

1. ALL FRAMING SHALL BE DRY KILN DRIED LUMBER.

2. ROOF RAFTERS SHALL BE 2x12 @ 16" O.C. WITH 1/2" OSB SHEATHING.

3. EXTERIOR WALLS SHALL BE 8" CMU WITH 1" INSULATION AND VINYL SIDING.

4. INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS.

5. FLOOR SHALL BE 1/2" OSB ON 2x12 JOISTS.

6. CEILING SHALL BE 5/8" GYPSUM BOARD ON 2x4 RAFTERS.

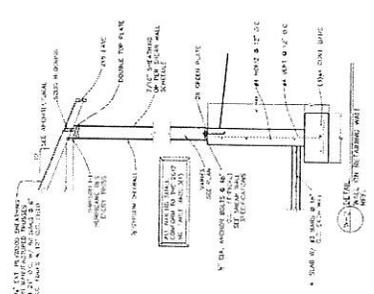
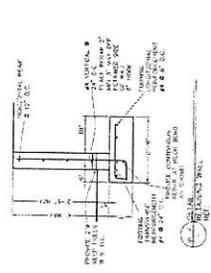
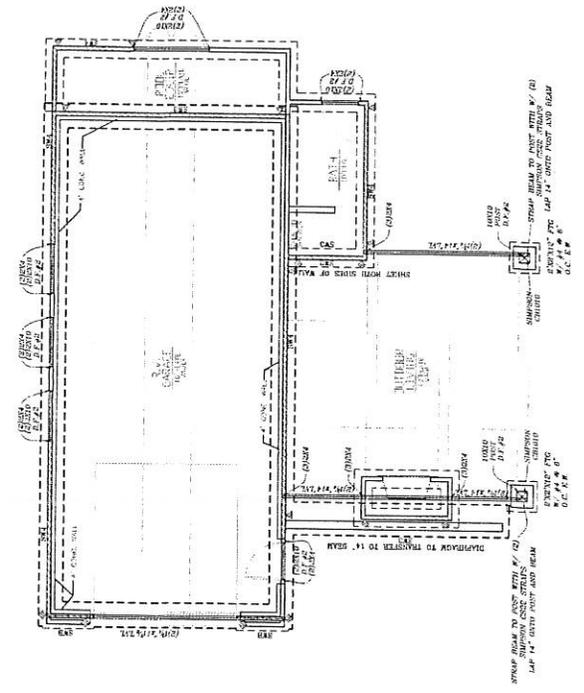
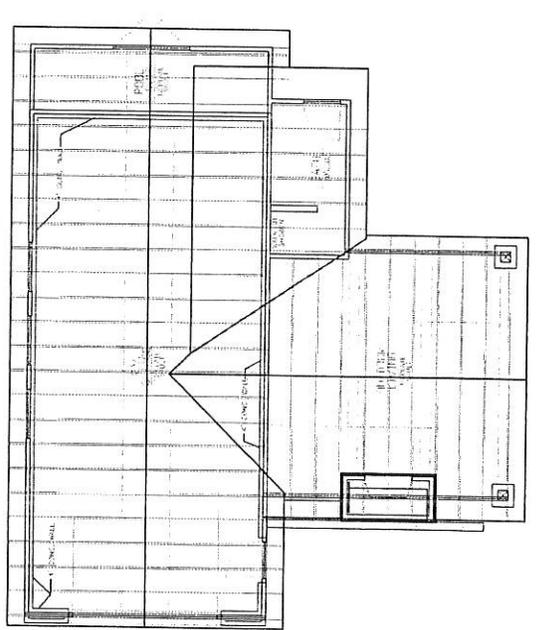
7. DOORS SHALL BE 1 3/4" SOLID CORE WITH 1 1/2" GLASS INSERT.

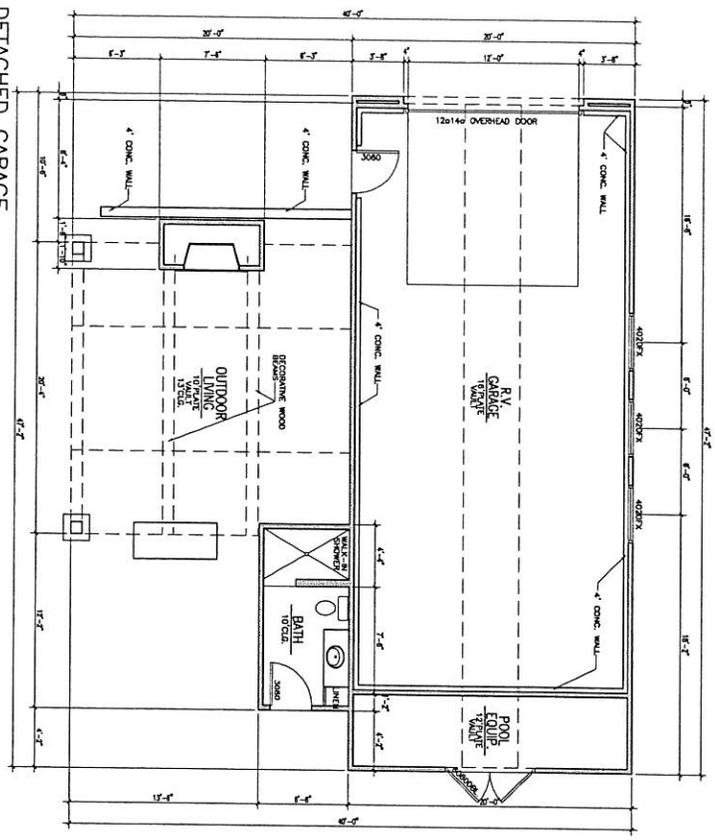
8. WINDOWS SHALL BE 1 1/2" DOUBLE GLAZED ALUMINUM.

9. ELECTRICAL SHALL BE PER UTAH ELECTRICAL CODE.

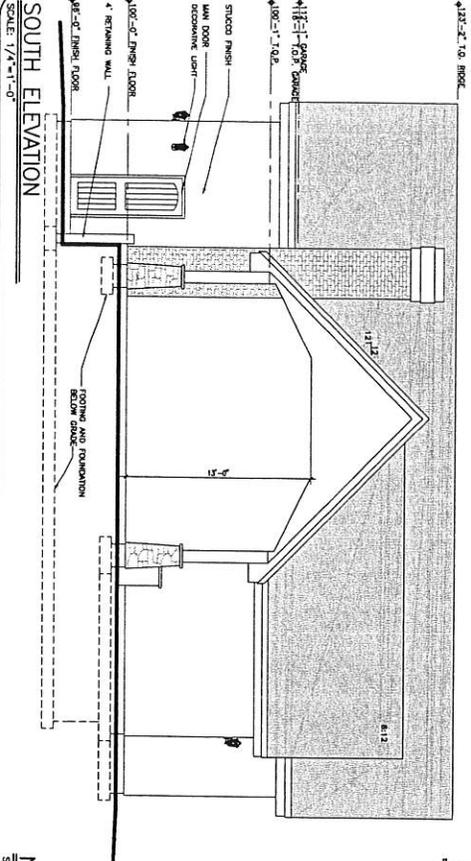
10. MECHANICAL SHALL BE PER UTAH MECHANICAL CODE.

11. FINISHES SHALL BE AS NOTED.

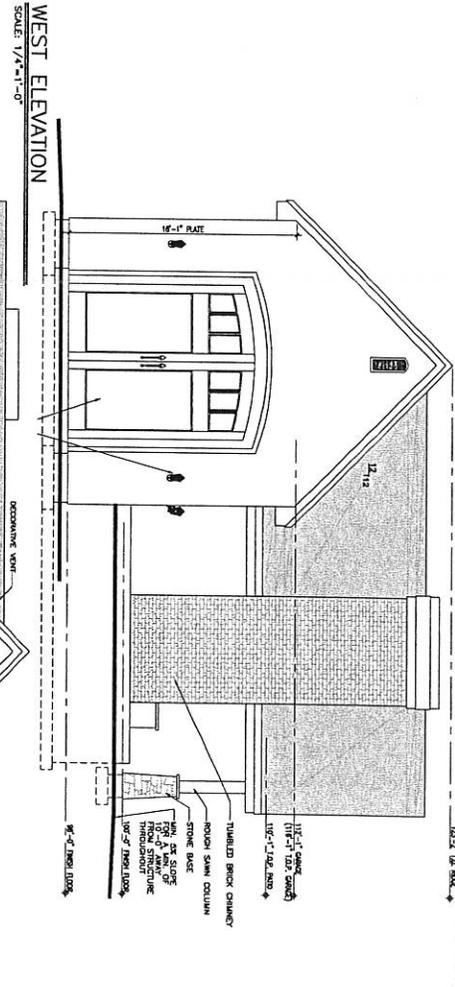




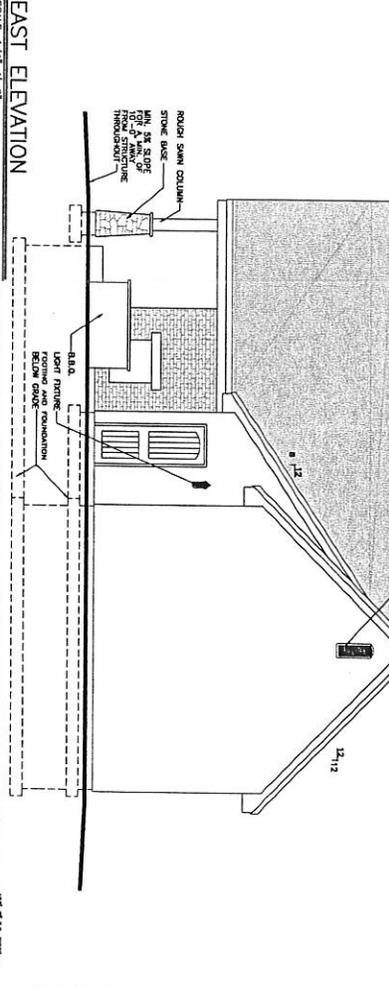
DETACHED GARAGE  
SCALE: 1/4"=1'-0"  
SQUARE FOOTAGE:  
RV GARAGE/FLOOR: 168 S.F.  
BATH: 40 S.F.  
KITCHENETTE: 18 S.F.  
TOTAL: 226 S.F.



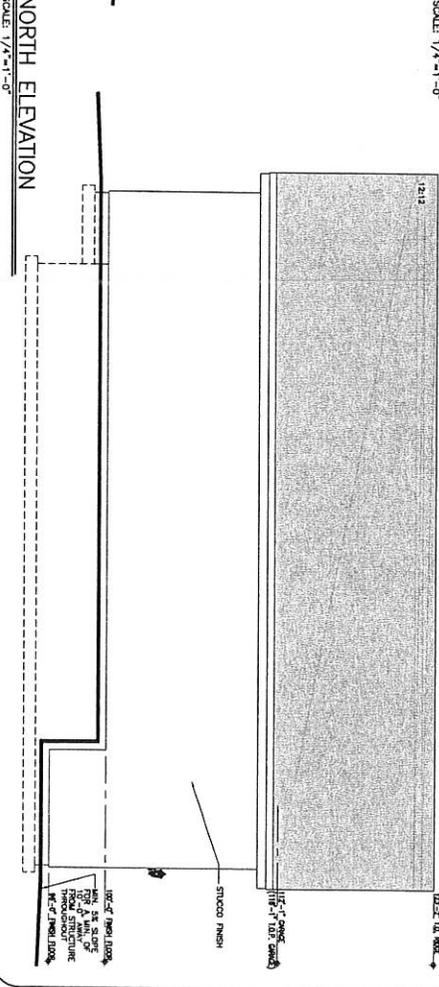
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"



EAST ELEVATION  
SCALE: 1/4"=1'-0"



NORTH ELEVATION  
SCALE: 1/4"=1'-0"

# ITEM 7A

## General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### GENERAL PLAN AMENDMENT: PUBLIC HEARING

#### **Dixie Power**

Case No. 2015-GPA-002

**Request:** To amend the General Plan from LDR (Low Density Residential) and a small portion of MDR (Medium Density Residential), to BP (Business Park) on 11.3 acres. The property is generally located at 3025 South River Road (*site includes approx. 1,300 LF of frontage along the south side of River Road at the intersection of River Road and Tamarisk Drive – adjacent to the Bloomington Hills subdivision*). This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a professional office for an existing utility company site.

**Applicant:** Dixie Power (Dixie Escalante Rural Electrical Association)

**Representative:** Jared Madsen, Alpha Engineering

**Reference:** In 2004 the City Council approved a conditional use (CUP) for the site to allow Dixie Escalante to create the existing site (Case No. 2004-CUP-025). See attached staff report for the CUP.

**Area:** Approx. 11.3 acres

**Property:** Generally located at 3025 South River Road.

**Current Zones:** R-1-10 & OS (Open Space)

**Current General Plan:** LDR (Low Density Residential) and MDR (Medium Density Residential)

**Proposed General Plan:** The applicant's representative submitted the application for BP (Business Park) and it was advertised as such, however after a closer examination of Table 6-3 in the Land Use Element of the General Plan, it should be noted that BP states "*Outside storage and materials is not allowed in this area.*" Another option (and the one staff recommends) is to consider instead a request for "O" (Professional Office) or "PO" (Professional Office). Both "BP" and "PO" are very similar and each would allow a future office

building, but PO does not have any language restricting outside storage.

**Process:**

The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

**Comments:**

1. Staff recommended to the applicant that the general plan remain as is and instead submit a conditional use permit (CUP) *(as was done in 2004 for the original site - see attached staff report from 2004)*. However, the applicant wishes to change the land use and zoning.
2. If a CUP is not submitted, then staff would prefer to see a PO (Professional Office) General Plan land use approved instead of a BP (Business Park) land use. Note that if a BP is approved, then it does not allow outside storage. However, the existing site already has outside storage, and the intent is to return with a zone change (ZC) application to allow a two-story office building (any additional outside storage has not been indicated).
3. A CUP is a public meeting, but not a public hearing.
4. A GPA requires a public hearing as does a ZC.
5. The applicant's representative suggested that if a GPA were approved, then a ZC application for PD-C (Planned Development Commercial) would next be submitted. However, staff wishes to remind the Planning Commission that if the land were zoned to a commercial zone and if it were to be resold in the future, then unanticipated commercial development at this site might result. Staff does not support a PD-C application being submitted, but instead recommends a PD-AP (Planned Development Administrative Professional).
6. The Planning Commission should discuss what zone request should follow a GPA. Would it be AP (Administrative Professional) or PD-AP (Planned Development Administrative Professional)? Note that C-2 (Highway Commercial) or C-3 (General Commercial) would not be supported (only a COM land use would allow). Is there any other zone requested that

- would be compatible with either BP or OP (whichever is recommended)?
7. A discussion of the utility / power yard and any future expansion should be discussed.
  8. Discuss the existing substation.
  9. Will the properties need to be combined?
  10. A PD-AP will require submittal of a “Use List.” The PD-AP can limit the use(s). Listed below are possible uses that could be unique to this site:
    - a. Electrical utility - power distribution sub station
    - b. Electrical utility - outside storage yard
    - c. Electrical utility - pole storage yard
    - d. Electrical utility - professional office building
    - e. Electrical utility - maintenance shop
    - f. Electrical utility – equipment storage
    - g. Electrical utility - warehouse
  11. A PD-AP will require submittal of a narrative, site plan, building elevations, building rendering, color & materials board, etc. The PD-C provides council an opportunity to review specific design and site details.
  12. The following is a possible schedule for processing a GPA and associated ZC:
    - a. GPA to PC – 4/14/2015
    - b. GPA – set date by council – 4/16/2015
    - c. GPA – council public hearing – 5/7/2015
    - d. ZC – submit application by 4/21/2015
    - e. ZC to PC – 5/12/2015
    - f. ZC – set date by council – 5/21/2015
    - g. ZC – council public hearing – 6/4/2015

## REFERENCE

ITEM 4B

PLANNING COMMISSION REPORT FROM: 4/27/2004  
CITY COUNCIL MEETING FOR: 5/6/2004

CONDITIONAL USE PERMIT  
Case # 2004-CUP-025

**Request:** To construct a warehouse expansion at the existing Dixie Escalante facility.

**Property:** The subject property is located at 3025 South River Road.

**Zoning:** A-1, R-1-10, and OS

**General Plan:** LDR (Low Density Residential).

**Ordinance:**

Title 10, Chapter 5 “Agricultural Zones,” Section 10-5-3 “Conditional Uses” lists public utilities and facilities.

Title 10, Chapter 7 “Residential Zones,” Section 10-7A-3, 10-7B-3, and 10-7C-3 “Conditional Uses” lists public utilities and facilities.

Title 10, Chapter 12 “Open Space Zone,” Section 10-12-3 “Conditional Uses” lists public utilities and transmission lines.

Thus a conditional use permit is required for approval of this request because the property is located within the three (3) zones listed above.

**Applicant:** Dixie Escalante applicant, Mr. Andy Lytle representative.

**Project:** The applicant proposes to construct a 200 ft. x 60 ft. (12,000 SF) warehouse / truck garage building. This building would be connected to the east side of the existing building. The proposal also includes a pole storage yard, a transformer storage yard, block screening walls, and interior site paving.

**Parking:** A circular driveway on River Road is proposed primarily for deliveries such as UPS. A new asphalt area behind the existing building and the new building is proposed for the temporary parking of utility vehicles.

<b>River Road Construction:</b>	<p>The City has designed and accepted a bid for the construction of River Road Phase II. This is known as SBG project number 14492B and C-B Project number 240104. This project consists of grading, surfacing, drainage, structures, and signing of Brigham Road from 900 East to River Road and River Road from Brigham Road to 2450 South.</p> <p>The River Road project will construct the adjacent road and related infrastructure in front of the Dixie Escalante site.</p>
<b>Circulation:</b>	<p>This project includes the formation of the logical extension of Tamarisk Drive in the form of a cul-d-sac on the site property.</p>
<b>Landscaping:</b>	<p>The applicant has submitted a proposed landscaping plan for review by staff and the Planning Commission (see attachment).</p>
<b>Design:</b>	<p>The applicant has submitted a building design that matches the existing block building and color. A six-foot block wall is proposed around the transformer yard.</p>
<b>Adjacent Land Uses:</b>	<p>There are single-family residences on the west side of River Road (Bloomington Hills No.1 Sub.Div.). The property to the north (on the east side of River Road) is the single-family residence of Mr. Andy Lytle. The property to the south and east is vacant.</p>
<b>Required Setbacks:</b>	<p>Front: 25 ft. Side: 8 ft. &amp; 10 ft. Rear: 10 ft.</p>
<b>Proposed Setbacks:</b>	<p>(Building) Front: 30 ft. Side(north): 230 ft. Rear: 360 ft.</p>
<b>Bldg. Height:</b>	<p>24'-3".</p>
<b>Information:</b>	<p>The existing chain link fence in front of the storage yard will be removed and replaced in kind by the River Road reconstruction project</p>

<b>Recommendation:</b>	<p>The Planning Commission recommends approval with conditions that would include, but not be limited to the following:</p> <ol style="list-style-type: none"><li>1. Install a six-foot block wall to screen the transformer and pole yards from River Road.</li><li>2. The hillside shall not be disturbed.</li><li>3. This conditional use permit approval is for the site plan, elevation, and landscape plan as submitted by the applicant on April 19, 2004, only and excludes the area west and southwest of the existing transformer storage yard.</li><li>4. The old parking area off of river road is not a part of the circular driveway. Asphalt shall be removed and this area shall be incorporated into the landscaping.</li></ol>
------------------------	--





**GENERAL PLAN EXHIBIT**

DIXIE POWER  
ST GEORGE, UTAH



REV.	DATE	BY	DESCRIPTION

DATE	
SCALE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	

**GENERAL PLAN AMENDMENT  
APPLICATION & CHECKLIST**



ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT

**I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: Dixie Power (Dixie Escalante Rural Electric Assn)

MAILING ADDRESS: 145 Brigham Rd, St George, UT 84790

PHONE: (435) 673-3297 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
(If different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): \_\_\_\_\_

CONTACT PERSON / REPRESENTATIVE: Jared Madsen, Alpha Engineering Company  
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 43 S 100 E, Suite 100, St George, UT 84770

PHONE: (435) 628-6500 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): jaredmadsen@alphaengineering.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** Approx. 1,300 ft of frontage along the south side of River Road at the intersection of River Road and Tamarisk Drive adjacent to the Bloomington Hills Subdivision.

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. **General Plan Amendment hearings are held only four (4) times per year (typically the 1<sup>st</sup> meeting of the month).** A meeting will be scheduled for a Planning Commission hearing in one of the following months: **January, April, July, & October.**

**FOR OFFICE STAFF USE ONLY**

CASE #: 2015-GPA-002 FILING DATE: 2/26 RECEIVED BY: [Signature] RECEIPT #: 12391

\*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

## II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? Open Space, A-1 and R-1-10
2. What is the current General Plan designation of the property or area? Low Density Residential
3. What is the proposed General Plan designation for the property or area? ~~Business Park~~ Professional Office
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) The owner, which is a public utility, wishes to build an office building to be used for internal purposes. The building will not be leased to other companies. It is adjacent to the owner's existing substation and storage yard.
5. How will the proposed project affect adjoining properties? The public utility office building will serve as the workplace for approximately 20 employees. The building will be constructed to aesthetically blend into the surroundings and not contrast in a negative way with the adjacent Bloomington Hills subdivision.
6. Total acreage of the proposed General Plan change: 11.3 acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: A small area at the back of the property contains slopes that exceed 20%. The owner intends to install retaining walls if necessary, and the majority of the site will otherwise be constructed on flatter portions of the site.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes \_\_\_\_\_ No X  
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.  
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? No. The additional load count to be aggregated to the existing load on River Road, which is designated as an Arterial Road, is negligible.
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?  
Yes \_\_\_\_\_ No X If yes, please explain: \_\_\_\_\_

10. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No \_\_\_\_\_  
 Please describe the projected demand for utility services: It is assumed that capacity for the mentioned utilities is available based on the existing land use designation. However, it will be further analyzed and coordinated with the respective utility companies during the design phase. The proposed use will include an office building serving approximately 20 employees and requiring the associated typical water, power, sewer and drainage loads.

**III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT**

**(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A MINIMUM 6 WEEKS PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)**

Development/Project Name (if applicable) \_\_\_\_\_  
 (Project name **must be** previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner Dixie Power Phone No. (435) 673-3297  
 Contact Person/Representative Alpha Engineering, Jared Madsen Phone No. (435) 628-6500  
 Licensed Surveyor (if applicable) \_\_\_\_\_ Phone No. \_\_\_\_\_

**GENERAL PLAN AMENDMENT PROCEDURE**

**Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call\* Community Development at 627-4206 to be scheduled for this meeting.**

*\*Note: Call at least one day in advance to schedule.*

**Step #2 Document Submission Checklist\***

*\*Note: This application will be considered incomplete without the following documents*

- This General Plan Amendment application form completed and signed by all owners;
- Appropriate Filing Fee **Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre **and \$25 per acre 101-500 and \$10.00 per acre 501-plus**
- County ownership plat with the boundary of the proposed general plan amendment outlined;
- List of property owners within **500' feet** and **two sets** of mailing labels;
- Radius Map** of property owners within 500' feet;
- Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- 8-1/2" x 11" reduction of the site plan;
- An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

**Step #3 Planning Commission and City Council Hearings**

Planning Commission public hearings are heard on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month

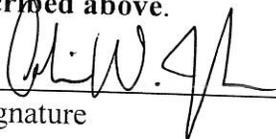
**Hearing Dates:**

Planning Commission April 14, 2015  
City Council Set Date \_\_\_\_\_  
City Council Hearing Date \_\_\_\_\_  
Council Action \_\_\_\_\_

**Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus

**IV. APPLICANT AGREEMENT**

We the undersigned applicant(s) Colin Jack  
(is)(are) the owner(s) Dixie Power  
or (agent) of the following property(s) and **request the General Plan Amendment change as described above.**

  
Signature

145 Brigham Rd, St George, UT 84790  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

**Attach additional sheets if necessary for additional owners.**

# ITEM 7B

## General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### GENERAL PLAN AMENDMENT: PUBLIC HEARING

#### **River Road Inv. and Shefco**

Case No. 2015-GPA-001

- Request:** To amend the General Plan from LDR (Low Density Residential), to COM (Commercial) on approximately 1.4 acres. The property is generally located at the north intersection of 1580 South and River Road. The purpose is to extend the existing commercial frontage south to Bundy Lane (1580 S). This proposal is to change the General Plan to allow for the future submittal of a commercial zone change.
- Applicant:** River Road Inv. and Shefco
- Representative:** Mike Sheffield
- Area:** Approx. 1.4 acres
- Property:** The property is located on the north side of 1580 East and River Road.
- Current Zones:** R-1-10
- Current General Plan:** LDR (Low Density Residential up to 4 d.u per acre).
- Proposed General Plan:** COM (Commercial)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Comments:**
1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan, generally require a G.P. amendment prior to considering the zoning request.
  2. The proposal is to expand the existing COM land use, which is located to the north of the property and extends to the 1450 south intersection. Existing to the south and east is residential properties.

3. The City General Plan (policy # 6.5.5) supports Neighborhood Convenience commercial centers at appropriate locations along arterial streets to reduce the need for cross-town travel.
4. Traffic: River Road is 4-5 lane arterial street with adequate capacity to accommodate traffic typical of a neighborhood commercial center. At the time of a zone change request and/or site plan review (note the PD-Commercial zone combines both a rezone and site plan approval) a Traffic Impact Study will be required to analyze ingress & egress , as well as, any traffic mitigation that may occur.

Staff Comments:

The proposal is expanding the existing commercial corridor along River Road. Currently, the intersection of River Road and 1450 South has a land use designation of COM, and the Maverick and Jiffy Lube have been developed as a result. Staff believes this would be a difficult location for residential, due to the amount of traffic and noise generated by River Road. If approved, specific site requirements will be addressed during the zone change, such as traffic, building height, elevations, and uses. The expansion of 1.4 acres to COM land use appears to have minimal impact on the surrounding area and does meet the intent of the General Plan.

**GENERAL PLAN AMENDMENT  
APPLICATION & CHECKLIST**



ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT

**I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: RIVER ROAD INV. ; SHEFCO LTO

MAILING ADDRESS: 720 S RIVER RD. STE. C240, ST. GEORGE UT

PHONE: 435.673.5383 CELL: 435.703.1105 FAX: \_\_\_\_\_

APPLICANT: MIKE OR STEVE SHEFFIELD  
(If different than owner)

MAILING ADDRESS: SAME

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): KEYSTONECONSTRUCTION@GMAIL.COM

CONTACT PERSON / REPRESENTATIVE: MATT KELVINGTON - ROSENBERG ASSOCIATES  
(i.e. Developer, Civil Engineer, Architect: if different than owner)

MAILING ADDRESS: 352 E RIVERSIDE DR. STE A-2

PHONE: 435.673.8586 CELL: 435.669.3806 FAX: 435-673-8397

EMAIL ADDRESS(ES): MATK@RA CIVIL.COM

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x 36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** Approx. 1550 S RIVER ROAD.; VICINITY MAP ATTACHED

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. General Plan Amendment hearings are held only four (4) times per year (typically the 1<sup>st</sup> meeting of the month). A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

**FOR OFFICE STAFF USE ONLY**

CASE #: 2015-GPA-001 FILING DATE: 3/18 RECEIVED BY: [Signature] RECEIPT #: \_\_\_\_\_

\*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

## II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? RES (UNDEFINED)
2. What is the current General Plan designation of the property or area? RES (UNDEFINED)
3. What is the proposed General Plan designation for the property or area? COM
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) PD COMMERCIAL PROJECT FRONTING RIVER ROAD. THE PURPOSE IS TO EXTEND THE EXISTING COMMERCIAL FRONTAGE SOUTH TO BUNDY LANE
5. How will the proposed project affect adjoining properties? THE PROJECT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. THE PROPERTY OWNER HAS HAD COMMUNICATION WITH THE NEIGHBORS ABOUT THE PROPOSED DEVELOPMENT
6. Total acreage of the proposed General Plan change: 1.4 AC.
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: NO; THERE IS 100-YR FLOODPLAIN AT THE NORTH END OF THE PROJECT OUTSIDE OF THE AMENDMENT AREA
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes \_\_\_\_\_ No X  
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.  
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? No
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?  
Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, please explain: THE PROPERTY OWNER HAS HAD MEETINGS WITH THE NEIGHBORS

10. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes  No   
 Please describe the projected demand for utility services: \_\_\_\_\_

THE PROPOSED AREA WILL BE A 1.5 ACRE COMMERCIAL  
RETAIL / OFFICE DEVELOPMENT. A 10,000 SF - 2 STORY BUILDING  
IS ANTICIPATED. DEMAND WILL BE TYPICAL OF THIS TYPE  
OF BUILDING.

**III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT**

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A **MINIMUM 6 WEEKS** PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

Development/Project Name (if applicable) BOULDER CREEK CROSSINGS  
 (Project name **must be** previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner RIVER ROAD INV. / KEPTONE CONSTRUCTION Phone No. 435-673-5383  
 Contact Person/Representative MIKE SHEFFIELD Phone No. 435-703-1105  
 Licensed Surveyor (if applicable) ROSENBERG ASSOCIATES Phone No. 435-673-8526

**GENERAL PLAN AMENDMENT PROCEDURE**

**Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call\* Community Development at 627-4206 to be scheduled for this meeting.**

*\*Note: Call at least one day in advance to schedule.*

**Step #2 Document Submission Checklist\***

*\*Note: This application will be considered incomplete without the following documents*

- This General Plan Amendment application form completed and signed by all owners;
- Appropriate Filing Fee **Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- County ownership plat with the boundary of the proposed general plan amendment outlined;
- List of property owners within **500' feet** and **two sets** of mailing labels;
- Radius Map** of property owners within 500' feet;
- Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- 8-1/2" x 11" reduction of the site plan;
- An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

**Step #3 Planning Commission and City Council Hearings**

Planning Commission public hearings are heard on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month

**Hearing Dates:**

Planning Commission 4/7/16  
City Council Set Date \_\_\_\_\_  
City Council Hearing Date \_\_\_\_\_  
Council Action \_\_\_\_\_

**Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus

**IV. APPLICANT AGREEMENT**

We the undersigned applicant(s) Mike Sheffield  
(is)(are) the owner(s) River Road Investments  
or (agent) of the following property(s) and request the General Plan Amendment change as described above.

Mike Sheffield  
Signature

720 S. River Rd E 102 St. George UT  
Address 824700

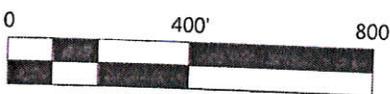
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

**Attach additional sheets if necessary for additional owners.**



SITE  
APN# SG-5-2-32-232



SCALE: 1"=400'

DATE:	3/16/2015
JOB NO:	1640-14-037
DESIGNED BY:	MX
CHECKED BY:	
DWG:	

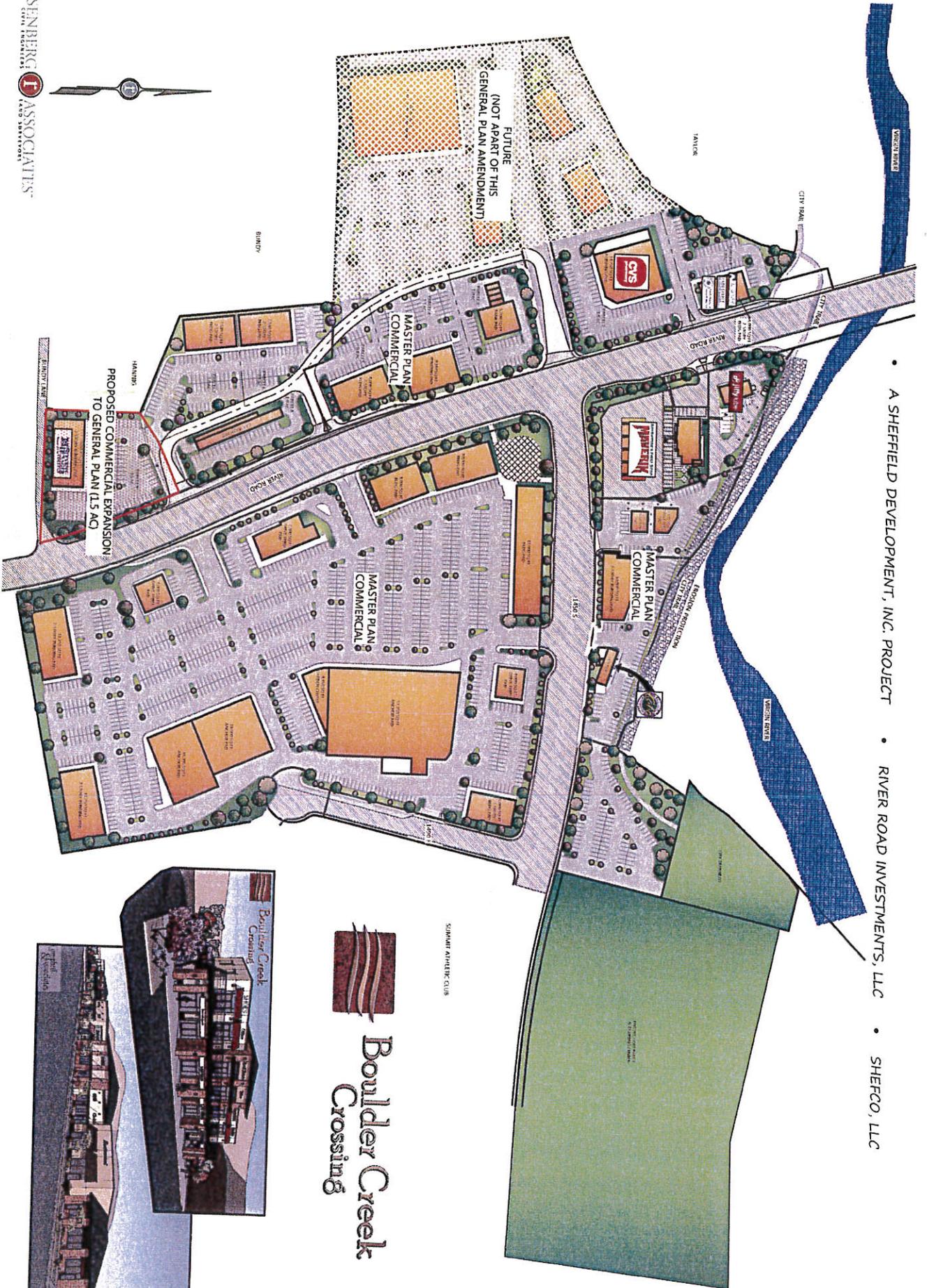
VICINITY MAP  
FOR  
BOULDER CREEK CROSSINGS  
ST. GEORGE, UTAH

392 East Riverside Drive, Suite  
A-2 St. George, Utah 84790 Ph  
435.769.1431 Fx 435.769.1432  
678.8199 www.rosenberg.com

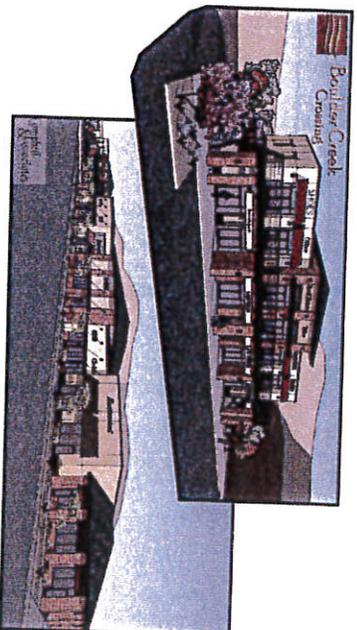


**ROSENBERG**  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS

- A SHEFFIELD DEVELOPMENT, INC. PROJECT
- RIVER ROAD INVESTMENTS, LLC
- SHEFCO, LLC



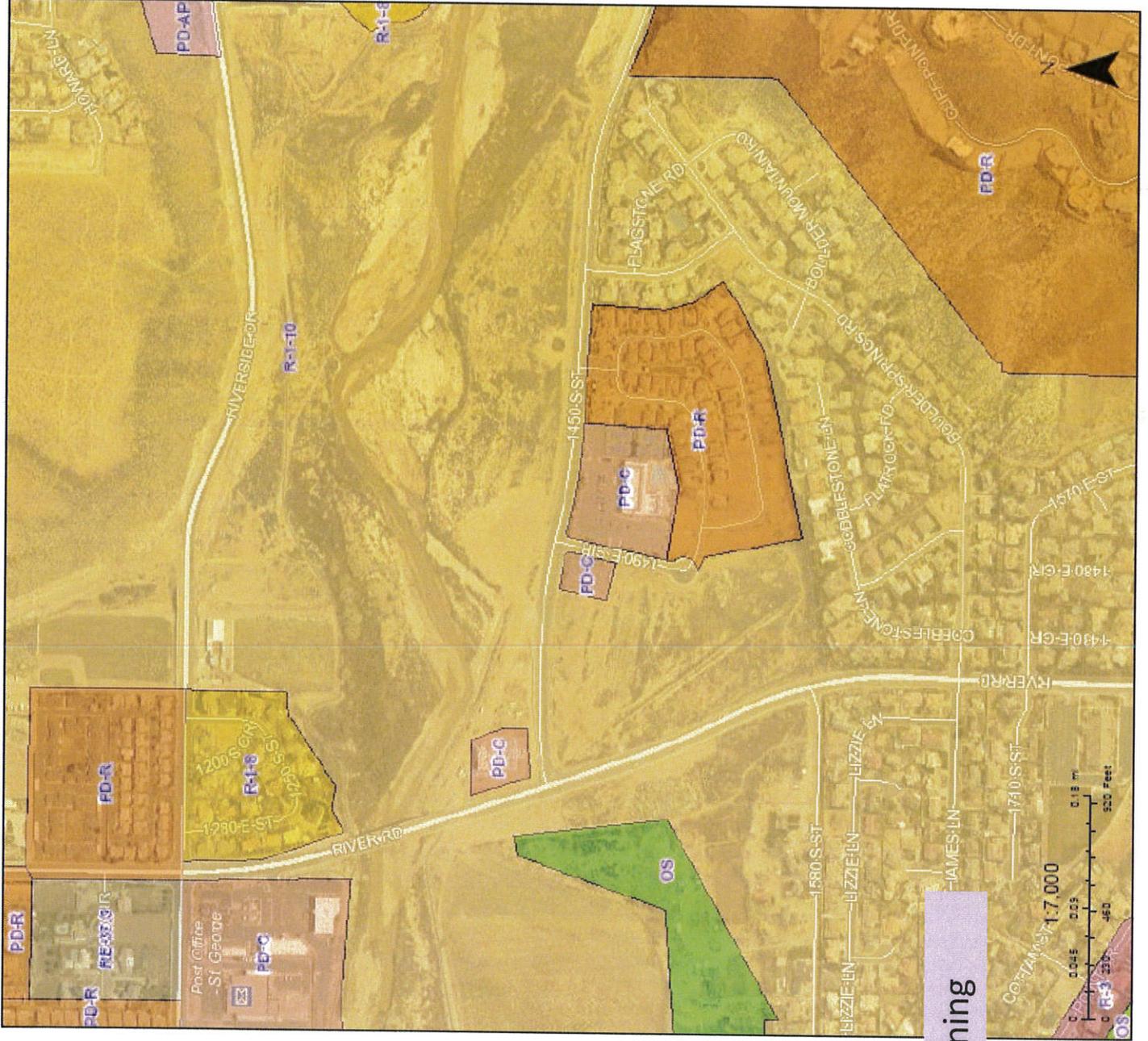
ROSENBERG ASSOCIATES  
LAND SERVICES



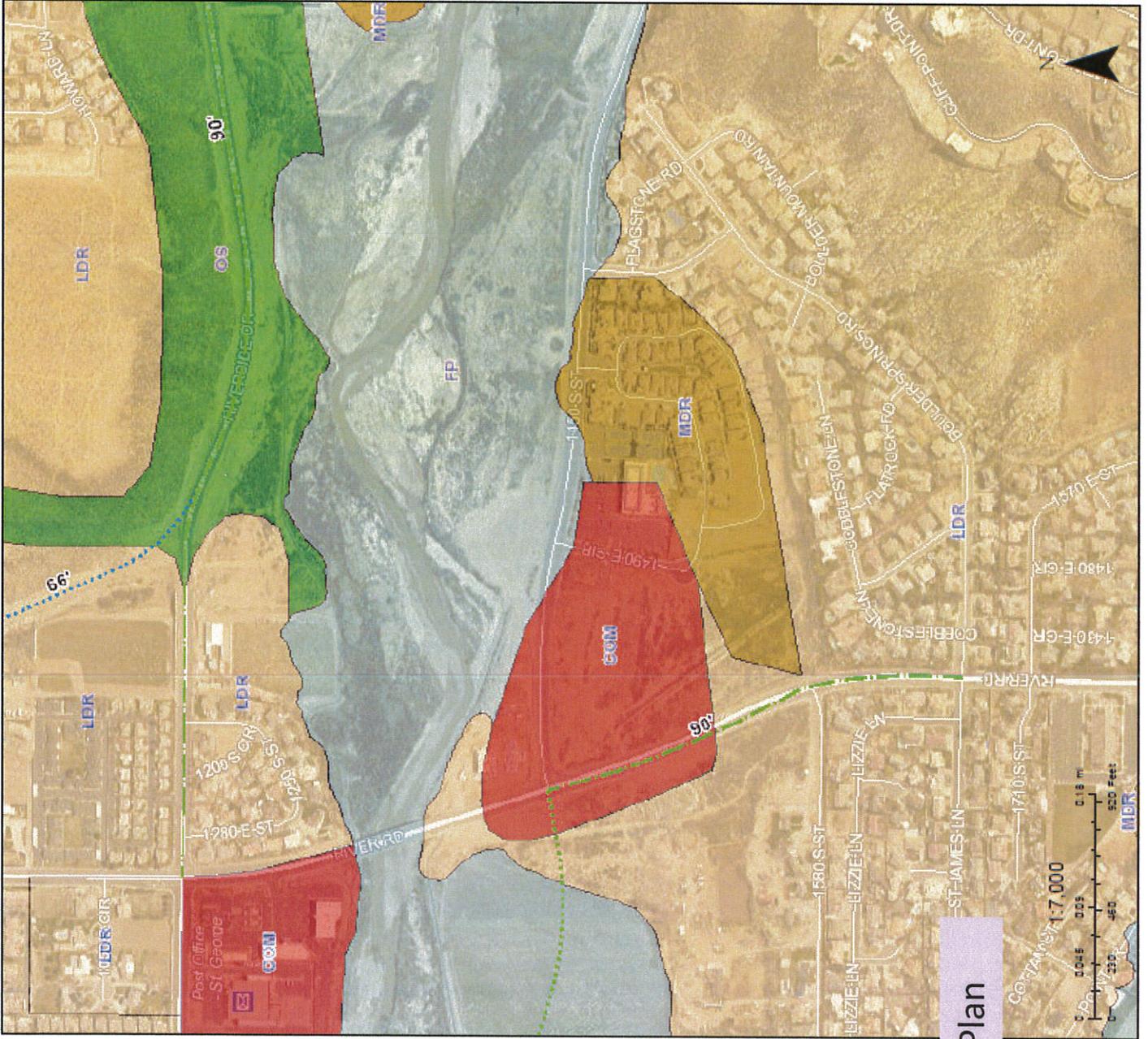
 **Boulder Creek Crossing**

SUMMIT ATHLETIC CLUB

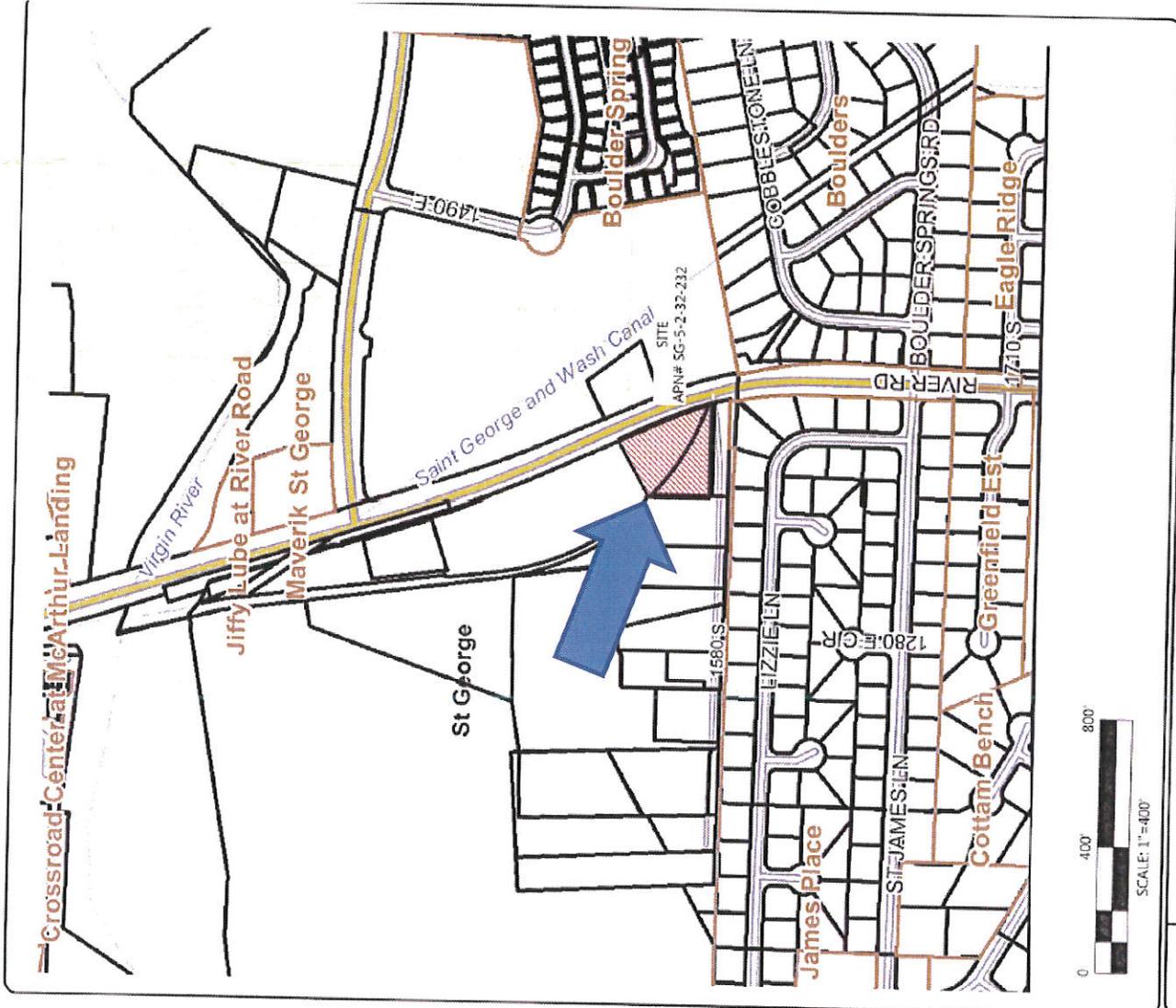




Zoning

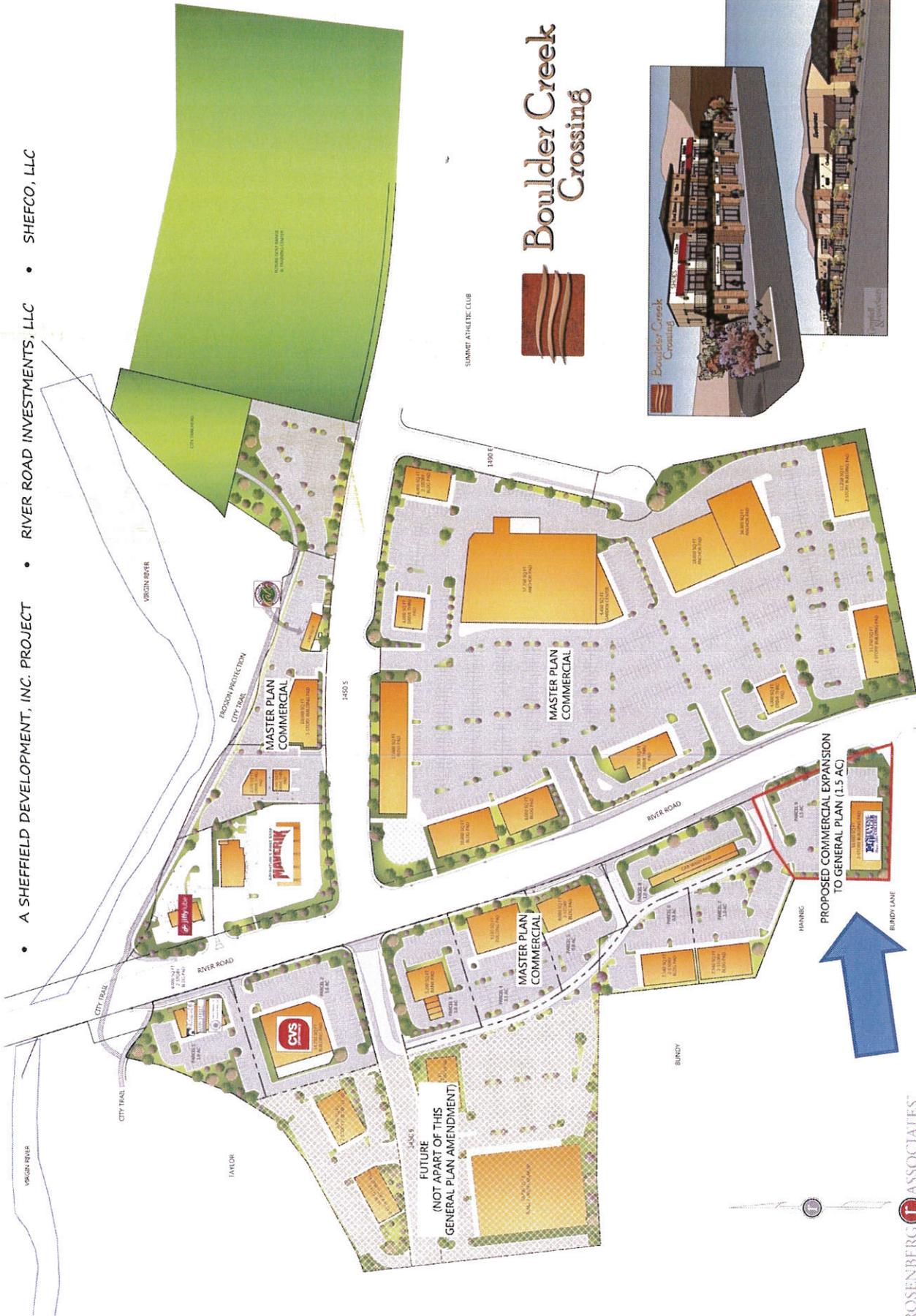


General Plan



SHEET <b>1</b> 1 OF 1 SHEETS	
 <b>ROSENBERG ASSOCIATES</b> CIVIL ENGINEERS • LAND SURVEYORS	
437447 Rompage Drive Suite 100 AZ St. George, Utah 84703 801.572.8366 Fax 801.572.8367 523.8900 www.rosenberg.com	
<b>VICINITY MAP</b> FOR <b>BOULDER CREEK CROSSINGS</b> ST. GEORGE, UTAH	
DATE:	3/10/2015
BY:	ASAP (S&L) (S&L)
DESIGNED BY:	DNK
CHECKED BY:	DNK
DATE:	3/10/2015
BY:	DNK

• A SHEFFIELD DEVELOPMENT, INC. PROJECT • RIVER ROAD INVESTMENTS, LLC • SHEFCO, LLC



# ITEM 7C

## General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

### GENERAL PLAN AMENDMENT: PUBLIC HEARING

**Dennis Garr and Gordon Lyle**

Case No. 2015-GPA-003

- Request:** Consider to amend the General Plan Land Use map to change the land use designation from Business Park (BP) to High Density Residential (HDR) on approximately 6.037 acres located at 415 south Dixie Drive.
- Applicant:** Dennis Garr and Gordon Lyle (property owners)
- Representative:** Dennis Garr
- Area:** Approx. 6.037 acres
- Property:** located at 415 south Dixie Drive, behind the existing building on the property.
- Current Zones:** PDR-Com/Res. The project was approved as a senior citizen mixed use development with commercial and residential.
- Current General Plan:** Business Park (BP)
- Proposed General Plan:** High Density Residential (HDR) 10 to 22 dwelling units per acre. Units for this site could range from 60 to 132 dwelling units.
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- The City General Plan adopted in 2002 and updated periodically thereafter contains policies regarding development of the city.
- Request:** The applicant requests the General Plan Land Use Map be changed from Business Park to High Density Residential (10+ du/AC) to allow for a multifamily housing project.

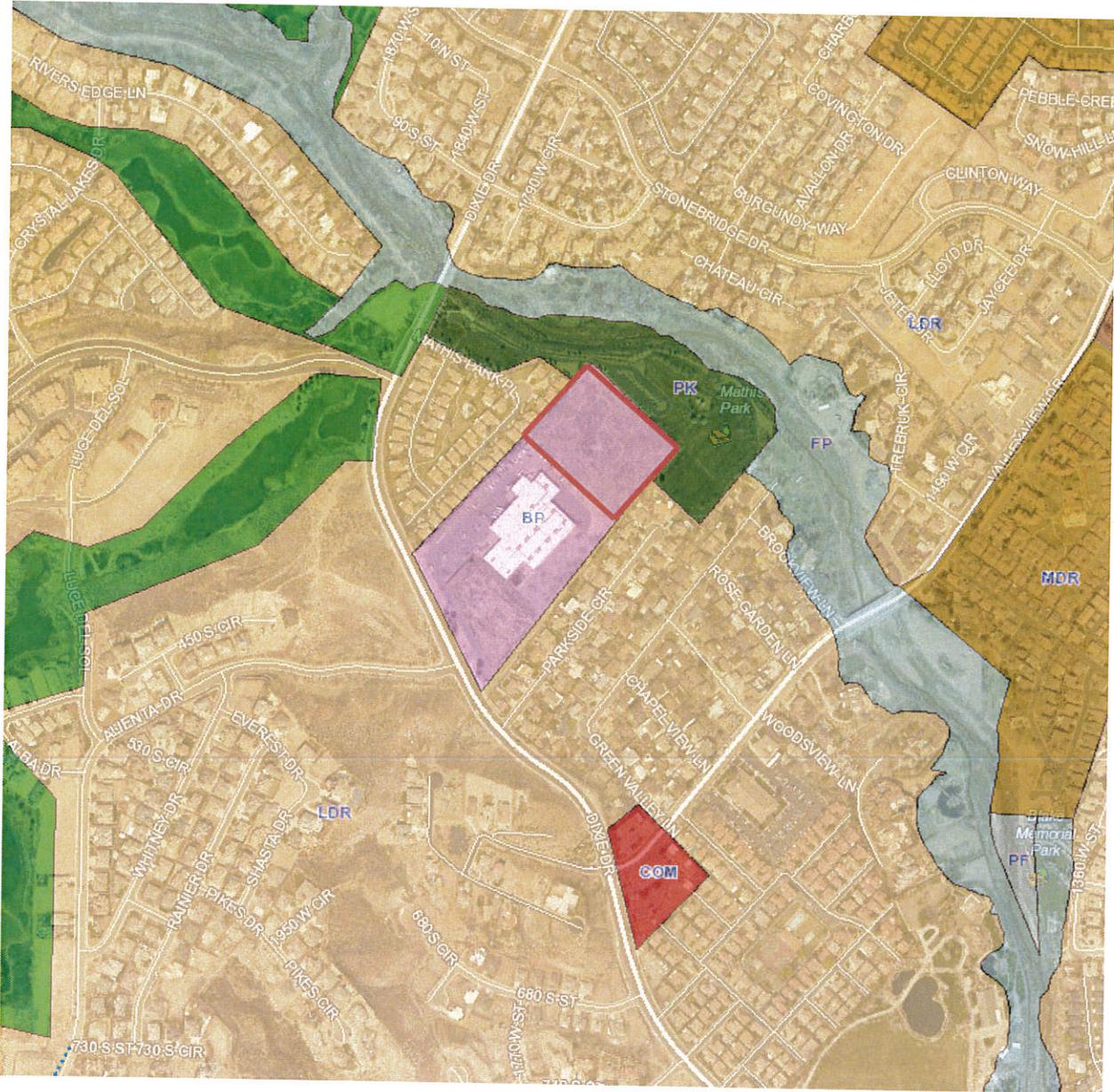
**Comments:**

1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan, generally require a G.P. amendment prior to considering the zoning request. If the General Plan is amended as requested, the applicant would then submit a zone change for a high density residential project (10-22 dwellings/acre).
2. Density for future zone changes will be supported on the General Plan Land Use designation for the property. Currently, the property has a BP land use designation, which does not support residential development, thus the proposal.
3. The area is surrounded by LDR with MDR and HDR in the vicinity.
4. The original approval was a mixed use project, which had commercial and residential for senior citizens. The approval was for the overall concept of providing facilities that would support that segment of the population. The project included living quarters, recreation, office, retail, medical facilities, assisted living, and independent living. Residential development in mixed use refers to the General Plan. Properties with the land use designation of commercial are considered HDR, for the purposes of mixed use. Subsequently, the property was divided and the rear portion was acquired by the applicant who is proposing a multifamily project. The proposal is no longer associated with the original mixed use project.
5. Senior housing was approved as mixed-use and approved as high density residential. However, senior housing impacts are substantially less than traditional multifamily, given the potential increase of more individuals, children, vehicles and traffic.
6. Access is provided through an easement through the front parcels. Currently, the applicant only has one access, which limits the amount of units to approximately fifty (50).

**Staff Recommendations:**

The site has constraints, due to having a single access that will limit the number of units. Previous approvals were for more units with a mixed use development. Furthermore, senior housing is less intense than traditional multifamily developments. The surrounding neighborhood is LDR, however, adjacent is a PD-R, which is medium density. Medium density residential may be more appropriate at this location.







**GENERAL PLAN AMENDMENT  
APPLICATION & CHECKLIST**



ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT

**I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: DENNIS GARR + Gordon Lyle

MAILING ADDRESS: 3456 Mulberry Dr St George

PHONE: \_\_\_\_\_ CELL: 435-619-1481 FAX: \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
(If different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): \_\_\_\_\_

CONTACT PERSON / REPRESENTATIVE: DENNIS GARR  
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): \_\_\_\_\_

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.**

415 S. Dixie Drive  
(Behind The old Moore Business Forum Bldg.)

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. General Plan Amendment hearings are held only four (4) times per year (typically the 1<sup>st</sup> meeting of the month). A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

**FOR OFFICE STAFF USE ONLY**

CASE #: 205-GPA-003 FILING DATE: 3/27 RECEIVED BY: [Signature] RECEIPT #: \_\_\_\_\_

\*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

**II. ADDITIONAL INFORMATION**

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD - RES / COWA
2. What is the current General Plan designation of the property or area? BP
3. What is the proposed General Plan designation for the property or area? HDR
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) To be able to build Residential Townhomes instead of Commercial Buildings
5. How will the proposed project affect adjoining properties? It will increase property values over the commercial that could go there
6. Total acreage of the proposed General Plan change: 6.04
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: NO
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes \_\_\_\_\_ No  NO  
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.  
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? NO
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?  
Yes \_\_\_\_\_ No  NO If yes, please explain: \_\_\_\_\_

10. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes  No

Please describe the projected demand for utility services: 50-72 single  
Family Townhomes with Sewer + Water Needs

### III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A **MINIMUM 6 WEEKS** PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

Development/Project Name (if applicable) \_\_\_\_\_  
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)  
Developer/Property Owner DEMMIS GARU & Gordon Lyle Phone No. 619-1481-669-2040  
Contact Person/Representative DEMMIS GARU Phone No. 619-1481  
Licensed Surveyor (if applicable) \_\_\_\_\_ Phone No. \_\_\_\_\_

### GENERAL PLAN AMENDMENT PROCEDURE

**Step #1** **Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call\* Community Development at 627-4206 to be scheduled for this meeting.**

*\*Note: Call at least one day in advance to schedule.*

**Step #2** **Document Submission Checklist\***

*\*Note: This application will be considered incomplete without the following documents*

- This General Plan Amendment application form completed and signed by all owners;
- Appropriate Filing Fee **Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus
- County ownership plat with the boundary of the proposed general plan amendment outlined;
- List of property owners within **500' feet** and **two sets** of mailing labels;
- Radius Map** of property owners within 500' feet;
- Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- 8-1/2" x 11" reduction of the site plan;
- An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

**Step #3 Planning Commission and City Council Hearings**

Planning Commission public hearings are heard on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month

**Hearing Dates:**

Planning Commission \_\_\_\_\_  
City Council Set Date \_\_\_\_\_  
City Council Hearing Date \_\_\_\_\_  
Council Action \_\_\_\_\_

**Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus

**IV. APPLICANT AGREEMENT**

We the undersigned applicant(s) DENNIS GARL + Gordon Lyle  
(is)(are) the owner(s) \_\_\_\_\_  
or (agent) of the following property(s) and request the General Plan Amendment change as described above.

Dennis Garl  
Signature \_\_\_\_\_

3456 Mulberry Dr. St George  
Address \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

2172 E 2480 So. St. George, Ut  
Address \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

**Attach additional sheets if necessary for additional owners.**

Z:\Common\GP Amendments\GP Application\General Plan Amendment Application\_REV-04-30-2009.doc

RECEIVED  
APR 08 2015

P.O. Box 34, Millerville  
1825 W Park Place, St George  
April 6, 2015

BY: Community Development Dept.  
City of St. George  
175 East 200 North, St. George

Att: John Willis

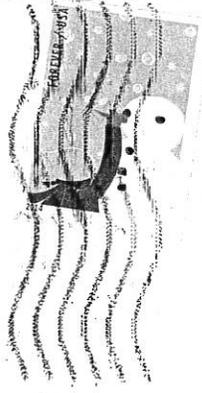
We have just purchased property in Mathis Park Place. Part of the reason for this purchase was the lack of HDR property adjoining it. The additional traffic entering Dixie Drive would impact our ability to enter and leave our street. The traffic and housing residents would cause additional noise. We therefore would request you leave the zone as it is and as we were told it was when we purchased the property.

Sincerely,  
Cathy Davis  
Joni Davis

P.O. Box 34  
Millville  
Utah 84326

SALT LAKE CITY UT 0400

06 APR 2015 PM 2 L

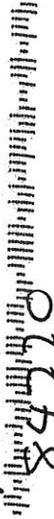


Community Planning Commission  
Development Dept.

City of St. George  
175 East 200N

St. George

84770284535



# ITEM 8

## Zone Change

PLANNING COMMISSION AGENDA REPORT: 3/24/2015 (Tabled)

PLANNING COMMISSION AGENDA REPORT: 4/14/2015

### ZONE CHANGE

#### **Smith's Shopping Center – Riverside Drive & Mall Drive**

Case No. 2015-ZCA-006

- Request:** This is a request to rezone property from C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) on 28.802 acres.
- Project:** This PD-C zone change is requested to allow development of a major anchor grocery store (Smith's) and to allow (*by future zone change amendments*) the development of a commercial retail center with retail shops and future pads (*which would be developed for restaurants and retail service orientated uses*).
- Background:** Previously on March 24, 2015, at the request of the applicant, the Planning Commission (PC) tabled a zone change request to rezone C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-2 (Highway Commercial). This item was not heard at PC, but at that meeting the applicant briefly spoke and expressed a desire to have the item tabled until a revised zone change application for a PD-C zone change could be submitted along with additional required materials (*e.g. site plan, elevations, colored rendering, materials board, Narrative, Use List, PD Text, Master Sign Plan, etc.*).
- Reference:** Previously on March 6, 2014, the City Council approved a GPA (General Plan Amendment) for both COM (Commercial) and HDR (High Density residential) land use on a total of 47.5 acres. That GPA included the land now proposed in this zone change. Reference Case No. 2014-GPA-002.
- Project Name:** “Dinosaur Crossing Shopping Center”
- Owner:** Dinosaur Crossing LLC  
2920 S 925 W  
Ogden, Utah 84402
- Applicant:** Smith's Food and Drug Centers  
C/O Mr. David Nielson  
1550 S Redwood Road  
Salt Lake City, Utah 84104  
[david.nielson@sfdc.com](mailto:david.nielson@sfdc.com)

- Representative(s):** Anderson Wahlen and Associates  
C/O Mr. Brett Wahlen  
2010 N Redwood Rd  
Salt Lake City, Utah 84116  
[bretw@awagreatbasin.com](mailto:bretw@awagreatbasin.com)
- Location:** Located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river.
- Acreage:** 28.802 acres (1,254,615.12 sq. ft.)
- Current Zone:** C-2 and R-1-10
- General Plan:** COM (Commercial)
- Adjacent zones:** The property is immediately surrounded by R-1-10 to the west, south, and east. To the northwest is the newly constructed Golden West Credit Union in the adjacent C-2 zone. Across Riverside Drive to the north is C-2 zoning.
- Ordinance:** This project is submitted for review in compliance with Section 10-8-6 "Commercial / Manufacturing Development Standards."
- Comments:**
1. Written Text – In compliance with Section 10-8-4, a written text has been provided by the applicant (see attached) which details and describes the project.
  2. Narrative – The applicant has provided a narrative to provide an overview to this project (see attached).
  3. Use List – A list of proposed commercial uses has been provided for council review and approval (see attached).
  4. Erosion Protection – Rosenberg Associates prepared a technical memorandum titled 'Dinosaur Crossing Erosion Hazard Assessment' (9 pages) dated April 1, 2013, which contains seven (7) recommendations for proposed commercial and residential projects. This study was presented to the Council with the GPA in March 2014 and a reference copy is in this zone change case file.
  5. Roadway(s) - The developer will be responsible for installing roadway improvement in compliance with the City's Master Road Plan along Mall Drive, Riverside Drive, 2200 East Street, and a future southern roadway as indicated on the site plan.

6. Trail – A trail connection shall be provided at the southern boundary of the property which will connect with the City's Master Trail Plan, provide safe connectivity with Mall Drive, and allow a safe travel environment.
7. Design – Building elevations, colors, and materials have been provided for review and discussion.
8. SPR - A SPR (Site Plan Review) application and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
9. Subdivision – This project will require the future submittal of a Preliminary Plat and Final Plat.
10. Setbacks – The required setbacks in the PD-C zone are:  
Front – 25 ft.  
Side – 10 ft.  
Rear – 10 ft.  
Note: During the SPR (civil plan check) staff will verify setback compliance
11. Parking – The City's standard for parking (Section 10-19-5) requires:  
1:250 – Retail  
1:-100 – Restaurant  
Note: During the SPR (civil plan check) staff will verify setback compliance  
Note: A data box explaining parking will be required on the site plan.  
Note: Each pad as developed will be responsible for providing on-site parking spaces with each future development.
12. Master Signage Plan – The applicant has requested that with this PD a Master Signage Plan for the commercial center be considered and approved (see attached).
13. Drainage – A drainage study and plan will be provided to staff as a part of the plan review process.
14. C.O. – It is proposed that no C.O. (Certificate of Occupation) shall be approved until all improvements are installed per approved developments civil and construction plans.
15. Phasing – This overall commercial center project site will be developed in phases.

16. Lighting – No information has been provided for site lighting. With the submittal of a SPR application, a photometric plan will be required.
17. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required
18. Buildings – The following is a summary of proposed and conceptual structures. This ZC is only for Anchor “A” (Smith’s). Note that future ZCA (Zone Change Amendments - zone change applications) will be submitted as each building / project is proposed.
  - a. Anchor “A” (Smith’s Grocery Store) – 123,494 sq. ft.
  - b. Anchor “B” – 15,000 sq. ft.
  - c. Anchor “C” 15,000 sq. ft.
  - d. Retail “A” – 6,839 sq. ft.
  - e. Retail “C” – 4,250 sq. ft.
  - f. Retail “D” – 7,156 sq. ft.
  - g. Retail “F” – 12,000 sq. ft.
  - h. Office “A” – 2 story – 12,800 sq. ft.
  - i. Office “B” – 1 story – 6,400 sq. ft.
  - j. Pad “E” – 6,000 sq. ft.
  - k. Pad “H” – 5,500 sq. ft.
  - l. Pad “J” – 6,000 sq. ft.
  - m. Pad “K” – 4,500 sq. ft.
  - n. Pad “L” – 6,000 sq. ft.
  - o. Fuel Center (gas station)
19. Future Pad development – The future development of pad areas identified on the site plan will require the submittal of a ZCA (Zone Change Amendment) application The PC and CC will have an opportunity to review projects.

**Options:**

The Planning Commission has several options:

1. Deny the zone change
2. Approve the zone change as presented
3. Approve the zone change with additional conditions
4. Table the zone change to allow for additional information to be provided as determined.

**EXAMPLE**

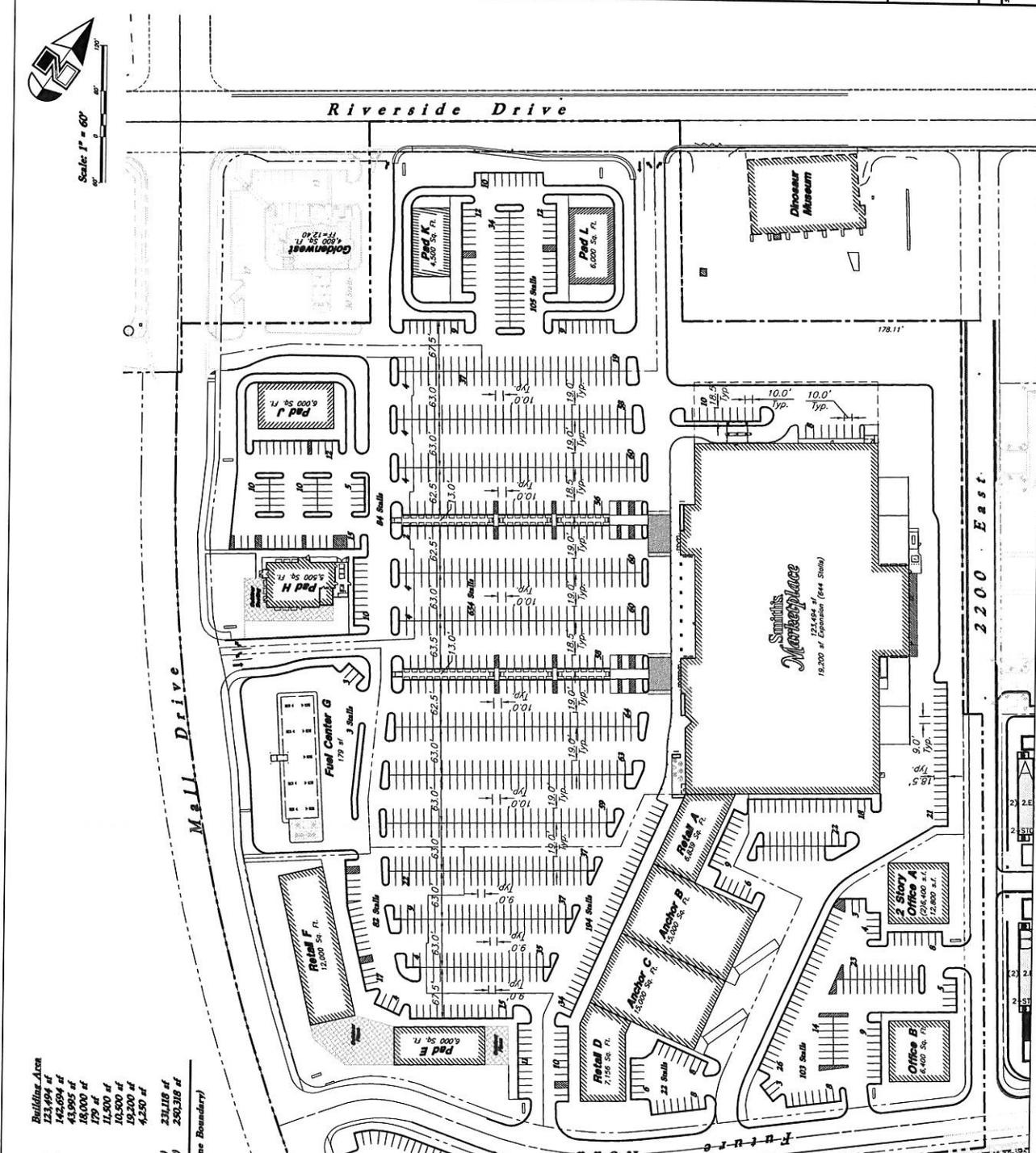
**Motion to Approve:**

Note that any motion to approve this planned development zone change will need to include:

1. Acres - The zoning on the entire zone change area is recommended for approval from C-2 and R-1-10 to PD-C on 28.802 acres,
2. Use List - The use list is recommended for approval as presented for the entire site.
3. Building - The building elevations, colors and materials are recommended for approval as presented for Anchor "A." Clarify this approval is only for the building structure identified as Anchor "A" (Smith's Grocery Store) building as presented (elevations, colors, materials, associated parking, required site access, landscaping, etc.)
4. Landscaping - The landscaping is recommended for approval as presented.
5. Signage - Sign Plan - The Master Sign Plan is recommended for approval as presented for the entire site.
6. Other Conditions - Any other conditions the PC deems appropriate.
7. Excluding - This approval is not for design approval of Anchor B, C, Retail A,C,D,F, Office A,B, Pad E, H, J, K, or L which will all require separate future ZCA (Zone Change Amendments).
8. SPR - The applicant shall provide a SPR (Site Plan Review) application along with the required civil engineering plan set (Cover sheet, site plan, utility plan, drainage plan, grading plan, landscape plan, irrigation plan, detail sheets, photometric plan, etc.)
9. Roadways - The roadways shall be developed in compliance with the Master Road Plan.
10. Trail - The trail shall be developed in compliance with the master trail Plan.
11. Plats - Platting shall be processed with the City (Preliminary Plat, Final Plat).
12. Setbacks - All setbacks shall comply with the Zoning Ordinance
13. Parking - All parking shall comply with the Zoning Ordinance.
14. Lighting - The applicant shall submit a photometric plan with the SPR submittal (civil plan set)
15. Erosion Protection - Site erosion protection shall be in compliance with the memorandum by Rosenberg Associates, and all applicable City, State, and Federal standards.

### Preliminary Site Data

Smith's w/ Expansion	Required Parking	Provided Parking	Builder Area
A, B, C, D	618 stalls	654 stalls (5.30/1000)	123,604 sf
E, F	176 stalls	194 stalls (4.50/1000)	142,604 sf
Fuel Center G	72 stalls	82 stalls (4.40/1000)	43,995 sf
H, J	79 stalls	3 stalls	18,000 sf
K, L	105 stalls	84 stalls (7.30/1000)	11,500 sf
Office A, B	77 stalls	105 stalls (10.00/1000)	10,500 sf
Retail C	17 stalls	103 stalls (5.30/1000)	19,200 sf
		27 stalls (6.30/1000)	4,250 sf
<b>Total</b>	<b>1,169 stalls</b>	<b>1,252 stalls (5.42/1000)</b>	<b>231,118 sf</b>
w/ Expansion	1,169 stalls	1,242 stalls (4.96/1000)	230,316 sf
<b>Total Landscaping</b>		<b>202,887 sf or 4.66 ac (16.2% of Reason Boundary)</b>	





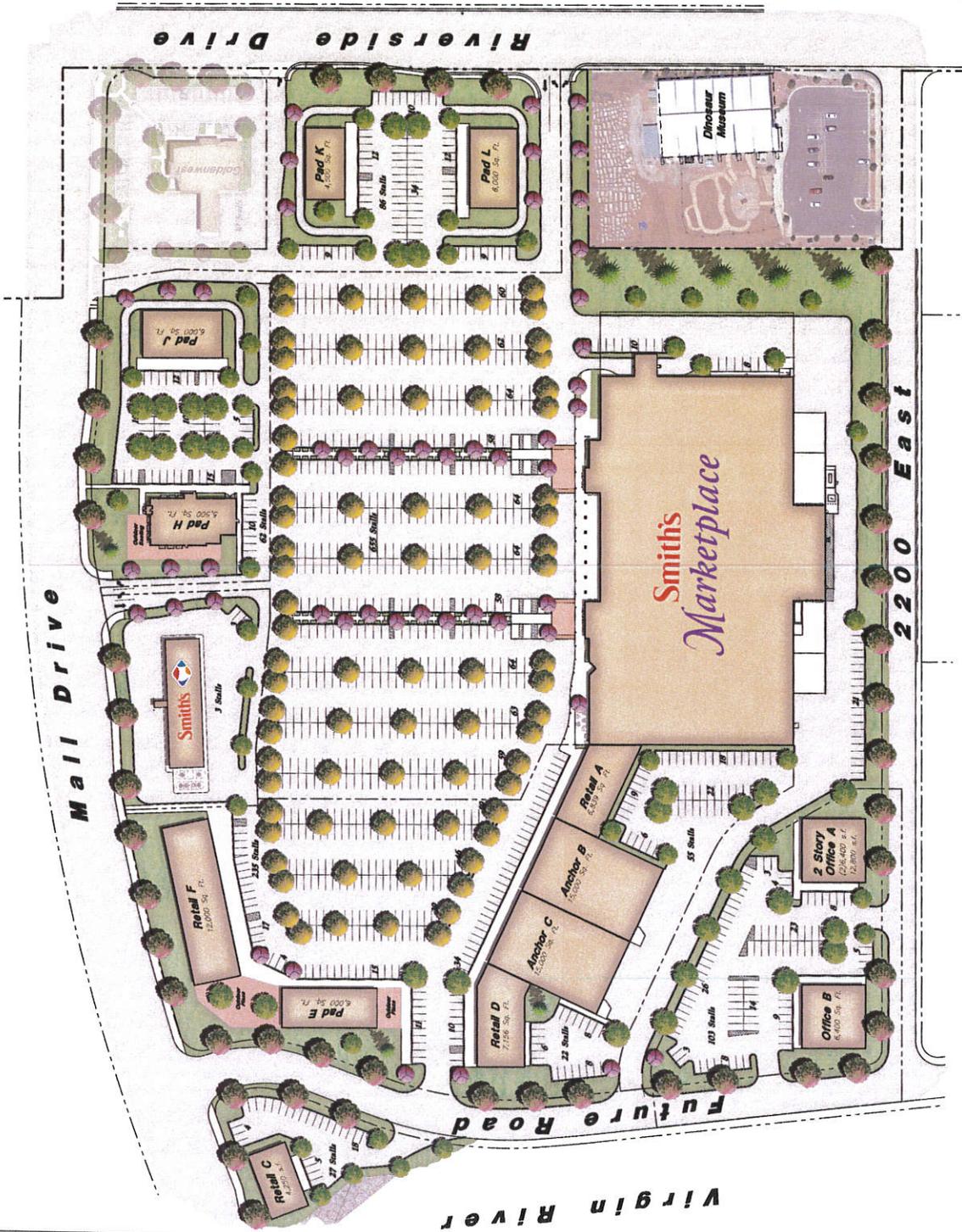
# Dinosaur Crossing Shopping Center

Riverside Drive & Mall Drive  
St. George, Utah



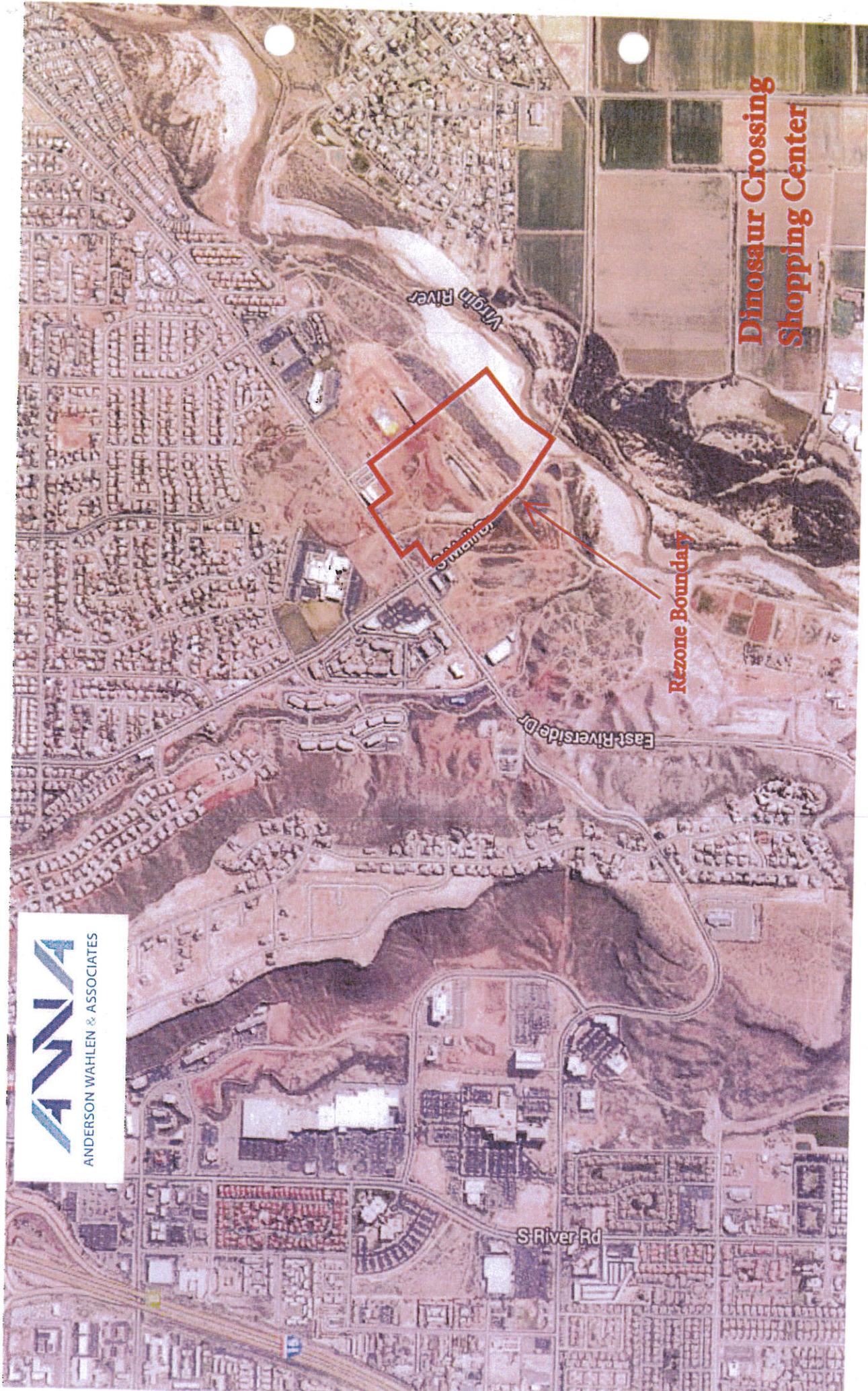
Scale 1" = 60'

**ANNA**  
ANDERSON WAHLEN & ASSOCIATES





ANDERSON WAHLEN & ASSOCIATES



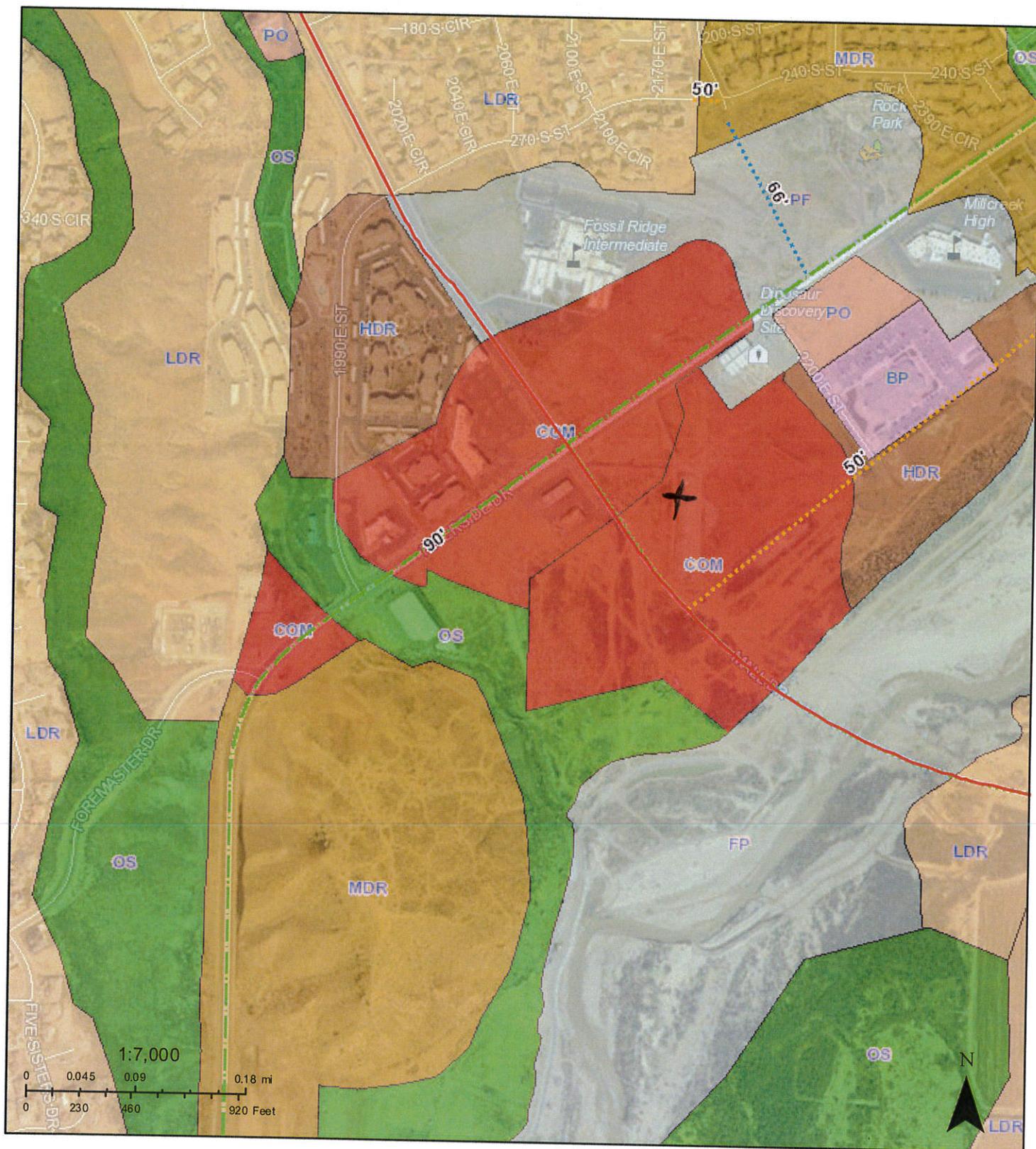
Virgin River

East Riverside Dr

S River Rd

Dinosaur Crossing Shopping Center

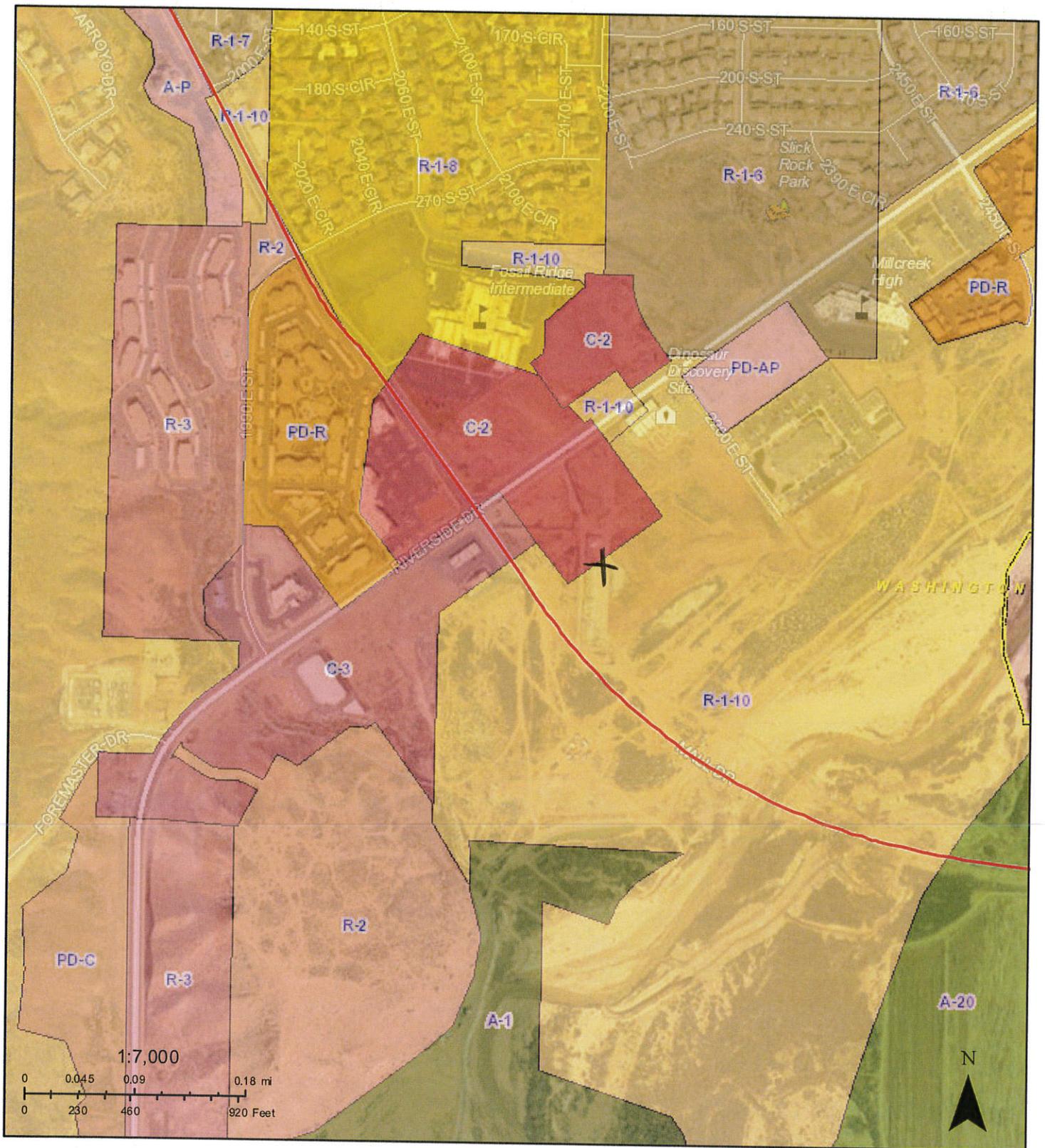
Rezone Boundary



# General Plan

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

February 24, 2015



## Zoning Map

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

February 24, 2015

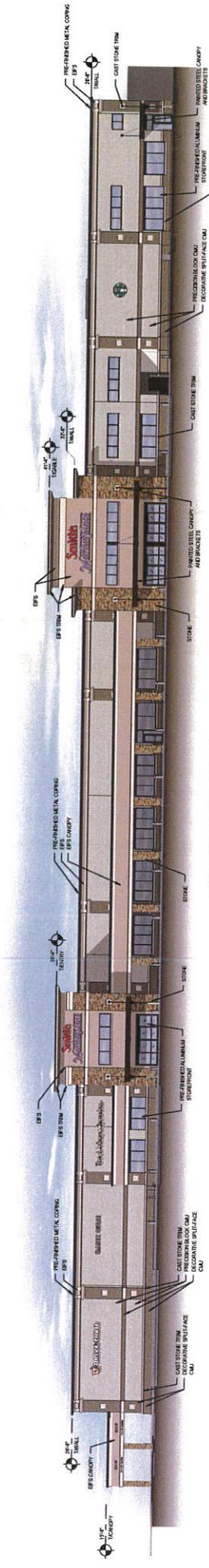


## SMITH'S MARKETPLACE

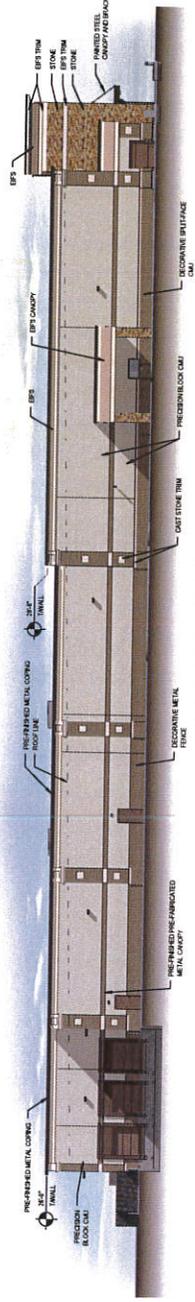
March 30, 2015

515500.02

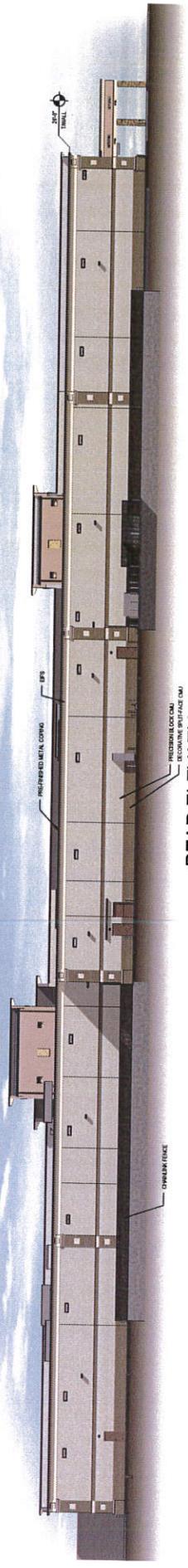




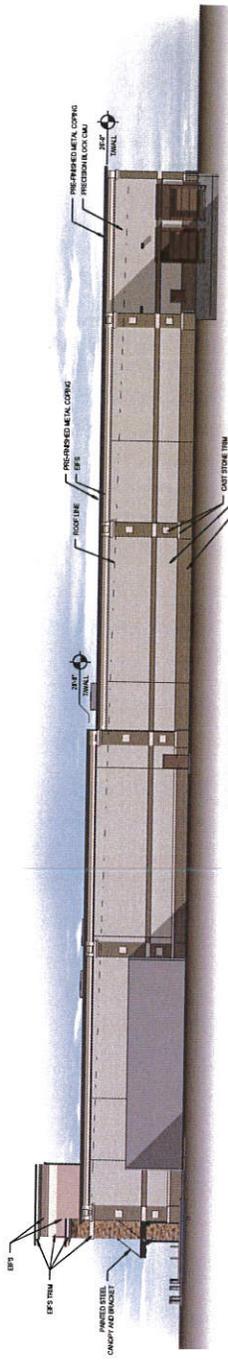
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SMITH'S MARKETPLACE

March 30, 2015



515500.02

# NARRATIVE

**DINOSAUR CROSSING**  
**SHOPPING CENTER**  
**Narrative of Development**

Wadman Corporation is teaming up with Smith's Food & Drug to develop a new shopping center that will be known as Dinosaur Crossing Shopping Center. This shopping center will provide commercial retail for the area. The development will be constructed at the northeast corner of Riverside Drive and Mall Drive. The development will stretch from Mall Drive to 2200 East and from Riverside Drive to the Virgin River. The new development will be nestled in adjacent to the existing Dinosaur Discovery Museum and the new Goldenwest Credit Union. The overall development will be 28.8 acres in size and be built in several phases. This shopping center will add new business to the area and be very beneficial for existing businesses by attracting new shoppers and users.

Smith's Food and Drug has been serving the St. George community for many years. Their goal is to provide the residents of St. George with a comprehensive and easy shopping experience. Currently Smith's has a store and fuel center in the northwest end of St. George that serves the people in the downtown area. This new proposed Marketplace store and fuel center will serve the people at the southeast end of the city. This new shopping center will bring Smith's services closer to its customers in this area, attract new customers, and provide additional services that come with a Marketplace.

To make this development possible and to comply with the St. George zoning requirements, Wadman Corporation and Smith's Food and Drug Store is proposing for a zone change to a PD-Commercial zone. Currently the area is zoned as C-2 and R-1-10. The development will be anchored by the Smith's Marketplace with a building size of approximately 123,494 square feet. Smith's will offer a full-line food and drug store, with offerings such as a large assortment of retail merchandise, a drive-thru pharmacy, an in-store Fred Meyer Jewelers, an in-store financial institution, delicatessen, an outdoor garden center, fresh produce and bakery goods. The pharmacy will feature a convenient drop-off and drive-in pickup.

The Smith's store building will have a maximum height of 45 feet at the entrance. Most of the parapet walls surrounding the store will vary from approximately 30 feet to the maximum height. In addition to the Smith's store, there will be approximately 107,000 square feet of commercial retail space constructed over several phases. These additional buildings will range in size, with the individual outparcel pads having an approximate building size ranging from 4,250 square feet to 12,000 square feet, and the in-line retail shops ranging from 6,800 square feet to 15,000 square feet. The proposed commercial space will be able to accommodate businesses such as: sit-down restaurants, department stores, full service banking, beauty salons, fast food, and other related commercial enterprises. The development will provide an opportunity for local businesses, as well as national tenants, to locate within the community of St. George along the Virgin River.

Regarding design and materials, the development will draw upon the many other successful commercial areas in St. George to provide an architectural emphasis on the styles that have made the city an attractive draw for business development. The development will be a well-rounded gathering place where friends and families can meet to socialize while fulfilling their shopping needs. This new shopping center will be fully landscaped and be constructed of landscape material that is suitable to the area. The landscape design will add to the experience at the shopping center and be in compliance with St. George landscaping requirements.

The proposed Dinosaur Crossing Shopping Center development will be a great addition to the City of St. George and will bring in a lot of business and revenue. Wadman Corporation and Smith's Food and Drug hopes that you will take into consideration this zone change request. Thanks for your consideration.

*Narrative : 1 of 1*

WRITTEN

TEXT

## **PD Written Text**

### **Dinosaur Crossing Shopping Center**

In compliance with Section 10-8-4 of the Zoning Ordinance, the City of St George requires a written text to be submitted with a PD-C (Planned Development Commercial) zone change application. The following is the written text for the Dinosaur Crossing Shopping Center project at the intersection of Riverside Drive and Mall Drive.

- A. Use Of Land: The Dinosaur Crossing Shopping Center extends from Riverside Drive to the Virgin River on the South and from Mall Drive to 2200 East on the East wrapping around the City's Dinosaur Museum. This site contains approximately 28.3 acres. The project will be anchored by a 123,500 square foot Smith's Marketplace with potential to expand to 142,700 square feet. Additional uses detailed in the attached permitted uses list include retail uses, dining, office, fast food and fuel uses which will total an additional 108,000 square feet. Parking will be provided as broken out in the table shown on the conceptual site plan and these ratios will comply with City Codes. A minimum 15% of the site will be landscaped.
- B. Height and Elevations: The Smith's Marketplace building will have a maximum height of approximately 42' per the attached elevation drawings. Adjoining retail spaces will have a maximum height of 35' and outlying pads shall be a maximum 28' in height. The exterior finishes will consist of a blend of precision and split face block with integral colors, cast stone trim, cultured stone columns, and EIFS trims, canopies and cornices.
- C. Density: N/A This is a commercial project and residential density is not applicable.
- D. Schools, Churches And Open Spaces: There are no school sites, churches, open spaces or parks planned with this project. The closest church is across 2200 East Street from the site and the closest schools are Fossil Ridge Intermediate School about 400' Northwesterly of Riverside Drive and Mill Creek High School which is approximately 600' Northeasterly of the project.
- E. Phasing Plan: The overall infrastructure of the project along with the Smith's Marketplace and Fuel Center will at a minimum be completed with the first phase. Additional retail buildings and outlying pads will be constructed as leasing opportunities and sales are completed.
- F. Topography: Detailed Topographical information will be provided with the grading plan. The site has been rough graded to accommodate the project and generally slopes from Riverside drive to the Virgin River. The Virgin River banks have been reinforced to protect against flooding along the edge of the project.
- G. Landscape Plan: A colored site plan indicating the general areas of landscaping and trees has been provided. All landscaping shall comply with Title 10 Chapter 25 "Landscaping" of the St George Zoning Ordinance.

- H. Area Reserved for Landscaping: The amount of land area reserved for landscaping shall be a minimum of 15% of the site area with an average 15' landscaped setback along all street frontages.
- 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. The Marketplace will use a trash compactor that is located in their dock area. Gated trash enclosures compliant with City codes will be provided for retail and pad users as needed.
- K. Lighting Plan: A photometric plan shall be submitted with the civil engineering plans as a part of the SPR (Site Plan Review) application. All lighting shall be LED and demonstrated to be 'dark sky style' friendly. Lighting plans shall also be provided in the electrical plans included in the construction plans. All lighting locations will be provided along with type of fixtures.
- 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). Traffic circulation details will be provided as a part of the SPR (Site Plan Review) application. Safe and convenient turning space shall be demonstrated for cars, trucks, sewer vehicles, refuse collection vehicles, firefighting equipment, etc.
- M. Signs: A master sign plan package is provided as a part of this application.

# PERMITTED USES

# DINOSAUR CROSSING SHOPPING CENTER

## PERMITTED USES

ANY RETAIL OR SERVICE USE WHICH MAY BE FOUND IN SHOPPING CENTERS IN UTAH OR NEVADA FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO:

- Antique store.
- Apparel, shoe or clothing accessory store.
- Athletic and sporting goods store and services.
- Automobile parts sales, tire sales and oil/lube services.
- Automobile rental.
- Bakery.
- Bank or financial institution.
- Barbershop or beauty shop, including service incidental thereto such as nails, aestheticians etc.
- Bookstore.
- Bowling alley.
- Building materials sales.
- Cable television and satellite dish provider.
- Candy store.
- Car wash.
- Carpet, floor covering and rug sales and services (including cleaning).
- Catering establishment.
- Child daycare, preschool.
- Church.
- Computer and accessories store and future iterations thereof.
- Convenience markets w/ gas pumps.
- Counseling center.
- Dance studio, martial arts studio.
- Day spa, beauty salon, body piercing, tattooing.
- Delicatessen.
- Dental office or clinic.
- Department store.
- Educational institutions, schools, college, trade schools (no residential or 24-hour facilities).
- Electronic store and future iterations thereof.
- Florist shop.
- Furniture and/or appliance sales or repair.
- Garden supplies, nursery and plant material sales.
- Gas station.
- Government buildings or uses (non-industrial).
- Grocery store.
- Hardware or lumber store.
- Health club/spa, fitness center.
- Hobby and craft sales and service.
- Home accessories.
- Household appliance and product sales and service.
- Ice cream sales, yogurt, fruit drinks, smoothies or similar products.

Indoor entertainment activities such as paintball, miniature golf, arcade, trampoline, slides, ice or roller skating and lazertag.  
Janitor service and supply.  
Laboratory (dental or medical).  
Landscape product sales.  
Laundry or dry cleaners, laundromat.  
Library.  
Light manufacturing incidental to retail sales uses such as candy, signs, tire capping or retreading.  
Liquor store (Utah State licensed).  
Locksmith.  
Lumber or hardware store.  
Therapeutic Massage establishment.  
Medical office or clinic.  
Museum.  
Newsstand.  
Office supply and equipment sales and service.  
Optometrist, optician.  
Outdoor garden supplies and plant material sales.  
Paint or wall covering store.  
Pest control and extermination.  
Pet and pet supply store or groomery.  
Pharmacy.  
Post office or mail services.  
Printing, lithography, publishing and mail services.  
Professional or business office only, no merchandise on premises (real estate, travel, accounting, tax services, employment, attorney, etc).  
Reception center or wedding chapel.  
Recycled product (second hand) or consignment stores with products such as clothing, sporting goods, books, magazines, computer games, electronic equipment and other products.  
Rental agency for home and garden equipment.  
Restaurant (drive-in or sit down).  
Retail goods (predominately indoor sales).  
Retail sales establishments.  
Sign sales and services.  
Storage rental units (indoor).  
Telemarketing or call centers.  
Telephone and accessories sales and services.  
Television or radio station.  
Theatre, motion picture or live performance venues.  
Tobacco products and accessories.  
Vegetable stand.  
Veterinary clinic or services.  
Wholesale business.

See page 3

THE FOLLOWING USES, OR SERVICES SHALL ALSO BE PERMITTED IN CONJUNCTION WITH:

<u>Use</u>	<u>In Conjunction with</u>
1. Microbrewery or alcohol sales	Restaurant
2. Swimming pool	Fitness facility
3. Small animal boarding	Petstore
4. Small animal boarding	Veterinary clinic
5. Residential units (mixed use)	Above retail
6. Body piercing or tattooing	Clothing or accessory store

THE FOLLOWING USES SHALL BE SPECIFICALLY PROHIBITED:

1. Sales of sexual services or pornographic materials
2. Heavy manufacturing
3. Boarding of Large Animals

MASTER

SIGN

PLAN

## DINOSAUR CROSSING SHOPPING CENTER

### MASTER SIGN PLAN

#### PYLON AND MONUMENT SIGN CRITERIA

##### **Purpose and Intent**

It is determined to be in the best interest of the health, safety and welfare of the citizens of the city to regulate advertising in order to eliminate potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays, thus reducing driver inattention; preserve and improve the appearance of the city as a place in which to live and to work and create an attraction to nonresidents to come to visit or trade; allow each individual business to clearly identify itself and the goods and services which they offer; safeguard and enhance property values; protect public and private investment in buildings and open space; and supplement other regulations of the city.

In interpreting and applying the provisions of Title 9 "Buildings and Construction," Chapter 13 "Signs and Displays" of the St George City Code, the sign requirements contained herein in this "Master Sign Plan" are declared to be the maximum allowable for the purpose set forth. Where Chapter 13 imposes a greater restriction upon signs and the location thereof, or requires or imposes conditions other than those required or imposed by laws, ordinances or restrictions, the provisions of this "Master Sign Plan" shall control.

##### **A. GENERAL DESIGN STANDARDS**

1. **Signs Not To Constitute Traffic Hazard:** No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, or which makes use of the words "stop", "drive in", "danger" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic. In general, no sign shall be placed within a triangular area with legs thirty feet (30') in length measured along the curb lines at a corner.
2. **Maintenance:** Every sign shall be kept in good condition as to maintenance and repair, including the replacement of defective parts, repainting and cleaning. The ground space within a radius of ten feet (10') from the base of any ground sign shall be kept free and clear of all weeds, rubbish and inflammable material.
3. **Sign Removal:** Signs identifying a discontinued use on the property shall be removed from the property within sixty (60) calendar days of the time the use was discontinued, and shall thereafter be considered to be abandoned.

4. Moving To New Location: No sign erected before the adoption of this chapter shall be moved to a new location on the lot or building, or enlarged, or replaced, unless it be made to comply with provisions of the St. George City Code.
5. Lights and Lighted Signs - In any zone, no spotlight, floodlight or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located in such a manner as to constitute a nuisance. Such signs alleged to be a nuisance by the neighboring property owners or tenants shall be subject to a public hearing before the city council as to the validity of the nuisance complaint. If such sign is determined to be a nuisance by the city council, the owner of said sign shall be required to take the appropriate corrective action as directed by the city council or be subject to prosecution under the city nuisance ordinance. Project center signs and monument signs may be internally or externally lit in commercial zones. All external lighting shall be directed away from any adjacent residential uses and public rights-of-way.
6. Number: Two freestanding project center signs have been proposed as part of this project. The proposed project center signs are separated by at least five hundred feet (500'). The two project center signs shall be located near the shopping center's major ingress/egress drives as shown on the accompanying site plan. In addition, a monument sign shall be provided for each pad.
7. Area: Project center signs may have up to 250 square feet maximum of sign area. A single monument pad sign may consist of up to 75 square feet.
8. Height: The maximum height of each project center sign is 30 feet and shall be measured from nearest curb grade adjacent to the support pole. The maximum height of the monument sign for each pad shall be 10 feet.
9. Design: Monument pad signs shall be designed with colors and architecture that are compatible with the buildings which they identify. Supports shall have architectural coverings and designs which complement the overall design scheme.
10. Construction: All permanent sign faces shall be constructed of permanent materials including, but not limited to, painted and/or sandblasted wood, ceramic tile, masonry, metal, brick, stucco, EIFS, stone, or other compatible, durable and waterproof material. No material more combustible than treated wood shall be used in the construction of any permanent sign.
11. Landscaping near the base of any monument signs shall be in accordance with the St. George City Code and as shown on the approved site plan drawings for the project.

#### BUILDING SIGN CRITERIA

The purpose of this Master Signage Plan is to create an aesthetic environment that blends together both the individuality of the Smith's development and the design standards presented by the City of St. George. The Master Signage Plan will also ensure compatibility among the

various monument and center signs within the Property. In the event this sign criteria conflicts with the City of St. George sign code, the lesser restrictive shall be permitted.

The following specifications shall be used for the design of all signage within the Property; however, in all cases, final written approval by Owner is required prior to manufacturing and installation of all signs.

For purposes of this Master Signage Plan, any reference herein to "Owner" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

#### PROCEDURE:

All signage drawings prepared by the sign company and approved by the Owner will be submitted and processed by the sign company as part of the City of St. George's sign permit approval process.

#### NOTICE:

ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY OWNER AND SHALL COMPLY WITH THE DESIGN STANDARDS SET FORTH IN THIS PLAN. RECEIPT BY OWNER OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

#### A. GENERAL PROVISIONS

1. All signs and signage programs must conform to the requirements of this Master Signage Plan, and all applicable Laws. Applications and submittals for signage permits shall be per the City of St. George's procedure and requirements.
2. Signs shall identify the person or company operating the use conducted on the Parcel. No off-premises advertising is permitted.

#### B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Owner.
2. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.
3. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
4. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
6. Sign copy shall be limited to Tenant's proper firm name and shall not include the names of items, goods, products, or service lines. The use of a crest, shield, logo, or other

- established corporate insignia or modifier which has been displayed or associated with Tenant's firm name shall be permitted subject to Owner's written approval.
7. Any sign that does not conform to the requirements of this Master Sign Plan or was not approved by the Owner as required hereby shall be immediately removed or brought into conformance at the Tenant's expense.
  8. Any sign type not discussed or addressed herein shall be covered by the City of St. George sign code.

### C. SPECIFIC REQUIREMENTS FOR BUILDING SIGNAGE

#### 1. Major Tenants (Greater than 5,000 square feet)

##### a. Size Guidelines

- i. Each Major will be allowed up to three (3) square feet of building signage per foot of linear building frontage.
- ii. Each frontage will be calculated independently (Example: If a Major has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage).
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.
- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example: Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. National chain businesses shall be allowed to use their standard signage. This includes letter style, colors, logos and lighting method.
- viii. Stylized Logo/Cabinet sign not to exceed 15 square feet.

#### 2. Minor Tenants (Less than 5,000 square feet)

##### a. Size Guidelines

- i. Each Minor will be allowed up to two (2) square feet of building signage per foot of linear building frontage.
- ii. Each frontage will be calculated independently for square footage. (Example: If a Minor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage).
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.

- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example: Maximum spread for a sign for a space thirty (30) feet wide will be twenty four (24) feet).
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. Stylized Logo/Cabinet sign not to exceed 12 square feet.

### 3. Pad Tenants

#### a. Size Guidelines

- i. Each Pad will be allowed up to three (3) square feet of building signage per foot of linear building frontage.
- ii. Each frontage will be calculated independently (Example: If a Pad has 4 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.
- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty four (24) feet).
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. Stylized Logo/Cabinet sign not to exceed 12 square feet.
- viii. A monument sign shall be provided for each pad tenant.

### 4. Shops & Inline Tenants

#### a. Size Guidelines

- i. Each Tenant will be allowed up to two (2) square feet of building signage per foot of linear building frontage.
- ii. Each frontage will be calculated independently for square footage calculation and frontage measurement. (Example: If a Shop or Inline Tenant has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.
- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.

- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet.
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. Any Shop or Inline suite is guaranteed a minimum of thirty two (32) square feet of signage.
- viii. Each frontage will be calculated independently for allowable square footage.
- ix. Stylized Logo/Cabinet sign not to exceed 8 square feet.

#### D. LIGHTING

1. All lighting shall be illuminated with LED's, Neon or Fluorescent's.
2. LED must be Sloan or Gelcor brand or equivalent.
3. Fluorescent lighting will be allowed. No exposed bulbs.
4. All electrical will be U.L. or equivalent approved.
5. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable and must be approved in writing by Landlord.
6. Power supplies shall be concealed behind fascia and mounted in metal boxes.

#### E. DETAIL DRAWING

1. Elevation of building fascia and sign shall be drawn using a minimum 1/4" to 1" scale.
2. Drawing shall indicate the following specifications:
  - a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color.
  - b. Finish used on returns.
  - c. Type of illumination and mounting method.

#### F. WINDOW SIGNAGE

1. Window signs must comply with The City of St. George Sign Code and must be approved by Owner in writing.
2. Window signs to be created in a professional manner.

#### G. GRAND OPENING BANNERS

1. Grand Opening banners are allowed with Owner approval and in accordance with the City of St. George sign code.

#### H. ADDRESS SIGNS

1. Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl.

#### I. THE FOLLOWING ARE NOT PERMITTED

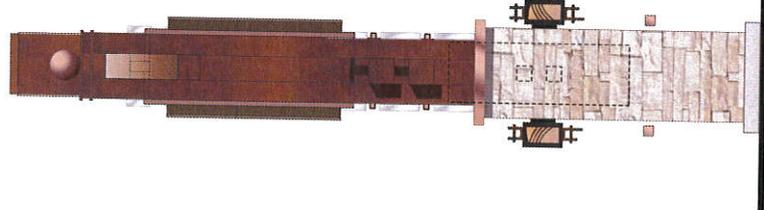
1. Roof signs.
2. Cloth signs or streamers hanging in front of business.
3. Exposed seam tubing.
4. Animated or moving components.
5. Intermittent or flashing illumination.
6. Iridescent painted signs.
7. Letter mounted or painted-on illuminated panels.
8. Signs or letters painted directly on any surface.
9. Signs will not be permitted to be installed or placed along perimeter of Property.



16'-0" SMITH'S MARKETPLACE



Optional Element at Top



Side View

(A) D/F Center Sign

scale: 1/4"=1'-0"

Side View

- PANEL SMITH'S MARKETPLACE-- 112.0 SQ. FT.
- TENANT PANEL-- 60.0 SQ. FT.
- PANEL AT TOP GRAPHICS-- 9.6 SQ. FT.
- VERTICAL "DINOSAUR CROSSING"-- 21.0 SQ. FT.
- "CROSSING" AT END PANEL-- 18.6 SQ. FT.
- TOTAL SIGN AREA-- 221.2 SQ. FT.

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project name & location  
**SMITH'S MARKETPLACE  
DINOSAUR CROSSING  
ST. GEORGE, UTAH**

file name  
manuf. file name

design 2015smith'sst. George UtahSign Program.cdr

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authorized signature \_\_\_\_\_ date approved \_\_\_\_\_

sales rep. bob moore  
designer bachman  
complete date 03/27/15  
revision date \_\_\_\_\_



"Smith's Marketplace"  
 PAN CHANNEL ALUM LETTERS WITH 5" RETURNS BRONZE 313E  
 "Smith's" SG RED 278-0 ACRYLIC FACE WITH 1" BRONZE 313E  
 TRIM CAP RETAINER  
 INTERNAL RED LED ILLUMINATION  
 "Marketplace" WHITE SG ACRYLIC FACE OVERLAY WITH  
 PLUM PURPLE TRANSLUCENT VINYL 230-128 LEAVING  
 A WHITE OUTSIDE BORDER W/ 1" BRONZE 313E TRIM CAP  
 INTERNAL WHITE LED ILLUMINATION  
 VOLTAGE 277 VAC

BACKGROUND  
 OPEN MESH METAL BACKGROUND  
 OVER SQ. TUBE 2 1/2" X 2 1/2" AND 1 1/2" X 1 1/2"  
 PAINTED BEIGE TONE SMOOTH FINISH  
 Mp04685 FOIE GRAS BEIGE TONE SEMI-GLOSS  
 NOTE SQUARE TUBE PAINTED METALLIC COPPER  
 Mp4785 CRESCENT COPPER METALLIC SATIN FINISH

2 1/2" DIAM. MALLEABLE WASHERS  
 W/ 1/2" +- DIAM. BOLTS  
 4 1/2" C.C. +-  
 TENANT SIGN

METAL CABINET WITH 2" BOX MOLDINGS  
 PAINT METALLIC COPPER Mp47875 CRESCENT COPPER  
 METALLIC SATIN FINISH  
 WHITE SG ACRYLIC BACKGROUND OVERLAY  
 BRONZE VINYL 230-89 OPAQUE WITH COPY  
 WEEDED OUT TO WHITE (CONFIRM NAMES)  
 1 1/2" DIVIDERS METALLIC COPPER VINYL 220-229  
 TWO LAYERS SOME LIGHT TO COME THRU  
 INTERNAL 800 MA FLUOR. ILLUMINATION  
 VOLTAGE 277 VAC

VERTICAL BACKGROUND  
 PATINA FINISH RUSTED METAL  
 GRAPHIC PANEL DIGITAL PRINTED OVER MILK WHITE ACRYLIC  
 DIFFUSER LENSE  
 INTERNAL LED ILLUMINATION

HORIZONTAL BARS  
 REVERSE PAN CHANNEL  
 PAINT METALLIC COPPER  
 MP 47875 CRESCENT  
 COPPER SATIN FINISH

"DINOSAUR CROSSING" REVERSE  
 PAN CHANNEL LETTERS  
 W/ 2 1/2" RETURNS SILVER  
 EDGES AND BRUSHED  
 SILVER FACES  
 INTERNAL AMBER LED HALO  
 LIGHTING

"CROSSING"  
 ROUT OUT OR LASER CUT FOR COPY  
 AND BACK UP WITH WHITE SG ACRYLIC  
 INTERNAL LED ILLUMINATION

HORIZONTAL CAP  
 PAINT METALLIC COPPER MP 47875  
 CRESCENT SATIN FINISH  
 COLOR CHANGING RGB HALO  
 LIGHTING

12" DIAM. BALL PAINT  
 METALLIC COPPER  
 SATIN FINISH

CUSTOM BUILD DECORATIVE LIGHTING  
 REFER TO DETAILS SHEETS  
 PATTERNED GLASS LENSE  
 WITH INTERNAL LED  
 1" x 1" square tube top and bottom  
 painted Mathews Mp18439 Ebon Bronze satin

**(A) D/F Center Signs**

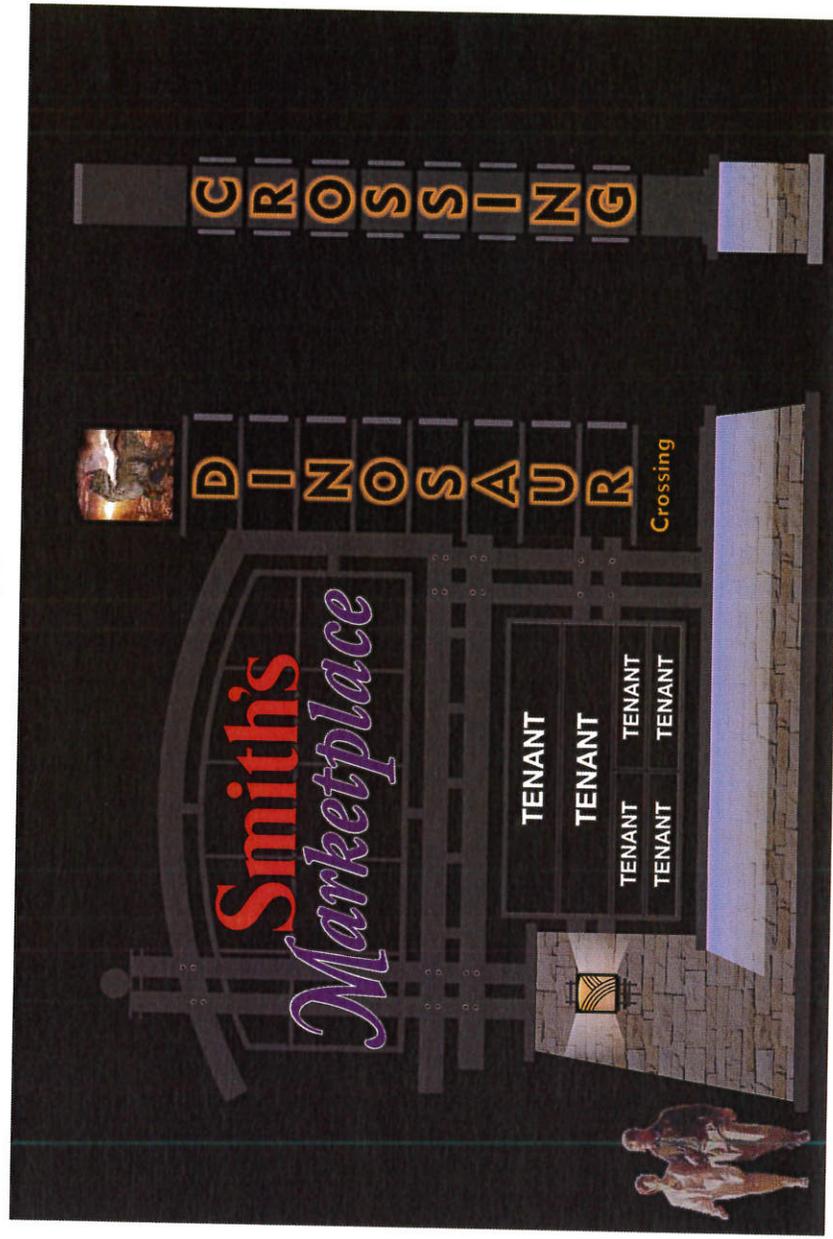
scale: 1/4" = 1'-0"

REAL STONE OR CULTURED STONE  
 TO BE CONFIRMED  
 BROWN'S CANYON STONE TO MATCH  
 BUILDING WITH CONCRETE BASE  
 BY OTHERS N.I.C.

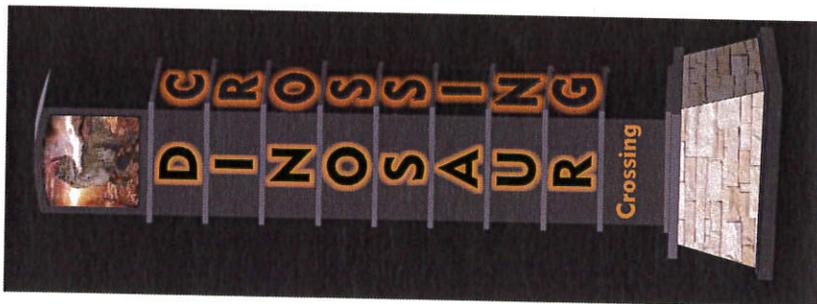
**Side Elevation**

scale: 1/4" = 1'-0"

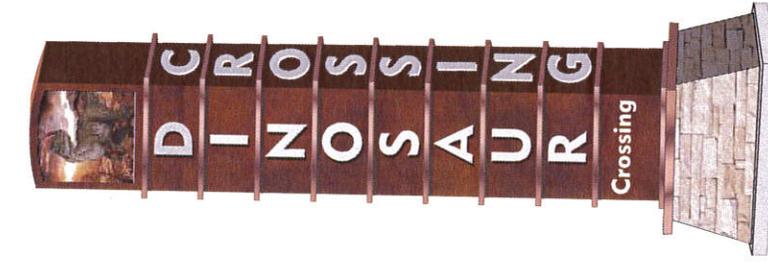




(A) Night View Pylon Sign  
scale: 1/4"=1'-0"



(A) Vertical Column Halo Letters

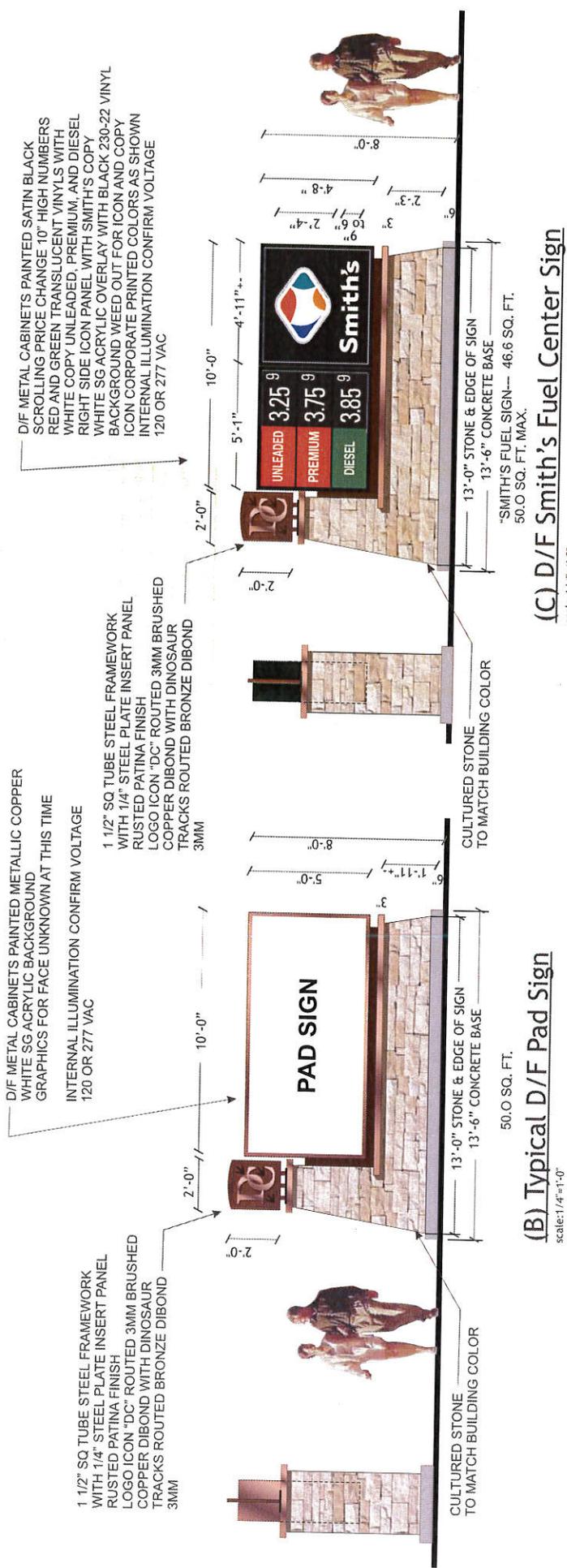


project name & location	SMITH'S MARKETPLACE DINOSAUR CROSSING ST. GEORGE, UTAH
file name	design_2015 smith's St. George UtahSign Program.cdr
manuf. file name	

authorized signature	date approved
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sales rep	bob moore
designer	bachman
complete date	03/27/15
revision date	





project name & location	SMITH'S MARKETPLACE DINOSAUR CROSSING ST. GEORGE, UTAH
file name	Jdesign_2019smith's St. George Utah Sign Program.cdr
manuf. file name	

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sales rep	bob moore
designer	bachman
complete date	03/27/15
revision date	_____



## Master Sign Plan

Applicant Request	Current City Code Major Commercial Streets	Current City Code Non-Major Commercial Streets
*Freestanding Signs (Sign separation will vary)	Freestanding Signs (Signs must be separated by at least 100')	Freestanding Signs
<p>**Number: Two (2) pylon signs Height: 30' Size: 250 s.f.</p> <p>Pylon signs will be the same height/size</p>	<p>Number: Two (2) pylon signs Height: 30' Size: 200 s.f. if multiple signs 300 s.f. if one pylon</p> <p>Subsequent pylon signs must be 70% the height of the first</p>	<p>Number: Zero (0) pylon signs</p>
<p>Number: Eight (8) monuments Height: 10' Size: 75 s.f.</p>	<p>Number: One (1) monument Height: 15' Size: 120 s.f.</p>	<p>Number: Four (4) monuments Height: 15' Size: 120 s.f.</p>
<p>Wall Signs Major Tenants Three (3) s.f. per linear foot of building frontage</p> <p>Minor Tenants Two (2) s.f. per linear foot of building frontage</p> <p>Pad Tenants Three (3) s.f. per linear foot of building frontage</p> <p>Shops &amp; Inline Tenants Two (2) s.f. per linear foot of building frontage</p>	<p>Wall Signs Major Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p> <p>Minor Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p> <p>Pad Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p> <p>Shops &amp; Inline Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p>	<p>Wall Signs Major Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p> <p>Minor Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p> <p>Pad Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p> <p>Shops &amp; Inline Tenants Front Façade – 20% Side Façade – 10% Rear Façade – 10%</p>

**The proposed development is on a “Non-Major Commercial Street”**

**Freestanding sign sizes are determined by linear footage**

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
February 10, 2015 – 5:00 PM**

**PRESENT:** Chair Ross Taylor  
Commissioner Ro Wilkinson  
Commissioner Nathan Fisher  
Commissioner Don Buehner  
Commissioner Todd Staheli  
Commissioner Julie Hullinger  
Council Member Joe Bowcutt

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Planning & Zoning Manager John Willis  
Planner II Ray Snyder  
City Surveyor Todd Jacobsen  
Assistant City Attorney Victoria Hales  
Planning Associate Genna Singh

**EXCUSED:** Commissioner Diane Adams

**FLAG SALUTE**

Chair Ross Taylor called the meeting to order and asked Commissioner Nathan Fisher to lead the flag salute at 5:05 pm.

1. **FINAL PLATS (FP)**

- A. Consider approval of a fourteen (14) lot residential subdivision for “**Deserts Edge Phase 4**” The representative is Mr. Brad Petersen, Development Solutions. The property is zoned PD-R (Planned Development Residential) and is located at approximately 3500 East and 6050 South (in the Deserts Edge Development off of Prospector Way and Cove Wash Way). Case No. 2014-FP-077 (Staff – John Willis).

Todd Jacobsen presented Deserts Edge Phase 4 with no comments.

- B. Consider approval of a twenty-seven (27) lot residential subdivision for “**Hyde-Berry Park**” The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned R-1-10 (Single Family Residential Estate 10,000 square foot minimum lot size) *and is located at the east end of Mulberry Drive and Marigold Way in Bloomington* (at approximately 1350 West and 3600 South). Case No. 2014-FP-078. (Staff – John Willis).

Todd Jacobsen presented Hyde-Berry Park and noted that part of the road was vacated in the last meeting. Both items are subject to legal review.

Assistant City Attorney Victoria Hales added that Deserts Edge Phase 4 won't record until open space subject to the development agreement is brought in. Hyde-Berry Park has some note issues that will need to be added to the plat. It is possible to approve both tonight subject to those conditions.

**MOTION: Commissioner Nathan Fisher made a motion to approve with conditions Deserts Edge Phase 4 with completion of the development agreement regarding open space; Hyde-Berry Park with legal approval of plat notes; and authorize chairman to sign.**

**SECONDED: Commissioner Ro Wilkinson seconded the motion.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

## 2. PRELIMINARY PLAT

Consider approval of a preliminary plat for a fifteen (15) lot residential subdivision for "Carey Lane." The applicant is M & F Properties and the representative is Ms. Brandee Walker, Bush & Gudgeon. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at Tuweap Drive and 1880 North. Case No. 2015-PP-002 (Staff – Wes Jenkins).

Wes Jenkins presented the following:

When the applicant came into Planning Staff they wanted to lineup the cul-de-sac with the existing road to the east but it made for a strange layout. We talked about it and preferred the cul-de-sac at Planning Staff. After further review, staff realized that the traffic from this subdivision will come east. There are two policies and one will be violated. Either the City allows a cul-de-sac which limits connectivity or the road will punch through and the distance between entrances is only 90' of the required 100'. The street is a minor street and the violation of the off-set distance is preferred by staff. There are pros and cons either way. The applicant prefers the cul-de-sac.

Assistant City Attorney Victoria Hales asked if the cul-de-sac is in accordance with City standards such as length.

Wes Jenkins said it does meet the standard. It works from that stand point. The issue is which standard to violate.

Assistant City Attorney Victoria Hales asked staff to address drainage as well.

Wes Jenkins explained that the old detention area was a pond. It has dried up and has been filled in. The only issue with drainage is that Tuweap has a low spot. The nearest storm drain is south

of them so they'll have to take their drainage down to the existing line. Sewer has the same issue.

Commissioner Nathan Fisher asked if the road further west of this parcel will continue. Wes Jenkins answered it won't go across the wash; it will probably have another cul-de-sac. The connectivity would be from this project to Ironwood.

Chair Ross Taylor input that it's a challenging neighborhood. You find groups of isolated communities in that area. As I drive around there I am concerned that by doing the cul-de-sac you have to use Tuweap to get anywhere else in town. SunTran has a stop on the street above. If they went all the way through that would be more convenient for the bus routes. There are a number of features in that area that more circulation would benefit. I'm hoping they can rethink the merit of punching through. Not having the roads align is not a major issue because it's not a major street.

Wes Jenkins agreed. If the traffic was greater we would be more concerned.

Commissioner Don Buehner added that with the cul-de-sac there are three driveways on 2100 West rather than the punched through road.

Wes Jenkins input that we looked at that as well. 2100 West does not generate that much traffic so if they were to front that street it would be okay.

Commissioner Nathan Fisher added that 2100 West only goes north.

Commissioner Todd Staheli asked if the push for the cul-de-sac is over one lot.

Wes Jenkins said there's also an elevation change of 5-6 feet between lots. They would prefer the elevation change be in a back yard rather than a side yard.

Chair Ross Taylor input that circulation is an issue because it lacks in that area. I think that bodes for problems. It adds to Tuweap.

Wes Jenkins explained that Tuweap starts on Snow Canyon Parkway and connects down to Sunset Boulevard.

Chair Ross Taylor added that there is a median strip on Tuweap so they are more likely to go north.

Wes Jenkins said he isn't sure why Tuweap is a 66' but there are accesses in the median.

Commissioner Julie Hullinger added that there are only 12 homes so the project wouldn't make that much of an impact.

Commissioner Nathan Fisher inserted that Tuweap will be the heavily traveled street whether it connects to 2100 West or not.

Commissioner Don Buehner asked if there is any attempt to accommodate pedestrian traffic.

Wes Jenkins said that had not been discussed. There is the grade change there. That is something we could look at.

Brandee Walker approached to explain that the owners really want a cul-de-sac to not have the thorough-fare. I personally live on a cul-de-sac for my young kids. They are builders so they will be building the homes. If you punch the road through we would actually gain a lot but they're small and it's a cookie cutter subdivision which isn't what the owner wants. They prefer the 15 larger lots for the footprint of the homes they would like to

build. Tuweap is a 66' and 2100 West is a standard 50'. Ironwood turned their lots so it makes it seem like a corridor with walls. From an engineering standpoint the punch through for the intersections is not ideal. We want to decrease the traffic in the area and slow it down.

Chair Ross Taylor noted that he was on the property today and didn't notice a grade change. Where is that drop?

Brandee Walker said the applicant would like to keep the cul-de-sac low so they don't have to build up a lot of dirt on the end where the three lots are.

Commissioner Todd Staheli asked if keeping the cul-de-sac low causes drainage issues.

Brandee Walker answered that drainage will gravity flow to Tuweap.

Commissioner Don Buehner asked if any thought has been given to a pedestrian trail.

Brandee Walker replied that the lot lines don't match up so it would be strange. When you get into those tight little paths it can be scary.

Commissioner Nathan Fisher noted that staff was clear that they struggled with the same issue as to which item we would like to accomplish more. Usually a developer wants to maximize lots and they are choosing the lesser option. There are purposes served both ways. I think we should accommodate a developer if we can if we're 6's anyway.

Commissioner Don Buehner commented that his concerns were addressed.

Chair Ross Taylor commented that the solution of greater circulation is better in my opinion and I would favor circulation over the cul-de-sac. I see this as another isolated community. If I wanted to visit with someone east of me I would have to drive half a mile rather than 100 yards.

Commissioner Todd Staheli asked if there are traffic studies for Tuweap. How does the traffic there compare to other streets?

Chair Ross Taylor commented that he was there around 2:00 pm and there's not much traffic. It's not a heavily traveled road during the day. Being able to go in more than one direction is more of a concern than the level of traffic on Tuweap.

Commissioner Ro Wilkinson stated that a through street seems more appropriate.

Chair Ross Taylor added that cul-de-sacs increase the drive and you impact houses that wouldn't usually see that traffic.

Commissioner Nathan Fisher stated that a person who chooses to buy in a cul-de-sac does so for a reason. They trade the convenience of a through street for less traffic. There's a market for both.

Councilman Joe Bowcutt said if the road goes through then there would need to be landscaping and a privacy wall which is an added cost.

Assistant City Attorney Victoria Hales clarified that would have to be looked at.

Commissioner Don Buehner noted that the corridor argument on 2100 West is more likely if it's a side yard with a fence rather than a front yard. How many homes front on 2100 West? Wes Jenkins responded that Ironwood has enclosed their subdivision so the only lots that front are on the west side of 2100 West.

**MOTION: Commissioner Nathan Fisher made a motion to recommend approval to City Council in the manner that is presented.**

**SECONDED: Commissioner Julie Hullinger seconded the motion.**

**AYES (4)**

**Commissioner Ro Wilkinson**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (1)**

**Chair Ross Taylor**

**Abstain (1)**

**Commissioner Don Buehner**

**Motion carries.**

3. **ZONE CHANGES (ZC)**

- A. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 0.50 acres to accommodate a four-plex referred to as "**Ancestor Village.**" The property is generally located at 1650 North Dixie Downs Road. The applicant is VCL Investments, LLC and the representative is Mr. Chad Van Cleve. Case No. 2014-ZC-016. (Staff – John Willis). *(Note: This item carried over from last PC on Jan 13<sup>th</sup>)*

Assistant City Attorney Victoria Hales noted that the public hearing opened and closed at the last hearing so this will only be to consider the revisions you requested.

John Willis presented the following:

The previous action was to table for more detailed landscaping and covered parking. The applicant has provided that. Planning Commission expressed the concern that the rendering did not include the covered parking. The two end units have garages where the interior was not shown. The applicant has provided a rendering as requested. The stone work is similar to the building. Revised landscaping has also been provided.

Commissioner Don Buehner asked if the covered parking is in the middle.

John Willis said the covered parking is in the center and the garages on the end.

Commissioner Julie Hullinger noted that there was also discussion on accessing the middle unit backyards for landscaping.

Chad Van Cleve said we did look at that and the two middle units will have artificial grass and xeriscape.

Commissioner Nathan Fisher asked if there will be in CCRs.  
Councilman Joe Bowcutt asked if there will be an HOA.  
Chad Van Cleve replied there will be an HOA with CCRs. We will plat this at a later date.  
John Willis said it will be platted for ownership with common and limited common areas.

Commissioner Ro Wilkinson asked if there are amenities for this complex.  
John Willis responded that amenities are not required for a project of this size.

**MOTION: Commissioner Ro Wilkinson made a motion to recommend approval.**

**SECONDED: Commissioner Todd Staheli seconded the motion.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

- B. Consider a zone change from A-20 (Agricultural) to PD-C (Planned Development Commercial) on 16.95 acres to accommodate a proposed shopping center with a grocery store (**Lin's Market**) located at **3000 E Street and Mall Drive**. The property owner is PRI (Property Reserve Inc.). The applicant is SLR (Suburban Land Reserve) and the representative(s) are Mr. Dan McKay (SLR) and Mr. Bill Walley (Associated Foods). Case No. 2015-ZC-001. (Staff – Ray Snyder).

Ray Snyder presented the following:

The request is for a commercial retail center with an anchor store and several shops. Tonight the request is to change the property to Planned Development Commercial (PD-C). Over time this will develop in phases. The zone change is for the entire area to be PD-C. Tonight we are only looking at the anchor and retail shops. The numerical pads will come in at a later date with PD Amendments. Larger areas are allowed to be zoned PD-C and then when they're ready the other areas will come in individually to amend the zone.

Commissioner Don Buehner asked if the recommendation needs to be conditioned on the amendments.

Assistant City Attorney Victoria Hales said that is okay as a condition for approval that new pads or buildings come in as amendments.

Ray Snyder continued stating all of the property is to be zoned but only the main anchor and retail are in front of us tonight.

Commissioner Todd Staheli asked if we know what the retail shops will be.

Ray Snyder answered that they have color elevations for all the retail units that will be carried from the anchor to the retail shops. Those shops wouldn't have to come back in to

amend. Lin's is ready to develop and that's why we're moving forward. The green area which is about 60' is a drainage channel for the irrigation that flows along here. The City is addressing this. We'll talk about the cross section later. There will be a walking path there. The land will be donated and the City will do the trail and landscaping. Because of this, they are asking for a 5' setback from property line. We expect when the pads come in we'll have to address this further. The rear of the building does have columns for relief. There will be phasing for the development. In essence they will develop the grocery store (phase 1) but also want approval for the retail shops in phase 2.

Commissioner Nathan Fisher asked if the channel can be enclosed.

Ray Snyder said engineering says it has to stay open. The only thing I noticed is that the path is near the road and I understood that it would be nearer to the parking lot.

Commissioner Nathan Fisher asked how you get across the channel.

Councilman Joe Bowcutt clarified that the walking path is on the south side of the wash and not on the road.

Ray Snyder said yes, just for that stretch. The grey on the colored site plan shows the trail. The access across the channel is part of the development agreement.

Commissioner Nathan Fisher asked if the proposed 5' setback would be from the trail.

Ray Snyder replied that the setback would be from wherever the property line sits. Staff thinks that is a reasonable request. The staff report includes a written text, narrative, and Traffic Impact Study.

Commissioner Nathan Fisher asked if engineering has finished the review of the TIS.

*\*Ray Snyder touched on the twenty (20) comments in the staff report.\**

*\*Ray Snyder showed examples of freestanding signs around the City.\**

Ray Snyder continued with the staff report:

The written text is in the packet. They talk about use of land and the square footage proposed. The project will provide shopping, dining and service retail. Materials are addressed in the written text as well. Density for the project is not applicable. There is a school in Washington further down the road and that would be the closest. There is a phasing plan and landscape plan. A project this large requires 5% of the interior parking lot to be landscaped. Trash enclosures, screening, and a lighting plan have been addressed. A sign package has been proposed as well as a use list.

There is a traffic study letter from Horrocks Engineering, Aaron Baker, to Wes Jenkins. The study addresses delivery truck access on 3000 East and scheduling the traffic signal. Monty Thurber, Public Works, submitted a graphic with access points for the project. It isn't finalized but they are working on it and it does address delivery trucks.

There is a master sign plan in your packet that we'll address now. There is a chart for your review. The applicant is asking for 2 pylons at 40' high and 6 monument signs at 15'. Wall signs are also outlined. The middle column is for what is currently allowed on major commercial streets. The third column is for non major commercial streets. Staff believes that one tall pylon on Mall Drive and four monuments would be preferred to six monuments and two pylon signs. One thing I don't have the answer to is the location of the signs. Signs are normally on private property. Because of the unique circumstance they want the signs out in the City right of way. I believe that is addressed in the development agreement. At the end of the sign package shows the retail lots as well.

City Attorney Shawn Guzman noted that this project is in flux. We have been working to accommodate Lin's and they have been great to work with. This is still according to code but is a bit different. As far as the setbacks and the potential canal; we are in discussions with the land owner. We're talking about the parcel overall versus the parcel Lin's will be using. We do not have a development agreement so I wanted to make clear that we are not saying they are to get the reduced setbacks. They will have to comply. So if they bring in Pad C they will have to comply with the setbacks per the PD Zone. If the agreement is in place that allows the reduced setbacks, that would apply but that is being negotiated. The entrance construction is still being negotiated. The one closer to the intersection is RI/RO only. We don't believe they need both. Also, for signs, we want this project as a PD Zone because if they came in as Commercial Zone they would only be allowed low profile or monument signs. I just wanted to make clear that you are not considering the reduced setbacks, canal or trail, and entrance; they are all items being negotiated in the development agreement.

Commissioner Nathan Fisher noted that if an agreement is not reached, the project must comply with current code.

City Attorney Shawn Guzman said that is correct.

Bill Walley (Associated Foods)

If we had come in as just a grocer we would have had a nice grocer but we wanted to work with a developer in order to allow growth for the community in the future. Phasing will be based on demand. We will build out as needed. Phase 2 could be 6 months down the line or 2 years down the line. We want to get through the process with you so that if we stay consistent with the design standards we've created then we can control the site. That's why Pad A and the retail shops are part of the approval tonight.

Signs – not only is the canal in discussion but all of Mall Drive is being enhanced. We would want zone change approval tonight with the assumption that the development agreement will go through. If it does not then we will conform to the zone standards. Signage we have proposed 2 pylon signs shown. There will be quite a few users. Our goal is to not have small signs everywhere but larger signs that address the area. We know 3000 East isn't a major commercial but that is where 90% of our residents are coming from. The RI/RO closer to 3000 East on Mall Drive is more critical for Pad 1 than it is for the grocer. There are multiple retailers and that

site may be a financial institution or restaurant that would want that additional access. Lots 6, 7, and 8 will be accessible from the interior. The monument signs are not on just phase 1 it is for the whole development. Each pad will be individualized with a need for their own sign. We chose to conform to the sign size and height for the monument signs. If we were to lose the pylon on 3000 East then that monument would be a center sign and not an individual pad sign. Lot 9, 5, 2, and 4 will be on the pylon sign. Inside the grocer we will have a Starbucks, potentially Dairy Queen, a pharmacy, and a financial institution. Our hope is to give adequate signage to each user. For us the goal is to be a little bit taller to keep the names out there, to decrease vandalism, and not have to have multiple monument signs. We are requesting two pylons and ask that both are 40' rather than having to reduce the size of the second sign.

Commissioner Don Buehner asked if Mall Drive is designated as a major commercial street. John Willis said that looking forward Mall Drive does have commercial along a lot of the frontage, however the sign code states that City Council designates major commercial corridors if the street meets certain standards. The streets are listed that allow pylon signs. Mall Drive is not identified as one of those streets. The nature of Mall Drive has changed so the designation may change but 3000 East is a collector and we won't see a major commercial street designation there. That's why staff agrees to the pylon on Mall Drive and not 3000 East.

Bill Walley stated that typically in a smaller commercial setting the businesses are closer to the road. We're so far set back that building signage will not really be seen from the roadway.

Commissioner Don Buehner asked if the major pylon proposed is at the entrance on 3000 East. Bill Walley stated that staff suggests that be a monument sign; we prefer a pylon. The canal piece is not yet worked out in the development agreement. As we work through this discussion we don't want our signage so far off the road. Typically signs are at the road. For us, in the dedication of the land by the canal the desire is to plat the location of the signs prior to the dedication or work with the City for an easement. We understand that's not resolved at this time but that is why we propose that the signs are located outside our property boundary. As far as the use list – we went through the commercial zones and defined what we thought would be realistic in this space. We do work closely with our access and easements and that will help maintain those uses.

Commissioner Todd Staheli asked how many parking spaces are planned. Will there be enough parking to allow restaurants?

Bill Walley said the parking is for the buildings shown as 5:1; each pad will have to stand alone for their parking and show that it all works when they come in for their zone change amendments. We will also have cross parking agreements so the overall can be utilized but each will have to stand alone.

Steve Miner (VP, Associated Foods) added that the CCRs will be in excess of the City requirement. It is important that each pad self maintains. In this development the drainage easement is unique. It is unusual for a developer to deal with that. It is

challenging for the developer to attract good tenants to pads 6, 7, and 8 without monument signs. The canal putting us back so deep is not our first choice. The drainage can be landscaped in an attractive manner. I think we're comfortable that the improvements will aid in getting tenants. For us to put a monument sign on the south side of the trail is not going to attract anyone. They'll want that sign out near the street. The monument signs are unique due to the drainage canal.

Commissioner Don Buehner asked if this sign request is for the entire project not just Lin's. Bill Walley said yes, each monument is in the center of each pad.

Steve Miner said each of those pad tenants will want to know there is signage on Mall Drive.

Commissioner Nathan Fisher said it seems to make sense to have the monument signs out near the street.

Commissioner Don Buehner asked if the path and sign location is part of the development agreement.

City Attorney Shawn Guzman said yes, that is part of the negotiation. We'll address the signage in the development agreement. You can also propose that City Council designate Mall Drive as a major commercial street.

Commissioner Nathan Fisher asked if the only other change aside from the monuments and the pylons, is that the pad tenants want 20% all around.

Bill Walley said right, the pad lots will have multiple facades so rather than treating it as front side and rear that would allow them to treat them all as front facades. In reference to the monuments; the only signage that all businesses along the back will get is on the pylon signs. The additional 100 square feet is per the calculation in the code regarding square feet per linear frontage. We wanted to be restrictive but inclusive. Not all of the examples shown had multiple tenants.

Commissioner Don Buehner stated that Red Rock Commons had multiple tenants.

Commissioner Todd Staheli added that the Bell Tower is multi-tenant as well.

Bill Walley countered that Red Rock Commons is more visible.

Commissioner Don Buehner disagreed. Red Rock Commons sits back and drops quite a bit.

Commissioner Todd Staheli noted that some tenants at Red Rock Commons don't even have street signage letting you know they are in the complex.

Commissioner Nathan Fisher asked if the applicant would look at the side and rear of Lin's and make the elevations there less mundane.

Bill Walley said the standard for a grocer is usually not a four sided building. We'll want a pharmacy on one side and fast food on another. Our goal is to break the wall up. The columns continue down the side of the building. There will be buildings beside us that will block some of our building. We do want it to look consistent with the front but don't want windows there. There will be skylights in the building itself. On the sides our intent is to keep and maintain the usability of the interior of the building. Also the trellises on the front are access points. There is a trend of ecommerce and this location will be online and will allow people to order food online and have curb side pickup.

Chair Ross Taylor opened the public hearing.

Javier Jimenez – the proposal sounds good. I would love more organic and healthier options. One concern we have is the traffic flow that you partially addressed. It's a busy area already. Those are the main concerns we know you are taking in consideration. The last point is the changing of the zones. I thought there was more office?

Commissioner Nathan Fisher clarified that the professional office is on the north side.

Chair Ross Taylor closed the public hearing.

Chair Ross Taylor asked if the second access off of Mall Drive is included in the agreement. City Attorney Shawn Guzman said as far as the negotiations go there is one access on Mall Drive. We are not committed to the second. We are in negotiations as to how many accesses there will be.

Chair Ross Taylor asked if that needed to be addressed tonight.

City Attorney Shawn Guzman said no, that does not need to be addressed tonight. We are trying to fast track Lin's but still negotiate. When pad 1 comes in that access can be addressed at that time. Spanning a 90' canal is quite costly. We're discussing the one access on Mall Drive and feel that is adequate at this time.

Chair Ross Taylor asked if the motion should be subject to a development agreement.

City Attorney Shawn Guzman replied that the motion would be for one access on Mall Drive unless otherwise provided in the development agreement.

Steve Miner said approval could be for both if the second access could be per the developer paying for it. It is limited to RI/RO and we understand that.

City Attorney Shawn Guzman said if the developer pays for it that is agreeable.

Bill Walley added that the TIS is complete. The RI/RO is the developer's responsibility with full access on Mall and full access on 3000 East, that is the proposal. We will post the delivery access as its own entrance. The trucks need to be able to get to the light with full access on both. So 3000 East has two full access entrances.

Commissioner Nathan Fisher noted that right now the City doesn't own the land so the developer has to complete the accesses unless the City received land and agrees to fund the bridge.

City Attorney Shawn Guzman said that is true with the qualifier of the canal. It's either an easement or the canal company owns it.

Commissioner Nathan Fisher asked who maintains the canal.

City Attorney Shawn Guzman said it will all be determined in the development agreement.

Steve Miner inserted that if SLR cannot reach an agreement with the City; Lin's would terminate the site and go elsewhere.

Commissioner Nathan Fisher said if we approve it, approval goes with the land regardless of the agreement and developer.

Commissioner Todd Staheli noted that there seems to be a lot of unanswered questions here.

City Attorney Shawn Guzman said again, if we cannot get the agreement for the canal and bridge then it would revert back to all the requirements of a PD-C zone.

Commissioner Todd Staheli addressed signage stating that the pylon on 3000 East seems unnecessary.

Chair Ross Taylor said he can see the need for that signage. It's a unique site with unique needs. Commissioner Don Buehner added that there is a safety concern if you're looking for something and you're not sure where it is. On one hand Lin's will be a destination but there will be some tenants that aren't as well known. Not having a clear spot of where to turn mixes you up.

Commissioner Todd Staheli asked if the additional 10' is needed on 3000 East. It's true about the locations like you say so I don't know that the additional height is needed.

Commissioner Don Buehner noted that the Walmart in Bloomington has multiple accesses and you're not sure which one to turn in so they have a smaller monument sign at the entrance. Maybe a monument can do it.

Commissioner Ro Wilkinson asked if there is a turning lane on 3000 East.

John Willis said staff's recommendation is primarily because it's a residential area. The pylon would have a negative impact. 3000 East doesn't have the same amount of commercial frontage as Mall Drive.

Assistant City Attorney Victoria Hales added that a deceleration lane is drawn.

Ray Alton (Rosenberg) add that SLR has asked us to design all the roads around the property. There will be left hand turn lanes for all the accesses, other than the RI/RO access.

Commissioner Don Buehner asked if there is a deceleration lane.

Ray Alton said yes due to the road widths.

Steve Miner stated that they are open to a 30' pylon on 3000 East to accommodate the residential. The 40' would be needed due to the setback with the canal on Mall Drive.

Chair Ross Taylor added that the pylon is in the middle of the property and not the end so you're really not in the residential area you're in the middle of the commercial.

Commissioner Julie Hullinger agreed that the property is unique and needs a second pylon sign.

Commissioner Todd Staheli asked why does staff not support the pylon on 3000 East.

John Willis stated the street is not a major commercial street as designated in the code. In the community pylons are only allowed on those identified streets. Mall Drive is slowly turning into a commercial corridor so we saw it was more in line with other designated corridors. 3000 East is primarily residential with this commercial node.

Commissioner Nathan Fisher input that we are recommending this item subject to legal review of the development agreement.

City Attorney Shawn Guzman reiterated that if the development agreement is not in place the project will need to meet setbacks and other standards per code.

Commissioner Todd Staheli asked if the development agreement is applicable for the entrances.

Commissioner Nathan Fisher said we're approving as is because the developer stated they would pay for the RI/RO access.

City Attorney Shawn Guzman restated that the developer did agree to bear the cost of the RI/RO so you may include it with the motion tonight.

Commissioner Nathan Fisher asked if the traffic study should be a condition.

John Willis said no.

Ray Snyder added that we usually don't analyze here but wanted to mention it.

**MOTION: Commissioner Nathan Fisher made a motion to recommend approval of item 3B conditioned on the requirement that all future pads (1, 6, 7, 8, 9 and 3) come back as zone change amendments, also upon legal review and approval of the development agreement, and also conditioned on the developer financing the improvement of the second access on Mall Drive (the intersection closer Mall Drive and 3000 East that is RI/RO) with the caution and condition that if a development agreement not be reached the developer is required to develop the site pursuant to current ordinances except and so far as the signage as presented here with the adjustment of the pylon on 3000 East as a 30' sign rather than a 40' sign.**

**SECONDED: Commissioner Julie Hullinger seconded the motion**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

*\*\*Brief recess at 7:25 pm\*\**

*\*\*Meeting resumed at 7:32 pm\*\**

- C. Consider a zone change amendment to the PD-C (Planned Development Commercial) zone on 1.29 acres to accommodate development of a two story professional office building. The property is Lot 5 of the 'Tonaquint Center' located along the north side of 1600 South Street. The applicant is TCN Inc. and the representative is Mr. Greg Mathis, MRW Design. Case No. 2015-ZCA-003. (Staff – Ray Snyder).

Ray Snyder stated this is a zone change amendment for a PD Zone. There is sufficient parking. The building architecture and colors fit the design in the area. There will be a site plan review. Staff recommends approval.

Greg Mathis (MRW) noted this is a local programming company. It's a perfect fit for the area. Commissioner Ro Wilkinson added that it is perfect for the area. I like it.

Assistant City Attorney Victoria Hales asked staff if the parking and landscaping are sufficient. Ray Snyder said yes, it appears to meet and exceed and we'll look at it more closely during site plan review.

Commissioner Nathan Fisher stated we see just the elevations. Is there a landscape detail we should be addressing?

Ray Snyder said the landscape detail will not be addressed tonight.

Greg Mathis added that the landscape on the site plan will be what is provided. The full details and irrigation will come forward with the site plan review.

Chair Ross Taylor opened the public hearing.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Ro Wilkinson made a motion to recommend approval of Item 3C, zone change amendment subject to staff comments.**

**SECONDED: Commissioner Todd Staheli seconded the motion.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

*\*Chair Ross Taylor stated that Item 5 will be addressed prior to Item 4\*  
If listening to the audio – please skip to Item 5*

4. **ZONING REGULATION AMENDMENTS (ZRA)**

- A. Consider a request to amend the City Zoning Regulations, Title 10, Zoning Ordinance, Chapter 2 “Definitions,” Section 10-2-1 to add a definition for Open Space. Case No. 2014-ZRA-007. (Staff – Ray Snyder).

Ray Snyder stated that both of these amendments are staff initiated. The ordinance currently lacks a clear definition of open space as required as part of a development.

*\*Ray read the proposed ordinance amendment\**

Chair Ross Taylor asked how often we see the setbacks trying to be used.

John Willis said that this happens often; especially in the PD zones. They try to increase their density with the 30% open space requirement.

Chair Ross Taylor stated that this is a stronger definition than the original intent.

John Willis replied that open space should be useable area not land that can't be developed anyway.

Commissioner Nathan Fisher noted that in Ivory and some other areas there are lots of slopes that staff presents saying the open space is dedicated in different areas because of the slopes.

John Willis confirmed that the hillside ordinance already regulates that.

Commissioner Nathan Fisher asked if these areas could be designated before and now they cannot.

John Willis answered that the space can be dedicated as open space but this defines whether or not that space can be counted toward an open space requirement.

Chair Ross Taylor opened the public hearing.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Don Buehner made a motion to recommend approval of this request to amend the ZRA Title 10 as stated in item 4A of the agenda.**

**SECONDED: Commissioner Nathan Fisher seconded the motion.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

- B. Consider a request to amend the City Zoning Regulations, Title 10, Zoning Ordinance, Chapter 8 “Planned Development Zone,” Section 10-8-6 “Commercial / Manufacturing Development Standards,” to revise Section 10-8-6-H “Outside Storage,” to add Section 10-8-6-I “Trash, Junk, Inoperable Vehicles and Similar Items,” to add Section 10-8-6-J “Solid Waste Storage Facilities,” to add Section 10-8-6-K “Protection of Residential Property,” and to re-title existing Section 10-8-6-I & J to become Sections 10-8-6-L & M. Case No. 2015-ZRA-001. (Staff – Ray Snyder).

Ray Snyder presented the following:

Currently the Zoning Ordinance specifies that there shall be no outside storage in the PD-C zone(s). However, numerous businesses do have outside storage and most are maintained in conditions which the City would generally support. Currently the ordinance lacks sufficient detail similar to that found in the existing commercial zones. Clarification is required to address issues which periodically arise with existing sites, new site approval, and code enforcement issues. The goal of this amendment is to allow the ordinance to become more unified with the existing language in the commercial zones. This amendment is recommended for approval by staff.

Commercial zoning has a lot of language regarding outside storage. The PD zone says no outside storage. For example over by Stephen Wade there is Moto Zoo. In the rear of the property we approved outside storage with a block wall that screens. They have stacked items above the wall and now people are complaining. We approved that but the code says no outside storage. There are some areas that need to be cleaned up that are too tall or are taking up parking. If they meet the intent and have it screened and approved we feel it is appropriate.

Commissioner Nathan Fisher asked if the Lifetime Store on the Boulevard has outside storage.

Ray Snyder said that this is permitted in the C-2 or C-3 zone. This amendment is for the PD zone.

Commissioner Ro Wilkinson said there are a lot of properties with outside storage like the pottery place on Bluff.

Assistant City Attorney Victoria Hales noted that would be in a commercial zone as well rather than a PD.

Commissioner Nathan Fisher asked if the proposed PD language mimics what exists in the commercial zones.

Assistant City Attorney Victoria Hales said yes.

*\*Ray Snyder read through the proposed amendment.\**

Commissioner Nathan Fisher asked if storage is reviewed by the Community Development department.

Ray Snyder said yes.

Commissioner Nathan Fisher asked if the requirement would be for a solid masonry wall on property line and then inside 10' landscape.

Ray Snyder stated that the best example would be on River Road with the block wall, landscaping, and then the building.

Commissioner Nathan Fisher asked if the ratio is 1:1 is for every foot above 15' setback an additional foot.

Commissioner Don Buehner added that the landscape strip remains at 10'.

Assistant City Attorney Victoria Hales pointed out that most paragraphs state Community Development but section K states City Planning.

Ray Snyder said he would edit the text to be uniform.

Assistant City Attorney Victoria Hales asked that the motion condition the text being uniform.

Commissioner Ro Wilkinson asked where recycling bins fit into this ordinance.

Ray Snyder said this does not address recycling.

Commissioner Todd Staheli noted that if City Council passes the recycling program then you don't have to worry about them.

Commissioner Nathan Fisher advised looking at the one clause that says "whereas" and put either a period and start a new sentence "in other words" or a long hyphen to continue the thought.

Chair Ross Taylor opened the public hearing.

Scott Roper said getting rid of the recycling bins would be good.

Councilman Joe Bowcutt noted that that has not yet been decided. Smaller areas have requested that the bins remain.

Commissioner Ro Wilkinson stated that she has been recycling for a long time and thinks recycling should take place at the home not in large parking lots.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Nathan Fisher made a motion to approve the language proposed with the change for section K regarding the consistency of Community Development rather than Planning.**

**SECONDED: Commissioner Todd Staheli seconded the motion**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion passes.**

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

Consider a request for a Conditional Use Permit to construct a **detached accessory structure** with a maximum ridge height of approximately seventeen feet (17') and wall height of approximately twelve feet (12') for personal auto and RV storage. The structure will be stucco with a metal roof and have 2,000 sq. ft. (40 ft. x 50 ft.) The applicant is Mr. Greg Mathis. Case No. 2015-CUP-001. (Staff – John Willis)

John Willis presented the following:

There are two triggers for the conditional use permit. The first is the wall height of 12' (over 10 requires) and the overall height of 17' (over 15 requires). When this report was drafted I had questions about setbacks. Legal determined that any wall height greater than 12' must be setback 10' so approval would be subject to the garage meeting the setback requirement. They are far from the existing house and rear property line. The proposed structure does not encroach on any City easements.

Commissioner Todd Staheli asked if there were any neighbor responses.

John Willis responded that no objections were received, only inquiries as to location.

Greg Mathis said that in light of the setback requirement we would like to narrow this building to meet the setbacks and then have a 20' overall height and will modify the site plan accordingly prior to City Council.

Commissioner Todd Staheli asked how tall the house is.

Greg Mathis said the house is 14 to 15' tall. The house is being remodeled and cleaned up. The building is far enough back that it shouldn't make a difference.

Commissioner Todd Staheli asked how tall adjacent houses are.

Greg Mathis was not sure of the surrounding home heights.

Commissioner Don Buehner asked if there would be a public notice conflict with the different height request.

Assistant City Attorney Victoria Hales said no, it is okay with the approximate height.

Councilman Joe Bowcutt said that some of the houses there are 2 stories.

Commissioner Nathan Fisher clarified that the request is now for 20' rather than 17'.

Commissioner Don Buehner asked if the building will now be more narrow and taller.

Greg Mathis said yes, because we're further away from the property line we would like to be taller.

Commissioner Don Buehner asked what the roof material and color will be.

Greg Mathis responded the roof will be tan stucco.

Assistant City Attorney Victoria Hales inserted that the notice did say approximately and I'm comfortable the notice was adequate.

Commissioner Nathan Fisher noted concern about a metal roof.

Commissioner Ro Wilkinson said you probably won't see that. What color would the metal be?

Greg Mathis said the metal is for maintenance. We could go to asphalt shingle.

Commissioner Don Buehner commented that three feet is close but I would like to see the new information presented to the neighbors properly. I would like to see it go back to the neighbors with a 20' height request and a revised site plan.

Greg Mathis asked if 19' would be more appropriate.

Commissioner Don Buehner stated that it's the concept of unknown. I'm just thinking of the neighbors as far as specifics.

John Willis said there were 2 phone calls received and the callers were concerned about where the property was not the height of the building.

Commissioner Don Buehner explained that when you're given information you ask certain questions. If the information changes then maybe there would be different questions.

Councilman Joe Bowcutt noted that this building will be an improvement to that neighborhood.

Commissioner Don Buehner stated he is more concerned with process. I'm not opposed to the building itself.

Chair Ross Taylor asked why the height of the roof is changing. Architecturally you're changing the pitch of the roof. Is that in order to maintain storage?

Greg Mathis replied that the first design was to maximize door height. To get a 12' door and stay as low as possible is why it was the way it is. If we can go up then we can have a taller door and such. Aesthetically the building wouldn't change much. The height would allow for a 14' door. We weren't told about the setbacks until it was too late.

Chair Ross Taylor asked how a narrower builder equates to a taller building.

Greg Mathis replied that we always wanted 14' doors but thought with the reduced side yard setback we couldn't do that.

Commissioner Julie Hullinger said if legal is okay with the approximate notice then I feel comfortable moving forward.

Assistant City Attorney Victoria Hales said she is comfortable of the public notice. I can highlight the modifying regulations in 10-7B-6: height shall be limited to 15' for pitched roof or 12' for a flat roof unless a conditional use permit is granted for a greater height; must meet all

setbacks for the zone and is at least 6' from the main dwelling; and aesthetically similar to the existing home.

Commissioner Don Buehner asked what the notice mailed to the neighbors says.  
John Willis stated he would retrieve the letter.

*\*\*John read through the letter sent to the neighbors\*\**

Commissioner Don Buehner stated that the letter read 17' not approximately 17'. Looking at the map I don't expect this case would yield a better result but want to reiterate that the on letters and notices the process is important. I remain concerned that we're revising specifications.

Chair Ross Taylor opened public hearing.

Mark Wittwer said he respects what is being said but we're going to be further way which is a bigger difference than the pitch. There are trees everywhere it drops off from our home.

Chair Ross Taylor closed the public hearing.

Commissioner Todd Staheli agreed that this would be a good addition to the area. However, I may have a different opinion if the specifications changed without my knowledge.

Chair Ross Taylor stated that applicants making changes. Had they known the circumstances prior to applying they may have applied differently so I don't see them trying to deceive. I agree information needs to the public needs to be accurate but I also know we would approve something of this height in this part of town.

**MOTION: Commissioner Julie Hullinger made a motion to approve item 5 with the setback being 10' from property line and the height of 20' because there was a mix up between staff and the applicant as to what was allowable. I see the aesthetics will be stucco and a metal roof, height at 20', and that it will match the overall character of the property. Commissioner Todd Staheli asked the motion include the metal eaves are to be tan. Commissioner Julie Hullinger added tan metal eaves to the motion. Commissioner Nathan Fisher asked counsel if the proposal fits under the criteria of "similar material" if the home is asphalt shingle and the detached structure is metal. Assistant City Attorney Victoria Hales said the structure will have similar color, material, and design as the main structure. Greg Mathis said the outside of the home will be re-stuccoed and I think the roof is asphalt shingle. Chair Ross Taylor said that would fall under aesthetics. The structure is to "blend harmoniously". Greg Mathis clarified that the proposal is for prefinished tan metal and stucco. Commissioner Nathan Fisher asked counsel if that is similar enough. Assistant City Attorney Victoria Hales said the Commission may determine if the proposal meets the color and design. Commissioner Todd Staheli added that there are metal roofs nearby.**

**SECONDED: Commissioner Ro Wilkinson seconded the motion**

**AYES (5)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (1)**

**Commissioner Don Buehner**

**Motion passes.**

*\* Item 5 was addressed prior to Item 4\*  
If listening to the audio – please return to Item 4*

**ADJOURN**

**MOTION: Commissioner Ro Wilkinson made a motion to adjourn.**

**SECONDED: Commissioner Julie Hullinger seconded the motion.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Meeting adjourned at 8:42 PM.**