

NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **May 12, 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. **ZONE CHANGE AMENDMENT (ZCA)**

Consider a zone change amendment request on one (1) acre of property zoned PD-C (Planned Development Commercial) to accommodate the future development of a ‘**Sprinkler Supply**’ wholesale / retail store. The property is generally located east of the I-15 Freeway and north of 300 South Street. The owner is GMG II Investments LLC, the applicant is Mr. Mike Canning, and the representatives are Mr. Brandon Dawson, Dawson Development LLC. And Mr. David Peterson, Excell Engineering. Case No. 2015-ZCA-009 (Staff – Ray Snyder). *(Note: This item was tabled at the 4/28/2015 meeting)*

2. **ZONE CHANGE (ZC)**

- A. Consider a zone change request to rezone ‘Area 1’ 1.695 acres from C2 to PDR, Area 2’ 0.074 acres from PDR to C2, and ‘Area 3’ 0.412 acres from C2 to PDR (a total of 2.181 acres) to accommodate future residential development of “**Desert Crest.**” The property is generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway. The owner and applicant is Development Solutions and the representative is Mr. Ken Miller. Case No. 2015-ZC-012 (Staff – Ray Snyder).
- B. Consider a zone change request on approximately 13.36 acres from RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) to R-1-12 (single family Residential 12,000 sq. ft. minimum lot size) to accommodate future residential development of “**The Cove at Little Valley.**” The property is generally located on the south side of Horseman’s Park Drive, and generally between Little Valley Road and 2350 East Street. The owner is Sullivan Field LLC and the representative is Mr. Shaun Sullivan. Case No. 2015-ZC-013 (Staff – John Willis)

3. **ZONING REGULATION AMENDMENT (ZRA)**

Consider a zoning regulation amendment to amend sections pertaining to **accessory structures** in Title 10, Zoning Ordinance, Chapter 2 “Definitions,” Chapter 7A Residential Estate Zones, Chapter 7B Single Family Residential Zones, Chapter 7C Multiple-Family Residential Zones, Chapter 7D Mobile Home Zones, and Chapter 14 Supplementary and Qualifying Regulations. The proposed amendment would make the code more consistent throughout varying zones and would address how to measure height as well as setbacks. Case No. 2015-ZRA-002 (Staff – John Willis)

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

Consider a general plan amendment from COM (Commercial) to MDR (Medium Density Residential) on approximately 7.89 acres. The property is generally located at the northeast corner of Brigham Road and Desert Hills Drive. This proposal is to change the general plan to allow for the future submittal of a zone change for “**Desert Hills Townhomes**” to allow development of a multi-family project. The applicant is SITLA (State and Institutional Trust Lands Administration) and the representative is Mr. Ryan Thomas, Development Services. Case No. 2015-GPA-004. (Staff – Ray Snyder).

5. **HILLSIDE PERMITS (HS)**

A. Consider a request for an amendment to a Hillside Development Permit for **Red Cliffs Park.**” The applicant is Red Cliffs Park LLC and the representative is Mr. James Sullivan. The total area is approximately 34.58 acres. The property is located at Nevada Drive and 3000 East Street and is zoned PD-R (Planned Development Residential). Case No. 2015-HS-001. (Staff – John Willis).

B. Consider a request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family **apartments**. The property owner is Mr. Randy **Simonsen**, the applicant is Mr. Jared Nielson, and the representative is Mr. Rob Reid, Rosenberg Associates. The total area is approximately 38.86 acres. The property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments. Case No. 2015-HS-002. (Staff – Ray Snyder).

6. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for a sixty (60) lot residential subdivision for “**The Villas at Cottam Ridge.**” The owner is Wright Homes and the representative is Mr. Derek Wright. The property is zoned PD-R (Planned Development Residential) and is located at River road and 1850 South. Case No. 2015-PP-014. (Staff – Wes Jenkins).

*(Note: This PP was previously denied at the 4/28 PC meeting, because there were unresolved issues regarding the width and improvement of a second access, future deposition of the ‘wetland’ area, setbacks, drainage, and landscaping. The PC considered the plat incomplete at that time.)*

7. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment for a previously recorded commercial subdivision final plat. This plat is “**Boulevard Centre Pad “C” Condominiums Amended.**” The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is located at 162 North 400 East, Building ‘C.’ Case No. 2015-FPA-018 (Staff – Todd Jacobsen)

8. **LOT SPLIT (LS)**

Consider approval of the lot split of a vacant industrial lot located between developed parcels at 389 North and 477 North Industrial Road (also located directly across the street from developed property at 450 North Industrial Road). The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned M-1 (Industrial). Case No. 2015-LRE-014 (Staff – Todd Jacobsen)

9. **MINUTES**

Consider approval of the minutes from the March 16, March 24, and April 14, 2015 meetings.

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 1

## Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 4/28/2015 (Tabled)

PLANNING COMMISSION AGENDA REPORT: 5/12/2015

### ZONE CHANGE AMENDMENT

#### **Sprinkler Supply**

Case No. 2015-ZCA-009

- Request:** This is a request to consider a zone change amendment on approximately one (1) acre of property zoned PD-C (Planned Development Commercial) to accommodate the future development of a sprinkler supply retail store.
- Background:** Currently Sprinkler Supply has a site located at Black Ridge Drive and 1600 South Street (near the Stephen Wade dealership), but has outgrown that current site.
- Project Name:** "Sprinkler Supply"
- Owner:** GMG II Investments LLC
- Applicant:** Mr. Mike Canning
- Representative(s):** Mr. Brandon Dawson  
Dawson Development LLC.
- Mr. David Peterson  
Excell Engineering  
12 West 100 North #201  
American Fork, UT 84003
- Location:** The property is generally located east of the I-15 Freeway and north of 300 South Street.
- Acreage:** 1 acre
- Zoning:** PD-C
- Adjacent zones:** To the north is PD-C (Serv Pro).  
To the east and south is R3 (high density residential units).  
To the west is the I-15 Freeway.

**Building:** It is proposed to construct a 6,000 sq. ft. twenty-eight foot (28') high building.

**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 which details and describes the project (see attached).
  2. Narrative – The applicant has provided a short narrative to provide an overview to this project (see attached).
  3. Use List – The only use requested for this site is for a sprinkler supply business (no use list submitted).
  4. Design – Building elevations, colors, and materials have been provided for review and discussion.
  5. SPR - A SPR (Site Plan Review) application and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
  6. Setbacks – The required setbacks in the PD-C zone are:  
Front – 25 ft. / Side – 10 ft. / Rear – 10 ft.
  7. Fencing – Height – A fence may not exceed 6 ft. (*an 8 ft. fence is not permitted*)
  8. Fencing – by Residential – A 6 ft. block wall is required to separate residential properties (Section 10-18-5.E and Section 10-8-6.K). There is an existing block wall to the east (next to the residential zone)
  9. Landscaping next to Residential – A 10 ft. L/S area is required next to any residential property (Section 10-8-6.K)
  10. Fencing – Front Yard - A 6 ft. wall is permitted in the rear and side yards, but not in the front setback area (Section 10-18-2.A & 10-18-3.A) (Note: a fence no higher than 4 ft. and 50% see through is allowed in the front setback area)
  11. Fencing – Screening Storage – a 6 ft. sight obscuring wall is required in the PD-C zone to screen any outside storage (Section 10-8-6.H)
  12. Fencing – Material – corrugated metal is proposed (see example)
  13. Parking – The City's standard for parking (Section 10-19-5) requires:  
1:250
  14. Drainage – A drainage study and plan will be provided to staff as a part of the civil engineering plan review process.
  15. 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.

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. Building – 6,000 sq. ft. and 28 ft. high.

**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. Acreage - The zoning on the entire zone change amendment area is recommended for approval (PD-C) on 1 acre.
2. Use List - The only use requested is for a sprinkler supply business.
3. Building - The building elevations, colors and materials are recommended for approval as presented.
4. Landscaping - The landscaping is recommended for approval as presented including a 10 ft. landscape strip between the site and the residential zone to the east. Trees shall be installed to adequately screen the site from residential use (Section 10-8-6.K). Note: Palm trees are not an approved street tree along 300 South Street. Turf is discouraged in the L/S area(s).
5. Freeway Landscaping – a landscaping area with live vegetation and live trees shall be installed as presented along the west property line (freeway frontage). The landscaping will be east of the proposed 6 ft. solid wall (placed to screen any outside storage).
6. Fencing – All fencing shall meet the requirements of the Zoning Ordinance; all outside storage shall be screened with a solid sight obscuring fence. No fence shall exceed 6 ft. in the side or rear yard. No fence shall exceed 4 ft within the front setback area.
7. Signage – The site shall comply with the Sign Ordinance.
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. Setbacks - All setbacks shall comply with the Zoning Ordinance
10. Parking - All parking shall comply with the Zoning Ordinance.
11. Lighting – The applicant shall submit a photometric plan with the SPR submittal (civil plan set)

**From:** David Peterson [mailto:david@excelcivil.com]

**Sent:** Monday, May 04, 2015 12:48 PM

**To:** Ray Snyder

**Cc:** John Willis; 'Brandon Dawson'

**Subject:** RE: Sprinkler Supply

1. We will deliver the 24x36 copies.
2. The solid fence will extend the length of UDOT right-of-way
3. The sample fence will be delivered before the meeting.
4. There are no concerns with architectural so close to the billboard

Thanks,

David W. Peterson, P.E.  
Excel Engineering, Inc.  
12 West 100 North, #201  
American Fork, UT 84003  
Phone: 801-756-4504  
Fax: 801-756-4511  
Email: david@excelcivil.com

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**From:** Ray Snyder [mailto:ray.snyder@sgcity.org]

**Sent:** Monday, May 04, 2015 11:41 AM

**To:** David Peterson

**Cc:** John Willis; Brandon Dawson

**Subject:** RE: Sprinkler Supply

David,

1. PDF's received. Please submit revised plans as 24 x 36 size plans (for wall exhibit in Council Chambers).
2. A 'solid' fence is required per code to screen any outside storage (the site has outside storage with a covered roof – sides are still open to view); chain link is shown at property line (UDOT - which would not work alone), but it appears on sheet LP-1.0 & C1 that a 6 ft. steel fence is called out. This is intended for the full length of the west side of property ? Correct?
3. Missing color and sample of solid metal fence proposed on 300 South Street. Need delivered to staff before the meeting.
4. No architectural issues with building so close to billboard?

Ray Snyder  
Planner II  
175 East 200 North  
St George, Utah 84770  
(435) 627-4437  
ray.snyder@sgcity.org

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**From:** David Peterson [mailto:david@excelcivil.com]

**Sent:** Monday, May 04, 2015 9:31 AM

**To:** Ray Snyder

**Cc:** 'Mike Canning'; brandon@dawsondevelopmentllc.com

**Subject:** Sprinkler Supply

Ray,

The owners have decided to stay with the original layout, but to modify the setbacks, etc.  
Attached are the updated site plan and landscape plans.

The owner will bring a physical sample of the metal fence to the meeting.  
Let me know what additional paper copies you would like us to deliver.

Thanks,

David W. Peterson, P.E.  
Excel Engineering, Inc.  
12 West 100 North, #201  
American Fork, UT 84003  
Phone: 801-756-4504  
Fax: 801-756-4511  
Email: david@excelcivil.com

## Sprinkler Supply - Written Text

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 Sprinkler Supply project:

- A. Use Of Land: The projected use of land, including percentages of land devoted to various types of land use, such as building coverage, parking area, landscaped area, etc.:

The proposed use of this project is for a new sprinkler supply retail store to be located on 1 acre. The existing store location has been sold and a new building will be constructed at this location. The store will supply sprinkler and landscaping supply needs. The building covers 6,000 s.f., 14 parking spaces are required and provided (with a data box breakdown provided on the site plan), and 5,700 s.f. of landscaping area is provided in the required 15' landscape setback area.

- B. Height and Elevations: The text shall indicate the type, character and proposed height of all buildings. The plot plan, elevations and perspective drawings may be prepared as necessary by the applicant to help the planning commission and city council to better understand the proposal.

The maximum building height of the Sprinkler Supply Store will be 28 feet. The building will be approximately 6,000 square feet. Elevations along with colored renderings of building have been provided to illustrate the proposal.

- C. Density: The density in terms of dwelling units per gross acre of land shall be indicated.

N/A – This is a commercial sprinkler supply company project and residential density is not applicable.

- D. Schools, Churches And Open Spaces: The location of any proposed school sites, churches, parks or other common or open spaces shall be identified.

There are no school sites or churches planned with this project. The closest church is 1,000 feet away and the closest school is 2,200 feet away. The closest Park is 1,800 feet away.

- E. Phasing Plan: A phasing plan, if the development is proposed to be developed in phases, shall be submitted.

No phasing is planned. The entire site will be constructed in a single phase.

- F. Topography: Topography at contour intervals of two feet (2') shall be submitted unless waived by the planning staff.

Topographical information will be provided in the grading plan. Generally the site is flat and slopes towards the South. The topography is provided on the Record of Survey included with the Zone Change application. The grading plan will be submitted with the civil engineering plans as a part of the SPR (Site Plan Review) application

- G. Landscape Plan: A landscape plan showing the general location of lawn area and trees shall be submitted (this may be a part of the site or plot plan).

A landscape plan 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 indicated.

5,700 s.f. of landscaping area is provided in the required 15' landscape setback area.

- 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.

Utility design will be submitted with the civil engineering plans as part of the SPR (Site Plan Review) application and all utilities will be underground as required.

- 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.

Refuse areas and containers shall be shown on the site plan. The trash container will be placed in the sprinkler supply yard and will be screened by the sight-obscuring fence that will be placed around the project.

- K. Lighting Plan: The plans submitted shall include a general lighting plan indicating location of lights to be installed on the site.

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 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: Overall sign program if proposed signage differs from what is allowed as outlined in the sign ordinance set forth in title 9, chapter 13 of this code. (Ord. 1-3-2000, 1-20-2000)

Any signs proposed for this project will comply with the sign ordinance as set forth in Title 9, Chapter 13. Sign details and design will be submitted as part of the SPR (Site Plan Review) application.

**Sprinkler Supply Company** has been providing top quality irrigation products, landscaping supplies and repair parts to contractors, grounds maintenance professionals, and residential customers since 1982.

People look to us for the very best names in commercial-grade sprinklers, landscape lighting, water features, pavers. Our in-house experts specialize in support for landscape professionals, estimates, consultation, troubleshooting for a wide variety of industries,









Drawing title:

SCALE VERIFICATION

SCALE: AS SHOWN

DATE: 04/01

NTS

OTHER

LOCATED

DESIGNED

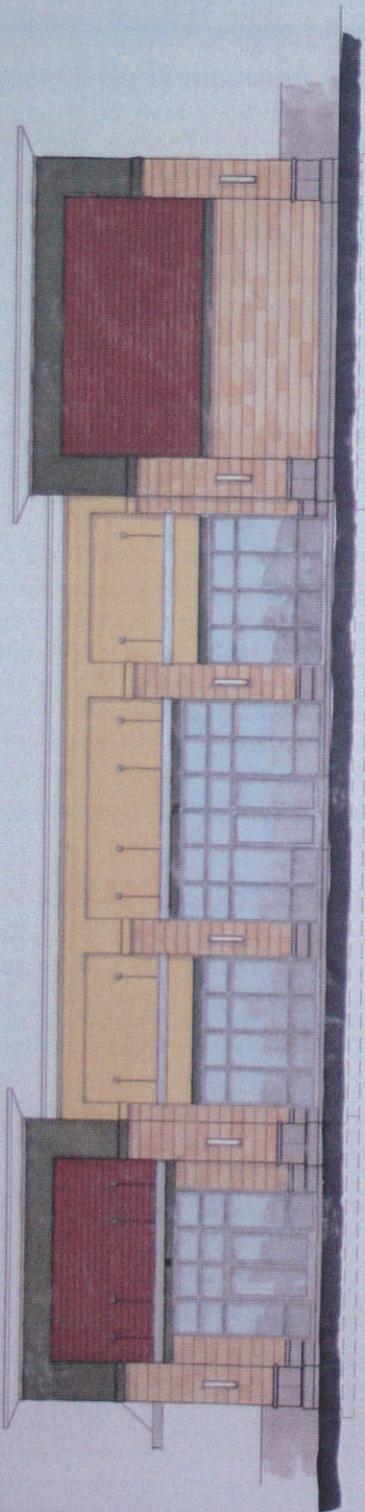
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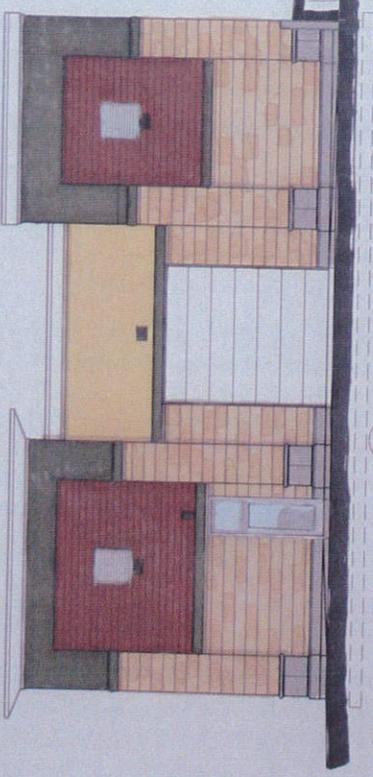
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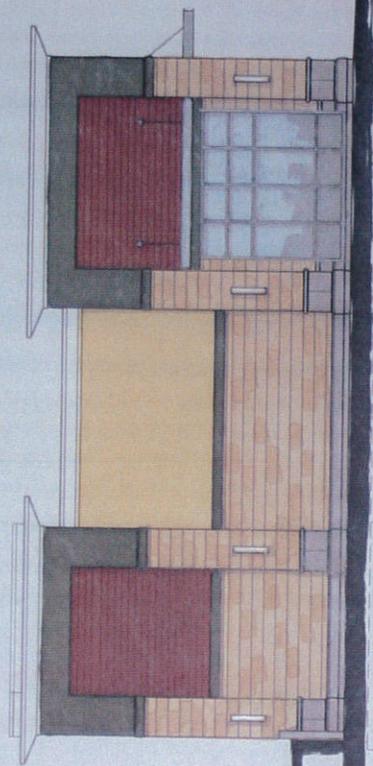
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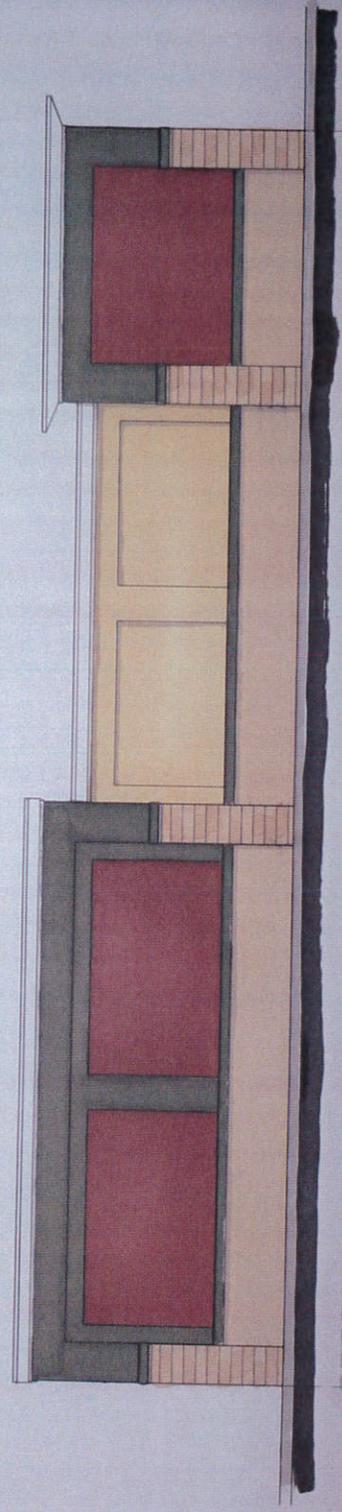
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2 EAST ELEVATION  
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3 WEST ELEVATION  
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4 NORTH ELEVATION  
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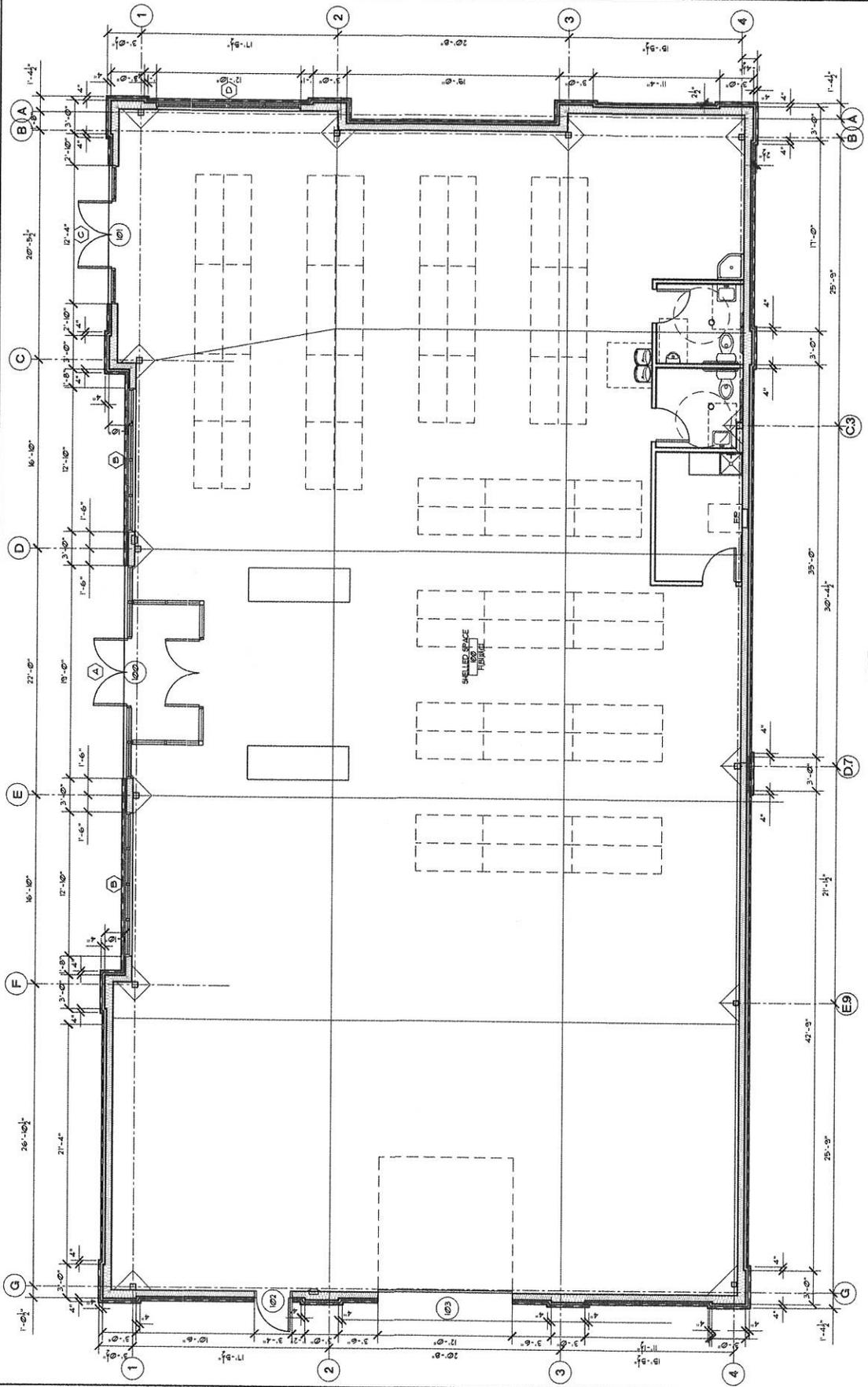


Spring Valley  
COMMERCIAL CENTER

**SCALE VERIFICATION**

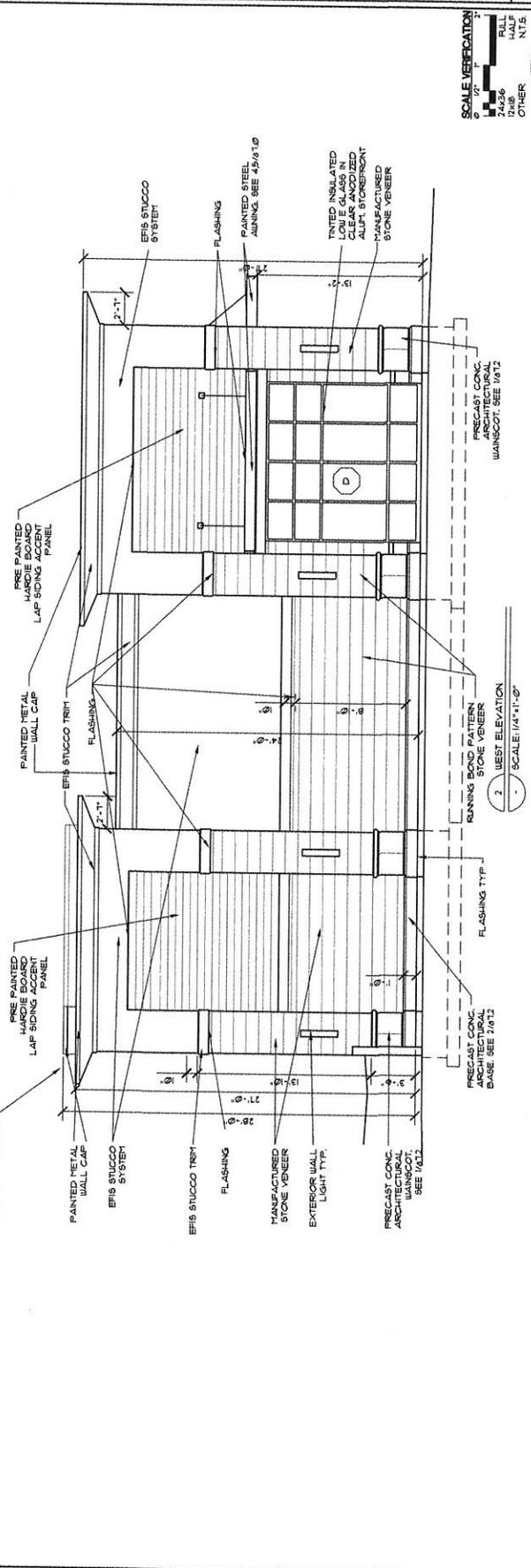
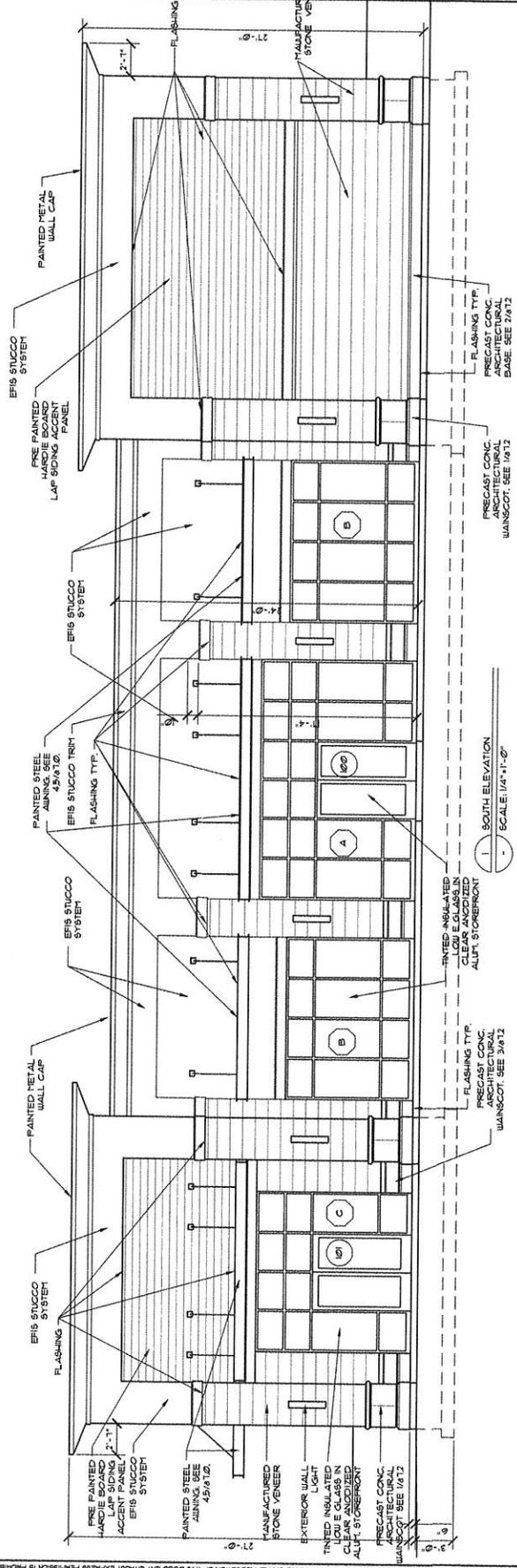
AS SHOWN  
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 RAMP  
 OTHER  
 NOTES

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 No. 02864  
 STATE OF UTAH

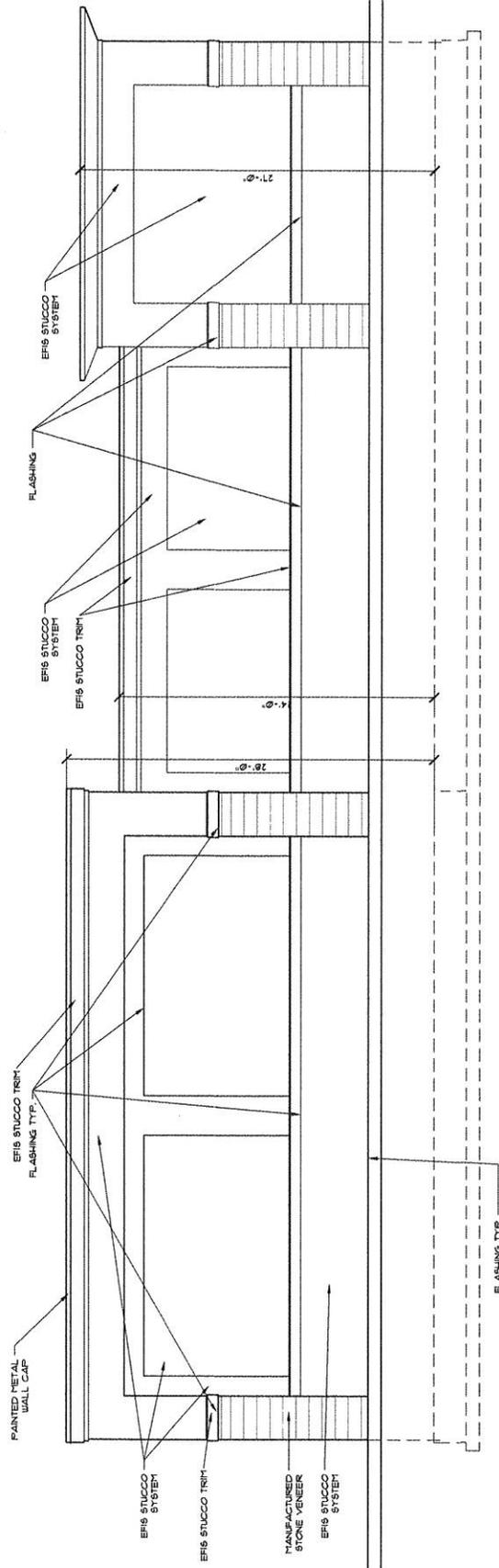


**1 FLOOR PLAN**  
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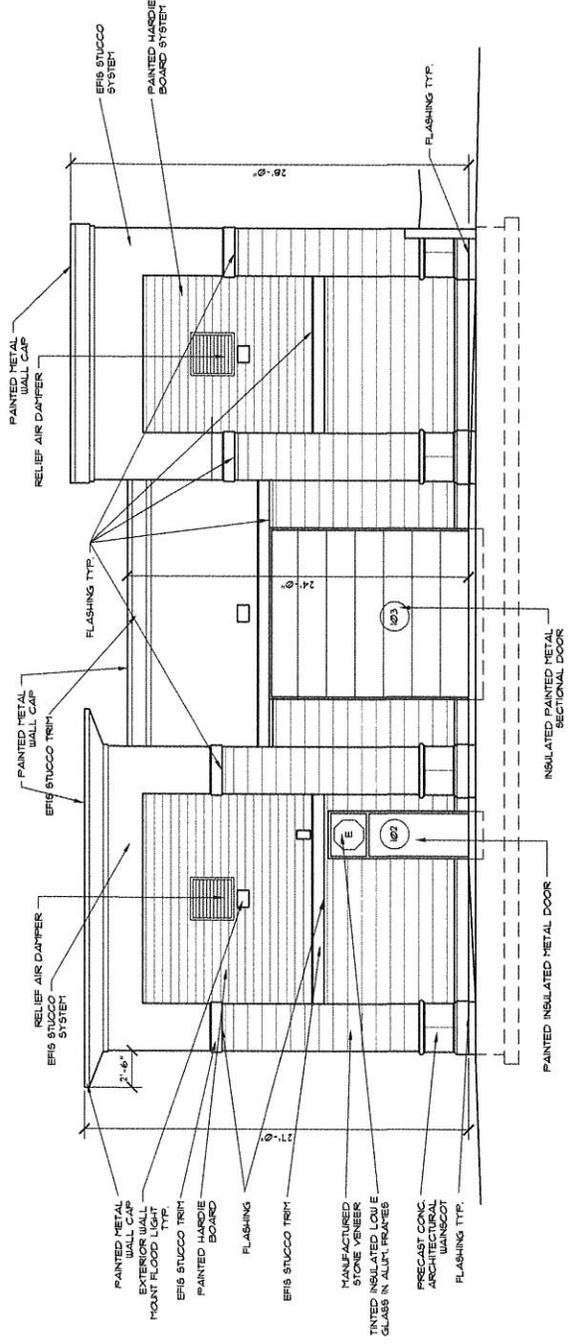
THIS DRAWING IS THE PROPERTY OF NHA ARCHITECTS. REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT EXPRESS PERMISSION IS PROHIBITED.



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



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

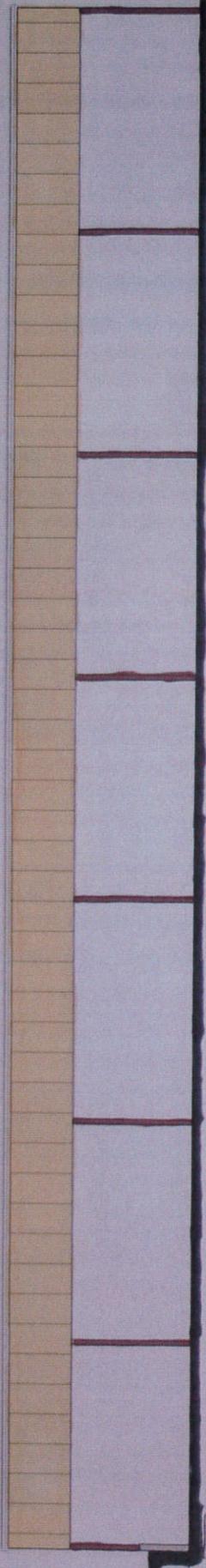
Nelson·Howden & Associates  
architects / planners  
280 West 10th St  
Vancouver BC  
V6Y 1P8

SPRINKLER SUPPLY  
ST. GEORGE STORE

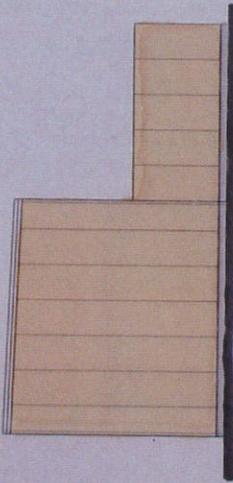
COLORED ELEVATIONS  
COVERED STORAGE

date: 04/03/03  
sheet

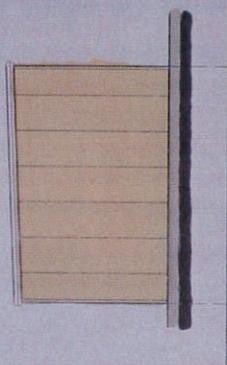
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OTHER



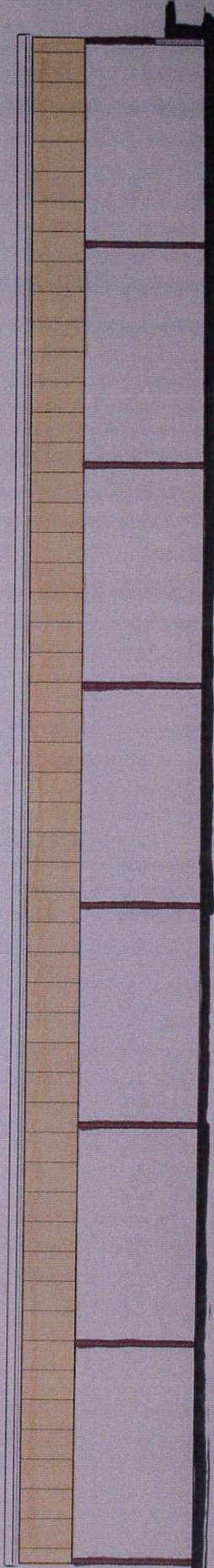
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SCALE 3/16" = 1'-0"



1 SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"

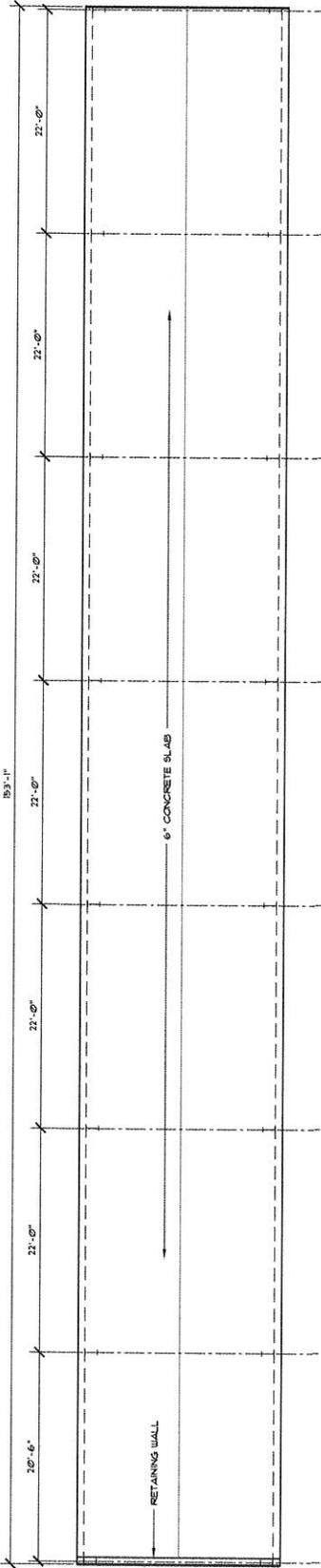


1 EAST ELEVATION  
SCALE 3/16" = 1'-0"



Drawing title:

**SCALE VERIFICATION**  
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 FULL  
 HALF  
 QUARTER  
 OTHER



1 COVERED STORAGE FLOOR PLAN  
 SCALE 3/16" = 1'-0"



## Aerial

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

April 20, 2015



# Zoning

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

April 20, 2015



© 2015 Google

Google

37°06'11.86" N 113°33'34.62" W elev 2705 ft eye alt

1993



1100 300 S St

Exit S



© 2015 Google

© 2015 Google

Google

37°06'12.13" N 113°33'35.00" W elev 2713 ft eye alt ?

problem

Veterans' Memorial Hwy

Exit S



N



© 2015 Google

© 2015 Google

Google

37°06'12.20" N 113°33'36.70" W elev 2711 ft eye alt 3

oblem





Mr. Ray Snyder  
City of St George  
175 East 200 North  
St George, UT 84770

Dear Mr. Snyder,

I received the notice from the City of St George dated April 16 regarding the zoning request for a sprinkler supply store on 300 South (case 2015-ZCA-009).

Please take my comments below to the Planning Commission.

- I am an owner of a condo in the La Paloma development, which is directly east of the proposed site. The approval of this proposal will affect me.
- I am an experienced retailer. There are no retail establishments anywhere near where this proposed store wants to go. Retail 101 tells you that traffic patterns, signage and ease of entry for patrons are required for success. This parcel gives none of the above.
- The argument will be that this is a targeted retail location, and that those customers who need their sprinkler parts will find this store. I disagree. It will be easier and faster to go to Home Depot. There are not enough customers who fit the target profile to make this a viable location.
- All of the parcels anywhere near this one are residential. Let's keep the retail stores out of what is already a 100% residential area.
- What happens if this proposed store were to be built as proposed, and then goes out of business as they ultimately will do due to the extremely poor retail location? Will we then have an empty building that then becomes an eyesore and a target for vandals, and that then drags down our property values? No decent retailer in their right mind would put a store there, which begs the question of what sort of operation comes into that vacant location next? We would do well to consider that.
- From my perspective, this is an extremely poor choice for a retail location, and will be detrimental to my property values. I strongly suggest that the Planning Commission deny this request.

Sincerely,

  
Jaron L. Johnson

# ITEM 2A

## Zone Change

PLANNING COMMISSION AGENDA REPORT: 5/12/2015

### ZONE CHANGE

#### **Desert Canyons / Desert Crest**

Case No. 2015-ZC-012

- Request:** Consider a zone change request to rezone / readjust “Area 1” (1.695 acres) from C2 to PDR, “Area 2” (0.074 acres) from PDR to C2, and “Area 3” (0.412 acres) from C2 to PDR (for a total of 2.181 acres)
- Project Name:** “Desert Canyons / Desert Crest”; this is a re-adjustment of land uses to allow for residential development of “Desert Crest” and to clean-up the commercial area immediately adjacent.
- Owner:** Development Solutions Group
- Applicant:** Development Solutions Group
- Representative(s):** Mr. Ken Miller, Development Solutions
- Location:** The property is generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway.
- Acreage:** 2.181 acres
- Existing Zoning:** C2 & PDR (to be readjusted)
- Requested Zone:** Area 1 = 1.69 acres – C2 to PDR zone  
Area 2 = 0.07 acres – PDR to C2 zone  
Area 3 = 0.41 acres – C2 to PDR zone
- General Plan:** RES and COM
- Adjacent zones:** RES and COM
- Options:** The Planning Commission has several options:
1. Deny the zone change
  2. Approve the zone change as presented
  3. Table the zone change to allow for any additional information to be provided as determined.

**EXAMPLE**

**Motion to Approve:**

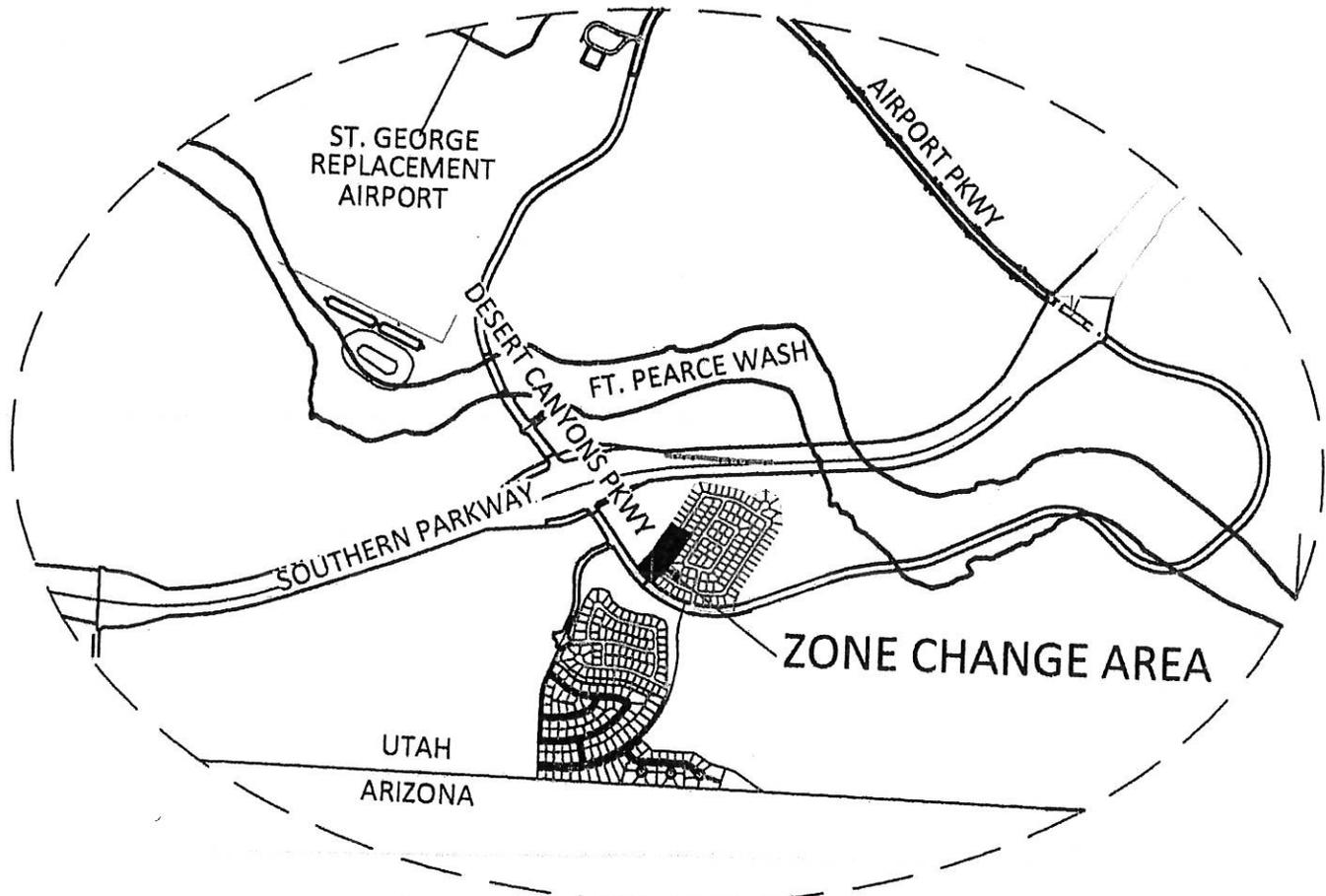
Note that any motion to approve this zone change will need to include:

1. Acreage – It is recommended that the following zoning changes be approved:

Area 1 = 1.69 acres – C2 to PDR zone

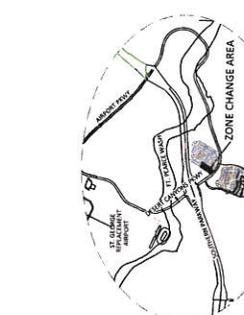
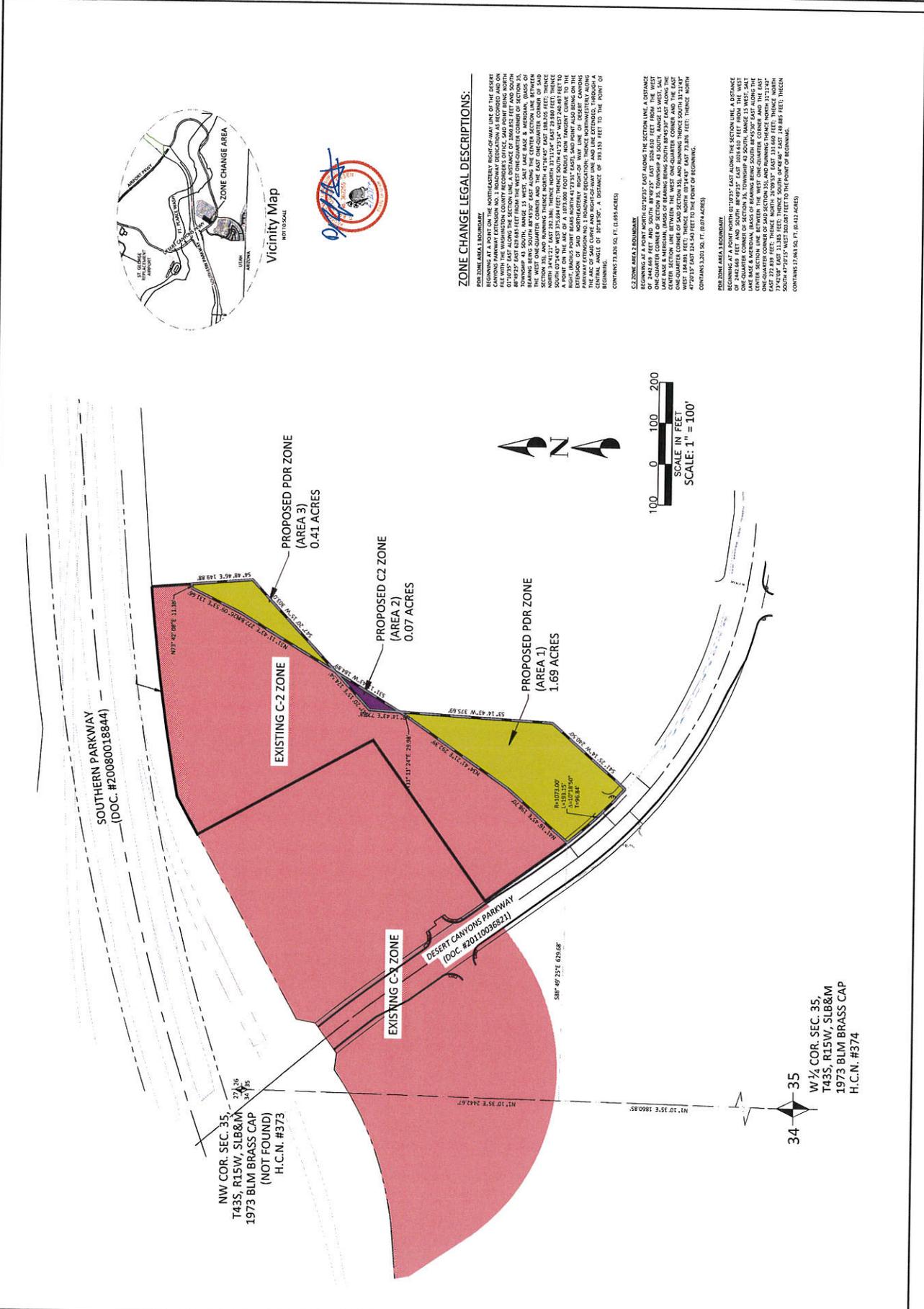
Area 2 = 0.07 acres – PDR to C2 zone

Area 3 = 0.41 acres – C2 to PDR zone



# Vicinity Map

NOT TO SCALE



**ZONE CHANGE LEGAL DESCRIPTIONS:**

**PDR ZONE AREA 1 BOUNDARY:**  
 BEGINNING AT A POINT ON THE NORTHWEST QUARTER CORNER LINE OF THE DESERT CANYONS PARKWAY EXTENSION NO. 1, BOUNDARY DESIGNATION AS RECORDED AND ON 01°10'35" EAST ALONG THE SECTION LINE, A DISTANCE OF 1,200.55 FEET AND SOUTH 89°58'43" WEST ALONG THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, AND BEARING BEING SOUTH 89°58'43" WEST ALONG THE CENTER SECTION LINE BETWEEN SECTION 35, AND RANGING THENCE NORTH 47°15'45" EAST 138.105 FEET THENCE SOUTH 87°14'57" WEST 273.688 FEET BEING RADII 371'13" EAST 79,380 FEET THENCE A POINT ON THE ARC OF A 303,000 FOOT RADIUS MORE TANGENT CORVE TO THE EXTENSION OF SAID NORTHWEST QUARTER CORNER, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CORVE AND BEING TANGENT TO SAID CENTER SECTION LINE, THENCE CENTRAL ANGLE OF 317°50", A DISTANCE OF 39,159 FEET TO THE POINT OF BEGINNING, CONTAINS 3,201.56 FT. (0.074 ACRES)

**C2 ZONE AREA 2 BOUNDARY:**  
 BEGINNING AT A POINT NORTH 01°07'53" EAST ALONG THE SECTION LINE, A DISTANCE OF 144,669 FEET AND SOUTH 89°58'43" EAST 204,616 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SAID ONE-QUARTER CORNER OF SAID SECTION 35, AND BEARING BEING SOUTH 89°58'43" WEST ALONG THE CENTER SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 35, AND RANGING THENCE SOUTH 31°11'34" EAST 77,897 FEET, THENCE NORTH 28°09'51" EAST 31,160 FEET, THENCE NORTH 47°29'15" WEST 303,007 FEET TO THE POINT OF BEGINNING, CONTAINS 37,983.50 FT. (0.412 ACRES)

**PDR ZONE AREA 3 BOUNDARY:**  
 BEGINNING AT A POINT NORTH 01°07'53" EAST ALONG THE SECTION LINE, A DISTANCE OF 144,669 FEET AND SOUTH 89°58'43" EAST 204,616 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SAID ONE-QUARTER CORNER OF SAID SECTION 35, AND BEARING BEING SOUTH 89°58'43" WEST ALONG THE CENTER SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 35, AND RANGING THENCE SOUTH 31°11'34" EAST 77,897 FEET, THENCE NORTH 28°09'51" EAST 31,160 FEET, THENCE NORTH 47°29'15" WEST 303,007 FEET TO THE POINT OF BEGINNING, CONTAINS 37,983.50 FT. (0.412 ACRES)

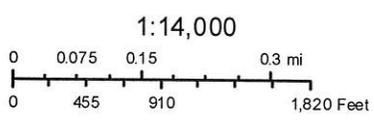
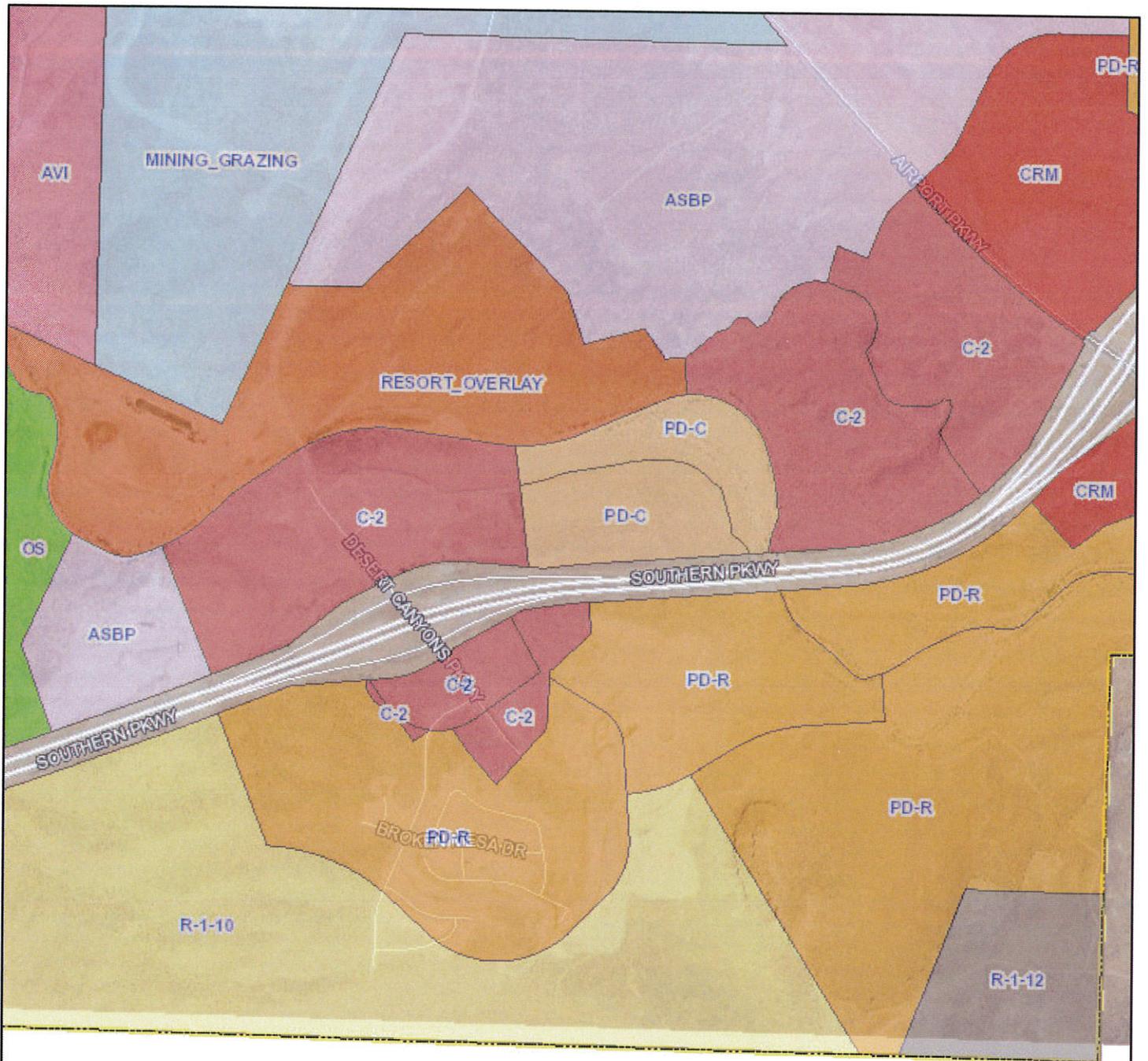




# General Plan

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

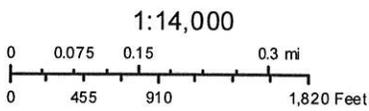
April 27, 2015



# Zoning Map

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

April 24, 2015



# Aerial

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

April 24, 2015

# ITEM 2B

## Zone Change

PLANNING COMMISSION AGENDA REPORT: 05/12/2015

### ZONE CHANGE

#### **Cove at Little Valley**

Case No. 2015-ZC-013

**Request:** To rezone an approximately 13.36 acre parcel from RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size). The property is located on the south side of Horseman Park Drive, and generally between Little Valley Road and 2350 East.

**Applicant:** Sullivan Field LLC  
558 E Riverside Dr Suite 102  
St. George, Utah 84790

**Representative:** Mr. Shaun Sullivan

**Area:** 13.36 acres

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

**General Plan:** LDR - Low Density Residential (Up to 4 du/acre)

**Density:** Up to 4.0 du/acre

**Adjacent zones:** North: RE-20/RE-12.5 Sunrise Ridge Intermediate School  
East: A-1 Existing Residential  
South: R-1-12/RE-20 Existing Residential  
West: R-1-12 Vacant Property

**Project:** This zone change, if approved would allow for the future submittal of residential subdivision plats.

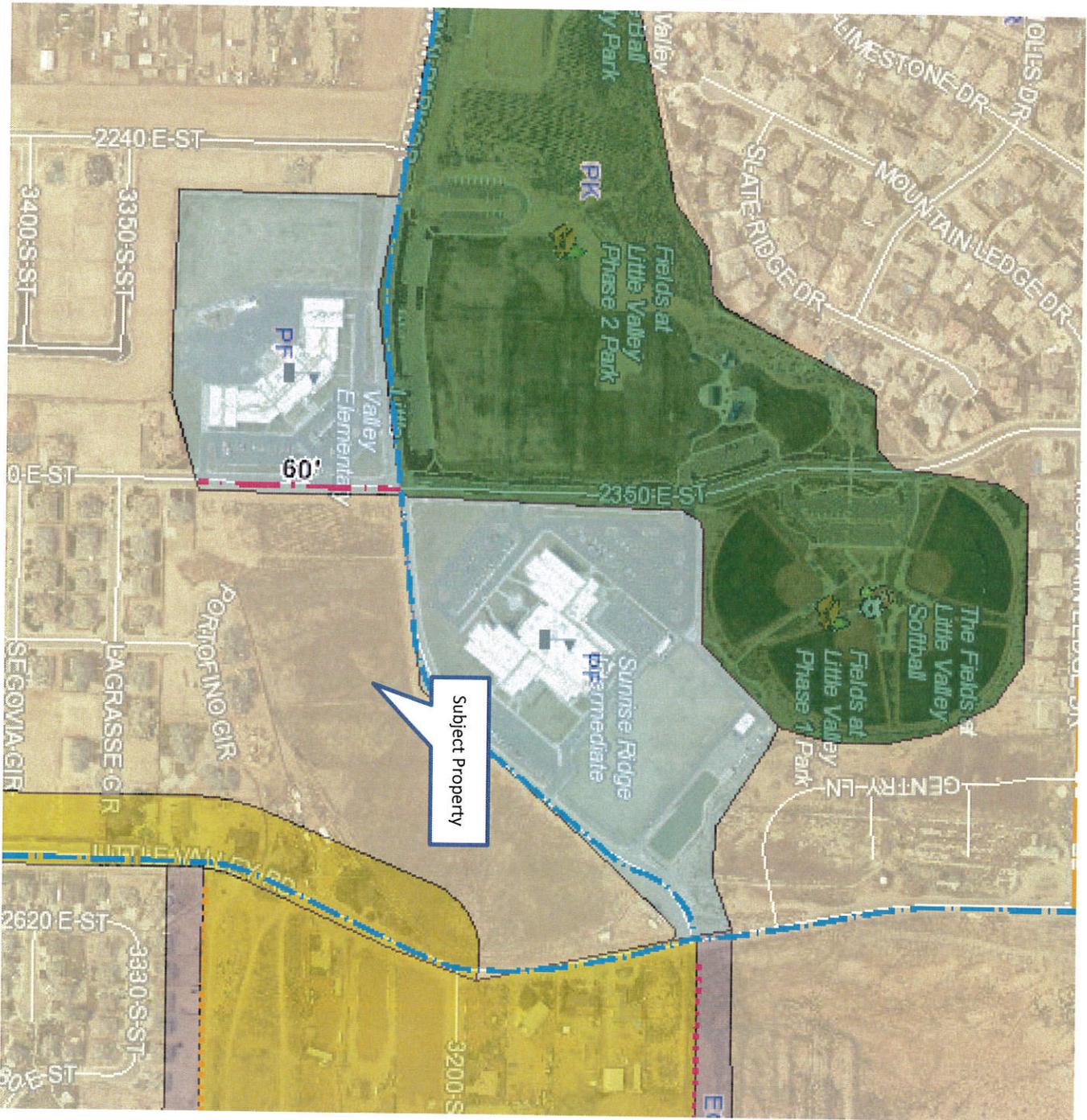
**Comments:** The proposed zone change is consistent with the General Plan Land Use Map and is adjacent to R-1-12 to the south and west. Staff finds that this change is in harmony with the current General Plan of this area and Staff recommends approval.

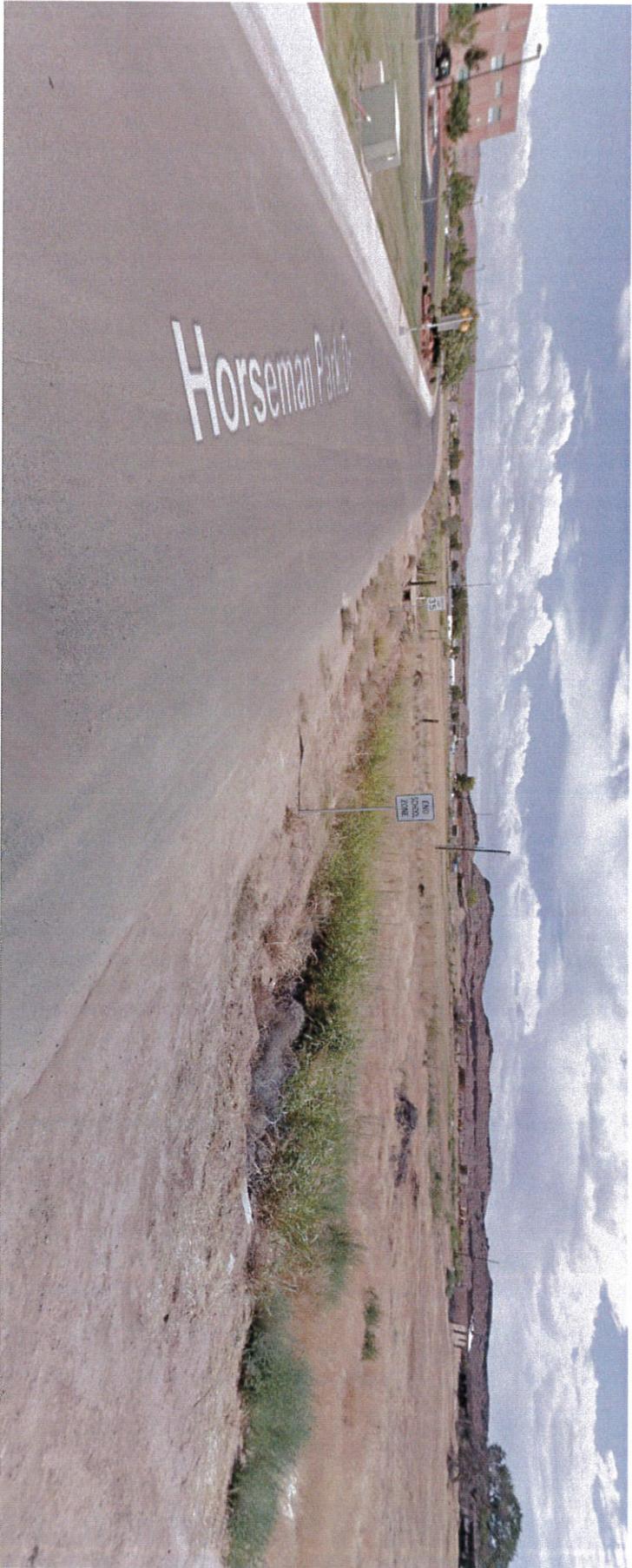


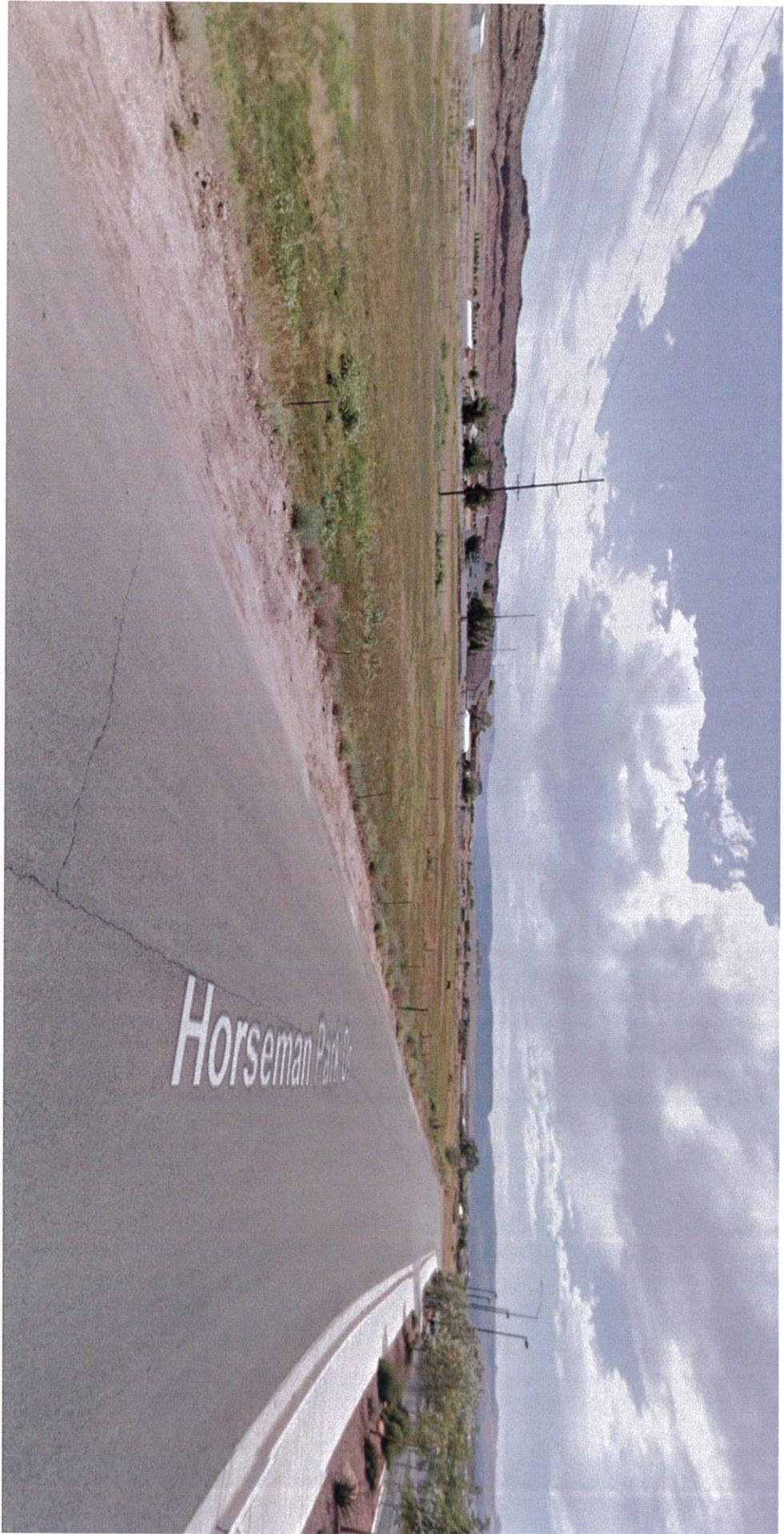












**ZONE CHANGE  
ALL ZONES (EXCEPT PD)  
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE *EXCEPT* PD (PLANNED DEVELOPMENT)  
AS PROVIDED BY THE CITY OF ST. GEORGE ZONING ORDINANCE  
CITY OF ST. GEORGE, UTAH

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Sullivan Field LLC

Shaun Sullivan William M Papanikolas

MAILING ADDRESS: 558 E Riverside Dr Suite 102 St. George UT 84790

PHONE: 435-680-2971 CELL: " FAX: "

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

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

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

EMAIL ADDRESS(ES): Shaun @ Sullivan - Homes .com

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

MAILING ADDRESS: 558 E Riverside Dr Suite 102

PHONE: 435-680-2971 CELL: 680-2971 FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): Shaun @ Sullivan - Homes .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 and the surrounding areas.) Include a site plan suitable for presentations in public meetings.

South of Harrison Parkway Dr. North of the Village @ Little Valley,  
West of Little Valley Dr. East of 2350 East.

The Zone Change becomes effective on the hearing date if approved by the City Council.

\*NOTE: NO FEE FOR ACREAGE REZONED TO OPEN SPACE.

**OFFICE STAFF USE ONLY**

CASE #: 2015-ZC-013 FILING DATE: 4/21/15 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

13.34 total  
 $500 + (50 \times 12.34) = 1117$

**II. ADDITIONAL INFORMATION**

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

1. What is the present zoning on the property? RE-20
2. What zone or zones are requested by this application? P-1-12
3. Is the zone change in harmony with the present City General Plan? Yes  No
4. If no, what does the City General Plan propose for the subject property? NA  
*(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)*
5. Total acreage of proposed zone change: 13.36 ± Acres
6. Are there deed restrictions against the property that might affect the requested zone change?  
Yes  No   
*A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.*
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes  No   
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. 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:  
Water, Power, Sewer and Drainage adequate to meet  
the future need of any project are available on  
horse man park Drive.  

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### III. SUBMISSION CHECKLIST FOR ZONE CHANGE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name The Cove at Little Valley  
(Project name must be previously approved by the Washington County Recorder & City Planning Department)  
Developer/Property Owner Sullivan Field LLC Phone No. 435-680-2971  
Contact Person/Representative Shaun Sullivan Phone No. 435-680-2971  
Licensed Surveyor Roger M. Bundy Phone No. 435-632-3540

### ZONE CHANGE 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\*

#### Legal Description Documents:

Submit the following documents: (These documents must be prepared by a licensed surveyor)

1. Described bearings on all documents must be rotated to HCN;
2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department; ✓
5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

#### Other Submission Documents:

6. This Zone Change application form completed and signed;
7. Appropriate\*\* **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**
8. County ownership plat with boundary of zone change outlined;
9. List of property owners within 500' and two sets of mailing labels;
10. Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
11. 8-1/2" x 11" reduction of the site plan;
12. CD with the above images in JPEG, BMP, TIFF or PDF format.

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

\*\* *Note: There is NO FEE for acreage rezoned to open space*

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

Planning Commission usually meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. 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.

**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 - There is **NO FEE** for acreage rezoned to Open Space

**IV. APPLICANT AGREEMENT**

We the undersigned applicant(s) Sullivan Fields LLC  
(is)(are) the owner(s) \_\_\_\_\_  
or (agent) of the following legally described property and request the zone change as described above. (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. **Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.**

[Signature]  
Signature

558 E Riverside Dr Suite 102 St George UT 84790  
Address

[Signature]  
Signature

660 W. Center, Snow, UT 84738  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

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

# ITEM 3

## Accessory Structures

PLANNING COMMISSION AGENDA REPORT: 05/12/2015

### AMENDMENT TO ZONING REGULATIONS; PUBLIC HEARING

Case No. 2015-ZRA-002

**Request:** Proposed amendment to Title 10, Zoning Ordinance, Chapter 2 "Definitions," Chapter 7A Residential Estate Zones, Chapter 7B Single Family Residential Zones, Chapter 7C Multiple-Family Residential Zones, Chapter 7D Mobile Homes Zones, and Chapter 14 Supplementary And Qualifying Regulations.

**Applicant:** City of St George

**Background:** Currently the Zoning Ordinance is unclear and lacks consistency in regards to accessory buildings in residential zones. Each zone has different requirements and this amendment would make it easier to administer and provide consistency in the code. For instance, in most sections of the code, accessory structures are measured from the midpoint of the roof; however in the single family zones, height is measured from the ground to peak. Additionally, current code requires building setbacks based on wall height and provides ranges, but no guidance when applying ranges. The proposed amendment will help administer the code, by being concise, as well as, consistent.

**Proposed Amendment:**  
(New wording is underlined)

#### 10-2-1 Definitions:

BUILDING, ACCESSORY: A detached subordinate building clearly incidental to and located upon the same lot occupied by the main building. Accessory structures include garages, sheds, gazebos or other similar subordinate structures.

#### ARTICLE A. RESIDENTIAL ESTATE ZONES (RE-5, RE-12.5, RE-20, RE-37.5)

##### 10-7A-4: HEIGHT REGULATIONS:

B. 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. (1998 Document § 13-4; amd. 2003 Code)

10-7A-6: MODIFYING REGULATIONS:

A. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten feet (10') away from a main building may have two foot (2') side or rear property setback on interior lot lines, but no less.

B. Distance Between Buildings: No two (2) accessory buildings on adjacent properties shall be located closer together than ten feet (10'). No building, structure or run housing animals or fowl shall be constructed closer than fifty feet (50') to a dwelling unit on the same or an adjacent lot.

C. Detached Accessory Buildings: Accessory buildings located to the rear and at least ten feet (10') away from the main dwelling may be built, provided that:

1. The roof shall not project across the property line;

2. Stormwater runoff from the building shall not run onto adjacent property;

3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;

4. Any nonportable structure placed over a utility easement shall require written approval from the city water and power department prior to obtaining a building permit;

5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area unless a conditional use permit is granted for a larger accessory building;

6. Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest the side or rear property line according to the following table, unless a conditional use permit is granted for a higher wall and setback ten feet (10') feet:

<u>Setback From Property Line</u>	<u>Height Of Building Wall</u>
	-
<u>5 feet</u>	<u>8 feet</u>
<u>8 feet</u>	<u>10 feet</u>

7. Detached garages and accessory buildings shall be limited to an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style), unless a conditional use permit is granted for a greater height;

8. Detached accessory buildings in a side yard:

- a. May be located in a side yard, provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling.
- b. Exterior shall look similar to the main structure by using the same building materials, colors, and design.

**ARTICLE B. SINGLE-FAMILY RESIDENTIAL ZONES (R-1-6, R-1-7, R-1-8, R-1-10, R-1-12, R-1-20, R-1-40)**

~~Detached Private Garages And Accessory Buildings: Private garages and a~~Accessory buildings located to the rear and at least ten feet (10') away from the main dwelling may be built, ~~to the property line and may also be built in the side yard;~~ provided that:

1. The roof shall not project across the property line;
2. Stormwater runoff from the building shall not run onto adjacent property;
3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;
4. Any nonportable structure placed over a utility easement shall require written approval from the city water and power department prior to obtaining a building permit;
5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area unless a conditional use permit is granted for a larger accessory building;
6. Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest the side or rear property line according to the following table, ~~(unless a conditional use permit is granted for a higher wall and setback ten feet (10') feet):~~

<b>Setback From Property Line</b>	<b>Height Of Building Wall</b>
<del>0-5 feet -5 feet-</del>	8 feet
<del>8-10 feet -10 feet-</del>	10 feet

7. Detached garages and accessory buildings shall be limited to an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style) ~~as measured from adjacent grade to highest point of roof, unless a conditional use permit is granted for a greater height;~~
8. ~~Detached garages and accessory buildings in a side yard:~~

- a. May be located in a side yard, provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling.
- b. Exterior shall look similar to the main structure by using the same building materials, colors, and design. (Ord. 2006-12-001, 12-7-2006)

## **ARTICLE C. MULTIPLE-FAMILY RESIDENTIAL ZONES (R-2, R-3, R-4)**

### **10-7C-4: HEIGHT REGULATIONS:**

- A. No main building shall be erected to a height greater than thirty five feet (35') or two and one-half (2<sup>1/2</sup>) stories, whichever is less. No accessory building shall be erected to a height greater than fifteen feet (15'), unless recommended by the planning commission and approved by the city council as a conditional use permit (see section 10-14-14 of this title for restrictions).
- B. An accessory building shall be limited to one story. (1998 Document § 15-4; amd. 2003 Code)

### **10-7C-7: MODIFYING REGULATIONS:**

- A. Setback On Street Side And Rear Yard: The side and rear yard setback on a street side yard shall be the same as for a front yard setback (setback requirement is 25 feet from any public street).
- B. Detached Accessory Buildings: Accessory buildings located to the rear and at least ten feet (10') away from the main dwelling may be built, provided that:
  - 1. The roof shall not project across the property line;
  - 2. Stormwater runoff from the building shall not run onto adjacent property;
  - 3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;
  - 4. Any nonportable structure placed over a utility easement shall require written approval from the city water and power department prior to obtaining a building permit;
  - 5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area unless a conditional use permit is granted for a larger accessory building;
  - 6. Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest the side or rear property line according to the following table, unless a conditional use permit is granted and setback ten feet (10') feet:

<u>Setback From Property Line</u>	<u>Height Of Building Wall</u>
<u>5 feet</u>	<u>8 feet</u>
<u>8 feet</u>	<u>10 feet</u>

7. Detached accessory buildings shall be limited to an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style), unless a conditional use permit is granted for a greater height;

8. Detached garages and accessory buildings in a side yard:

a. May be located in a side yard, provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling.

b. Exterior shall look similar to the main structure by using the same building materials, colors, and design. (Ord. 2006-12-001, 12-7-2006)

~~Private Garages And Accessory Buildings: Private garages and accessory buildings located to the rear and at least ten feet (10') away from the main dwelling may be built to the property line; provided, that:~~

~~1. The roof shall not project across the property line;~~

~~2. Stormwater runoff from the building shall not run onto adjacent property;~~

~~3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;~~

~~4. Any nonportable structure placed over a utility easement shall require written approval from the city water and power department prior to obtaining a building permit;~~

~~5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area, unless a conditional use permit is granted for a larger building;~~

~~6. Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest the side or rear property line according to the following table (unless a conditional use permit is granted for a higher wall):~~

<del>Setback From Property Line</del>	<del>Height Of Building Wall</del>
<del>-</del>	
<del>0 feet - 5 feet</del>	<del>8 feet</del>

5 feet - 10 feet

10 feet

7. Detached garages and accessory buildings shall be limited to an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style), as measured from adjacent grade to highest point of roof, unless a conditional use permit is granted for a greater height.

**ARTICLE D. MOBILE HOME ZONES (MH-6, MH-8, MH-10, MH-12, MH-20, MH-40)**

**10-7D-7: MODIFYING REGULATIONS FOR MOBILE HOME SUBDIVISIONS:**

B. Detached Accessory Buildings: Private accessory buildings located to the rear and at least ten feet (10') away from the main dwelling may be built, provided that:

1. The roof shall not project across the property line;
2. Stormwater runoff from the building shall not run onto adjacent property;
3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;
4. Any nonportable structure placed over a utility easement shall require written approval from the city water and power department prior to obtaining a building permit;
5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area unless a conditional use permit is granted for a larger accessory building;
6. Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest the side or rear property line according to the following table, unless a conditional use permit is granted and setback ten feet (10') feet:

<u>Setback From Property Line</u>	<u>Height Of Building Wall</u>
<u>5 feet</u>	<u>8 feet</u>
<u>8 feet</u>	<u>10 feet</u>

7. Detached garages and accessory buildings shall be limited to an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style), unless a conditional use permit is granted for a greater height;

8. Detached accessory buildings in a side yard:

a. May be located in a side yard, provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling.

b. Exterior shall look similar to the main structure by using the same building materials, colors, and design. (Ord. 2006-12-001, 12-7-2006)

~~Private Garages And Accessory Buildings: Private garages and accessory buildings located to the rear and at least ten feet (10') away from the main residence may be built to the property line; provided, that: 1) the roof shall not project across the property line; 2) storm water runoff from the building shall not run onto adjacent property; and 3) all corner lots shall maintain front yard setback requirement on both streets. Detached private garages and accessory buildings shall not exceed one thousand (1,000) square feet in size unless a larger building is approved by the planning commission.~~

## **Chapter 14**

### **SUPPLEMENTARY AND QUALIFYING REGULATIONS**

#### **10-14-9: YARDS UNOBSTRUCTED; EXCEPTIONS:**

C. Detached Storage Sheds: Detached storage sheds up to a maximum size of one hundred twenty (120) square feet and twelve feet (12') maximum height may be located within ten feet (10') of the dwelling where a ten foot (10') separation is not feasible between the dwelling and the shed due to the width of the rear yard; and provided, that all other provisions regulating accessory buildings are complied with (see subsections 10-7B-6B and 10-7C-7B of this title). Detached storage sheds shall not be located in a side yard setback unless approved by the community development director or a designated representative, provided: 1) the rear yard is not feasible, referring to width and location, not a lack of space due to other structures or plant life occupying the rear yard; 2) the location shall be an interior side yard setback (not street side on a corner lot); and 3) the shed shall be architecturally compatible with the dwelling, referring to color and material.

#### **10-14-11: DOUBLE FRONTAGE LOTS IN RESIDENTIAL ZONES:**

Lots which have the rear or side property lines adjacent to a public street shall maintain the following minimum rear or side setbacks:

A. With a six foot (6') masonry wall along rear or side property line, dwellings may be located within twenty feet (20') of rear or side property lines; accessory buildings no higher than fifteen feet (15') in height may be ten feet (10') from the rear property line; and storage sheds no higher than six feet (6') in height may be placed adjacent to the six foot (6') block wall.

**10-14-12: AREA OF ACCESSORY BUILDINGS:**

No accessory building nor group of accessory buildings in any residential district shall cover more than twenty five percent (25%) of the rear lot area, unless a larger accessory building is approved under a conditional use permit. (Ord. 2003-02-001, 1-20-2003)

**10-14-13: HEIGHT REQUIREMENTS; EXCEPTIONS:**

D. Maximum Height Of Accessory Building: No building which is accessory to a one-family, two-family, three-family or four-family dwelling shall be erected to a height greater than one story or fifteen feet (15'). (1998 Document § 3-14)

**10-14-14: ACCESSORY BUILDINGS:**

Accessory buildings shall not be constructed upon a lot until the building permit has been issued for the principal building. (1998 Document § 3-15)

|

# ITEM 4

## General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 05/12/2015

### GENERAL PLAN AMENDMENT: PUBLIC HEARING

#### **Desert Hills TH**

Case No. 2015-GPA-004

#### **Request:**

To amend the General Plan from COM (Commercial) to MDR (Medium Density Residential) on 7.89 acres. The property is generally located at the northeast corner of Brigham Road and Desert Hills Drive. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of multiple family town homes.

#### **Background:**

##### **GPA**

Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). However, in this case, the applicant is asking to be allowed review of a GPA in May because it is a unique situation such that the zoning already supports residential (PD-R), but the underlying general plan is in conflict and does not.

##### **Hidden Valley Commercial – Minor Subdivision**

In 2006 council approved Case No. 2006-FP-115 (Final Plat) which created a two (2) lot commercial subdivision. Ivory Homes developed an office building on 'Lot 1' (1.61 acre - located at the corner of 840 East and Brigham Road) and the project was called "Hidden Valley Commercial." The building resulted in an office for Ivory Homes (7,989 sq. ft.) with leased space (3 units - 6,255 sq. ft.) for other businesses. Note that the general plan supports the commercial use, but the PD-R zone does not. The Preliminary Plat was Case No. 2006-PP-033 and showed the whole site conceptually as commercial. The site plan review was Case No. 2006-SPBE-006 (which predates the BDCSP form used today).

##### **PD-R**

There is a very large PD-R zoning in the area which encompasses Hidden Valley Town Homes, The Casitas at Hidden Valley (town homes), The Villas at Hidden Valley (vacation homes – duplex and triplex), The Estates (single family homes), Hidden Valley Park, and the Villa Highlands (see attached graphic). Also zoned PD-R

is the adjacent Desert Hills subdivision. Note that Ivory Homes processed its master planned community all under PD-R which included 'Hidden Valley Commercial.'

- Applicant:** SITLA (State and Institutional Trust Lands Administration)
- Representative:** Mr. Ryan Thomas, Development Solutions Group
- Reference:** Case No. 2006-FP-115 (Final Plat) - Two (2) lot commercial subdivision.  
Case No. 2006-PP-033 (Preliminary Plat)  
Case No. 2006-SPBE-006 (Site Plan Building Elevation Review)
- Area(s):** Lot 2 is 9.27 acres  
Lot 2 (MDR portion) requested = 7.89 acres  
Lot 2 remainder (future commercial) = 1.38 acres  
Lot 1 (Ivory Building) is 1.61 acres
- Property:** Generally located at the northeast corner of Brigham Road and Desert Hills Drive.
- Current Zones:** PD-R (Planned Development Residential)
- Current General Plan:** COM (Commercial)
- Proposed General Plan:** MDR (Medium Density Residential)
- 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. What is in the best interest of the City at this location? Is it a commercial project to conform to the existing general plan or a combination of commercial and medium density residential as proposed?
  2. Should the commercial plat (existing 2 lot commercial subdivision) be amended if the MDR is approved?

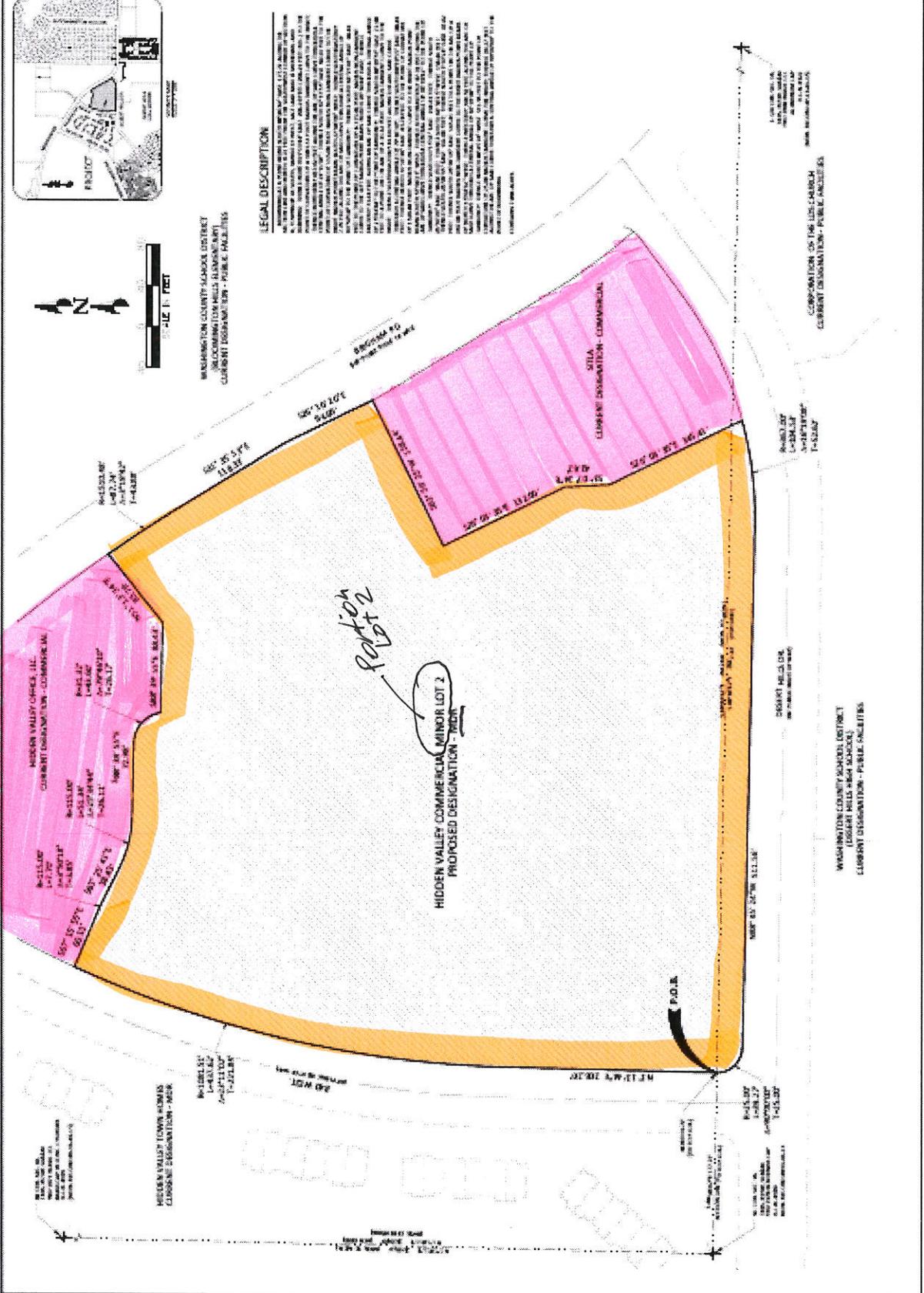




WASHINGTON COUNTY SCHOOL DISTRICT  
DECKLING TOWN HILLS ELEMENTARY  
CLIMATE DESIGNATION - PUBLIC FACILITIES

**LEGAL DESCRIPTION**

COMMERCIAL TRACT, BEING PART OF THE TRACT DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**Proposed GPA**



DESIGNATION = Commercial (COM)



## Vicinity - aerial

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

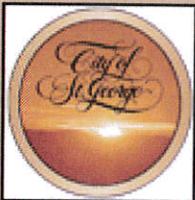
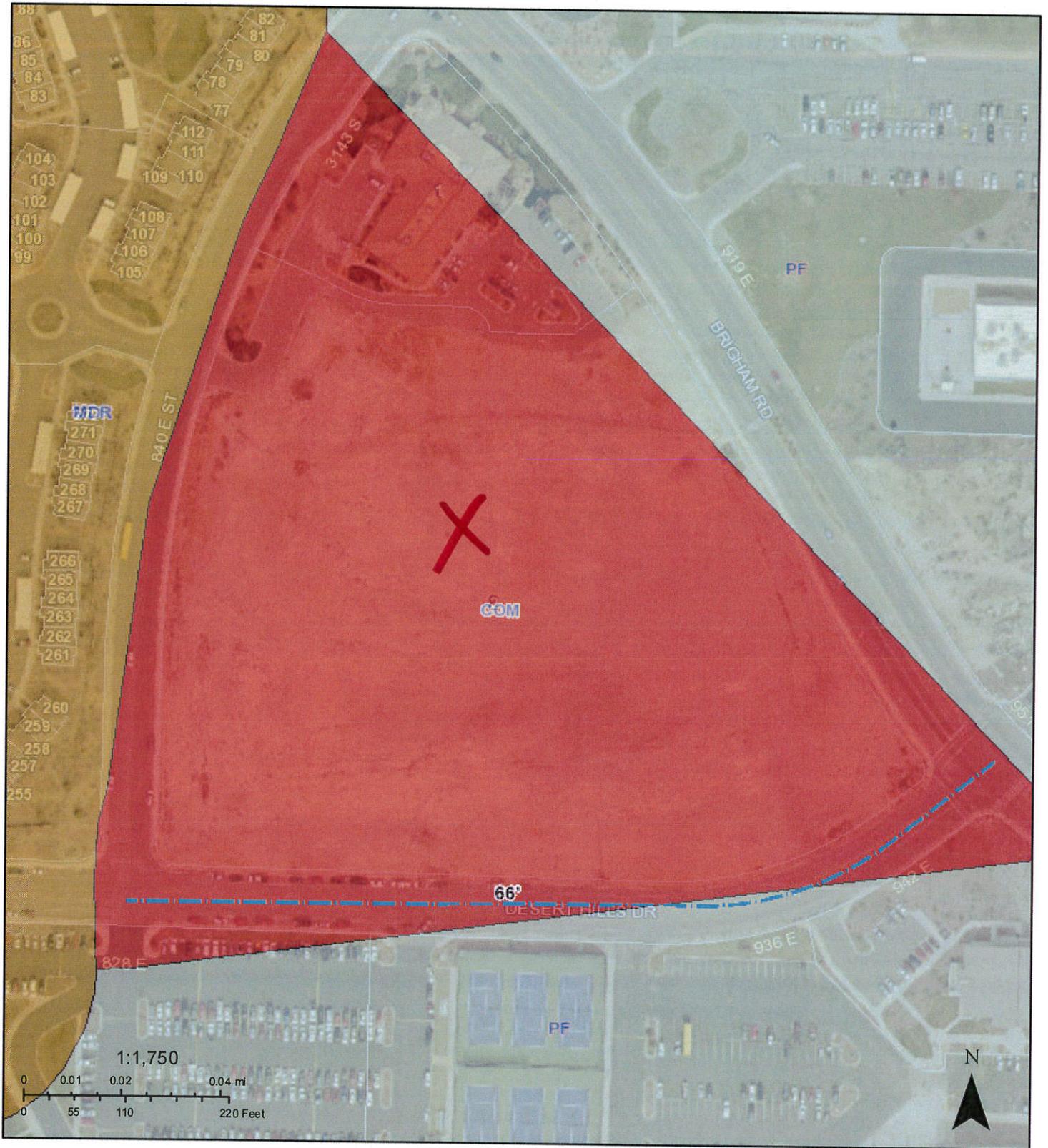
April 29, 2015



## Zoning - aerial

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

April 29, 2015



## General Plan - site

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

April 29, 2015

# Account 0848852

**Location**

Account Number 0848852  
 Parcel Number SG-HVCM-2  
 Tax District 08 - St George City  
 Situs BRIGHAM RD , ST GEORGE  
 Acres 9.27

Legal Subdivision: HIDDEN VALLEY  
 COMMERCIAL (SG) Lot: 2

**Child Accounts**

**Child Parcels**

Parent Accounts 0741440  
 0789847

Parent Parcels SG-5-3-17-1101  
 SG-PL

**Owner**

Name UTAH STATE SCHOOL & TRUST  
 LANDS

Additional Names Attention: LEGAL DEPT  
 675 E 500 S STE 500  
 SALT LAKE CITY, UT 84102-2813

**Value**

Market (2014) \$0  
 Taxable \$0  
 Tax Area: 08 Tax Rate: 0.011588  
 Type Actual Assessed Acres  
 Exempt 9.270

**Transfers**

**Entry Number**

20070040597  
00644932

**Recording Date**

08/10/2007 09:06:34 AM  
04/26/1999 10:37:00 AM

B: 1331 P: 1310

**"Tax"**

**Tax Year**

**Taxes**

2014 \$0.00  
 2013 \$0.00

**Images**

- [GIS](#)



**GENERAL PLAN AMENDMENT  
APPLICATION & CHECKLIST**

RECEIVED  
APR 22 2009  
BY: \_\_\_\_\_



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: SITLA

MAILING ADDRESS: 2303 N Coral Canyon Blvd Ste 100-A Washington, Utah 84780

PHONE: 652-2950 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

APPLICANT: Development Solution Group Inc.  
(If different than owner)

MAILING ADDRESS: 120 E St. George Blvd. Ste 301 St. George, Utah 84770

PHONE: 628-2121 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): ryan@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: Ryan Thomas w/ Development Solutions Group  
(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"x 36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** See attached site plan

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 #: 20 15-GPA-004 FILING DATE: 4/21/15 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

$$\$500 + (\$50 \times 6.89) = 844.50$$

1.89

## II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-R
2. What is the current General Plan designation of the property or area? COMMERCIAL
3. What is the proposed General Plan designation for the property or area? MDR (see item 4)
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) \_\_\_\_\_  
The current zoning is not consistent with the General Plan. The applicant would like to build a town home project with a density of 12 units per acre. The Applicants wants MDR on the General Plan with the expectation that City Code 10-8-5c will be used to allow for the higher density.
5. How will the proposed project affect adjoining properties? \_\_\_\_\_  
Changing the General Plan to MDR should affect the adjoining properties less then if the site were to remain Commercial.
6. Total acreage of the proposed General Plan change: 7.89 Acres
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 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 impact will be less than if the property were to remain commercial
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: \_\_\_\_\_

\_\_\_\_\_ Currently, there is access to all utilities in the right-of-ways adjacent to the site.

\_\_\_\_\_ There is capacity in all utility systems to serve the site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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)   Desert Hills Townhomes    
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)  
Developer/Property Owner   Development Solutions Group   Phone No.   628-2121    
Contact Person/Representative   Ryan Thomas   Phone No.   628-2121    
Licensed Surveyor (if applicable)   Brad Petersen   Phone No.   628-2121  

**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  
*\$ 844.50*
- 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) Kyle Paisley (Representative) SITLA,  
(is)(are) the owner(s) \_\_\_\_\_  
or (agent) of the following property(s) and **request the General Plan Amendment change as described above.**

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

2303 N. Coral Canyon Blvd #100A  
Address \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

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



DATE	10/15/2010
PROJECT	HIDDEN VALLEY COMMERCIAL
CLIENT	BUSH & GUDGETT, INC.
DESIGNER	ARCHITECTURE & ENGINEERING
SCALE	AS SHOWN
BY	...
CHECKED	...
APPROVED	...

**BUSH & GUDGETT, INC.**  
 ARCHITECTS & ENGINEERS  
 200 EAST PAPERBOX ROAD, SUITE 100  
 SALT LAKE CITY, UT 84143  
 PHONE (801) 488-2207 FAX (801) 488-2211  
 SMALL BUSINESS ENTERPRISE

NO.	7
REV.	2
DATE	10/15/2010
BY	...
CHECKED	...
APPROVED	...

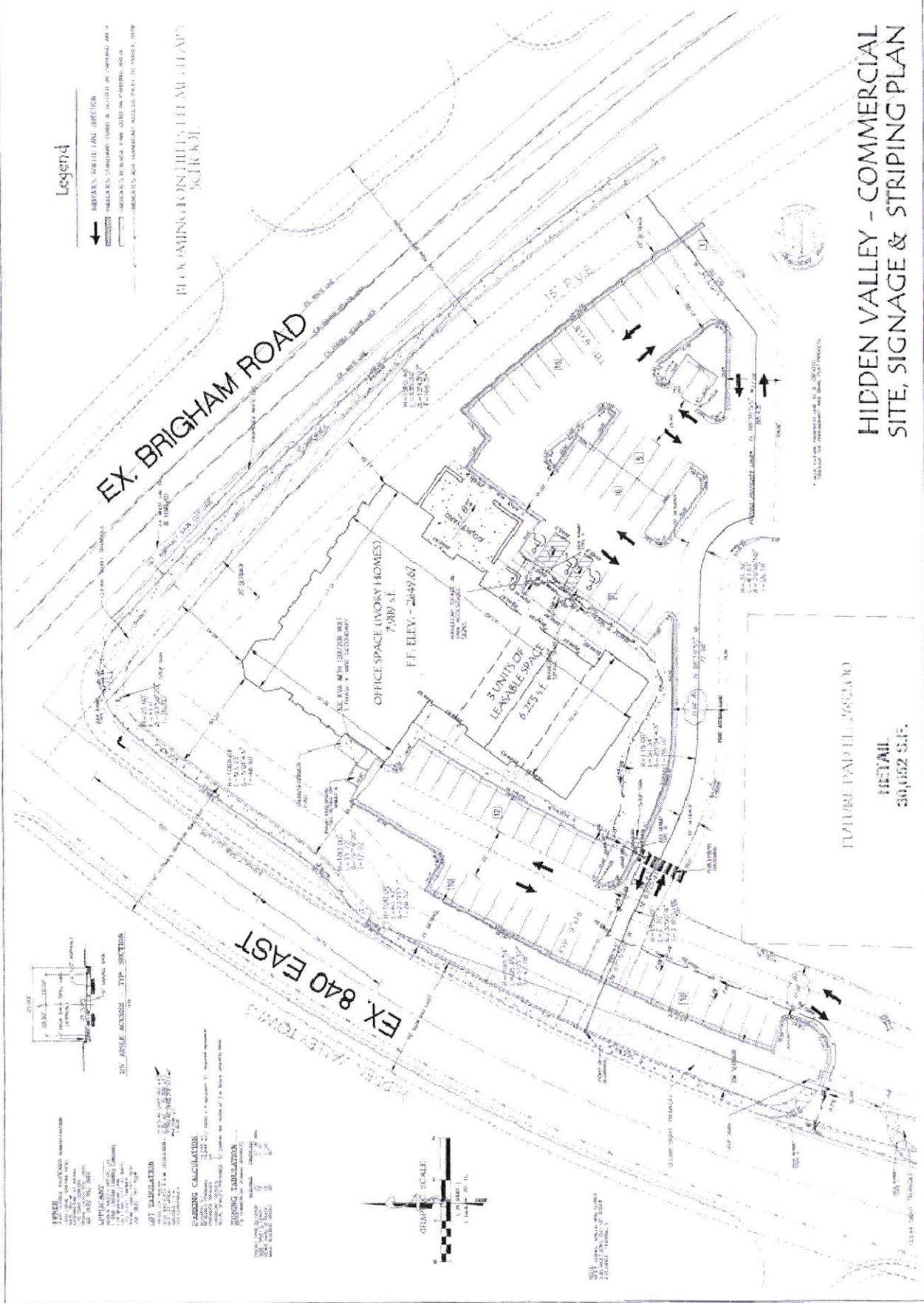
**HIDDEN VALLEY COMMERCIAL**  
 SITE, SIGNAGE & STRIPING PLAN  
 10000 S. 15000 E. SUITE 100  
 SALT LAKE CITY, UT 84143

DATE	10/15/2010
PROJECT	HIDDEN VALLEY COMMERCIAL
CLIENT	BUSH & GUDGETT, INC.
DESIGNER	ARCHITECTURE & ENGINEERING
SCALE	AS SHOWN
BY	...
CHECKED	...
APPROVED	...

**Legend**

- IMPAVED DRIVEWAY BRIDGE

PLANNING INFORMATION (UTAH STATE PLANNING ACT)



**HIDDEN VALLEY - COMMERCIAL**  
**SITE, SIGNAGE & STRIPING PLAN**

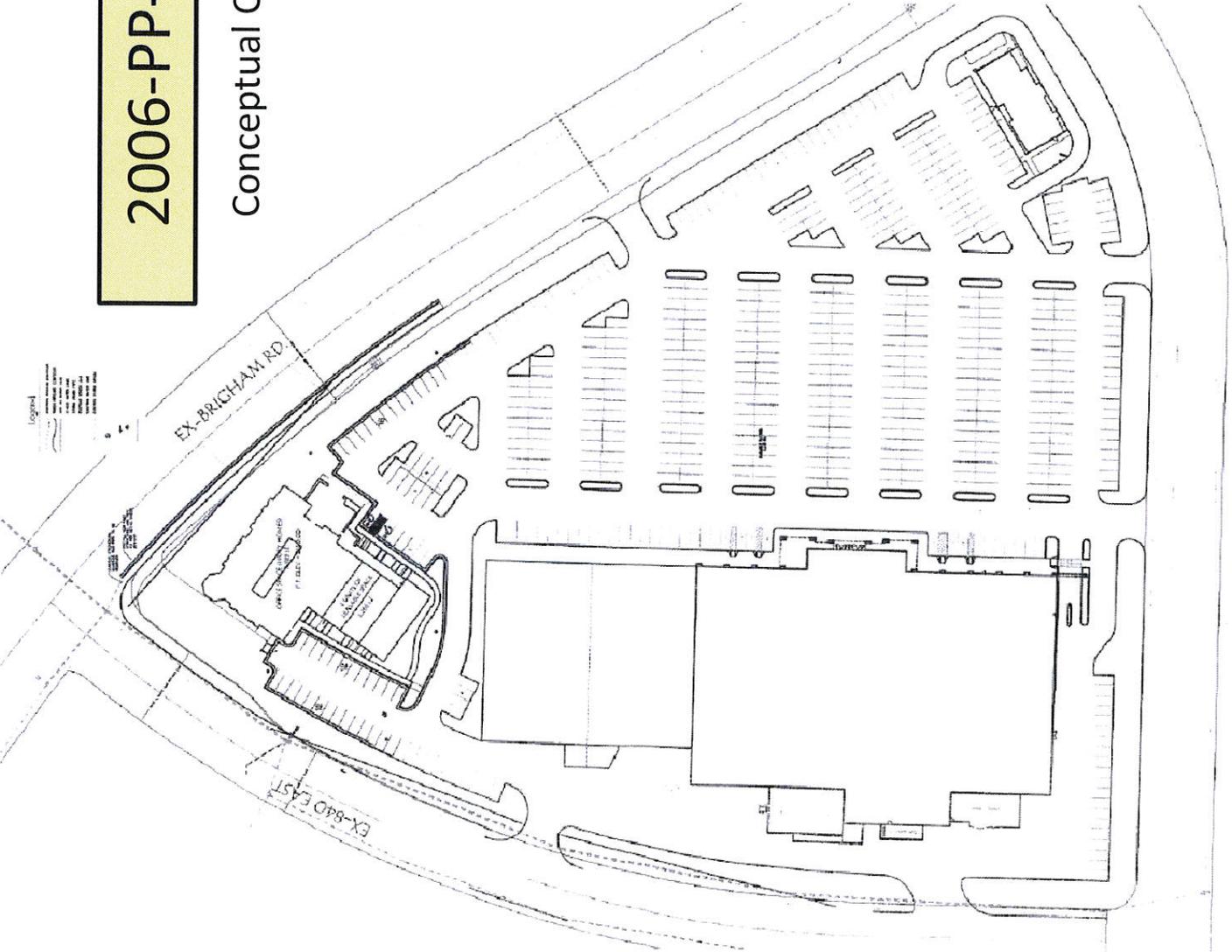
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 PROJECT: HIDDEN VALLEY COMMERCIAL  
 CLIENT: BUSH & GUDGETT, INC.  
 DESIGNER: ARCHITECTURE & ENGINEERING  
 SCALE: AS SHOWN  
 BY: ...  
 CHECKED: ...  
 APPROVED: ...

DATE: 10/15/2010  
 PROJECT: HIDDEN VALLEY COMMERCIAL  
 CLIENT: BUSH & GUDGETT, INC.  
 DESIGNER: ARCHITECTURE & ENGINEERING  
 SCALE: AS SHOWN  
 BY: ...  
 CHECKED: ...  
 APPROVED: ...

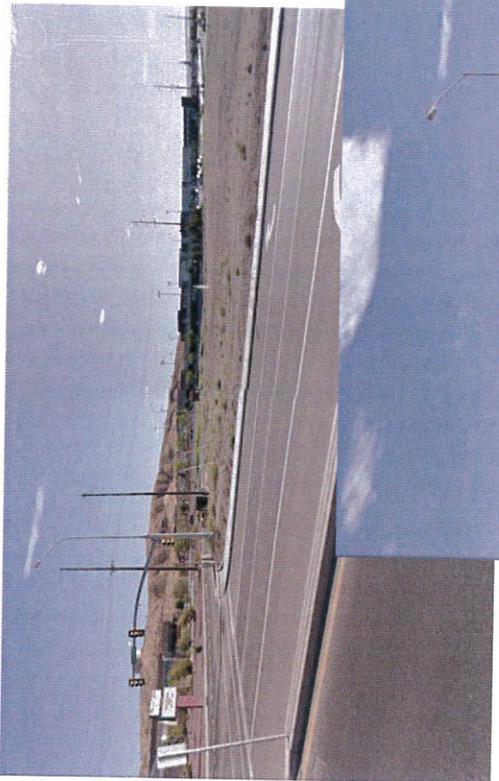
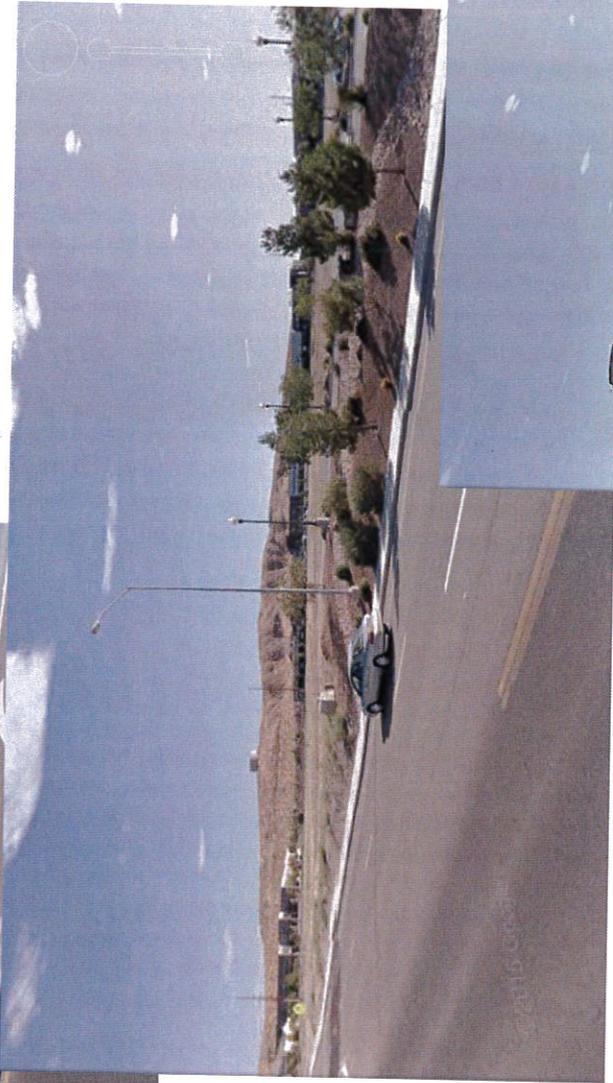
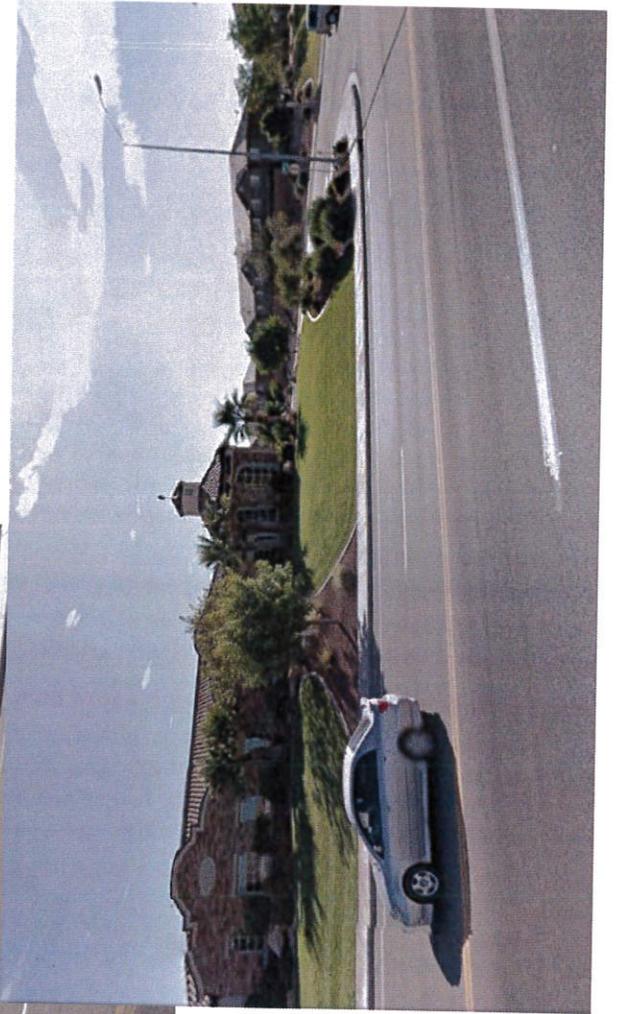
DATE: 10/15/2010  
 PROJECT: HIDDEN VALLEY COMMERCIAL  
 CLIENT: BUSH & GUDGETT, INC.  
 DESIGNER: ARCHITECTURE & ENGINEERING  
 SCALE: AS SHOWN  
 BY: ...  
 CHECKED: ...  
 APPROVED: ...

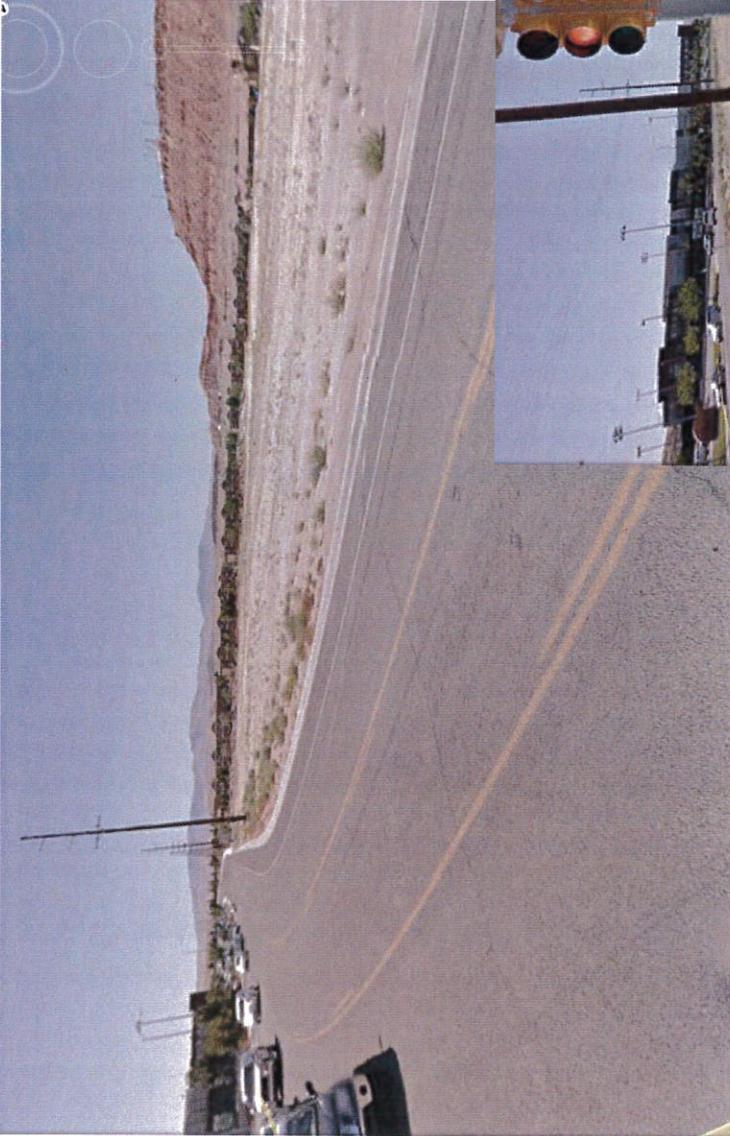
# 2006-PP-033

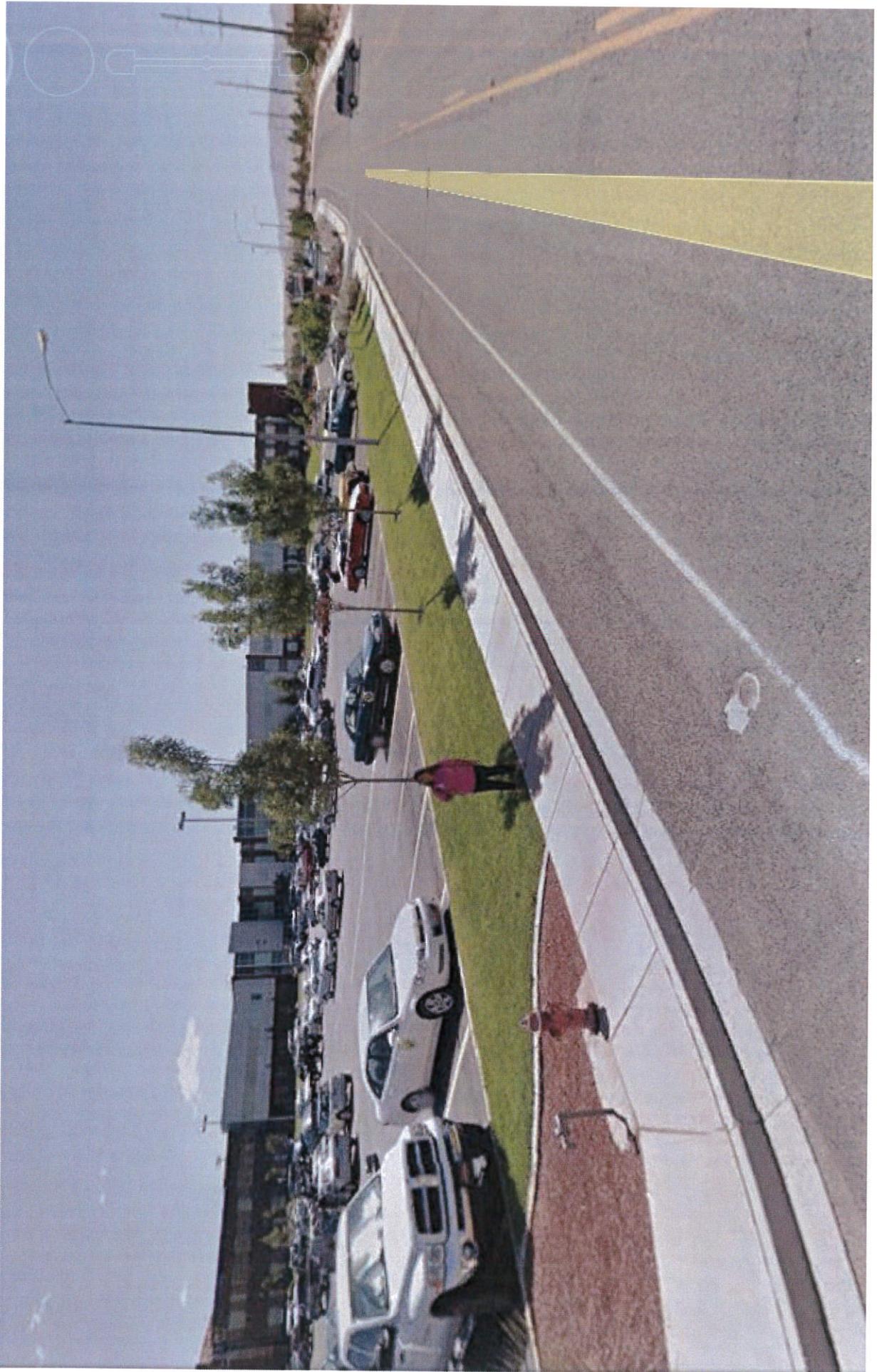
## Conceptual Commercial



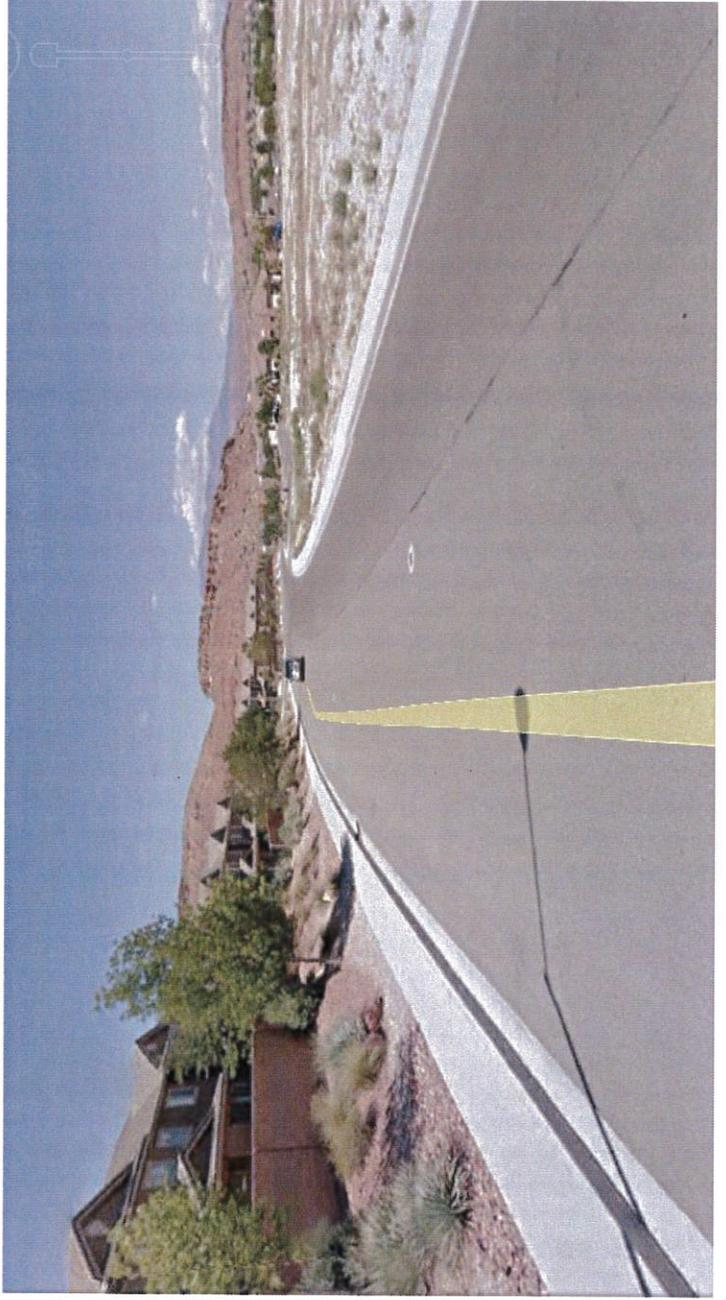
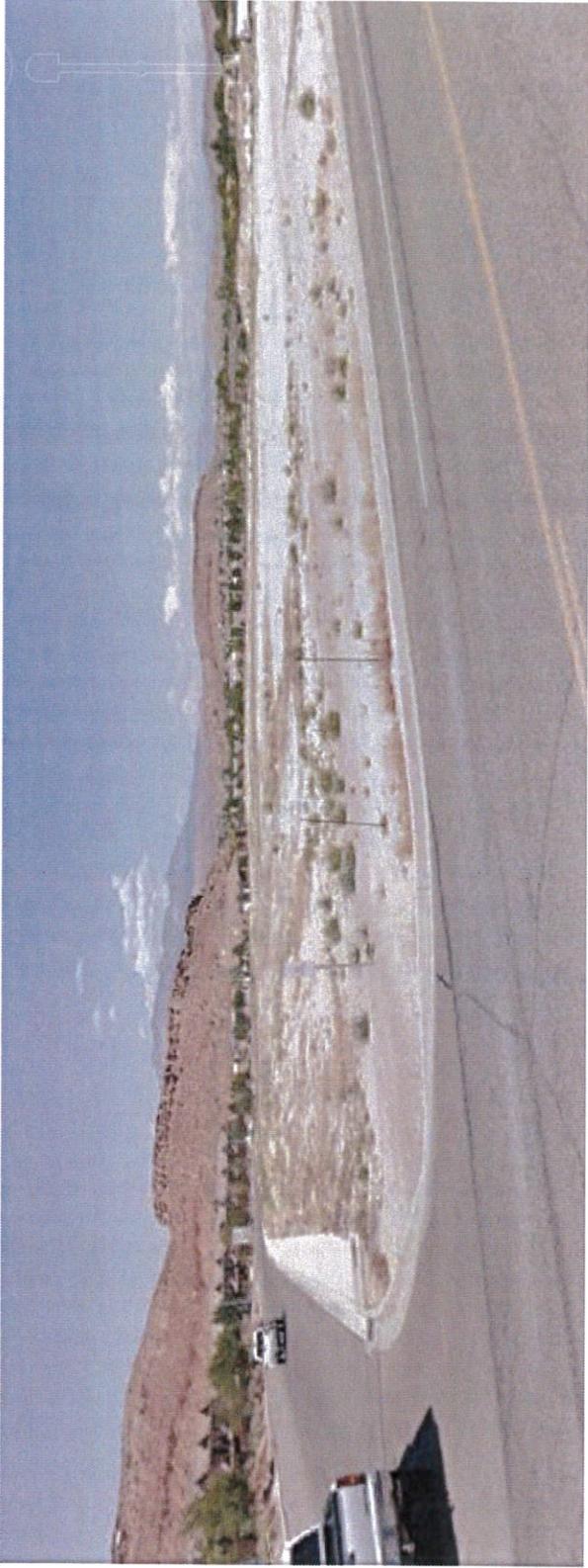


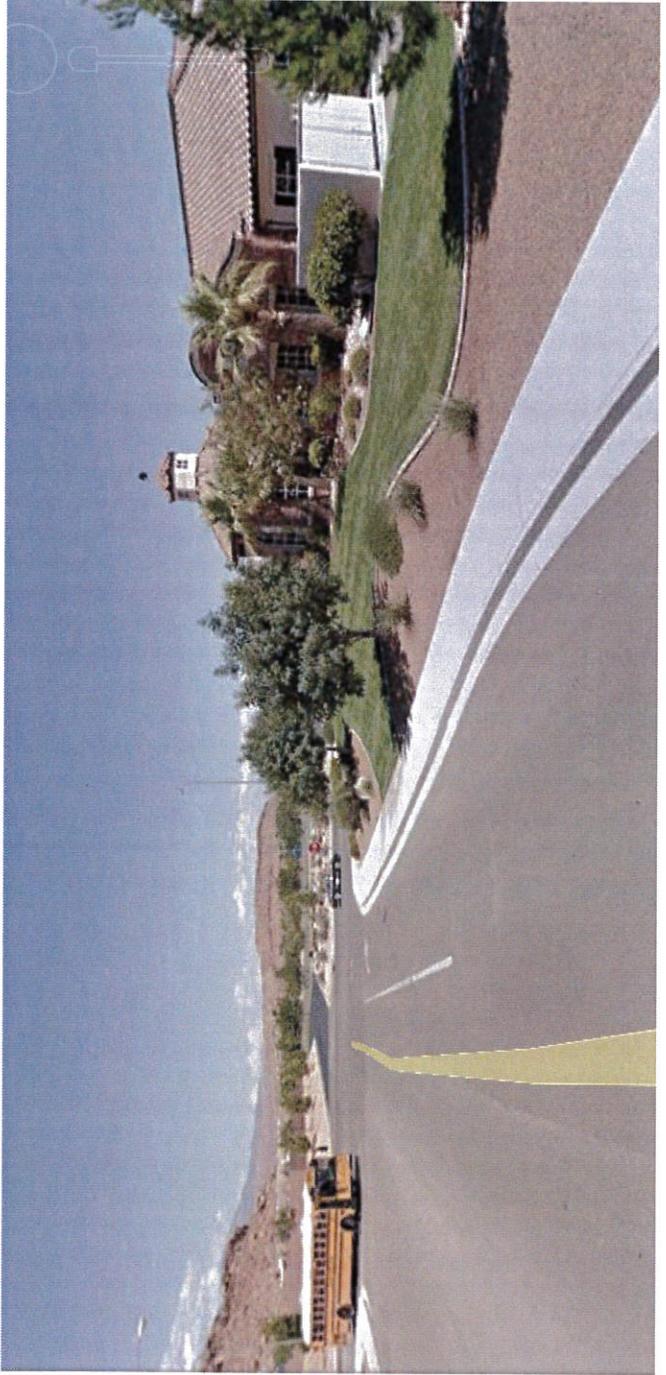
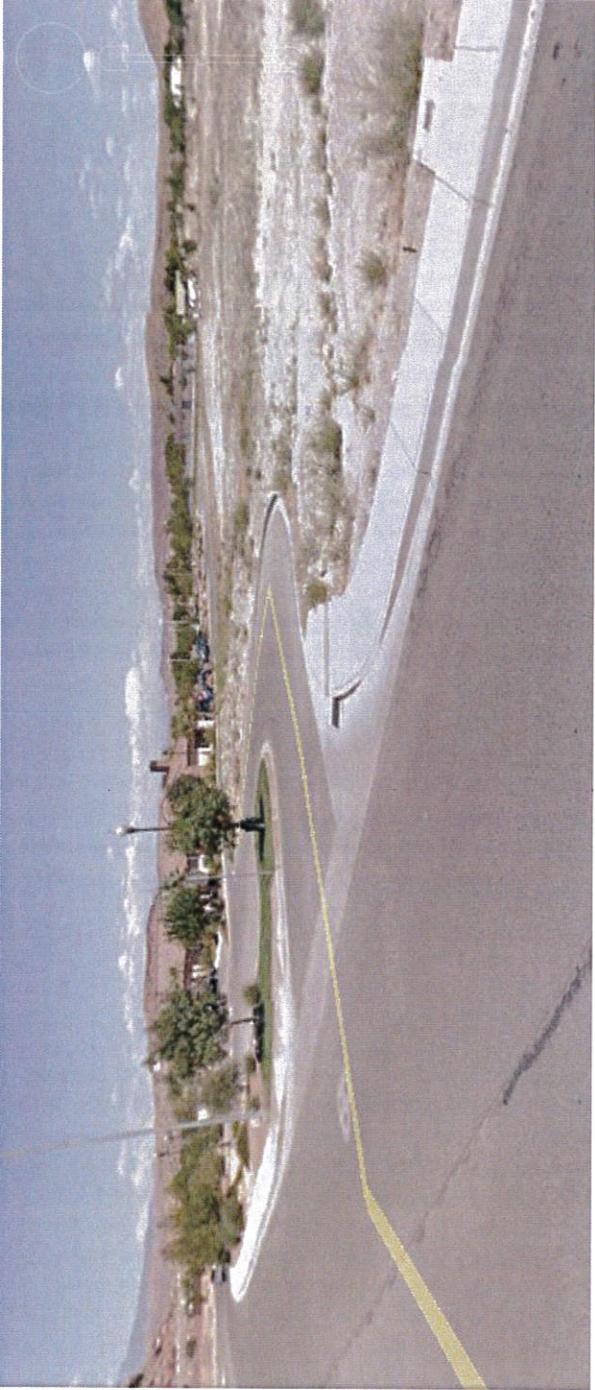












## ITEM 5A

HILLSIDE REVIEW BOARD AGENDA REPORT: 05/06/2015  
PLANNING COMMISSION MEETING: 05/12/2015

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-001  
**Red Cliffs Park**

**Request:** A request to amend a Hillside Development Permit for a portion of the 34.58 acres project. The request is for the “Red Cliffs Park” project

**Project Overview:** The applicant is modifying the original HSRB approval. The proposal is to connect two cul-de-sacs and request a review to exclude an area from slope determination.

**Location:** This property is located at Nevada Drive and 3000 East Street.

**APN:** SG-5-2-16-2304

**Submittal:** The applicant submitted a revised slope map and narrative for the request.

**Property Owner:** Red Cliffs Park LLC  
1363 E 170 S #301  
St George, Utah 84790

**Applicant:** Mr. James Sullivan

**Representative:** Mr. James Sullivan

**Area:** Total acres are 34.58 and proposed additional disturbance is approximately 4,615 square feet.

**Zoning:** PD-R

**General Plan:** LDR

**Narrative:** See attached narrative.

**Comments:** Section 10-13A-6:A requires that all major development (i.e, cut greater than 4’, etc.) on slopes above 20% requires a ‘hillside development permit’ granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

The project received Hillside approval June 19, 2008. The approval was for the entire project and the applicant has developed most of the

subdivision. The amendment is regarding a small portion of the project. The applicant is proposing to connect two cul-de-sacs, in order to improve circulation and address sewer depth. According to the applicant, the project will generally remain within the required disturbance limitations per code. However, the applicant is requesting an increase in disturbance and requesting review, based on 10-13A-5:3 of the City Code. Areas may not be counted in determination of slope areas, under the following considerations:

*Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article.*

The applicant believes the area meets the above criteria and is requesting the board review the wash. If the board determines it is an insignificant wash, the area will not be counted as part of the slope calculations for the project.

**HSRB:** The Hillside Review Board met on site on May 6, 2015, and after careful review of the site recommends approval of the requested hillside permit.

**HILLSIDE REVIEW**  
APPLICATION



FILE #: 2015 HS 001 FILING DATE: 3/26 RECEIVED BY: [Signature]  
FEE: \$200 FEES PAID: ✓ 112 PSR Date: \_\_\_\_\_

**APPLICANT INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: Red Cliffs Park LLC

MAILING ADDRESS: 1363 E. 170 South #301, St. George, UT 84790

PHONE: 435-628-1904 CELL: 435-862-9431 FAX: 435-628-0417

APPLICANT: James Sullivan  
(If different than owner)

MAILING ADDRESS: 1363 E. 170 South #301, St. George, UT 84790

PHONE: (435) 862-9431 CELL: \_\_\_\_\_ FAX: 435-628-0417

CONTACT PERSON/REPRESENTATIVE: \_\_\_\_\_  
(If different than owner)

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

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

**PROPERTY INFORMATION**

STREET ADDRESS OF PROPERTY: Nevada Drive & 3000 East

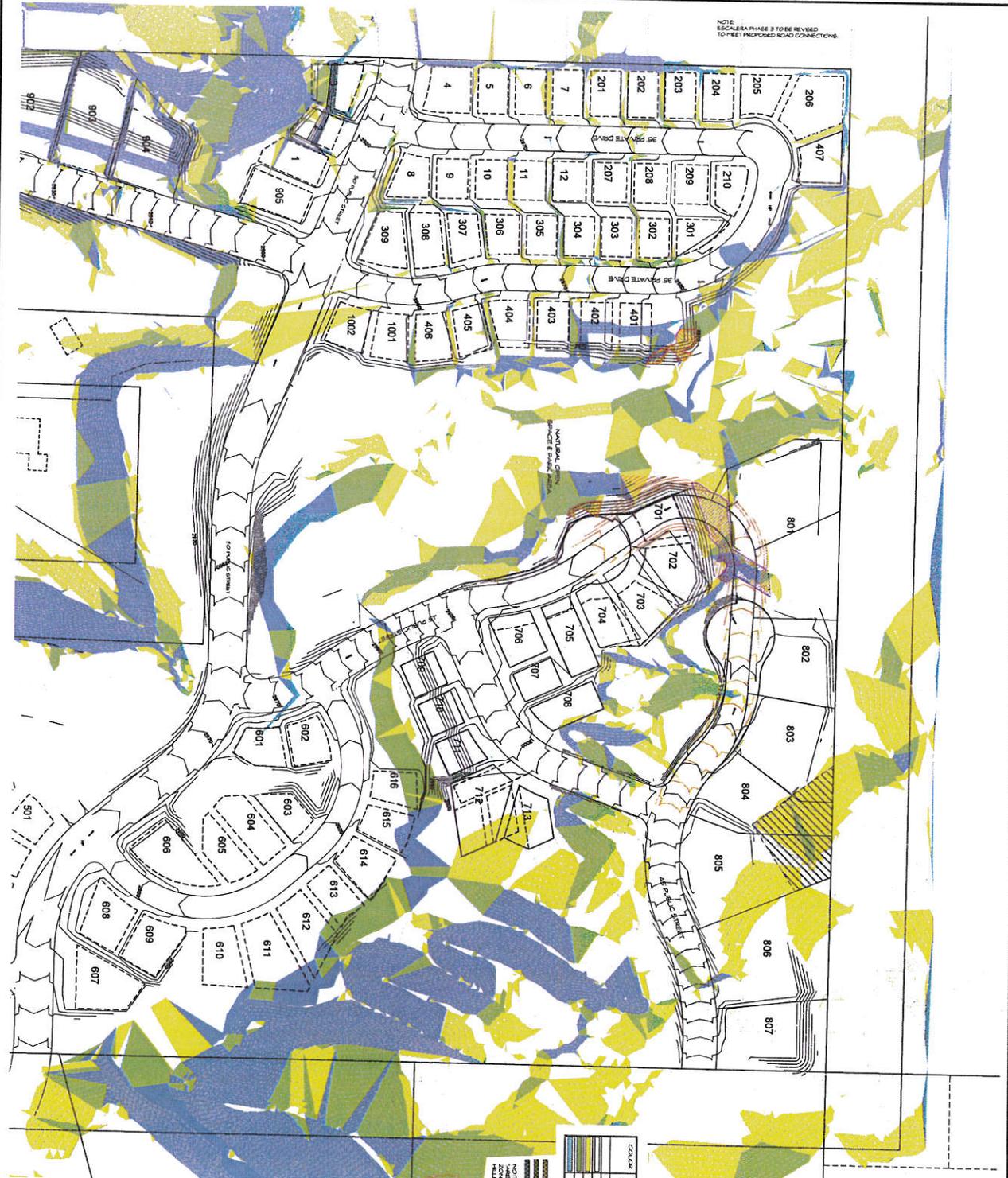
ASSESSOR'S PARCEL NUMBER(S): SG-5-2-16-2304

ZONING: PD-R GENERAL PLAN: LDR

LEGAL DESCRIPTION: (Attach separate sheet if necessary) \_\_\_\_\_  
Lot / Plat

EXISTING USE: Vacant  
Use of property and/or Buildings

PROPOSED USE: Single Family  
Use of property and/or Buildings



NOTE: REVISIONS TO BE REVERSED TO REFLECT PROPOSED ROAD CONNECTIONS.



**HELIXE DATA BOX**

COLLECTOR	PRESENT TOTAL	ADJUSTED DISTANCE	ACTUAL % DISTANCE
201	24.00	24.00	100.00
202	24.00	24.00	100.00
203	24.00	24.00	100.00
204	24.00	24.00	100.00
205	24.00	24.00	100.00
206	24.00	24.00	100.00
207	24.00	24.00	100.00
208	24.00	24.00	100.00
209	24.00	24.00	100.00
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211	24.00	24.00	100.00
212	24.00	24.00	100.00
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216	24.00	24.00	100.00
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224	24.00	24.00	100.00
225	24.00	24.00	100.00
226	24.00	24.00	100.00
227	24.00	24.00	100.00
228	24.00	24.00	100.00
229	24.00	24.00	100.00
230	24.00	24.00	100.00
231	24.00	24.00	100.00
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238	24.00	24.00	100.00
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242	24.00	24.00	100.00
243	24.00	24.00	100.00
244	24.00	24.00	100.00
245	24.00	24.00	100.00
246	24.00	24.00	100.00
247	24.00	24.00	100.00
248	24.00	24.00	100.00
249	24.00	24.00	100.00
250	24.00	24.00	100.00

**WARNING:** SECTION SLOPES INDICATED TO BE NON-CONFORMANCE. ADJUSTMENTS REQUIRED TO BE NON-CONFORMANCE.

**NOTE:** SLOPES IN THIS MAP ARE BASED ON THE ORIGINAL SURVEY DATA. SLOPES MAY VARY FROM THE ACTUAL SLOPES DUE TO CHANGES IN THE SURFACE OF THE EARTH.

**ADJUSTMENTS REQUIRED TO BE NON-CONFORMANCE:**

- ADJUSTMENTS TO BE NON-CONFORMANCE: 1.000 SF
- ADJUSTMENTS TO BE NON-CONFORMANCE: 4.4515 SF

**NOTE:** ALL SLOPES SHOWN IN THIS MAP ARE BASED ON THE ORIGINAL SURVEY DATA. SLOPES MAY VARY FROM THE ACTUAL SLOPES DUE TO CHANGES IN THE SURFACE OF THE EARTH.

**SLOPE MAP**  
**SHEET 2**  
**RED CLIFFS PARK**

**SLOPE MAP**  
**RED CLIFFS PARK**  
 LOCATED IN SEC 16, T42S, R15W, SLB&M

DATE: 01/02/08  
 DRAWN: BJE  
 APPROVED:  
 SCALE: 1" = 50'  
 JOB NO. 5-8741



**BUSH & GUGGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 East Tabernacle Suite #4  
 St. George, Utah 84770  
 Phone (435) 673-3377 / Fax (435) 673-3161  
 www.bushandguggell.com

No.	Date	By	Revision
1			HELIXE ADJUSTMENT - ROAD CONNECTION

SHEET 4 OF 13  
 THE STANDARD OF

Proposed Hillside Amendment

Red Cliffs Park

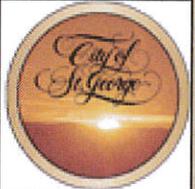
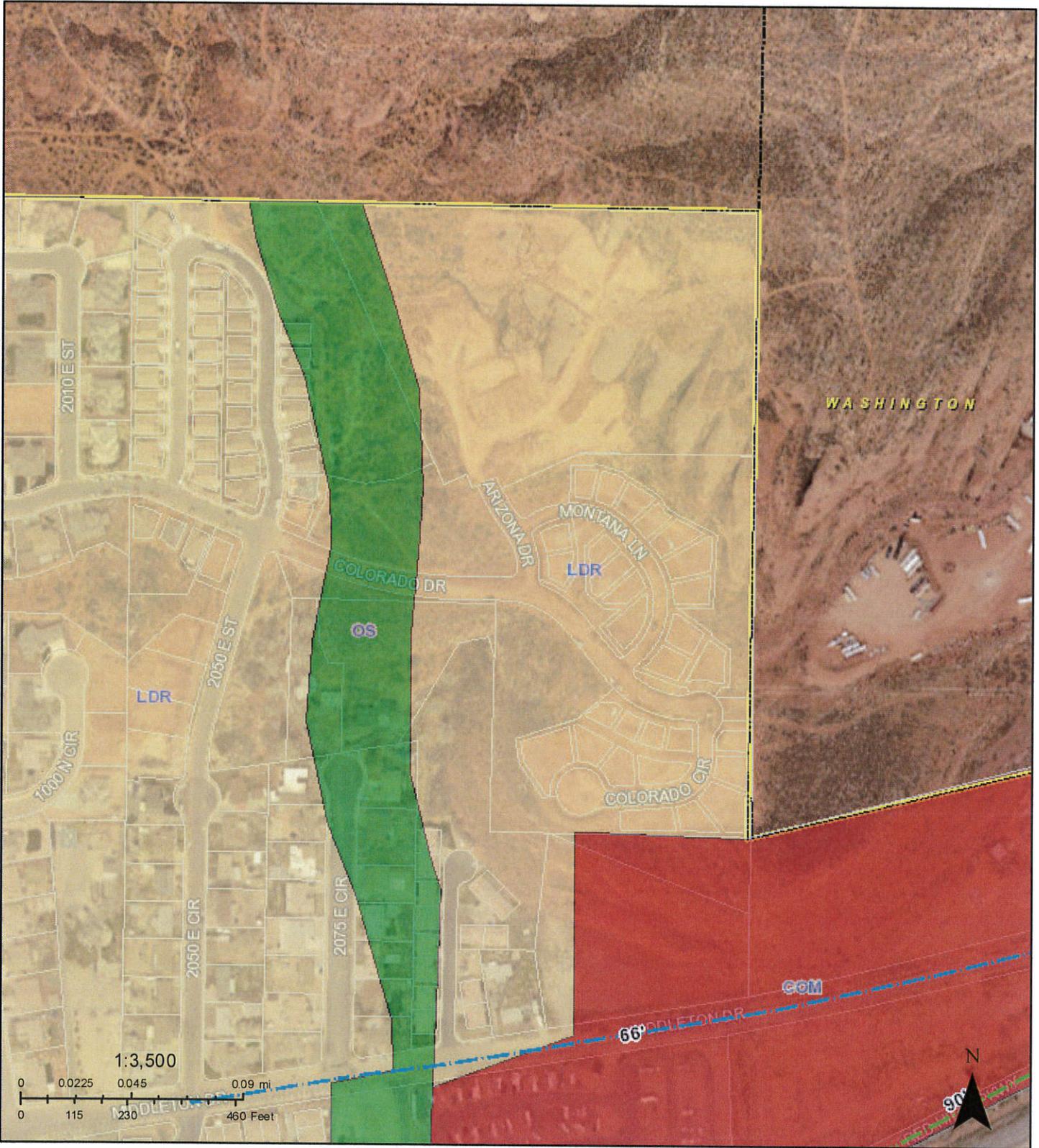
The purpose of this proposed amendment is to connect the upper cul-de-sac to the lower cul-de-sac in the Red Cliffs Park project. This project received prior hillside approval several years ago. The project is almost completed with the exception of this far east area. The remaining area has been rough graded in as per the prior approval. The developer now wishes to amend the application to allow for better connectivity and reduce the depth of the public sewer system needing to be installed.

The area in question of proposed disturbance is a small wash area that is believed to fall into the category of the hillside ordinance reading: *“Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article.”*

The attached exhibits show the wash area in question. Since the project has begun, the developer has eliminated a total of 10 approved units. We feel with the decrease in density, it has helped the project have a more natural feel. With this amendment, the connectivity of the road will help keep the proposed sewer line at a more maintainable depth. The road will follow the natural slope of the ground and loop gently around to have a low point in the natural wash area.

The area highlighted in purple on the attached exhibit represents area that is being requested to disturb. The area highlighted in red is area that had prior disturbance approval, but with this amendment, will remain undisturbed. Since this is the last phases of the project, most of the allowed disturb able areas have been graded. The difference of 2,947 square feet is the increase in disturbance.

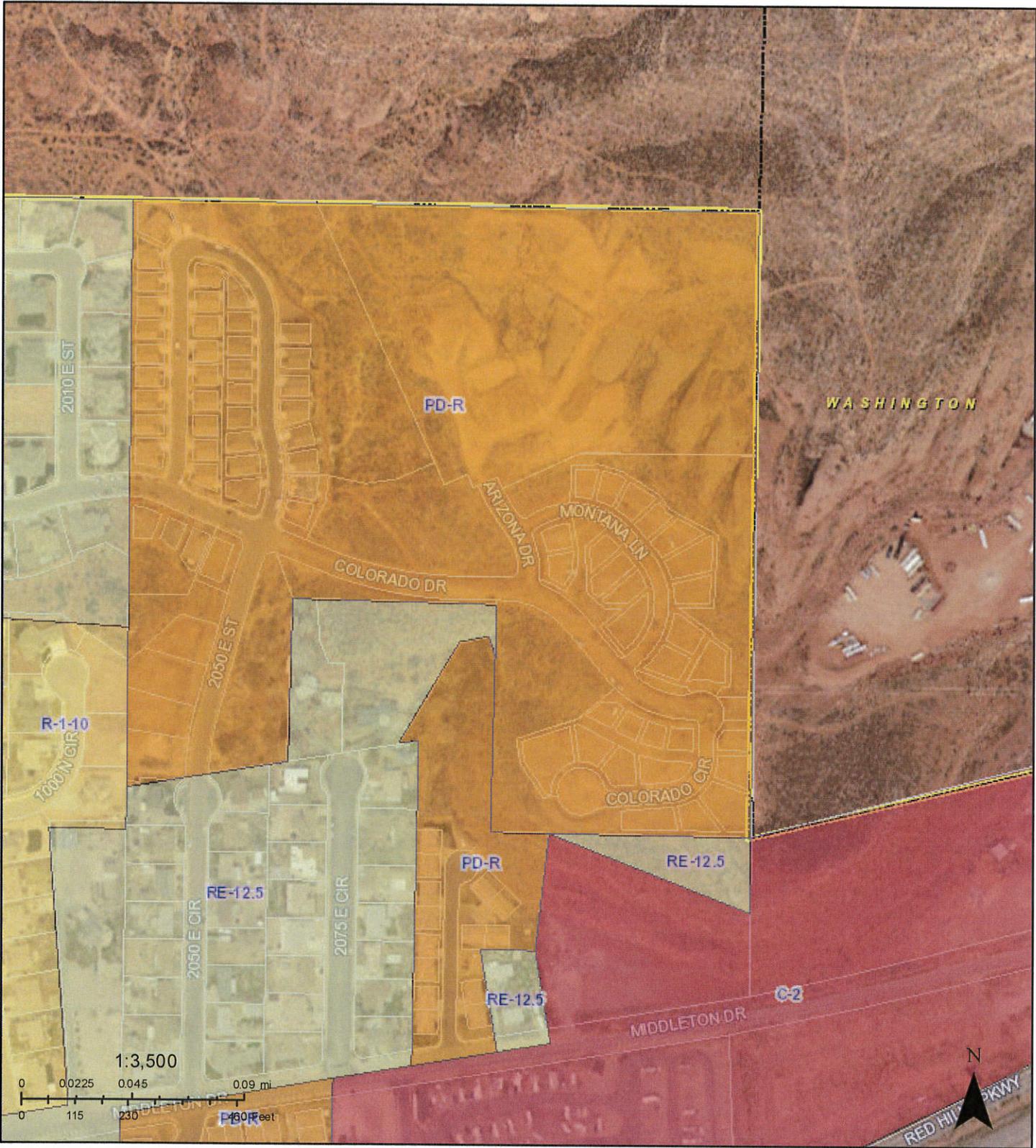




# Aerial - General Plan

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

March 26, 2015



# Aerial - Zoning

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

March 26, 2015



## Aerial

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

March 26, 2015

## ITEM 5B

HILLSIDE REVIEW BOARD AGENDA REPORT: 05/06/2015  
PLANNING COMMISSION MEETING: 05/12/2015

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-002

### **Randy Simonsen / Apartments**

- Request:** A request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family apartments.
- Project Overview:** The property is currently vacant and the developer is seeking permission to develop a multi-family residential use project
- Location:** This property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments.
- APN:** SG-5-2-28-3102  
SG-5-2-28-310
- Property Owner:** Mr. Randy Simonsen  
3535 Sugar Leo Road  
St George, Utah 84790
- Applicant:** Mr. Jared Nielson
- Representative:** Mr. Rob Reid  
Rosenberg Associates
- Area:** Approximately 6.84 acres (SG-5-2-28-3102) (HDR)  
Approximately 32.02 acres (SG-5-2-28-310) (LDR)
- Zoning:** R3 (SG-5-2-28-3102) (HDR)  
R-1-10 (SG-5-2-28-310) (LDR)
- General Plan:** LDR / HDR / COM

**Density & Disturbance:**

The following is requested

Slope Range	Allowed Disturbance Area	Color	Disturbed
0-19	100%		5.31 ac
20-29	30%		0.97 ac
30-39	5%		0.51 ac
40+	0		0.22 ac

**Drainage:** Drainage Control Report prepared by Rosenberg associates Project No. 8746-14 is attached for review and comment.

**Geotech Report:** Geological site evaluation Project No. 2030498 prepared by AGEC (Applied Geotechnical Engineering Consultants, Inc.) is attached for review and comment.

**Powers & Duties:** Section 10-13A-12.B.1 of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

**Permit required:** Section 10-13A-6:A requires that all major development (i.e, cut greater than 4’, etc.) on slopes above 20% requires a ‘hillside development permit’ granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

**Applicable Ordinance:**

There is a provision in Section 10-13A-5.B.3 of the Zoning Ordinance that may apply to this request to remove non contiguous insignificant slopes ‘if’ the HSRB concurs that it applies and is deemed not significant (see code section below)

B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)

3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40’) along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting

property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

**Comments:**

This area includes small isolated hills and mounds that are non-contiguous to any significant outcroppings and staff recommends they be allowed to be removed for multi-family site development.

If the HSRB recommends approval of a hillside permit, then the permit request advances forward to the Planning Commission (PC) for review and then the City Council (CC) for approval.

A density transfer bonus has been requested for this site and staff will review all applicable codes and work with the applicant as required for determination if it may be granted.

Staff will work with the applicant for application and plan submittals for plan review (civil engineering plan set)

If a Hillside Permit is recommended for to approval to the CC then the applicant will return with a CUP application and a BDCSP application for review by PC & CC.

**HSRB:**

The Hillside Review Board met on site on May 6, 2015, and after careful review of the site, recommends approval of the requested hillside permit.

**HSRB Motion:**

*(with amendments added)*

A motion to approve the removal of isolated and insignificant slopes on approximately 6.84 acres as presented on the contour map, to locate the proposed apartment building approx. 10 ft. from the northern property line to preserve the rock outcropping located at the southern side of the Rebel Ridge apartments, to work with staff during the construction plan process

to address drainage and sediment issues, and to save approximately 32.02 acres of hillside as open space by dedication to the City of St George to protect it as open space.

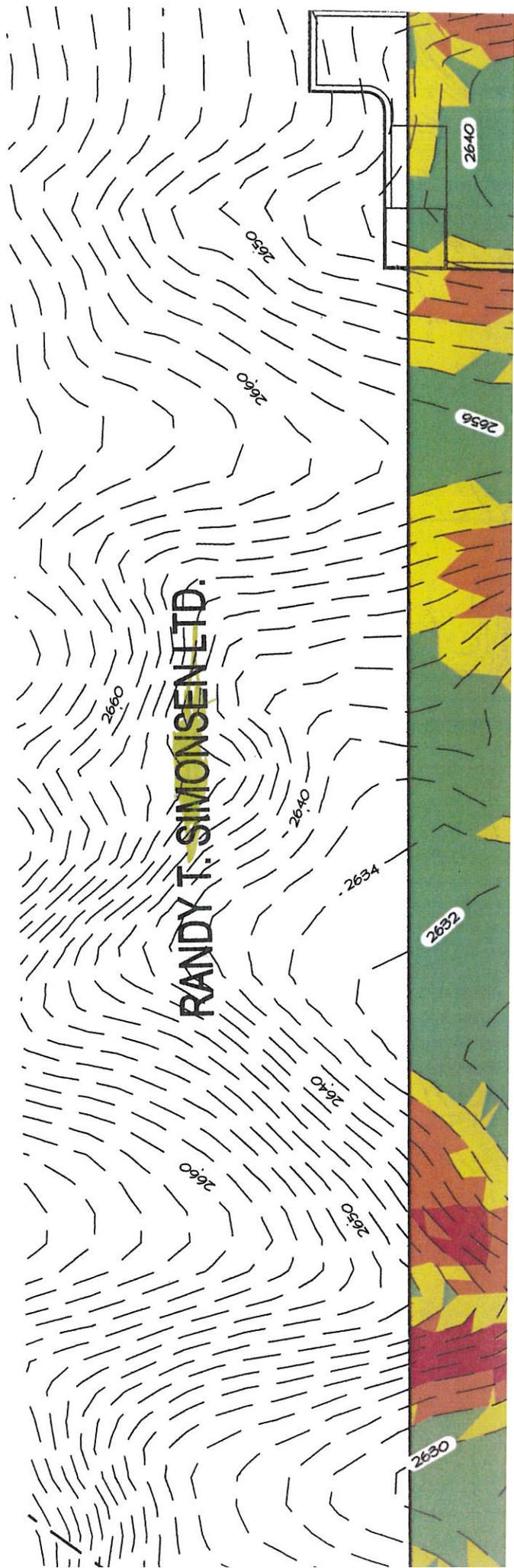
**Additional Comments:**

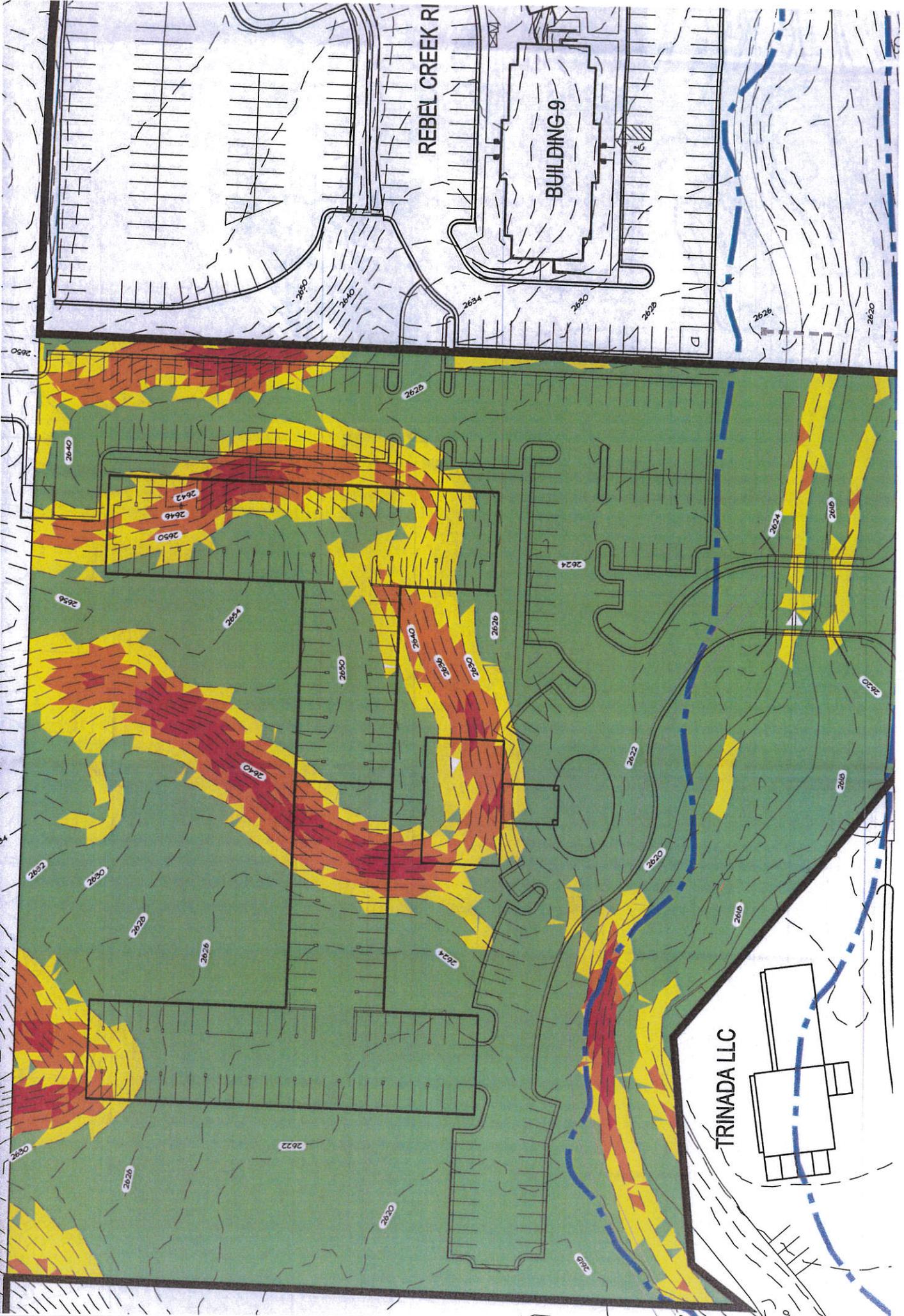
The hillside board clarified that the areas requested to be removed would only qualify as isolated or insignificant when considered along with the adjacent 32 acres of hillside. The size of the subject area of 6.84 acres by itself would not be considered as isolated or insignificant, but the possibility of being granted a transfer of density for the area comes from the protection of the overall hillside. The applicant has offered to dedicate the approximate 32.02 acres of remaining hillside to the City. This would protect the ridgeline and its rock outcroppings and prevent further development on the remaining property.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	19.99%		231239.96 sq.ft. - 5.31 Ac
2	20.00%	29.99%		42125.59 sq.ft. - 0.97 Ac
3	30.00%	39.99%		22329.54 sq.ft. - 0.51 Ac
4	40.00%	100.00%		9594.48 sq.ft. - 0.22 Ac

Zoning	Transfer Bonus
R-3	95 R-3
6.35 AC x 3.2 = 20.32 DU	69 BONUS
- 6000.00 = 1 DU	95+69=164
-2000.00 = 1 DU	
2 x 2700.00 = 2 DU	
$\frac{291996.14}{3200} = 91$ DU	
95 DU	164 DU TOTAL

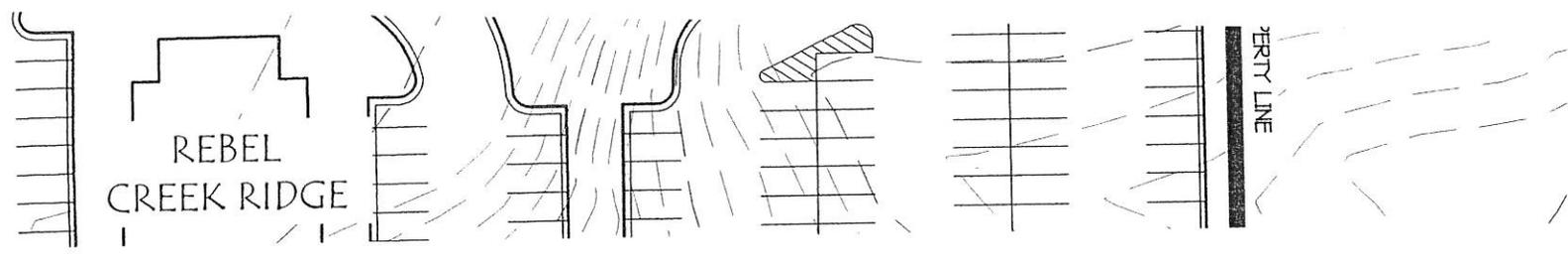




REBEL CREEK RI

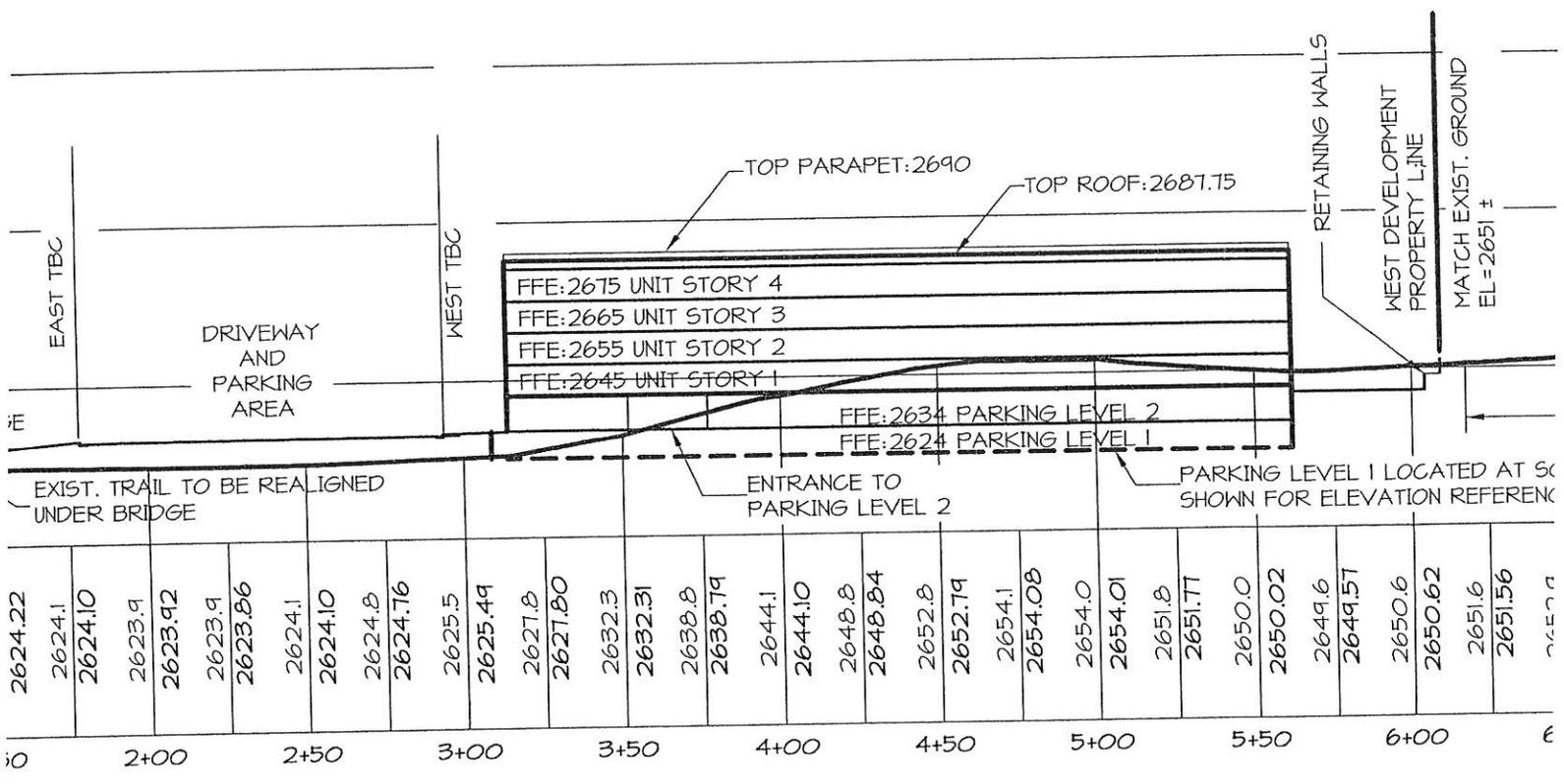
BUILDING 9

TRINADA LLC



REBEL  
CREEK RIDGE

PL  
STA:  
HO  
VEI



P  
ST



SG-5-2-28-3102

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

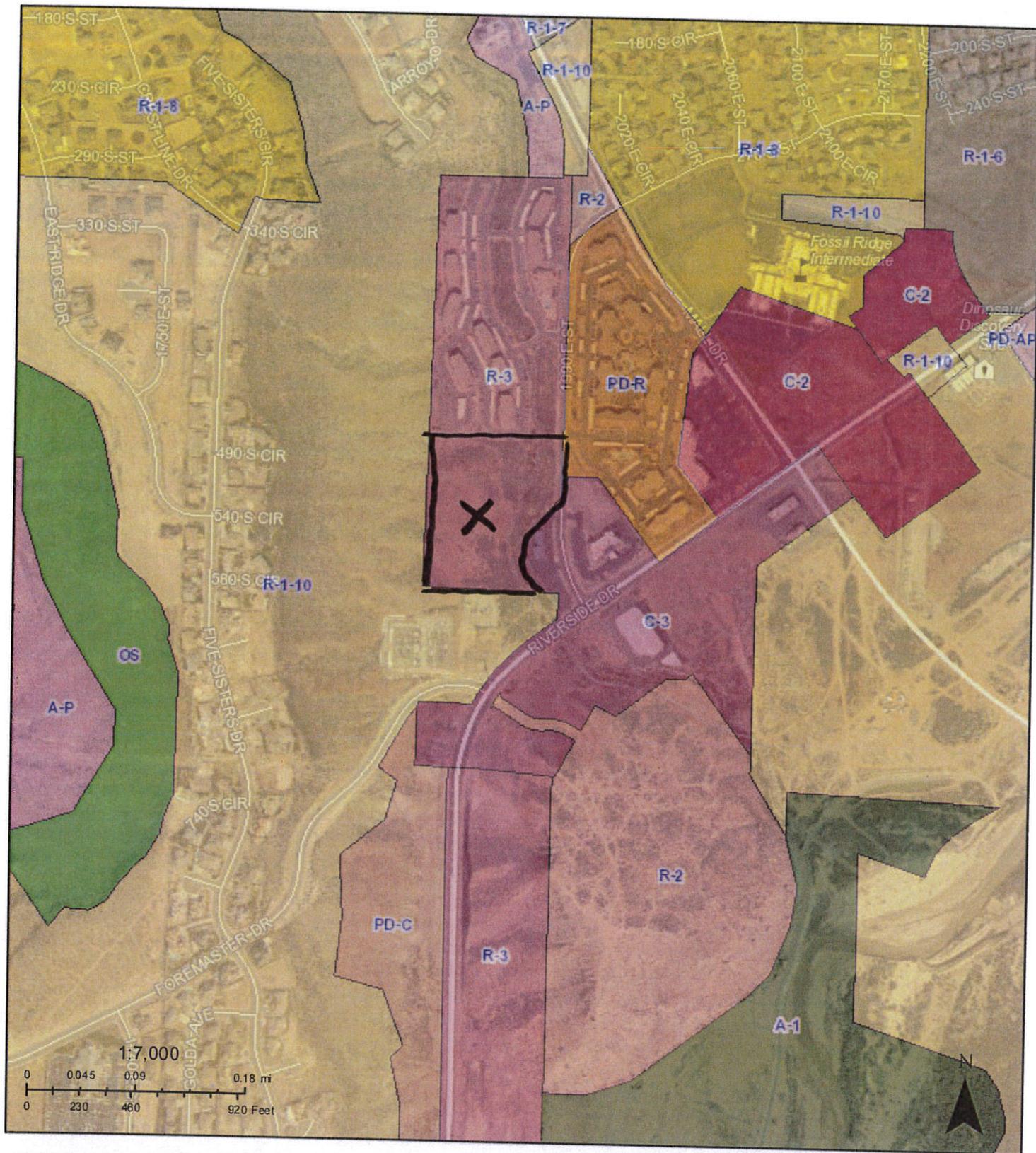
April 17, 2015



SG-5-2-28-310

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

April 17, 2015



# Zoning

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

April 17, 2015



# Account 0375439

### Location

Account Number 0375439  
 Parcel Number SG-5-2-28-3102  
 Tax District 08 - St George City  
 Situs , ST GEORGE  
 Acres 6.84

### Owner

Name RANDY T SIMONSEN LTD  
 3535 SUGAR LEO RD  
 SAINT GEORGE, UT 84790-7940

### Value

Market (2014) \$450,700  
 Taxable \$450,700  
 Tax Area: 08 Tax Rate: 0.011588

Type	Actual	Assessed	Acres
Non			
Primary	\$450,700	\$450,700	6.840
Land			

Legal S: 28 T: 42S R: 15W BEG S 0\*31'13 E  
 1144.75 FT FM CTR SEC 28 T42S R15W TH  
 W 577.96 FT; TH S 597.54FT; TH E 472.42 FT;  
 TH N 53\*30' W 44 FT; TH N 06\*46'38 W 144  
 FT; TH N 38\*30' E257 FT; TH N 0\*31'13 W  
 227.25 FT TO POB. LESS: LAND IN 2000  
 EAST ST

### Child Accounts

### Child Parcels

Parent Accounts 0328271

Parent Parcels SG-5-2-33-423

### Transfers

#### Entry Number

00801829  
00705313  
00307049

#### Recording Date

02/03/2003 12:46:00 PM  
12/20/2000 03:52:00 PM  
12/23/1986 04:27:00 AM

B: 1519 P: 2214  
 B: 1389 P: 1182  
 B: 436 P: 339

### "Tax"

#### Tax Year

#### Taxes

2014	\$5,222.71
2013	\$5,519.27

### Images

- GIS



# Account 0616147

**Location**

Account Number 0616147  
 Parcel Number SG-5-2-28-310  
 Tax District 08 - St George City  
 Situs ,  
 Acres 32.02

**Owner**

Name RANDY T SIMONSEN LTD  
 3535 SUGAR LEO RD  
 SAINT GEORGE, UT 84790-7940

**Value**

Market (2014) \$448,300  
 Taxable \$448,300  
 Tax Area: 08 Tax Rate: 0.011588  
 Type Actual Assessed Acres  
 Non  
 Primary \$448,300 \$448,300 32.020  
 Land

Legal S: 28 T: 42S R: 15W BEG S 89\*22'27 E 1581.01 FT ALG C/S/L FM W1/4 COR SEC 28 T42S R15W TH S 89\*22'27 E 533.43 FT; TH S 01\*26'11 W 1873.25 FT TO NE COR PRPTY CNVYD BK 784 PG 483; TH N 88\*34'32 W 250 FT TO NW COR SD PRPTY; TH S 01\*25'27 W 400 FT TO SW COR SDPRPTY; TH S 88\*34'33 E 182.01 FT ALG SLY LN TO NWLY R/W FOREMASTER DR ALSO BEING ON CUR LFT RAD BEARS S 47\*52'49 E 333 FT; TH ALG NWLY R/W SWLY ALG ARC CUR THRU CTRL ANG 12\*41'57 73.81 FT TO PT TNGY; TH S 29\*25'14 W 169 FT TO 567 FT RADCUR RGT; TH SWLY ALG ARC CUR THRU CTRL ANG 18\*33'07 183.59 FT TO PT TNGY; TH S47\*58'21 W 147.86 FT TO 333 FT RAD CURLFT; TH SWLY ALG ARC CUR THRU CTRL ANG 43\*45'58 254.37 FT TO PT TNGY; TH S 04\*12'23 W 67.57 FT TO 267 FT RAD CUR RGT; TH SWLY ALG ARC CUR THRU CTRL ANG 41\*15'24 192.26 FT; TH N 26\*20'04 W 15.09 FT; TH N 12\*08'31 E 372.60 FT; TH N 21\*56'58 E 313.82 FT; TH N 16\*50'46 W 290.23 FT; TH N 33\*56'07 W 107.67 FT; TH N 05\*16'09 W 236.45 FT; TH N 08\*54'26 E 393.70 FT; TH N 61\*02'59 W 98.07 FT; THN 01\*26'11 E 100.98 FT; TH N 09\*53' E 252.39 FT; TH N 42\*08'43 W 198.83 FT; TH N 01\*26'11 E 424.82 FT; TH N 26\*58'12E 27 FT; TH N 71\*13'54 E 90.08 FT; TH N 56\*24'50 E 182.23 FT; TH N 33\*19'35 E58.39 FT; TH N 01\*34'41 E 198.02 FT; TH N 54\*15'16 W 30.51 FT; TH N 18\*27'57W 58.41 FT; TH N 19\*56'06 W 88.26 FT TO POB

- Child Accounts
- Child Parcels
- Parent Accounts
- Parent Parcels

**Transfers**

Entry Number	Recording Date	
<u>20060007078</u>	<u>03/08/2006 04:19:15 PM</u>	
<u>00774688</u>	<u>07/26/2002 03:39:00 PM</u>	B: 1477 P: 1453
<u>00758027</u>	<u>03/21/2002 04:26:00 PM</u>	B: 1457 P: 851
<u>00758026</u>	<u>03/21/2002 04:25:00 PM</u>	B: 1457 P: 848
<u>00742363</u>	<u>11/15/2001 04:47:00 PM</u>	B: 1436 P: 589

**"Tax"**

**Images**

Tax Year	Taxes
2014	\$5,194.90
2013	\$5,489.88

- [GIS](#)



**HILLSIDE REVIEW**  
APPLICATION



FILE #: 2015-HS-002 FILING DATE: 3/24 RECEIVED BY: [Signature]  
FEE: \$200 FEES PAID: \_\_\_\_\_ PSR Date: \_\_\_\_\_

**APPLICANT INFORMATION** ✓ 30825

LEGAL OWNER(S) OF SUBJECT PROPERTY: \_\_\_\_\_

Randy T Simonsen LTD

MAILING ADDRESS: 3535 Sugar Leo Rd St. George, Ut 84790

PHONE: 628-3773 CELL: 632-6626 FAX: \_\_\_\_\_

APPLICANT: Jared Nielson  
(If different than owner)

399 N. Main Ste 270  
MAILING ADDRESS: Logan, Ut 84321

PHONE: 435-753-3131 CELL: 435-752-3116 FAX: 435-752-3116

CONTACT PERSON/REPRESENTATIVE: Rob Reid - Rosenberg Assoc.  
(If different than owner)

MAILING ADDRESS: 352 E. Riverside Dr Ste A2 St. George, Ut 84790

PHONE: 673-8586 CELL: 680-7343 FAX: 673-8397

**PROPERTY INFORMATION**

STREET ADDRESS OF PROPERTY: 1990 E RIVERSIDE DRIVE

ASSESSOR'S PARCEL NUMBER(S): (32.02 ac. SG-5-2-28-310) (6.84 ac. SG-5-2-28-3102)  
ZONING: R-1-10 B-3 GENERAL PLAN: R-1-10 LDR R-3 HDR

LEGAL DESCRIPTION: (Attach separate sheet if necessary) (SEE ATTACHED)  
Lot / Plat

EXISTING USE: undeveloped  
Use of property and/or Buildings

PROPOSED USE: MULTI FAMILY RESIDENTIAL  
Use of property and/or Buildings

**SUBMITTAL “CHECK LIST”**

**Note:** The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A “Hillside Development Overlay Zone” of the St. George City Code Zoning Regulations from which this check list was condensed.

**Density and Disturbance Standards**

Any area greater than 40% will not be reviewed for development.

No portion of the parcel having a slope greater than 40% shall be included in the calculations for conformity with the density requirements shown below.

Complete the following checklist:

**Submitted**

Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><u>1-19%</u>:</b> See the underlying zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><u>20-29%</u>:</b> 2 d.u. per acre, provided clustering is done on 30% or less of the land in this category. 70% remained undisturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><u>30-39%</u>:</b> 1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><u>40% +:</u></b> Development is not permitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contour intervals, maps and calculations prepared by a professional civil engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineer’s certification and signature on reports and plans.

**Slope Determination**

The location of the natural 20%, 30%, or 40% is determined by a professional licensed engineer or surveyor who is to prepare contour maps, conduct a field survey, and calculate the slope area.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope Analysis Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contours at intervals no greater than five (5) feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale to be drawn at one-inch equals one hundred (1"= 100') feet scale maximum.

**Lot Size**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot size determined
--------------------------	--------------------------	-------------------------------------	---------------------

**Site Plan**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A grading plan showing existing and proposed contours extending at least 100 feet beyond property has been submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All excavations and fills conform to Appendix “K” of the Utah Uniform Building Standards Act rules and the current adopted edition of the International Building Code.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of cut(s) does not exceed 10’. (Combined height of cuts and fills does not exceed 20’ )

- Detailed plans of all surface and subsurface drainage systems are shown.
- Location of existing and proposed streets, buildings, structures, and easements have been shown.
- Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.
- Cross sections provided

**Earth Moving Plan** (Shall be prepared by a licensed Civil Engineer and shall include but not be limited to the following items)

- Topography. 2' for tableland. 5' for steep slopes.
- Terrain details
- Proposed earth-moving details
- Description of the method used to dispose of earth, etc.
- A time table for each step of the project has been submitted. This shall include the starting and completion dates. *ONE PHASE DONE AT SAME TIME*

**Drainage**

- A drainage control plan (study) has been prepared by a licensed Civil Engineer.

**Geology & Soils Report (Study)**

(Shall be prepared by a licensed professional engineer trained in geo-technical engineering) (A geology & soils report/study shall include but not be limited to the following items)

- Slope stability analysis.
- Foundation investigation.
- Location and yield of springs.
- Structural features.
- Existence of surface hazards.
- Conclusions and recommendations regarding effect of geological conditions.

**Landscape & Vegetation Plan** (Shall be prepared by a qualified professional prior to Final Plat and approved) (A landscape and vegetation plan shall include but not be limited to the following items)

- Replant disturbed areas.
- Types of retention to be used
- Sprinkler plans and projected water usage.

**Street Design**

- Street design conforms to City standards.

**Submitted by**

ROB REID ;  
(Print Name)

*Robert Reid*  
(Signature)

MARCH 25, 2015  
(Date)

# ITEM 6

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/28/2015 (Denied)  
PLANNING COMMISSION AGENDA REPORT: 05/12/2015

### PRELIMINARY PLAT

The Villas at Cottam Ridge

Case No. 2015-PP-014

**Reference:** Case No. 2014-ZC-012

**Request:** A request to approve a preliminary plat for a sixty (60) lot residential subdivision

**Location:** River Road & 1850 South

**Property:** 8.55 acres

**Number of Lots:** 60

**Density:** 7 du/ac

**Zoning:** PD-R

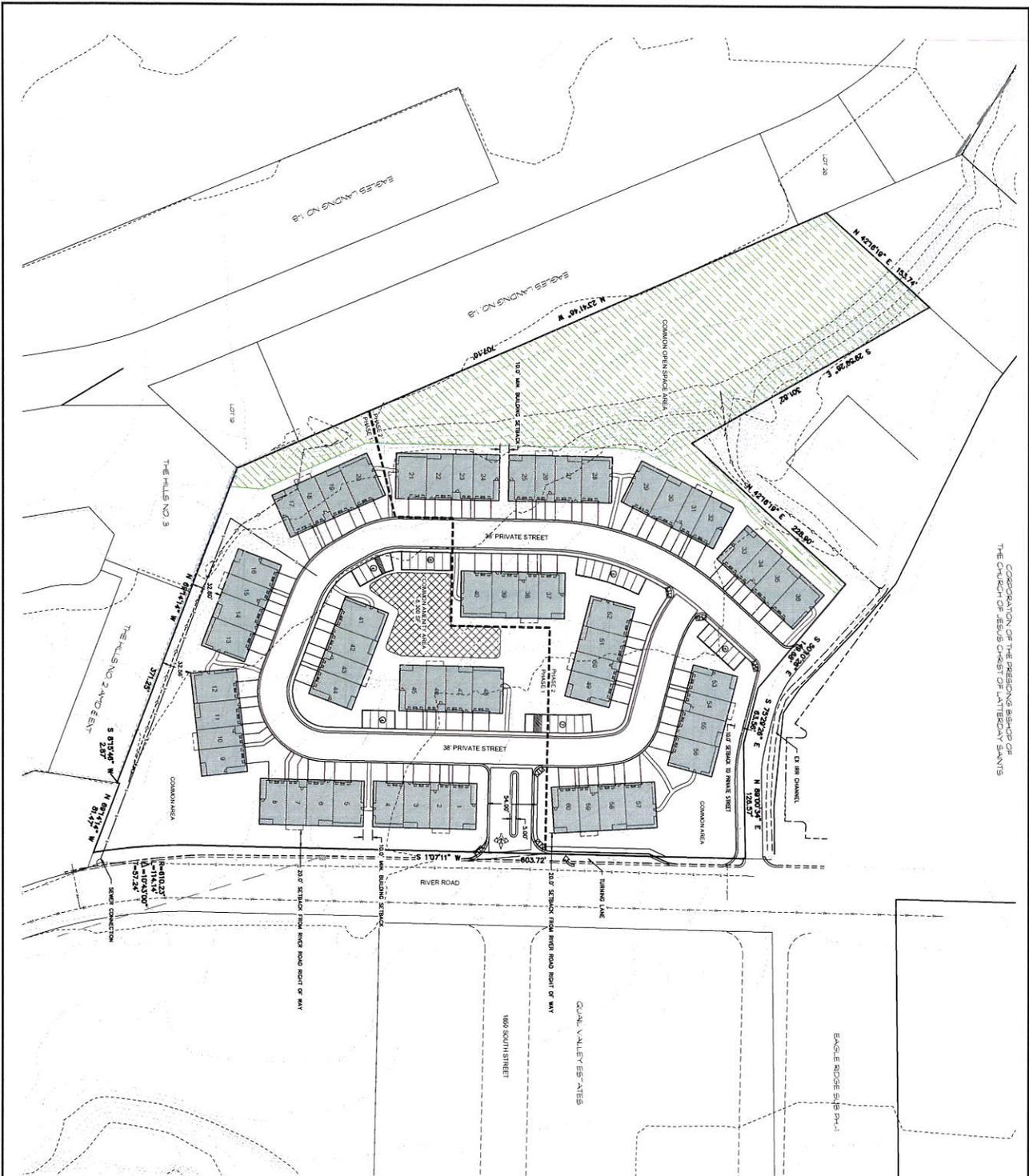
**Adjacent zones:** This plat is surrounded by the following zones:  
North – R-1-10  
South – R-3/C-3  
East – R-1-10  
West – R-1-10

**General Plan:** MDR

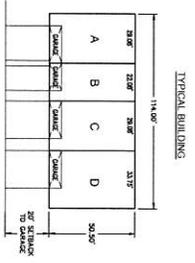
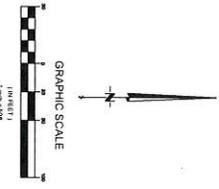
**Applicant:** Wright Homes

**Representative:** Derek Wright

**Comments:** At the April 28, 2015 Planning Commission meeting this item was discussed for approximately 30 minutes. However, there was no representative present to comment on the concerns of the Planning Commission regarding the width and improvement of a second access, future deposition of the 'wetland' area, setbacks, drainage, and landscaping. The Planning Commission expressed concern that the Preliminary Plat needs to contain more specific details that address these issues and wishes to avoid any future enforcement issues by the applicant providing clearer information on the plat. The Planning Commission considered the plat incomplete. For this meeting the applicant has submitted revised drawings for consideration and discussion.



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**PROJECT INFORMATION**  
 TOTAL AREA: 8.5 ACRES  
 TOTAL BUILDING AREA: 10,000 SQ. FT.  
 DENSITY: 72 UNITS/AC

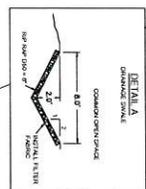
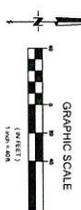
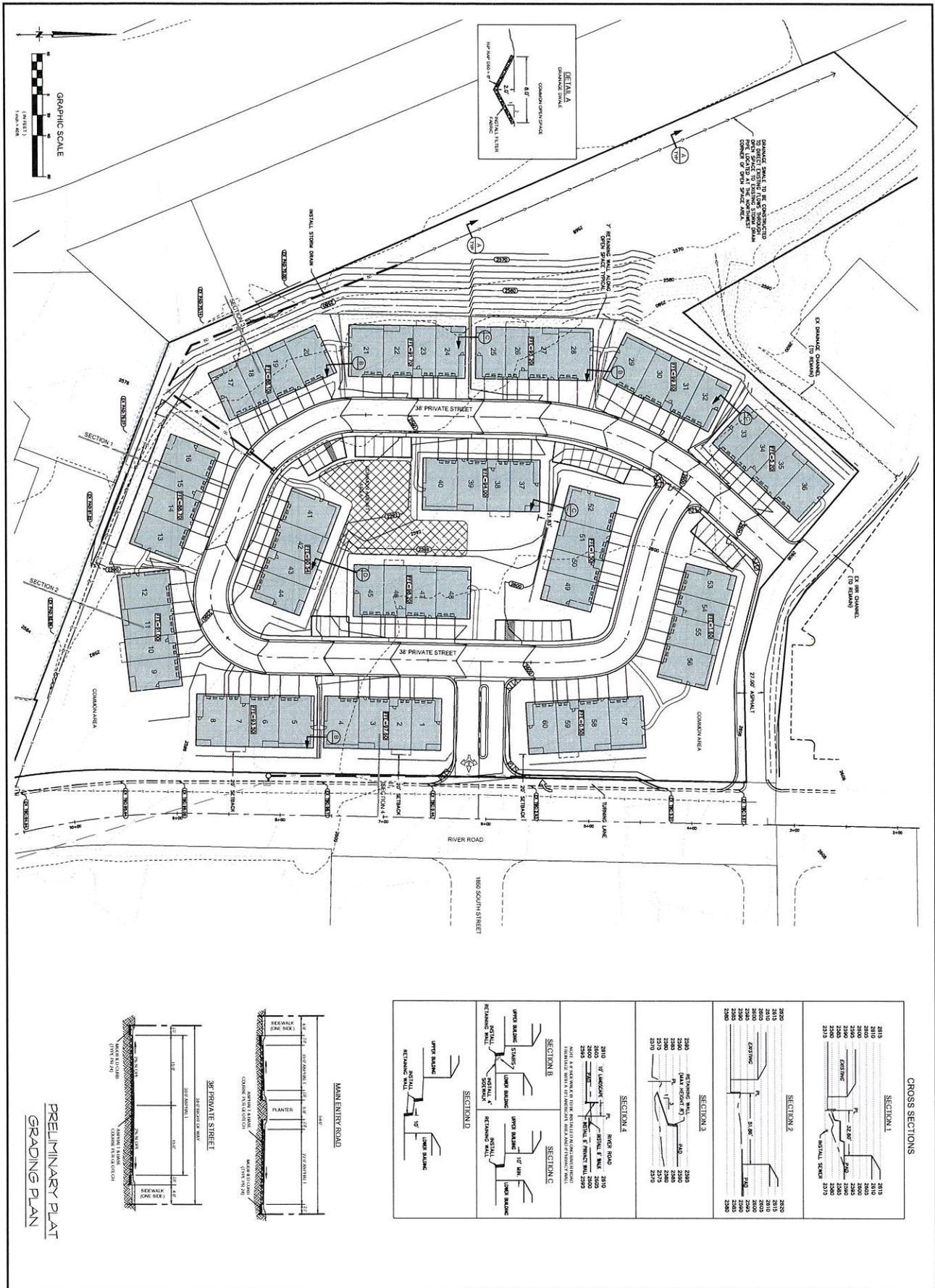
**OPEN SPACE**  
 PROVIDED: 2.5 ACRES (29%)

**PARKING**  
 PROVIDED: 38 SPACES (1.5% COVERAGE)  
 20 VISITOR SPACES  
 18 STALLS + 18 STALLS + 180

NOTE: THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES AS SHOWN

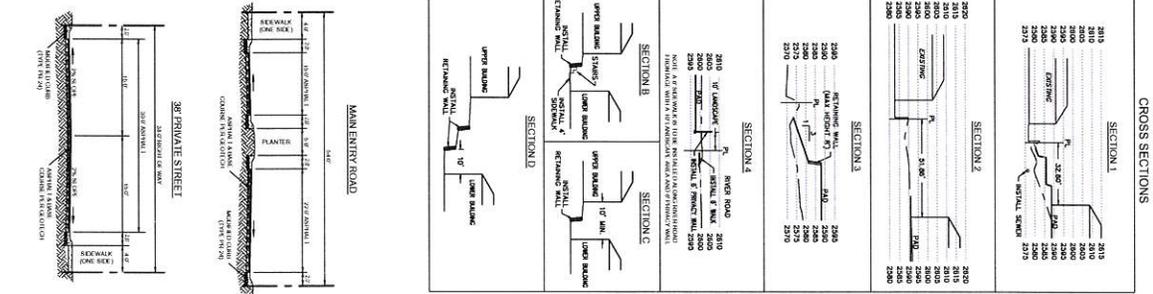
**PRELIMINARY PLAT**  
**VILLAS AT COTTAM RIDGE**

SHEET 1 OF 2 SHEETS	<b>PRELIMINARY PLAT</b> <b>VILLAS AT COTTAM RIDGE</b> <b>LOCATED IN ST. GEORGE, UT</b>	DATE: 4/2015 DRAWN: BLS APPROVED: SCALE: 1" = 50' JOB NO. 141055		<b>BUSH &amp; GUDGELL, INC.</b> Engineers - Planners - Surveyors 205 East Tabernacle Suite #4 St. George, Utah 84770 Phone (435) 673-2337 / Fax (435) 673-3161 www.bushandgudgell.com	No. Date By Revision
		No. Date By Revision			



GRADING SHALL BE CONSTRUCTED PER THE SPECIFICATIONS OF THE DISTRICT ENGINEER, ST. GEORGE, UTAH. CONSULT THE DISTRICT ENGINEER FOR ANY CHANGES TO THIS PLAN.

PRELIMINARY PLAT  
GRADING PLAN



GRADING PLAN  
VILLAS AT COTTAM RIDGE  
LOCATED IN ST. GEORGE, UT

DATE: 4/2013  
DRAWN: BLW  
APPROVED:  
SCALE: 1" = 40'  
JOB NO: 1411025

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

No	Date	By	Revision

SHEET 2 OF 2  
PRELIMINARY PLAT



# ITEM 7

## Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 05/12/2015

### FINAL PLAT AMENDMENT

#### **Boulevard Centre Pad 'C' Condominiums Amended**

Case No. 2015-FPA-018

**Request:** Approval of a Final Plat Amendment for a previously recorded Commercial Subdivision Final Plat

**Representative:** Bob Hermandson, Bush and Gudge  
205 E. Tabernacle St., Suite 4  
St. George, UT 84770

**Property:** Located at 162 North 400 East, Building C

**Zone:** C-4

**Staff Comments:** The purpose of this Final Plat Amendment is to divide Unit 202 on the second floor into Units 202-A & 202-B, and Unit 302 on the third floor into Units 302-A & 302-B. No other changes were made or intended with this plat.

**FYI** – Because 100% consents were given NO Public Hearing is required at City Council.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development 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 Amendment is ready for Planning Commission's consideration for approval.





# ITEM 8

## Lot Split

PLANNING COMMISSION AGENDA REPORT: 05/12/2015

### LOT SPLIT

#### **LyonRyan Lot Split**

Case No. 2015-LRE-014

- Request:** Approval of a Lot Split
- Representative:** Scott Woolsey, Alpha Engineering  
43 South 100 East #100  
St. George, UT 84770
- Property:** Located between 389 North and 477 North Industrial Road. Also across the street to the west from 450 North Industrial Road.
- Zone:** M-1
- Staff Comments:** This Lot Split will divide the property approximately down the middle leaving a parcel to the north (Parcel #1 @ 0.80 Acres) and a parcel to the south (Parcel #2 @ 0.95 Acres).
- 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.





## LyonRyan Lot Split

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

April 29, 2015