

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

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The agenda for the meeting is as follows:

Call to Order  
Flag Salute

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

Consider approval of a fifteen (15) lot residential Final Plat for “**Whisper Ridge Phase 2 – 3<sup>rd</sup> Amended and Extended.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 1121 West Cresole Drive. The representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2015-FPA-035. (Staff – Todd Jacobsen)

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

Consider a request to construct a below ground shooting range for testing products. The property is located at 401 North 3050 East and the zoning is M-2 (Industrial). The applicant is Mr. Tony Berry, Berry’s manufacturing, and the representative is Mr. Greg Mathis, MRW Design. Case No. 2015-CUP-009 (Staff – John Willis)

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

A. Consider a General Plan Amendment from MDR (Medium Density Residential) to COM (Commercial) on approximately 0.6 acres. The property is generally located at the northwest corner of the intersection of 300 North Street and 500 West Street (involving three lots). The applicant is Mr. Bruce Cunningham. This proposal is to change the General Plan which would then allow the applicant to return with a PD zone change for the future development of a project called “**Camp RV.**” Case No. 2015-GPA-005. (Staff – Ray Snyder)

- B. Consider a General Plan Amendment from E (Employment) and MDR (Medium Density Residential) to **HDR** (High Density Residential) on approximately 51.95 acres. The property is generally located at approximately 1280 W 4700 S (Southeast of the intersection of Sun River Parkway and Arrowhead Canyon Drive). The owner is SITLA and Mr. Kyle Pasley is the agent. The applicant is Sun River St George Development L.C., and the representative is Mr. Scott McCall. This proposal is to change the General Plan to allow for the future development of a PD zone change for “**The Villas at Sun River – Twin Homes Project**” Case No. 2015-GPA-006. (Staff – Ray Snyder)
- C. Consider an amendment to the General Plan Land Use Designation to provide a new category **MHDR** (Medium High Density Residential) with a density range of 10 to 14 dwelling units per acre. Case No. 2015-GPA-008. (Staff John Willis)

4. **PRELIMINARY PLAT**

Consider approval of a preliminary plat for a seventeen (17) lot residential subdivision for “**Chaco West Phase 4**”. The owner is Double Dragon Inv LLC and the representative is Mr. Brett Henke, Kuma Engineering. The property is zoned PD-R (Planned Development Residential) and is located in the Entrada development near Tacheene Drive. Case No. 2015-PP-019 (Staff – Wes Jenkins)

5. **DISCUSSIONS**

Discuss as required any recent City Council Actions and other current items.

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

## Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/14/2015

### FINAL PLAT AMENDMENT

#### **Whisper Ridge Phase 2 - 3<sup>rd</sup> Amended and Extended**

Case No. 2015-FPA-035

**Request:** Approval of a 15 Lot Residential Amended Subdivision Final Plat

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

**Property:** Located at 1121 West Cresole Drive

**Zone:** R-1-10

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval.

**Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Amended Final Plat Subdivision (Whisper Ridge Phase 2 3<sup>rd</sup> Amended and Extended) and authorize the Chairman to sign.



## ITEM 2 Indoor Shooting Range

PLANNING COMMISSION AGENDA REPORT: 07/14/2015

### CONDITIONAL USE PERMIT

#### **Indoor Shooting Range in M-2 zone**

Case # 2015-CUP-009

**Request:** Permission to construct an indoor shooting range.

**Applicant:** Berry's Manufacturing Co.

**Rep.:** Tony Berry, Berry's Manufacturing

**Location:** 401 North 3050 East – Millcreek Industrial

**Zoning:** M-2 (Industrial)

**General Plan:** IND (Industrial)

**Project:** The applicant is proposing to construct an indoor shooting range, in order to accommodate testing of ammunition that is being manufactured onsite. The proposal is to construct a 50 feet long and 8 feet wide below ground shooting tunnel. The shooting range will not be open to the general public and will be used for testing of product. The tunnel will be constructed of a minimum of 8" thick concrete.

**Background:** Over the years various applicants have approached the city with interest in establishing indoor shooting ranges. In 2010 the City Council amended Section 10-10-5 (Case no. 2010-ZRA-009) by adding Section 10-10-5.L which permits an indoor range in the commercial zones subject to meeting listed specific conditions. The old movie theater site at 214 North 1000 East in the C-2 zone was approved for an indoor range, but the extensive structural renovations necessary for the building made it financially impractical for the applicant. In 2011, Rowdy's Range submitted and was approved a CUP in an M-1 zone.

**Narrative:** The applicant has provided a narrative describing the proposal (see attachment)

**Hours:** The hours of operation would be during business hours, which are 8:00 am to 5:00 pm.

**Ordinance:** Section 10-11-2 "Uses" requires a CUP for a recreational enterprise which reads as; *"Recreational enterprise, indoor only (go-cart, climbing walls, ice skating rink, roller skating, soccer, and other recreational sport / entertainment type activities, but not including spectator orientated arenas."*

*“Other uses similar to the above and judged by the planning commission to be in harmony with the intent and purpose of the zone.”*

Previous applications, the Planning Commission, as well as, staff has interpreted that an indoor shooting range falls under the category of recreational enterprise and CUP’s have been approved as a result of this interpretation. Furthermore, City code does allow the Planning Commission to review uses that are similar to those listed in the code. Therefore, we are processing the proposal based on previous applications. Even though this application is not for the general public, the same impacts are present and may need to be mitigated.

In addition to requirements in the zoning regulations, Title 5 – Public Safety regulates and requires approval for discharging firearms within the City limits by City Council. Section 5-4-3: states:

**5-4-3: EXCEPTIONS:**

*Exception to the prohibition as to types of weapons or firearms that may be lawfully discharged within the city shall exist in the following cases:*

*A. Designated guns may be lawfully discharged at an authorized range or gallery pursuant to permit issued by the city manager and authorized by the city council. (Ord. 2005-05-005, 5-19-2005)*

- SPR:** If the CUP is approved, then the applicant will return and submit to staff a SPR (Site Plan Review) application along with the required civil engineering plans for the site review and development.
- Setbacks:** The M-2 zone requires the minimum setbacks of F=40’, side = 10’, and rear = 0’. This will be addressed in the SPR.
- Acreage:** 3.38 acres (147,125 square feet).
- Layout:** See attached site plan.
- Height:** The shooting range will be underground, however, approximately 9’ will be above ground to accommodate a door and stairway.
- Staff Comments:** Although this request is for the M-2 (manufacturing) zone, staff is recommending the following conditions which are similar to those in the “Commercial Zones”, in order to mitigate impacts.

1. Indoor Shooting Range: Shooting ranges shall be fully improved to comply with all current city standards and the building shall be built to the current building code.
2. Hours of operation shall be limited to six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.
3. Indoor shooting ranges shall have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling.
4. Indoor shooting ranges shall be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to exceed a maximum limit of sixty five (65) dBA at the property line.
5. Magazine (ammunition) storage shall be fully enclosed by construction materials as approved by the building department and fire department per applicable codes. (Ord. 2010-06-004, 6-3-2010)
6. Shooting range must be specifically approved as required per 5-4-3: and be authorized by the City Council

Staff recommends that the Planning Commission consider using the same conditions for this CUP request as are required for the commercial zones.

**Options:**

1. Recommend denial to council.
2. Recommend approval to council as presented.
3. Recommend approval to council with specific conditions and findings.

**Findings:**

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

Yes	N/A	Category	Description
Control all noise levels to prevent disturbance of neighbors.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
Comply with Local, State,		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the

and Federal air quality			property line.
Contain all odors to meet city and state standards		C. Odors	1. Comply with all air quality standards, state, federal and local.  2. Use shall not create unusual or obnoxious odors beyond the property line.
		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.  2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
Not open to the public and should not create any additional traffic		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
Range will be located underground.	X	G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
Limit hours from 6:00 am to 10:00 pm		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Comply with State standards		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001,

PC 2015-CUP-009  
Indoor Shooting Range in M-2  
Page 5 of 5

			1-4-2007)
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**CONDITIONAL USE PERMIT**  
APPLICATION & CHECKLIST



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

APPLICANT: Greg Mathis, MRWD DESIGN ASSOC.  
(If different than owner)  
MAILING ADDRESS: 251 HILTON DR. #202  
St. George UT 84770  
PHONE: 628-2377 CELL: 619-6612 FAX: 673-3580  
E-MAIL ADDRESS: gm@mrwdesign.com  
LOCATION OF SUBJECT PROPERTY: 401 N. 3050 E

CONTACT PERSON / REPRESENTATIVE (if applicable): Tony Berry, Berry's Manufacturing  
(If different than owner)  
MAILING ADDRESS: 401 N. 3050 E.  
St. George UT 84790  
PHONE: 634-1682 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

**II. PROPERTY INFORMATION**

ZONING: Manufacturing SUBDIVISION: Millcreek Industrial Park  
TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-MIP-2AA ; SG-MIP-2AB-2  
EXISTING USE: Manufacturing  
Use of property and/or Buildings  
PROPOSED USE: SAME  
Use of property and/or Buildings.

**OFFICE STAFF USE ONLY**

CASE NO. 2015-CUP-009 FILING DATE: 4/20/15 RECEIVED BY: [Signature] RECEIPT: \_\_\_\_\_  
FEE: \$300.00 - PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED



June 25, 2015

St. George City Planning and Zoning Dept.  
175 East, 200 North  
St. George, Utah  
84770

RE: Berry's Manufacturing Product Testing Shooting Tunnel

MRW Design has been retained to design and secure permitting for a new below ground shooting tunnel to be constructed at the current manufacturing facility of Berry's Manufacturing, located at 401 North 3050 East.

Berry's Manufacturing is a worldwide premier manufacturer of bullets and reloading accessories marketed to both the cartridge manufacturing industry and the sportsmen. They take pride in the quality of their products and strive to continue to be one of the best in the industry.

At this time, they are requesting a conditional use permit to construct a 50 feet long by 8 feet wide below ground shooting tunnel. This tunnel will be constructed fully of 8" minimum thick concrete, and will be accessed from the existing manufacturing facility. The tunnel will be constructed for product testing uses only. The shooting tunnel will not be open or accessible to the general public.

Shooting in the tunnel will be conducted during normal business hours of between 8:00am and 5:00pm.

Regards,

A handwritten signature in black ink, appearing to read 'Greg G. Mathis', written over a white background.

Greg G. Mathis  
President, MRW Design Assoc.

**2015-CUP-009**

**Berry's Manufacturing Indoor Shooting Range**

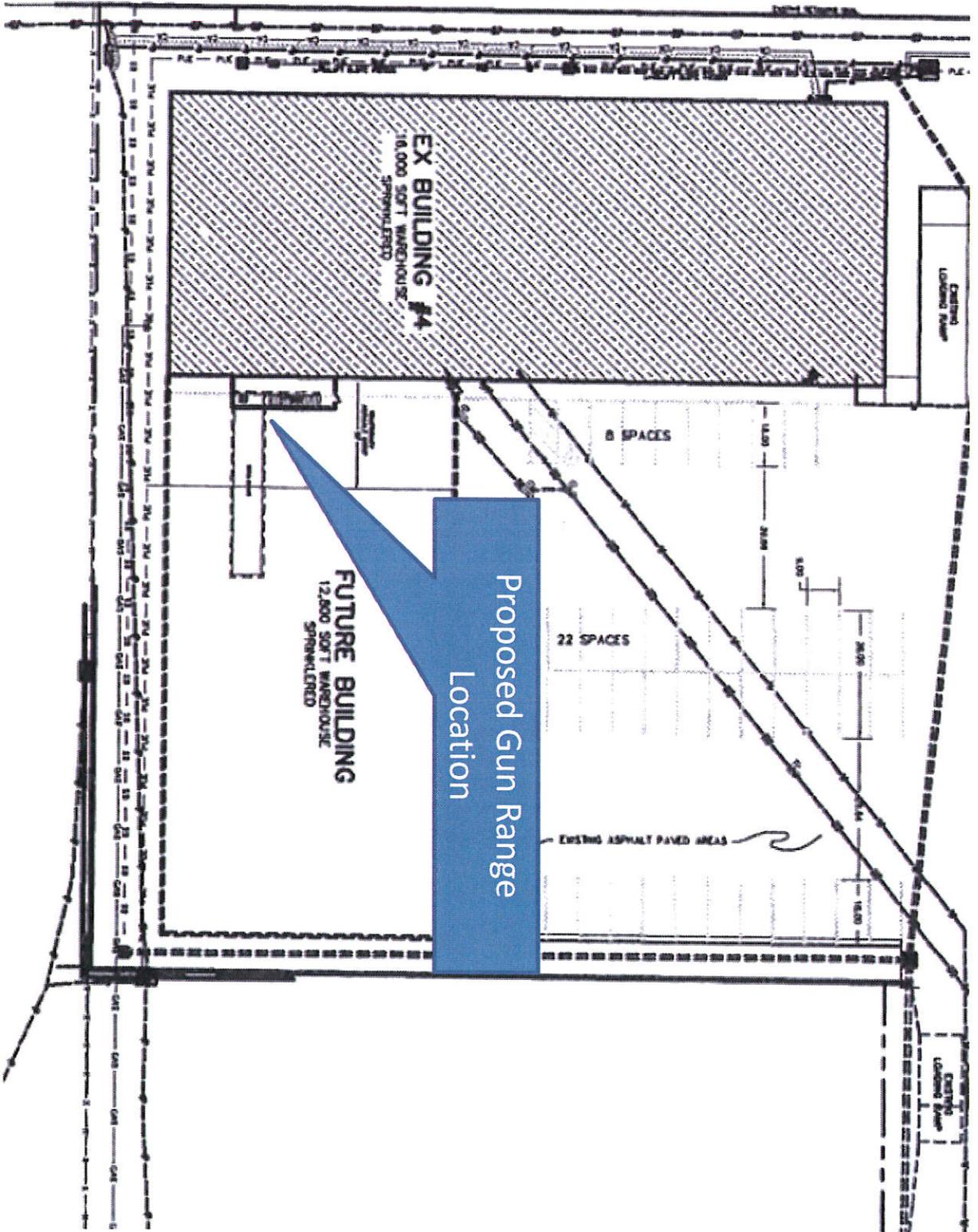


Subject Property

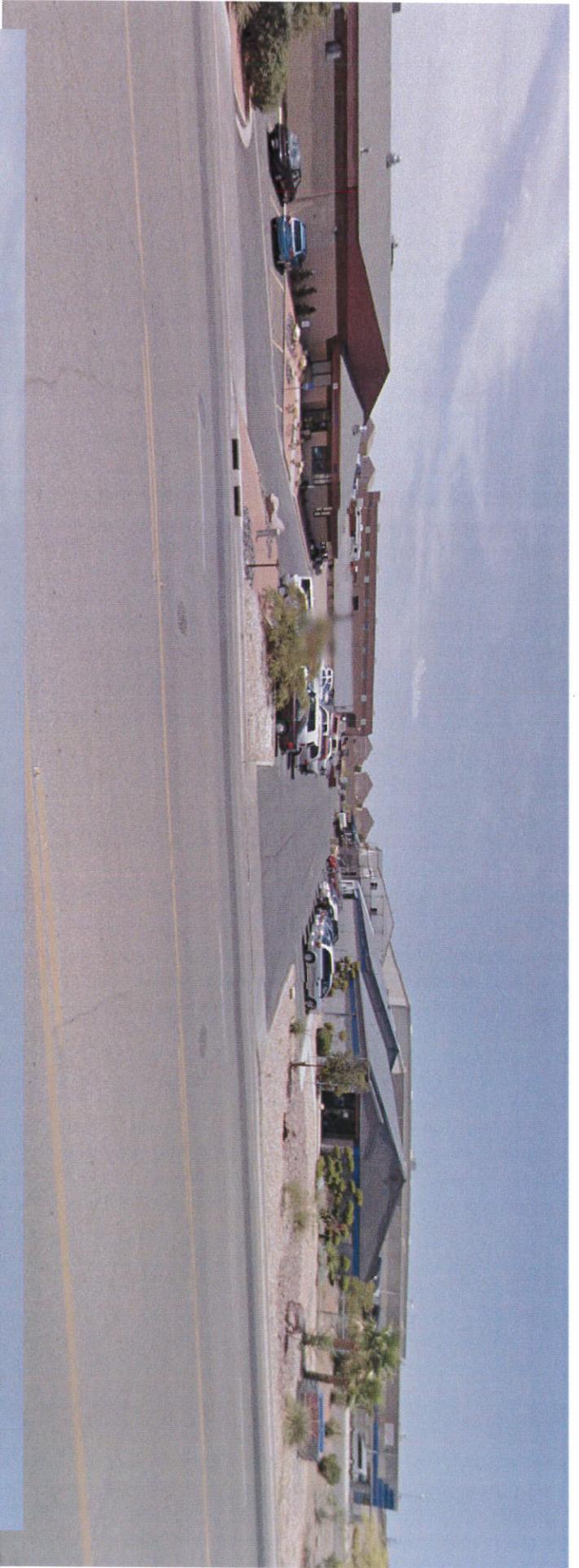


Subject Property









# ITEM 3A

## General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/14/2015

### GENERAL PLAN AMENDMENT: PUBLIC HEARING

#### **Dixie's Camp-R-Go**

Case No. 2015-GPA-005

<b>Request:</b>	To amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 0.6 acres. The property is generally located at the northwest corner of the intersection of 300 North Street and 500 West Street ( <i>involving three lots</i> ). This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a project called "Dixie's Camp-R-Go."
<b>Background:</b>	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 ( <i>to allow adequate processing and noticing time</i> ). This application does fit in the required time period.
<b>PSR:</b>	April 7, 2015
<b>Property Owner:</b>	Ms. Nancy Long
<b>Applicant:</b>	Mr. Bruce Cunningham
<b>Area:</b>	0.6 acres
<b>Property:</b>	Generally located at approximately 1280 W 4700 S ( <i>Southeast of the intersection of Sun River Parkway and Arrowhead Canyon Drive</i> ).
<b>Current Zones:</b>	R2 (Multiple family zone – duplexes)
<b>Current General Plan:</b>	MDR (Medium Density Residential)
<b>Proposed General Plan:</b>	COM (Commercial)
<b>Process:</b>	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.

**Narrative:**

The applicant's aim is to propose a modification to the current general plan and to change the zoning from R2 to C2 and then apply for a conditional use permit to operate a vintage cowboy motel and trailer rental. The restored vintage trailer rentals would be to tourists visiting southern Utah's National Parks, or an overnight stay in one of five (5) cowboy rooms. The business would utilize trailers from the 1940's through the late 1950's. The trailer sizes would be approximately 10 to 12 ft. long and 7 ft. wide. The proposed decor in the rooms would be high class country style antiques from the 1850's to the 1950's. (*Also see the applicant's attached narrative*)

**Comments:**

Auto Repair

Next door (to the west) is the existing commercial business Hambleton Auto Service Center. This automotive business is a commercial operation, yet it is located within a MDR land use designation and the zoning is R-2 (multi-family residential / duplex zone). It is an existing non-conforming use. This site should be within a COM land use and have a commercial zoning. This general plan amendment request includes this property to change to COM and the adjacent property owner consents.

Zone Change

If the GPA is approved, then a ZC for only a C2 zone is required. Note that the adjacent commercial zoning is C3 and not C2.

Conditional Use Permit

The applicant understands that if the general plan amendment is approved, then a zone change application is required, and then also a conditional use permit to operate an RV Park (*Section 10-10-2 requires a CUP in a C2 zone only. An RV Park is not a permitted use in the C1, C3, or C4 zone*).

On Site

It is proposed to not only rent out trailers to travel to destinations throughout southern Utah, but to also have five (5) spaces available on site for visitors to spend the night in. No one would bring a trailer to the site; only trailers belonging to the business would be used.

Buildings

The existing building on site would remain. The adobe building would become restrooms and a coffee shop. The larger home would become an office with a manager's quarters.

SPR

If the GPA is approved by CC, if a ZC is approved by CC, and if a CUP for an RV Park is approved by CC, then as a part of the process a SPR (Site Plan Review) application will have to be submitted and a civil engineering plan review will be made by staff.

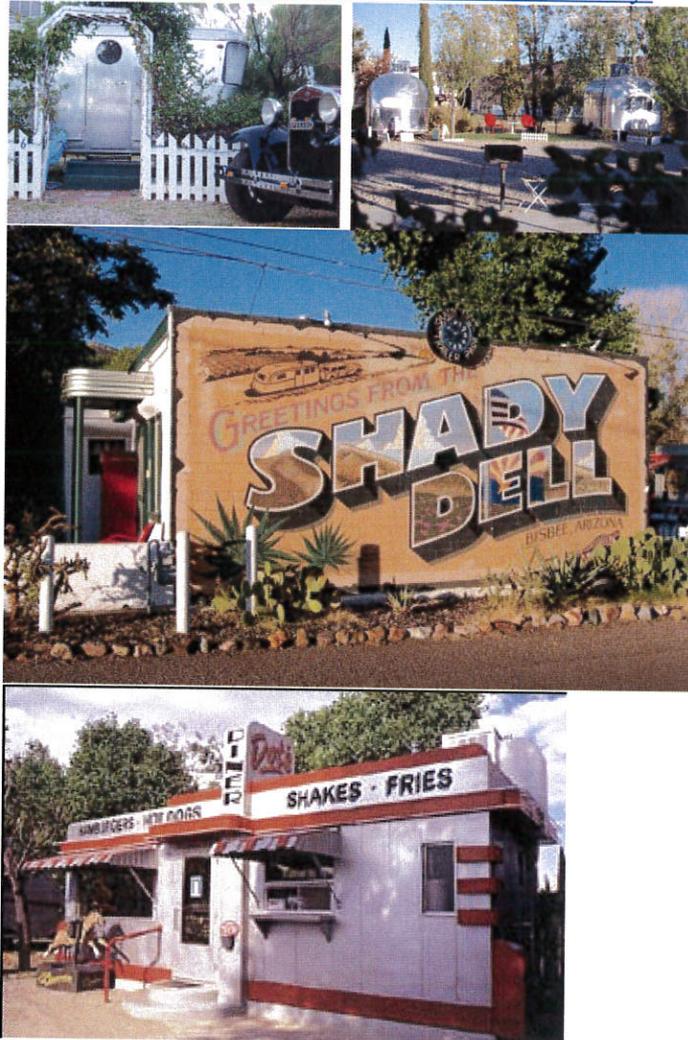
Carports vs. Trees

Any shade structures proposed (see rendering) would need to comply with setbacks. Another option is to plant trees for shade and as a buffer against the automotive business.

Similar Project

The applicant shared that there is a similar project in Bisbee Arizona:

<http://www.theshadydell.com/trailers-rates/el-rey/>



Visitor video: <https://www.youtube.com/watch?v=6tYxJjyUSfw>  
(2012) (although an amateur video, you can see what the site looks like)

**Example Motion(s):**

**Approval**

This is a motion to recommend approval to the City Council of a GPA (General Plan Amendment) to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 0.6 acres. The property is generally located at the northwest corner of the intersection of 300 North Street and 500 West Street (*involving 3-4 lots*).

**Denial**

This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 0.6 acres. The property is generally located at the northwest corner of the intersection of 300 North Street and 500 West Street (*involving 3-4 lots*).

**Table**

At the request of the applicant, this matter is tabled to allow the applicant time to provide \_\_\_\_\_ to the Planning Commission for further consideration.

**AERIAL - VICINITY**



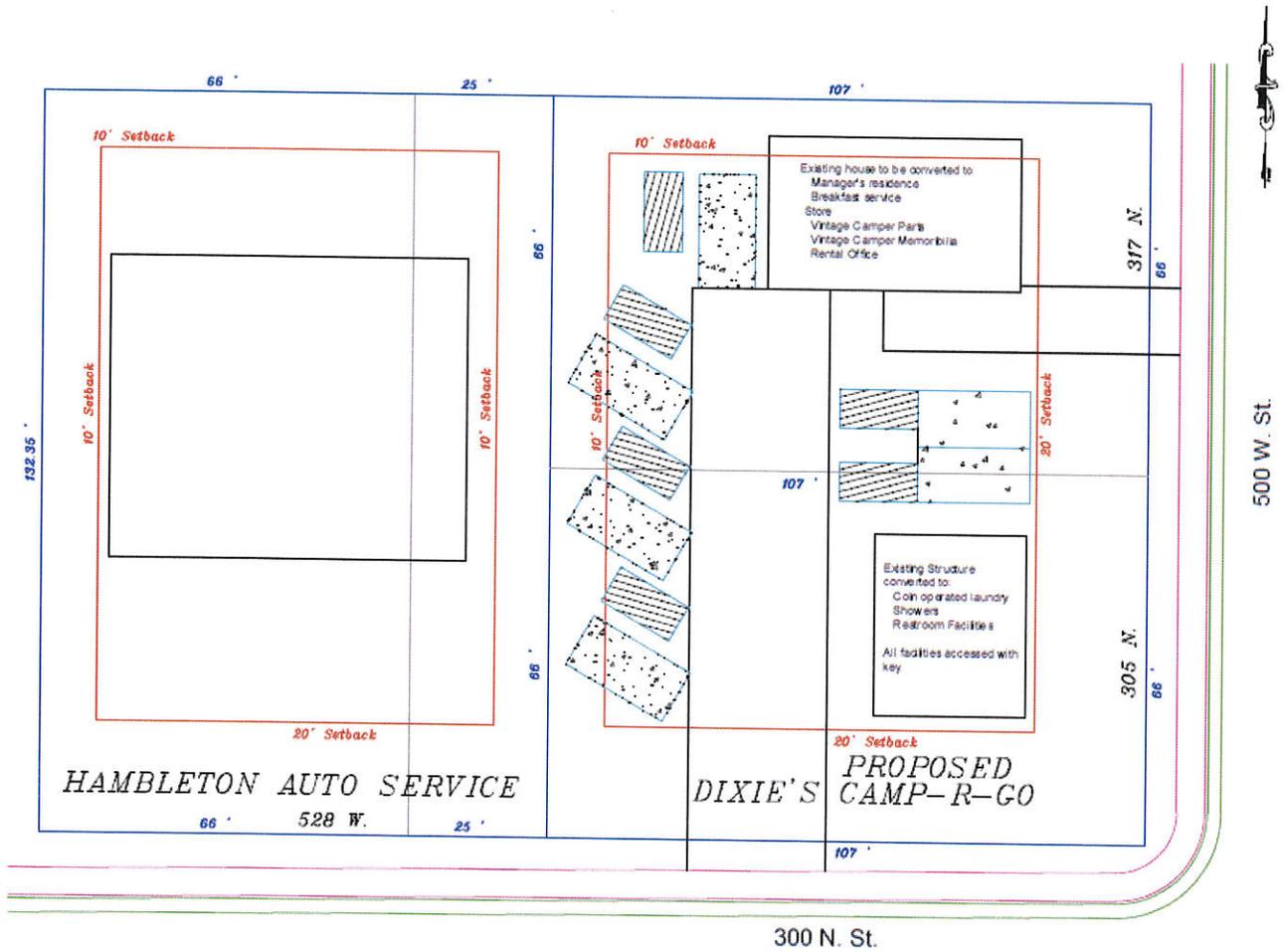
### EXISTING GENERAL PLAN - MDR



### EXISTING ZONING



### SITE PLAN



Note: Required setbacks for the C1, C2, & C3 zones are shown (Front = 20 ft., Street Side = 20 ft., Side Yard = 10 ft., & Rear Yard = 10 ft.)

## NARRATIVE

Aim: To propose a modification to the current zoning of the addresses 305/317 NORTH 500 WEST, ST GEORGE, from R2, to a conditional use permit under C2 for a vintage cowboy motel and trailer rental.

Vintage trailer rental to tourists visiting southern Utah's national parks, or an overnight stay in one of five vintage cowboy rooms.

Decor: High class country style antiques from the 1850's through the 1950's

Rooms: FIVE vintage trailers from the 1940's through the late 1950's - 10 to 12 feet long, 7 feet wide.

Restrooms and coffee shop: Small adobe house

Tourist trailer rental: Large house office

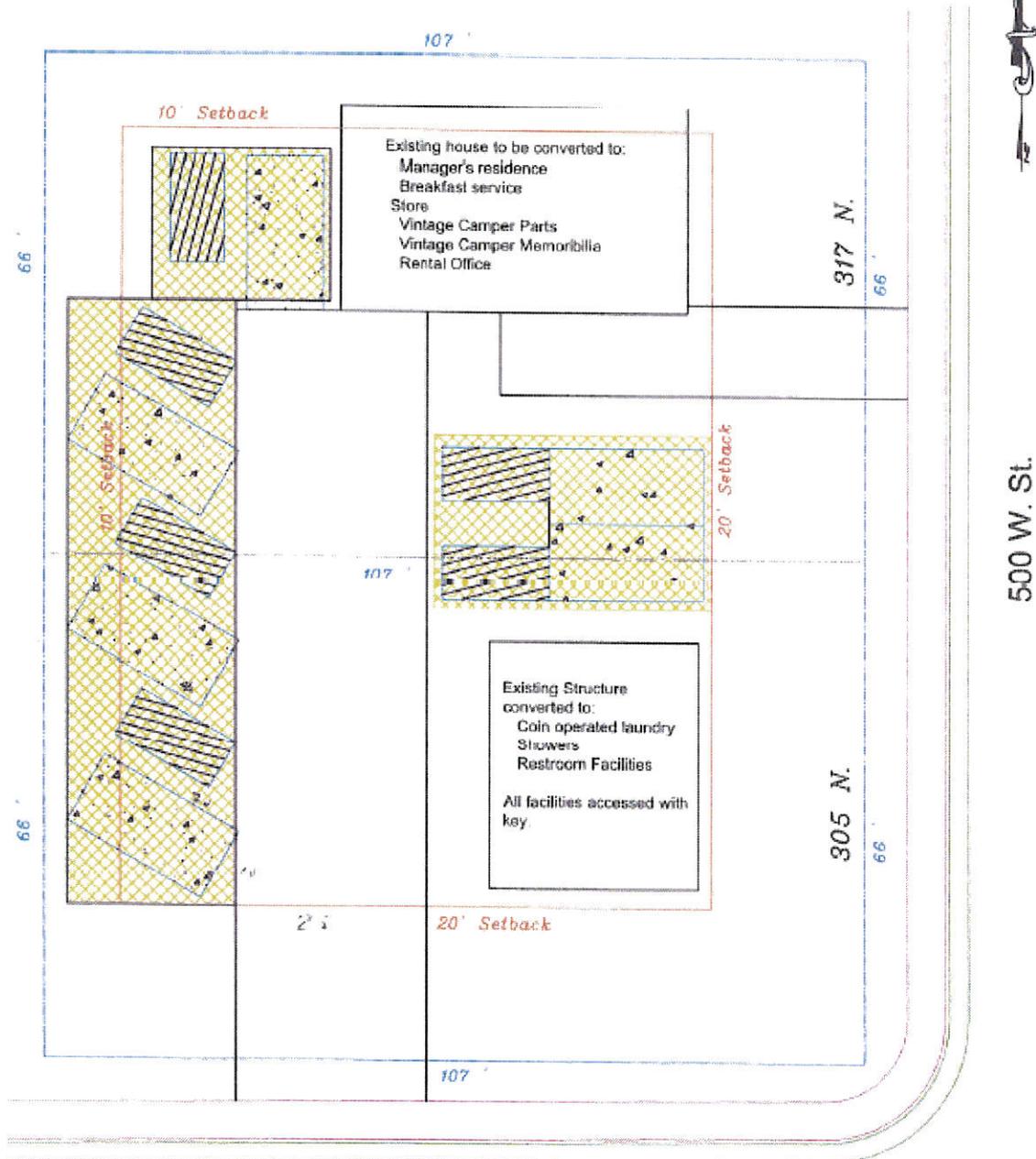
Location is just off of Bluff and ST George Blvd, close to several coffee shops and breakfast bars. Close to the city center, main street and located at the cross roads to old hwy 91, hwy 18, and I-15.

Further, the location serves the traveling public as a unique attraction down memory lane, it provides a draw for tourists during times like the ST George Rodeo, winter games and vacationing to the national parks.

The project would promote a high class vintage beauty, and add some class to a part of town where tire shops and car sales dominate.

# PROPOSAL

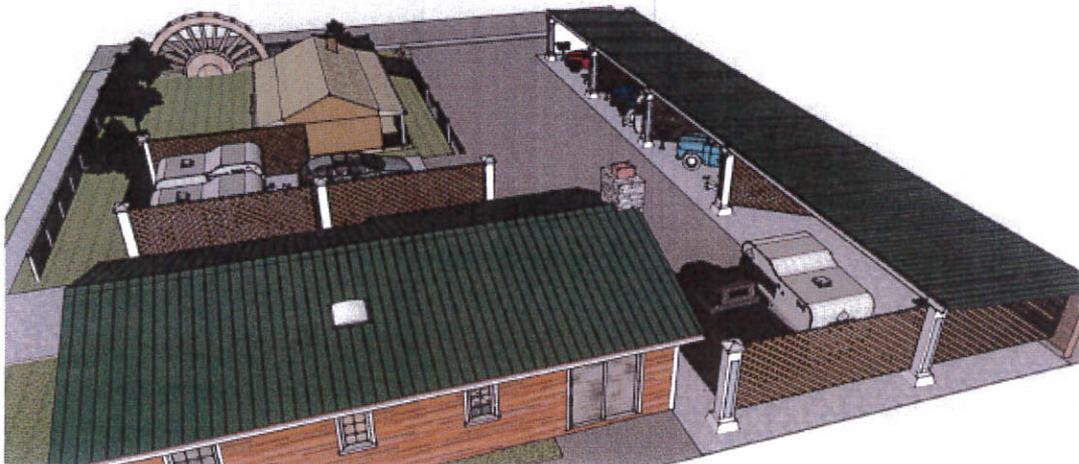
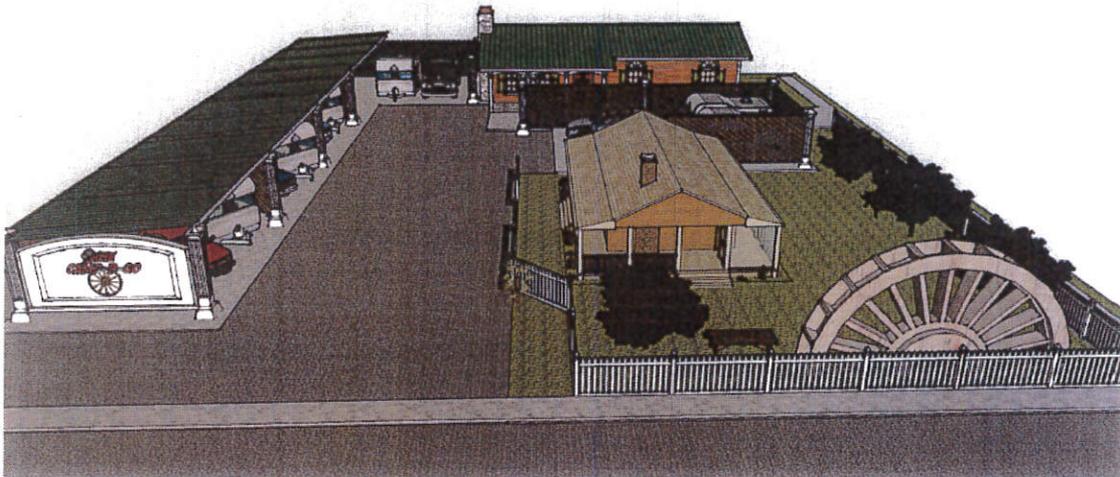
Parcel No's.  
SG-647-A-1-A-1-C (317 N. 500 W.)  
SG-647-A-1-A-1-A (305 N. 500 W.)



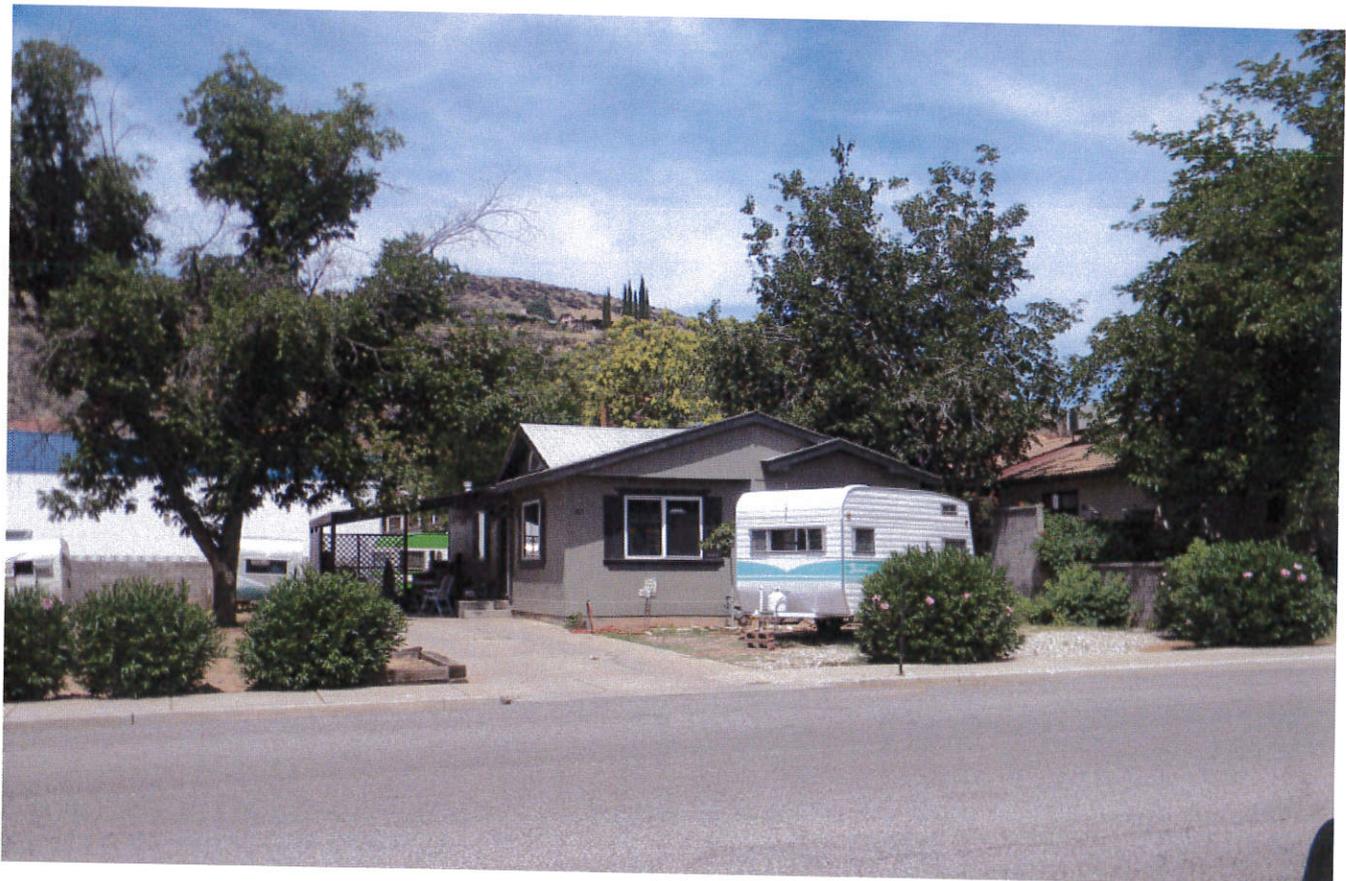
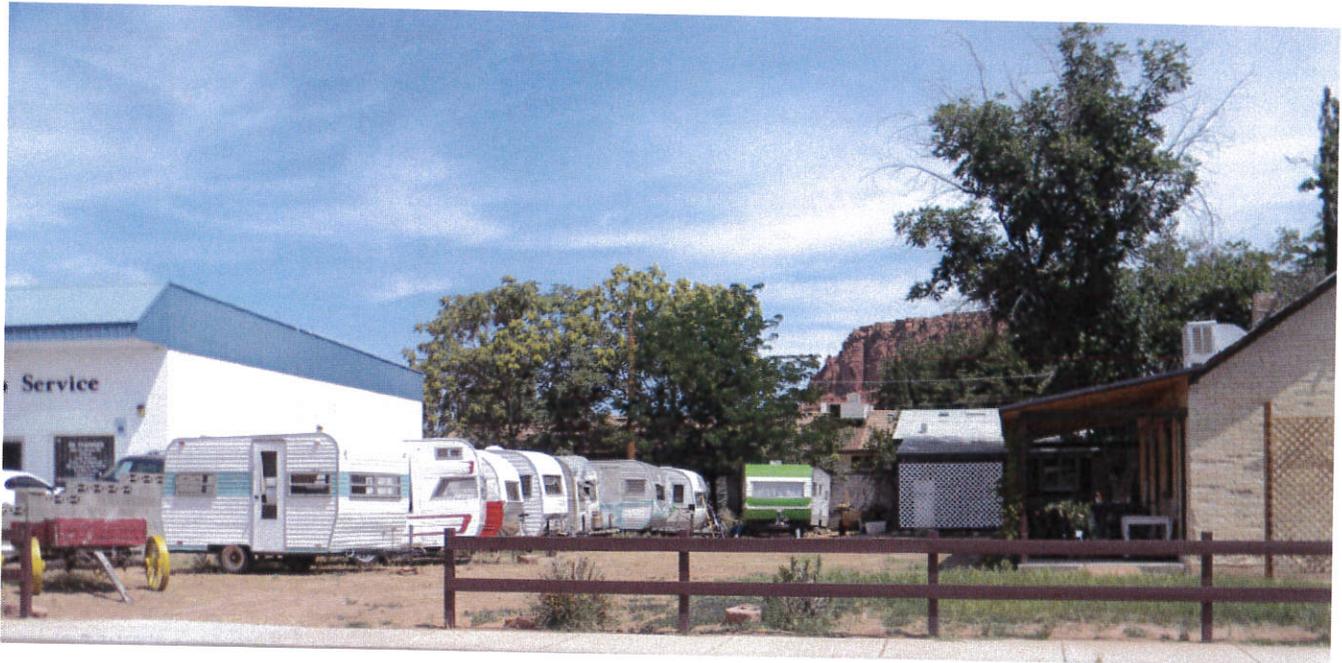
300 N. St.  
*Vintage Park*

Peter Brown  
221 W. 300 N.  
St. George, UT 84770  
435-962-5342

RENDERINGS

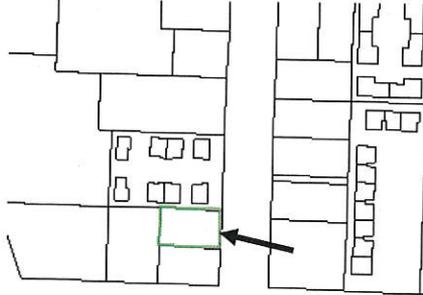


PHOTOS

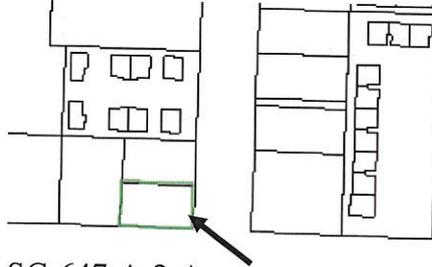


Ownership:

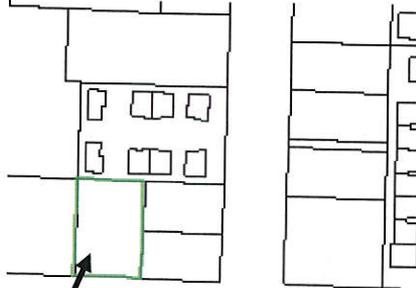
SG-647-A-1-A-1-C  
Long Nancy J  
0.16 acres



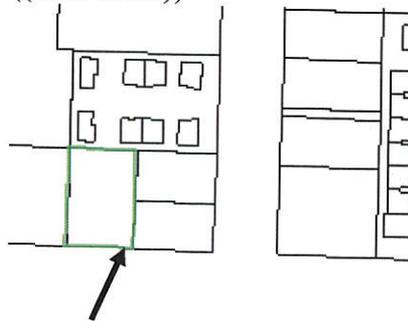
SG-647-A-1-A-1-A  
Long Nancy J  
0.16 acres



SG-647-A-2-A  
IM2 L C  
0.28 acres



SG-647-A-2-A  
IM2 L C  
((0.28 acres))



**GENERAL PLAN AMENDMENT  
APPLICATION & CHECKLIST**



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: NANCY A LONG

MAILING ADDRESS: 236 WEST 300 NORTH ST. GEORGE, UT

PHONE: N/A CELL: 1-3853134848 FAX: N/A

APPLICANT: SAME AS ABOVE

(If different than owner)  
MAILING ADDRESS: \_\_\_\_\_

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

EMAIL ADDRESS(ES): LVAGONMISTRESS@GMAIL.COM

CONTACT PERSON / REPRESENTATIVE: BRUCE CUNNINGHAM

(i.e. Developer, Civil Engineer, Architect; if different than owner)  
MAILING ADDRESS: 240 N. 2450E #56

PHONE: 435-817-9837 CELL: 678-294-6067 FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): C3@infowest.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x 36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** SG-647-A-2-A - HAMBLETON AUTO SERVICE, 528 W. 300 N IS AN EXISTING AUTO SERVICE GARAGE, SG-647-A-1-A-1-C? PROPOSED, SITE OF DIXIE'S CAMP-R-GO SG-647-A-1-A-1-A } AT THE NORTH WEST CORNER OF 300 N. 500 W.

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-005 FILING DATE: 1/14/15 RECEIVED BY: [Signature] RECEIPT #: 1220

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

**II. ADDITIONAL INFORMATION**

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

1. What is the present zoning on the property? R-2
2. What is the current General Plan designation of the property or area? MDR
3. What is the proposed General Plan designation for the property or area? ~~C-3~~ COM
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) TO BRING THE WESTERLY LOT INTO ZONING COMPLIANCE AND ALLOW COMMERCIAL DEVELOPMENT ON THE EASTERLY TWO PARCELS
5. How will the proposed project affect adjoining properties? IT WILL BRING 1/2 OF THE PROPOSED CHANGE INTO CONFORMANCE WITH EXISTING ZONING REQUIREMENTS. AND SHOULD NOT IMPACT ADJOINING USES
6. Total acreage of the proposed General Plan change: 0.6 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
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?  
Yes \_\_\_\_\_ No NO If yes, please explain: \_\_\_\_\_

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

Please describe the projected demand for utility services: ON THE WESTERN PARCEL THE USE WILL NOT CHANGE FROM THE EXISTING USE. THE EASTERLY TWO LOTS, IT IS PROPOSED TO CREATE A BOUTIQUE VINTAGE TRAILER/CAMPER BED & BREAKFAST WITH AN ADJUNCT USE TO SUPPORT THE NIGHTLY STAY

**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) DIXIE'S CAMP - R-GO  
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner NANCY A. LONG Phone No. 385-313-4848  
 Contact Person/Representative BROLE A. CUNNINGHAM Phone No. 435-817-9837  
 Licensed Surveyor (if applicable) \_\_\_\_\_ Phone No. \_\_\_\_\_

**GENERAL PLAN AMENDMENT PROCEDURE**

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

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

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

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

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



# ITEM 3B

## General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/14/2015

### GENERAL PLAN AMENDMENT: PUBLIC HEARING

#### **The Villas at Sun River St George**

Case No. 2015-GPA-006

**Request:** To amend the General Plan from E (Employment) and MDR (Medium Density Residential) to **HDR** (High Density Residential) on approximately 51.95 acres. The property is generally located at approximately 1280 W 4700 S (Southeast of the intersection of Sun River Parkway and Arrowhead Canyon Drive). This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of residential twin homes.

**Background:** 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*).

This project will be independent of the existing Sun River community.

**PSR:** June 2, 2015

**Property Owner:** SITLA (State and Institutional Trust Lands Administration)

**Agent:** Mr. Kyle Pasley

**Applicant:** Sun River St George Development L.C.

**Representative:** Mr. Scott McCall

**Area:** 51.95 acres

**Property:** Generally located at approximately 1280 W 4700 S (*Southeast of the intersection of Sun River Parkway and Arrowhead Canyon Drive*).

**Current Zones:** PD-R (Planned Development Residential) and PD-C (Planned Development Commercial)

**Current General Plan:** E (Employment), MDR (Medium Density Residential), and PK (Park)

**Proposed General Plan:** HDR (High Density Residential) 10 or more du/ac

**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.

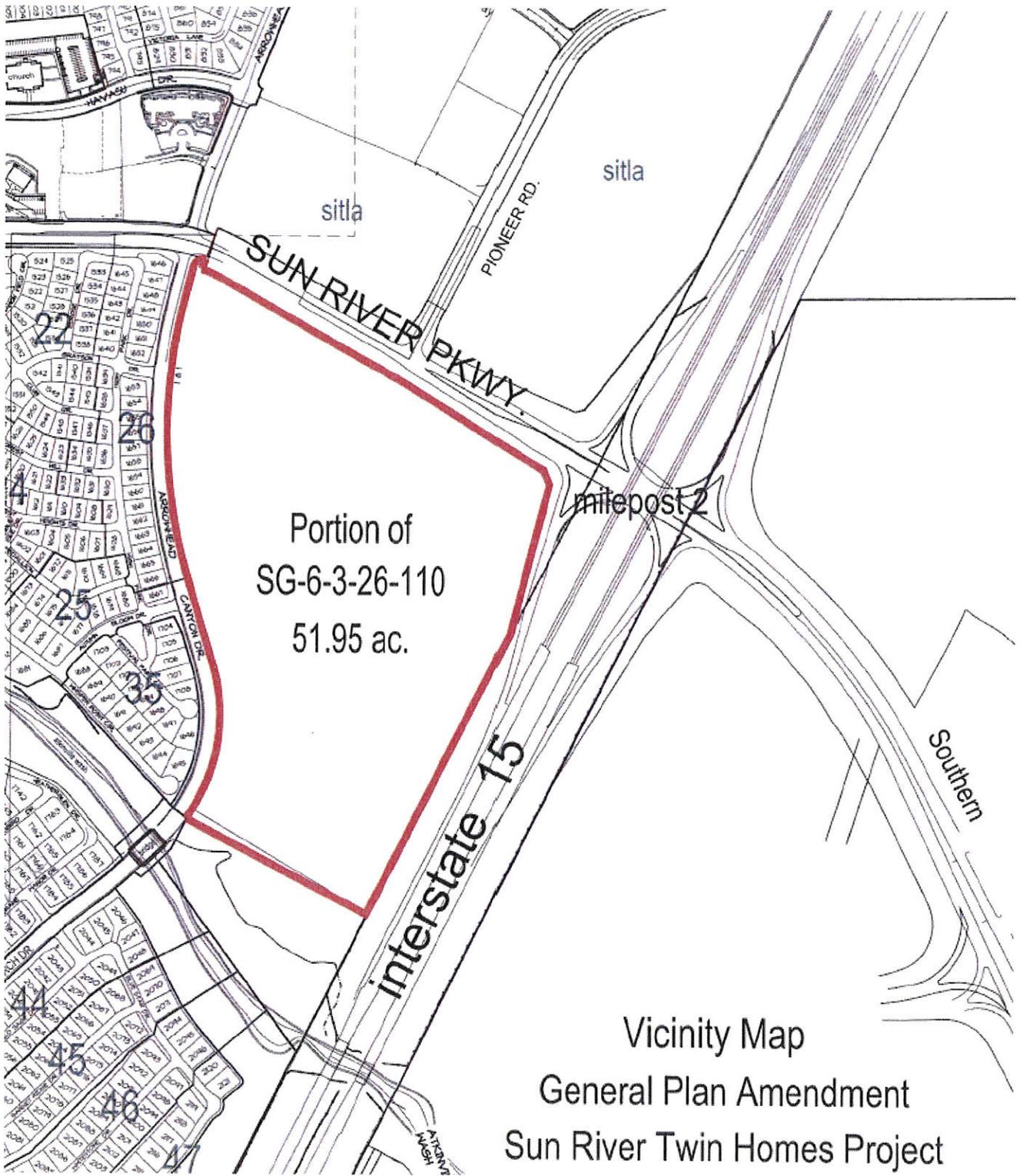
**Comments:** Note that during the PSR (Planning Staff Review) meeting, staff expressed concern regarding water availability for this project. On the submitted General Plan Amendment application (see attached), Section II 'Additional Information' item #10 utility capacity, it is stated that at the time of the writing it was unclear if capacity would be available, but SITLA and the Water Department are discussing the matter and the applicant is confident it will be resolved before a Zone Change application will be submitted.

**Quorum:** Per Section 2-1-1.D a minimum quorum of four (4) voting members is required. Note that a designated alternate member may only vote when just three (3) commissioners are present and when a quorum of four (4) is present, a vote must be unanimous to pass.

**Example Motion(s):** **Approval**  
This is a motion to recommend approval to the City Council of a GPA (General Plan Amendment) to amend the General Plan from E (Employment) and MDR (Medium Density Residential) to **HDR** (High Density Residential) on approximately 51.95 acres. The property is generally located at approximately 1280 W 4700 S (Southeast of the intersection of Sun River Parkway and Arrowhead Canyon Drive).

**Denial**  
This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan from E (Employment) and MDR (Medium Density Residential) to **HDR** (High Density Residential) on approximately 51.95 acres. The property is generally located at approximately 1280 W 4700 S (Southeast of the intersection of Sun River Parkway and Arrowhead Canyon Drive).

**Table**  
At the request of the applicant, this matter is tabled to allow the applicant time to provide \_\_\_\_\_ to the Planning Commission for further consideration.



Vicinity Map  
General Plan Amendment  
Sun River Twin Homes Project

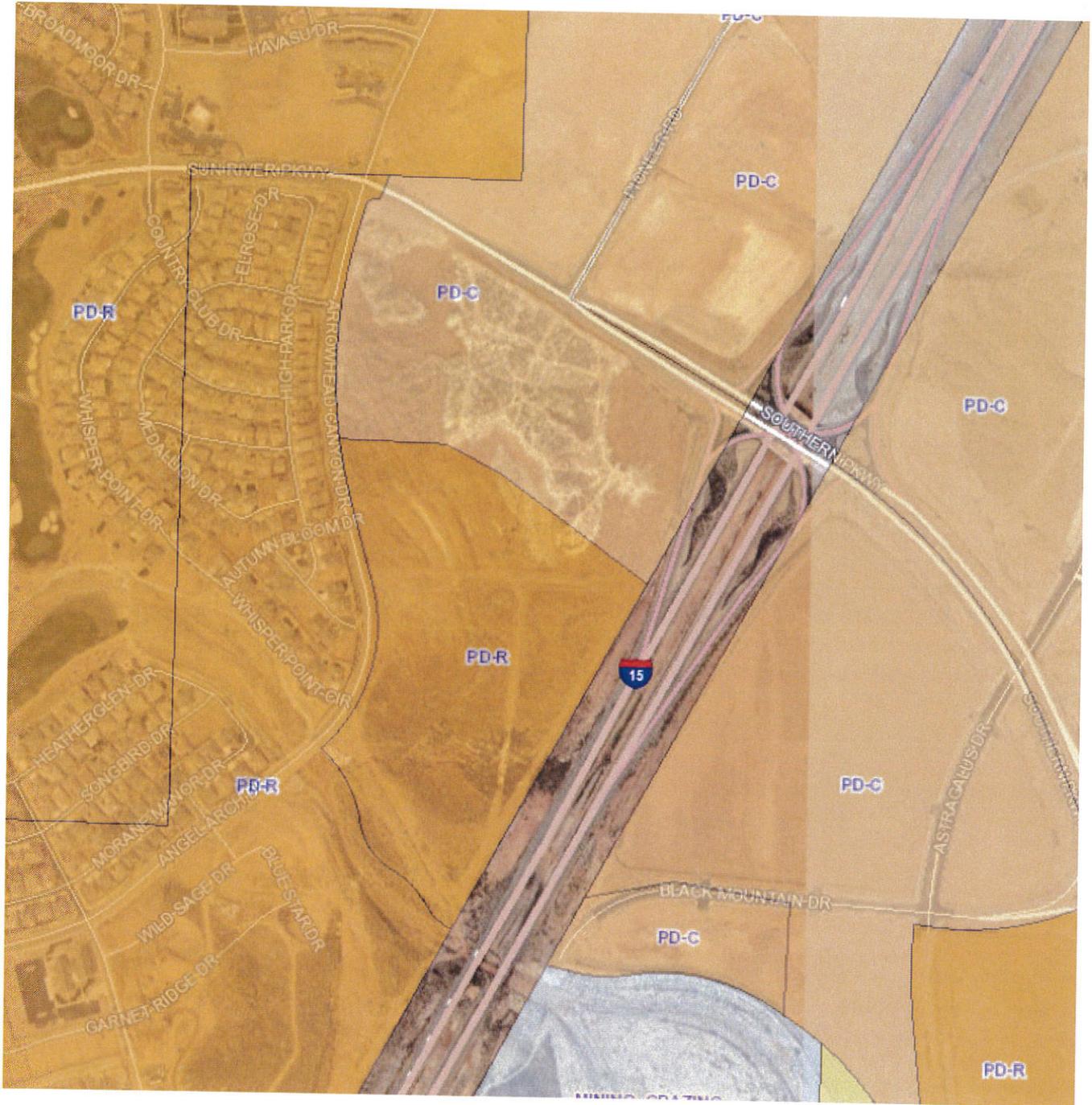
SITE



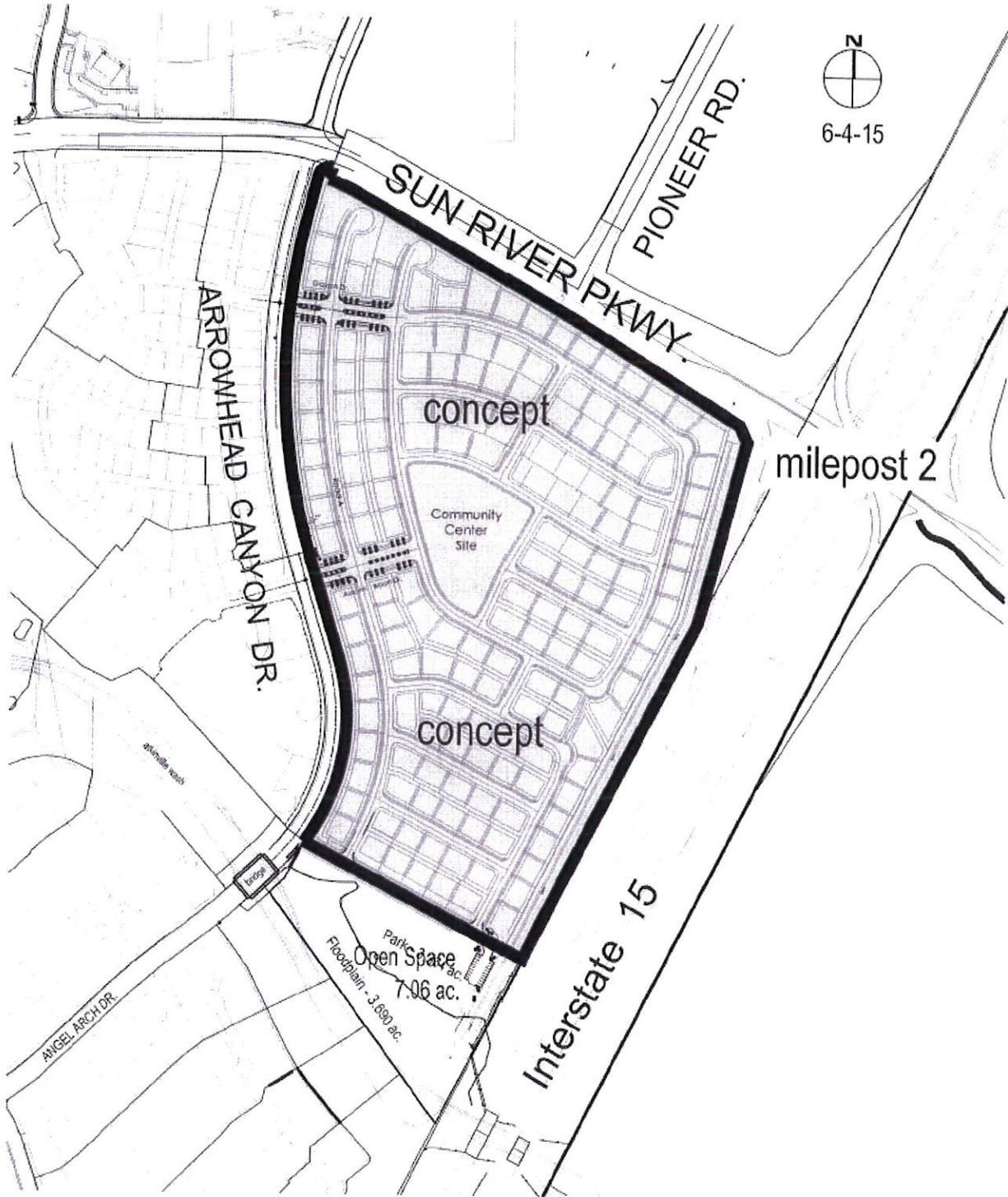
AERIAL



EXISTING GENERAL PLAN



**EXISTING ZONING**



CONCEPT LAYOUT

**GENERAL PLAN AMENDMENT  
 APPLICATION & CHECKLIST**



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: STATE OF UTAH  
 (KYLE PASLEY)  
 MAILING ADDRESS: 2303 N. CORAL CANYON BLVD., WASHINGTON, UT 84780  
 PHONE: (435) 652-2950 CELL: \_\_\_\_\_ FAX: 652-2952  
 APPLICANT: SUN RIVER ST. GEORGE DEV. L.C.  
 (If different than owner)  
 MAILING ADDRESS: 1404 W. SUN RIVER PLINY, ST. GEORGE, UT 84790  
 PHONE: (435) 673-4300 CELL: 215-8316 (scott) FAX: 634-1830  
 EMAIL ADDRESS(ES): scott@sunriver.com & kyle.pasley@utah.gov  
 CONTACT PERSON / REPRESENTATIVE: Scott McCall 215-8316  
 (i.e. Developer, Civil Engineer, Architect, if different than owner)  
 MAILING ADDRESS: SAME AS APPLICANT  
 PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_  
 EMAIL ADDRESS(ES): scott@sunriver.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.**  
APPROX. 1280 W. 4700 S.  
SE OF THE INTERSECTION OF SUN RIVER PLINY AND  
ARROWHEAD CANYON DR.

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

**FOR OFFICE STAFF USE ONLY**

CASE #: 2015-GPA-004 FILING DATE: 08/15 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

**II. ADDITIONAL INFORMATION**

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

1. What is the present zoning on the property? PD-C (Employment 1) & PD-R
2. What is the current General Plan designation of the property or area? Employment 1 (com) & MDR
3. What is the proposed General Plan designation for the property or area? HDR
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) TO UPDATE THE GEN. PLAN BY ELIMINATING THE EMPLOYMENT 1 COMMERCIAL USE AND CHANGE THE PROPERTY TO HDR TO ACCOMMODATE RESID. PRODUCTS FROM SINGLE FAMILY UNITS TO MULTI FAMILY UNITS.
5. How will the proposed project affect adjoining properties? THE RESIDENTIAL USE IS MORE COMPATIBLE WITH EXISTING ADJACENT PROPERTY  
23.2 AC. OF THIS PROPERTY IS ALREADY APPROVED FOR 16 units/ac IN THE ATKINVILLE INT. ZC. P.D.
6. Total acreage of the proposed General Plan change: 51.95 acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: THERE ARE A FEW ACRES OF "BADLANDS" THAT WOULD MEASURE 20%, HOWEVER THEY ARE NOT SUBJECT TO HILLSIDE REVIEW (STATE LANDS)
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.* WE ANTICIPATE HAVING A TIS FOR THE ZONE CHANGE
8. Will any Master Planned roads be affected by this General Plan Change? ARROWHEAD CANYON DR. WILL BE FULLY IMPROVED TO A 66' RD SECTION INCLUDING A CITY TRAIL ON THE EAST SIDE.
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?  
Yes \_\_\_\_\_ No X If yes, please explain: WE DON'T THINK ELIMINATING THE EMPLOYMENT LAND WILL BE OPPOSED.

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

Please describe the projected demand for utility services: \_\_\_\_\_

A WATER DEPT. STAFF HAS EXPRESSED CONCERN. HOWEVER, THIS GEN. PLAN. AMENDMENT PROPOSED WON'T MAKE IT MORE DIFFICULT. WATER AVAILABILITY IS BEING DISCUSSED WITH SITLA & THE WATER DEPT. WE ARE CONFIDENT THIS WILL BE RESOLVED BEFORE ZONE CHANGE.

**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) SUN RIVER TWIN HOMES PROJECT  
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner SUN RIVER ST. GEORGE DEV. / SITLA Phone No. 673-4300  
 Contact Person/Representative SCOTT MCCALL Phone No. 213-8316  
 Licensed Surveyor (if applicable) \_\_\_\_\_ Phone No. \_\_\_\_\_

**GENERAL PLAN AMENDMENT PROCEDURE**

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

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

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

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

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

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

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

**Hearing Dates:**

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

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

**IV. APPLICANT AGREEMENT**

We the undersigned applicant(s) KYLE PASLEY, AGENT FOR SITIA; SCOTT McCALL FOR SUN RIVER  
(is)(are) the owner(s) \_\_\_\_\_  
or (agent) of the following property(s) and request the General Plan Amendment change as described above.

\_\_\_\_\_  
Signature

2303 N. Coral Canyon Blvd.  
Address

[Signature]  
Signature

1404 W. SUN RIVER PKWY. ST. GEORGE UT 84790  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

Attach additional sheets if necessary for additional owners.

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

Revised 04/30/2009

## ITEM 3C

PLANNING COMMISSION AGENDA REPORT: 07/14/2015

GENERAL PLAN AMENDMENT: Case No. 2015-GPA-008 - Public Hearing  
General Plan Residential Land Use Designations

**Proposal:** To revise the General Plan Land Use Designations and provide a new category.

**Applicant:** The Planning Commission is responsible for recommending a General Plan for the city or sub-areas of the city to the City Council. The General Plan is a guide for land use decisions.

**Comments:** The General Plan Land Use designations provide guidance and densities for zone changes in the community. Most of the densities are separated by four or five units. For instance, Low Density Residential (LDR) is up to 4 units per acre and Medium Density Residential (MDR) is 5 to 9 units per acre. However, High Density Residential (HDR) is 10 to 22 units per acre, which is a broad range and nearly twice the amount of units between the lower and upper range. The type of development could be substantially different at each spectrum of the range. The lower range could result in townhouses or patio homes, as opposed to the upper range that could be four-story apartments. When considering General Plan Amendments, the Planning Commission must consider the entire range of units within a given designations. Furthermore, a property's Land Use designation may be appropriate at the lower range of HDR. However, there is no mechanism to ensure the future project will be at the lower range.

Staff is proposing to create a new Land Use Designation, Medium High Density Residential (MHD) with a density range of 10 to 15 units per acre. Staff believes this will provide a range that will accommodate denser townhouse or other multi-family projects and HDR will be for higher density projects. In addition, the proposal provides more manageable ranges for density.

MHD currently exist in the Little Valley Sub-Area Plan. However, the last amendment to the plan, removed MHD in Little Valley. The Land Use exist on the map legend, but is not being utilized. Staff proposes to remove references to MHD in the Little Valley Sub-Area Plan, given it is outdated and a remnant from previous versions.

Proposed amendments underlined or strikeout.

# 6 PROPOSED LAND USES

## 6.1 LAND USE PLAN

This chapter interrelates all of the elements of the General Land Use Plan that have implications for the arrangement of uses on the land. The resulting Land Use plan, in the Appendix, is a graphic expression of the implementation of the various policies that make up the General Land Use Plan.

The General Land Use Plan is an important guide for decisions related to development. It encompasses areas within the City as well as areas anticipated to be annexed to the City in the future. The Land Use Plan is a visual reference for public agencies or private individuals seeking information about land development objectives of the City.

In addition to the designations on the Land Use Plan, a number of policies have been adopted to guide future City decisions on a case-by-case basis. These policies are listed below each section of this Land Use Plan.

The Land Use plan is general in that the land use designations are approximate; they may be indicated as "bubbles" that do not necessarily follow the existing property lines. Property-specific conditions are taken into account when the Planning Commission and City Council are requested to zone, rezone and/or grant a building permit for a specific parcel.

There are still major areas within the City boundary that are undeveloped. These are shown in Table 6-1.

Although there are natural constraints that preclude development in some areas, it is clear that there is much yet to be determined about the future form and character of St. George.

Table 6-1: Summary of major undeveloped areas of St. George.

AREA	SIZE
Ledges Annexation Area	2545 ac.
South Block/ Leucadia	10,000 ac.
Plantations	731 ac.
Southgate	220 ac.
Little Valley/ Washington Fields	300+ ac.
<b>TOTAL</b>	<b>13,700 ac.</b>

## 6.2 ZONING MAP VS. LAND USE PLAN

The Zoning Map (a separate document) and the Land Use Plan (included in this document) work hand-in-hand with each other. The Land Use Plan indicates general density ranges and indicates how development is to be located on the land, with special regard to preserving special natural features. The Zones in the Zoning Map are legal designations that assign a specific overall density to a specific tract of land. In most cases, the zoning is uniformly applied to a whole parcel of land. By contrast, the Land Use Plan follows land forms, floodplains and road patterns (rather than ownership boundaries) it indicates more generally how land uses should be arranged on the land.



Figure 6-1: An aerial view of Sun River

One example of the difference between Zoning Map and the Land Use Plan is the way they each designate the East and West Black Ridges, the prominent landforms that give St. George its unique character. In the Zoning Map these Ridges are uniformly zoned R-1-10. However, on the Land Use Plan, the steep hillsides of these ridges are designated as open space<sup>1</sup> while the mesa tops are designated for low density residential.

How are the differences between the Land Use Plan and the Zoning Map reconciled? If we continue to use the Back Ridge example above, the steep hillsides may be preserved as Open Space (per the Land Use Plan) by transferring the density (homes) from the hillsides to adjacent flat areas. The density in the resulting housing cluster may be higher than the zoning for the parcel but the average density of the whole parcel (housing and open space) should still be consistent with the R-1-10 designation. The objective is to achieve an average development level equal to the designated Zoning. This will allow preservation of key scenic features per the General Plan while maintaining the overall average zoned density.

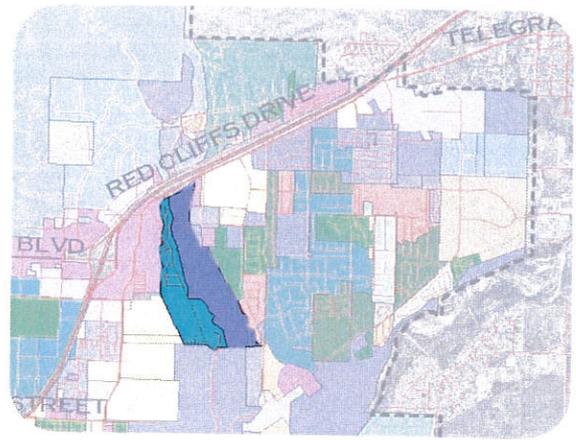


Figure 6-2: Note that the East Black Ridge (purple) has a single designation on the Zoning Map.

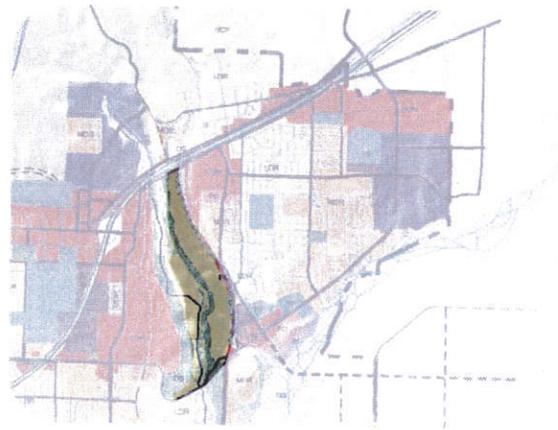


Figure 6-3: Note that on the General Plan, the East Black Ridge has areas designated for development (ridgetop) as well as preservation (ridge slopes)

**6.2.1 GENERAL LAND USE POLICIES:**

1. All zoning and other land use decisions shall be consistent with the General Plan.
2. Urban development should generally be located within or adjacent to existing urban areas in order to eliminate sprawl and strip development, maximize the cost-effectiveness of public facilities and services, and preserve agricultural and open space land uses.
3. Growth should pay its own way; i.e. the costs for new public infrastructure should be paid by development.
4. New development shall demonstrate that adequate public facilities are available to serve its needs.

<sup>1</sup> To preserve their natural characteristics and prevent problems with erosion and storm runoff, access and visual impacts.

## 6.3 RESIDENTIAL LAND USES

The Land Use Plan proposes the following residential density ranges:

Very Low	up to 2 units/acre
Low	<del>up to 2.1</del> to 4 units/acre
Medium	<del>5.4</del> to 9 units/acre
<u>Medium High</u>	<u>10 to 15 units/acre</u>
High	<del>16</del> — <del>9.1</del> to 22 units/acre

The above ranges may be converted to specific zoning districts based on case-by-case evaluation of the suitabilities of a particular area. Table 6-3 shows some of the potential Zone categories that could fulfill the designations on the Land Use Plan.

In the General Land Use Plan, the majority of the more recent development, (and most of the undeveloped residential land) in St. George is designated Low Density. There is a significant development capacity (6500 dwelling units) remaining in a number of approved-but-unbuilt projects, as shown in Table 6-2:

Table 6-2: Comparison of approved vs. built residential units.

Project	Total approved units	Approx. built to 2002
Entrada	710	150
Hidden Valley	1500	19
Fossil Hills	500	60
Stonebridge	673	100
Stone Cliff	661	62
Sunbrook	1100	350
Sun River	2391	300
<b>TOTAL</b>	<b>7535</b>	<b>1041</b>
Approved but unbuilt	6,494	

Medium Density designations are located in the older parts of the city, near arterials or major collector roads and as a transition zone, or buffer, between low-density residential areas and other more intense uses, such as commercial or industrial use. The interiors of central city blocks have been developed with Medium Density town home housing.

Medium High Density designation provides flexible density ranges, in order to promote a variety of housing types, which are intended to be compatible with adjacent lower density properties.

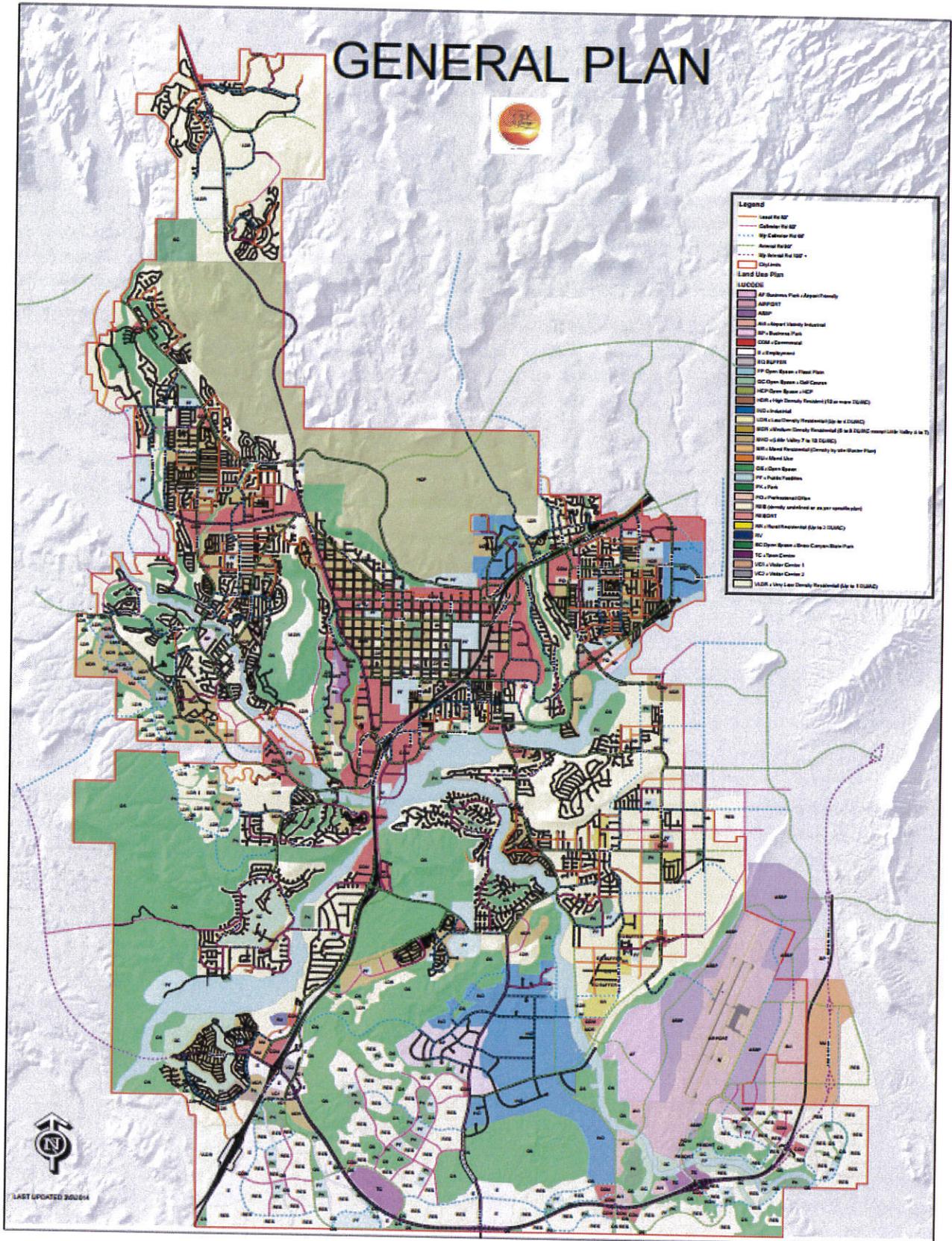
Building at higher densities is one of the most significant ways to reduce housing costs. This is important for retirees, college students, young couples and service workers. Higher density housing also fills a demand in St. George for luxury housing, such as condominiums.

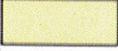
Table 6-3: Comparison between Land Use Plan and Zoning Map designations

General Land Use Plan Designation/Purpose:	Density (DU/Acre)	Translates into these Zoning Districts:
<p>Residential Very Low Density (VLD): To preserve agricultural land and steep slopes or dominated by rock outcropping or other unique geologic features. Intent is to encourage clustering in areas suitable for development and preserving remaining area as open space.</p>	Up to 1 d.u./ac.	RE-5, R-1-40, Planned Development Residential
<p>Residential Low Density (LD): Most single family type developments. Townhome projects may be allowed within these areas, provided the density limits are met. Low density is the predominant residential land use in the general plan.</p>	1 to 4 d.u./ac.	R-1-8, R-1-10, R-1-20, R-1-40, RE-12.5, RE-20, RE-37.5, Planned Development Residential
<p>Residential Medium Density (MD): Townhomes, condominiums, apartments, duplexes and similar dwelling units that are more compact or have a higher density of development than standard single family homes. Homes on 6,000 sq. ft. lots are also considered to be in this land use category.</p>	5 to 9 d.u./ac.	R-1-6, R-1-7, R-2, R-3*, Planned Development Residential, MH-6, MH Parks  *up to nine d.u./acre
<p><u>Residential Medium High Density (MHD):</u> <u>Allows detached, small lot single family and patio homes, multi-family apartments, duplexes, and townhouses. MHD provides density and flexibility for several housing types. Special attention should be given in site design to ensure compatibility with adjacent lower density residential uses. MHD is an appropriate transition/buffer between higher and lower intense land use designations.</u></p>	10 to 15 d.u./ac.	<u>Planned Development Residential, Traditional Neighborhood Development</u>
<p>Residential High Density (HD): Areas adjacent to major roads and other services which are conducive for higher density apartment or condominium developments. High density is found near Dixie College for student housing or can be appropriate adjacent to commercial areas and away from single-family developments.</p>	16 <sup>0</sup> to 22 d.u./ac.	R-3, R-4, Planned Development Residential
<p>Agricultural (A): Little Valley and Washington Fields areas for low density housing and allowing large animals. Areas for commercial agricultural and dairying operations. Homes can be clustered on smaller lots to preserve agricultural land and open space, provided overall density remains unchanged.</p>	up to 1 d.u./ac.	A-1, A-5, A-10, A-20, RE-5
<p>Parks (P): Public recreation areas including sports fields and playground areas.</p>	N/A	Public parks may be allowed in all zoning districts.
<p>Open Space (OS): Permanent open space, but also allowing limited development activity such as gravel extraction, golf course development, livestock grazing, recreational facilities and public utilities.</p>	N/A	Open Space

Public Facilities (PF): Schools, libraries, fire stations or similar public facilities.	N/A	Public facilities may be allowed in all zoning districts.
Professional Office (O): Development of professional offices including business and medical offices but not including retail sales. Often a buffer between residential and commercial or industrial areas.	N/A	A-P, Planned Development Commercial
General Commercial (C): Various commercial uses, including the General Commercial areas (C-3), Highway Commercial (C-2) and Neighborhood Convenience Commercial (C-1).	N/A	C-2, C-3, Planned Development Commercial
Neighborhood Commercial (NC) Small commercial businesses catering primarily to users from the surrounding area. Small-scale buildings may include convenience stores, gas stations, restaurants, professional offices, video rentals. Neighborhood Commercial is often located at the intersection of neighborhood and arterial streets to take advantage of higher traffic volumes.		C-1 or PD Commercial
Central Business District (CBD) Pedestrian-oriented commercial in the downtown core area. May include shops, restaurants, offices, banking, hotels.		C-4
Regional Commercial (RC) Shopping centers, big box stores and strip commercial centers that cater to, and are dependent upon, clientele from a regional service area.		C-3, PD Commercial
Industrial (I): Various light manufacturing and industrial uses. Areas should be away from residential developments and near major arterial roads, particularly I-15.	N/A	M-1, M-2
Business-Research Park (BP): Well-landscaped business park accommodating needs of light manufacturing and various business offices. Outside storage of equipment and materials is not allowed in this area.	N/A	Specific zoning not yet established.





-  HCP Open Space - HCP
-  HDR - High Density Resident (~~10 or more DU/AC~~) (16 or more DU/AC)
-  IND - Industrial
-  LDR - Low Density Residential (Up to 4 DU/AC)
-  MDR - Medium Density Residential (5 to 9 DU/AC except Little Valley 4 to 7)
-  MHD - (~~Little Valley 7 to 10 DU/AC~~) Medium High Density 10 to 15 DU/AC

## Little Valley Sub Area Plan

An element of the City of St. George General Plan

Public Hearings held as follows; Planning

Commission February 13, 2007

City Council March 1, 2007

Recommended for adoption by the City Planning Commission on  
February 13, 2007

Adopted by the City Council on  
March 1, 2007

## 5.1 Key Elements

The proposed Little Valley sub-area plan aims to balance the wants and needs of all residents by:

- 1) Existing equestrian enclaves are preserved, but new ones are not proposed. Existing equestrian neighborhoods are preserved with "buffer," established on immediately adjoining land. The proposed buffer zone surrounding all equestrian enclaves (on adjacent property) is intended to be either open space, large lot development (3/4 to 1 acre lots), roads and trail corridor, or a combination that could include cluster development with a large open space component). The buffer zones will act as a transition area and adjacent development will gradually transition to increased density further away.
- 2) Much of the Little Valley subarea is designated as Residential. It is intended that these areas will have varying, and mixed densities, consistent with the overall density assigned to the Residential category (1 to 4 dwelling units per acre). This general Residential category is also assumed to include provision of churches, neighborhood parks and convenience-oriented commercial such as corner stores.
- 3) Commercial areas are located at major intersections including 3000 E and E 2450 S, and 3000 E and 700 S. The location of these commercial areas allows them to serve both existing and planned developments. The location of commercial centers also takes into account the location of commercial centers proposed by Washington City.
- 4) Higher densities, including medium and ~~medium-high~~, will be clustered around commercial and urban amenity sites. This will allow for residents living in the higher density areas to walk to stores, schools, churches and parks, thus decreasing the chances of heavy traffic flow. This creates walkable neighborhoods while preserving open space and green space both near the urban amenities as well as throughout the rest of Little Valley.
- 5) Also important, the higher densities create an opportunity for affordable housing, which has been a significant need in St. George.
- 6) To meet the need for areas to ride horses, a horse trail throughout Little Valley will provide connectivity from each enclave to open space along the Virgin River and along the irrigation canal, which will then connect to the Washington City extension of the canal trail.
- 7) The Sub-area Plan indicates general locations of schools. If the Plan is developed at the middle or higher range of the densities shown below, more schools will be required than are shown.
- 8) Some Neighborhood parks are indicated adjacent to the school sites to underscore the mandate to construct parks and schools together so they can share facilities and reduce the necessity of the School District providing and maintaining play fields. Community parks are indicated in generally central locations. A new regional park is shown on the Virgin River near 700 South. The size of the park designations is not necessarily indicative of the size of parks that will be required.
- 9) In general the Sub-area Plan attempts to reflect the Policies listed in Section 5.4 below.

## 5.2 The Land Use Categories:

An important part of this sub-area plan is to modify the zoning to accommodate the changes that are expected to occur in relation to the current development pressures. The land use categories in the proposed sub-area plan are intended to reflect a density range that will produce development of consistent character. For example, developments in the range from 3.9 to 6 units per gross acre (equivalent to R-1-6, R-1-7 and R-1-8 zoning) differ only slightly in character from each other, but development in this range differs greatly in appearance from development at 3 units per acre (equivalent to R-1-10).

Note that lot-size-averaging is proposed in Little Valley to create even more subtle variation in lot sizes to accomplish transition in densities.

•Estate/Equestrian/Agriculture consists of 1- to 5-acre lots with agricultural uses (including horses) permitted. The areas designated in Little Valley are primarily existing properties of this type.

- Residential (Low Density) ranges from 1.1 to 4.0 units per acres, with an average of about 2 1/2 units per acre. At this density, the net lot size will range from 30,000 square feet to 8,000 square feet, after deducting roads and amenities (typically 15-20% of the gross acres are used for roads and amenities).
- Medium Density is proposed to range from 4.1 to 7 units per acre, and will also be located near an urban center. The average will be 5 units per acre. After factoring in the amount of space needed for roads and amenities, the net lot size will range from 8,300 square feet to about 4,500 square feet Per lot.
- Medium High Density is proposed to range from 7.1 to 10 units per acre. As mentioned above, these areas will cluster around commercial sites, schools, churches and parks. The average will be about 7 units per acre. After factoring in the amount of land needed for roads and alleyways, the net lot size will range from approximately 4,000 to 3,000 square feet. Medium High Density will also include town homes, which helps to provide affordable housing and workforce housing.
- Commercial is intended to be mixed use with a density range of 4 to 7 units per acre (over and above retail uses.)

These categories are summarized and related to existing zoning categories in the table below.

Land Use Category	Low		High		Comparable Zoning
	Units per gross acre	Net lot size	Units per gross acre	Net lot size	
Medium / High	7.1	4,000	10	3,585	TND or PD Residential
Medium Density	4.1	8,273	7	4,500	TND, PD Residential, R-1-6,
Residential (Low Density)	1.1	29,333	4.0	8,491	TND, PD Residential, R-1-8, R-1-10, R-1-12, R-1-20,
Estate / Equestrian/ Agriculture	0.2	40,000	1.0	16,133	A-1, RE-20, RE-37.5
Commercial	4.0	Not Applicable	7.0	Not Applicable	C1, C2, C3, or PD Commercial

Note that the Sub-area Plan indicates several Town Centers that include a mix of uses and are generally surrounded by higher densities. All areas designated for residential uses are understood to include a mix of densities and even small, convenience-oriented commercial (scaled to the service area) as well as churches, parks and squares. Density for all residential areas may *average* within the ranges shown in the table above.

### 5.3 Implications of the Plan

The densities indicated in the Little Valley Plan (study area) would result in the following:

Supply	Acres	Range		Estimate
		Low	High	
Dwelling Units {d.u.'s}				
Residential	1681	1,849	6,724	5,043
Medium Density	418	1,714	2,926	2,090
Medium High Density	182	1,292	1,820	1,456
Town center mixed use	66	264	462	330
Total	2,347	5,119	11,932	8,919

Population			
Total (3.0/d.u.)	15,357	35,796	26,757
Elementary-school-age (.5/d.u.)	2,560	5,966	4,460
Middle-school-age (.3/d.u.)	1,536	3,580	2,676
High-school-age (.2/d.u.)	1,024	2,386	1,784
Demand			
Schools			
Elementary schools (800/bldg)	3.7	8.5	6.4
Middle schools (1000/bldg)	1.5	3.6	2.7
High school age (2,000/bldg)	0.5	1.2	0.9
Parks			
Neighborhood park acres (4 ac/1k pop)	61	143	107
Community park acres (6 ac/1k pop)	92	215	161
Total park acres	154	358	268

**Subdivision Planning and Design:**

12. The land uses designated in the Little Valley Sub-area Plan are intended to show general locations of major centers of commercial and ~~medium-high density~~ development. It is understood that smaller, mixed-use Neighborhood Centers may be appropriate in other areas (designated as Residential). In order to allow and encourage appropriate mixed-use Neighborhood Centers, in areas designated Residential, projects complying with TND guidelines may be granted densities higher than the 4 du/acre maximum.

13. Commercial and Mixed-use Neighborhood Centers should be placed in locations that will allow them to be financially self-sustaining. For example, they should be spaced adequate distances from other commercial centers, they should be surrounded with ~~medium-and medium-high density~~ residential uses, and they should be located near major street intersections.

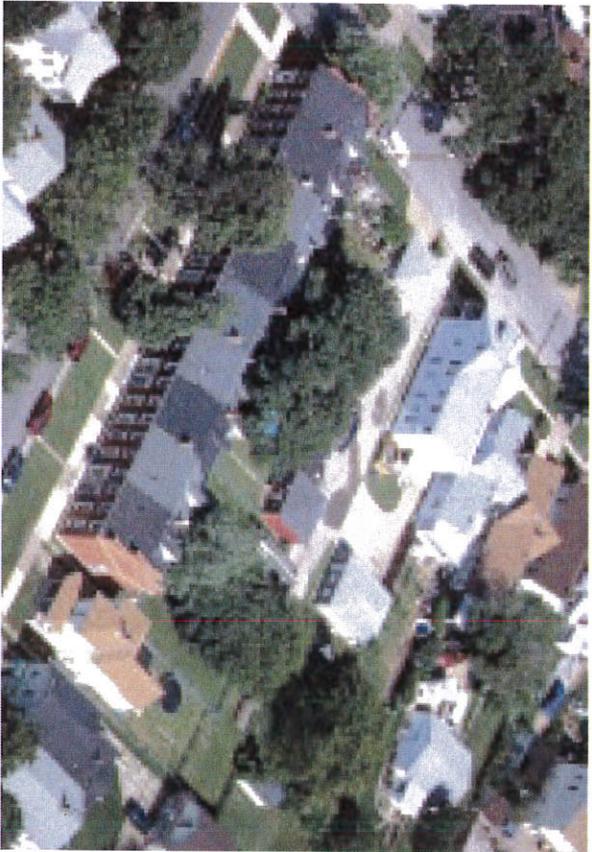
14. Densities shall "feather", or transition, in a gradual pattern with higher densities in neighborhood centers.

**2015-GPA-009**  
**Medium High Density Residential**

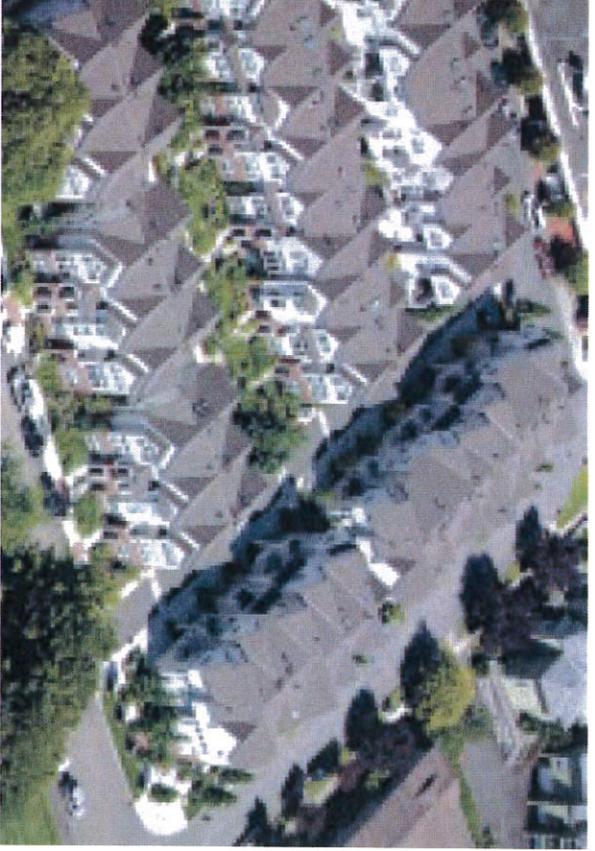
# Request

- Create a new land use category Medium High Density Residential (MHD) 10 to 15 Dwelling Units Per Acre
- HDR 16 to 22 Dwelling Units Per Acre
- Remove the LU from the Little Valley SubArea Plan.

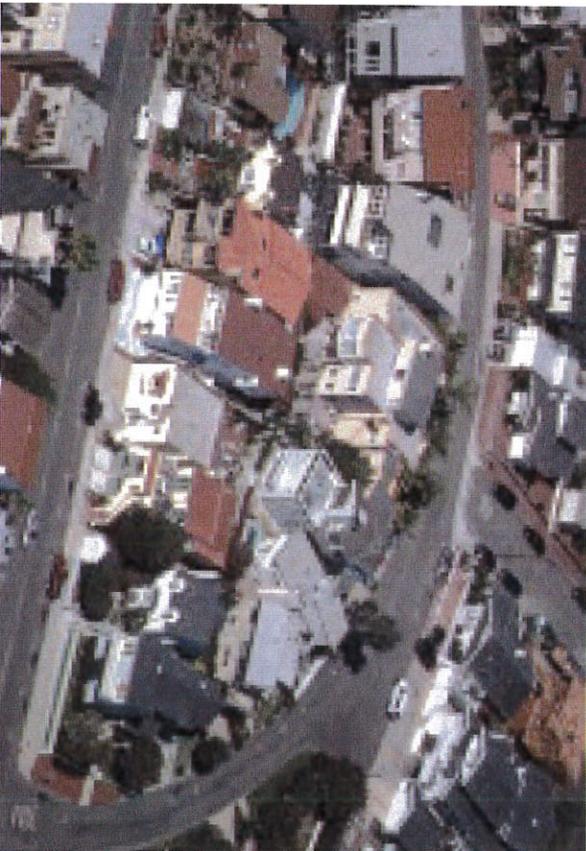
# Density Examples



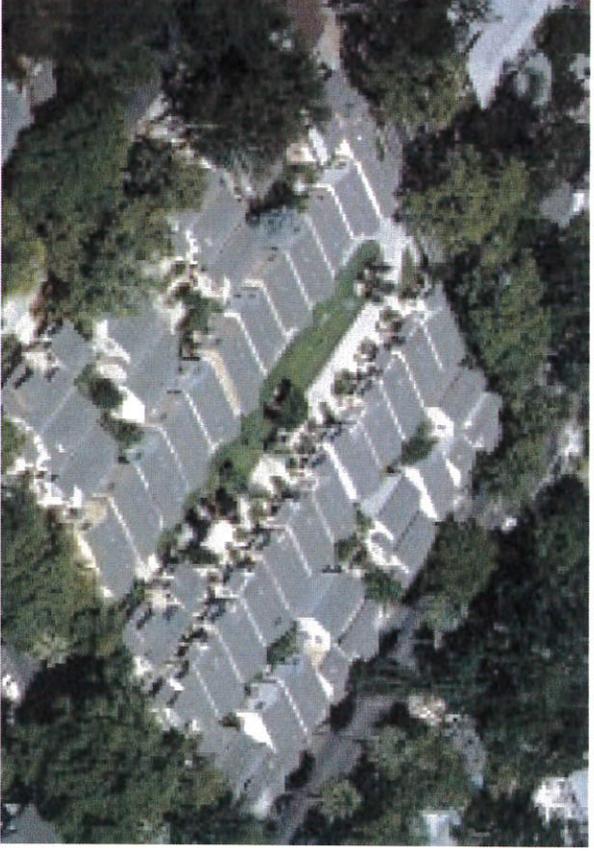
Sandusky, OH 10.2 units / acre



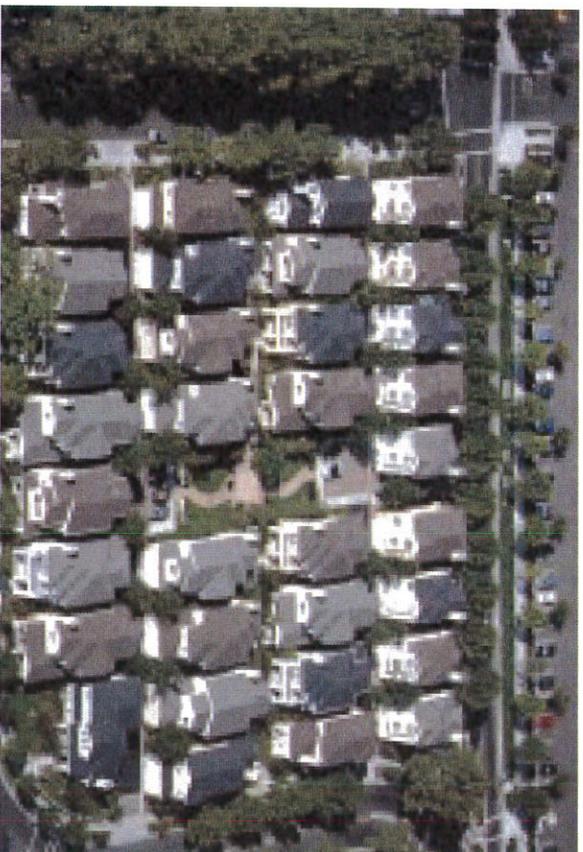
Lake Oswego, OR 10.0 units / acre



Hermosa Beach, CA 10.0 units / acre



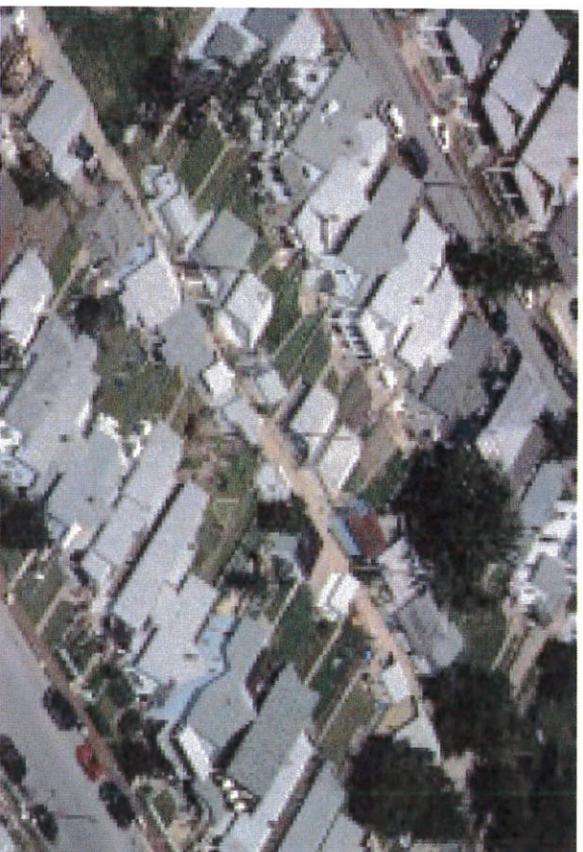
Sacramento, CA 10.7 units / acre



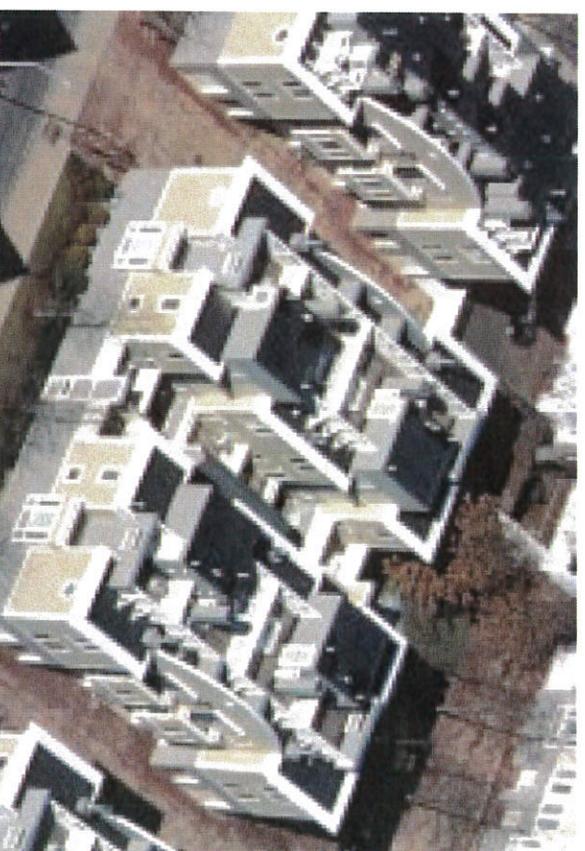
Mtn. View, CA 11.0 units / acre



Hamtramck, MI 11.2 units / acre



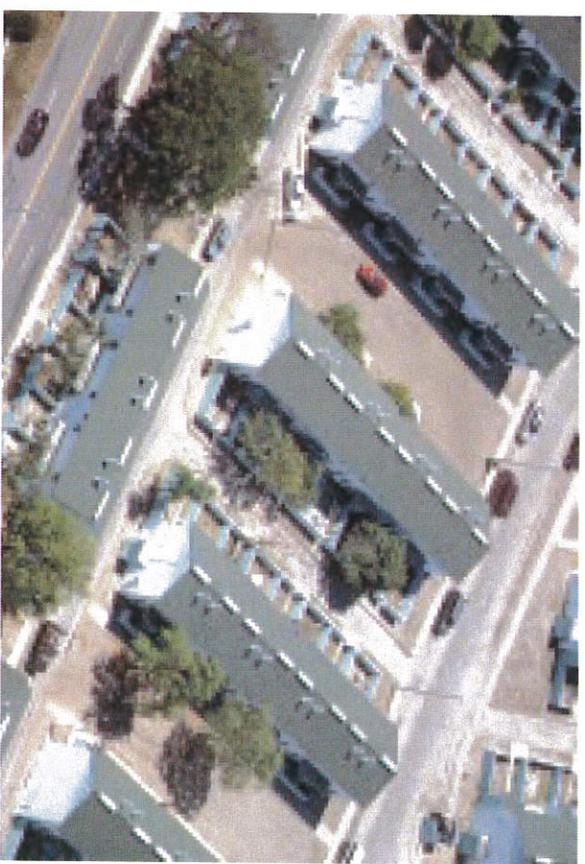
Kansas City, KS 11.1 units / acre



Cambridge, MA 12.6 units / acre



Detroit, MI 13.7 units / acre



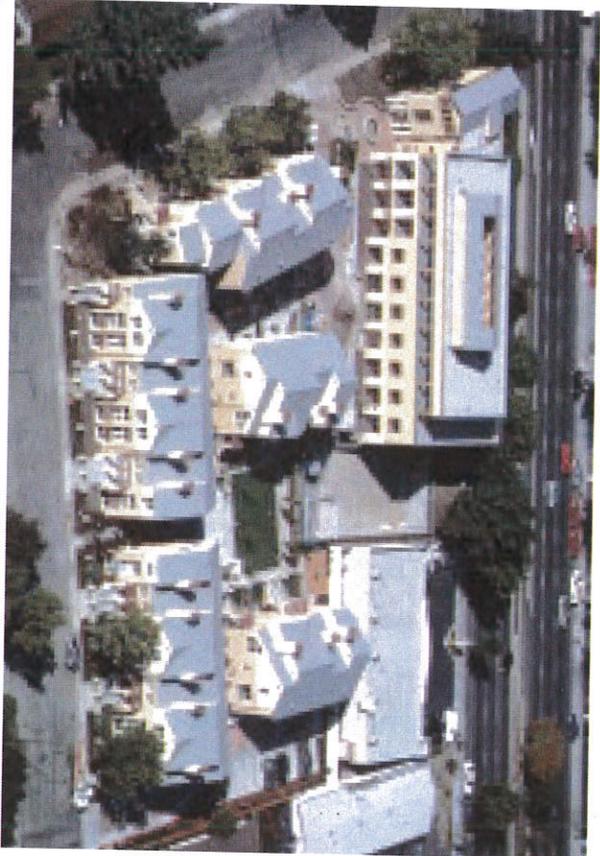
Tampa, FL 15.6 units / acre



Denver, CO 15.5 units / acre



Baltimore, MD 15.0 units / acre



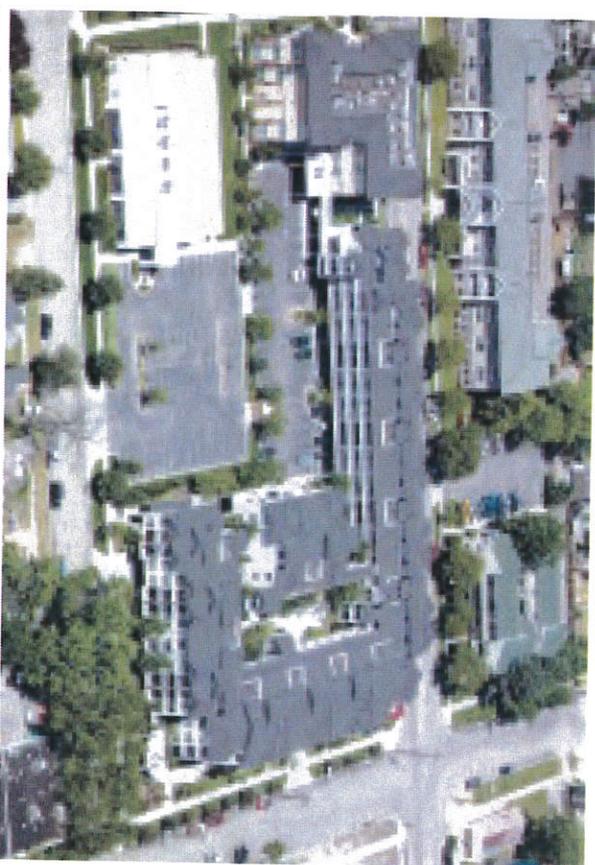
Mtn. View, CA 16.3 units / acre



Chicago, IL 18.0 units / acre



Salt Lake City, UT 20.6 units / acre



Boise, ID 22.3 units / acre

# ITEM 4 Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/14/2015

PRELIMINARY PLAT

Chaco West Phase 4

Case No. 2015-PP-019

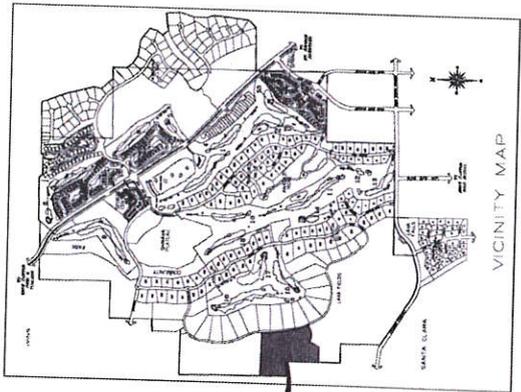
- Request:** A request to approve a preliminary plat for a seventeen (17) lot residential subdivision
- Location:** Entrada – near Tacheene Drive
- Property:** 15.95 acres
- Number of Lots:** 17
- Density:** 1.06 dwelling units per acre
- Zoning:** PD-R
- Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-R  
South – PD-R  
East – PD-R  
West – PD-R
- General Plan:** Low Density Residential (LDR)
- Applicant:** Kuma Engineering
- Representative:** Brett Henke
- Comments:**

NO.	DESCRIPTION OF REVISIONS	DATE	BY

**KUMA**  
ENGINEERING COMPANY  
409 WEST TONKASH WAY  
SALT LAKE CITY, UT 84119  
(801) 229-0245

**PRELIMINARY PLAT**  
**CHACO WEST PHASE 4**  
PREPARED FOR SECTION 9, T42S, R16W, S16BM  
ST GEORGE, UTAH

PROJECT: CHACO WEST PHASE 4  
DATE: 10/20/2015  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
SCALE: 1" = 60'  
SHEET NO.: CP



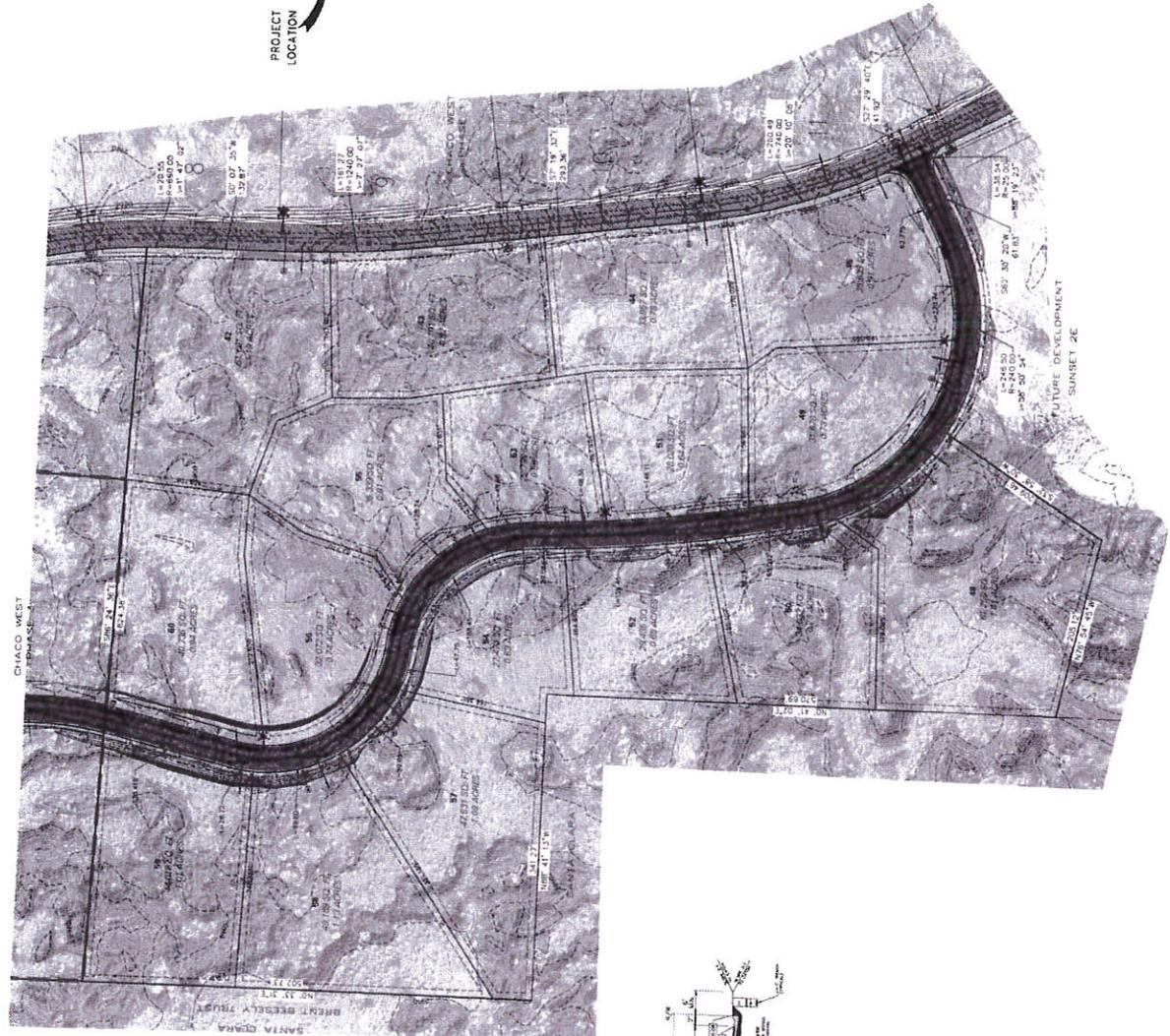
PROJECT LOCATION

**BOUNDARY DESCRIPTION**

A PORTION OF SECTION 10, T42S, R16W, S16BM, BEING 17.00 ACRES, MORE OR LESS, AS SHOWN ON THE RECORD PLAT OF CHACO WEST PHASE 3, PLAT 1111, IS BEING RE-PLATTED INTO 17 CUSTOM LOTS, BEING 17.00 ACRES, MORE OR LESS, AS SHOWN ON THIS PLAT. THE BOUNDARY DESCRIPTION OF THE 17 CUSTOM LOTS IS AS FOLLOWS: [Detailed boundary description text follows]

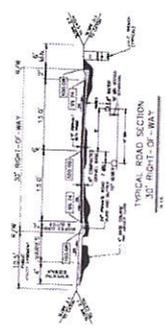
DEVELOPER  
SPLIT ROCK HOLDINGS, INC.  
PATRICK MANNING  
CONTACT: (303) 565-4420

**PRELIMINARY PLAT**  
**CHACO WEST PHASE 4**  
PROJECT LOCATED IN  
ST. GEORGE, UTAH



- LEGEND**
- EXISTING CONTOUR (FT)
  - EXISTING EASEMENT (10')
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING GAS MAIN
  - EXISTING UNDERGROUND POWER
  - PROPOSED SEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED GAS MAIN
  - PROPOSED UNDERGROUND POWER
  - PROPOSED STORM DRAIN
  - PROPOSED FIRE HYDRANT
  - STAKE POINT IN FIELD

DENSITY: 6 AND USE CALCULATIONS  
17 CUSTOM LOTS  
15.85 ACRES  
1.06 LOTS/AC



FUTURE DEVELOPMENT  
SUNSET 2E

Recent & Upcoming City Council Action(s)  
For Public Hearings and other items

June 18, 2015

#	Description	Type	Action	Comments
1	Vacate public utility and drainage easement	Easement vacation and lot merger		Lot 1 of Trebruck Estates.
2	Vacate utility easement	Easement vacation		Along 3000 East at approx. 2900 South
3	Vacate underground sewer easement	Easement vacation		Along south side of Virgin River between Bloomington and Sun River
4	Amend PD-R (Estancia)	Zone change		Original approval to construct 4 buildings – each 3 stories high; this request is to eliminate one building and make the others 4 story tall.

July 9, 2015

#	Description	Type	Action	Comments
1	Desert Hills TH	ZCA		Pulled from the agenda - ZC
2	The Cove at Little Valley	ZC		
3	Estancia	ZCA		
4	Boundary Line Adjustment	BLA		

Upcoming - August 6, 2015

#	Description	Type	Action	Comments
1	Boulder Creek Crossing	ZC		(set July 9)
2	Sunbrook Hollow TH ( <i>by Sun River</i> )	ZC		(set July 9)
3	Atkinville Master Plan – 3 <sup>rd</sup> Amendment	ZCA		(set July 9)
4	Camp RV	GPA		(set July 16)
5	The Villas at Sun River	GPA		(set July 16)
6	MHDR	GPA		(set July 16)