

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 in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **August 25, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLAT (FP)**

Consider approval of a twelve (12) unit residential subdivision Final Plat for “**Escapes at the Ledges Phase 6.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 1600 West and 4950 North (in the Ledges Development). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-038. (Staff – Todd Jacobsen)

2. **FINAL PLAT AMENDMENTS (FPA)**

A. Consider approval of a thirty-one (31) lot residential amended subdivision Final Plat for “**Escapes at the Ledges Phase 1 Amended.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 2055 West and 2600 North (Cougar Rock Circle). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FPA-040 (Staff – Todd Jacobsen)

B. Consider approval of a twenty-one (21) lot residential amended subdivision Final Plat for “**Escapes at the Ledges Phase 2 Amended.**” The property is zoned PD-R (Planned Development Residential) and is located at Caledonia Dunes Drive and Escapes Drive (in the Ledges Development). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FPA-039 (Staff – Todd Jacobsen)

C. Consider approval of a fifteen (15) unit residential amended subdivision Final Plat for “**Villa Highlands at Hidden Valley Phase 1 Amended.**” The property is zoned PD-R (Planned Development Residential) and is located at London Lane and Athens Drive (in the Hidden Valley Development). Te representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2015-FPA-041 (Staff – Todd Jacobsen)

3. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for a sixty (60) lot residential subdivision development called “**Sienna Park Condominiums at Stone Bridge.**” The applicant is Sienna Pointe, LLC. The representative is Mr. Rob Reid, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at 271 North Country Lane. Case No. 2015-PP-023 (Staff – Wes Jenkins).

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

Consider a General Plan Amendment from E (Employment) and MDR (Medium Density Residential) to **MHDR** (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. Case No. 2015-GPA-006. (Staff – Ray Snyder)

(Note: Tabled at City Council 8/6/2015 as a HDR request – recommended to reapply as a MHDR request instead)

5. **ZONE CHANGE AMENDMENT (ZCA)** (Public Hearing)

Consider a zone change amendment request to allow the use of a small commercial showroom for a pottery sales business and to continue the use of two (2) existing residences. The property is located at 95 S 200 E and the owner is Ms. Twila Abrams. Case No. 2015-ZCA-019. (Staff – Ray Snyder)

6. **ZONE CHANGE (ZC)** (Public Hearing)

Consider a zone change request to rezone 13.03 acres from R-1-7 (Single Family 7,000 s.f. minimum lot size) to PD-R (Planned Development Residential) to accommodate the future development of a townhouse project consisting of forty (40) dwelling structures with 100 units. The project is called “**The Residences at Four Fifty (450 North Street)**” and is generally located at 450 North between 2480 East and 2860 East. The applicant is Dixie Endeavor LLC and the representative is Mr. Dave Nasal. Case No. 2015-ZC-020 (Staff – John Willis)

7. **DISCUSSIONS**

- A. Discuss as required any recent City Council Actions and other current items.
- B. PC & CC Work Meeting – August 27th – discuss 1) Storage Containers & 2) TND Ordinance revisions – proposed by Quality Development (applicant)

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

PLANNING COMMISSION AGENDA REPORT: 08/25/2015

FINAL PLAT

Escapes at the Ledges Phase 6

Case No. 2015-FP-038

- Request:** Approval of a 12 Unit Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 1600 West and 4950 North (Ledges Development)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL to City Council of this Final Plat Subdivision (Escapes at the Ledges Phase 6) and authorize the Chairman to sign.

ITEM 2A

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 08/25/2015

FINAL PLAT AMENDMENT

Escapes at the Ledges Phase 1 Amended

Case No. 2015-FPA-040

Request: Approval of a 31 Lot Residential Amended Subdivision Final Plat

Representative: Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770

Property: Located at approximately 2055 West and 2600 North (Cougar Rock Circle)

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to amend Lots 106-108, 112, 119, 120, 123, 126, 130, and 131. Lot 106, 112, 120, 123, 126, and 131 were increased in size to accommodate a larger building footprint. Lot 130 was relocated slightly to match Lot 131. Lots 108, and 119 were decreased in size to match a change in the building footprint and Lots 106-108 were relocated to accommodate the changes in building footprints of Lots 106 and 108. No other changes were made or intended with this Plat.

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 to City Council of this Amended Final Plat Subdivision (Escapes at the Ledges Phase 1 Amended) and authorize the Chairman to sign.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON }

ON THE _____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME, TILER MEYERS, WHO
WHO BEING BY THE OATH SWORN, (DESAY THAT HE IS THE MANAGER OF JACK FISHER GROUP, L.L.C., A UTAH
OF JACK FISHER LAND OF SOUTHWEST UTAH, L.L.C. AND BEING EMPLOYED AND AUTHORIZED BY THE JACK
MEMBERS OF DESIGNATED AGENTS OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE PRESENT INSTRUMENTS, WHO HAS KNOWN TO ME TO BE
THE OWNER'S DELEGATION TO BE THE FREE AND VOLUNTARY ACT OF THE LIMITED LIABILITY COMPANY BY
PURPOSES HEREIN MENTIONED, AND ON OATH STATED THEY ARE AUTHORIZED TO EXECUTE THIS OWNER'S
DECLARATION ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

TITLE: 46, CHAPTER 1, SECTION 141

INC STAMP REQUIRED PER UTAH CODE, _____

NOTARY PUBLIC _____

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MEMBERS OF DESIGNATED AGENTS OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE PRESENT INSTRUMENTS, WHO HAS KNOWN TO ME TO BE
THE OWNER'S DELEGATION TO BE THE FREE AND VOLUNTARY ACT OF THE LIMITED LIABILITY COMPANY BY
PURPOSES HEREIN MENTIONED, AND ON OATH STATED THEY ARE AUTHORIZED TO EXECUTE THIS OWNER'S
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A NOTARY PUBLIC COMMISSIONED IN UTAH

TITLE: 46, CHAPTER 1, SECTION 141

INC STAMP REQUIRED PER UTAH CODE, _____

NOTARY PUBLIC _____

Subdivision Final Plat for
ESCAPES AT THE LEDGES - PHASE 1 AMENDED
Amending Lots 106 - 108, 112, 119, 120, 123, 126, 130, and 131
Located in the Northwest Quarter of Section 26,
Township 41 South, Range 16 West, 11B&M

ITEM 2B

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 08/25/2015

FINAL PLAT AMENDMENT

Escapes at the Ledges Phase 2 Amended

Case No. 2015-FPA-039

Request: Approval of a 21 Lot Residential Amended Subdivision Final Plat

Representative: Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770

Property: Located at Caledonia Dunes Dr and Escapes Dr (Ledges Development)

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to amend Lots 204-208, 212 and 219. Lot 204, 205, 212, and 219 were increased in size to accommodate a larger building footprint. Lots 208 was decreased in size to match the change in the building footprint and Lots 205-208 were relocated to accommodate the changes in building footprints of Lots 205 and 208. Not other changes were made or intended with this Plat.

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.

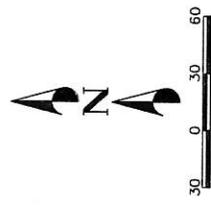
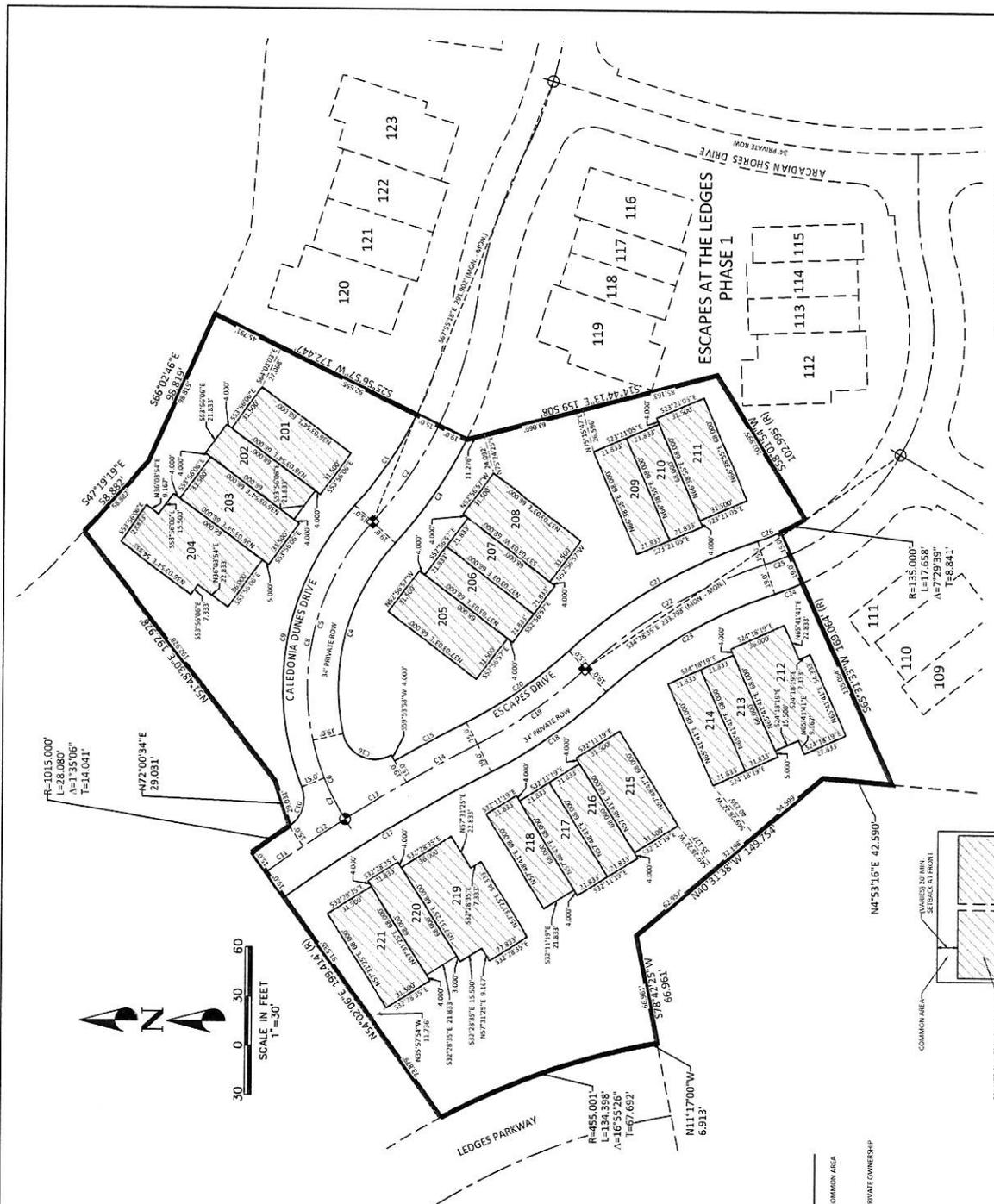
Recommendation: Recommend APPROVAL to City Council of this Amended Final Plat Subdivision (Escapes at the Ledges Phase 2 Amended) and authorize the Chairman to sign.

ESCAPES AT THE LEDGES - PHASE 2 AMENDED

Subdivision Final Plat for
 Amending Lots 204 - 208, 212 & 119
 Located in the Northwest Quarter of Section 26,
 Township 41 South, Range 16 West, SLB&M

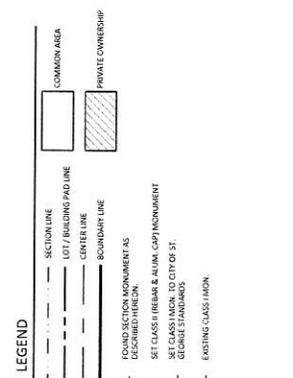


DEVELOPER SOLUTIONS, INC.
 111 East 200 North Street, 2nd Floor, Suite 202
 Grand Rapids, Michigan 49503
 Phone: (616) 451-1111
 Fax: (616) 451-1112
 Email: info@devsolutions.com



LOT #	AREA	ACRES
109	2,142.50 FT.	0.049 AC.
110	2,142.50 FT.	0.049 AC.
111	2,142.50 FT.	0.049 AC.
112	2,142.50 FT.	0.049 AC.
113	2,142.50 FT.	0.049 AC.
114	2,142.50 FT.	0.049 AC.
115	2,142.50 FT.	0.049 AC.
116	2,142.50 FT.	0.049 AC.
117	2,142.50 FT.	0.049 AC.
118	2,142.50 FT.	0.049 AC.
119	2,142.50 FT.	0.049 AC.
120	2,142.50 FT.	0.049 AC.
121	2,142.50 FT.	0.049 AC.
122	2,142.50 FT.	0.049 AC.
123	2,142.50 FT.	0.049 AC.
204	2,142.50 FT.	0.049 AC.
205	2,142.50 FT.	0.049 AC.
206	2,142.50 FT.	0.049 AC.
207	2,142.50 FT.	0.049 AC.
208	2,142.50 FT.	0.049 AC.
209	2,142.50 FT.	0.049 AC.
210	2,142.50 FT.	0.049 AC.
211	2,142.50 FT.	0.049 AC.
212	2,142.50 FT.	0.049 AC.
213	2,142.50 FT.	0.049 AC.
214	2,142.50 FT.	0.049 AC.
215	2,142.50 FT.	0.049 AC.
216	2,142.50 FT.	0.049 AC.
217	2,142.50 FT.	0.049 AC.
218	2,142.50 FT.	0.049 AC.
219	2,142.50 FT.	0.049 AC.
220	2,142.50 FT.	0.049 AC.
221	2,142.50 FT.	0.049 AC.

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	135.00	67.42	102.92°	83.95
C2	135.00	71.24	107.52°	86.12
C3	135.00	72.07	107.52°	86.92
C4	135.00	152.70	245.24°	182.39
C5	135.00	143.98	245.24°	178.08
C6	135.00	142.40	245.24°	176.47
C7	135.00	168.23	284.15°	214.37
C8	135.00	186.06	304.15°	236.62
C9	135.00	277.05	377.32°	356.07
C10	135.00	277.05	377.32°	356.07
C11	135.00	277.05	377.32°	356.07
C12	135.00	277.05	377.32°	356.07
C13	135.00	41.00	273.16°	22.01
C14	135.00	41.00	273.16°	22.01
C15	135.00	41.00	273.16°	22.01
C16	135.00	41.00	273.16°	22.01
C17	135.00	41.00	273.16°	22.01
C18	135.00	41.00	273.16°	22.01
C19	135.00	41.00	273.16°	22.01
C20	135.00	41.00	273.16°	22.01
C21	135.00	41.00	273.16°	22.01
C22	135.00	41.00	273.16°	22.01
C23	135.00	41.00	273.16°	22.01
C24	135.00	41.00	273.16°	22.01
C25	135.00	41.00	273.16°	22.01
C26	135.00	41.00	273.16°	22.01



ITEM 2C

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 08/25/2015

FINAL PLAT AMENDMENT

Villa Highlands at Hidden Valley Phase 1 Amended

Case No. 2015-FPA-041

Request: Approval of a 15 Unit Residential Amended Subdivision Final Plat

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

Property: Located at London Lane and Athens Drive (Hidden Valley Development)

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to enlarge the private ownership areas of Units 1-4, 14 and 15 as shown on this Plat. No other changes were made to this amendment.

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 to City Council of this Amended Final Plat Subdivision (Villa Highlands at Hidden Valley Phase 1 Amended) and authorize the Chairman to sign.

ITEM 3

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **08/25/2015**

PRELIMINARY PLAT

Sienna Park Condos @ Stone Bridge

Case No. 2015-PP-023

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

Location: 271 N Country Lane

Property: 5.11 acres

Number of Lots: 60

Density: 13.7 dua

Zoning: PD-R

Adjacent zones: This plat is part of the Stonebridge planned development and therefore is surrounded by the PD-R, Planned Development Residential zone.

General Plan:

Applicant: Sienna Pointe LLC

Representative: Rob Reid, Rosenberg Associates

Comments:

ITEM 4

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/14/2015
CITY COUNCIL SET DATE: 07/16/2015
CITY COUNCIL MEETING: 08/06/2015 (Table / Resubmit as revised to PC)
2nd PLANNING COMMISSION MEETING: 08/25/2015

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 **MHDR** (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 residential development.

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.

On August 6th the City Council heard council agenda item #3D; a request to amend the General Plan from E (Employment) and MDR (Medium Density Residential) to **HDR** (High Density Residential) on approximately 51.95 acres. However, the Council listened to the presentation, considered public input, and indicated to the applicant's representative that it was not supportive of a land use designation which would allow up to 22 du/ac at this location. Council expressed they were supportive of a more limited land use which would instead fall within the density range of 10-15 du/ac. Note that on the same council agenda was item #3F which proposed and was approved to create a new General Plan Land Use category of **MHDR** (Medium High Density Residential); which will allow a density range of 10 – 15 du/ac.

The Council discussed the fact that a General Plan may only be amended four times a year, but because this case was originally submitted as required, and was tabled at the August 6th meeting with the recommendation that it return to the Planning Commission as a request for the new MHDR, that the applicant would not need to wait until October to return, but could instead continue the process at the next

available PC meeting and then if recommended for approval proceed on to the next available council meeting.

- PSR:** This item was originally heard at the June 2, 2015 PSR meeting.
- 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.
- Note - 1st P.C. meeting:** At the 1st PC meeting (7/14/2015) the Planning Commission made a motion recommending approval to the City Council of a GPA (General Plan Amendment).

Motion

The Planning Commission recommends the City Council:

“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).”

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 **MHDR** (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).

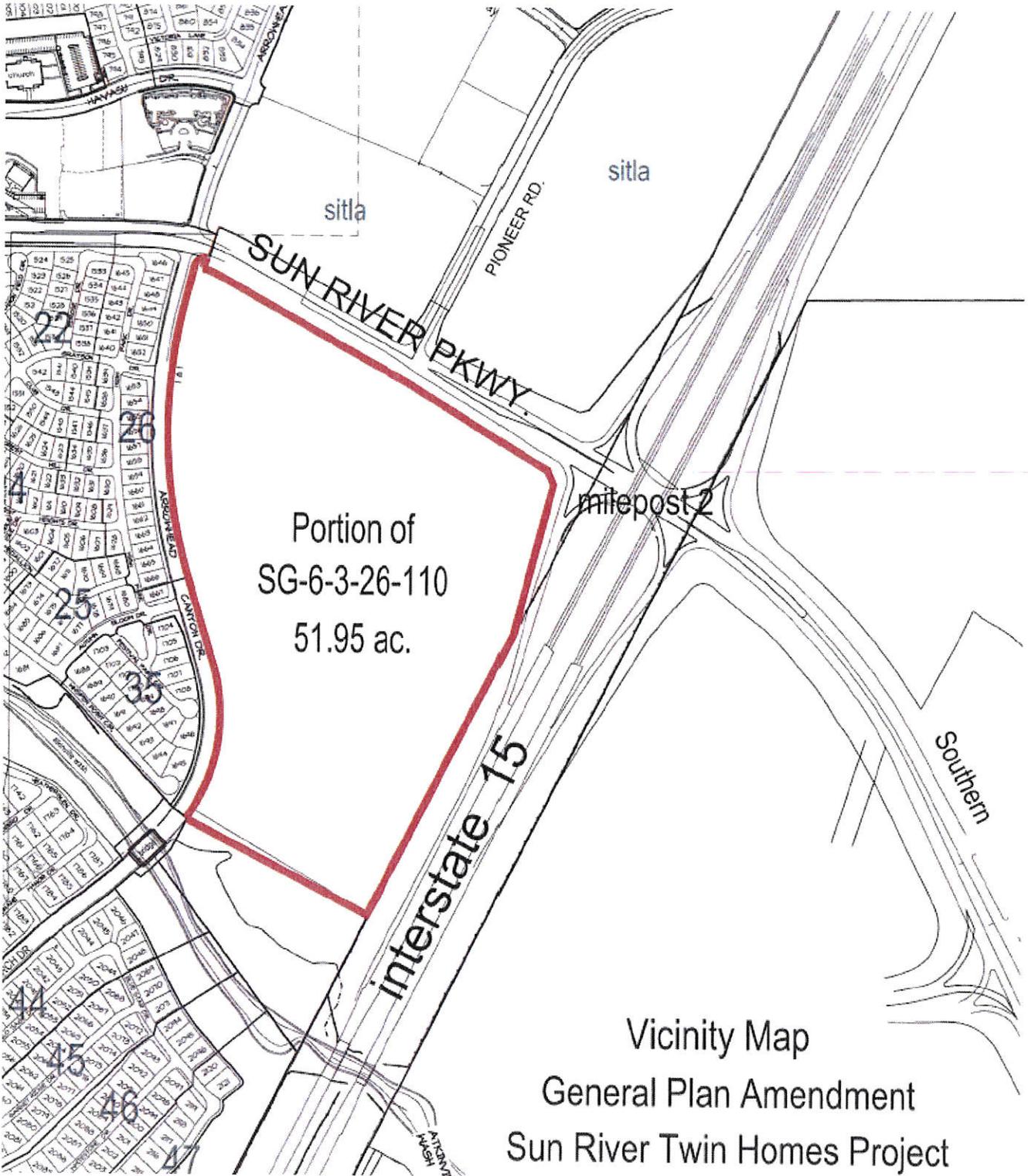
Denial

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 **MHDR** (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).

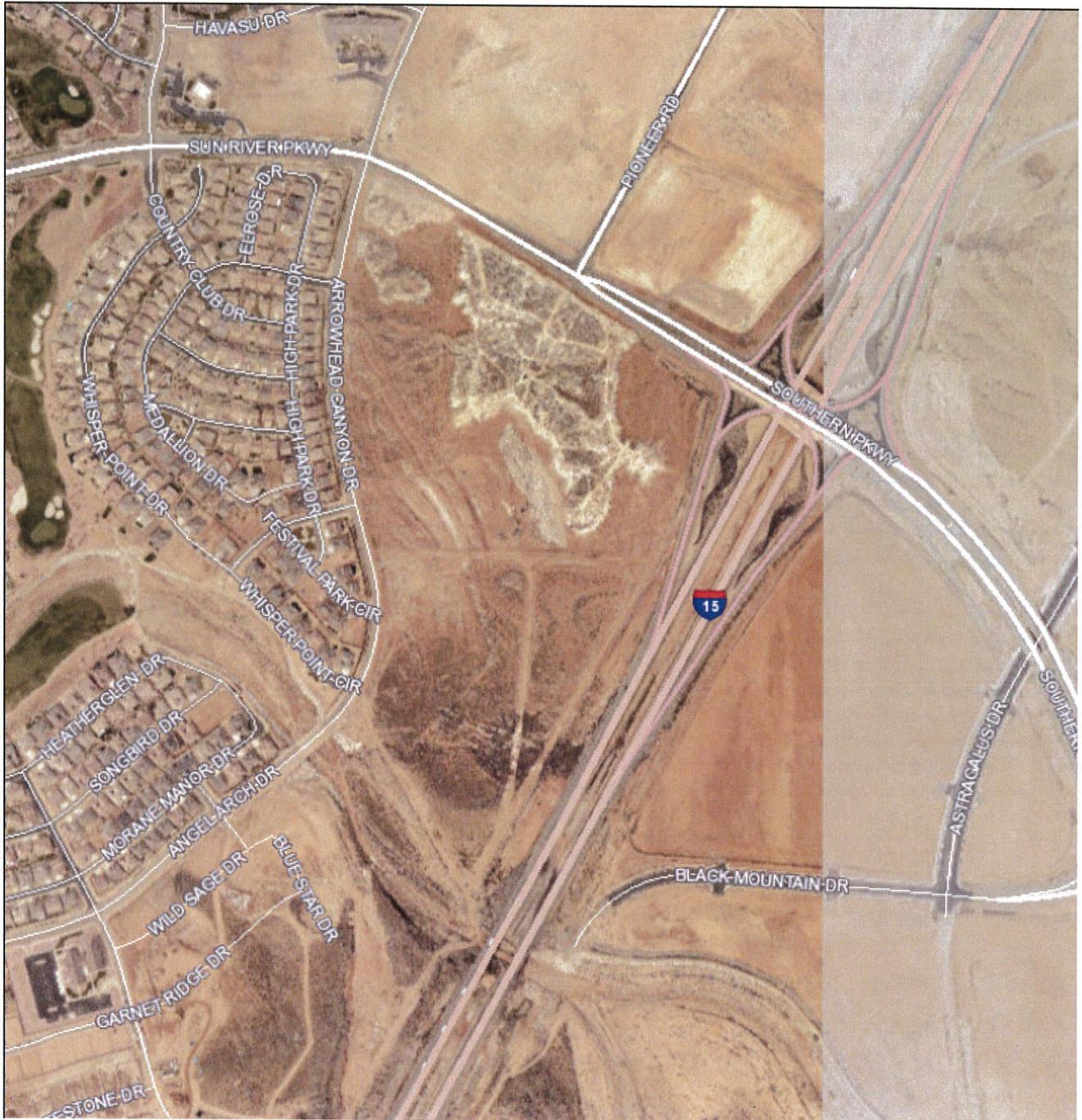
Table

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

SITE



AERIAL



EXISTING GENERAL PLAN



EXISTING ZONING



APPLICATION

**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: 2202 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 PKWY, 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 PKWY 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 1st 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: 8/15 RECEIVED BY: [Signature] RECEIPT #: _____
 *FEE: \$500 (Filing fee and 1st 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?

MHDR

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 GLOTT MCCALL Phone No. 219-8316
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 1st 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 2nd and 4th 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 1st and 3rd Thursdays of the month

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st 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 SITLA; 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
Scott McCall
Signature

2303 N. Coral Canyon Blvd.
Address
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_REV-04-30-2009.doc

Revised 04/30/2009

ITEM 5

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 08/25/2015

ZONE CHANGE

Pottery Avenue

Case No. 2015-ZCA-019

Request: To amend the PD-C zone to allow the use of a small commercial showroom for a pottery import and distribution business, to continue the use of two (2) existing residences, and to add a storage garage.

Background: On approximately July 6, 1993, the Planning Commission recommended approval of a Bed & Breakfast to the City Council. On August 5, 1993, the City Council approved a PD-C (Planned Development Commercial) zone change to allow the operation of a restaurant and a Bed & Breakfast. (*Reference - See 1993 CC minutes attached*).

The property has a commercial zoning, but has never operated as a B&B or a restaurant. However, it has been used for multiple residences and has an existing non-confirming use.

Location: 95 S 200 E

Applicant: Mrs. Twila Abrams

Area: 0.60 acres

APN: SG-1204-A-1

PSR: April 7, 2015 (*Reference - See minutes attached*)

Current Zone(s): PD-C (Planned Development Commercial)

General Plan: MDR - Medium Density Residential (Up to 5-9 du/acre)

Density: The MDR conceptually could allow (9 x 0.6) 5.4 or 5 units.

Currently it has 3 dwelling units, but one is proposed to be eliminated.

Adjacent zones:
North: Town Homes - R2 zone (multiple family)
East: Single family Homes - R2 zone (multiple family)
South: (Across 100 S) – RCC zone
West: (Across 200 E) – C-4 (Commercial)

Project:

Showroom

This zone change amendment, if approved, would allow the applicant to create a small commercial pottery sales showroom - gallery area (approx. 600 sq. ft.) on the main floor of the east building.

Business Operation

The applicant imports and distributes dishes from Europe (Poland) and sells them through the Internet, trade shows, mailing, and at retail exhibits (e.g. Costco, etc.), but a showroom is also required in St George Utah.

Note that the applicant intends to live in the west residence, but because it is an internet based business, the business can be run from either building.

Residences

Both of the buildings can provide living space. The applicant wishes to continue the use of both two residences (non-conforming). The entire west building will be used as the Abrams residence along with the top floor of the east building. The "Granary" will only be used for storage.

Storage

The applicant proposes to construct a new 20 ft. x 40 ft. storage garage at about 14 ft. high (highest point). Also there will be storage in the former granary. There is an unimproved basement beneath the east building which will also be used for some storage.

Impact

It appears this use would potentially be a 'low impact' and 'low traffic generator' to the neighborhood. A typical 'retail' use is not proposed.

Process:

Receive zone change amendment approval from City Council, demonstrate adequate parking, obtain a building permit for garage, and obtain a Business License for the pottery business.

Parking:

The applicant shall demonstrate that commercial parking at a 1:250 ratio will be provided per code and that the two existing residences shall have 2 spaces each (for a total of 4), and that a minimum of 2 shall be covered.

Comments:

It is recommended that the non-conforming residential use of multiple units be allowed to continue. The applicant has proposed to use the granary only for storage and any approval should include this as a condition.

The site was approved for a commercial use, but the restaurant and B&B were never operated.

Ordinance(s):

Per Section 10-16-3.A.1.b, the Planning Commission and City Council are required to review and determine approval of changes to a non-conforming use.

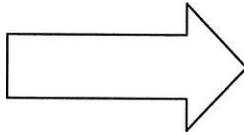
10-16-3 “Additions, Enlargements, and Moving”

A.

1. A building or structure occupied by a nonconforming use or a building or structure which is nonconforming in any way including height, area, yard, landscaping, or parking regulations shall not be added to, remodeled, replaced, or enlarged in any manner or moved to another location, where such addition, remodel, replacement, enlargement or relocation would also be nonconforming **except** as follows:

a. Additions, remodels, replacements or enlargements which are **minor** may be approved by the city manager or designee if a determination is made that the change will not increase the negative impact of the nonconformity.

b. **All other changes** must first obtain a recommendation for approval from the planning commission and approval from the city council. In approving such request, it must be determined that the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure and that the negative impact of the nonconformity is not increased.



Motion(s):

Approval

A Motion to recommend approval of the requested zone change amendment to the City Council to:

1. To amend the PD-C zone to allow the use of a small commercial showroom for imported pottery sales in the east building.
2. To allow the continued non-conforming use of two existing residences along with the commercial use.
3. The applicant shall demonstrate that commercial parking at a 1:250 ratio will be provided per code and that the two existing residences shall have 2 spaces each (for a total of 4), and that a minimum of 2 shall be covered.

4. The applicant shall provide a paved driveway with a minimum width of 25 ft. (for two way traffic) (except in the area required to preserve a mature tree - that area may reduce down to approximately 20 feet).
5. Approval of the request to construct approx. a 20 ft. x 40 ft. garage with a height of approximately 14 ft.
6. Per Section 10-16-3.A.1.b it is determined that the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure and that the negative impact of the nonconformity is not increased.

or

Denial

A motion to recommend denial of the requested zone change amendment to the City Council because _____
_____.

or

Table

A motion to table requested zone change amendment to the City Council to allow the applicant time to provide _____
_____ and / or _____
_____.

PSR MINUTES - APRIL 7, 2015 *(Reference)*

**CITY OF ST. GEORGE
PLANNING STAFF REVIEW
WASHINGTON COUNTY, UTAH
April 07, 2015 - 8:30 AM**

PRESENT: Wes Jenkins, Assistant Director of Public Works
John Willis, Planning Manager
Ray Snyder, Planner II
Monty Thurber, Traffic Planning
Kevin Taylor, Fire Marshall (in and out during meeting)
Kade Bringhurst, Water Department
Genna Singh, Planning Associate

EXCUSED: Mark Goble, Park Planning
Todd Jacobsen, City Surveyor
Victoria Hales, Assistant City Attorney

ITEM 2 8:50 AM Applicant: Twila Abrams
Location: 95 S 200 E
Request: PD-C – amend uses to add art gallery

John – is that a landmark site?

Twila – no, it's not

John – it would qualify to be a landmark site. Do you know why it's not a landmark home?

Twila – no, I haven't spoken to the seller

John – benefit to becoming a landmark site is limited commercial

Wes – what are you looking to do

Twila – I import dishes from Poland so I want a gallery on the eastern piece and then I want to live in the home. I would like to put a 20x20 storage unit in the back where the cement pad is. there's the main home and then to the east is a shack with a renter in it that we would take down and then the larger piece to the east has a renter above with a main body and then cold storage below.

Ray – what's the green area?

Twila – it's a covered porch area. There is a Montessori school by us and then some apartments.

John – it does have a commercial zoning designation. The PD outlines the uses and right now it's just a bed and breakfast. If you want to do an art gallery you would have to amend the zone. I'm not sure if you would be allowed to live there as a PD-C. How would the gallery work?

Twila – we're still tossing around ideas. It is a high end product with minimal traffic really. It's more of a destination. We wouldn't have more than 2 people at a time that I can imagine. The gallery part is 1400 s.f.. we would not keep the rental above.

John – even though you're in today and have your business we have to make sure that we keep the entitlements for the future in mind.

Wes – you would have to pave the access into the commercial area

John – your parking requirement would be 1 space per 250 square feet.

Wes – and you want to live in the home on the west right?

Twila – yes, I would

John – do you see the business expanding west at all?

Twila – no, not at all

Ray – my hesitation is that the zone does not allow someone to live there

John – landmark site might be your best option

Twila – that's not part of my goal but if that's the only way we can do this then we can go that route.

Ray – is your business online our direct?

Twila – there is online but I'm not involved in that part. Most of what I do is the coordination part and then this would be more of a gallery.

Wes – what upgrades do you want to do to the exterior of the house?

Twila – I wanted to change the pillars.

John – you can make modifications to a landmark site you just have to go through the process. You could address the wanted changes during the landmark designation process.

Twila – my purchase is predicated on if this could work

Wes – I think we should get with our legal department. It can happen but you have to go through the steps.

John – whatever the route is it will be at least a 2 month process.

CITY COUNCIL MINUTES – AUGUST 5, 1993 (Reference)

PUBLIC HEARING:

Community Development Director Bob Nicholson outlined the request for a zone change from R-2 Duplex Residential to PD Commercial for property located at 95 South 200 East. Michael Andelin, applicant. Mr. Andelin would like to develop the

existing house into a small restaurant and a bed and breakfast with 3 bedrooms. The applicant's family will also live on site as restaurant managers. The Planning Commission recommends approval.

Mr. Andelin outlined the property and presented a model of the development he has in mind for the property located at 95 South 200 East to house a bed and breakfast and a small exclusive restaurant. He said he proposes to increase the size of the house by adding a large room between two building and add a gazebo and beautiful gardens. The property is surrounded by high traffic commercial enterprises. Mr. Andelin said he felt his plans are compatible with the City Master Plan. He also outlined the reasons he wanted to establish this business and stressed because of the size and nature of the business there would not be a lot of traffic. He said he thinks there is a need for a quality establishment in St. George and this development would upgrade the area. He also outlined the parking area at the back of the home which included three parking spaces for the bread and breakfast.

Councilman McArthur questioned the parking as the workers would take some of the parking stalls and said he had heard, from several citizens, objections to using the facility for a reception center.

Mr. Andelin explained he did not apply for a PD for a reception center. The business would be the same as any restaurant in town.

Councilman Jones said the Planning Commission analyzed the use and parking and found them to be adequate. The square footage of the premises limits itself.

Mr. Andelin said he also has concerns and he realizes how important parking is to business and restaurants. He would not conduct a business that would be inappropriate to the area. Everyone has to depend on street parking and he will try to preserve the area, not make things inconvenient. He said from time to time there will be a need for on street parking.

Mayor Brooks opened the public hearing.

Jewell Bringhurst said it is hard to protest against your neighbors, but we have to look out for our benefits. There is no commercial south of 1st South on 2nd East. She said she was in favor of seeing old homes preserved and the restaurant sounds beautiful. She said she did not object to the Bed and Breakfast but she does object to the restaurant. The Elder Hostel is there and people are parking on both sides of the street for it. This makes it difficult to get out onto the road from driveways. A business that needs parking on the street is not feasible for the area. We do not want a Reception Center that would bring a lot of cars.

Mr. Andelin explained people don't come to restaurants by themselves. There can be 2, 4, or 6 people in one car. However, you can expect to have one or two cars on the street with a Bed and Breakfast and a small restaurant.

Mrs. Bringhurst explained here main concern and objection is the parking.

Jack Jenkins said he is troubled by things going on in the neighborhood, however he did not feel the neighborhood is in decline.

City Manager Esplin explained a bed and breakfast can be anywhere with a Conditional Use Permit but the building must be designated as a landmark site.

Councilwoman Isom said she went to two meetings with the Planning Commission. There were only two people there from the neighborhood. A sign was posted and if there are questions by anyone they should have gone to those meetings.

Councilman McArthur said the signs that are posted are for that reason, to let the neighbors know when a zone change is being requested.

Mr. Andelin said he would not be having wedding receptions.

Mr. Jenkins asked what controls the City has to monitor activities at this business. He wants to

make sure the business is monitored and restrictions enforced.

Brenda Brown, neighbor said there are 3 things that bother her. 1) Doris Andelin brought a paper around saying they were building on a storage unit and it was not objected to. 2). Wants it understood that a PD has specific uses set down and other businesses can not be brought in. 3) Contrary to what has been presented it is still a residential neighborhood and she sees a large impact on the neighborhood.

Mr. Andelin explained his idea for the property. When purchasing the property he felt St. George a wonderful place to raise kids and for his family home. He said he had not discussed the plans he had for the property with his children friends or neighbors. He said he would like to start now to make improvements to the garage for storage as one of the steps in the improvement of the property.

Councilwoman Isom said she would not oppose the Bed and Breakfast and the restaurant but if it was anything else she would object. She said you can not control people from parking on the street.

Lloyd Graff, representing his father who lives directly adjacent to the property, asked will we now have a planned development in this residential area?

Mayor Brooks explained if this is approved you will receive a document that it has been accepted by the City and the uses. You can not add uses but you can restrict uses. The area will have to be fenced as a PD requires you have a 6' solid fence around the property.

Mr. Jenkins said he felt Mr. Andelin's outline does not fit with the size this project has grown into.

Councilman Jones said he felt Mr. Andelin is "suffering" from his past successes. The Planning Commission put a lot of demands on Andelin to restrict uses that are common and natural to this kind of business. He said he

Andelin PD Commercial 95 S. 200 E.

feels parking is an appropriate concern.

~~Councilwoman Isom said she approves of the Bed & Breakfast and opposes the wedding reception part of the business.~~

Councilman McArthur asked Fire Chief Houston if so many square feet and so many people in the restaurant area would control how many people could be there at one time. The answer was yes.

Mrs. Bringhurst said she is not opposed to the plan as it is now, just the wedding receptions. It does make a difference when the Elder Hostil people are there. Traffic has not always been as busy as it is now in St. George.

*Approved
uses*

~~Councilman McArthur made a motion to grant a zone change from R-2 Duplex Residential to PD Commercial for property located at 95 South 200 East for a small restaurant and a 3 room Bed and Breakfast as requested. Councilman Jones seconded the motion.~~

After further discussion Councilman McArthur amended his motion adding "excluding use as a reception center". Councilman Jones seconded the amendment. All voted aye.

VICINITY



SITE (3 Buildings)



GENERAL PLAN (MDR)



ZONING (PD-C)



APN: SG-1204-A-1



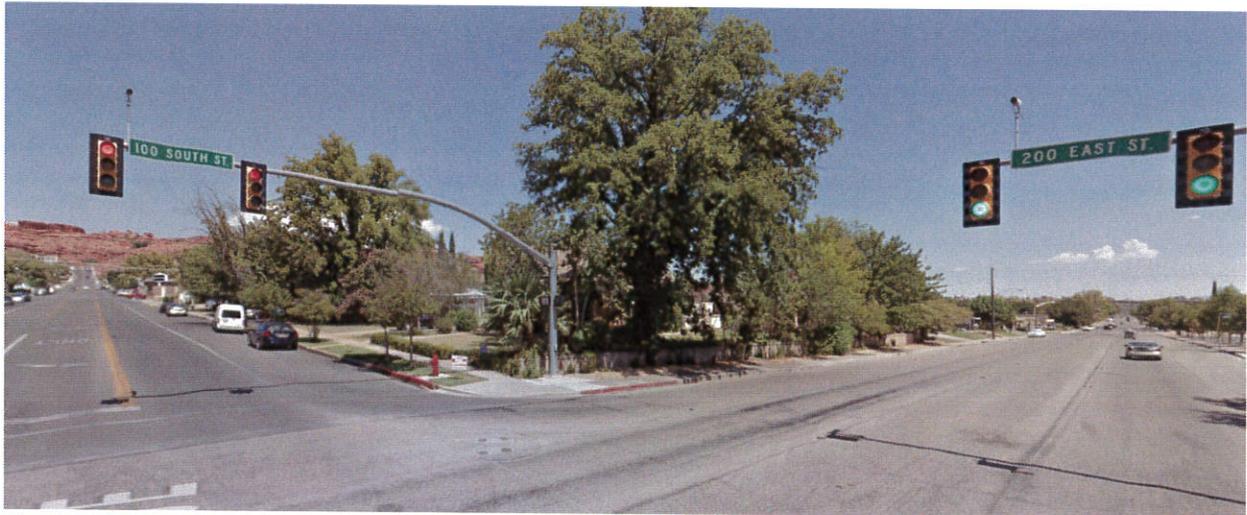
Legal Subdivision: ST GEORGE CITY SUR PLAT B BLK 63 (SG) **Lot: 3**
W1/2 S1/2 LOT 3 BLK 63 PLAT B SGCS. ALSO: S1/2 LOT 4 BLK 63
PLAT B SGCS.

APN: SG-1204-A-1

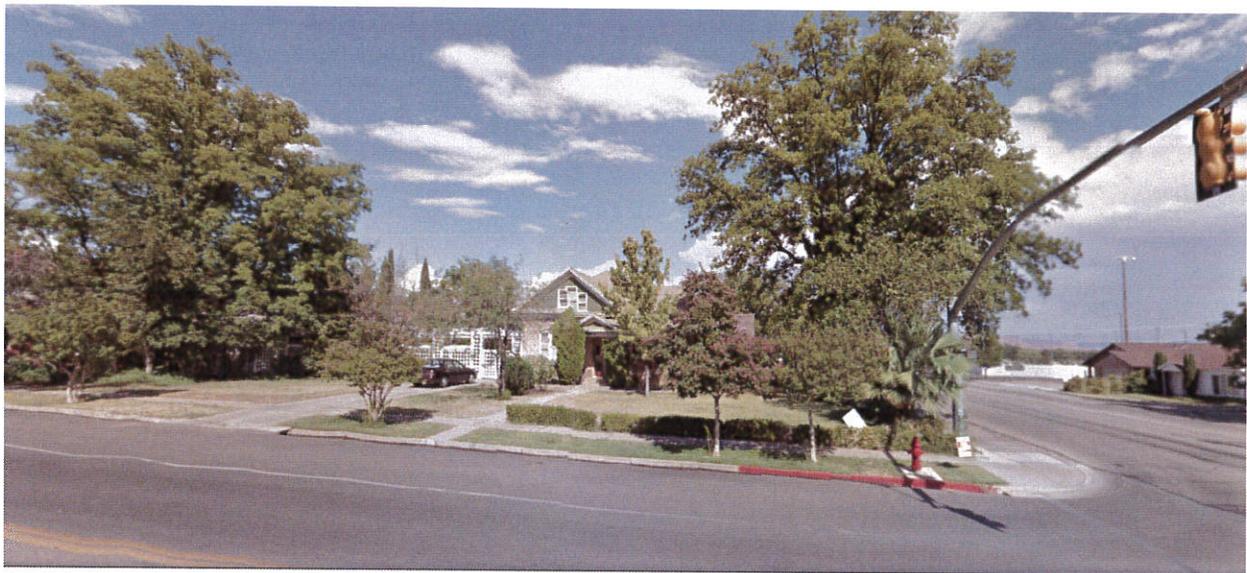


Legal Subdivision: ST GEORGE CITY SUR PLAT B BLK 63 (SG)
Lot: 3 W1/2 S1/2 LOT 3 BLK 63 PLAT B SGCS. ALSO: S1/2 **LOT 4**
BLK 63 PLAT B SGCS.

View: Corner of 100 S & 200 E



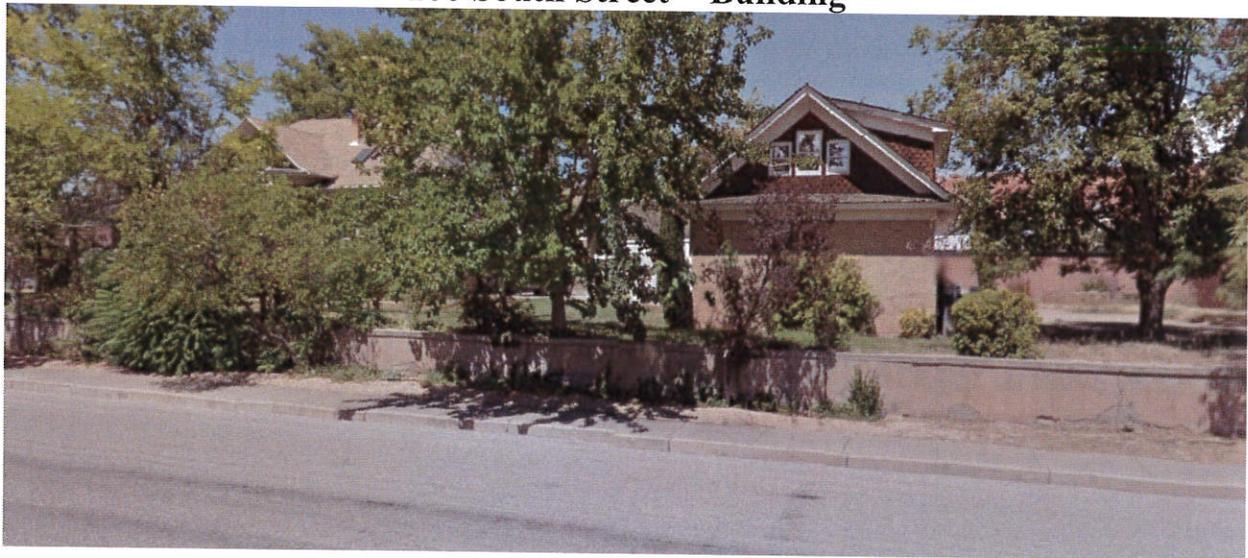
View: 200 East Street



200 East Street - Building



100 South Street - Building



Examples - From the Internet

Pottery Avenue
by Pangaea Trade, Inc.

MY ACCOUNT | MY CART | CHECKOUT | Search entire store..

WELCOME | PRODUCTS | HERITAGE | LIFE AT POTTERY AVENUE | CONTACT US

Get Inspired.

- DINNERWARE
- BOWLS FOR ALL PURPOSES
- BAKEWARE
- SERVEWARE
- MUGS
- COFFEE, TEA & ACCESSORIES
- ACCESSORIES
- PITCHERS & GRAVY BOATS
- CANISTERS
- DECORATIVE GOODS
- TEAS
- EXCLUSIVE WEB OFFERS

POTTERY AVENUE FRIENDS AND FAMILY SIGNUP

Love Blossom

Our Company

Our company is built on the principle of providing quality products and reliable service. Our diversified product range continues to grow by following trends, improving our standard products, and listening to the customer. Our unique service has established our place in this industry. This allows us to make a distinctive and substantial impact for our clients.

Our hope is that you can see how incredible Polish Pottery is and feel inspired. With each purchase, you will become a collector who will find each piece so special you will keep coming back for more to give as gifts to both yourself and to others.



- ▶ Home
- ▶ Gallery
- ▶ Costco Schedule
- ▶ About Us
- ▶ **Learn More**
- ▶ Add To Your Collection
- ▶ Bridal Registry
- ▶ Blog, News, Updates
- ▶ Your Local Retailer
- ▶ Employment
- ▶ Purchase Pottery!
- ▶ Pottery Patterns & More



Learn More

Over the last 20 years Polish Stoneware has created a stir of amazement and curiosity in American homes.

Originally brought to America by military families stationed in Germany, Polish Stoneware has grown to capture a steadfast following of collectors in the United States. Polish Stoneware will never suffer the negative effects of a "fad" because of its uniqueness, durability and functionality. This is not a trendy item but a 750 year tradition.

To fully understand Polish Pottery we must review the motives of the artisans and how it is intrinsically woven into Polish and Silesian-German folklore.

It all started through the basic need for dishes coupled with their rich deposits of amazing "white firing" clay and desire to create beauty in their homes. The Boleslawiec town records indicate the craft of making pottery dates back to 755 AD. Records also indicate the beauty of the town's surroundings, its colorful ethnicity, inspired artists to create, refine, and master their trade as potters.

East Building
(Main Floor = Showroom, Top floor = residence, Basement = storage)



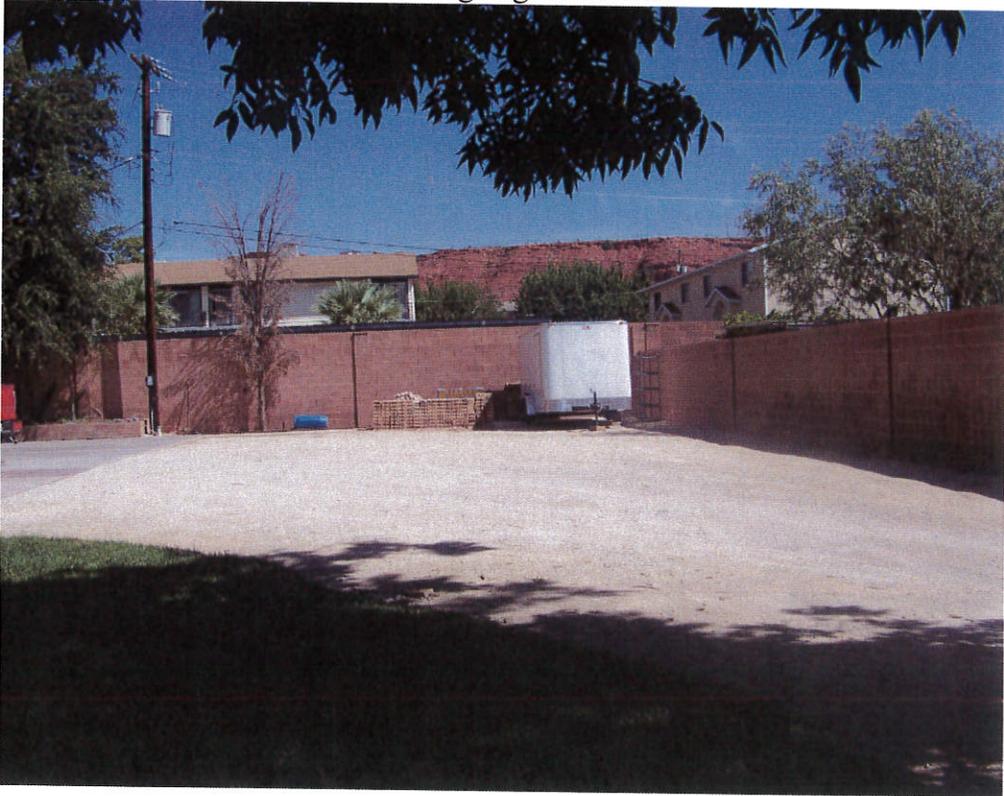
Show Room (Main Floor – East Building)



Driveway to be widened and improved



Area for garage in corner



Customer and owner parking



Upstairs - East building



Granary (green part of building to be removed)



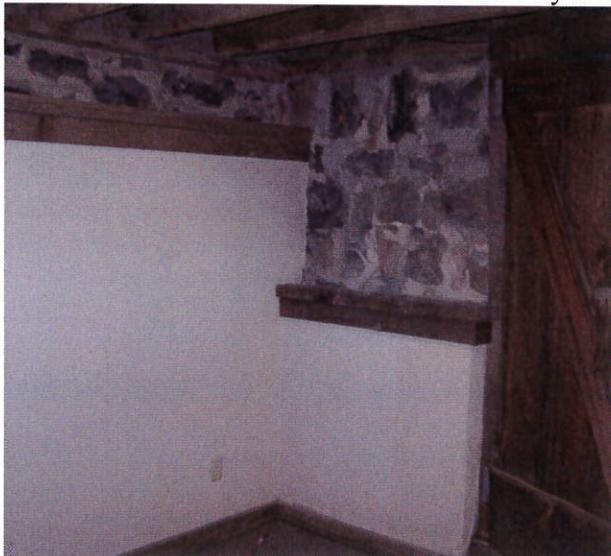
Granary – to be used for storage only (there is a basement beneath)



Granary basement access



In Granary basement



Storage area under east building



Gazebo / Covered Area (to be repaired as required & new roof installed)



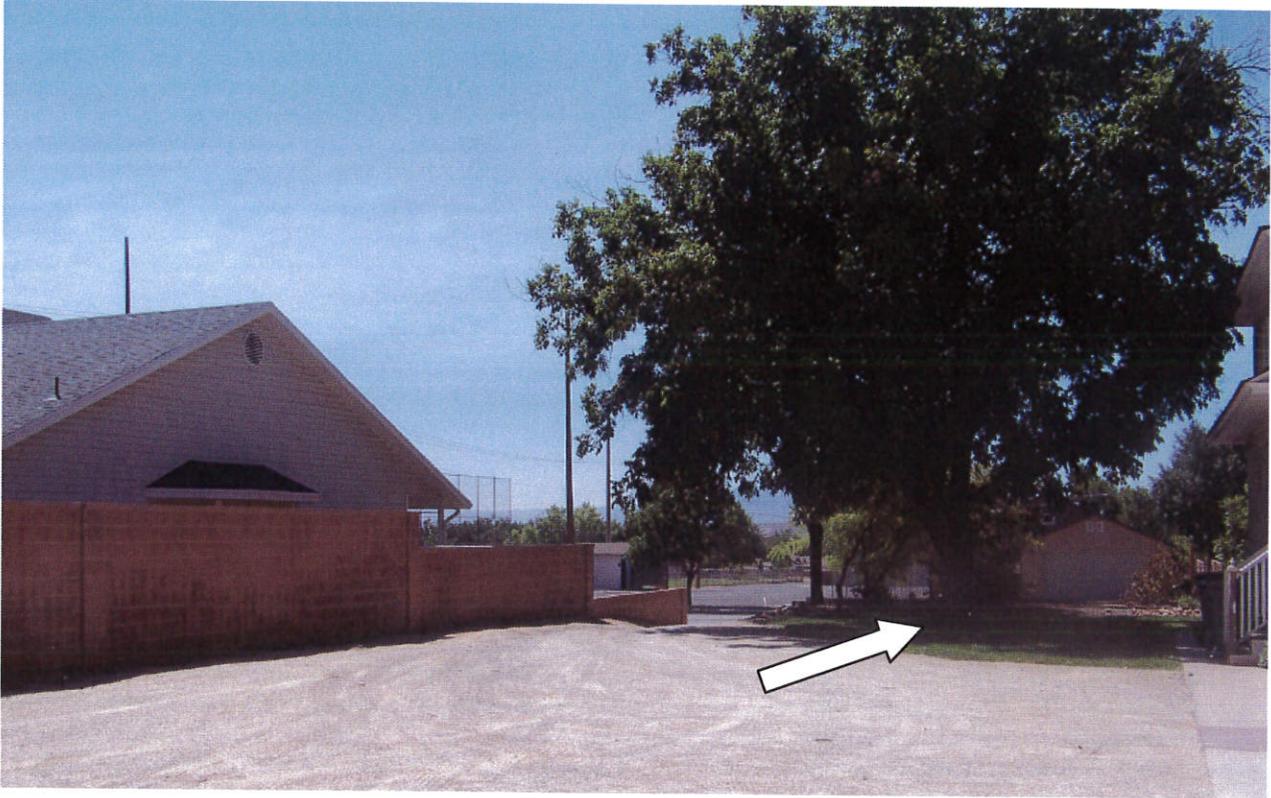
Main House (being rehabilitated)



Apartments (neighbor to the north)



Request to save tree and have driveway 'radius around it'



ITEM 6

Zone Change

PLANNING COMMISSION AGENDA REPORT: 08/25/2015

ZONE CHANGE

Residences at Four Fifty

Case No. 2015-ZC-020

- Request:** Consider a zone change from R-1-7 (Single Family 7,000 square feet min) to PD-R (Planned Development Residential) on 13.03 acres to accommodate a townhouse development project consisting of forty (40) dwelling structures with 100 units, generally located on 450 north, between 2480 east and 2860 east. The project is “**Residences at Four Fifty.**”
- Applicant:** Dixie Endeavor LLC
- Representative:** Mr. Dave Nasal
- Area:** 13.03 acres
- Address:** Generally located on 450 north, between 2480 east and 2860 east, across from the Flats at South Point.
- Current Zone:** R-1-7 - single family 7,000 square feet minimum lot size
- General Plan:** Medium Density Residential (MDR) 5 to 9 dwelling units per acre. Units for this site could range from 65 to 118 dwelling units.
- Project:** This is a proposal to build 100 units on a 13.03 acre parcel. The townhouses will be two-stories and will consist of forty buildings with two and four units. Each unit will have a two car garage and platted for individual ownership. Phases one and two will be accessed from a private street. Phases 4, 5, 6, and 7 will be accessed by a public street and connects to several stubbed streets. The applicant believes the project will be a transition between high density to the north and single family on the south. No privacy walls will be built along the north of 450 north. This will maintain the open corridor that was established with the Flats at South Pointe.
- Units:** **100 Total Units**
- Density:** 7.67 du/ac. According to PD regulations, density shall conform to the limitations set forth in the General Plan, which is 5 to 9 dwelling units per acre. Currently, the existing project to the north is 11.3 units per acre. Single family residential to the south is R-1-

7, which can typically be developed at approximately 5 units per acre.

Parking: Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. Each unit will have a 480 square feet, two vehicle garage, which complies with the parking requirement and counts as two parking spaces. In addition, one guest parking space per three units is required and the project requires 33 guest parking spaces. Thirteen Guest parking spaces is provided and required for phase one, two, and three, which are accessed from a private drive. Phase 4, 5, 6, and 7, require 20 guest parking, however, the applicant is requesting a reduction.

According to 10-19-4(A)(4), The city council, upon recommendation from the planning commission, may reduce the requirement for guest parking spaces where the city council finds that evidence supports a decrease in the required amount of guest parking spaces.

Guest parking is provided for units accessed from the private street, however, the applicant is requesting a reduction for units fronting the public street. Guest parking has been an issue on private streets, which do not accommodate on street parking. As such, we have required guest parking, in order to address parking demands, where no street parking or driveways are available. This project is different than most multi-family projects, given it fronts on a public street with street parking and has a driveway, which can also accommodate parking. The applicant provided a narrative regarding the request.

Landscaping: The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 38.2% of the site in open space, which conforms to the ordinance.

Recreational Area: As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 20,000 sq. ft. of designated recreational space. The applicant is proposing to provide 20,000 sq. ft. of recreational space.

Narrative: A written text was provided in compliance with Ord. 10-8-4 (see attached).

Streets: The project will be served by a 33' private drive and a 45' public street. The public street provides several connections for the street network in the area. No parking on the street will be provided for the private drive.

Building Heights: Buildings will be two-stories and will not exceed thirty five feet (35') in height.

Staff Comments:

1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
2. Buildings must meet setback and building separation requirements for the PD zone.
3. City Council may approve a reduction in guest parking, where the City Council finds that evidence supports a decrease in the required amount of guest parking spaces.
4. Garage size must be a minimum of 480 square feet, in order to be considered as meeting the parking standard.
5. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
6. Six feet (6') in height solid fence is required along property lines that are adjacent to single family zones.
7. Drive way separations on a public street, must comply with Title 10 Chapter 20: Motor Vehicle Access and Loading.
8. MDR (Medium Density Residential) designation provides a density range of 5 to 9 units per acre, which does not always indicate that 9 units per acre is appropriate for every parcel of land.

Staff Comments

The applicant is requesting a PD-R and the Planning Commission has an opportunity to review the site layout, landscaping, as well as, elevations. The applicant intends this project to be a transition between the multi-family project to the north, which is 11.3 units per acre and the existing single family. The phases that are adjacent to the existing single family will be accessed from a public street, be platted, two car garages, and back yards, which will be more compatible

with single family residential, than typical multifamily developments. The applicant is requesting a reduction in the guest parking and will need to be considered. The project does meet all PD-R code requirements.

Residences at Four Fifty Narrative

Section 10-8-4

- A. Use of Land:
 - Total Site- 13.03 acres (567,928 sq ft) 100%
 - Building Coverage- 2.05 acres (89,500 sq ft) 15.7%
 - Parking Coverage and driveways .93 acres (40,606 sq ft) 7.2%
 - Landscape Coverage- 5.01 acres (218,586 sq ft) 38.5%
- B. Height and Elevations: Maximum height is 26'9". See Attached Elevations.
- C. Density: 7.67 units/acre (100 units on 13.03 acres)
- D. No schools or churches. Open space is located in the courtyard in the middle and sides of the buildings.
- E. Phasing Plan- See phasing plan.
- F. Topography: See attached Site Plan.
- G. Landscape Plan: See attached Landscape Plan
- H. Area reserved for landscaping: 5.01 acres (218,586 sq ft)
- I. Utilities: All utilities shall be underground.
- J. Refuse Storage Areas: Dumpsters are located behind a solid screen and metal gates.
- K. Lighting Plan: The plans submitted shall include a general lighting plan indicating the location of lights to be installed on the site.
- L. Turning Space: Safe and convenient turning spaces shall be provided for cars, sewer vehicles, refuse collection, firefighting equipments, etc at the end of private drives and dead end streets.
- M. Signs: Signage will conform to code and be development quality. It remains to be designed and submitted.

Residences at Four Fifty

Parking

The Residences at Four Fifty is a townhome project that will be built in fourplex and duplex style units. The area is just south of Pineview High School and the sports fields. The zoning in the immediate area varies from R-3, to MH-6 to M-1 and R-1-7. The Flats at South Pointe are closest and the most recent construction and they are townhomes with covered parking in the R-3 zone.

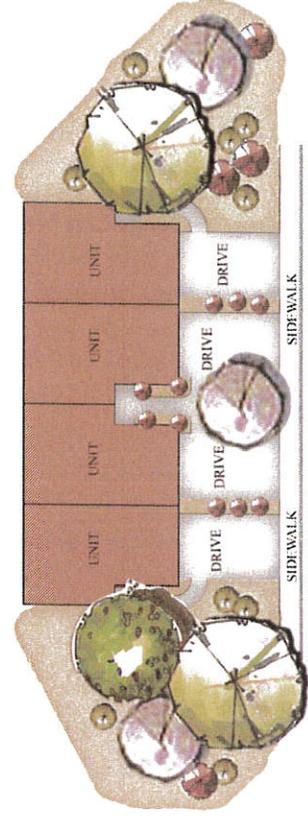
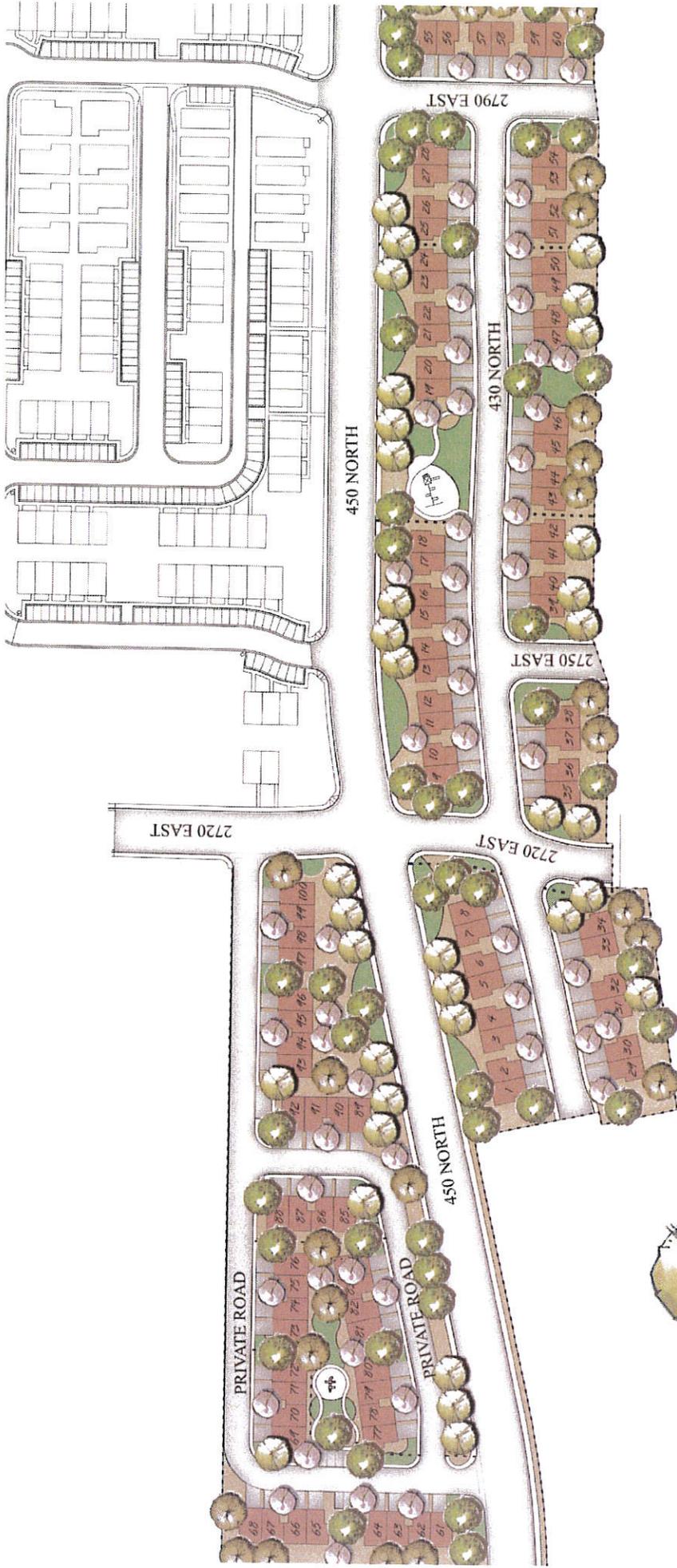
We feel that the Residences at Four Fifty will help transition from the high density at the Flats to the lower density R-1-7 on the south. The project is split almost in half with 40 units on the north of 450 and 60 on the south. The townhomes on the north are designed as fourplexes and have attached two car garages as well as the driveway parking in front of the garage. The property will be accessed off private roads and will provide guest parking.

Crossing 450 North, The Residences at Four Fifty propose 60 units on the south that are designed as duplexes. These town homes also benefit from 2 car attached garages. The difference from the first 40 units is these access their homes from public roads. This will resemble an R-1-6 neighborhood, just with two units sharing a wall.

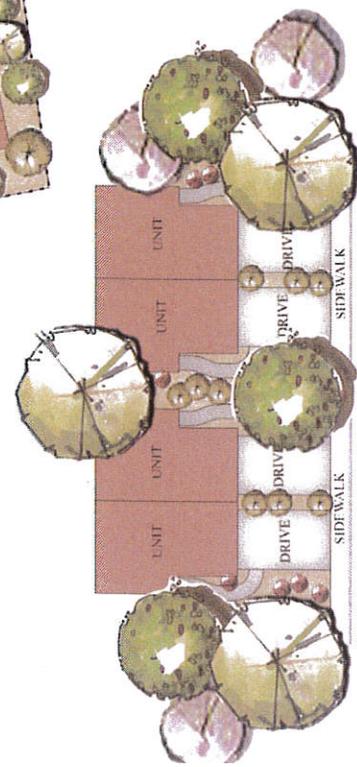
We feel that the north half of our project provides a transition from R-3 and that the south half transitions further by feeling more like the residential neighborhood to the south. We feel that at 7.67 units, the project blends well with the area. We have provided a large amount of open space in the project and attached garages which is rare for a town home project.

We request that the guest parking not be required on the project on the south side of 450 North. In the event of family get-togethers, additional parking could be used on the public street, as would the subdivision to the south.

Thanks,



TYPICAL UNIT LAYOUT

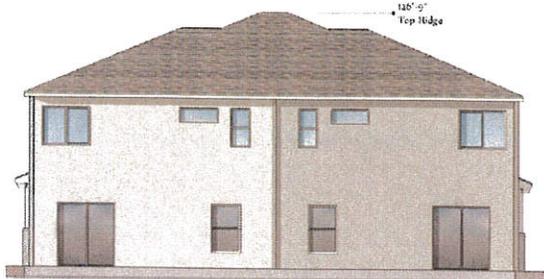


TYPICAL UNIT LAYOUT

RESIDENCES AT FOUR FIFTY N.T.S



Duplex



Rear Elevation



Front Elevation

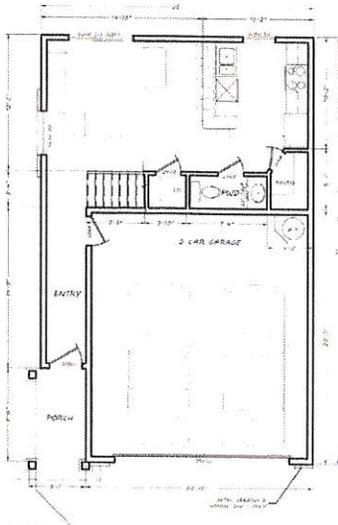
126'-0" Top Ridge
118'-0" Plate Line
110'-0" 2nd F.F.E.
105'-0" Main F.F.E.



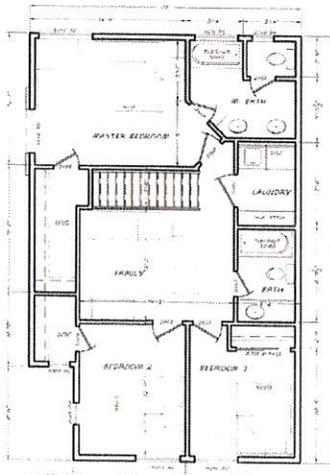
Left Elevation



Right Elevation

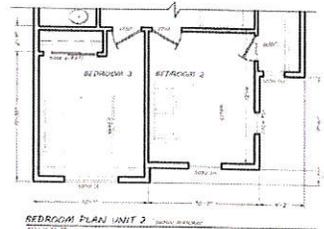


MAIN FLOOR PLAN
TOTAL SIZE: 700'
LIVING: 400' x 14' 0"
GARAGE: 475' x 11' 0"



BEDROOM PLAN UNIT 1
TOTAL SIZE: 700'
LIVING: 400' x 14' 0"
GARAGE: 475' x 11' 0"

TOTAL LIVING: 1,400 SQ. FT.



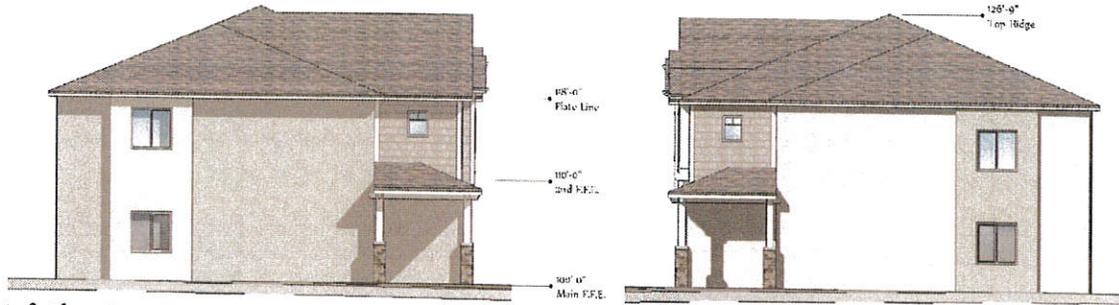
BEDROOM PLAN UNIT 2
TOTAL LIVING: 1,400 SQ. FT.

Residences at *Four Fifty*





Front Elevation

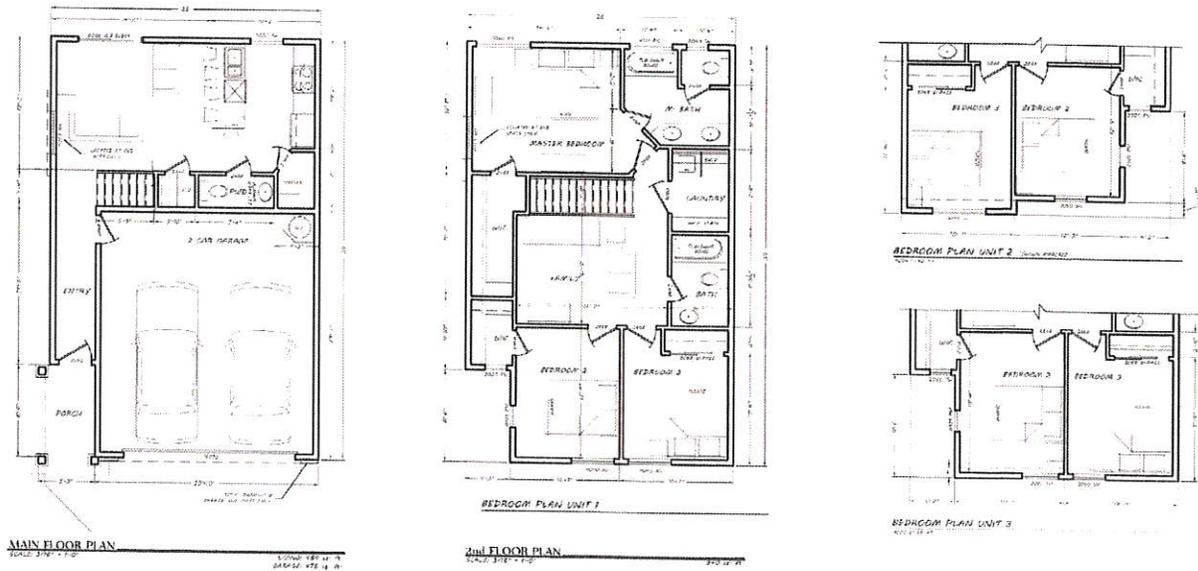


Left Elevation

Right Elevation



Rear Elevation



MAIN FLOOR PLAN

2nd FLOOR PLAN

BEDROOM PLAN UNIT 2

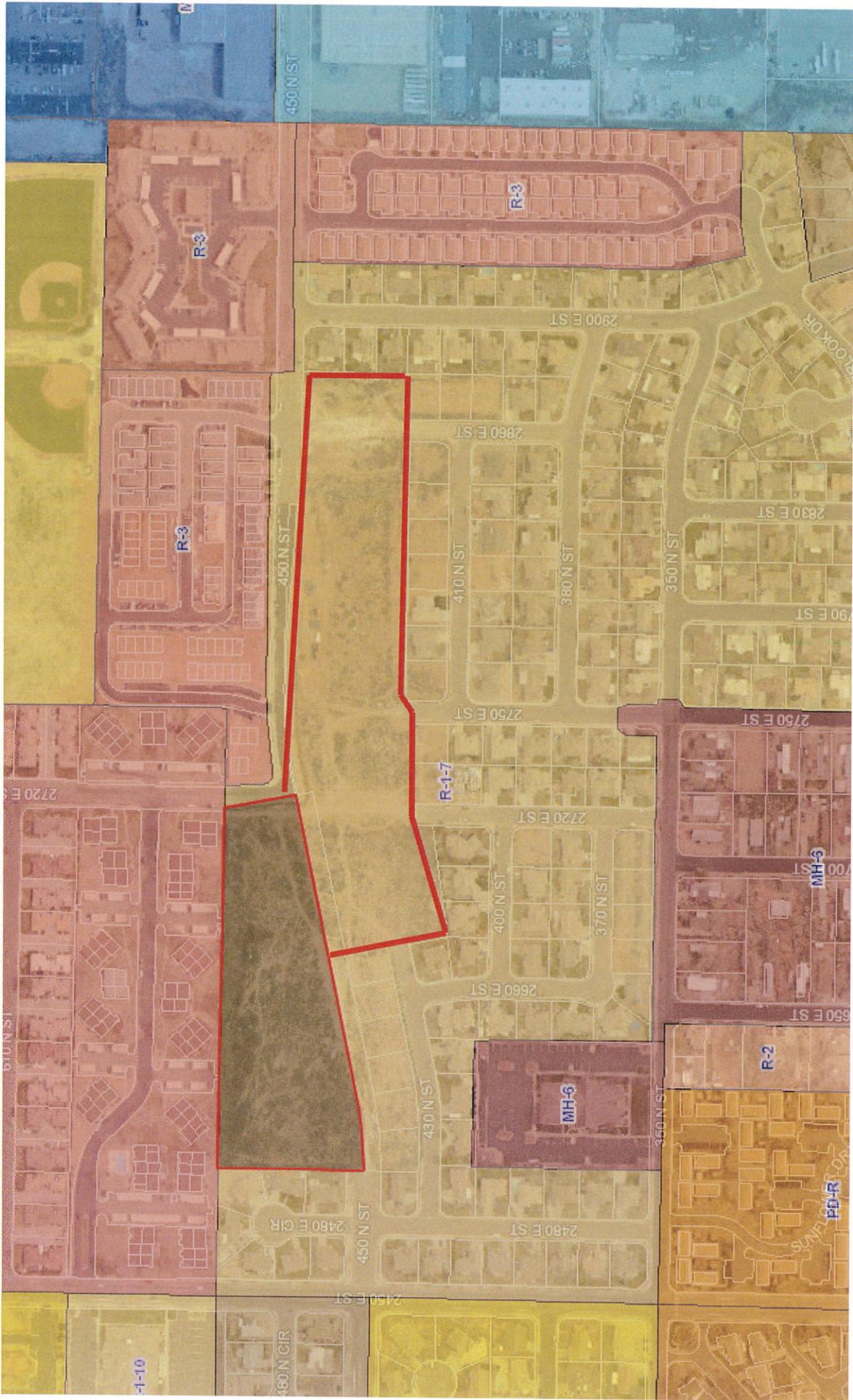
BEDROOM PLAN UNIT 3

BEDROOM PLAN UNIT 4

TOTAL LIVING 1,404 SQ. FT.



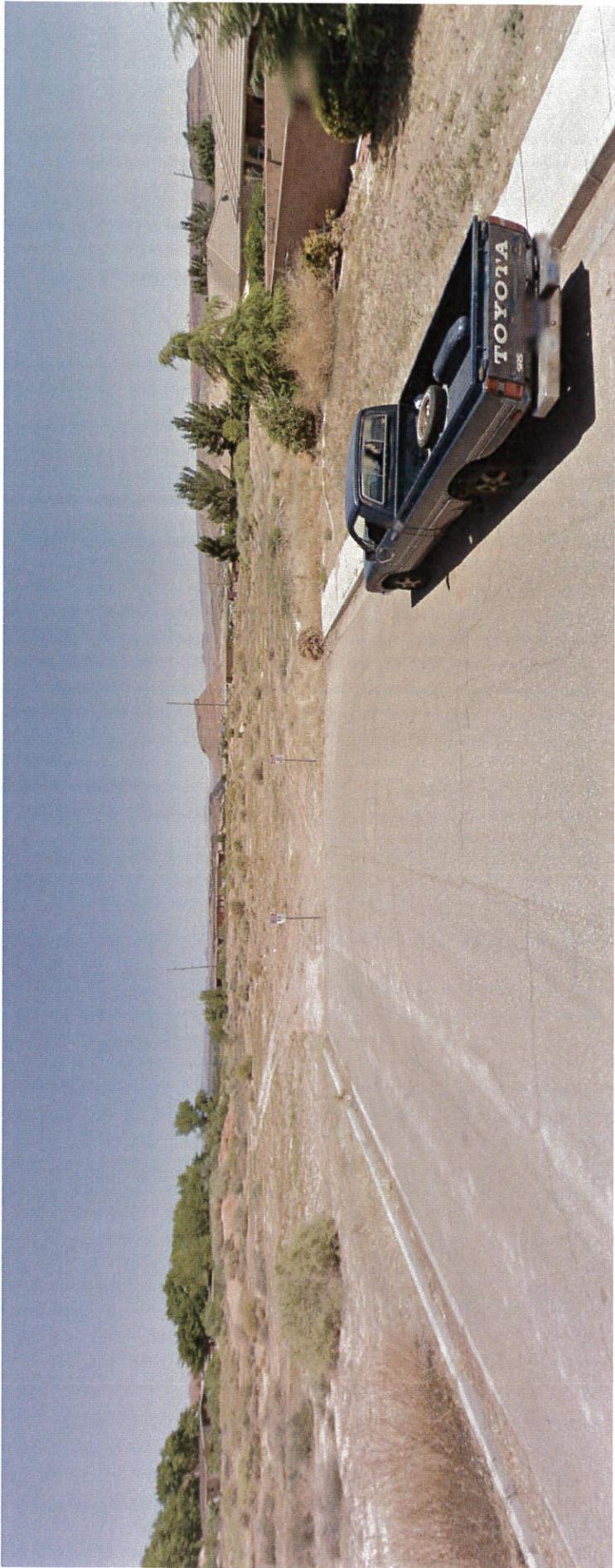
Residences at *Four Fifty*

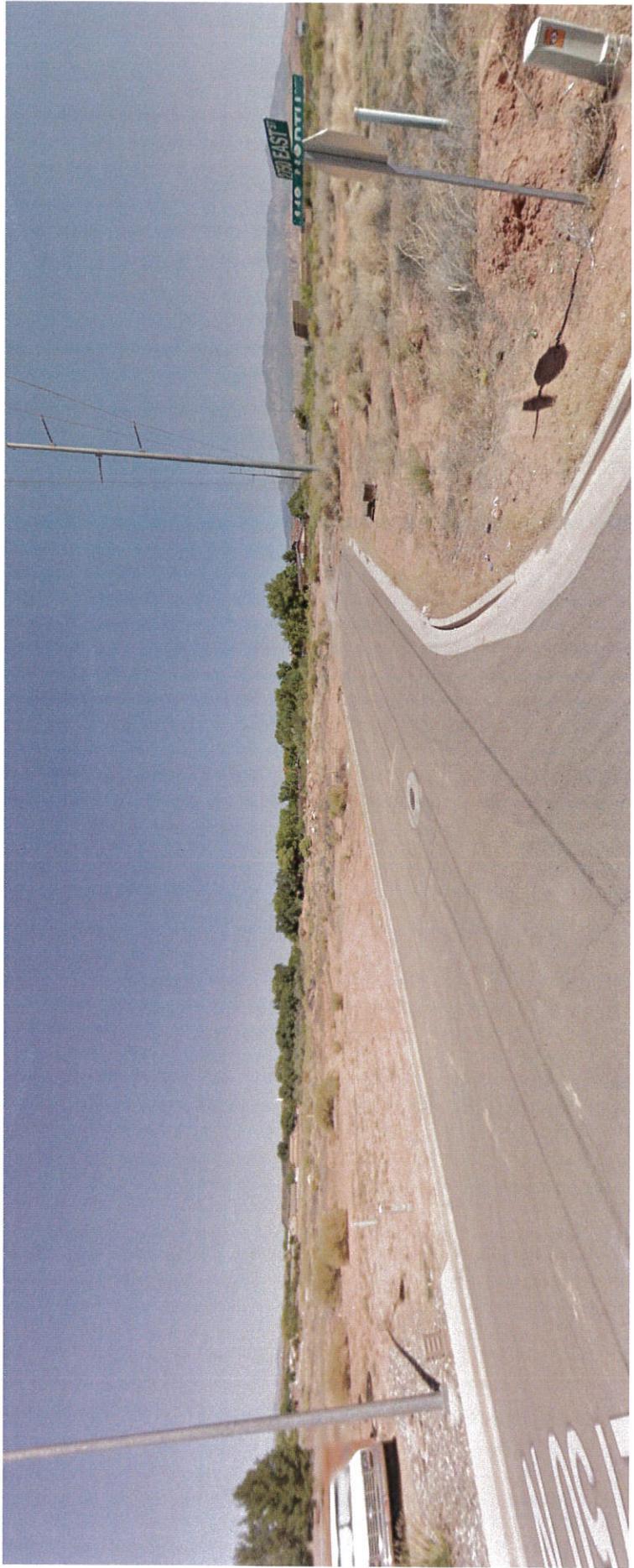












John Willis

From: Julia Abbott <juliabbott19@gmail.com>
Sent: Tuesday, August 18, 2015 9:34 AM
To: John Willis
Subject: zone change

Dear John:

I am concerned about the zone change for "Residences at Four Fifty"

Will this be low income housing for rentals? That seems like a lot of people for one small area.

I would like to know what the plans are like and where the streets will be connecting my property to the south.

Why hasn't this area been designated for single family dwellings?

We already have a trailer community to the south and now if this is a low income housing community it will definitely lower the value of my home.

What are the other home owners comments about this and can we do anything about this or has it already been decided?

Thank you
Julia Abbott