

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, **October 13, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLATS (FP)**

- A. Consider approval of a ten (10) lot residential subdivision Final Plat for “**Desert Crest Phase 2.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 3600 East and 6000 South (north side of Desert Canyons Parkway). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-044. (Staff – Wes Jenkins)
- B. Consider approval of a twenty-one (21) lot residential subdivision Final Plat for “**Desert Ridge Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 3640 East Desert Canyons Parkway (north side of Desert Canyon Parkway). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-037. (Staff – Wes Jenkins)

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

Consider approval of an amended twenty-three (23) unit subdivision final plat for “**Boulder Springs Villas Phase 3 Amended.**” The property is zoned PD-R (Planned Development Residential) and is located at 1620 East 1450 South (units 36, 38, 40, and 42). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FPA-049. (Staff - Wes Jenkins)

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

Consider a General Plan Amendment from OS (Open Space) to LDR (Low Density Residential), MDR (Medium Density Residential), and HDR (High Density Residential) on approximately 22.33 acres. The owner is **Bloomington Country Club** and the representative is Mr. Darcy Stewart, Managing Member. The representative is Mr. Rick Rosenberg, Rosenberg Associates. The Bloomington Golf Course, Country Club, and residences are located off of Bloomington Drive and generally westerly of the Virgin River. Case No. 2015-GPA-009 (Staff – John Willis)

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

Consider a zone change amendment request to add the ‘use’ of a “**Skilled Nursing Facility**” to the approved use list. The property is zoned PD-C (Planned Development Commercial) and is located at approximately 2000 East Riverside Drive. The applicant is MWE St George Medicval Properties, the owner is Simlew LC, and the representative is Mr. Rich Lewis. Case No. 2015-ZCA-021 (Staff – Ray Snyder)

5. **ZONE CHANGES (ZC)** (Public Hearings)

A. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-3 (General Commercial) on 2.55 acres. The owner is M.C. Layton Investments, L.C. The applicant is Jennings Investments and the representative is Mr. Gilbert Jennings. The property is located between **Black Ridge Drive**, 250 West Street, and Bluff Street. Case No. 2015-ZC-022 (Staff – John Willis)

B. Consider a zone change from R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 4.78 acres. The proposed development is called “**The Residences at 450 North Street.**” The owner is Dixie Endeavor and the representative is Mr. David Nasal. The property is located on 450 North Street between 2450 East and 3050 East Streets. Case No. 2015-ZC-020-B (Staff – John Willis)

6. **REDUCED SETBACK (RS)**

Consider the reduction of the required side yard setback of ten feet (10’) located along the west and east property lines to a zero (-0’-) setback for the proposed 60,000 sq. ft. boat storage building and for a reduction of the required side yard setback of ten feet (10’) located along the east property line to a zero setback (-0’-) setback for the proposed 7,000 sq. ft. office and storage building. The property is zoned M-1 (Industrial) and is located at 750 North 2950 East. Case No. 2015-RS-002 (Staff – Ray Snyder)

7. **PRELIMINARY PLATS (PP)**

A. Consider approval of a preliminary plat for a ten (10) lot residential subdivision development called “**Tonaquint Terrace Phase 4.**” The applicant is Development Solutions group. The representative is Mr. Logan Blake. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 1330 West 2440 South. Case No. 2015-PP-027 (Staff – Wes Jenkins).

B. Consider approval of a preliminary plat for a three (3) lot residential subdivision development called “**Tonaquint Heights Phase 3.**” The applicant is Development Solutions group. The representative is Mr. Logan Blake. The property is zoned R-1-40 (Single Family Residential 40,000 sq. ft. minimum lot size) and is located at 1330 West 2440 South. Case No. 2015-PP-028 (Staff – Wes Jenkins).

- C. Consider approval of a preliminary plat for a fourteen (14) lot residential subdivision development called “**Hidden Pinyon Phase 3 and 4.**” The applicant is Development Solutions group. The representative is Mr. Logan Blake. The property is zoned PD-R (Planned Development Residential) and is located at 5700 North Hidden Pinyon Dr. Case No. 2015-PP-029 (Staff – Wes Jenkins).

- D. Consider approval of a preliminary plat for a eighteen (18) lot residential subdivision development called “**Northgate Peaks Phase 3 and 4.**” The applicant is Development Solutions group. The representative is Mr. Logan Blake. The property is zoned PD-R (Planned Development Residential) and is located at 5700 North Northgate Peaks Dr. Case No. 2015-PP-030 (Staff – Wes Jenkins).

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

ITEM 1A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

FINAL PLAT

Desert Crest Phase 2

Case No. 2015-FP-044

- Request:** Approval of a 10 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 3600 East and 6000 South (north side of Desert Canyons Parkway)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL to City Council of this Final Plat Subdivision (Desert Crest Phase 2) and authorize the Chairman to sign.

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION

THE UNDERSIGNED, SAUGBURY DEVELOPERS, INC. (HEREBY "OWNER") HEREBY CERTIFIES THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT, AND THAT THE UNDERSIGNED HAS BEEN ADVISED BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT. IN THE EVENT OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT, OR IN THE EVENT OF THE RECORDING OF THIS PUBLIC SALE OF LAND, THE UNDERSIGNED HEREBY AGREES TO PAY THE IMPACT FEES AND SECURITY AGREEMENT IN ACCORDANCE WITH THIS SUBDIVISION PLAN.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT THE OBLIGATION ON THIS PLAT.

WENDIE L. HULL, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH }
WASHINGTON COUNTY } S.S.

ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BARBARA G. HULL, PERSONAL REPRESENTATIVE OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, EVIDENCE TO ME THE PERSON WHOSE NAME IS SHARED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FULL NAME: _____
ADDRESS: _____
CITY AND STATE: _____
NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 34)

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SAUGBURY, PRESIDENT OF SAUGBURY DEVELOPERS, INC. DOES HEREBY ACKNOWLEDGE THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT, AND THAT THE UNDERSIGNED HAS BEEN ADVISED BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT.

BY: RICK SAUGBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, RICK SAUGBURY, WHO BEING BY ME DULY SWORN, DEPOSED THAT HE IS THE PRESIDENT OF SAUGBURY DEVELOPERS, INC. AND THAT HE HAS BEEN AUTHORIZED BY THE BOARD OF DIRECTORS OF SAUGBURY DEVELOPERS, INC. TO EXECUTE THIS INSTRUMENT AND TO ACKNOWLEDGEMENT OF WATER IMPACT FEES WAS SIGNED BY SAUGBURY DEVELOPERS, INC. IN ACCORDANCE WITH THE AUTHORITY OF ITS BY-LAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE DID SO FREELY AND WITHOUT COERCION, FRAUD, UNLAWFUL INFLUENCE, OR UNLAWFUL PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
ADDRESS: _____
CITY AND STATE: _____
NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 34)

NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

THE STATE OF UTAH, COUNTY OF WASHINGTON, DOES HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND NONE IN ALL DISCREPANCIES.

BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ OF SAUGBURY DEVELOPERS, INC. (HEREBY "OWNER") HEREBY CERTIFIES THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT, AND THAT THE UNDERSIGNED HAS BEEN ADVISED BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT.

NOTARY PUBLIC FULL NAME: _____
ADDRESS: _____
CITY AND STATE: _____
NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 34)

NOTARY PUBLIC

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

WE, THE STATE OF UTAH, COUNTY OF WASHINGTON, DOES HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ OF SAUGBURY DEVELOPERS, INC. (HEREBY "OWNER") HEREBY CERTIFIES THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT, AND THAT THE UNDERSIGNED HAS BEEN ADVISED BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT THAT THE IMPACT FEES AND SECURITY AGREEMENT ARE PAYABLE ON THE LOTS WITHIN SAID TRACT.

NOTARY PUBLIC FULL NAME: _____
ADDRESS: _____
CITY AND STATE: _____
NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 34)

NOTARY PUBLIC



ITEM 1B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

FINAL PLAT

Desert Ridge Phase 1

Case No. 2015-FP-037

- Request:** Approval of a 21 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 3640 East, Desert Canyons Parkway
(north side of Desert Canyon Parkway)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL to City Council of this Final Plat Subdivision (Desert Ridge Phase 1) and authorize the Chairman to sign.

ITEM 2

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

FINAL PLAT AMENDMENT

Boulder Springs Villas Phase 3 Amended

Case No. 2015-FPA-049

- Request:** Approval of a 23 Unit Residential Subdivision Final Plat
- Representative:** Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790
- Property:** Located at 1620 East 1450 South (Units 36, 38, 40, and 42)
- Zone:** PD-R
- Staff Comments:** The purpose of this Final Plat Amendment is to extend the rear of Units 36, 38, 42, and 42 into the Limited Common area increasing the size of each unit. This is to accommodate the designed house plans to fit on the unit area.
- 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 (Boulder Springs Villas Phase 3 Amended) and authorize the Chairman to sign.

ITEM 3

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Bloomington Country Club

Case No. 2015-GPA-009

Request:	To amend the General Plan from OS (Open Space) to LDR (Low Density Residential), MDR (Medium Density Residential), and HDR (High Density Residential) on approximately 22.33 acres. The property is generally located adjacent to the Bloomington Golf Course. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of condominiums, townhomes, and single family homes.
Background:	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 fits within the required time period.
Previous Action:	On February 5, 2015, the City Council approved a General Plan Amendment from GC (Golf Course) and OS (Open Space) to LDR (Low Density Residential) on 3.9 acres. The areas that were previously amended to LDR are being proposal to be modified with the application.
PSR:	Sept. 22, 2015
Property Owner:	Bloomington Country Club
Applicant:	SR Bloomington LC Mr. Darcy Stewart, Managing Member
Representative:	Mr. Rick Rosenberg, Rosenberg Associates
Area:	22.33 acres
Location:	The Bloomington Golf Course, Country Club, and residences are located off of Bloomington Drive and generally westerly of the Virgin River.
Current Zones:	OS (Open Space)
Current General Plan:	OS (Open Space)

Proposed General Plan:

Land Use	Acres	Parcels
LDR (Low Density Residential) up to 4 du/ac. Apprx. 47 units	11.81	<i>A,B,C,E,F,H,J,& K</i>
MDR (Medium Density Residential) 5 to 9 du/ac. Apprx. 2 to 4 units	0.40	<i>G</i>
HDR (High Density Residential) 15 to 22 du/ac. Apprx 152 to 223 units	10.12	<i>L & M</i>

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.

Narrative:

The applicant proposes a modification to the current general plan and if approved by City Council will return with a zone change application. See attached ‘Narrative’ in this report

Comments:

Zone Change

If the GPA amendments are approved, then ZC application(s) will need to be processed for development review and approval.

SPR

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

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 as shown on “General Plan Amendment – Sheet 1” from OS (Open Space) to LDR (Low Density Residential) on 11.81 acres (*Parcels A,B,C,E,F,H,J,&K*), MDR (Medium Density Residential) on 0.40 acres (*Parcel G*), and HDR (High Density Residential) on 10.12 acres (*Parcels L & M*) The property is located off of Bloomington Drive and generally westerly of the Virgin River.

Denial

This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan as shown on “General Plan Amendment – Sheet 1” from OS (Open Space) to LDR (Low Density Residential) on 11.81 acres (*Parcels A,B,C,E,F,H,J,&K*), MDR (Medium Density Residential) on 0.40 acres (*Parcel G*), and HDR (High Density Residential) on 10.12 acres (*Parcels L & M*) The property

is located off of Bloomington Drive and generally westerly of the Virgin River because _____.

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.

NARRATIVE

Bloomington Country Club General Plan Amendment Additional Information

1. The General Plan currently designates the property Golf Course (GC), Open Space (OS), and Low Density Residential (LDR), see attached map.
2. The proposed General Plan designation would be High Density Residential (HDR), Medium Density Residential (MDR) and Low Density Residential (LDR).
3. Portions of the property are located within the Special Flood Hazard Area of the Bloomington Wash and the Virgin River as designated by the FEMA 2009 Flood Insurance Study. The proposed HDR area is located adjacent to the Erosion Hazard Zone. The applicant is aware additional floodplain studies, floodplain development permits, erosion hazard studies and the required mitigation improvements will be will be required as part of the zoning and development process.
4. A traffic impact study is anticipated to be completed as part of the zoning process.

GPA - AERIAL - VICINITY



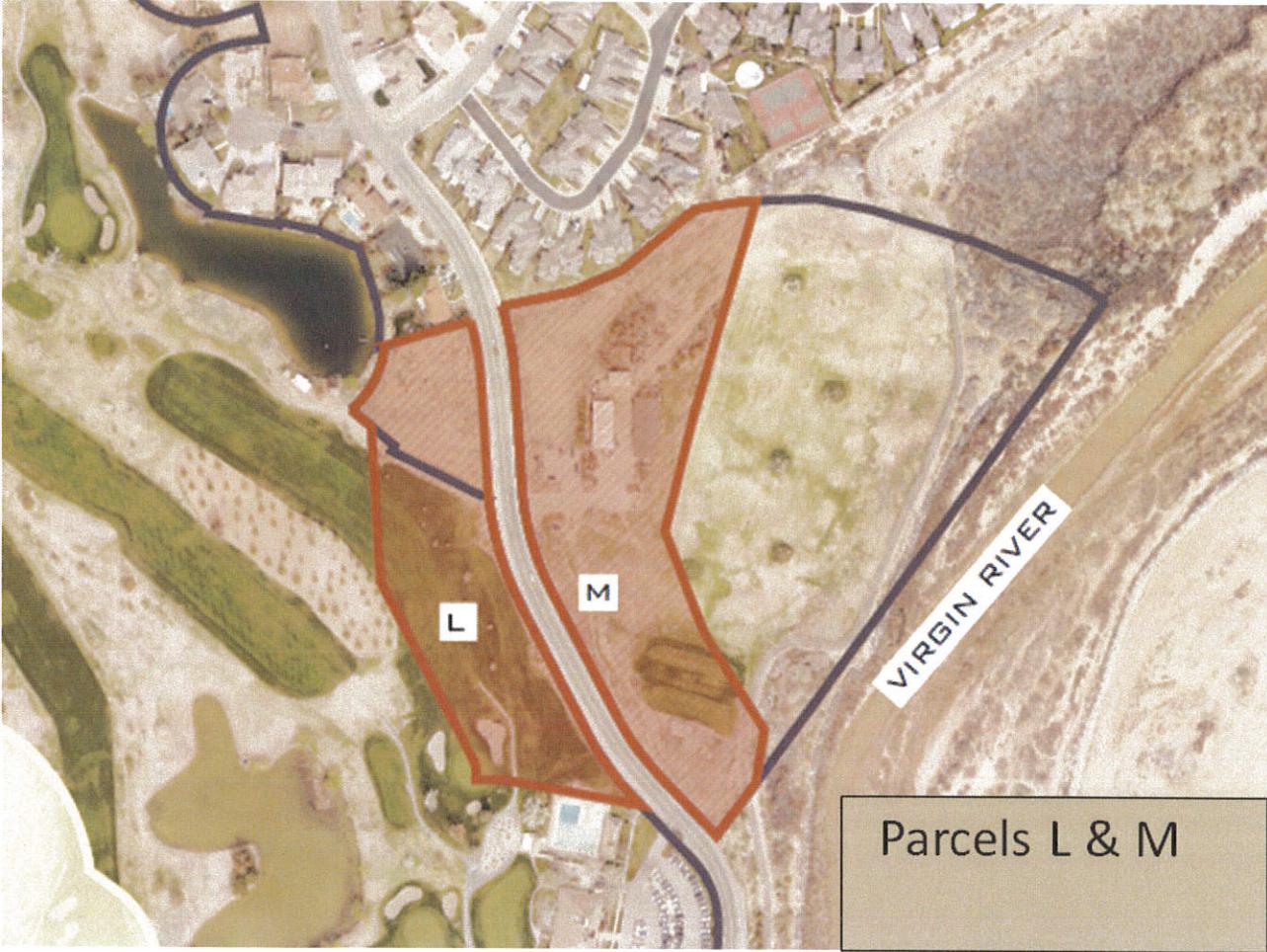
(Proposed parcels shown above – see details below)



	Land Use	Acres	Parcels
→	LDR (Low Density Residential)	11.81	<i>A,B,C,E,F,H,J,& K</i>
	MDR (Medium Density Residential)	0.40	<i>G</i>
	HDR (High Density Residential)	10.12	<i>L & M</i>



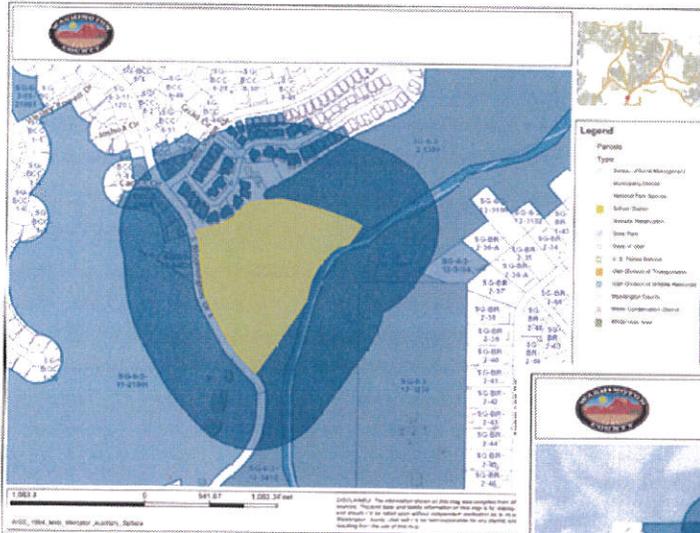
	Land Use	Acres	Parcels
→	LDR (Low Density Residential)	11.81	A, B, C, E, F, H, J, & K
→	MDR (Medium Density Residential)	0.40	G
→	HDR (High Density Residential)	10.12	L & M



Land Use	Acres	Parcels
LDR (Low Density Residential)	11.81	A,B,C,E,F,H,J,& K
MDR (Medium Density Residential)	0.40	G
HDR (High Density Residential)	10.12	L & M

EXISTING GENERAL PLAN

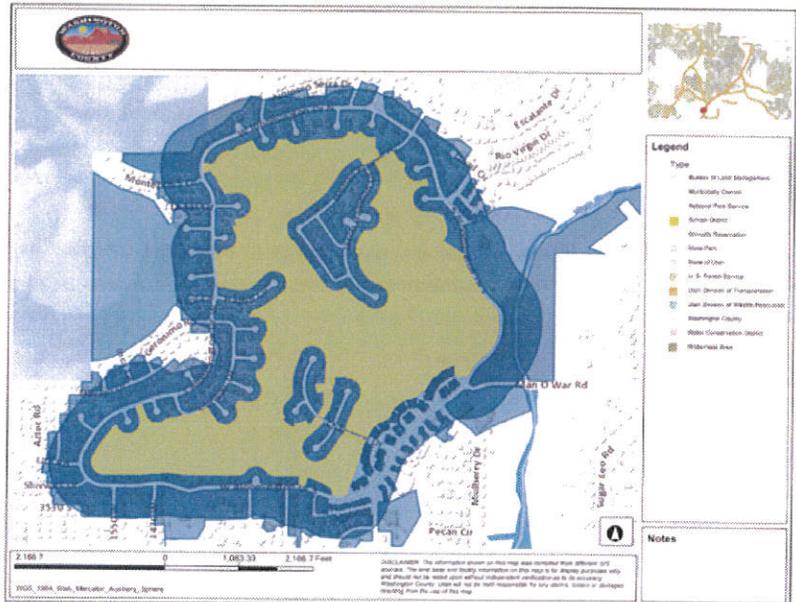




Radius for Letters sent out

Note: A neighborhood meeting was held by Rosenberg Associates on October 1, 2015 at Bloomington Elementary School

Note: 30 sheets @ approx. 30 names per sheet = approx. 900 letters sent out to residents



E-Mail

From: Rick Rosenberg [rick@racivil.com]
Sent: Wednesday, September 23, 2015 1:52 PM
To: John Wolfe, Wes Jenkins, Corrie Singh, Ray Snyder
Subject: BCC Neighborhood Meeting

AR

The Bloomington Country Club neighborhood meeting to discuss the proposed general plan amendment is scheduled for 6:30 pm Thursday, Oct 1, at the Bloomington Elementary School.

Thanks,

Rick T Rosenberg, PE
 Rosenberg Associates
 Consulting Engineers & Land Surveyors
 202 E Riverside Drive, Suite A-2
 St. George, Utah 84790
 P (435) 673-8688
 C (435) 680-3903

2015-GPA-009

Bloomington Country Club

City of St. George - Land Use Process

GENERAL PLAN

Is land use appropriate at this location? → Does it fit into the overall General Plan goals and policies? →
 What is the desired land use for the property? → Public input received.

Regular Zoning

- Is proposal consistent with GP?
 - What zoning designation is appropriate?
 - How does it impact the surrounding area?
 - Public input received.

PD Zoning

Residential Designation

Non-Residential

Residential Designation

Non-Residential

Preliminary Plat

Plat must meet zoning requirements.
 Does the plat integrate well?
 Circulation, layout, and code compliance are factors of approval.

Staff reviews Construction Drawings

Final Plat

Must be consistent with Preliminary
 Notes applicable with the Plat and conditions per Preliminary Plat are factors of approval.

Site Plan (BDCSP)

Needed if building is 20,000+ s.f.
 Needed if within specified distance to the freeway

Staff reviews Site if the above are not true

Complete review of:
 Site Plan
 Elevations
 Landscaping
 Materials

Platting Process if needed

Platting Process

Platting Process if needed

Permits for Construction

OS to LDR, MDR, & HDR on 22.33 acres

This request is to allow for the development of additional condominiums and single family home sites adjacent to the Bloomington Golf Course and Country Club

It is projected that a maximum of 220 new condominium units, 4 twin homes, and 43 single family lots could be built.

Bloomington Country Club General Plan Amendment Additional Information

1. The General Plan currently designates the property Golf Course (GC), Open Space (OS), and Low Density Residential (LDR), see attached map.
2. The proposed General Plan designation would be High Density Residential (HDR), Medium Density Residential (MDR) and Low Density Residential (LDR).
3. Portions of the property are located within the Special Flood Hazard Area of the Bloomington Wash and the Virgin River as designated by the FEMA 2009 Flood Insurance Study. The proposed HDR area is located adjacent to the Erosion Hazard Zone. The applicant is aware additional floodplain studies, floodplain development permits, erosion hazard studies and the required mitigation improvements will be required as part of the zoning and development process.
4. A traffic impact study is anticipated to be completed as part of the zoning process.

GENERAL PLAN AMENDMENT FOR BLOOMINGTON COUNTRY CLUB

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS - LAND DEVELOPMENT



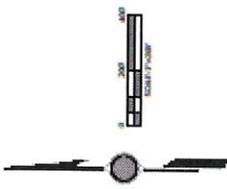
DATE	11/15/2011
BY	JL
CHECKED	JL
SCALE	AS SHOWN
PROJECT	BLOOMINGTON COUNTRY CLUB
SHEET NO.	1
TOTAL SHEETS	1



LEGEND

- RESERVED LOW DENSITY RESIDENTIAL
UP TO 4 DWELLING UNITS PER ACRE TOTAL
- RESERVED MEDIUM DENSITY RESIDENTIAL
UP TO 8 DWELLING UNITS PER ACRE TOTAL
- RESERVED HIGH DENSITY RESIDENTIAL
UP TO 20 DWELLING UNITS PER ACRE TOTAL
- EXISTING DRAIN DRAINAGE BOUNDARY

PARCEL	LAND USE	AREA
A	LCR	0.232 ACRES
B	LCR	0.254 ACRES
C	LCR	0.140 ACRES
D	LCR	0.460 ACRES
E	LCR	0.460 ACRES
F	LCR	0.140 ACRES
G	LCR	0.140 ACRES
H	MCR	0.140 ACRES
I	LCR	0.666 ACRES
J	LCR	0.333 ACRES
K	LCR	0.125 ACRES
L	HCR	3.854 ACRES
M	LCR	0.110 ACRES



LDR – up to 4 du/ac – 11.81 acres

MDR – 5 to 9 du/ac – 0.40 acres

HDR – up to 22 du/ac - 10.12 acres

-  PROPOSED LOW DENSITY RESIDENTIAL
(UP TO 4 DU/AC) - 11.81 ACRES TOTAL
-  PROPOSED MEDIUM DENSITY RESIDENTIAL
(5 TO 9 DU/AC) - 0.40 ACRES TOTAL
-  PROPOSED HIGH DENSITY RESIDENTIAL
(UP TO 22 DU/AC) - 10.12 ACRES TOTAL
-  EXISTING OPEN SPACE BOUNDARY

PARCEL	LAND USE	AREA
A	LDR	0.23 ACRES
B	LDR	0.24 ACRES
C	LDR	0.46 ACRES
E	LDR	0.46 ACRES
F	LDR	0.49 ACRES
G	MDR	0.40 ACRES
H	LDR	0.66 ACRES
J	LDR	0.23 ACRES
K	LDR	9.04 ACRES
L	HDR	3.94 ACRES
M	HDR	6.18 ACRES

Note: There is no Parcel D, I, or N

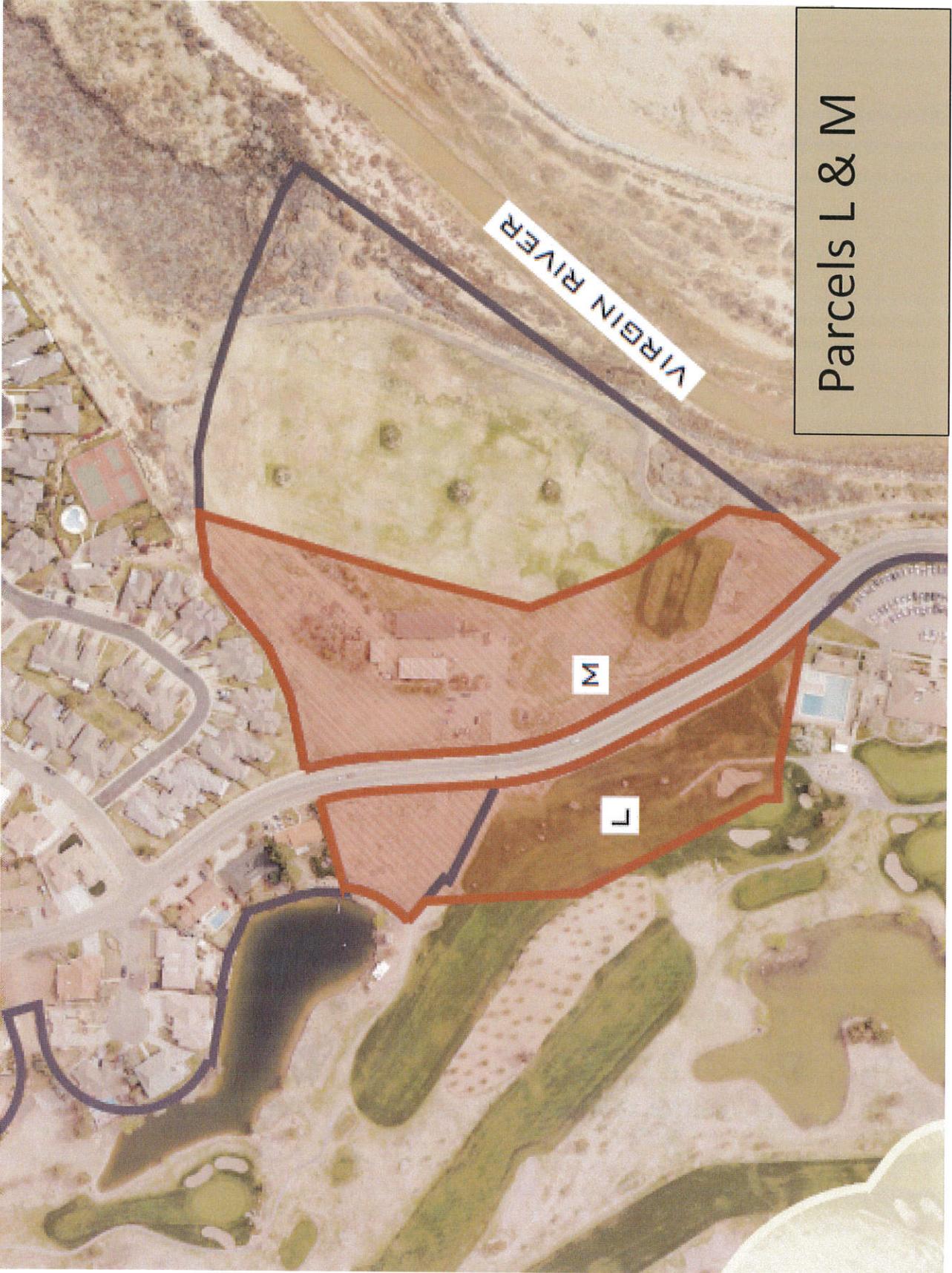
Legend



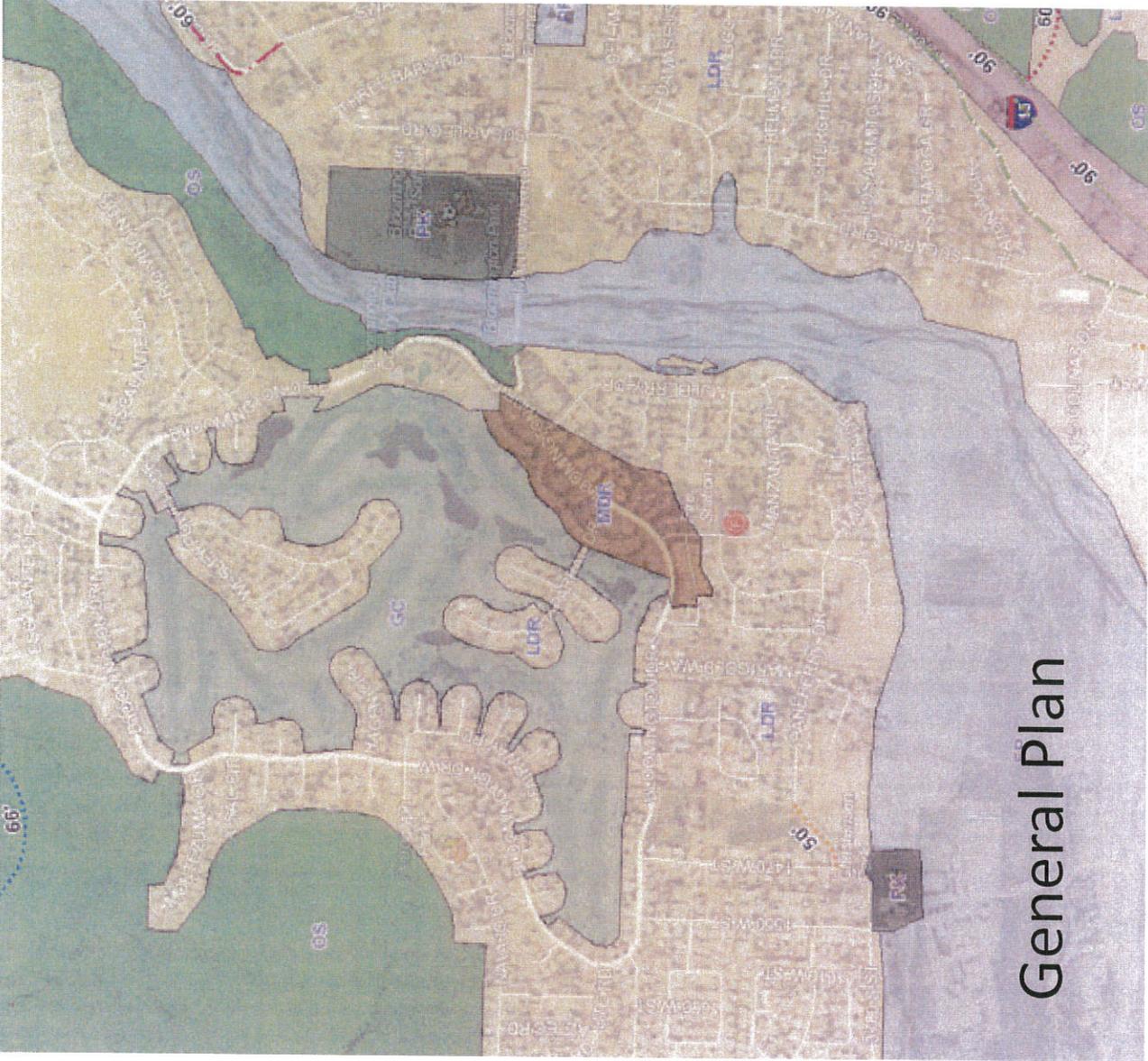
Parcels A, B, C, J, & H



Parcels K, E, F, & G



Parcels L & M

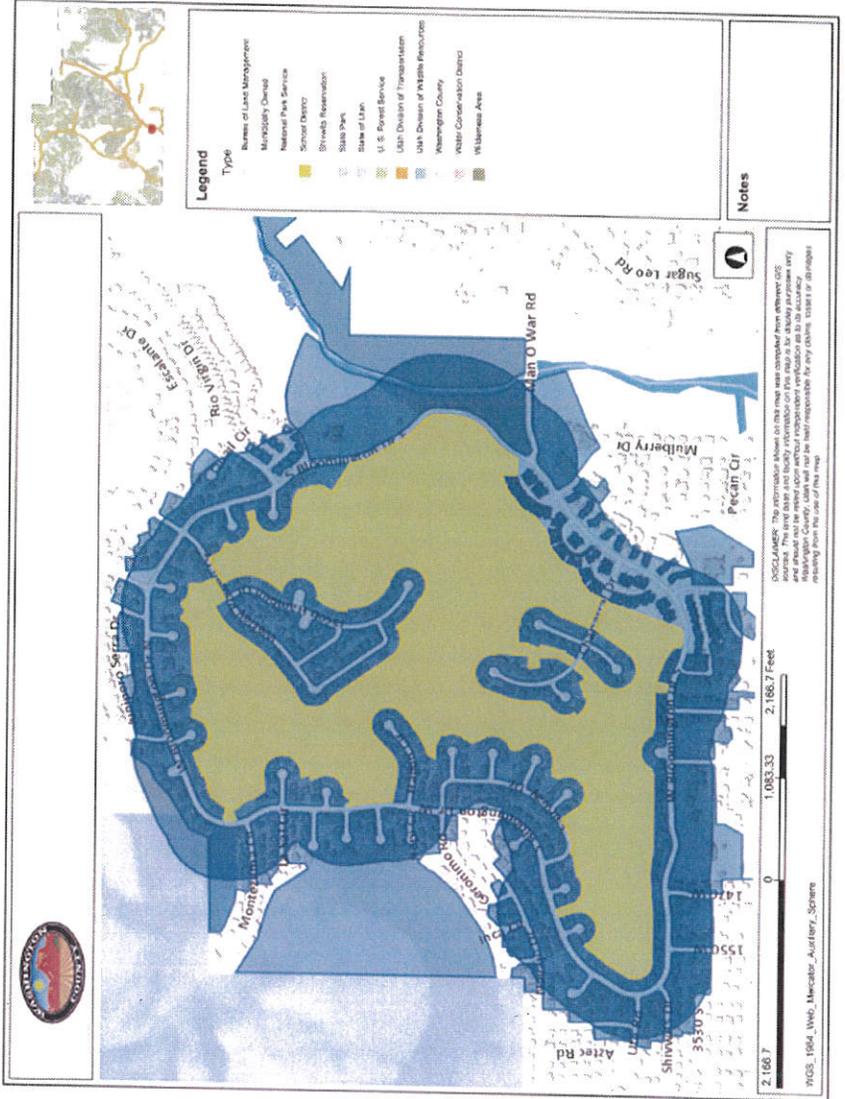
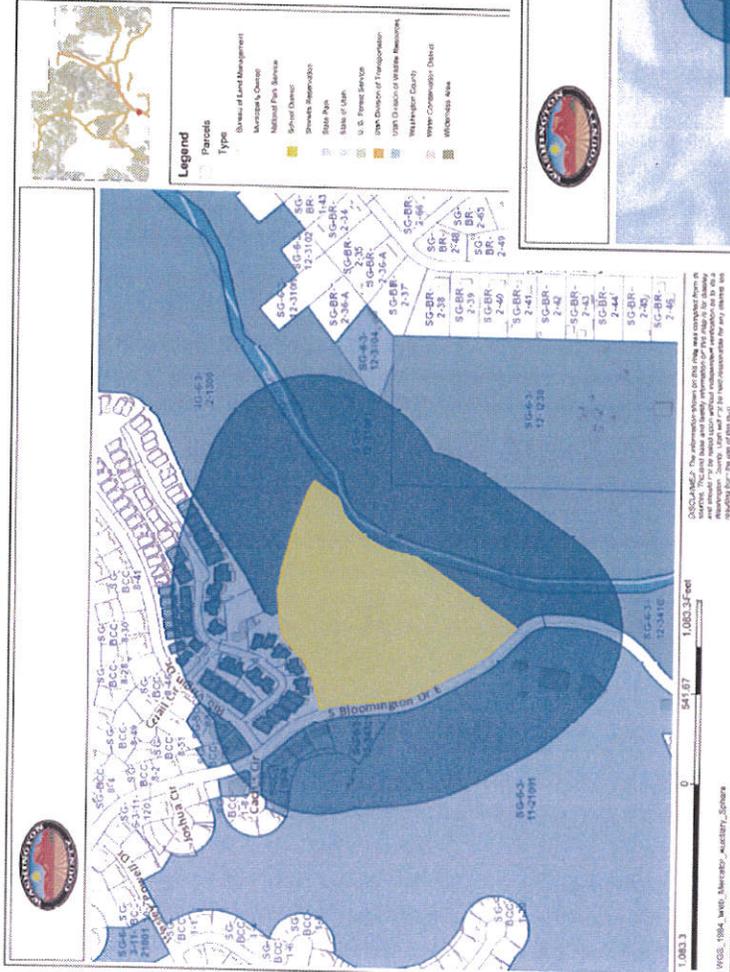


General Plan

Radius for Letters sent out

Note: A neighborhood meeting was held by Rosenberg Associates on October 1, 2015 at Bloomington Elementary School

Note: 30 sheets @ approx. 30 names per sheet = approx. 900 letters sent out to residents



E-Mail

Genna Singh
 From: Rick Rosenberg (rick@rosnjd.com)
 Sent: Wednesday, September 23, 2015, 1:59 PM
 To: John Willis; Wes Jenkins; Genna Singh; Ray Snyder
 Subject: BCC Neighborhood Meeting

All,
 The Bloomington Country Club neighborhood meeting to discuss the proposed general plan amendment is scheduled for 6:30 pm Thursday, Oct 1 at the Bloomington Elementary School.

Thanks,
 Rick T Rosenberg, PE
 Rosenberg Associates
 Consulting Engineers & Land Surveyors
 352 E Riverside Drive, Suite A-2
 St. George, Utah 84790
 (435) 673-6586
 C (435) 680-3931

If a GPA is approved the applicant
would have to return with a zone
change application(s)

CITY OF ST GEORGE

RECH: 01457745 9/24/2015 1:44 PM
TRAN: 150.0000 PLANNING FEES
OPER: LID TERM: 075
REF#: 2015
GPA BLDG PERM PLANNING CLERK
OS HDR REQS
PLANNING FEES 1,566.50CR
TENDR: 1,566.50 CHECK(S)
APPLIED: 1,566.50
CHANGE: 0.00



**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: Bloomington Country Club

MAILING ADDRESS: 3174 S Bloomington Dr., St. George, UT 84790

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

APPLICANT: SR Bloomington LC, Darcy Stewart, Managing Member
(if different than owner)

MAILING ADDRESS: 1404 W. Sun River Parkway, St. George, UT 84790

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS(ES): darcy@sunriver.com

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

MAILING ADDRESS: 352 E. Riverside Dr., A-2, St. George, UT 84790

PHONE: (435) 673-8586 CELL: (435) 680-3931 FAX: (435) 673-8397

EMAIL ADDRESS(ES): ricker@racivil.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x 36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** Approx. 3174 S Bloomington Drive

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 #: 20 15-GPA-009 FILING DATE: 9/24/15 RECEIVED BY: [Signature] RECEIPT #: 9
*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? Open Space (os)
2. What is the current General Plan designation of the property or area? see attached
3. What is the proposed General Plan designation for the property or area? see attached
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) To allow for the development of additional condominiums and single family home sites adjacent to the Bloomington Golf Course & Country Club.
5. How will the proposed project affect adjoining properties? The proposed project is designed to supplement the declining membership and financial stability of the golf course & country club. The project will provide an opportunity to upgrade & maintain the golf course.
6. Total acreage of the proposed General Plan change: 22.33 acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: see attached
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts? Yes _____ No X see attached
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 X No _____ If yes, please explain: A neighborhood meeting is proposed for Oct. 6, 2015.

Bloomington Country Club General Plan Amendment Additional Information

2. The General Plan currently designates the property Golf Course (GC), Open Space (OS), and Low Density Residential (LDR), see attached map.
3. The proposed General Plan designation would be High Density Residential (HDR), Medium Density Residential (MDR) and Low Density Residential (LDR).
7. Portions of the property are located within the Special Flood Hazard Area of the Bloomington Wash and the Virgin River as designated by the FEMA 2009 Flood Insurance Study. The proposed HDR area is located adjacent to the Erosion Hazard Zone. The applicant is aware additional floodplain studies, floodplain development permits, erosion hazard studies and the required mitigation improvements will be will be required as part of the zoning and development process.
8. A traffic impact study is anticipated to be completed as part of the zoning process.

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

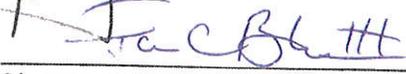
We the undersigned applicant(s) _____
(is)(are) the owner(s) _____
or (agent) of the following property(s) and request the General Plan Amendment change as described above.



Signature

1404 W. SUNRIVER PKWY #400

Address



Signature

1451 AMBASSADOR ST GEORGE 84790

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

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

Please describe the projected demand for utility services: It is projected that a maximum of 220 new condominium units, 4 townhomes and 43 single family lots could be built.

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) Bloomington Country Club
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Darcy Stewart Phone No. 703-4300
Contact Person/Representative Rick Rosenberg Phone No. 680-3931
Licensed Surveyor (if applicable) Brandon Anderson Phone No. 619-0102

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.*

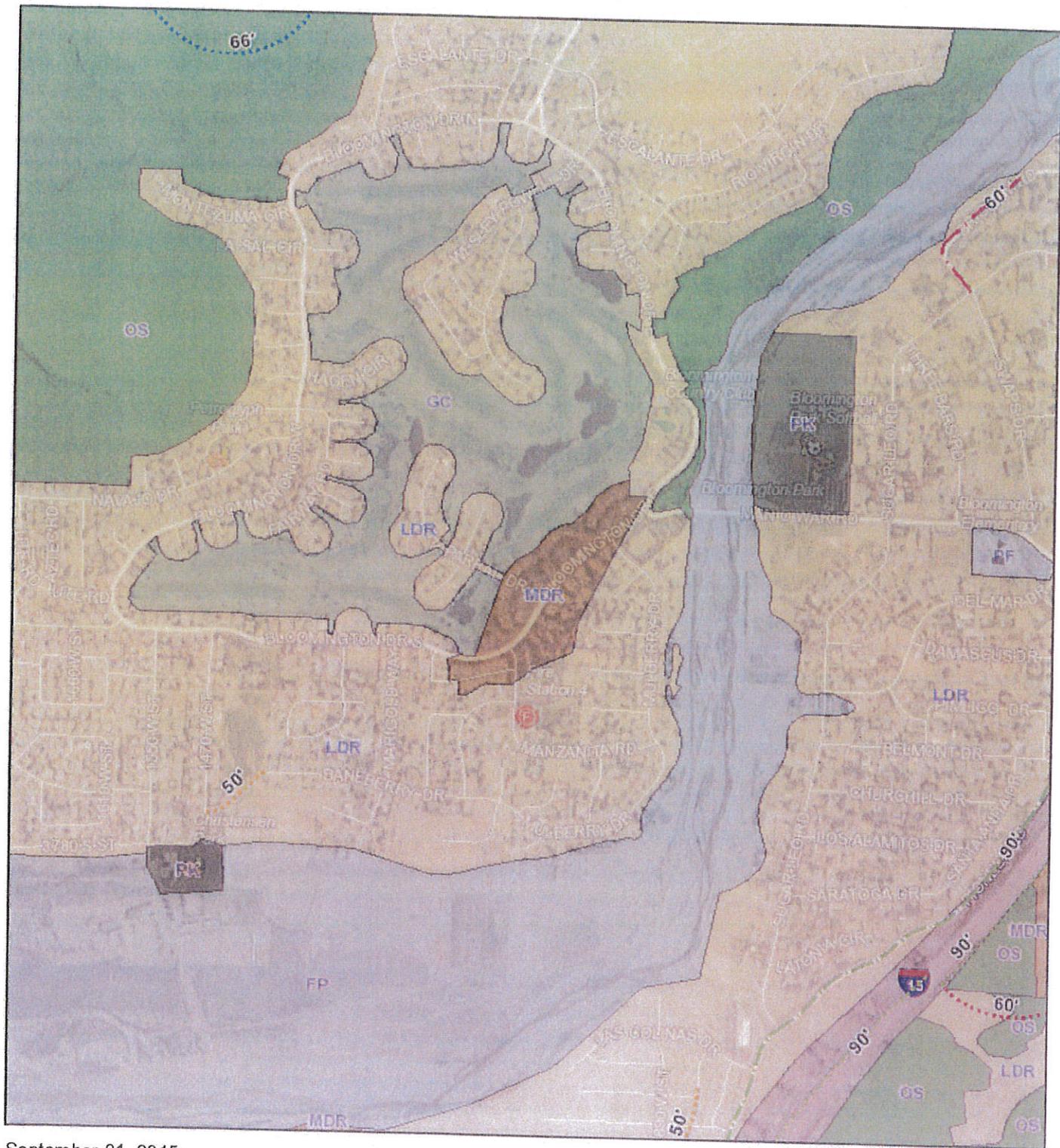
Step #2 **Document Submission Checklist***

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

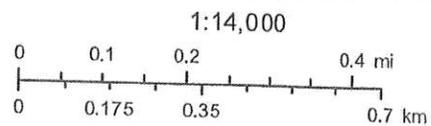
- This General Plan Amendment application form completed and signed by all owners;
- Appropriate Filing Fee **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- County ownership plat with the boundary of the proposed 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.

General Plan

PSR #2



September 21, 2015

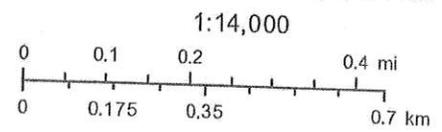


ZONING

PSR #2



September 21, 2015



ITEM 4

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

ZONE CHANGE

Skilled Nursing Facility

Case No. 2015-ZCA-021

Request: This is a request to consider a zone change amendment on approximately 4.95 acres of property zoned PD-C (Planned Development Commercial) to accommodate a skilled nursing facility and includes 'Skilled Nursing Facility' in the PD-C 'use' list.

Project: Develop a 47,000 sq. ft. Skilled Nursing Facility

Current Zone: PD-COM (Planned Development – Commercial)

General Plan: COM (Commercial).

Development: MWE St George Medical Properties

Services: The purpose of this amendment is to obtain site approval and to add the "use" of "Skilled Nursing Facility" to the previously approved use list.

Note: The site was originally approved as a mixed retail and 155 bed assisted living development (*by CC on Aug. 4, 2011 - Case No. 2011-ZC-005 – Assisted Living Facility*), but this project was never developed. This is a vacant site.

This current site proposal is to construct a single-story facility with 50 resident rooms of approximately 47,000 square feet. At two (2) persons per room, the facility will have the capacity of housing 100 patients and will be able to provide its patients with 24-hour sub-acute nursing, physical, occupational, and speech therapy as well as in-house dining and dietary services.

The applicant states that the facility will provide approximately 100 highly skilled jobs to St. George and surrounding communities.

Applicant: MWE St George Medical Properties

Representative: MWE

Owner: The current owner is Simlew, LC / Mr. Rich Lewis

Engineer: Rosenberg Associates

Lot Area: 4.95 acres

Property: Located at approximately 2000 East Riverside Drive.

PSR: The applicants attended a PSR (Planning Staff Review) meeting on August 11, 2015.

Lots: The property is comprised of five (5) separate lot parcels:
SG-5-2-33-422 2.64 Acres,
SG-5-2-33-1402 0.69 Acres,
SG-5-2-33-4221 0.51 Acres,
SG-5-2-33-1404 0.04 Acres,
SG-5-2-33-1403 1.06 Acres.

Total 4.95 Acres

The applicant will need to file a Preliminary Plat and Final Plat to combine the lots.

Height: The highest point of the roof (ridge) is 40'-7" and the eave is 29'-9 7/16". Thus the midpoint (actual roof 'height') of the roof is $40.58 - 29.619 = 10.961 / 2 = 5.48 + 29.619 = 35.0995 = 35$ feet. This is a PD-C zone and a CUP is not required for heights over 35 feet, but any height above 35 feet requires council approval with the PD-C review.

Parking: The applicant proposes 118 parking spaces (*including 5 ADA*). The total number required per ordinance is 1:2 (a ratio of 1 stall per 2 beds). For two (2) persons per room times fifty (50) rooms results in one hundred (100) residents or 100 beds. $100 / 2 = 50$ stalls minimum required. Thus, the project will meet and exceed parking requirements.

The applicant states that adequate, safe, and convenient turning space will be provided in the parking areas for patients, service vehicles, and fire-fighting equipment as well as for connectivity to the adjoining streets.

Ordinance: Chapter 8 "Planned Development Zone"; Sections 10-8-3 "General Requirements" and 10-8-6 "Commercial Development Standards" apply.

- Setbacks:** **Required:** Front: 25 ft. Side(s): 10 ft. Rear: 10 ft.
Proposed: Project appears to meet and exceed requirements and this will be verified during plan check.
- Screening:** Screening of Roof-top, Refuse, and Backup Generation areas will be provided and will meet or exceed the City of St. George standards. Roof-top units will be screened with the use of mansard roofing so that it is difficult to tell that the roof-top units even exist.
- Lighting:** A photometric plan is required (submit with plan check). Pole lighting shall be of a “dark sky” style with no lens protruding below the side perimeter of the fixture. The light levels are to be verified by a light meter prior to occupancy.
- Design:** Building facades should have windows and a varied front wall plane with insets and projections to avoid long, unbroken wall segments which give the building an uninteresting appearance. Building colors shall be subdued earth tones, with bright, dark, or white colors limited to trim.
- Staff Comments:** Staff recommends approval with suggested conditions.
1. The building height is approved as presented (approx. 35 ft. to midpoint of roof and approx. 40 ft. to ridgeline).
 2. The building colors and materials shall be per submittal to Planning Commission meeting of October 13, 2015.
 3. A photometric plan shall be submitted with civil plan check.
 4. Pole lighting shall be of a “dark sky” style with no lens protruding below the side perimeter of the fixture.
 5. The light levels are to be verified by a light meter prior to occupancy by staff.
 6. All heating and cooling equipment will be concealed from public view.
 7. Signage shall be under separate permit.
 8. The applicant shall meet all City Traffic engineering conditions as determined during the plan review process (see memorandum).
 9. Landscape trees shall comply with City Tree ordinance
 10. The applicant is responsible to contact and process any required permitting with the Army Corp of Engineers.
 11. The applicant is responsible to contact and process any required FEMA permitting.
 12. A drainage study shall be provided to the satisfaction of the City Engineering Department.
 13. The lots shall be legally merged.

Options:

The Planning Commission has several options:

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

EXAMPLE

Motion to Approve:

Note that any motion to approve this planned development zone change amendment should include:

1. Acreage - The zoning amendment is recommended for approval on all 4.95 acres.
2. Use List - This site was previously approved for an Assisted Living Facility (which shall remain as an approved use for the property) and in addition 'Skilled Nursing Facility' is added.
3. Building - The building height, elevations, colors and materials are recommended for approval as presented.
4. Landscaping - The landscaping is recommended for approval as presented. Landscape trees shall comply with City Tree ordinance
5. Photometric Plan - A photometric plan shall be submitted with the civil plan check.
6. Light Poles - Pole lighting shall be of a "dark sky" style with no lens protruding below the side perimeter of the fixture.
7. HVAC - All heating and cooling equipment will be concealed from public view.
8. Signage - Signage shall be under separate permit and shall comply with the Sign Ordinance
9. Parking - All parking shall comply with the Zoning Ordinance.
10. Setbacks - All setbacks shall comply with the Zoning Ordinance
11. SPR - The applicant shall provide a SPR (Site Plan Review) application along with the required civil engineering plan set (Cover sheet, site plan, utility plan, drainage plan, grading plan, landscape plan, irrigation plan, detail sheets, photometric plan, etc.)
12. Traffic Design - The applicant shall meet all City Traffic engineering conditions as determined during the plan review process (see memorandum).
13. Permitting - The applicant is responsible to contact and process any required permitting with the Army Corp of Engineers.

- The applicant is responsible to contact and process any required FEMA permitting.
14. Drainage - A drainage study shall be provided to the satisfaction of the City Engineering Department.
 15. Merge Lots - The lots shall be legally merged.

Planned Development Amendment Narrative

1. Introduction

Applicant, MWE St. George Medical Properties is representing the current Owner, Simlew, LC in anticipation of purchasing the subject property upon approval of this zone amendment by the City of St. George. This application is filed for the purpose of adding "skilled nursing facility" as a permitted use to the proposed property within an existing PD-C (Planned Development Commercial) zone containing approximately 4.95 acres located at approximately 2000 East Riverside Drive in St. George. The site was originally approved for a mixed retail and 155 bed assisted living development on August 4, 2011. The property is bordered by R-3 zoned vacant land on the north, J&S Farms on the east (river side), Riverside Cliffs Subdivision (R-1-8) on the south, and Riverside Drive and municipally owned property on the west. The site location and aerial location maps are included in the application for a visual description of the property.

2. Mr. Rich Lewis applied for and received a zone change from R-3 to PD-C zone on August 4, 2011, at which time Assisted Living along with various mixed retail commercial uses were specifically identified as permitted uses on the site. The applicant respectfully requests that the City of St. George allow an amendment to the existing PD-C zone for this site to include "Skilled Nursing Facility" as a permitted use at this location with other ancillary medical services such as "Home Health" and "Outpatient Physical Therapy". Skilled Nursing is a use very similar to assisted living, which has already been approved as a permitted use for this particular site.

3. Site Description and Development.

- a. Site Information. The property is comprised of five (5) separate lot parcels:

SG-5-2-33-422	2.64 Acres,
SG-5-2-33-1402	0.69 Acres,
SG-5-2-33-4221	0.51 Acres,
SG-5-2-33-1404	0.04 Acres,
SG-5-2-33-1403	1.06 Acres.
Total	4.95 Acres

The Applicant intends to file a final plat in the future to combine all of the lots into one parcel and construct a potential 100 bed sub-acute skilled nursing facility as the proposed development.

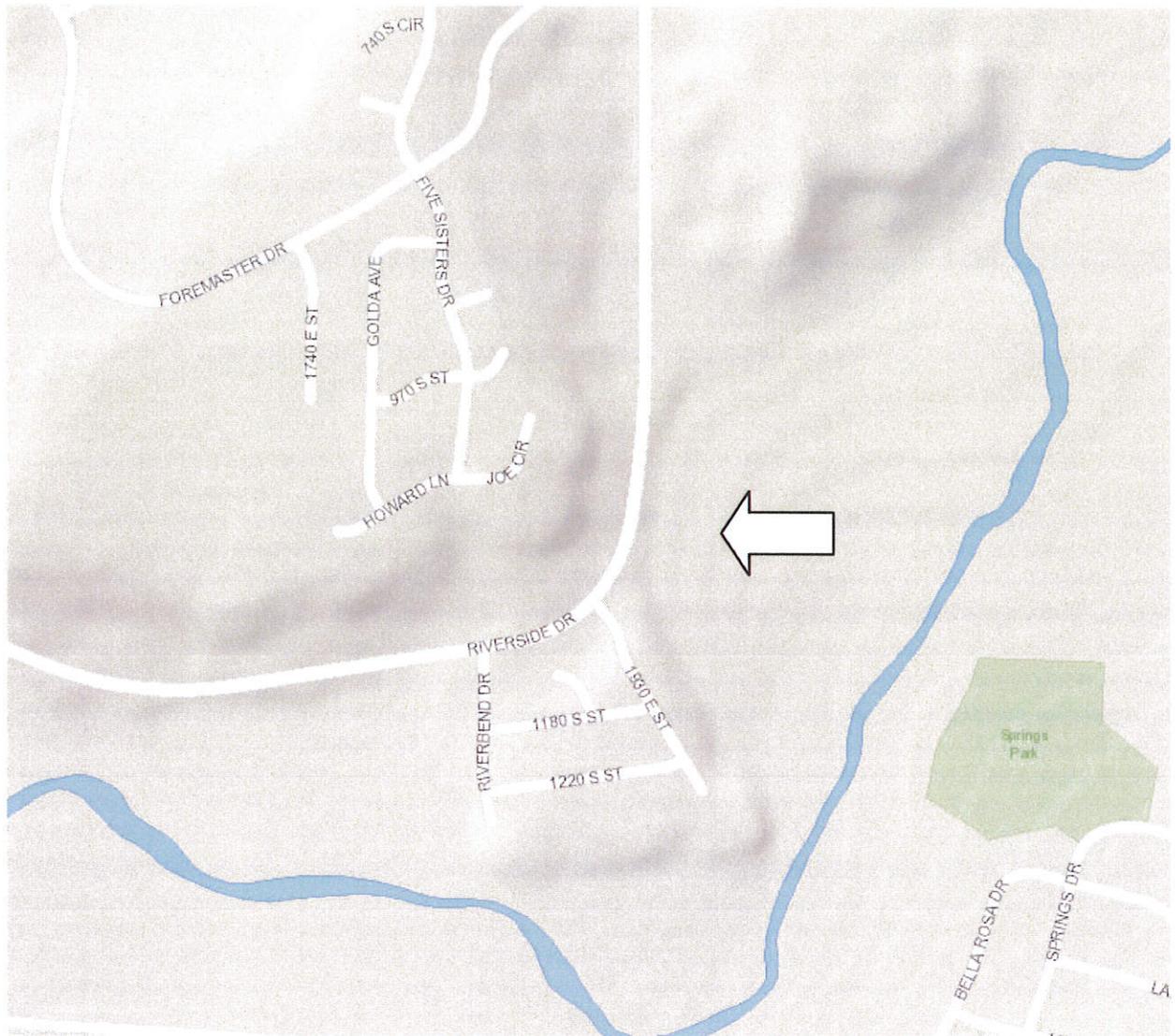
- b. Site Development. The site will include one single-story facility with 50 resident rooms of approximately 47,000 square feet. The facility will have the capacity of housing 100 patients and will be able to provide its patients with 24-hour sub-acute nursing, physical, occupational, and speech therapy as well as in-house dining and dietary services. The facility will provide approximately 100 highly skilled jobs to the St. George and surrounding communities.
- c. Access and Utilities. There will be 2 entrances into the site. The southern entrance off of Riverside Drive will be a right-in-right-out access only, while the north entrance will

be off of a proposed public street (Street A). Additionally, there will be a secondary access off of the proposed public street to provide fire access. The site will be developed to meet the city's requirements for deceleration lanes and appropriate street setbacks at its two access points. All necessary dedications for street access will be done as part of the final platting process to combine the lots. The adjacent land owner to the north has been contacted and it is anticipated that they will be included in the dedication of what is currently described as Street A. The variation in elevation from Riverside Drive requires that additional fill be brought in and compacted in order to provide the required slopes for the south deceleration lane to enter the site as well as to ensure that proper sewer drainage from the building to the City's sewer connection. The building will use existing city water, power, and sewer located in Riverside Drive. It is anticipated that the existing overhead electric wire that provides electrical service to the existing buildings located at J&S Farms will be relocated to underground so as to improve the curb appeal of the site and building. The attached site plan incorporates these elements into the proposed project.

- d. **Parking.** Parking for the building will include a total of 118 parking stalls, which will include 5 ADA access stalls. The total number of stalls required by ordinance is 1 stall per 2 beds (50 stalls), and 2 ADA stalls. Adequate, safe, and convenient turning space will be provided in the parking areas for patients, service vehicles, and fire-fighting equipment as well as for connectivity to the adjoining streets.
- e. **Retention and Landscaping.** Due to the variation of elevation, particularly on the eastern and southern borders of the site, additional fill and significant retaining walls will be required. The site layout has been designed to ensure that codes associated with bringing in off-site fill and retaining walls will be followed and it is anticipated that no variances will be required for the site layout. Professional landscape plans will be provided to conform to the established development requirements of the City of St. George. Street trees, shrubs, decorative rock, irrigation systems, turf areas, and landscaping, where used, will be presented with appeal, aesthetics, and conservation in mind, while meeting the requirements of the City of St. George Forrester.
- f. **Traffic.** Traffic intensity for this use is less than a typical commercial retail or medical office use. Patients are usually transported in and out of the facility by a van provided by the Facility Operator. Rarely do emergent vehicles transport patients in or out of the site since this is a sub-acute medical facility.
- g. **Proper Screening of Roof-top, Refuse, and Backup Generation areas.** Proper screening of roof-top units, refuse, and backup generation areas on the site will meet or exceed the City of St. George standards. Roof-top units will be screened with the use of

mansard roofing so that it is difficult to tell that the roof-top units even exist.

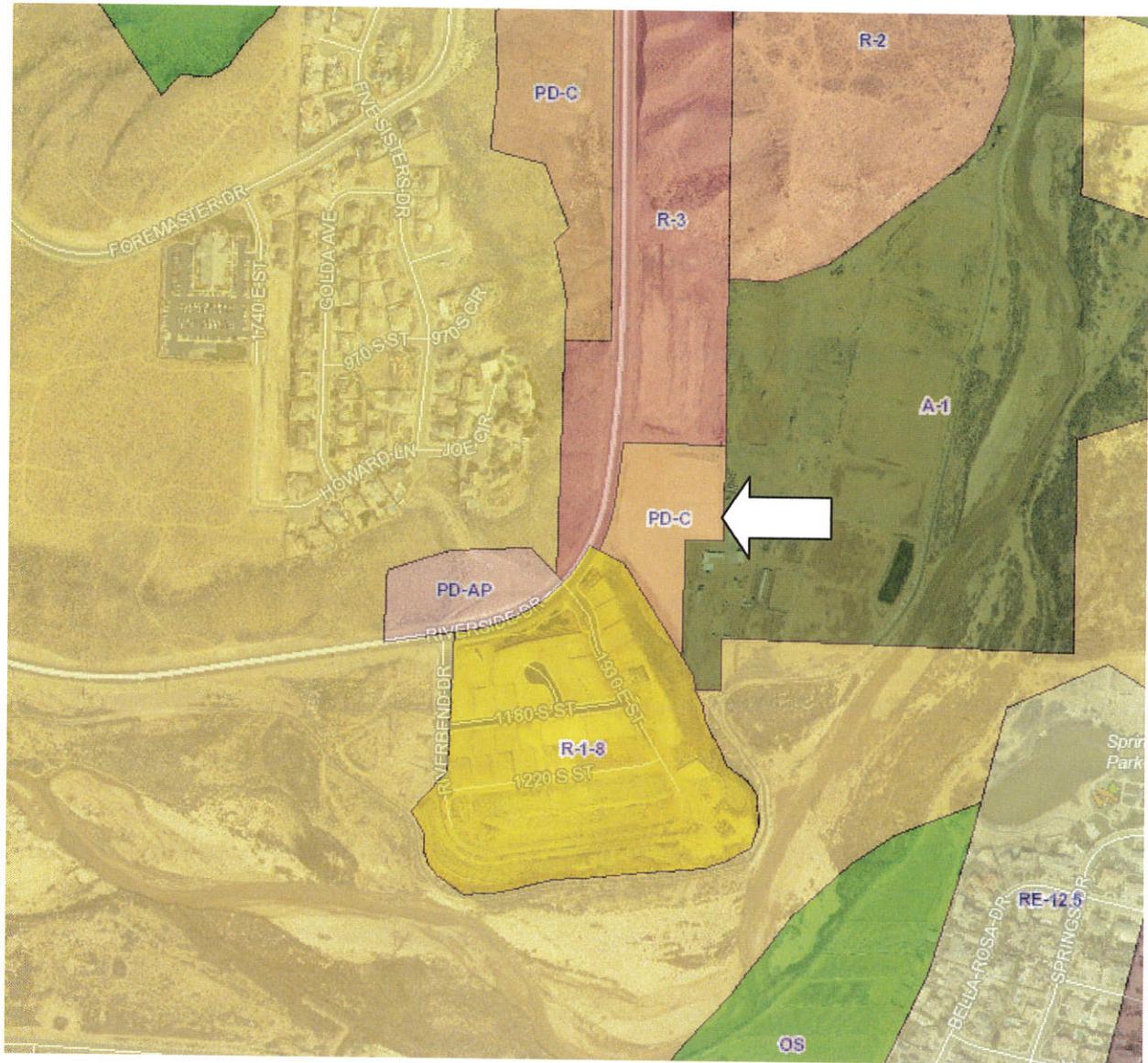
4. Easement(s). The Applicant currently plans to negotiate an easement with J&S farms for a footing and foundation easement that will provide more cushion for the required retaining walls on the eastern border of the site. In addition, the Applicant will be requesting the City to vacate or relocate an existing public utility and drainage easement given to the city with Entry No. 926065 in Book 1712 at pages 868-870, of the official Washington records, as it runs through the middle of the proposed parking lot. Should the City still consider the easement necessary, then the Applicant would propose it be moved to the southern border of the proposed final platted site.
5. Topography and Soils. Historically the site sat well below Riverside Drive, but was raised by several feet using documented fill material making the site easier to access from Riverside Drive.
6. Drainage, Flood Plain, and Erosion Hazard Considerations. The site has been graded to drain to the east, toward the Virgin River floodplain. Historically the site was located within the 100-year floodplain designation, but was removed from the floodplain for the owner following the FEMA Letter of Map Revision (based on fill) process, since the site was raised with several feet of documented fill material. As mapped by the 2007 JE Fuller *Virgin River Stability Study Update*, the study reach is located within the Erosion Hazard Zone (EHZ). In accordance with the requirements of the City of St. George, an erosion hazard study was performed for the current property owner. The recommendations of the study will be incorporated into the project construction plans.



Streets



Aerial



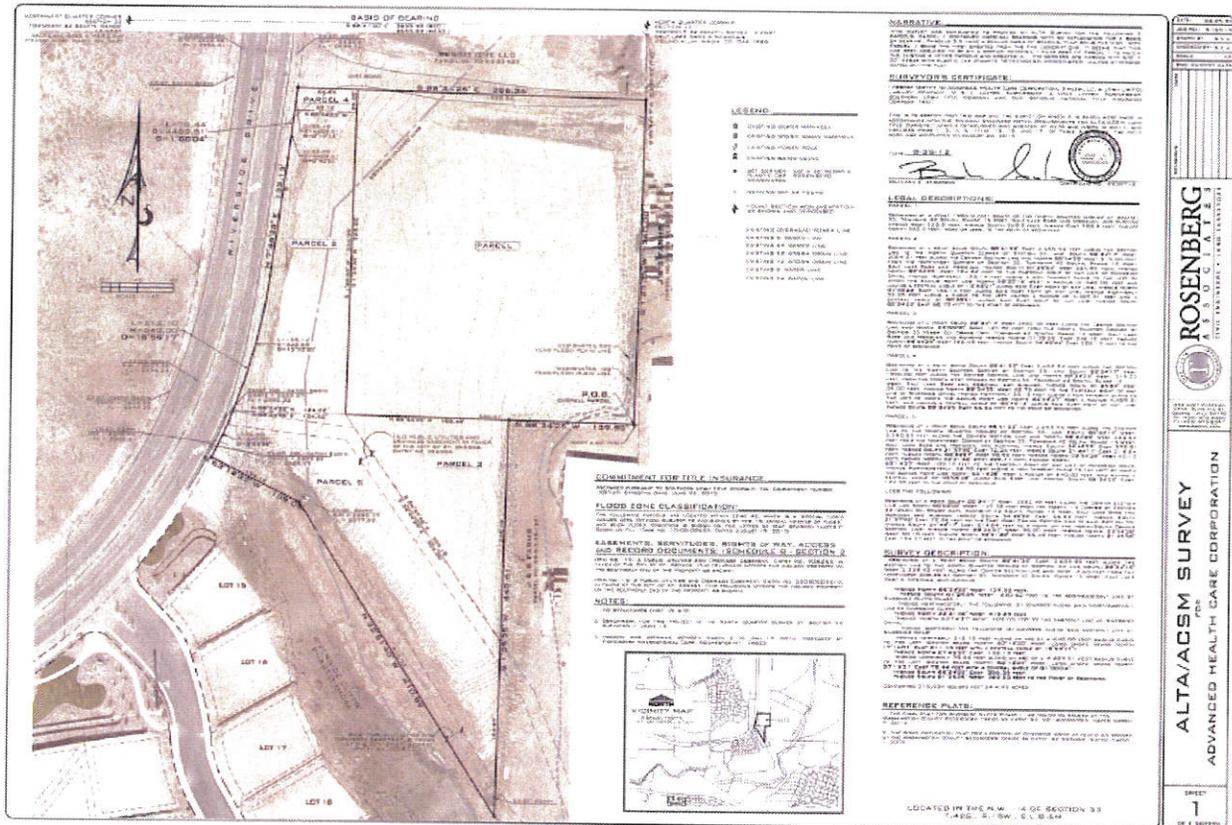
Zoning



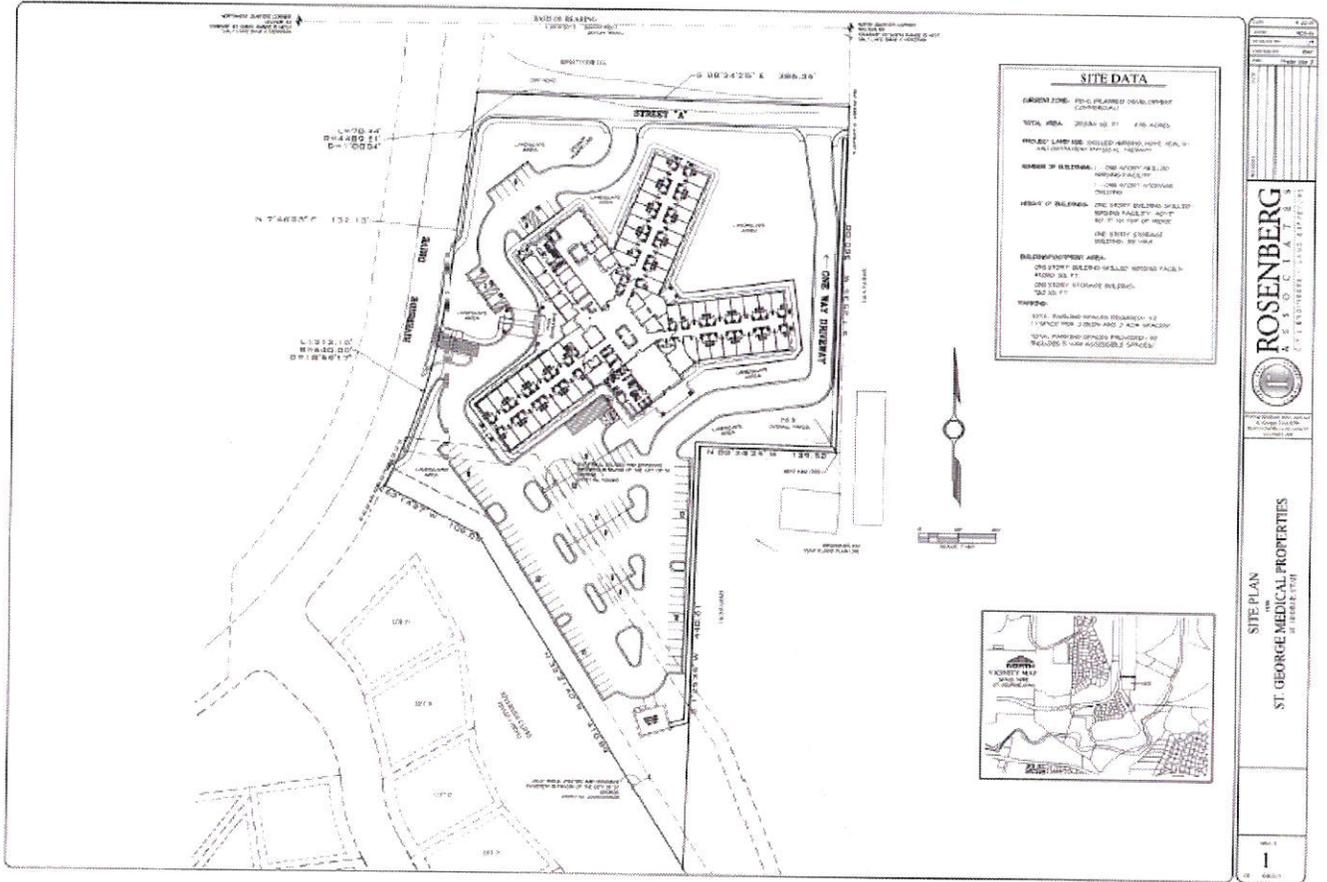
General Plan



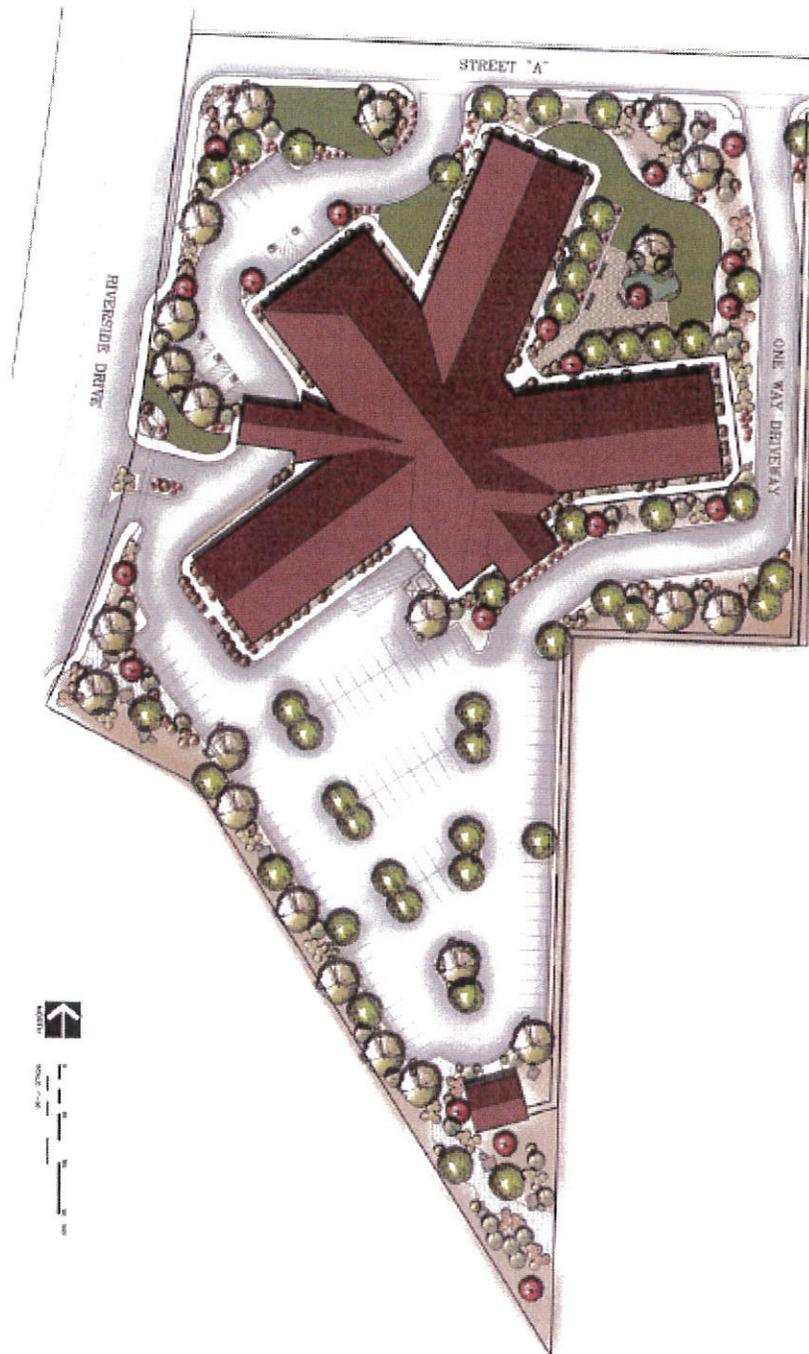
Parcels (5)



Survey



Site Plan





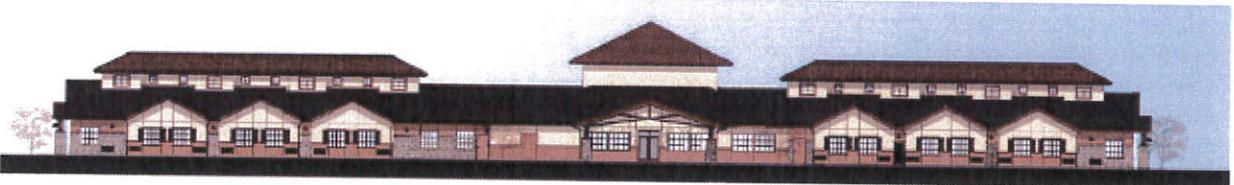
WEST ELEVATION
1/24/15



EAST ELEVATION
1/24/15

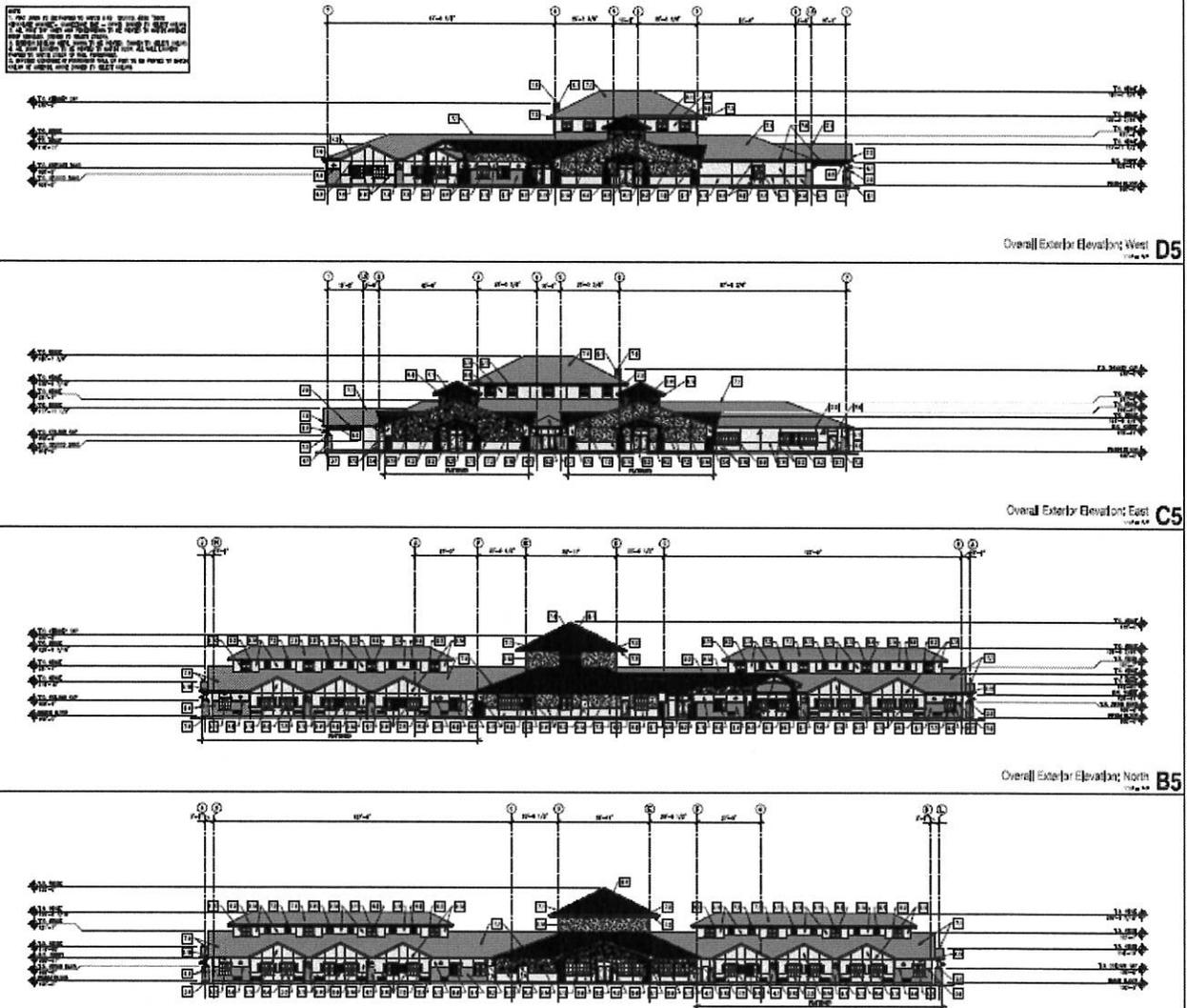


NORTH ELEVATION
1/24/15

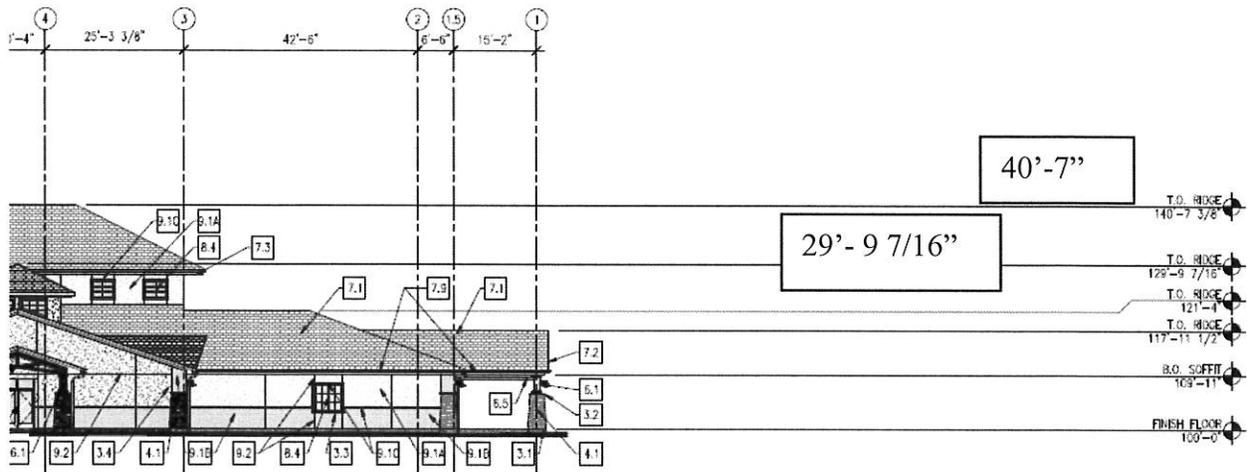


SOUTH ELEVATION
1/24/15

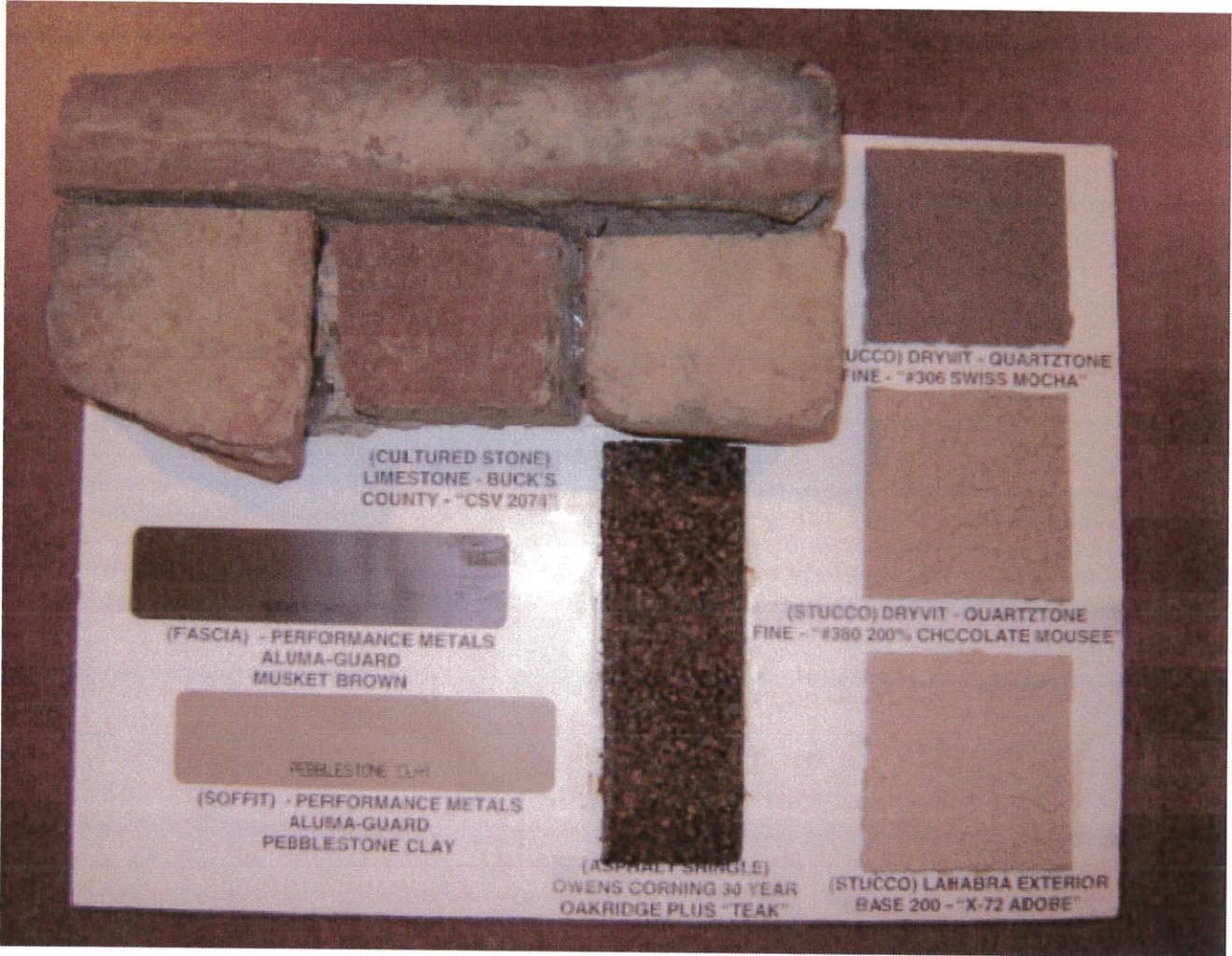
Elevations



Heights



- The T.O. Ridge (top of roof ridge) is 40 ‘ 7”
- The eave is 29’-9 7/16 ”
- Thus the midpoint (roof ‘height’) of the roof is $40.58 - 29.619 = 10.961 / 2 = 5.48 + 29.619 = 35.0995 = 35$ feet.
- This is a PD-C zone and a CUP is not required for heights over 35 feet. Height is reviewed and approved by Council upon PC recommendation.



Materials Board
(See actual board displayed at meeting)

Application

10/13/15 *PE*

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**

CITY OF ST GEORGE
PEDR: 01457722 9/24/2015 11:06 AM
TRAM: 150.0000 PLANNING FEES
OPER: LID
REFR: D
Z
Z
PLANNING FEES \$97.50 (\$97.50) CHECK(S)
TEN: 001 \$97.50
APPL: \$97.50
CHANGE: 0.00



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: SIMLEW, LC AND M&L, LP

MAILING ADDRESS: 3550 SUGAR LEO ROAD, ST. GEORGE, UTAH 84790

PHONE: (435) 627-5705 CELL: (435) 632-2515 FAX: (435) 627-5706

APPLICANT: MWE ST. GEORGE MEDICAL PROPERTIES
(If different than owner)

MAILING ADDRESS: 380 E. MAIN STREET, BLD B, 2ND FLOOR, MIDWAY, UTAH 84049

PHONE: (435) 657-1400 CELL: (801) 209-4440 FAX: _____

EMAIL ADDRESS(ES): BRUCE.HAYWOOD@GMAIL.COM

CONTACT PERSON / REPRESENTATIVE: ROSENBERG ASSOCIATES, ROB REID
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 352 E. RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790

PHONE: (435) 673-8586 CELL: (435) 680-7343 FAX: (435) 673-8397

EMAIL ADDRESS(ES): ROBR@RACIVIL.COM

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. APPROX. 1000 S. RIVERSIDE DRIVE, JUST EAST OF RIVERSIDE CHIEFS SUBDIVISION.
SEE ATTACHED ALTA SURVEY.

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY
CASE #: 2015-ZCA-021 FILING DATE: 9/24/15 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

III. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? P.D. COMMERCIAL
2. What zone or zones are requested by this application? AMENDED P.D. COMMERCIAL
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property? N/A
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 4.95 ACRES
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes No
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes No
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
Please describe the projected demand for utility services: ALL UTILITIES REQUIRED FOR THE OPERATION OF A 47,000 SQ-FT SKILLED NURSING FACILITY.

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

Development/Project Name MWE ST. GEORGE MEDICAL PROPERTIES
 (Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
 Developer/Property Owner MWE St. GEORGE MEDICAL PROPERTIES Phone No. (435) 657-1400
 Contact Person/Representative BRUCE HEYWOOD Phone No. (801) 209-4440
 Licensed Surveyor SKANDEN ANDERSON Phone No. (435) 673-8586

PD ZONE CHANGE PROCEDURE

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

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

Step #2 Document Submission Checklist*

Legal Description Documents:

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

Other Submission Documents:

- 6. This Zone Change application form completed and signed;
- 7. Appropriate** **Filing Fee:** \$500 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre
 $\$500 + [(495-1)50] = \697.50 **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- 11. Building elevation(s) – **Colored** renderings, all four building sides;
- 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.); *BEING SHIPPED*
- 13. For buildings over 35' ft in height also provide a **colored photo simulation**;

- 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

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

****Note:** *There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

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

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

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

Ruth E. Lewis
Signature

3550 Sugar Lo. Rd. St. George, UT 84790
Address

[Signature]
Signature

380 E Main ST Bldg B Midway UT 8404
Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

ITEM 5A

Zone Change

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

ZONE CHANGE

Black Ridge Dr Commercial

Case No. 2015-ZC-022

- Request:** A request to rezone property from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C3 (General Commercial) zone on 2.54 acres.
- Overall Project:** This zone change is requested to accommodate the future commercial development.
- Owner:** M.C. Layton Investments, L.C.
C/O Mr. Steve Layton
- Applicant:** Jennings Investment
- Representative:** Mr. Gilbert Jennings
- Location:** The property is generally located east of and adjacent to Black Ridge Drive, north of 1470 South Street, and west of Hilton Drive
- Acreage:** Approximately 2.54 acres
- Current Zone:** R-1-10 (Residential)
- General Plan:** COM (Commercial)
- Adjacent zones:** This property is surrounded by commercial properties (C3 and PD-C).
- Comments:** The applicant is requesting C3 in an area that is generally all commercial. The request is supported by the General Plan. Currently, the property is zoned for single family residential, which does not match the character of the area.
1. SPR - A SPR (Site Plan Review) application shall be submitted and approved by staff for site development. This is the civil engineering plans.
 2. Parking – The City’s standard for parking (Section 10-19-5) requires a minimum of one parking space per each 250 gross sq. ft. (1:250). This equates to 4 spaces per 1,000 sq. ft. A data box explaining parking will be required on the site plans. Also, restaurants and food services require a minimum of one space per each 100 gross sq. ft. (1:100).

3. Drainage – A drainage study and plan shall be submitted.
4. C.O. - No C.O. (Certificate of Occupation) shall be approved until all improvements are installed per approved developments civil and construction plans.

EXAMPLE

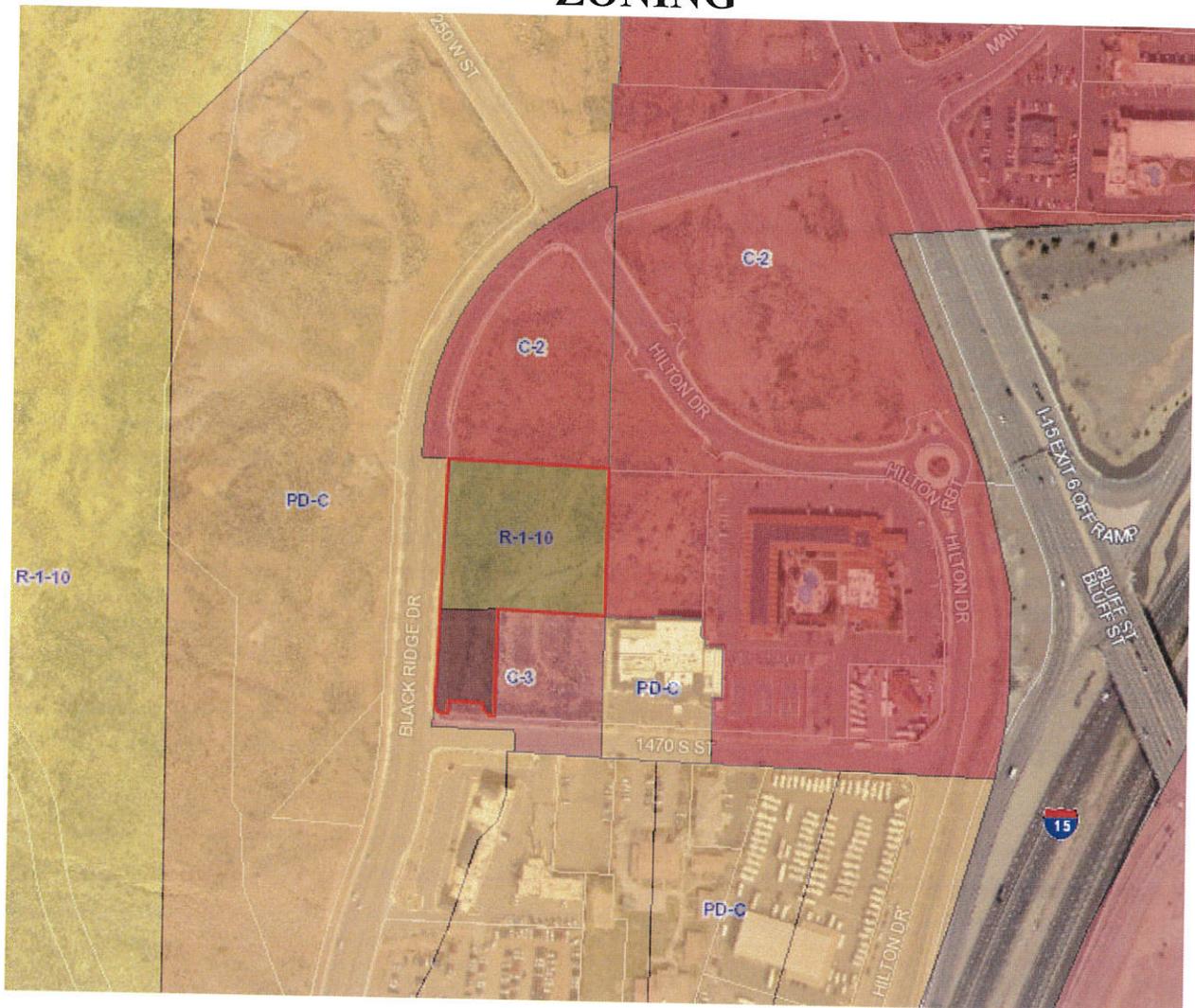
Motion to Approve:

This is a motion to recommend approval to the City Council of a zone change as presented from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C3 (General Commercial) zone on 2.54 acres.

AERIAL



ZONING



GENERAL PLAN



APPLICATION

ZONE CHANGE
ALL ZONES (EXCEPT PD)
APPLICATION & CHECKLIST



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: MC. LAYTON INVESTMENTS, LLC
c/o STEVE LAYTON

MAILING ADDRESS: P.O. BOX 973, BEAVER DAM, AZ 86432

PHONE: _____ CELL: [REDACTED] FAX: _____

APPLICANT: JENNINGS INVESTMENT
(If different than owner)

MAILING ADDRESS: 335 E. ST. GEORGE BLVD #301

PHONE: 435-688-9740 CELL: [REDACTED] FAX: 435-688-9741

EMAIL ADDRESS(ES): gilbert@jmips.com

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

MAILING ADDRESS: SEE ABOVE

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a site plan suitable for presentations in public meetings. THIS PROPERTY WAS SUBMITTED FOR ZONE CHANGE BACK IN ABOUT 2005 or 2006 - WE THINK THERE WAS A MISTAKE MADE. (SEE MAP) THE PROPERTY IS BETWEEN BLACK HILLS DR & 250 W. & BLUFF ST. (SEE ATTACHED MAP)

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

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

OFFICE STAFF USE ONLY
CASE #: 2015-ZC-022 FILING DATE: 9/24/15 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? R-1-10
2. What zone or zones are requested by this application? C-3
3. Is the zone change in harmony with the present City General Plan? Yes X No
4. If no, what does the City General Plan propose for the subject property? THE PROPERTY IS SURROUNDED BY C-3 & C-2 & PD-C
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: ± 2 A.C. - NOTE: PART OF THE SAME PARCEL: ID# SCA-6-2-36-222 IS ALREADY C-3!
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes No X
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes X No THIS PROPERTY HAS BEEN THE SUBJECT OF A PROPOSED COMMERCIAL TRUST FOR +10 YEARS.
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No
Please describe the projected demand for utility services: ALL OFF SITE UTILITIES ARE EXTENDED TO THE PROPERTY - ALL ACCESS ETC. HAS BEEN APPROVED PREVIOUSLY BY THE CITY AND UDOT AS PART OF THE ROADWAY RE-ALIGNMENT DONE IN 2009/2010.

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

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

Development/Project Name COMMERCE POINT COMMERCIAL CENTER
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner JMI PROPERTY SERVICES Phone No. 435-688-9740
Contact Person/Representative GILBERT JENNINGS Phone No. _____
Licensed Surveyor L.R. POPE Phone No. 435-632-5131

ZONE CHANGE PROCEDURE

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

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

Step #2 Document Submission Checklist*

Legal Description Documents:

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

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

Other Submission Documents:

- 6. This Zone Change application form completed and signed;
- 7. Appropriate** **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and two sets of mailing labels;
- 10. Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
- 11. 8-1/2" x 11" reduction of the site plan;
- 12. CD with the above images in JPEG, BMP, TIFF or PDF format.

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

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

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

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

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - There is NO FEE for acreage rezoned to Open Space

IV. APPLICANT AGREEMENT

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

Signature _____

 Signature _____

 Signature _____

Address _____
 335 E. ST. GEORGE BLVD. #30 J
 ST. GEORGE, UT 84770

 Address _____

 Address _____

Attach additional sheets if necessary for additional owners.

2015-ZC-022

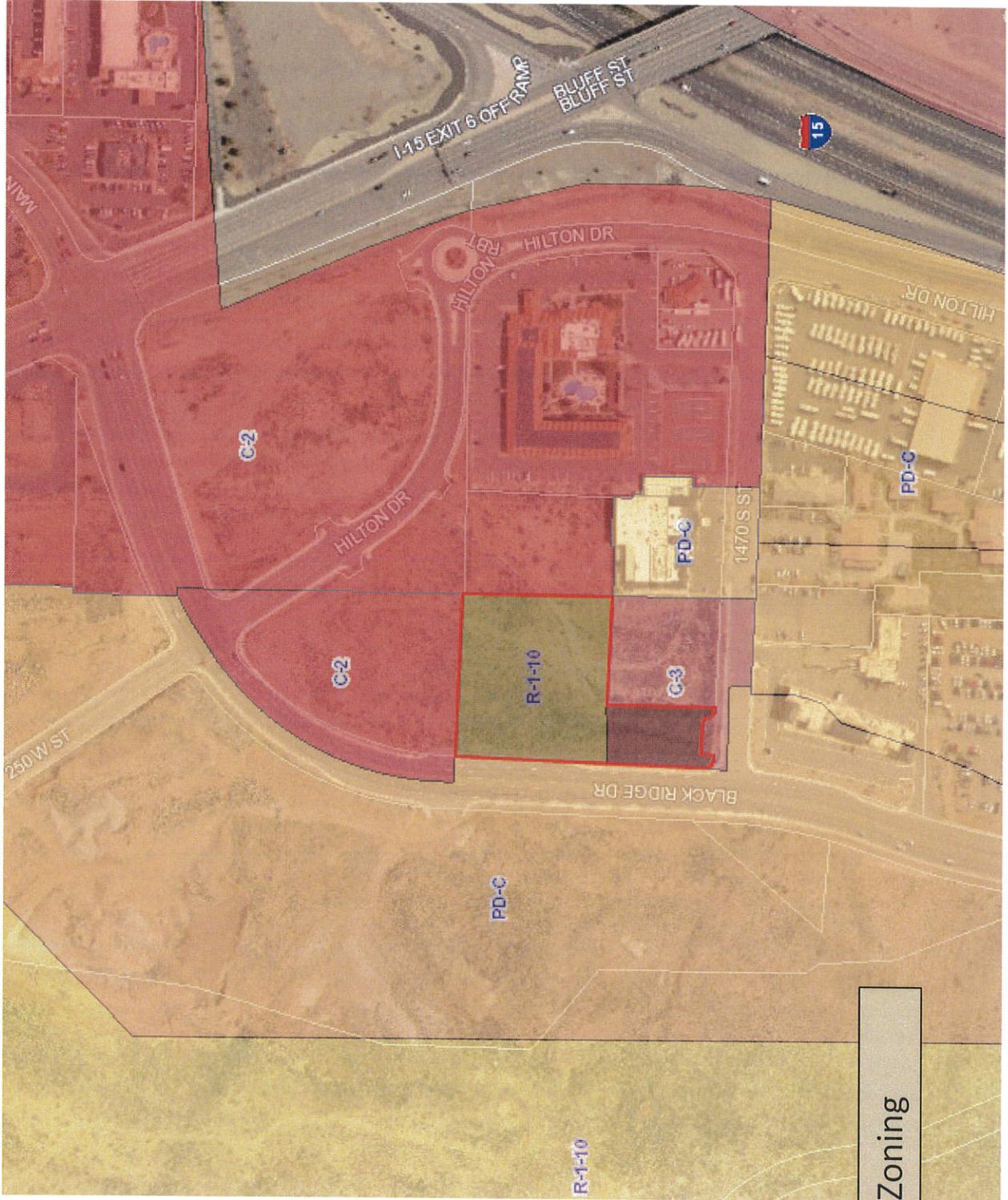
Blackridge

R-1-10 to C-3

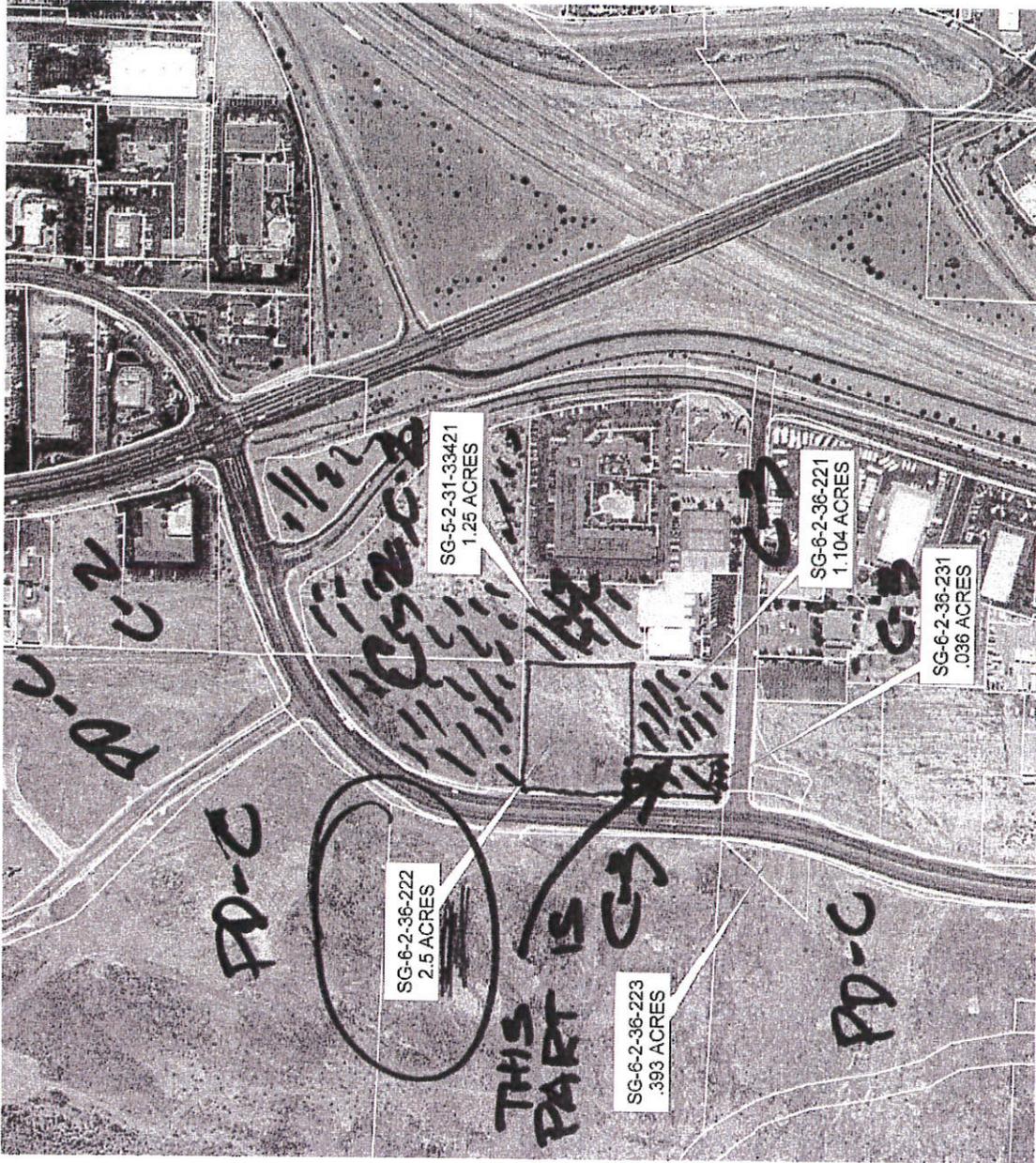


APN: SG-6-2-36-222



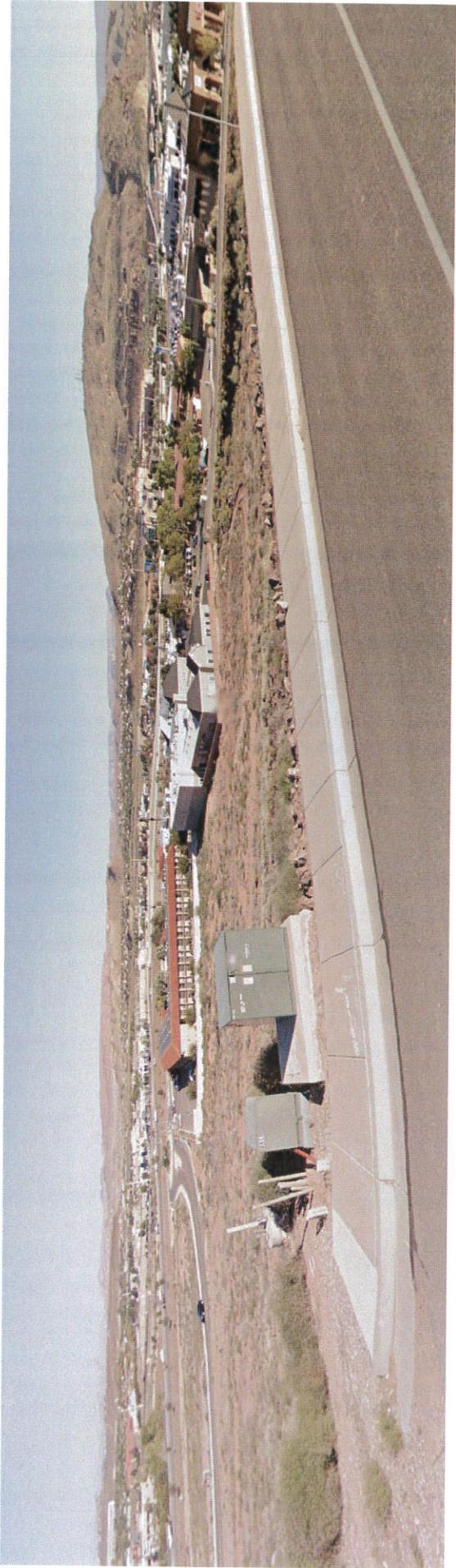


Zoning





General Plan



ITEM 5B

Zone Change

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

ZONE CHANGE

Residences at Four Fifty

Case No. 2015-ZC-020B

- Request:** Consider a zone change from R-1-7 (Single Family 7,000 square feet min) to PD-R (Planned Development Residential) on 4.78 acres to accommodate a townhouse development project consisting of ten(10) dwelling structures with 40 units, generally located at the northwest intersection of 450 north and 2720 East . The project is “**Residences at Four Fifty.**”
- Applicant:** Dixie Endeavor LLC
- Representative:** Mr. Dave Nasal
- Area:** 4.78 acres
- Address:** Generally located at the northwest intersection of 450 north and 2720 east.
- 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 24 to 43 dwelling units.
- Project:** This is a proposal to build 40 units on a 4.78 acre parcel. The townhouses will be two-stories and will consist of ten buildings with four units per building. Each unit will have a two car garage and be platted for individual ownership. The applicant is proposing private streets to access the units. 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:** 40 Total Units
- Density:** 8.36 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.

- 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 13 guest parking spaces, which is being provided.
- 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 37.4% 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 8,000 sq. ft. of designated recreational space. The applicant is proposing to provide 8,000 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.
- 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. Garage size must be a minimum of 480 square feet, in order to be considered as meeting the parking standard.
 4. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
 5. Six feet (6') in height solid fence is required along property lines that are adjacent to single family zones.

6. 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. 450 north has typically been considered the transition between multifamily and single family for the area. The property is adjacent to multifamily to the north, east, and single family to the west. The project does meet all PD-R code requirements.

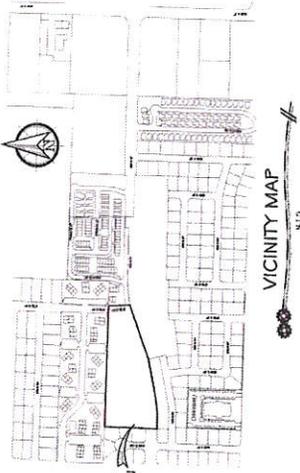
2015-ZC-020B

Residence at 450



EXISTING
 SPRINGTREE GARDENS
 R-3 ZONING
 11 UNITS / ACRE

RESIDENCES AT FOUR FIFTY



VICINITY MAP

SITE DATA

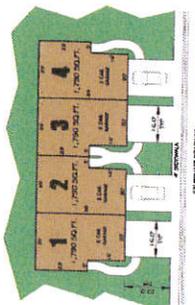
- 1.1 CURB CUT ZONING = R-1-10
- 2.1 GENERAL PLAN = MEDIUM DENSITY RESIDENTIAL
- 3.1 ZONING OR GENERAL PLAN CHANGES = ZONE CHANGE TO PD
- 4.1 TOTAL AREA SQUARE FOOTAGE = 208,191 SQ.FT. // 4.78 ACRES = 100%
- 5.1 OVERALL BUILDING AREA = 35,600 SQ.FT. // 0.82 ACRES = 17.1%
- 6.1 OVERALL ROADWAYS AREA = 79,550 SQ.FT. // 1.83 ACRES = 38.2%
- 7.1 OVERALL INTERVIEWS AREA (DRIVEWAYS & PARKING) = 15,028 SQ.FT. // 0.35 ACRES = 7.3%
- 8.1 OVERALL LANDSCAPING AREA = 77,913 SQ.FT. // 1.79 ACRES = 37.4%
- 9.1 RECREATION AREA = 6,000 SQ.FT. REQUIRED // 6,000 SQ.FT. PROVIDED
- 10.1 DENSITY = 6.37 UNITS PER ACRE // TOTAL UNITS = 40
- 11.1 BUILDING HEIGHT = UP TO 35' MAXIMUM
- 12.1 GUEST PARKING = 1 SPACE / EVERY 3 UNITS REQUIRED
- 13 SPACES REQUIRED // 13 SPACES PROVIDED

PROPERTY INFO

PROPERTY ADDRESS = 450 NORTH ST & 2720 EAST
 ST. GEORGE, UTAH 84790

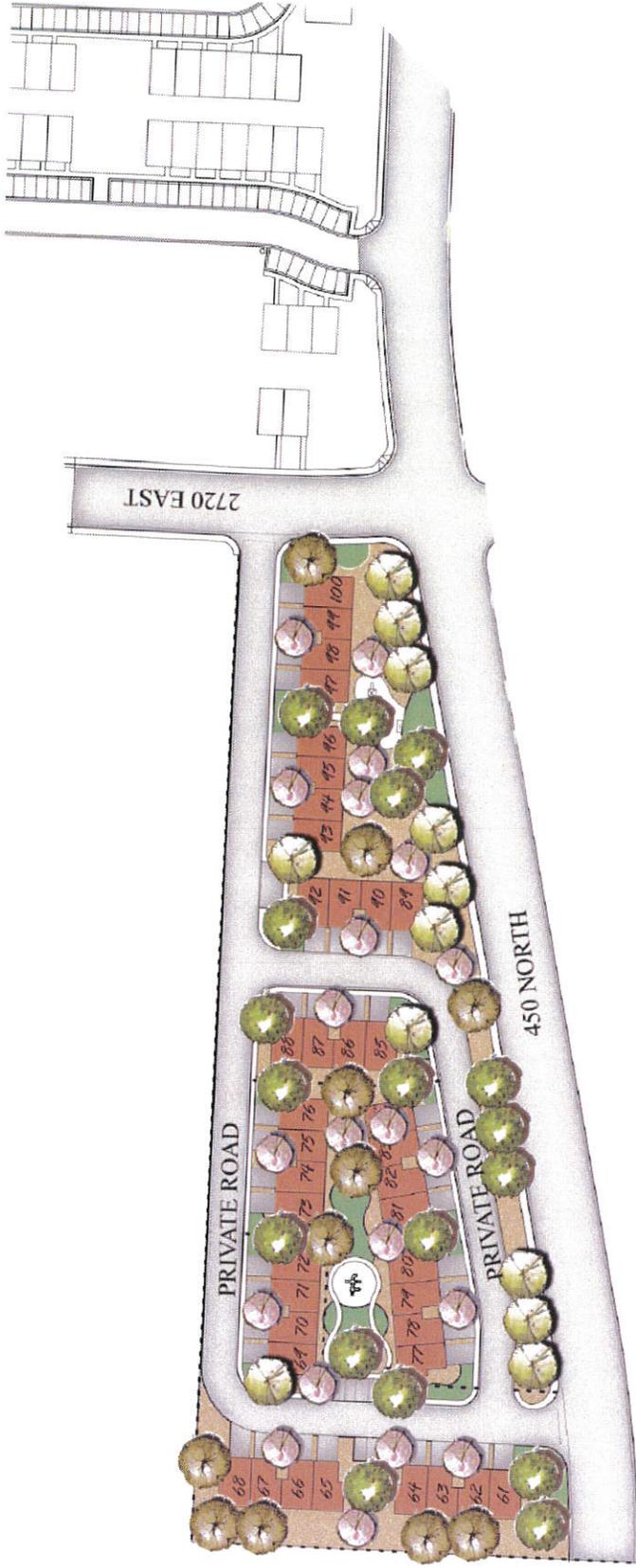
CIVIL ENGINEERS:
 PREMIER DESIGN & ENGINEERING
 75 EAST 100 NORTH
 SUITE 100, ST. GEORGE, UT 84790
 CONTACT: MASC TONGER / PESC MCFADDIN

OWNER / DEVELOPER:
 DAVE ENDICAVOR LLC
 6228 S REDDING DR #203
 SALT LAKE CITY, UT 84119
 (435) 705-4474
 CONTACT: DAVID MASAL



TYPICAL UNIT

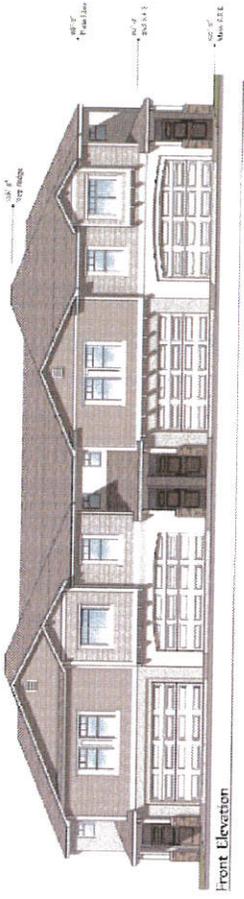
NORTH SIDE OF 450 NORTH STREET
 33' PRIVATE STREETS



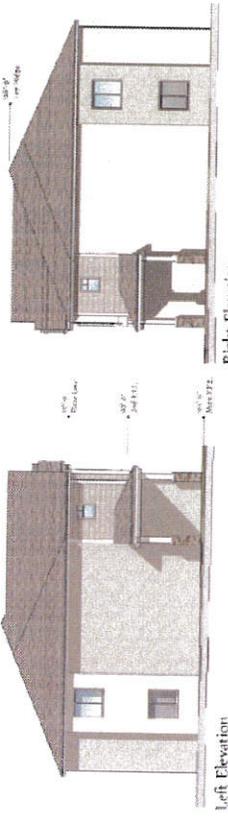
TYPICAL UNIT LAYOUT

RESIDENCES AT FOUR FIFTY

N.T.S.



Front Elevation



Left Elevation



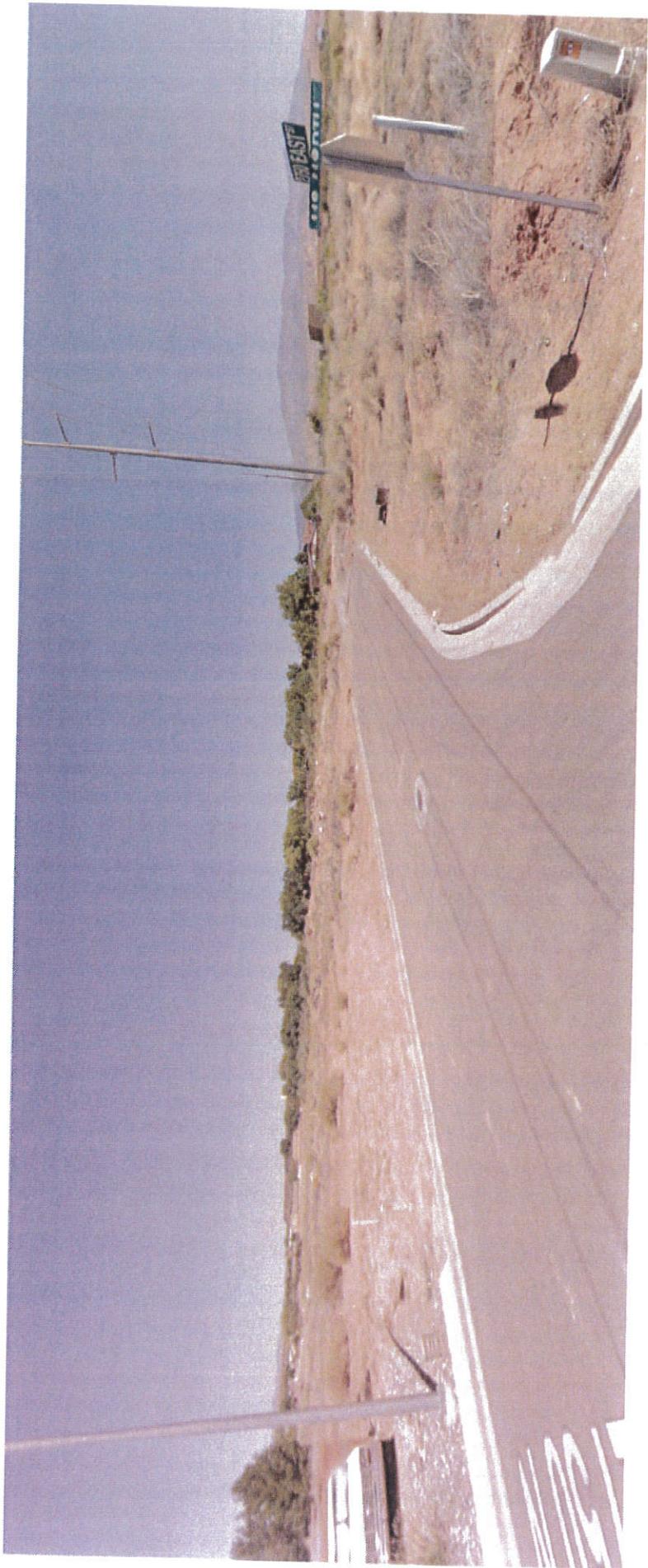
Right Elevation



Residences at Four Fifty







**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: LIXIE ENDEAVOR

MAILING ADDRESS: 6028 S RIDGELINE DR OGDEN UT 84405

PHONE: _____ CELL: [REDACTED] FAX: _____

APPLICANT: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): DAVENAJAL@GMAIL.COM

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

MAILING ADDRESS: [REDACTED]

PHONE: _____ CELL: [REDACTED] FAX: _____

EMAIL ADDRESS(ES): DAVENAJAL@GMAIL.COM

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings.

56-5-2-22-340 LULWANTZ 5.56 ACRES 950 N BETWEEN
2450 E AND 3050 E, SOUTH OF PINEVIEW

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) *is approved for a period of 18 months only* unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 2015-ZC-2008 FILING DATE: 9/24 RECEIVED BY: [Signature] RECIEPT #: X see 2015 ZC-020

*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? R-1-7
2. What zone or zones are requested by this application? PD
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property? _____
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 4.78 ±
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
Please describe the projected demand for utility services: CITY SERVICES TO
10 4-PLEXES, TOTAL OF 40 UNITS PLUS WATER
FOR IRRIGATING LANDSCAPE AND OPEN SPACE.

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

Development/Project Name RESIDENCES AT FOUR-FIFTY
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner DIXIE ENDEAVOR Phone No. _____
Contact Person/Representative DAVE NAJAL Phone No. 435-705-4474
Licensed Surveyor _____ Phone No. _____

PD ZONE CHANGE PROCEDURE

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

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

Step #2 Document Submission Checklist*

Legal Description Documents:

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

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

Other Submission Documents:

- 6. This Zone Change application form completed and signed;
- 7. Appropriate** **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- 11. Building elevation(s) – **Colored** renderings, all four building sides;
- 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- 13. For buildings over 35' ft in height also provide a **colored photo simulation**;

- 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

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

***Note: There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

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

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

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

D-Nahl
Signature

2513 S 2260 E ST GEORGE UT 84790
Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

Z:\Common\Zone Changes\Zone Change Applications\PD Zone Change Application REV-05-10-2012.doc

Residences at Four Fifty Narrative

Section 10-8-4

- A. Use of Land:
 - Total Site- 4.78 acres (208,191 sq ft) 100%
 - Building Coverage- .82 acres (35,800 sq ft) 17.1%
 - Parking Coverage and driveways-.35 acres (15,028 sq ft) 7.3%
 - Roadways-1.83 acres (79,550 sq ft) 38.2%
 - Landscape Coverage- 1.79 acres (77,813 sq ft) 37.4%
- B. Height and Elevations: Maximum height is 26'9". See Attached Elevations.
- C. Density: 8.37 units/acre (40 units on 4.78 acres) After a few meetings with the city and multiple renditions, I feel that we blend well with the predominant R-3 properties on the north side of 450 North.
- 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: 1.79 acres (77,813 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.

ITEM 6 Reduced Setback

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

REDUCED SETBACK - BOAT STORAGE STRUCTURE

Case No. 2015-RS-002

Overview: A boat storage facility is proposed at 750 North 2950 East

Setbacks: A zero foot (-0-') setback (see Zoning code below) is requested for the 7,000 sq. ft. building (Building 1) on the west property line.

A zero foot (-0-') setback (see Zoning code below) is requested for a 60,000 sq. ft. building (Building 2) on the west and east property lines.

Zoning: M-1 (Industrial)

Ordinance: **Setbacks**
Section 10-11-3 - Site Development Standards



	M-1	M-2	M-1 Ft. Pierce
Minimum lot area	None	40,000 square feet	40,000 square feet
Minimum setbacks:			
Front	10 feet	40 feet	60 feet
Side ¹	10 feet	10 feet	10 feet
Street side	10 feet	20 feet	60 feet
Rear	None	None	10 feet
Minimum zone area	3 acres	5 acres	--



Note: 1. Side yard setbacks in the M-1 zone may be reduced or eliminated where the planning commission determines such setbacks are unnecessary.

Ordinance(s): Walls

Section 10 - 11- 4. A - Storage Enclosed: *'All storage except vehicles in running order shall be stored in an enclosed building or within an enclosure surrounded by a solid fence or wall of not less than 6 feet (6') in height . . .'*

Section 10-18-5.E – also requires a wall between manufacturing zone and residential.

As is visible in the renderings; the applicant is proposing to install a solid block wall between building 1 & 2 on each property line, behind building 2 on all property lines (sides & rear), and a wall and gate in the front (facing 750 N Street).

Ordinance: Landscaping

This project shall comply with the landscape Ordinance (10-25). No landscaping will be required on the property lines where the zero setbacks are requested, but landscaping on 750 North Street will be required (15 feet wide along frontage).

Drainage: The applicant shall be responsible for capturing all on-site drainage and discharging it to the satisfaction of the City Engineer. This will be verified during the plan review process.

Firewall: The Fire Department shall verify that the design and materials of the buildings placed on property lines shall meet all required Building and Fire Codes. This will be verified during the plan review process.

Comments: Staff supports the request for the requested reduced setbacks on the side yard setbacks at property line(s).

The property is adjacent to M-1 zoning on the east and R-1-10 residential use (Pine View High School) to the west.

The applicant desires to construct a 7,000 sq. ft. sales office (Building 1) and storage building; 195 ft. long by 40 ft. wide. The building will be a single story and less than 35 feet high.

The applicant desires to construct a 60,000 sq. ft. boat storage building (Building 2); 600 ft. long by 100 ft. wide. It will be single story and less than 35 ft. high

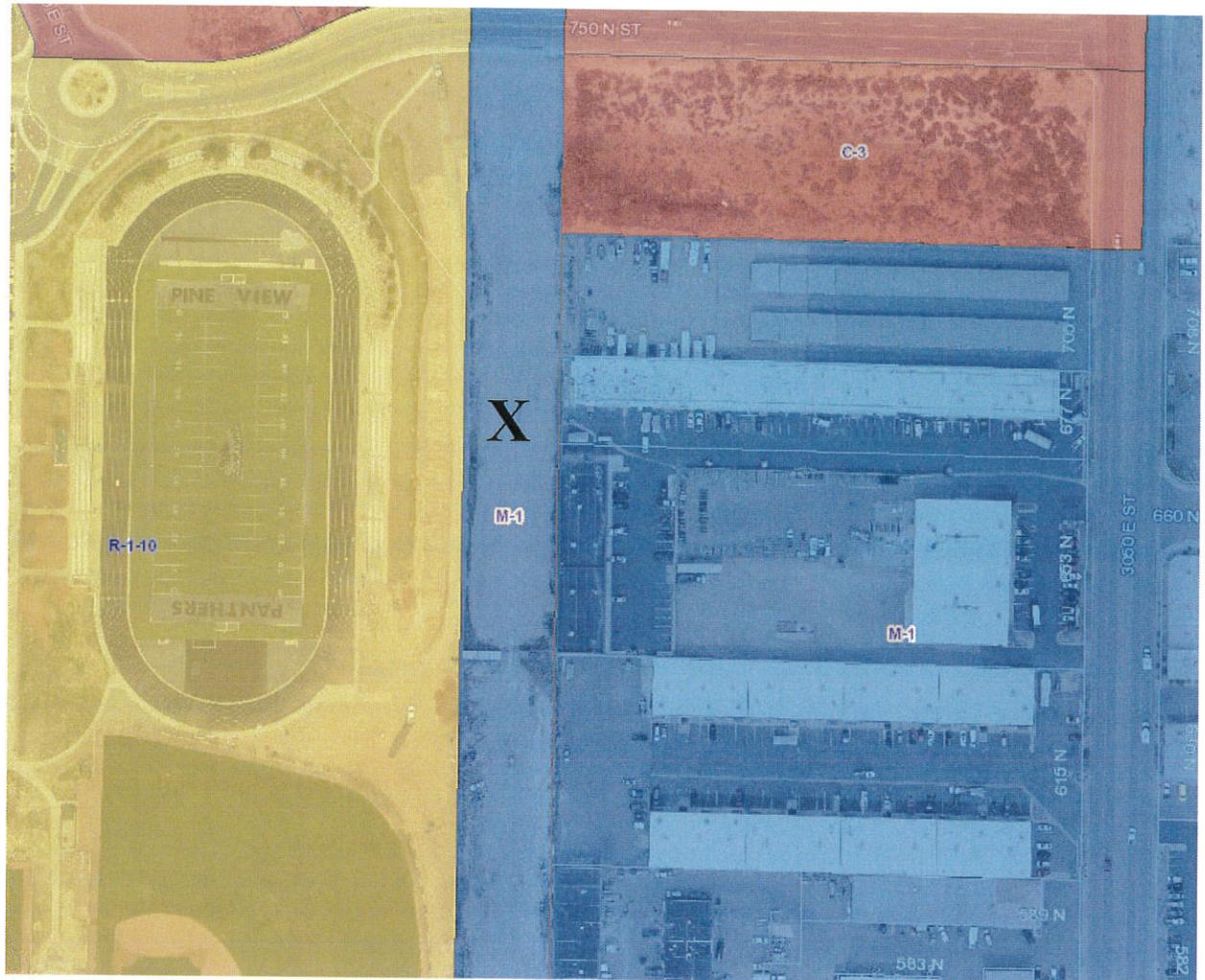
A reduced setback request only goes to the Planning Commission for approval. It will not go to City Council.

Options: The Planning Commission may make a motion to . . .

1. Approve the request for the reduced setbacks as presented.
2. Deny the request for the reduced setbacks as presented because _____.



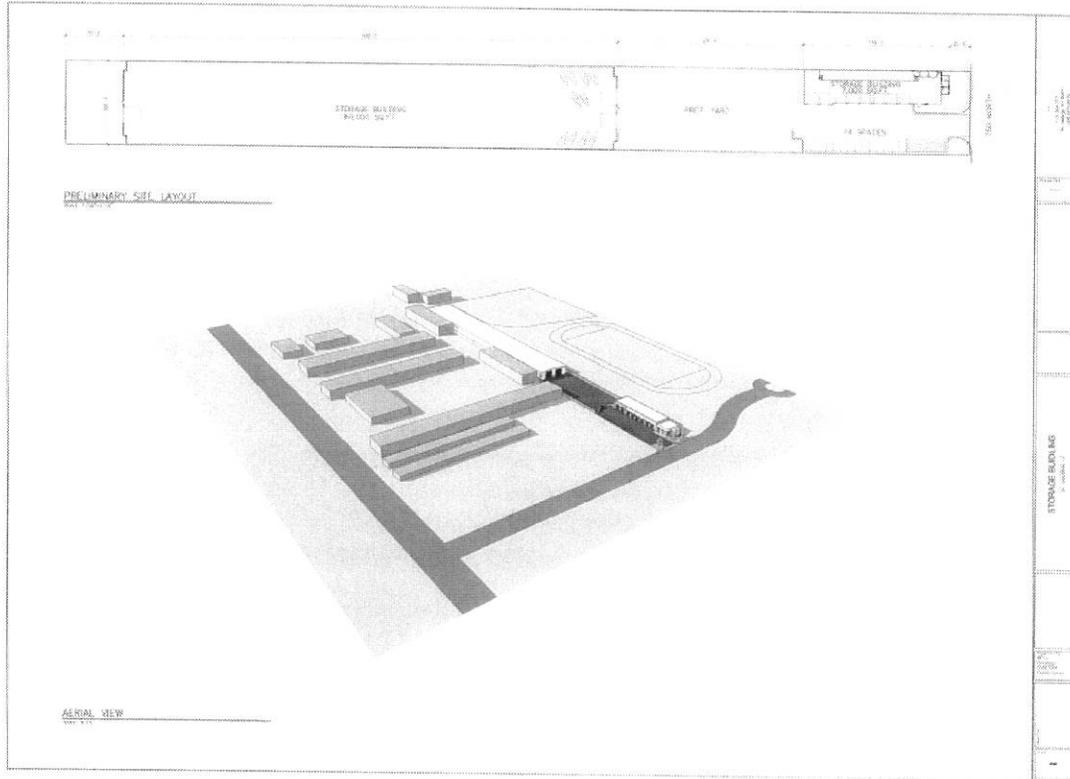
Aerial View



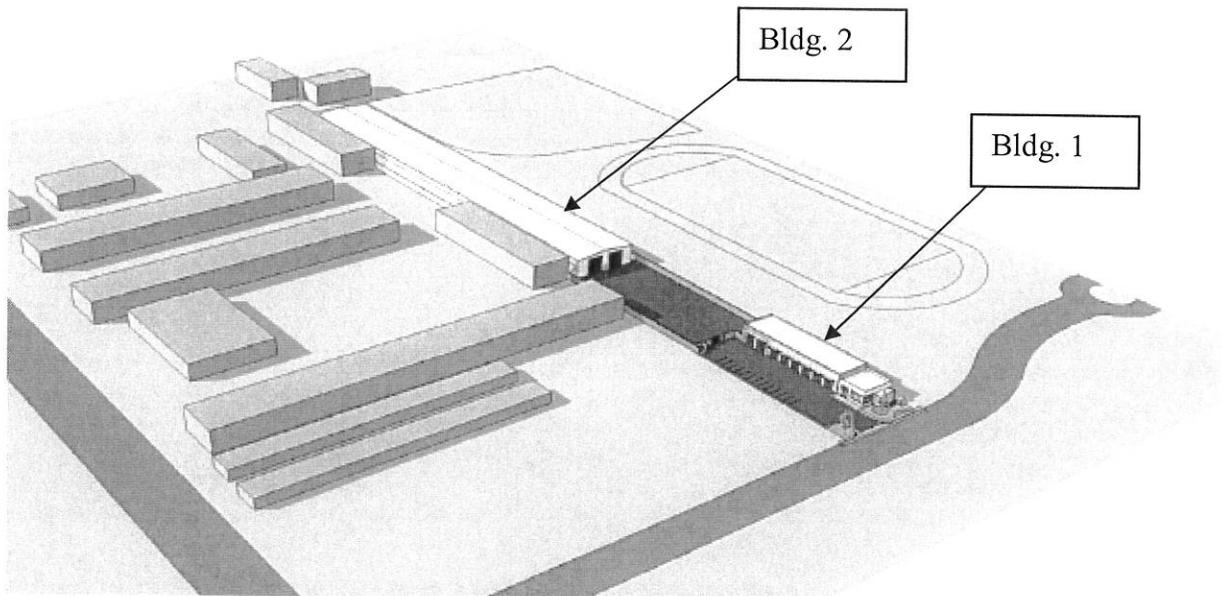
Zoning

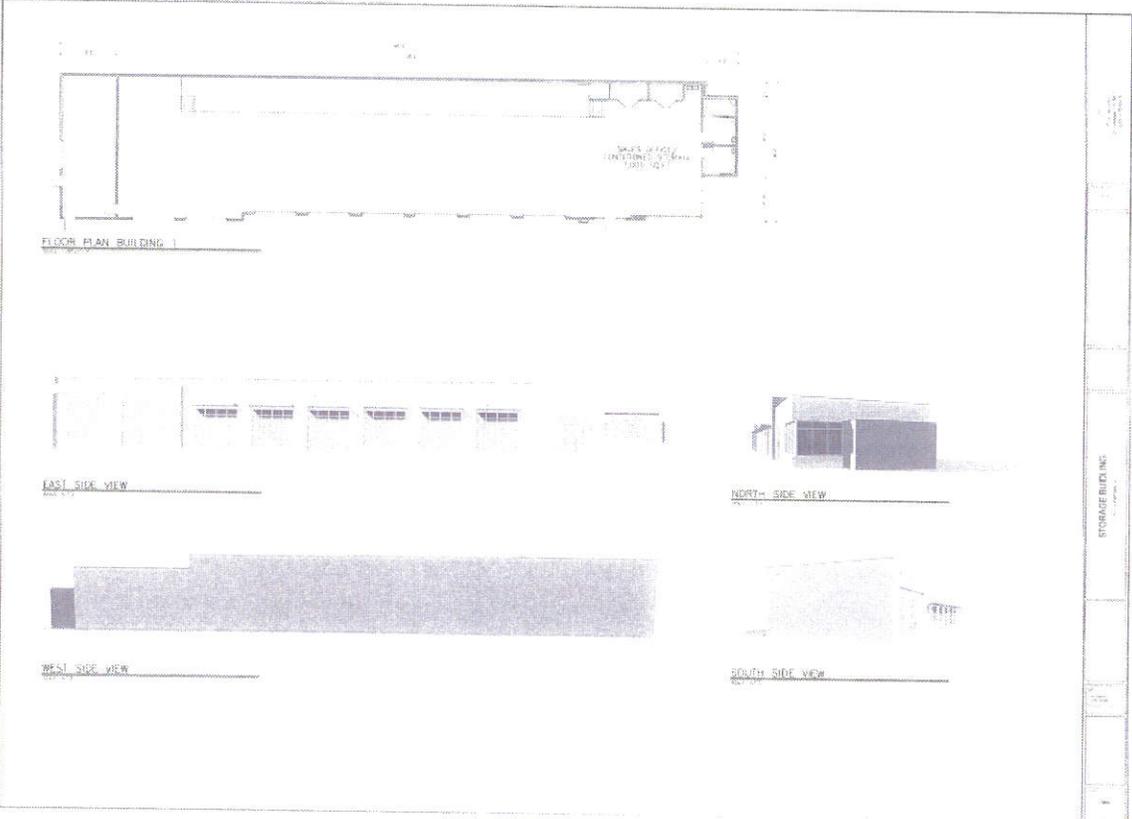


General Plan

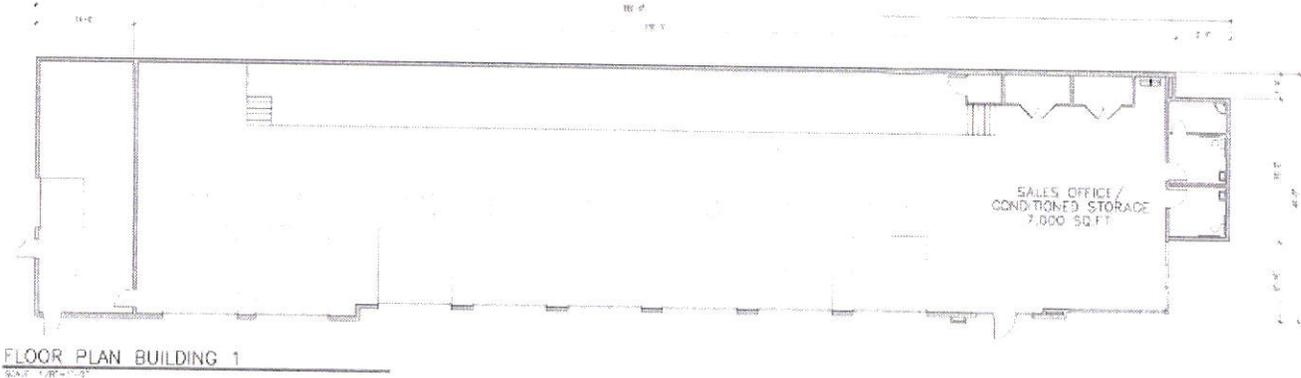


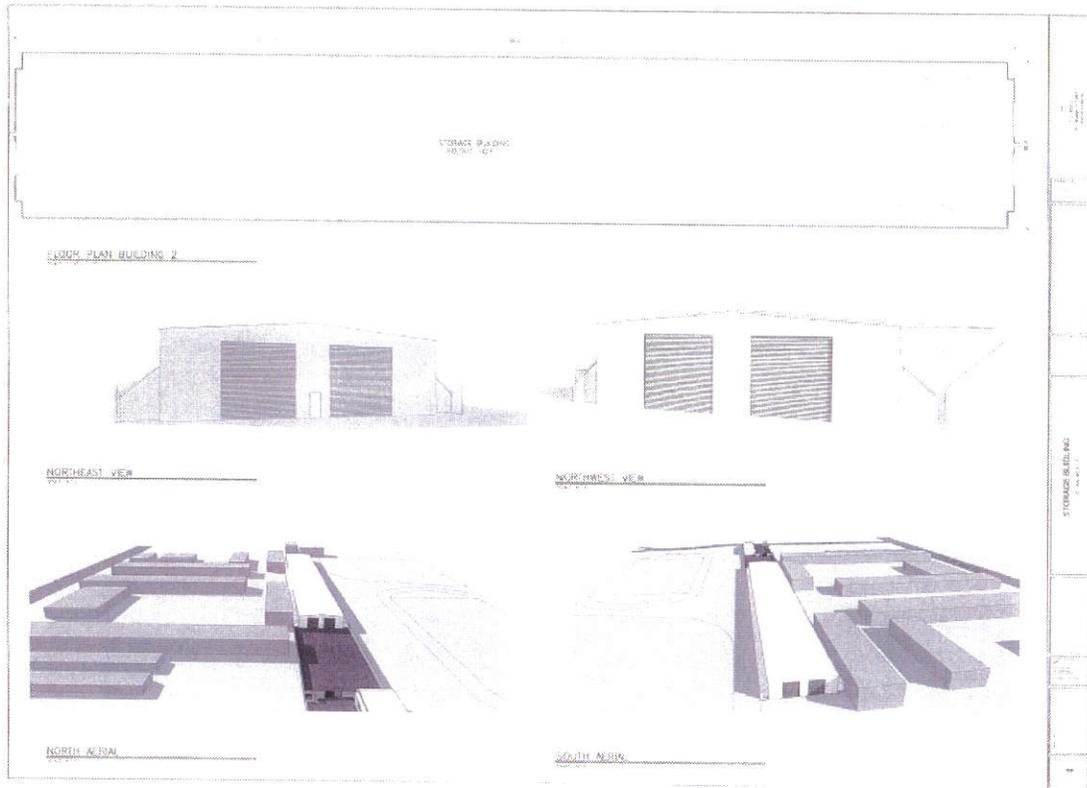
Site Plan



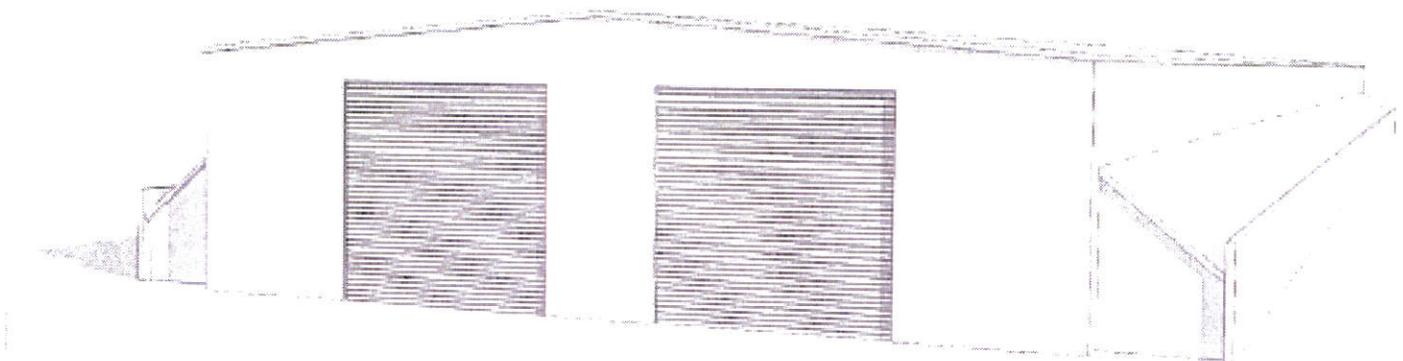


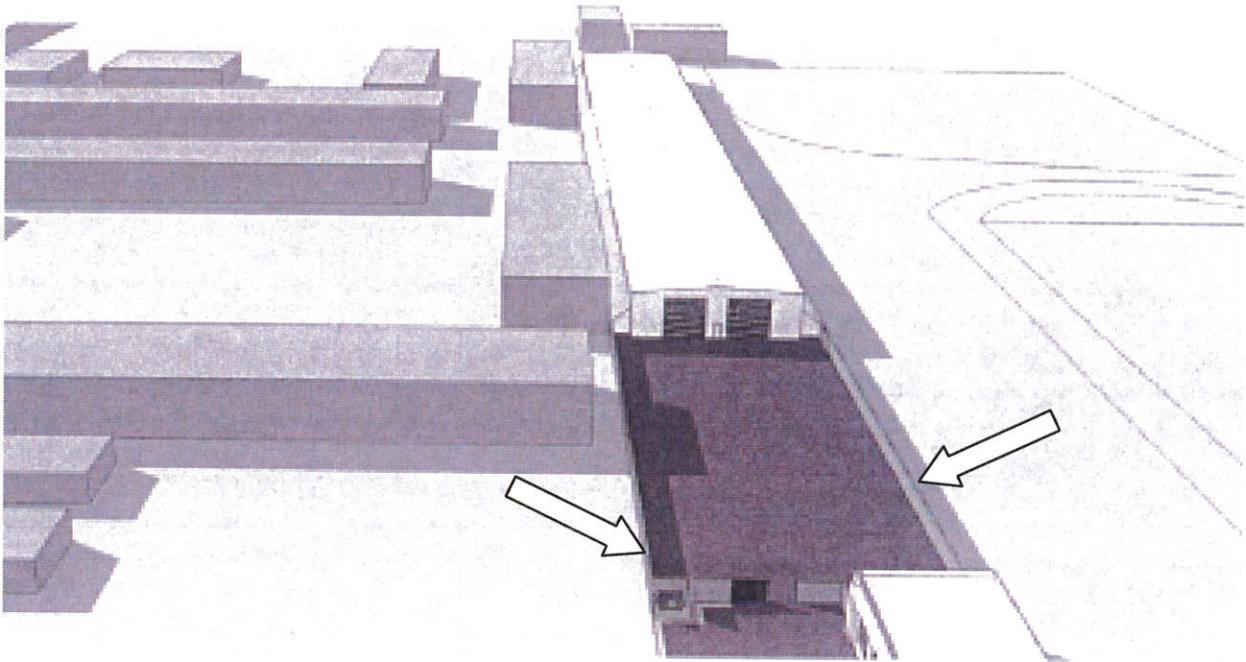
Building 1



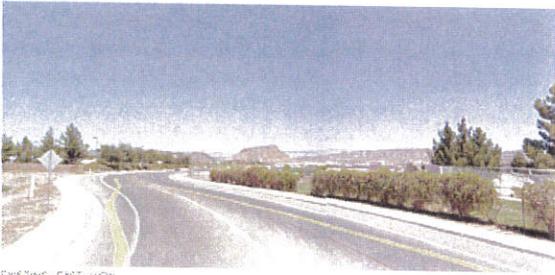


Building 2





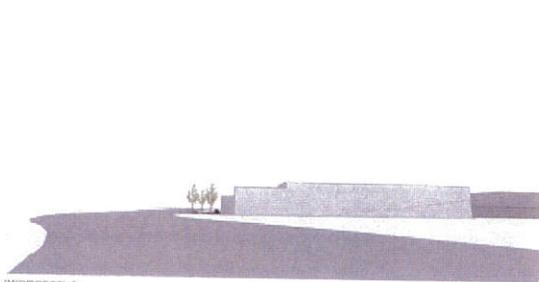
Walls & Gate



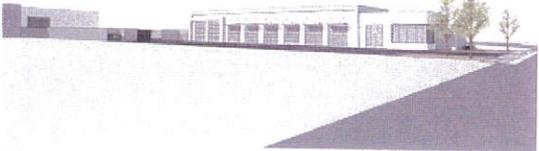
EXISTING EAST VIEW



EXISTING WEST VIEW



PERSPECTIVE



PERSPECTIVE

2015-RS-002

STORAGE BUILDING

10

**REDUCED SETBACK
APPLICATION**



FILE #: 2015-RS-002 FILING DATE: 9/25 RECEIVED BY: [Signature]
FEE: No Fee FEES PAID: N/A RECEIPT #: N/A

Note: The City of St. George Zoning Ordinance; Chapter 10 Commercial Zones, Section 10-10-4: Area, Setback and Height Requirements requires ... *Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the Planning Commission determines such setback is unnecessary.*

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Smith Payne Investments

MAILING ADDRESS: 359 E Riverside Dr Ste D, St George, UT 84790
PHONE: (435) 628-5281 CELL: (435) 414-5266 FAX: (866) 620-9510

APPLICANT: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE: Aaron Homer
(If different than owner)

MAILING ADDRESS: _____

PHONE: (435) 628-5281 CELL: _____ FAX: (866) 620-9510

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: 750 N 2950 E St George, UT 84790

ASSESSOR'S PARCEL NUMBER(S): SG-5-2-22-31111

ZONING: M1 GENERAL PLAN: _____

LEGAL DESCRIPTION: (Attach separate sheet if necessary) See attached
Lot / Plat

EXISTING USE: _____
Use of property and/or Buildings

PROPOSED USE: Boat Storage
Use of property and/or Buildings

SUBMITTAL "CHECK LIST"

YES	N/A	
—	—	1. Completed General Information form (page one of this application)
—	—	2. Written text (Project proposal / narrative)
—	—	3. Colored elevation drawing(s) showing all four sides of proposed buildings, and photo simulations, if applicable.
—	—	4. Color and materials board, or approved equivalent, as required.
—	—	5. Three (3) full sets of plans that include a fully dimensioned colored site plan, floor plan, landscape plan, grading plan, and elevations for all sides of the buildings. The scale should be no smaller than 1" = 20' for the site plan, and 1" = 4' or 1" = 8' for the floor plan and elevations.
—	—	6. 8 1/2 x 11 reduced copy of site plan, floor plan, grading plan, and elevations.
—	—	7. Optional: Provide mailing labels for adjacent neighbors.

SITE PLAN INFORMATION

Please include the following information on your site plans

YES	N/A	
—	—	1. Current address of project, plat name, assessor parcel number(s), and the applicant's and plan preparer's name, address, phone and fax numbers.
—	—	2. North arrow and scale.
—	—	3. Property lines, with dimensions, and the location, width, and description of any easements.
—	—	4. Existing and proposed streets, including names, centerlines, widths, and existing and future rights of way and improvements.
—	—	5. Show existing fire hydrants within 300 feet of the project site. Indicate any proposed fire hydrants.
—	—	6. Show proposed Fire Department vehicle access lane(s).
—	—	7. Show and dimension all existing and proposed buildings and structures, and indicate existing features to be removed. Show distances between buildings and distances from buildings to property lines, and indicate required and proposed building setback lines. Show any nearby buildings within 30 feet of the subject property lines. Indicate proposed walls, fences. Trash enclosures, utility vaults, mechanical equipment, accessory buildings, paved areas, tanks, or other site features.
—	—	8. Show proposed and existing parking, driveways and access points, both on-site and off-site within the vicinity. Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, and indicate handicapped accessible spaces. Indicate one-way and two-way drive aisles.
—	—	9. Show any significant natural features such as rock outcroppings and water courses.
—	—	10. Show proposed landscaping, including quantity, location, variety, and container size; a separate landscaping plan may be submitted instead of showing this information on the site plan.
—	—	11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

YES	N/A		
—	—	12.	Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.
—	—	13.	Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, and utility poles.
—	—	14.	Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.
—	—	15.	Show location of on-site and off-site drainage, both existing and proposed.
—	—	16.	Provide a legend on the site plan that includes: <ul style="list-style-type: none"> a. Current zoning b. General Plan c. Any proposed changes in zoning or general plan d. Total lot square footage e. Total building square footage f. Lot coverage g. Setbacks h. Building height i. Parking (show calculations) j. Open Space k. Landscaping (show calculations)(%) l. Proposed use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within all buildings). m. For multifamily residential projects, include the unit type, number of bedrooms, square footage per unit, and the unit mix. n. Indicate the intended occupancy type of all buildings o. Identify building sprinkled and nonsprinklered.

COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.

2. Until the following information is submitted, your application will be considered incomplete:

3. The applicant has the ability and intention to utilize said REDUCED SETBACK (RS) within twelve (12) months from date of final approval; and the applicant understands this RS application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant
4. A RS approval does not eliminate the necessity of obtaining a building permit, which is required for construction of all buildings in the project.

5. Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions, if applicable.

6. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

APPLICANT AGREEMENT

I (we) have read and understood the requirements of this application and all information is true and accurate to the best of my (our) abilities.


Signature

9/24/15
Date

Signature

Date

ITEM 7A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

PRELIMINARY PLAT

Tonaquint Terrace Phase 4

Case No. 2015-PP-027

Request: To approve a preliminary plat for a ten (10) lot residential subdivision

Location: The site is located at 1330 West 2440 South

Property: 4.84 acres

Number of Lots: 10

Density: 2.07 du/ac

Zoning: R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size)

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – R-1-40
East – R-1-10
West – M&G

General Plan: LDR

Applicant: Development Solutions Group, Inc

Representative: Logan Blake

Comments:

ITEM 7B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

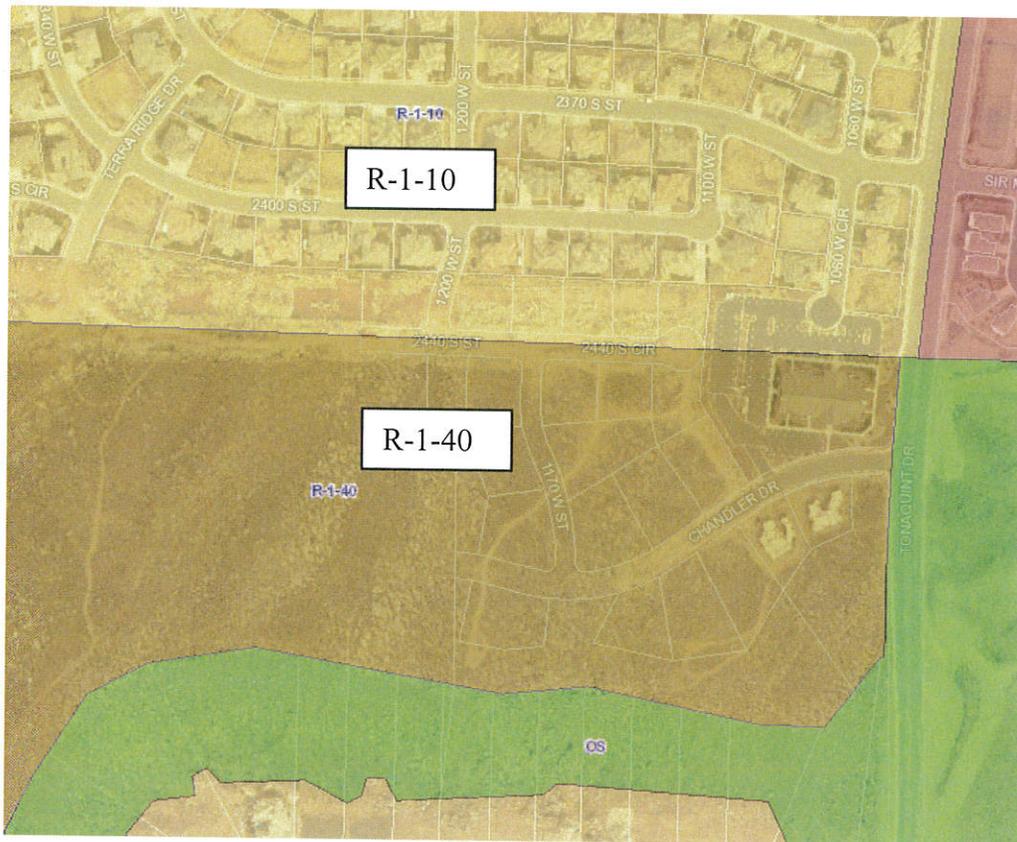
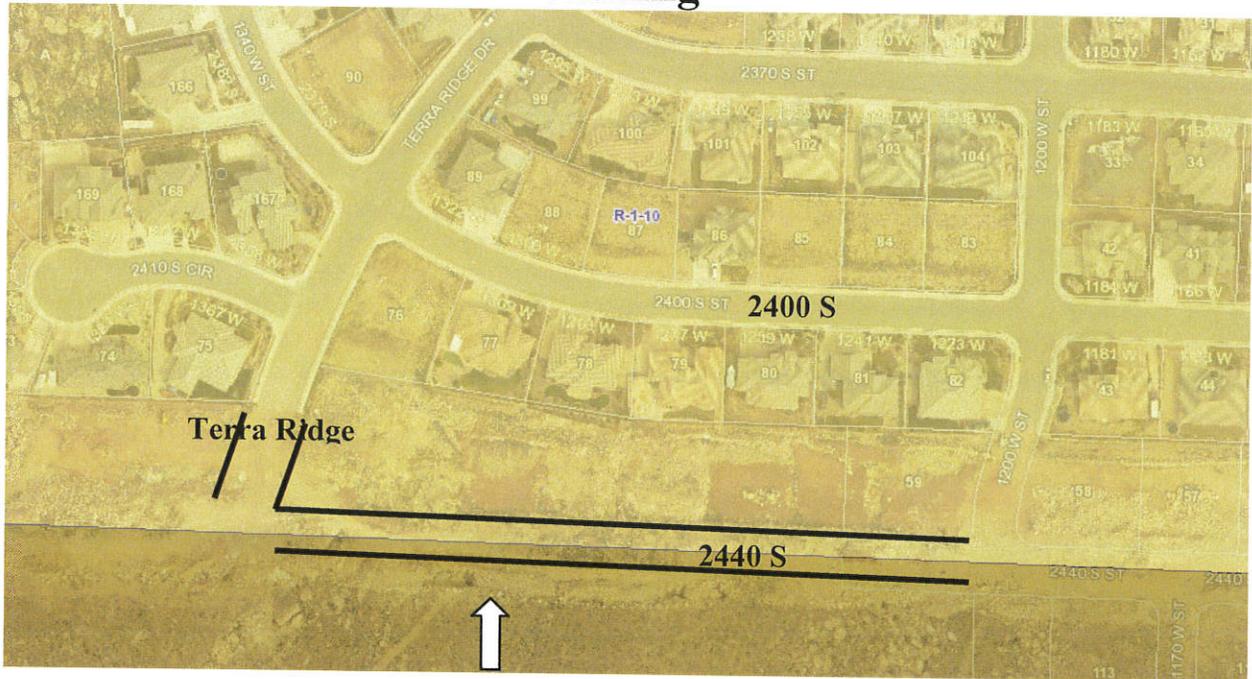
PRELIMINARY PLAT

Tonaquint Heights Phase 3

Case No. 2015-PP-028

- Request:** To approve a preliminary plat for a three (3) lot residential subdivision
- Location:** The site is located at 1330 West 2440 South
- Property:** 2.775 acres
- Number of Lots:** 3
- Density:** 1.089 du/ac
- Zoning:** R-1-40 (Single Family Residential, 40,000 sq. ft. minimum lot size)
- Adjacent zones:** This plat is surrounded by the following zones:
North – R-1-10
South – OS
East – R-1-40
West – R-1-40
- General Plan:** OS (Open Space)
- Applicant:** Development Solutions Group, Inc
- Representative:** Logan Blake
- Comments:** A conditional use permit (CUP) was approved for a ‘cluster development.’

Zoning



ITEM 7C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

PRELIMINARY PLAT

Hidden Pinyon Phases 3 and 4

Case No. 2015-PP-029

- Request:** To approve a preliminary plat for a fourteen (14) lot residential subdivision
- Location:** The site is located at 5700 North Hidden Pinyon Dr
- Property:** 5.28 acres
- Number of Lots:** 14
- Density:** 2.65 du/ac
- Zoning:** PD-R (Planned Development – Residential)
- Adjacent zones:** This plat is surrounded by the following zones:
North – PD-R
South – PD-R
East – PD-R
West – PD-R
- General Plan:** LDR (Low Density Residential)
- Applicant:** Development Solutions Group, Inc
- Representative:** Logan Blake
- Comments:**

ITEM 7D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/13/2015

PRELIMINARY PLAT

North Gate Peaks Phases 3 and 4

Case No. 2015-PP-030

- Request:** To approve a preliminary plat for an eighteen (18) lot residential subdivision
- Location:** The site is located at 5700 North Northgate Peaks Dr
- Property:** 6.28 acres
- Number of Lots:** 18
- Density:** 2.87 du/ac
- Zoning:** PD-R (Planned Development – Residential)
- Adjacent zones:** This plat is surrounded by the following zones:
North – PD-R
South – PD-R
East – PD-R
West – PD-R
- General Plan:** LDR (Low Density Residential)
- Applicant:** Development Solutions Group, Inc
- Representative:** Logan Blake
- Comments:**



DATE	DESCRIPTION

DEVELOPMENT SOLUTIONS, INC.
 LAND PLANNERS, CIVIL ENGINEERS
 120 East 9000 South Suite 8001
 Provo, UT 84601
 Phone (801) 733-1111 Fax (801) 733-1111
 www.devsolutions.com

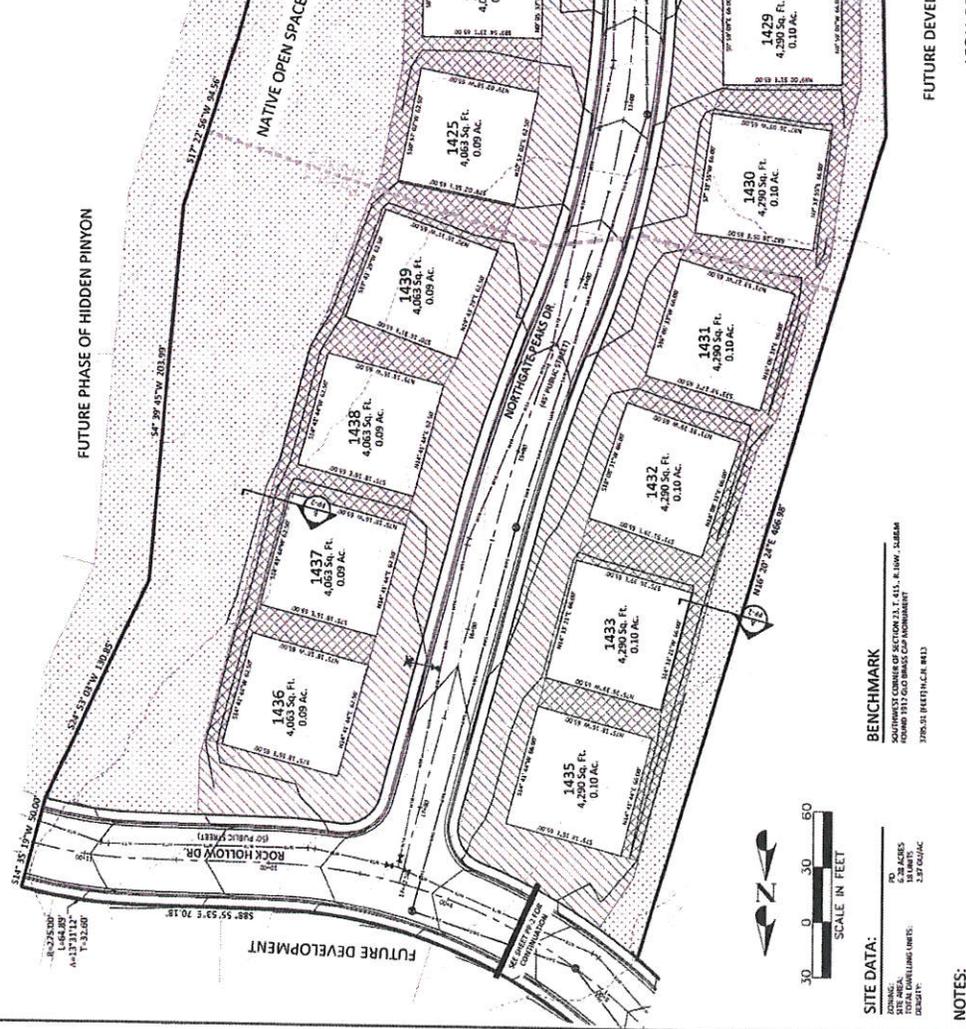
THE LEDGES OF ST. GEORGE NORTHGATE PEAKS PHASES 3 & 4
 A PLANNED DEVELOPMENT LOCATED IN ST. GEORGE, UTAH

PRELIMINARY PLAT

PP-1

1 OF 2 TOTAL

PRELIMINARY PLAT
 FOR
THE LEDGES OF ST. GEORGE NORTHGATE PEAKS PHASES 3 & 4 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
 TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M.



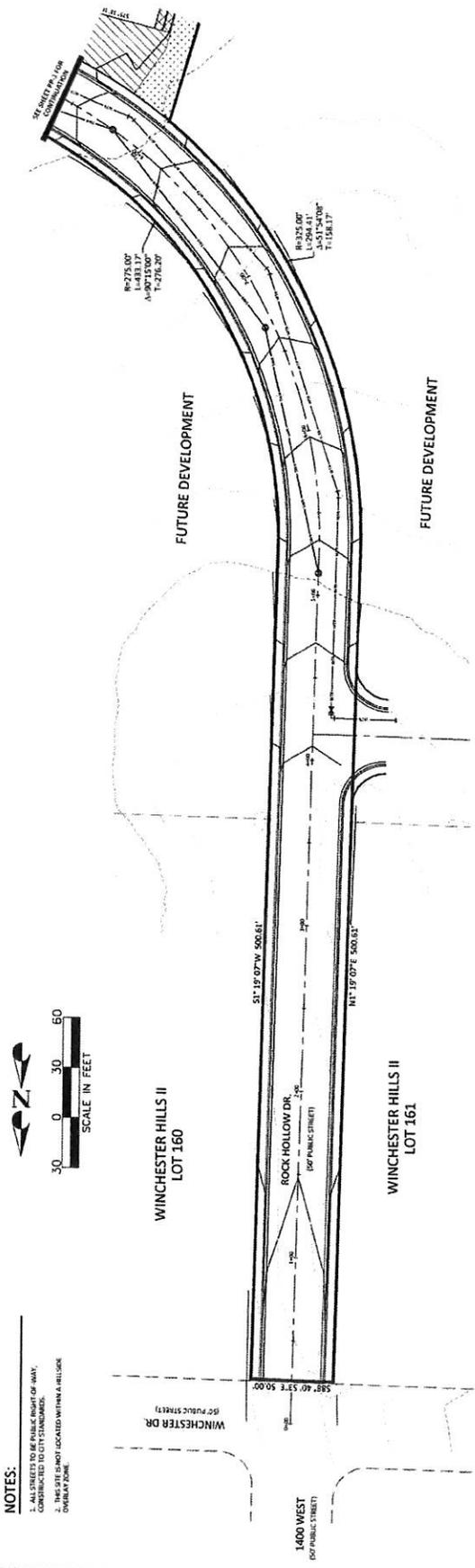


PROJECT NAME	DATE
THE LEDGES OF ST. GEORGE	04/22/2011
PLANNED DEVELOPMENT LOCATED IN ST. GEORGE, UTAH	
PRELIMINARY PLAT	

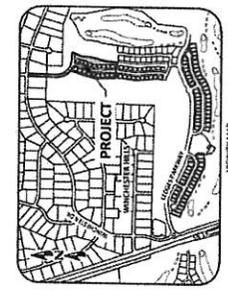
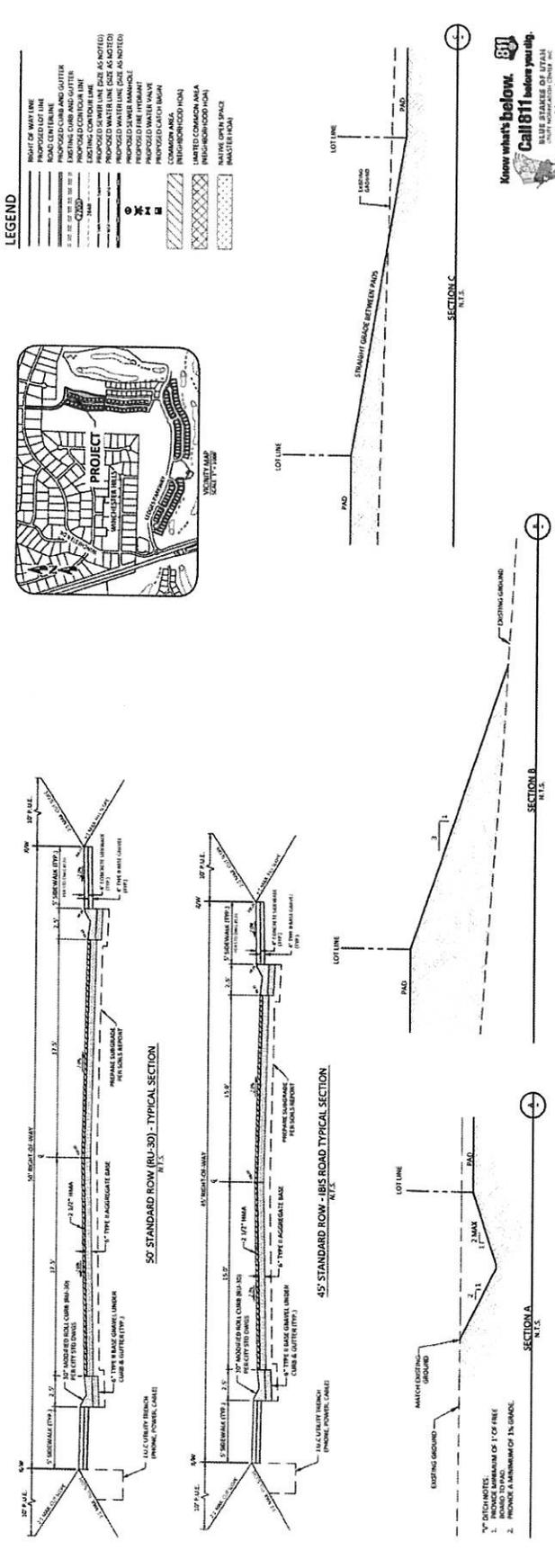
DEVELOPMENT SOLUTIONS, INC.
 LAND PLANNERS, CIVIL ENGINEERS
 120 East St. George Blvd. Suite 201
 St. George, UT 84770
 Office (435) 632-1212 • Fax (435) 632-1553
 www.developmentsolutions.com

DATE	BY	REVISION
04/22/2011	JK	ISSUED FOR PERMIT
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS
04/22/2011	JK	REVISED PER COMMENTS

PP-2
 2 OF 2 TOTAL



- NOTES:
1. ALL STREET TO BE FINISHED TO CITY STANDARD.
 2. THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD OVERLAY ZONE.



- LEGEND
- RIGHT OF WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED SWIMMING POOL (SIZE AS NOTED)
 - PROPOSED WATER LINE (SIZE AS NOTED)
 - PROPOSED SEWER MAINLINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED CATCH BASIN
 - COMMON AREA
 - PROPOSED PAVEMENT
 - PROPOSED ASPHALT DRIVE
 - PROPOSED ASPHALT DRIVE
 - NATIVE OPEN SPACE
 - MASTER PLAN

Know what's below. Call 811 before you dig.
 BLUE STARS OF UTAH
 www.811utah.org
 1 800 762 4111

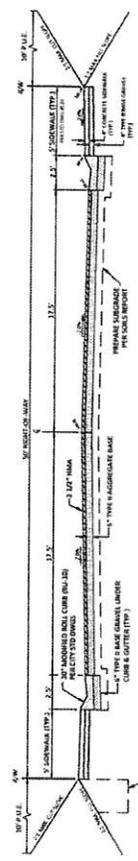
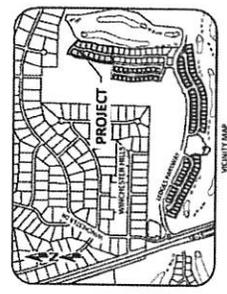
Know what's below.®
 HELP STATES OF UTAH
 Call 811 before you dig.
 www.811.utah.gov
 1-800-662-2111

DATE:	04/15/2014
BY:	JK
CHECKED BY:	JK
PROJECT NO.:	140101
SHEET NUMBER:	DT-1
TOTAL SHEETS:	2

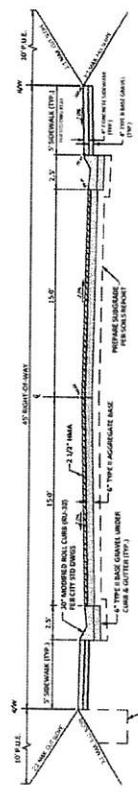
DEVELOPMENT SOLUTIONS, INC.
 LAND PLANNERS, CIVIL ENGINEERS
 120 EAST ST. GEORGE BLVD. SUITE 200
 ST. GEORGE, UT 84770
 OFFICE (435) 628-2111 • FAX (435) 624-0553
 WWW.DEVELOPTIONSOLUTIONS.COM

PROJECT NAME: THE LEDGES OF ST. GEORGE
 NORTHGATE PEAKS PHASES 3 & 4
 A PLANNED DEVELOPMENT LOCATED IN ST. GEORGE, UTAH
 SHEET NAME: SECTIONS & DETAILS

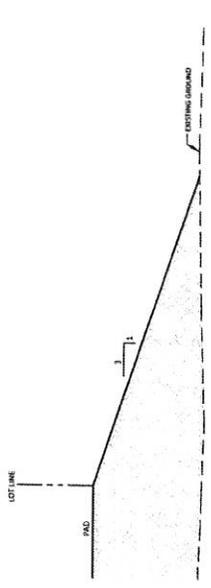
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/15/14



50' STANDARD ROW (SU-30) - TYPICAL SECTION
 N.T.S.



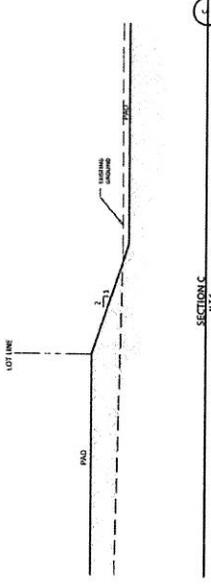
45' STANDARD ROW - IBIS ROAD TYPICAL SECTION
 N.T.S.



SECTION B
 N.T.S.



SECTION A
 N.T.S.



SECTION C
 N.T.S.

- 1. DITCH AND TRENCH TO BE A MINIMUM OF 1' OF FREE BOARD TO PAD.
- 2. PROVIDE A MINIMUM OF 1% GRADE.