

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, **November 10, 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 fourteen (14) lot residential subdivision final plat for "**Hawthorne Estates Phase 3**". The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3060 East and 3450 South (Ashton Drive and Tanoak Circle). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-050. (Staff – Todd Jacobsen)
- B. Consider approval of a twenty (20) lot residential subdivision final plat for "**Sun River at St George Phase 47**". The property is zoned PD-R (Planned Development Residential) and is located at approximately 1290 East 5080 South (Blue Star Drive and Silk Berry Drive). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-060. (Staff – Todd Jacobsen)

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

Consider approval of an amended residential subdivision final plat / lot line adjustment to adjust the **lot line between Kachina Springs East Phase 3** and the **parcel to the north** (SG-6-2-10-111) by moving it approximately ten feet (10') towards back of curb. The City is retaining the area as a utility and drainage easement. The properties are zoned PD-R (Planned Development Residential) and are located at 2139 West Cougar Rock Circle. The representative is Mr. Roger Bundy, R & B Surveying. Case No. 2015-LRE-029. (Staff – Todd Jacobsen)

5. **ZONING REGULATION AMENDMENT (ZRA)** (Public Hearing)

Consider amendments to the following chapters and sections in Title 10 Zoning regulations regarding **accessory buildings**: 10-2-1 Zoning Definitions, 10-7A-4 Height Regulations, 10-7A-6 Modifying Regulations, 10-7B-4 Height Regulations, 10-7B-6 Modifying Regulations, 10-7C-4 Height Regulations, 10-7C-7 Modifying Regulations, 10-7D-5 Height Regulations, 10-7D-7 Modifying Regulations, and 10-14 Supplementary and Qualifying Regulations. Case No. 2015-ZRA-002. (Staff John Willis)

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

Consider a General Plan Amendment to change the land use designation from RESORT, TC (Town Center), MDR (Medium Density Residential), HDR (High Density Residential), and LDR (Low Density Residential) to COM (Commercial) on approximately 187 acres. Located at the **former St George Municipal Airport** on the Black Hill at approximately 500 West and from 300 South to 1600 South. Case No. 2015-GPA-010. (Staff John Willis)

7. **REDUCED SETBACK**

Consider the reduction of the required side yard setback located along the north property line from ten feet (10') to four foot (4'). Also consider a reduction of a portion of the required rear yard setback located on the west property line from ten feet (10') to approximately seven feet and forty-eight one hundredths inches (7.48') for a distance of approximately 28 feet - along the north west corner of the lot (*the rest of the setback would be maintained at the required 10 ft. – see site plan*). The property is zoned C-3 (General Commercial) and is located at 73 North 900 East on a 0.78 acre lot. This request would allow for the construction of a new shop building for “**Dixie 4 X 4**” as submitted. Case No. 2015-RS-003 (Staff – Ray Snyder)

8. **DISCUSSIONS**

Discuss current items as required

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: 11/10/2015

FINAL PLAT

Hawthorn Estates Phase 3

Case No. 2015-FP-050

- Request:** Approval of a 14 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 3060 East and 3450 South (Ashton Drive and Tanoak Circle)
- Zone:** R-1-10
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL to City Council of this Final Plat Subdivision (Hawthorn Estates Phase 3) and authorize the Chairman to sign.

ITEM 1B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

FINAL PLAT

Sun River St. George Phase 47

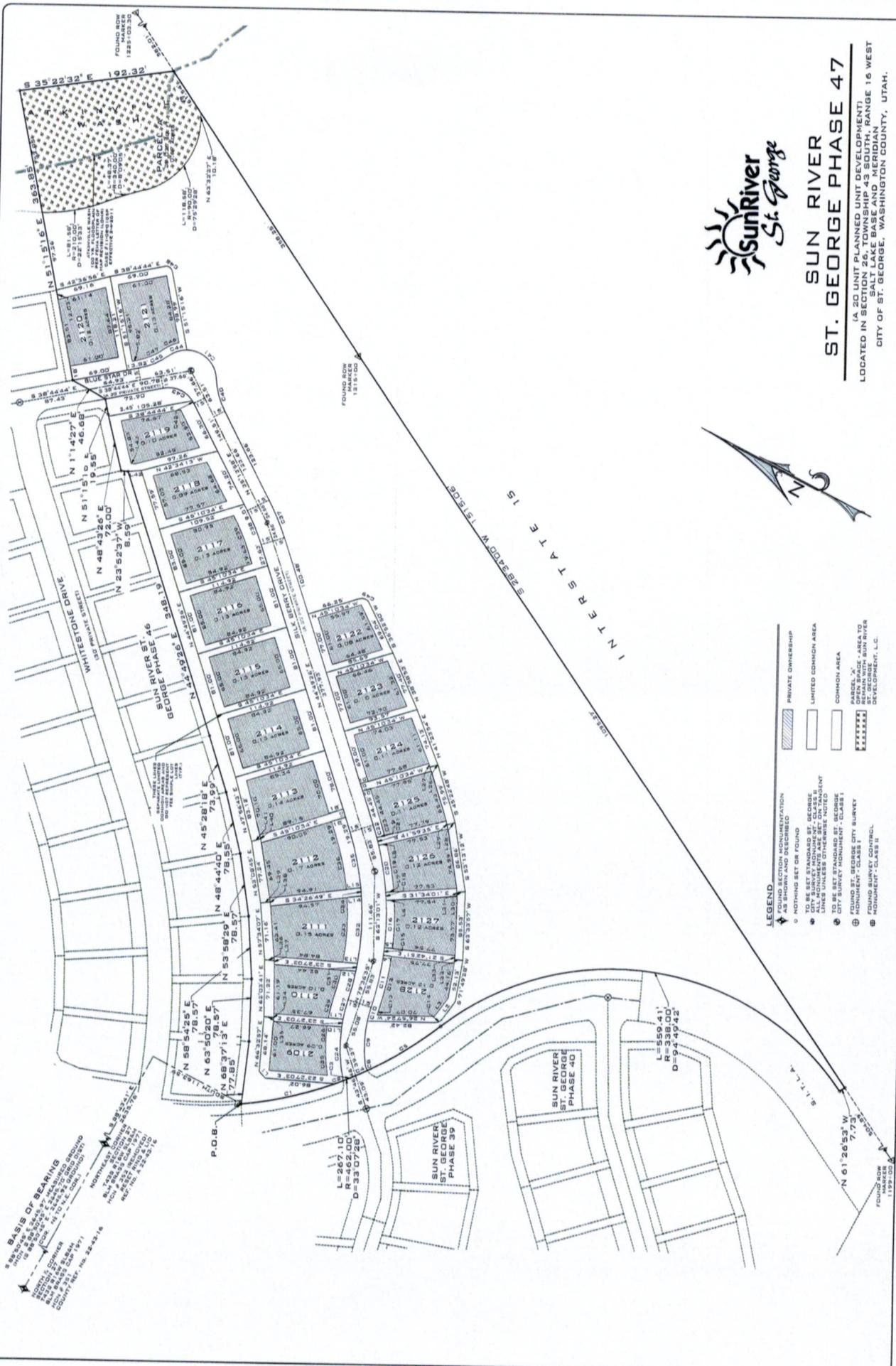
Case No. 2014-FP-060

- Request:** Approval of a 20 Unit Residential Subdivision Final Plat
- Representative:** Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790
- Property:** Located at 1290 East 5080 South (Blue Star Drive and Silk Berry Drive)
- 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.



SUN RIVER ST. GEORGE PHASE 47

(A 20 UNIT PLANNED UNIT DEVELOPMENT)
 LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
 COUNTY OF KANE, ARIZONA
 CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE MERIDIAN OF THE STATE OF ARIZONA, AS SHOWN ON THE NATIONAL GRID MAP OF ARIZONA, 1983 EDITION, SHEET 10, TOWNSHIP 43 SOUTH, RANGE 16 WEST, COUNTY OF KANE, ARIZONA. THE MERIDIAN OF THE STATE OF ARIZONA IS DEFINED AS THE MERIDIAN OF THE STATE OF ARIZONA, AS SHOWN ON THE NATIONAL GRID MAP OF ARIZONA, 1983 EDITION, SHEET 10, TOWNSHIP 43 SOUTH, RANGE 16 WEST, COUNTY OF KANE, ARIZONA.

- LEGEND**
- FOUND SECTION MONUMENTATION
 - AS SHOWN AND DESCRIBED
 - NOTHING SET OR FOUND
 - PRIVATE OWNERSHIP
 - CITY SURVEY MONUMENT - CLASS I
 - TO BE SET STANDARD ST. GEORGE MONUMENT - CLASS I
 - MONUMENT - CLASS CITY SURVEY MONUMENT - CLASS II
 - FOUND SURVEY CONTROL
 - LIMITED COMMON AREA
 - COMMON AREA
 - OPEN BACK - AREA TO BE SET BY SUN RIVER ST. GEORGE UNIT DEVELOPMENT, L.C.

ITEM 2

Final Plat Amendment/Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

FINAL PLAT AMENDMENT/LOT LINE ADJUSTMENT

Kachina Springs East Phase 3

Case No. 2015-LRE-029

Request: Approval of an Amended Residential Subdivision Final Plat/Lot Line Adjustment

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at 2139 West Cougar Rock Circle

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment/Lot Line Adjustment is to adjust the Lot Line between Kachina Springs East Phase 3 and the parcel to the north (SG-6-2-10-111) by moving it approximately 10.00 feet towards the back of curb. The City is retaining this area as a public utility and drainage easement. No other changes have been made to this Plat.

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

This Final Plat Amendment/Lot Line Adjustment is ready for Planning Commission's consideration for approval.

Recommendation: Recommend APPROVAL to City Council of this Amended Final Plat/Lot Line Adjustment for Kachina Springs East Phase 3.

ITEM 3A

Zone Change

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

ZONE CHANGE AMENDMENT

Auto Gallery

Case No. 2015-ZC-025

- Request:** This is a request to consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-2 (Highway Commercial) on 0.80 acres to accommodate the future development of an auto service shop and car sales lot
- This request is for a zone change only. This is not a site plan review (*although the applicant has provided a conceptual layout*).
- Background:** This site is located next door to the existing Auto Gallery car sales at the corner of 700 South and 1100 East Street.
- Project Name:** Auto Gallery
- Owner:** Brink 14 Properties LLC
- Applicant:** Bluff Street Properties
- Representative(s):** Mr. Curren Christensen, NAI
Mr. Brandon Anderson, Rosenberg Associates
- Location:** The property address is approximately 1059 East 700 South
- APN:** SG-742-B
- Acreage:** 0.80 acres (34,848 sq. ft.)
- Zoning:** R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
- Adjacent zones:** To the north is R-1-10
To the south is PD-R (across 700 South Street)
To the west is C-2
To the east is C-2

Building: If the zone change is approved, the applicant proposes to construct approximately a 7,490 sq. ft. building. A SPR (Site Plan Review) application and civil engineering plans would need to be submitted for staff review.

Ordinance: This project is submitted for review in compliance with Section 10-1-11.

Comments:

1. Zone Change - The Planning Commission can recommend approval or denial of the zone change (ZC) from R-1-10 to C2 as presented on 0.80 acres.

(The following comments refer to the SPR process)

2. SPR - If the ZC is approved, the applicant shall submit a SPR (Site Plan Review) application along with an associated civil engineering plan set for review by staff.
3. Setbacks – The required setbacks in the C2 zone are:
Front = 20 ft. / Street Side = 20 ft. / Side = 10 ft. / Rear = 10 ft.
(Section 10-10-4) Staff will verify actual proposed setbacks during the SPR process.
4. Wall Height – A 6 ft. wall separating the commercial zone from the residential zone to the north will be required (Sections 10-10-5.D & 10-18-5.E) during SPR.
5. Landscaping next to Residential – A 10 ft. L/S area is required next to any residential property (Section 10-10-5.D)
6. Fencing – Screening Storage – Any outside storage other than operable vehicles would require a 6 ft. sight obscuring wall in the C2 zone (*to screen from view any outside storage*) Section 10-10-5.A). Chain link with slats is not permitted.
7. Sales Lots – Automotive sales shall comply with Section 10-10-5.H and provide posted customer parking, minimum lot width, a building, required landscaping, etc.
8. Parking – The City’s standard for parking for car sales is (Section 10-19-5) requires: 1:7 + 2 for management (*one space per each 7 displayed items + 2 for mgt.*). Staff will verify parking during the SPR process.
1:250

9. Drainage – A drainage study and plan will be provided to staff as a part of the civil engineering plan review process.
 10. C.O. – It is proposed that no C.O. (*Certificate of Occupation*) shall be approved until all improvements are installed per approved civil engineering and construction plans.
 11. Lighting – During SPR review the applicant shall provide a photometric plan.
 12. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required
 13. Building – Conceptually a 7,490 sq. ft. building is proposed, but will be verified by staff during the SPR process.
-

Options (Motions):

The Planning Commission has several options:

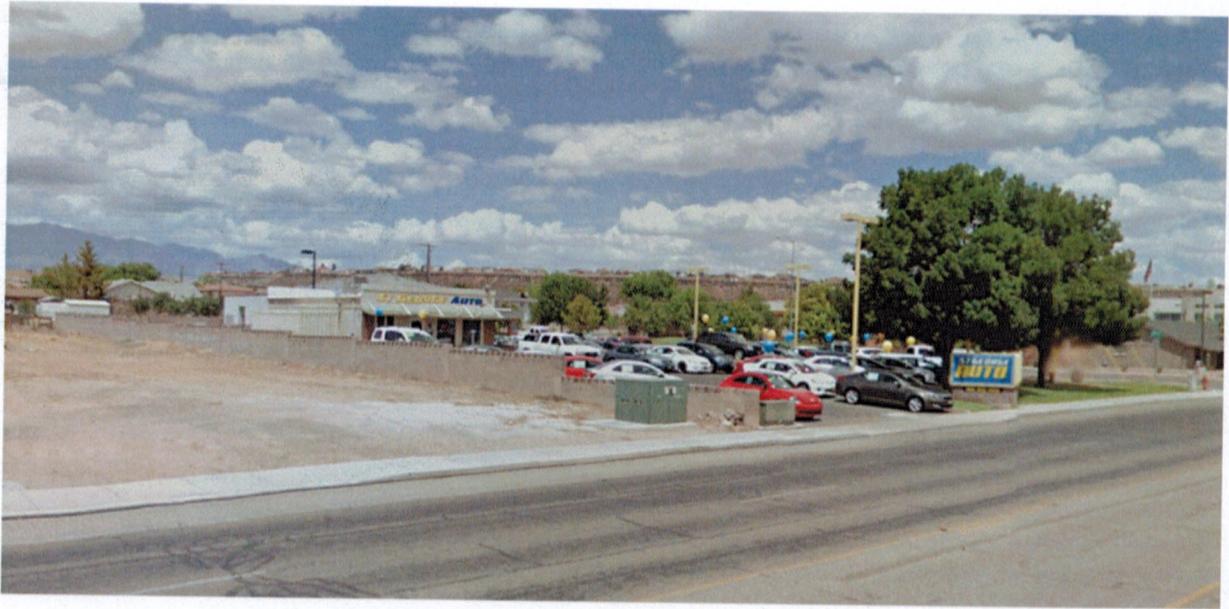
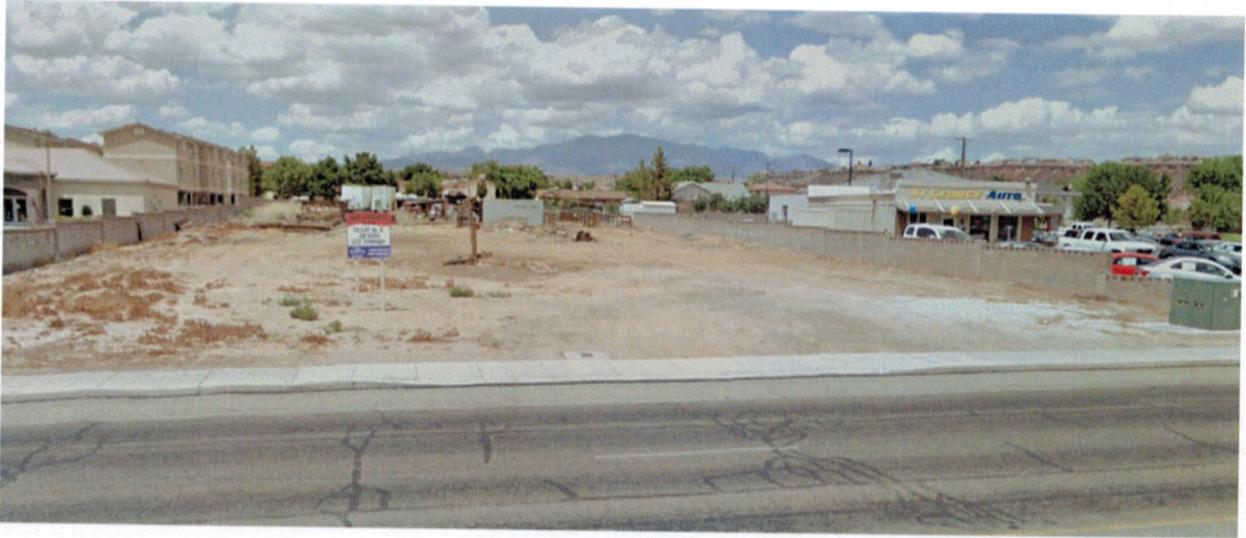
1. Deny the zone change
2. Approve the zone change as presented
3. Approve the zone change with additional conditions
4. Table the zone change to allow for additional information to be provided as determined.

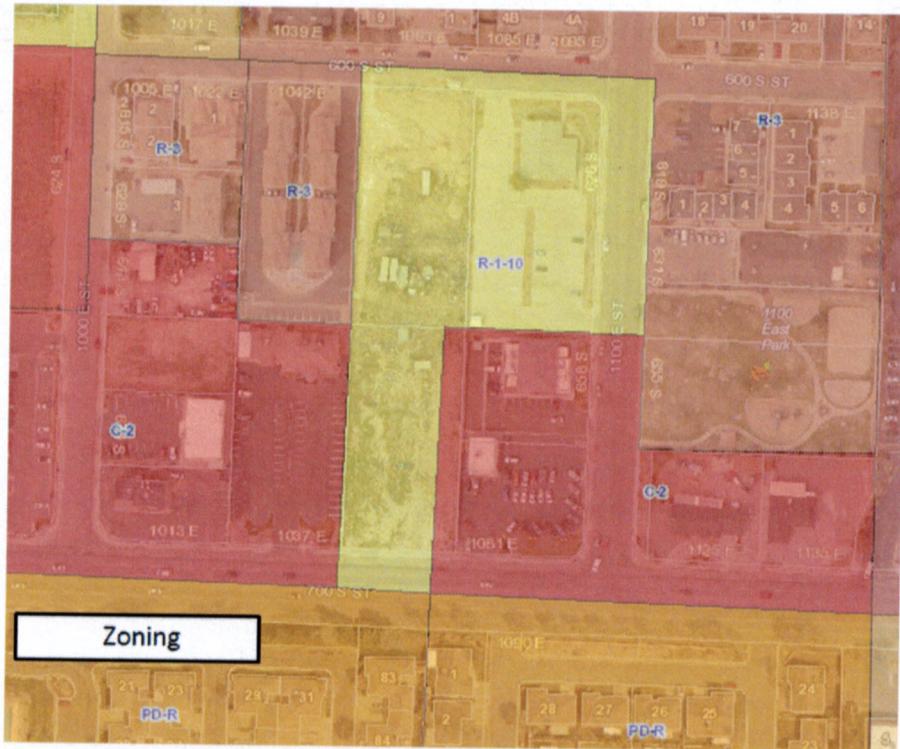
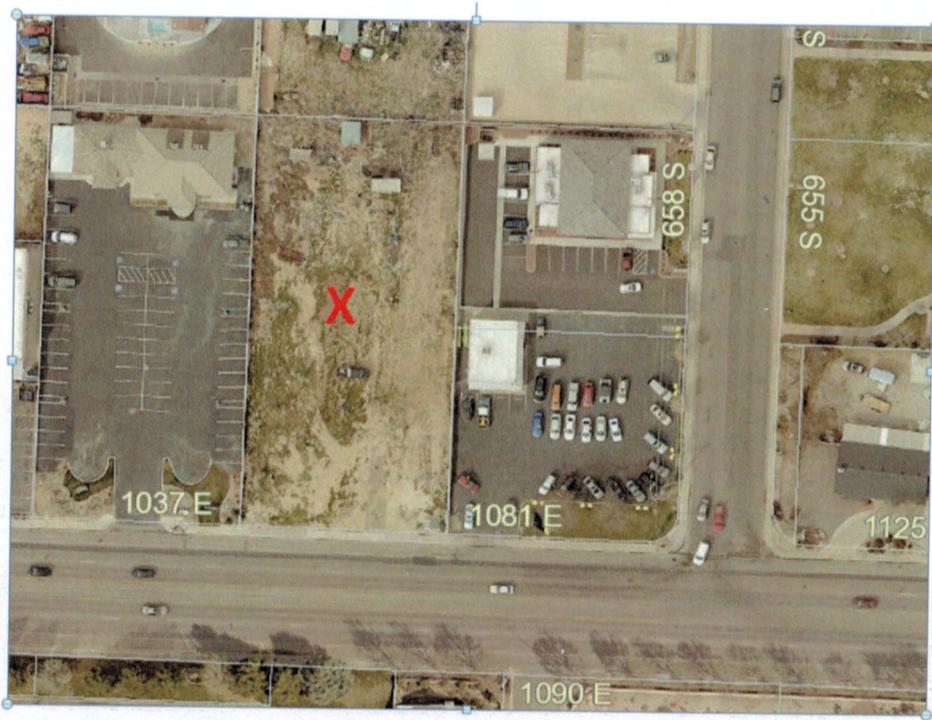
EXAMPLE

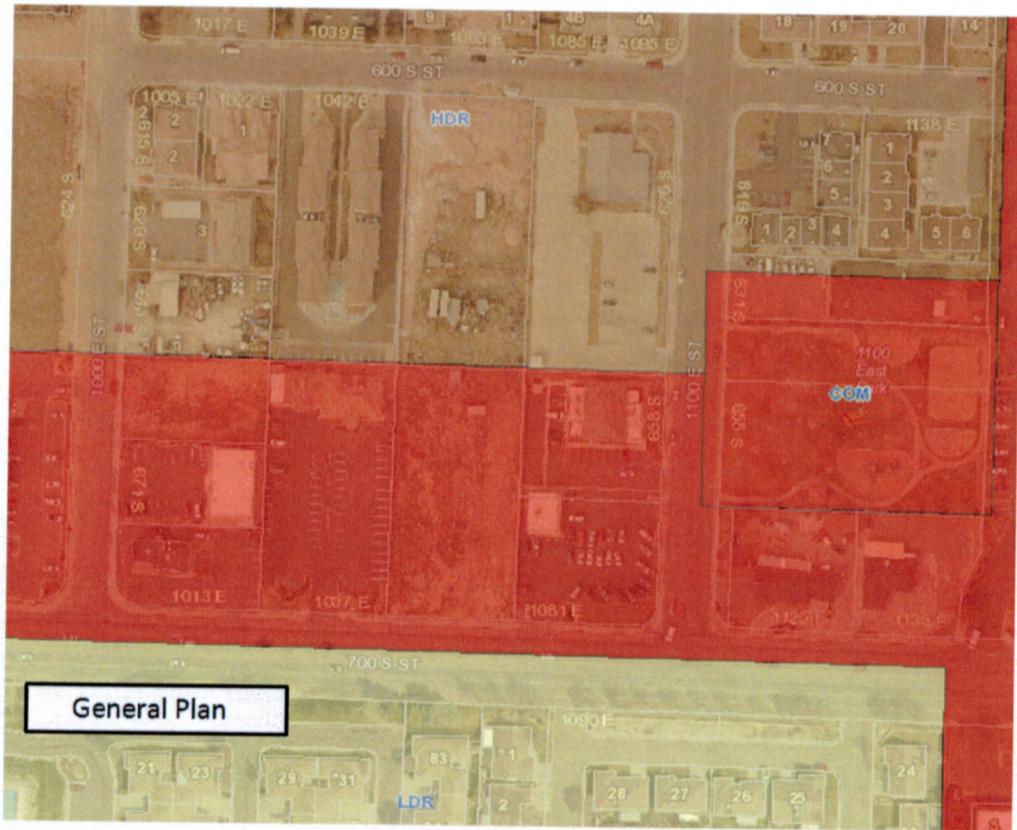
Motion to Approve:

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

1. The Planning Commission recommends approval of the zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-2 (Highway Commercial) on 0.80 acres to accommodate the future development of an auto service shop and car sales lot at approximately 1059 East 700 South Street.







**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: Brink14 Properties, LLC

MAILING ADDRESS: 1617 S. 980 East Circle, St. George, UT 84790

PHONE: K CELL: [REDACTED] FAX:

APPLICANT: Tri-State Funding, LLC or Assigns / Bluff Street Properties, LLC
(If different than owner)

MAILING ADDRESS: 2396 East Cobalt Drive, St. George, UT 84790

PHONE: 435-656-1225 CELL: [REDACTED] FAX:

EMAIL ADDRESS(ES):

CONTACT PERSON / REPRESENTATIVE: Curren Christensen, NAI, or Brandon Anderson, Rosenberg & Assoc
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 243 E. St. George Blvd. Ste 200, St. George, UT, or 352 E. Riverside, St. George, UT

PHONE: 628-1609, or 673-8586 CELL: FAX:

EMAIL ADDRESS(ES): currenc@naiutahsouth.com, or brandona@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 site plan suitable for presentations in public meetings. The properties approximate address is 1059 E. 700 S. St. George, UT It is Washington County, UT Tax ID SG-742-B

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 #: 20__-ZC-__ FILING DATE: _____ RECEIVED BY: _____ 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? Commercial Zoning - C-2
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: Approximately .80 of an Acre
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: Power and Water are Stubbed into the Property and it is our understanding that sewer is available in the 700 South Street

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 700 s. Rezone,
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Brink14 Properties, LLC Phone No. _____
Contact Person/Representative Curren Christensen/Brandon Anderson Phone No. 627-5752/673-8586
Licensed Surveyor Brandon Anderson, Rosenberg and Associates Phone No. 435-673-8586

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 November 10, 2015
City Council Set Date November 19, 2015
City Council Hearing Date November 19, 2015
Council Action December 3, 2015

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) Bluff Street Properties, LLC
(is)(are) the owner(s) Tri-State Funding, LLC or Assigns (applicant)
Brink14 Properties, LLC (owner)
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.

\$ Dorrie Reinkerhoff (owner) 1617 So. 980 E. Cir. St. George
Signature Address

[Signature] (applicant) 2396 E Cobalt Drive St. George
Signature Address

Signature Address

Attach additional sheets if necessary for additional owners.

PROPERTY OWNERS LIST DECLARATION

City of St. George

175 East 200 North – St. George, UT 84770 – (435) 627-4000 – www.sgcity.org

The property owners listed identifies the owners of properties within a certain distance or radius of the external boundaries of a project or property. The labels may be prepared by the Washington County Recorder's Office, Title Company, or by another approved party. A complete property owners list shall consist of the following:

1. Completed and signed declaration
2. List identifying each property owners name, mailing address, and Assessor's Parcel Number (APN)
3. Typed set of mailing labels for each property owner prepared on 8-1/2"x11" sheets of self-adhesive labels in three column format, as shown on the attached sample. All type shall be in capital letters with no punctuation or APN's.
4. Property owner radius map identifying all properties within the required radius. An example radius map is attached.

The property owners list and the required radius shall be based on the application type as described below:

- **Zone Change**
 - Record owner of each parcel within 500 feet of that property (2 sets)
- **Conditional Use Permit or Variance**
 - Record owner of each parcel within 300 feet of that property (1 set)
- **Amended Final Plat**
 - Record owner of each parcel within 300 feet of that property (1set)
 - if each (100%) record owner of the subdivision gives their consent to the amendment, then labels are not required
- **Vacating a Roadway or Abandoning an Easement**
 - Record owner of each parcel within 300 feet of that property (1 set)

LABELS PREPARED BY:

Rosenberg & Associates / MRW Design
Organization Name

The attached list contains the names and addresses of all persons to whom all property is assessed, and as they appear on the most current County Assessment Roll. This list identifies all properties located within the required area measured from the exterior boundaries of the property legally described by Assessor's Parcel Number(s).

Raynie Reinkerhoff
Legal Owner/Agent of property

Date: 10-9-15

*The list of property owners shall be submitted with the application applying for.

ITEM 3B

Zone Change

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

ZONE CHANGE

Vintage at Tabernacle

Case No. 2015-ZC-028

Request: Consider a zone change from R-4 (Multiple Family Residential) to PD-SH (Planned Development Student Housing) on 1.6 acres to accommodate a fifty-six (56) unit two hundred and sixty-five (265) bed student housing project called the “**Vintage on Tabernacle.**”

Owner: Redstone Residential Inc

Applicant: Mr. Chris McKay

Representative: Mr. Tyler Hoskins

Location: Located at approximately 850 East Tabernacle

Current Zone: R-4 and is located within the Student Pedestrian Emphasis Area

Surrounding Zones/

Land Use: North: C-2: Commercial and Multifamily
South: R-4: University’s North Instructional Building
East: R-4: Multifamily
West: R-4: Multifamily

General Plan: COM

Project: The property is located in the Student Pedestrian Emphasis Area, which allows a request to rezone to Planned Development Student Housing (PD-SH). The application is the first project to request the PD-SH zone, which was approved last year. The building is five stories with the bottom floor being utilized for parking. Several requests are being considered and are outlined below.

Area: 1.6 acres. Ordinance requires a minimum of 2 acres, unless an exception is approved and is determined that a project less than 2 acres is compatible and integrates into the surrounding area in a harmonious manner.

Units: 56 units with a maximum of 265 beds/students. For student housing projects, no more than six (6) students may be in each unit. No phasing is being proposed with the project.

Density: The project is proposing 35 du/ac and the code allows for 40 du/ac.

Parking:

Off street parking requirements for student housing, requires one parking space per student. However, an applicant may request a reduction of 25%, thus requiring 0.75 parking spaces per student. In order to qualify, the applicant must limit the number of students/occupants with cars to a maximum of 75% of the total occupants of the housing complex. The limitation on cars is done through the rental contracts, and is subject to an agreement with both the City and Dixie State University. The applicant is responsible for monitoring their tenants to ensure compliance with the parking agreement. The following is the code and requirements to qualify for a reduction (10-19-4:A.2.):

- a. The student/occupant housing is new multi-family construction with ten (10) or more units and is located within the "student pedestrian emphasis area" as shown on figure 1 attached to the ordinance codified herein; and
- b. Each property that utilizes this parking reduction shall clearly specify on all rental contracts whether or not an automobile parking space is provided for that individual tenant, and no more than seventy five percent (75%) of the tenants may be in possession of an automobile; and
- c. The property owner shall enter into an agreement with the city and with Dixie State University stating that the property owner is responsible for monitoring compliance with the above stated criteria for a student/occupant parking reduction. Monitoring shall include a semiannual report to the city and Dixie State University prepared by the property owner indicating the number and percentage of tenants in possession of an automobile; and
- d. Lighted bicycle parking is provided on a hard surface area adjacent to the student housing at a ratio of one space per every ten (10) students/occupants; and
- e. The student/occupant parking reduction does not reduce or alter the other parking requirements in this section. (Ord. 2014-11-002, 11-6-2014)

The applicant is requesting the reduction to 0.75 and is providing 200 spaces (265 students x 0.75 + 1 for a manager = 199.75). The applicant is providing an additional nine (9) spaces. A total of 209 spaces are being proposed. The above is the same requirement to qualify for the PD-SH zoning district.

Landscaping:

The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the PD-SH ordinance, 20% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 46% of the site in open space, which conforms to the ordinance. Landscaping surrounding the property is xeriscape with trees along the perimeter of the property. Trees along the side and rear will

help soften the building from the adjacent properties. Street trees are required along Tabernacle and are provided. Staff will ensure type and size meet the code during the construction drawing review.

Recreational Area:

As per Ord. 10-8-5.F.3, (100 sq. ft. per unit) the applicant is required to provide at least 6,200 sq. ft. of designated recreational space. The applicant is proposing to provide 11,881 sq. ft. of recreational space. PD-SH does allow up to 50% of the requirement be in the form of indoor recreation activities. Recreation areas will be in the form of a pool, spa, and clubhouse, within an interior courtyard.

Narrative:

Narrative is provided

Streets:

The project is accessed from Tabernacle Street. Staff has requested that the applicant line up the driveways with existing driveways across the street. In addition to vehicle access, the applicant is proposing a pedestrian access on the south, which will connect to the University's North Instructional Building. This is an ideal connection and will promote walkability to the University and connectivity to campus. A cross access agreement will need to be provided for the connection.

Building Heights:

Building Heights for the PD-SH shall not exceed 55', unless a greater height is approved as part of the PD zone approval. The proposed building will be four stories (54'-4") in the front along Tabernacle Street and meets the standard. The building will be five stories (64'-8") in the rear. The rear of the property is 14' lower than the front, due to the change in elevation across the property. The applicant is requesting a greater height as part of the PD approval. The property is surrounded by multifamily to the east and west, the University's North Instructional Building to the south, and commercial and multifamily to the north. The highest portion of the building will be facing the University's North Instructional Building. Staff does not believe the impact will be substantial along the rear of the property. Furthermore, the applicant is proposing trees along property lines, which will help mitigate any potential impacts.

Design Standards:

All projects must meet the design standards as outlined in the ordinance for PD-SH, which includes, Building facades shall have architectural variations such as: contrasting building materials and textures, variations in rooflines, colors, reveals and belt courses, recessed windows and doors, strongly expressed window mullions, and awnings, varying building setbacks from property lines and alcoves, outdoor sitting areas, and small public plazas, corner towers, cupolas, corner clock towers, corner spires, balconies and

colonnades, and buildings located on corners shall have the front facade wrap around the corner to the full depth of the building.

Reviewing the design standards, the proposed elevations appear to meet the ordinances.

Traffic Study:

Traffic study has been submitted and is being reviewed.

Staff Comments:

The PD-SH zoning ordinance was approved last year, in order to provide for the growing housing needs of Dixie State University with the limited available land. Several provisions were included to promote and provide student housing and a walkable area. As such, incentives for student housing are included in the ordinance, which included a reduction in parking, increase in density, and increase in students per unit, along with other incentives. This zone is not intended for standard rentals or multifamily projects, therefore, several agreements are required to ensure that it remains student housing.

The project must maintain at least 75% of the residence as students with a minimum of 8 credit hours. If approved, city staff will work with the applicant on the applicable agreements. The applicant is requesting a PD-SH and the Planning Commission has an opportunity to review the site layout, materials, landscaping, elevations, as well as, other request by the applicant.

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. Must meet applicable fire and building codes.
4. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
5. The applicant is requesting a height of 64'-8", which is greater than 55', therefore, the height must be approved as part of the PD-SH approval.
6. Cross access agreement with the University to provide pedestrian access to the south.
7. Traffic Study and driveway alignments are being reviewed by staff.

8. The project spans two lots, therefore, a lot merger will be required prior to construction.
9. Code allows a reduction in parking to 0.75 parking space per student with the specified standards, including lighted bicycle parking provided on a hard surface area adjacent to the student housing at a ratio of one space per every ten (10) students/occupants.
10. Project must comply with minimum student occupancy to qualify for PD-SH.
11. Applicable agreements as required per code and approved by the legal department, which addresses occupancy, student enrollment requirements, parking, reporting, penalty, and other provisions as outlined per code.
12. Approval of a student housing project allows up to 6 students per unit.
13. Reduction in the minimum size requirement of 2 acres is requested. An exception may be approved if determined that the project integrates into the surrounding area in a harmonious manner.

Vintage on Tabernacle Written Text

- A. Use of Land: The use of the land is proposed to be student housing. The proposed building has 5 levels with underground parking on the bottom floor, parking on the main floor, and 3 levels of units above that. There are a total of 56 units with 265 beds and 209 parking stalls. The total parking area is 93,190 square feet and the total building area is 108,627 square feet for a total of 201,817 square feet for all levels in the building. There is 5,600 square feet of recreational space. The landscaped area includes xx,xxx square feet and the total lot coverage is 1.6 acres.
- B. Height And Elevations: The height of the proposed building will be 54 feet 2 inches above the existing grade on Tabernacle. The property slopes approximately 14 feet from north to south and at the back the underground parking will be exposed. The elevation from the bottom of the parking to the top of the building in the back will be 64 feet 8 inches. The elevations of the proposed building have been included in the submittal.
- C. Density: The density of the project is 35 units per acre. There are a total of 56 units and the total gross acreage is 1.6 acres.
- D. Schools, Churches And Open Spaces: There will be recreational open space included in the courtyard area.
- E. Phasing Plan: No phasing plan is proposed for this project.
- F. Topography: The existing topography of the site is shown on the submitted plans. The property slopes from north to south approximately 14 feet.
- G. Landscape Plan: A landscape plan showing the general location of lawn area and trees is included in the submittal.
- H. Area Reserved For Landscaping: The amount of land area reserved for landscaping is xx,xxx square feet.
- I. Utilities: Sewer, water, and storm drain already exist in Tabernacle and will be used to provide those utilities to this project. The other utilities such as power, cable, telephone, gas, are also in Tabernacle and will be coordinated with each utility company.
- J. Refuse Storage Areas: Refuse storage areas are shown on the site plan.
- K. Lighting Plan: Lighting shall be designed to provide light to the site but not intrude on adjacent properties. Parking areas are all contained within the building and will be adequately lighted. The front of the building will be lighted to show the ingress and egress to the parking.
- L. Turning Space: Safe and convenient turning space is provided on Tabernacle and in the North Instructional Building parking lot for the rear of the building.
- M. Signs: Signs will be designed to follow current ordinances.

2015-ZCA-028

Vintage at Tabernacle



Project Location

1000 E ST

900 E ST

800 E ST

700 E ST

600 E ST

500 E ST

200 S ST

160 S ST

100 S ST

50 S CIR

ST GEORGE BLVD

Fire Station 1

Dixie State University

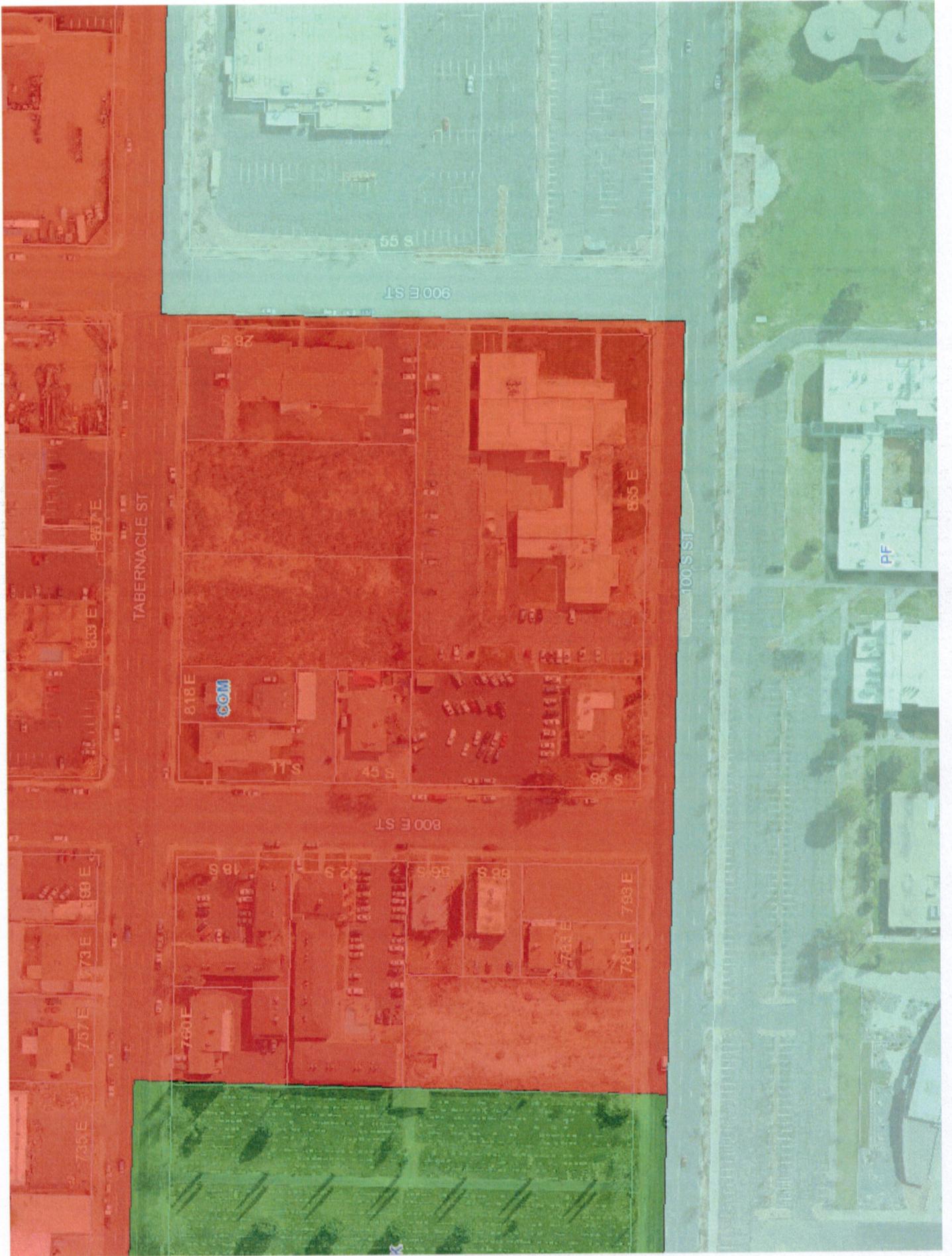
College Park



Project Location



General Plan



TABERNAACLE ST

900 E ST

800 E ST

100 S ST

853 E

735 E

757 E

735 E

818 E

760 E

760 E

COM

760 E

760 E

IT'S

760 E

760 E

43 S

760 E

760 E

28 S

18 S

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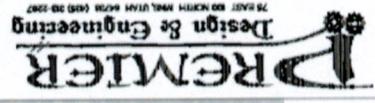
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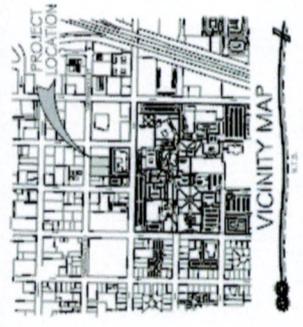
DATE: 08/11/2011
 DRAWN BY: J. W. WALKER
 CHECKED BY: J. W. WALKER
 SCALE: AS SHOWN



ZONE CHANGE COLORED SITE PLAN
 VINTAGE AT TABERNACLE
 STUDENT HOUSING PROJECT
 650 EAST TABERNACLE, ST. GEORGE, UTAH, 84770



ZC



SITE DATA

- 1.1 CLARENT ZONING = R4
- 2.1 GENERAL PLAN = COMMERCIAL
- 2.2 ZONING OR GENERAL PLAN CHANGES = ZONE CHANGE TO PD-SH
- 3.1 TOTAL AREA SQUARE FOOTAGE = 69,491 SQ.FT. / 1.59 ACRES = 100%
- 4.1 OVERALL BUILDING AREA = 36,209 SQ.FT. / 0.83 ACRES = 55%
- 5.1 OVERALL INTERVIOUS AREA (DRIVEWAY + SIDEWALKS) = 1,655 SQ.FT. / 0.04 ACRES = 2%
- 6.1 OVERALL LANDSCAPING AREA (OPEN SPACE + SIDEWALKS) = 31,627 SQ.FT. / 0.73 ACRES = 45%
- 7.1 OVERALL LANDSCAPING AREA (OPEN SPACE) = 6,200 SQ.FT. REQUIRED / 11,651 SQ.FT. PROVIDED
- 8.1 DENSITY = 56 UNITS / 1.59 ACRES = 35.2 UNITS PER ACRE
- 9.1 BUILDING HEIGHT = UP TO 35 MAXIMUM
- 10.1 PARKING REQUIRED = 0.75 SPACES PER STUDENT & 265 STUDENTS = 199 SPACES REQUIRED / 199 PROVIDED
- 11.1 GUEST PARKING REQUIRED = 1 SPACE / 3 UNITS = 15 SPACES REQUIRED / 10 SPACES PROVIDED

PROPERTY INFO

PROPERTY ADDRESS = 650 EAST TABERNACLE ST.
 ST. GEORGE, UTAH 84770

CIVIL ENGINEERS:
 PREMIER DESIGN & ENGINEERING
 75 EAST 80 NORTH
 SALT LAKE CITY, UT 84143
 (801) 312-2827
 CONTACT: MRC. PONGER / ERIC MCPADDEN

OWNER / DEVELOPER:
 REDSTONE RESIDENTIAL, INC.
 1322 N. FREEDOM BLVD.
 PROVO, UTAH 84604
 CONTACT: CHRIS WALKER

LEGEND

- - - - - EXISTING 1" CONTOUR
- - - - - EXISTING 5" CONTOUR
- - - - - BUILDING AREA
- - - - - INTERVIOUS AREA
- - - - - LANDSCAPE / OPEN SPACE

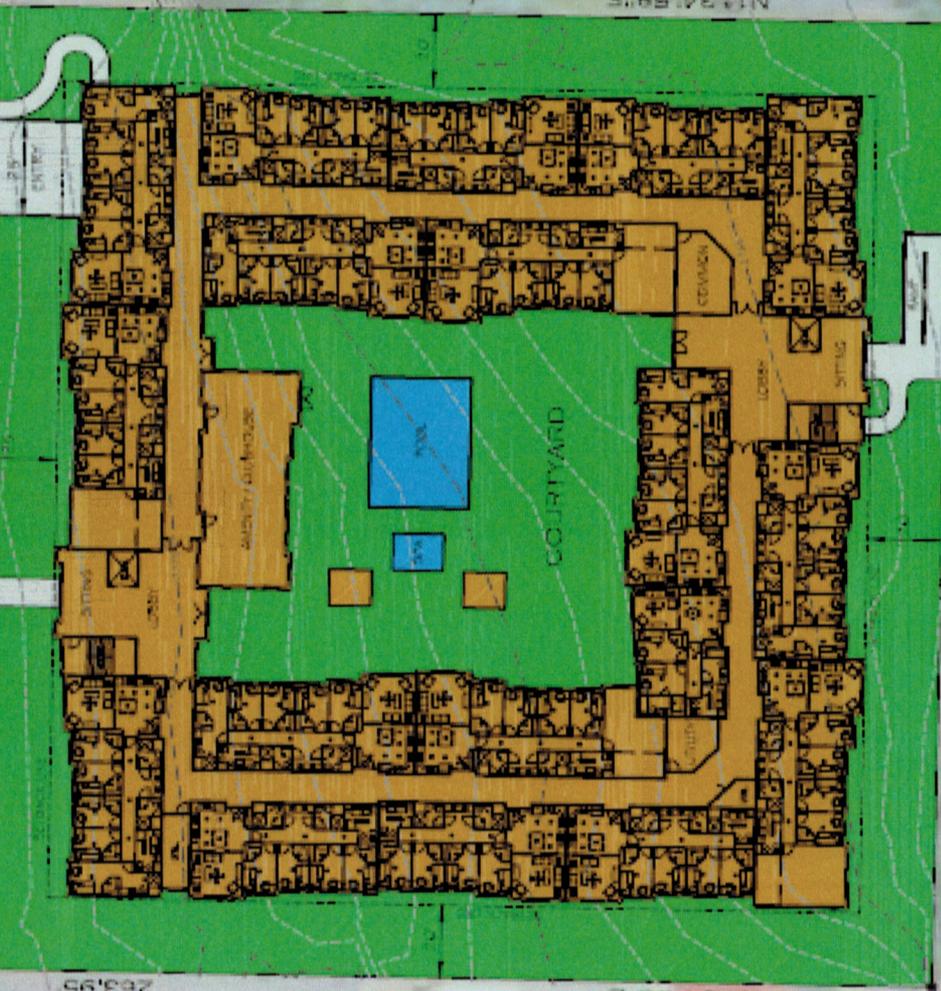
POSTING SIGNAGE

263.95

N85°25'02"W

263.90

POSTING SIGNAGE



263.95

N1°34'58"E

S85°25'15"E

263.90

N1°34'58"E

263.93

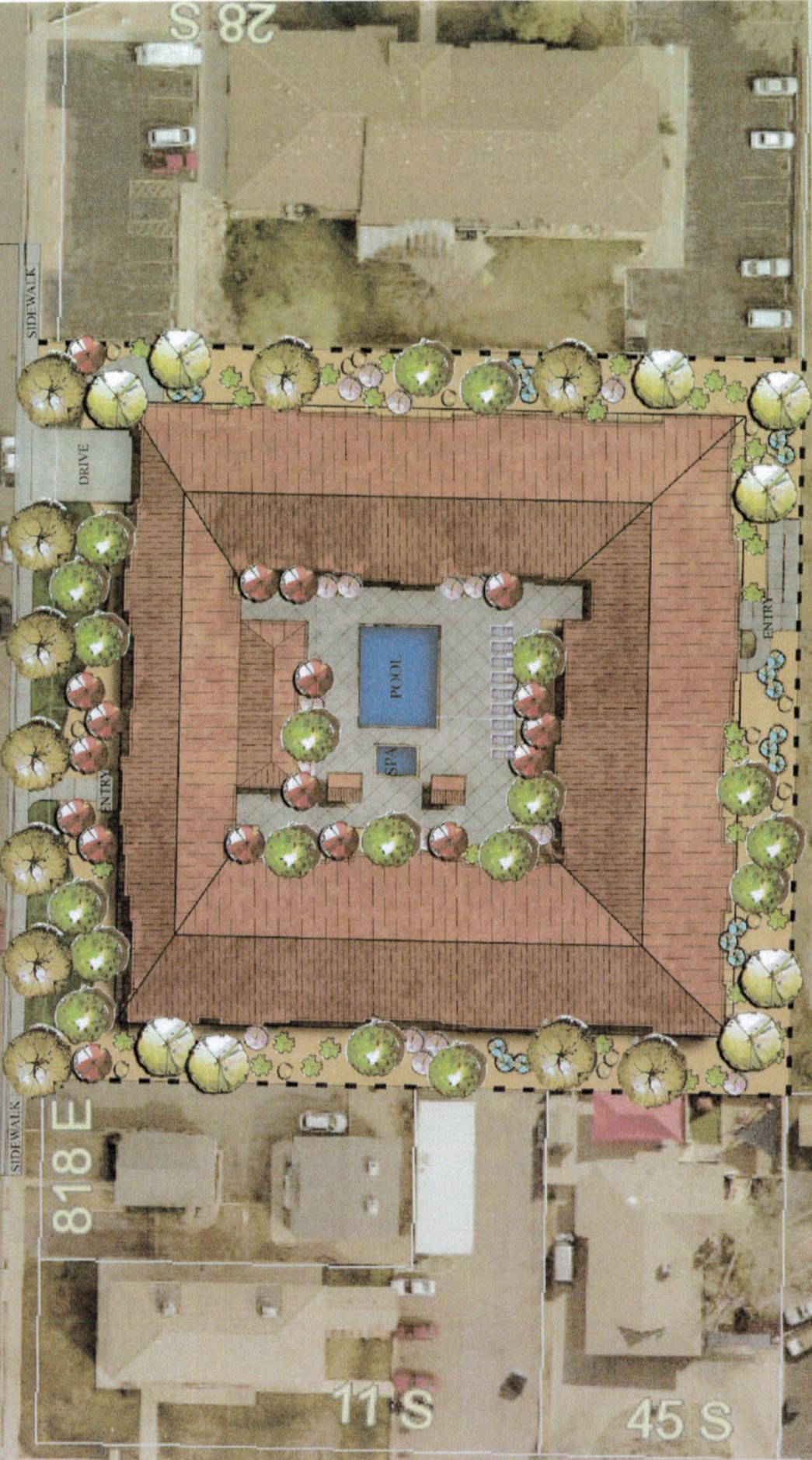
25' ENTRY

263.90

263.95

POSTING SIGNAGE

TABERNACLE ST
TABERNACLE STREET



VINTAGE AT TABERNACLE



N.T.S.



ST. GEORGE STUDENT APARTMENTS
 NORTH ELEVATION
 MCKAY & COLLARD
 ARCHITECTS
 MCKAY & COLLARD



ST. GEORGE STUDENT APARTMENTS
 EAST ELEVATION
 MCKAY & COLLARD



STUDENT APARTMENTS
MCKAY & COLLARD



ST. GEORGE STUDENT APARTMENTS
SOUTH ELEVATION
MCKAY & COLLARD



HARRIS ARCHITECTURE



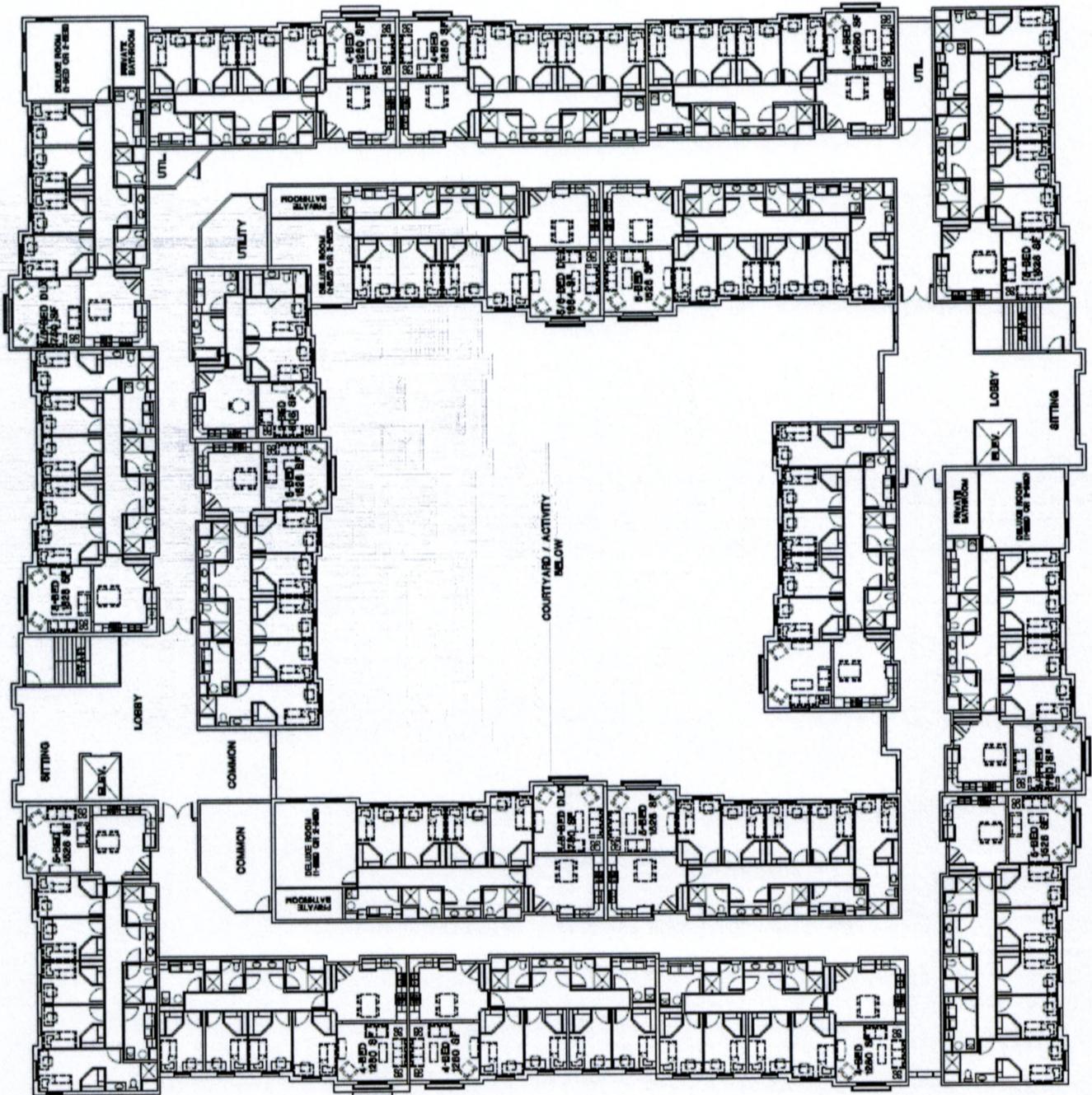
ST. GEORGE STUDENT APARTMENTS
WEST ELEVATION
MCKAY & COLLARD



HARRIS ARCHITECTURE



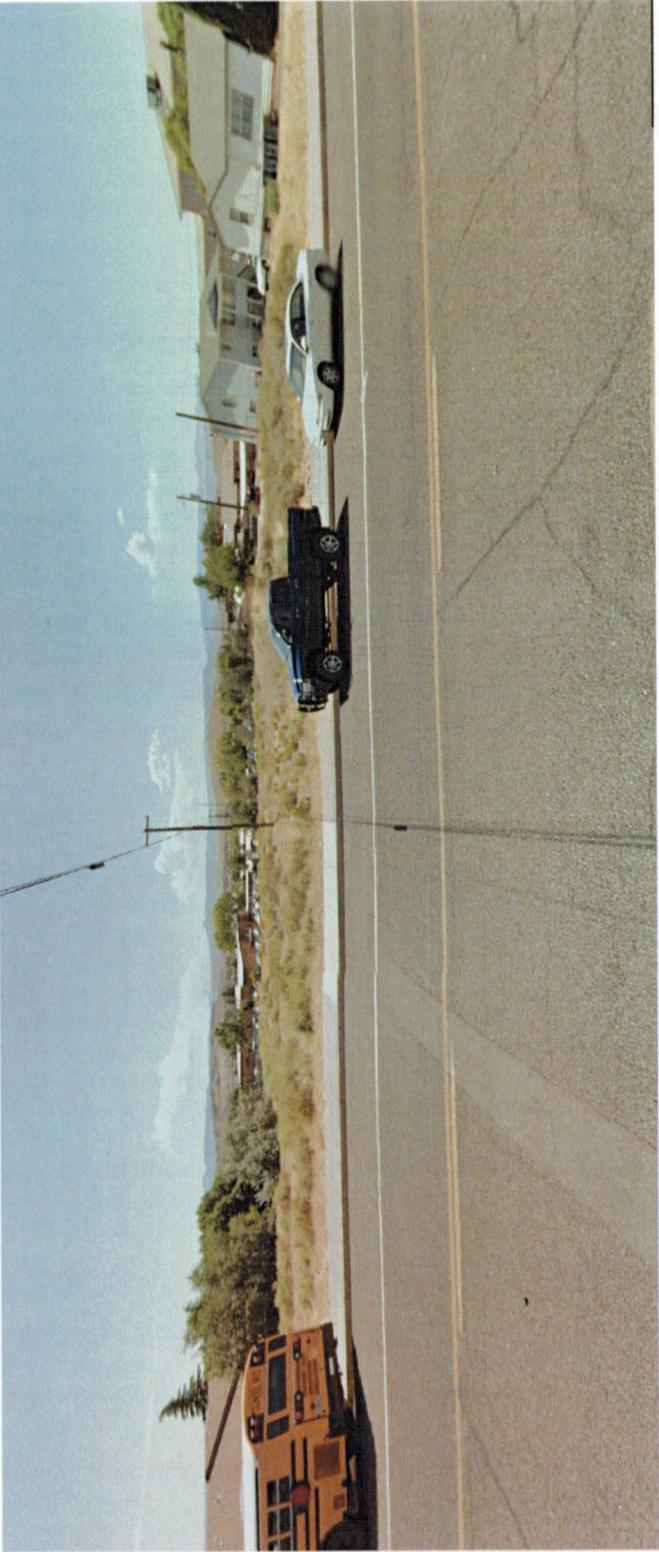
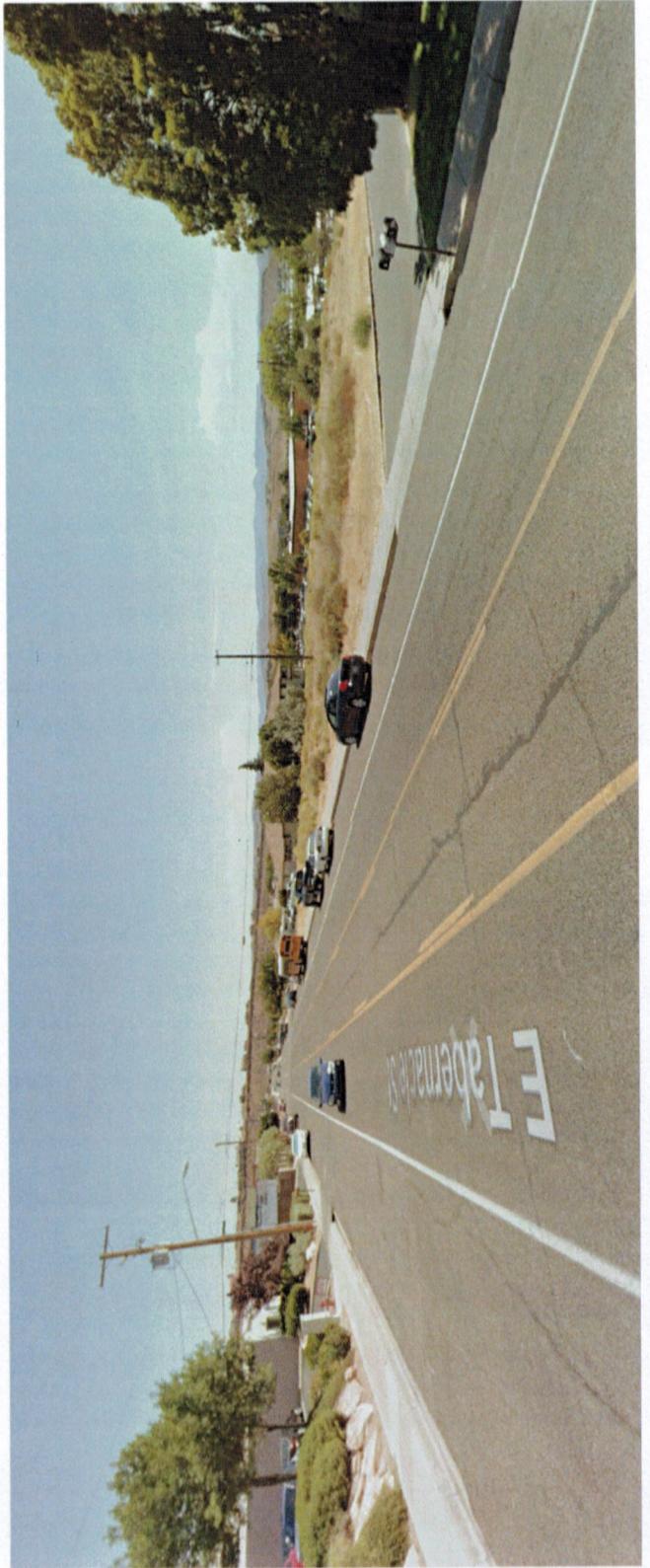




PRELIMINARY LEVEL 3 FLOOR PLAN (2ND LEVEL OF RES.)
24.02.02 - 1/2



Flyby







ST. GEORGE STUDENT APARTMENTS
NORTH ELEVATION
MCKAY & COLLARD



PRELIMINARY - NOT FOR CONSTRUCTION

OCTOBER 19, 2015

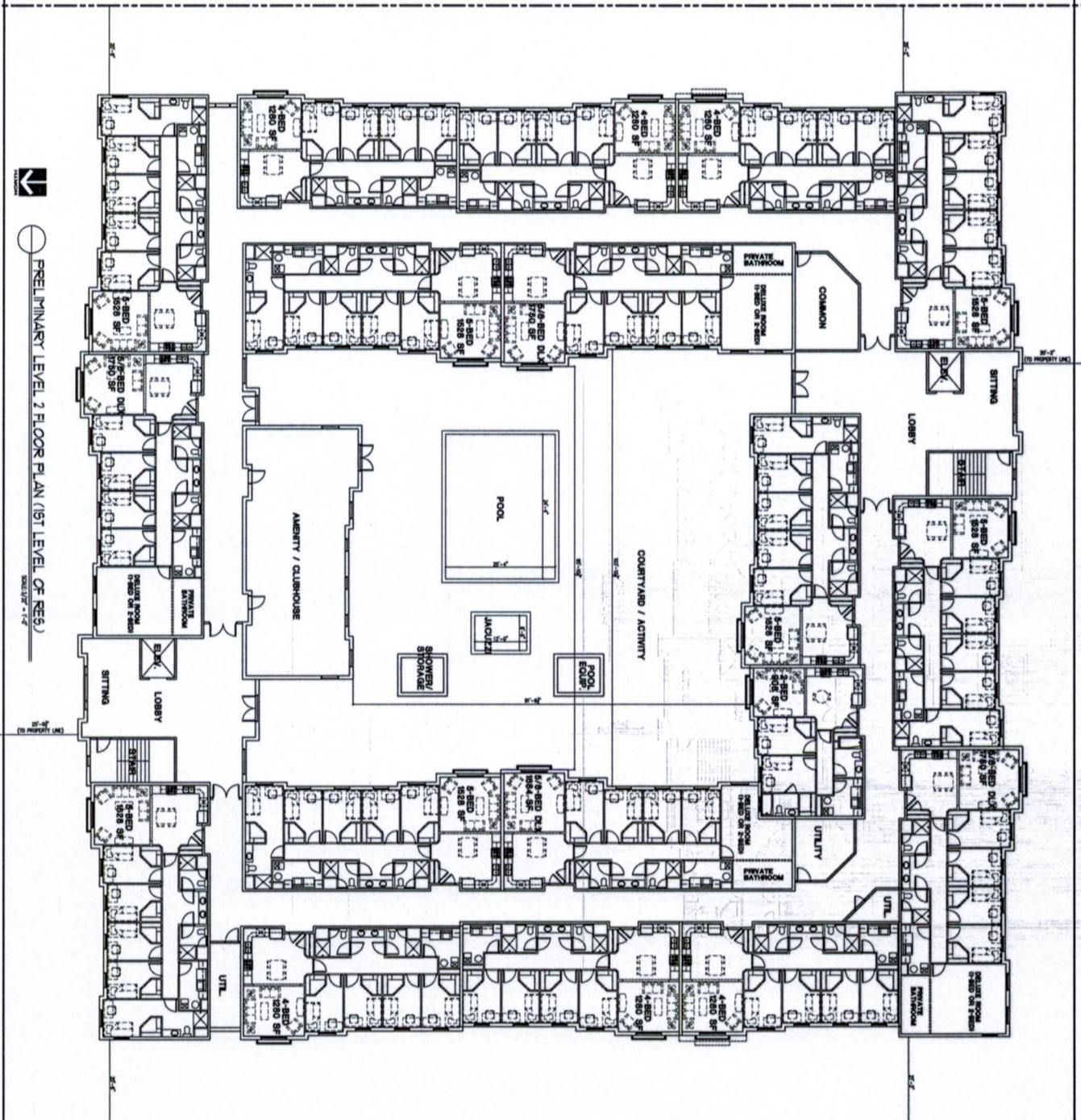
A NEW STUDENT APARTMENT PROJECT FOR
McKAY / COLLARD - ST. GEORGE
TITLE SHEET



HARRIS ARCHITECTURE
3025 N UNIVERSITY AVENUE 800L, PROVO UT 84601 | 801-377-6300 | WWW.HARRIS-ARCHITECTURE.COM

DATE PLOTTED
10/19/15

30000000



PRELIMINARY LEVEL 2 FLOOR PLAN (1ST LEVEL OF RES.)
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/18/2015	PRELIMINARY
2	10/18/2015	REVISIONS
3	10/18/2015	REVISIONS
4	10/18/2015	REVISIONS
5	10/18/2015	REVISIONS
6	10/18/2015	REVISIONS
7	10/18/2015	REVISIONS
8	10/18/2015	REVISIONS
9	10/18/2015	REVISIONS
10	10/18/2015	REVISIONS

PRELIMINARY - NOT FOR CONSTRUCTION

A1.2

OCTOBER 18, 2015

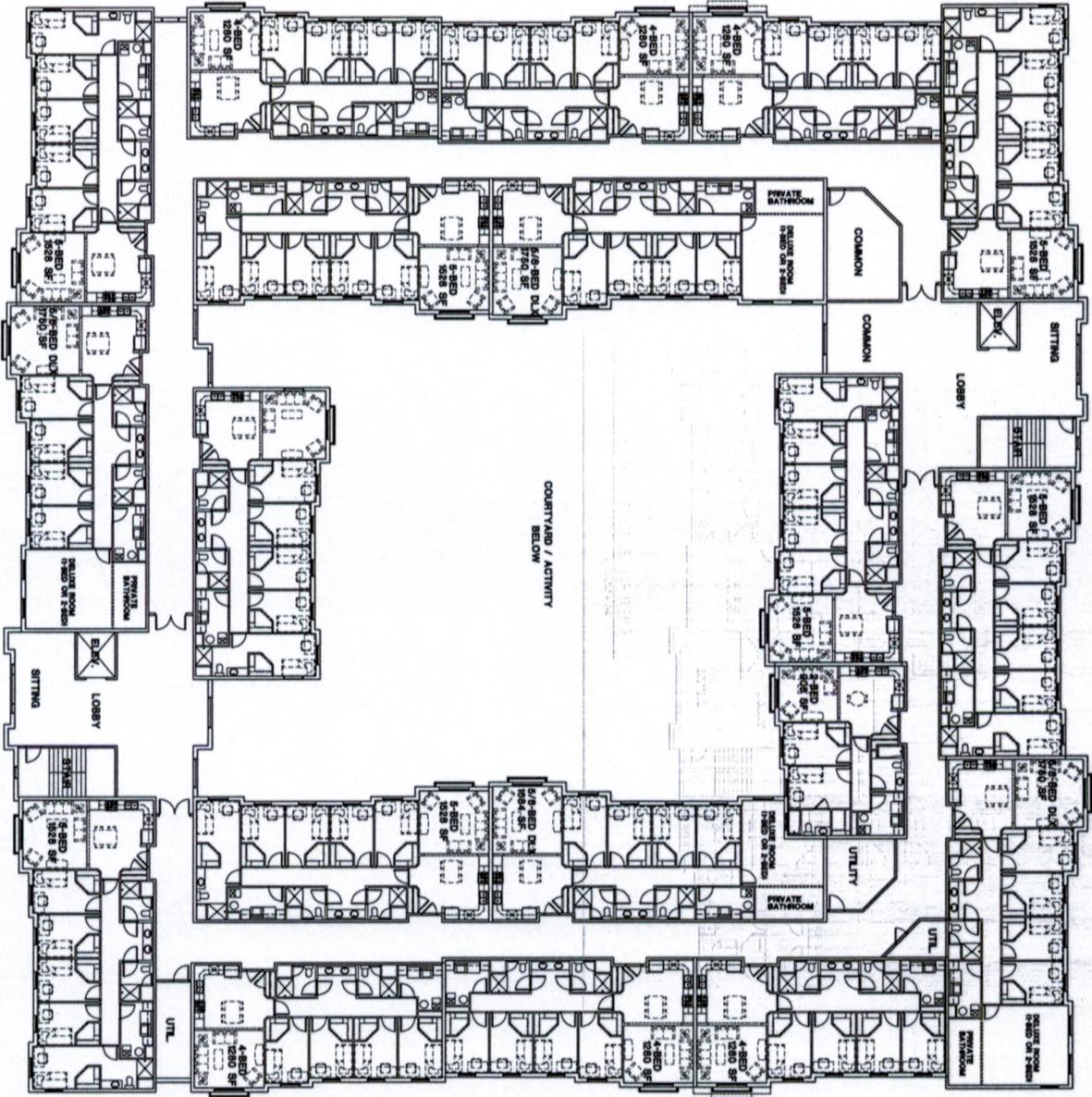
A NEW STUDENT APARTMENT PROJECT FOR
McKAY / COLLARD - ST. GEORGE
 LEVEL 2 FLOOR PLAN (1ST LEVEL OF RES.)



HARRIS ARCHITECTURE
 3025 N UNIVERSITY AVENUE 800, PROVO UT 84601 | 801-877-8883 | WWW.HARRIS-ARCHITECTURE.COM

DESIGNED BY

REVISIONS



PRELIMINARY LEVEL 3 FLOOR PLAN (2ND LEVEL OF RES.)

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/19/15	ISSUED FOR PERMIT	JW	MS
2	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
3	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
4	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
5	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
6	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
7	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
8	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
9	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS
10	10/19/15	ISSUED FOR CONSTRUCTION	JW	MS

PRELIMINARY - NOT FOR CONSTRUCTION

A1.3

OCTOBER 19, 2015

A NEW STUDENT APARTMENT PROJECT FOR
MCKAY / COLLARD - ST. GEORGE
 LEVEL 3 FLOOR PLAN (2ND LEVEL OF RES.)



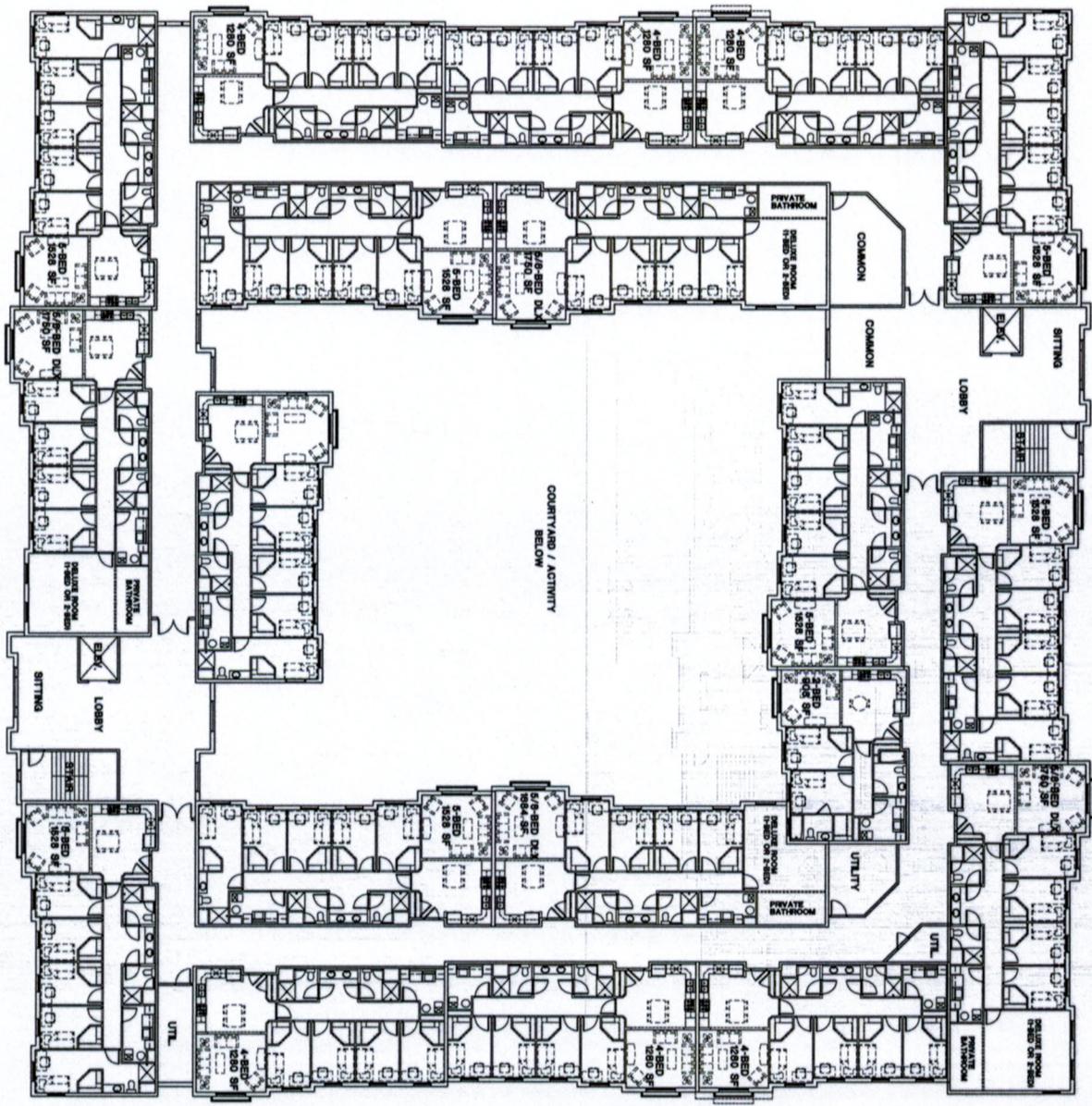
HARRIS ARCHITECTURE
 1025 N UNIVERSITY AVENUE, SUITE 800, PROVO UT 84604 | 801-877-4383 | WWW.HARRIS-ARCHITECTURE.COM

DRAWN BY

REVISIONS



PRELIMINARY LEVEL 4 FLOOR PLAN (3RD LEVEL OF RES.)
SCALE: 1/4" = 1'-0"



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/13/2015
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3	ISSUED FOR PERMIT	10/13/2015
4	ISSUED FOR PERMIT	10/13/2015
5	ISSUED FOR PERMIT	10/13/2015
6	ISSUED FOR PERMIT	10/13/2015
7	ISSUED FOR PERMIT	10/13/2015
8	ISSUED FOR PERMIT	10/13/2015
9	ISSUED FOR PERMIT	10/13/2015
10	ISSUED FOR PERMIT	10/13/2015

PRELIMINARY - NOT FOR CONSTRUCTION

A1.4

OCTOBER 13, 2015

A NEW STUDENT APARTMENT PROJECT FOR
McKAY / COLLARD - ST. GEORGE
LEVEL 4 FLOOR PLAN (3RD LEVEL OF RES.)

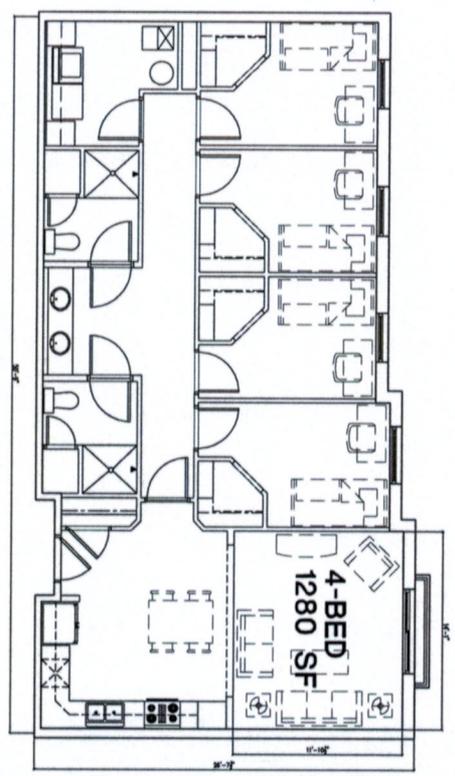


HARRIS ARCHITECTURE
302 N UNIVERSITY AVENUE, 800, PROVO UT 84601 | 801-971-4983 | WWW.HARRIS-ARCHITECTURE.COM

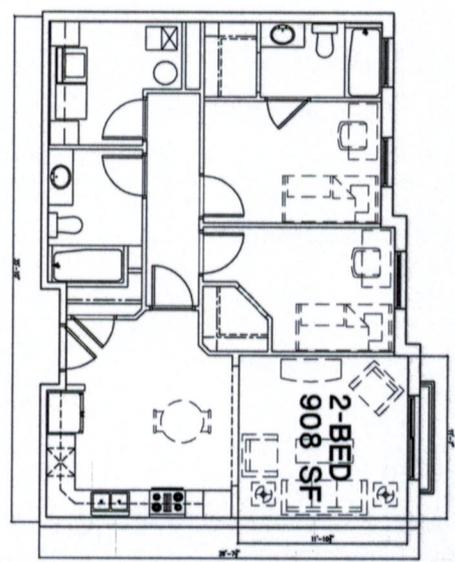
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REVISIONS

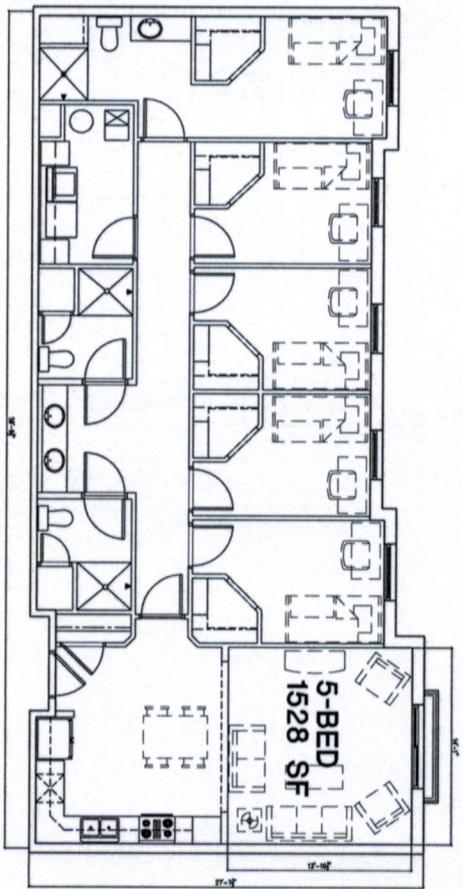
PRELIMINARY TYPICAL 4-BED UNIT PLAN
SCALE: 1/4" = 1'-0"



PRELIMINARY TYPICAL 2-BED UNIT PLAN
SCALE: 1/4" = 1'-0"



PRELIMINARY TYPICAL 5-BED UNIT PLAN
SCALE: 1/4" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

A1.5

OCTOBER 18, 2015

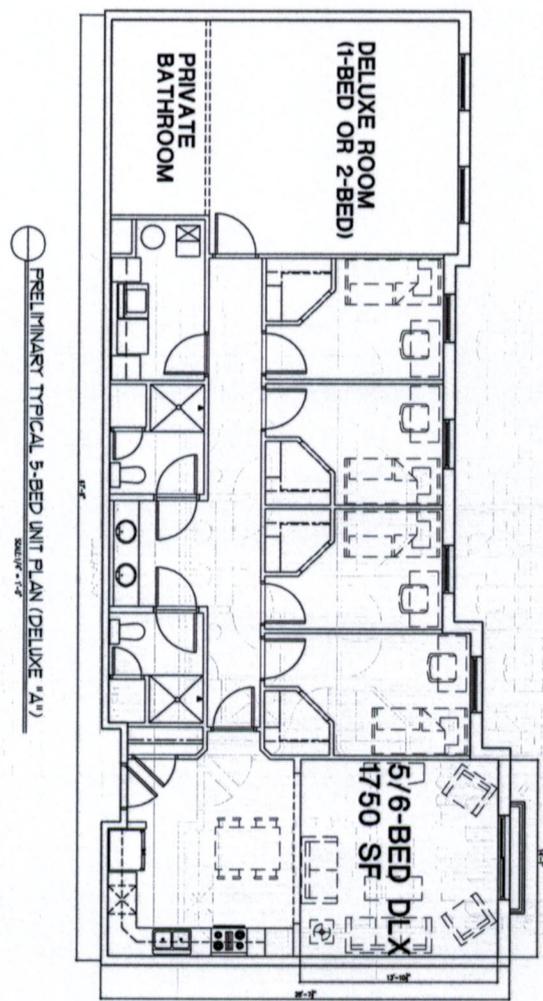
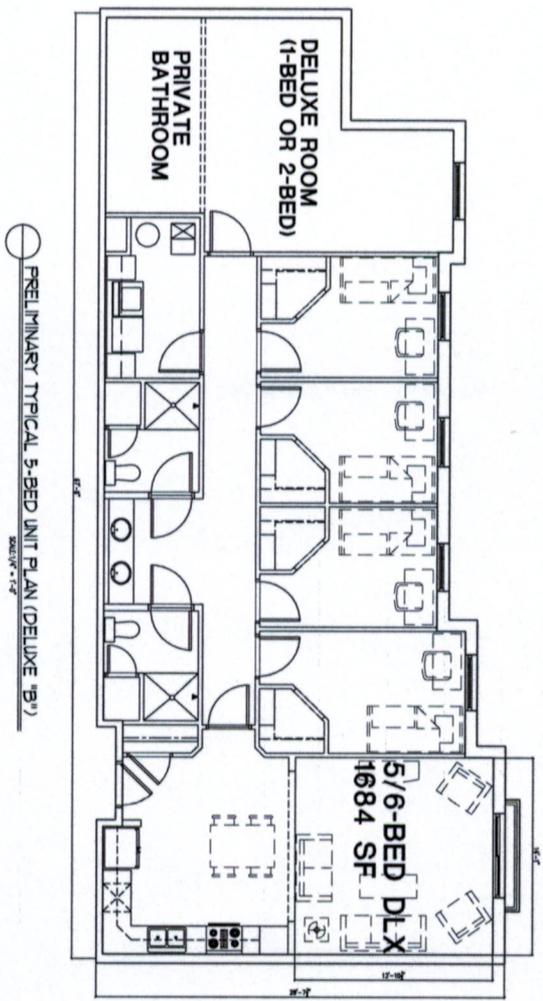
A NEW STUDENT APARTMENT PROJECT FOR
MCKAY / COLLARD - ST. GEORGE
TYPICAL UNIT PLANS



HARRIS ARCHITECTURE
825 N UNIVERSITY AVENUE, SUITE 800, PROVO UT 84601 | 801-871-8888 | WWW.HARRIS-ARCHITECTURE.COM

DRAWN BY
DATE

REVISIONS



PRELIMINARY - NOT FOR CONSTRUCTION

CITY OF ST GEORGE

RECH#: 01468859 10/21/2015 10:24 AM
TRAN: 150.0000 PLANNING FEES
OPER: LTC
REF#: 3079
PD ZONE CHANGE
VINTAGE ON TABERNACLE
PLANNING FEES 529.50CR
TENDERED: 529.50 1 CHECK(S)
APPLIED: 529.50
CHANGE: 0.00



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Redstone Residential, Inc.
(Grant Collard)

MAILING ADDRESS: 1322 N. Freedom Blvd., Provo, UT 84604

PHONE: 801-618-3490 CELL: 801-999-0025 FAX: 801-356-1897

APPLICANT: Chris McKay
(If different than owner)

MAILING ADDRESS: 1240 East 2100 South #150 SLC, UT 84106

PHONE: 801-540-7120 CELL: 801-706-4364 FAX: 801-980-5354

EMAIL ADDRESS(ES): chris.m@naivista.com ; grant@redstoneresidential.com

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

MAILING ADDRESS: 842 North Dusk Drive St. George UT 84770

PHONE: _____ CELL: 668-9882 FAX: _____

EMAIL ADDRESS(ES): tylerhoskins69@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. 850 E. Tabernacle is the location of the vacant parcels on the south side of the road.

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-028 FILING DATE: 10/21/15 RECEIVED BY: _____ 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-4
- 2. What zone or zones are requested by this application? PD-SH
- 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.*
- 5. Total acreage of proposed zone change: 1.6 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?
Yes No

Please describe the projected demand for utility services: there will be a total of 56 units with 265 beds. There is sufficient capacity in the water, sewer, and storm drain lines in Tabernacle to accommodate this project.

4.73
beds/unit

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 Vintage on Tabernacle
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
 Developer/Property Owner Chris McKay Phone No. 601-706-4364
 Contact Person/Representative Tyler Hoskins Phone No. 668-9882
 Licensed Surveyor Mike Purdy Phone No. 619-5528

PD ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR)

Meetings are every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting at least one day in advance.

Date of meeting: 9/22/2015

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

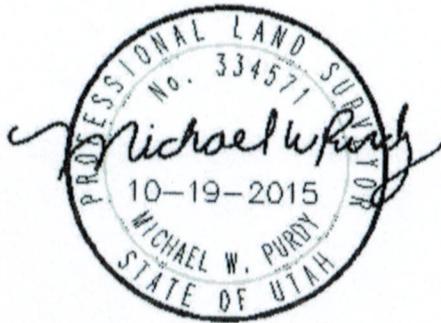
Other Submission Documents:

- 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;

OCTOBER, 19, 2015

DESCRIPTION FOR MCKAY APARTMENTS

ALL OF LOTS 6 AND 7 BLOCK 57 PLAT "B" ST. GEORGE CITY SURVEY
CONTAINS 1.599 ACRES



ITEM 4A

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

IHC - Expansion

2015-ZCA-026 – Amend PD-C for IHC

Request: Consider a zone change amendment to expand the IHC Medical Campus by the construction of three (3) new buildings, remodeling portions of the existing building, adding a new two (2) story concourse, adding additional parking, landscaping, providing a temporary one (1) story building, and by the creation of a “Livewell Park” on property zoned PD-C (Planned Development Commercial).

Project Name: IHC Medical Campus Expansion (Dixie Regional Medical Center)

Project: The use of the land will remain a hospital and medical services as it currently is. However, this new project will be an expansion of approximately 406,000 sq. ft. of new construction in three (3) buildings:

1. A new five (5) story inpatient tower on the south side of the campus, east of the existing patient tower;
2. A new five (5) story Women’s and Children’s tower on the north end, west of the Emergency Department, and;
3. A new three (3) story structure on the east side of the Emergency Department for expanded surgical services, emergency observation unit, and a new lab.

Owner / Applicant: IHC (Intermountain Health Care) / DRMC (Dixie Regional Medical Center)

Representative: Mr. Steve Kelly

Engineer: Great Basin Engineering
P.O. Box 150048 Ogden, Utah 84414

Zone: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Location: River Road (between Medical Center Drive & Foremaster Drive)

Acreage: 56.04 acres

Buildings & Heights: The structures and architecture will be consistent with the theme of the existing originally approved PD. The new towers will match the height, character, and materials of the existing five (5) story tower on the south east area of the campus. See renderings and elevations in this report.

- New two (2) story building – 32 feet high (*item #1 on site plan*)
- New five (5) story building – 54 feet high (*item #2 on site plan*)
- New two (2) story concourse building – 32 feet high (*item #3*)
- Temporary (during construction) one (1) story building (*item #4 on site plan*)
- Existing two (2) story hospital (*item # 5 on site plan*)
- New two (2) story addition with basement (*item #6 on site plan*)
- New one (1) story expansion – 32 feet high (*item #7 on site plan*)
- Existing four (4) story building with exposed basement – 64 feet high (*item #8 on site plan*)
- New four (4) story building with exposed basement – 64 feet high (*item #9 on site plan*)
- Existing one (1) story building – Instacare (*item #10 on site plan*)
- Existing two (2) story Jubilee Home (*item #11 on site plan*)
- Existing four (4) story Health & Performance Building (*item #12 on site plan*)

Parking: Parking will be verified by staff during the SPR (Site Plan Review) process.

The site will include two (2) new parking areas, one (1) on the southwest corner of the parcel and one (1) on the east side and will include revised areas.

New area - southwest corner 243 new parking spaces - an expansion of the parking lot (*item #13 on site plan*)

New area – east side - 515 spaces (*see item # 17 on site plan*)

Revised area - the northwest corner will be revised to 56 parking spaces (*item #14 on site plan*)

Revised area - adjacent to the east side of hospital to 38 spaces (*item #15 on site plan*)

Revised area - southeast corner adjacent to new building to 87 spaces (*see item #16 on site plan*)

- Landscape Area:** 982,956 sq. ft.
- Hardscape:** 1,151,980 sq. ft.
- Building (Footprint):** 321,888 sq. ft.
- Required Setbacks:** Front: 20 ft. Side: 10 ft. Rear: 10 ft.
- Proposed Setbacks:** Setbacks will be verified by staff during the SPR (Site Plan Review) process. No apparent issues at this time.
- Helicopter Pad:** No changes in existing helicopter pad (see item #19 on site plan)
- Livewell Park:** A new 'Livewell Park' is proposed (*see item #18 on site plan*)
- Performance Center:** The existing four (4) story Health & Performance Center remains with no change (*see item #12 on site plan*)
- Jubilee House:** The existing two (2) story Jubilee House remains with no change (*see item #11 on site plan*)
- Instacare:** The existing one (1) story JInstacare remains with no change (*see item #10 on site plan*)
- 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: A motion to approve this planned development zone change amendment would need to include:

The Planning Commission recommends approval of the zone change amendment to expand the IHC Medical Campus by the construction of three (3) new buildings, remodeling portions of the existing building, adding a new two (2) story concourse, adding additional parking, landscaping, providing a temporary one (1) story building, and by the creation of a "Livewell Park" on property zoned PD-C (Planned Development Commercial) as presented.

Use of Land Text



36 South State Street, 23rd Floor
Salt Lake City, UT 84111-1486
801.442.2000

October 15, 2015

Intermountain Dixie Regional Medical Center (DRMC) Consolidation Project USE OF LAND TEXT

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

The proposed use of the land remains hospital and medical services, as it is currently.

This project will be a new expansion of approximately 406,000 SF of new construction in 3 new buildings;

- a new 5-story inpatient tower on the south side of the campus, east of the existing patient tower,
- a new 5-story Women's & Children's tower on the north end, west of the Emergency Department, and
- a new 3-story structure on the east side of the Emergency Department for expanded surgical services, emergency observation unit and a new Lab

The site development will include 2 new parking areas, one on the southwest corner of the parcel and the other on the east side.

Landscaped Area:	982,956 SF = 40%
Building Area:	321,888 SF = 13%
Hardscape Area:	1,151,980 SF = 47%
Total Area:	2,456,784 SF (56.4 Acres)

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

The 2 new 5-story towers will match the height, character and materials of the existing 5-story tower on the south east area of the campus. Elevations and perspective renderings are included part of this submittal.

A topography survey, C-000, noting existing contours is provided

Photo Simulation - Renderings



North Tower

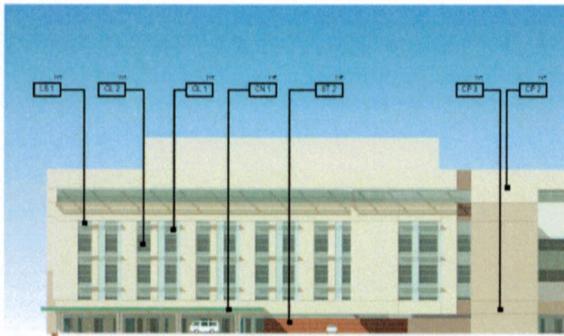


South Tower

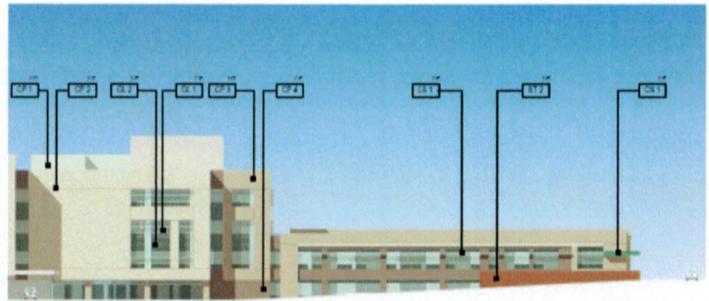


Overall

East Elevation (2D) – Materials & Colors



2 RELATED ELEVATION



3 RELATED ELEVATION



4 EAST ELEVATION

LEGEND:

CL1 VISION GLASS
 CL2 SPANDREL GLASS

ST1 STONE - FLUTED BUFF
 ST2 STONE - ARCHES RED

CP1 CEMENT PLASTER - HICKORIE WHITE SWATCH
 CP2 CEMENT PLASTER - PINK OCEAN SWATCH
 CP3 CEMENT PLASTER - FAMILIAR BRICK SWATCH
 CP4 CEMENT PLASTER - DRY DOCK SWATCH

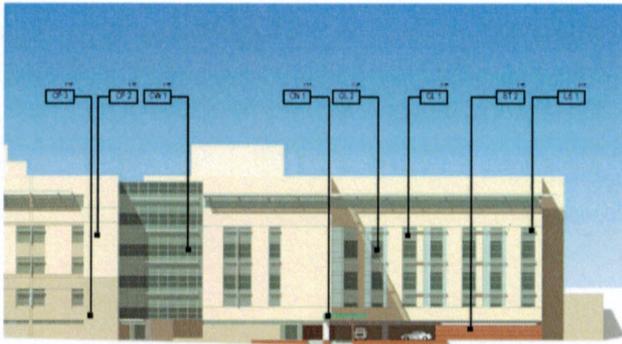
WW1 WINDOW WALL - WHITE ALUMINUM CLEAR ANODIZED
 LB1 LIGHT SHELVES - VALSPAR BRIGHT SILVER
 CW1 CURTAIN WALL - VALSPAR BATH SILVER

CL5 CANOPY - K&M TECU COPPER, PATINA

NOTE:

NEW STRUCTURE FINISHES EXTENDED TO MATCH EXISTING EXTERIOR FINISHES AS MUCH AS POSSIBLE

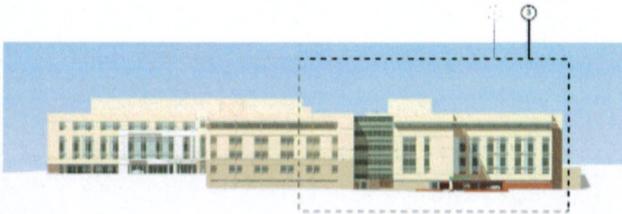
North & South Elevations (2D) – Materials & Colors



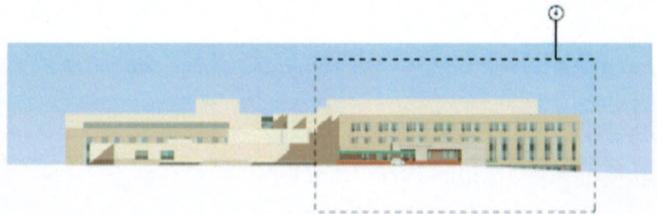
1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION

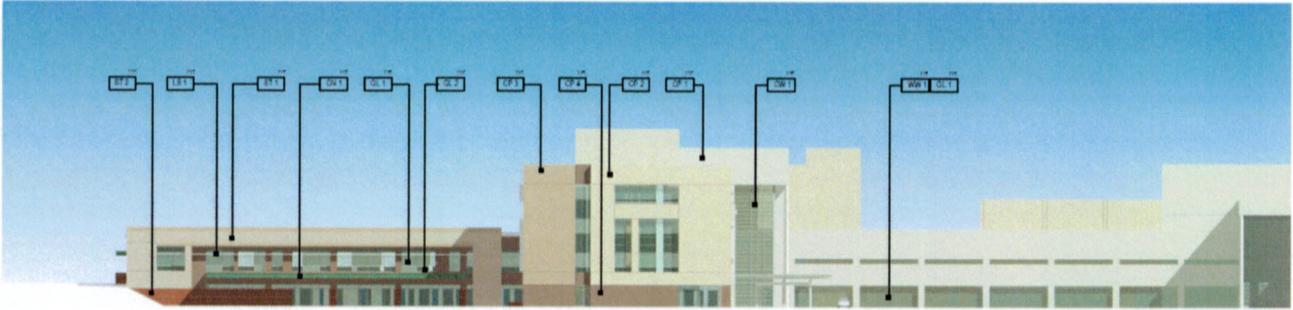
LEGEND:

- | | | | | |
|---------------------------|--------------------------------|--|--|---|
| GL1 VISION GLASS | ST1 STONE - RUSTIC BUFF | CP1 CEMENT PLASTER - INCREDIBLE WHITE BATHS | WW1 WINDOW WALL - WELLS ALUMINUM CLEAR ANODIZED | CK1 CANOPY - ABE TROU COPPER, PATINA |
| GL2 SPANDREL GLASS | ST2 STONE - ARCHES RED | CP2 CEMENT PLASTER - FISH CREAM DAVIS | LS1 LIGHT SKRUBS - VALSPAN BRUSH SILVER | |
| | | CP3 CEMENT PLASTER - FAMILIAR BRIDGE BROWN | CK1 CURTAIN WALL - VALSPAN WARM SILVER | |
| | | CP4 CEMENT PLASTER - DRY DOCK BATHS | | |

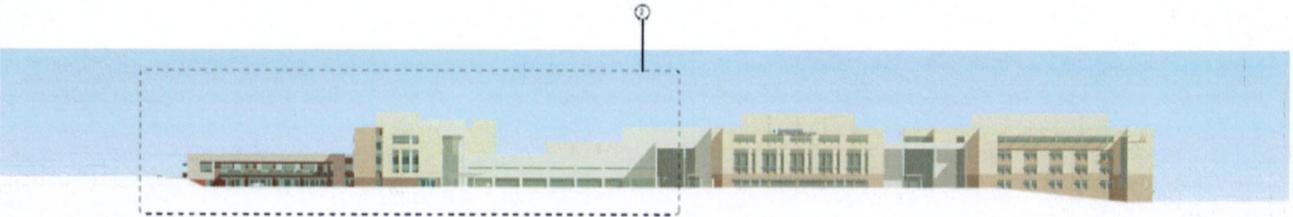
NOTE:

NEW EXTERIOR FINISHES INTENDED TO MATCH EXISTING EXTERIOR FINISHES AS MUCH AS POSSIBLE.

West Elevation (2D) – Materials & Colors



2 RELATED ELEVATION



1 WEST ELEVATION

LEGEND:

13.1 WINDY GLASS
 13.2 SPANDREL GLASS

21.1 STONE - FLUSTO BUFF
 21.2 STONE - ARCHER RED

21.3 CEMENT PLASTER - NORFOLK WHITE SWISS
 21.4 CEMENT PLASTER - FISH CREAM SWISS
 21.5 CEMENT PLASTER - FARM ANTRACITE SWISS
 21.6 CEMENT PLASTER - DRY DOCK SWISS

21.7 WINDOW WALL - WELLS ALUMINUM CLEAR ANODIZED
 21.8 LIGHT ENCLAVES - VALSPAN BRIGHT SILVER
 21.9 CURTAIN WALL - VALSPAN WARM SILVER

21.10 CANOPY - H&M TROU COPPER, PATINA

NOTE:

NEW EXTERIOR FINISHES EXTENDED TO MATCH EXISTING EXTERIOR FINISHES AS MUCH AS POSSIBLE

Site / Landscape Plan



X LEGEND

- 1 NEW 2-STORY I-2 BUILDING +32'-0"
- 2 NEW 5-STORY I-2 BUILDING +64'-0"
- 3 NEW 2-STORY I CONCOURSE +32'-0"
- 4 TEMPORARY 1-STORY I-2 BUILDING
OCCUPIED UNTIL JUNE 2018
- 5 EXISTING 2-STORY I-2 HOSPITAL
- 6 NEW 2-STORY ADDITION W/
BASEMENT +32'-0"
- 7 NEW 1-STORY OUP EXPANSION +32'-0"
- 8 EXISTING 4-STORY I-2 BUILDING W/
EXPOSED BASEMENT + 64'-0"
- 9 NEW 4-STORY I-2 BUILDING W/
EXPOSED BASEMENT + 64'-0"
- 10 EXISTING 1-STORY B INSTACARE
BUILDING
- 11 EXISTING 2-STORY B JUBILEE HOUSE
- 12 EXISTING 4-STORY B HEALTH &
PERFORMANCE CENTER
- 13 EXPANDED PARKING +343 SPACES
- 14 REVISED PARKING -66 SPACES
- 15 REVISED PARKING -38 SPACES
- 16 REVISED PARKING -87 SPACES
- 17 NEW PARKING +515 SPACES
- 18 NEW LIVEWELL PARK
- 19 EXISTING HELICOPTER PAD



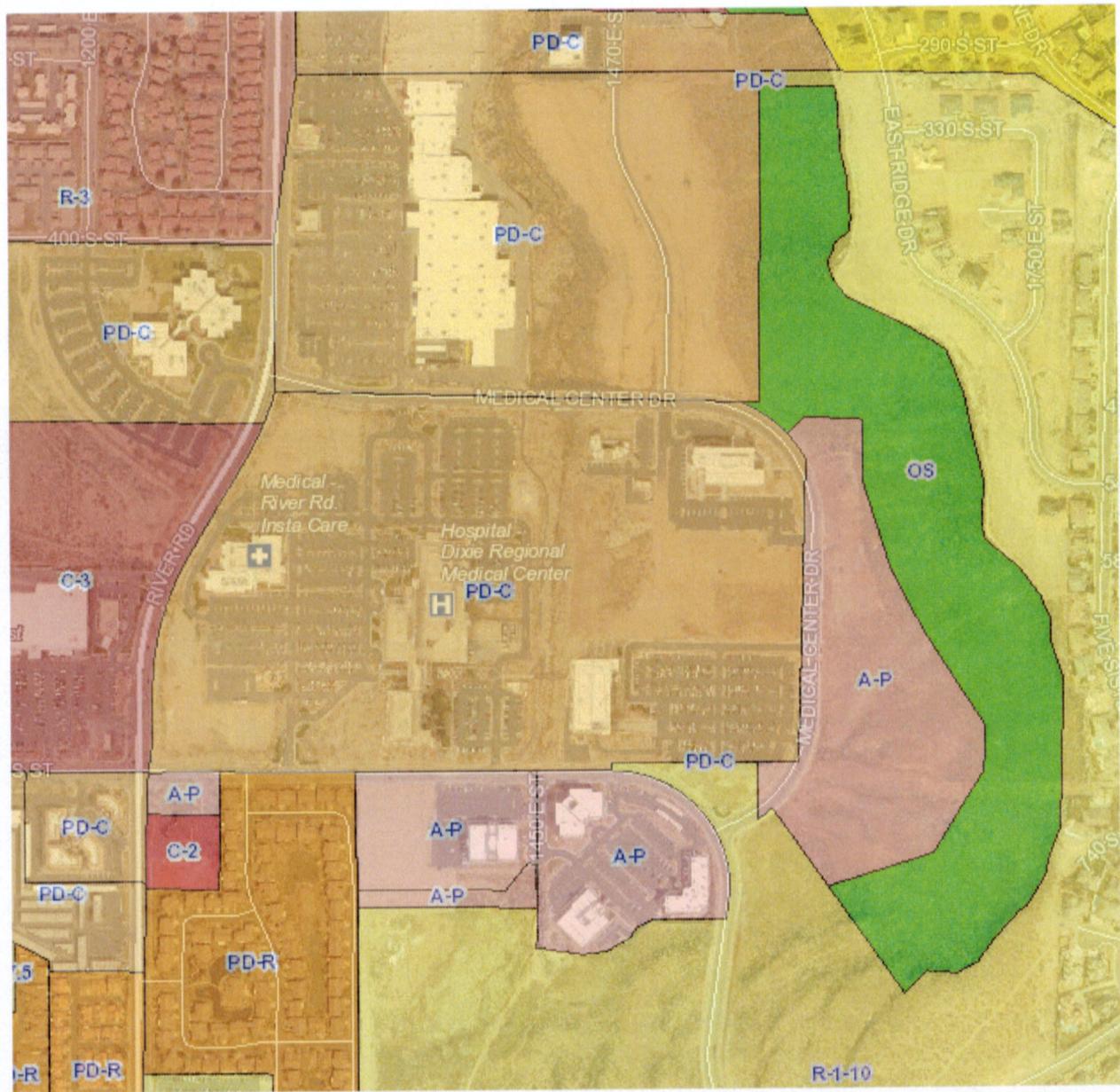
- X LEGEND**
- 1 NEW 2-STORY I-2 BUILDING +32'-0"
 - 2 NEW 4-STORY I-2 BUILDING +64'-0"
 - 3 NEW 2-STORY I-2 CONCOURSE +32'-0"
 - 4 TEMPORARY 1-STORY I-2 BUILDING
 - 5 OCCUPIED UNTIL JUNE 2018 EXISTING 2-STORY I-2 HOSPITAL
 - 6 NEW 2-STORY ADDITION W/ BASEMENT +32'-0"
 - 7 NEW 1-STORY CUP EXPANSION +32'-0"
 - 8 EXISTING 4-STORY I-2 BUILDING W/ EXPOSED BASEMENT + 64'-0"
 - 9 NEW 4-STORY I-2 BUILDING W/ EXPOSED BASEMENT + 64'-0"
 - 10 EXISTING 1-STORY B INSTAGARE BUILDING
 - 11 EXISTING 2-STORY B JUBILEE HOUSE
 - 12 EXISTING 4-STORY B HEALTH & PERFORMANCE CENTER

*BLdg.
Changes*

Aerial Map



Zoning Map



Parcels



Application

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

CITY OF ST GEORGE
RECH: 01468259 10/20/2015 10:35 AM
TRAN: 150.0000 PLANNING FEES
OPER: LLC
REF#: 010475359
ZONE CHANGE
IHC EXPANSION
PLANNING FEES 3,300.0000
TENDERED: 3,300.00 CHECK(S)
APPLIED: 3,300.00
BALANCE 0.00

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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: IHC HEALTH SERVICES, INC

MAILING ADDRESS: 36 S, STATE ST, 22ND FLOOR 84111

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

APPLICANT: STEVE KELLY

(If different than owner)

MAILING ADDRESS: 36 S, STATE ST, 23RD FLOOR, SALT LAKE CITY, UT 84111

PHONE: 801-442-2804 CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS(ES): [REDACTED]

CONTACT PERSON / REPRESENTATIVE: _____

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property 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. EXPANSION OF EXISTING DDMC MEDICAL CLINIC @ 1380 S. MEDICAL DRIVE

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-026 FILING DATE: 10/20/15 RECEIVED BY: [Signature] RECEIPT #: 1468259
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-C
2. What zone or zones are requested by this application? AMENDMENT ONLY
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? _____
(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: 56.04 ACRES
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 _____ No X
*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:
POWER: PEAK DEMAND BETWEEN 2.4 & 3.4 MEGA WATTS; 5 NEW TRANSFORMERS & METERS
WATER: 30,400 GPD INCREASE
SEWER: 34,560 GPD INCREASE (90% OF WATER)
DRAINAGE: NEW RETENTION ON ~~EAST~~^{WEST} (NEW PARKING)
RETENTION FOR EAST PARKING WAS PLANNED IN CURRENT RETENTION POND

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 DRMG CONSOLIDATION PROJECT
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner IHC HEALTH & SERVICES, INC. Phone No. 801.442.2000
Contact Person/Representative STEVE KELLY Phone No. 801.971.3616
Licensed Surveyor DAVID DRAPER Phone No. 801.255.7700

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

56 ACRES
~~X \$50~~
+ \$2,800
500

IV. COMMENTS

- \$ 3,300.00
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

ITEM 4B

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

ZONE CHANGE

Baron Commercial Center – add use
Case No. 2015-ZCA-027

- Request:** This is a request to consider a zone change amendment to add a new ‘use’ to the existing PD zone’s use list.
- Project:** Add ‘Art Studio / Gallery’ to the use list
- Current Zone:** PD-MNF (Planned Development – Manufacturing)
(Council approved on Aug. 8th 1994)
(City GIS Map was corrected to show as PD-MNF)
- General Plan:** MDR (Medium Density Residential).
- Development:** Baron Commercial Center
- Applicant:** Mr. Miken Larsen/ Unit #6
- Owners Assoc:** The Commercial Owner’s Association supports and recommends approval of the added use (*see letter attached*)
- Location:** 620 North 1100 East
- Staff Comments:** Staff recommends approval.
- Options:** The Planning Commission has several options:
1. Recommend denial of the zone change amendment
 2. Recommend approval the zone change amendment as presented.
 3. Recommend approval subject to proposed conditions.
 4. Table the zone change amendment to allow for additional information to be provided as determined by the applicant.

EXAMPLE

Motion to Approve:

The Planning Commission recommends approval of the zone change amendment as presented to add the new ‘use’ of ‘Art Studio / Gallery’ to the existing use list with the condition:

1. No outside display

Owner's Association Letter

BARON

Commercial Owners' Association

c/o Community Association Management
107 S 1470 E, Suite 204, St. George, UT 84790
(435) 674-2002 / Fax (435) 674-1676

October 21, 2015

City of St. George
Attn: Genna Singh
Building & Development Office Supervisor
175 E 200 N
St George, UT 84770

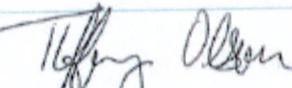
Re: Zone Change Application, 620 N 1100 E # 06

To Whom it May Concern,

The *Baron Commercial* Board of Directors have reviewed the request from Miken Larson of Unit #06 to use a portion of their unit as an Art Gallery and approve the additional use.

Should you have any questions or concerns, please feel free to contact the management office at tiffany@camutah.com or 435-674-2002 ex 203.

At the Direction of the Board of Directors,



Tiffany Olson, Association Manager
BARON COMMERCIAL OWNERS ASSOCIATION

Planned Development Amendment
Narrative

Request for Change:

We would like to add the
use "art studio/gallery" to the
16 approved uses for
the Baron Commercial Center.

This is for Ron Larson to display
and sell his art from his studio/gallery
space, located in the front office
portion of his sign making shop
in Unit #6 of BCC.

Thank you
Ron Larson

History – Zone Change – Sept. 22nd 1994 (Changed from MH-6 to PD-M)

PUBLIC NOTICE

The St. George City Council will hold a public hearing September 22, 1994 at 5:00 p.m. or as soon thereafter as the matter can be heard for the purpose of changing the zone from MH-6 Mobile Home to PD-M Planned Development Manufacturing on the following described property:

GENERAL LOCATION:

Property located on the southeast corner of 640 North and 1100 East

LEGAL DESCRIPTION:

Beginning at a point which is S. 00° 33' 10" E. along the North-South Center Section Line 2207.49 feet from the North Quarter Corner of Section 20, T.42 S., R.15 W., S.L.B. 8 M., Washington County, Utah, and running thence S. 89° 26' 50" W. 85.00 feet to the point of a 15.00 foot radius curve to the left; thence Southwesterly along the arc of said curve 23.56 feet to the point of tangency; thence S. 00° 33' 10" E. 277.67 feet to the point of a 17.55 foot radius curve to the left; thence Southeasterly along the arc of said curve 17.28 feet to the point of tangency; thence S. 56° 57' 58" E. 110.63 feet to a point on the North-South Center Section Line; thence N. 00° 33' 10" W. along said Center Section Line 368.49 feet to the Point of Beginning.

Containing 0.768 Acres.

Interested persons desiring input into this public hearing are invited to be in attendance at the meeting to be held in the Council Chambers-City Hall at 175 E. 200 N. or present their views in writing prior to the meeting.

Vesta Tingey
Deputy City Recorder

Publish in Spectrum: September 1, 1994

4B

Baron Commercial Center



F. U. / Manufacture

Project Data

#1. The project consists of approximately 33,454 sq. ft. (100' x 368') of land area. The building will be 13,340 sq. ft. (46' x 290') approximately 40% of the total land area. The building will consist of 10 individual units of various sizes. The parking area covers approximately 10,000 sq. ft. or 30% with the remaining land area to be landscaped, approximately 10,000 sq. ft. or 30%.

#2. The building will be built using decorative block construction with the elevations being from 14' to 18'. The office door and window will be shaded by an overhead soffit covered with a metal roof. The roof over the main building will be single sloped using a single ply roof system.

#6. Currently the lot is fairly flat with a slight slope towards 1100 E. and a gently slope towards the South.

#9. Electricity is currently being supplied overhead along the rear of the project to the adjacent property. The existing electrical poles could be utilized for our building.

#11. We propose to use lights mounted on the building for parking and general illumination.

#12. All existing roadways will be improved along 1100 East and 640 North to City standards. Curb, gutter and sidewalks will be installed along the same area.

Original Council Approval Baron Commercial Center 620 N 1100 E

(Date not known)

It is proposed that only the following businesses be considered and approved for occupancy in the Planned Development located at 1100 East and 640 North in St. George:

1. Carpenter, electrical, plumbing or heating/cooling shops.
2. Construction equipment sales, rental and service establishments.
3. Furniture upholstery shop.
4. Ice Manufacturing and storage.
5. Insulation sales/service.
6. Parts assembly.
7. Plumbing shop.
8. Printing shop.
9. Sheet metal shop.
10. Sign Manufacturing or sign painting.
11. Tool design (Precision) repair/manufacturer.
12. Warehouse storage.
13. Wholesale business.
14. General Contracting General offices.
15. Machine shop.
16. Wall and floor covering dealers.

August 8, 1994

(MH-6 to PD-MNF)

August 8, 1994

PROPOSED ZONE CHANGE

PROPERTY - Approx. .76 acres on east side of 1100 East,
bounded by 640 North on the north.

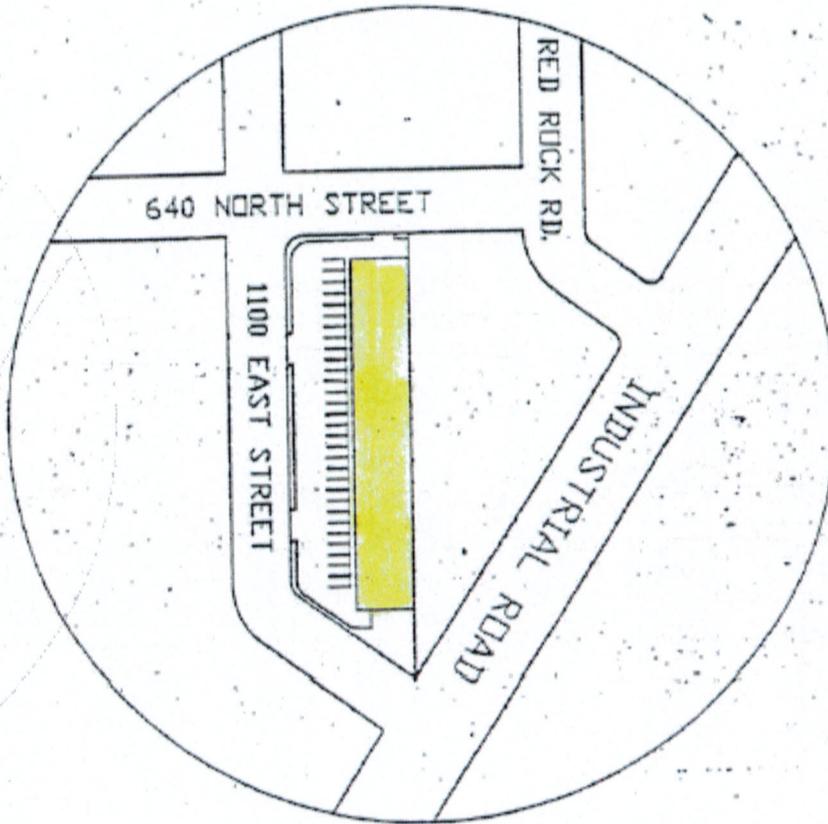
MH-6 to Planned Development - Manufacturing

It is proposed that only the following businesses be
considered and approved for occupancy in the Planned
Development located at 1100 East and 640 North in St.
George:

1. Carpenter, cabinet, electrical, plumbing or heating/cooling shops.
2. Construction equipment sales, rental and service.
3. Furniture upholstery shop.
4. Insulation sales/service.
5. Parts assembly.
6. Electronic/computer design parts and distribution.
7. Printing shop.
8. Sheet metal shop.
9. Sign Manufacturing or sign painting.
10. Tool design (Precision) repair/manufacturer.
11. Warehouse storage.
12. Wholesale business.
13. General Contracting General offices.
14. Machine shop.
15. Wall and floor covering dealers.

W.F. Snyder - Agent
Claron Bradshaw - Property Owner

Vicinity Map



VICINITY PLAN



Aerial Map



Zoning Map



(Note: Should show PD-MNF on GIS Map)

General Plan (MDR)



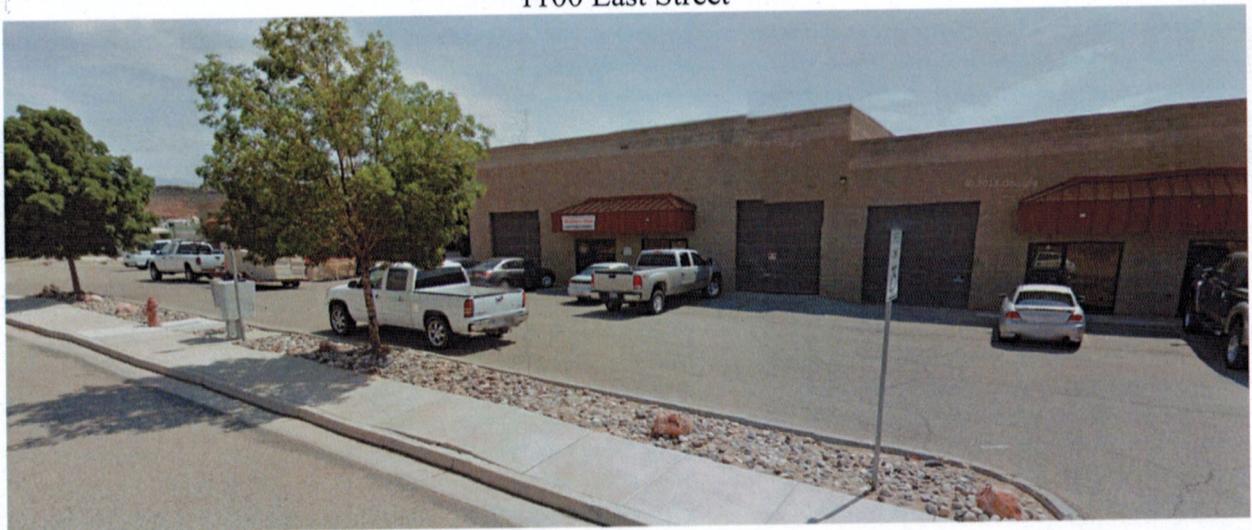
Site



Photos

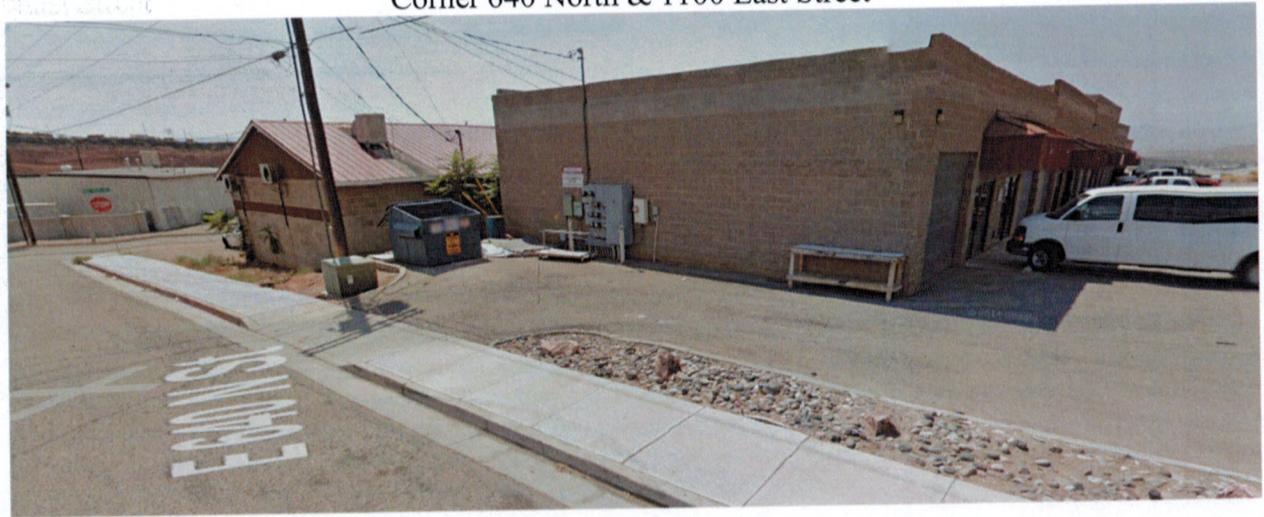


1100 East Street





Corner 640 North & 1100 East Street



640 North Street View



Application

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

CITY OF ST. GEORGE
RECH: 0148897 10/21/2015 10:05 AM
TRAN: 150.0000
OPER: LIT
REF#: 0061
PD ZONE CHANGE APP
BARON COMMERCIAL CENTER
PLANNING FEES 500.00CR
TENDERED: 500.00 1 CHECK(S)
APPLIED: 500.00-

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Padre Canyon Properties, LLC
(Ron & Miken Larson)

MAILING ADDRESS: 670 N. 1100 E. #6

PHONE: [REDACTED] CELL: same FAX: N/A

APPLICANT: same
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): [REDACTED]

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

MAILING ADDRESS: same

PHONE [REDACTED] CELL: same FAX: _____

EMAIL ADDRESS(ES): [REDACTED]

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.

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 #: 2016-ZCA 027 FILING DATE: 10/21/15 RECEIVED BY: [Signature] RECIEPT #: _____
*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

I. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-C ← Actually PD-MNF
2. What zone or zones are requested by this application? same
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.)
5. Total acreage of proposed zone change: _____
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?

Yes No

Please describe the projected demand for utility services: none more than is now currently needed.

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 _____
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner _____ Phone No. _____
Contact Person/Representative _____ Phone No. _____
Licensed Surveyor _____ Phone No. _____

PD ZONE CHANGE PROCEDURE

Step #1 **Meet with Planning Staff Review (PSR)**
Meetings are every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting at least one day in advance.
Date of meeting: _____

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
- MA* 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and **two sets** of mailing labels;
- MA* 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- MA* 11. Building elevation(s) – **Colored** renderings, all four building sides;

- MA 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- MA 13. For buildings over 35' ft in height also provide a **colored photo simulation**;
- MA 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);
- MW 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format;
- 17. Deed Restrictions *if necessary* ;
- MD 18. Traffic Impact Study or Traffic Analysis *if necessary*

- explain request
- floor plan

*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 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

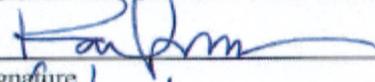
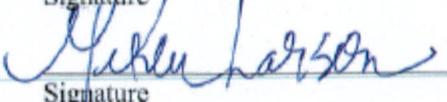
- I. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but are not limited to: Additional Color Renderings, Photo simulations, Computer 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.

 _____ Signature	_____ Address
 _____ Signature	_____ Address
_____ Signature	_____ Address
_____ Signature	_____ Address
_____ Signature	_____ Address

Attach additional sheets if necessary for additional owners.

ITEM 4C

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT:

11/10/2015

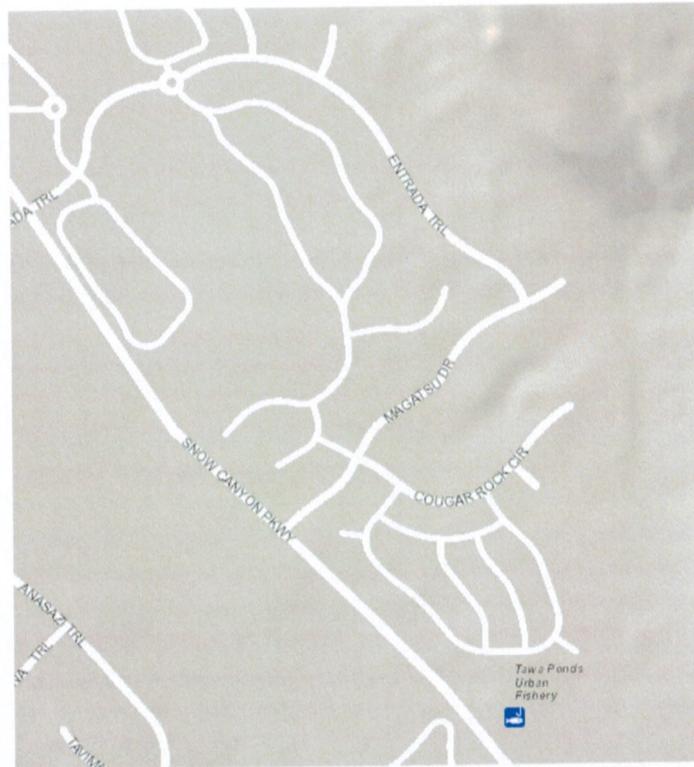
Kachina Springs East Phase 4
2015-ZCA-024 Amendment PD-R

- Request:** Consider a zone change amendment to change the Planned Development Master Plan from Open Space (P-4) to KS-5 (Residential) to construct two single family building lots on 0.49 acres in the PD-R (Planned Development Residential) zoning district for parcel SG-6-2-10-1401.
- Project Name:** Create two (2) new lots in Kachina Springs East Phase 4
- Background:** The parcel is located in the Entrada Master Planned Community. The zoning on file at St George City is titled the Official Amended and Extended Entrada PD Plan, dated June 6, 2002 (*see Exhibit 1 at the end of applicant's the narrative*). Currently this parcel is located entirely within the open space (OS) designation P-4 (*Exhibit 1*). This OS area P-4 was originally envisioned to be a detention facility for the drainage, which originates from the hillside to the north east. However, when the detention basin for area P-4 was engineered it was determined that it would only need to encompass a portion of this area, which created a roughly ½ acre remnant parcel.
- Owner / Developer:** Kachina Dev Co Inc, Mr. Brian Chadaz
- Representative:** Mr. Scott Duffin, Horrocks
- Zone:** PD-R (Planned Development Residential)
- General Plan:** LDR (Low Density Residential) up to 4 du/acre
- Location:** This property is within the 'Entrada Master Plan' area and is located on the east side of Cougar Rock Circle just east of the intersection with Magatsu Drive.
- APN:** SG-6-2-10-1401
- Units:** 2 single family lots proposed. The proposal would increase the number of approved units for Entrada. Currently, the KS-5 area is allotted 42 units and the proposal would increase to 44 units. The total number of units would increase from 824 to 826 units for the entire PD.
- Acreage:** 0.49 acres

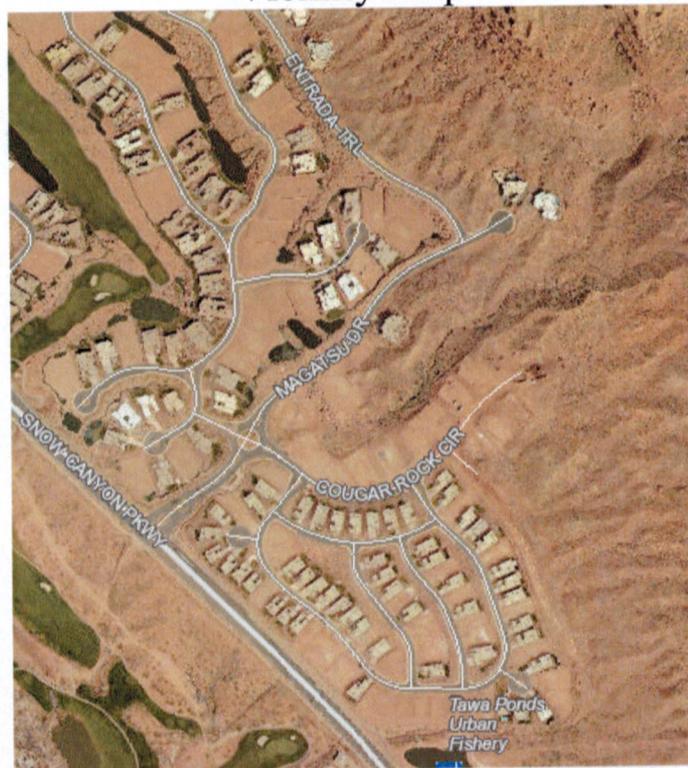
- Density:** Current density for KS-5 area is 2.93 du/ac and would increase to 2.96 du/ac. Overall density would fractionally increase from 1.0414 to 1.0433 du/ac.
- Buildings:** Structures and architecture would be consistent with the theme of the originally approved PD.
- Comments:** The applicant is requesting an increase in the number of approved units for the Entrada PD and removing the open space designation. As was stated above, the original intent for the property was for drainage infrastructure. According to the applicant, they did explore a recreation facility and it was not desired from the developer or HOA. The density and unit increase appears to be minimal. However, reviewing and comparing the proposed lots with the existing lots, the proposal does not appear to be in character. The proposed lots are 0.23 and 0.25 acres. Further, the proposal is more in character with the development to the south, which is walled off and not associated with these lots. The existing lots buildable area, are approximately 0.40 acres and larger. Staff is concerned that the proposed lots do not fit into what is existing.

The following are staff recommended comments:

1. Buildings must meet setback and building separation requirements for the PD zone.
2. All of the infrastructure is built in front of the proposed lots.
3. LDR (Low Density Residential) designation provides a density range of 1 to 4 units per acre, which does not always indicate that 4 units per acre is appropriate for every parcel of land.



Vicinity Map



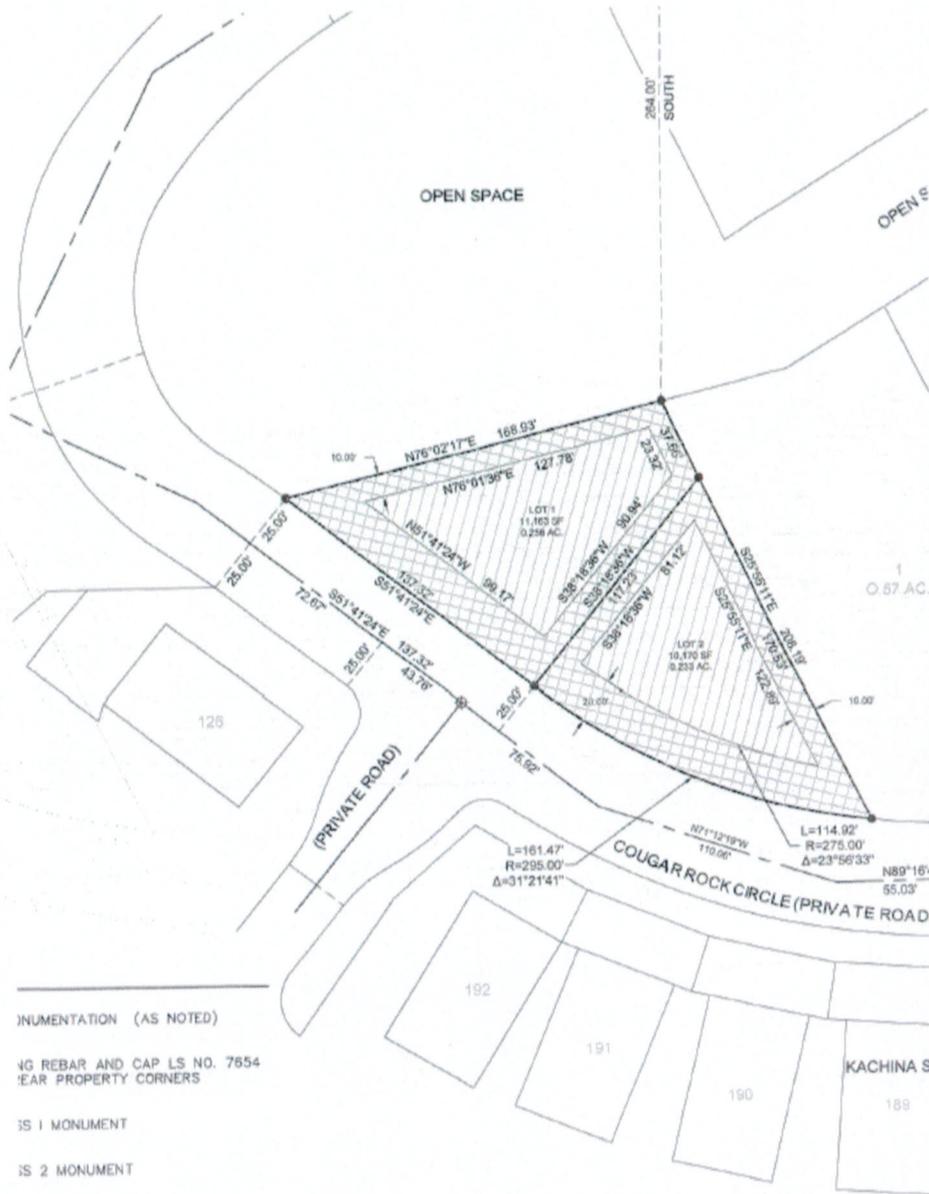
Aerial Map



Zoning Map



Site



INUMENTATION (AS NOTED)

4G REBAR AND CAP LS NO. 7654
 YEAR PROPERTY CORNERS

SS 1 MONUMENT

SS 2 MONUMENT

IRSHIP

ON AREA

Draft – Proposed Lots – from Prelim. Plat concept.

WRITTEN TEXT / NARRATIVE

Kachina Springs East, Phase 4 Zone Change Request Written Text October 6, 2015

Purpose:

The purpose of this application request is to change the PD zoning for parcel SG-6-2-10-1401 which consists of 0.49 acres from an open space designation P-4 to a KS-5 residential designation to allow for the construction of two homes. All pertinent ownership and applicant information is contained within the attached zone change application.

Background

The subject parcel is located within the overall Entrada Master Planned Community. The current zoning on file with the City of St George is entitled the Official Amended and Extended Entrada PD Plan, dated June 6, 2002 (see Exhibit 1 at the end of the narrative). Currently the parcel is located entirely within the open space designation P-4 as shown on Exhibit 1.

Open Space area P-4 was originally envisioned to be a detention facility for the drainage that originates from the hillside to the north east. When the detention basin for area P-4 was engineered it was determined that it would need to encompass only a portion of this area, which created a roughly 1/2 acre remnant parcel. See Figure 1 below.



Figure 1: Existing Detention P-4

Area Tabulation

In prior years a summary was provided the City of St. George showing the respective acreages broken down by land use type for the Entrada Project.

This summary has been modified (see attached red-lined document) to address how the proposed 2-lot subdivision would affect specific sections of this document. More particularly, the detail shows how subtracting the acreage entailing this 2-lot subdivision, an area of .49 acres, from the "open space" category and adding it to "residential" category affects the open space specific property and open space total as well as the residential specific property and residential total. Note that the open space area has been decreased by .49 acres and the residential area has been increased by .49 acres.

The total ratios for open space and residential being 38% and 45% respectively were not changed because the amount of acreage involved was not significant enough to affect either ratio. More specifically, that is $(298.21 / 791.22 = 37.69)$ and $(354.28 / 791.22 = 44.78)$. The numbers were rounded originally and the changes are not significant enough to change the rounded number using the same methodology.

Hillside zone

As requested by the City a slope map has been provided with this application. A topographic survey of the subject property was prepared by RB Surveying from which a slope analysis was performed roughly identifying areas of 20-30% slopes, 30 – 40% slopes, and greater than 40% slopes. It appears that the areas identified with slopes within these ranges on the attached exhibit are man-made stockpiles from excess material from the previous grading of the subject parcel. It is the opinion of the engineer that these areas do not qualify as hillside areas within the Hillside Overlay Zone.

A hillside no-disturb area was shown on the Vistas @ Entrada Phase 1 project which abuts the subject parcel. Upon first glance it may seem like this no-disturb area should extend to the parcel which is the subject of this zone change application. However, during the hillside determination process for the Vistas project the Hillside Review Board determined that smaller, insignificant sloped areas could be removed from the interior of the Vistas Phase 1 project area, in general exchange for providing a larger-than-required hillside no-disturb area along the northern and eastern Boundaries of this project. Since the sloped areas on the subject parcel appear to be manmade, and the no-disturb areas on the adjacent Vistas lot 1 are somewhat arbitrary, then the hillside overlay zone does not apply to this parcel.

Zone Change Justification

Once it was determined that the subject parcel was not needed for detention it was subsequently flagged as a potential location for a neighborhood pool or a park to be associated with the adjoining Escapes and Vistas subdivisions @ The Entrada project. However, the developer of the Escapes/Vistas chose not to pursue this option. This same parcel was offered to the Entrada at Snow Canyon Country Club and the Entrada Property Owners Association to be utilized as a park or a pool for use by the residents. However, neither entity was interested in the construction or maintenance of such an amenity.

Initially it was determined that a single home could be placed on the remnant parcel. However, there was concern by the property owner that this could lead to a fairly large home with a massive street frontage presence. The owner felt that this would feel out of character as residents would drive past this frontage only to be led to a neighborhood that had much shorter street frontages. Therefore the owner determined that it would make more sense to subdivide the lot into two parcels.

Upon entering this area of the Entrada project, the homes observed on the right and straight ahead are the smaller "patio home" type structures. The size of homes anticipated to be built on these lots will more closely resemble the smaller patio homes rather than a larger custom home. The two homes on this parcel will make better aesthetic sense than a larger custom home.

Concern has been expressed by the St George City Planning Staff that residents of the Vistas @ Entrada subdivision may express concern over the proposed smaller lots for the subject property. However, this concern can be mitigated by several factors:

1. The adjacent lots (1 and 2) within the Vistas @ Entrada Phase 1 subdivision are still under the control of the developer (HWL Kachina Cliffs LLC, A.K.A. Jack Fisher Homes). According to sources only two of the 10 lots have been sold to date.
2. The lots within the Vistas @ Entrada Phase 1 subdivision have much larger areas than the proposed lots within the subject property, but the actual buildable area within the Vistas project are much smaller. Vistas lots 1-7 extend a considerable distance into the protected no-disturb areas. So the buildable areas are more comparable in size than not.

Process Forward

Once the proposed zone change is secured then the property owner will move forward with a combined preliminary / final plat in accordance with the City of St. George requirements. It is the intent of the owner to have these subdivided parcels ready for sale during the upcoming Parade of Homes to be held in February of 2016. Therefore the property owner respectfully requests the zone change application be processed and approved in a timely manner.



ENTRADA AT SNOW CANYON - MODIFIED MASTER PLAN

APRIL 2002

Project area tabulation

<u>Area/Use</u>	<u>Parcel</u>	<u>Status</u>	<u>Land Use</u>	<u>Acres</u>	<u>Density</u>	<u>Units</u>	<u>Org. Ratio</u>	<u>New Ratio</u>
OPEN SPACE				298.70			42%	38%
				<u>298.21</u>	<u>New Number After Deducting</u>			
					<u>.49 for 2-Lot Subdivision</u>			
Golf Course	GC	Complete	Open Space	184.95				
Baseball Park Gift	P-1	Complete	Open Space	1.55				
Community Parks	P-2,3	Complete	Open Space	15.57				
East Snow Canyon Pkwy	P-4		Open Space	1.65				
				<u>1.16</u>	<u>New Number After Deducting</u>			
					<u>.49 for 2-Lot Subdivision</u>			
North Hole 9	P-5	Complete	Open Space	0.84				
West of Hole 8	P-6	Complete	Open Space	0.05				
Bike Trails		Complete	Open Space	2.09				
Lave Fields	LF		Open Space	92.00 est.				
COMMERCIAL				21.80			3%	3%
Sports Center	CM-1	Complete	Commercial	7.30				
Inn sites	C-1,2		Commercial	12.81				
West of Ball Park	C-3		Commercial	1.69				
RESIDENTIAL				353.70			50%	45%
				<u>354.28</u>	<u>New Number After Adding</u>			
					<u>.49 for 2-Lot Subdivision</u>			
CHACO VILLAGE								
Chaco Bench -1	CB-1	Complete	Res Low Den	29.27	0.99	29		
Chaco Bench- 2	CB-2	Pending	Res Low Den	30.01	0.90	27		
Lava Fields	LF		Mixed Density	90.93 est	1.62	147		
ANASAZI VILLAGE								
Anasazi Hills - 1	AH-1	Complete	Res Low Den	34.46	1.22	42		
Anasazi Hills - 2	AH-2	Complete	Res Low Den	10.08	1.09	11		
Anasazi Hills - 3	AH-3	Complete	Res Low Den	4.84	1.65	8		
Anasazi Ridge	AR	Complete*	Res Med Den	17.74	2.37	42		
Anasazi Hills - 4	AH-4		Res Med Den	8.60	2.21	19		
Paiute Springs	PS	Complete	Res Med Den	16.81	3.51	59		
KACHINA VILLAGE								
Kachina Springs	KS-1	Complete	Res. Med. Den	15.39	3.38	52		

Kachina Springs South	KS-2	Construction	Res. Med. Den.	10.62	2.54	27
East of Hole 7	KS-3		Res. Med. Den.	16.12	2.85	46
East of Holes 5 & 6	KS-4		Res. Med. Den.	33.31	3.18	106
South of South Entry	KS-5		Res. Med Den.	14.35	2.93	42
				14.84	New Number After Adding	
					.49 for 2-Lot Subdivision	

HINAVA VILLAGE

Shinava Plateau	SR		Res. Med. Den.	21.26	2.50	53
-----------------	----	--	----------------	-------	------	----

CIRCULATION

19.71 3% 2%

DEDICATED ROADS

Snow Canyon Parkway (80"ROW)	10.70
2000 North (66"ROW)	1.02
Tuweap Drive (66"ROW)	1.18
2100 West (66"ROW)	0.45

PRIVATE ROADS

East of Snow Canyon Pkwy	2.93
West of Snow Canyon Pkwy	3.43

AREA IN SANTA CLARA

16.00 est. 2% 2%
Orig.

SUBTOTAL ORIGINAL PLAN

Acres Density Units Ratio
710.00 est. 1.00 710 100%

ADDITIONAL LANDS ADDED TO ENTRADA

RESIDENTIAL

81.22 10%

Kachina Cliffs (SITLA)	KC	73.22	1.23	90
Additional Lava Land	LF	8.0 est.	3.0	24

New
Ratio

TOTAL

791.22 est. 1.04 824 100%

* Anasazi Ridge is the subject of a modified zoning application submitted by the developer thereof.

**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: KACHINA DEV CO INC

MAILING ADDRESS: 20 N Main Street Suite #308, St. George, UT 84770 C/O BC Strategic Solutions LLC

PHONE: 435-704-0525 CELL: _____ FAX: _____

APPLICANT: Same
(If different than owner)

MAILING ADDRESS: See Above

PHONE: See Above CELL: _____ FAX: _____

EMAIL ADDRESS(ES): bchadaz@infowest.com

CONTACT PERSON / REPRESENTATIVE: Scott Duffin, P.E. (Civil Engineer)
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 555 S. Bluff Street, Suite 101, St. George, UT 84770

PHONE: 435-986-7888 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): scottd@horrocks.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. Located on the east side of Courage Rock Circle just east of the intersection with Magatsu Drive

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 #: 20__-ZC-__ FILING DATE: _____ RECEIVED BY: _____ RECEIPT #: _____
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD - Open Space
2. What zone or zones are requested by this application? PD - KS-5 (Residential)
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? Not Applicable
(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: 0.49 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 With original PD approval
*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: _____

This proposed development has already been submitted to the Joint Utility Committee and the initial feedback is that all required utility services will be made available. The project will require all utilities to service two lots. Since the overall unit count for the master Entrada PD will remain the same there is no change in available utility capacity to service the project.

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 Kachina Springs East, Phase 4
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Brian Chadaz Phone No. [REDACTED]
Contact Person/Representative Scott Duffin Phone No. [REDACTED]
Licensed Surveyor Roger Bundy Phone No. [REDACTED]

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; **See Attached**
- 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. **Colored** Site Plan & ~~Landscape Plan~~ minimum size 24" x 36";
- NA 11. Building elevation(s) – **Colored** renderings, all four building sides;
- NA 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- NA 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) Kachina Development Company Inc, Trey Lewis President
(is)(are) the owner(s) Kachina Development Company Inc, Trey Lewis, President
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.

Trey Lewis
Signature

20 N MAIN, Suite 308 St George, UT 84770
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

2015-ZCA-023

Kachina Springs East Ph 4
Entrada PD Amendment





Project Location

Tawa Ponds
Urban
Fishery

PDR

ENTRADA-TRL

SNOW-CANYON-PKWAY

TAVINA



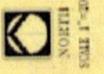
6-6-02
OFFICIAL AMD. & EXT.
ENTRADA PD PLAN

2015/10/21

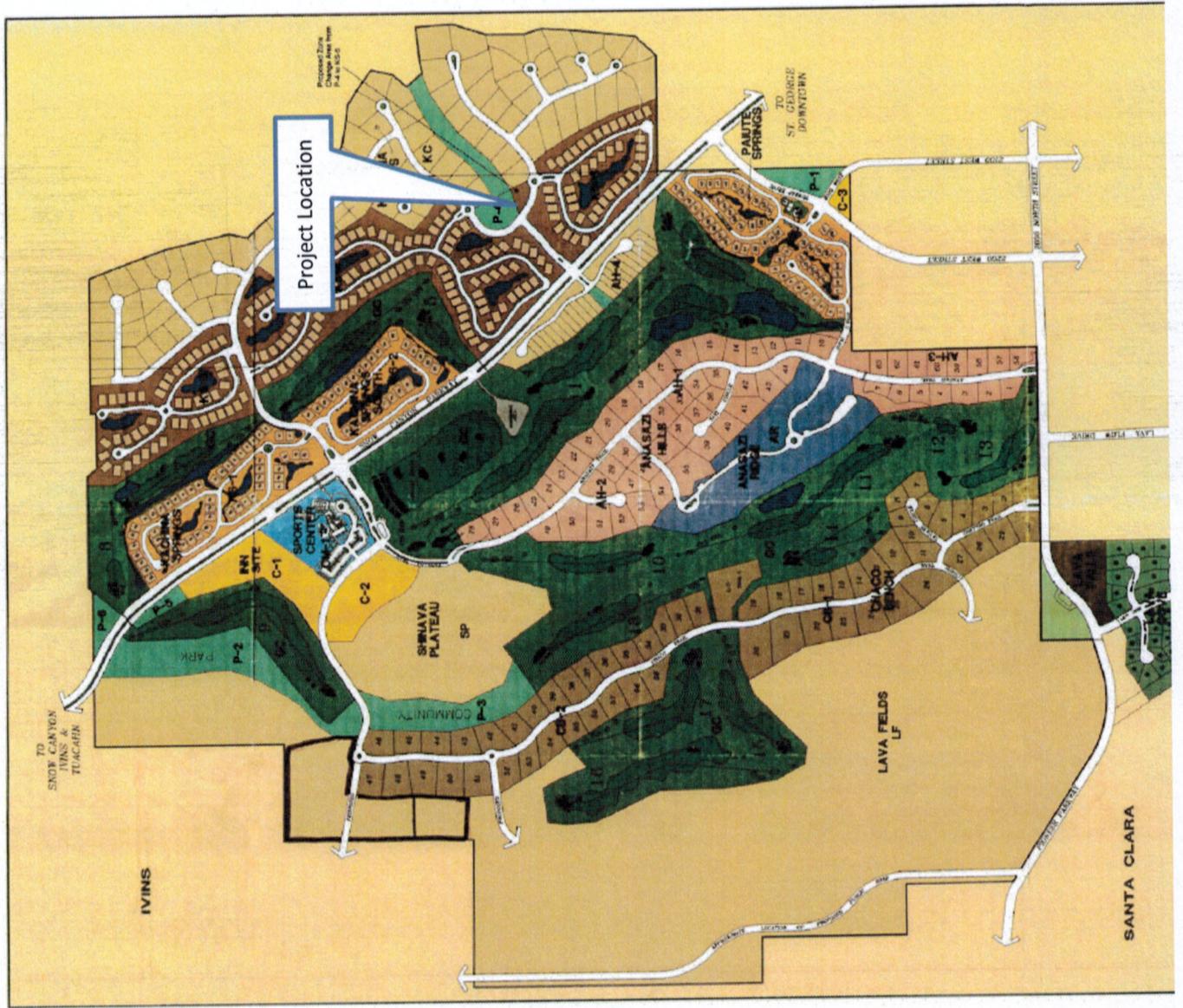


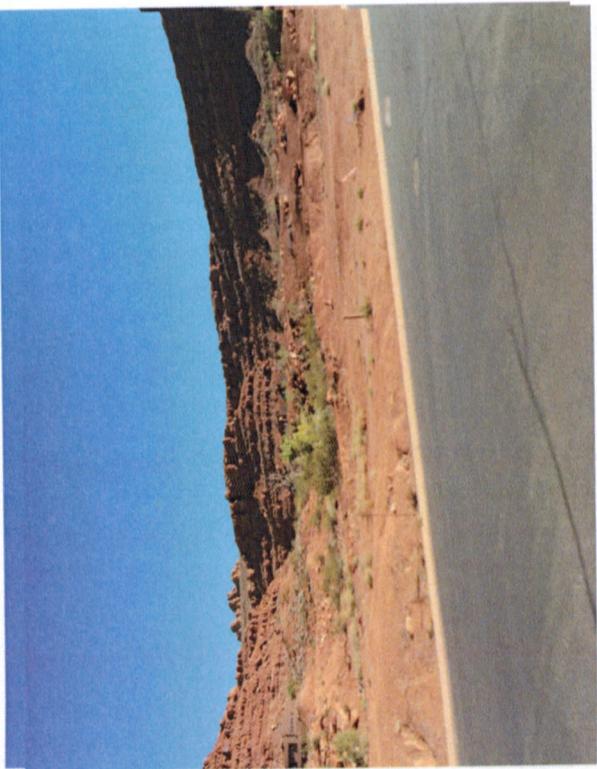
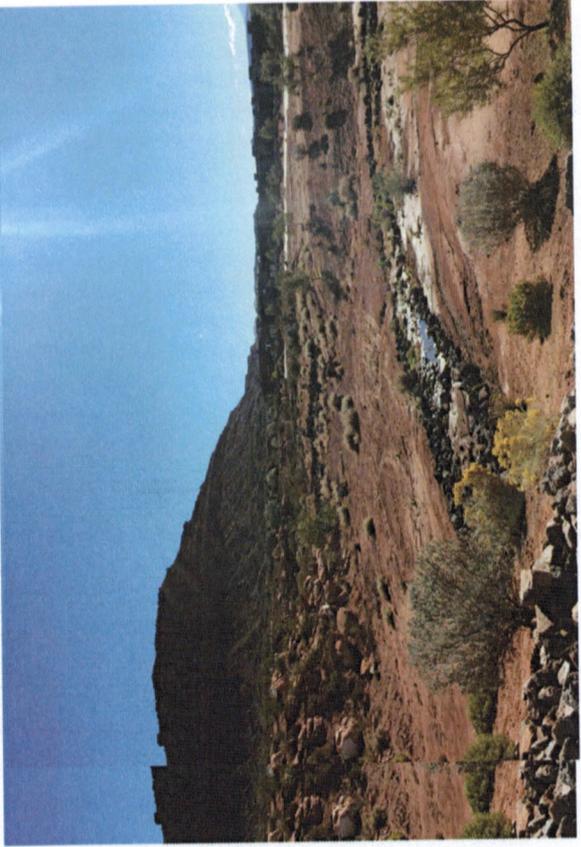
Project Location

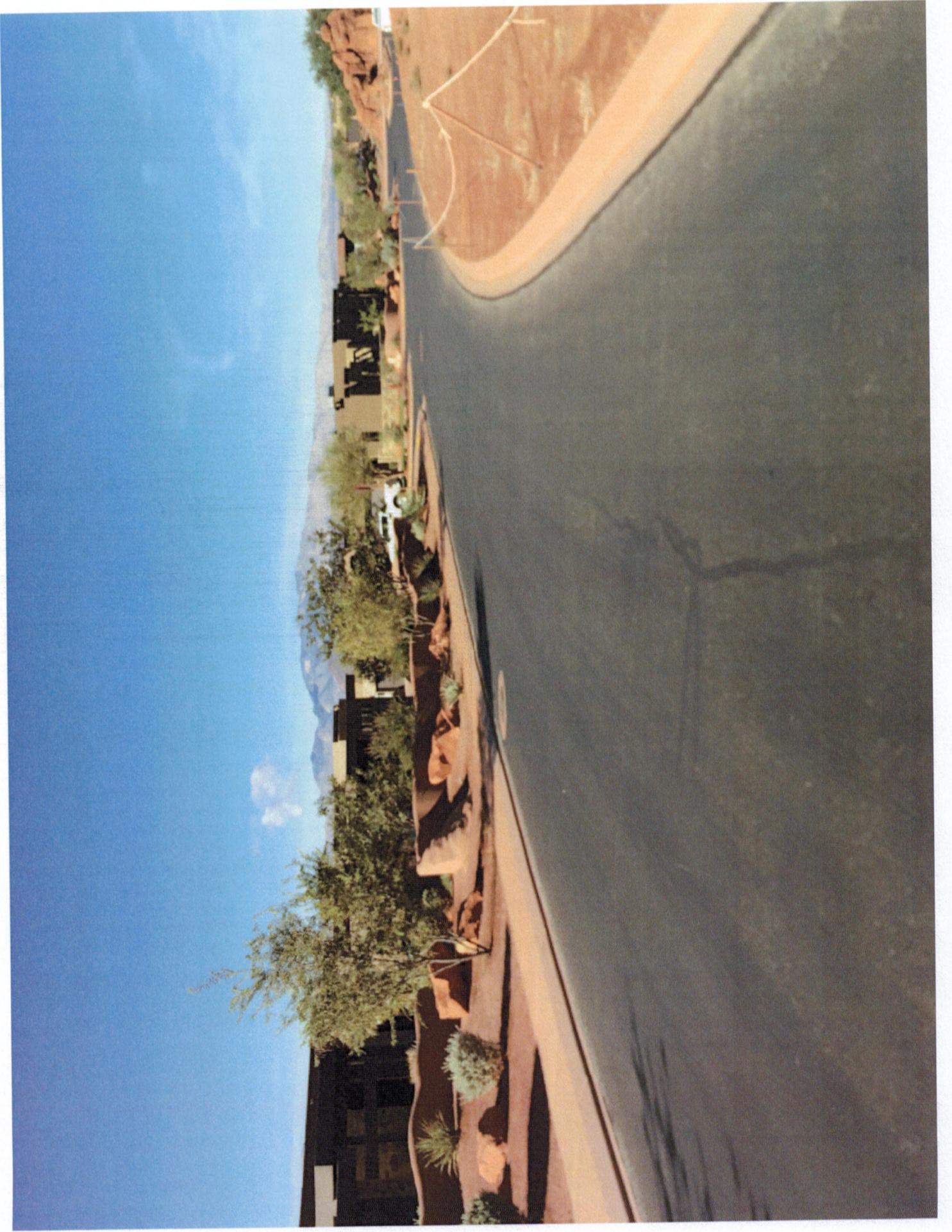
ENTRADA
AT SNOW CANYON



PROPOSED AMENDED AND EXTENDED ENTRADA PD PLAT







ITEM 5

Accessory Structures

PLANNING COMMISSION AGENDA REPORT: 05/12/2015 (Tabled)
PLANNING COMMISSION AGENDA REPORT: 11/10/2015

AMENDMENT TO ZONING REGULATIONS; PUBLIC HEARING

Case No. 2015-ZRA-002

Proposed amendments to the following Chapters and Sections in Title 10 Zoning Regulations regarding accessory buildings:

10-2-1 Zoning Definitions, 10-7A-4 Height Regulations, 10-7A-6 Modifying Regulations, 10-7B-4 Height Regulations, 10-7B-6 Modifying Regulations, 10-7C-4 Height Regulations, 10-7C-7 Modifying Regulations, 10-7D-5 Height Regulations, 10-7D-7 Modifying Regulations, and 10-14 Supplementary and Qualifying Regulations.

Applicant: City of St George

Background: At the August 27, 2015 City Council work meeting, the Council and Planning Commission met and discussed cargo containers within the City. As a result, staff has prepared amendments to the code that addressed cargo containers, as well as, accessory structures.

Currently the Zoning Ordinance is unclear and lacks consistency in regards to accessory buildings in residential zones. Each zone has variations of each requirement and this amendment would make it easier to administer, as well as, provide consistency in the code. The amendment is proposing to remove accessory structures from each zoning section and provide a central location under Chapter 17: Supplementary and Qualifying Regulations. In addition, several other modifications are being proposed, including: adding cargo containers as an accessory structure; modifying how to measure an accessory structure, which would increase the allowable height; reducing separation requirements, in order to make consistent with other requirements; removed wall height requirement and allow for CUP for the height only. Additionally, the amendment allows cargo containers as a temporary use under specific standards and times.

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

3
4 **10-2-1 Definitions:**

5
6 BUILDING, ACCESSORY: A detached subordinate building clearly incidental to and located upon the same
7 lot occupied by the main building. Accessory buildings include but are not limited to:

- 8 1. garages, sheds, gazebos or other similar subordinate structures; or
9 2. a cargo container if it is free from damage, rust, and exposed metal and has been
10 painted one solid muted earth tone color with no writing, signs, numbers or logos.

11 CARGO CONTAINER: Any portable, reusable container generally referred to as a sea cargo container,
12 cargo container or shipping container made as a prefabricated metal structure and primarily designed or
13 used for transporting freight by commercial transportation on ships, by rail or mounted on a chassis for
14 movement by a tractor trailer and is built in accordance with the U.S. Department of Transportation
15 standards. Cargo container does not include semitrailers as defined in Section 41-6a-102 U.C.A.

16 **Chapter 7**
17 **RESIDENTIAL ZONES**

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

19 **10-7A-4: HEIGHT REGULATIONS:**

20 A. No building shall be erected to a height greater than two and one-half (2¹/₂) stories or thirty five feet
21 (35'), whichever is less, unless reviewed by the planning commission and approved by the city council as
22 a conditional use permit.

23 ~~B. No accessory building shall be erected to a height greater than fifteen feet (15') unless reviewed by~~
24 ~~the planning commission and approved by the city council as a conditional use permit. (1998 Document~~
25 ~~§ 13-4; amd. 2003 Code)~~

26 **10-7A-6: MODIFYING REGULATIONS:**

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

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

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

34

35 **10-7B-4: HEIGHT REGULATIONS:**

36 No building shall be erected to a height greater than two and one-half (2^{1/2}) stories or thirty five feet
37 (35'), whichever is less, unless recommended by the planning commission and approved by the city
38 council as a conditional use permit. ~~No accessory building shall be erected to a height greater than~~
39 ~~fifteen feet (15'). (1998 Document § 14-4)~~

40 **10-7B-6: MODIFYING REGULATIONS:**

41 A. Side And Rear Yards:

42 1. The side and rear yard setback on a "street side" yard shall be the same as a front yard setback
43 (setback requirement is 25 feet from any public street).

44 2. A "zero" side yard may be used for all lots in a planned subdivision or development. In such cases the
45 opposite side yard shall not be less than a combination of the two (2) side yards otherwise required.
46 (1998 Document § 14-6)

47

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

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

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

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

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

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

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

Setback From Property Line	Height Of Building Wall
-	-

0 feet – 5 feet –	8 feet –
5 feet – 10 feet –	10 feet –

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

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

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

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

69

70 ~~€B. Front Yard Setback Less Than Required: In areas where the front yard setback on adjacent property~~
71 ~~is less than the required setback, new construction may be constructed at the lesser front yard setback~~
72 ~~requirements; however, in a case where the lesser setbacks of the adjacent properties on either side are~~
73 ~~different, the setback shall be a distance that is halfway between the distance of the other two (2)~~
74 ~~setbacks; or in a case where one of the setbacks is greater than the required setback, the setback shall~~
75 ~~be a distance that is halfway between the distance of the lesser adjacent setback and the required~~
76 ~~setback; but in no case shall the setback be less than twenty feet (20'). (1998 Document § 14-6)~~

77

78 ~~ƆC. Trash, Junk, Inoperable Vehicles, Vessels, And Similar Materials: No trash, rubbish, weeds or other~~
79 ~~combustible material shall be allowed to remain on any lot outside of approved containers in any~~
80 ~~residential zone. No junk, debris, abandoned, inoperable or dismantled vehicles or vessels or vehicle or~~
81 ~~vessel parts or similar materials shall be stored or allowed to remain on any lot in any residential zone.~~
82 ~~(Ord. 2004-12-003, 12-9-2004)~~

83

84 ~~€D. R-1-6 Zone Requirements: The purpose of the R-1-6 zone is to allow for smaller individual homes~~
85 ~~with front yards fully completed at the time of occupancy. Therefore, the R-1-6 zone will only be allowed~~
86 ~~under the following criteria:~~

87 ~~1. Drawings showing subdivision layout, landscaping and fencing shall be submitted to the planning~~
88 ~~commission for its recommendation to the city council.~~

89 2. In order to achieve a harmonious subdivision appearance and assure compliance, no certificate of
90 occupancy shall be issued in this zone for any structure until it has been completely finished on the
91 exterior with all required front yard landscaping, driveways and fencing.

92

93 FE. Cluster Development: Cluster development is intended to promote the preservation of open space
94 and allow flexibility in development design. Cluster development in the R-1-40 zone may be permitted
95 on a conditional use permit basis, subject to the following criteria:

96 1. Overall density shall not exceed the density of the R-1-40 zone.

97 2. Lot sizes may be reduced to eight thousand (8,000) square feet, provided the balance of property is
98 set aside as permanent open space.

99 3. Prior to approval of a cluster development, a public hearing shall be held by the city council to
100 consider neighborhood opinion on the proposal.

101 4. Open space may be used for playground and recreation space, but no buildings may be constructed in
102 the open space area unless approved as part of the conditional use permit.

103 5. Lot width may be flexible and shall be determined as part of the conditional use permit approval
104 process. (1998 Document § 14-6)

105

106 GF. Lot Size Averaging:

107 1. Purpose: Lot size averaging is an alternative to traditional minimum lot size standards and encourages
108 a mix of lot sizes within a subdivision. The overall density of the zoning district remains approximately
109 the same, but flexibility is provided in the mix of lot sizes.

110 2. Standards:

111 a. Lot size averaging is a permitted use within the R-1-8, R-1-10, R-1-12, R-1-20 and R-1-40 zones. Project
112 density shall not exceed the following:

R-1-8	3.7 du/acre
R-1-10	3.2 du/acre
R-1-12	2.8 du/acre

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

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

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

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

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

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

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

Setback From Property Line	Height Of Building Wall
-	
0 feet - 5 feet	8 feet
5 feet - 10 feet	10 feet

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

156 ~~ⒸB. Fractional Amounts Of Square Footage: Any fractional amount of square footage left over in~~
157 ~~calculating density may not be considered toward an additional dwelling unit unless the full required~~
158 ~~amount of land is available.~~

159 ~~ⒹC. Less Than Required Front Yard Setback: In areas where the front yard setback on adjacent property~~
160 ~~is less than twenty five feet (25'), new construction may be constructed at the lesser front yard setback~~
161 ~~requirements; however, in a case where the lesser setbacks of the adjacent properties on either side are~~
162 ~~different, the setback shall be a distance that is halfway between the distance of the other two (2)~~
163 ~~setbacks; or in a case where one of the setbacks is greater than twenty five feet (25'), the setback shall~~
164 ~~be a distance that is halfway between the distance of the lesser adjacent setback and twenty five feet~~
165 ~~(25'); but in no case shall the setback be less than twenty feet (20').~~

166 ED. Units Per Building In R-2 Zone: In the R-2 zone, no multiple-family dwelling shall contain more than
167 two (2) dwelling units per building. (1998 Document § 15-7; amd. 2003 Code)

168 FE. Landscape:

169 1. Properties within the multiple-family (MF) residential zones shall comply with chapter 25, "Landscape
170 Standards", of this title.

171 2. A minimum of thirty percent (30%) of the lot area shall be maintained in open green space or
172 landscaped area, and at least fifty percent (50%) of the front setback area shall be maintained as
173 landscaped area. The community development director or a designated representative may adjust the
174 requirement for fifty percent (50%) landscaping in the front setback area for residential lots that front
175 onto the cul-de-sac or knuckle portions of streets. (Ord. 2008-07-003, 7-17-2008)

176 GE. Multiple Stories: Multi-family dwellings which are two (2) or more stories above grade in height and
177 which are adjacent to a single-family use shall maintain a twenty five foot (25') setback adjacent to the
178 single-family use boundary, and a twenty foot (20') setback adjacent to other residential uses, including
179 the same use and PD planned development residential zone. If adjacent land is vacant, the use will be
180 considered that of the intended use dictated by the zoning and comply to the above setback standards.
181 (Ord. 2006-12-002, 12-7-2006)

182 HG. Front Yard Setback From Private Streets: Front yard setback from private streets shall be ten feet
183 (10') minimum from back of curb for all buildings, and there shall be twenty feet (20') minimum from
184 back of sidewalk (curb where no sidewalk) for garages or carports for projects started after December
185 11, 2001. The planning commission may allow a ten foot (10') front setback on hillside developments
186 where it is determined that adequate off street parking is provided, and the reduced setback will reduce
187 the overall amount of hillside excavation. Projects which have received preliminary plat approval prior
188 to December 11, 2001, and have less than a twenty foot (20'), but not less than an eighteen foot (18'),
189 front setback from a private street may complete the project according to the preliminary plat. (Ord.
190 2004-08-003, 8-5-2004)

191

192 HH. Building Separation: Building separation for detached units and group dwellings:

	1½ Stories	2½ Stories	3 Stories
Where there is common or limited common area between structures and no fence, retaining wall over 3 feet exists between units or building offsets (see notes 1 through 3)	10 feet	10 feet	20 feet

193 Notes:

194 1.Rear yard fences that do not block fire access may be allowed.

195 2.Structures shall be built in accordance to the provisions of the current international residential
196 building code.

197 3.Yards shall not have window wells or walk out basements without the approval of the building and fire
198 departments.

199 (Ord. 2007-11-004, 11-15-2007)

200 ~~J~~. Recreation And Playground Areas: In developments with five (5) or more units, there shall be
201 provided usable recreation or playground areas outside of the front yard setback, with a total minimum
202 area of one thousand (1,000) square feet for five (5) units and an additional two hundred (200) square
203 feet for each unit over five (5) units. The average width and length of each usable recreation or
204 playground area shall not be less than twenty feet (20') or as approved by the planning commission. At
205 least fifty percent (50%) of the usable area shall be in the form of open playground or green space.

206 ~~K~~. Single-Family Dwelling Lot: Except for the required street side yard setback of twenty five feet (25'), a
207 lot which is developed with only one single-family dwelling may have side yard setbacks of eight feet (8')
208 and ten feet (10').

209 ~~L~~. Access To Multi-Family Developments:

210 1. A multi-family development with a density of twelve (12) dwelling units per acre or more shall have
211 access via collector, or arterial roads, or via local access roads (50 foot minimum right of way), which are
212 not part of a single-family subdivision, including mobile home subdivisions.

213 2. Any multi-family development with a density of twelve (12) dwelling units per acre or more and
214 having more than twenty (20) dwelling units in the project or a phase thereof shall be considered a
215 conditional use and subject to the provisions of [chapter 17](#) of this title, if the only access roads are via
216 local neighborhood streets (with 50 feet or less right of way) through a single-family subdivision,
217 including mobile home subdivisions.

218 3. If a collector or arterial road (60 feet or more right of way) will be completed and available for use at
219 the time of occupancy as determined by the city engineer, then the multi-family development shall be
220 considered a permitted use rather than a conditional use.

221 ~~M~~. Design Review For Multi-Family Developments: A multi-family development with a density of twelve
222 (12) dwelling units per acre or more and having twenty (20) or more total dwelling units shall be subject
223 to design review approval by the city council. The city council, after hearing the recommendation of the
224 planning commission, may approve, approve with conditions or deny the proposed design plan for such
225 multi-family developments. Applicants shall submit a site plan and elevation drawings showing the
226 project's overall design plan, including landscaping and proposed building exteriors. The planning
227 commission and city council shall review the design plans to determine whether the proposed
228 development will be compatible with the character of adjacent and surrounding developments, and

229 whether aesthetically the development is harmonious with the character of the neighborhood in terms
230 of style, materials and colors. (1998 Document § 15-7)

231 ~~N~~M. Twin Homes: Each unit of a twin home may be platted and sold separately, provided the units are
232 attached and meet the building code requirements for separate ownership and each resulting lot area
233 has a minimum of four thousand (4,000) square feet and a minimum of thirty feet (30') of frontage on a
234 public road. Each unit shall have its own water and power meters and separate sewer lateral. (Ord. 4-2-
235 1999, 4-1-1999)

236 ~~O~~N. Guest Parking: For housing projects with a density of six (6) dwelling units per acre or more there
237 shall be provided guest parking spaces in the amount of one guest parking space per three (3) dwelling
238 units. The guest parking spaces shall be located on premises and within two hundred feet (200') of the
239 dwelling unit it is intended to serve. The city council, upon recommendation from the planning
240 commission, may reduce the requirement for guest parking spaces where the city council finds that
241 evidence supports a decrease in the required amount of guest parking spaces. (Ord. 2009-07-002, 7-2-
242 2009)

243
244 **ARTICLE D. MOBILE HOME ZONES (MH-6, MH-8, MH-10, MH-12, MH-20, MH-40)**
245 **10-7D-5: HEIGHT REGULATIONS:**

246 No building shall be erected to a height greater than thirty five feet (35') or two and one-half (2^{1/2})
247 stories, whichever is lesser, ~~and no accessory building shall be erected to a height greater than fifteen~~
248 ~~feet (15'). Accessory buildings are limited to one story.~~ (1998 Document § 16-4; amd. 2003 Code)

249 **10-7D-7: MODIFYING REGULATIONS FOR MOBILE HOME SUBDIVISIONS:**

250 A. Side Yards: The side yard setback on a street side yard shall be the same as a front yard setback.

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

257 ~~C~~B. Distance Of Homes: No mobile homes on adjacent lots shall be closer together than fifteen feet
258 (15').

259 ~~D~~C. Skirting: All mobile homes shall be skirted with a decorative masonry, block or brick skirting, or a
260 continuation of the facing material of the home.

261 ~~E~~D. Removal Of Wheels; Placement On Foundation: Each home in the subdivision must have wheels
262 removed and must be placed on a foundation to city standards.

263 FE. Building Standards: Each mobile home located in a mobile home subdivision must be at least twelve
264 feet (12') in width, must comply with the 1976 HUD manufactured housing standards, and shall have
265 affixed to it a metal tag certifying such compliance. No recreational vehicle or travel trailer shall be used
266 as a residence in a mobile home subdivision. (1998 Document § 16-6)

267 **Chapter 14**

268 **SUPPLEMENTARY AND QUALIFYING REGULATIONS**

269 **10-14-9: YARDS UNOBSTRUCTED; EXCEPTIONS:**

270 A. Requirements: Every part of a required yard shall be open to the sky, unobstructed except for
271 accessory buildings in a rear yard, the ordinary projections of belt courses, eaves, chimneys, flues,
272 cantilevered balconies or decks, and other ornamental features which project into a yard not more than
273 four feet (4'), and open fire escapes, and open outside stairways projecting into a yard not more than
274 four feet (4').

275 B. Porticos: Porticos extending from the dwelling over the main doorway and over a circular drive
276 through driveway may be allowed to project to within fifteen feet (15') of the front property line.
277 Porticos shall remain fully open on three (3) sides and not more than thirty feet (30') in width.

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

288 DC. Public Transit Shelters: Public transit shelters, with or without public restrooms, may be located
289 within a setback area adjacent to a public street, subject to approval by the planning commission, city
290 council and property owner.

291 **10-14-11: DOUBLE FRONTAGE LOTS IN RESIDENTIAL ZONES:**

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

294 A. Side and rear yard setback on a "street side" yard shall be the same as a front yard. If a With a six
295 foot (6') masonry wall exist along a rear or side property line, dwellings side and rear yard setbacks may
296 be located within reduced to twenty feet (20') of rear or side property lines; accessory buildings no
297 higher than fifteen feet (15') in height may be ten feet (10') from the rear property line; and storage
298 sheds no higher than six feet (6') in height may be placed adjacent to the six foot (6') block wall.

299 **~~10-14-12: AREA OF ACCESSORY BUILDINGS:~~**

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

303 **~~10-14-13: HEIGHT REQUIREMENTS; EXCEPTIONS:~~**

304 ~~D. Maximum Height Of Accessory Building: No building which is accessory to a one-family, two-family,~~
305 ~~three-family or four-family dwelling shall be erected to a height greater than one-story or fifteen feet~~
306 ~~(15'). (1998 Document § 3-14)~~

307 **~~10-14-1412: RESIDENTIAL ACCESSORY BUILDINGS:~~**

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

310 Accessory buildings in the residential zones, Planned Development Zone, and Traditional Neighborhood
311 District: Accessory buildings shall not be constructed upon a lot until the building permit has been issued
312 for the main dwelling:

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

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

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

316 4. Any accessory building placed over a utility easement shall require written approval from the Joint Utility
317 Committee prior to obtaining a building permit;

318 5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area;

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

322 7. Main dwelling and accessory buildings must be separated a minimum of six (6') feet.

323 8. Accessory buildings located in the rear of the main dwelling, shall be located no closer than five feet (5')
324 from the rear and side property lines.

325 9. Accessory buildings in a side yard:

326 a. provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6')
327 from the main dwelling; and

328 b. provided exterior look similar to the main structure by using the same building materials, colors, roof
329 pitch, and design.

330 **10-14-~~15~~13: CURBS, GUTTERS AND SIDEWALKS:**

331 **10-14-~~16~~14: UTILITY REQUIREMENTS:**

332 **10-14-~~17~~15: TEMPORARY BUILDINGS:**

333 A. Authorized; Term: A building nonconforming as to type or location may be approved by the city,
334 community development director or a designated representative for use as a temporary residence, sales
335 office or commercial or industrial building during the construction of permanent facilities. Such
336 temporary approval shall not be made for a period exceeding one year. Extensions may be granted for
337 cause, by the city community development director or a designated representative, for additional six (6)
338 month extensions up to a maximum of eighteen (18) additional months, or three (3) such extensions.

339 B. Mobile Home, Recreational Vehicle: A mobile home or recreational vehicle may be approved as an
340 office for a mobile home or recreational vehicle sales lot subject to approval of the city community
341 development director or a designated representative. (1998 Document § 3-18)

342 C. Cargo containers may be temporary approved by the city under the following standards:

343 1. Construction or renovations provided a building permit has been issued for construction related
344 activities. The cargo container may be allowed on-site for up to one (1) year with a valid building
345 permit. Extensions may be granted for cause, by the city for an active permit, for additional six (6)
346 month extensions up to a maximum of eighteen (18) additional months.

347 2. Cargo containers for moving or construction activities that do not require a permit may be allowed
348 on-site for thirty (30) days. A thirty (30) day extension may be granted for cause by the city.

349 3. Vertical stacking is prohibited and cargo containers shall not be used for human habitations.

350 4. Cargo containers may be used in association with a licensed firework business, donation center, or
351 other non-profit collection center for thirty (30) days.

352 5. Commercial or industrial zoned properties may have temporary cargo containers. Cargo Containers
353 must maintain a minimum of ten (10) feet separation between containers and other structures. The
354 cargo container may be allowed on-site for up to one (1) year. Extensions may be granted for cause, by
355 the city for additional six (6) month extensions up to a maximum of eighteen (18) additional months.
356 Cargo containers not permitted under 10-14-17 must comply with the applicable building and zoning
357 regulations.

358 6. Cargo Containers must not be located in fire lanes, required parking spaces, landscaping and must be
359 placed on an improved surface, unless approved with the building permit.

360 **10-14-~~18~~16: DUMPING OR DISPOSAL:**

361 **10-14-~~19~~17: TEMPORARY OUTDOOR EVENTS:**

362 **10-14-~~20~~18: ZONE CHANGES; WATER AND ELECTRICAL SOURCE, ACCESS REQUIRED:**

363 **10-14-~~2119~~**: RESIDENTIAL FACILITIES FOR PERSONS WITH DISABILITY:

364 **10-14-~~2220~~**: SHORT TERM LEASES OF RESIDENTIAL PROPERTIES:

365 **10-14-~~2321~~**: GUESTHOUSES:

366 L. Separation distance from the main dwelling and guesthouse ~~other accessory buildings or~~
367 ~~structures~~ shall conform to the requirements of the adopted building and fire codes.

Accessory Structures

2015-ZRA-002

Accessory Structures

Request:

Proposed amendments to the following Chapters and Sections in Title 10 Zoning Regulations regarding accessory buildings:

10-2-1 Zoning Definitions, 10-7A-4 Height Regulations, 10-7A-6 Modifying Regulations, 10-7B-4 Height Regulations, 10-7B-6 Modifying Regulations, 10-7C-4 Height Regulations, 10-7C-7 Modifying Regulations, 10-7D-5 Height Regulations, 10-7D-7 Modifying Regulations, and 10-14 Supplementary and Qualifying Regulations.

Proposed Amendment:

10-2-1 Definitions:

BUILDING, ACCESSORY: A detached subordinate building clearly incidental to and located upon the same lot occupied by the main building. Accessory buildings include but are not limited to:

1. garages, sheds, gazebos or other similar subordinate structures; or
2. a cargo container if it is free from damage, rust, and exposed metal and has been painted one solid muted earth tone color with no writing, signs, numbers or logos.

CARGO CONTAINER: Any portable, reusable container generally referred to as a sea cargo container, cargo container or shipping container made as a prefabricated metal structure and primarily designed or used for transporting freight by commercial transportation on ships, by rail or mounted on a chassis for movement by a tractor trailer and is built in accordance with the U.S. Department of Transportation standards. Cargo container does not include semitrailers as defined in Section 41-6a-102 U.C.A.

Chapter 14

SUPPLEMENTARY AND QUALIFYING REGULATIONS

Line 307: 10-14-1412: RESIDENTIAL ACCESSORY BUILDINGS:

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

Accessory buildings in the residential zones, Planned Development Zone, and Traditional Neighborhood District: Accessory buildings shall not be constructed upon a lot until the building permit has been issued for the main dwelling:

1. The roof shall not project across the property line;
2. Stormwater runoff from the building shall not run onto adjacent property;
3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;
- *4. Any accessory building placed over a utility easement shall require written approval from the Joint Utility Committee prior to obtaining a building permit;

*Change in Code:

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

5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area;
- *6. Accessory buildings shall be limited to one story and an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style), unless a conditional use permit is granted for a greater height;
- *7. Main dwelling and accessory buildings must be separated a minimum of six (6') feet.

*Change in Code:

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

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

~~Private garages and a~~ Accessory ~~may be built located to the rear and at least ten~~ feet (10') away from the main dwelling

8. Accessory buildings located in the rear of the main dwelling, may be located no less than five feet (5') from the rear and side property line.

Current Code:

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

Setback From Property Line Height Of Building Wall

0 feet - 5 feet	8 feet
5 feet - 10 feet	10 feet

Proposal:

- Removes the restrictions on wall height and CUP.
- Set one standard for setbacks and recognized that 4' eave projections are allowed per code, drainage concerns, and fire code.
- Removed the unclear and difficult to administer setback range.

9. Accessory buildings in a side yard:
- a. provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling; and
 - b. provided exterior look similar to the main structure by using the same building materials, colors, roof pitch, and design.

10-14-1715: TEMPORARY BUILDINGS:

- C. Cargo containers may be temporary approved by the city under the following standards:
- 1. Construction or renovations provided a building permit has been issued for construction related activities. The cargo container may be allowed on-site for up to one (1) year with a valid building permit. Extensions may be granted for cause, by the city for an active permit, for additional six (6) month extensions up to a maximum of eighteen (18) additional months.
 - 2. Cargo containers for moving or construction activities that do not require a permit may be allowed on-site for thirty (30) days. A thirty (30) day extension may be granted for cause by the city.

3. Vertical stacking is prohibited and cargo containers shall not be used for human habitations.
4. Cargo containers may be used in association with a licensed firework business, donation center, or other non-profit collection center for thirty (30) days.
5. Commercial or industrial zoned properties may have temporary cargo containers. Cargo Containers must maintain a minimum of ten (10) feet separation between containers and other structures. The cargo container may be allowed on-site for up to one (1) year. Extensions may be granted for cause, by the city for additional six (6) month extensions up to a maximum of eighteen (18) additional months. Cargo containers not permitted under 10-14-17 must comply with the applicable building and zoning regulations.
6. Cargo Containers must not be located in fire lanes, required parking spaces, landscaping and must be placed on an improved surface, unless approved with the building permit.

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

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

- A. Side and rear yard setback on a "street side" yard shall be the same as a front yard. If a With a six foot (6') masonry wall exist along a rear or side property line, dwellings-side and rear yard setbacks may be located within reduced to twenty feet (20') of rear or side property lines; accessory buildings no higher than fifteen feet (15') in height may be ten feet (10') from the rear property line; and storage sheds no higher than six feet (6') in height may be placed adjacent to the six foot (6') block wall.

10-14-~~23~~21: GUESTHOUSES:

L. Separation distance from the main dwelling and other accessory buildings or structures shall conform to the requirements of the adopted building and fire codes.

Proposal Addresses:

- Provides cargo containers as an accessory building
- Removes accessory structures in each zoning section and locates into one central section in the code, thus providing consistency in the code.
- Provided consistency for measuring height of buildings, which may allow an increase in height and reduce the number of CUPs
- Reduced the separation requirement between the main structure and accessory structure, which is inline with the side yard provisions and mitigate potential concerns with increase setback.
- Eliminated the wall height setback requirement, along with the CUP.
- Provided one setback, oppose to the range of setbacks, which was difficult and confusion to administer. Proposed setback addresses potential eye projections, drainage, and fire code restrictions. In order to mitigate any concerns with the setback, we did reduce the separation requirement.
- Provided provisions for cargo containers as a temporary use.
- Amendments apply City wide.

ITEM 6

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 11/10/2015

GENERAL PLAN AMENDMENT: Case No. 2015-GPA-010

Ridgetop Technology Park

- Request:** To amend the General Plan Land Use map to change the land use designation from RESORT, TC (Town Center), MDR (Medium Density Residential), HDR (High Density Residential), and LDR (Low Density Residential) to COM (Commercial) on approximately 183.7 acres.
- Project:** Ridgetop Technology Park, located at the former St. George City Airport on the Black Hill.
- Applicant:** City of St. George
- Property Owner:** City of St. George
- Area:** Approximately 183.7 acres
- Address:** Located at the former St George Municipal Airport (approx 500 West and from 300 South to 1600 South)
- Current Zone:** The vast majority of the property is currently zoned Open Space (OS) with some R-1-10 zoning on the hillside area.
- General Plan:** RESORT, TC (Town Center), MDR (Medium Density Residential), HDR (High Density Residential), and LDR (Low Density Residential). In 2008, a potential developer/buyer of the property proposed and was approved a GPA for the property. The plan for the property included a variety of residential densities, a town center, and other land uses. The developer did not purchase the property and the land has remained with the approved land use designations.
- Process:** The Planning Commission is responsible for recommending a General Plan for the city or sub-areas of the city to the City Council. The General Plan is a guide for land use decision.
- Background:** The former airport property, now referred to as the “Ridgetop Technology Park” has approximately 183 acres of flat, developable area. The property is located on a plateau west of the central city

area with the present main access being Airport Road which intersects with St George Blvd and Bluff Street.

The subject property was developed as a runway in the 1920's, and in 1929 was designated as an "intermediated airfield" by the government. In 1940 the site became the municipal airport to serve St George and surrounding areas. As demand grew so did the airport facilities. Due to the limited runway length, a new airport site was located in the southeast portion of the city near the Arizona state line, and the new municipal airport began operations in 2012. Since that time the former airport site has remained mostly unused, except for various limited uses in the existing hangar buildings.

Project:

The City is proposing to amend the City General Plan by adopting a land use designation of COM on the 183.7 acre site. With the introduction of DXATC and other potential interested businesses, the City has recognized the potential of the site to accommodate high-tech business and other supported uses with DXATC. As such, the City has been preparing a plan and vision of the site that requires a GPA. The City's goal is to develop a technology campus area which will combine educational facilities along with technology and other types of businesses.

Dixie Applied Technology College will be the initial educational facility to be located at the Ridgetop Technology Park, but other high-tech businesses and professional office facilities will also be accommodated. The proposal is to utilize the existing runway as the focus and provide developable areas on each side. The City envisions high-tech businesses and other similar types of businesses. If approved, a PD will be developed that regulates the buildings and uses. The PD will be the regulating document that will control the site.

All applicable hillside and ridgeline setbacks will be required and the city intends to provide additional requirements for building heights along the edge. Additionally, a trail system will be located along the perimeter of the ridge, along with park areas, which will assist in protecting view sheds. Along with the concept plan, the City will be prepared to address the details regarding the types of uses, landscaping, design guidelines, open spaces, trails, and vision of the Ridgetop Technology Park as part of the PD zone change request if approved.

Comments:

1. The General Plan land use map is a guide for zoning decisions and zoning requests, which are not consistent with the General Plan require a GP amendment prior to considering the zoning request.
2. The PD zone change will be the regulatory document that controls what occurs on the site.
3. The General Plan review is a chance to see how the subject property fits into the overall area and see what potential ripple effects would be from altering the proposed land use. We take a “macro-view” of the request rather than the “micro-view”, which occurs at the zone change.
4. The City intends to comply with all provisions of the Hillside Development Ordinance including the 50’ development setback from the ridge line.
5. Traffic will need to be addressed and two new roads are proposed to be built to accommodate the anticipated traffic. Traffic will be further analyzed with the development of each site.
6. All necessary utilities (water, sewer, power) are available for a portion of the property and will be extended through the development of the site.
7. Detailed utility plans and storm drainage plans will be required as part of the zone change application and preliminary plats.

oo Technology Pa

2015-GPA-010

Ridgetop Technology Park

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

Residential Designation

--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

Preliminary Plat

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

Site Plan (BDCSP)

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

Complete review of:

- Site Plan
- Elevations
- Landscaping
- Materials

Staff reviews Construction Drawings

Staff reviews Site if the above are not true

Final Plat

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

Platting Process if needed

Platting Process

Platting Process if needed

Permits for Construction

Zoning





**RIDGE TOP
TECHNOLOGY
PARK
GENERAL PLAN
AMENDMENT**

REAPPROVED BY: OCTOBER 20, 2015
CITY OF LAS VEGAS

TOTAL DEVELOPABLE AREA

TOTAL: 183.7 ACRES



Proposed GPA





RIDGE TOP CONCEPTUAL MASTER PLAN CONCEPT 1

ST. GEORGE, UT :: OCTOBER 8, 2015
CITY OF ST. GEORGE - PARK PLANNING DIVISION

PROPOSED LAND USE

- SINGLE LEVEL
- MULTI-LEVEL
- DIXIE APPLIED TECHNOLOGY COLLEGE (DXATC)
- PROPOSED ACCESS ROAD
- PROPOSED TRAIL
- PROPOSED PARK

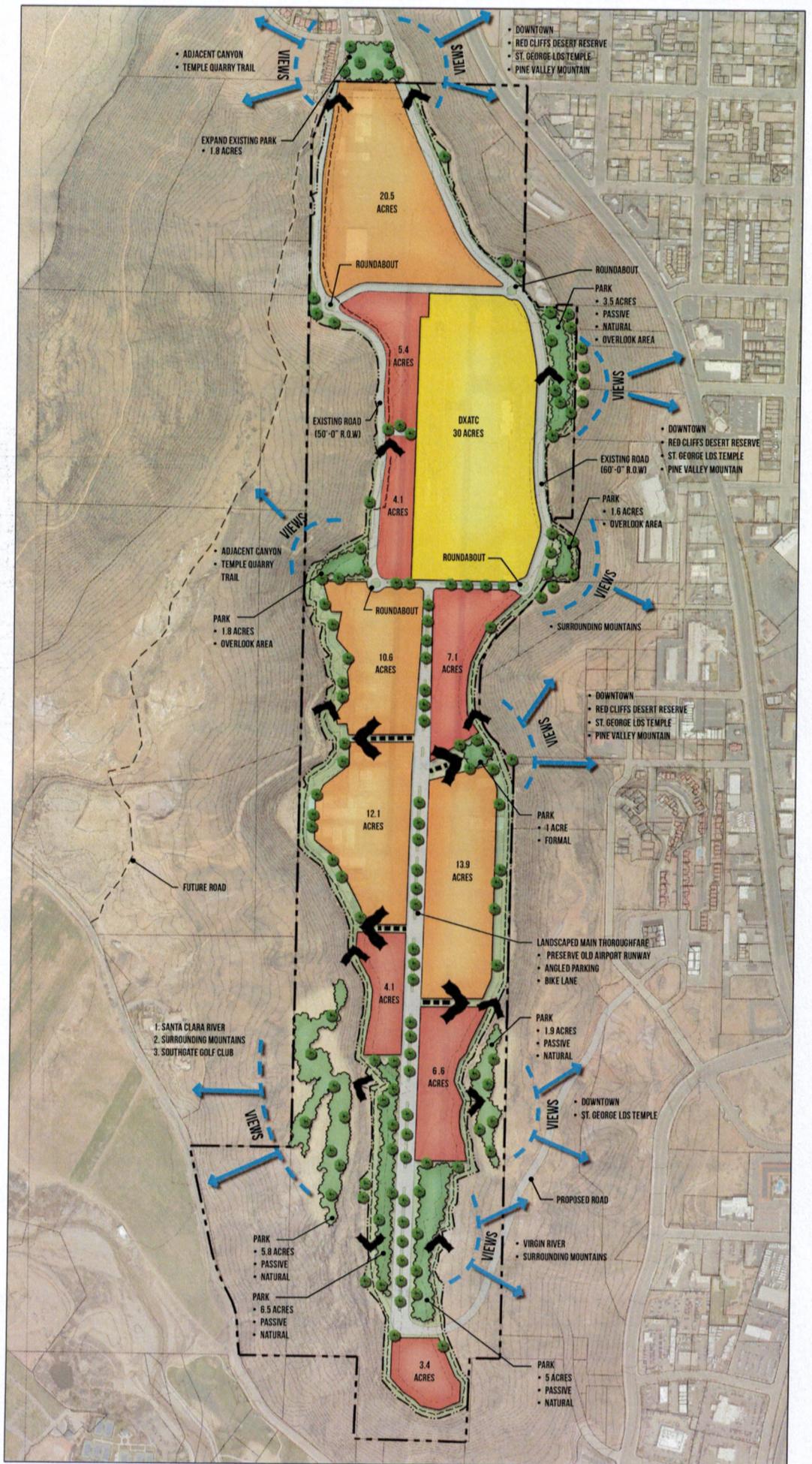
LEGEND

- CITY BOUNDARY
- DETERMINED RIDGELINE
- 100' RIDGELINE SETBACK
- 50' RIDGELINE SETBACK

TOTAL LAND USE

SINGLE LEVEL	30.7 ACRES
MULTI-LEVEL	57.1 ACRES
TOTAL DEVELOPABLE LAND	87.8 ACRES

PARK 28.9 ACRES





RIDGE TOP CONCEPTUAL MASTER PLAN CONCEPT 1

12.20.2012, 7:00 AM
CITY OF GONZALES, MISSOURI

PROPOSED LAND USE

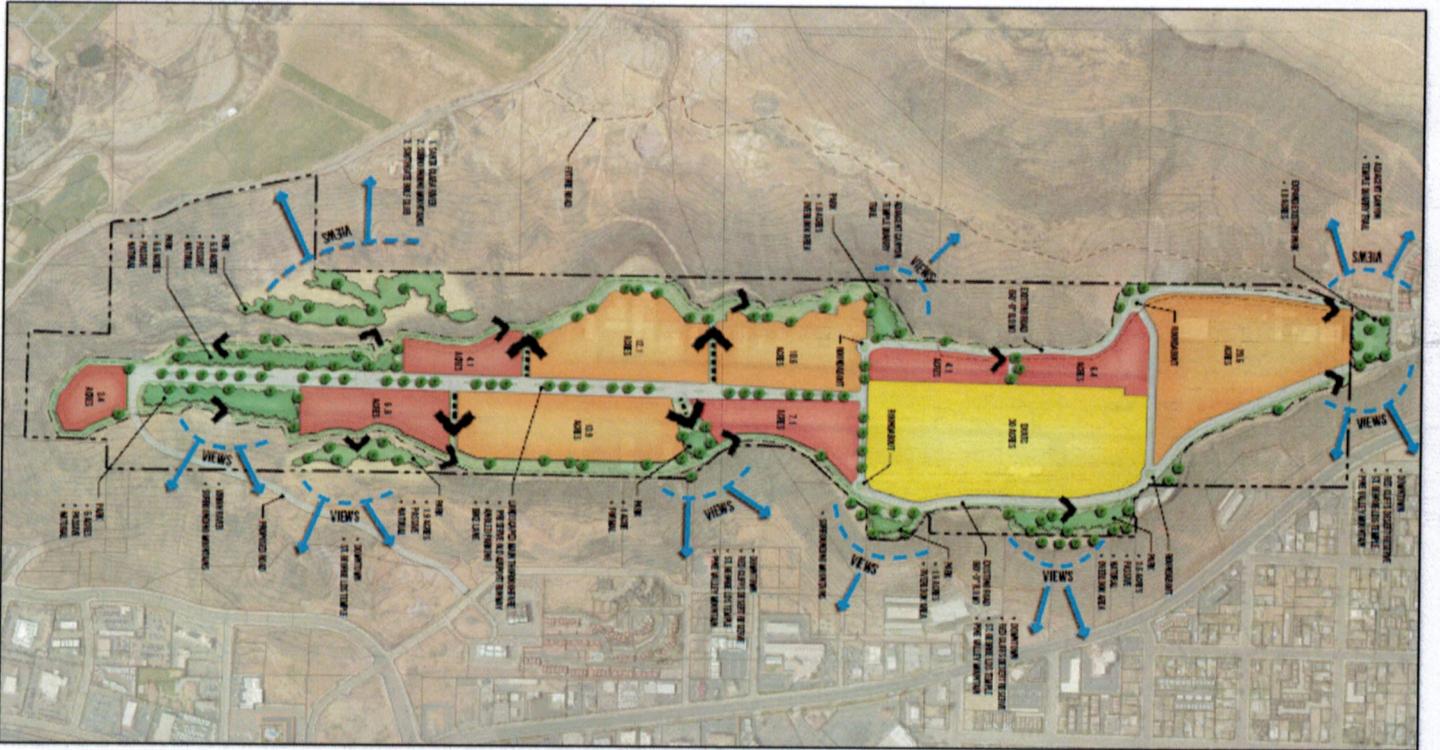
- SINGLE LEVEL
- MULTI-LEVEL
- DISEMPOWERED TECHNOLOGY COLLEGE (DUAL)
- PROPOSED ACCESS ROAD
- PROPOSED TRAIL
- PROPOSED PARK

LEGEND

- CITY BOUNDARY
- DEFERRED ROADSIDE
- 100' BUFFER SPACE
- 80' BUFFER SPACE

TOTAL LAND USE

- SINGLE LEVEL: 30.7 ACRES
- MULTI-LEVEL: 57.1 ACRES
- TOTAL DEVELOPABLE LAND: 87.8 ACRES
- PARK: 28.9 ACRES

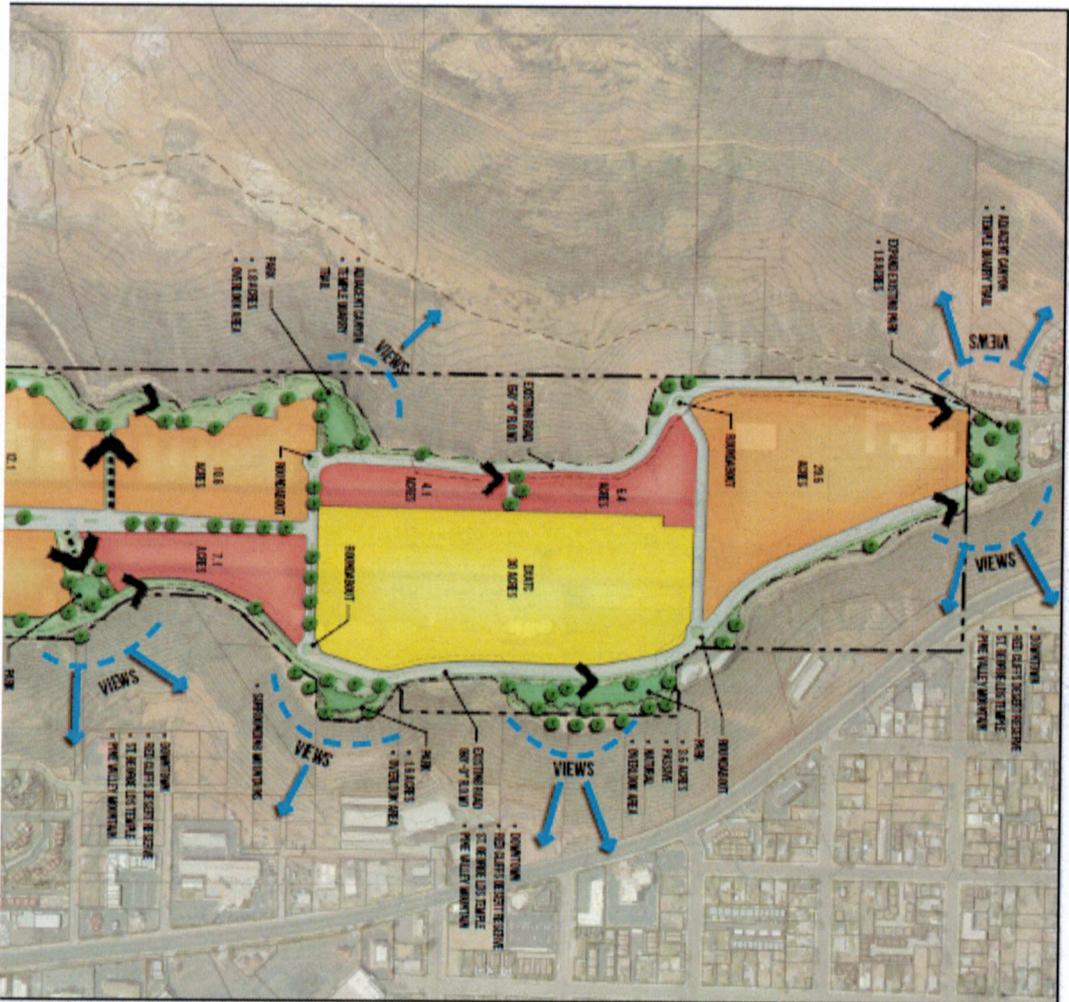


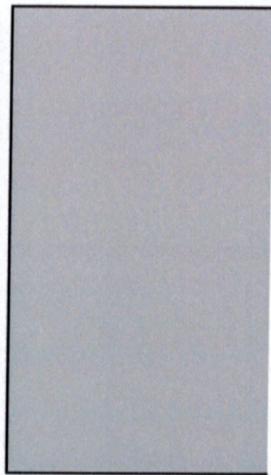
Proposed Concept Plan



RIDGE TOP CONCEPTUAL MASTER PLAN CONCEPT 1

ST. GEORGE, UT - OCTOBER 8, 2015
CITY OF ST. GEORGE - PLAN PLANNING DIVISION





PROPOSED LAND USE

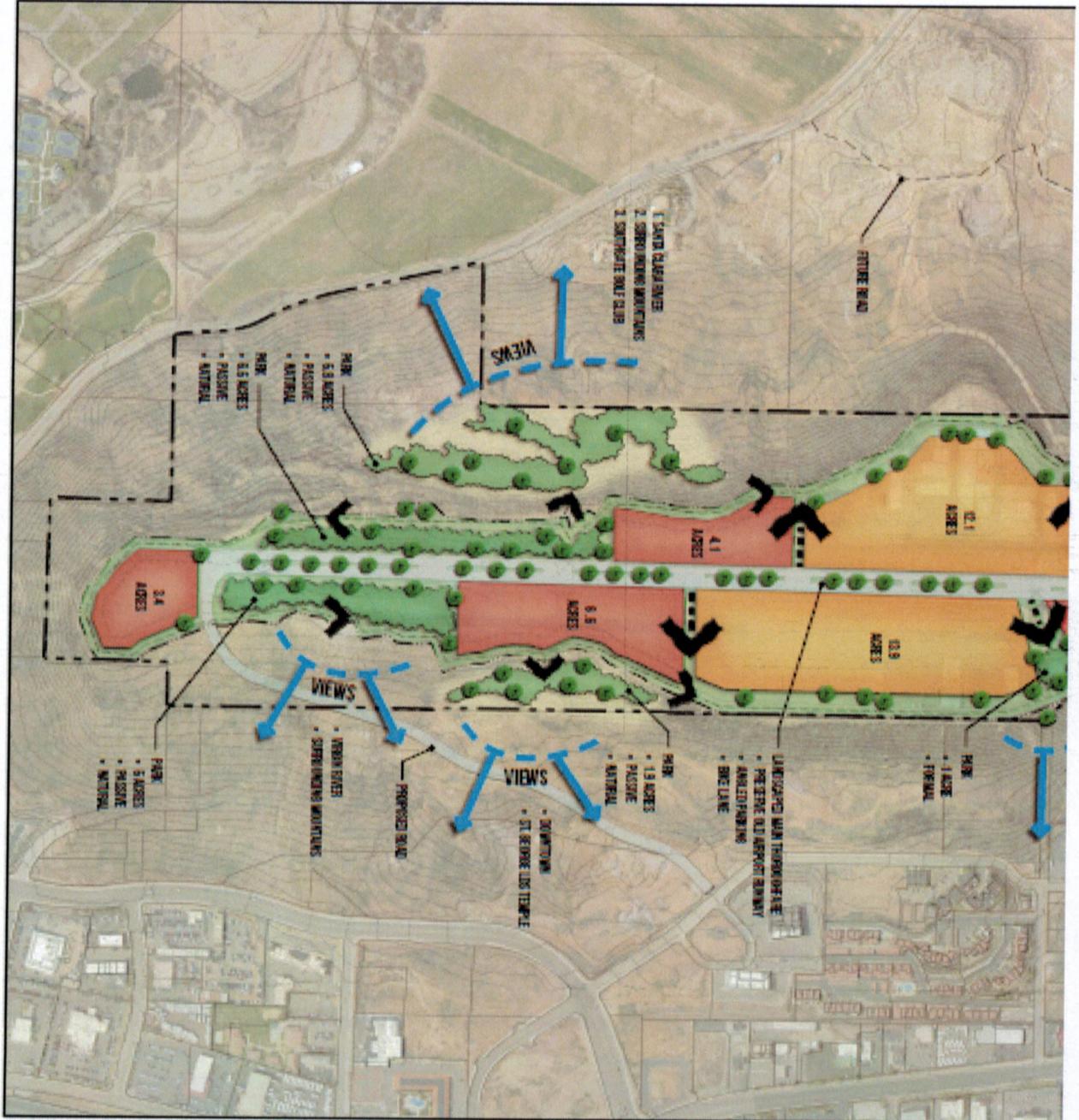
- SINGLE LEVEL
- MULTILEVEL
- DICE APPLIED TECHNOLOGY COLLEGE (DxATC)
- PROPOSED ACCESS ROAD
- PROPOSED TRAIL
- PROPOSED PARK

LEGEND

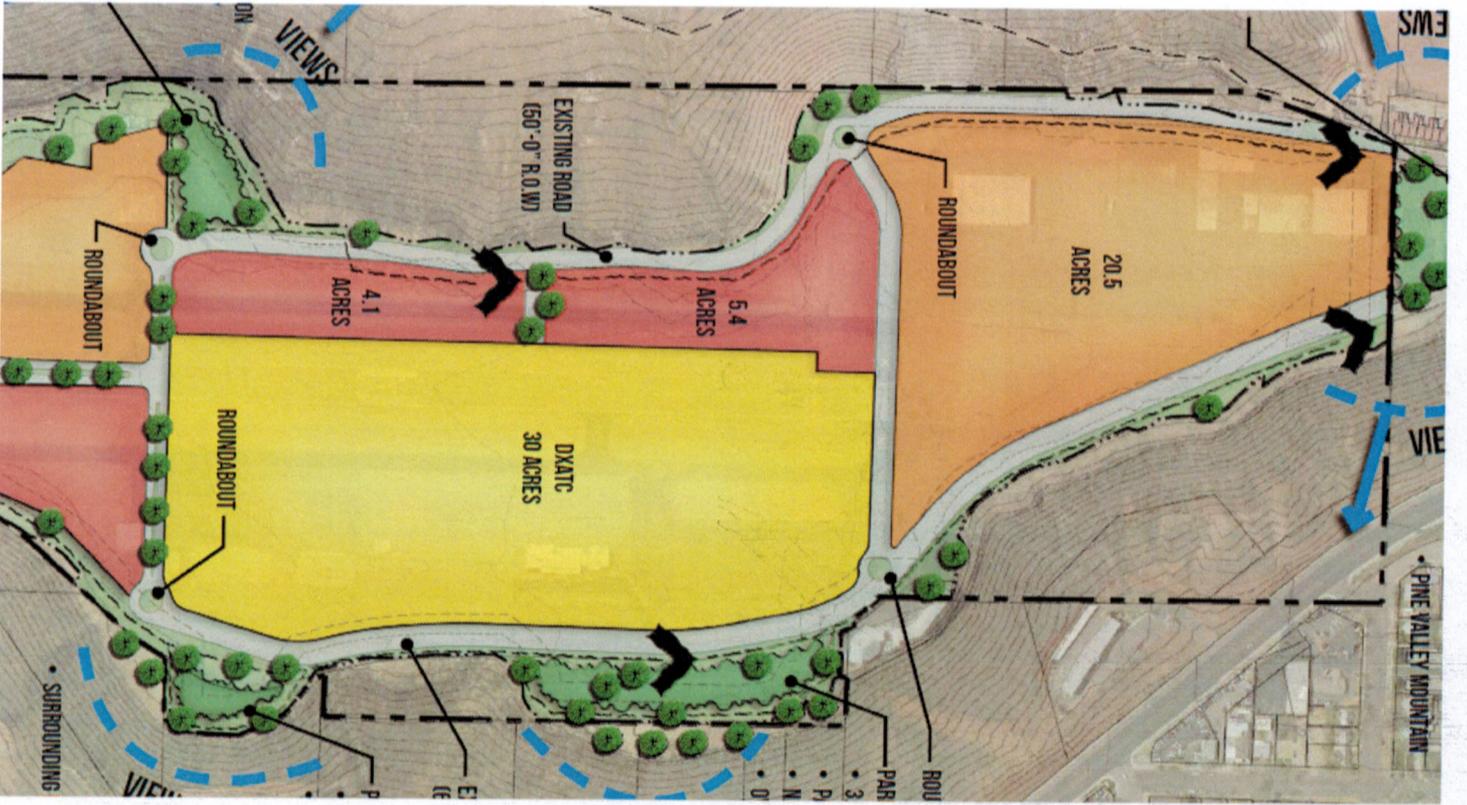
- CITY BOUNDARY
- DETERMINED RIDGELINE
- 100' RIDGELINE SETBACK
- 90' RIDGELINE SETBACK

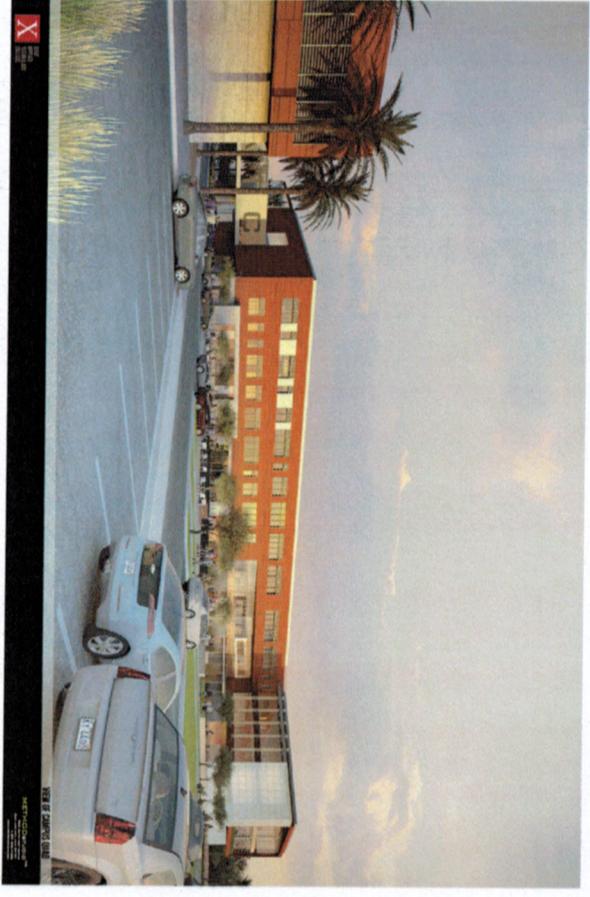
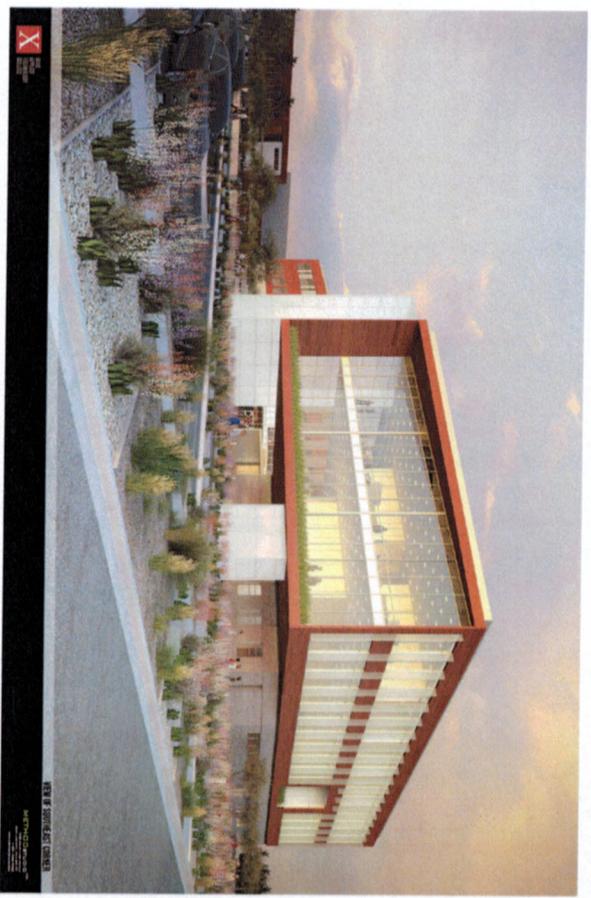
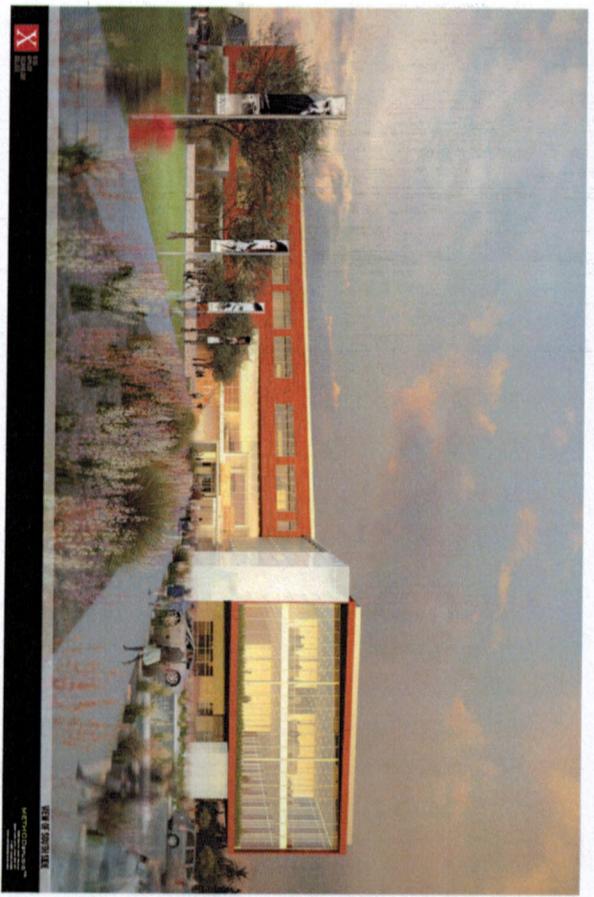
TOTAL LAND USE

- SINGLE LEVEL 30.7 ACRES
- MULTILEVEL 57.1 ACRES
- TOTAL DEVELOPABLE LAND 87.8 ACRES
- PARK 28.9 ACRES

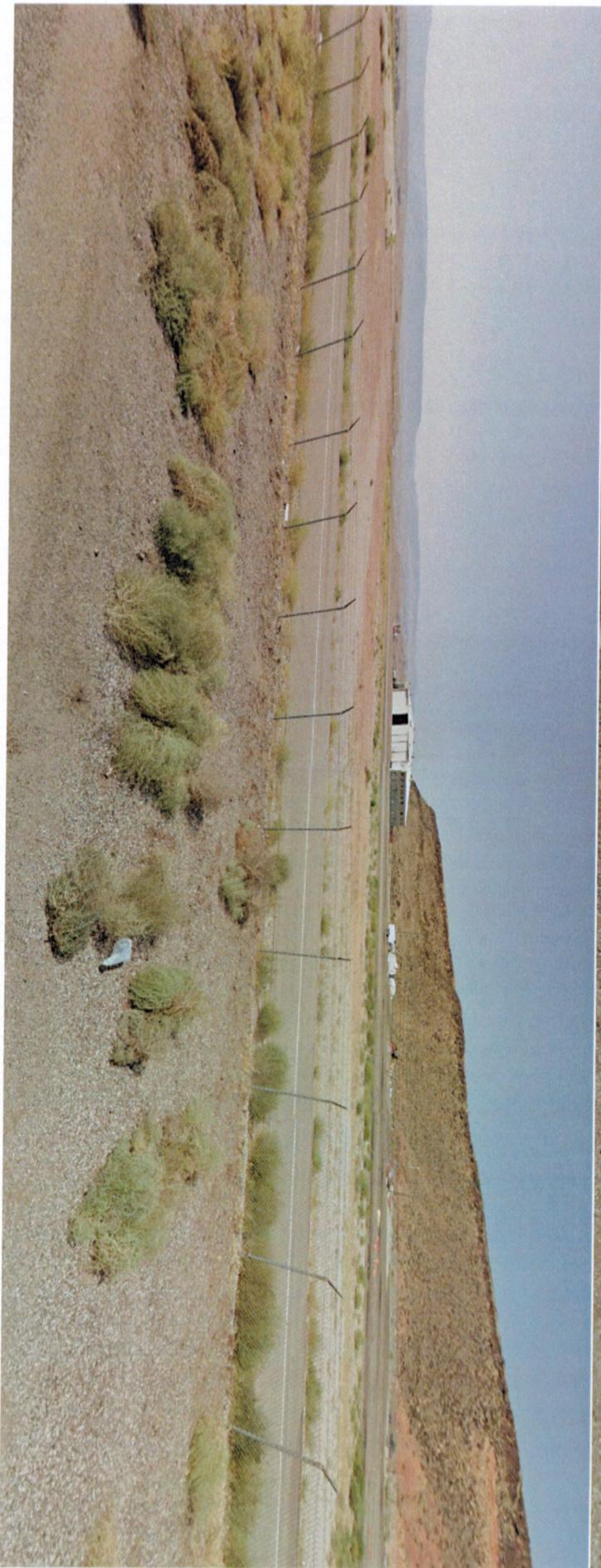


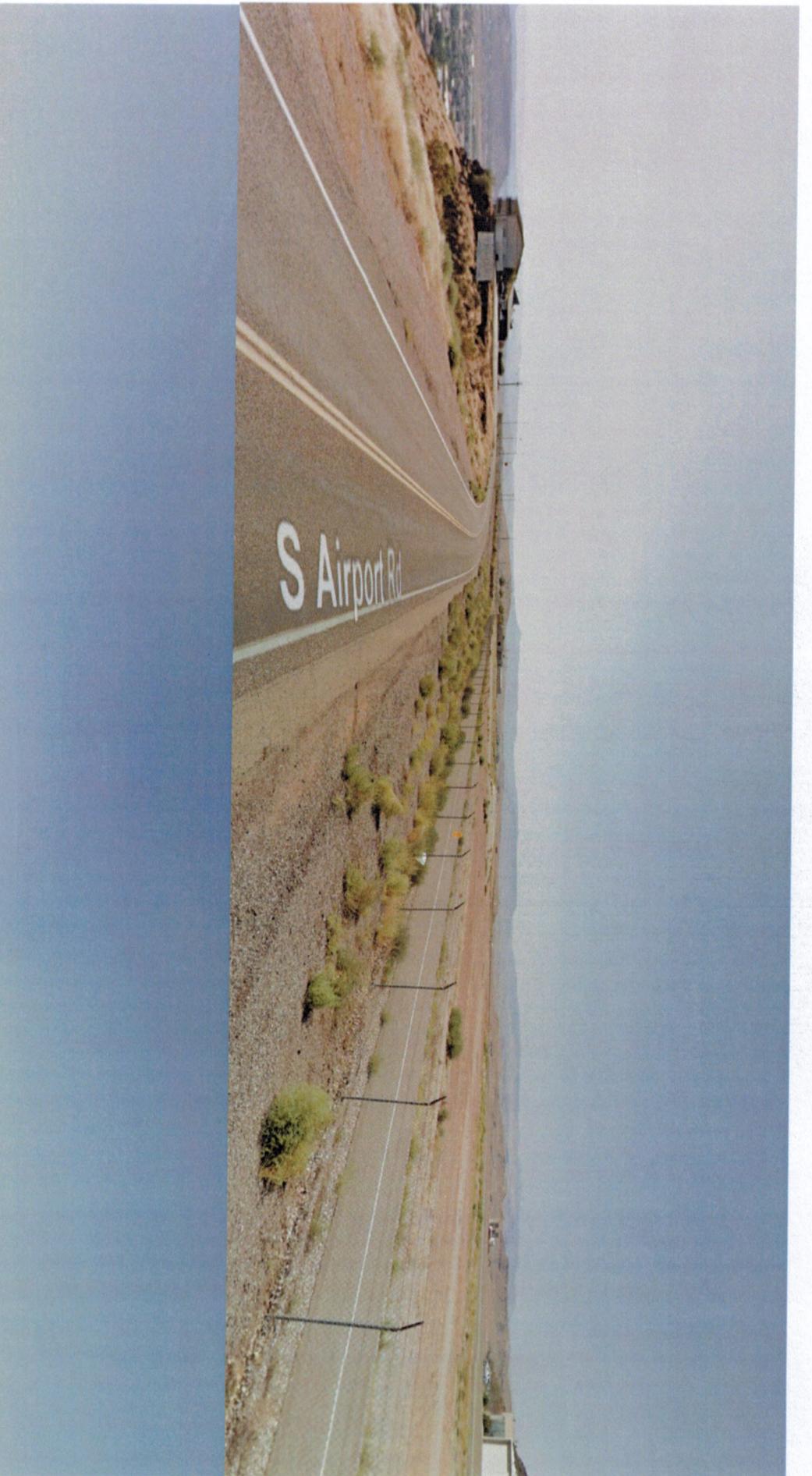
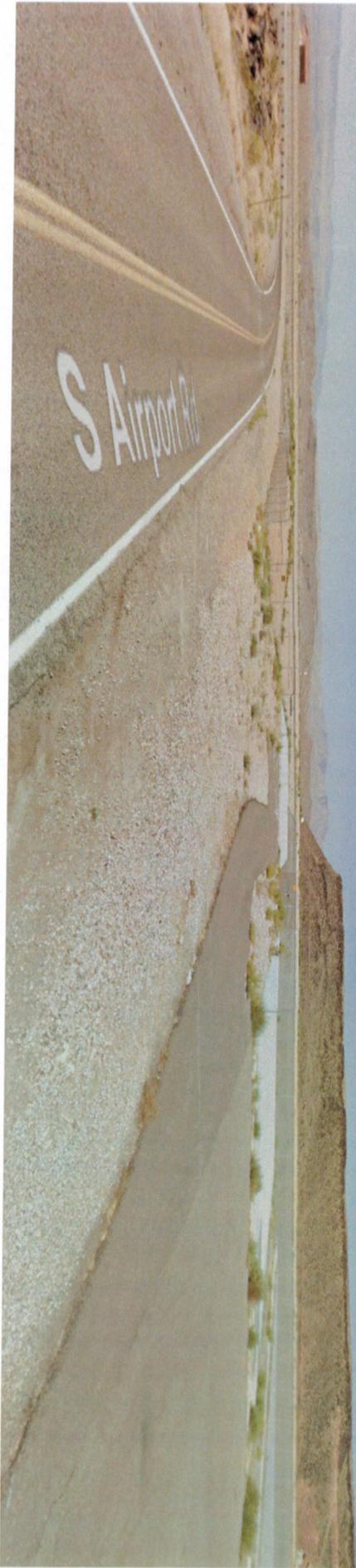
DXATC Location





Proposed DXATC





application(s)

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

ITEM 7

Reduced Setback

PLANNING COMISSION AGENDA REPORT: 11/10/2015

REDUCED SETBACK - Dixie 4 x 4
Case No. 2015-RS-003

Request: Consider the reduction of the required side yard setback located along the north property line from ten feet (10') to four foot (4'). Also consider a reduction of a portion of the required rear yard setback from ten feet (10') to approximately seven feet and forty-eight one hundredths inches (7.48') for a distance of approximately 28 feet along the north west corner of the lot to accommodate an air compressor enclosure (*the rest of the setback would be maintained at the required 10 ft. – see site plan*). Note that no reduction in the front setback or south side yard setback is required.

Owner: Thompson & Thompson LC

Representative: Mr. Jeff Mathis, MRW

Business: Dixie 4 X 4 (Attention Mr. Bryce Thompson)

Acreage: 0.78 acres

Purpose: This request would allow for the construction of a new shop building for "Dixie 4 X 4" as submitted.

Location: 73 North 900 East

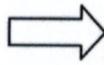
APN: SG-1317-A (LOT 7 BLK 70, PLAT B)

Zoning: C-3 (General Commercial)

Ordinance: Setbacks; 10-10-4: Area, Setback and Height Requirements:

	C-1	C-2	C-3	C-4
Minimum yard setbacks from property line:				
Front ²	20 feet	20 feet	20 feet	0 _ 10 feet
Side ^{1,2}	10 feet	10 feet	10 feet	0 _ 10 feet
Side facing a street on corner lot ²	20 feet	20 feet	20 feet	0 _ 10 feet
Rear ¹	10 feet	10 feet	10 feet	None

Notes:



1. 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.

2. The C-4 zone has 0 front and side setbacks. Parking is required to be in the rear or side of the building, and not in the front of the building, unless access to the side or rear is not feasible. All buildings shall be built within 10 feet of the front property line.

When abutting a residential zone there shall be a minimum setback of ten feet (10') with an additional setback for buildings or structures over fifteen feet (15') in height based on a one to one (1:1) ratio; whereas, for each additional foot in height requires an additional setback foot from the property line.

Comments: Staff Comments

Staff supports the request for the reduced side yard setback on the north property line and the partial reduction of the rear yard setback on the west property line.

Automotive Shop

This is an 'automotive shop' use which specializes in the repair, service, and modification of off road vehicles.

Adjacent Zoning

The property is surrounded by other commercially zoned properties.

Vehicle Sales

Section 10-10-5.H of the Zoning Ordinance addresses sales lots for automobiles and similar vehicles. Under the ordinance, outside vehicle sales would not be permitted here, however vehicles for sale could be displayed inside the building on a limited display area basis.

Landscaping

The landscaping has already been upgraded (see attached photos). There is also a limited area in the front landscaping where vehicle displays (e.g. modified jeep) may be permitted.

Building

The building area (footprint) is approximately 11,680 sq. ft. (34% of site). The site will be "redeveloped" and ultimately the existing building will be demolished and replaced with this project.

Height

The building will be predominantly a single story structure and will be approximately 32 feet high. However, there will be a portion of the building that is two stories (the central portion of the east extension of the building above the 1st story parts room area). The shop area and front display area are single story with tall ceilings.

Approval by PC

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 _____.

Narrative



REDUCED SETBACK APPLICATION NARRATIVE

September 23, 2015

RE: Re-development of Dixie 4 Wheel Drive Automotive Shop
73 North 900 East
St. George, UT 84770

St. George City Planning Commission/Staff

The current owners & operators of Dixie 4 Wheel Drive are planning to re-develop their current site and building. In the process of this re-development they will replace the existing building with a new, roughly 14,000 sq. ft., facility.

The existing building is situated near the middle of the lot with the existing north building wall approximately 4' from the north property line. In the course of re-development the existing building will be demolished with the new building occupying its current location.

We are requesting with the construction of the new building that we can maintain the 4' setback to the north property line. In addition we are requesting a 4' setback to the rear (west) property line. It is planned at this time to have the rear of the main building set 10' off the rear property line but we would like to construct an air compressor enclosure in the north-west corner that would have a setback of 4' from the back property line. The enclosure will be attached to the main building.

The south setback will be maintained at 10' and the front setback maintained at 20'.

We appreciate your thoughtful consideration of this application. Please don't hesitate to contact me with any questions.

Best Regards,

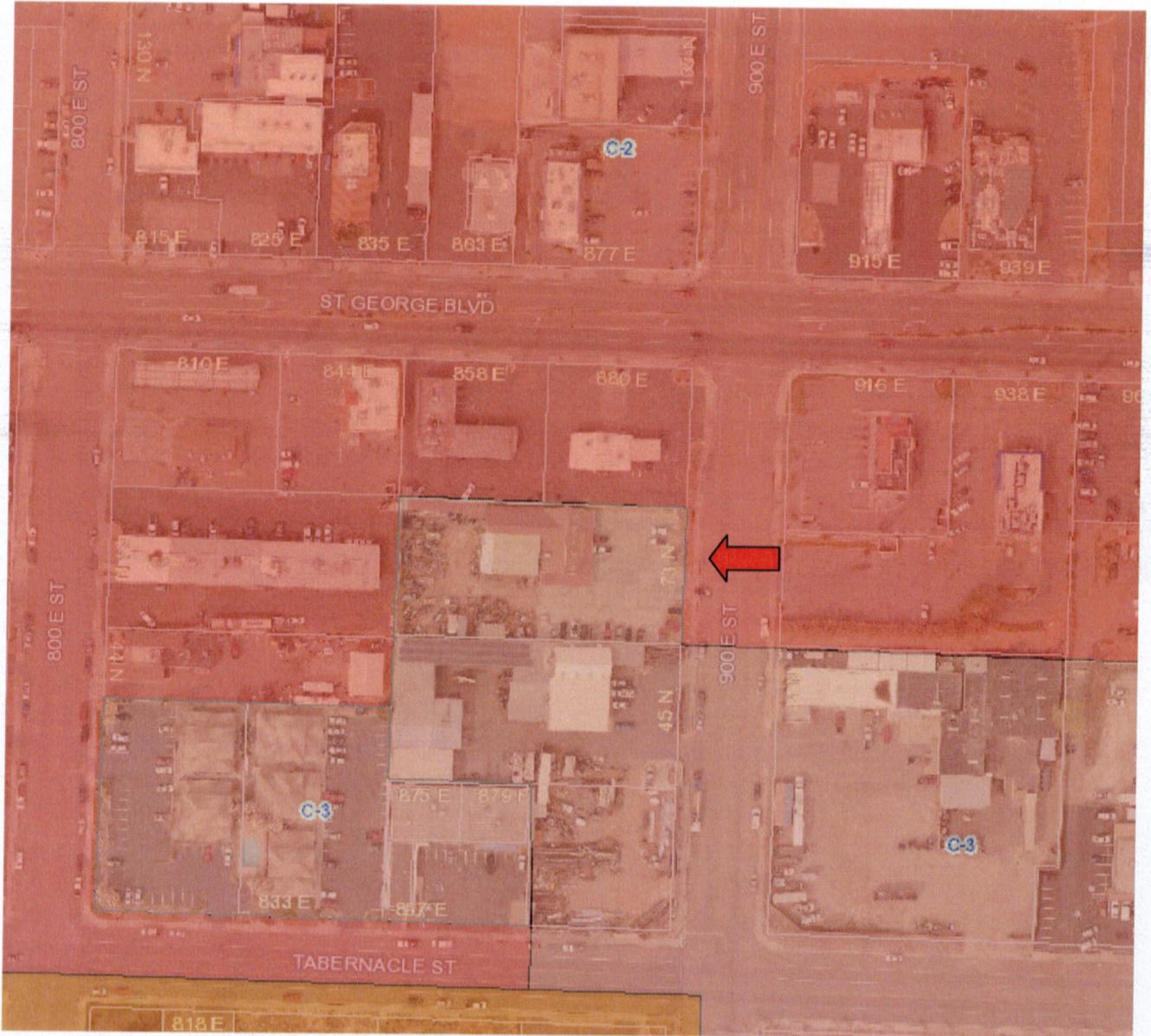
A handwritten signature in blue ink, appearing to read 'Jeff Mathis', is written over a horizontal line.

Jeff Mathis
Architect
MRW Design Associates

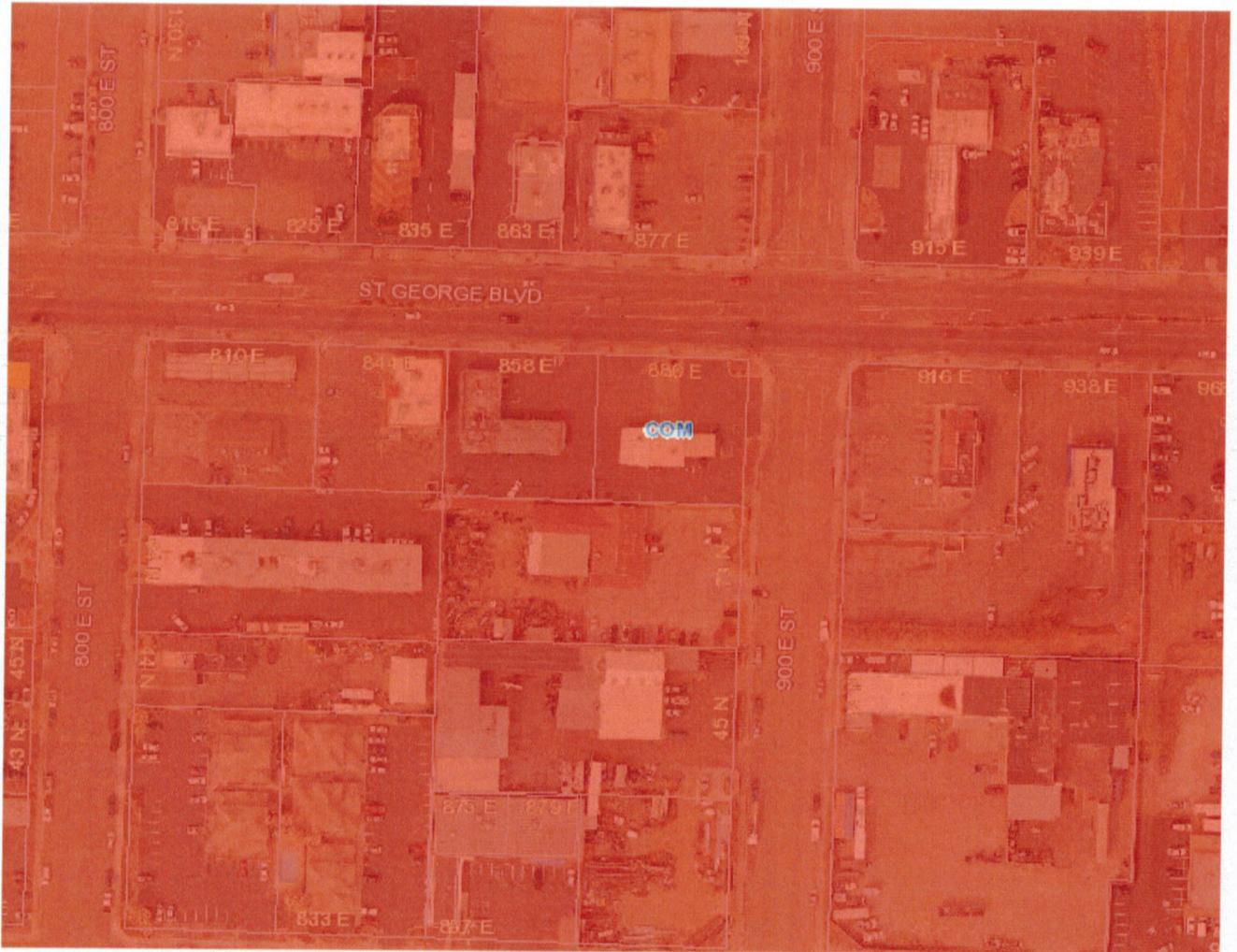
Aerial View(s)



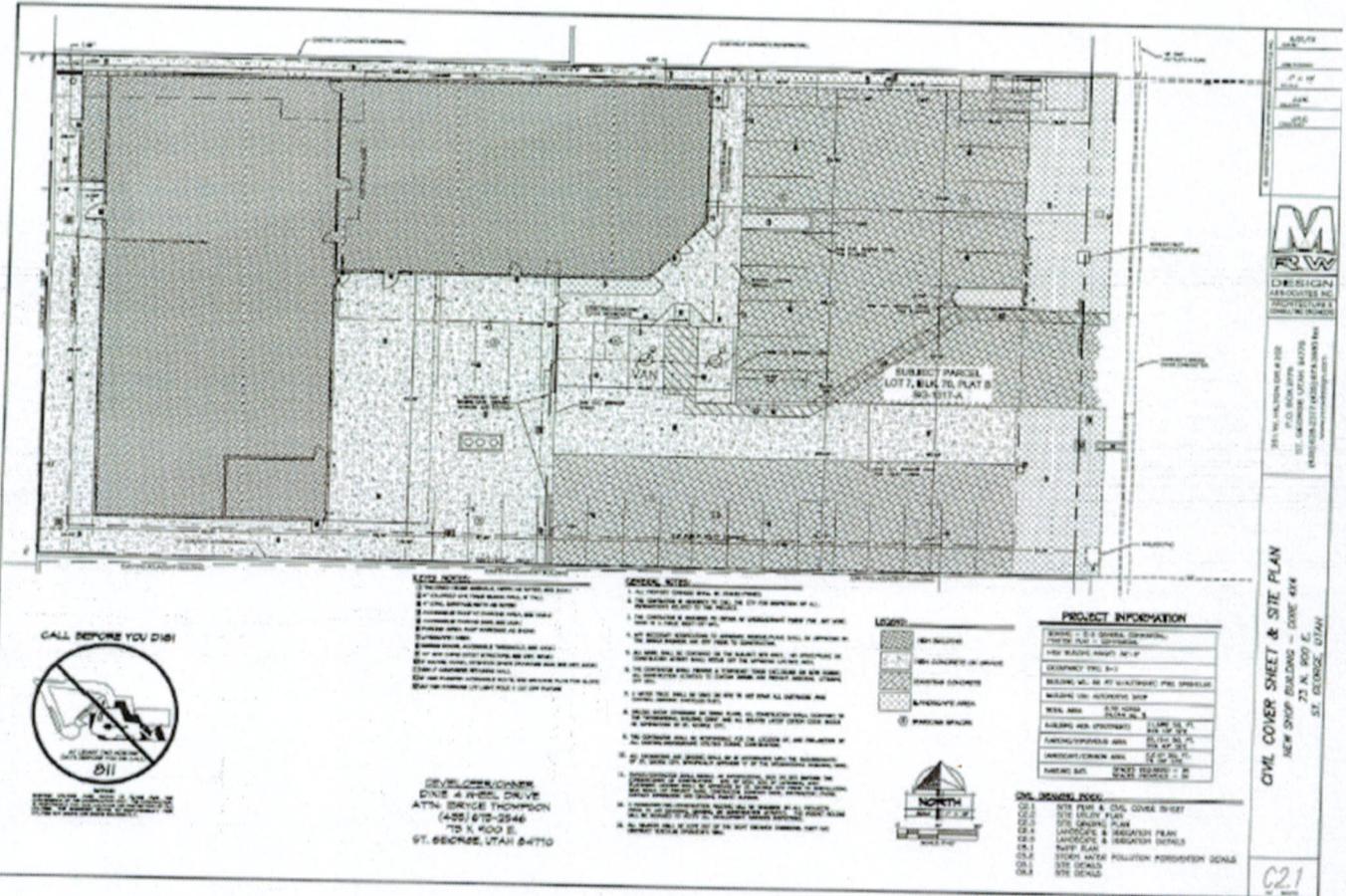
Zoning (C3)



General Plan (COM)



Site Plan



- NOTE:**
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SALT LAKE COUNTY.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SALT LAKE COUNTY.
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 9. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SALT LAKE COUNTY.
 10. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SALT LAKE COUNTY.

- GENERAL NOTES:**
1. ALL PROJECTS SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY.
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SALT LAKE COUNTY.
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LEGEND:

[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING GRADE

PROJECT INFORMATION:

OWNER:	CITIZENS DEVELOPMENT
DESIGNER:	MORRISON ENGINEERING INC.
DATE:	10/15/15
PROJECT NO.:	15-001
PROJECT NAME:	NEW SHOP BUILDING - CIVIC 454
PROJECT ADDRESS:	375 N. 800 E. ST. GEORGE, UT 84770

DEVELOPER/OWNER:
 DIXIE 4 WHEEL DRIVE
 ATTN: BRUCE THOMPSON
 (435) 472-2246
 751 N. 400 E.
 ST. GEORGE, UT 84770



- DATE REVISIONS:**
- | NO. | DATE | DESCRIPTION |
|-----|----------|------------------|
| 01 | 10/15/15 | ISSUE FOR PERMIT |
| 02 | 10/15/15 | REVISED PERMITS |
| 03 | 10/15/15 | REVISED PERMITS |
| 04 | 10/15/15 | REVISED PERMITS |
| 05 | 10/15/15 | REVISED PERMITS |
| 06 | 10/15/15 | REVISED PERMITS |
| 07 | 10/15/15 | REVISED PERMITS |
| 08 | 10/15/15 | REVISED PERMITS |
| 09 | 10/15/15 | REVISED PERMITS |
| 10 | 10/15/15 | REVISED PERMITS |

MORRISON ENGINEERING INC.
 375 N. 800 E. ST. GEORGE, UT 84770
 (435) 472-2246
 WWW.MORRISONENGINEERING.COM

CIVIL COVER SHEET & SITE PLAN
 NEW SHOP BUILDING - CIVIC 454
 375 N. 800 E. ST. GEORGE, UT 84770

C21

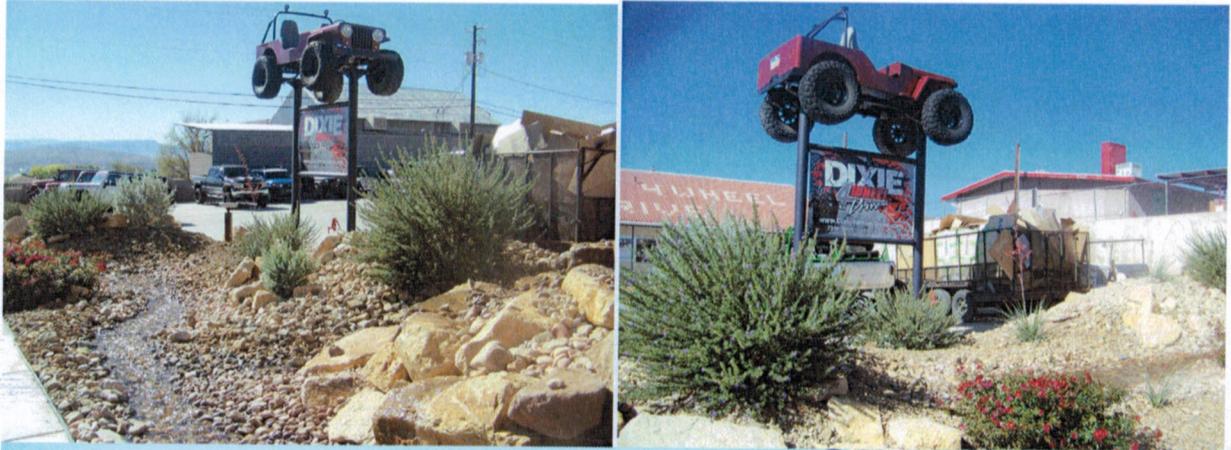
‘Before’
(Before landscaping and site concrete work)



‘After’
(After landscaping & site concrete work installed)
(Photos – November 2, 2015)



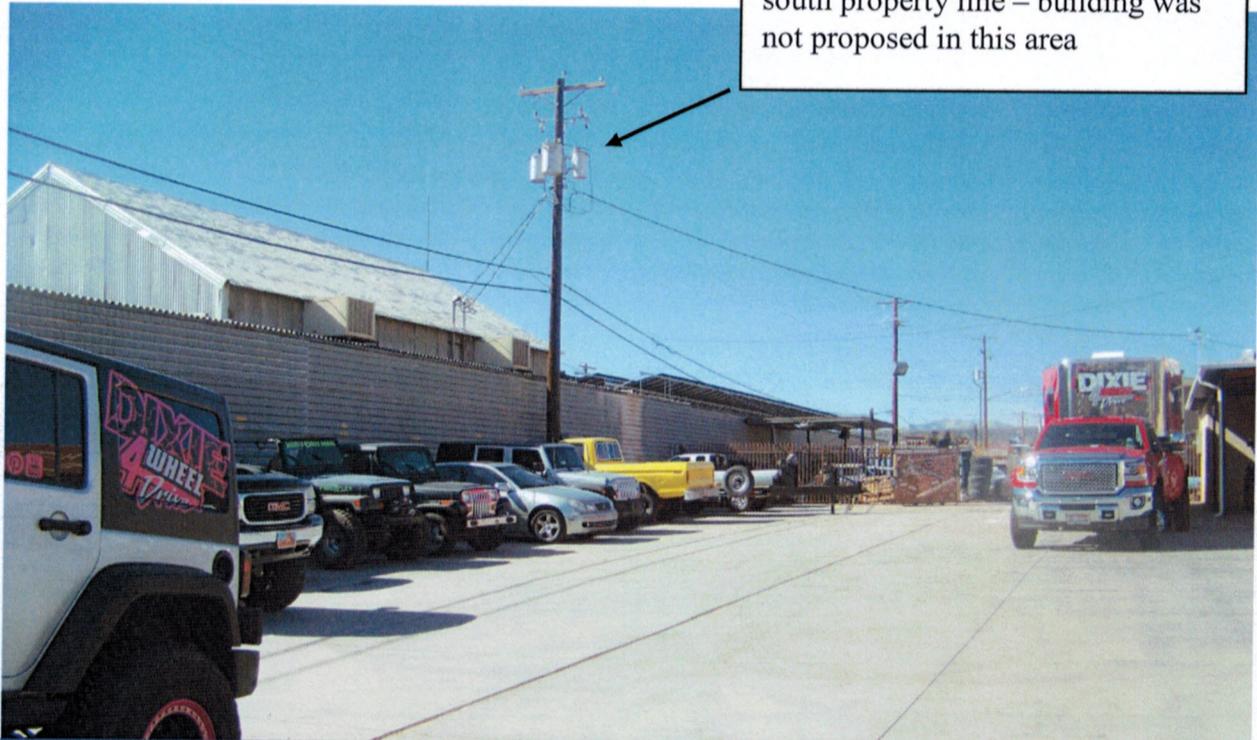
Water Feature



(Note: 15 ft. landscaping required & 22 feet of L/S provided)



Due to electrical transmission on south property line – building was not proposed in this area



Four foot (4') existing clearance to property line (note: elevation difference – retaining wall)

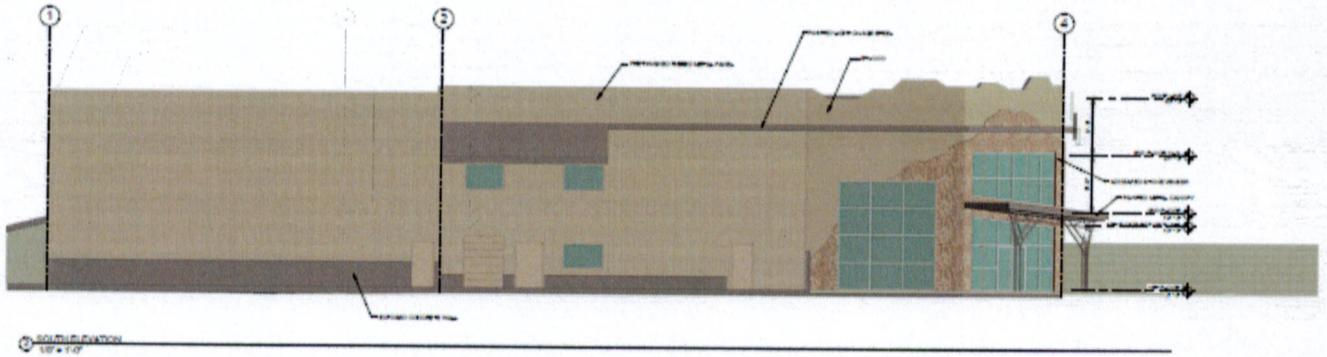
Rendering



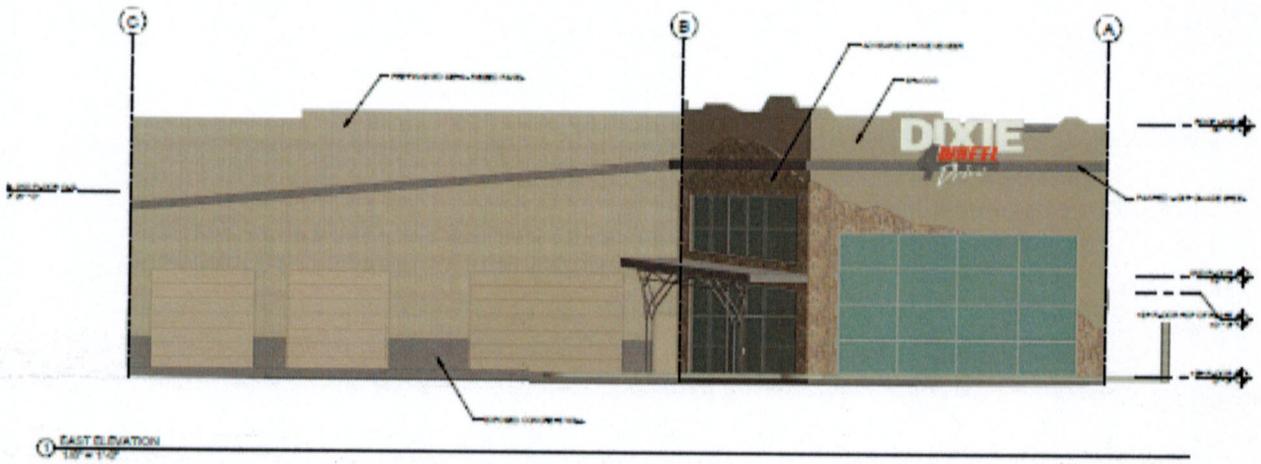
Elevations



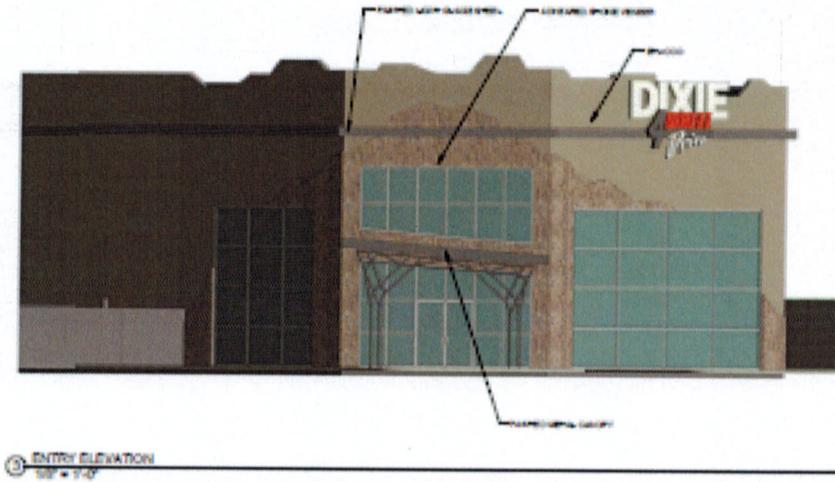
North



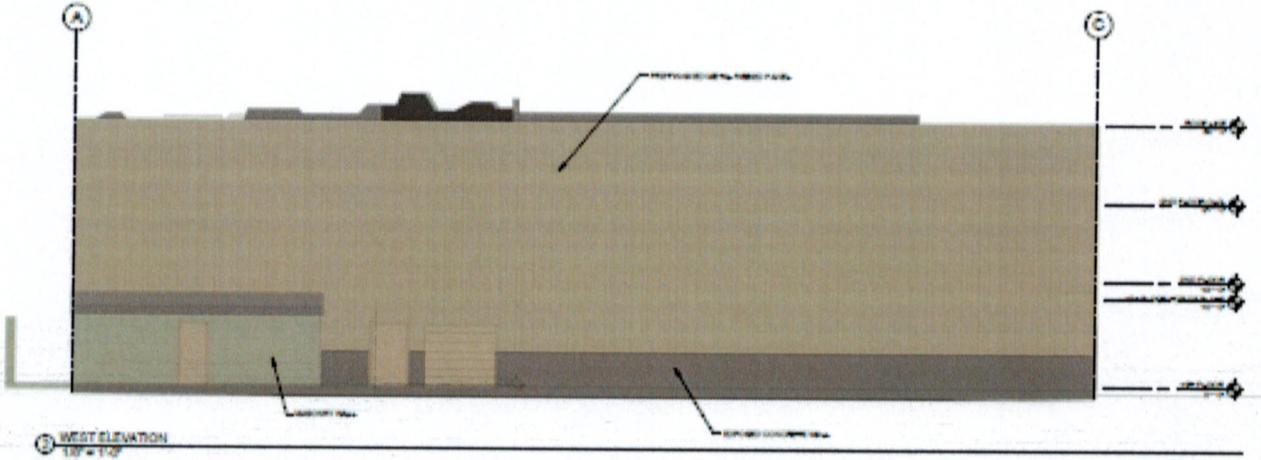
South



East



Entry



West

West

Application

**REDUCED SETBACK
APPLICATION**



FILE #: 2015-RS-003 FILING DATE: 10/26/15 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: Thompson & Thompson LC

MAILING ADDRESS: 73 N 900 E, St. George UT 84770

PHONE: [REDACTED] CELL: _____ FAX: _____

APPLICANT: Jeff Mathis
(If different than owner)

MAILING ADDRESS: 251 Hilton Dr., Suite 202, St. George UT 84770

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

CONTACT PERSON/REPRESENTATIVE: Jeff Mathis
(If different than owner)

MAILING ADDRESS: Same as Above

PHONE: _____ CELL: _____ FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: 73 N 900 E, St. George UT 84770

ASSESSOR'S PARCEL NUMBER(S): SG-1317A

ZONING: C-3 GENERAL PLAN: Commercial

LEGAL DESCRIPTION: (Attach separate sheet if necessary) Lot 7, Block 70, Plat B

EXISTING USE: Automotive Repair Shop
Use of property and/or Buildings

PROPOSED USE: Automotive Repair Shop
Use of property and/or Buildings

SUBMITTAL "CHECK LIST"

YES	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	Completed General Information form (page one of this application)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	Written text (Project proposal / narrative)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Colored elevation drawing(s) showing all four sides of proposed buildings, and photo simulations, if applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.	Color and materials board, or approved equivalent, as required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	8 1/2 x 11 reduced copy of site plan, floor plan, grading plan, and elevations.
<input type="checkbox"/>	<input type="checkbox"/>	7.	Optional: Provide mailing labels for adjacent neighbors.

SITE PLAN INFORMATION

Please include the following information on your site plans

YES	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	North arrow and scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Property lines, with dimensions, and the location, width, and description of any easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.	Existing and proposed streets, including names, centerlines, widths, and existing and future rights of way and improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.	Show existing fire hydrants within 300 feet of the project site. Indicate any proposed fire hydrants.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Show proposed Fire Department vehicle access lane(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.	Show any significant natural features such as rock outcroppings and water courses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

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

COMMENTS

- 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.

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

- 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
- 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

Date

Signature

Date