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 24, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

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

   A. Consider a zone change request to change approx. 47.957 acres from M&G (Mining & Grazing) and A-1 (Agriculture) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) to accommodate the future development of a residential subdivision (**'Hawthorn'**). The property is located at approximately 3500 South and 3400 East. The owner and applicant is Development Solutions Group and the representatives are Mr. Steve Kamlowsky and Mr. Brad Petersen. Case No. 2015-ZC-029 (Staff Ray Snyder)

   B. Consider a zone change from RE 37.5 (Residential Estate 37,500 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 3.131 acres to accommodate eight (8) single family residential lots. Located north of 750 North Street between 1300 West Street and Picturesque Drive. The owner is Mr. Don **Cannon**, the representative is Mr. Mr. Todd West, and the Surveyor is Mr. Kevan Bundy. Case No. 2015-ZC-032 (Staff Ray Snyder)

2. **ZONE CHANGE AMENDMENTS (ZCA)** (Public Hearings)

   A. Consider a zone change amendment to the **Hidden Valley PD** (Planned Development) area by relocating the proposed church site 3.2 to the intersection of Road A (Hidden Valley Drive) and Road E (Athens Drive) and to move the school site 3.1 to the church's previous location. The church site is currently 5.2 acres and with this amendment will be reduced to 4.7 acres. The school site is currently 13.3 acres and with this amendment will be reduced to 8 acres. The reduction in size of both the church and school creates a reminder of 5.8 acres which would become a part of residential site 3.4 at the density of 8 du/ac. Residential area 4.1 will be reduces in density from 12 du/ac to 8 du/ac. The overall unit count and density will remain the same. The property is zoned PD-R (Planned Development Residential). The development is generally located south of Hidden Valley Road and west of Brigham Road. The land owner is SITLA, the applicant is Ivory Homes, and the representative is Mr. Darin Haskell. Case No. 2015-ZCA-031 (Staff Ray Snyder)

   B. Consider a zone change amendment request to change the **Ledges PD** (Planned Development) Master Plan from Golf Course / Park Open Space to residential and increase designated short term rental areas on 11.8 acres. The proposed areas are located on the east side of Highway 18. The applicant is Development Solutions Inc. and the representative is Mr. Stacy Young. Case No. 2015-ZCA-030 (Staff John Willis)

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

Consider a zoning regulation amendment to Title 10 Zoning Regulations Chapter 8A Traditional Neighborhood District (**TND**). Case No. 2015-ZRA-006 (Staff John Willis)

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

Consider approval of a conditional use permit to construct a 4,484 sq. ft. accessory garage that would be approximately 21 ft. high (midpoint of roof). Mr. and Mrs. Judd Palmer are the applicants. The property is located at 1842 South 3430 East Circle and is zoned A-1 (Agricultural). Case No. 2015-CUP-013 (Staff – Ray Snyder).

5. **FINAL PLAT (FP)**

Consider approval of a final plat for a ten (10) lot commercial subdivision for "**Dinosaur Crossing Subdivision Phase 2**." The property is zoned PD-C (Planned Development Commercial) and is located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river. The owner is 'Dinosaur Crossing LLC', the applicant is 'Smith's Food and Drug Center', and the representative is 'AWA' (Anderson Wahlen and Associates). Case No. 2015-FP-052. (Staff – Wes Jenkins)

6. **PRELIMINARY PLAT AMENDMENT (PPA)**

Consider approval of a preliminary plat amendment to revise the original approval of eight (8) single-family residential lots and fourteen (14) pads to twenty-one (21) pads in a residential subdivision development called **"Red Cliffs Park."** The original unit count for the development was 103 units, but with previous phases eliminating units and the addition of these patio homes the count will become 95. The property owner is Red Cliffs park LLC and the representative is Mr. James Sullivan. The property is zoned PD-R (Planned Development Residential) and is located at Colorado Drive and 2500 East. Case No. 2015-PPA-032 (Staff – Wes Jenkins).

7. **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
Zone Change

PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

ZONE CHANGE AMENDMENT
Hawthorn
Case No. 2015-ZC-029

Request:	This is a request to consider a zone change from M & G (Mining & Grazing) and A-1 (Agriculture) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on approximately 47.957 acres to accommodate the future development of a residential subdivision.
Project Name:	Hawthorn
Owner:	Development Solutions Group
Applicant:	Development Solutions Group
Representative(s):	Mr. Steve Kamlowsky / Mr. Brad Petersen
Location:	This site is located at approximately 3500 South and 3400 East.
APN:	SG-5-3-15-410 SG-6716-2 SG-6716-3 SG-6716-4 SG-6716-5
Acreage:	47.957 acres
Zoning:	Existing is M & G and A-1
Adjacent zones:	To the north is R-1-8 & A-1 To the south is A-1 To the west is R-1-8 & R-1-10 To the east is ASBP
Ordinance:	This project is submitted for review in compliance with Section 10-1-11.

Options (Motions):

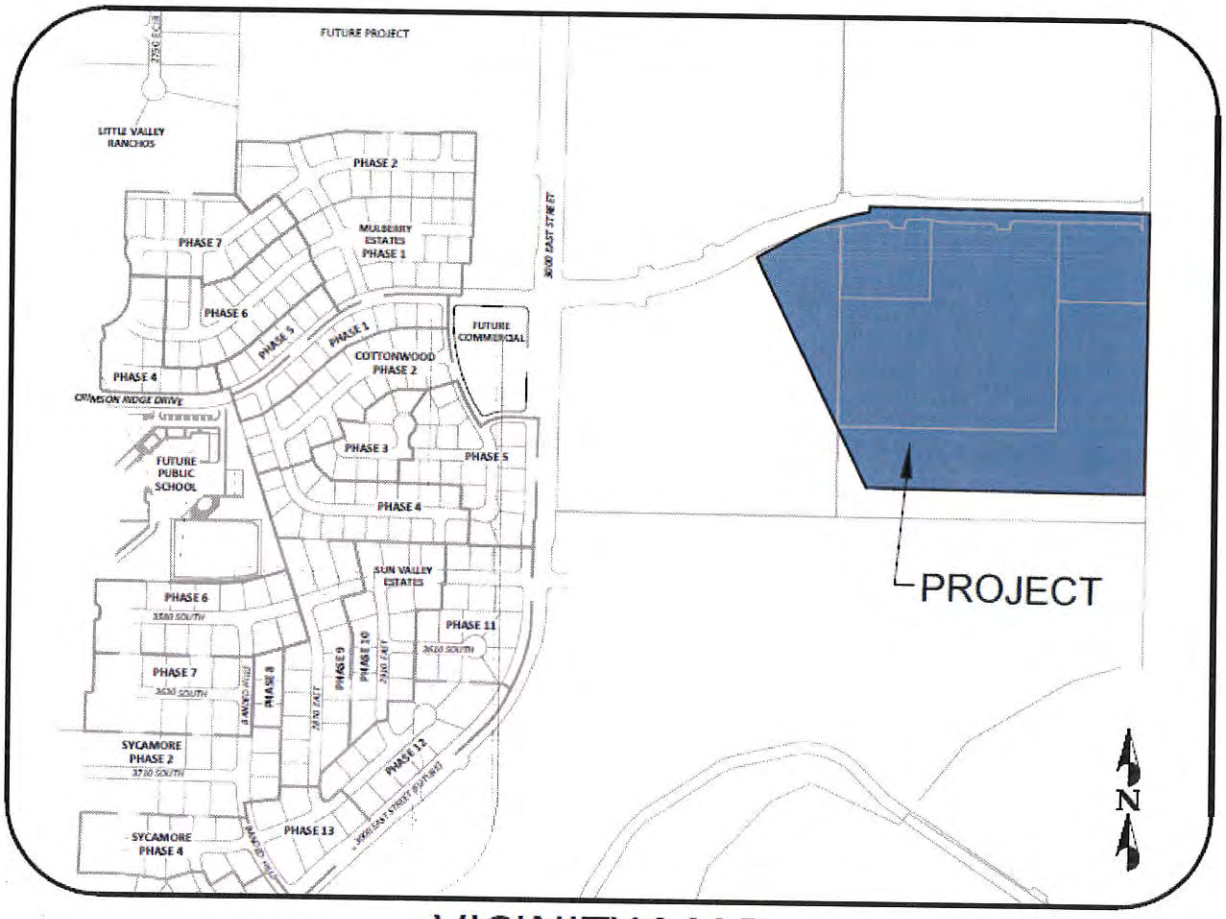
The Planning Commission has several options:

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:

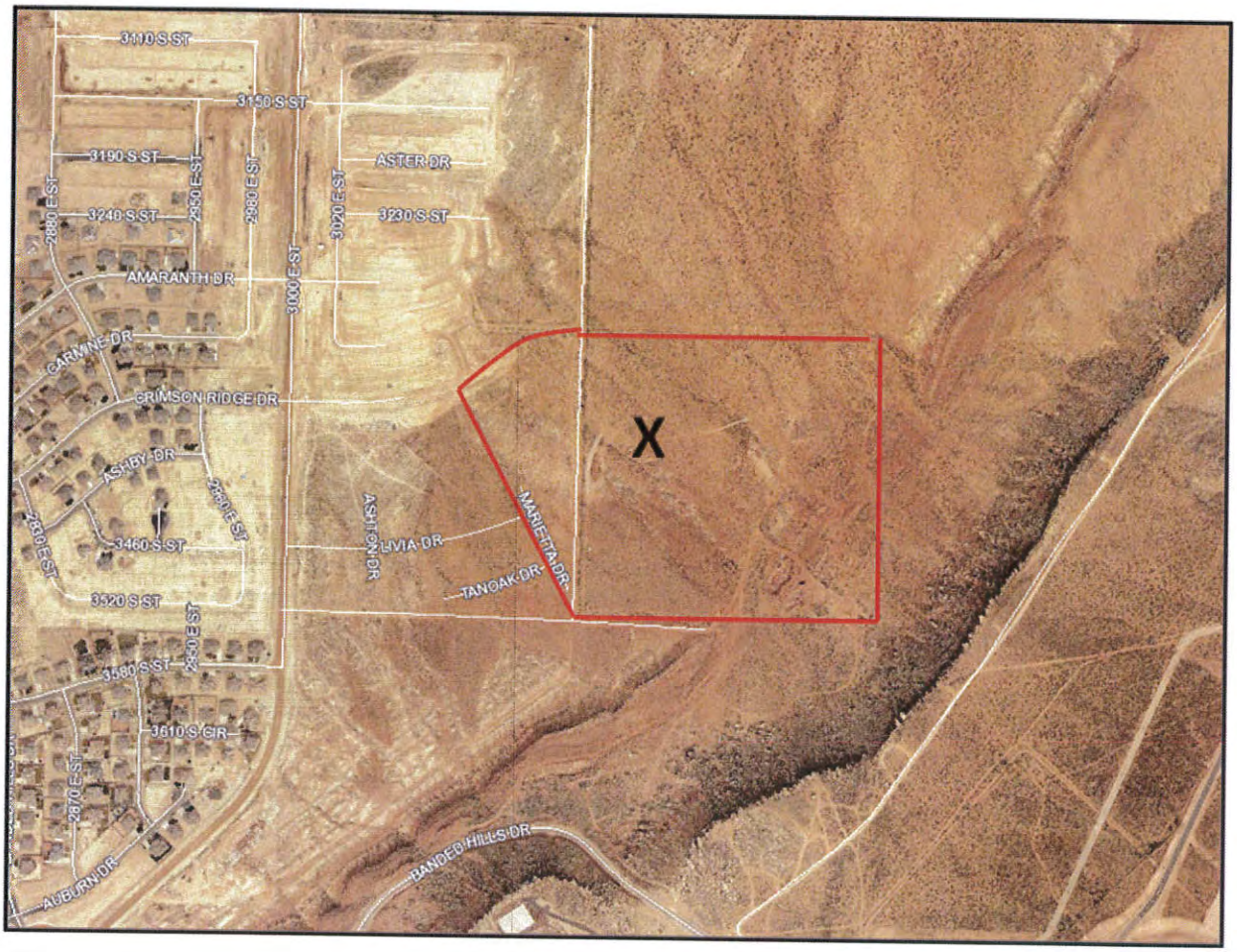
Note that any motion to approve this zone change would need to include:

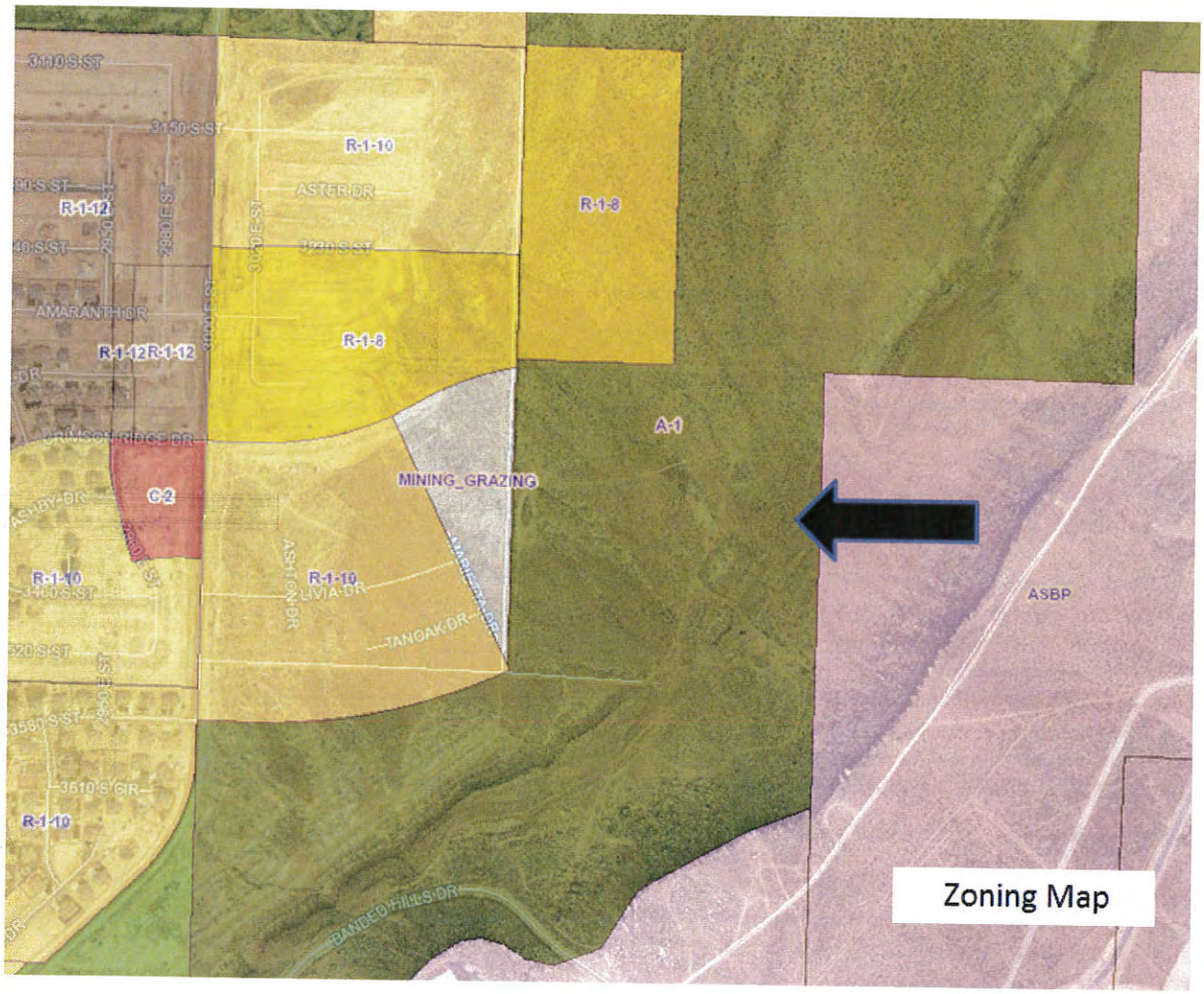
1. The Planning Commission recommends approval of the zone change from M & G and A-1 to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on approximately 47.957 acres to accommodate the future development of a residential subdivision.

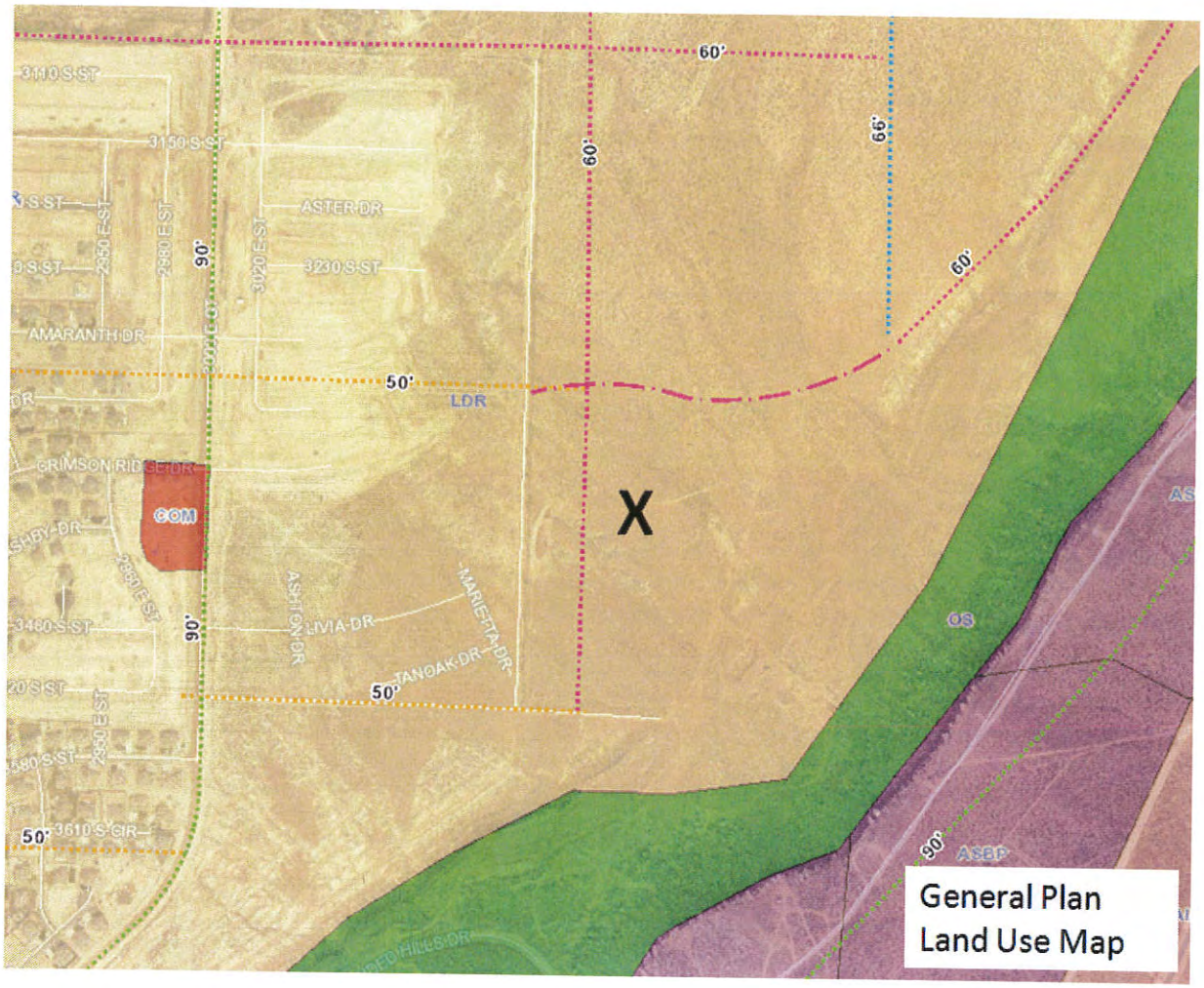


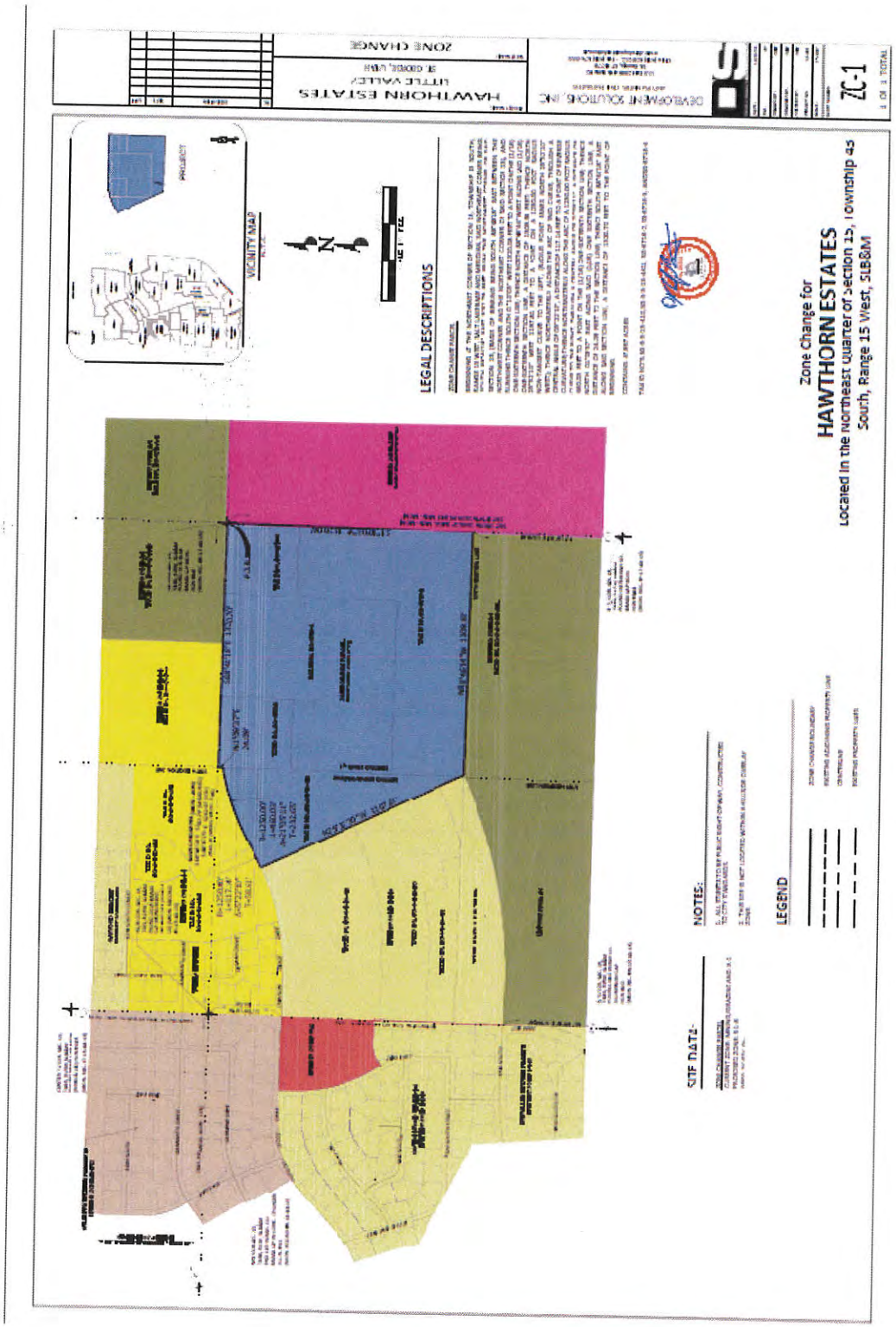
VICINITY MAP

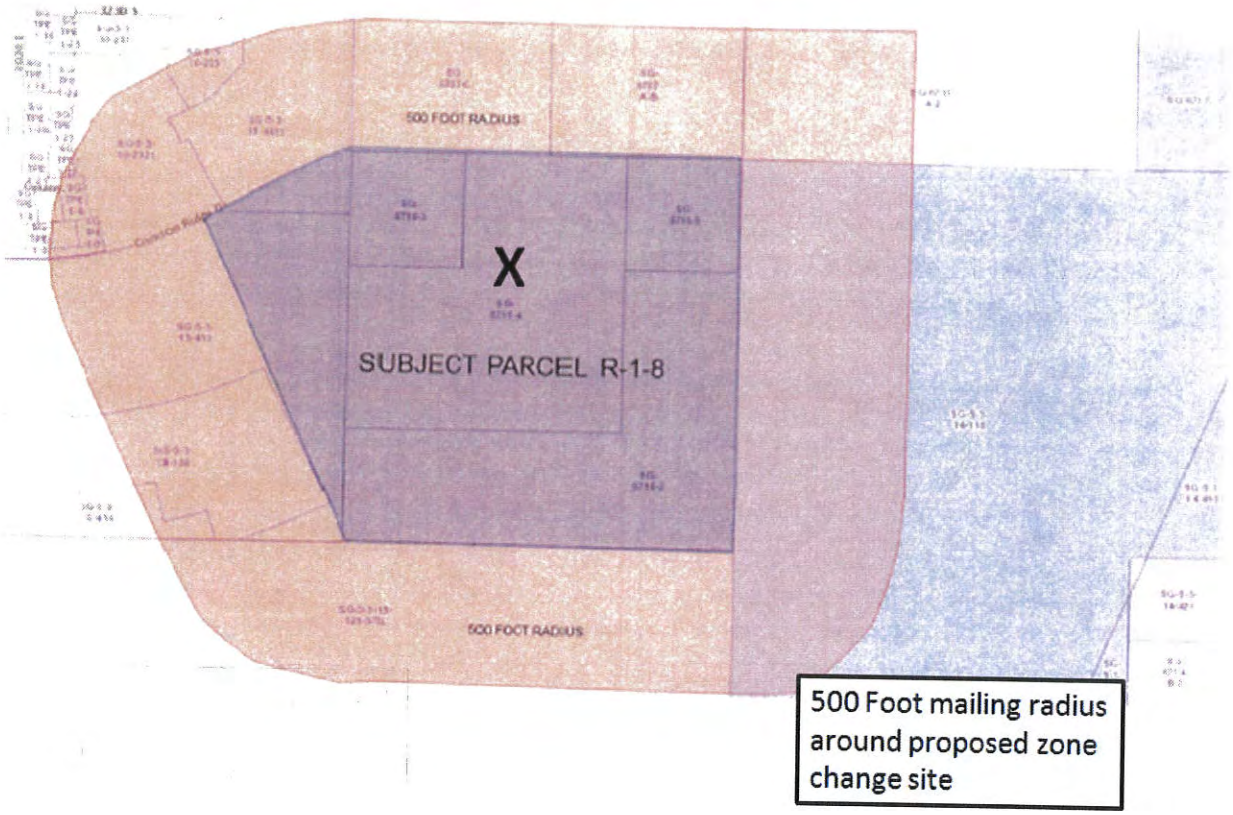
N.T.S.


3410 S ST
3150 S ST
3190 S ST
ASTER DR
3240 S ST
3230 S ST
2840 E ST
2860 E ST
2880 E ST
3020 E ST
3000 E ST
AMARANTH DR
CARMINE DR
CRIMSON RIDGE DR
ASHBY DR
2860 E ST
2880 E ST
3460 S ST
ASHTON DR
LIVIA DR
MARIETTA DR
TANOAK DR
3520 S ST
2870 E ST
3580 S ST
3610 S CIR
2870 E ST
AUBURN DR
BANDED HILLS DR
X


3110 S ST
3150 S ST
R-1-10
ASTER DR
R-1-12
R-1-8
AMARANTH DR
R-1-12
R-1-12
R-1-8
A-1
MINING_GRAZING
C-2
R-1-10
R-1-10
LIVIA DR
TANOAK DR
ASBP
3610 S CIR
R-1-10
BANDED HILLS DR
Zoning Map


60'
66'
60'
60'
3110 S ST
3150 S ST
ASTER DR
3230 S ST
AMARANTH DR
90'
50'
LDR
CRIMSON RIDGE DR
COM
X
ASHTON DR
LIVIA DR
MARIETTA DR
TANOAK DR
3460 S ST
90'
50'
OS
50'
3610 S CIR
90'
ASBP
General Plan
Land Use Map


HAWTHORN ESTATES
LITTLE VALLEY
ST. GEORGE, UTAH
ZONE CHANGE
DEVELOPMENT SOLUTIONS, INC
ZC-1
VICINITY MAP
LEGAL DESCRIPTIONS
Zone Change for
HAWTHORN ESTATES
Located in the Northeast Quarter of Section 15, Township 43
South, Range 15 West, SLB&M
NOTES:
LEGEND
SITE DATA:


500 FOOT RADIUS
X
SUBJECT PARCEL R-1-8
500 FOOT RADIUS
500 Foot mailing radius around proposed zone change site

S 300 E

S 300 E
SHOULDER
WORK

APPLICATION

CITY OF ST GEORGE
REC#: 01472251 10/30/2015 8:46 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC
REFN:
PLANNING FEES 2,847.85CR
TENDERED: 2,847.85 CHECK(S)
APPLIED: 2,847.85
CHANGE:

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: KDQD, L.L.C., DSG HOLDINGS, L.L.C. & R&D FAMILY, L.L.C

MAILING ADDRESS: 120 EAST ST. GEORGE BOULEVARD, SUITE 300

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: Development Solutions Group
(If different than owner)

MAILING ADDRESS: 120 E. St. George Blvd., St. George, UT 84770

PHONE: [redacted] CELL: _____ FAX: _____

EMAIL ADDRESS(ES): [redacted]

CONTACT PERSON / REPRESENTATIVE: Steve KamlowskyBrad Petersen
(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 site plan suitable for presentations in public meetings. Located approx. 3500 South 3400 East, in the North 1/2 of the NE 1/4, Section 15, Township 43 south, Range 15 west, Salt Lake Base & Meridian.

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

***NOTE: NO FEE FOR ACREAGE (10 ACRES OR MORE) REZONED TO OPEN SPACE.**

OFFICE STAFF USE ONLY

CASE #: 2015-ZC-029 FILING DATE 10/30/15 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**

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? Mining and Grazing / A-1
2. What zone or zones are requested by this application? R-1-8
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.agcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: 47.90 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 X 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 X No _____
   Please describe the projected demand for utility services: Typical utility demand for single family units in an R-1-8 residential development.

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 Hawthorn Estates
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Development Solutions Group Phone N[redacted]
Contact Person/Representative Steve Kamlowsky Phone N[redacted]
Licensed Surveyor Brad Petersen Phone N[redacted]

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 **Legal Description & Submission Documents***
Submit the following legal description documents:

1. **Bearings 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" copy of Survey Boundary;
4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on CD for GIS Department.
5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Document Submission Checklist*

- ☑ This Zone Change application form completed and signed;
- ☑ Appropriate** **Filing Fee: $500 (filing fee and 1" 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 (10+ acres) REZONED TO OPEN SPACE
- ☑ County ownership plat with boundary of zone change outlined;
- ☑ List of property owners within 500' and two sets of mailing labels;
- ☑ Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
- ☑ 8-1/2" x 11" reduction of the site plan;
- ☑ CD with the above images in JPEG, BMP, TIFF or PDF format.

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

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_____

***NOTE: NO FEE FOR ACREAGE (10+ ACRES) REZONED TO OPEN SPACE.**

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

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Development Solutions Group, Inc.
(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]	110 E. St. George Blvd, #300
Signature	Address St. George, UT 84770
_____	_____
Signature	Address
_____	_____
Signature	Address

Attach additional sheets if necessary for additional owners.

CITY OF ST. GEORGE

(435) 634-5800 – 175 East 200 North – St. George, UT 84770

PROPERTY OWNERS LIST DECLARATION

The property owners list identifies the owners of properties within a certain distance or radius of the external boundaries of a project or property. It may be prepared by the Washington County Information Technology Services (IT) (#435-634-5717) or a Title Company. The applicant shall provide evidence of the authenticity of the preparer. A complete property owners list shall consist of the following:

1. LIST: a list identifying each property owner's name, mailing address, and Assessor's Parcel Number (APN).
2. MAILING LABELS: a typed set of mailing labels for each property owner prepared on 8-1/2" x 11" 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 APNs.
3. RADIUS MAP: a property owner radius map identifying all properties within the required radius. An example radius map is attached.
4. SOURCE: Provide evidence of the provider of labels

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

☒ Zone Change — All parcels within **500 ft.** of subject property

PREPARED BY:

[illegible] — 9-23-15

(Print Name) — Date

(Signature)

Note: The attached list shall contain the most current County assessment roll of the names and addresses of all persons to whom all property is assessed. This list shall identify all properties located within the required area measured from the exterior boundaries of the property legally described by Assessor's Parcel Number(s).

Note: The complete property owner's list shall be submitted with this application

ITEM 1B
Zone Change

PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

ZONE CHANGE AMENDMENT
Cannon
Case No. 2015-ZC-032

Request:	This is a request to consider a zone change from RE-37.5 (Residential Estates 37,500 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on approximately 3.131 acres to accommodate the future development of residential lots.
Project Name:	Cannon Zone Change
Owner:	Mr. Don Cannon
Applicant:	Mr. Todd West
Representative(s):	Mr. Todd West
Location:	This site is located at on 750 North between 1275 West Street and Picturesque Drive.
APN:	SG-6-2-23-11321 SG-6-2-23-11341
Acreage:	3.131 acres (136,377 sq. ft.)
General Plan:	LDR (Low Density Residential)
Zoning:	Existing is RE-37.5 (Residential Estate 37,500 sq. ft. minimum lot size)
Adjacent zones:	To the north is C3 To the south is R-1-10 To the west is R-1-10 To the east is R-1-10
Ordinance:	This project is submitted for review in compliance with Section 10-1-11.

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:

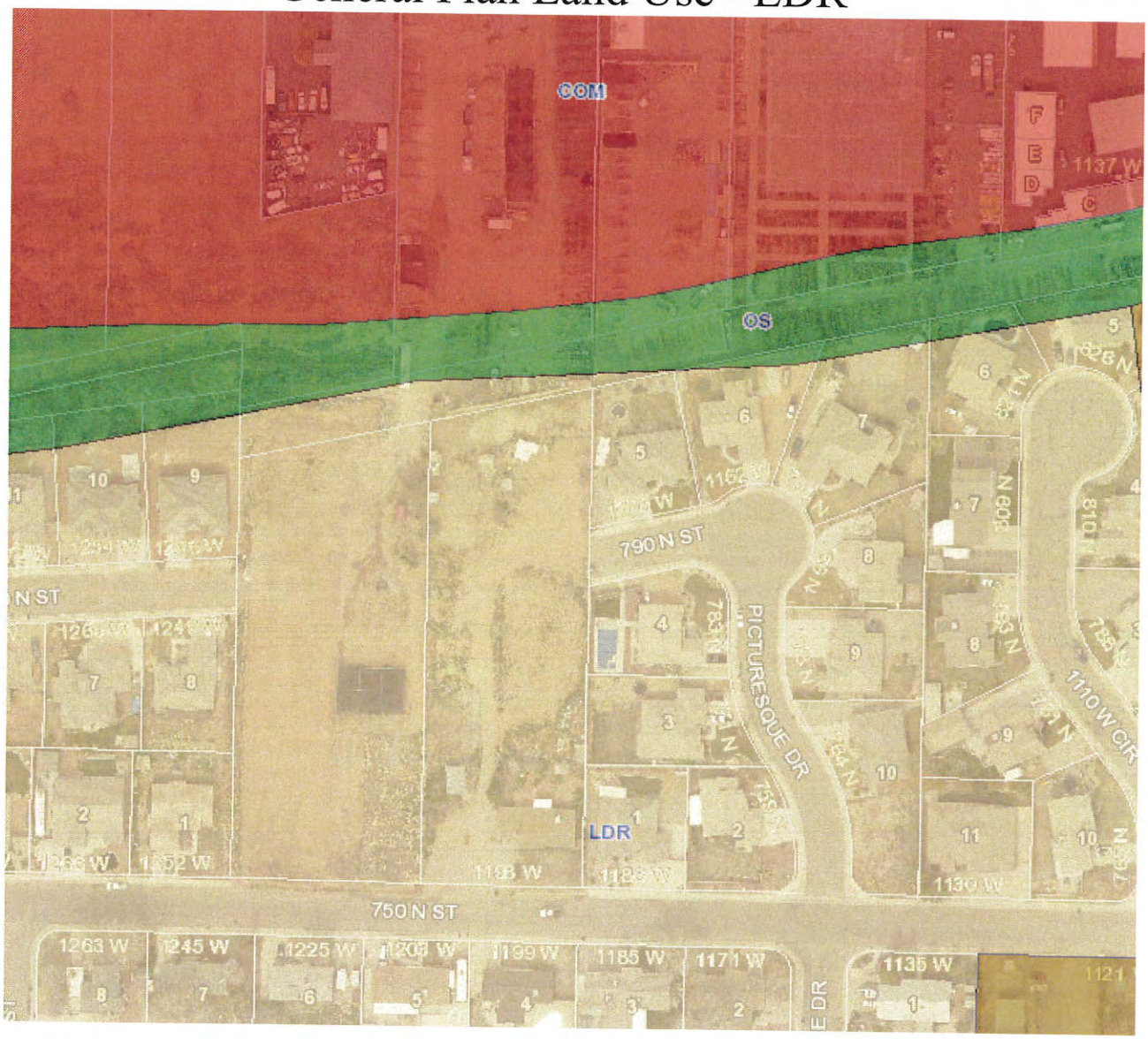
1. The Planning Commission recommends approval of the zone change from RE-37.5 to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on approximately 3.131 acres to accommodate the future development of residential lots.

1300 W S
SUNSET BLVD
790 N ST
1300 W ST
790 N ST
1110 W CIR
750 N ST

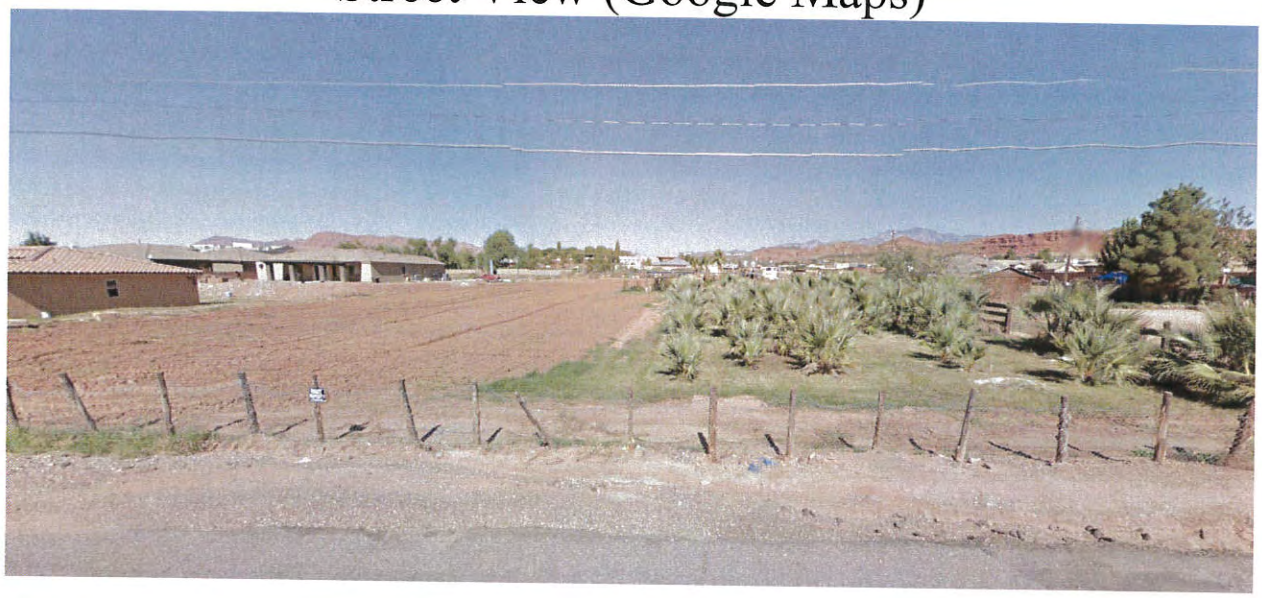
PICTURESQUE DR
750 N ST
1263 W
1245 W
1225 W
1208 W
1199 W
1185 W
1171 W
1135 W

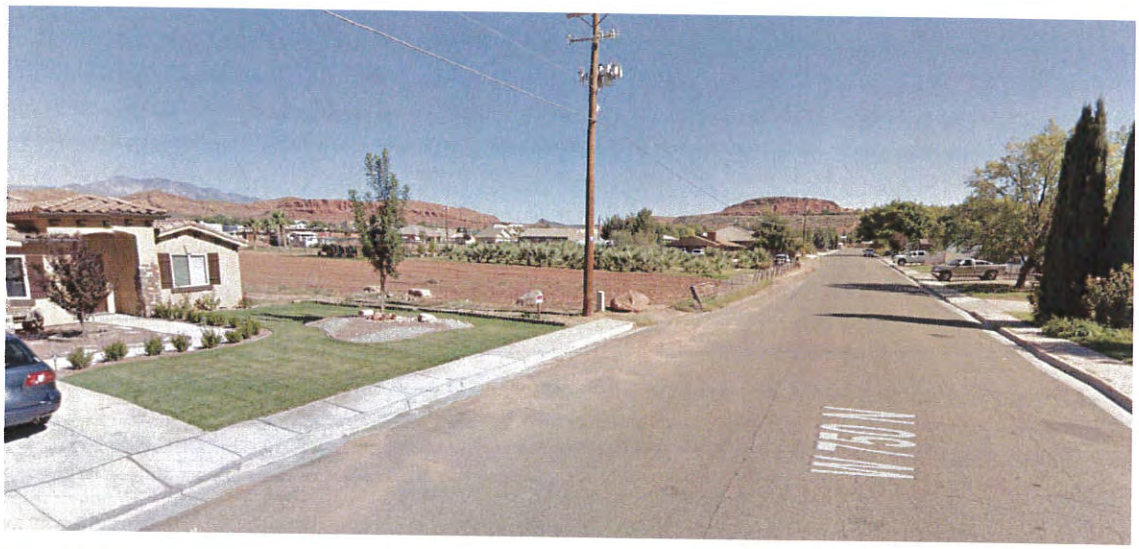
Zoning – RE-37.5

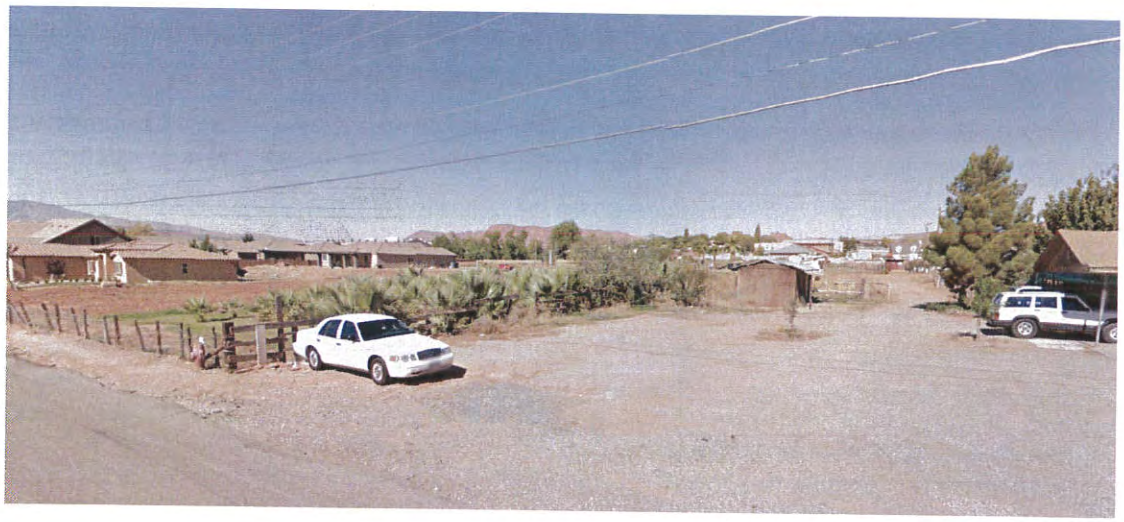
General Plan Land Use - LDR



Street View (Google Maps)







APPLICATION

3.131 CITY OF ST GEORGE
REC#: 01475400 11/06/2015 12:41 PM
TRAN: 150.0000 PLANNING FEES
OPER: LTO TERM: 005
REF#: BS
ZC APPLICATION
PLANNING FEES 600.00CR
TENDERED: 600.00 1 CASH
APPLIED: 600.00-
CHANGE: 0.00

500 1
2.131

$600

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: Don W. Cannon

MAILING ADDRESS: 1500 SPLIT Rock #139 Ivins UT 84738
PHONE: CELL: FAX:
APPLICANT: Todd West
(If different than owner)
MAILING ADDRESS: 1621 S. Hamilton Dr Cedar City UT 84720
PHONE: [redacted] CELL: [redacted] FAX:
EMAIL ADDRESS(ES): saud.weber2@gmail.com
CONTACT PERSON / REPRESENTATIVE: Todd West
(i.e. Developer, Civil Engineer, Architect, if different than owner)
MAILING ADDRESS: 1621 S. Hamilton Dr Cedar City UT 84720
PHONE: [redacted] CELL: [redacted] 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 site plan suitable for presentations in public meetings. 750 North, Between "1275 West Street" and "Picturesque Drive"

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

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

OFFICE STAFF USE ONLY
CASE #: 2015-ZC-032 FILING DATE: 11/9/15 RECEIVED BY: [signature] RECIEPT #: 9
*FEE: $500 (Filing fee and 1st acre) + $50.00 per ac for 2-100 ac and $25 per ac 101-500 and $10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? RE-37.5
2. What zone or zones are requested by this application? R-1-10
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: 3.131 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: 8 Single family dwellings

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 _____
*(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 Keran L. Bundy Phone No. (435) 619-1990

ZONE CHANGE PROCEDURE

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

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

Step #2 **Document Submission Checklist***

Legal Description Documents:

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

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

Other Submission Documents:

6. This Zone Change application form completed and signed;
7. Appropriate** **Filing Fee: $500 (filing fee and 1" acre) + $50.00 per acre for 2-100 acre 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; N/A - John
11. 8-1/2" x 11" reduction of the site plan;
12. CD with the above images in JPEG, BMP, TIFF or PDF format.

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

Planning Commission_____
City Council Set Date_____
City Council Hearing Date_____
Council Action_____

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

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Todd West
(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.

Todd West	1621 S. Hamilton Dr Cedar City UT 84720
Signature	Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

ITEM 2A
Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

ZONE CHANGE AMENDMENT
Hidden Valley Master Plan
Case No. 2015-ZCA-031

Request: This is a request to consider a zone change amendment to the **Hidden Valley PD** (Planned Development) area by relocating the proposed church site 3.2 to the intersection of Road A (Hidden Valley Drive) and Road E (Athens Drive) and to move the school site 3.1 to the church's previous location. The church site is currently 5.2 acres and with this amendment will be reduced to 4.7 acres. The school site is currently 13.3 acres and with this amendment will be reduced to 8 acres. The reduction in size of both the church and school creates a reminder of 5.8 acres which would become a part of residential site 3.4 at the density of 8 du/ac. Residential area 4.1 will be reduces in density from 12 du/ac to 8 du/ac. The overall unit count and density will remain the same.

Current Zone: PD-R (Planned Development – Residential)

General Plan: MDR (Medium Density residential)

Development: Hidden Valley - Ivory Homes

Owner: SITLA (School and Institutional Trust Lands Administration)

Applicant: Ivory Homes, Mr. Darin Haskell

Location: The development is generally located south of Hidden Valley Road and west of Brigham Road.

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 relocate the proposed church site 3.2 to the intersection of Road A (Hidden Valley Drive) and Road E (Athens Drive) and to move the school site 3.1 to the church's previous location. The church site is currently 5.2 acres and with this amendment will be reduced to 4.7 acres. The school site is currently 13.3 acres and with this amendment will be reduced to 8 acres. The reduction in size of both the church and school creates a reminder of 5.8 acres which would become a part of residential site 3.4 at the density of 8 du/ac. Residential area 4.1 will be reduces in density from 12 du/ac to 8 du/ac. The overall unit count and density will remain the same.

Narrative

Changes Proposed this Amendment
For Planned Development Zone Change
Hidden Valley

11/05/2015

Owners: Ivory Homes
3143 South 840 East
St. George, UT 84790

Contact Persons:

Darin Haskell, Ivory Homes 801-520-9163, darinh@ivorydevelopment.com
Brandee Walker, Bush & Gudgell, Inc. 435-673-2337, bwalker@bushandgudgell.com

Propose of Amendment:

To relocate the proposed Church Site 3.2 to the intersection of Road A (Hidden Valley Drive) and Road E (Athens Drive) and move the School Site 3.1 to the Church's previous location. The Church Site is currently 5.2 acres and with this amendment will be reduced to 4.7 acres. The School Site is currently 13.3 acres and with this amendment will be reduced to 8.0 acres. The reduction in size of both the Church and School has created a remainder of 5.8 acres that will become a part of Residential Site 3.4 at the density of 8.0 dwelling units per acre. To keep the overall project unit total and density the same; Residential Area 4.1 has been reduced in density from 12.0 dwelling units per acre to 8.0 dwelling units per acre. The overall unit count and density have remained the same as shown in the amended Exhibit 3.2. Exhibit 3.5 shows the amended Parks, Community Facilities and Open Spaces.

No other changes are proposed or implied with this application.

The following Exhibits have been included with this application:

- Exhibit 3.1 – Land Use Plan
- Exhibit 3.2 – Land Use Data
- Exhibit 3.3 – Land Use Summary
- Exhibit 3.5 – Parks, Community Facilities, Open Space and Trails Plan

Exhibit 3.2 (Amended)
Hidden Valley Land Use Data
11/5/2015

P.A.	Acres	10,000 SF 2.5 DU/Ac	8,000 SF 3.2 DU/Ac	6,000 Sf 4.0 DU/Ac	PUD Patio 8.0 DU/Ac	PUD Townhomes 12.0 DU/Ac	PUD Apartments 18.0 DU/Ac	Total Units
1.1 Residential	9.8					118		118
1.2 Commercial	10.2							
1.3 Residential	12.3				98			98
1.4 Church	4.7							
1.5 Middle School	18.5							
1.6 High School	37.5							
1.7 Residential	5.8				19			19
1.8 Residential	29.4			118				118
1.9 Residential	20.7		66					66
Circulation & Open Space	67.0							
Subtotal	**215.9**	**0**	**66**	**118**	**117**	**118**	**0**	**419**
2.1 Residential	13.0					112		112
2.2 Park	12.5							
2.3 Residential	21.5			87				87
2.4 Residential	23.7			92				92
2.5 (now 3.1)	na							
2.6 (now 3.4)	na							
2.7 (now 4.1)	na							
Circulation & Open Space	97.6							
Subtotal	**168.3**	**0**	**0**	**179**	**0**	**112**	**0**	**291**
3.1 Elm. School	8							
3.2 Church	4.7							
3.3 (now 3.5 & 3.6)	na							
3.4 Residential	22.4				179			179
3.5 Residential	3.0				24			24
3.6 Swm	3.5							
3.7 Residential	13.1				105			105
3.8 Residential	10.7					128		128
3.9 Residential	18.0						324	324
Circulation & Open Space	65.3							
Subtotal	**148.7**	**0**	**0**	**0**	**308**	**128**	**324**	**760**
4.1 Residential	18.4				82			82
4.2 Residential	26.7	67						67
4.3 RV Storage	1.2							
5.2 Residential	32.0	80						80
6.1 Club Ivory	0.5							
6.2 Club Ivory	0.5							
6.3 Club Ivory	0.5							
Circulation & Open Space	46.0							
Subtotal	**125.8**	**147**	**0**	**0**	**82**		**0**	**229**
Total	**658.7**	**147**	**66**	**297**	**507**	**358**	**324**	**1699**
Total Percent		**8.7**	**3.9**	**17.5**	**29.8**	**20.1**	**19.1**	**100**

Note: Net acres excludes Brigham Road, Road A (Hidden Valley Road), Enterance Roads and major open space areas.
Net acres includes internal open space corridors, local roadways and easements.

Exhibit 3.3 (Amended)
Hidden Valley Land Use Summary
11/5/2015

Land Use Summary

Land Use	Size (acres)	Percent
Residential	280.5	42.6
Open Space	267.3	40.7
Schools	64.0	9.7
Commercial	10.2	1.5
Major Collector and Entrance Roadways	14.8	2.2
Church	9.4	1.4
Parks	12.5	1.9
Total	**658.7 acres**	**100%**

Residential Denstity Summary

Neighborhood	Size (acres)	Total Units (DU)	Average Density (DU/Ac.)
One	215.9	419	1.94
Two	168.3	291	1.73
Three	148.7	760	5.11
Additional Acerage & Amenderments	125.8	229	1.82
Total	**658.7**	**1,699**	**2.58**

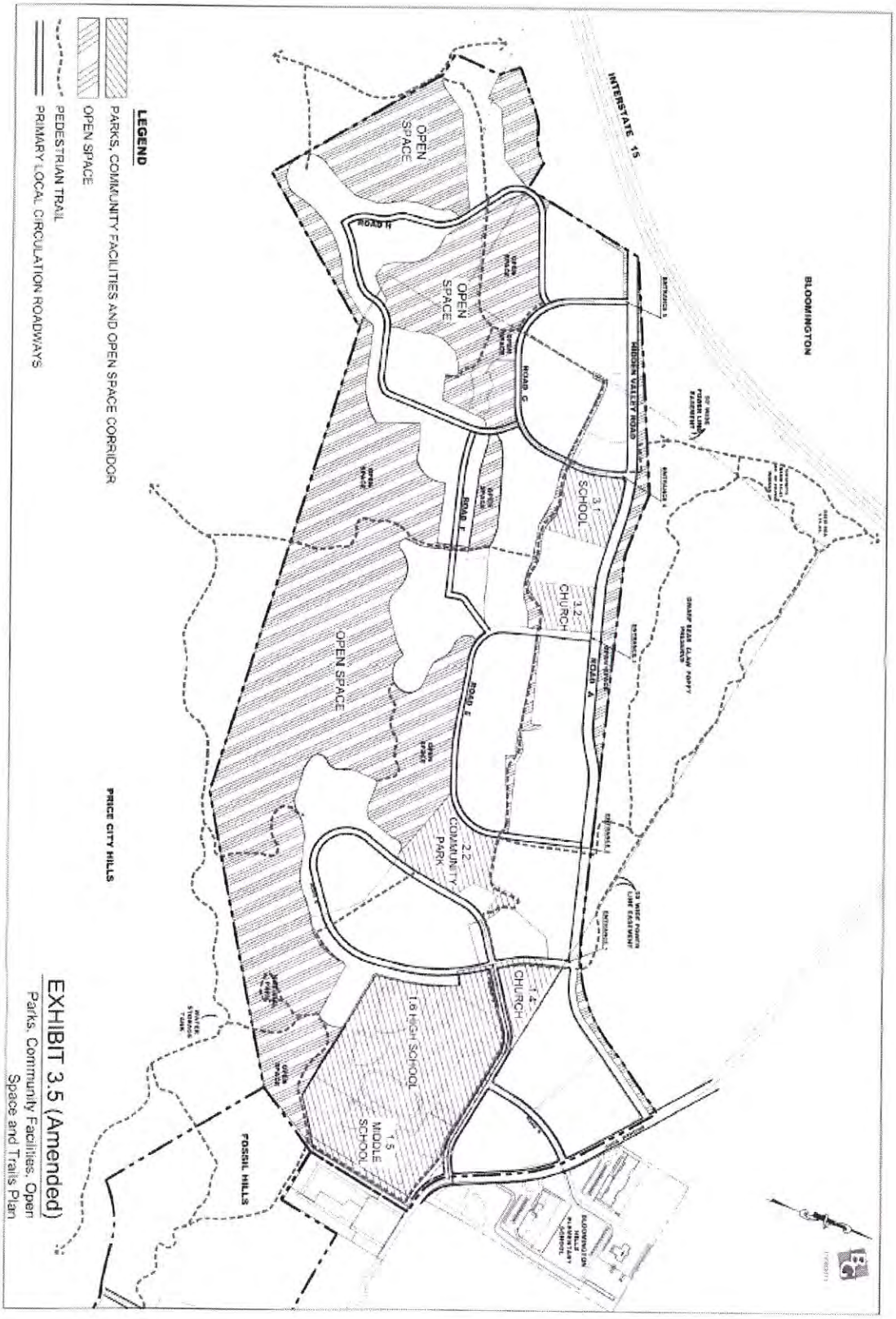
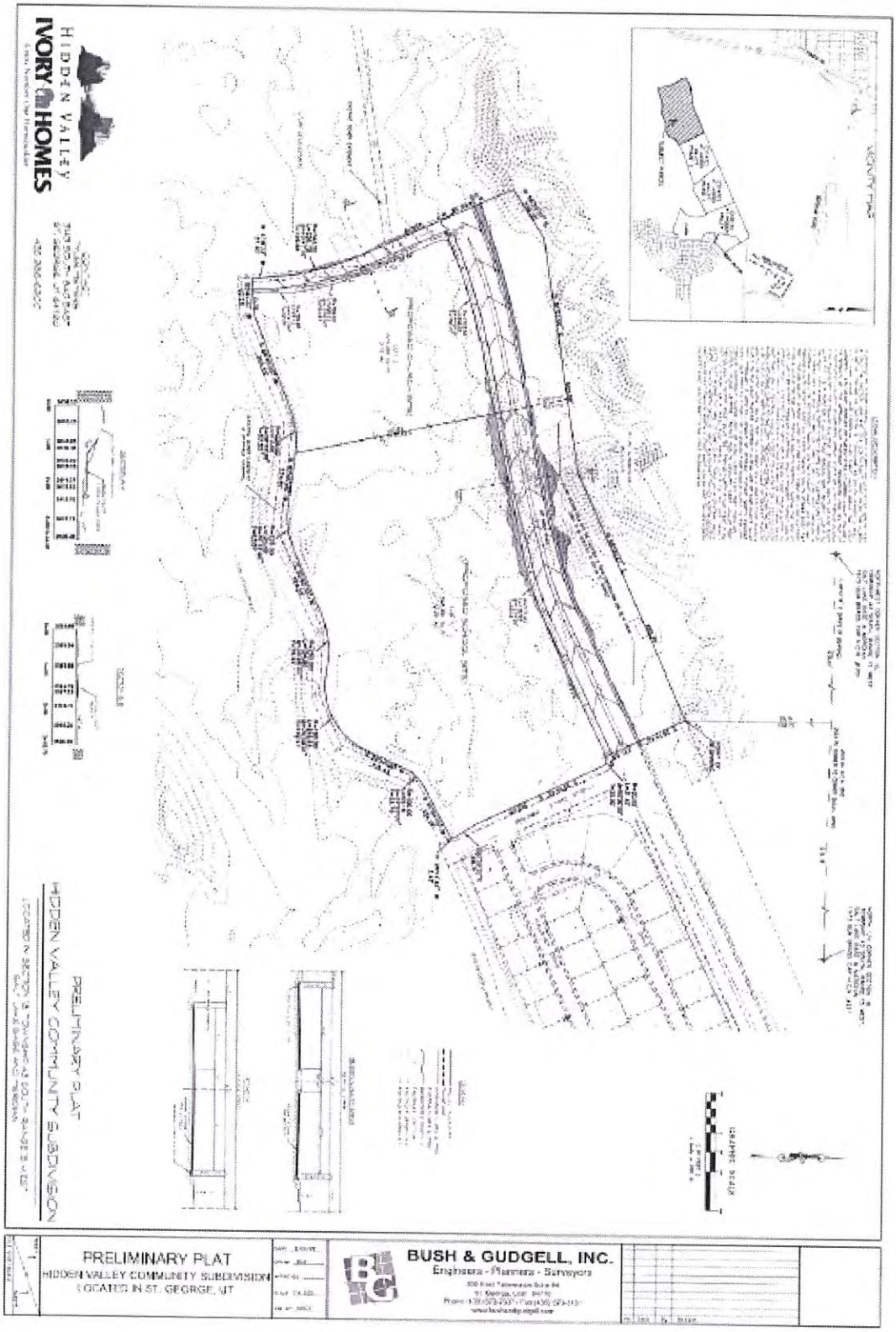


EXHIBIT 3.5 (Amended)
Parks, Community Facilities, Open Space and Trails Plan

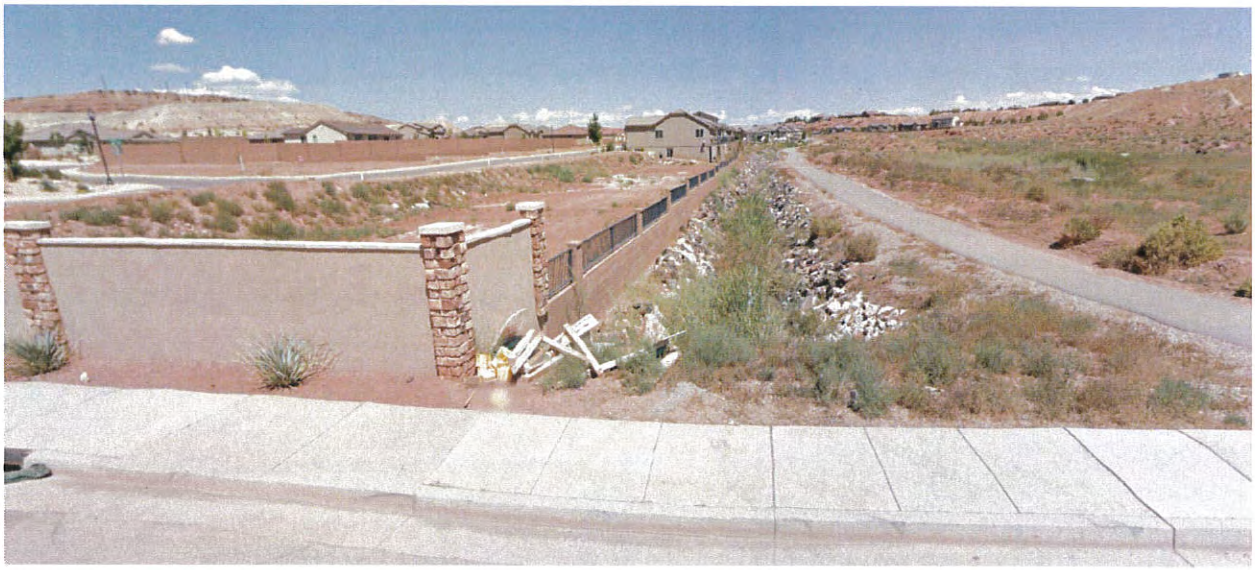

HIDDEN VALLEY
IVORY HOMES
PRELIMINARY PLAT
HIDDEN VALLEY COMMUNITY SUBDIVISION
PRELIMINARY PLAT
HIDDEN VALLEY COMMUNITY SUBDIVISION
LOCATED IN ST. GEORGE, UT
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

Aerial Map

BRIGHAM RD
Bloomington Hills Elementary
ELM ST
SMOKETREE
Desert Hills Middle
Desert Hills High
HIDDEN VALLEY DR
PRICE HILLS DR
Hidden Valley Park
MUNICH DR
PARIS DR
CALGARY DR
ROME DR
NAGANO DR
BARCELONA DR
3470 S ST
3510 S ST
3540 S CIR
DUCATI WAY
NASHUA RD
PIONEER RD
15
MUNICH DR
PARIS DR
CALGARY DR
ROME DR
NAGANO DR
BARCELONA DR

Festival Sounds
E Munich Dr
Calgary Dr S
Athens Dr

Photos of Vicinity

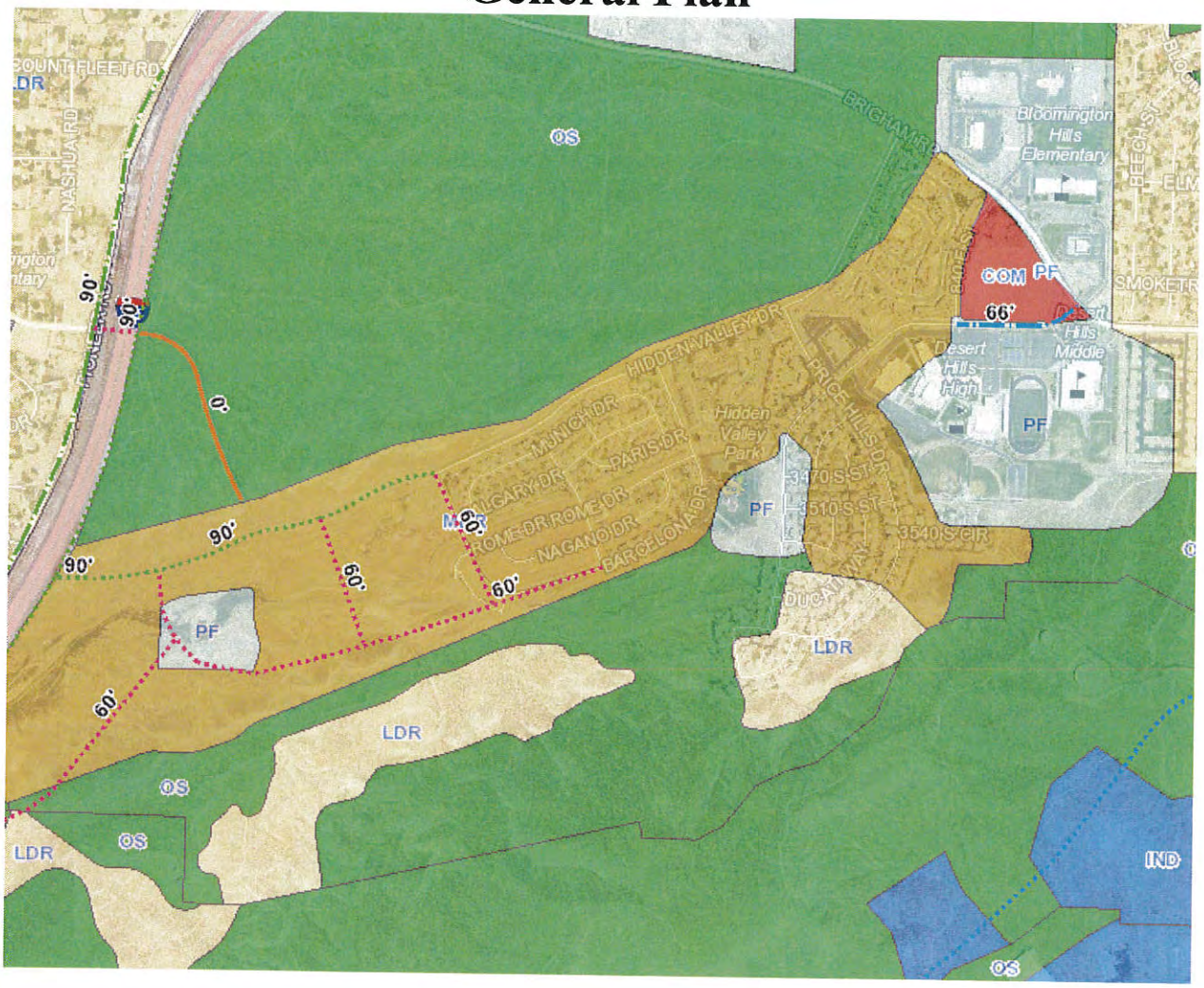


Athens Dr

Zoning Map

COUNT FLEET RD
OS
BRIGHAM RD
Bloomington Hills Elementary
RE-37.5
NASHUA RD
Bloomington Elementary
15
PIONEER RD
840 E ST
Desert Hills Middle
Desert Hills High
HIDDEN VALLEY DR
Hidden Valley Park
MUNICH DR
PARIS DR
CALGARY DR
ROME DR
NAGANO DR
BARCELONA DR
3470 S ST
3510 S ST
3540 S CIR
OS

General Plan



Application

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: S.I.T.L.A.

MAILING ADDRESS: 2303 North Coral Canyon Blvd Suite 100-A, Washington, UT 84780

PHONE: 435-652-2950 CELL: _____ FAX: _____

APPLICANT: Ivory Homes
(If different than owner)

MAILING ADDRESS: 3143 South 840 East, St. George, UT 84790

PHONE: 801-520-9163 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): darinh@ivorydevelopment.com

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. _____

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-031 FILING DATE: 11/9/15 RECEIVED BY: _____ 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**

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD
2. What zone or zones are requested by this application? PD amendment
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: 18.5 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 x 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 x No _____
   Please describe the projected demand for utility services: _____

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 Hidden Valley
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Ivory Homes Phone No. 801-520-9163
Contact Person/Representative Darin Haskell Phone No. 801-520-9163
Licensed Surveyor Bob Hermandson Phone No. 435-673-2337

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

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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) Jair Almaraz

is)(are) the owner(s) Ivory Homes

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	Ivory Homes Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

ITEM 2B
Zone Change

PLANNING COMMISSION AGENDA REPORT: **11/24/15**

ZONE CHANGE: The Ledges PD Zone Amendment **Public Hearing**
Case No. 2015-ZCA-030

Request:	Consider a zone change amendment to change the Planned Development Master from Golf Course/Park Open Space to residential and increase designated short-term rental areas on 11.8 acres. The proposed areas are located on the east side of Highway 18.
Acreage:	approximately 11.8 acres.
No. of Proposed Dwelling Units:	No changes to the number of approved units is being proposed.
Applicant:	Development Solutions Inc., Stacy Young, representative
Property:	Located along state road U-18, south of Winchester Hills
Zone:	PD
General Plan:	LDR (Low Density Residential) up to 4 dwelling units per acre
Staff Comments:	The applicant is proposing to modify the Ledges Master Plan, in order to be more consistent with the actual configuration of the development, as well as, the golf course. The request is to modify the golf course area to reflect how the golf course was built. The area that is not being utilized for the golf course is being proposed to be residential at the same density and number of units as the adjacent pods. No additional units are being proposed, however, the area is increasing, thus the density is decreasing. With the removal of the golf course area, the PD still meets the open space requirement. In addition to the modification to the Master Plan Map, the applicant is requesting to increase the amount of short-term rentals. The criteria for being able to offer short-term rentals in residential zones are found in section 10-14-22 of the zoning code. The Ledges request is in compliance with the standards for allowing short-term rentals; the main requirements are; 1) to have an 18-hole golf course as part of the development, or other recreational amenities, and 2) to obtain a city business license for

short-term rentals and collect the transient room tax and comply with other management standards. The existing short-term rental areas meet the zoning code and the proposal will be an expansion and will also meet the code.

Currently, Three subdivisions (neighborhoods) allow short-term rentals, which include the Escapes (160 units), Fairways (41 units), White Rocks (64 units). The applicant is proposing not to implement short-term rentals at White Rocks. However, the applicant is proposing to relocate the short-term rentals to an area east of White Rocks and will consist of 40 detached units.

1. Must comply with short-term rental requirements per City Ordinance.

PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: The Ledges at Snow Canyon

MAILING ADDRESS: 120 E. St. George Blvd. 3rd Floor

PHONE: 435/628-2121 CELL: _____ FAX: _____

APPLICANT: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

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

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): stacy@developmentsolutions.co

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. _____

Approximately 5000 North UT Hwy 18

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-020 FILING DATE: _____ RECEIVED BY: _____ 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**

THE LEDGES PLANNED DEVELOPMENT (PD) ZONE AMENDMENT

NOVEMBER 2015

THE LEDGES™
OF ST. GEORGE

This amendment of The Ledges PD zone is to make two minor changes to the existing project plan: (1) to provide for the expansion of certain existing neighborhoods by designating certain areas for residential rather than golf course use; and (2) to make a modest adjustment of the areas eligible for short term rental. The existing and proposed PD maps are attached hereto for reference.

Note: Other than the specific amendments proposed herein, no other changes are made to the existing Ledges PD Zone. In particular, this PD Amendment proposes no change to existing zoning or any other development right as to certain Ledges neighborhoods or undeveloped areas which has been or may be developed by parties other than the applicant.

1. EXPANSION OF EXISTING RESIDENTIAL NEIGBHORHOODS

To make the PD zone map more consistent with the actual configuration of The Ledges golf course and provide for the expansion of adjacent neighborhoods, this PD Amendment reclassifies the proposed land use of the area west of the existing 3rd fairway and south of the existing 9th fairway as residential rather than golf course (see attached exhibits).

2. SHORT TERM RENTAL

The existing PD zone designates three neighborhoods as eligible for short term rental use: The Fairways (41 detached homesites), The Escapes (160 attached units), and White Rocks (64 detached homesites). The developer has elected not to implement short term rental use in the White Rocks neighborhood and wishes by this Amendment to instead designate a smaller area for such use. The proposed replacement property is located east of the White Rocks and south of the 9th fairway (see attached exhibits) and will consist of up to approximately 40 detached homesites.

The Ledges PD zone complies with the short term rental provision of the St. George Code (§10-14-22), which requires the following four elements:

- ***The PD zone designates specific areas within the zone where short term rental is permitted.***

- ***The PD zone will consist of a minimum of 100 dwelling units.***

- ***The PD zone shall have a regulation 18-hole golf course or other resort-oriented recreation facility.***

- ***Written consent shall be obtained from 100% of property owners within the recorded plat allowing short term rental.***

2014-ZCA-008

Ledges

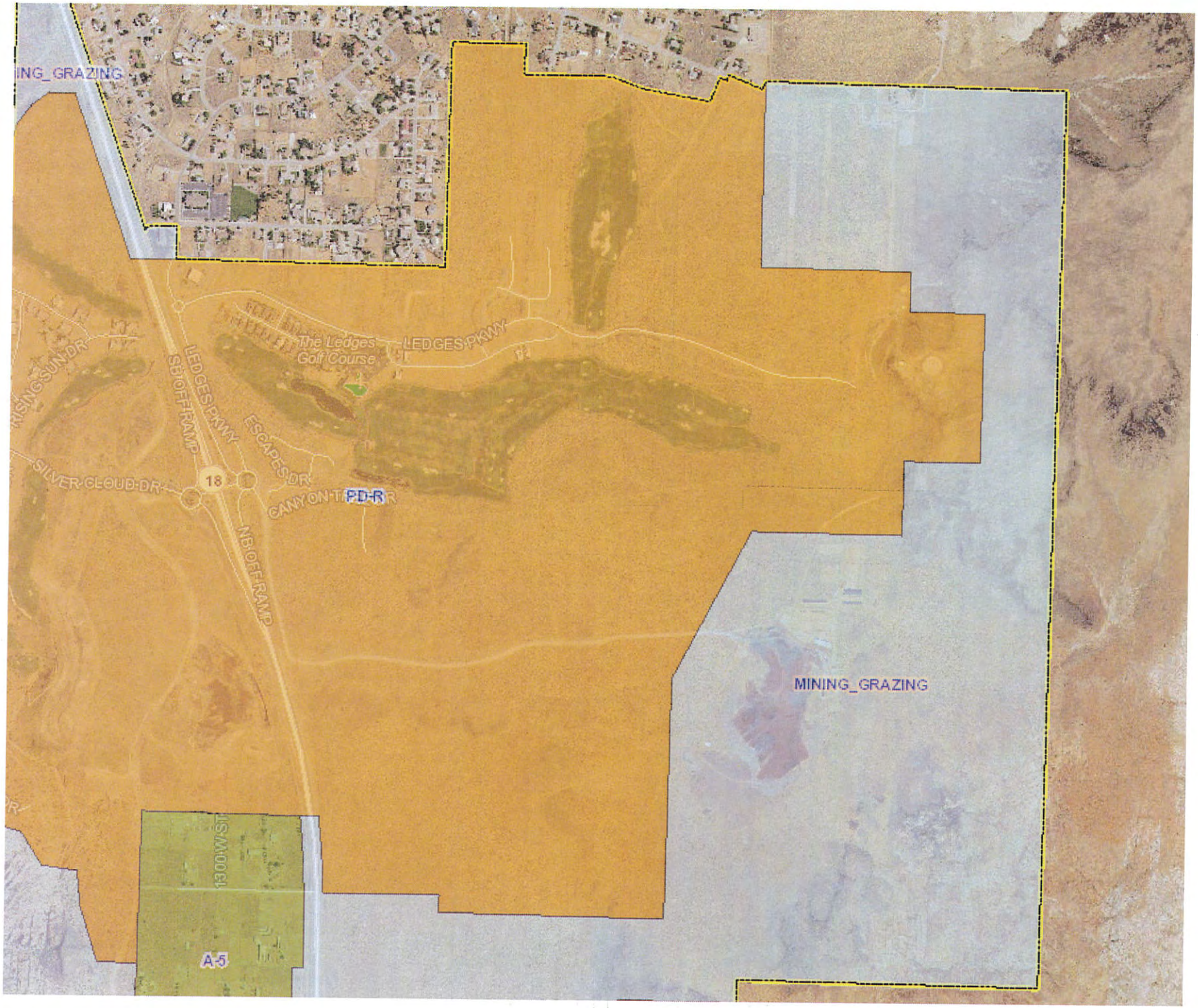
Short term rentals

Request

- Modify Planned Development Zone to reflect development
- Increase designate short-term rental areas and remove one area.

LEDGES PKWY
The Ledges Golf Course
ESCAPES DR
CANYON TREE DR
NB OFF RAMP
18
LEDGES PKWY
SB OFF RAMP
SILVER CLOUD DR

50'
60'
90'
60'
VLDR
50'
LDR
66'
90'
PF
66'
The Ledges Golf Course
ESCAPES DR
CANYON TREE DR
NB OFF RAMP
LEDGES PKWY
SB OFF RAMP
18
1300 W ST
66'
66'
50'
SILVER CLOUD DR


ING_GRAZING
The Ledges Golf Course
LEDGES PKWY
RISING SUN DR
SB OFF RAMP
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18
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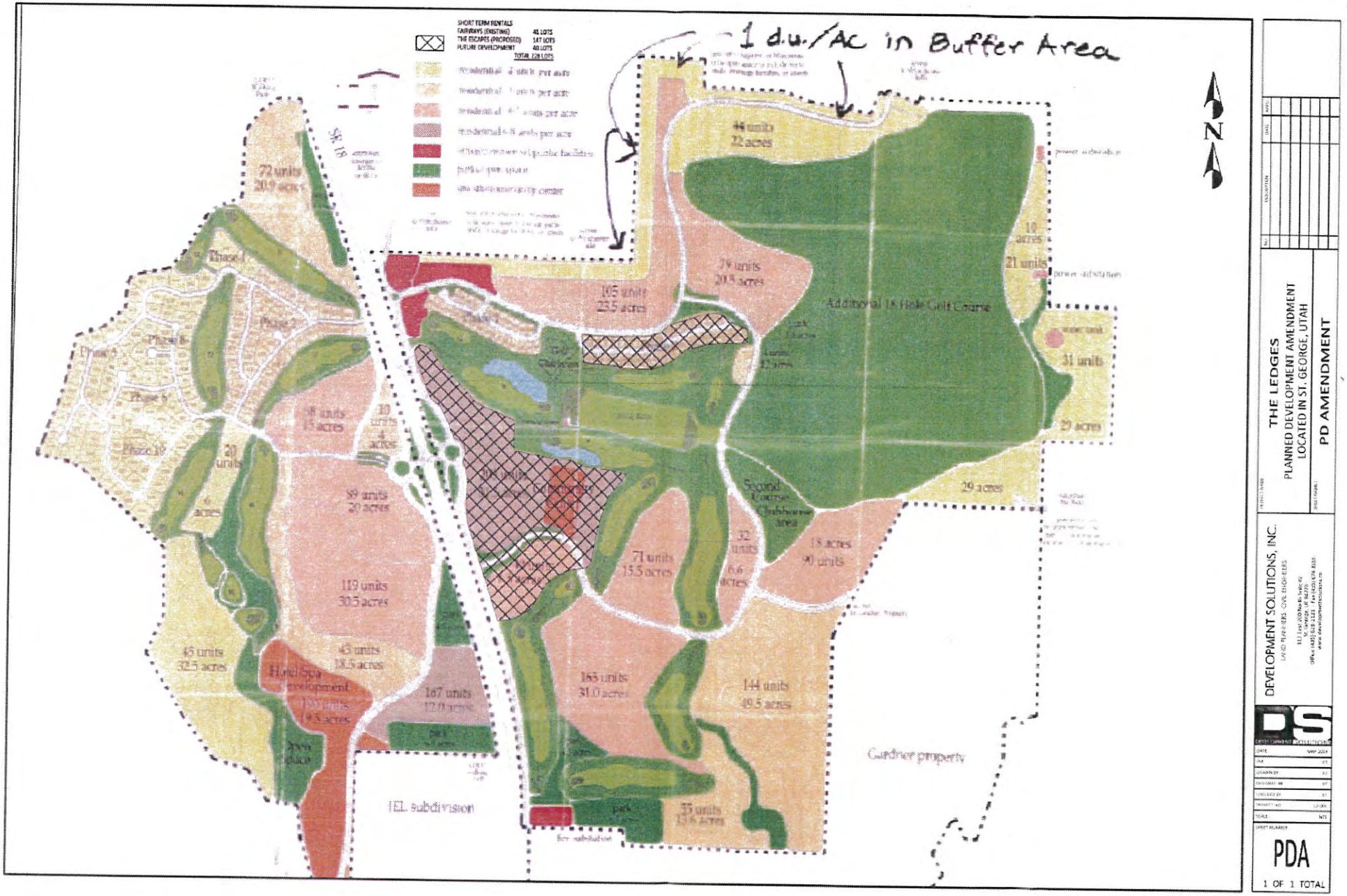
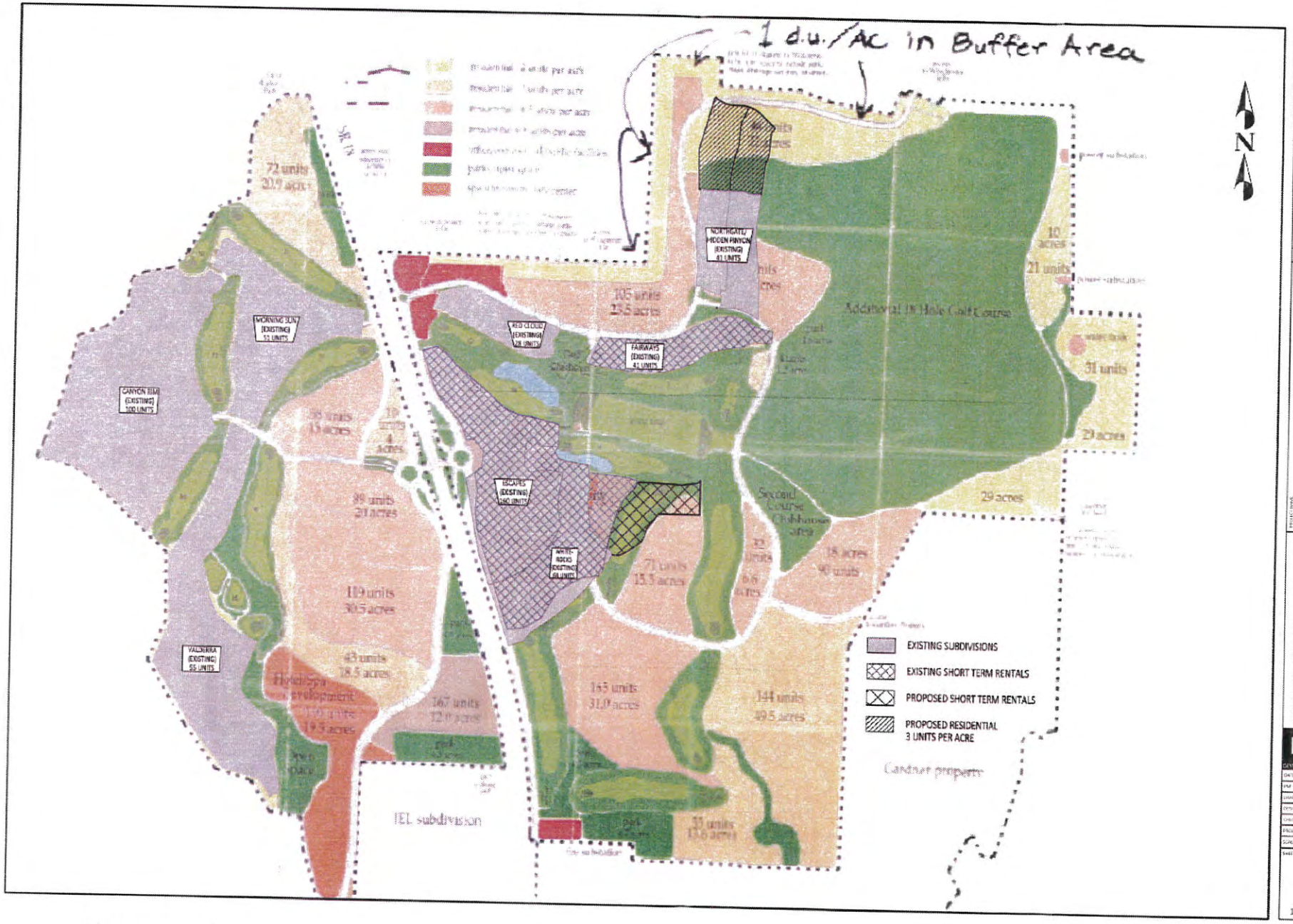


Existing Ledges Master Plan



THE LEDGES
PLANNED DEVELOPMENT AMENDMENT
LOCATED IN ST. GEORGE, UTAH

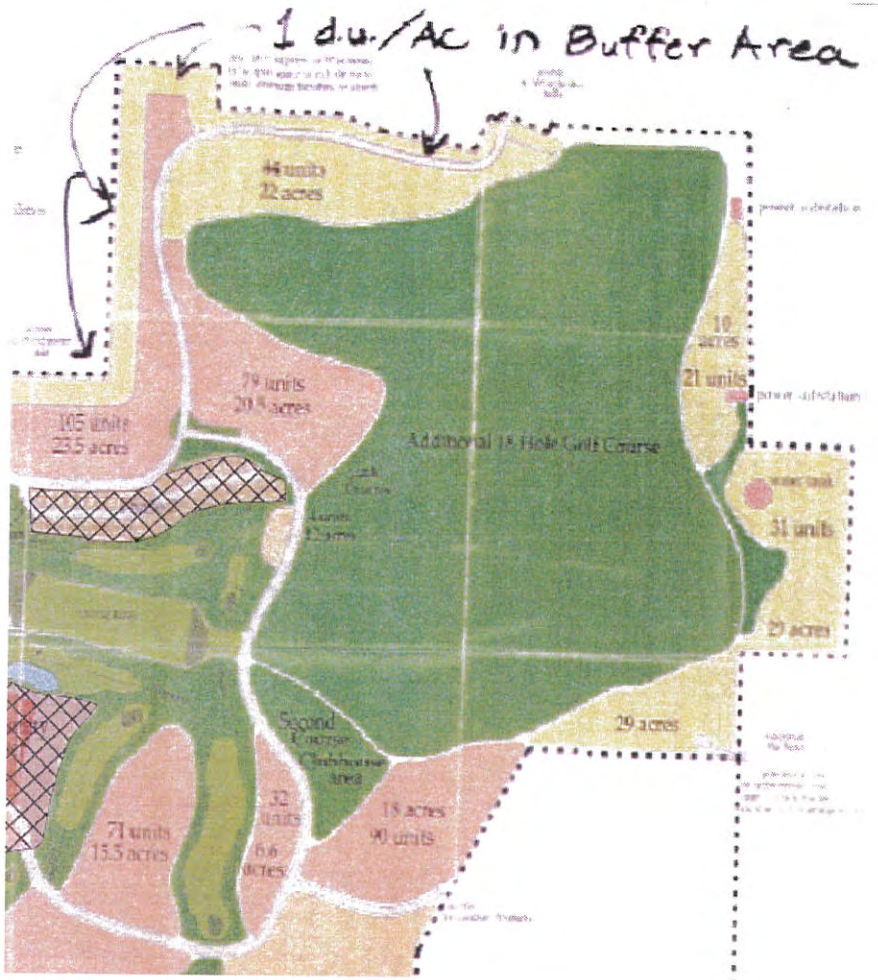
PD AMENDMENT

DEVELOPMENT SOLUTIONS, INC.

PDA

1 OF 1 TOTAL

Proposed



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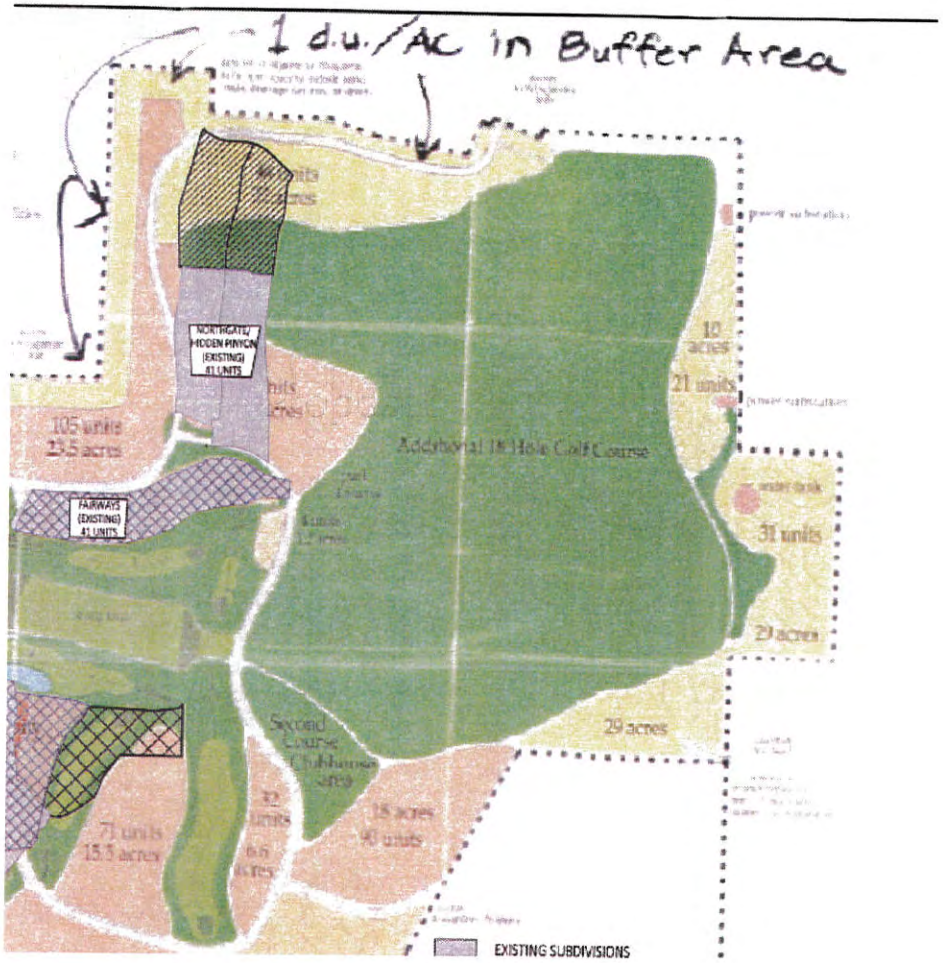

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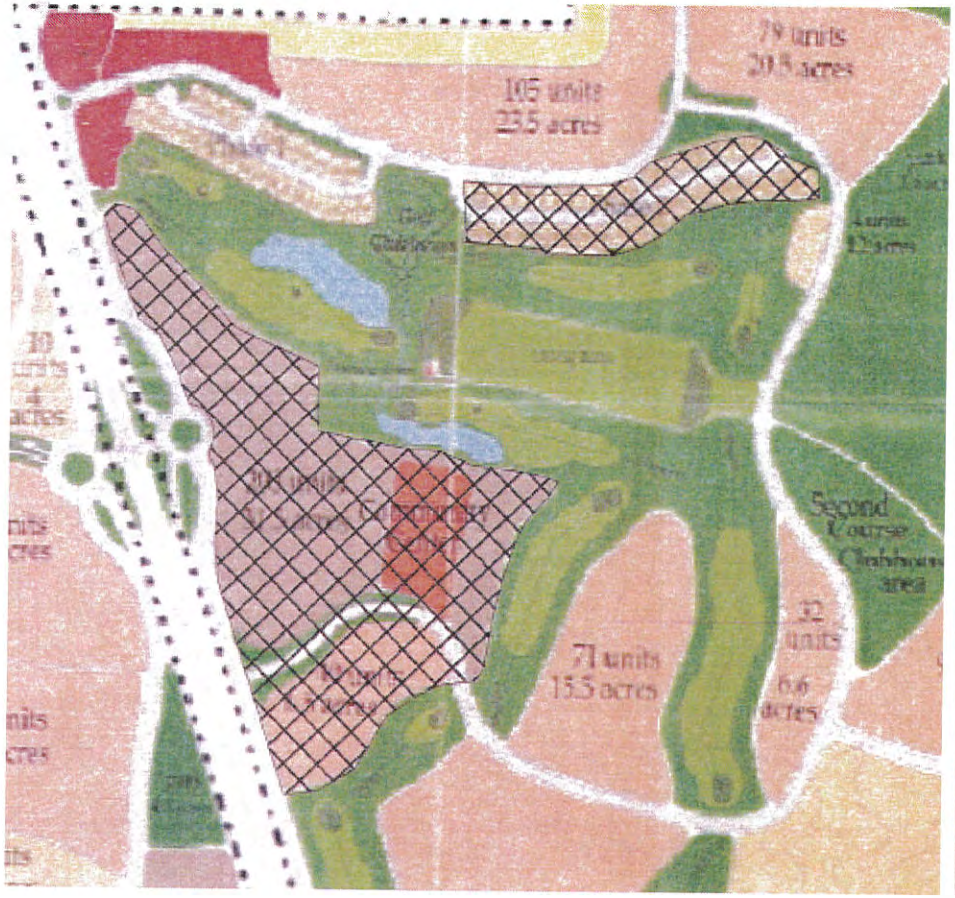
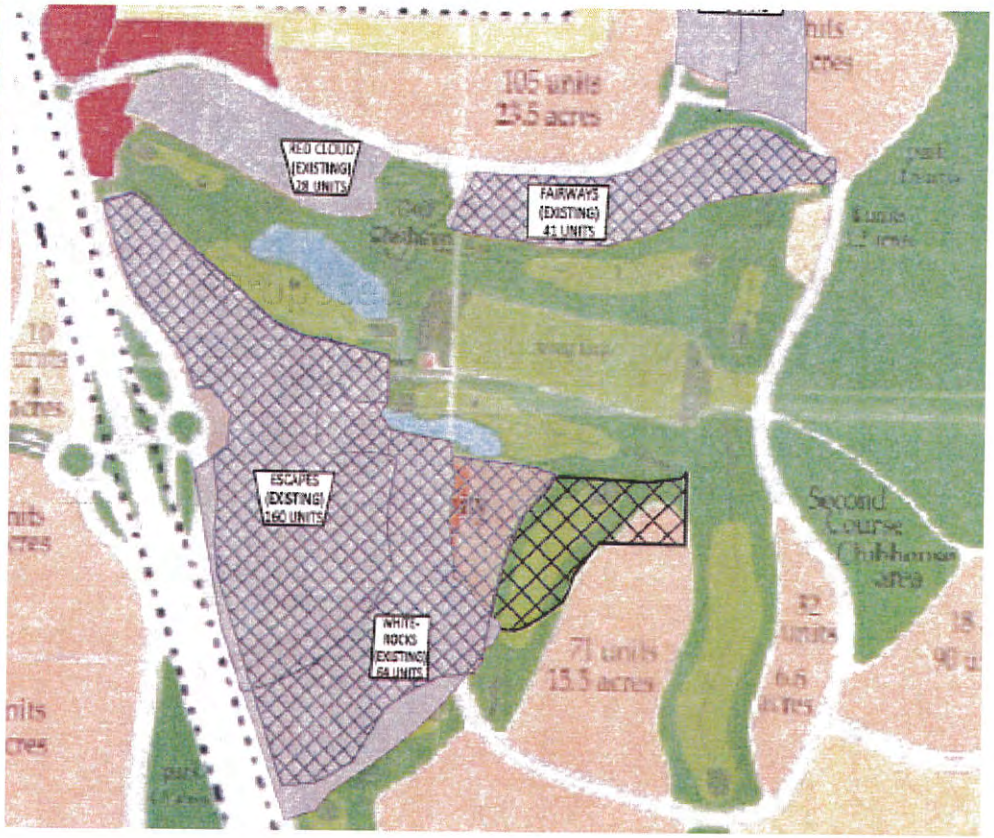




Existing

Proposed

C. Definitions: As used in this section, the following words and terms are defined as follows. Words in the singular number include the plural, and those in the plural include the singular:

SHORT TERM RESIDENTIAL RENTAL PROPERTY: Property which is used by any person or entity, for hostel, hotel, inn, lodging, motel, resort or other transient lodging uses where the term of occupancy, possession or tenancy of the property by the person is for twenty nine (29) consecutive calendar days or less, for direct or indirect remuneration. For this section, "remuneration" means compensation, money, rent or other consideration given in return for occupancy, possession or use of real property.

D. Requirements: Short term residential rental properties are prohibited in all residential zones, mobile home zones, agricultural zones, and residential planned development zones, **unless** the property satisfies the requirements enumerated in this subsection.

1. Planned Development (PD) Zone Requirements: Short term residential rental properties are permitted within a PD zone and may be approved by the city council if the requirements set forth herein are satisfied. Amending a PD zone to allow short term rentals shall constitute a significant change to the PD zone and thus require a zone change amendment as required in section 10-8-9 of this title. If a PD zone is amended to include short term residential rental properties as a permitted use, all final plats and covenants, conditions and restrictions (CC&Rs) which have been recorded shall be amended to include a note indicating that short term residential rental properties are a permitted use.

a. Short term residential rental properties may be a permitted use within a PD zone if all the following criteria are satisfied:

(1) The PD zone shall designate **specific areas** or phases within the zone where short term residential rental properties are permitted.

(2) A **minimum of one hundred (100) dwelling units** shall be approved in the PD zone's master plan.

(3) The PD zone shall have a regulation eighteen (18) hole **golf course or** it shall contain **recreation facilities** consisting of one or more of the following: a) tennis or pickle ball court, b) pool and clubhouse, or c) other similar recreational amenity as approved by the city council.

(4) **Written consent shall be obtained from one hundred percent (100%) of the property owners** within the recorded plat thereof consenting to allow short term residential rental properties within the subdivision or phase thereof.

3. Automobile And Parking Regulations: For each short term rental property:

a. For off street parking which is not located within the front setback, the property shall have at least two (2) parking spaces for the residence plus one space for every two (2) guest bedrooms.

b. Allowed only two (2) automobiles plus one additional automobile for every two (2) guest bedrooms.

c. As used in this section "guest bedroom" shall mean each bedroom in the rental dwelling unit in addition to the first bedroom.

4. Landscape Maintenance: Each short term rental property shall comply with the landscape requirements outlined in section 4-7-11 of this code.

E. License Required: The owner or property manager of each short term residential rental property shall obtain a short term residential rental property business license as required in this code prior to commencing the use. (Ord. 2010-07-001, 7-1-2010)

ITEM 3

PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

AMENDMENT TO ZONING REGULATIONS
Case No. 2015-ZRA-006

Request: To amend the St. George City Code, Title 10: Zoning Regulations, to amend Chapter 8A Traditional Neighborhood District within the zoning ordinance.

Applicant: Stacy Young, Development Solutions

St. George City Code: *Title 10 Chapter 8A: Traditional Neighborhood District (TND)*

Staff Comments: The applicant has submitted an amendment to the TND chapter in the zoning ordinance, in order to address hurdles that have been identified in the current code. Staff has been working with the applicant, to ensure that the purposal and intent of the ordinance remains and is not diluted.

The purpose of the TND section is to set standards and allow for mixed-use, compact developments which are characterized by; 1) oriented towards pedestrian activity, 2) a variety of housing types, 3) proximity to public facilities and neighborhood scale commercial services, 4) a network of inter-connecting streets, 5) civic spaces, and 6) a high level of design detail in both residential and non-residential buildings.

TND is also often referred to as "new urbanism" and is more characteristic of development patterns seen in the early part of the 20th century, prior to suburban sprawl fostered by autos and single-use zoning.

The TND section consists of both a Design Criteria Manual (i.e. design guideline manual) and zoning ordinance.

The TND ordinance was approved several years ago and was intended for the Little Valley area. Several developers have inquired and at least one application has been submitted. However, complying with the TND standards have been difficult and no successful projects have resulted from the TND.

Most concerns are with the neighborhood center, which requires commercial. Additionally, the minimum size of 40 acres is often difficult to comply with. Developers are hesitant to designate 40 acres to a new concept that has not been tested in St. George. As a result, the applicant is proposing several changes to the current code to address those concerns.

Chapter 8A
TRADITIONAL NEIGHBORHOOD DISTRICT (TND)

10-8A-1: PURPOSE AND DESIGN:
10-8A-2: OVERVIEW:
10-8A-3: ZONING CODE APPLICABILITY:
10-8A-4: EMPLOYMENT CENTER AREA USES:
10-8A-5: NEIGHBORHOOD CENTER AREA AND MIXED RESIDENTIAL AREA USES:
10-8A-6: CONDITIONAL USES:
10-8A-7: USE REGULATIONS:
10-8A-8: PLANNING AND APPROVAL PROCESS FOR TRADITIONAL NEIGHBORHOOD DISTRICT:
10-8A-9: GENERAL PLAN:
10-8A-10: COMPLIANCE WITH DESIGN AND ARCHITECTURAL CRITERIA:
10-8A-11: RECREATION AND OPEN SPACE:
10-8A-12: YARD REQUIREMENTS:
10-8A-13: FENCING, SCREENING, CLEAR VISION:
10-8A-14: ARCHITECTURAL STANDARDS:
10-8A-15: LANDSCAPING REQUIREMENTS:
10-8A-16: LIGHTING:
10-8A-17: ROADWAY DESIGN:
10-8A-18: PARKING:
10-8A-19: SIGNS:
10-8A-20: ACCESSORY USES:
10-8A-21: NEIGHBORHOOD CENTER AREA DEVELOPMENT STANDARDS AND REGULATIONS:
10-8A-22: MIXED RESIDENTIAL AREA DEVELOPMENT STANDARDS AND REGULATIONS:
10-8A-23: EMPLOYMENT CENTER AREA DEVELOPMENT STANDARDS AND REGULATIONS:
10-8A-24: OTHER REQUIREMENTS:
10-8A-25: DEVELOPMENT AGREEMENT:

10-8A-1: PURPOSE AND DESIGN:

A. The purpose of ~~a~~ traditional neighborhood district is to encourage a mixed use, compact development pattern that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. ~~A t~~ Traditional neighborhood district diversifies and integrates land uses within close proximity to each other, and ~~it~~ may provide~~s~~ for ~~some~~ many of the daily recreational and ~~shopping~~ commercial needs of ~~the~~ local residents.

B. ~~A t~~ Traditional neighborhood district is characterized by the following design elements:

1. Neighborhoods that are ~~limited in size and~~ compact and oriented toward pedestrian activity;

2. ~~A~~ Inclusion of a variety of housing types designed to appeal to a range of preferences and incomes, as well as, where appropriate, jobs, shopping, services, and public facilities;

3. Residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity;

4. A network of interconnecting streets and blocks that maintains respect for the natural landscape;

5. ~~Natural~~ Where appropriate, natural features and undisturbed areas that are incorporated into the open space of the neighborhood;

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;

7. Well configured squares, plazas, landscaped streets, greenbelts, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of ~~the populace~~ residents;

8. Civic buildings, open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity;

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;

10. Private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior; and

11. Architecture and landscape that respond to the unique character of the region. (Ord. 2006-09-004, 9-7-2006)

10-8A-2: OVERVIEW:

A. A traditional neighborhood district consists of an area of approximately forty (40) contiguous acres. In this chapter, property is considered contiguous even if separated by a public roadway. Additionally, multiple owners may combine their respective properties to form one traditional neighborhood district. The minimum requirement of forty (40) acres may be reduced with recommendation from planning commission and approval from city council, if determined the proposed traditional neighborhood is compatible with surrounding land uses, meets the intent of the TND, and meets all other requirements of this chapter.

B. A traditional neighborhood district ~~is divided into~~ has at least two (2) types of areas, and each type of area has different land use and site development regulations as described herein. A traditional neighborhood district must have a ~~neighborhood center area~~ and at least one ~~mixed~~ Mixed ~~residential~~ Residential ~~area~~ Area. A traditional neighborhood district may also ~~have~~ include an ~~employment center area~~ Employement Center Area.

C. A ~~neighborhood center area~~ Neighborhood Center Area serves as the focal point of a traditional neighborhood ~~district, containing~~ by providing retail, commercial, civic, and public services to meet many of the daily needs of ~~community~~ local residents. A ~~neighborhood center area~~ Neighborhood Center Area ~~is~~ should be ~~pedestrian oriented, and it is~~ designed to encourage pedestrian movement within the Neighborhood Center Area and between it and adjoining Mixed Residential Area(s) ~~a mixed residential area and a neighborhood center area~~. Retail and commercial uses should generally be located adjacent to a square. Neighborhood Center Area ~~center area~~ uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.

D. A ~~mixed residential area~~ Mixed Residentail Area anticipates home occupancy through both ownership and rental, and incorporates ~~includes~~ a variety of residential land uses types including single-family residential, duplex, townhouse, and multi-family. Residential scale retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. Retail and commercial uses in a ~~mixed residential area~~ Mixed Residential Area are required to blend into the residential character of the neighborhood. A ~~mixed residential area~~ Mixed Residential Area includes recreational and/or open spaces including small squares, pocket parks,

community parks, and greenbelts. A ~~mixed residential area~~ Mixed Use Area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic. Mixed Residential Area ~~residential area~~ uses include but not limited to:

Apartments.

Carriage/coach houses.

Civic uses.

Condominiums.

Courtyard bungalows.

Neighborhood scale retail.

Offices.

Restaurants.

Single-family homes.

Townhouses (including deplexes and triplexes).

E. A traditional neighborhood district may have an Employment Center Area ~~employment center area~~. Commercial and light industrial uses that are not appropriate for a Neighborhood Center Area ~~neighborhood center area~~ or a Mixed Residential Area ~~mixed residential area~~ but which serve ~~the~~ local residents may be located in an Employment Center Area ~~employment center area~~. The scale and architectural conventions of a traditional neighborhood district apply to an Employment Center Area ~~employment center area~~.

F. Civic uses that are oriented to the general public are permitted in a ~~neighborhood center area~~ Neighborhood Center Area and a Mixed Residential Area ~~mixed residential area~~. These uses are essential components of the social and physical fabric of a traditional neighborhood ~~district~~. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses ~~are~~ may be designated on the zoning plan at the time of zoning approval.

G. Recreational facilities and open space are a significant part of ~~a~~ traditional neighborhood development ~~district~~ design. Formal and informal recreational facilities and open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, parks, and greenbelts.

H. A traditional neighborhood ~~district~~ is ~~designed to be~~ pedestrian oriented. To accomplish this goal, street pattern and design are used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets is required. (Ord. 2006-09-004, 9-7-2006)

10-8A-3: ZONING CODE APPLICABILITY:

A. The city zoning and subdivision ordinances apply to a traditional neighborhood district and development within it unless this chapter expressly provides otherwise.

B. The requirements of this chapter supersede any inconsistent provisions of this code or other ordinance. (Ord. 2006-09-004, 9-7-2006)

10-8A-4: EMPLOYMENT CENTER AREA USES:

A. The specific land uses for an ~~employment center area~~ Employment Center Area must be proposed by the applicant, approved by the city council, and included in the ordinance zoning or rezoning the property. Those land uses must be consistent with this section.

B. An ~~employment center area~~ Employment Center Area is for commercial and light industrial uses that are not appropriate for a ~~neighborhood center area~~ Neighborhood Center Area or Mixed Residential Area ~~mixed residential area~~ but which serve the local residents. (Ord. 2006-09-004, 9-7-2006)

10-8A-5: NEIGHBORHOOD CENTER AREA AND MIXED RESIDENTIAL AREA USES:

Each traditional neighborhood district must contain a ~~neighborhood center area~~ Neighborhood Center Area equal to ~~five percent (5%)~~ six percent (6%) of the total area of the TND. No more than fifty percent (50%) of the NCA required area may be residential. An existing neighborhood commercial center within one-half ($^1/_2$) mile may satisfy up to fifty percent (50%) of this requirement subject to approval of the city council. The required NCA may be satisfied by reserving an area within or adjacent to a neighborhood square that may be used for commercial purposes. The table below lists the permitted uses within a Neighborhood Center Area ~~neighborhood center area~~ and a ~~mixed residential area~~ Mixed Residential Area of a traditional neighborhood district. "MRA" means mixed residential area, "NCA" means ~~neighborhood center area~~, "P" means that a use is permitted and "N" means that a use is not permitted. Uses not listed in the table are not permitted.

TABLE OF PERMITTED USES

	MRA	NCA
Residential Uses:		
Assisted living	P	N
Condominiums	P	P
Duplex residential	P	N
Multi-family residential (apartments)	P	P
Single-family residential	P	N
Townhouse residential	P	P
Commercial Uses:		

Administrative and business office	P	P
Art gallery	P	P
Automotive rentals	N	P
Automotive repair services	N	P
Business or trade school	N	P
Business support services	N	P
Commercial blood plasma center	N	P
Commercial off street parking	N	P
Communications services	N	P
Consumer convenience services	P	P
Consumer repair services	P	P
Dropoff recycling collection facility	N	P
Financial services	N	P
Food preparation	N	P
Food sales	P	P
General retail sales (convenience)	P	P
General retail sales (general)	N	P
Hotel-motel	N	P
Indoor entertainment	N	P
Indoor kennels	N	P
Indoor sports and recreation	N	P
Liquor store	N	P
Lounge	N	P
Medical offices	P	P
Off site accessory parking	N	P
Outdoor sports and recreation	P	P
Pawnshop services	N	P
Personal services	P	P
Pest control	P	P
Pet services	P	P
Printing and publishing	N	P
Professional office	P	P
Restaurant (drive-through)	N	N
Restaurant (general)	P	P
Service station	N	P
Theater	N	P
Industrial Uses:		
Custom manufacturing	N	P

Civic Uses:		
Club or lodge	N	P
College and university facilities	N	P
Communication service facilities	P	P
Community recreation (private)	P	P
Community recreation (public)	P	P
Cultural services	P	P
Daycare services	P	P
Educational facilities	P	P
Hospital services	N	P
Local utility services	P	P
Major utility facilities	P	P
Park and recreation services (general)	P	P
Park and recreation services (special)	P	P
Postal facilities	N	P
Religious assembly	P	P
Safety services	P	P
Telecommunications tower	N	P
Transportation terminal	N	P

(Ord. 2006-09-004, 9-7-2006)

10-8A-6: CONDITIONAL USES:

Each developer requesting the creation of a traditional neighborhood district zone or subdivision plat may propose the inclusion of: a) land use categories in addition to those set forth in section 10-8A-2 of this chapter; b) specific uses within each land use category in addition to the permitted uses set forth in section 10-8A-5 of this chapter; and c) land uses that the city ~~community development director~~ deems to be substantially or materially consistent with the purpose and function of the traditional neighborhood district and the land use categories as described in this chapter and in the land use element of the general plan. Such decisions of the city ~~community development director~~ can be appealed to the city council. The inclusion of any proposed additional land use category or any additional permitted use must be approved by the city council as a conditional use. Design standards for such conditional use shall be included in the applicable zone plan or subdivision plat. (Ord. 2006-09-004, 9-7-2006)

10-8A-7: USE REGULATIONS:

Uses may be conducted in the traditional neighborhood district zone only in accordance with the following regulations:

A. Only permitted, conditional or accessory uses as set forth in this chapter may be conducted in a traditional neighborhood district. A conditional use permit must be obtained prior to the

establishment of a conditional use. Sexually oriented business is prohibited in a traditional neighborhood district.

B. All uses in the traditional neighborhood district shall be conducted within fully enclosed buildings, except those uses customarily conducted in the outdoors, including outdoor eating establishments, Christmas tree lots, golf courses, garden nursery and parks.

C. Accessory uses may be conducted in the traditional neighborhood district only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to:

Caretakers.

Garages.

Gardens.

Home occupations.

Maids.

Nannies.

Nurses.

Parking lots and terraces.

Properly screened utility and loading areas.

Recreational facilities.

Satellite dishes.

Sheds.

Swimming pools.

Other structures and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.

D. No commercial vehicle or commercial earthmoving or material handling equipment shall be parked or stored on any lot or parcel in a traditional neighborhood district, except in conjunction with temporary development or construction activities on the lot. Commercial vehicles shall include semitrucks and trailers, trucks and trailers equaling or exceeding eight thousand (8,000) pounds' curb weight, delivery vehicles, dump trucks, backhoes, graders, loaders, farm implements, cement trucks, bulldozers, belly dumps and scrapers, forklifts or any similar vehicle or apparatus.

E. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within completely enclosed, lawfully constructed buildings or within opaque fence enclosures at least six feet (6') behind the front line and the street side line of the main building on the lot or parcel in a traditional neighborhood district, except that said vehicles may be stored temporarily in front or side yards for no longer than twenty four (24) hours. Travel trailers, campers and motor homes may not be occupied as living quarters in a traditional neighborhood district, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or

side yard of the permanent dwelling for no more than seven (7) days per calendar year. (Ord. 2006-09-004, 9-7-2006)

10-8A-8: PLANNING AND APPROVAL PROCESS FOR TRADITIONAL NEIGHBORHOOD DISTRICT:

Approval of a traditional neighborhood district shall be done by following the process set out in city ordinances for approval of a planned unit development. Additionally, the provisions of city ordinances governing subdivisions shall be followed with regard to the platting of a traditional neighborhood district. In acting on requests for approval of a traditional neighborhood district zone change and subdivision approval, neither city staff, the planning commission nor the city council shall be bound by limitations on density or intensity of use, use restrictions and limitations, design standards or similar limitations on development or construction contained in other portions of this code and other city ordinances. Decisions with respect to such matters (including, without limitation, appropriate densities and intensity of use) will be made by the city staff, planning commission and city council, as applicable, in connection with each request for approval of a traditional neighborhood district zone change and subdivision approval, taking into account the purpose of the traditional neighborhood district zone and the densities, intensity of use, uses and mix of uses permitted herein. In addition, in the event of any conflict between the provisions of this chapter and other portions of this code, the ordinances governing planned unit developments, or the ordinances governing subdivisions, the provisions of this chapter shall control. (Ord. 2006-09-004, 9-7-2006)

10-8A-9: GENERAL PLAN:

An approved traditional neighborhood district zone change, to the extent necessary, shall be deemed consistent with the city's general plan if located in an area designated for residential use and no general plan amendment shall be required. (Ord. 2006-09-004, 9-7-2006)

10-8A-10: COMPLIANCE WITH DESIGN AND ARCHITECTURAL CRITERIA:

All development within the traditional neighborhood district zone shall comply with the "Traditional Neighborhood District Criteria Manual" as adopted by the city. (Ord. 2006-09-004, 9-7-2006)

10-8A-11: RECREATION AND OPEN SPACE:

A traditional neighborhood district shall include recreation area for the use and enjoyment of its residents. Recreation area ~~and open space~~ is landscaped or natural area, farmland, and/or recreational facilities, which are established to provide and/or preserve recreational, aesthetic, agricultural or other uses and benifits in the traditional neighborhood district zone as approved by the city. The city's "Traditional Neighborhood District Criteria Manual" shall govern the use and character of the recreation area ~~and open space~~. Each traditional neighborhood district zone shall contain a minimum of three hundred (300) square feet of recreation area for each dwelling unit within the zone. ~~twenty percent (20%) of gross acreage in recreation and open space which shall be designated in the traditional neighborhood district zone plan~~. Recreation area ~~and open space~~ will be recorded as a lot, lots, ~~or~~ common areas or dedicated to the city and shall be located according to environmental conditions and infrastructure needs. ~~All open spaces shall be maintained with perpetual open space or conservation easements.~~ Privately owned recreation area ~~open space~~ shall be preserved and properly maintained by the owners through taxing districts, owners' associations with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city council. ~~Open space~~ The calculation of recreation area may not include private lots or individually owned yard areas. All privately owned recreation areas ~~and open spaces~~ which are accessible to the public either free of charge or through payment of a fee may be

included in the required recreation areas ~~open space~~ of the traditional neighborhood district zone. Public recreation areas ~~open space~~ shall conform to the plans, goals, and standards of the leisure services department and must be approved by the director of the leisure services department. The average width and length of each usable recreation area shall not be less than twenty feet (20') or as approved by the planning commission. At least fifty percent (50%) of the usable area shall be in the form of open playground or green space. (Ord. 2006-09-004, 9-7-2006)

10-8A-12: YARD REQUIREMENTS:

Yard requirements shall be determined and governed by the "Traditional Neighborhood District Criteria Manual". The following minimum requirements shall apply in the traditional neighborhood district zone:

A. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways or streets where no property lines or private ownership yard areas exist.

B. Buildings may not be located within a public easement. (Ord. 2006-09-004, 9-7-2006)

10-8A-13: FENCING, SCREENING, CLEAR VISION:

Fencing, screening and clear vision requirements shall be determined and governed by the "Traditional Neighborhood District Criteria Manual". The following requirements shall apply in the traditional neighborhood district zone:

A. All mechanical equipment, antennas, loading and utility areas and trash receptacles shall be completely screened from view with architectural features or walls consistent with materials used in the associated buildings.

B. Fences and landscape materials, except for mature trees which are pruned at least seven feet (7') above the ground, shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets. (Ord. 2006-09-004, 9-7-2006)

10-8A-14: ARCHITECTURAL STANDARDS:

Architectural requirements shall be determined and governed by the "Traditional Neighborhood District Criteria Manual". The following architectural standards and requirements shall apply in the traditional neighborhood district zone:

A. Architectural design of all buildings and building materials shall be established in the traditional neighborhood district zone change plan.

B. All building materials shall be high quality, durable and low maintenance. All buildings and structures in the traditional neighborhood district zone shall be maintained in good condition.

C. Any exterior remodeling of buildings, except single-family dwellings and accessory buildings, must be approved by the city.

D. Specific design guidelines shall be established as part of the traditional neighborhood district zone change plan and shall address exterior relief of buildings, design of all sides of buildings and architectural compatibility of buildings. (Ord. 2006-09-004, 9-7-2006)

10-8A-15: LANDSCAPING REQUIREMENTS:

Landscaping requirements shall be determined and governed by the "Traditional Neighborhood District Criteria Manual". The following landscaping requirements shall apply in the traditional neighborhood district zone:

A. Properties within the traditional neighborhood district (TND) shall comply with chapter 25, "Landscape Standards", of this title.

B. The project design guidelines shall address the landscaping and proper maintenance of required front, side and rear yards of lots and private ownership areas in the traditional neighborhood district zone.

C. All areas of lots and parcels in the traditional neighborhood district zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped and properly maintained in accordance with the project design guidelines.

D. All park strips and public right of way areas in the traditional neighborhood district zone shall be landscaped and properly irrigated and maintained by the owners in the traditional neighborhood district zone unless otherwise approved by the city council. All park strip areas shall be installed by the developer and properly maintained by the owners in the traditional neighborhood district zone. A plan for funding of ongoing maintenance of street landscaping by the property owners shall be presented for approval.

E. Trees or landscape material in the traditional neighborhood district zone, except on single-family lots or parcels, may not be removed without city approval. (Ord. 2008-07-003, 7-17-2008)

10-8A-16: LIGHTING:

Lighting requirements shall be determined and governed by the "Traditional Neighborhood District Criteria Manual". (Ord. 2006-09-004, 9-7-2006)

10-8A-17: ROADWAY DESIGN:

A. The roadway designs used within the different areas of the traditional neighborhood district may vary depending on the proposed function of the roadway, the anticipated adjacent land uses, and the anticipated traffic load.

B. Roadway designs that may be used in a traditional neighborhood district are in the "Traditional Neighborhood District Criteria Manual".

C. The city engineer may approve the use of innovative roadway designs that are not listed in the "Traditional Neighborhood District Criteria Manual". (Ord. 2006-09-004, 9-7-2006)

10-8A-18: PARKING:

The standards contained in chapter 19, "Off Street Parking Requirements", of this title, and in the "Traditional Neighborhood District Criteria Manual" shall apply to development in a traditional neighborhood district zone. (Ord. 2006-09-004, 9-7-2006)

10-8A-19: SIGNS:

Signs are regulated by title 9, chapter 13 of this code. (Ord. 2006-09-004, 9-7-2006)

10-8A-20: ACCESSORY USES:

A. Detached garages and accessory buildings shall comply with subsection 10-7B-6B of this title, except as may be modified in the "Traditional Neighborhood District Criteria Manual".

B. Notwithstanding section 10-8A-5, "Neighborhood Center Area And Mixed Residential Area Uses", of this chapter, commercial uses may include, as accessory uses, activities, and structures on the same site or lot, a commercial use not listed as a permitted use in the same district that is operated primarily for the convenience of employees, clients, or customers of the principal use and which is located and operated as an integral part of the principal use and does not comprise a separate business use. (Ord. 2006-09-004, 9-7-2006)

10-8A-21: NEIGHBORHOOD CENTER AREA DEVELOPMENT STANDARDS AND REGULATIONS:

A. Size Of Neighborhood Center Area: A Neighborhood Center Area ~~neighborhood center area~~ must contain not less than six percent (5%)~~five percent (5%)~~ of the gross land area of the traditional neighborhood district unless reduced according to section 10-8A-5.

B. Location Of Neighborhood Center Area: A neighborhood center must be easily accessible by pedestrians from all parts of the mixed residential areas.

C. Site Development Regulations For Neighborhood Center Area: The following table lists the site development regulations for a ~~neighborhood center area~~:

Regulation	Townhouse	Commercial Multi-Family Condominium
Minimum lot size	3,200 square feet 3,600 square feet on corner lot	3,200 square feet 3,600 square feet on corner lot
Minimum lot width	40 feet 45 feet on corner lot	40 feet 45 feet on corner lot
Maximum height	40 feet	45 feet
Minimum front yard setback	0 feet	0 feet
Minimum street side yard setback	10 feet	10 feet

Minimum interior side yard setback	0 feet	0 feet
Minimum rear yard setback	10 feet	5 feet
Maximum building coverage	70 percent	70 percent

D. Additional Regulations For Neighborhood Center Area:

1. An open colonnade may extend into the front setback a maximum of five feet (5'). An awning with a minimum clearance of eight feet (8') above finished grade may extend five feet (5') over a public sidewalk.

2. A telecommunications tower must comply with applicable city codes, ordinances and standards. (Ord. 2006-09-004, 9-7-2006)

10-8A-22: MIXED RESIDENTIAL AREA DEVELOPMENT STANDARDS AND REGULATIONS:

A. Site Development Regulations For Mixed Residential Area: The following table lists the site development regulations for a mixed residential area:

Regulation	Single-Family	Townhouse/ Duplex	Commercial/ Multi-Family/Condominium
Minimum lot size	3,600 square feet 4,000 square feet on corner lot	As per the approved development plan	As per the approved development plan
Minimum lot width	40 feet 45 feet on corner lot	20 feet 25 feet on corner lot	40 feet 45 feet on corner lot
Maximum height	35 feet	35 feet	35 feet
Maximum front yard setback	15 feet	15 feet	15 feet
Minimum front yard setback	10 feet	5 feet	5 feet
Minimum street side yard setback	15 feet	15 feet	15 feet
Minimum interior side yard setback	*5 feet	0 feet	5 feet
Maximum building coverage	~~55~~ 70 percent	~~55~~ 70 percent	~~55~~ 70 percent

*Zero lot line developments may be approved, in accordance to the zero lot line development standards.

B. Additional Regulations For Mixed Residential Area:

1. A commercial use may only be located on the first floor of a building. Residential use shall occupy all floors above the ground floor.

2. A commercial use may not be open to the public between the hours of eleven o'clock (11:00) P.M. and six o'clock (6:00) A.M.

3. A garage entry may not face the street unless it is at least twenty feet (20') behind the front building face of the principal structure. (Ord. 2006-09-004, 9-7-2006)

C. Zero lot line development standards:

1. Approved dwelling units may be placed on one interior side property line (a zero setback). The minimum setback from the other side property line shall be ten feet.

2. The plat shall clearly depict and describe the zero lot lines and the related easements.

3. A perpetual utility, maintenance, eave overhang, and drainage easement at least eight (8) feet wide shall be provided on the lot adjacent to the zero lot line property line. The easement shall be shown on the plat and incorporated into each deed transferring title on the property. The residential wall abutting the zero lot line shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a zero lot line, and such protrusion shall not exceed eighteen inches. Notwithstanding the required drainage easement, rain gutters must route runoff from the dwelling away from the adjacent lot.

10-8A-23: EMPLOYMENT CENTER AREA DEVELOPMENT STANDARDS AND REGULATIONS:

A. Size Of Employment Center Area: The aggregate size of all ~~employment center areas~~ Employment Center Areas within a traditional neighborhood district may not exceed ten percent (10%) of the gross land area.

B. Site Development Regulations For An Employment Center Area: The site development regulations for the ~~employment center area~~ Employment Center Area are as follows:

1. Minimum lot size: Five thousand (5,000) square feet.

2. Maximum lot size: Five (5) acres, unless a larger lot is specifically approved by the city council as part of the traditional neighborhood district zone development plan.

3. Minimum lot width: Fifty feet (50').

4. Maximum height: Forty feet (40'), unless a greater height is specifically approved by the city council as part of the traditional neighborhood district zone development plan.

5. Minimum front yard setback: Ten feet (10').

6. Minimum side setback: Ten feet (10').

7. Minimum rear yard setback: Twenty five feet (25').

8. Maximum building coverage: Sixty five percent (65%). (Ord. 2006-09-004, 9-7-2006)

10-8A-24: OTHER REQUIREMENTS:

The following requirements shall apply in the traditional neighborhood district zone:

A. Developers of traditional neighborhood district projects shall submit a proposed declaration of covenants to the city attorney for review. The covenants shall establish architectural standards and specific design standards for the property within a traditional neighborhood district. The standards must comply with this section.

1. The architectural standards must achieve the following objectives:

a. Architectural compatibility;

b. Human scale design;

c. Integration of uses;

d. Encouragement of pedestrian activity;

e. Buildings that relate to and are oriented toward the street and surrounding buildings;

f. Residential scale buildings in mixed residential areas;

g. Buildings that contain special architectural features to signify entrances to the ~~neighborhood center area~~ and important street intersections; and

h. Other architectural standards as outlined in the "Traditional Neighborhood District Criteria Manual".

B. A principal building must have its main entrance from a street or plaza.

C. Development must comply with the provisions of the "Traditional Neighborhood District Criteria Manual".

D. A residential use may be located above the first floor of a commercial building.

E. ~~A townhouse must have a private rear yard not less than two hundred (200) square feet in size.~~ All dwellings must have a finished first floor elevation not less than eighteen inches (18") above the elevation of the sidewalk at the front lot line.

F. All developments shall be graded according to the city engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.

G. All private areas of lots or parcels shall be properly maintained by the owners.

H. The minimum area, yard, width, frontage and other dimensional requirements of the traditional neighborhood district zone shall be governed by the "Traditional Neighborhood District Criteria Manual" and the approved traditional neighborhood district zone and subdivision plat.

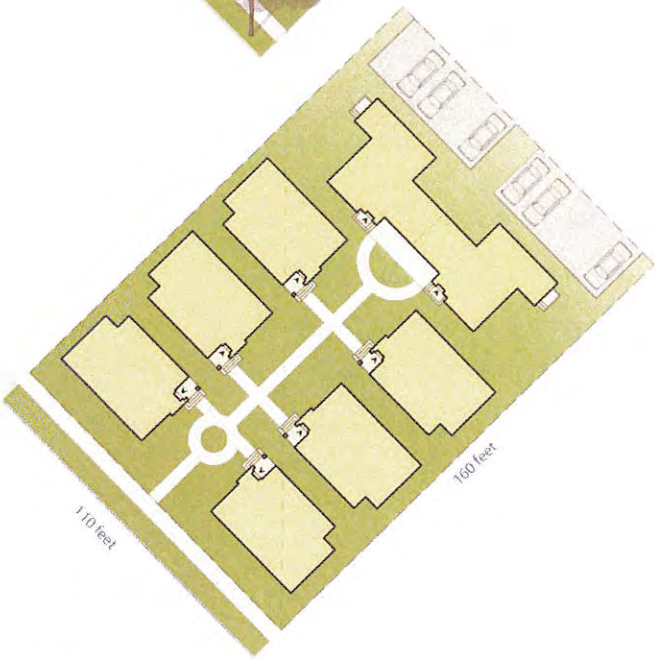
I. All improvements, including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the city or accepted for ownership or maintenance by the city shall be perpetually maintained by the owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city council. (Ord. 2006-09-004, 9-7-2006)

10-8A-25: DEVELOPMENT AGREEMENT:

As part of the approval of the traditional neighborhood district zone change and/or subdivision plat, the developer and the city shall enter into a development agreement reflecting all conditions of approval of the applicable plan and such other matters as the city and the developer may agree. The city may agree, under the terms of such development agreement, that the developer will be entitled to develop the applicable traditional neighborhood district zone in accordance with the approved traditional neighborhood district zone plan and/or subdivision plat without regard to future amendments, additions or changes to the ordinances and that the process for approving amendments to an approved traditional neighborhood district zone plan or subdivision plat will be as set forth in the applicable ordinances as of the date of the development agreement or other date agreed upon by the parties. Any entitlement granted to the developer under the terms of a development agreement shall be subject to such amendments, changes or additions to this chapter as are required to protect health, safety or welfare of the citizens of the city. (Ord. 2006-09-004, 9-7-2006)

Images to add to the design manual:

Carriage House



Courtyard Bungalows

ITEM 4
Accessory Garage

PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

CONDITIONAL USE PERMIT
Garage
Case # 2015-CUP-013

Request: A 4,484 sq. ft. - garage. The height will exceed 15 ft. and requires a conditional use permit approval. The proposed roof peak height would be 26 ft. and the height to the midpoint of the roof would be approx. 21 ft.

Applicant: Mr. and Mrs. Palmer

Location: 1842 South 3430 East Circle

APN: SG-5-3-3-137

Zoning: A-1 (Agricultural)

General Plan: LDR (Low Density Residential)

Project: The applicant is proposing to construct an accessory building / garage

Other Bldg.s: There is a 3,100 sq. ft. barn on the south west corner of the property

Ordinance(s): Section 10-5-2 "Permitted Uses" . . . lists "Single-family dwellings" as a permitted use (*in the A-1 zone*).

Section 10-5-2 "Permitted Uses" states . . . that an accessory building is permitted; "accessory buildings clearly incidental to and commonly associated with the operation of permitted uses."

Section 10-14-13 "Height Requirements – Exceptions"; 10-14-13.A - states that additional building height for buildings and structures authorized in a zoning district requires a CUP.

Section 10-14-13.D "Maximum height of an accessory building" reads "no building that is accessory to a one-family . . . shall be erected to a height of one story or fifteen feet.

Setbacks:

Required
Section 10-5-5 states that the minimum required setbacks in the A-1 zone are:
Front = 25 ft.
Side = 10 ft.
Rear = 10 ft.

Proposed Garage (Per Plan)
Front (South / 17 ft. paved access) = 58.54 ft. (from PL)
Rear (North) = 147.89 ft.
Side (West) = 753.95 ft.
Side (East) (Facing 3430 East Street) = 477.13 ft.
Distance from residence = 33 ft.

Easements: There is a 10 ft. easement on the front of the lot and a 7.5 ft. easement on the sides and rear. The proposed garage addition will be outside any of these easments.

Acreage: 8.88 acres (386,813 sq. ft.)

Layout: See attached site plan.

Height: Requested garage height to the ridge is 26 ft. (Approx. 21 ft. to the midpoint of the roof).

Options:

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

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

Yes	N/A	Category	Description
Noise only anticipated during construction - control levels to prevent disturbance of neighbors.	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

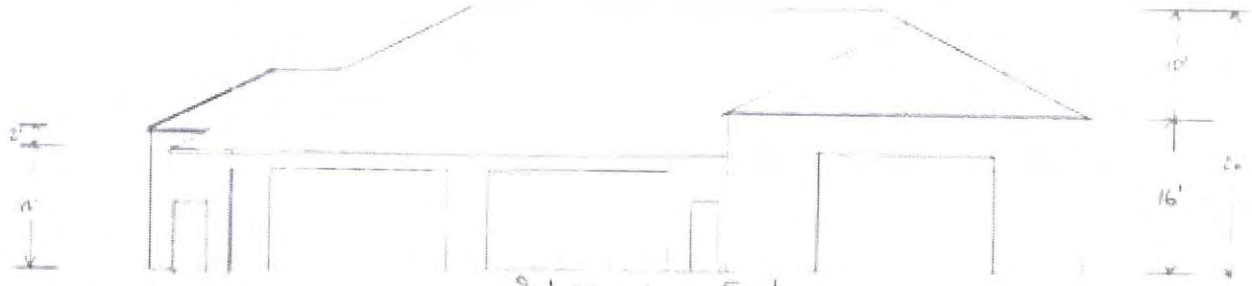
(Comply with Local, State, and Federal air quality)	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
(Contain all odors to meet city and state standards)	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
Match colors and materials of residence		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
(During construction follow all City, State, & Federal const. req'mts)	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
Approx. 21 ft. to roof midpoint		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.

Typical of other Rural Residential		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
During const. Comply with City, State, & Federal standards	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

Zoning (A-1)

3830 S
240 W
170 W
WASHINGTON
3210 E ST
1842 S 3430 E ST
A-1
3430 E ST
2000 S ST

ROSENBERG
SITE PLAN
JUDD & MICHON PALMER RESIDENCE

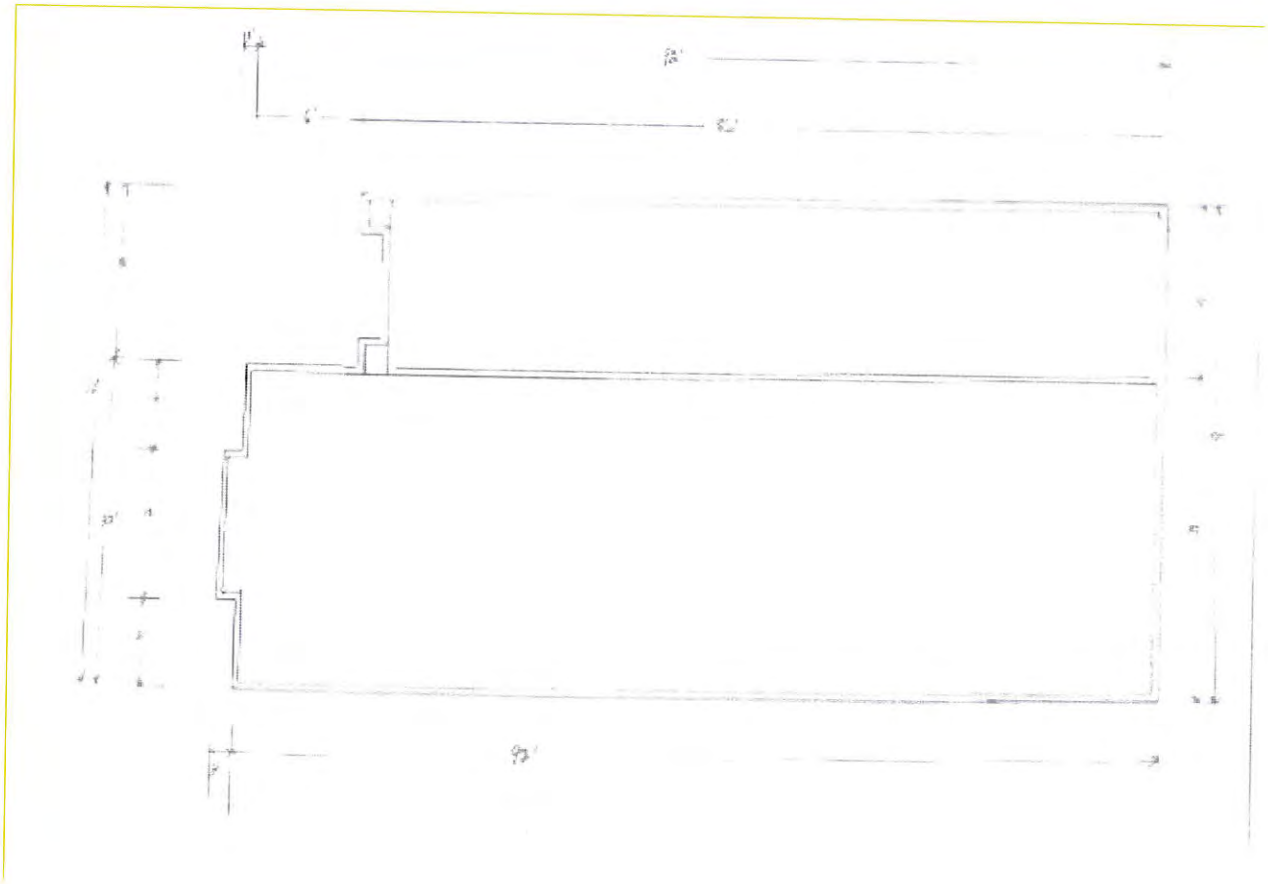


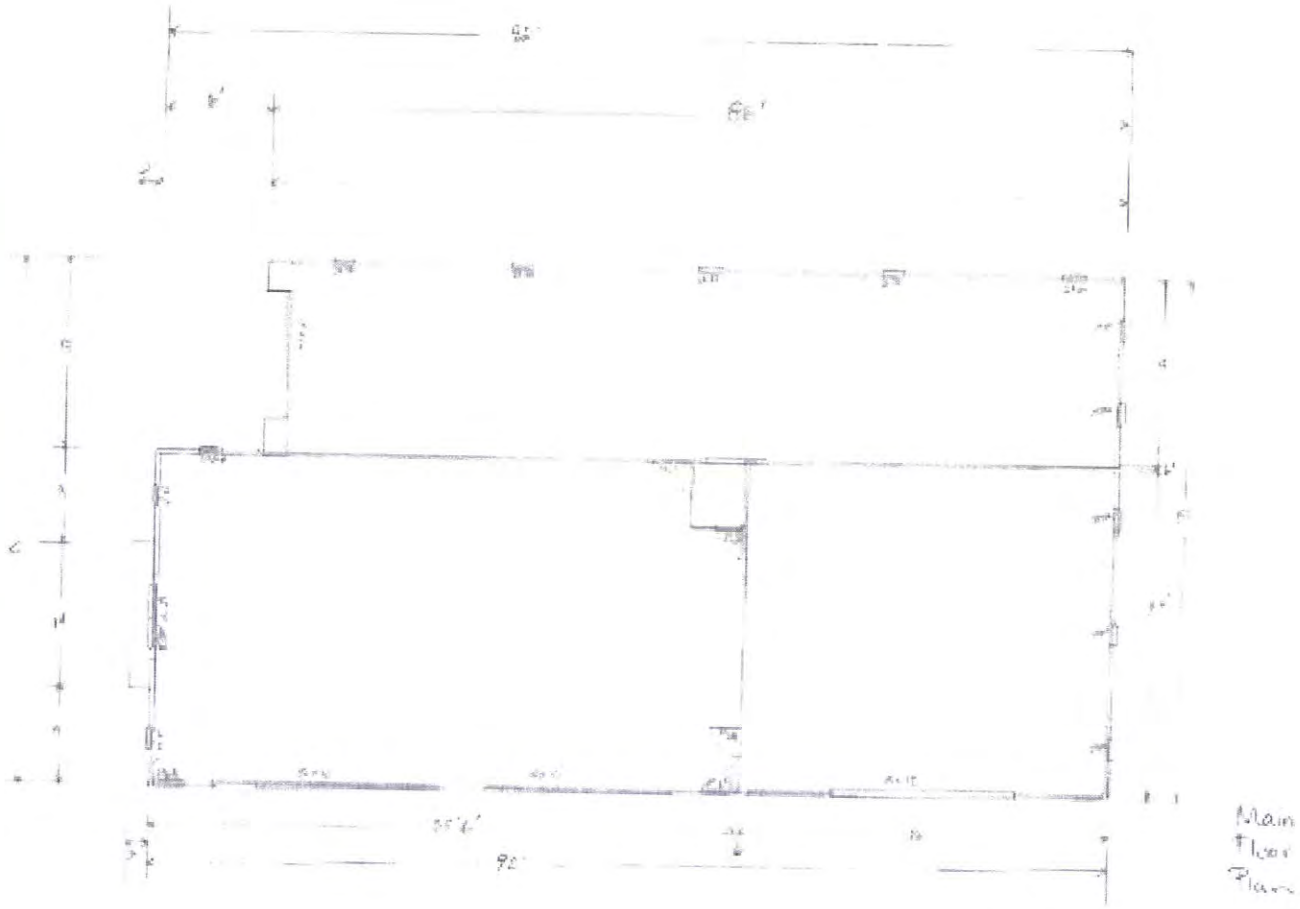
Side Elevation - East

Front Elevation - South

Rear Elevation – North

Side Elevation – West




Main
Floor
Plan

color and materials.

Application

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Judd Palmer
(If different than owner)
MAILING ADDRESS: 1842 S. 3430 E. St. George, Utah 84790

PHONE: 435-656-1133 CELL: 435-703-1133 FAX: 435-656-5609
E-MAIL ADDRESS: judd@jpexcavating.com
LOCATION OF SUBJECT PROPERTY: 1842 S. 3430 E. St. George, Utah 84790

CONTACT PERSON / REPRESENTATIVE (if applicable): Melissa Scott
(If different than owner)
MAILING ADDRESS: 4102 South 1440 East Circle St. George, Utah 84790

PHONE: 435-656-1133 CELL: 435-680-4383 FAX: 435-656-5609
E-MAIL ADDRESS: melissa@jpexcavating.com

II. PROPERTY INFORMATION

ZONING: A-1 SUBDIVISION: NA

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-5-3-3-137

EXISTING USE: Residential
Use of property and/or Buildings

PROPOSED USE: Residential
Use of property and/or Buildings.

OFFICE STAFF USE ONLY
CASE NO. 2015-CUP-013 FILING DATE: 11/13/15 RECEIVED BY: [illegible] RECIEPT: 01476895
FEE: $300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

III. SUBMITTAL CHECKLIST

- ✓ 1. General Information Form - completed. (*This application-first page*)
- ✓ 2. Mailing Labels - Property Owner's (*The mailing labels can be obtained from the Washington County Recorder's Office*)
- ✓ 3. Radius Map – Property Owner's- identifying all properties within the required 300 ft. radius. (*The radius map can be obtained from the Washington County Recorder's Office*).
- ✓ 4. Narrative - minimum one (1) page of proposed use. (***ALL** projects*).
- ☐ NA 5. Two (2) copies of the Subdivision Plat.
- ✓ 6. Two (2) copies of the Site Plan – minimum size 22" x 34" (ANSI D).
- ✓ 7. Two (2) copies of the Elevation(s) – minimum size 22" x 34" (ANSI D) for building height requests
- ☐ NA 8. One (1) copy (each) - 8-1/2" x 11" reduction of the subdivision plat and site plan.
- ✓ 9. One (1) copy - 8-1/2" x 11" reduction of the elevation(s) for building height requests.
- ✓ 10. Color and Materials Board (*or approved equivalent as required*).
- ✓ 11. Payment of $300.00 filing fee by Check or Money Order .

IV. SITE PLAN REQUIRED INFORMATION CHECKLIST

- ☐ 1. Current address of project, County Assessor's parcel number(s), and the applicant's and plan preparer's name, address, email address, phone and fax numbers.
- ☐ 2. North Arrow and scale.
- ☐ 3. Property Lines, with dimensions, and the location, width and description of any easements.
- ☐ 4. Existing and proposed streets, including names, centerlines, widths, and future rights of way and improvements.
- ☐ 5. Show existing fire hydrants within 300 feet of the project site.
- ☐ 6. Show proposed Fire Department access lane(s) *(if applicable)*.
- ☐ 7. Show and dimension all existing and proposed buildings and structures;
  - Show distances between existing and/or proposed buildings.
  - Show distances from existing and/or proposed buildings to property line.
  - Show all required and proposed building setback lines.
  - Show any nearby buildings, proposed or existing, within 30 feet of the subject property lines.
  - Show proposed walls, fences, trash enclosures, accessory buildings, etc.
- ☐ 8. Show proposed and existing parking, driveways and on-site access points (where applicable show any off-site parking within the vicinity). Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, handicapped accessible spaces, and indicate one-way and two-way drive aisles.
- ☐ 9. Show any significant natural features such as rock outcroppings and water courses.
- ☐ 10. Show proposed landscaping, including quantity and, locations; a separate landscaping plan may be substitutes instead of showing information on the site plan.
- ☐ 11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

☐ 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.

☐ 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.

☐ 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.

☐ 15. Show location of on-site and off-site drainage, both existing and proposed.

☐ 16. Provide a **legend** (data box) on the site plan that includes:

a. Current Zoning
b. Total lot square footage
c. Total building square footage
d. Percentage of Lot Coverage
e. Setbacks (Existing and/or Proposed)
f. Building Height (Proposed)
g. Parking (show calculations)
h. Open Space
i. Landscaping (show calculations and % of coverage)
j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
k. For multiple family residential projects: include unit type, number of bedrooms, square footage per unit, unit mix, etc.
l. Indicate the intended occupancy type of all buildings.
m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval: *(if category applies, attach a separate sheet with explanation)*

Yes	N/A	Category	Description
		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
		C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems

			2. Uses shall not locate within the 100-year flood plain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
		I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

VI. COMMENTS

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

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

3. The applicant has the ability and intention **to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval** by the City Council; and the applicant understands this CONDITIONAL USE PERMIT application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant

4. A CONDITIONAL USE PERMIT 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.

VII. 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 11.9.15

Signature _____ Date 11.9.15

ITEM 5
Final Plat

PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

FINAL PLAT
Dinosaur Crossing Subdivision Phase 2
Case No. 2015-FP-052

Request:	Approval of a 10 Lot Commercial Subdivision Final Plat
Representative:	Kirk Randall, Anderson Wahlen & Associates 2010 N. Redwood Road Salt Lake City, UT 84116
Property:	Located along the south side of Riverside Drive and the east side of Mall Drive
Zone:	PD-C (Planned Development Commercial)
Reference:	Reference Case No. 2015-ZC-006 (*Smith's Commercial Shopping Center*); Approved with conditions by City Council on May 21, 2015.
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 (Dinosaur Crossing Subdivision Phase 2) and authorize the Chairman to sign.

Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah

June 2015

Vicinity Map
NTS

General Notes and Restrictions:

1. A geotechnical investigation was performed by Kleinfelder. The investigation results and specific recommendations for the construction of foundations and floor slabs, and exterior flatwork are compiled in a report dated October 2, 2015. This report is available from the developer and a copy is on file with the city of St. George. Owners, builders and contractors should become familiar with this report and comply with its recommendations.
2. All sewer and drainage improvements within this subdivision are private and are not owned, maintained, or repaired by the City of St. George. The owners of Lots 1-10 shall be responsible for the maintenance and repair of sewer and drainage improvements within this subdivision unless otherwise approved and accepted by the City of St. George as public.
3. All water main and power improvements are public and maintained by the City of St. George, up to and including the meters. All fire hydrants and their appurtenances within this subdivision are public and are maintained by the City of St. George. Fire lines to buildings are private and shall be maintained by the Lot owners.
4. The owners of Lots 1-10 shall be responsible for repairing, restoring, or replacing private parking areas, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of St. George in installing, maintaining, repairing, or replacing public water, sewer, drainage, and power improvements.
5. Shared access and parking for all Lots shown on this Plat are subject to a cross use and parking agreements and other conditions as set forth in the CC&R's for the development of this commercial subdivision. See declaration of easements and covenants dated _____, recorded as instrument number _____, Washington County Records.
6. There exists a 15.00 foot public utility and drainage easement along all street side property lines.
7. Setbacks on all lots are as follows unless otherwise noted: 25.00 feet front yard setback. 10.00 foot side yard setback (unless facing a street on a corner lot, 25.00 feet). 10.00 foot rear yard setback.
8. City of St. George building department requires all commercial building pads to be set with hubs prior to obtaining a building permit.

Flood Plain Notes

1. Based on the proximity of this property to the Virgin River, buildings constructed within the boundaries of this subdivision may be subject to a flooding and erosion hazard. By purchasing property within this subdivision, the purchaser assumes any and all risk of damage and personal injury as a result of its proximity to the Virgin River, and does indemnify and hold the City of St. George, its officers, boards, employees, agents and assigns, harmless from any and all claims of injury, damage, expense or loss of whatever nature, and by any person, related to the use of their property now and in the future, by reason of flooding, flowage, or any damage, directly or indirectly, caused by water, erosion, or deposition, sudden or gradual, whether surface, flood, or rainfall.
2. The 100 year flood plain is an area defined by FEMA that will be inundated during the 100 year flood event. A 100 year flood event is defined as the flood event that has a 1% probability of being equaled or exceeded in any given year. Floods may extend beyond the boundaries of the 100 year flood plain. Floods equaling or exceeding the 100 year flood event can and do occur.
3. The Erosion Hazard Boundary shown was adopted by the City of St. George in January of 2000 based on the river stability study completed by CH2M Hill and JE Fuller/Hydrology and Geomorphology Inc. The erosion hazard zone consists of the channel margin area of risk to sustain erosion damage during a 100 year flood. The risk from erosion has been reduced by implementing accepted river management strategies and erosion control improvement. Homeowners are encouraged to investigate and evaluate the risk prior to purchasing within the zone.
4. No encroachment, fill, clearing, removal of vegetation or activity or work of any kind is allowed in the Virgin River flood plain without necessary approvals from the City, State, and Federal Agencies.
5. All buildings within the 100 year flood plain must have a FEMA Elevation Certificate, prepared by a licensed professional, verifying the minimum finished floor elevation prior to issuance of a building permit. Said building minimum finished floor elevation shall be verified by the Licensed Professional before the certificate of occupancy is issued.
6. It is recommended that owners within the flood plain shown on this plat maintain a flood insurance policy.

Narrative

This Survey and Subdivision plat was requested by Wadman Corporation for purposes of platting one (10) lots and dedication of a portion of streets.

Brass Cap Monuments were found at the South Quarter Corner and the North Quarter Corner of Section 28, T42S, R15W, SLB&M, U.S. Survey. A line between these two monuments was assigned the City of St. George Horizontal Control Network bearing of N 0°54'14" E as the basis of bearings.

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20____, personally appeared before me David L. Wadman, who being by me duly sworn did say that he is the Manager of Dinosaur Crossing LLC and that he executed the foregoing document on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of Dinosaur Crossing LLC, and he did duly acknowledge to me that such limited liability company executed the same for the uses and purposes state therein.

Notary Public Full Name: _____ _____ Notary Public
Commission Number: _____
Commission Expires: _____
A Notary Public Commissioned in Utah

Sheet 1 of 2

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into a lots, public streets, and easements, hereafter to be known as

Dinosaur Crossing Subdivision Phase 2

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah:

Beginning at the most Southerly Corner of Dinosaur Crossing Subdivision Phase 1 at a point on the Westerly Line of 2200 East Street located 1376.18 feet North 0°54'14" East along the Quarter Section Line, and 2285.22 feet South 88°05'46" East from the South Quarter Corner of said Section 28; and running thence North 53°53'34" East 25.00 feet along the Southeasterly Line of said subdivision to the Centerline of said 2200 East Street; thence South 36°06'26" East 566.83 feet along said Centerline extended; thence South 47°58'22" West 705.59 feet; thence South 1°55'05" West 77.13 feet to a point of curvature; thence Southeasterly along the arc of a 50.00 foot radius curve to the left a distance of 14.48 feet (Central Angle equals 16°35'50" and Long Chord bears South 8°22'53" East 14.43 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 50.00 foot radius curve to the right a distance of 38.01 feet (Central Angle equals 44°42'11" and Long Chord bears South 7°40'18" West 38.03 feet); thence Southeasterly along the arc of a 2490.00 foot radius curve to the left a distance of 173.85 feet (Center bears North 29°53'06" East, Central Angle equals 4°00'01" and Long Chord bears South 62°04'53" East 173.82 feet); thence South 54°11'10" West 114.04 feet; thence South 49°00'45" West 20.47 feet; thence Northwesterly along the arc of a 2816.00 foot radius curve to the right a distance of 154.59 feet (Center bears North 27°16'48" East, Central Angle equals 3°23'17" and Long Chord bears North 61°01'24" West 154.57 feet); thence North 30°40'25" East 45.00 feet; thence Northwesterly along the arc of a 2565.00 foot radius curve to the right a distance of 1089.88 feet (Center bears North 30°40'25" East, Central Angle equals 24°20'43" and Long Chord bears North 47°09'14" West 1081.70 feet); thence North 35°01'43" West 132.75 feet; thence North 53°29'17" East 21.32 feet; thence North 36°06'26" West 287.01 feet to the Southeasterly Line of Riverside Drive; thence North 53°53'34" East 74.46 feet along said Southeasterly Line; thence Southwesterly along the arc of a 25.00 foot radius curve to the left a distance of 38.78 feet (Center bears South 36°06'26" East, Central Angle equals 88°38'26" and Long Chord bears South 9°27'21" West 35.01 feet); thence South 54°58'22" East 188.88 feet; thence North 53°53'34" East 201.88 feet; thence North 36°06'26" West 215.13 feet; thence South 53°53'34" West 103.29 feet; thence South 81°30'21" West 17.92 feet to the Southeasterly Line of Riverside Drive; thence North 53°53'34" East 326.99 feet along said Southeasterly Line to the Westerly Corner of the City of St. George Property; thence along said City property boundaries the following two courses: South 38°30'43" East 232.52 feet; and North 53°53'34" East 366.09 feet to the Westerly Line of 2200 East Street; thence South 36°06'26" East 315.22 feet along said Westerly Line to the point of beginning.

Contains 1.268,147 sq. ft. or 29.572 acres

PRELIMINARY

_____ Bruce D. Pimper
Date Utah PLS No. 362256

Basis of Bearings for the above Boundary Description:

A line between monuments found for the South Quarter Corner and the North Quarter Corner of Section 28 was assigned the City of St. George Horizontal Control Network bearing of N 0°54'14" E.

Owner's Dedication

Know all men by these presents that we the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots, public street, and easements, be hereafter known as

Dinosaur Crossing Subdivision Phase 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby _____ Have hereunto set _____ This _____ Day of _____ AD, 20___.

Dinosaur Crossing, L.C.

_____
David L. Wadman, Manager

Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah

Approval of the Planning and Zoning Manager

I, Planning and Zoning Official for the City of St. George, have this the _____ day of _____ A.D. 20 ____, reviewed the above subdivision Final Plat and recomended the same for acceptance by the City of Saint George, UT.

_____
Planning and Zoning Manager
City of Saint George

Engineer's Approval

The hereon Subdivision Final Plat has been reviewed and is approved in accordance with information on file in this office this _____ day of _____ A.D., 20____.

_____
Engineer
City of Saint George

Approval as to Form

Approved as to Form this the _____ day of _____ A.D., 20 ____.

_____
City Attorney
City of Saint George

Approval of Planning Commission

On this the _____ day of _____ A.D., 20____ the Planning Commission of the city of St. George, having reviewed the above Subdivision Final Plat and having found that it complies with the requirements of the City's Planning Ordinances, and by authority of said Commission hereby approve said subdivision for acceptance by the City of St. George, UT.

_____
Chairman Planning Commission
City of Saint George

Approval and Acceptance by St. George City

We, the Mayor and City Council of the City of St. George, UT have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the____day of _____ A.D., 20 ____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

_____ _____
Attest: City Recorder Mayor
City of Saint George City of Saint George

Treasurer Approval

I, Washington County Treasurer, certify on this ____day of _____ A.D., 20 ____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

_____
Washington County Treasurer

Recorded

State of Utah, County of Washington, Recorded and Filed at the Request of

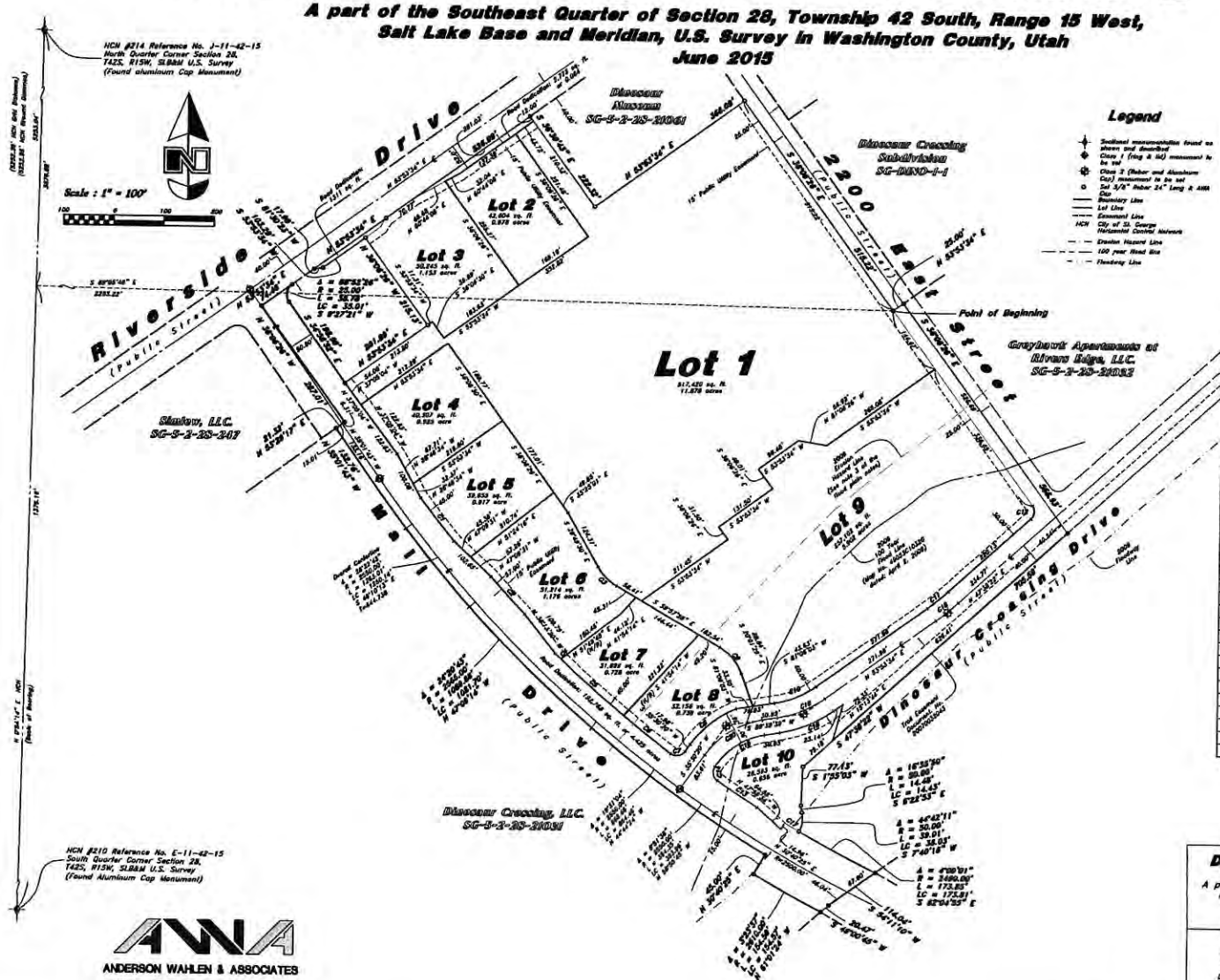
_____

Date _____ Time _____
Book _____ Page _____

_____ _____
Fee $ Washington County Recorder

Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah
June 2015



Curve Table						
Curve #	Delta	Radius	Length	Chord	Chord Length	Tangent
C1	2°30'23"	2505.00'	109.58'	N38°01'28"W	109.57'	
C2	2°17'58"	2493.00'	100.05'	S42°45'54"E	100.04'	
C3	30°07'38"	100.00'	52.59'	N44°33'29"W	51.99'	
C4	0°21'30"	2505.00'	15.67'	N48°23'15"W	15.67'	
C5	3°52'18"	2505.00'	169.28'	N48°30'08"W	169.25'	
C6	2°45'35"	2505.00'	120.87'	N51°49'15"W	120.86'	
C7	91°17'29"	20.00'	31.87'	S81°08'05"W	28.60'	
C8	32°08'27"	210.91'	118.37'	S31°35'04"W	116.82'	
C9	39°55'38"	100.00'	69.70'	S39°59'29"E	68.29'	
C10	27°12'29"	190.00'	90.23'	S57°29'48"W	89.38'	
C11	6°15'12"	490.00'	53.48'	S30°45'58"W	53.45'	
C12	83°44'48"	20.00'	29.23'	S3°45'38"W	26.70'	
C13	2°12'29"	2493.00'	96.07'	N58°43'37"W	96.03'	
C14	88°21'38"	20.00'	30.84'	N11°28'34"W	27.88'	
C15	47°37'24"	144.91'	121.29'	N58°40'37"E	117.78'	
C16	26°46'05"	230.00'	116.80'	N67°16'36"E	115.74'	
C17	4°45'20"	2490.00'	206.67'	S61°42'15"E	206.61'	
C18	8°15'12"	520.00'	56.75'	S30°45'58"W	56.72'	28.404'
C19	26°48'05"	220.00'	102.78'	S57°16'36"W	101.83'	52.346'
C20	45°09'18"	174.91'	137.84'	S58°04'39"W	134.30'	72.726'

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County Utah

Recorded #

State of Utah, County of Washington, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee $ _____ Washington County Recorder

ITEM 6
Amended Preliminary Plat

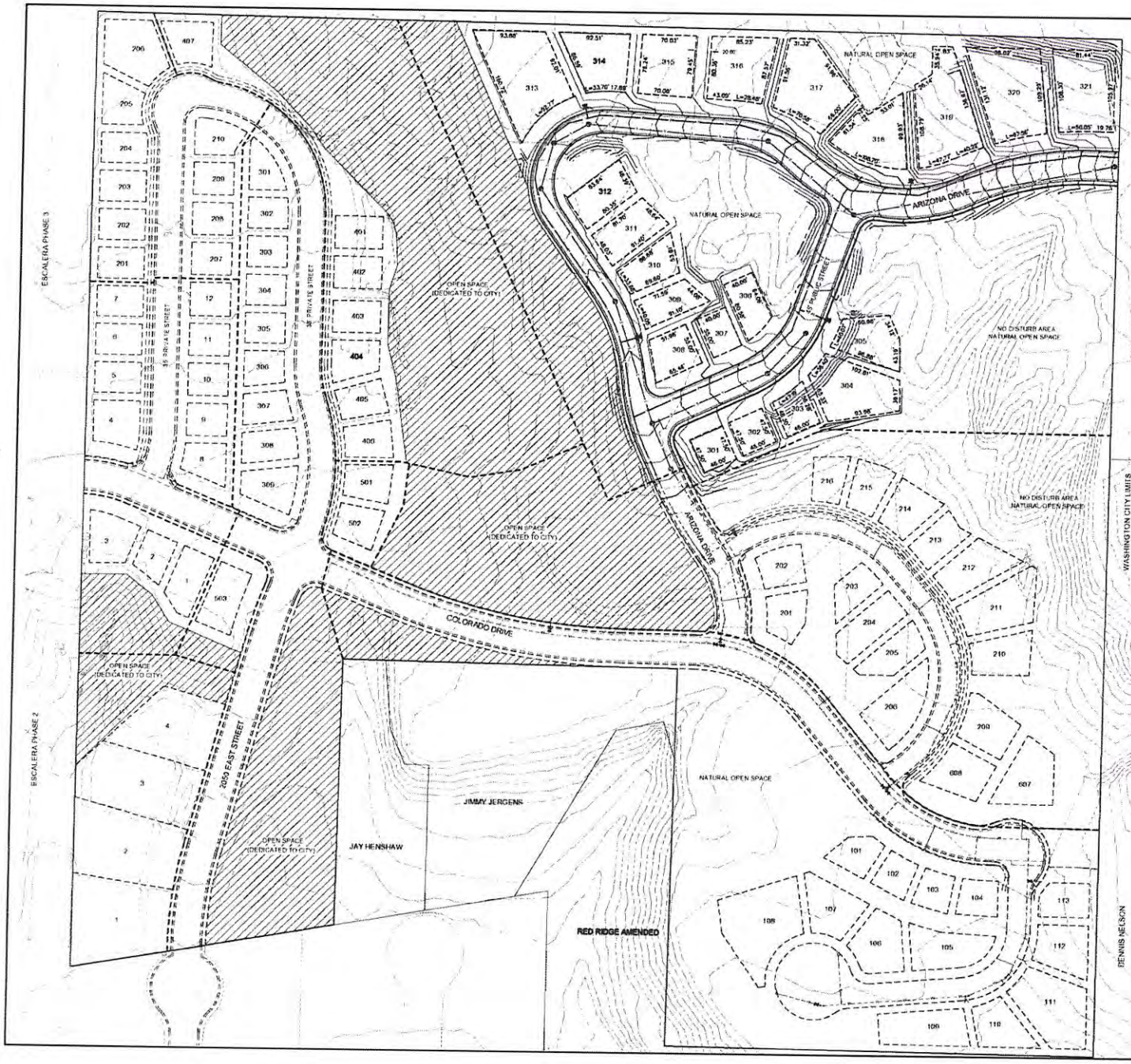
PLANNING COMMISSION AGENDA REPORT: **11/24/2015**

AMENDED PRELIMINARY PLAT
Red Cliffs Park
Case No. 2015-PPA-032

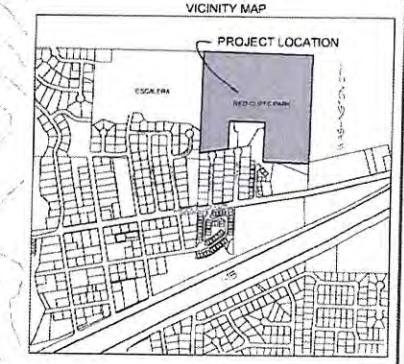
Request:	A request to approve an amended preliminary plat. The amendment is to change 8 lots and 14 pads to 21 pads with limited common and common areas.
Location:	The property is located at Colorado Drive & 2500 East
Property:	34.58 acres
Number of Lots:	21 pads
Density:	2.7 DU/AC
Zoning:	PD-R, Planned Development Residential
Adjacent Zones:	North – PD-R South – C-2 East – Washington City West – RE-12.5
General Plan:	LDR
Applicant:	Red Cliffs Park LLC
Representative:	James Sullivan

Comments:

1. The purpose of this amendment is revise the original approval of eight (8) single family lots along the north boundary line and 14 pads to 21 pads.
2. The density for this project will not increase with the proposed change.



VICINITY MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

LEGEND

- EXISTING PLATED UNIT
- PROPOSED UNIT
- PHASE LINE
- PROPERTY DEDICATED TO CITY

PROJECT DATA

PROPOSED ZONE: PD
PROJECT AREA: 34.58 ACRES
SINGLE FAMILY DETACHED PATIO HOMES: 91 UNITS
TOTAL UNITS: 95
DENSITY: 2.7 D.U./ACRE
TOTAL OPEN SPACE/LANDSCAPE (COMMON AREA): 14.4 ACRES (42%)
TOTAL LOT AREA: 14.38 ACRES (42%)
TOTAL ROAD AREA: 5.8 ACRES (16%)

LEGAL DESCRIPTION

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DESCRIBED THAT PARCEL MORE PARTICULARLY DESCRIBE IN BOOK 944 PAGE 586 THE FOLLOWING INFORMATION HAS BEEN COMPILED LIBERTY HEIGHTS PLAT 'A' AND 'B'. BOOK 943 PAGE 884 BOOK 1778 PAGE 2373 RED RIDGE AMEND ALL OF WHICH ARE RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE STATE OF UTAH BEGINNING AT THE NORTHWEST CORNER OF LIBERTY HEIGHTS SUBDIVISION PLAT 'A', SAID POINT BEING LOCATED N 8°25'51" E ALONG THE CENTER SECTION LINE 30.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 8°25'51" E ALONG THE CENTER SECTION LINE OF SAID SECTION 1243.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 THENCE S 89°05'51" E ALONG THE SOUTH 5/16 LINE 1227.34 FEET TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE S 6°29'32" W ALONG THE EAST 1/16 LINE 1333.20 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE N 89°59'00" W ALONG SAID SECTION LINE 565.26 FEET TO AN ANGLE POINT OF RED RIDGE AMEND SUBDIVISION THENCE N 1°29'00" E ALONG THE BOUNDARY OF SAID SUBDIVISION AND PARCEL MORE PARTICULARLY DESCRIBED IN BOOK 1778 PAGE 2375, 482.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THENCE N 89°34'30" W ALONG SAID PARCEL AND A PARCEL MORE PARTICULARLY DESCRIBED IN BOOK 943 PAGE 884, 432.88 FEET TO NORTHWEST CORNER OF THE PARCEL MORE PARTICULARLY DESCRIBED IN BOOK 943 PAGE 884, THENCE S 1°25'34" W ALONG SAID PARCEL 345.90 FEET TO A POINT ON THE NORTH BOUNDARY OF LIBERTY HEIGHTS SUBDIVISION PLAT 'B', THENCE S 82°48'44" W ALONG BOUNDARY OF SAID SUBDIVISION AND LIBERTY HEIGHTS SUBDIVISION PLAT 'A' 349.64 FEET TO THE POINT OF BEGINNING.

DEVELOPER
RED CLIFFS PARK LLC
1363 EAST 17th SOUTH SUITE 301
ST. GEORGE, UT 84790

CONTACT
JAMES SULLIVAN
(435) 862-9431

AMENDED PRELIMINARY PLAT

RED CLIFFS PARK

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

No.	Date	By	Revision

DATE: 11/28/04
DRAWN: SLW
APPROVED:
SCALE: 1" = 60'
JOB NO. 151044

AMENDED PRELIMINARY PLAT
RED CLIFFS PARK
LOCATED IN ST. GEORGE, UT

SHEET 1 OF 1 SHEETS
FILE: 1DBMPR.PLN.MD