NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **December 8, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

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

   Consider a zone change request to change 3.64 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for '**Boulder Creek Commons North**' and to rezone 13 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for '**Boulder Creek Commons South.**' This zone change includes a request for approval of the 'conceptual layouts' (North & South), the written text,' and the 'use list' as submitted for the total area of 16.64 acres. The owner and applicant is Shefco LLC and the representatives are Mike and Steve Sheffield. Case No. 2015-ZC-035. (Staff Ray Snyder)

2. **ZONE CHANGE AMENDMENTS (ZCA & ZRA)** (Public Hearing)

   A. Consider a zone change amendment (ZCA) to change the **Desert Canyons Planned Development Master Plan** from PD-8 to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 5.96 acres located at approximately Rim Runner Drive and Church Rocks Drive (east of Deserts Edge Phase 1). The owner and applicant is Quality Development LLC and the representative is Mr. Ken Miller, Development Solutions. Case No. 2015-ZCA-034 (Staff - John Willis)

   B. Consider a zoning regulation amendment (ZRA) to Title 10 Zoning Regulations Chapter 8A Traditional Neighborhood District (**TND**). Case No. 2015-ZRA-006 (Staff John Willis)
   (Note: This item is carried over from the 11-24-2015 PC meeting – public hearing already held)

3. **CONDITIONAL USE PERMITS (CUP)**

   A. Consider a request for a conditional use permit for a **time extension** for an expired conditional use permit to construct a one (1), one hundred foot (100') high co-locatable wireless tower and to construct related multiple equipment enclosure(s). The project is called "**Verizon** - UT4 Airplane." Located on Riverside Drive (east side of Town Storage) and zoned C-3 (General Commercial) *Note: Previously approved by City Council on August 21, 2014.* Case No. 2014-CUP-017 (Staff – Ray Snyder)

   B. Consider a request for a conditional use permit for 1) a proposed "**Natural Gas Regulator Station**," 2) an eight foot (8') high security wall around the site, 3) site development mitigation, 4) landscaping, and 5) roadway improvements to the site. The applicant is "**Questar**" and the representative is Mr. Tim Blackham. The property is located at approximately 2300 South 3210 East and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2015-CUP-014. (Staff – Ray Snyder).

4. **HILLSIDE PERMIT (HS)**

Consider a request for a hillside permit to allow for the removal of a hill (*called the "Jones Family Hill"*). This is a request to determine if it is noncontiguous and insignificant. The owner is 'Myron and Helen Jones Trust,' and the representative is Mr. and Mrs. Tovey. The property is located at 1923 South River Road and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2015-HS-003. (Staff – Ray Snyder)

5. **FINAL PLAT / LOT LINE ADJUSTMENT (LRE)**

Consider approval of an amended residential final plat / lot line adjustment to clean up lot lines that are running through buildings and to better accommodate the existing facilities. The property is zoned PD-C (Planned Development Commercial) and is located at 1380 East Medical Center Drive and surrounding buildings (Dixie Medical Center). The owner is **IHC** and the representative is Mr. Kent Withers, McNeil Engineering. Case No. 2015-LRE-030. (Staff – Wes Jenkins)

6. **PRELIMINARY PLATS (PP)**

A. Consider approval of a preliminary plat for a three (3) lot commercial subdivision development called **"South Posse Plaza."** The applicant is QCO LLC and the representative is Mr. Eric McFadden, Premiere Design. The property is zoned C3 (General Commercial) and is located at 1062 West Sunset Boulevard. Case No. 2015-PP-033. (Staff – Wes Jenkins).

B. Consider approval of a preliminary plat for an eight (8) lot residential subdivision development called **"Meadows Edge Phase 2."** The applicant is DSG Holdings LLC, K & D Family LLC, and KDQD LLC. The representative is Mr. Logan Blake, Development Solutions Group, Inc. The property is zoned RE-20 (Residential Estates 20,000 sq. ft. minimum lot size and is located at 2100 East 3970 South. Case No. 2015-PP-035. (Staff – Wes Jenkins).

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

Consider approval of a preliminary plat amendment for a forty-one (41) lot residential subdivision development called **"The Cove at Little Valley."** The applicant is Sullivan Field LLC and the representative is Mr. Paul Blackmore, Blackrock Engineering. The property is primarily zoned R-1-12 (Lots 2 – 40 = approx. 14 acres) with a small portion (Lot 1 = 0.47 ac.) of RE-12.5 and is located on Horseman Park Drive between 2350 East Street and Little Valley Drive. Case No. 2015-PP-034 (Staff – Wes Jenkins).

8. **DETERMINE USE (DU)**

Determine whether a 'Shrimp Farming' business is similar to and in harmony with permitted uses in the M-1 (Industrial) zone. The applicants are Mr. William Matthews and Mr. Reed Noble. Case No. 2015-DU-001. (Staff – John Willis)

9. **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 1
Zone Change

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

ZONE CHANGE
Boulder Creek Commons (North & South)
Case No. 2015-ZC-035

Request: The City of St. George Planning Commission has received a zone change request to rezone 3.64 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for '**Boulder Creek Commons North**' and to rezone 13 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for '**Boulder Creek Commons South.**'

Overview: This planned development request is to rezone lands on the north and south side of 1450 South Street and for approval of the 'conceptual layouts,' written text,' and 'use list' as submitted for the total area of 16.64 acres. If the zone change is approved, individual projects would be required to return as ZCA (Zone Change Amendment) applications at which time the building details, materials, height, location, landscaping, parking, etc. would be reviewed by the Planning Commission and City Council.

Narrative: See attached narrative by applicant – this includes the "written text' and "use list."

Owner: Sheffco LLC

Applicant: Sheffco LLC

Representative(s): Mr. Mike Sheffeld and Mr. Steve Sheffeld

Location: The properties are located north and south of 1450 South Street and east of River Road.

Acreage(s): North = 3.64 acres (158,442 sq. ft.)
South = 13.00 acres (566,416 sq. ft.)

Total: 16.64 acres (724,838.40 sq. ft.)

Current Zone: R-1-10

General Plan: COM

Adjacent zones:

North: PD-C (Jiffy Lube & Maverick) and R-1-10 (vacant)
South: R-1-10
West: PD-C
East: PD-C (Summit Athletic Club) and PD-R (Boulder Springs Villas)

Ordinance:

This project is submitted for review in compliance with Section 10-8-6 "Commercial / Manufacturing Development Standards."

Staff Comments:

1. Written Text – In compliance with Section 10-8-4, a written text has been provided by the applicant (see attached - Narrative) which details and describes the project.

2. Narrative – The applicant has provided a narrative to provide an overview to this project – See section 1.0 'introduction' and 1.2 'Background' (see attachment). The narrative also incorporates the written text and use list.

3. Traffic Study - A T.I.S. (Traffic Impact Study) has been previously submitted to the City Traffic Engineers for review and approval.

4. Use List – A list of proposed commercial uses has been provided for the PC review and approval (see attached). Note that staff has included the previously approved use list for the 'West Side' of River Road. Note that the use list the applicant provided is obsolete (*as it was the original list which was submitted for the west side before editing occurred at PC & CC*).

5. Roadway – River Road improvements – The developer will be responsible for installing full roadway improvements along the east half of River Road to comply with the City's Master Road Plan's ultimate R.O.W. (right of way).

6. Roadway – 1450 South Street improvements – The developer will be responsible for installing full roadway improvements along the north and south half of 1450 South Street to comply with the City's Master Road Plan's ultimate R.O.W. (right of way).

7. SPR - A SPR (Site Plan Review) application shall be submitted and approved by staff for each project / building to be submitted with future ZCA applications (*the SPR is for the civil engineering plans*).

8. Subdivision – This project will require the submittal of a Preliminary Plat and Final Plat.

9. Setbacks – Shall comply with Section 10-8-6.B.

10. Parking – The City's standard for parking (Section 10-19-5) requires a minimum of one parking space per each 250 gross sq. ft. (1:250). This equates to 4 spaces per 1,000 sq. ft. A data box explaining parking will be required on the site plans. Also, restaurants and food services require a minimum of one space per each 100 gross sq. ft. (1:100). This will be reviewed with future SPR applications.

11. Drainage – A drainage study and plan shall be submitted.

12. C.O. - No C.O. (Certificate of Occupation) shall be approved until all improvements are installed per each approved developments civil and construction plans.

13. Future Phase / Pad development – Future development of areas identified on the site plan as phases / pads will require submittal of a ZCA (Zone Change Amendment) application to allow the PC and CC an opportunity to review each project.

14. Phasing – To be determined.

EXAMPLE
Motion to Approve:

This is a motion to recommend approval to the City Council of a PD-C zone for 'Boulder Creek Commons – North & South' with the following recommended conditions:

1. Acreage - The zoning on the entire zone change area (North & South) is recommended for approval to change from R-1-10 to PD-C on 16.64 acres.

2. Use List – The uses as reviewed and recommended for approval by the PC for the entire 16.64 acres.

3. Written Text - The written text as submitted is approved for the overall concept presentation.

4. Access – Approval of the concept of vehicular ingress and egress (right-ins & right outs, deceleration zones, etc.) as presented.

5. Not Covered - This zone change does not approve construction of the conceptual future retail, restaurant, and office buildings. Each individual project will require submittal and review of a ZCA (Zone Change Amendment).

7. SPR - Future SPR (Site Plan Review) applications shall be submitted and approved by staff for each project (submitted with ZCA applications). These will be civil engineering plans.

8. Lighting – All future project lighting shall incorporate 'dark sky style' lighting. A photo metric plan shall be included in each SPR application.

9. Traffic Study – As required by the City Traffic engineers; T.I.S. (Traffic Impact Study) shall be approved.

NARRATIVE
(*Narrative / Written Text / Use List*)

BOULDER CREEK COMMONS

A Planned Commercial Development on the East side of 1450 South River Road, St. George, Utah

1.0 INTRODUCTION

1.1 Application for Zone Change

Sheffield Development, Inc. on behalf of Shefco, LLC is proposing to change the zoning for 16.64 acres of R-1-10 property located east of the intersection of River Road and 1450 South Street to Planned Development (PD) Commercial. It is the intent of the developers to utilize this land for the construction of a neighborhood shopping center. The project will be known as Boulder Creek Commons (not to be confused with Boulder Creek Crossing on the west side of River Road).

1.2 Background

The Sheffield Family, whose members are officers in Shefco, LLC, have been heavily involved in the development of the southeast part of the City of St. George including The Boulders subdivision, Boulder Springs Villas gated community, the Summit Athletic Club and the Sun River Plaza office complex. During the past 20 years, they have conducted and resolved many complex issues along the Virgin River, including flood and erosion control studies and improvements to safely build near the river.

They have also made substantial contributions toward the construction of public street systems, the reconstruction of the River Road Bridge, and for open spaces and trails. This has included the donation of properties and the improvements constructing 1450 South Street and widening River Road.

Even though they live in and love this part of town and want to contribute heavily to its beauty and functionality, the millions spent on such infrastructure was also to eventually construct the neighborhood shopping center on both sides of River Road and 1450 South Street. It has been a rough time putting these major community improvements in advance of development, in some cases as much as 20 years, but it is finally time to reap the benefits of such investments of time and money proceeding with the commercial development now that the recession is slowly recovering.

Sheffield Development is proud of the projects it has provided the community, and feels as though the Boulders Communities, the Sun River Plaza, and the Summit Athletic Club help make the City of St. George a better place to live. It is their intention to finish their long awaited contribution strong with this Neighborhood Shopping Center with surrounding recreation features to help make the city even better.

Since the early 1990's when the City of St. George Master Plan was adopted, this project was anticipated as being of great need to the surrounding residential neighborhoods. In theory, by bringing retail opportunities to this area, local residences will have a number of food and retail services met without having to drive into and all around town to meet their retail needs, thus saving the town of substantial traffic and congestion, and to economize on time and fuel. This zone change application represents the fruition of all that long awaited planning.

Sheffield Development has spent considerable time with neighboring residents in the Boulders and St. James subdivisions resolving issues such as traffic, lighting, and landscape buffers.

The only issue of some conflict is how the commercial property immediately below the Boulders Subdivision will be used as an immediate neighbor. This application does not affect that property; so those questions are reserved for a later time when an actual use of the parcel is anticipated. To avoid the potential conflict, only the immediate 13 acres on the corner are being applied for zone change; which is consistent with the City's Masterplan.

1.3 Contents of Written Text

This written text will address the requirements of Section 10-10-2 of the City of St. George Zoning Ordinance, in the order outlined therein.

2.0 USE OF LAND

2.1 Land Use Breakdown

The proposed land use breakdown for the project land area, building pad area, parking spaces, and landscape area is listed in Table 1. Refer to the Zone Change Site Plan for illustration.

TABLE 1 – Proposed Land Use Breakdown

Location	Land Area (acres)	Building Pad Area (sq ft)	Parking Spaces (each)	Parking Lot Landscape (%)
Boulder Creek Commons – North	3.64	15,800	176	8.38%
Boulder Creek Commons – South	13.00	128,000	705	5.73%

2.2 Proposed Commercial Uses

It is our intent to utilize the proposed building spaces for a variety of consumer retail services and/or professional offices, depending on the entities that are interested in purchasing lots within the project, as noted in the preceding paragraphs. For this reason, the proposed uses

Note: This is the list that was approved for the west side of River Road 'Boulder Creek Crossing' project. Case No. 2015-ZC-01 - 10.83 acres

Boulder Creek Commons (North & South)

(16.64 acres)

"USE LIST"

Note: Future ZCA (Zone Change Amendments) may be submitted for additional uses not listed below on a case by case basis

Amusement / Recreation / Entertainment
Dance Studio
Martial Arts Studio
Health Club
Fitness Center
Indoor entertainment activities such as paintball, bowling alley, miniature golf, arcade, etc.
Theater

Animal Services (indoor only)
Small Animal boarding
Animal Hospital
Veterinarian Clinic
Pet store, pet grooming

Automotive (indoor only)
Auto parts sales (indoor only)
Automobile rental
Tire sales (indoor)
Car Wash (excluding open bays & manual car wash)

Business & Financial
Bank or financial institution
Professional or business office (real estate, travel, accounting, attorney, etc.)

Food Service
Bakery
Catering
Delicatessen
Ice cream parlor
Restaurant, drive-in
Restaurant, sit down

Non-Industrial Manufacturing (in shop)
Candy Shop

Medical, Dental, Counseling Services
Counseling Center (mental health, alcohol, drugs)
Laboratory, dental or medical
Medical / Dental office or clinic
Optometrist, optician

Retail Sales (indoors)
Antique store
Athletic & sporting goods
Bookstore
Department store
Drive-thru sales (pharmacy, dairy, etc.)
Florist
Furniture
Appliances
Office supplies
Paint or wall paper
Pharmacy
Retail goods establishments
Super market / grocery
Gas Station
Convenience market with gas pumps

Service Business (indoor only)
Barber Shop
Beauty Shop (incidental body piercing)
Carpet & rug cleaning
Child nursery, day care, preschool (limited outdoor with staff approval)
Educational institutions, schools, college, learning center, trade school
Janitor service & supply
Laundry or dry cleaners
Locksmith
Mail service
Massage establishment
Permanent cosmetics (as a secondary use to barber shop or beauty shop)
Pest Control
Pet grooming
Printing

include most that are listed in Section 10-10-2 of the City of St. George Zoning Ordinance. Table 2 lists the proposed possible commercial uses for this project:

TABLE 2 – Proposed Commercial Uses

Category	Specific Use
Alcohol establishments	Connected with restaurant
Amusement centers, recreation and entertainment facilities	Bowling alley Dance studio, martial arts studio Golf course (miniature) and batting cages Health club/spa, fitness center Indoor archery range Indoor entertainment activities such as paintball, miniature golf, arcade Indoor shooting range in accordance with Subsection 10-10-5L of the City of St. George Zoning Ordinance Park, playground, public open space, visitor center Recreation center, gymnasium Roller skating rink Swimming pool, commercial indoor or outdoor Theater, motion picture or live performance
Animal services	Animal boarding for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed building, for no more than 30 animals. Animal hospital and veterinarian clinic, including overnight care for small animals, provided conducted completely within enclosed building
Automobile and vehicle services	Automobile, new or used sales and service, in accordance with Subsection 10-10-5H of the City of St. George Zoning Ordinance. Automobile parking lot, in accordance with regulations specified in Subsection 10-10-5M of the City of St. George Zoning Ordinance. Automobile parts sales (new parts only) Automobile rental Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building Car wash, manual or automatic spray (without recirculation) Car wash, recirculating water system manual or auto spray

Obsolete List

Category	Specific Use
	Tire sales and service
Business and financial services	Bank or financial institution Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.) Telemarketing or call centers
Food service establishments Obsolete List	Bakery Catering establishment Delicatessen Ice cream parlor Restaurant, drive-in Restaurant, sit down
Lodging, temporary	Bed and breakfast Hotel/motel Timeshare units
Manufacturing, fabrication, storage, and distribution of goods including the following and similar products, provided that operations and sales are within an enclosed building, with the manufacturing area limited to a maximum of 5,000 sq ft	Candy manufacture, nonindustrial production, in shop retail manufacturing Sign manufacture or sign painting (indoor only)
Medical, dental, counseling services	Ambulance service Counseling center, mental health, alcohol, drugs Hospital Laboratory, dental or medical Medical/dental office or clinic Nursing home Optometrist, optician
Meeting and assembly uses	Church Lodge, fraternal organization, senior center, meeting room, or social hall Reception center, conference center or wedding chapel
Residential	Living quarters for manager or security personnel for business which requires 24 hour assistance or security
Retail sale of goods with all operations conducted in an enclosed building	Antique store Athletic and sporting goods store Bookstore Department store Drive-through sales (pharmacy, dairy products, etc.)

Category	Specific Use
Obsolete List	Florist shop Furniture and large appliances sales (used) Furniture sales (new) and repair Household appliance sales and service Hunting and Sporting goods sales Office supply, office machines sales and service Paint or wallpaper store Pawnshop Payday lending/title loans Pet and pet supply store, groomery Pharmacy Retail goods establishments (predominately indoor sales) Supermarket/grocery store Thrift shop/secondhand store/consignment store (no outside storage and no drop off of items during the hours the business is closed) Vegetable stand Wholesale business
Retail sale of goods with some operations outdoors	Auction establishment (retail goods only), swap meets Building materials sales Cabinet sales Christmas tree sales Convenience markets with gas pumps Garden supplies and plant material sales Gas station Greenhouse and nursery; soil and lawn service Home and garden sales and supplies Hardware sales and supplies Motorcycle or boat sales and service Nursery, plants Plumbing and electrical fixtures sales Rental agency for home and garden equipment Trailer sales and service
Service businesses	Barbershop/beauty shop Body piercing, incidental to a permitted use Carpet and rug cleaning Child nursery, daycare, preschool

Category	Specific Use
Obsolete List	Educational institutions, schools, college, learning centers, trade schools (no residential or 24 hour facilities)
	Gunsmith
	Janitor service and supply
	Laundry or dry cleaners, Laundromat
	Locksmith
	Mail services
	Massage establishment
	Mortuary, with or without crematorium
	Newsstand
	Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations
	Pest control and extermination
	Pet grooming
	Plumbing and electrical fixture sales
	Printing, lithographing, publishing or reproduction sales and service
	Retail services establishments
	Sign sales
	Storage units, indoor only
	Towing (towing service office only, no on site vehicle storage or impound yards)
	Welding shop, incidental to the permitted use
Transportation	Taxi
Utility, government, public services and facilities	Cable television and satellite dish provider
	Government buildings or uses, nonindustrial
	Library
	Museum
	Post office
	Television or radio station

3.0 BUILDING HEIGHT AND ELEVATIONS

3.1 Proposed Building Features

The Zone Change Site Plan shows an outline of the proposed building footprint areas. Because the zoning is PD Commercial, each building will be examined individually and be required to go through the site plan review process with the City of St. George.

3.2 Architectural Renderings and Materials Samples

Kim Campbell and Associates Architects has prepared "typical" colored building elevation exhibits for reference, which each individual building pad will be required to conform to. The proposed building colors are complimentary earth tones with a light desert contemporary theme. Materials consist of reddish brown ledge stone, grayish brown tile roofs, various colored earth toned stuccos, dark bronze windows and iron features, and matching masonry block. The roof lines and store front locations will vary giving separate appearances in stores, much like the new stores at the mall, like Chico's and the Barnes and Noble book store. The goal is to provide an environment that is upscale, timeless, and inviting for long-term appeal. At every opportunity, where practical, shade environments will be created with structures and landscaping to provide relief from the hot summer days.

4.0 PROJECT DENSITY

The calculated project land area and building area is listed in Table 4. Refer to the Zone Change Site Plan for illustration.

TABLE 4 – Project Density

Location	Land Area (acres)	Building Footprint	
		(sq ft)	(%)
Boulder Creek Commons – North	3.64	15,800	9.9%
Boulder Creek Commons – South	13.00	143,800	25.4%
Project Totals	16.64	263,785	35.3%

5.0 SCHOOLS, CHURCHES AND OPEN SPACES

No areas are currently being reserved in the proposed project limits for use as a school, church, or open space; however, we have contributed heavily to open space surrounding the project with our participation in conveying the Virgin River frontage and City of St. George master plan trail system easements to the City.

6.0 PHASING PLAN

The project will be developed by phases, with each phase having a preliminary plat, and each building pad being divided into an individual lot to include minimum parking spaces and landscape area requirements. The final plats that follow the preliminary plats may be divided into additional phases, depending on the specific desires of each tenant. Flexibility needs to be anticipated since it is unknown exactly what tenants will be found.

7.0 TOPOGRAPHY

The major topographic feature for this area is the Virgin River, located immediately north of the Boulder Creek Crossing and Boulder Creek Commons sites. Proximity to the river boundary along the Boulder Creek Crossing site is being mitigated through the construction of the NRCS rock wall, which is currently in progress. An additional height will be added to the NRCS rock wall to provide additional erosion protection to the project site. Proximity to the river boundary along the Boulder Creek Commons site is to be mitigated by future erosion protection improvements similar to those proposed in the Erosion Hazard Risk Assessment (Rosenberg Associates, 5/21/2013). Improvements within the FEMA floodway will be limited to non-structures such as parking spaces and landscape so as not to interfere with potential flood elevations. Building structures will also be required to be elevated at least one foot above the 100-year base flood elevation.

8.0 LANDSCAPE PLAN

The Zone Change Site Plan denotes areas designated for improved landscaping. Landscaping will be consistent with the Summit Athletic Club, comprised of low-water use plants and trees. Tree species planted along the public street right-of-way will match varieties approved in the City of St. George Street Tree Ordinance. No lawn areas are currently being proposed.

A detailed site landscape plan denoting plant layout, materials, sizes and details, as well as irrigation layout and details, will be submitted with the construction plans as each building site is developed.

9.0 AREA RESERVED FOR LANDSCAPING

Table 1 in Section 2.1 denotes the percentage of area reserved for landscaping in the proposed parking lot areas. In addition to this a 15-foot minimum landscape strip will exist along the frontages of all public roadways. It is also anticipated that additional landscaping will be provided with each individual building pad submittal.

10.0 UTILITIES

Utilities to all the properties are available on or near the site. All new utilities will be underground. Some existing utilities may need to be relocated to accommodate the proposed site layout including the existing sewer trunk line currently crossing the property.

11.0 REFUSE STORAGE AREAS

All refuse storage areas will be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties. Exact locations for refuse are not shown on the Zone Change Site Plan, but will be determined with each individual building pad submittal.

12.0 LIGHTING PLAN

Each individual lot will submit a detailed lighting layout plan at the time of proposed development that shall be compatible with the overall lighting theme. Typical site lighting will consist of a shoe box style light fixture mounted on an 18-foot high pole, spaced approximately 50 to 60 feet apart. Light styles will match the site lighting at the Summit Health Club. Building lighting will also be utilized with design complimentary to the site fixtures.

All proposed light fixtures shall contain a night sky cut off to minimize glare. All site lighting shall be spaced to illuminate less than one foot-candle at property perimeters. Being one of the primary residences living in the area, the developer is concerned about protecting views of the temple and skyline, not only with proposed building heights but with lighting as well, keeping lighting down on the ground and away from the neighboring homes. As has been done with the Summit, Maverik, and Jiffy Lube sites, care will be exercised to ensure adequate but directed lighting on site, and not into nearby homes.

13.0 ACCESS AND TURNING SPACE

13.1 Site Access

Access to the site will be from River Road and 1450 South Street in the approximate locations shown on the Zone Change Site Plan, and includes an extension of 1450 South Street to the west side of River Road. Additional acceleration and deceleration lanes will be provided for in a balanced manner, in accordance with recommendations of the City of St. George engineering staff, and as recommended by the traffic studies that have been completed over the past 10-15 years as part of the improvements previously made to River Road and 1450 South Streets. The latest Traffic Impact Analysis applicable to this parcel was submitted with the PD Zone change for the Sheffield property located on the west side of River Road.

13.2 Interior Site Access

The site layout as proposed by the Zone Change Site Plan have provided for safe and convenient turning space for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc. Parking areas have been configured to maximize more than one point of access, and to minimize 'dead-end' situations.

14.0 SIGNING

We anticipate that monument signage will be utilized at select locations within the project and viewable from River Road and 1450 South Street sufficient to direct traffic to the major shopping areas, but great care will be taken to have them done tastefully so as to maintain the integrity of our residential communities. We suspect a video style monitor sign facing north may be appropriate to keep the public informed without requiring so many off site signs. A uniform signage profile will be established to provide guidance consistent with our architectural standards. These will work with the city signage standards.

Restaurant

Restaurant

Clothing
SPORTS
Clothing

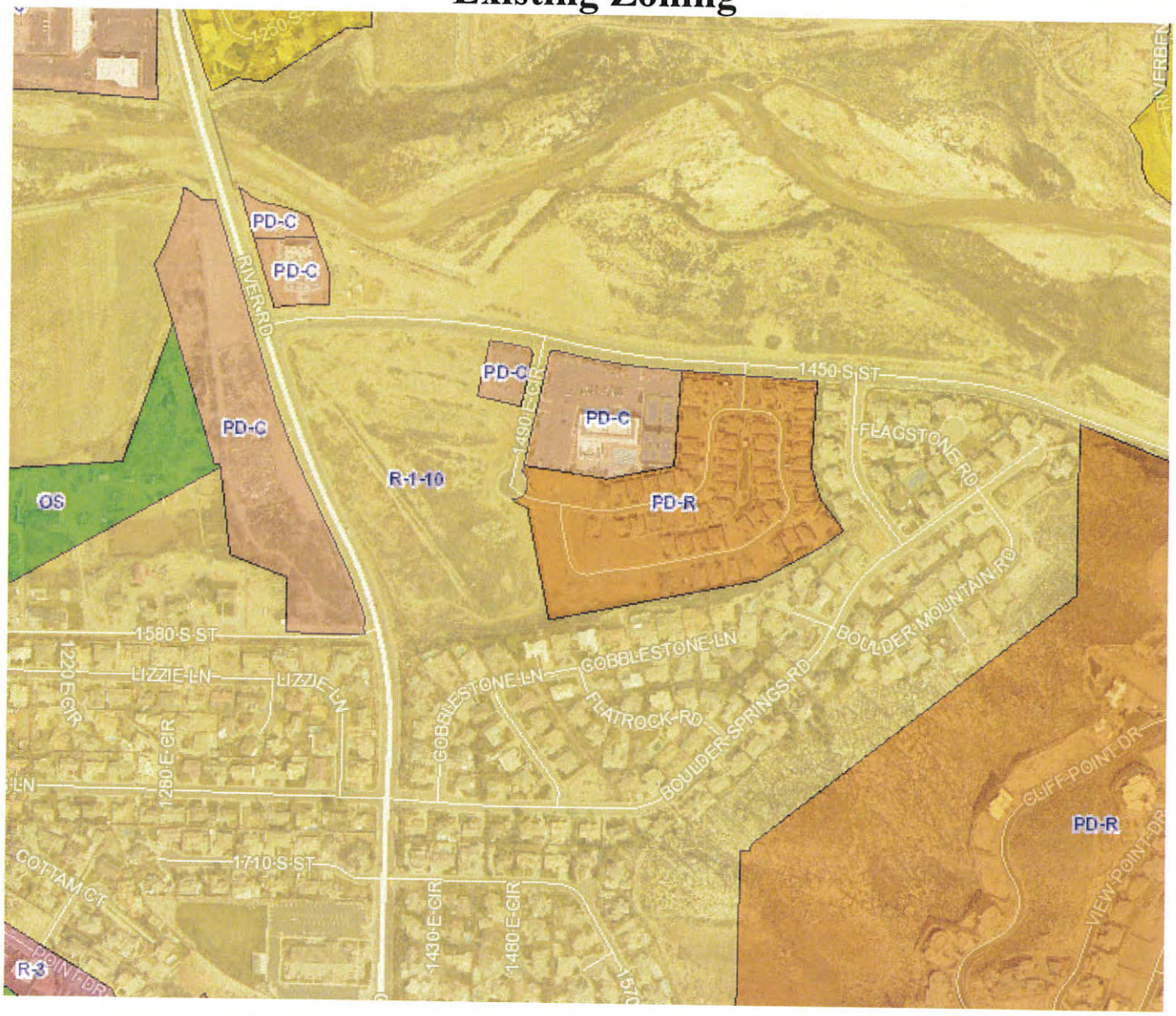
LANE BRYANT
CHICO'S

SHOES
Office
Real Estate
Titles
ENGINEER
Interiors
boutique
SANDWICH
LAW OFFICE
ACCOUNTANT

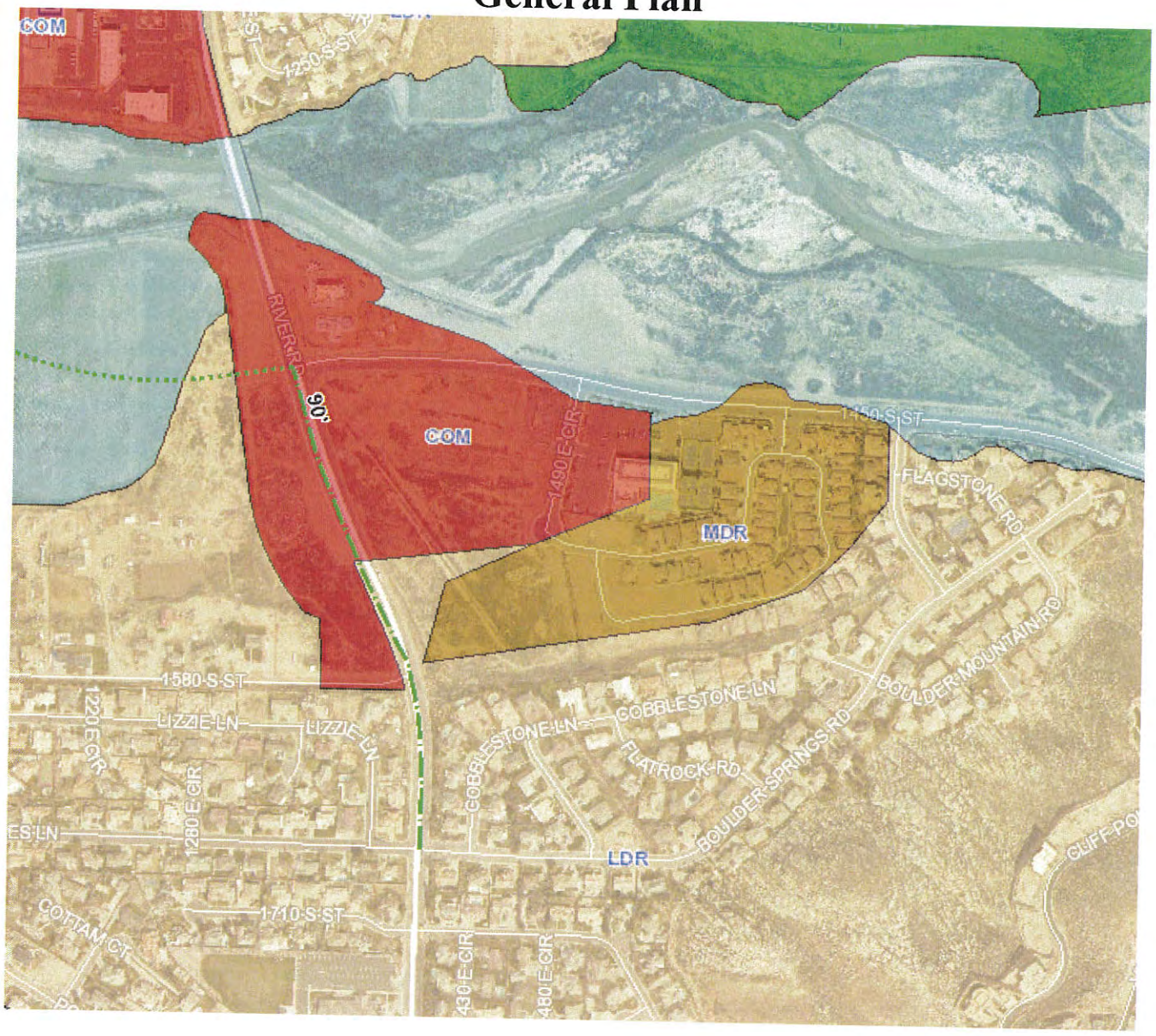
Aerial

1250 S ST
RIVER RD
1450 S ST
1490 E CIR
FLAGSTONE RD
BOULDER MOUNTAIN RD
1580 S ST
LIZZIE LN
LIZZIE LN
1280 E CIR
COBBLESTONE LN
COBBLESTONE LN
FLATROCK RD
BOULDER SPRINGS RD
CLIFF POINT DR
1710 S ST
430 E CIR
480 E CIR
VIEW POINT DR
QUARTZ DR

Existing Zoning



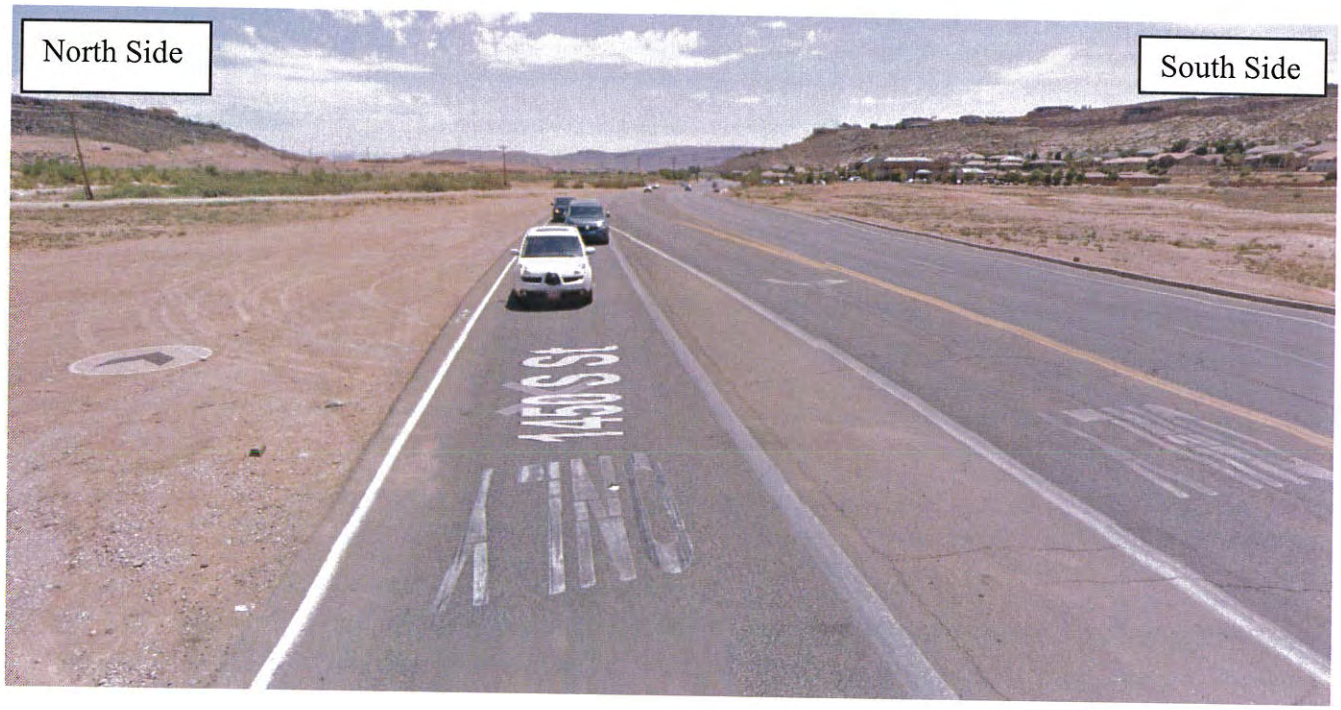
General Plan



Maverick
S River Rd

River Road

1450 South Street



1450 S St

1450 S St

Application

CITY OF ST GEORGE
REC#: 01480194 11/18/2015 10:27 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC TERM: 035
REF#: 1316
PD ZC BOULDER COMMONS
PLANNING FEES 1,282.00CR
TENDERED: 1,282.00 1 CHECK(S)
APPLIED: 1,282.00
CHANGE: 0.00

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: Shefco, LLC

MAILING ADDRESS: 720 South River Road Bldg E #102

PHONE: 435-673-5383 CELL: _____ FAX: _____

APPLICANT: Mike Sheffield
(If different than owner)

MAILING ADDRESS: 720 South River Road Bldg E #102

PHONE: 435-673-5383 CELL: 435-703-1105 FAX: _____

EMAIL ADDRESS(ES): mikesheffield@kw.com

CONTACT PERSON / REPRESENTATIVE: Mike Sheffield
(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 Zone *is approved for a period of 18 months only* unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 2015-ZC-035 FILING DATE: 11/18/15 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**

3.64
13.00
16.64

500 (1)
50 (15.64)
1282.00

Form Revised 3/30/2009

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-1-10

2. What zone or zones are requested by this application? PD Commercial

3. Is the zone change in harmony with the present City General Plan? Yes ✓ No _____

4. If no, what does the City General Plan propose for the subject property? _____
*(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. 16.64

6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No ✓
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.

7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes ✓ No _____
***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*

8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes ✓ No _____
Please describe the projected demand for utility services: _____
All utility services will be needed to serve the proposed project. Refer to the site plan for specific proposed building pad locations.

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 Boulder Creek Commons
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Steve Sheffield Phone No. 435-703-1100
Contact Person/Representative Mike & Steve Sheffield Phone No. 435-703-1105
Licensed Surveyor Rosenberg Associates Phone No. 435-673-8586

PD ZONE CHANGE PROCEDURE

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

Step #2 **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 **Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus**
- ☐ County ownership plat with boundary of zone change outlined;
- ☐ List of property owners within 500' and **two sets** of mailing labels;
- ☐ **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- ☐ Building elevation(s) – **Colored** renderings, all four building sides;
- ☐ **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ☐ For buildings over 35' ft in height also provide a **colored photo simulation;**
- ☐ 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- ☐ Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- ☐ CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

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

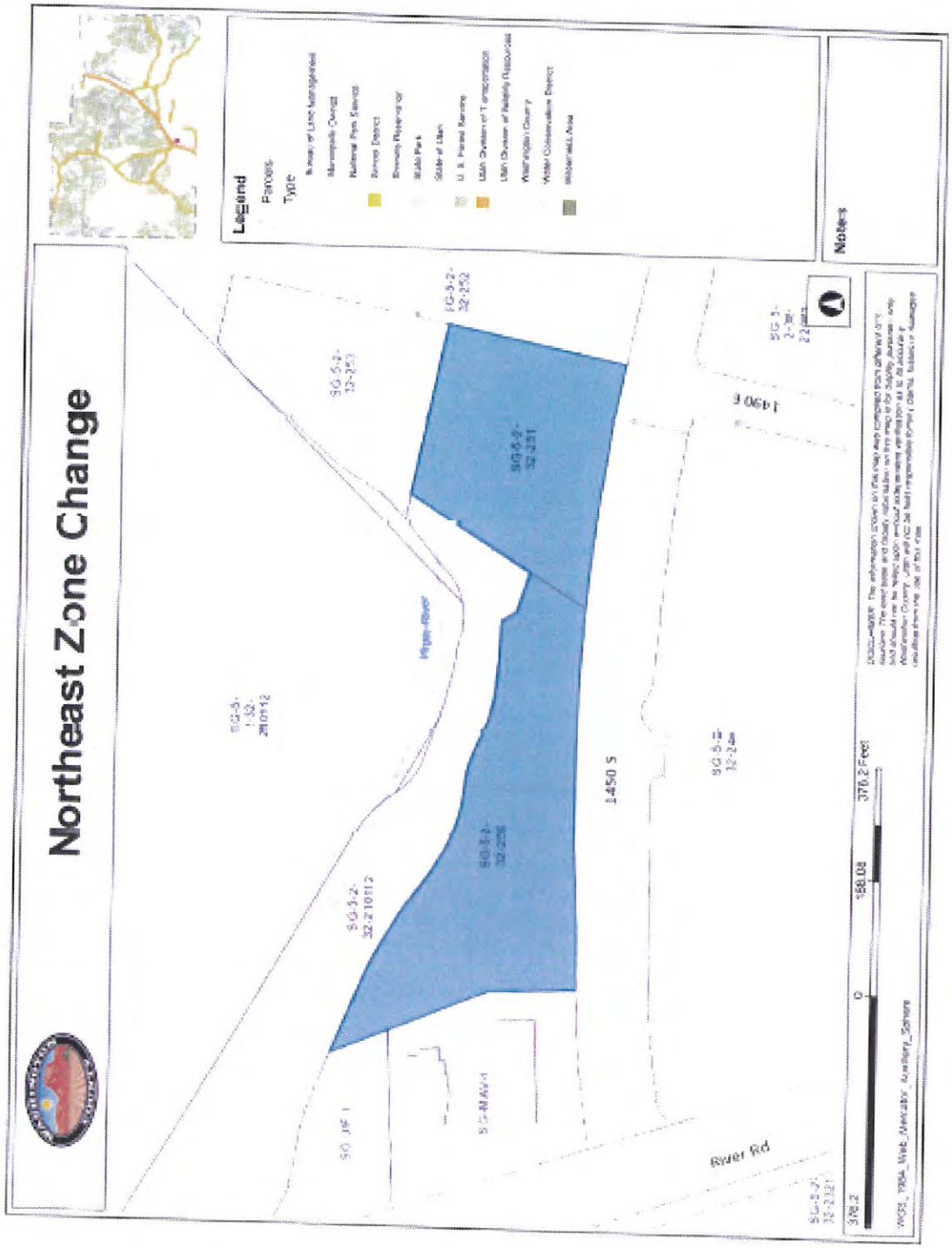
IV. COMMENTS

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.

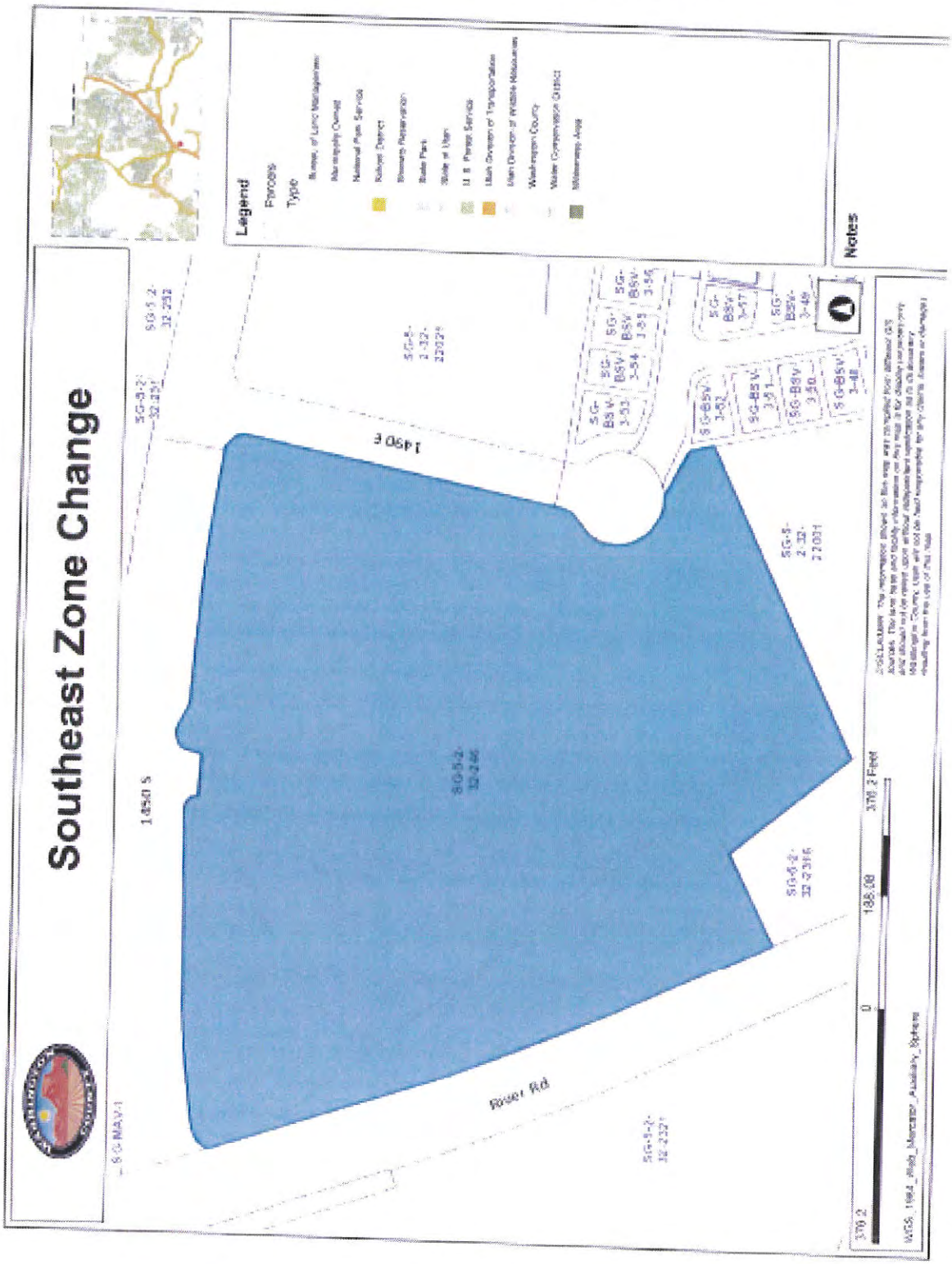
2. Until the following information is submitted, your application will be considered incomplete:

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.

North Zone Change



South Zone Change


Southeast Zone Change
Legend
Notes
1850 S
1450 E
River Rd
SG-5-2-32.22H
SG-6-2-32.23H
SG-5-2-32.23J
SG-5-2-32.23K
SG-5-2-32.23P
SG-5-2-32.23Q
SG-5-2-32.23R
SG-5-2-32.23S
SG-5-2-32.23T
SG-5-2-32.23U
SG-5-2-32.23V
SG-5-2-32.23W
SG-5-2-32.23X
SG-5-2-32.23Y
SG-5-2-32.23Z
SG-5-2-32.24A
SG-5-2-32.24B
SG-5-2-32.24C
SG-5-2-32.24D
SG-5-2-32.24E
SG-5-2-32.24F
SG-5-2-32.24G
SG-5-2-32.24H
SG-5-2-32.24J
SG-5-2-32.24K
SG-5-2-32.24L
SG-5-2-32.24M
SG-5-2-32.24N
SG-5-2-32.24P
SG-5-2-32.24Q
SG-5-2-32.24R
SG-5-2-32.24S
SG-5-2-32.24T
SG-5-2-32.24U
SG-5-2-32.24V
SG-5-2-32.24W
SG-5-2-32.24X
SG-5-2-32.24Y
SG-5-2-32.24Z
SG-5-2-32.25A
SG-5-2-32.25B
SG-5-2-32.25C
SG-5-2-32.25D
SG-5-2-32.25E
SG-5-2-32.25F
SG-5-2-32.25G
SG-5-2-32.25H
SG-5-2-32.25J
SG-5-2-32.25K
SG-5-2-32.25L
SG-5-2-32.25M
SG-5-2-32.25N
SG-5-2-32.25P
SG-5-2-32.25Q
SG-5-2-32.25R
SG-5-2-32.25S
SG-5-2-32.25T
SG-5-2-32.25U
SG-5-2-32.25V
SG-5-2-32.25W
SG-5-2-32.25X
SG-5-2-32.25Y
SG-5-2-32.25Z
SG-5-2-32.26A
SG-5-2-32.26B
SG-5-2-32.26C
SG-5-2-32.26D
SG-5-2-32.26E
SG-5-2-32.26F
SG-5-2-32.26G
SG-5-2-32.26H
SG-5-2-32.26J
SG-5-2-32.26K
SG-5-2-32.26L
SG-5-2-32.26M
SG-5-2-32.26N

ITEM 2A
Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

2015-ZCA-034 Desert Canyons Master Plan Amendment

Request:

Consider a zone change amendment to change the Desert Canyons Planned Development Master Plan from PD-8 to R-1-10 (Single Family Residential) on 5.96 acres, approximately located at Rimrunner Drive and Church Rocks Drive, east of Deserts Edge Phase 1.

Background:

The property is located in the Desert Canyons Master Plan and PD. The original master plan was approved in 2007 and has several approved amendments. The current approved development plan, includes several areas of residential and commercial. The residential areas include various PD-R with different density allocations. In addition, a portion of the master plan includes areas that are standard R-1-10, which was approved and addressed in the development text. The applicant is proposing to modify the boundaries between PD-R, which is designated as PD-8 in the development plan and R-1-10. The proposal will increase the R-1-10 by 5.96 acres. The area will remain in the Desert Canyons master plan area and subject to all other requirements.

The applicant has begun to layout the subdivisions for the area and due to the location of the zone boundaries, several lots had split zoning. Therefore, the application was submitted to avoid split zoning on future subdivisions. Proposed amendments to the development plan and updated tables have been provided.

Representative:

Ken Miller, Development Solutions

Zone:

PD-R (Planned Development Residential) and R-1-10 (Single Family Residential)

General Plan:

RES (Residential)

Location:

This property is within the Desert Canyons master plan area, approximately located at Rimrunner Drive and Church Rocks Drive, east of Deserts Edge Phase 1.

Acreage:

5.96 acres

Density:

Density and number of units have been approved and included in the table. No additional units or densities are being proposed. According to the approved master plan, PD-8 may have up to 8 du/ac and R-1-10 is typically 3.2 du/ac. The request is a reduction in potential density.

Comments:

Several PD and master plan areas have been approved by the City with the respective development plans. However, once the developers begin to develop, layout streets, and engineer the projects, modifications are often made. The request is consistent with Desert Canyons master plan and the General Plan.

Desert Canyons Zone Application

Addendum #4

11/24/15

The Desert Canyons Development zone change application consisted of an 82 page binder that detailed the zoning application for a 2432 acre master planned community. As many as 25 copies of the Desert Canyons zone change application has been distributed to city staff, members of the planning commission, and members of the city council. Desert Canyons has received numerous comments on the Desert Canyons zoning plan and application which need to be included in the plan.

The purpose of this addendum is to update and document changes that have occurred in the plan in response to comments that Desert Canyons Development has received since the zoning application was made. Upon final action by the city council, the items contained in this addendum will be integrated into a final zoning document for the Desert Canyons project.

REVISIONS

Section 3.1 – Exhibit 3.1: Minor revisions have been incorporated into the **Zoning Map** dated November 2015. The minor revisions on this map include changes in PD-8 and R-1-10 zoning boundaries.

Section 3.1 – Table 3.2: Minor revisions have been made to the **Zoning Designations Summary Chart** dated November 2015 to reflect changes in PD-8 and R-1-10 zone boundaries.

Table 3.2 (Addendum #4)

DESERT CANYONS ZONING DESIGNATION & OPEN SPACE SUMMMARY

November, 2015

Desert Canyons Gross Area **2289.06** Acres
Total Dwellig Units **6317** Units

RESTRICTED DEVELOPMENT AREAS

Flood Way (modified) 111.6 Acres (this area does not count toward open space)

DESERT CANYONS ZONE AREAS

Residential Zones

			Open Space %	Open Space Area	
R1-12	63.77	Acres	15%	9.57	*May include open space off parcel
R1-10	485.41	Acres	15%	72.81	*May include open space off parcel
R-3	88.88	Acres	15%	13.33	*May include open space off parcel
PD-8	544.7	Acres	30%	163.4	May inlcude front yards
PD-12	119.35	Acres	30%	35.81	May inlcude front yards
Sub Total Residential Zones	**1302.11**	Acres		**294.92**	Residential Open Space

Mixed Use Zones

CRM	**264.87**	Acres	25%	**66.22**	Mixe Use Open Space

Resort Zone

R-1	**130.41**	Acres	25%	**32.60**	Resort Open Space

Commercial and Industrial Zones

AVI	118.26	Acres	25%	29.57	
ASBP	295.49	Acres	25%	73.87	
C-2	33.61	Acres	25%	8.40	
Sub Total Commercial/Industrial	**447.36**	Acres		**111.84**	Comm. & Indust. Open Space May inlcude parking lots etc.

Open Space Zones

OS	144.31	Acres	0%	
	144.31	Total Plan Open Space		

Total All Areas **2289.06** **505.58** Total Required Open Space

DENSITY CALCULATION

Total Units 6317 Units
Total Residential Land Area 1566.98 Acres
Total Attributable Open Space 137.14 Acres
Overall Density 3.71 units per acre

PARKS CALCULATION ESTIMATE

Population Factor 2.5 persons per unit
Projected Population 15792.5 people
**4 acres per 1000 population 63.2 Acres

Community Parks 10 Acres
Neighborhood Parks 20 Acres
Natrual Park 40 Acres

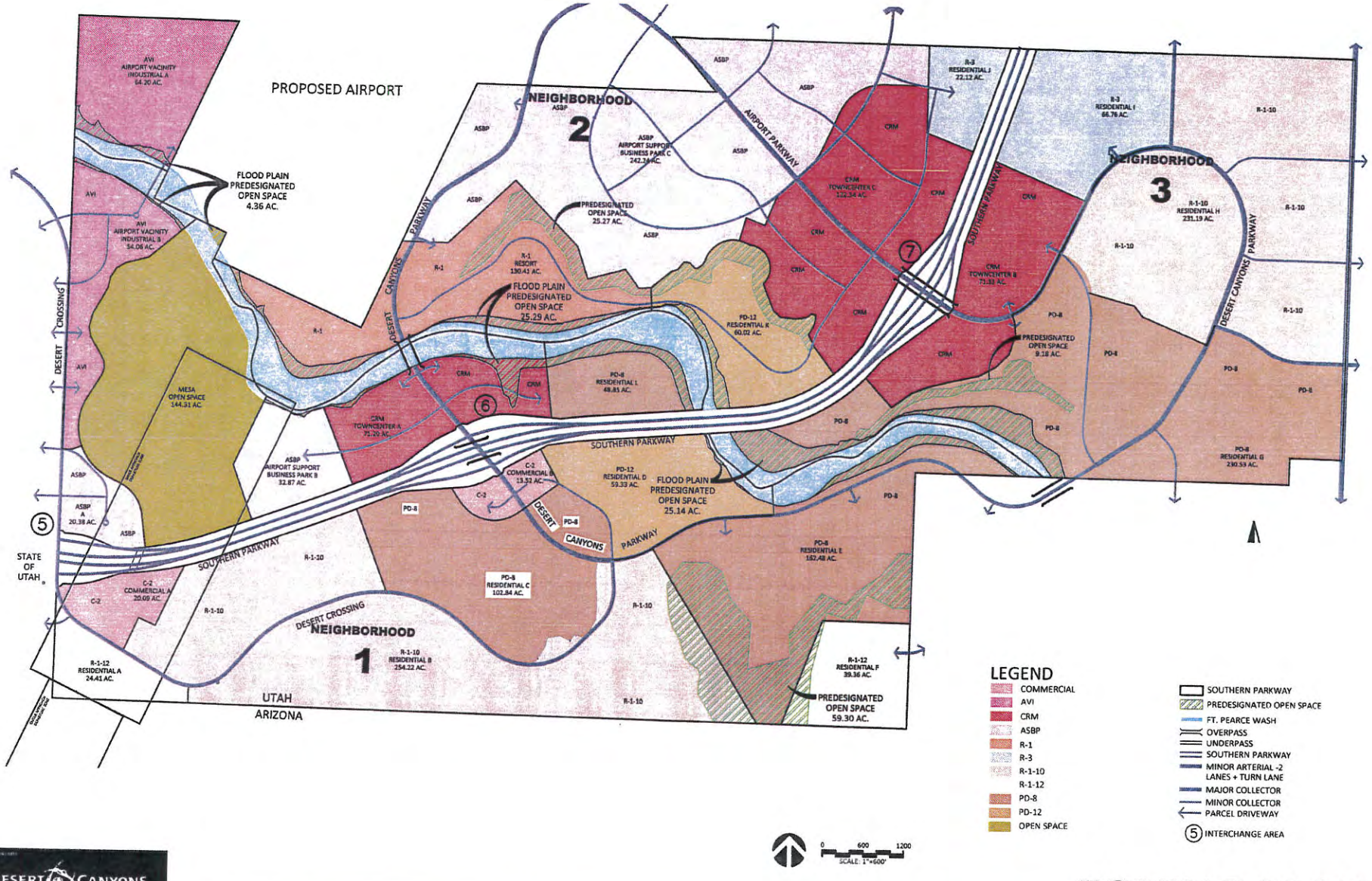
OPEN SPACE BREAKDOWN

Predesignated Open Space 148.88
Open Space Zone 137.14
286.02

219.56 *Undesignated Open Space

*In addition to the Open Space shown on the plan, Open Space may consist of any of the following; Golf Course, Parks, Natural Parks, Natural Open Space, Trails, Storm Water Detention Basins, Recreation Areas, etc.

** The actual quantity of park land calculated for the project shall be based upon the residential subdivision plats submitted and approved by the City.



DESERT CANYONS DEVELOPMENT

ZONING PLAN

EXHIBIT 3.1 NOVEMBER 2015

CITY OF ST. GEORGE
REC#: 01479819 11/17/2015 12:53 PM
TRAN: 150.0000 PLANNING FEES
OPER: LIC TERM: 035
REF#: 4848
ZC DESERT CANYON PH
PLANNING FEES 748.00CR
TENDERED: 748.00 1 CHECK(S)
APPLIED: 748.00-
CHANGE: 0.00

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: Quality Development, LLC; Quality Venture One, LLC; K & D Family, LLC
MAILING ADDRESS: 120 E. St. George Blvd #300 St. George
PHONE: 628-2121 CELL: _____ FAX: _____
APPLICANT: Development Solutions Inc
(If different than owner)
MAILING ADDRESS: 120 E. St. George Blvd #300
PHONE: 628-2121 CELL: _____ FAX: _____
EMAIL ADDRESS(ES): ken
CONTACT PERSON / REPRESENTATIVE: Ken Miller
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: Same
PHONE: 628-2121 CELL: _____ FAX: _____
EMAIL ADDRESS(ES): ken@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 site plan suitable for presentations in public meetings. East of Desert Canyon Phase 1

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-039 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**

5.96 ac $500 + (5.96-1)(50) = $748.00

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-8

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 ✓ 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: 5.96 ac.

6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No ✓
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.

7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes ✓ No _____
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*

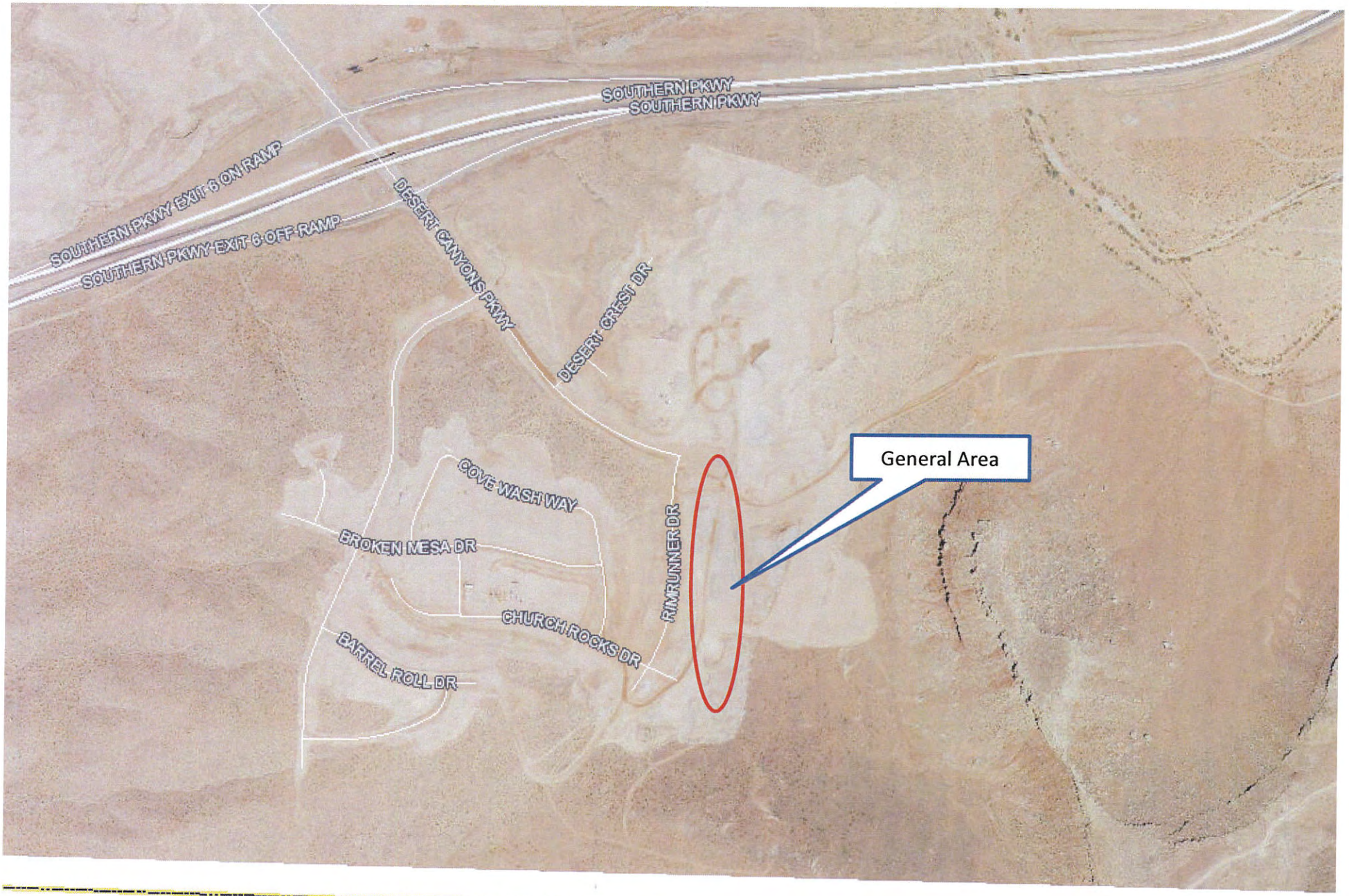
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes ✓ No _____
   Please describe the projected demand for utility services: _____

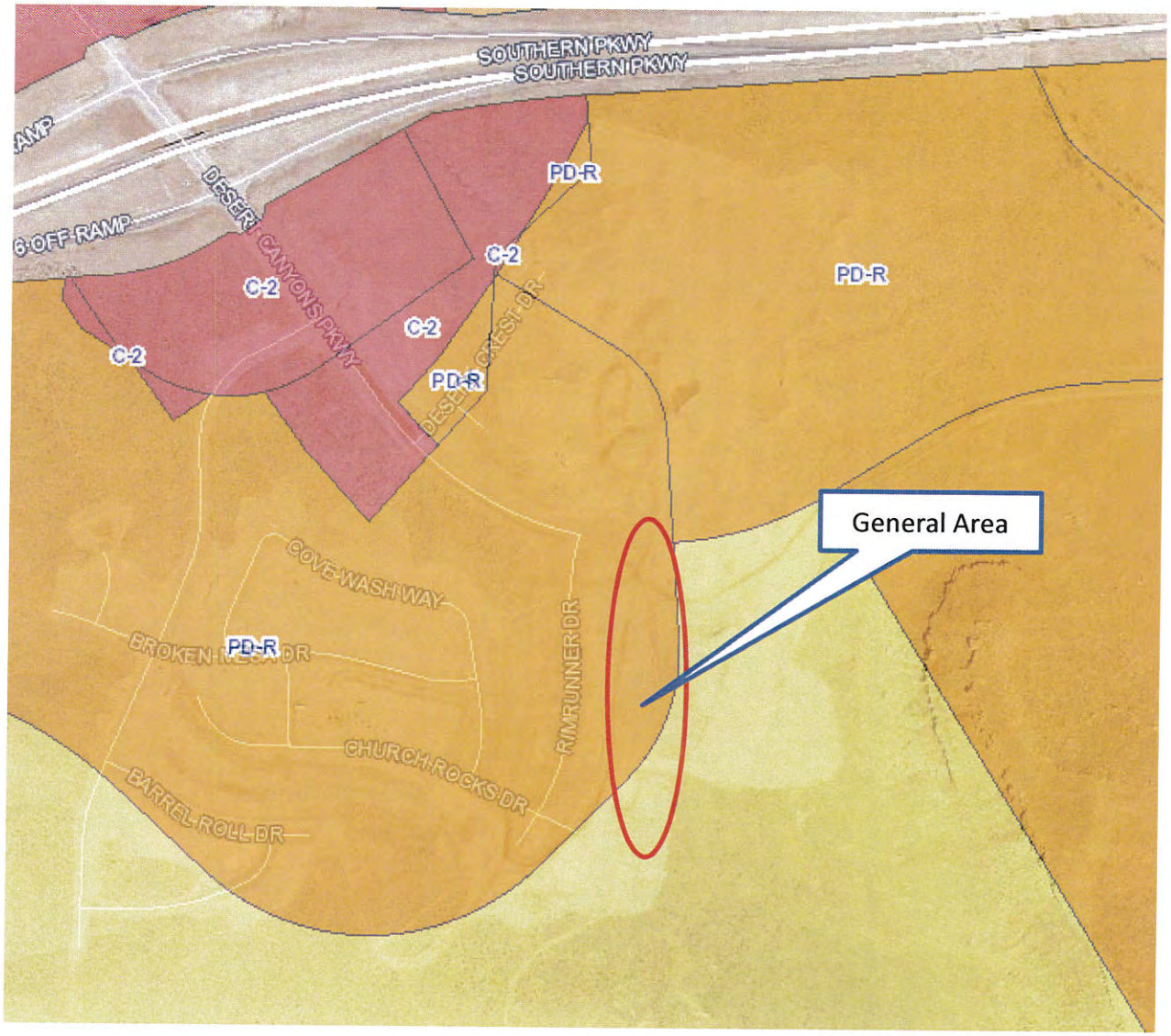
2014-ZCA-034

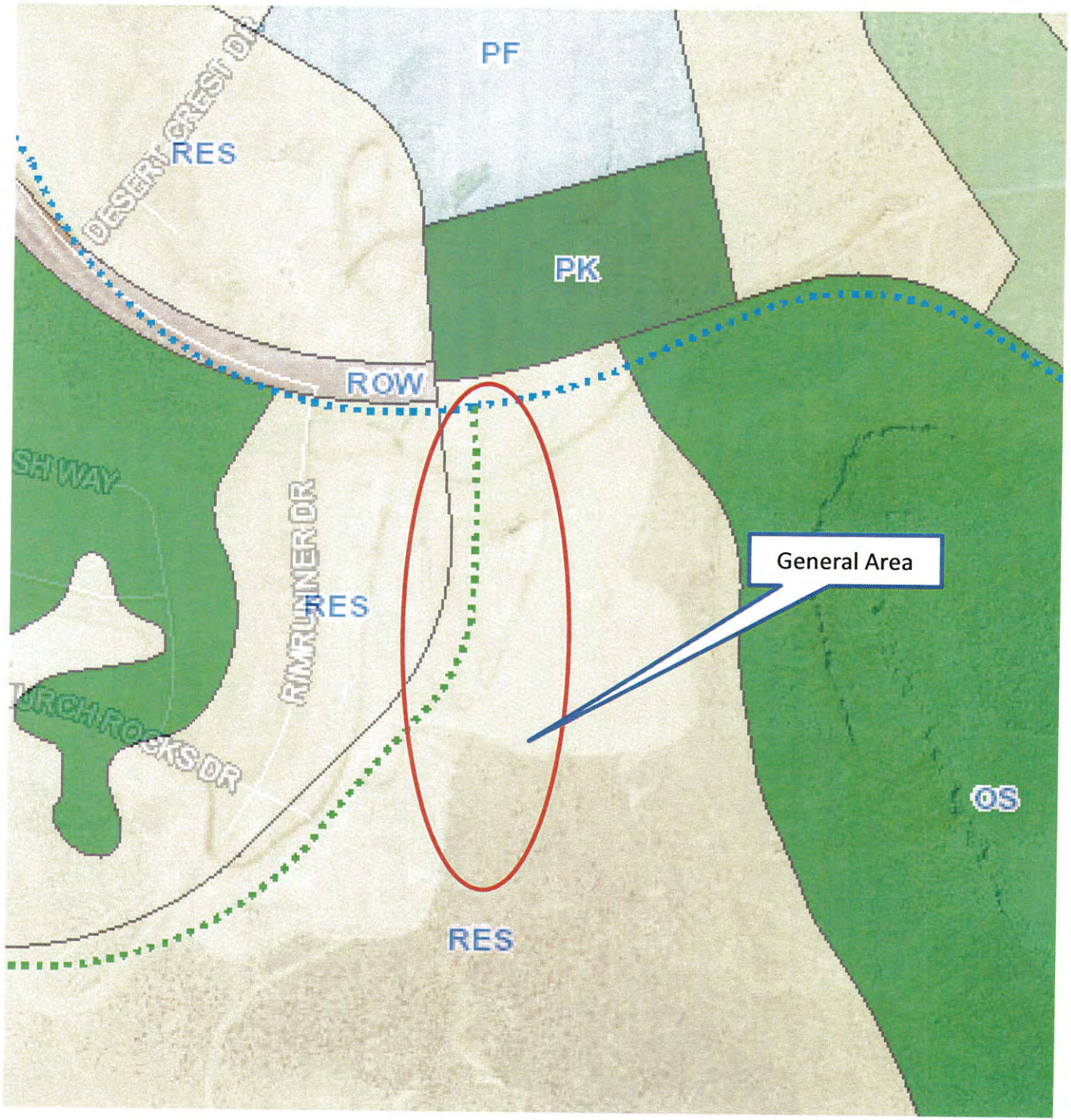
Desert Canyons Amendment

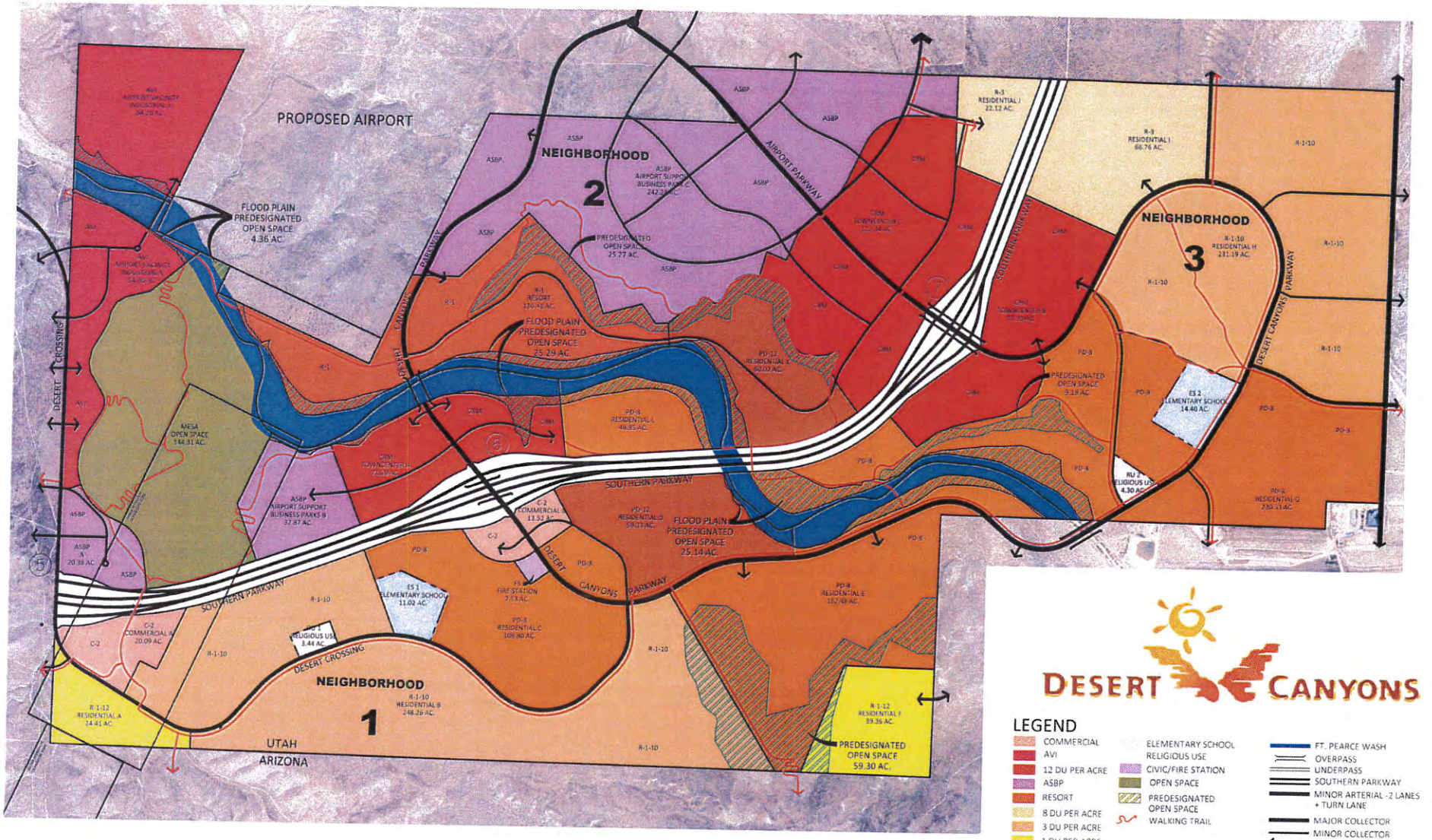
Request

- Modify the development plan: adjust boundaries between PD-R (PD-8 in the development plan) to R-1-10.


SOUTHERN PKWY
SOUTHERN PKWY
SOUTHERN PKWY EXIT 6 ON RAMP
SOUTHERN PKWY EXIT 6 OFF RAMP
DESERT CANYONS PKWY
DESERT CREST DR
COVE WASH WAY
BROKEN MESA DR
CHURCH ROCKS DR
BARREL ROLL DR
RIM RUNNER DR
General Area


SOUTHERN PKWY
SOUTHERN PKWY
6 OFF-RAMP
DESERT CANYONS PKWY
C-2
C-2
C-2
C-2
PD-R
PD-R
PD-R
PD-R
DESERT CREST DR
COVE WASH WAY
BROKEN MESA DR
CHURCH ROCKS DR
RIMRUNNER DR
BARREL ROLL DR
General Area


PF
RES
PK
ROW
RIMRUNNER DR
RES
General Area
OS
RES

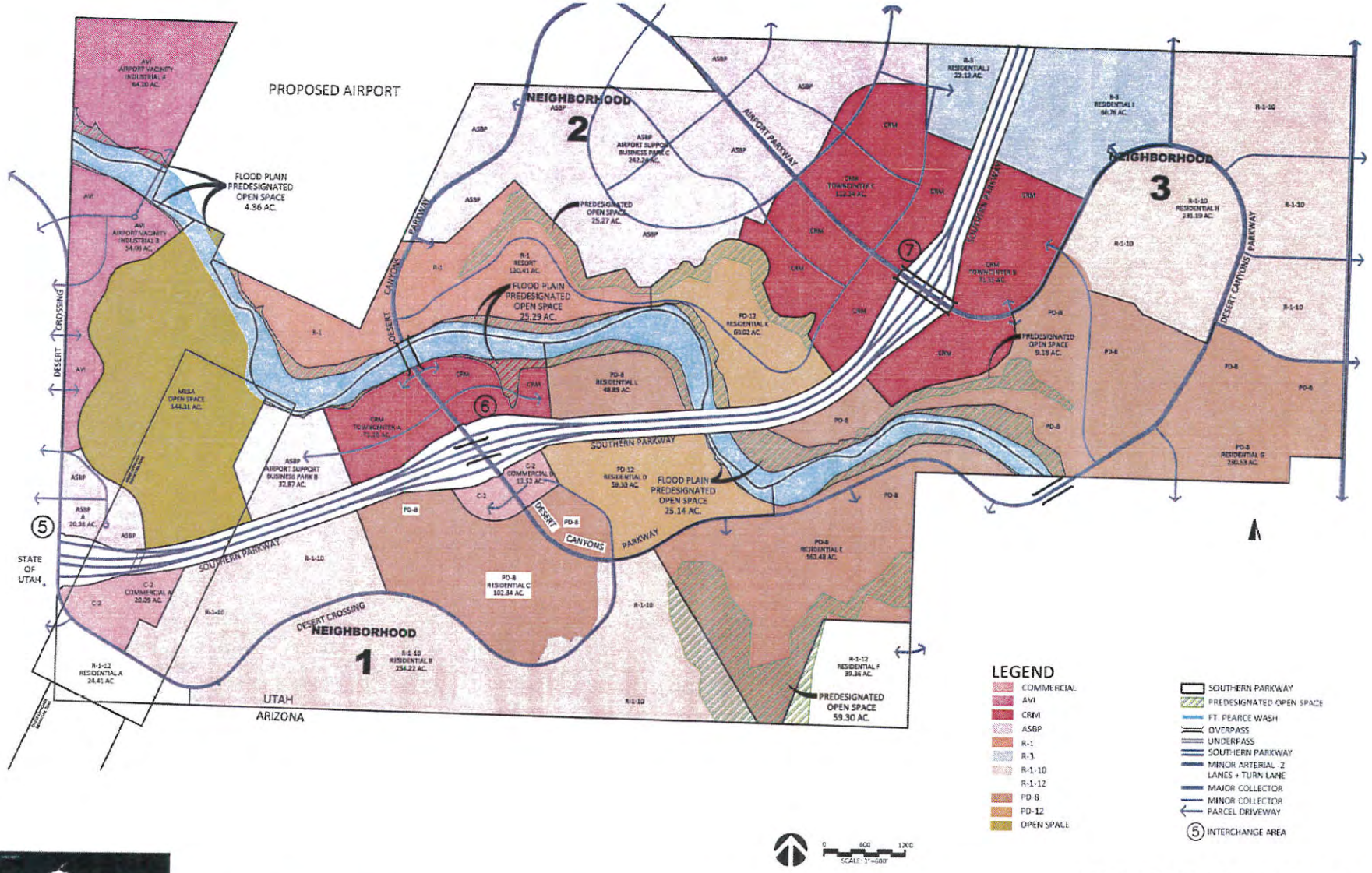


DESERT CANYONS DEVELOPMENT

LAND USE MAP

EXHIBIT 2.2 APRIL 2009

Existing Master Plan

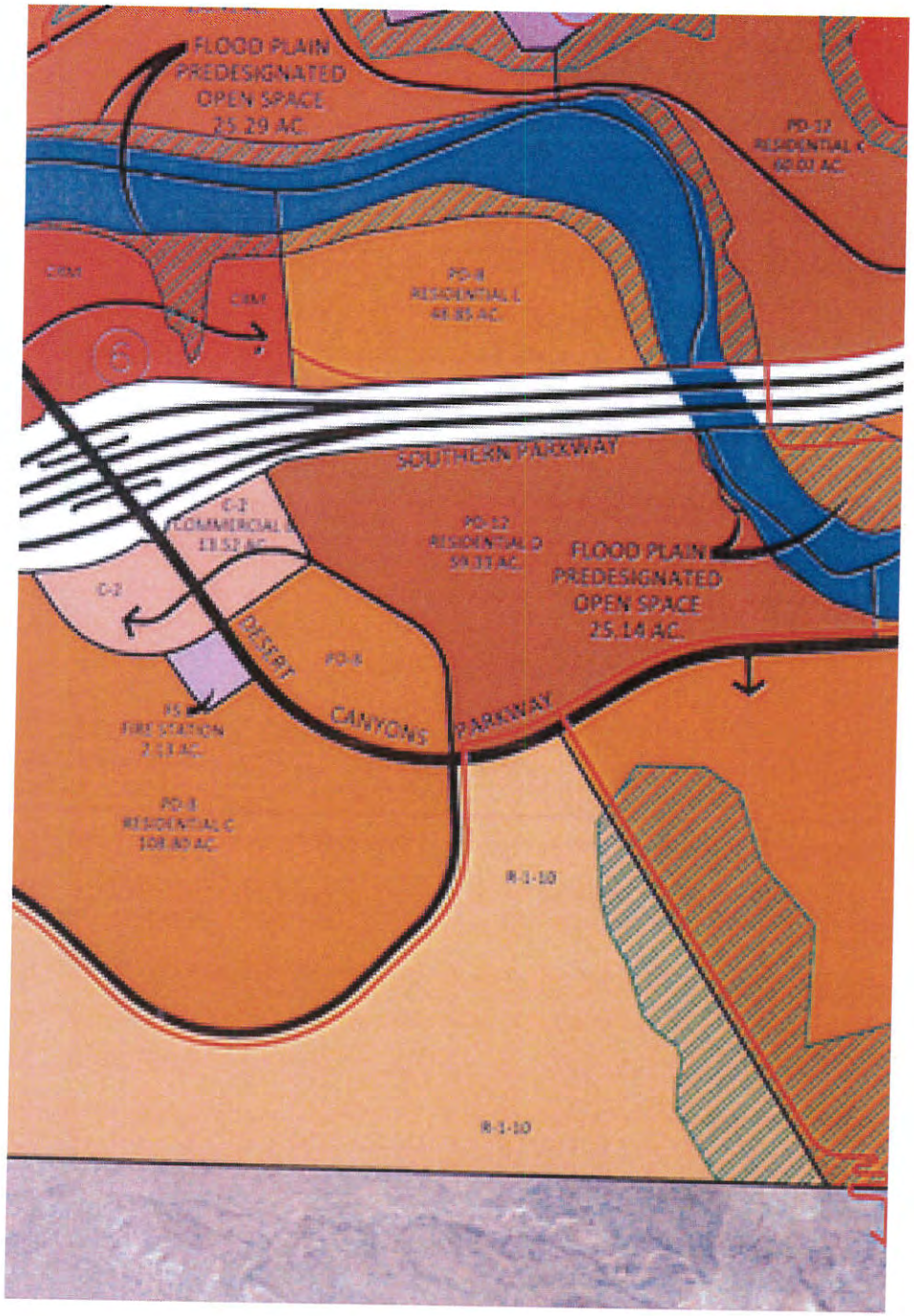


DESERT CANYONS DEVELOPMENT

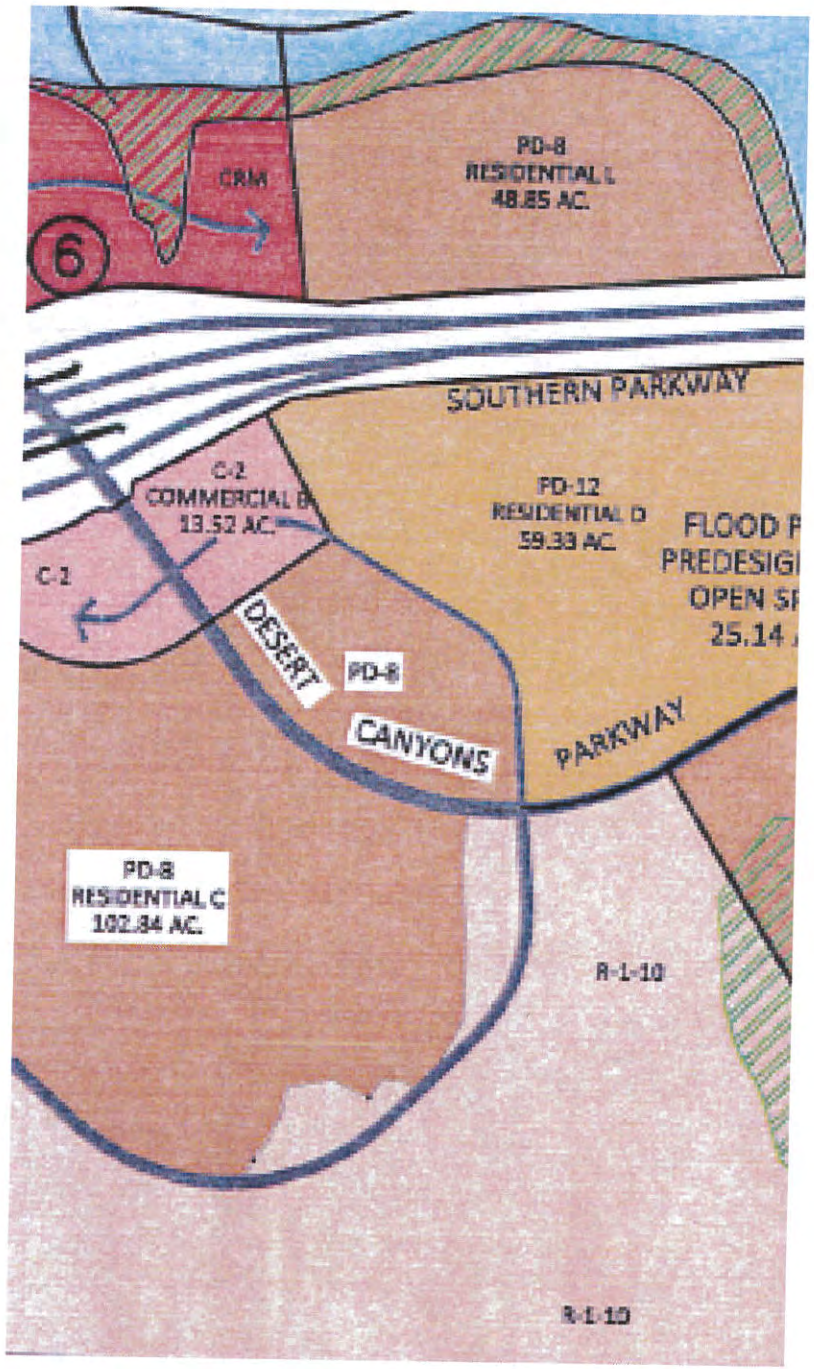
ZONING PLAN

EXHIBIT 3.1 NOVEMBER 2015

Proposed



Existing



Proposed

ITEM 2B

PLANNING COMMISSION AGENDA REPORT: **11/24/2015** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **12/8/2015**

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 proposal 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.

New language is <u>underlined</u> and deleted language is ~~struck out~~

Chapter 8A
TRADITIONAL NEIGHBORHOOD DISTRICT (TND)

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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~~ have mixed uses and are ~~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;

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 to no less than fifteen (15) acres with recommendation from planning commission and approval from city council, if determined the proposed traditional neighborhood is compatible with surrounding land uses, meets the purpose and intent of the TND, and meets all other requirements of this chapter. A traditional neighborhood district may be reduced below fifteen (15) acres, with recommendation from planning commission and approval from city council, only if contiguous to another traditional neighborhood district, and it is determined that it is compatible with surrounding land uses, meets the purpose and intent of the TND, and meets all other requirements of this chapter.

B. A traditional neighborhood district ~~is divided into~~ must have at least two (2) types of areas: ~~, and each type of area has different land use and site development regulations as described herein~~.

1. A ~~traditional neighborhood district must have a~~ Neighborhood Center Area; and ~~neighborhood center area and at least one mixed~~

2. A Mixed ~~residential~~ Residential ~~area~~ Area.

In addition, a traditional neighborhood district may also ~~have~~ include an ~~employment center area~~ Employment 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 those listed in 10-8A-5. ~~retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.~~

D. A ~~mixed residential area~~ Mixed Residential 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 duplexes 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 as required in 10-8A-8.

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, recommended by the planning commission and approved by the city council, and included in the TND Development Plan or an approved amendment. ~~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~~ TND DEVELOPMENT PLAN 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 recommended by the planning commission and approved by the city council ~~as a conditional use~~. ~~Design standards for such conditional use shall be included in~~ as part of the TND Development Plan ~~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, sections 10-8-3, 10-8-4, and in accordance with the TND Criteria Manual, as amended. 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 and amended 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 benefits 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 be approved by the city, built to city standards, and conform to its ~~the~~ plans~~,~~ and goals~~, and standards~~ of ~~the leisure services~~ department the city, 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 recommended by the planning commission and approved by the city council. 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 this chapter and 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, courtyards bungalows ~~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" and this chapter. 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 by the process set forth in 10-8A-8. ~~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~~ C. 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 shall ~~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" if it meets the intent and purpose of this chapter. (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 the TND Criteria Manual and title 9, chapter 13 of this code. An overall sign program must be approved as part of the TND Development Plan. (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 as amended of this title, except as ~~may be~~ modified in the "Traditional Neighborhood District Criteria Manual".

B. Notwithstanding section 10-8A-5 as amended, "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 (65%)~~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 ~~n~~Neighborhood ~~c~~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 ~~neighborhood center area~~:

Regulation	Townhouse	Commercial Multi-Family Condominium
Minimum lot size	~~3,200 square feet~~ ~~3,600 square feet on corner lot~~ As per the approved development plan	~~3,200 square feet~~ ~~3,600 square feet on corner lot~~ As per the approved development plan
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~~ 3,200 square feet 3,600 square feet on corner lot	~~As per the approved 3,200 square feet~~ 3,600 square feet on corner lot 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)

4. Dwelling units shall have an elevated and covered, but otherwise open front porch. The front porch shall be part of the overall house design and extend at least thirty three percent (33%) of the width of the dwelling unit with a minimum depth of six feet (6'). The front porch shall be elevated above the sidewalk grade a minimum of eighteen inches (18"). The porch covering shall be part of the roof or roof extension, and of the same material as the dwelling and not simply an awning over the porch.

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~~ shall 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" and this chapter.

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 and this chapter.

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)

ITEM 3A
Cell Tower - CUP

PLANNING COMMISSION AGENDA REPORT: **08/12/2014**
CITY COUNCIL MEETING: **08/21/2014 – Approved** (8/21/14 to 8/14/15)

PLANNING COMMISSION AGENDA REPORT: **12/08/2015 – Time Extension Request**

CONDITIONAL USE PERMIT
Case # 2014-CUP-017

Request: Time extension for an expired conditional use permit to construct a one (1) one hundred foot (100') high co-locatable wireless tower and to construct related multiple equipment enclosure(s).

Project: This project is called the "Verizon – **UT4 Airplane**" and would consist of constructing one (1) co-locatable wireless tower with unmanned communications facilities. Previously approved by City Council on August 21, 2014.

Time Extension: Section 10-17-11 reads "A conditional use permit shall expire after one year if the permitted activity has not commenced, or if construction has not begun. At the end of one year, a request may be made by the applicant for an extension. In recommending an extension, the planning commission shall find that substantial work shall have been accomplished toward its completion or that through no fault of the applicant, it has been impossible to diligently pursue the completion of the application. Extensions may be granted for periods of time determined by the city council after recommendation from the planning commission. Once construction has been completed, the permit shall require no further renewal unless stipulated by the planning commission and city council at the time the permit is granted. (Ord. 2007-01-001, 1-4-2007)"

Related Case: Reference wireless master plan - Case No. 2014-WMP-002
(Approved 2/11/2014 by Planning Commission).

Representative: Mr. Jared White, Real Estate Specialist
Technology Associates
5710 South Green Street
Salt Lake City, Utah 84123

APN: SG-5-2-28-2306

Zoning: C3 (General Commercial Zone)

Location: Located at approximately 2014 E +/- Riverside Drive (next to Town Storage).

Notice: Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].

Area / Access: It's proposed to provide a 25 ft. wide access easement from Riverside Drive back to a leased area of 45 ft. x 45 ft. (2025 sq. ft.). The access easement is approximately 220 ft. long. Within the 25 ft. easement it is proposed to establish a 12 ft. wide road base (6 inches deep) driveway.

Identification: UT4 Motor Home

Height: To construct a new one hundred foot (100') monopole wireless telecommunications facility.

Ordinance(s): **Title 10, Chapter 17** "Conditional Uses." Section 10-17-11 "Time Limitation" (see page one (1) of this report for full description);

(Note: the City Council may determine if an extension is warranted and for how long it may be granted (typically for one year).

Title 10, Chapter 22 "Wireless Telecommunication Facilities;"

Section 10-22-5: CONDITIONAL USES:

All wireless communication facilities other than those described in section 10-22-4 of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in chapter 17 of this title. (1998 Document § 26-4)

(Note: A monopole exceeding thirty five feet (35') in a **commercial** zone is not listed as a permitted use and thus requires a CUP).

10-22-6: FACILITY TYPES:

C. Monopole With Antennas And Antenna Support Structures: The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure (see figure 3 attached to the ordinance codified herein and on file in the city office). No such antenna shall be located within one hundred fifty feet (150') of a residential zone unless approved by the planning commission. (1998 Document § 26-5; amd. 2003 Code)

(Note: This site is not within one hundred and fifty feet (150') of any residences)

10-22-7: ADDITIONAL STANDARDS:

A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.

(Note: The monopole may not exceed 100 ft. maximum, 100 ft. is requested)

B. Collocation: It is the policy of the city to encourage co-location of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.

(Note: This is a new site and co-location is proposed).

C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.

(Note: This proposal is not in the front setback or landscape area).

E. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

(Note: The applicant proposes a six foot (6') high chain link fence around the tower and shelters. All setbacks must be met.)

F. Historic Districts: Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the historic preservation commission and planning commission.

(Note: This is not in a historic district)

I. Engineering Review:

1. The city may, if it deems necessary, cause each site to be reviewed by a qualified electrical engineer. The costs shall be borne by the applicant. This review shall indicate whether or not the proposed facility will interfere with city, county or state communication facilities. In the event the new facility creates an electrical disturbance to these communication wavelengths, the applicant shall take the appropriate action to remove all interference

generated by the new facility. Such remedial action may include changing the frequency that is broadcast or relocating the facility to a new location.

2. The electrical engineer may also review the submitted information to determine if other sites are available to achieve an equivalent signal distribution and not significantly affect the operation of the wireless communication facility. Such a review shall be made when an applicant indicates that no other acceptable site exists.

J. Permits: Prior to the construction of any facility, the applicant shall obtain the proper building permits, encroachment permits and other permits as required by city codes. (1998 Document § 26-6)

Comments:

The city maintains a master plan for each wireless company in the Community Development Department. This site was shown on related Case No. 2014-WMP-002 (master plan – approved by council on February 11, 2014).

This applicant requests permission to establish one (1) new Verizon cell tower site.

The site could eventually be occupied by at least four (4) users (co-located) on one tower.

The proposed wall enclosure height of six feet (6') meets the maximum allowable height of six feet (6') that the City may permit. It is recommended that the applicant add earth tone slats to the chain link to help screen the site.

The applicant's goal is to increase coverage of wireless services to the area.

The proposed tower would be a steel monopole 100 feet high. Note that the maximum tower height permitted by code with an approved CUP is 100 ft. per Section 10-22-7.

An equipment shelter building for each client would be required on the site.

In addition to any conditions the Planning Commission recommends, CUP findings (attached below) will also be required.

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
	X	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.
	X	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.
	X	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.
PC - determine if any aesthetic concerns		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.
Meet related fire and electrical codes		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.
	X	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.
A CUP is required for a height of 100ft.		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.
	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
Is monopole location consistent with approved master plan		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.
	X	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)

Time Extension Request – Letter

November 24, 2015

St George City Council and Planning Commission
175 East 200 North
St George, UT 84770

Der Planning Commission City Council Members and

I am writing in regard to the conditional use permit issued to Verizon Wireless on August 21, 2014, approving them to construct a new cellular facility. Due to budget restrictions and design changes Verizon was not able to construct this site in the 1 year time limit and that permit has therefore expired. I am writing to respectfully request a 12 month extension to this permit. The case number is 2014-CUP-017.

This site is still needed to improve the cellular network in the area and Verizon is working to have the site built in 2016. We have several federally required regulatory items that need to be completed which we are working towards. The 12 month extension would allow us the time necessary to complete the remaining items needed to be ready to construct this site. In addition the property owner is working on plans to further commercially develop the property, as such he has asked that Verizon move the site approximately 100' to the east on the same property. In discussion with St George city staff they did not feel that this was a significant change from what the council had originally reviewed and approved. Although the project is not complete Verizon has invested a great deal of time and capitol into the project and are still dedicated to completing it. Thank you for you consideration in this matter.

Sincerely,

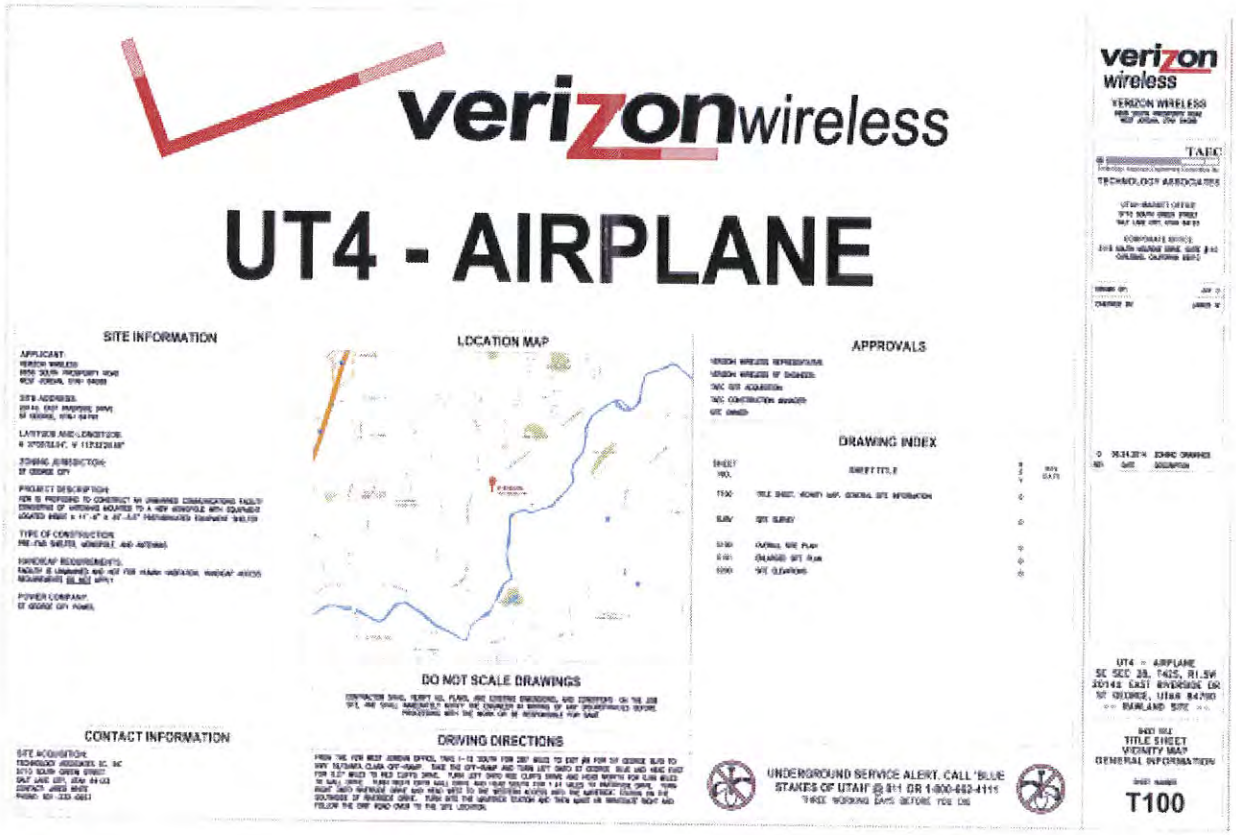
Jared White
Site Acquisition Specialist
Technology Associates (Representing Verizon Wireless)
801-232-0953

Vicinity Map

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

August 1, 2014

2019 E
RIVERSIDE DR
2012 E
N



verizonwireless

UT4 - AIRPLANE

SITE INFORMATION

APPLICANT:

SITE ADDRESS:

LATITUDE AND LONGITUDE:

ZONING JURISDICTION:

PROJECT DESCRIPTION:

TYPE OF CONSTRUCTION:

HANDICAP REQUIREMENTS:

POWER COMPANY:

LOCATION MAP

APPROVALS

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

DO NOT SCALE DRAWINGS

CONTACT INFORMATION

SITE ACQUISITION:

DRIVING DIRECTIONS

UNDERGROUND SERVICE ALERT. CALL "BLUE STAKES OF UTAH" @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG

verizon wireless

VERIZON WIRELESS

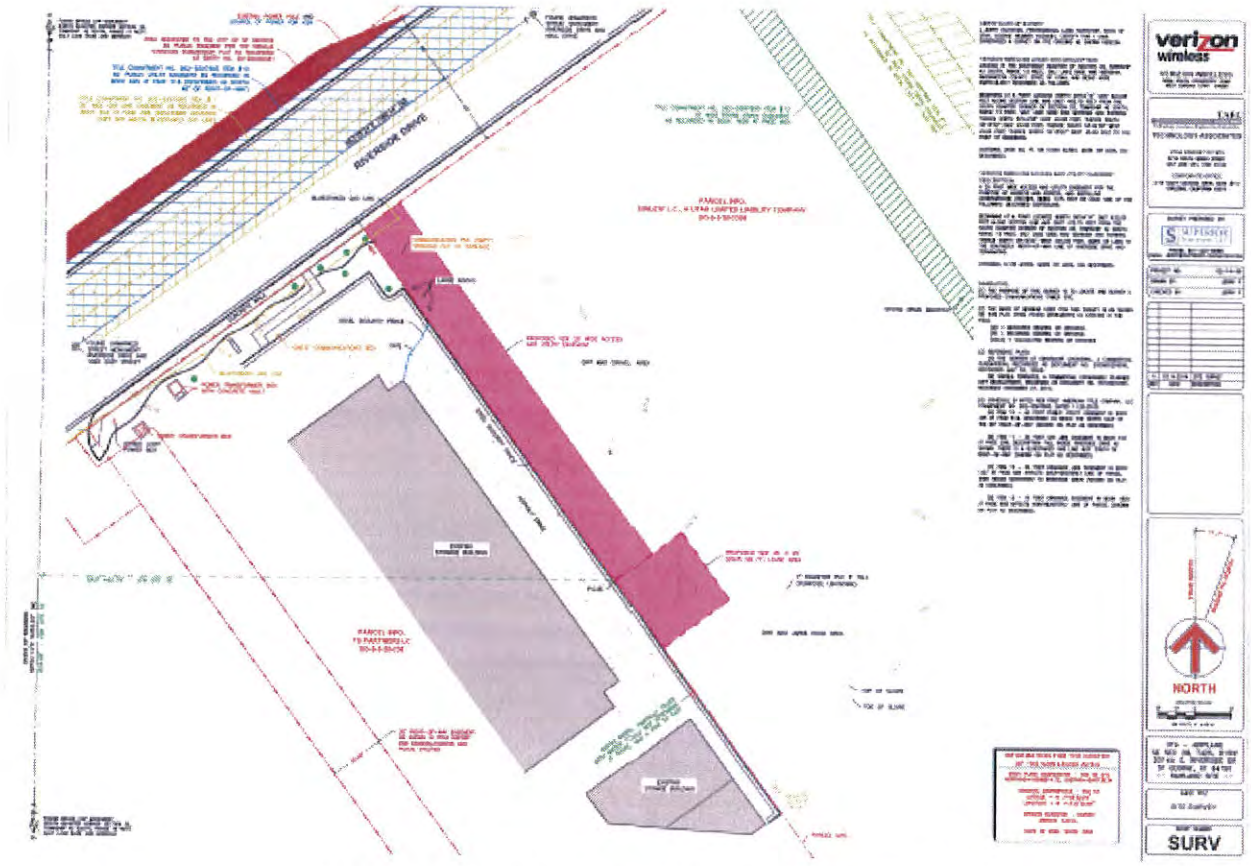
TAEC

TECHNOLOGY ASSOCIATES

UT4 - AIRPLANE
SE SEC 28, T42S, R1.5W
20144 EAST RIVERSIDE DR
ST GEORGE, Utah 84790
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

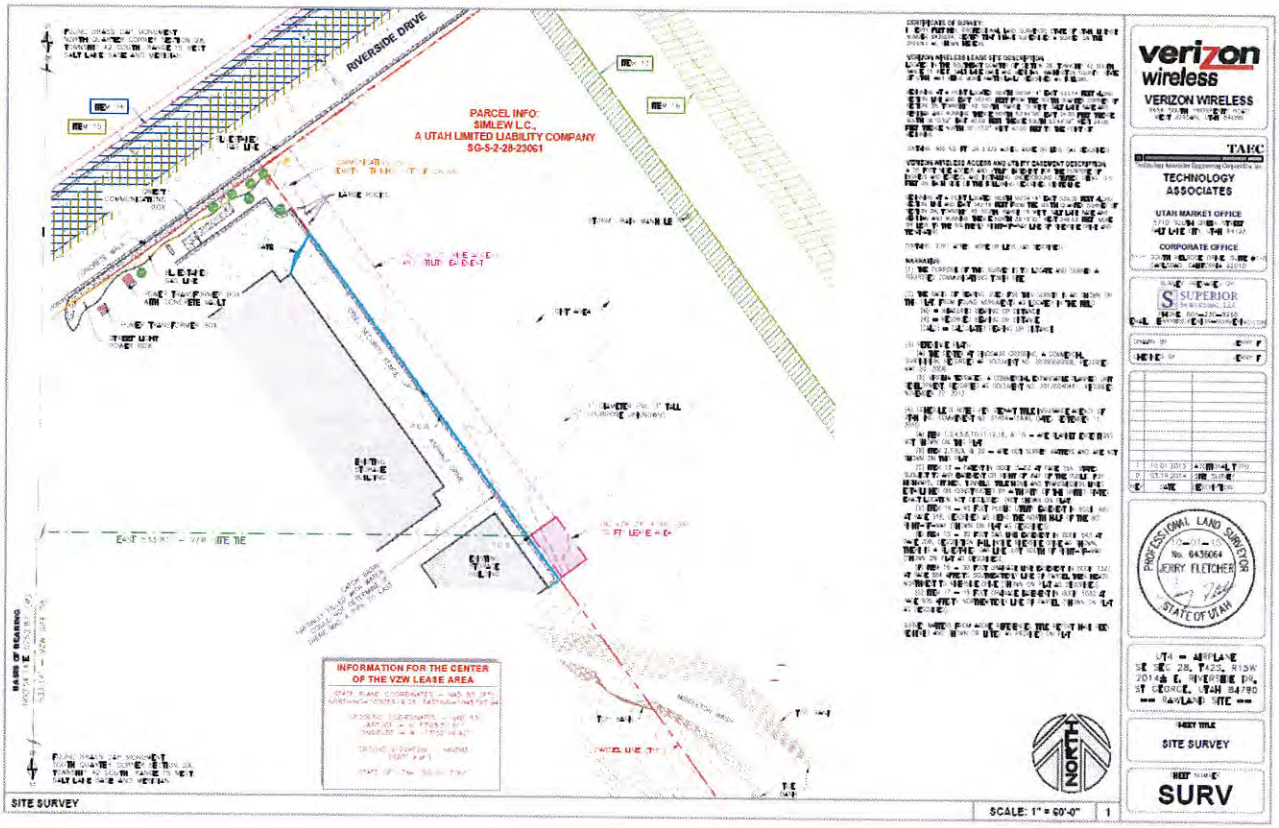
SHEET NUMBER
T100

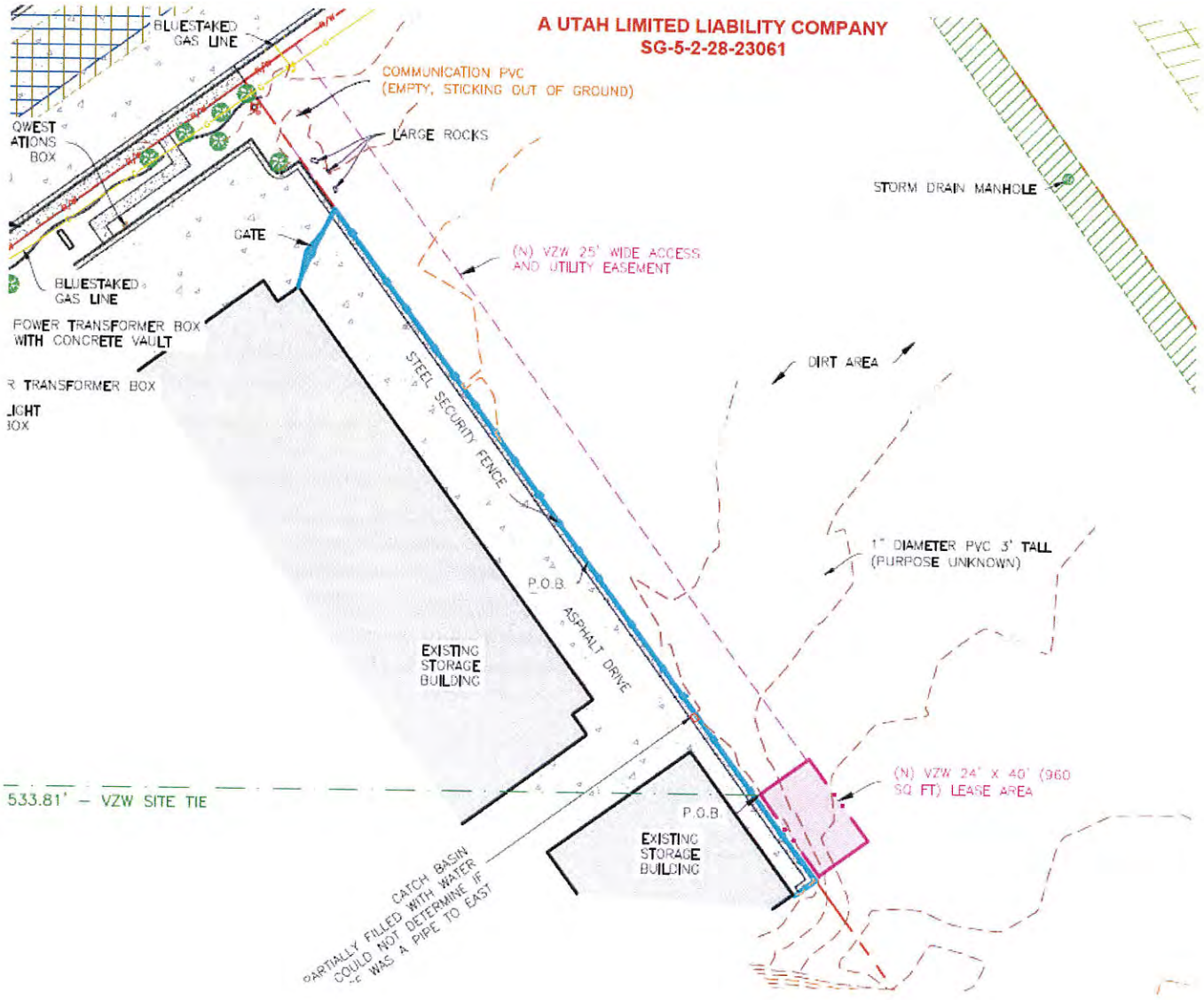


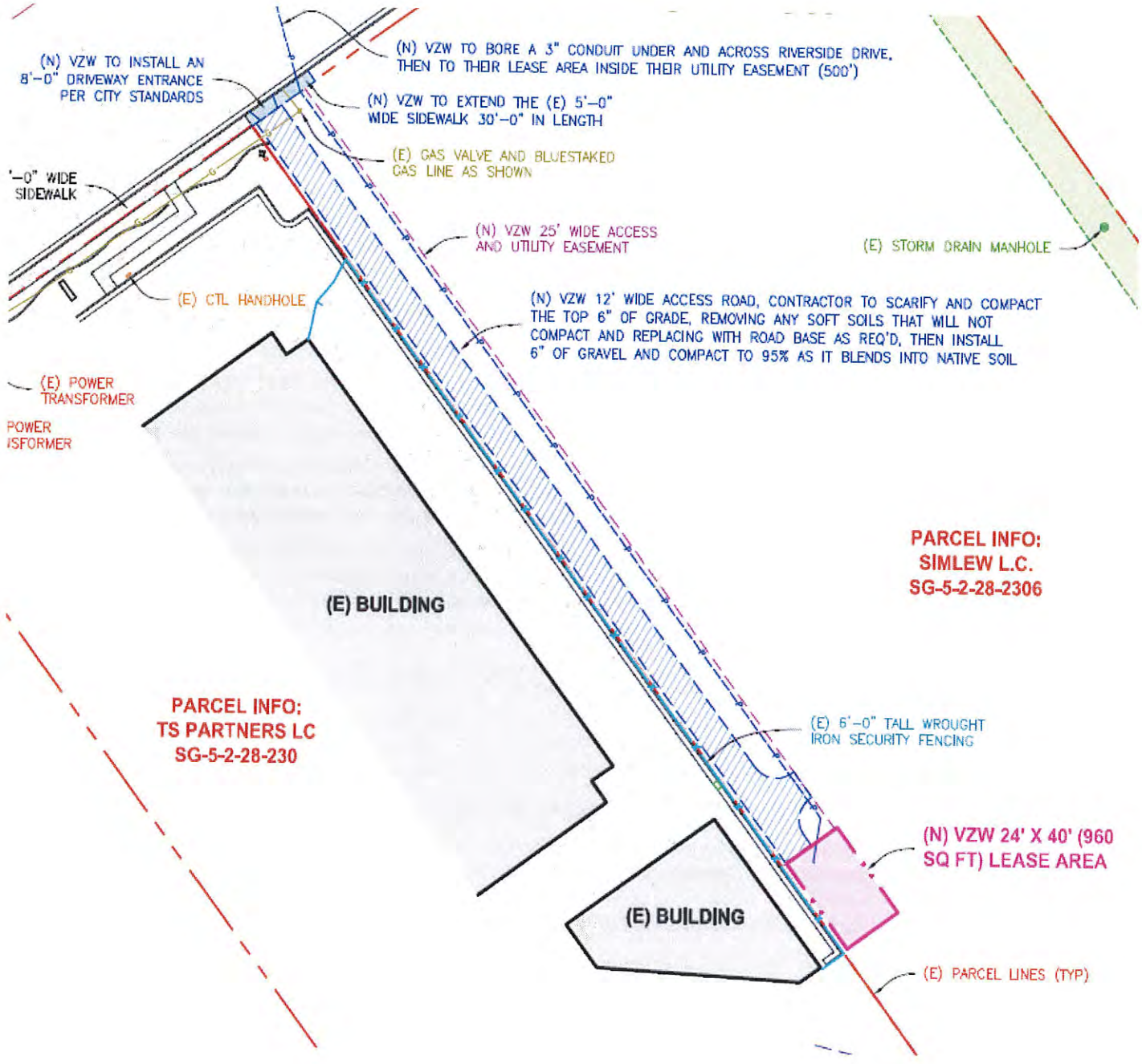
2014 Proposed Site Layout

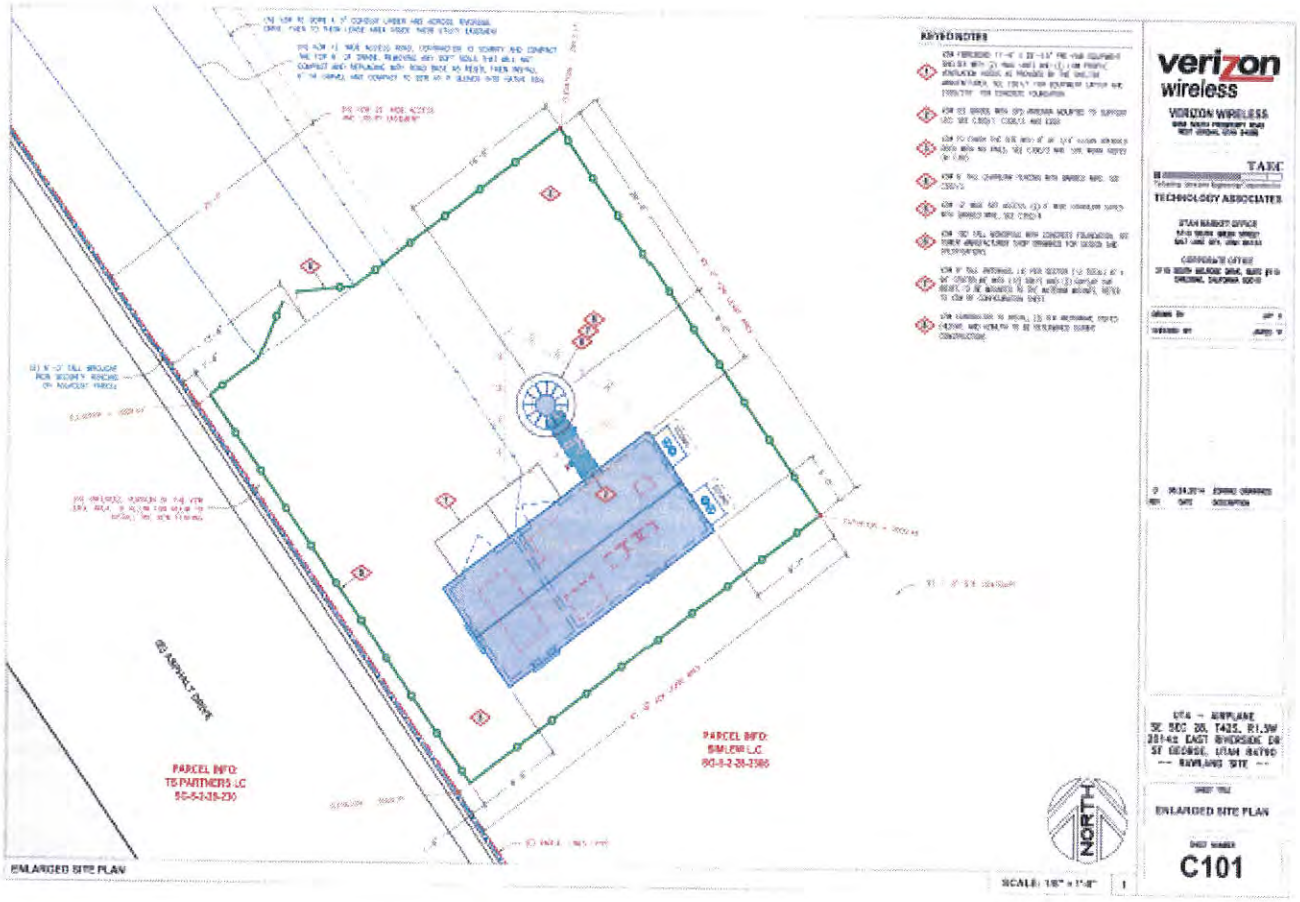
2015 Proposed Site Layout

(Move site approx. 100 ft. to the east)

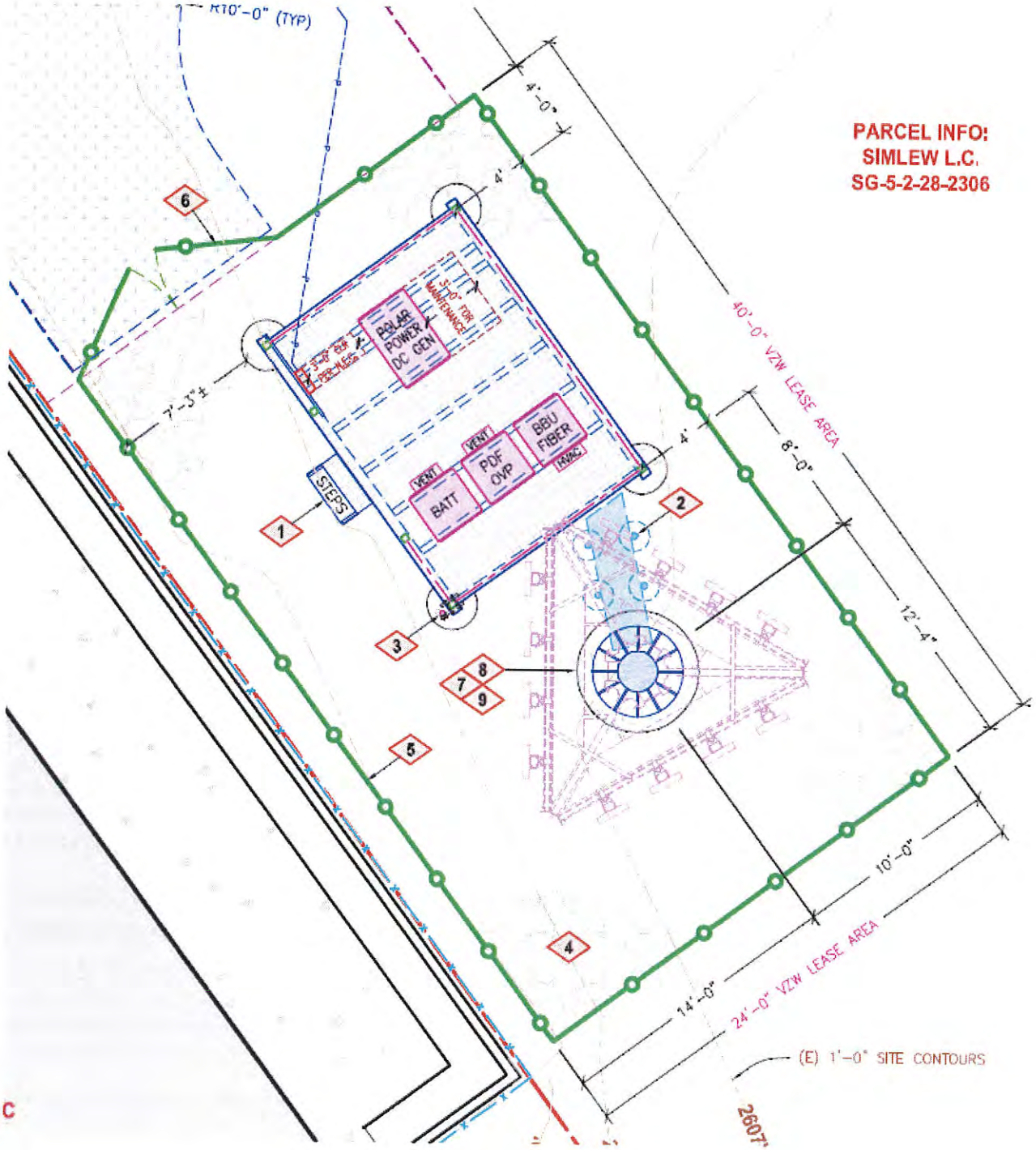



A UTAH LIMITED LIABILITY COMPANY
SG-5-2-28-23061
BLUESTAKED GAS LINE
COMMUNICATION PVC (EMPTY, STICKING OUT OF GROUND)
LARGE ROCKS
STORM DRAIN MANHOLE
GATE
(N) VZW 25' WIDE ACCESS AND UTILITY EASEMENT
BLUESTAKED GAS LINE
POWER TRANSFORMER BOX WITH CONCRETE VAULT
DIRT AREA
STEEL SECURITY FENCE
1" DIAMETER PVC 3' TALL (PURPOSE UNKNOWN)
P.O.B.
ASPHALT DRIVE
EXISTING STORAGE BUILDING
(N) VZW 24' X 40' (960 SQ FT) LEASE AREA
533.81' – VZW SITE TIE
P.O.B.
EXISTING STORAGE BUILDING
CATCH BASIN PARTIALLY FILLED WITH WATER COULD NOT DETERMINE IF WAS A PIPE TO EAST

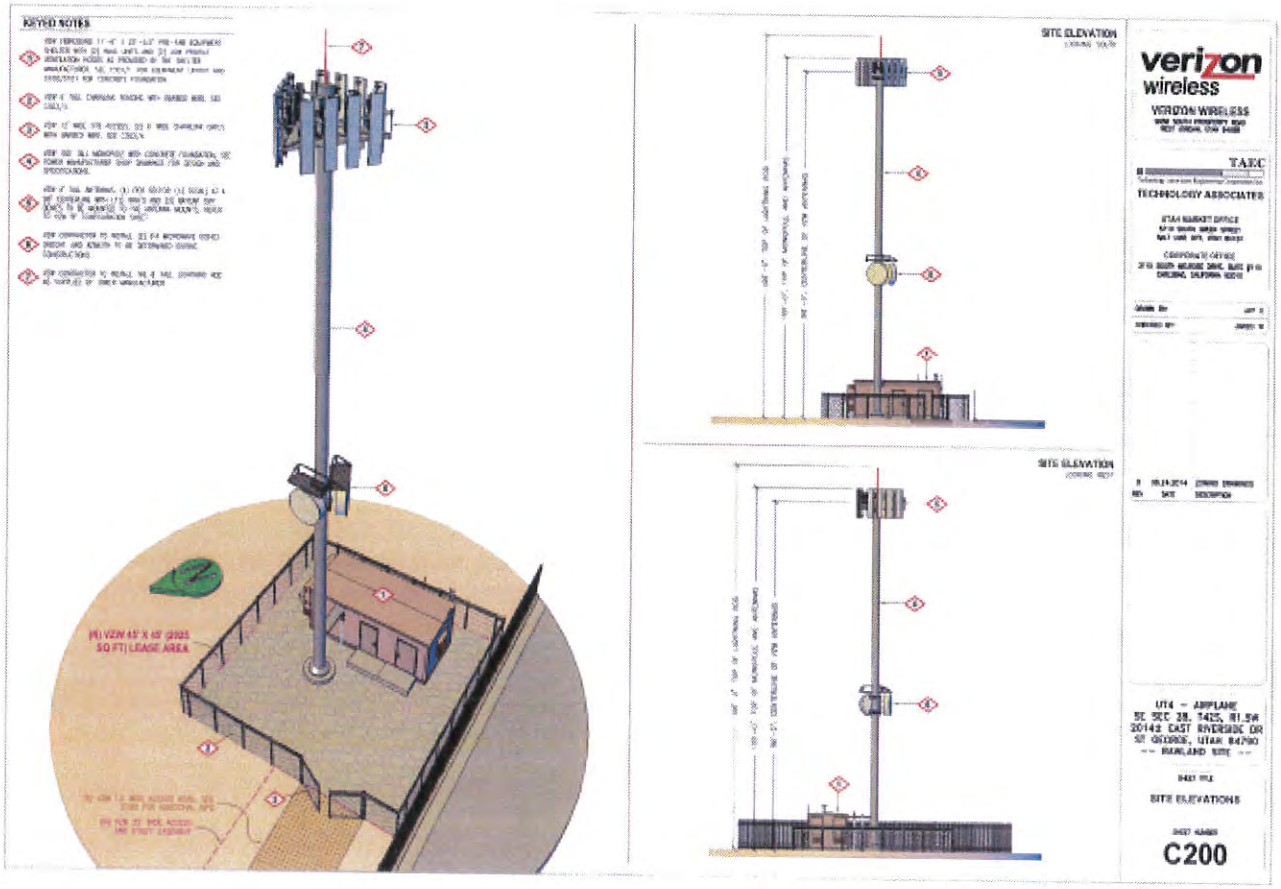

(N) VZW TO INSTALL AN 8'-0" DRIVEWAY ENTRANCE PER CITY STANDARDS
(N) VZW TO BORE A 3" CONDUIT UNDER AND ACROSS RIVERSIDE DRIVE, THEN TO THEIR LEASE AREA INSIDE THEIR UTILITY EASEMENT (500')
(N) VZW TO EXTEND THE (E) 5'-0" WIDE SIDEWALK 30'-0" IN LENGTH
(E) GAS VALVE AND BLUESTAKED GAS LINE AS SHOWN
'-0" WIDE SIDEWALK
(N) VZW 25' WIDE ACCESS AND UTILITY EASEMENT
(E) STORM DRAIN MANHOLE
(E) CTL HANDHOLE
(N) VZW 12' WIDE ACCESS ROAD, CONTRACTOR TO SCARIFY AND COMPACT THE TOP 6" OF GRADE, REMOVING ANY SOFT SOILS THAT WILL NOT COMPACT AND REPLACING WITH ROAD BASE AS REQ'D, THEN INSTALL 6" OF GRAVEL AND COMPACT TO 95% AS IT BLENDS INTO NATIVE SOIL
(E) POWER TRANSFORMER
POWER
/SFORMER
PARCEL INFO:
SIMLEW L.C.
SG-5-2-28-2306
(E) BUILDING
PARCEL INFO:
TS PARTNERS LC
SG-5-2-28-230
(E) 6'-0" TALL WROUGHT IRON SECURITY FENCING
(N) VZW 24' X 40' (960 SQ FT) LEASE AREA
(E) BUILDING
(E) PARCEL LINES (TYP)



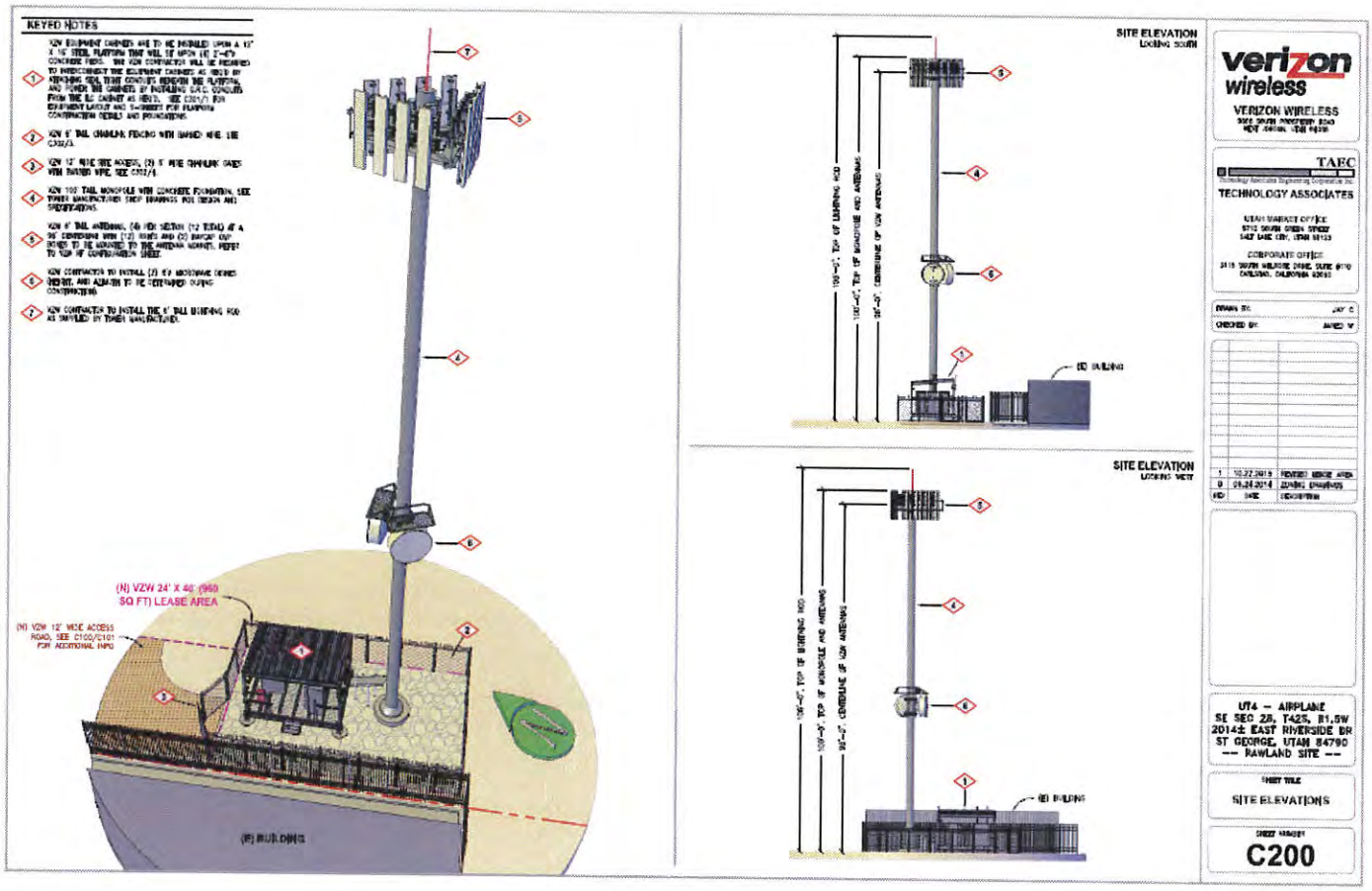
2014 Tower and Control Building



2015 Tower and Control Building



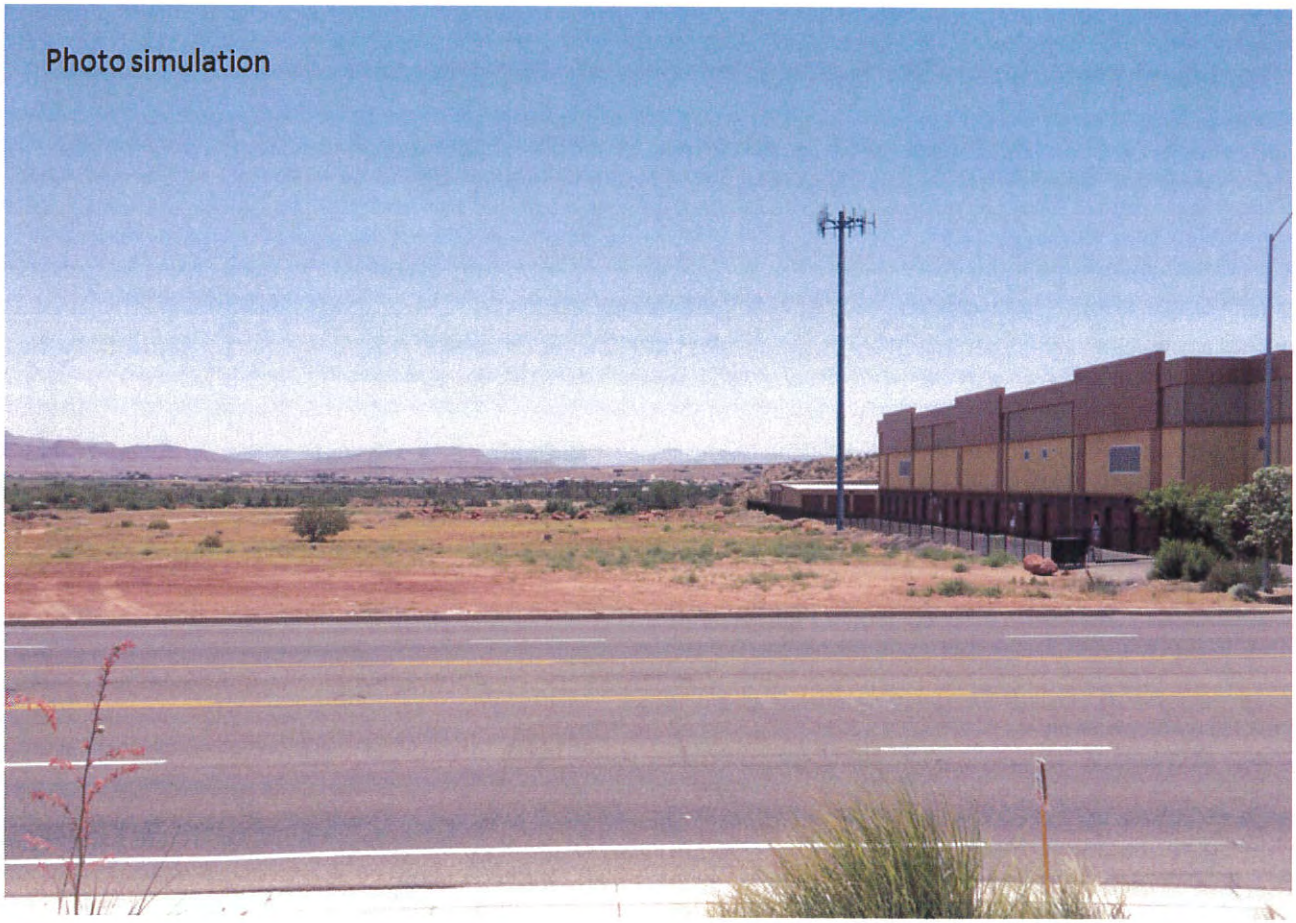
2014 Simulation

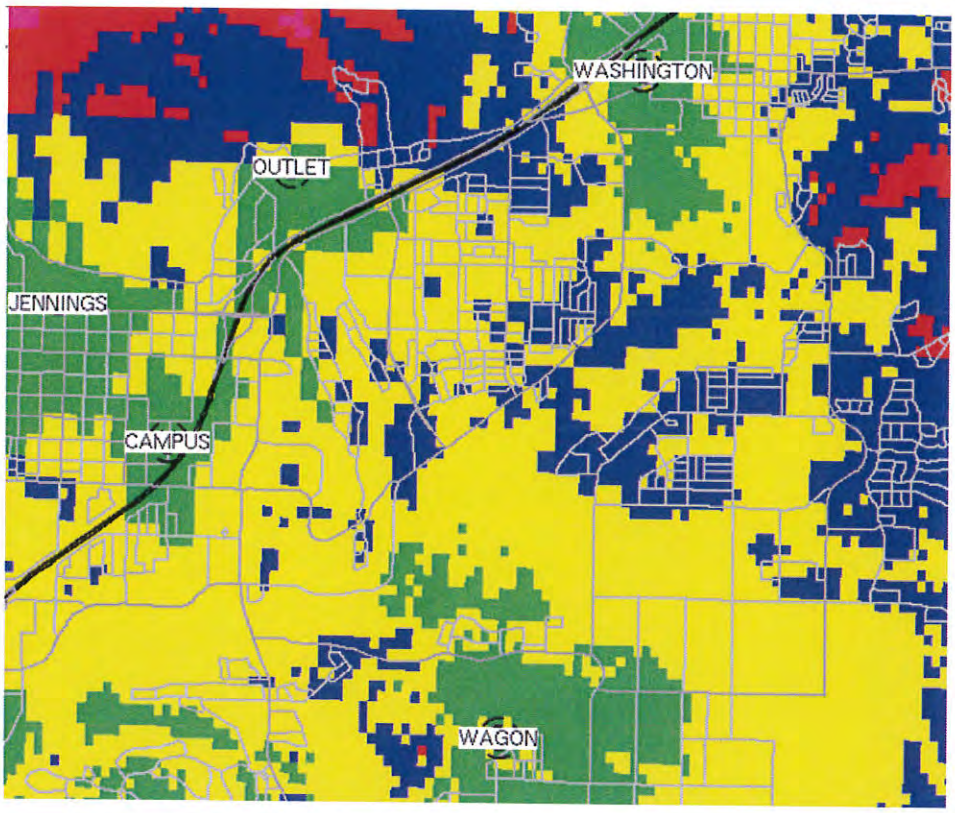


2015 Simulation

Storag

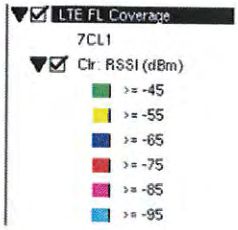
Photo Simulation

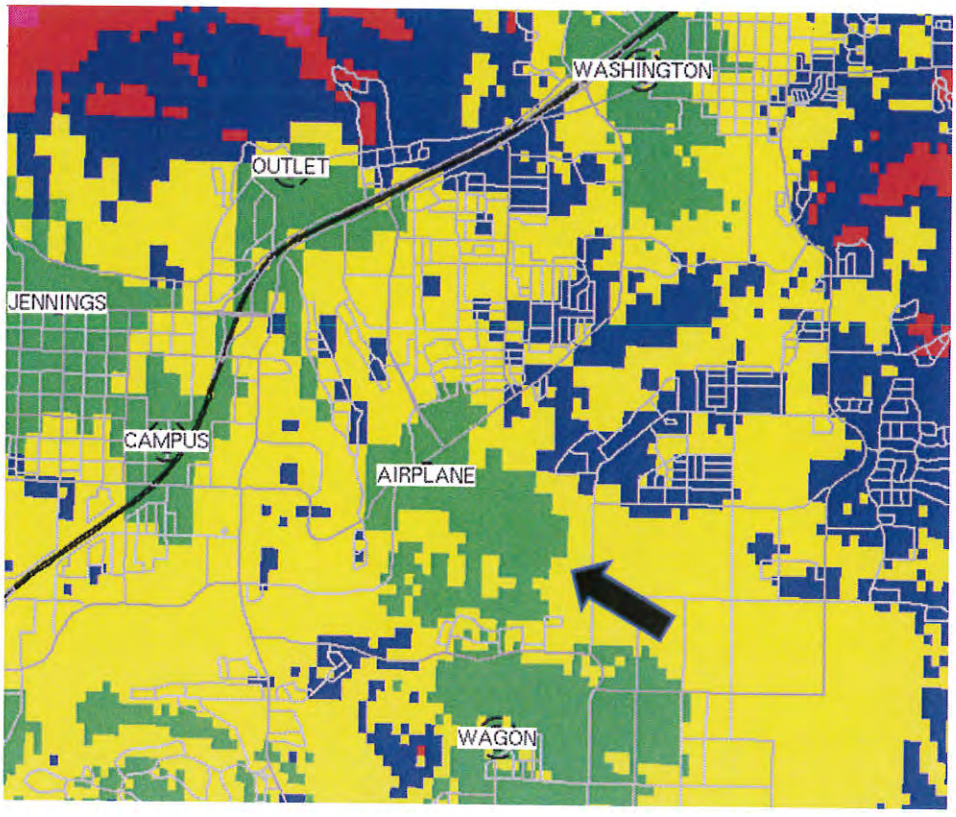




Existing 750 coverage around the Airplane site.

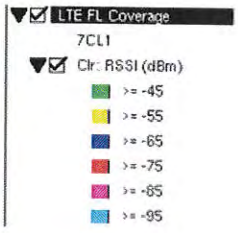
Before





Proposed 750 coverage including the Airplane site.

After



ITEM 3B
CUP - Natural Gas Facility

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

CONDITIONAL USE PERMIT:
Case # 2015-CUP-014

Request:	Consider a request for a conditional use permit for 1) a proposed "**Natural Gas Regulator Station**," 2) an eight foot (8') high security wall around the site, 3) site development mitigation, 4) landscaping, and 5) roadway improvements to site.
Project Overview:	Questar requires a natural gas regulator station to provide service to the Little Valley area to support the rapid residential growth. According to Questar, there is plenty of distribution infrastructure installed (plastic piping), but it needs more capacity to provide service to the area. The proposed facility has one basic purpose; to cut pressure from the 720 psig delivery into the IHP distribution system at 45 psig.
Piping:	2.9 miles of 8 inch steel high pressure to the station site and 2400 feet of 6 inch plastic to tie into the existing IHP system on 3000 East Street. The high pressure line will have a maximum operating pressure of 720 psig.
Location:	This property is located at 2300 South 3210 East.
APN:	SG-5-3-3-243
Identification:	Facility Identification is District Regulator Station WG0003
Property:	100 ft. x 100 ft. parcel (10,000 sq. ft.)
Building:	A 144 sq. ft. unoccupied building is proposed. It would be 12 ft. wide x 12 ft. long in size and approximately 9 ft. tall.
Fencing:	An eight foot (8') high decorative block wall with a lockable swing gate..
Property Owner:	Questar Gas
Applicant:	Questar Gas
Representative:	Mr. Tim Blackham
Zoning:	R-1-10 (Single Family Residential 10,000 square foot minimum lot size)

Ordinances:

Facility - Per Section 10-7B-3 a conditional use permit is required for a public utility (facility).

Plan - Per Section 10-17-6 a development plan is required (includes a site plan and elevations). Also comply with all other applicable Sections of Title 10 Chapter 17.

Walls and Fencing - Per Section 10-18-5 fencing is required to protect and screen the facility.

Landscaping - Project shall comply with Title 10 Chapter 25 'Landscaping' requirements.

Comments:

Staff has not received any opposition to this request. If the Planning Commission recommends approval, staff suggests the following conditions with additional comments and clarifications as required:

1. Facility; the site plan and elevations as presented are recommended for approval to the City Council.
2. Fencing; the solid pre-fabricated concrete wall is to be as presented to the Planning Commission. The maximum height may not exceed eight feet (8'). Eight feet is required for facility safety.
3. Access; current access is from a dirt road and requires improvements to the satisfaction of the City Traffic Engineering Department.
4. Landscaping; the landscaping shall comply with Title 10 Chapter 25.
5. SPR; Submit a SPR (Site Plan Review) application along with the required civil engineering plans for staff review and processing.

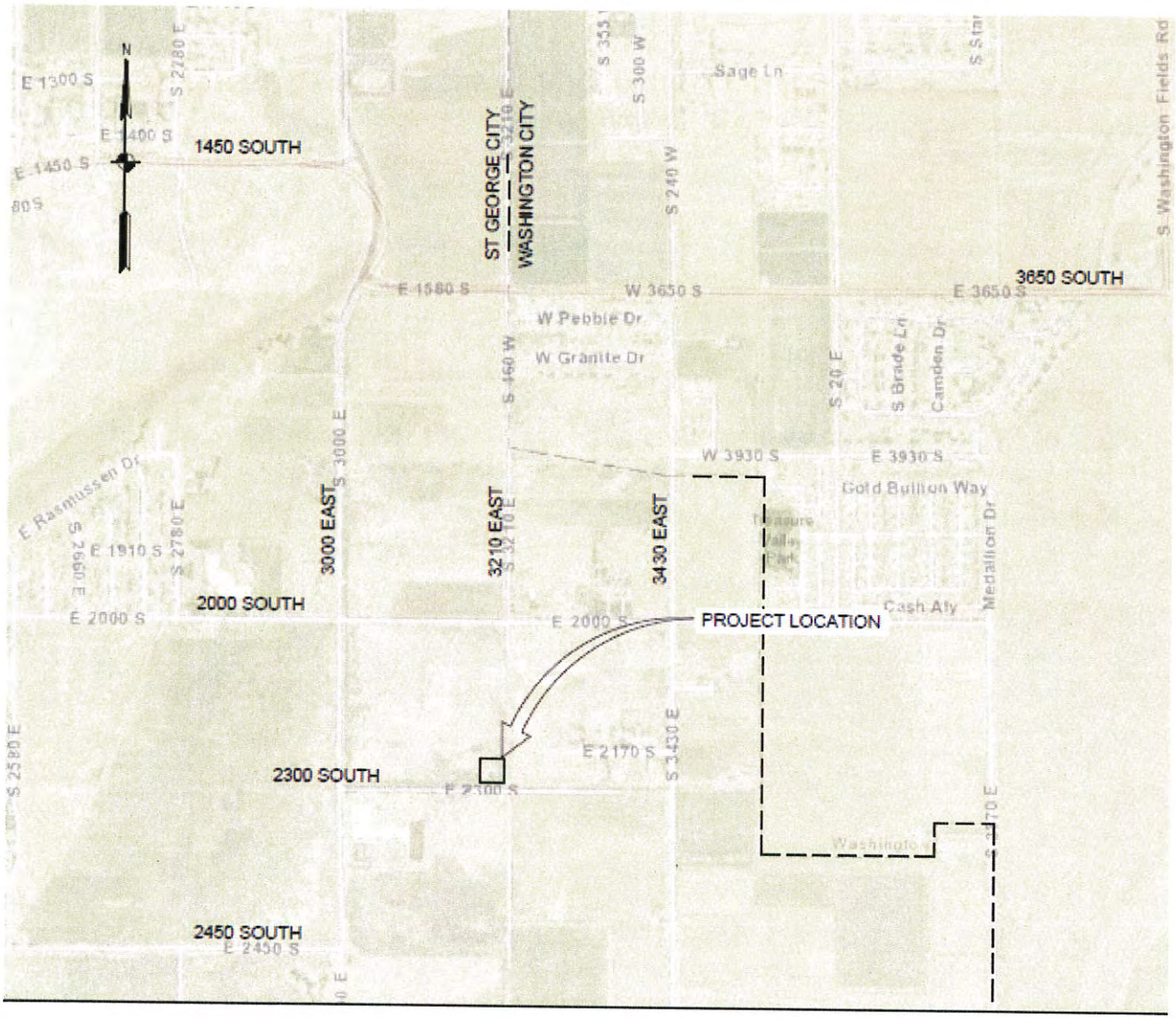
Findings:

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
Contain all noise on site		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.

Mitigate all dust during construction. Mitigate any exposed earth (by grading activity) with seeding and planting		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.
Meet all applicable codes		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.
Landscaping and fencing shall be used to mitigate site aesthetics		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.
Meet all applicable fire codes Fencing shall prevent site access by non-Questar employees		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.
		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.
Single story and shall comply with approved elevations and rendering	X	G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its

			relationship to nearby ridges, hills, and buildings.
24/7		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Meet all applicable state requirements		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)



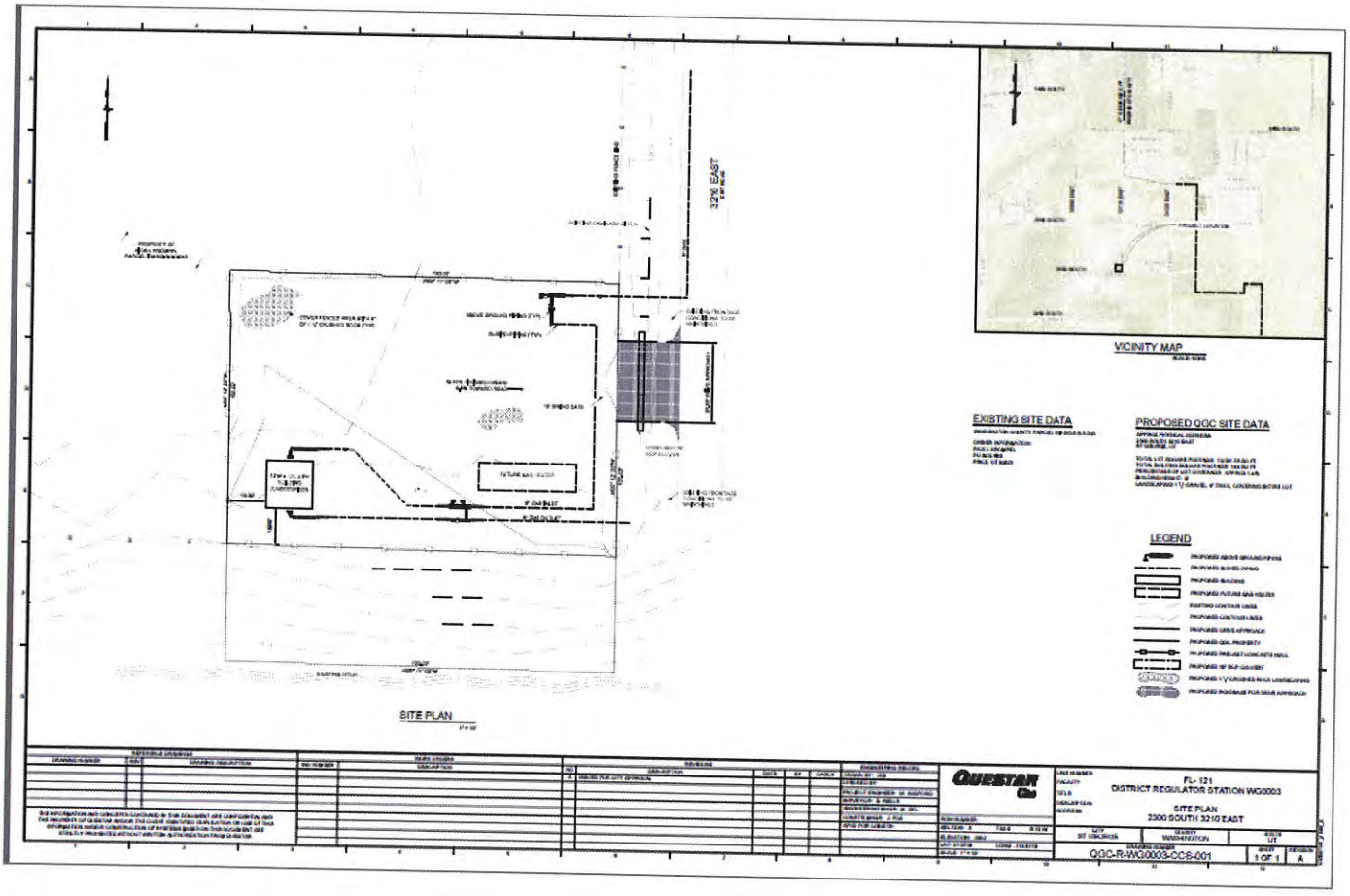
VICINITY MAP

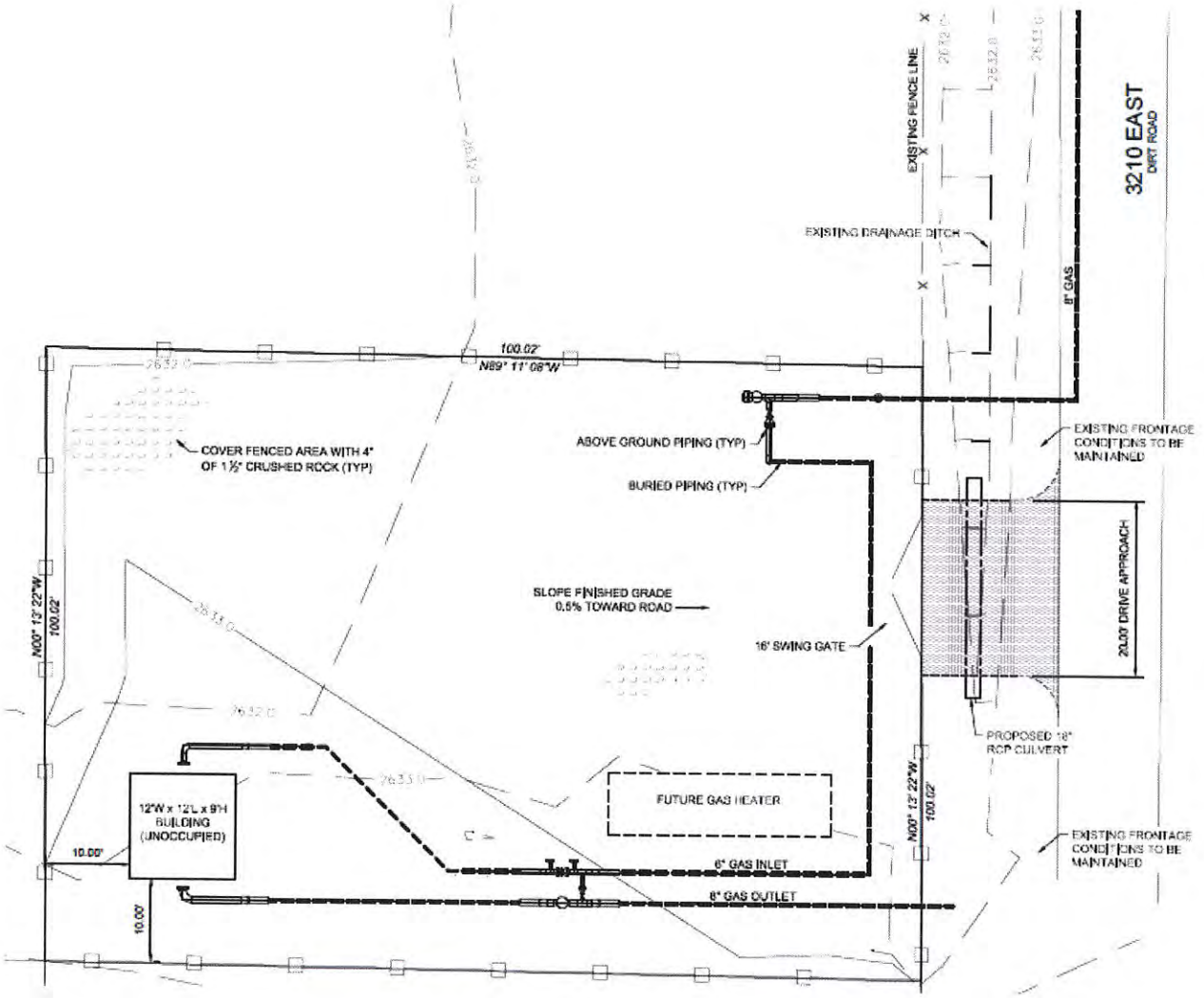
SCALE: NONE

3000 E ST
X
2330 S ST

R-1-10
X
RE-20
A-1
3000 E ST
2330 S ST

Access Roads


3200 EAST
VICINITY MAP
EXISTING SITE DATA
PROPOSED QGC SITE DATA
LEGEND
SITE PLAN
QUESTAR
FL- 121
DISTRICT REGULATOR STATION WG0003
SITE PLAN
2300 SOUTH 3210 EAST
QGC-R-WG0003-CCS-001


EXISTING FENCE LINE
3210 EAST
DIRT ROAD
EXISTING DRAINAGE DITCH
8" GAS
100.02'
N89° 11' 08"W
COVER FENCED AREA WITH 4" OF 1½" CRUSHED ROCK (TYP)
ABOVE GROUND PIPING (TYP)
BURIED PIPING (TYP)
EXISTING FRONTAGE CONDITIONS TO BE MAINTAINED
SLOPE FINISHED GRADE 0.5% TOWARD ROAD
16' SWING GATE
20.00' DRIVE APPROACH
PROPOSED 18" RCP CULVERT
N00° 13' 22"W
100.02'
12'W x 12'L x 9'H BUILDING (UNOCCUPIED)
FUTURE GAS HEATER
10.00'
6" GAS INLET
6" GAS OUTLET
EXISTING FRONTAGE CONDITIONS TO BE MAINTAINED

Tim Blackham Justification 11-24-15

To: Ray Snyder
Subject: RE: SG-5-3-3-243

Tim Blackham
QUESTAR Gas
P.O. Box 45360
Salt Lake City, UT 84145-0360
Office (801) 324-3856
Cell (801) 556-9948
Tim.blackham@questar.com

From: Ray Snyder [mailto:ray.snyder@sgcity.org]
Sent: Monday, October 19, 2015 10:44 AM
To: Tim Blackham
Subject: SG-5-3-3-243

Tim,

I have some 'preliminary' comments from staff regarding the 3000 East inquiry (APN SG-5-3-3-243).However, staff will still need to meet and discuss further. Perhaps you can answer these comments below for me?

1. Concern for the close proximity to a school (George Washington Academy). Comments?
   This facility will pose no safety risk, disturbance or irritation to the school or any other neighboring unit. The station will operate quietly, a precast concrete perimeter wall will be installed that is visually pleasing and fit in with neighboring requirements and the station will only be accessed a few times a year.
2. The zoning is R-1-10 (Single Family Residential)
3. A CUP (conditional use permit) is required per Section 10-7B-3 of the Zoning Ordinance for a public utility in the R-1-10 zone.
   I will be submitting a conditional use permit to the City as soon as a site plan drawing is available, probably within the next two weeks.
4. Staff will discuss a one lot subdivision, however initially a 100 ft. x 100 ft. lot (1/4 acre) does not appear to meet any subdivision standards, but staff will have to research further.
5. Do you have a picture of a similar facility? Will you send to me?
   Attached are several different sites that exist in our system that are in residential and adjacent to churches and other public facilities.
6. Explain the need for this site? It's for more capacity in Little Valley?
   Your assumption is correct. With the residential growth southeast of St. George, we need to bring more gas to the area. We have plenty of distribution infrastructure installed (plastic Pipe), but need more capacity to provide service to this area.
7. What size line is proposed?
   2.9 miles of 8-inch steel high pressure to the station site and 2400 feet of 6-plastic to tie into the existing IHP system on 3000 East.
8. What would be the PSI of the line?
   This high pressure line will have a maximum operating pressure of 720 psig.

9. What other locations have you considered?

   We investigated several suitable sites in this general area and this the best option we found with a willing seller and having the station in an ideal location.

10. How does this compare to the unmanned gas regulator on the 7.22 acres at the southwest corner of Bluff Street and Snow Canyon Parkway (that was a conditional use permit approved by Council – Case No. 2013-CUP-003)

    The Bluff Street and Snow Canyon Parkway site has two purposes: 1) To receive smart pigs (internal inspection tools) being launched out of the Central Compressors site, and2) cut the pressure within our high pressure system fro 1000 psig to 720 psig. This proposed facility at about 2220 South and 3210 East is a regulator station that has one basic purpose to cut pressure from the 720 psig and deliver it into the IHP distribution system at 45 psig.

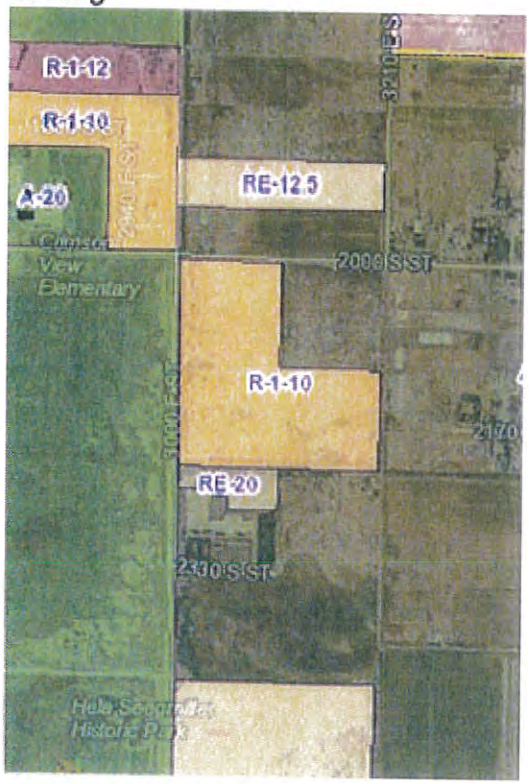
11. If the lot were developed by Questar, there is no improved roadway to the site and an improved roadway from 2000 South Street would be required.

    At the present time the street is used to access the Andrus property and home to the south of the proposed site and behind the George Washington School. Not needing any utility service to this unmanned station the existing access seems to be adequate.

12. Other site improvements would be required.

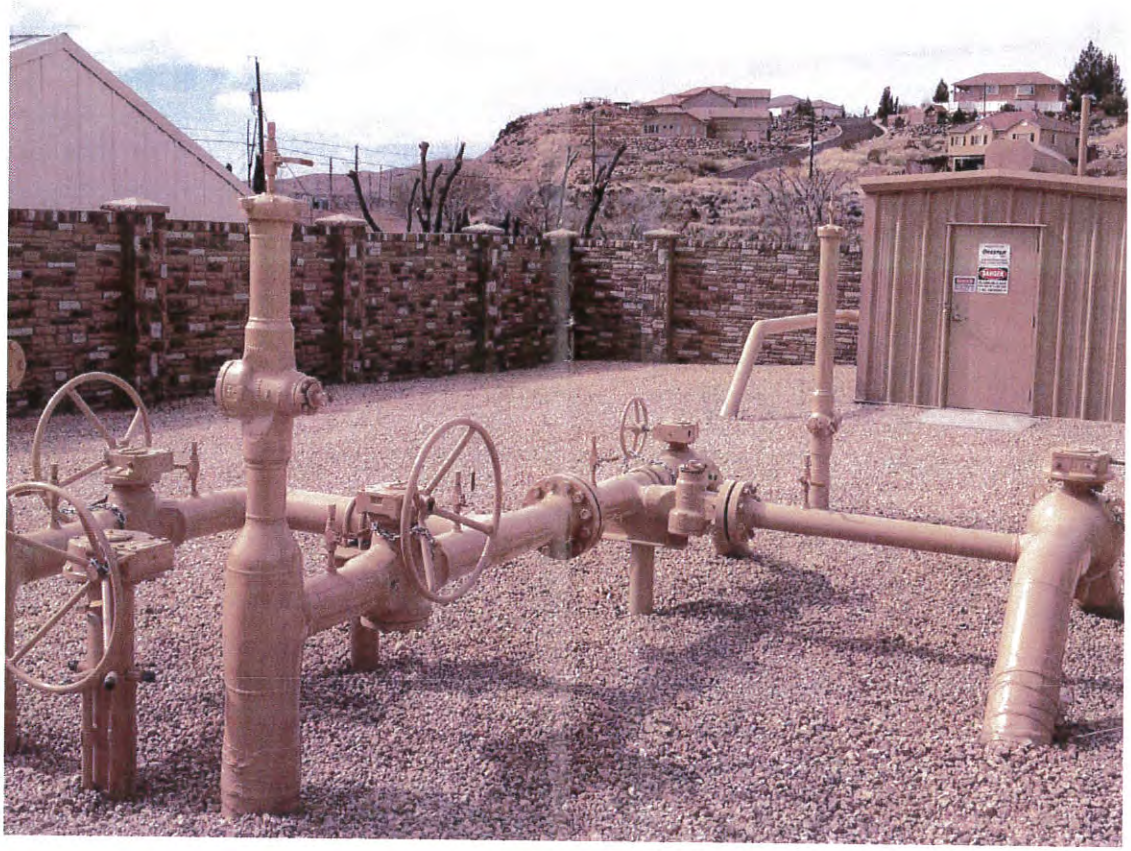
    Questar Gas will be willing, as always, to work with St. George City on any site improvements that would be required.

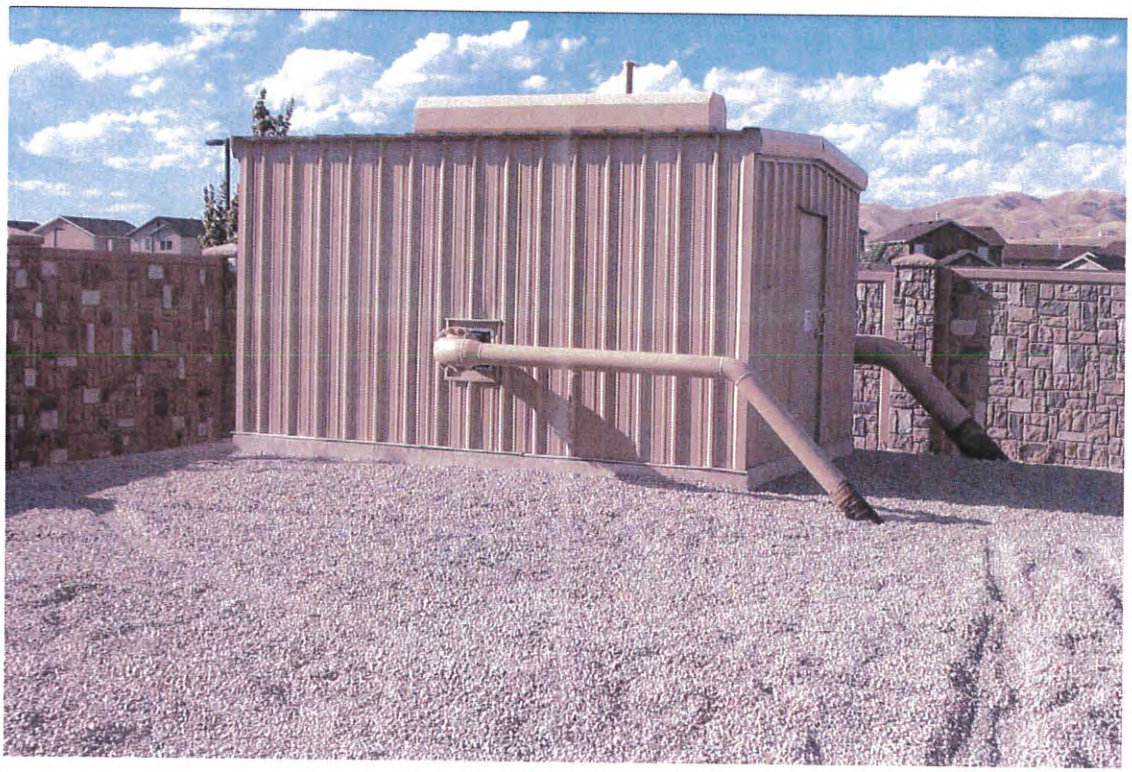
Zoning



Thank you,

Ray Snyder
Planner II





Application

CITY OF ST GEORGE
REC#: 01483783 11/30/2015 11:18 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC TERM: 035
REF#: 17077
CUP QUESTAR GAS
PLANNING FEES
TENDERED: 300.00
APPLIED: 300.00
CHANGE: 0.00
300.00CR
1 CHECK(S)

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Questar Gas Company
(If different than owner)
MAILING ADDRESS: P. O. Box 45360
Salt Lake City, Utah 84145-0360
PHONE: 801-324-3856 CELL: 801-559-9948 FAX: 801-324-3803
E-MAIL ADDRESS: tim.blackham@questar.com
LOCATION OF SUBJECT PROPERTY: Approximately 2250 South 3210 East

CONTACT PERSON / REPRESENTATIVE (if applicable): Same
(If different than owner)
MAILING ADDRESS:

PHONE: CELL: FAX:
E-MAIL ADDRESS:

II. PROPERTY INFORMATION

ZONING: R-1-10 SUBDIVISION:

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-5-3-3-243

EXISTING USE: Vacant
Use of property and/or Buildings

PROPOSED USE: Natural Gas Regulator Station
Use of property and/or Buildings.

OFFICE STAFF USE ONLY
CASE NO. 20___-CUP-____ FILING DATE: 11/30/15 RECEIVED BY: _____ RECIEPT: _____
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*).
- ☐ 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
- ☐ 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
	x	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.
	x	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.
	x	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.
x		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. Shown on attached pictures of existing sites
	x	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.

	x		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.
	x	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.
	x	G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	x	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	x	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
	x	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.
	x	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.

NONE

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.

Jan Blackham 11-24-15

Signature Date

Signature Date

ITEM 4

HILLSIDE REVIEW BOARD AGENDA REPORT: **11/18/2013**
PLANNING COMMISSION MEETING: **12/8/2015**

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-003
Jones Family Hill - Removal

Request:	A request for a Hillside Development Permit to allow for the removal of a hill (*called the "Jones Family Hill"*). This is a request to determine if it is an isolated noncontiguous and insignificant hill and may be removed.
Project Overview:	The purpose is to remove the hill and allow for residential development.
Location:	This property is located at approximately 1923 South River Road.
APN:	SG-5-3-5-1211 SG-5-3-5-1212 SG-5-3-5-1213 SG-5-3-5-1214
Property Owner:	Myron and Helen Jones Trust
Applicant(s):	Dan and Lori Tovey
Representative:	Bush & Gudgell, Inc.
Area(s):	Approximately 6.87 acres (SG-5-3-5-1211) Approximately 0.89 acres (SG-5-3-5-1212) Approximately 0.89 acres (SG-5-3-5-1213) Approximately 0.93 acres (SG-5-3-5-1214) --- Total: 9.58 acres
Zoning:	R-1-10
General Plan:	LDR (up to 4 du/ac)
Density & Disturbance:	The applicant is requesting to remove the entire hill.
Drainage:	No drainage report was prepared for the site, given it would change if the hill was approved to be removed.

Powers & Duties: Section 10-13A-12.B.1 of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

Permit required: Section 10-13A-6:A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

Applicable Ordinance:

There is a provision in Section 10-13A-5.B.3 of the Zoning Ordinance that may apply to this request to remove non contiguous insignificant slopes 'if' the HSRB concurs that it applies and is deemed not significant (see code section below)

B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)

3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

Comments:

This area includes a complete hill which the applicant wants to be considered as non-contiguous to any significant outcroppings for single family site development. Due to the request, several of the requirements typically required were not submitted, given any engineering would not be applicable if the hill was removed.

The hillside board did determine that the hillside itself was not significant and supported it's removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community.

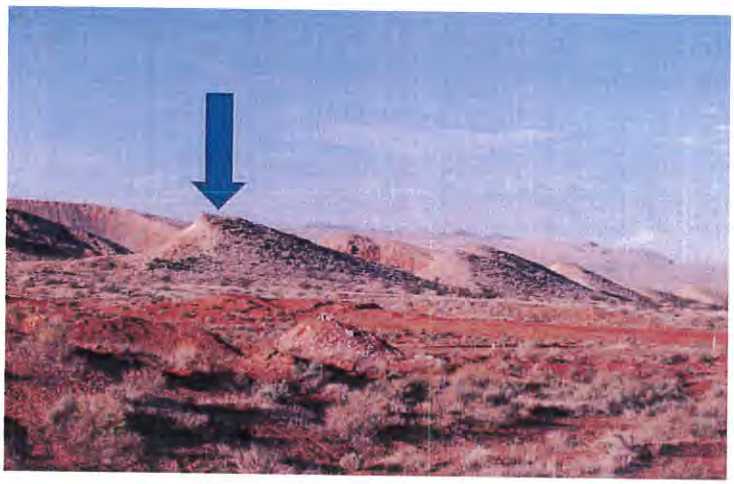
Staff recommends the hill be removed to a similar elevation as that of adjacent River Road. This would prevent development being terraced up the hillside for the creation of view lots.

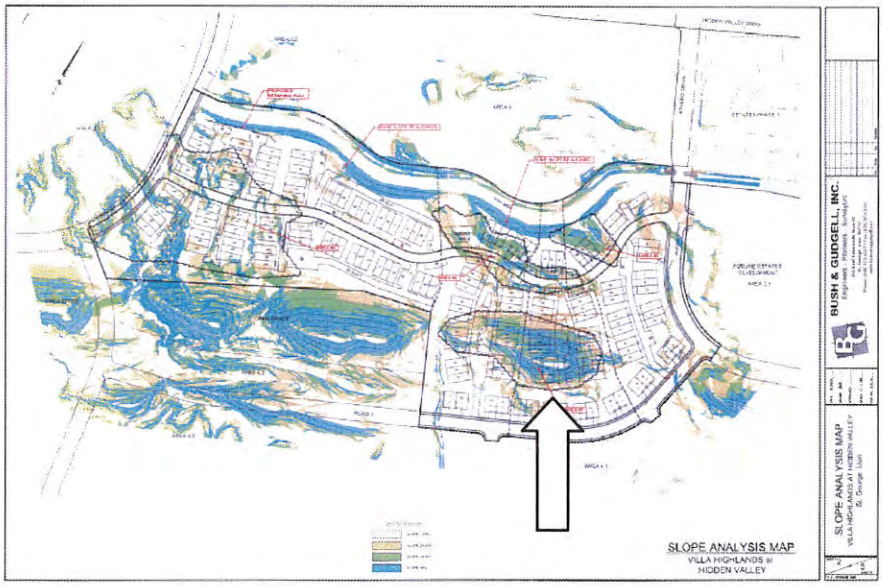
If a hillside permit is approved by Council (upon recommendation of PC), staff would work with the applicant for processing a SPR (Site Plan Review application - civil engineering plan set), Preliminary Plat, and Final Plat.

Other Projects:

In comparison to this request, the following projects were previously approved *(this is not an all encompassing list)*:

1. Hidden Valley – Case No. 2012-HS-003 – removal of a cuseta (hill) to accommodate 164 future residential units – Total area for development was 26.14 acres - "The Villa Highlands at Hidden Valley." Approved by council October 4, 2012.





2. Ft Pierce – located on River Rd between 3662 and 3790 South River Road – Case No. 2010-HS-006 – 2 acres. Approved by council on July 1, 2010.

3. Atkinville Interchange – Case No 2007-HS-005 – a number of small hills on the east side of the proposed interchange were removed from a 153 acre site. Approved by council on April 19, 2007.

No photo available

4. Sunset Corners – Several members of the hillside board and councilman Almquist shared that there was once a large hill that was removed to allow the development of the intersection of Bluff Street and Sunset Boulevard (to develop intersection and the 'Sunset Corners' commercial center. Date not knowm.

No photo available

EXAMPLE Motion(s):

Approval

It is recommended to the City Council that the hillside permit be approved to allow for the removal of a hill (*called the "Jones Family Hill"*) because it is an isolated, noncontiguous, and insignificant hill and may be removed upon the following conditions:

1. Obtain a **grading permit** through Development Services.
2. Install **temporary orange fencing** to indicate limits of disturbance.
3. Obtain a City **air quality permit**.
4. Obtain a **SWPPP** permit.
5. Install temporary no-trespass fencing during grading.
6. Mitigate the site by using fire hydrant as a water source to **keep the site wet and dust down** during all grading work. Ensure that a 'crust' will be established to prevent future air borne particulates.
7. All **haul material** (approx. _____ cubic yards) shall be removed from the site to an approved location by Development Services (it is anticipated that the material will go to fill other current development sites).
8. All material to be removed, and grading to be completed within **90 days** of the issuance of a grading permit (no long term borrow site may be established).

Denial

It is recommended that the hillside permit be denied for the removal of a hill (*called the "Jones Family Hill"*) because it is _____.

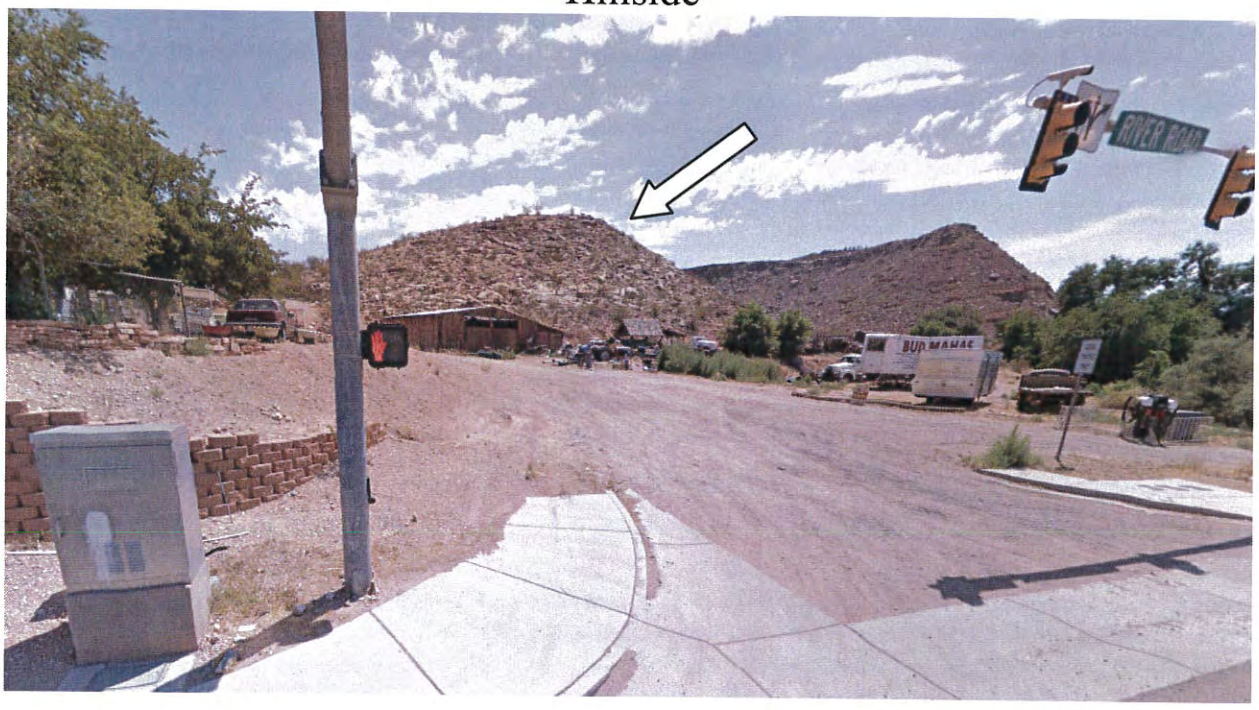
Table

It is recommended to table the request for a hillside permit because _____.

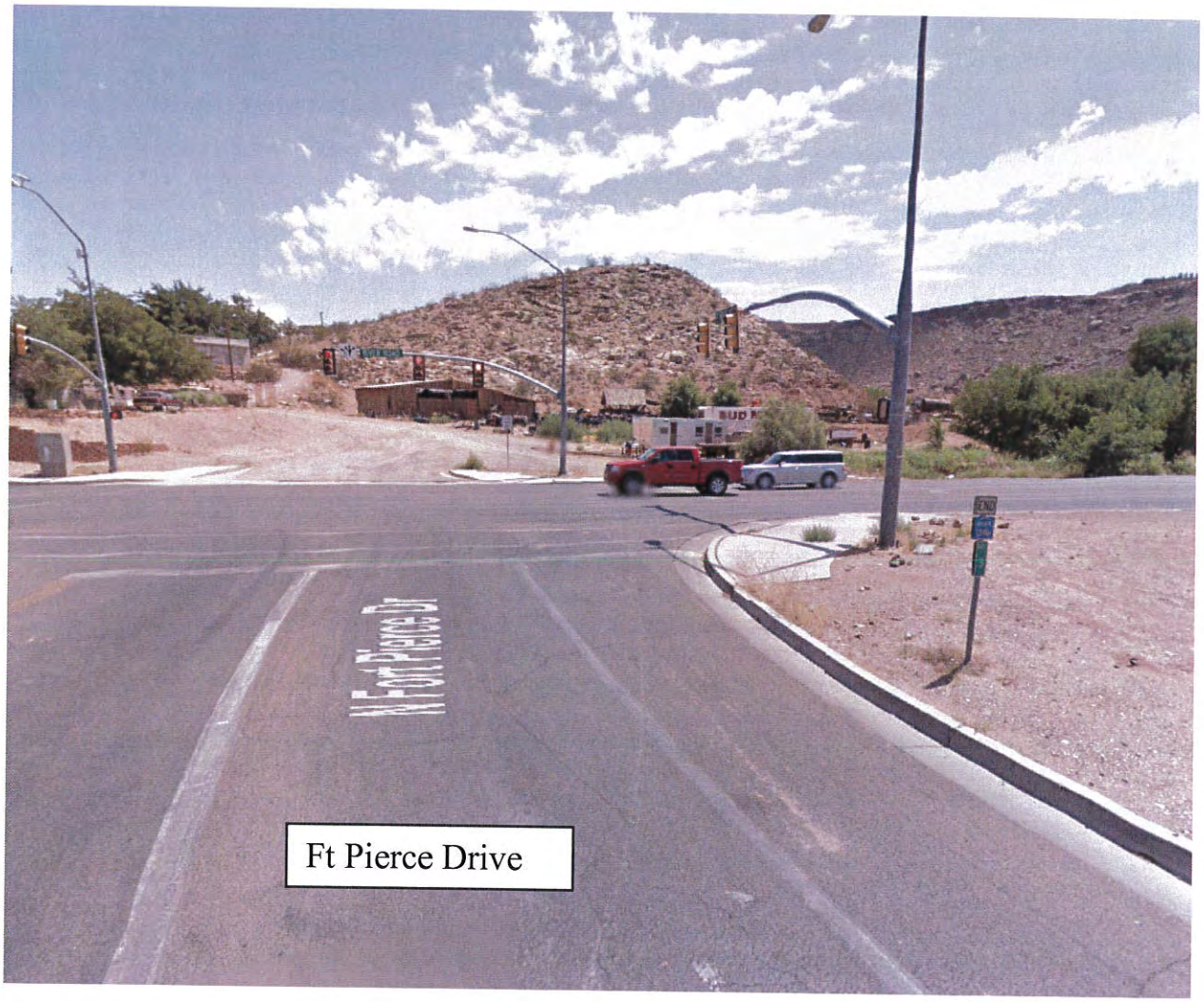
1850 S ST
1510 E ST
1850 S ST
RIVER RD
ERCE DR
1400 E ST
1400 E ST
DIHEDRAL DR
SPRAG LN
TALUS WAY
SHELLEE DR

Across the Street (Mr. "D's")

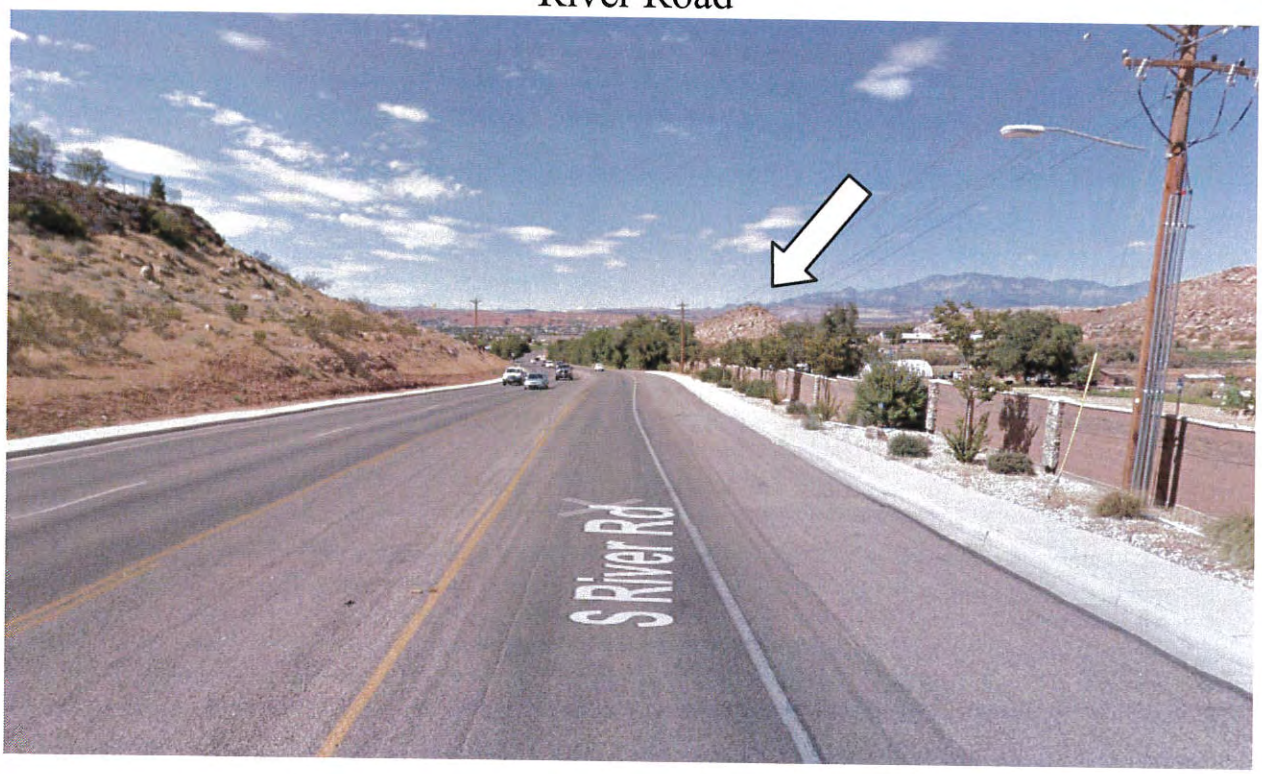
Hillside



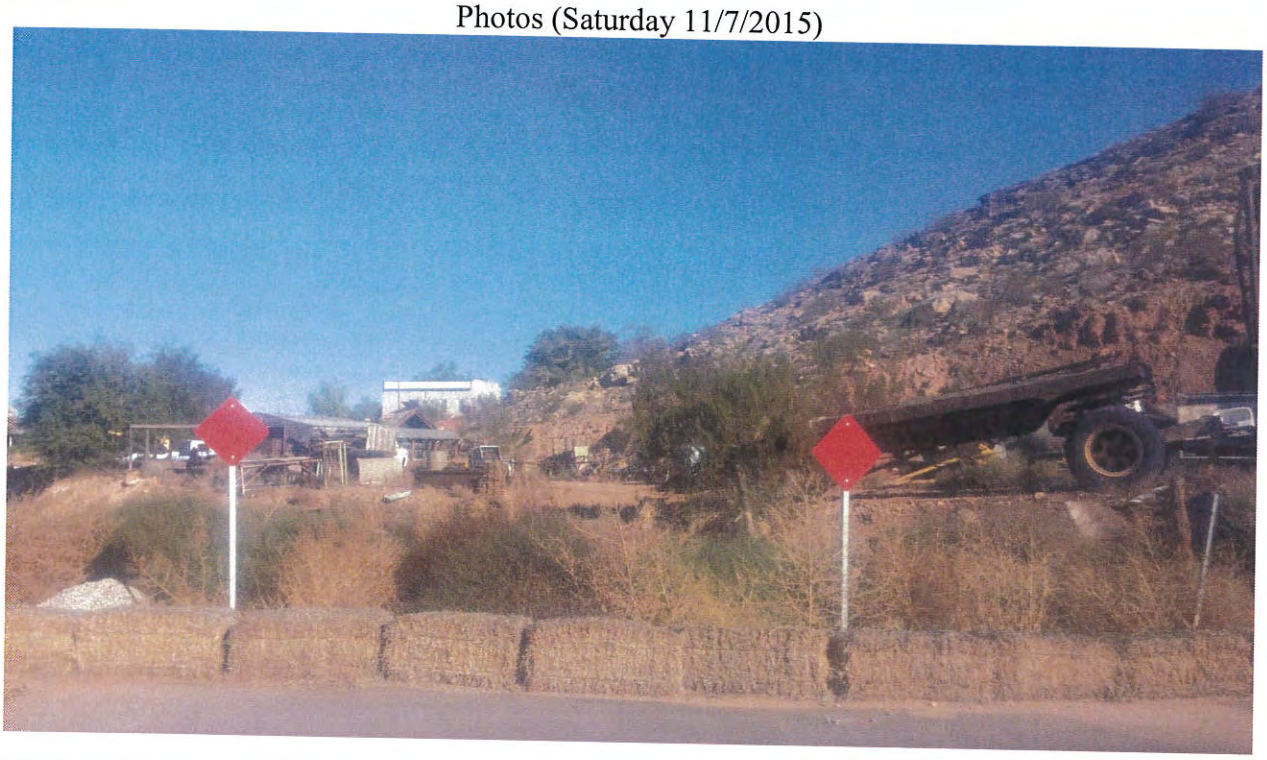
RIVER ROAD
River Rd

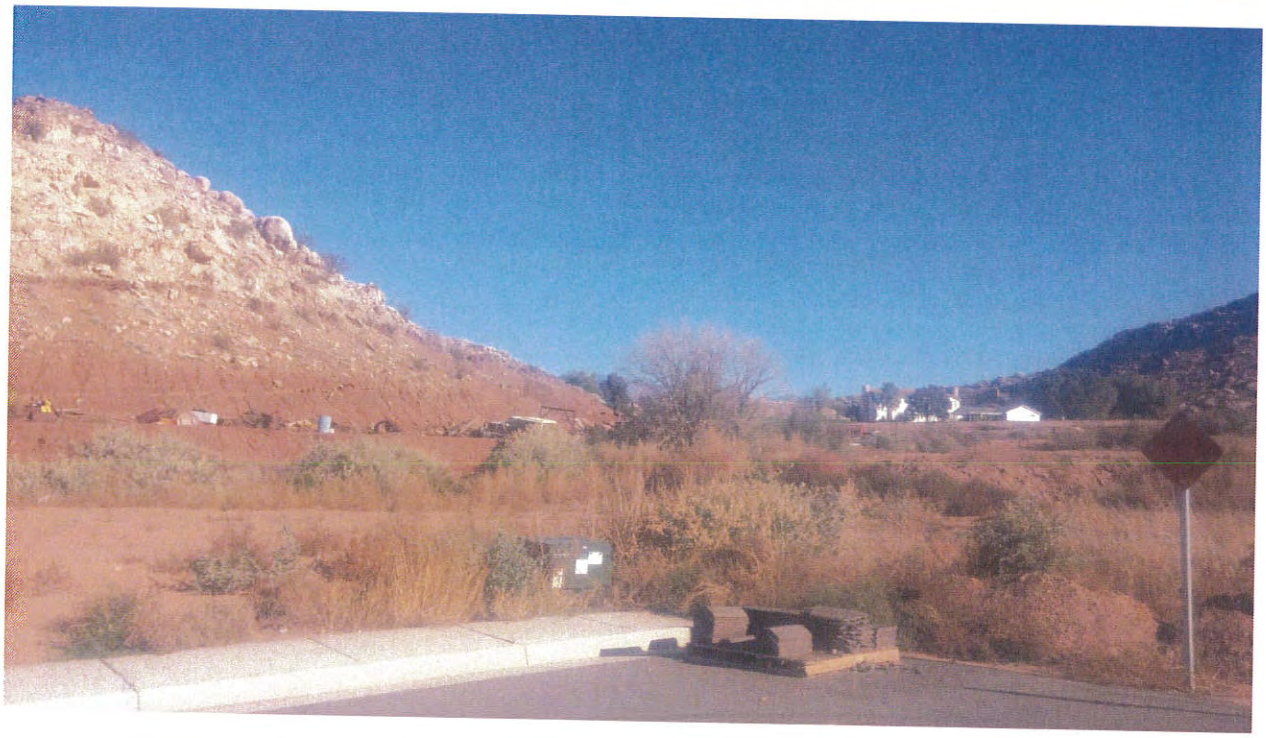

N Fort Pierce Dr
Ft Pierce Drive

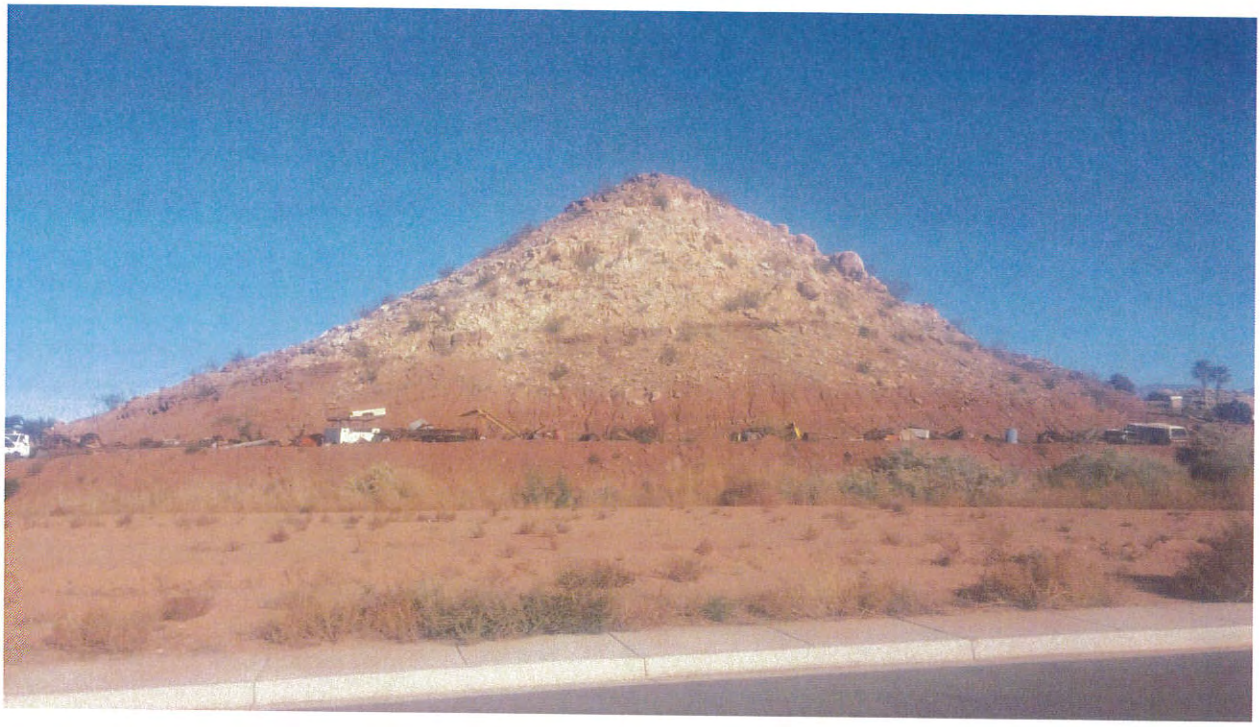
River Road

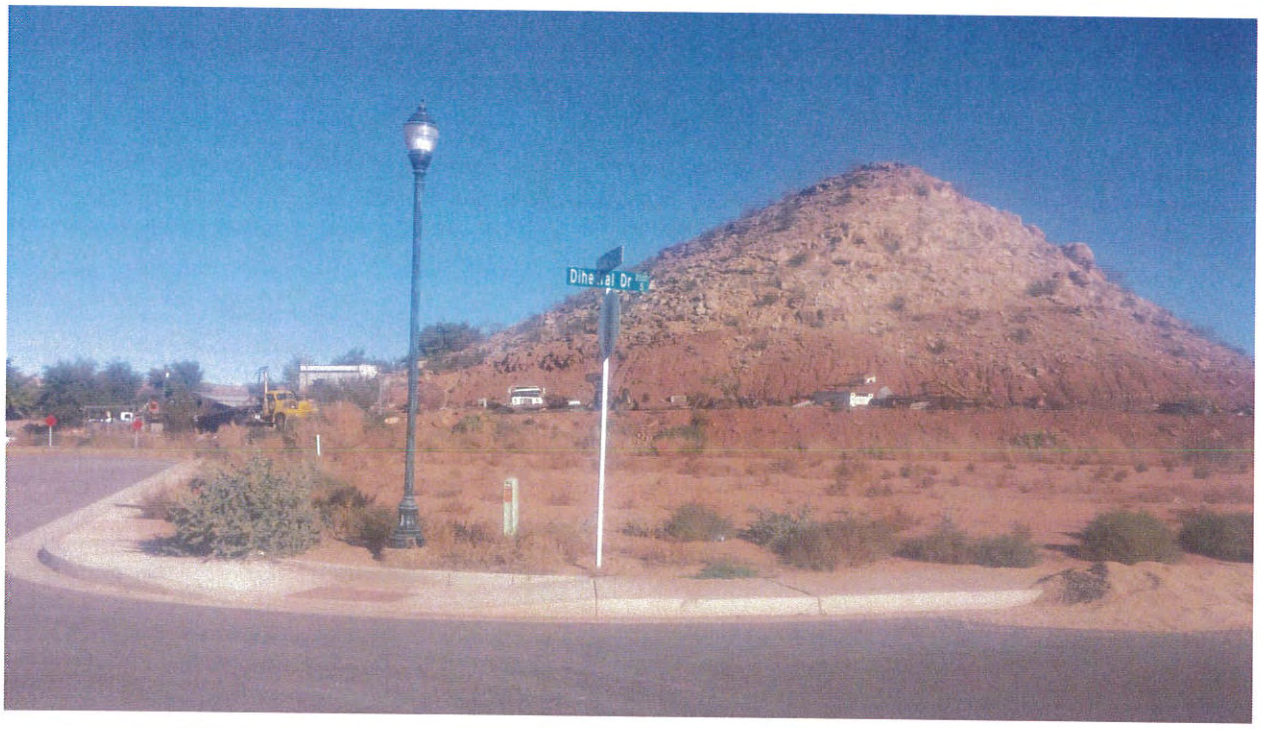


Photos (Saturday 11/7/2015)





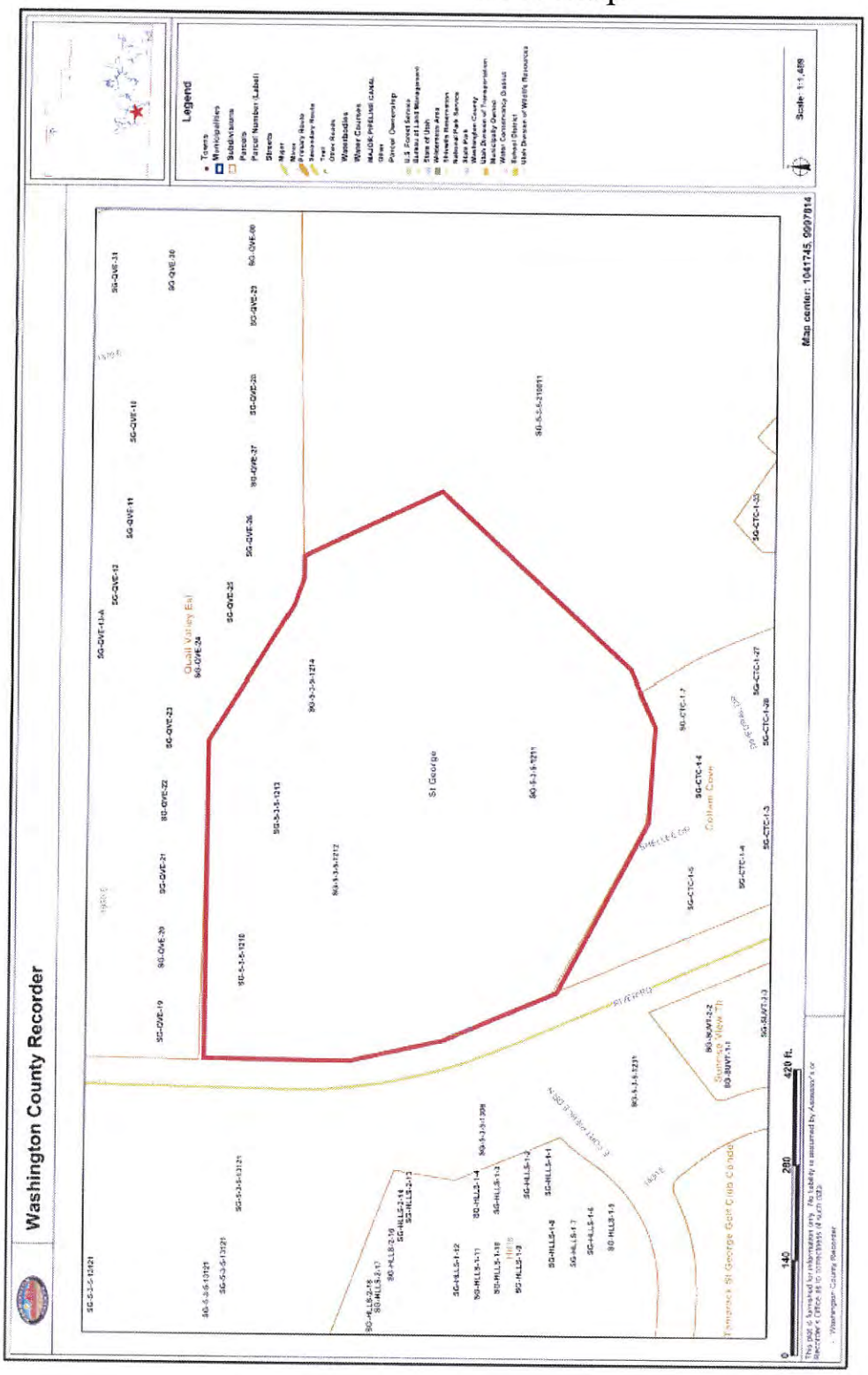


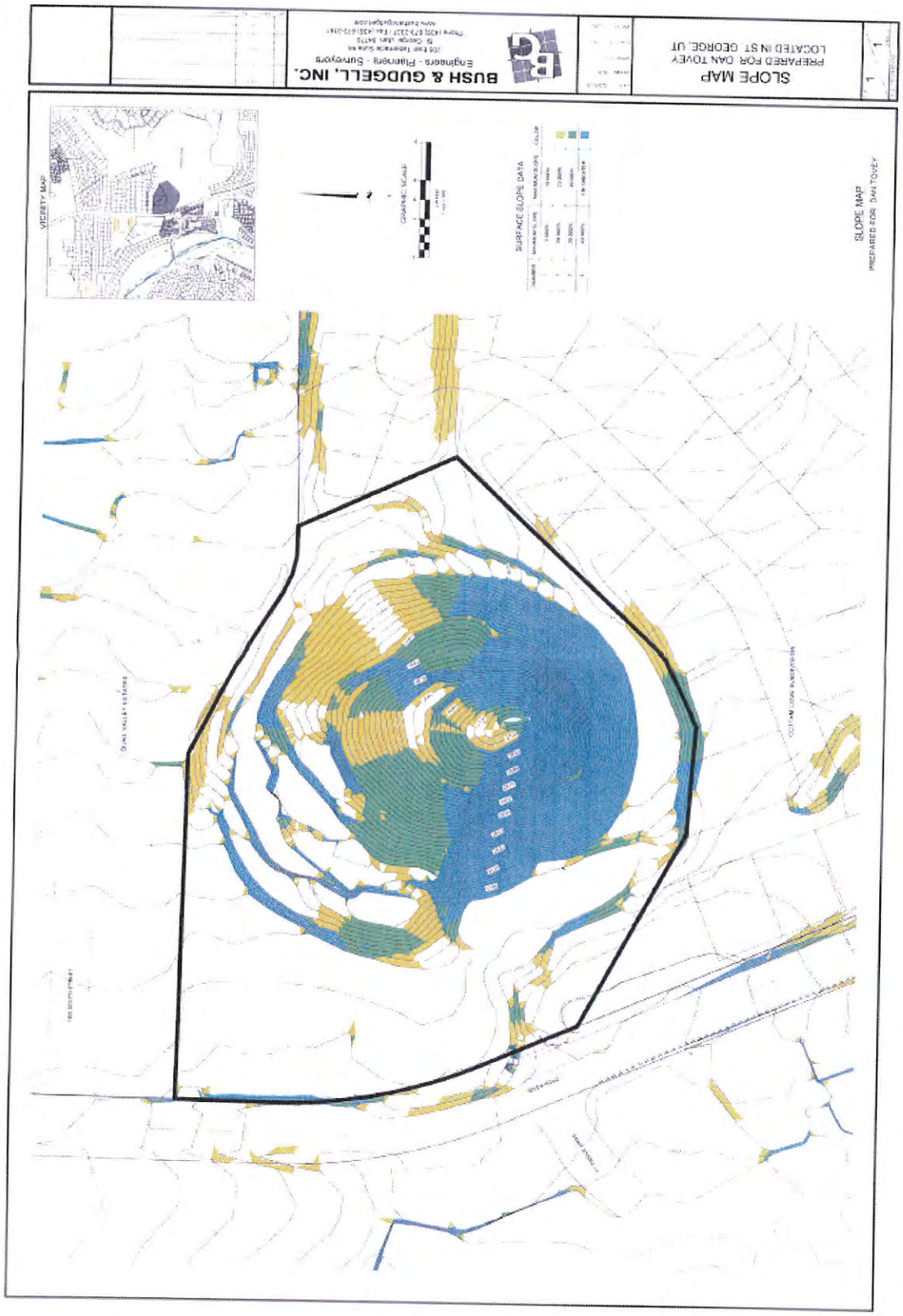


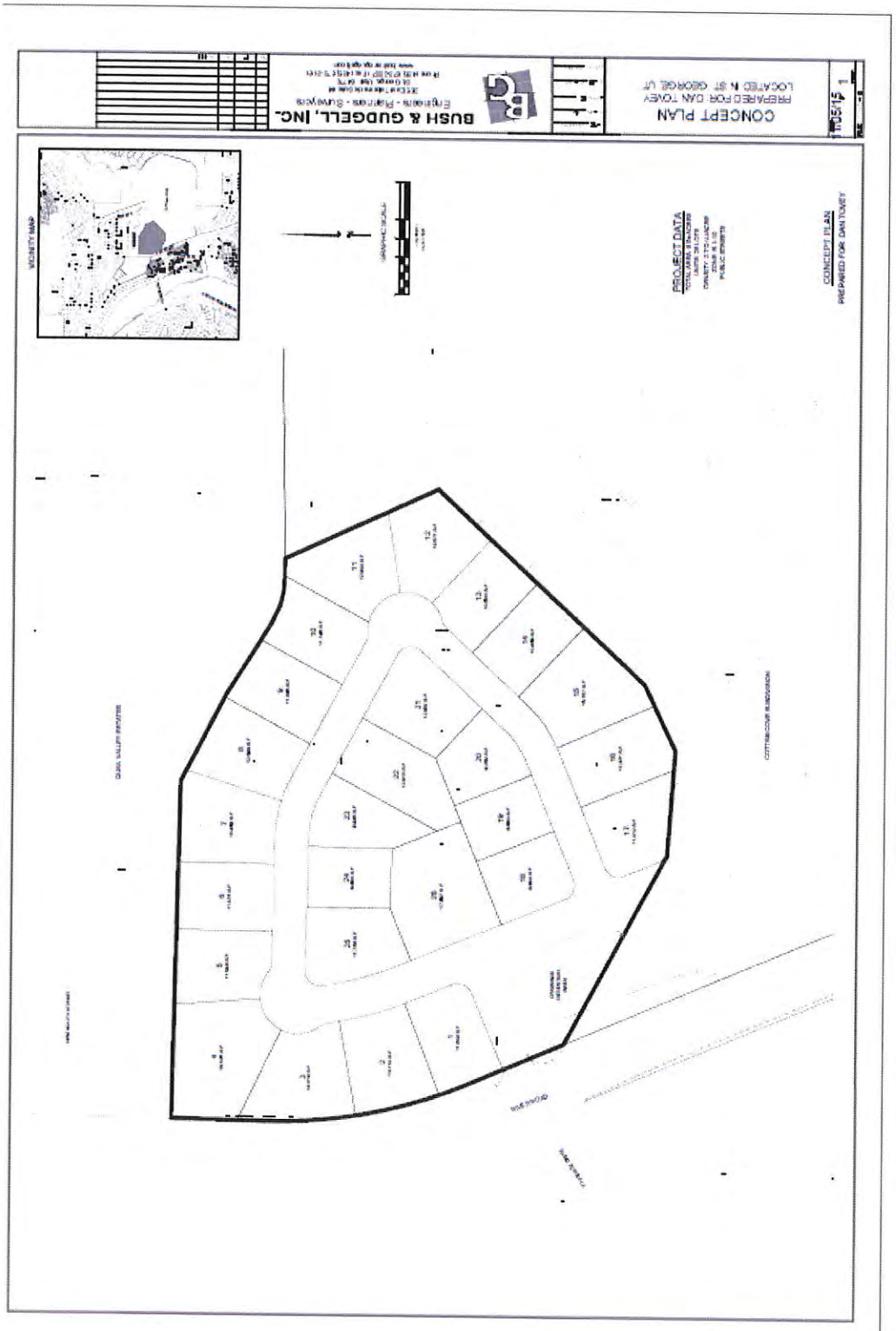
Zoning (R-1-10)

1800 S ST
1850 S ST
1570 E ST
PD-R
C-3
C-1
R-3
R-1-10
RIVER RD
1400 E ST
1400 E ST
DIHEDRAL DR
SPRAG LN
TALUS WAY
SHELLEE DR

APN Map


Washington County Recorder
Legend
St George
Quail Valley Est
Colliers Cove
Tamarack St George Golf Club Condo
Map center: 1041745, 9997814
0
140
280
420 ft.


SLOPE MAP
PREPARED FOR DAN TOVEY
LOCATED IN ST GEORGE, UT
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
VICINITY MAP
GRAPHIC SCALE
SURFACE SLOPE DATA
SLOPE MAP
PREPARED FOR DAN TOVEY


CONCEPT PLAN
PREPARED FOR: OAK TOWEY
LOCATED N. ST. GEORGE, UT
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
VICINITY MAP
PROJECT DATA
CONCEPT PLAN
PREPARED FOR: OAK TOWEY

PARCELS

APN SG-5-3-5-1211

APN SG-5-3-5-1212

APN SG-5-3-5-1213

APN SG-5-3-5-1214

HILLSIDE REVIEW
APPLICATION

CITY OF ST GEORGE
RECD: 11/04/2015 4:45 PM
TRAN: PLANNING FEES
OPER: LIC TERM: 005
REF#: 05
HILLSIDE APPLICATION
PLANNING FEES 200.00CR
TENDERED: 200.00 1 CASH
APPLIED: 200.00-
CHANGE: 0.00

FILE #: 2015-HS-003 FILING DATE: 11/5/15 RECEIVED BY: JW
FEE: $200 FEES PAID: 1114 PSR Date: _____

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: _____

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: DAN AND LORI TOVEY
(If different than owner)

MAILING ADDRESS: 925 S. 700 W. HURRICANE UTAH 84737

PHONE: _____ CELL: [redacted] FAX: _____

CONTACT PERSON/REPRESENTATIVE: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: 1923 S. RIVER ROAD

ASSESSOR'S PARCEL NUMBER(S): SG-S-3-S-1210, 1211, 1212, 1213, 1214

ZONING: R-1-10 GENERAL PLAN: _____

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

EXISTING USE: _____
Use of property and/or Buildings

PROPOSED USE: REQUEST TO REMOVE HYL.
Use of property and/or Buildings

SUBMITTAL "CHECK LIST"

Note: The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A "Hillside Development Overlay Zone" of the St. George City Code Zoning Regulations from which this check list was condensed.

Density and Disturbance Standards
Any area greater than 40% will not be reviewed for development.
No portion of the parcel having a slope greater than 40% shall be included in the calculations for conformity with the density requirements shown below.

Complete the following checklist:

Submitted

Yes	No	N/A		
___	___	___	**1-19%**:	See the underlying zone.
___	___	___	**20-29%**:	2 d.u. per acre, provided clustering is done on 30% or less of the land in this category. 70% remained undisturbed.
___	___	___	**30-39%**:	1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
___	___	___	**40%** +:	Development is not permitted.
___	___	___		Contour intervals, maps and calculations prepared by a professional civil engineer.
___	___	___		Engineer's certification and signature on reports and plans.

Slope Determination
The location of the natural 20%, 30%, or 40% is determined by a professional licensed engineer or surveyor who is to prepare contour maps, conduct a field survey, and calculate the slope area.

___	___	___	Slope Analysis Map
___	___	___	Contours at intervals no greater than five (5) feet.
___	___	___	Scale to be drawn at one-inch equals one hundred (1"= 100') feet scale maximum.

Lot Size

___	___	___	Lot size determined

Site Plan

___	___	___	A grading plan showing existing and proposed contours extending at least 100 feet beyond property has been submitted.
___	___	___	All excavations and fills conform to Appendix "K" of the Utah Uniform Building Standards Act rules and the current adopted edition of the International Building Code.
___	___	___	The height of cut(s) does not exceed 10'. (Combined height of cuts and fills does not exceed 20')

___ ___ ___ Detailed plans of all surface and subsurface drainage systems are shown.

___ ___ ___ Location of existing and proposed streets, buildings, structures, and easements have been shown.

___ ___ ___ Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.

___ ___ ___ Cross sections provided

Earth Moving Plan (Shall be prepared by a licensed Civil Engineer and shall include but not be limited to the following items)

___ ___ ___ Topography. 2' for tableland. 5' for steep slopes.

___ Terrain details

___ ___ ___ Proposed earth-moving details

___ ___ ___ Description of the method used to dispose of earth, etc.

___ ___ ___ A time table for each step of the project has been submitted. This shall include the starting and completion dates.

Drainage

___ ___ ___ A drainage control plan (study) has been prepared by a licensed Civil Engineer.

Geology & Soils Report (Study)
(Shall be prepared by a licensed professional engineer trained in geo-technical engineering) (A geology & soils report/study shall include but not be limited to the following items)

___ ___ ___ Slope stability analysis.

___ ___ ___ Foundation investigation.

___ ___ ___ Location and yield of springs.

___ Structural features

___ ___ ___ Existence of surface hazards.

___ ___ ___ Conclusions and recommendations regarding effect of geological conditions.

Landscape & Vegetation Plan (Shall be prepared by a qualified professional prior to Final Plat and approved) (A landscape and vegetation plan shall include but not be limited to the following items)

___ ___ ___ Replant disturbed areas.

___ ___ ___ Types of retention to be used

___ ___ ___ Sprinkler plans and projected water usage.

Street Design

___ ___ ___ Street design conforms to City standards.

Submitted by

DAN TOKER
(Print Name)

(Signature)

11/4/2015
(Date)

ITEM 5
FP / Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

LOT LINE ADJUSTMENT
IHC Health Care Services
Case No. 2015-LRE-030

Request:	Approval of an Amended Residential Subdivision Final Plat/Lot Line Adjustment
Representative:	Kent Withers, McNeil Engineering 8610 South Sandy Parkway, Suite 200 Sandy, UT 84070
Property:	Located at 1380 East Medical Center Drive & surrounding buildings (Dixie Regional Medical Center)
Zone:	PD-C
Staff Comments:	The purpose of this Lot Line Adjustment is to clean up lot lines that are running through the buildings and to better accommodate the existing facilities. All aspects of this Lot Line Adjustment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals. This Lot Line Adjustment is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Lot Line Adjustment for IHC Health Care Services

RECORD OF SURVEY/ LOT LINE ADJUSTMENT

SURVEYOR'S CERTIFICATE

[illegible]

DENNIS K. WITHERS
No. 6135190
11/23/15
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

NARRATIVE

[illegible]

RECORD DESCRIPTIONS

[illegible]

PROPOSED DESCRIPTIONS

PROPOSED PARCEL 1:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, LOCATE IN ST. GEORGE CITY, COUNTY OF WASHINGTON, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°43'21" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1596.11 FEET AND NORTH 0°16'39" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 542.77 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE NORTH 88°33'01" WEST, A DISTANCE OF 443.84 FEET, TO THE EAST LINE OF RIVER ROAD, RECORDED AS ENTRY NO.: 363031, IN BOOK 555, A PAGE 28 OF PLATS, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTHERLY ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF A 955.00 FOOT NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 75°40'03" EAST, THROUGH A CENTRAL ANGLE OF 16°01'11", A DISTANCE OF 267.02 FEET, THE LONG CHORD OF WHICH BEARS NORTH 22°20'33" EAST, A DISTANCE OF 266.15 FEET, TO A POINT OF TANGENCY; (2) NORTH 30°21'30" EAST, 268.67 FEET; THENCE DEPARTING SAID RIVER ROAD BEARING ON A NON-RADIAL LINE BEARING SOUTH 88°33'01" EAST, A DISTANCE OF 219.04 FEET; THENCE SOUTH 1°26'59" WEST, A DISTANCE OF 483.84 FEET, TO THE POINT OF BEGINNING.

CONTAINS 167,005 SQUARE FEET, OR 3.834 ACRES

PROPOSED PARCEL 2:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, LOCATE IN ST. GEORGE CITY, COUNTY OF WASHINGTON, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FOREMASTER DRIVE, AS MONUMENTED, SAID POINT BEING NORTH 89°43'21" WEST, ALONG THE SECTION LINE, A DISTANCE OF 500.97 FEET AND NORTH 0°16'39" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 66.16 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING NORTH 0°16'03" WEST, A DISTANCE OF 33.00 FEET, FROM A FOUND BRASS CAP MONUMENT MARKING A POINT OF CURVATURE IN SAID FOREMASTER DRIVE, RECORDED AS ENTRY NO. 494679, IN BOOK 893, AT PAGE 462 OF PLATS, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; AND RUNNING THENCE NORTH 89°43'57" WEST, ALONG THE NORTH LINE OF SAID FOREMATER DRIVE, AND 33.00 FEET PERPENDICULARLY NORTHERLY AND PARALLEL WITH THE MONUMENT LINE THEREOF, A DISTANCE OF 1248.06 FEET, TO THE NORTHERLY LINE OF PARCEL CONVEYED TO ST. GEORGE CITY BY ENTRY NO.: 20090030959, THENCE ALONG THE LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) NORTH 72°49'46" WEST, A DISTANCE OF 32.04 FEET; (2) NORTH 84°01'20" WEST, A DISTANCE OF 89.13 FEET; (3) NORTH 89°43'58" WEST, A DISTANCE OF 131.24 FEET; (4) NORTHWESTERLY ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'04", A DISTANCE OF 59.74 FEET, THE LONG CHORD OF WHICH BEARS NORTH 44°41'56" WEST, A DISTANCE OF 53.77 FEET; NORTH 89°39'45" WEST, ALONG A RADIAL BEARING, A DISTANCE OF 11.91 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF RIVER ROAD, AS MONUMENTED, RECORDED AS ENTRY NO.: 363031, IN BOOK 555, AT PAGE 282, SAID POINT ALSO BEING NORTH 0°20'43" EAST, ALONG THE CENTERLINE OF SAID RIVER ROAD, A DISTANCE OF 80.49 FEET AND SOUTH 89°39'17" EAST, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 45.00 FEET, FROM A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF FORMATER DRIVE AND RIVER ROAD; THENCE NORTH 0°20'43" EAST, ALONG THE EAST LINE OF SAID RIVER ROAD, A DISTANCE OF 193.11 FEET, TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 955.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°59'24", A DISTANCE OF 233.14 FEET, THE LONG CHORD OF WHICH BEARS NORTH 7°20'30" EAST, A DISTANCE OF 232.56 FEET; THENCE DEPARTING SAID EAST LINE ALONG A NON-RADIAL LINE BEARING SOUTH 88°33'01" EAST, A DISTANCE OF 443.84 FEET; THENCE NORTH 1°26'59" EAST, A DISTANCE OF 483.84 FEET; THENCE NORTH 88°33'01" WEST, A DISTANCE OF 219.04 FEET, TO THE AFORESAID EAST LINE OF RIVER ROAD (NOTE: PRIOR COURSE IS A NON-RADIAL LINE); THENCE NORTH 30°21'30" EAST, A DISTANCE OF 98.85 FEET, TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°31'52", A DISTANCE OF 265.03 FEET, THE LONG CHORD OF WHICH BEARS NORTH 23°05'34" EAST, A DISTANCE OF 264.32 FEET, TO THE NORTH LINE OF PARCEL CONVEYED TO IHC HEALTH SERVICES, INC., RECORDED AS ENTRY NO.: 461321; THENCE SOUTH 88°24'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 80.54 FEET, TO THE WESTERLY LINE OF PARCEL CONVEYED TO THE CITY OF ST. GEORGE, RECORDED AS ENTRY NO.: 20090030958; THENCE SOUTH 75°28'32" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 36.86 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°18'53" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, AND THE NORTH LINE OF AFORESAID PARCEL CONVEYED TO IHC HEALTH SERVICES INC., A DISTANCE OF 50.17 FEET, TO THE SOUTHERLY LINE OF MEDICAL CENTER DRIVE, ALSO KNOWN AS 480 SOUTH STREET, RECORDED AS ENTRY NO.: 739834, IN BOOK 1432, AT PAGE 1206 OF PLATS; THENCE SOUTH 75°27'07" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 64.72 FEET, TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°55'48", A DISTANCE OF 63.19 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 81°55'01" EAST, A DISTANCE OF 63.05 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 88°22'55" EAST, ALONG THE SOUTHERLY LINE OF SAID 480 SOUTH STREET AND THE SOUTHERLY LINE OF SAID MEDICAL CENTER DRIVE, AS MONUMENTS, RECORDED AS ENTRY NO.: 20070056667, A DISTANCE OF 1072.90 FEET, TO THE WEST LINE OF PARCEL CONVEYED TO STATE OF UTAH, DIXIE STATE COLLEGE, RECORDED AS ENTRY NO.: 20060024645; THENCE SOUTH 1°36'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 455.16 FEET (454.71 FEET BY RECORD); THENCE SOUTH 88°24'43" EAST, ALONG THEE SOUTHERLY LINE OF SAID DIXIE STATE COLLEGE PARCEL, A DISTANCE OF 434.29 FEET (455.18 FEET BY RECORD), TO A POINT ON THE WEST LINE OF AFORESAID MEDICAL CENTER DRIVE, AS MONUMENTED, SAID POINT ALSO BEING SOUTH 1°35'42" WEST, ALONG THE MONUMENT LINE OF MEDICAL CENTER DRIVE, A DISTANCE OF 148.60 FEET AND NORTH 88°24'18" WEST, A DISTANCE OF 33.00 FEET, FROM A FOUND BRASS CAP P.I. MONUMENT; THENCE SOUTH 1°35'42" WEST, ALONG THE WEST LINE OF SAID MEDICAL CENTER DRIVE, AND 33.00 FEET PERPENDICULARLY WESTERLY AND PARALLEL WITH THE MONUMENT LINE THEREOF, A DISTANCE OF 599.11 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60°50'41", A DISTANCE OF 414.16 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 32°01'03" WEST, A DISTANCE OF 394.97 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 62°26'23" WEST, ALONG THE WEST LINE OF SAID MEDICAL CENTER DRIVE, A DISTANCE OF 54.14 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70°08'17" (89°06'10"), A DISTANCE OF 30.60 FEET (36.26), THE LONG CHORD OF WHICH BEARS NORTH 82°29'28" WEST, A DISTANCE OF 28.73 FEET, TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF AFORESAID FOREMASTER DRIVE, AS MONUMENTED: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 55°57'04" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF A 453.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°41'01", A DISTANCE OF 420.82 FEET, THE LONG CHORD OF WHICH BEARS NORTH 61°53'27" WEST, A DISTANCE OF 404.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,274,777 SQUARE FEET, OR 52.222 ACRES

GENERAL NOTES

[illegible]

VICINITY MAP

N.T.S.

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IHC HEALTH CARE SERVICES

APPROXIMATELY 700 SOUTH RIVER ROAD

ST. GEORGE, UTAH

LOCATED IN THE SE. 1/4 OF SEC. 29, & THE NE. 1/4 OF SEC. 32 T.42S., R.15W., S.L.B. & M

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	15573
CAD FILE:	15573 BND-LLA
DRAWN BY:	KSL
CALC BY:	DKW
FIELD CREW:	FIELD CREW
CHECKED BY:	DKW
DATE:	11/20/15

RECORD OF SURVEY & LLA

RECORD OF SURVEY/ LOT LINE ADJUSTMENT

NORTH

SCALE: 1" = 100'

0 50' 100' 200' 300'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	50.79'	97°00'44"	S44°41'36"E	44.83'
C2	960.00'	350.36'	20°54'59"	N79°27'59"E	348.46'
C3	1040.00'	210.03'	11°34'02"	N21°09'26"E	209.65'
C4	330.00'	52.16'	9°03'08"	S86°10'47"E	52.11'
C5	260.00'	414.16'	91°16'41"	S43°21'47"E	371.61'
C6	25.00'	26.18'	60°00'00"	N62°39'29"W	25.00'
C7	430.00'	439.62'	58°34'57"	N41°56'29"W	420.66'
C8	50.00'	78.55'	90°00'00"	S49°01'27"E	70.71'
C9	960.00'	250.00'	14°55'18"	S28°03'52"W	249.30'
C10	250.00'	50.42'	11°33'08"	S85°55'01"E	50.33'
C11	430.00'	65.97'	8°47'36"	S84°23'30"W	65.91'
C12	430.00'	148.32'	19°45'41"	N82°39'15"E	147.59'
C13	430.00'	619.92'	82°36'02"	S48°56'52"W	567.80'
C14	960.00'	258.16'	15°24'34"	S75°05'05"W	257.39'
C15	960.00'	257.02'	15°20'11"	S59°23'07"E	256.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°49'40"W	50.04'
L2	N69°39'20"W	80.19'
L3	N69°43'57"W	131.28'
L4	N19°36'41"W	33.80'
L5	S88°24'43"E	80.54'
L6	S77°57'42"E	56.80'
L7	S88°39'53"E	50.10'
L8	S77°57'42"E	64.22'
L9	S42°39'29"W	54.14'
L10	S42°39'29"W	114.29'
L11	N35°39'42"E	229.40'
L12	N61°36'42"E	114.29'
L13	N61°36'42"E	69.62'
L14	N29°39'57"W	167.04'
L15	N42°39'27"W	167.04'
L16	N45°39'16"W	167.04'
L17	N48°39'05"W	69.62'
L18	N69°40'57"W	144.46'

LEGEND

- MEAN HIGH WATER LINE
- LOT LINE
- PROJECT LINE
- MONUMENT LINE
- EASEMENT LINE
- CONCRETE
- BUILDING
- TEMPLE LOT ZONE (R)

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IHC HEALTH CARE SERVICES

APPROXIMATELY 700 SOUTH RIVER ROAD
ST. GEORGE, UTAH

LOCATED IN THE SE. 1/4 OF SEC. 29, & THE NE. 1/4 OF SEC. 32 T.42S., R.15W., S.L.B. & M.

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	15573
CAD FILE:	15573 BND-LLA
DRAWN BY:	KSL
CALC BY:	DKW
FIELD CREW:	FIELD CREW
CHECKED BY:	DKW
DATE:	11/20/15

RECORD OF SURVEY & LLA

2 OF 2

ITEM 6A
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **12/08/215**

PRELIMINARY PLAT
South Posse Plaza
Case No. 2015-PP-033

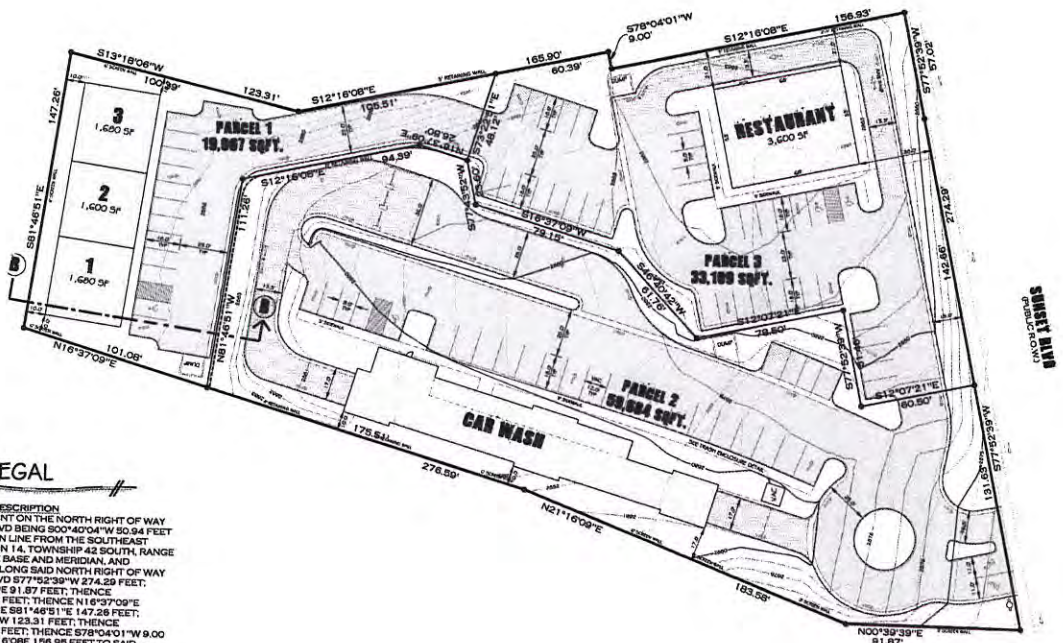
Request:	A request to approve a preliminary plat for a three (3) lot commercial subdivision.
Location:	1062 W Sunset Blvd
Property:	2.486 acres
Number of Lots:	3
Density:	N/A
Zoning:	C-3 (General Commercial)
Adjacent zones:	This plat is surrounded by the following zones: North – C-3 South – C-3 East – C-3 West – C-3
General Plan:	COM
Applicant:	QCO LLC
Representative:	Eric McFadden, Premier Design

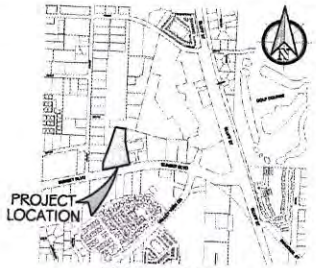
Comments:

1. Prior to final plat recording the developer will be required to provide a cross access/maintenance, shared sewer and drainage, and shared parking agreement, as all three parcels share the same private drainage and sewer system, shared parking, and shared access to Sunset Boulevard.

PRELIMINARY PLAT

SOUTH POSSE PLAZA





VICINITY MAP

N.T.S.

Call before you Dig
1-800-662-4111

LEGAL

OVERALL PARCEL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SUNSET BLVD BEING S00°40'04"W 50.94 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF SUNSET BLVD S77°52'39"W 274.29 FEET; THENCE N00°39'39"E 91.87 FEET; THENCE N21°16'09"E 183.58 FEET; THENCE N16°37'09"E 276.59 FEET; THENCE S81°46'51"E 147.26 FEET; THENCE S13°18'06"W 123.31 FEET; THENCE S12°16'08"E 165.90 FEET; THENCE S78°04'01"W 9.00 FEET; THENCE S12°16'08E 156.95 FEET TO SAID NORTH RIGHT OF WAY LINE OF SUNSET BLVD; THENCE S77°52'39"W 57.04 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 108,302 SF OR 2.486 ACRES

PROPERTY INFO

PROPERTY ADDRESS = 1062 WEST SUNSET BLVD.
ST.GEORGE, UTAH 84770

CIVIL ENGINEERS:

PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

DEVELOPER:

Q CO. LLC
PO BOX 31
HURRICANE, UTAH 84737
(435) 669-9719
CONTACT: QUINN ALLGOOD

SITE DATA

1.) CURRENT ZONING = C3
2.) GENERAL PLAN = COMMERCIAL
3.) ZONING OR GENERAL PLAN CHANGES = NONE
4.) TOTAL AREA SQUARE FOOTAGE = 108,302 SQ.FT. = 2.486 ACRES = 100.00%
5.) BUILDING AREA = 14,346 SQ.FT. = 0.329 ACRES = 13.23%
6.) PARKING LOT + SIDEWALKS AREA = 59,774 SQ.FT. = 1.372 ACRES = 55.19%
7.) LANDSCAPE AREA = 34,212 SQ.FT. = 0.785 ACRES = 31.58%
8.) BUILDING HEIGHT = UP TO 35' MAXIMUM
9.) PROPOSED USE = CAR WASH, RESTAURANT & C3 USES ALLOWED PER CITY ZONING
10.) RESTAURANT BUILDING WILL BE FIRE SPRINKLED
11.) PARKING REQUIRED =

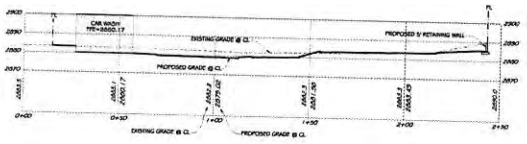
CAR WASH
CITY STAFF RECOMMENDATION = 8-10 SPACES REQUIRED
8 SPACES PROVIDED WITH 1 HANDICAP VAN ACCESSIBLE SPACE

RESTAURANT
1 SPACE PER 100 SQ.FT.
3,600 SQ.FT. TOTAL = 36 SPACES REQUIRED
HANDICAP ACCESSIBLE SPACES = 2 REQUIRED
36 SPACES PROVIDED WITH 2 HANDICAP ACCESSIBLE SPACES W/VAN

3 UNITS ON NORTHSIDE
1 SPACE PER 500 SQ.FT. SERVICE COMMERCIAL
(2) UNITS 1,680 SQ.FT. EACH = 3,360 SQ.FT.
(1) UNIT 1,600 SQ.FT. = 1,600 SQ.FT.
TOTAL = 4,960 SQ.FT.
4,960 SQ.FT. SERVICE COMMERCIAL = 10 SPACES REQUIRED

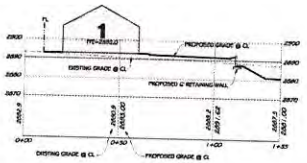
11 SPACES PROVIDED WITH 1 HANDICAP VAN ACCESSIBLE SPACES

** NOTE: LIMITED USES BASED ON PARKING REQUIREMENTS FOR THESE UNITS THIS WILL BE HANDLED AT THE BUSINESS LICENSE APPROVAL STAGE



SECTION A-A

SCALE 1"=20'



SECTION B-B

SCALE 1"=20'

LEGEND

- TBC=3660.07 = TOP BACK OF CURBING ELEV.
- TA=3661.83 = TOP FINISHED ASPHALT
- TFF=3660.17 = FINISHED FLOOR ELEVATION OF BUILDING
- = DIRECTION OF FLOW
- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR
- = PROPOSED 1' CONTOUR
- = PROPOSED 5' CONTOUR
- = PROPOSED 4'-8' RETAINING WALL
- = PROPOSED STOP SIGN

DATE: 11/20/2015
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: QCO

SCALE: 1" = 30'

PRELIMINARY PLAT
SOUTH POSSE PLAZA
1062 WEST SUNSET BOULEVARD
ST. GEORGE, UTAH 84770

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

SHEET
PP

ITEM 6B
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

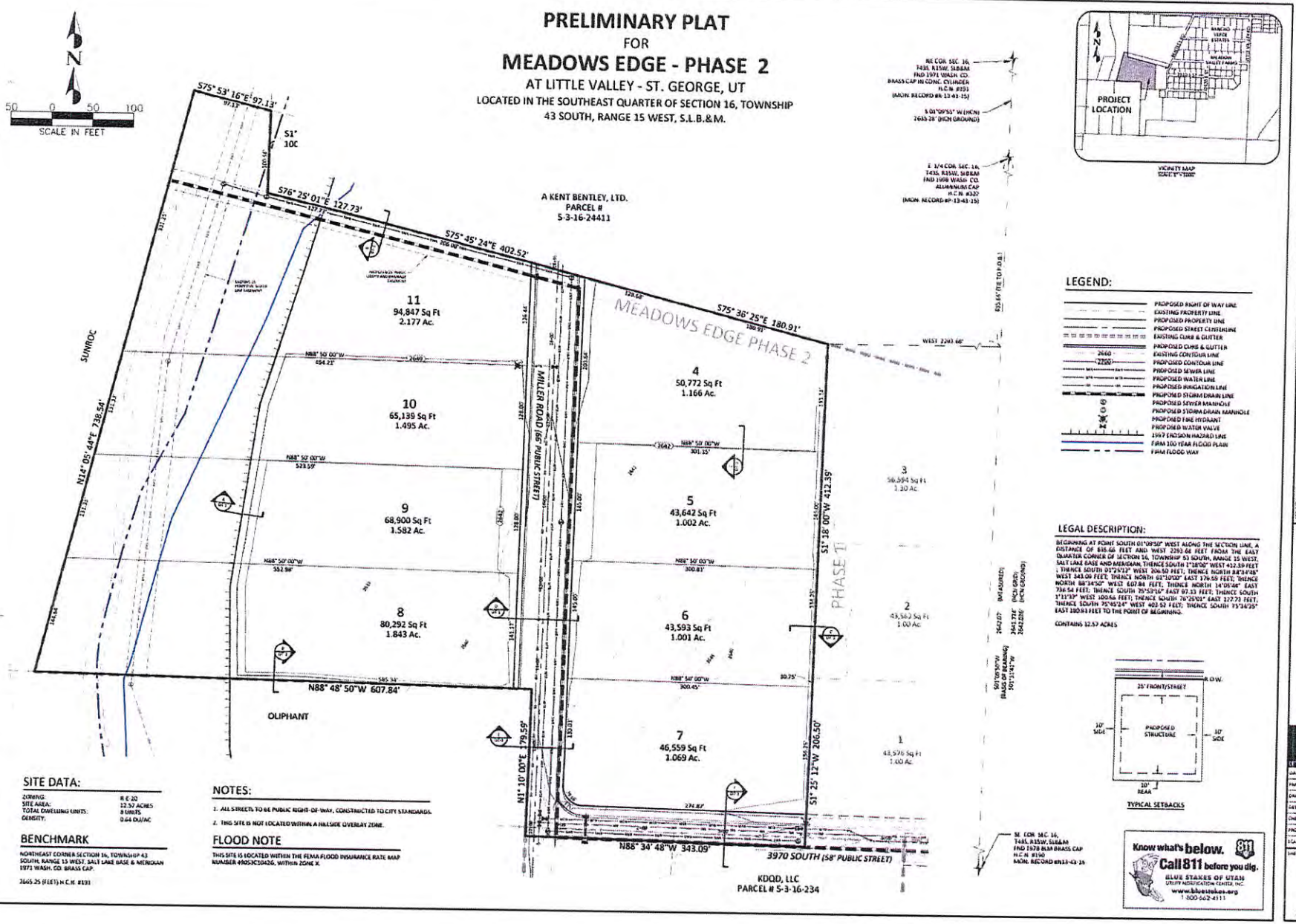
PRELIMINARY PLAT
Meadows Edge Phase 2
Case No. 2015-PP-035

Request:	To approve a preliminary plat for an eight (8) lot residential subdivision
Location:	The site is located at approximately 2100 E 3970 S
Property:	12.75 acres
Number of Lots:	8
Density:	0.64 du/ac
Zoning:	RE-20 (Residential Estates, 20,000 s.f. lot sizes), OS
Adjacent zones:	This plat is surrounded by the following zones: North – A-1, OS South – OS East – RE – 20 West – OS
General Plan:	LDR (Low Density Residential)
Applicant:	Development Solutions Group, Inc
Representative:	Logan Blake

Comments:

1. A portion of the rear of lots 8-11 is zoned open space, from the 100-year flood plain to the west. This area of each lot sill need to remain open. There is an existing sewer main along the rear of these lots that is located within an existing 25-foot easement.

PRELIMINARY PLAT
FOR
MEADOWS EDGE - PHASE 2
AT LITTLE VALLEY - ST. GEORGE, UT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M.



LEGEND:
PROPOSED RIGHT OF WAY LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED STREET CENTERLINE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
2660 EXISTING CONTOUR LINE
2700 PROPOSED CONTOUR LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED IRRIGATION LINE
PROPOSED STORM DRAIN LINE
PROPOSED SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
1969 EROSION HAZARD LINE
FIRM 100 YEAR FLOOD PLAIN
FIRM FLOOD WAY

LEGAL DESCRIPTION:
BEGINNING AT POINT SOUTH 01°09'50" WEST ALONG THE SECTION LINE, A DISTANCE OF 835.66 FEET AND WEST 2293.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 1°18'00" WEST 412.39 FEET ; THENCE SOUTH 01°25'12" WEST 206.50 FEET; THENCE NORTH 88°34'48" WEST 343.09 FEET; THENCE NORTH 01°10'00" EAST 179.59 FEET; THENCE NORTH 88°34'50" WEST 607.84 FEET; THENCE NORTH 14°05'44" EAST 736.54 FEET; THENCE SOUTH 75°53'16" EAST 97.13 FEET; THENCE SOUTH 1°31'39" WEST 100.66 FEET; THENCE SOUTH 76°25'01" EAST 127.73 FEET; THENCE SOUTH 75°45'24" WEST 403.52 FEET; THENCE SOUTH 75°36'25" EAST 180.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.57 ACRES

TYPICAL SETBACKS

SITE DATA:
ZONING:	R-E-20
SITE AREA:	12.57 ACRES
TOTAL DWELLING UNITS:	8 UNITS
DENSITY:	0.64 DU/AC

BENCHMARK
NORTHEAST CORNER SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN 1971 WASH. CO. BRASS CAP.

2665.25 (FEET) H.C.M. #191

NOTES:
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

FLOOD NOTE
THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C1042G, WITHIN ZONE X

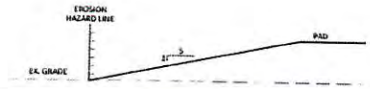
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

DEVELOPMENT SOLUTIONS, INC.
(435) 628-6500 Office
(435) 652-1033 Fax
135 East 200 North, Suite #3
St. George, UT 84770
www.developmentsolutionsutah.com

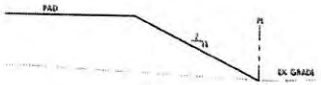
PROJECT NAME: MEADOWS EDGE PHASE 2 LOCATED IN ST. GEORGE, UT
SHEET NAME: PRELIMINARY PLAT

NO.	DESCRIPTION	DATE	APP'D

DATE: NOV 2015
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: DHP
PROJECT NO: 15-017
SCALE: 1"=50'
SHEET NUMBER: PP-1
1 OF 1 TOTAL



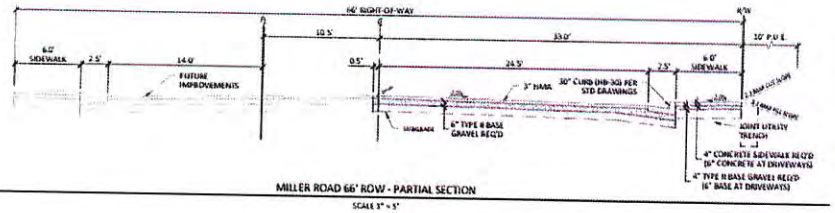
SECTION A
N.T.S.



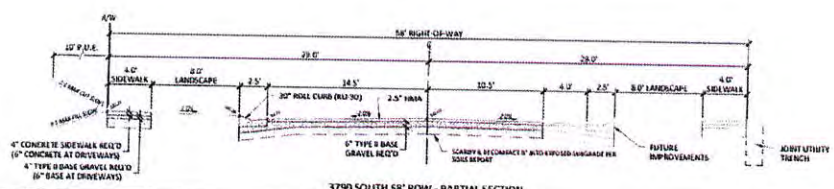
SECTION B
N.T.S.

SECTION C
N.T.S.

MILLER ROAD 66' ROW - TYPICAL SECTION
SCALE 1" = 5'



MILLER ROAD 66' ROW - PARTIAL SECTION
SCALE 1" = 5'



3790 SOUTH 58' ROW - PARTIAL SECTION
SCALE 1" = 5'

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: MEADOWS EDGE PHASE 2
LOCATED IN ST. GEORGE, UT

SHEET NAME: DETAILS AND SECTIONS

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
133 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 628-3353
www.developmentsolutions.co

DEVELOPMENT SOLUTIONS

DATE:	NOV 2015
PM:	SB
DRAWN BY:	SB
DESIGNED BY:	SB
CHECKED BY:	DRP
PROJECT NO.:	04-017
SCALE:	AS SHOWN

SHEET NUMBER:
DT-1
2 OF 2 TOTAL

ITEM 7
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

PRELIMINARY PLAT
The Cove at Little Valley
Case No. 2015-PPA-034

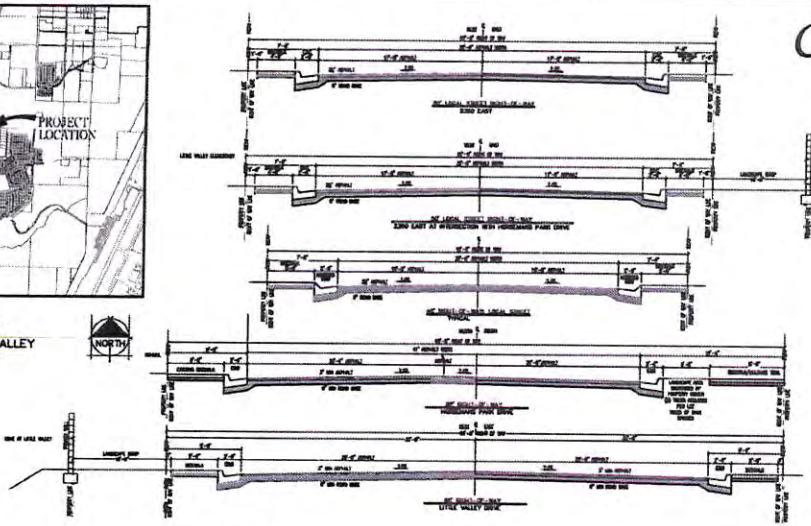
Request:	A request to approve a preliminary plat amendment for a forty-one (41) lot residential subdivision
Location:	Southwest corner of the intersection of Horseman Park Drive and Little Valley Road
Property:	R-1-12 = 12.98 acres RE-20 = 3.15 acres
Number of Lots:	41
Density:	R-1-12 is 2.69 dwelling units per acre RE-20 1.90 dwelling units per acre
Zoning:	R-1-12 and RE-20
Adjacent zones:	This plat is surrounded by the following zones: North – RE-20 South – R-1-12 & RE-20 East – A-1 West – R-1-12
General Plan:	LDR (Low Density Residential)
Applicant:	Sullivan Field LLC
Representative:	Paul Blackmore, Blackrock

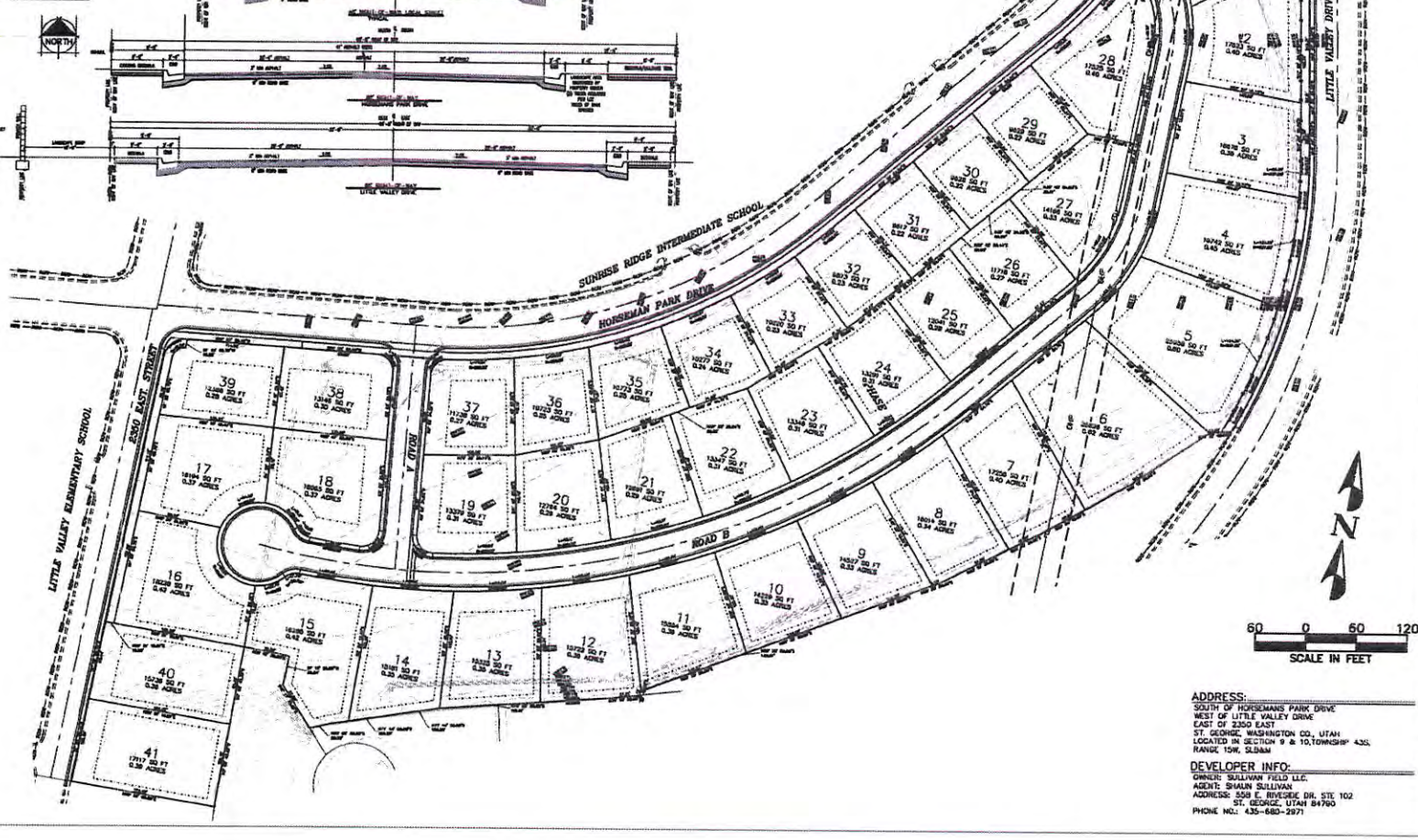
Comments:

1. Developer is proposing double frontage lots along Little Valley Road. These will require a 10-foot landscape strip and 6-foot high privacy wall along Little Valley Road.
2. This is an amendment to the originally approved preliminary plat. The original preliminary plat was approved for 35 lots.

COVE AT LITTLE VALLEY SUBDIVISION

VICINITY MAP
COVE AT LITTLE VALLEY
ST. GEORGE, UTAH





ADDRESS:
SOUTH OF HORSEMANS PARK DRIVE
WEST OF LITTLE VALLEY DRIVE
EAST OF 2350 EAST
ST. GEORGE, WASHINGTON CO., UTAH
LOCATED IN SECTION 9 & 10,TOWNSHIP 43S, RANGE 15W, SLB&M

DEVELOPER INFO:
OWNER: SULLIVAN FIELD LLC.
AGENT: SHAUN SULLIVAN
ADDRESS: 558 E. RIVERSIDE DR. STE 102
ST. GEORGE, UTAH 84790
PHONE NO.: 435-680-2971

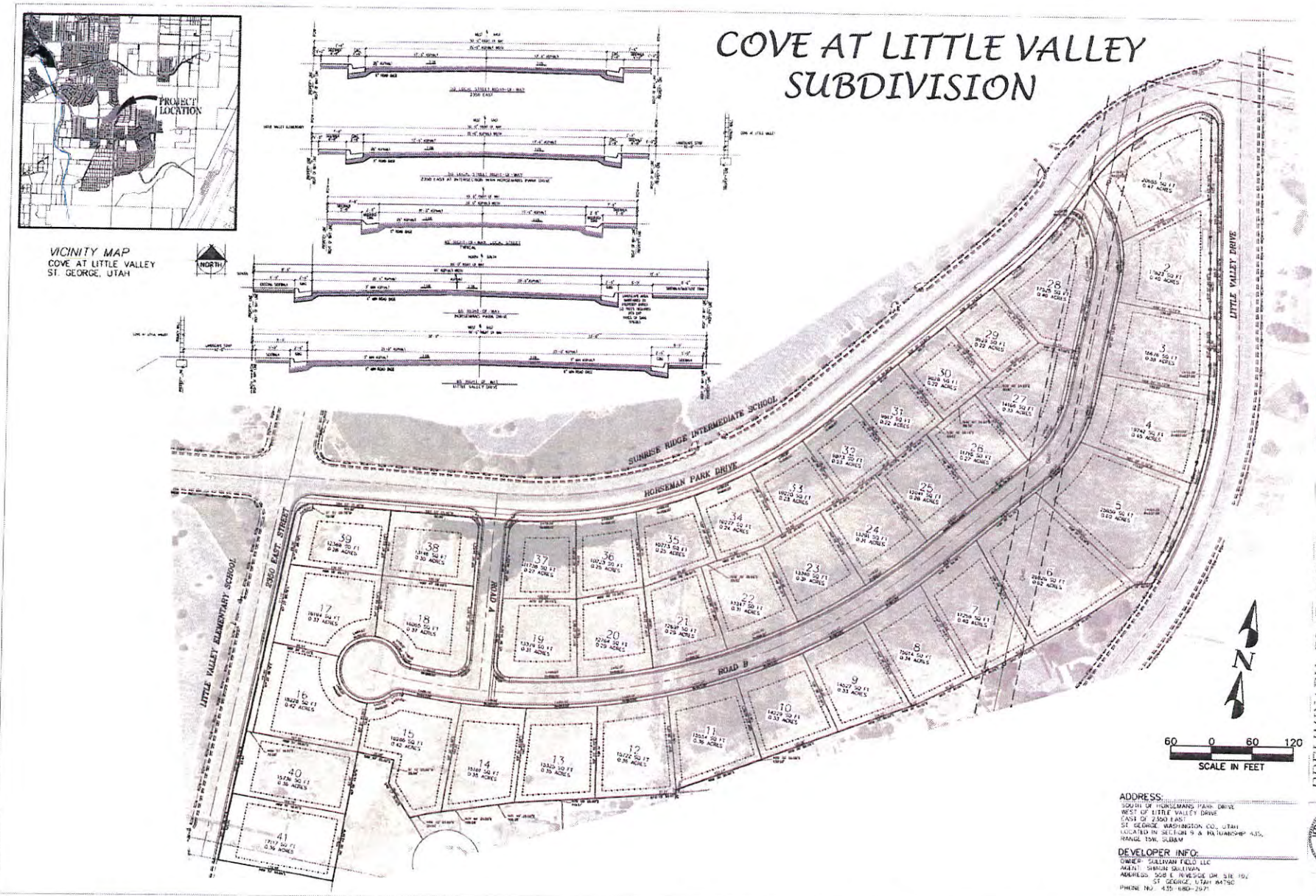
DEC 7, 2010
DATE:
2015-01-012b
JOB NUMBER:
1" = 60'
SCALE:
WPB
DRAWN BY:
WPB
CHECKED BY:
DATE
REVISIONS

PRELIMINARY PLAT AMEND.
COVE AT LITTLE VALLEY
for
SULLIVAN FIELD, LLC.
ST. GEORGE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 5902788
WILLIAM P. BLACKBURN
STATE OF UTAH

PP1.1

COVE AT LITTLE VALLEY SUBDIVISION



ADDRESS:
SOUTH OF HORSEMANS PARK DRIVE
WEST OF LITTLE VALLEY DRIVE
EAST OF 2350 EAST
ST. GEORGE, WASHINGTON CO., UTAH
LOCATED IN SECTION 9 & 10, TOWNSHIP 43S,
RANGE 15W, SLB&M

DEVELOPER INFO:
OWNER: SULLIVAN FIELD LLC
AGENT: SHAUN SULLIVAN
ADDRESS: 508 E. RIVERSIDE DR. STE 102
ST. GEORGE, UTAH 84790
PHONE NO.: 435-680-2971

DEC 1, 2015
DATE
2015-07-0126
JOB NUMBER
7"= 60'
SCALE
WPB
DRAWN BY:
WPB
CHECKED BY:
REVISIONS
DATE

PRELIMINARY PLAT AMEND.
COVE AT LITTLE VALLEY
FOR
SULLIVAN FIELD, LLC.
ST. GEORGE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 5902766
WILLIAM P. BLACKMORE
STATE OF UTAH

PP1.1

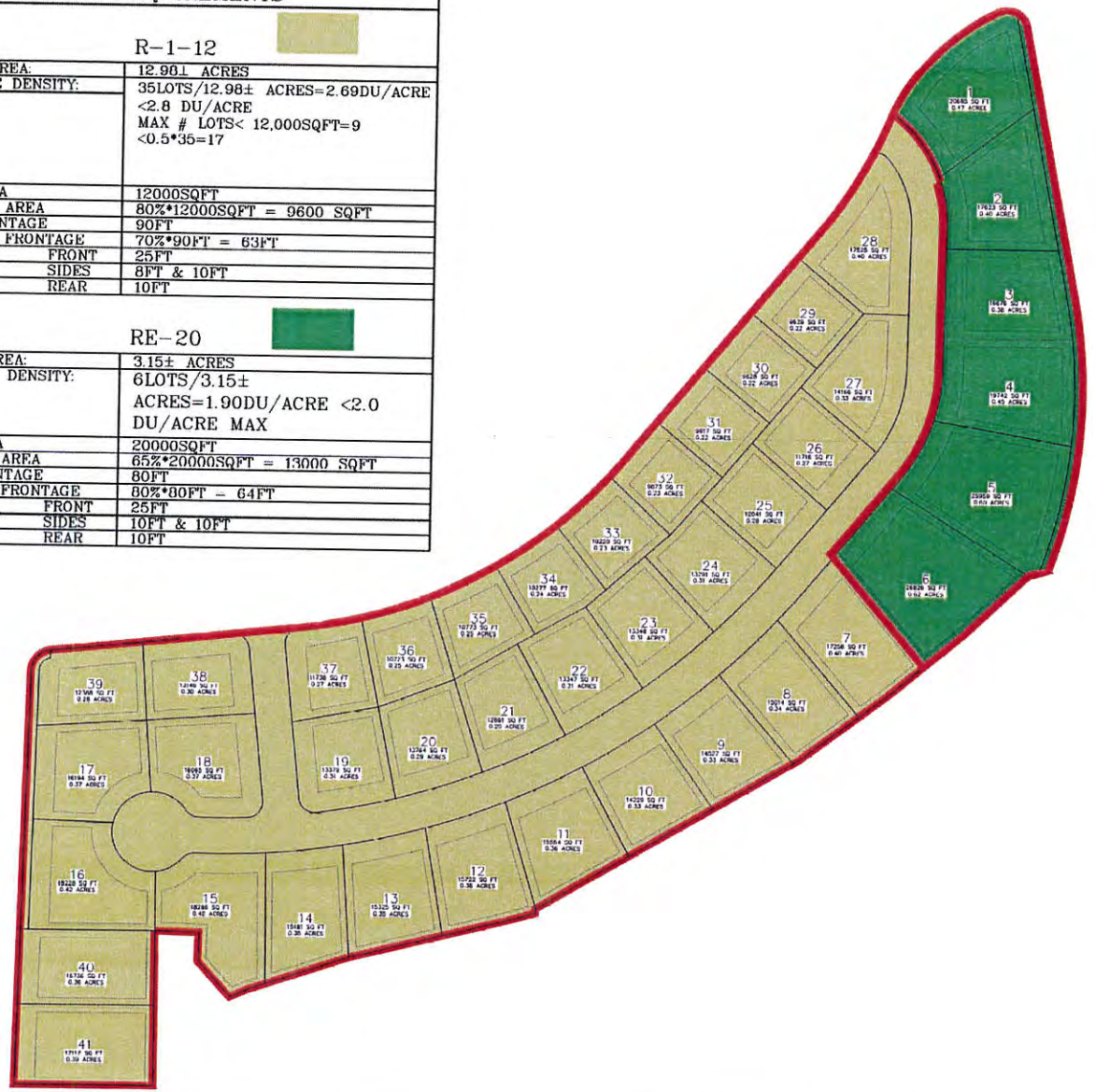
ZONE REQUIREMENTS

R-1-12

TOTAL AREA:	12.90± ACRES
AVERAGE DENSITY:	35LOTS/12.98± ACRES=2.69DU/ACRE <2.8 DU/ACRE MAX # LOTS< 12,000SQFT=9 <0.5*35=17
LOT AREA	12000SQFT
MIN LOT AREA	80%*12000SQFT = 9600 SQFT
LOT FRONTAGE	90FT
MIN LOT FRONTAGE	70%*90FT = 63FT
SETBACK FRONT	25FT
SIDES	8FT & 10FT
REAR	10FT

RE-20

TOTAL AREA:	3.15± ACRES
AVERAGE DENSITY:	6LOTS/3.15± ACRES=1.90DU/ACRE <2.0 DU/ACRE MAX
LOT AREA	20000SQFT
MIN LOT AREA	65%*20000SQFT = 13000 SQFT
LOT FRONTAGE	80FT
MIN LOT FRONTAGE	80%*80FT = 64FT
SETBACK FRONT	25FT
SIDES	10FT & 10FT
REAR	10FT



DATE: DEC 3, '15
JOB NUMBER: 15-01-12b
SCALE: N.T.S.

P.O. BOX 482
HURRICANE, UTAH 84737
(435) 669-4600
info@blackrockengineering.net

BLACKROCK ENGINEERING, P.C.

ZONING ANALYSIS
COVE AT LITTLE VALLEY
FOR
SULLIVAN FIELDS, LLC.
ST. GEORGE, UTAH

ITEM 8
Determine Use

PLANNING COMMISSION AGENDA REPORT: **12/08/2015**

DETERMINE USE
Case No. 2015-DU-001

Request: Determination of 'use' for a proposed "Shrimp Farming" business in the M-1 industrial zone.

Applicant(s): Mr. William Matthews
Mr. Reed Noble

Location: Potential to be anywhere in the M-1 industrial zone.

Acreage: TBD *(with a specific project)*

Zone: M-1

Project: It is proposed by the applicants to develop a shrimp farming business somewhere in the M-1 zone. At this time only two (2) 18 ft diameter tanks are proposed.

Operation: Would this 'use' create excessive or offensive odors, noise, fumes, dusts, radiation, or danger of explosion? How large of an operation would result?

Use: Currently there is not an identifiable 'use' which fits 'shrimp farming' as a warehouse business in the M-1 zone. It is requested by the applicants that the Planning Commission make a determination if the business would comply with the purpose of the M-1 zone (10-11-1.A), if it would be a permitted use (10-11-2), or if revisions to the code are required to make it a use with conditions, or as a conditional use permit.

The applicants request that a shrimp warehouse / farming business be considered as similar to existing 'uses' and is in 'harmony' with the 'intent' and purpose of the M-1 zone (see 10-11-2 – after use list).

Reviewing the code, the only use that appears to be similar, is Processing or treatment of fish, which is not permitted in the City. The applicant does not believe they are similar, thus the requested review from Planning Commission.

Narrative: See attached narrative (*by applicants*) which describes the request, the farming process, states that shrimp are not considered 'fish,' and that no processing will occur on site.

Ordinance(s): Section 10-11-1.A and Section 10-11-2

Located after the itemized 'use' chart in Section 10-11-2 is found the language which reads "*Other uses similar to the above and judged by the Planning Commission to be in harmony with the intent and purpose of the zone.*"

Issue: Does the Planning Commission consider this as being in harmony with the intent and purpose of the M-1 zone and similar in nature to other uses?

If the use is determined to be in harmony, then the use would be permitted. However, the Planning Commission may require the use return with a zoning regulation amendment and if that is approved then a conditional use permit (CUP) for future processing through the Planning Commission and City Council.

Based on the narrative provided by the applicant, the use appears to have minimal impact. However, shrimp farms can be scaled larger than what is being proposed. If a larger facility was being proposed, would there be issues with smell or other impacts that would require mitigation, thus a CUP could address those issues.

Bldg.: TBD *(with a specific project)*

Parking: To comply with Section 10-19-5

Ft Pierce Owners Assoc.: If a location is selected within the Ft Pierce Industrial Park, then in addition to staff and Planning Commission review, the Ft Pierce Property Owners Association would be required to provide a letter in support of the use.

P.C. Discussions: There are several areas of discussion that should occur and be addressed in association with this request.

1. Will there be excessive noise?
2. Will there be excessive odors?
3. Does the 'use' fit within the existing code?
4. Should a new code section be created to allow the use?
5. Should a shrimp farm be considered a 'permitted use' or a 'conditional use'?

NARRATIVE

(Submitted by applicant)

ST GEORGE PLANNING COMMISSION

William Matthews & Reed Noble
Shrimp Warehouse M-1 zoning request
Ft. Pierce Industrial Zone

Purpose:

This document requests St George Planning Commission provide approval for a shrimp warehouse business within the M-1 Manufacturing Zone.

Currently there are no specific existing M-1 "uses" that fit a shrimp warehouse business. Therefore, it is requested the Planning Commission make a determination that said business does in fact comply with the stated objectives of the M-1 zoning and that a shrimp warehouse business is similar to existing "uses" and in "harmony" with the "intent" and purpose of the zone.

Narrative:

The stated purpose of the Ft. Pierce Industrial Park is to provide space for warehousing, light manufacturing, fabrication, wholesaling, service, etc. As a result, there are a wide range of approved business uses for the Ft. Pierce Industrial Park that include, among other things; dairies, feed/cereal and flour mill, fertilizer and soil conditioner manufacturing, food processing wholesale, livestock feed processing and storage, poultry killing and dressing, small animal boarding, and storage of hides, etc.

The underlying factor used to determine if a business use be approved for the M-1 zone are excessive or offensive odor, noise, fumes, dusts, radiation or danger of explosion.

The purpose of a shrimp warehouse business is to store live shrimp in salt water tanks until the shrimp are sold wholesale to restaurants, retail stores, etc. The shrimp are received live from breeder farms in Florida and transferred immediately upon receipt into the storage tanks. While kept in the storage tanks the shrimp are fed but little else is done to support them. When the shrimp are sold they are removed from the tanks and delivered live to the customer. There is no preparation or treatment of the shrimp onsite prior to the delivery. The whole idea of a shrimp warehouse business is to provide the customer live fresh shrimp that have not been killed or frozen.

Since the shrimp are kept alive in salt water tanks there is no smell, odor, noise, fumes, dusts, radiation or danger of explosion associated with a shrimp warehouse. Likewise, since the shrimp are removed from the tanks live and delivered to the customer without any further treatment there is no waste byproduct associated with the storing of the shrimp.

One of the excluded businesses for the M-1 zoning is the "Processing or Treatment of Fish". It is my understanding that the "Processing or Treatment of Fish" exclusion was established in order to prevent smell, odor or waste incurred with the processing or canning of fish. Consequently, the processing or treatment of fish exclusion does not apply to a shrimp warehouse for the following reasons. First of all shrimp are not considered or classified as fish and second there is no processing or treatment of the shrimp. Therefore, by definition a shrimp warehouse does not fall in the excluded category.

Therefore, even though a shrimp warehouse does not fit exactly with any of the stated approved uses, the business does not violate any of the underlying factors and is in "harmony" with existing and future business located in the M-1 zoning. Likewise, a shrimp warehouse complies with the "intent" of the M-1 zoning in that it is a wholesale business requiring a large building and is compatible with the already approved uses such "Food processing wholesale", "livestock feed processing and storage", "Poultry killing and dressing", "Small animal boarding facility", and "Wholesale business".

Attachment:

Photo of an existing shrimp warehouse. The shrimp warehouse planned for the Ft. Pierce business will be owned and operated by William Matthews and Reed Noble of St George and the warehouse will have two 18' diameter tanks.

Photo – Shrimp Tanks

(Provided by applicant)

Additional Comments from Applicants

Genna Singh

From: Matthews, William [wmatthews@dixie.edu]
Sent: Monday, November 30, 2015 1:40 PM
To: Genna Singh
Subject: Re: Wholesale Shrimp Business

Hi Genna,

Here are the answers to your questions:

Everything is contained inside the building.

There are very few dead shrimp. However, if there are these can be collected in a bucket and given to any number of local ranchers as feed for chickens, pigs or whatever. The reality is that the only shrimp that die are those that commit suicide and jump out of the tank. There are not many suicide shrimp and they are just picked up by hand.

Shrimp are fed a grain mixture which is delivered in 50 pound bags.

The feed mixture is kept in an air tight garbage can or something similar.

The water is salt water and there is no treatment to it except to keep the PH balance correct and adding salt once in a while.

The tanks are never emptied. Once they are balanced with the correct PH and salt they last indefinitely and are never drained. The system is a bio-aqua system so if balanced correctly it maintains itself. The shrimp waste is actually converted and consumed by the Shrimp. I have never heard of it before, but should there be a reason to drain the tanks there is no hazardous waste or other bio hazards. The water is just salt water with a salt ratio similar to the ocean.

I am wrong about the Ft Pierce Industrial Park comments. We are not going to be in the Ft Pierce Industrial Park just in that area. I misunderstood and thought that whole area by Industrial Road was called the Ft Pierce Industrial Park. We have talked to the landlord of the warehouse we plan to rent and he has approved the use.

Thanks, let me know if there are anymore questions.

I appreciate your assistance with this.

Bill

From: Genna Singh <genna.singh@sgcity.org>
Sent: Monday, November 30, 2015 1:03 PM
To: Matthews, William
Subject: RE: Wholesale Shrimp Business

Bill,

Some additional questions for you:

Photos – Shrimp Tanks – Business Examples

(From Internet)

Reference - Article #1 - Internet

How to Start a Freshwater Shrimp Business

The success of a freshwater shrimp farming business depends greatly on the quality of the pond. Newly dug ponds yield poor results the first year, as there is no buildup of algae or insect larvae for the shrimp to feed on. According to The Fish Site, an international aquaculture resource, ponds should be drainable and seinable (harvestable by net), with either internal or external harvesting basins. Profits for a freshwater shrimp business vary by location, shrimp quality and cost of running the farm.

Step 1
Acquire the proper business licenses and permits to operate a freshwater shrimp farm in your state. Most states require shrimp farmers to have an aquaculture permit. You can purchase these permits from your state's Department of Agriculture.

Step 2
Secure a location to raise your shrimp. Most farmers use ponds; however, this is not a requirement. Swimming pools, tanks and other containers with significant depth are all suitable vessels for raising freshwater shrimp. They do not yield the best results, though. For a large quantity of healthy crustaceans, a pond is more suitable.

Step 3
Test the water before adding shrimp. The water should be free from chemicals and harmful bacteria. If the water contains fish, amphibians or other creatures, the shrimp are likely to get eaten. Keep the pH balance of the water less than 10.

Step 4
Add an aerator to the water. For shrimp to survive and reproduce, the aerator must run 24 hours a day while they are being cultured.

Step 5
Purchase quality juvenile shrimp. Shrimp hatcheries typically sell the juvenile animals for a few cents per shrimp. Price will vary by hatchery.

Step 6
Feed your shrimp twice a day. According to The Fish Site, shrimp eat pelleted feed that is 38% protein. While shrimp will eat algae, insect larvae and plankton, the pelleted feed acts as a supplement. Once full grown, the crustaceans are ready to be sold. You can sell them to restaurants, grocery stores or individuals. A farmer's market is another promising place to sell freshwater shrimp to the public.

Reference - Article #2 - Internet

Shrimp's New Path to the Plate

With Wild Stocks of Shrimp Dwindling, Tank Farming Is on the Rise

STOUGHTON, Mass. — In a warehouse south of Boston, miles away from the city's bustling harbor, James Tran, a semiconductor designer, is incubating an unlikely product: shrimp.

Mr. Tran, who started Sky8 Shrimp Farm two years ago, is one of a growing number of small, high-tech shrimp farmers in America racing to meet the country's seemingly insatiable appetite for scampi, without ravaging the environment, using harmful chemicals or depending on overseas suppliers accused of labor rights violations.

"To go on getting shrimp the way we have is wishful thinking," said Mr. Tran, cupping several twitching, ready-to-ship scampi in his hand. His extended family in Vietnam engages in traditional coastal shrimp farming, the kind often linked to environmental, food safety and labor troubles. But at Sky8, shrimp mature in fiberglass tanks fitted with advanced recirculation, filtration and temperature control systems.

"I think our industry is going to kick off pretty fast," he said. Americans love shrimp, which overtook canned tuna as the most-consumed seafood per capita in the United States in 2002. Americans consumed an average of 3.8 pounds of shrimp in 2012, twice the amount three decades ago, according to the National Oceanic and Atmospheric Administration. But the nation's taste for scampi comes with heavy social and environmental costs. Most of the shrimp the United States imports comes from farms in Latin America and in Southeast Asia, where environmental and human rights experts have long identified labor rights abuses, hazardous working conditions, damage to ecosystems and the use of hormones and antibiotics. Since last year, a bacterial disease has hit shrimp farms across Asia and Mexico, crippling shrimp production. Recent news reports have alleged the use of slave labor on boats that supply fish meal for shrimp farms in Thailand.

Shrimp fishing, too, has run into grave problems. Stocks are under pressure across the globe. China, once a major shrimp exporter, now imports shrimp to meet growing demand. American regulators called off this year's Gulf of Maine shrimping season after research suggested that overfishing and warming waters had driven shrimp stocks to new lows. Those mounting concerns are spurring a new generation of shrimp farmers, like Mr. Tran, who are developing ways to reduce their environmental footprint. Though official statistics are not yet available, the number of small indoor shrimp farms in the United States has grown from just two to at least 22 over the last five years, with dozens more in the pipeline, according to RDM Aquaculture, which provides equipment and know-how to other shrimp upstarts. Some farms are started by entrepreneurs like Mr. Tran Others are started by farmers looking to diversify from commoditized crops and livestock.

"The situation is very much in flux," said Pete Bridson, aquaculture research manager at the Monterey Bay Aquarium's influential Seafood Watch program, which gives shrimp from these tank-based farms its highest rating for seafood that is farmed or fished sustainably. "We're seeing newer farms come along that engage in closed, intensive shrimp farming, and there's certainly a market for that," he said.

The new wave in American shrimp farming is part of a push by both government and industry officials to raise the stature of aquaculture and reverse a disdainful public perception to farmed seafood, in part because of past controversies over cultivated ocean products.

Over all, American farmers made up 0.8 percent of global aquaculture production in 2011, according to the United Nations Food and Agriculture Organization. Fisheries officials estimate that doubling American aquaculture production could create 50,000 jobs and more than $1 billion in revenue for farmers.

At Sky8 Shrimp, run by four workers, it takes about three months to grow batches of 40,000 shrimp larvae, which feed on fish meal, algae and seaweed, to a size favored by retailers and restaurants. (Sky8 Shrimp is developing a feed that is free of fish meal.) The farm uses tanks of Atlantic Ocean water, filtered and reused from harvest to harvest. There are no antibiotics, no hormones and no pesticides, according to tests carried out at Sky8 last year by the Food and Drug Administration, which regulates shrimp. There is little risk that shrimp might escape and harm wild stocks.

That attention to detail comes with a cost. Mr. Tran ships as much as 1,300 pounds of fresh shrimp a month to local high-end buyers at $15 a pound, as much as twice the price imported frozen shrimp can sell for. Still, he says Sky8 is struggling to meet demand from local high-end retailers and restaurants. "We desperately need to expand capacity," he said.

"They're real pioneers. Hats off to them," said Michael Rubino, who heads N.O.A.A.'s aquaculture program. "We're at a tipping point in the public perception of aquaculture as part of the problem to part of the solution," he said. Long a delicacy, shrimp first became more widely popular in the United States in the 1970s, when the Red Lobster

chain introduced popcorn shrimp at its restaurants nationwide. The rise of shrimp farming in Asia had greatly expanded global shrimp production, driving down prices and helping to bring shrimp to a mass audience. Though America's attempts to kick-start commercial shrimp farming also dates from the early 1970s, the industry struggled to compete with the cheap shrimp imports. Moreover, early shrimp farms were in open-air ponds or near the coast, and sometimes released effluent into sensitive ocean habitats. Hobbled by cutthroat competition from cheap imports, and disease worries, production at these early shrimp farms has declined since the early 2000s.

But now the tide could be turning. The average price of shrimp imported into the United States during the first quarter of the year was 45 percent higher than last year, according to data carried by the trade journal Undercurrent News. Darden Restaurants, which in May agreed to sell Red Lobster for $2.1 billion, has said rising shrimp costs could add $30 million to the chain's expenses in 2014 compared with last year.

Experts also say consumers are increasingly demanding more sustainability and food transparency — though American shrimp farmers could still struggle to convince the average shopper that seeking out homegrown shrimp at higher prices is worth the deal.

"With food, everything revolves around two things: Will this make my life easier and my food cheaper?" said, Harry Balzer, chief food industry analyst at the NPD Group, a

consumer research company. "But we do want to be healthy. There's never been a time we didn't want to be healthy."

Among the windmills of Indiana, 600 miles from the ocean, Karlanea Brown and her husband, Darryl, have been farming shrimp since 2009 to supplement their income from corn and soybeans. Now, Ms. Brown has become a shrimp-farming evangelist of sorts, running classes on shrimp farming, financing and marketing in a big barn.

So far, their company, RDM Aquaculture, has helped get 14 shrimp farms off the ground, started by people from diverse walks of life: farmers, bankers, a phone technician, a former funeral home director. At least six more shrimp farms are coming online in the next year, Ms. Brown said.

"The U.S. shouldn't be importing shrimp when we can make our own," Ms. Brown said. "We ship our shrimp out so fresh, their legs are still kicking when they go out the door."

Chad Axley of Elgin, Minn., opened his shrimp farm last year to supplement income from his struggling cattle business. "I thought it made sense to do something no one else was doing," Mr. Axley said.

Starting their Northern Tide Farm took detailed research into unfamiliar tasks, like regulating oxygen levels in the water, Mr. Axley said. Now, from eight tanks, the farm sells up to 400 pounds of shrimp a month, which Mr. Axley scoops up with a giant net. He is now building his ninth tank and has figured out most of the tricks.

One problem, though: So have the shrimp.

"They've learned to run to the other side and hide," Mr. Axley said. "I'm now having to set traps."

Example –West Valley City Utah

Genna Singh

From: Jody Knapp [jody.knapp@wvc-ut.gov]
Sent: Monday, November 30, 2015 4:43 PM
To: Genna Singh
Subject: RE: Shrimp Farm

Genna-

We would classify that as "agriculture industry" which is defined as the following:

"Agricultural Industry or Business" means the processing of raw food products by packaging, treating and/or intensiv feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, foo packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar use determined by the Planning Commission. For purposes of the Manufacturing M-Zone, agricultural industry does not include a non-animal food processing plant located in a Redevelopment Project Area.

Jody Knapp, AICP
West Valley City | Planning and Zoning | Zoning Administrator
3600 Constitution Boulevard, Rm 220, West Valley City, Utah 84119
Phone (801) 963-3497 | Fax (801) 963-3559
Email jody.knapp@wvc-ut.gov | Website www.wvc-ut.gov

WEST VALLEY CITY
Unity Pride Progress

From: Genna Singh [mailto:genna.singh@sgcity.org]
Sent: Monday, November 30, 2015 4:02 PM
To: jody.knapp@wvc-ut.gov
Subject: Shrimp Farm

Good afternoon,

The City of St. George has received a request for a shrimp farm. Our current code doesn't address such a use. Does West Valley City have anything in their ordinance addressing shrimp farms, animal processing, or animal production?

Genna Singh
Building & Development Office Supervisor
City of St. George | Development Services
435-627-4206
genna.singh@sgcity.org

Example –Salt Lake City Utah

Genna Singh

From: Anglin, Anna [Anna.Anglin@slcgov.com]
Sent: Monday, November 30, 2015 4:45 PM
To: Genna Singh; Zoning
Subject: RE: Shrimp Farm

Genna,

We do not have anything that addresses fisheries or "Shrimp Farm" in our ordinance either. We would find out more on what they are proposing to do. We use our definitions chapter in cases like this. I'm not sure as to how helpful this is, but I attached definitions of what this type of use could be categorized as found in 21A.62.040: DEFINITIONS OF TERMS: found in the ordinance.

ANNA ANGLIN
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

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AGRICULTURAL USE: The use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming operations; provided, however, such agricultural use shall not include the following uses:

. Commercial operations or accessory uses which involve retail sales to the general public unless the use is specifically permitted by this title; and

. The feeding of garbage to animals, the raising of poultry or furbearing animals as a principal use, or the operation or maintenance of commercial stockyards, or feed yards, slaughterhouses or rendering facilities.

RECREATION (OUTDOOR): Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use.

URBAN AGRICULTURE: A general term meaning the growing of plants, including food products, and the raising of animals in and around cities. Urban farms and community gardens with their accessory buildings, farm stands, farmers' markets, and garden stands are components of urban agriculture.

URBAN FARM: A farm where food is cultivated, processed and distributed in or around a residential or commercial area. Urban farming is generally practiced for income earning or food producing activities.

From: Genna Singh [mailto:genna.singh@sgcity.org]
Sent: Monday, November 30, 2015 3:51 PM
To: Zoning
Subject: Shrimp Farm