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, **January 26, 2016**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **GENERAL PLAN AMENDMENTS (GPA)** (Public Hearings)

   A. Consider a General Plan to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road. This proposal is to change the General Plan to allow for the future submittal of commercial development called "**Boulder Creek Crossing-West**." The applicant is Mr. Stephen Sheffield. Case No. 2016-GPA-003 (Staff John Willis)

   B. Consider a request to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to COM (Commercial) on approximately 6.01 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a future **health facility**. The applicant is **IHC** Health Services, Inc. Case No. 2016-GPA-005 (Staff John Willis)

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

   A. Consider a request to rezone approximately 20 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The project is called the '**Arbors 3**' and the property is generally located north of the logical extension of Crimson Ridge Drive; being the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM. The owner is Development Solutions Group, Inc. Case No. 2016-ZC-005. (Staff John Willis)

   B. Consider a request to rezone approximately 2.52 acres from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The project is called 'Desert Canyons' and the property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive. The owner is Development Solutions Group, Inc. Case No. 2016-ZC-004. (Staff John Willis)

3. **HILLSIDE PERMIT (HS)**

Consider a request for a Hillside Development Permit to allow removal of isolated noncontiguous and insignificant slopes to allow development of single family residential subdivisions in 'The Lakes' PA-14 and PA-16 *(Note: PA = Planning Areas)*. The applicant is '730 St George LLC,' Boulder City Nevada, Mr. Mark Tupen Project Manager, and the representative is Mr. Ray Alton, Rosenberg Associates. The total area is approximately 45.73 acres. The APN is SG-6-2-28-2110. The property is located near Plantations Drive and Sunbrook Drive and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2015-HS-004 (Staff Ray Snyder)

4. **LOT MERGER/FINAL PLAT AMENDMENT (LRE)**

Consider approval of a lot merger / final plat amendment within a recorded subdivision. The purpose is to merge Lots 80 and 81 of "Dixie Downs RV Resort Phase 1." The property is zoned MH-6 (Mobile Home) and is located at 1225 North Dixie Down Road. The applicants are Mr. and Mrs. Dimmon Payne. Case No. 2016-LRE-002 (Staff – Wes Jenkins).

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

ITEM 1A
General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**

GENERAL PLAN AMENDMENT: PUBLIC HEARING
Boulder Creek Crossing - WEST
Case No. 2016-GPA-003

Request: Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road. This proposal is to change the General Plan to allow for the future submittal of commercial development. The applicant is Mr. Stephen Sheffield. Case No. 2016-GPA-003

Background: Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.

Applicant: Mr. Stephen and Mike Sheffield

Area: 6.30 acres

Location: The property is generally located west of the intersection of 1450 South Street and River Road.

Current Zones: OS (Open Space) and R-1-10 (Single Family Residential)

Current General Plan: LDR (Low Density Residential) and FP (Flood Plain)

Process: The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Comments:

What is being considered is whether the current land use designation is appropriate or should it be changed to COM. A portion of the amendment is located in FP, which is a result of the flood plain. However, none of the property is located in the floodway. Generally, the city has allowed commercial projects to develop in the floodplain, if the finish floor elevation is 18" above the floodplain elevation. The remaining portion of the property has a land use designation of LDR. Residential would not be able to be developed, unless the FEMA flood maps were amended to remove the property out of the flood plain. The Planning Commission has potentially three options for the application: 1) recommend approval for COM on the property, 2) recommend denial, or 3) Table the request pending additional information determined to b e required.

Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and consideration.

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

Example Motion(s):

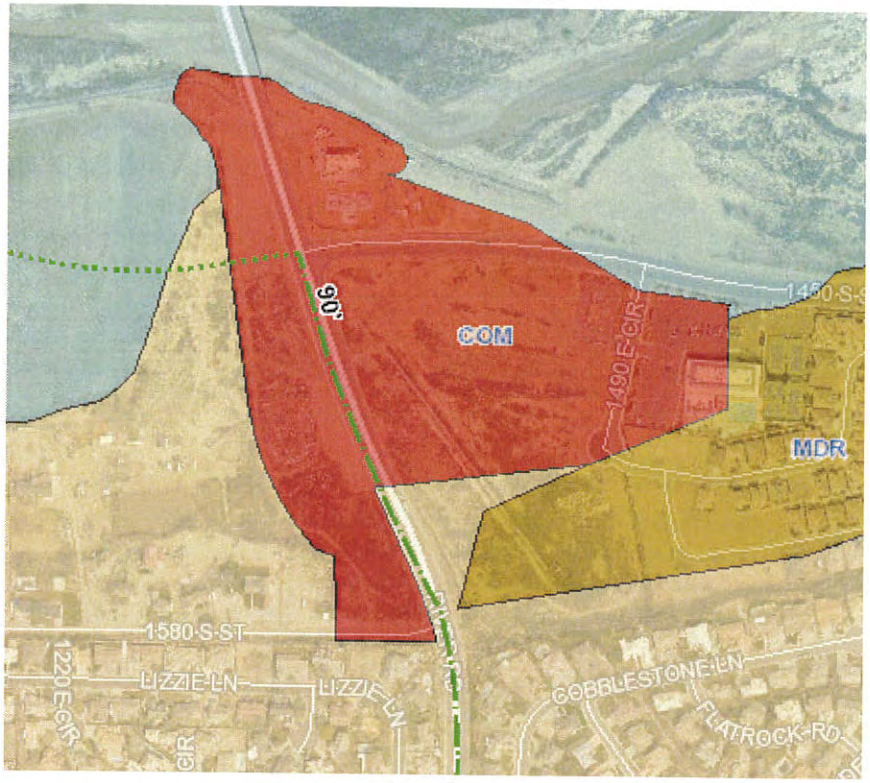
Approval
This is a motion to recommend approval to the City Council of a GPA (General Plan Amendment) to amend the General from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial) on 6.30 acres).

Denial
This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial) on 6.30 acres).

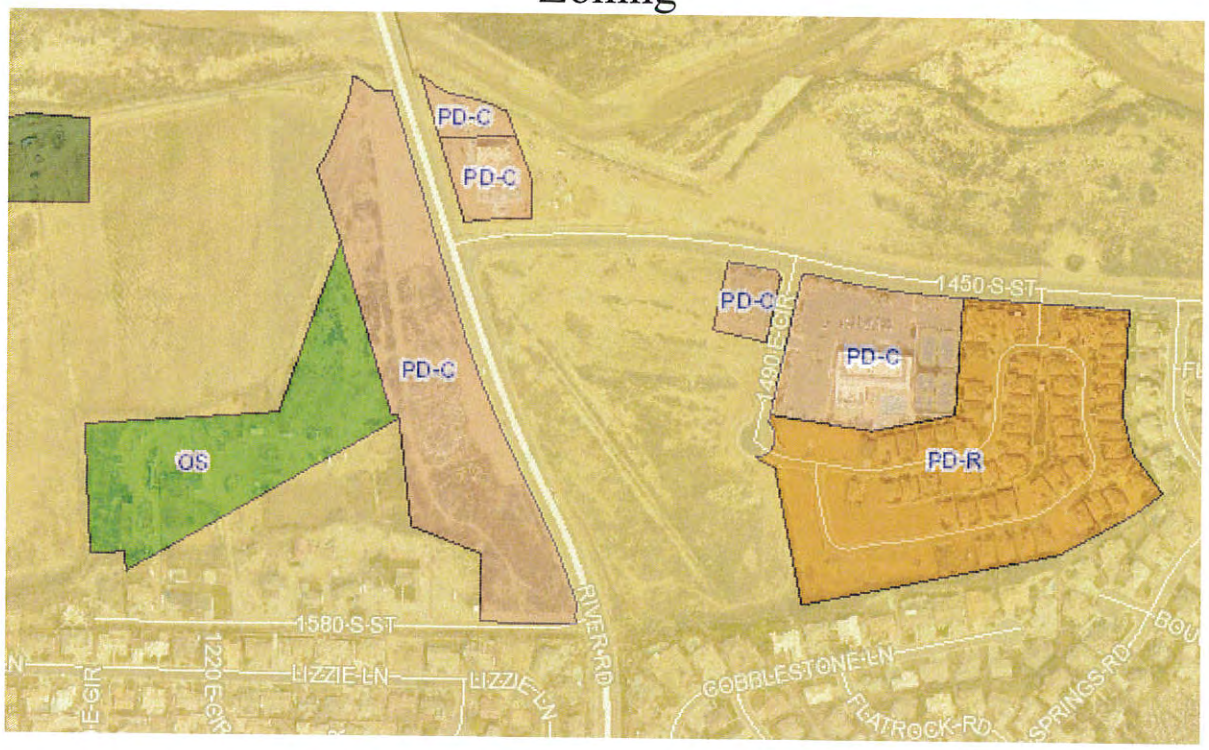
Table
At the request of the applicant, this matter is tabled to allow the applicant time to provide _____ to the Planning Commission for further consideration.

Aerial – Vicinity

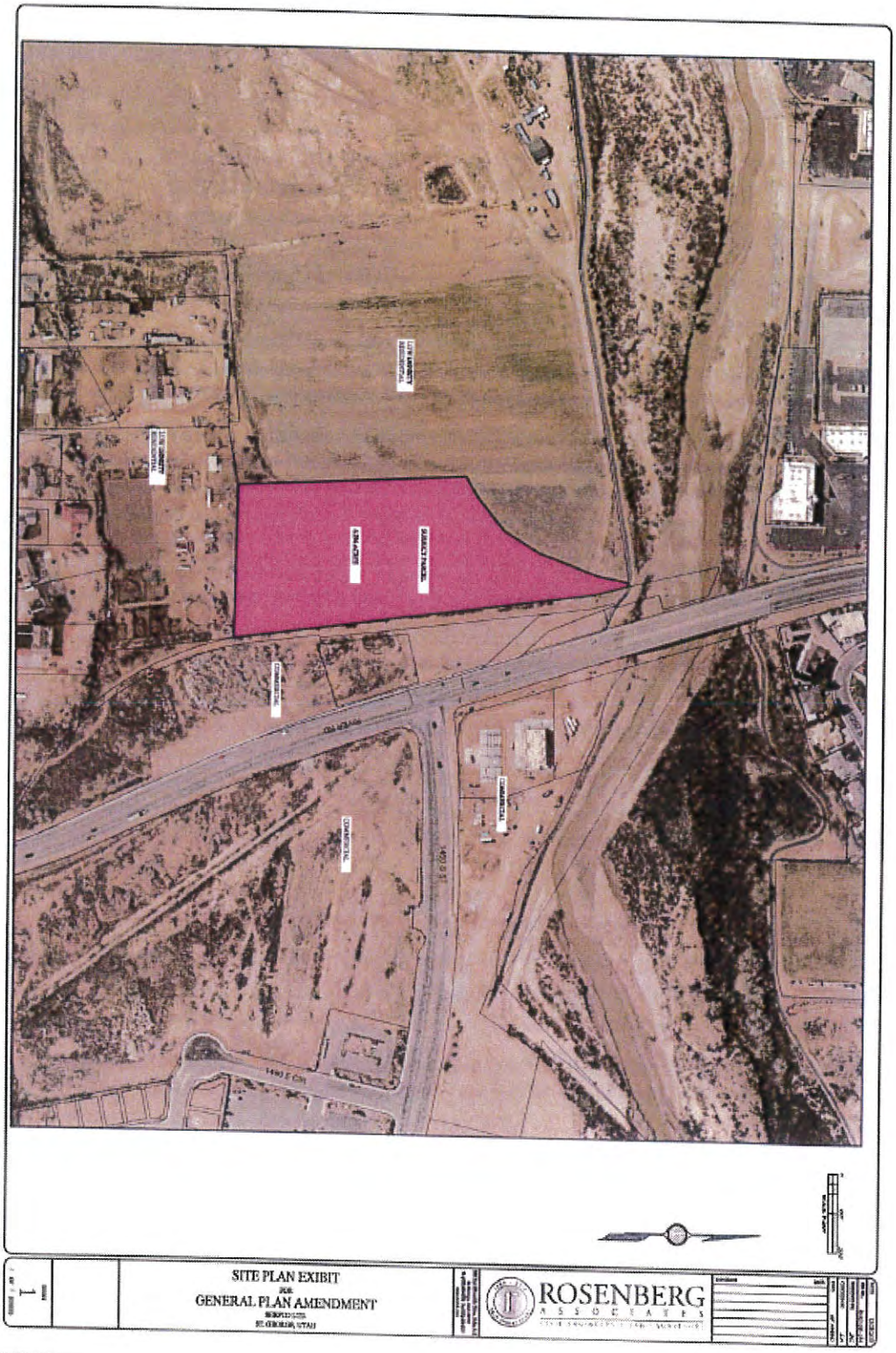
General Plan



Zoning



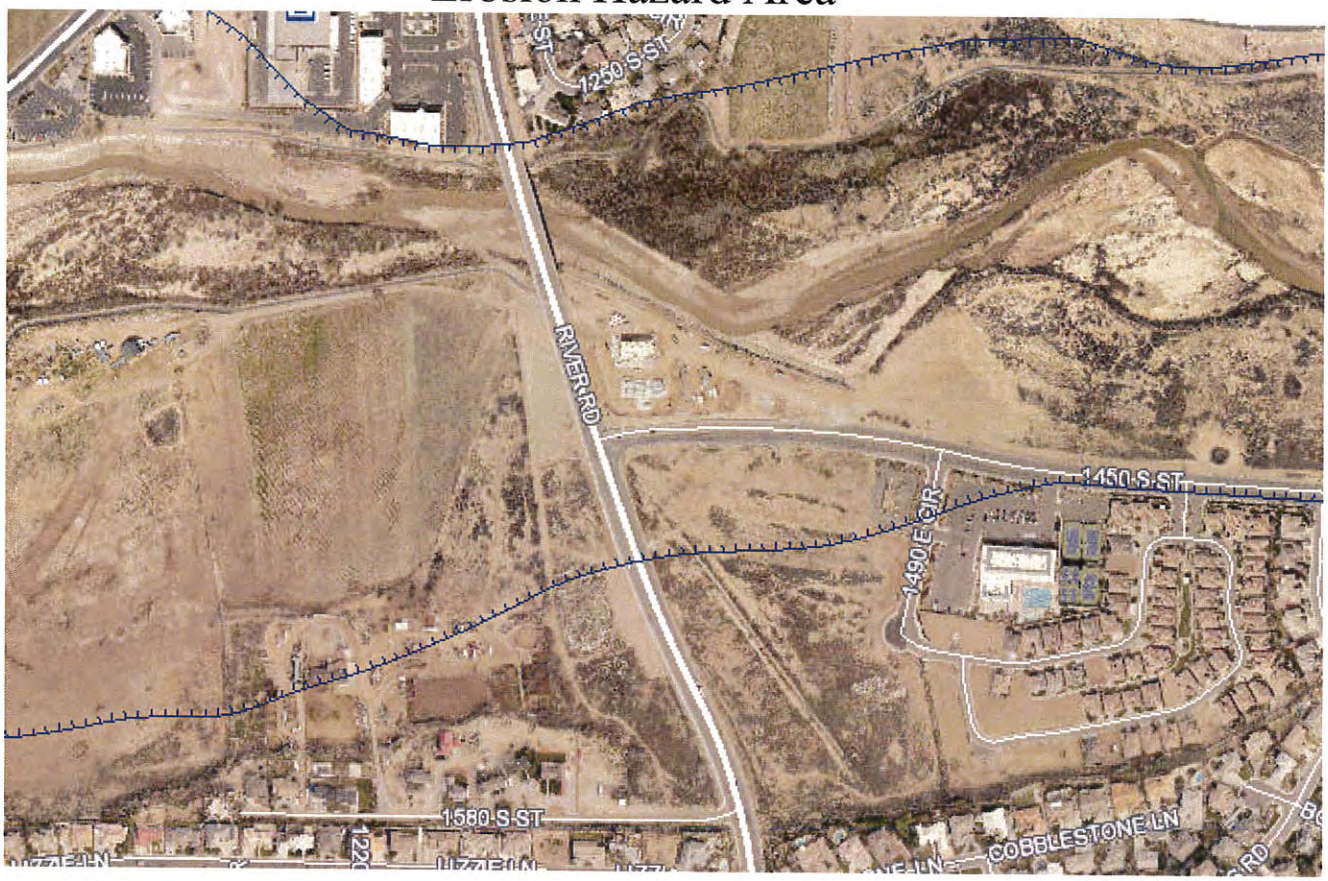
Proposed General Plan – LU Change



100 Year Flood Plain

Flood Way

Erosion Hazard Area



Application

CITY OF ST GEORGE
REC#: 01496096 12/23/2015 2:11 PM
TRAN: 150.0000 PLANNING FEES
OPER: [illegible] TERM: [illegible]
REF#: 1278
GPA BOULDER CREEK
PLANNING FEES 764.59CR
TENDERED: 764.59 1 CHECK(S)
APPLIED: 764.59
CHANGE: 0.00

GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST

ZONE CHANGE REQUESTS WHICH ARE *NOT CONSISTENT* WITH THE GENERAL PLAN SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: ~~[illegible]~~ River Road Investments LLC

MAILING ADDRESS: 720 S. River Road Suite E102
PHONE: 435-673-5393 CELL: FAX:
APPLICANT: Stephen & Mike Sheffield
(If different than owner)
MAILING ADDRESS: P.O. Box 911955 St. George Ut 84791
PHONE: [redacted]
EMAIL ADDRESS(ES): Mi[redacted]mail.com.
CONTACT PERSON / REPRESENTATIVE: Mike Sheffield
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: Same
PHONE: [redacted] CELL: [redacted] FAX: [redacted]
EMAIL ADDRESS(ES): [redacted]

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x 36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** The Most Westerly phase of the Boulder Creek Crossing running Along 1450 South until meeting The Taylor property.

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. General Plan Amendment hearings are held only *four (4) times per year* (typically the 1st meeting of the month). A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

FOR OFFICE STAFF USE ONLY

CASE #: 2016-GPA-003 FILING DATE: 12/23/15 RECEIVED BY: [illegible] 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**

500 + (5.29 · 50) = 764

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-MD & Open space
2. What is the current General Plan designation of the property or area? R-1-10
3. What is the proposed General Plan designation for the property or area? PD Commercial
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) To continue the Boulder Creek crossing Development, as the Commercial Masterplan shows
5. How will the proposed project affect adjoining properties? The adjoining property is Already approved as A commercial complex & Is also Touching farmland. The impact will be minimal Due to A Retaining wall & Block wall separating the properties. Neighbors and already consented to change in writing.
6. Total acreage of the proposed General Plan change: 5.24 acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: some of the area is in flood plain elevation which will be raised w/retaining wall or neighbors have consented to, to match the neighboring commercial.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts? Yes X No ____
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? it will continue the planned 1450 S. Street to the west boundry
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan? Yes ____ No X If yes, please explain: already done immediate neighbors have already consented. It may be wise to have one anyway just to be safe

Revised 04/30/2009

Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No ____
Please describe the projected demand for utility services: all the utilities have been contemplated by the engineers (Rosenberg) in City meetings. The utility plans will tie into current utilities being installed now.

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A MINIMUM 6 WEEKS PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

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

GENERAL PLAN AMENDMENT PROCEDURE

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

Step #2 **Document Submission Checklist***
****Note: This application will be considered incomplete without the following documents***

- ☐ This General Plan Amendment application form completed and signed by all owners;
- ☐ Appropriate Filing Fee **Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus**
- ☐ Utility ownership plat with the boundary of the proposed general plan amendment outlined;
- ☐ List of property owners within **500' feet** and **two sets** of mailing labels;
- ☐ **Radius Map** of property owners within 500' feet;
- ☐ Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- ☐ 8-1/2" x 11" reduction of the site plan;
- ☐ An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format

Step #3 Planning Commission and City Council Hearings

Planning Commission public hearings are heard on the 2nd and 4th Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1st and 3rd Thursdays of the month.

Hearing Dates:

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

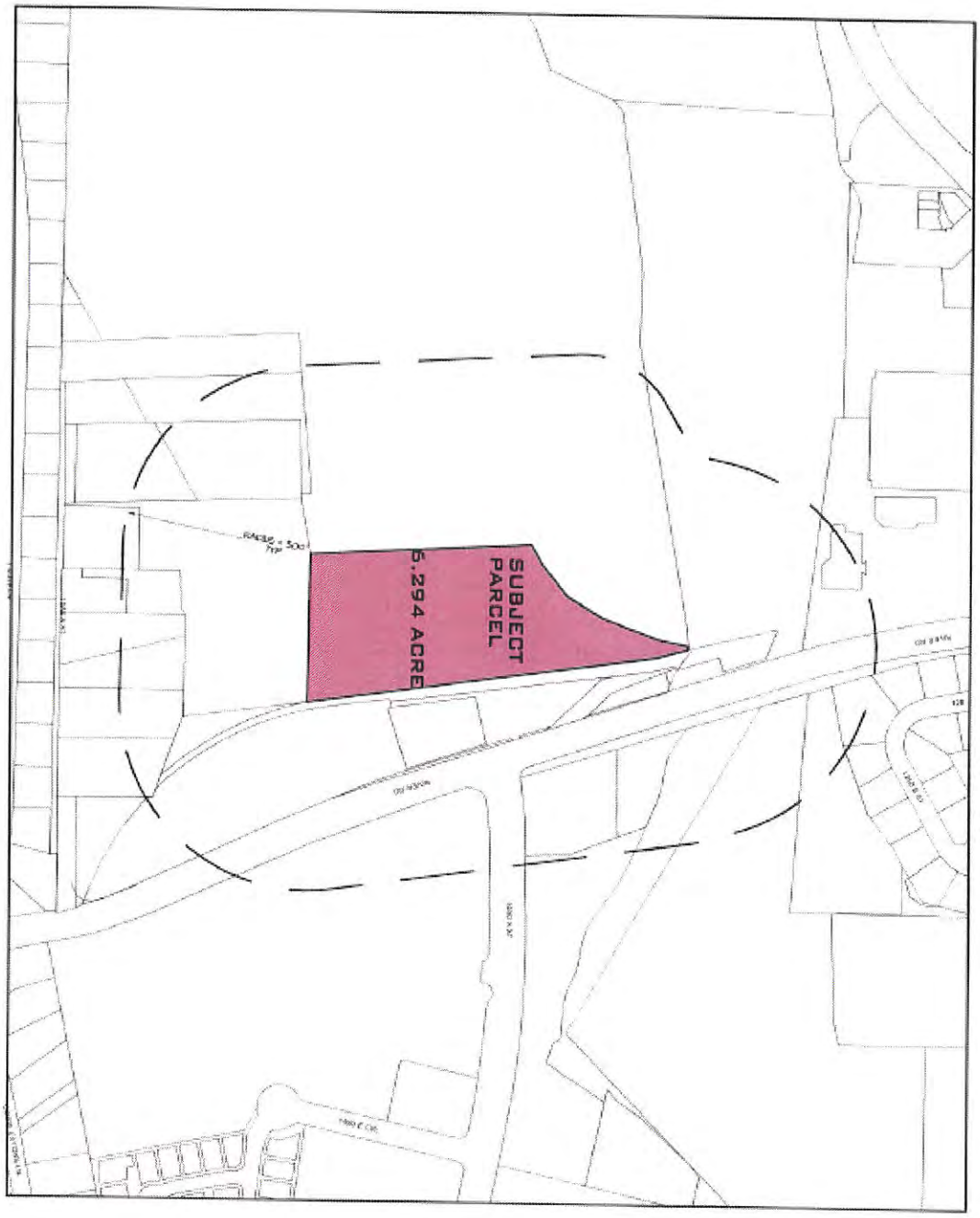
Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Ruby Road Investments, LLC (is)(are) the owner(s) C/o Mike Sheffield and Steve Sheffield or (agent) of the following property(s) and **request the General Plan Amendment change as described above.**

Signature: [signature]	Address: P.O. Box 911955 St. George, Utah 84791
Signature	Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address

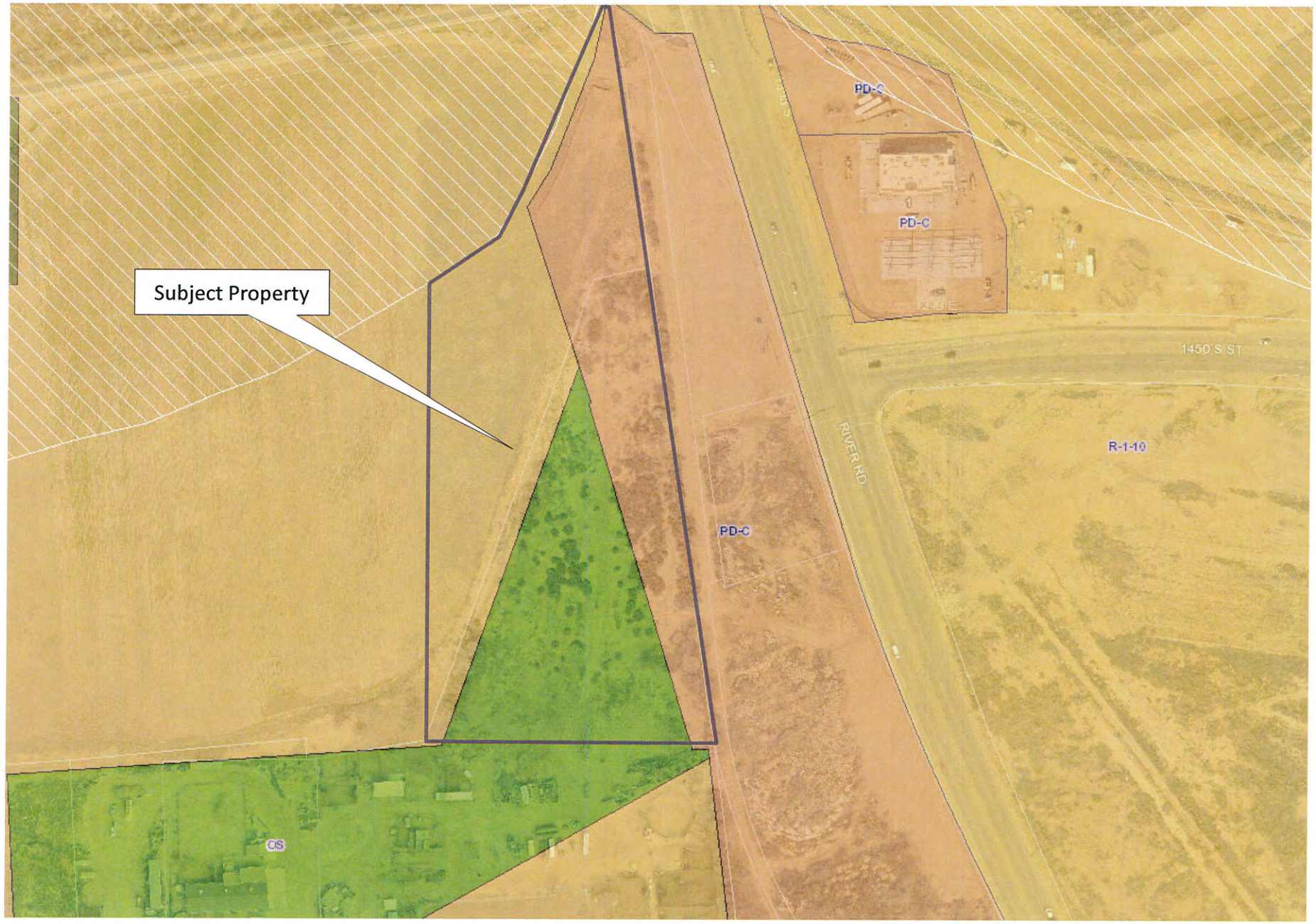
Attach additional sheets if necessary for additional owners.



RADIUS MAP

2016-GPA-003
Boulder Creek Crossing - WEST

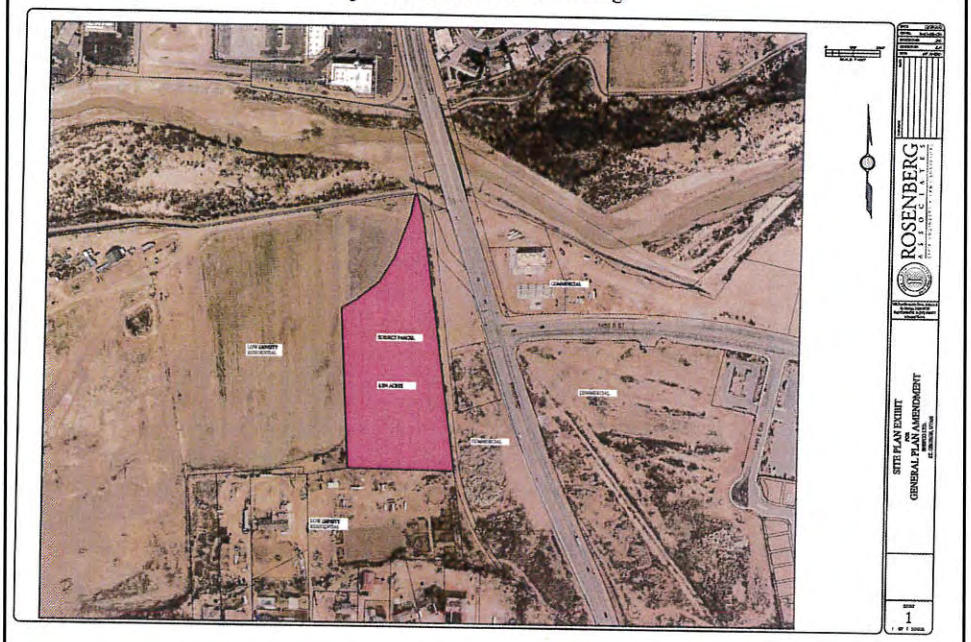
Aerial – Vicinity



Zoning

General Plan

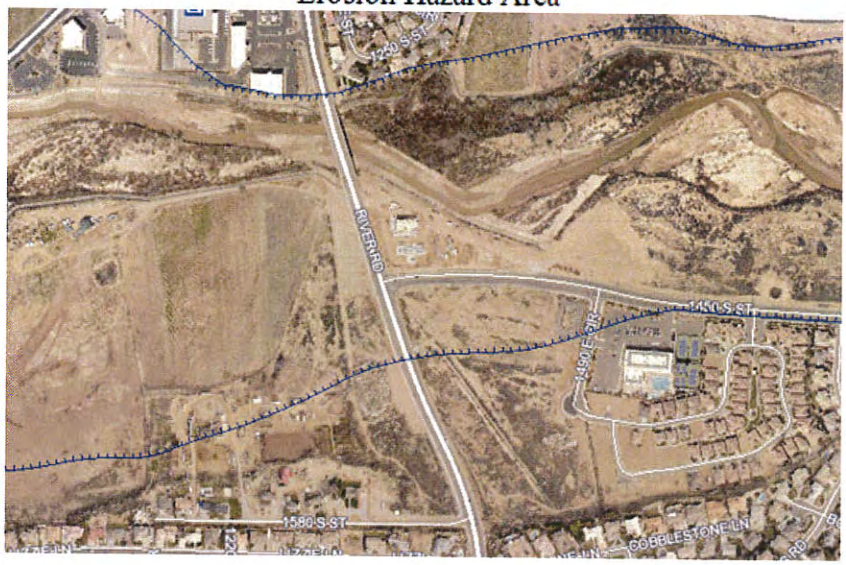
Proposed General Plan – LU Change



100 Year Flood Plain

Flood Way

Erosion Hazard Area



ITEM 1B
General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**

GENERAL PLAN AMENDMENT: PUBLIC HEARING
IHC – 1450 S & 3000 E
Case No. 2016-GPA-005

Request: Consider a General Plan Amendment to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to COM (Commercial) on approximately 6.01 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a future health facility.

Background: Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.

Applicant: IHC Health Services, Inc

Area: 6.01 acres

Location: The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street.

Current Zone: R-1-12 (Single Family Residential 12,000 square feet min.)

Current General Plan: MDR (Low Density Residential) and COM (Commercial). Approximately 1 acre is COM.

Process: The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Narrative: The applicant proposes to modify the General Plan Land Use Map to support commercial development of a medical facility. Currently, the COM at the intersection is approximately 1 acre, which would support small commercial use. The proposal is to expand the COM to approximately 6 acres. The expansion of COM would support zoning of more commercial at the location. A portion of the property will remain

LDR, which is adjacent to the existing residential properties and provide a buffer.

Comments:

What is being considered is whether the current land use designation is appropriate or should it be changed to COM. The Planning Commission has potentially three options for the application: 1) recommend approval for COM on the property, 2) recommend denial, or 3) Table the request pending additional information determined to b e required.

Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and consideration.

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

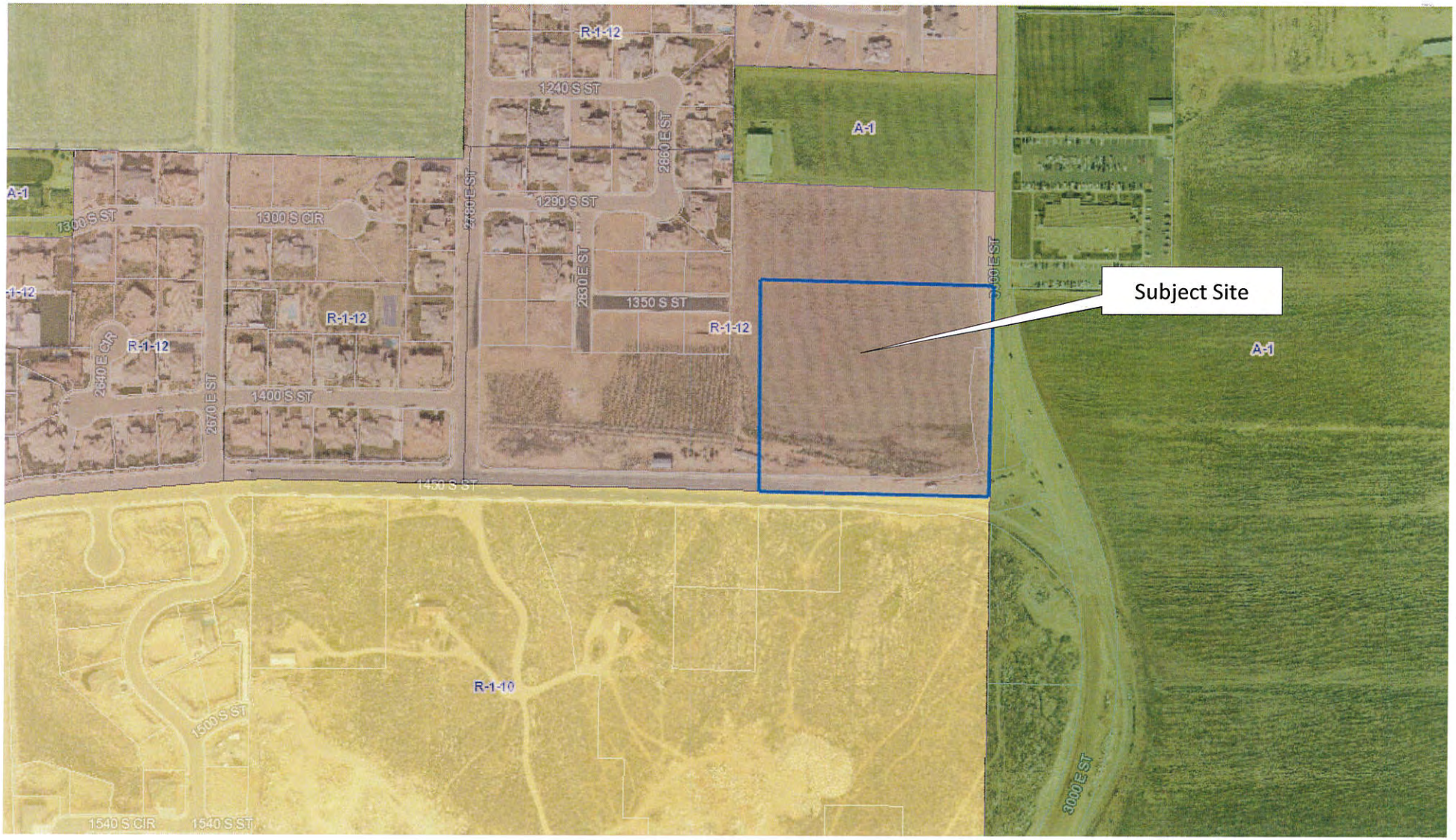
Example Motion(s):

Approval
This is a motion to recommend approval to the City Council of a GPA (General Plan Amendment) to amend the General from MDR (Medium Density Residential) and LDR (Low Density Residential) to COM (Commercial) on 6.01 acres).

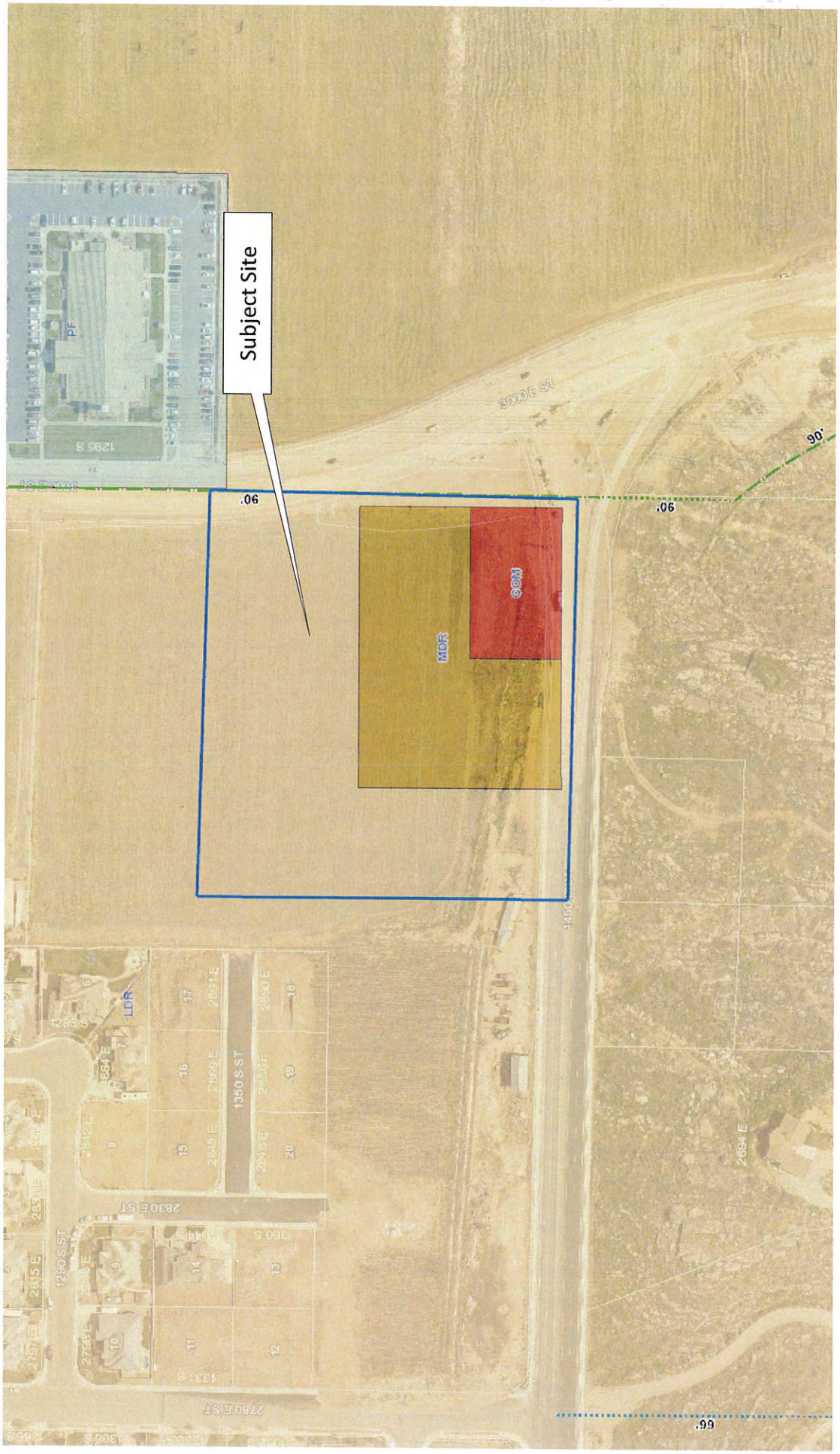
Denial
This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan from MDR (Low Density Residential) and LDR (Low Density Residential) to COM (Commercial) on 6.01 acres).

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

2016-GPA-005
MDR and LDR to COM



Subject Site
R-1-12
1240 S ST
2860 E ST
A-1
1290 S ST
1300 S ST
1300 S CIR
2830 E ST
1350 S ST
R-1-12
R-1-12
2640 E CIR
2670 E ST
1400 S ST
1450 S ST
R-1-10
1500 S ST
1540 S CIR
1540 S ST
3000 E ST


Subject Site
MDR
COM
PF
1295 S
3000 E ST
90'
90'
90'
LDR
1350 S ST
2830 E ST
1290 S ST
2780 E ST
1450
2894 E
66'

Subject Site
PARCEL
1450 SOUTH STREET
ROSENBERG
GENERAL PLAN AMENDMENT
INTERMOUNTAIN HEALTH CARE
1

1450 SOUTH

ITEM 2A
Zone Change

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**

ZONE CHANGE
Arbors 3
Case No. 2016-ZC-005

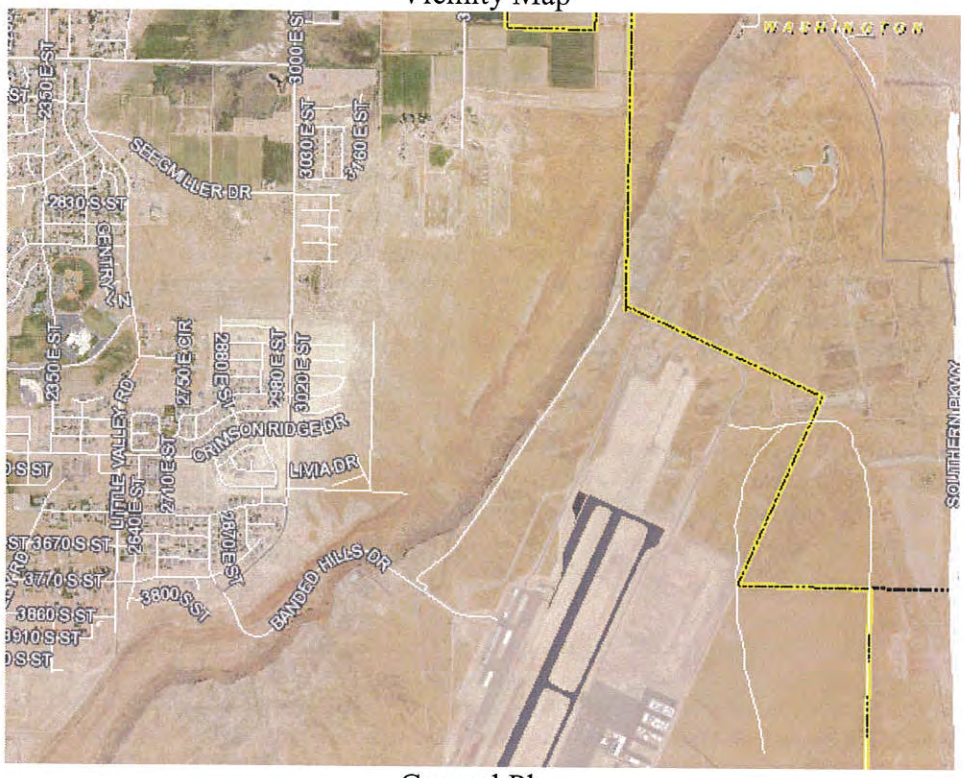
Request:	Consider a Zone Change from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size)
Owner:	Development Solutions Group, Inc
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM.
Acreage:	20.0 acres
Existing Zoning:	A-1 (Agriculture)
Requested Zone:	R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size).
General Plan:	LDR (Low Density Residential)
Adjacent zones:	North = A-1 South = R-1-8 West = R-1-8 East = A-1
Options:	The Planning Commission has several options: 1. Deny the zone change 2. Approve the zone change as presented 3. Table the zone change to allow for any additional information to be provided as determined.

EXAMPLE
Motion to Approve:

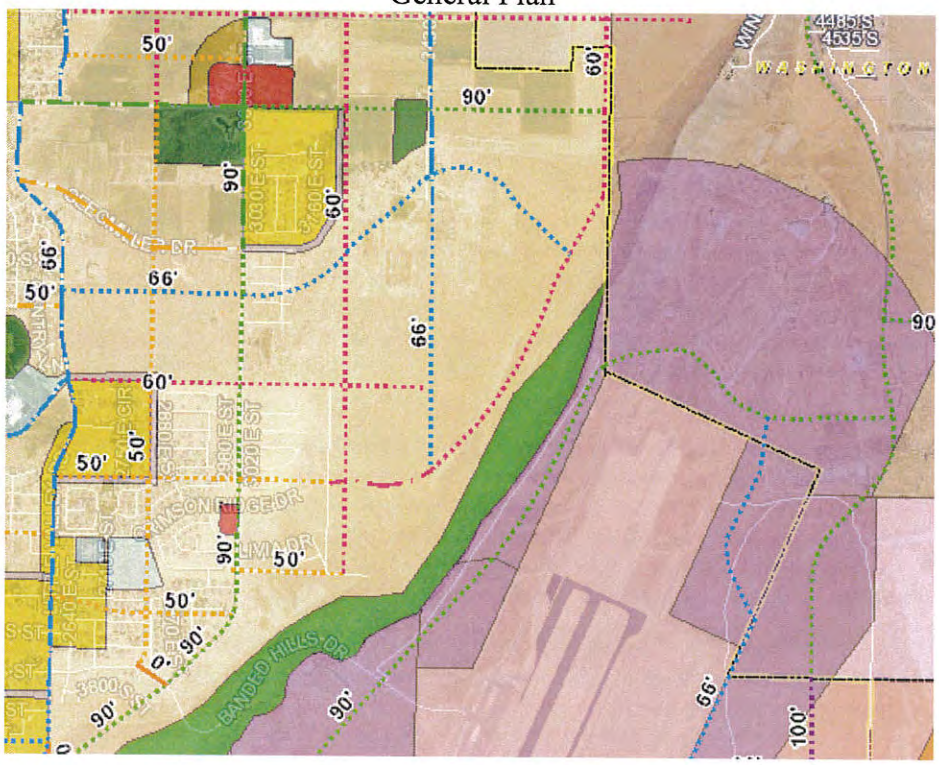
Note that any motion to approve this zone change would need to include:

The Planning Commission recommends approval to rezone 4.62 acres from A-1 to R-1-10 located in Little Valley area along the south side of the logical extension of 3580 South Street; located at the south east corner of the intersection 3580 South and 3000 East Street.

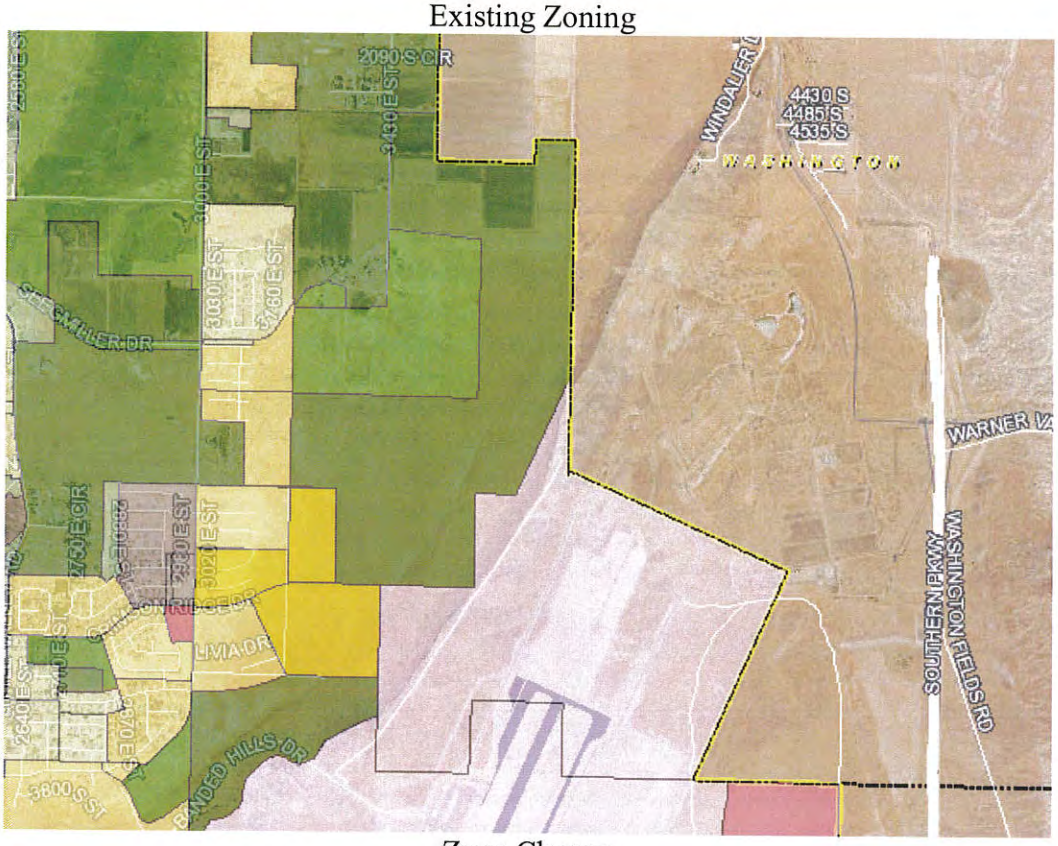
Vicinity Map



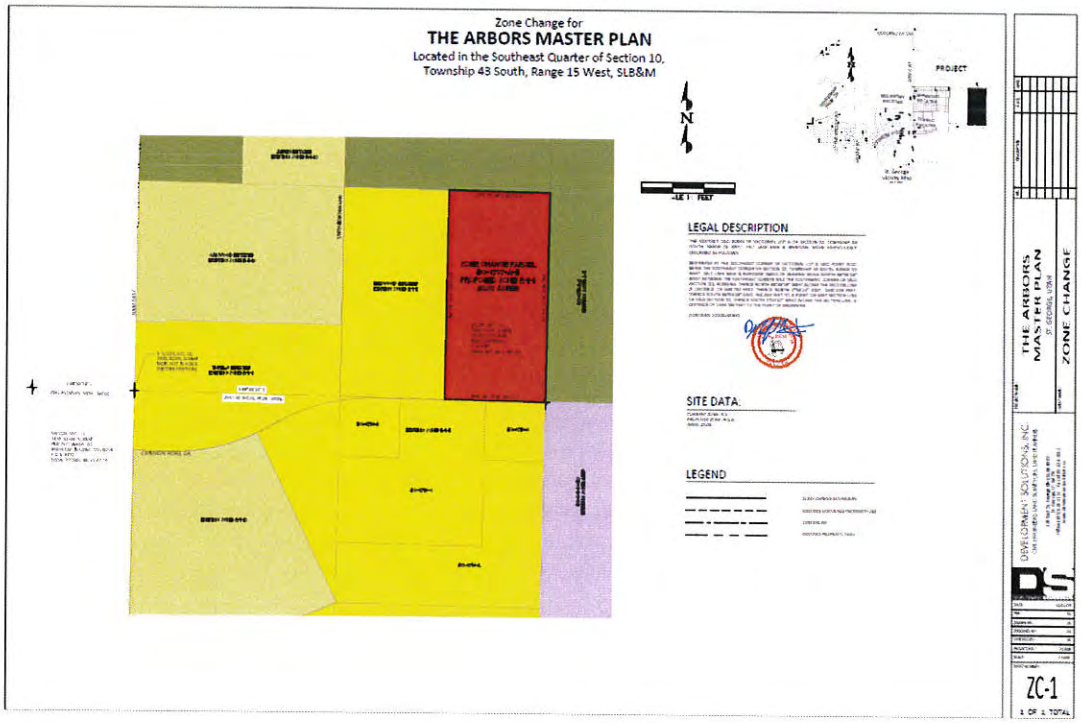
General Plan



Existing Zoning



Zone Change



Application

CITY OF ST GEORGE
RECH: 01500547 1/05/2016 11:19 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC TERM: 065
REFH: 4953
ZC 4/0005
PLANNING FEES 1,450.00CR
TENDERED: 1,450.00 CHECK(S)
APPLIED: 1,450.00-
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: Development Solutions Group

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

PHONE: 628-2121 CELL: 628-2121 FAX:

APPLICANT: Development Solutions Group
(If different than owner)
MAILING ADDRESS: 120 E. St. George Blvd., St. George, UT 84770

PHONE: 628-2121 CELL: FAX:

EMAIL ADDRESS(ES): brad@developmentsolutions.co

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

PHONE: CELL: FAX:

EMAIL ADDRESS(ES):

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a site plan suitable for presentations in public meetings. The easterly 20.0 acres of sectional lot 6 of section 10 township 43 south, range 15 west, salt lake base & meridian.

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

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

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-005 FILING DATE: 1/5/16 RECEIVED BY: RECIEPT #:

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

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? A-1
2. What zone or zones are requested by this application? R-1-8
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property? _____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: 20.0 acres
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No X
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes X No _____
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____
   Please describe the projected demand for utility services: Typical utility demand for single family units.

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

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

Development/Project Name Zone change at the Arbors
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Development Solutions Group Phone No. 628-2121
Contact Person/Representative Brad Petersen Phone No. 628-2121
Licensed Surveyor Development Solutions Group Phone No. 628-2121

ZONE CHANGE PROCEDURE

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

Step #2 **Legal Description & Submission Documents***
Submit the following legal description documents:

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

Document Submission Checklist*

- ☑ This Zone Change application form completed and signed;
- ☑ Appropriate** **Filing Fee:** **$500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501+plus**
  *****NO FEE FOR ACREAGE (10+ acres) REZONED TO OPEN SPACE***
- ☑ County ownership plat with boundary of zone change outlined;
- ☑ List of property owners within 500' and **two sets** of mailing labels;
- ☑ Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred.

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

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

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

IV. APPLICANT AGREEMENT

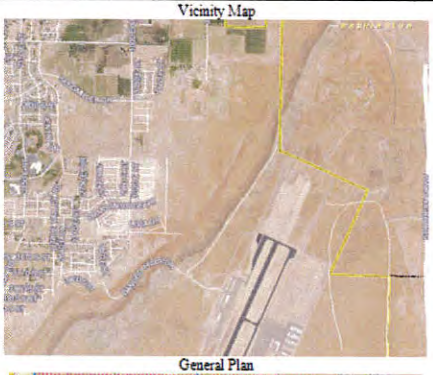
We the undersigned applicant(s) DEVELOPMENT SOLUTIONS GROUP
(is)(are) the owner(s) AGENT
or (agent) of the following legally described property and **request the zone change as described above**. (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed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

Signature — Address: 130 E. St. George Blvd #300, St. George, UT 84770

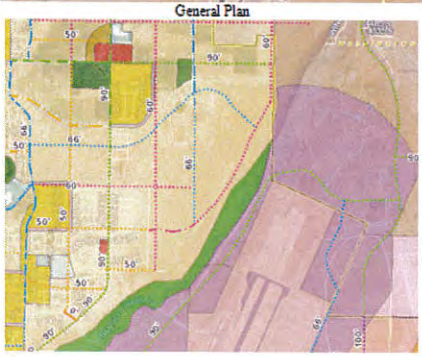
Signature — Address

2016-ZC-005
The Arbors 3

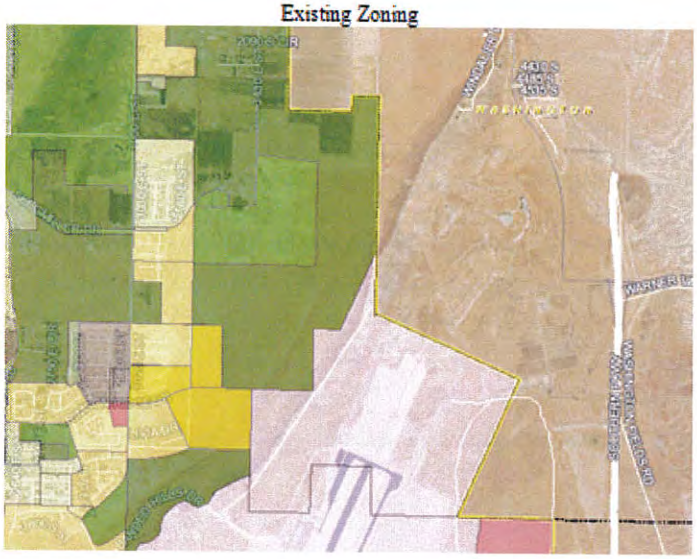
Vicinity Map

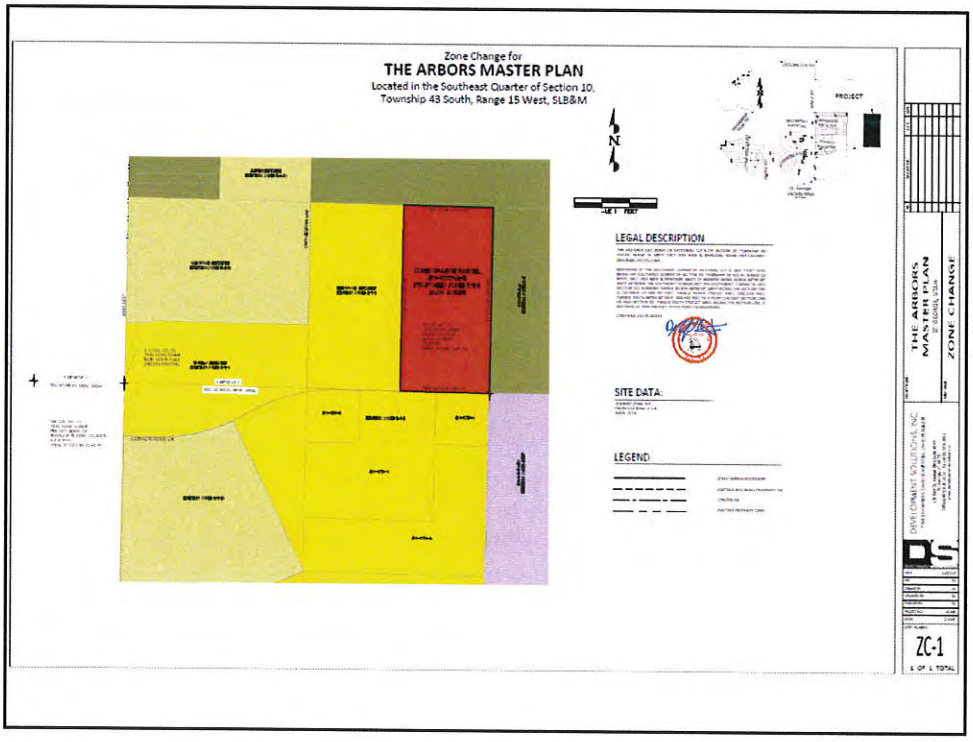


General Plan



Existing Zoning





ITEM 2B
Zone Change

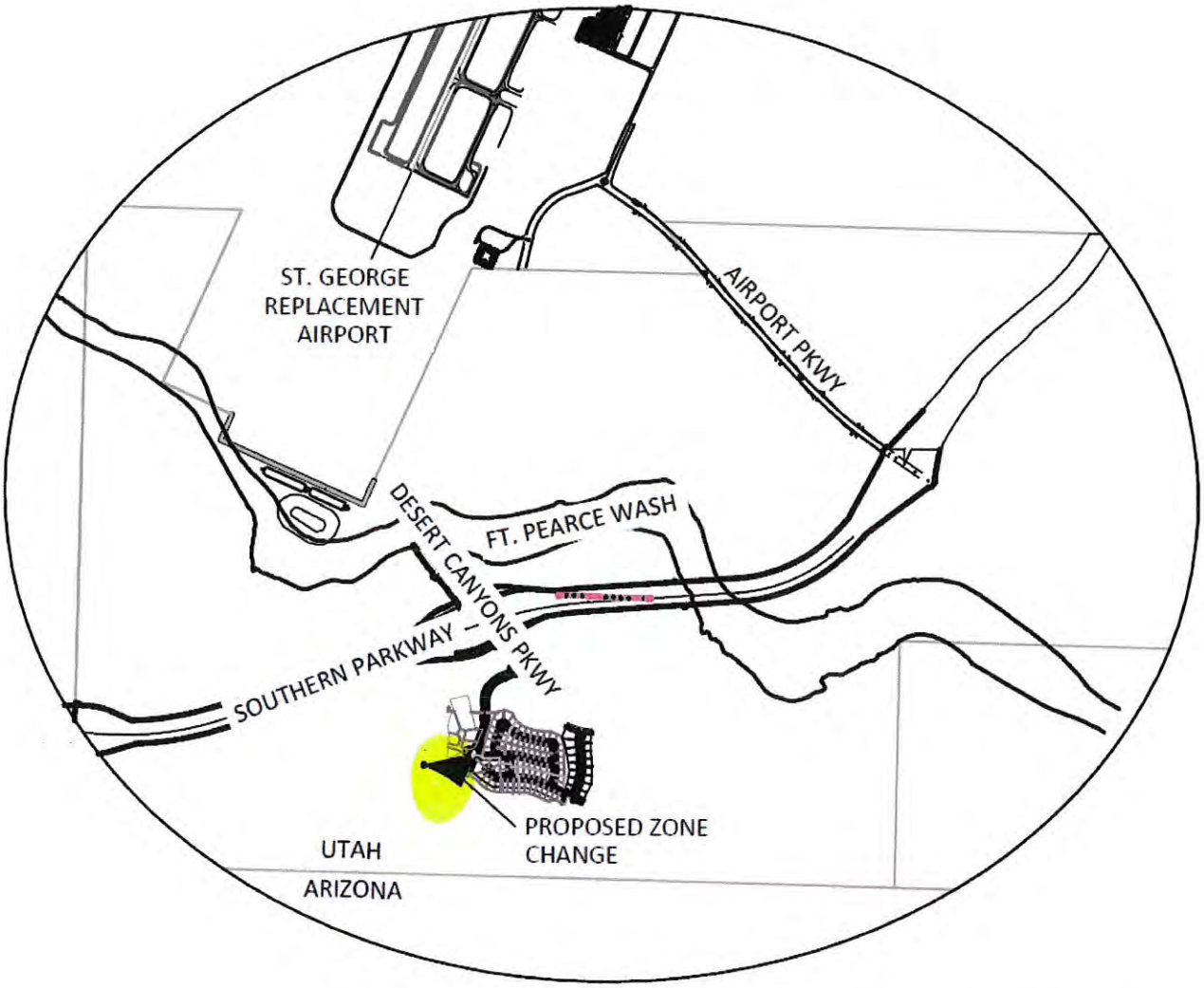
PLANNING COMMISSION AGENDA REPORT: **01/26/2016**

ZONE CHANGE
Desert Canyons
Case No. 2016-ZC-004

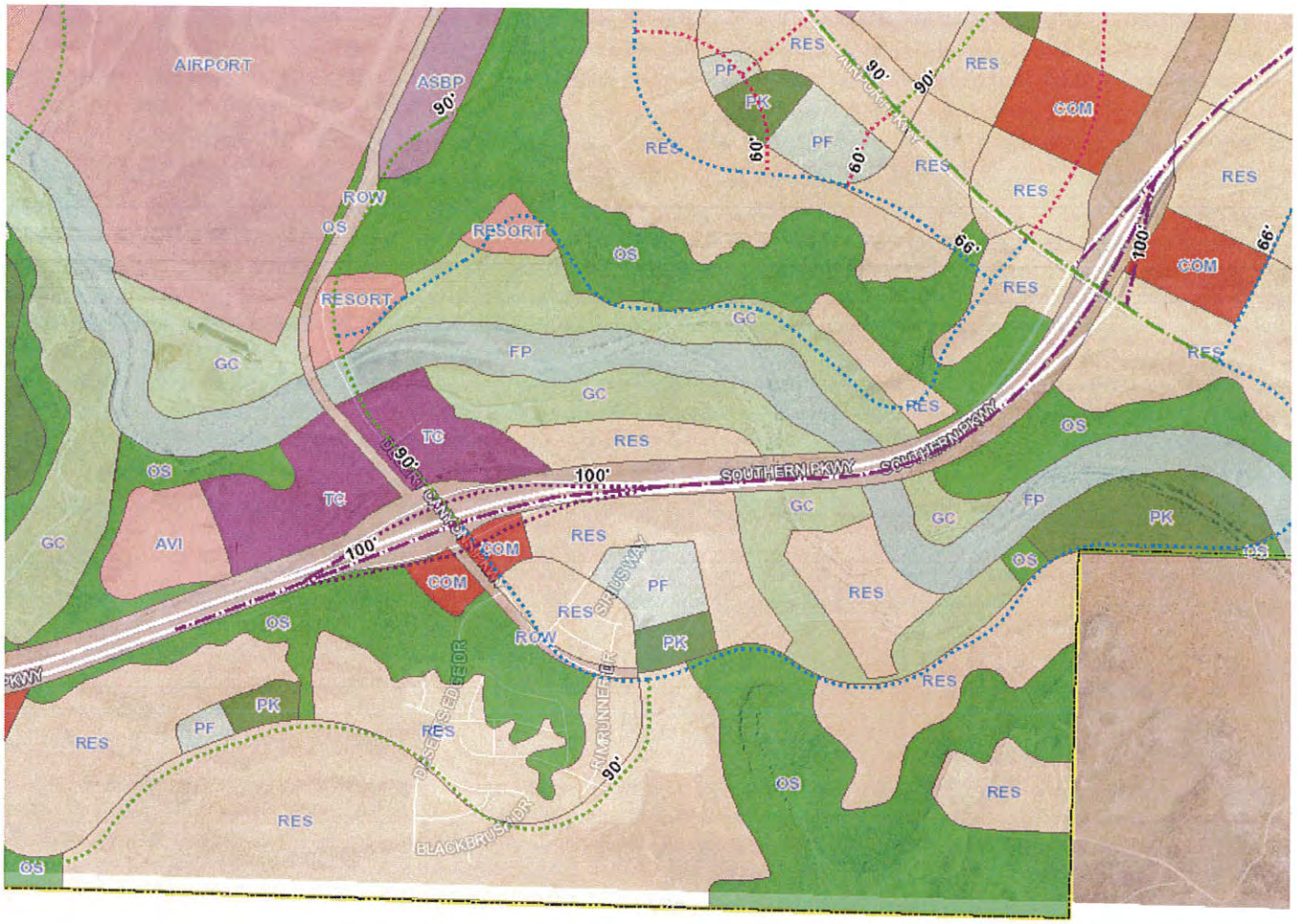
Request:	Consider a Zone Change from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
Owner:	Development Solutions Group, Inc
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.
Acreage:	2.52 acres
Existing Zoning:	PD-R (Planned Development Residential)
Requested Zone:	R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).
General Plan:	RES (Residential)
Adjacent Zones:	PD-R & R-1-10
Options:	The Planning Commission has several options: 1. Deny the zone change 2. Approve the zone change as presented 3. Table the zone change to allow for any additional information to be provided as determined.
EXAMPLE **Motion to Approve:**	Note that any motion to approve this zone change would need to include: The Planning Commission recommends approval to rezone 2.52 acres from PD-R to R-1-10 located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.

Vicinity Map

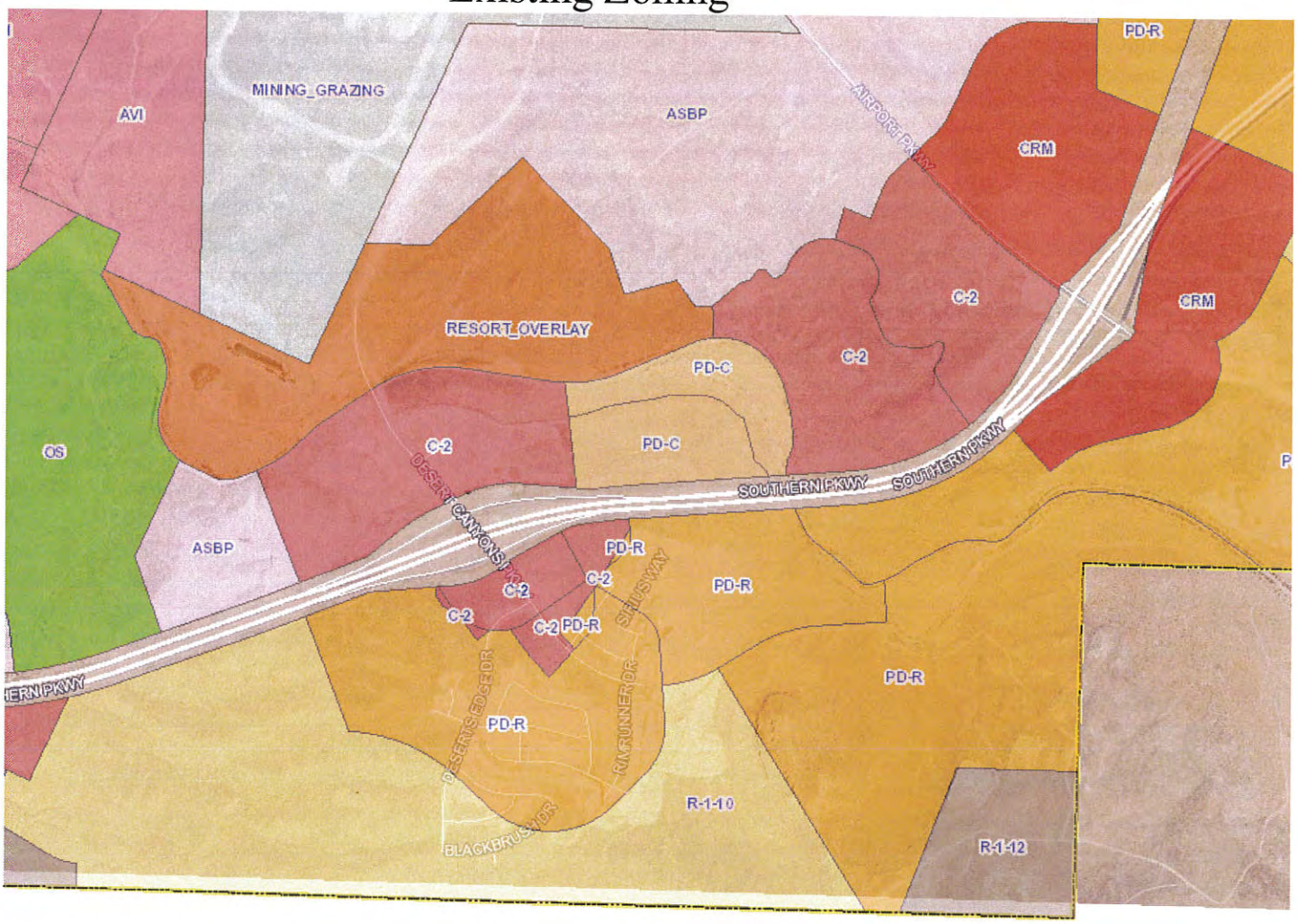
Location


ST. GEORGE
REPLACEMENT
AIRPORT
AIRPORT PKWY
FT. PEARCE WASH
DESERT CANYONS PKWY
SOUTHERN PARKWAY
PROPOSED ZONE
CHANGE
UTAH
ARIZONA

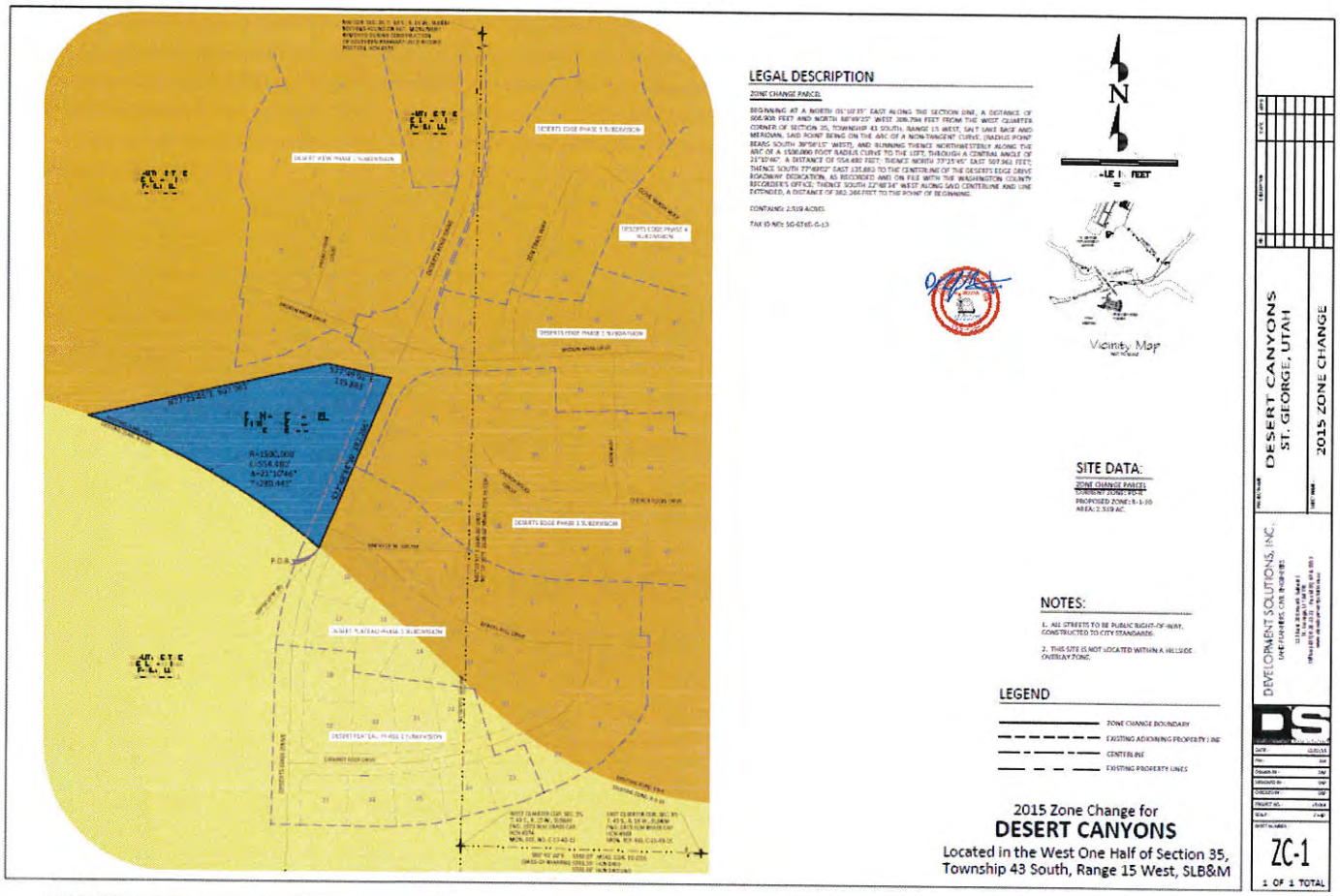
General Plan

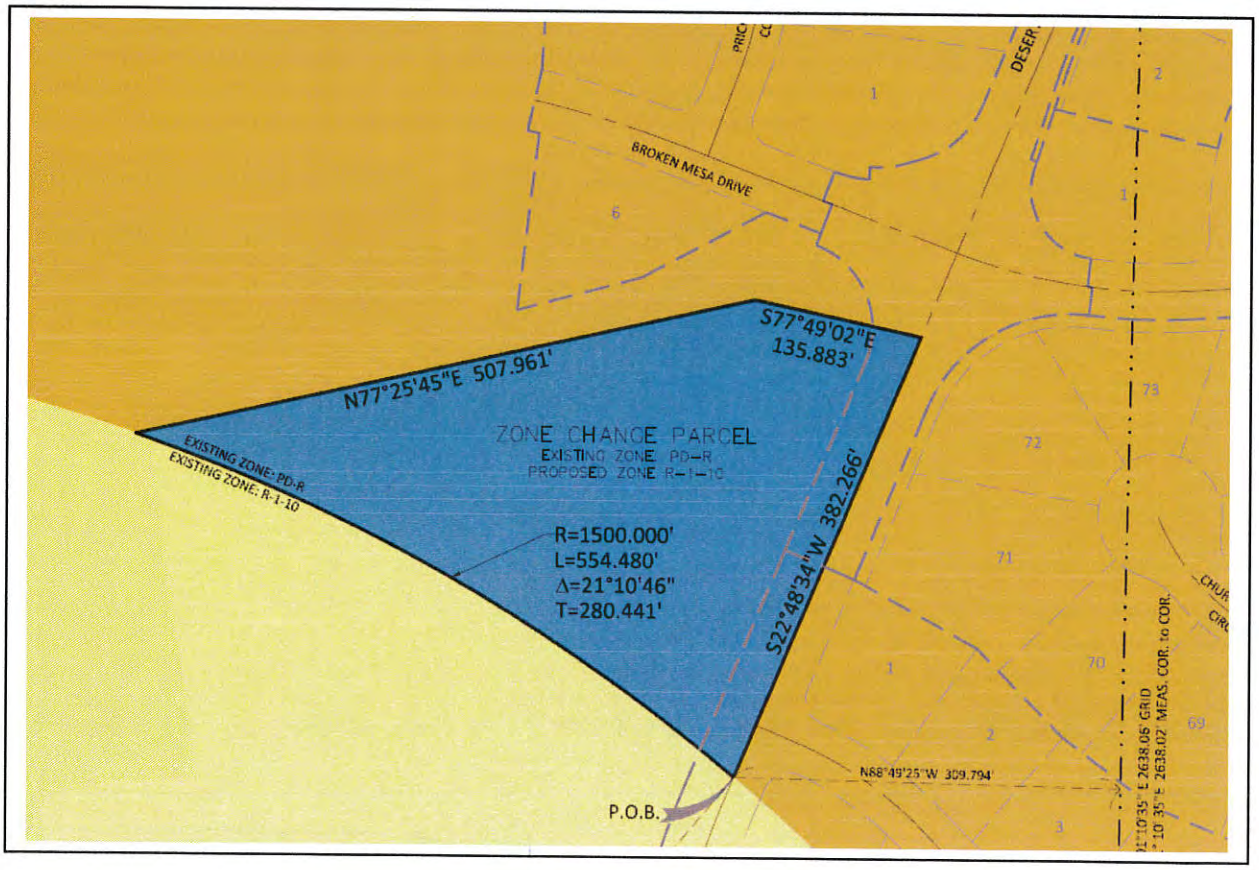


Existing Zoning



Zone Change


LEGAL DESCRIPTION
ZONE CHANGE PARCEL
N
Vicinity Map
SITE DATA:
ZONE CHANGE PARCEL
NOTES:
LEGEND
2015 Zone Change for
DESERT CANYONS
Located in the West One Half of Section 35,
Township 43 South, Range 15 West, SLB&M
DESERT CANYONS
ST. GEORGE, UTAH
2015 ZONE CHANGE
DEVELOPMENT SOLUTIONS, INC.
ZC-1
1 OF 1 TOTAL


BROKEN MESA DRIVE
S77°49'02"E
135.883'
N77°25'45"E 507.961'
ZONE CHANGE PARCEL
EXISTING ZONE: PD-R
PROPOSED ZONE: R-1-10
EXISTING ZONE: PD-R
EXISTING ZONE: R-1-10
R=1500.000'
L=554.480'
Δ=21°10'46"
T=280.441'
S22°48'34"W 382.266'
N88°49'25"W 309.794'
P.O.B.

Application

CITY OF ST GEORGE
RECH: 01500533 1/05/2016 11:02
TRAN: 150.0000 PLANNING FEES
OPER: LIC
REFH:
ZC
PLANNING FEES 575.95
TENDERED: 575.95 1 CHECK(
APPLIED 575.95
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, L.L.C. and K&D Family, L.L.C.

MAILING ADDRESS: 1472 East 3950 South, St. George, Utah 84790

PHONE: [redacted] CELL: FAX:

APPLICANT: Development Solutions Group, Inc.
(If different than owner)

MAILING ADDRESS: 120 East St. George, Blvd., St. George, Utah 84770

PHONE: [redacted] CELL: FAX:

EMAIL ADDRESS(ES): [redacted]

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

MAILING ADDRESS:

PHONE: CELL: FAX:

EMAIL ADDRESS(ES):

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

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 #: 2016-ZC-004 FILING DATE: 1/5/16 RECEIVED BY: RP RECIEPT #: 4

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

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-R
2. What zone or zones are requested by this application? R-1-10
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property? _____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: 2.519Acres
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No X
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes X No _____
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____
   Please describe the projected demand for utility services: _____

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

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

IV. APPLICANT AGREEMENT

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

Signature	120 E. St. George Blvd, #300 Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

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

Development/Project Name Desert Canyons
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Development Solutions Group, Inc. Phone No. (435) 628-2121

Contact Person/Representative Brad Petersen Phone No. (435) 628-2121

Licensed Surveyor Brad Petersen Phone No. (435) 628-2121

ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

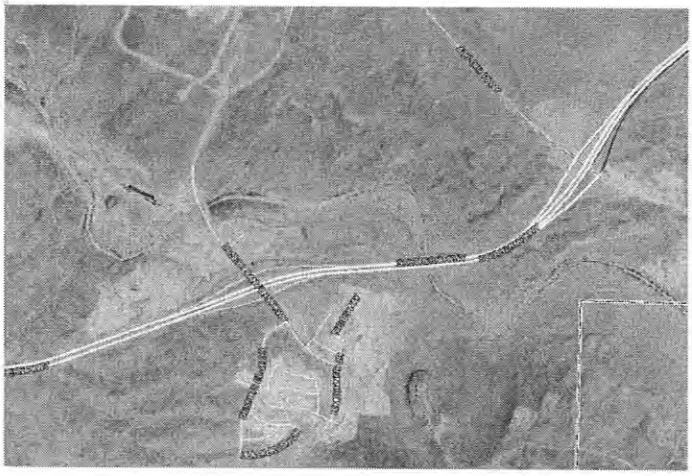
- ☑ 6. This Zone Change application form completed and signed;
- ☑ 7. Appropriate** **Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus**
- ☑ 8. County ownership plat with boundary of zone change outlined;
- ☑ 9. List of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

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

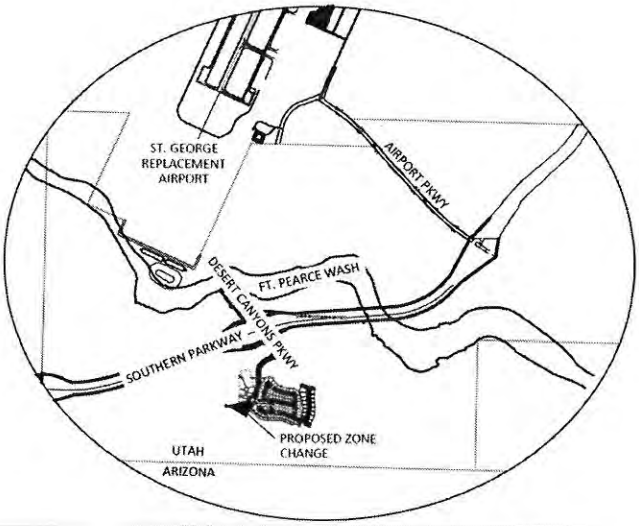
*** Note: There is NO FEE for acreage rezoned to open space*

2016-ZC-004
Desert Canyons

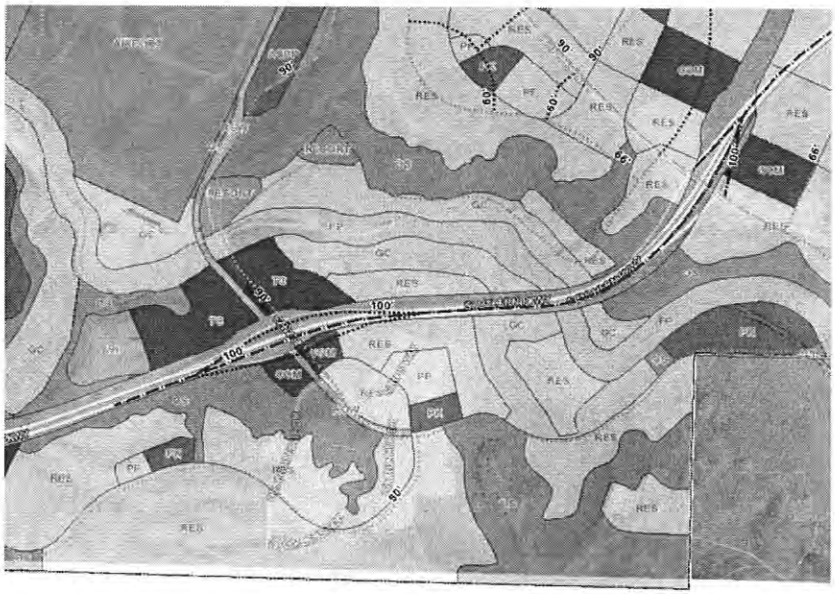
Vicinity Map



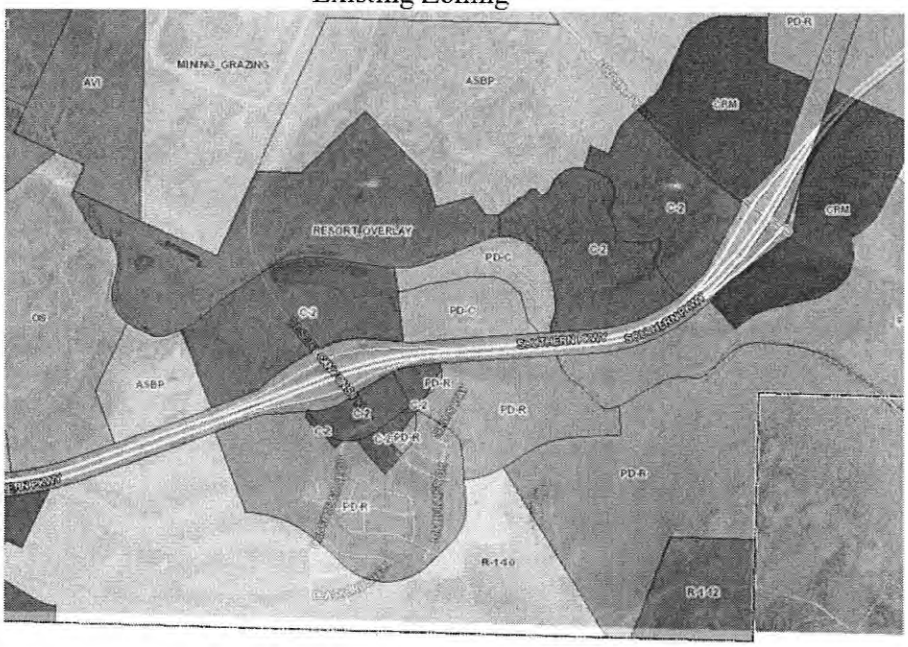
Location



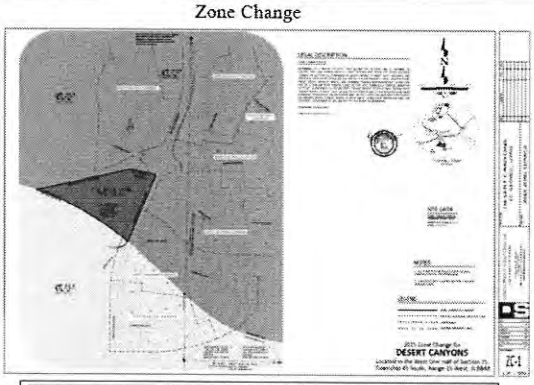
General Plan

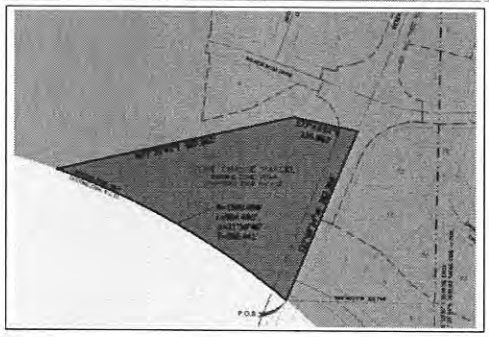


Existing Zoning



Zone Change





ITEM 3

HILLSIDE REVIEW BOARD AGENDA REPORT: **01/20/2016**
PLANNING COMMISSION MEETING: **01/26/2016**

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-004
The Lakes PA 14 & PA 16

Request: A request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of a single family residential subdivision.

Project Overview: The property is currently vacant and the developer is seeking permission to develop a single family residential use project.

Site Conditions: The site topographically consists of a sloping hillside that slopes down from the south to the north and slightly to the east. The slope is generally less than 20 percent through the general development area with an estimated 150 foot elevation change across the graded area of both proposed PA-14 and PA-16. There are steeper zones on the northern edge adjacent to a larger drainage area and also along the drainage wash areas through the site with slopes on the order of 20 to 29 percent. Open spaces areas are designated along drainage / wash areas, which flow from the south to the north to the larger drainage area.

Subsurface: The sites subsurface conditions were evaluated by drilling fourteen (14) borings and excavating ten (10) test pits. Generally there are near surface bedrock with a thin layer of sand and gravel over the bedrock throughout the majority of the site. Mudstone (blue clay) was encountered on the northwest corner of PA-16 (within boring B-3). The northeast portion of the site has a greater amount of sand, silt, and gravel over the bedrock.

Location: The property is located near Plantations Drive and Sunbrook Drive.

Lat. & Long.: Plantations Drive - Latitude 37.105369 Longitude -113.642621

APN: SG-6-2-28-2110

Property Owner: 730 St George, LLC

Applicant: 730 St George, LLC

Representative: Mr. Ray Alton, Rosenberg Associates

Area: 45.73 acres (PA 14 & 16)

Zoning: R-1-10

General Plan: LDR (Low Density Residential)

Density & Disturbance: The following is requested

Slope Range	Allowed Disturbance Area	Color	Total Area (acres)	Disturbed Area (acres)
0-19	100%		598	520
20-29	30%		34	10
30-39	5%		18	0.9
40+	0		7	0

Drainage: Drainage Control Report prepared by Rosenberg Associates Project Numbers 1286-14-018 (PA 14) and 1286-14-019 (PA-16) is attached for review and comment.

Geotech Report: Geological site evaluation Project Numbers 2150942 / 2150943 dated January 6, 2016, prepared by AGEC (*Applied Geotechnical Engineering Consultants, Inc.*) is attached for review and comment.

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 small isolated hills and mounds that are non-contiguous to any significant outcroppings and staff recommends they be allowed to be removed for single family site development.

If the HSRB recommends approval of a hillside permit, then the permit request advances forward to the Planning Commission (PC) for review and then the City Council (CC) for approval.

Staff will work with the applicant for application and plan submittals for plan review (*civil engineering plan set*)

If a Hillside Permit is recommended for approval to the CC, then the applicant would return with Preliminary Plat and Final Plat applications for review by staff, PC, and CC.

HSRB Motion: The Hillside Review Board met on site and hiked the property while looking at the plans, property staking, road staking, washes, etc. As a result, the following motion (6:0) was made:

It is recommended to approve PA 14 & 16 as presented with the removal of isolated and insignificant slopes on the contour map and to work with staff during the construction plan process to address drainage and sediment issues. And to apply the following conditions and comments:

1. **PA 16 Wash** - In PA 16 where fill was shown going into wash areas, that practice will be eliminated and no fill material will be pushed into

those wash areas by re-grading or by the installation of rock retaining walls or other structures so the washes shall remain pristine.

2. **PA 14 Wash** - In PA-14 where there is no visually appealing areas, fill may be applied.

3. **Protective Fencing** - In order to facilitate not disturbing areas designated as open space and to protect them, the developer shall have installed an orange mesh fence to delineate areas not to be encroached upon or accidently disturbed or damaged.

4. **Wash Aesthetics** - The wash area proposed to be diverted shall be looked at from an aesthetic standpoint by either using stacked rock or sod rock to keep visually appealing and not be graded simply at a 2:1 slope as shown.

5. **Drainage** - The drainage between the rock walls and walk out basement areas shall be piped solid to the street or a storm drain system. The developer shall adhere to the drainage report.

   Note: The Drainage Control Report was prepared by Rosenberg Associates Project Numbers 1286-14-018 (PA 14) and 1286-14-019 (PA-16)

6. **Flow Direction** - Along the edges of the wash areas the drainage shall be directed towards the street and not back into any wash area.

7. **Rock Walls** - The rock walls shall be constructed as shown as part of the initial development such that the pads and walls can be certified together.

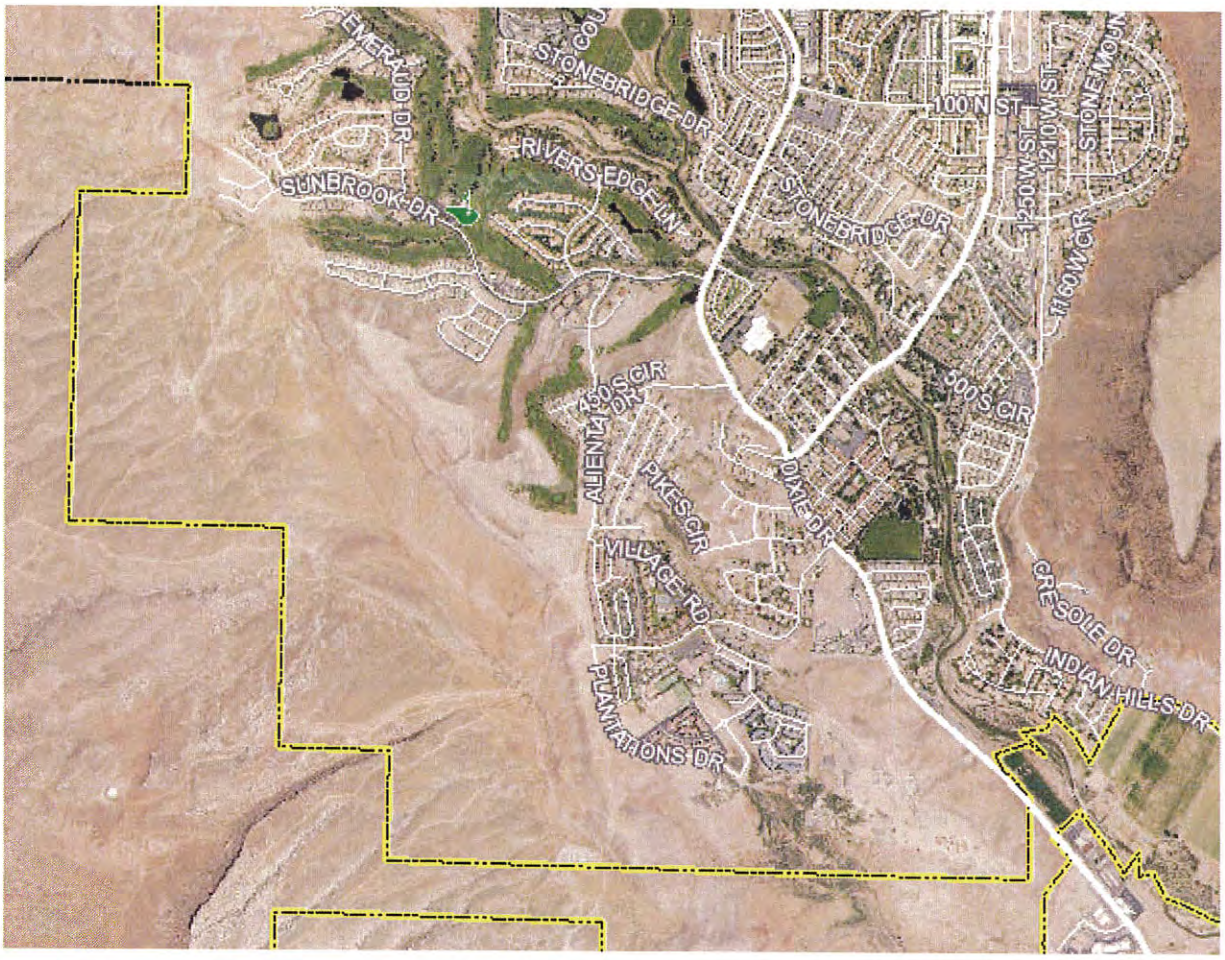
8. **Soils** – Generally there is near surface bedrock with a thin layer of sand and gravel over the bedrock throughout the majority of the site. Mudstone (blue clay) was encountered on the northwest corner of PA-16 (within boring B-3), but the developer shall work with staff to mitigate.

   Note: The 'Geological Hazard Study and Hillside Review' report - Project Numbers 2150942 / 2150943 dated January 6, 2016, was prepared by AGEC (Applied Geotechnical Engineering Consultants, Inc.). A supplemental report will be provided that includes recommendations for the design and construction of the development and residential foundations.

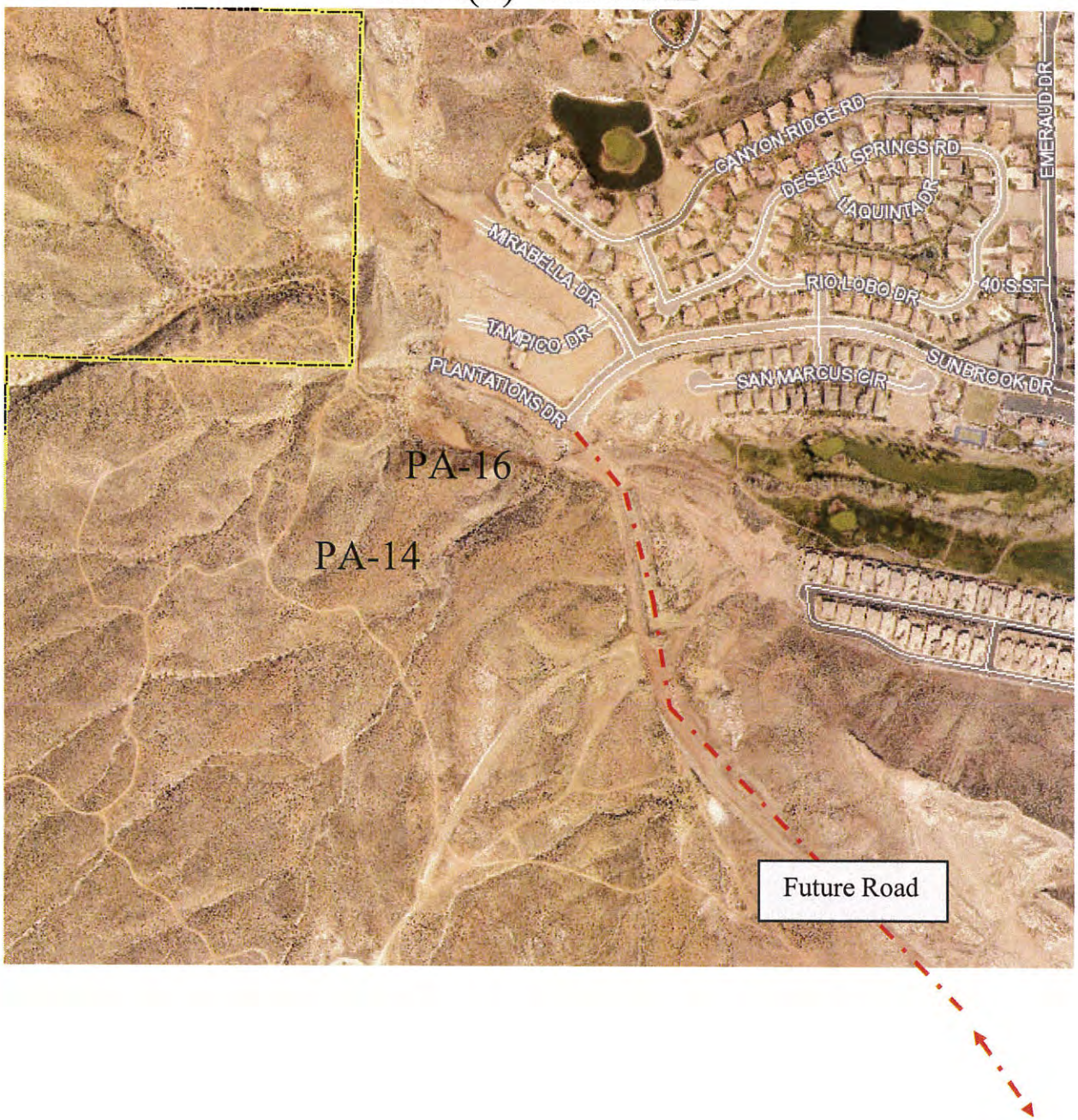
9. **Geological** – AGEC has looked at various geological hazards for the site (*reference 'Summary' page 1 item #4 of the soils report*). Potential hazards consist of shallow bedrock and potentially limited expansive bedrock and soil. The majority of PA-14 and PA-16 will consist of near surface bedrock and blasting and the use of heavy duty excavation equipment will be required. Testing and lab results will determine specific required mitigations for foundations.

10. **Grading** – The entire site will be graded with the exception of the designated open space areas. The majority of the cuts and fills will be less than ten (10) feet, with specific areas up to approximately fifteen (15) feet.

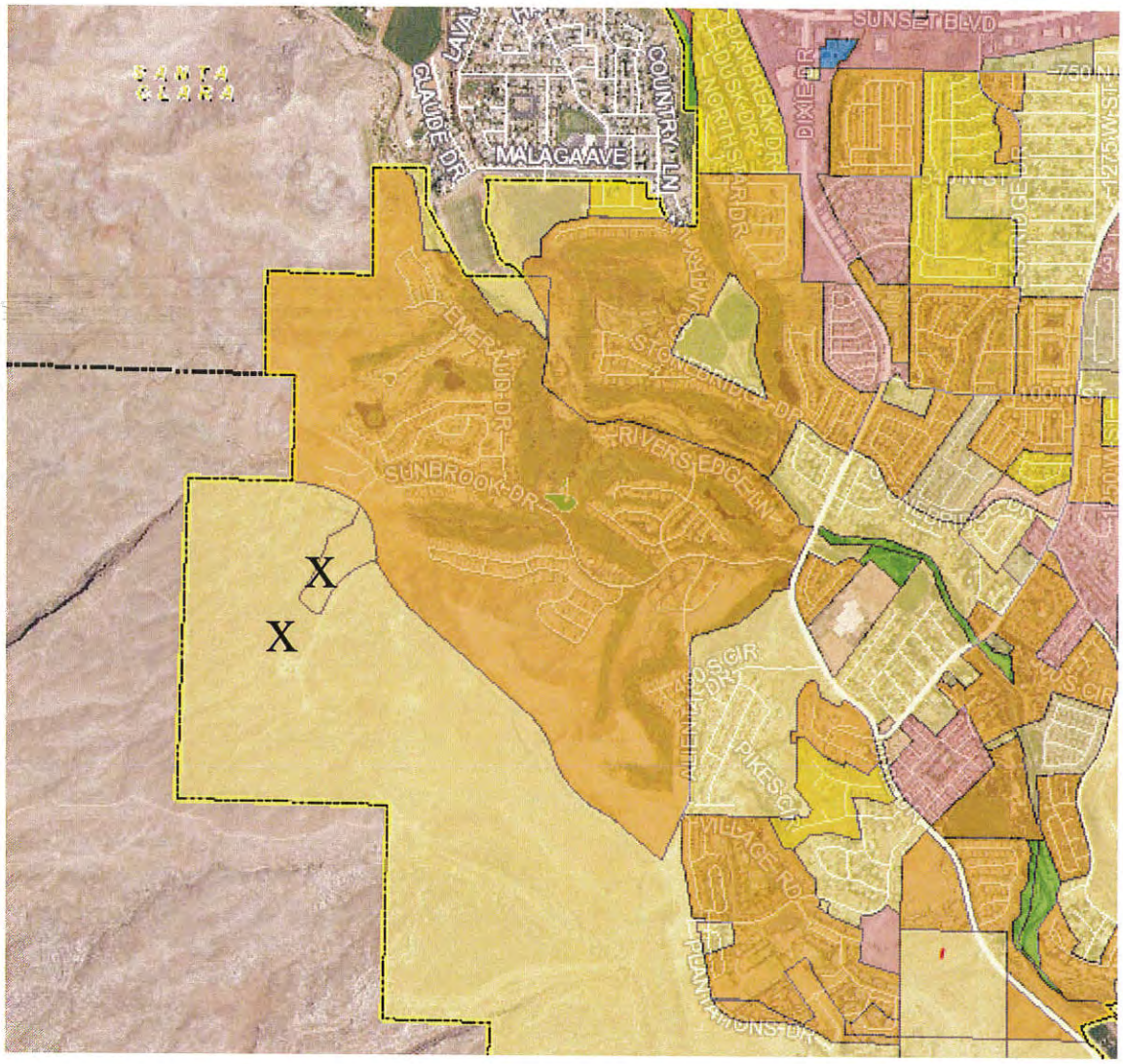
AERIAL - VICINITY



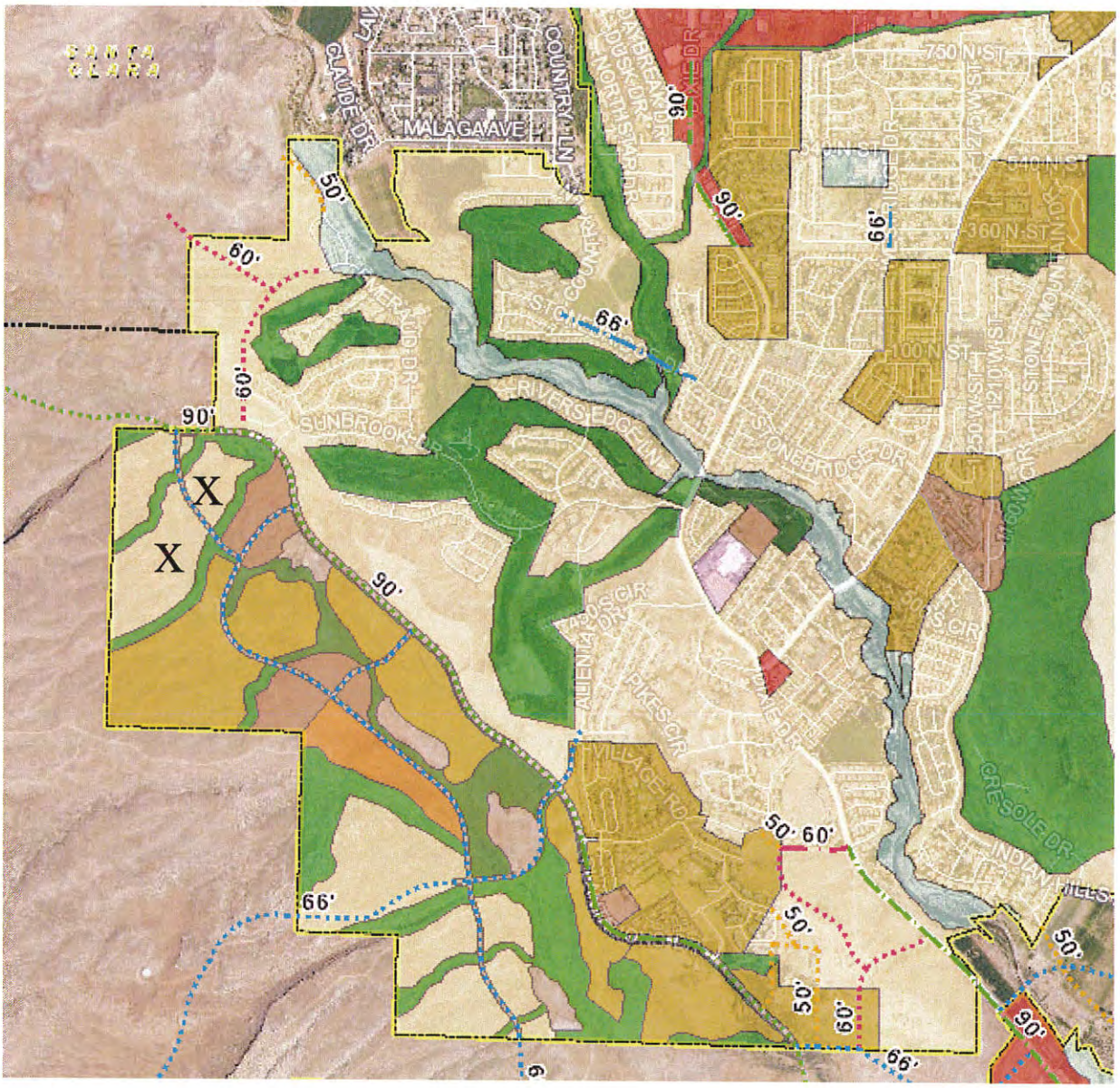
SITE(S) - AERIAL



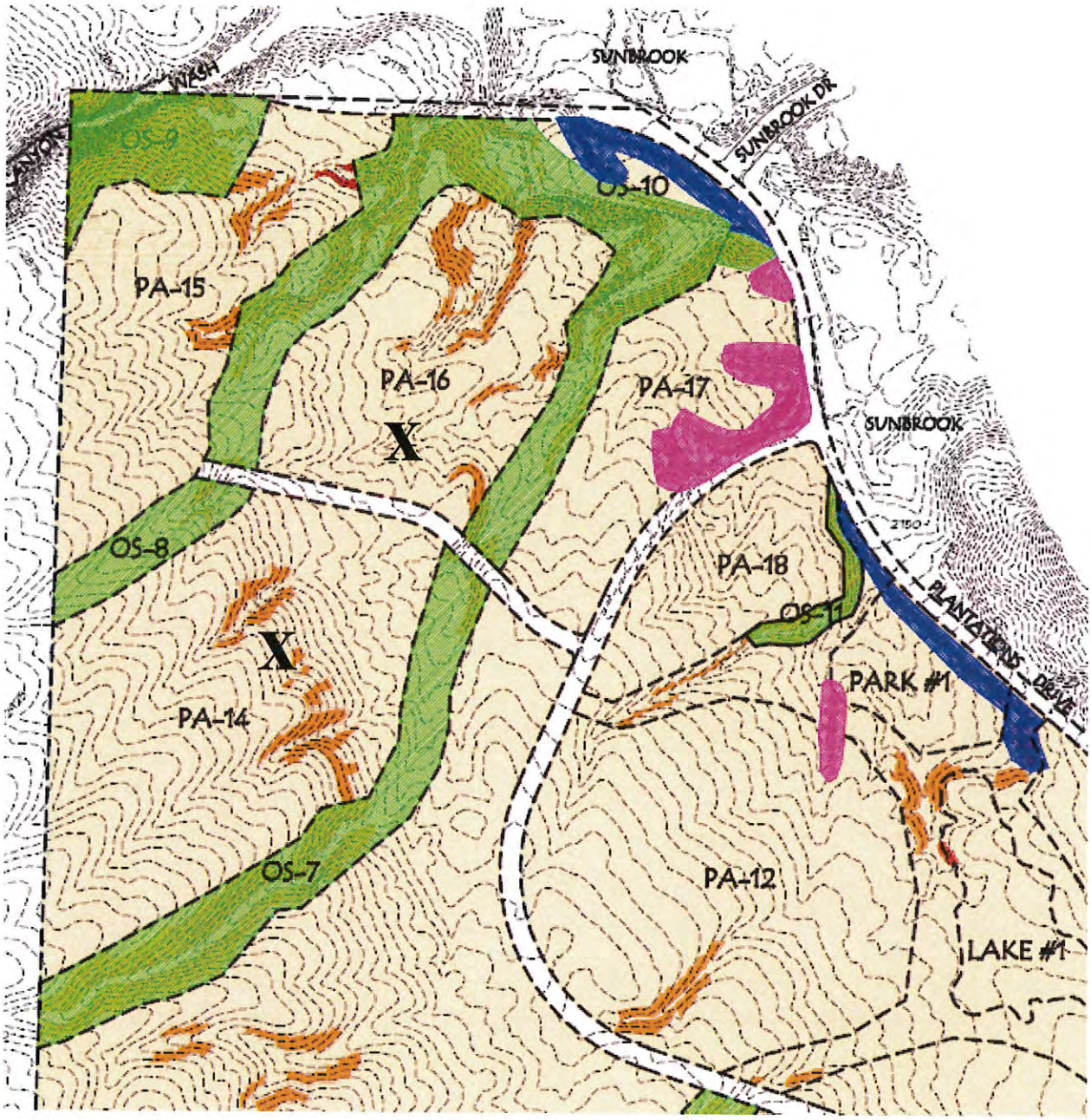
ZONING – R-1-10


SANTA CLARA
CLAUDE DR
MALAGA AVE
COUNTRY LN
SUNSET BLVD
DIME DR
EMERALD DR
SUNBROOK DR
RIVERS EDGE LN
X
X

GENERAL PLAN - LDR

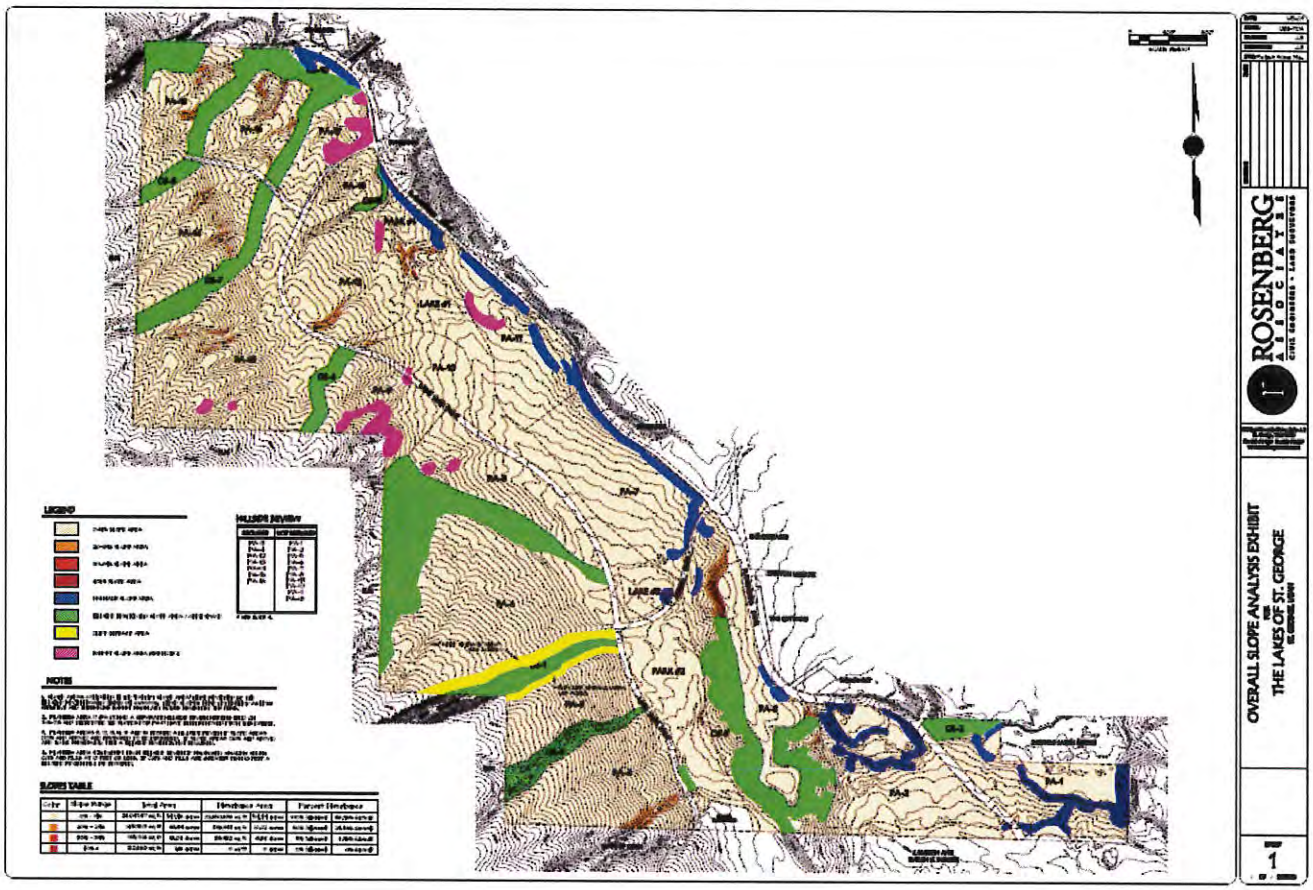


CONTOUR MAP – PA-14 & PA-16

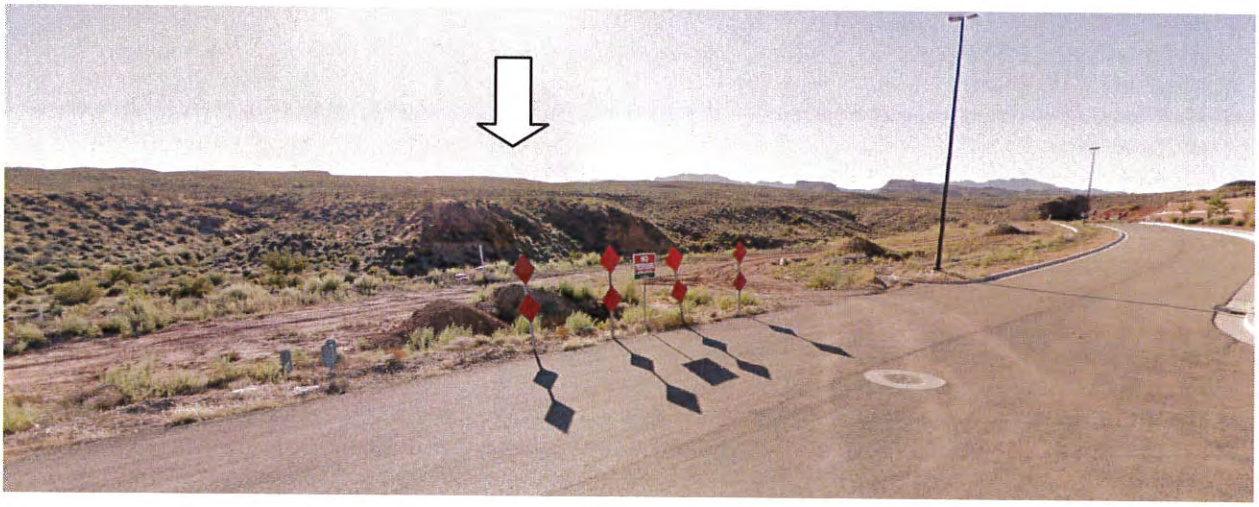


OVERALL SLOPE ANALYSIS EXHIBIT

(See full size 24" x 36")

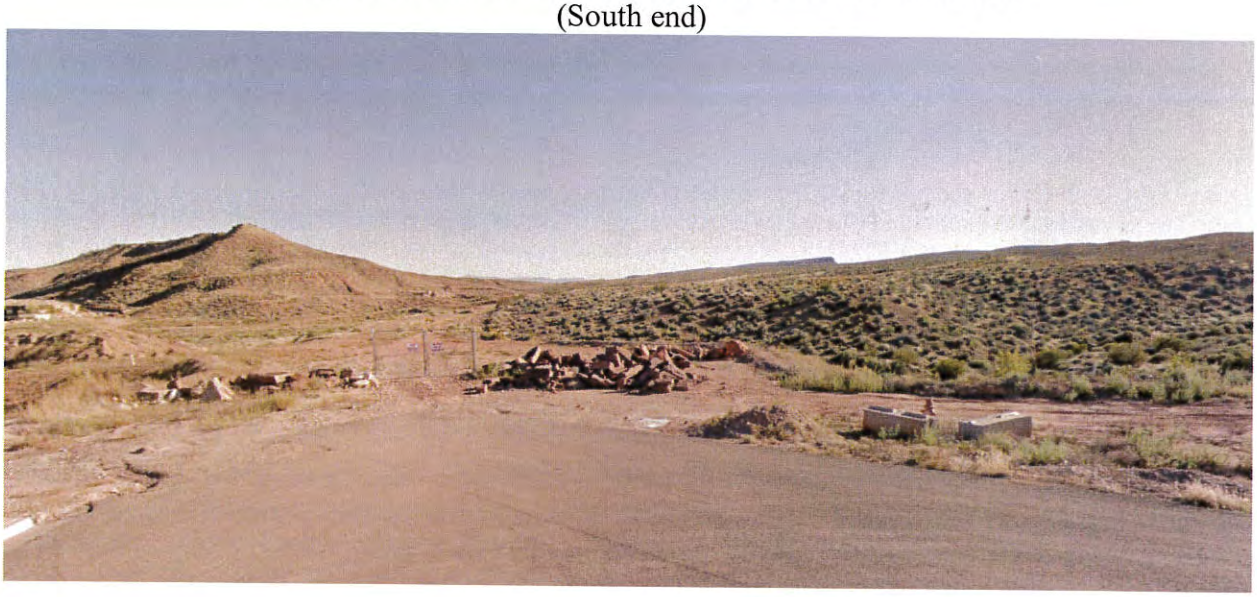


PHOTOS – GOOGLE MAPS



TERMINATION OF PLATATIONS DRIVE

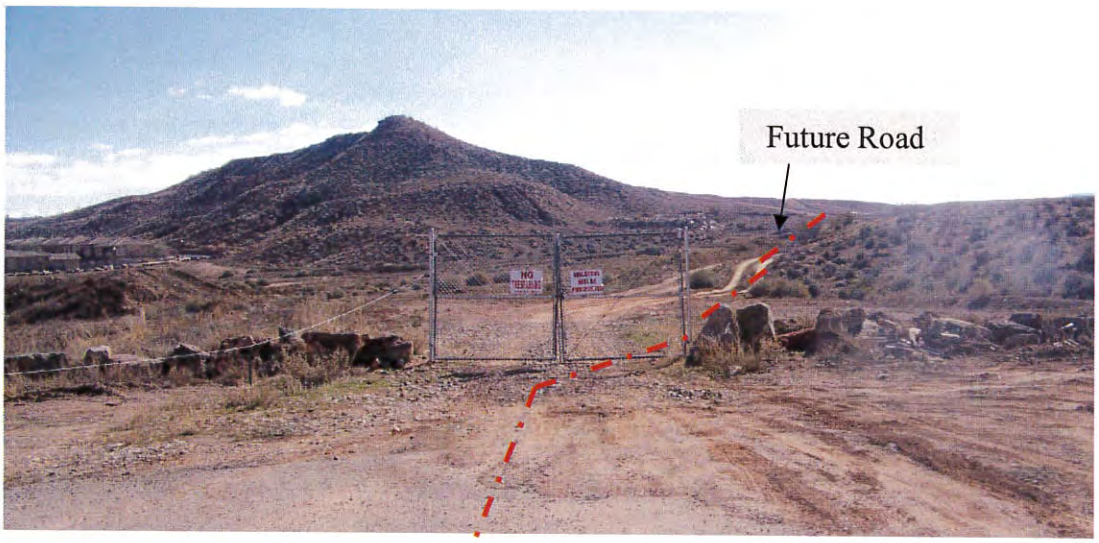
(South end)



Sunbrook Drive

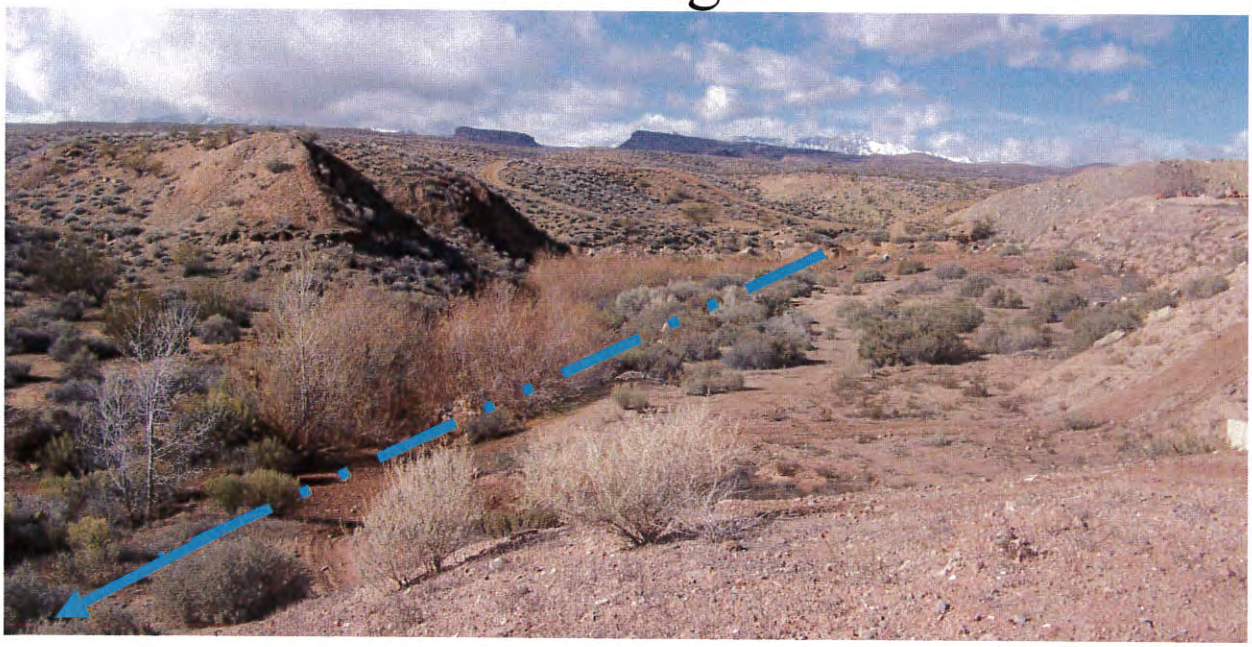
(Looking East from intersection of Sunbrook Drive & Plantations Drive)

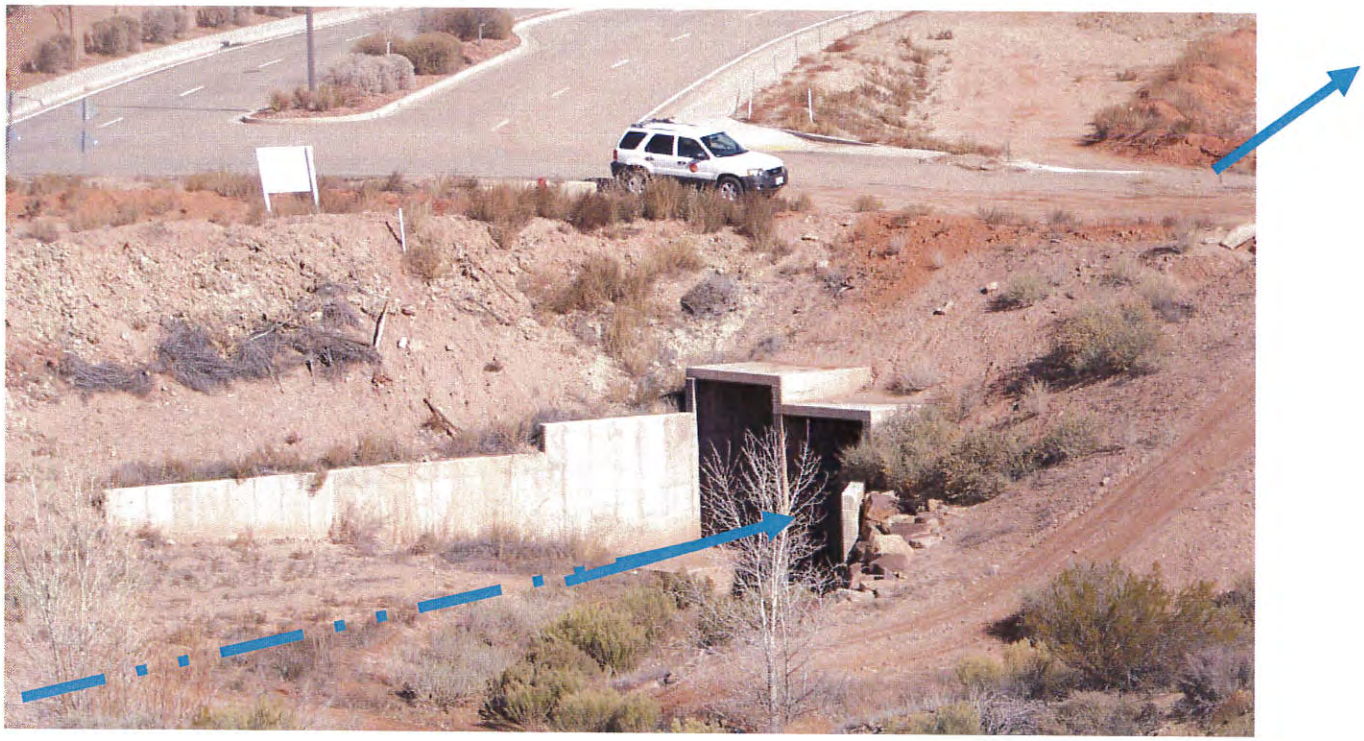
Photos January 20, 2016


Future Road

Limit of
development

Drainage

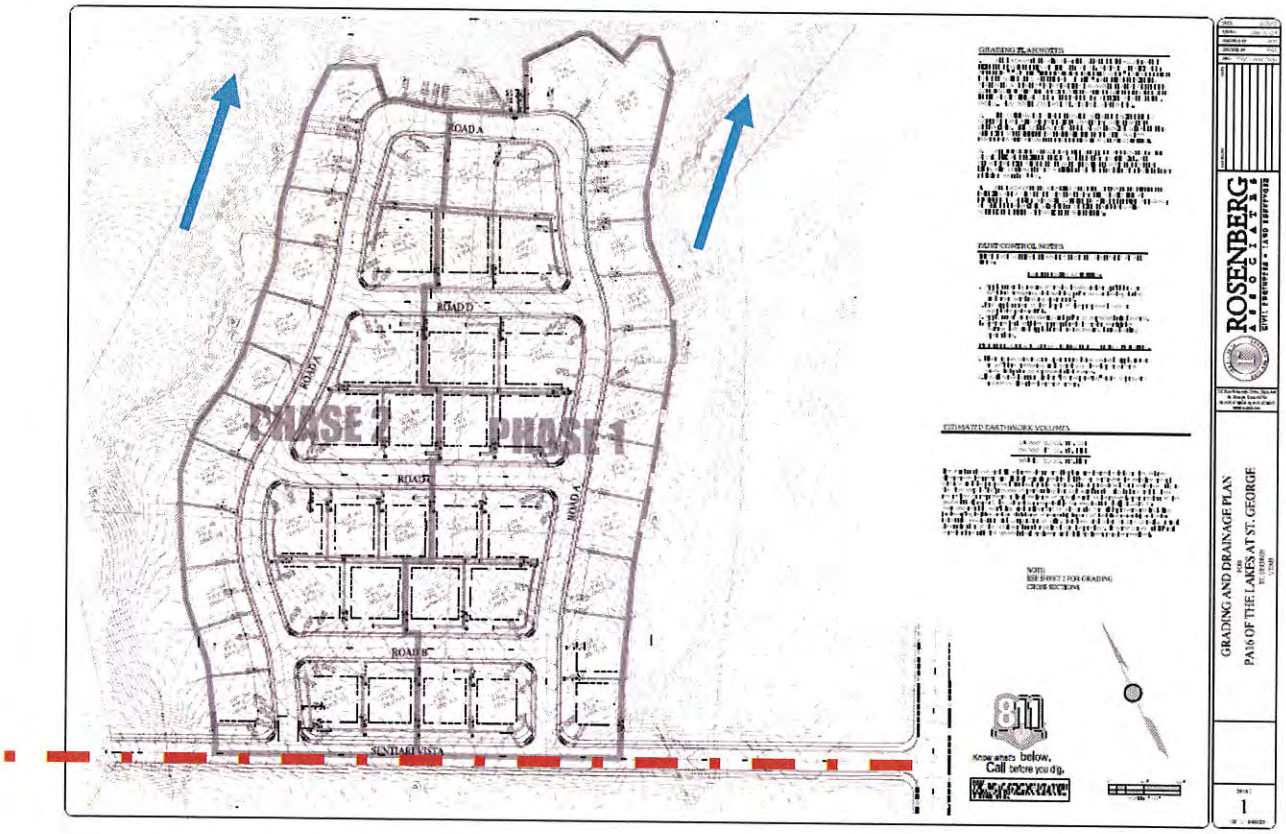




View from project

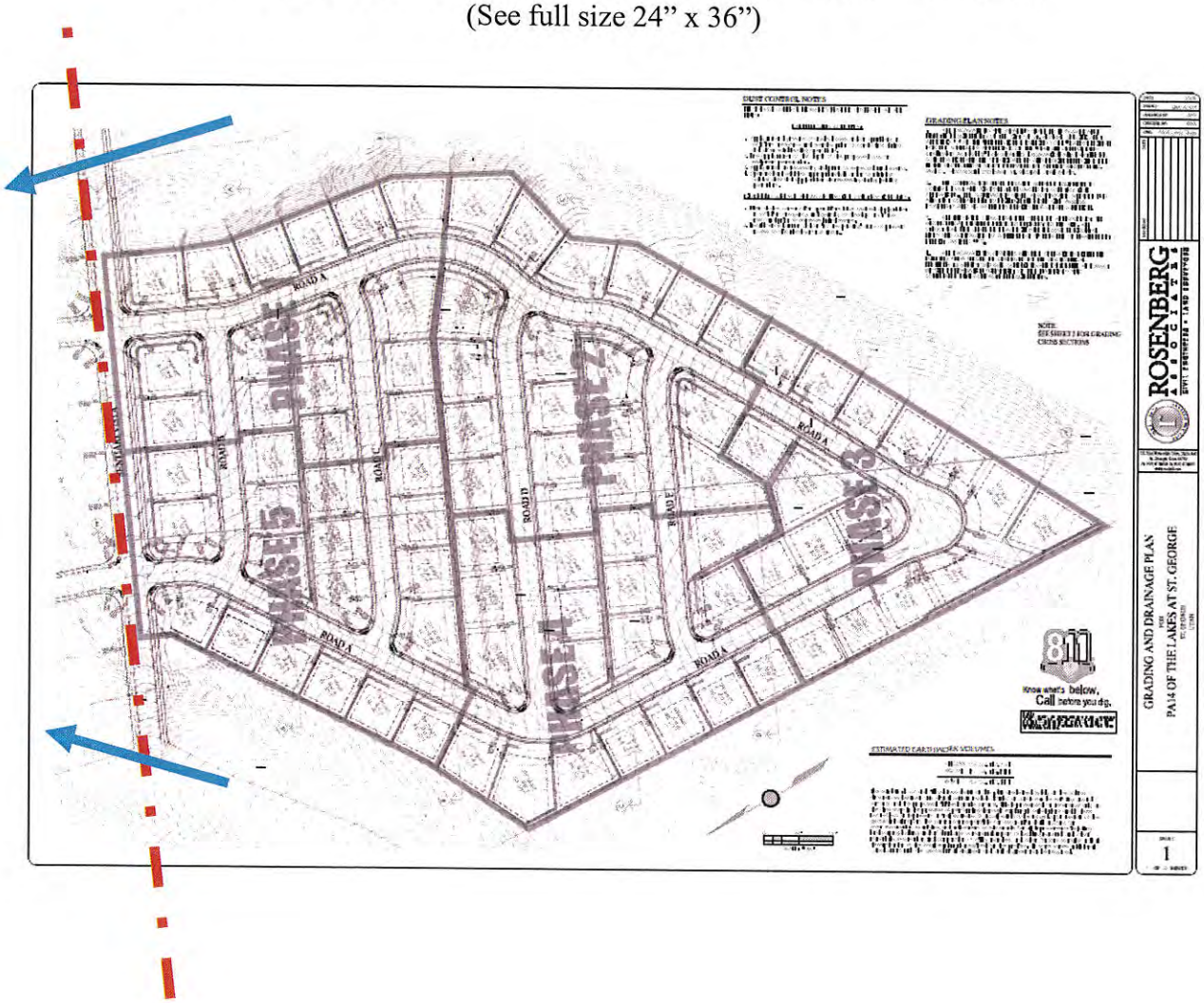
GRADING AND DRAINAGE PLAN – PA 16

(See full size 24" x 36")



GRADING AND DRAINAGE PLAN – PA 14

(See full size 24" x 36")



LEGAL DESCRIPTION

LAKES PHASE 1 RECORD OF SURVEY – PARCEL 2 (PA-14 & PA-16)

Beginning at a point in the Center section line, said point being North 01°50'37" East 1,161.28 feet along the Center section line from the Quarter Corner common to Sections 28 and 33, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running;

Thence North 01°50'37" East 1,132.08 feet along said Center section line;
thence North 62°51'02" East 209.50 feet;
thence North 56°08'13" East 521.18 feet;
thence North 11°12'10" East 191.77 feet;
thence North 05°03'42" East 107.84 feet;
thence North 20°54'33" East 213.16 feet;
thence North 51°33'48" East 226.65 feet;
thence North 45°04'46" East 165.89 feet;
thence North 34°15'13" East 253.16 feet;
thence North 50°08'52" East 84.14 feet;
thence North 85°13'39" East 67.83 feet;
thence South 57°32'43" East 200.04 feet;
thence North 84°28'58" East 137.13 feet;
thence South 55°32'10" East 197.62 feet;
thence South 27°24'05" West 107.07 feet;
thence South 37°41'03" West 172.52 feet;
thence South 06°18'24" East 88.91 feet;
thence South 20°38'43" West 155.16 feet;
thence South 34°26'15" West 360.91 feet;
thence South 29°09'38" West 158.26 feet to a point on the Northeasterly boundary of Sentieri Vista Drive;
thence South 44°54'15" West 60.00 feet to a point on the Southwesterly boundary of Sentieri Vista Drive;
thence South 20°10'38" West 327.63 feet;
thence South 08°24'19" West 308.38 feet;
thence South 27°32'55" West 205.91 feet;
thence South 76°57'44" West 152.58 feet;
thence South 34°57'07" West 115.35 feet;
thence South 58°58'55" West 358.76 feet;
thence South 61°32'44" West 588.73 feet to the Point of Beginning.

Containing approximately 45.73 Acres

APPLICATION

HILLSIDE REVIEW
APPLICATION

FILE #: _____ FILING DATE: _____ RECEIVED BY: _____
FEE: $200 FEES PAID: _____ PSR Date: _____

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: 730 St. George, LLC

MAILING ADDRESS: 1636 Indian Wells Drive
Boulder City, NV 89005

PHONE: [redacted]

APPLICANT: c/o Mark Teepen, Project Manager
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE: Rosenberg Associates
(If different than owner)

MAILING ADDRESS: 352 E. Riverside Drive
St. George, UT 84790

PHONE: (435)673-8586 CELL: [redacted] FAX: (435)673-8397

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: Near Plantations Drive / Sunbrook Drive

ASSESSOR'S PARCEL NUMBER(S): SG-6-2-28-2110

ZONING: R-1-10 GENERAL PLAN: PD

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

EXISTING USE: Undeveloped
Use of property and/or Buildings

PROPOSED USE: Single family residential (R-1-10)
Use of property and/or Buildings

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

Ray Allton / Rosenberg Associates Raymond Allton 11/23/15
(Print Name) (Signature) (Date)

ITEM 4
Lot Merger/Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**

LOT MERGER/FINAL PLAT AMENDMENT
Lot 80 & 81 of Dixie Downs RV Resort Park Phase 1
Case No. 2016-LRE-002

Request: Approval of a Lot Merger/Final Plat Amendment within a recorded Subdivision

Applicant: Dimmon and Sandra Payne
601 E. 3350 N.
North Ogden, UT 84414

Property: Located at 1225 North Dixie Down Road

Zone: MH-6

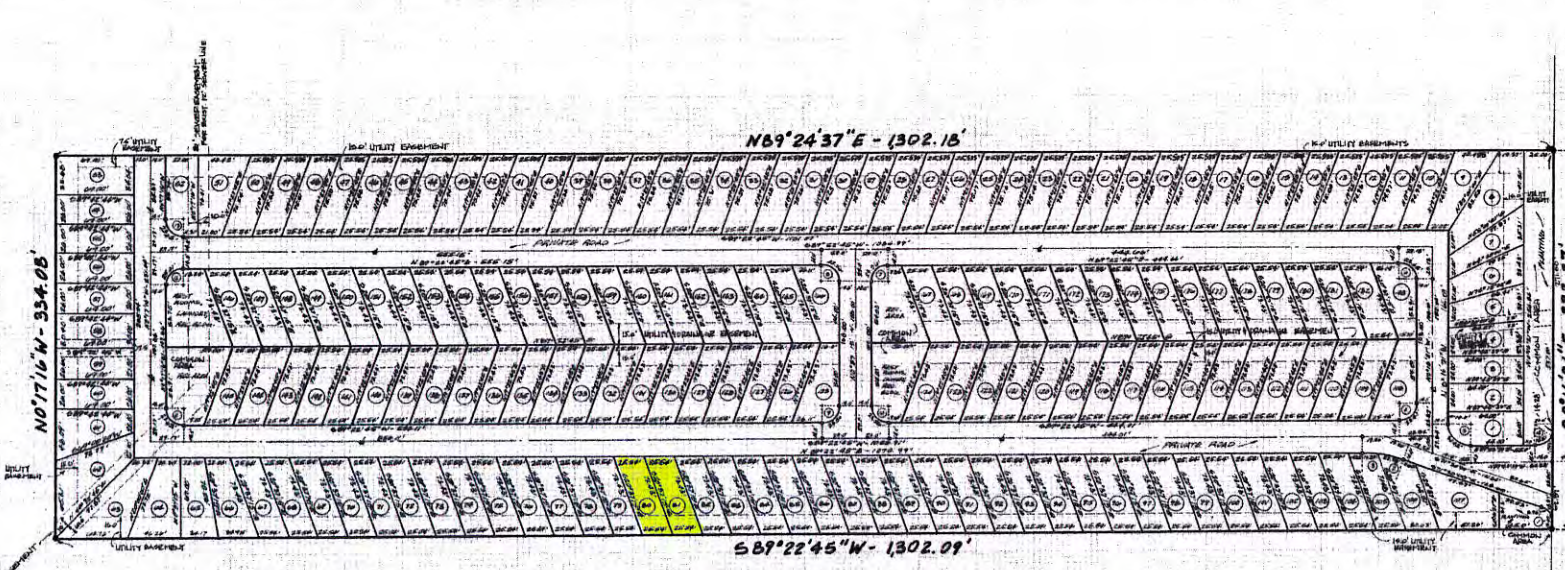
Staff Comments: The purpose of this Lot Merger/Final Plat Amendment is to merge Lots 80 and 81 together into one lot, eliminating Lot 81. No other changes were made or are intended to this Final Plat.

It is intended with this lot merger that the owners still pay to the HOA the associated fees for to two lots, although it is being merged into one lot.

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

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

Recommendation: Recommend APPROVAL to City Council of this Lot Merger/Final Plat Amendment for Lot 80 & 81 of Dixie Downs RV Resort Park Phase 1.



CURVE DATA:

CURVE NO	RADIUS	DELTA	ARC	TANGENT	CHORD
1	20.00'	25°46'36"	8.96'	4.56'	8.89'
2	100.00'	13°18'00"	23.98'	11.54'	23.93'
3	100.00'	5°57'18"	10.39'	5.20'	10.39'
4	15.00'	89°38'06"	23.47'	14.91'	21.15'
5	20.00'	90°00'00"	31.42'	20.00'	28.28'
6	15.00'	90°36'42"	23.72'	15.07'	21.28'
7	15.00'	90°00'00"	23.56'	15.00'	21.21'
8	15.00'	90°00'00"	23.56'	15.00'	21.21'
9	15.00'	90°00'00"	23.56'	15.00'	21.21'
10	15.00'	90°00'00"	23.56'	15.00'	21.21'
11	15.00'	90°19'23"	23.65'	15.09'	21.27'
12	15.00'	89°40'37"	23.47'	14.91'	21.15'
13	15.00'	90°19'23"	23.65'	15.09'	21.27'
14	20.00'	44°55'38"	15.67'	8.27'	15.28'

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH HAVE REVIEWED THE ABOVE "DIXIE DOWNS RV RESORT" PHASE I AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETINGS ON THIS 17TH DAY OF JANUARY A.D. 1984. HEREBY ACCEPTS THE SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER — SAUL BROOKS / MAYOR / ST. GEORGE, UTAH
ST. GEORGE, UTAH

NOTES:

1. ALL COMMON AREAS, INCLUDING THE PRIVATE STREETS, ARE ULTIMATELY TO BE OWNED BY THE HOME OWNER'S ASSOCIATION - A UTAH NON-PROFIT CORPORATION.
2. ALL COMMON AREAS INCLUDING THE PRIVATE ROADWAYS ARE SUBJECT TO EASEMENTS AS REQUIRED FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, CABLE TV AND DRAINAGE.
3. IN ADDITION TO THE MAJOR UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, ADDITIONAL EASEMENTS TO PROVIDE SERVICE TO LOTS ARE FURTHER DESCRIBED IN THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS.

CITY ENGINEER'S CERTIFICATE:

I, LARRY H. BULLOCH, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE 1/29/85 — LARRY H. BULLOCH / ENGINEER, ST. GEORGE, UTAH

APPROVAL / PLANNING COMMISSION:

ON THIS 8TH DAY OF JANUARY A.D. 1984 THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE REVIEWED THE ABOVE "DIXIE DOWNS RV RESORT" PHASE I AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF ST. GEORGE CITY PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.

PLANNING COMMISSION CHAIRMAN / ST. GEORGE, UTAH

APPROVAL / PLANNING AND ZONING ADMINISTRATOR:

I, JOHN C. WILLIE ST. GEORGE CITY ADMINISTRATOR, HAVE REVIEWED THE ABOVE "DIXIE DOWNS RV RESORT" PHASE I AND RECOMMEND THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH.

DATE 1/28/85 — JOHN C. WILLIE / ADMINISTRATOR, ST. GEORGE, UTAH

ACKNOWLEDGEMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } SS.

ON THIS 13 DAY OF JAN A.D. 1984, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, ROBERT MAXFIELD, PRESIDENT AND PETE SEANOFF SECRETARY RESPECTIVELY OF DIXIE DOWNS RV RESORT INC. (A UTAH CORPORATION), AND THAT THE HEREON OWNER'S DEDICATION WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 1/15/86 — NOTARY PUBLIC, RESIDING IN WASHINGTON COUNTY

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, IN RECORDING THIS PLAT OF:

"DIXIE DOWNS RV RESORT" PHASE I

HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, PRIVATE STREETS AND EASEMENTS, DO HEREBY DEDICATE TO THE COMMON USE OF THE LOT OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS (INCLUDING PRIVATE STREETS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED FOR IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE FILED CONCURRENTLY WITH "DIXIE DOWNS RV RESORT" PHASE I. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HERE BY INCORPORATED INTO AND MADE A PART OF THIS PLAT, REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS SUBDIVISION.

DIXIE DOWNS RV RESORT, INC.
(A UTAH CORPORATION)

ROBERT MAXFIELD (PRESIDENT) — PETE SEANOFF (SECRETARY)

SURVEYOR'S CERTIFICATE:

I, GALE E. DAY, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 2432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREINAFTER KNOWN AS: "DIXIE DOWNS RV RESORT" PHASE I

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PRIVATE STREETS AND COMMON AREAS, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE PLAT; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION:

ALL OF THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, EXCEPTING FOUR EAST 40.0 FEET THEREOF FOR A ROADWAY.

CONTAINING 9.976 ACRES OF LAND.

DATE 12-11-84 — GALE E. DAY REGISTERED LAND SURVEYOR, UTAH LICENSE NO 2432

DIXIE DOWNS RV RESORT
PHASE I
LOCATED IN SECTION 15, TOWNSHIP 42 SOUTH RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN - ST. GEORGE, UTAH

RECORDED Nº 271960

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: SOUTHERN UTAH TITLE

DATE: 2-13-85 TIME: 10:24 A.M.
BOOK: 369 PAGE: 153
FEE $106.50 — WASHINGTON COUNTY RECORDER

APPROVAL AS TO FORM:

APPROVED AS TO FORM THIS ___ DAY OF JAN A.D. 1984
CITY ATTORNEY, ST. GEORGE, UTAH

BULLOCH BROS. ENGINEERING INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
1 NORTH 100 EAST, SUITE 2
CEDAR CITY, UTAH 84720
P. O. BOX 1405 (801) 586 8582
ST. GEORGE, UTAH 84770
(801) 628 4700

DATE: 9-27-84
SCALE: 1"=50'
CHECKED: G. DAY
DRAWN: J. TRAWNER

SHEET NO.
FILE NO.

December 28, 2015

Planning Commission

City of St. George, Utah

This letter is a request for a lot merger of lots 80 and 81 in the Dixie Downs Resort Park, 1225 North Dixie Downs Drive, for the purpose of adding onto the park model on lot 80. Lot 81 only has a driveway and carport on it. We own both lots.

D Payne Sandra S. Payne

Dimmon & Sandra Payne

Mailing address:

601 E. 3350 N., North Ogden, Utah 84414

801-940-4040 Phone