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, **March 22, 2016**, commencing at **4:00 p.m.** and concluding at 7:00 p.m.

The agenda for the meeting is as follows:
Call to Order
Flag Salute

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

   A. Consider amending a final subdivision plat (Lot Merger) and vacating easement within two (2) residential subdivisions being **Lot 51** of **Canyon View Ridge** subdivision at Sunbrook, **and Lot 62** of **Santa Maria** at Sunbrook Phase 1. The representative is Mr. Michael Draper, Rosenberg Associates. The properties are zoned PD-R (Planned Development Residential). Located at 8 South Emerald Drive (Lot 51) and the lot located to the west (Lot 62) on Desert Springs Drive (Sunbrook Development). Case No. 2016-LRE-007 (Staff Todd Jacobsen).

   B. Consider amending the residential townhome final subdivision plat "**Temple Shadow Townhomes Phase 2, Amendment No. 3**" located at 95 East 400 South Street (downtown). The property is zoned PD-R (Planned Development Residential). The purpose is to join **Units 4 and 5** together, eliminating Unit 5 to be known as Unit 4. The representative is Mr. Reid Pope, L.R. Pope Engineering. Case No. 2016-FPA-015 (Staff Todd Jacobsen).

2. **FINAL PLATS (FP)**

   A. Consider a three (3) lot residential final plat subdivision for "**Meadows Edge Phase 1**" located at approximately 3900 South and Bentley Road (Little Valley Area). The property is zoned RE-20 (Residential Estates 20,000 sq. ft. minimum lot size). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-054 (Staff Todd Jacobsen).

   B. Consider a sixteen (16) lot residential final plat subdivision for "**Oakwood Estates Phase 3**" located at approximately 3100 South and 3000 East (Little Valley Area). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-060 (Staff Todd Jacobsen).

C. Consider a twenty-one (21) lot residential final plat subdivision for "**Sun River St George Phase 49**" located at approximately 1070 West and 4290 South (north of Fire Station 8). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-004 (Staff Todd Jacobsen).

D. Consider a twenty-two (22) lot residential final plat subdivision for "**Sun River St George Phase 50**" located at approximately 1000 West and 4290 South (north of Fire Station 8). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-005 (Staff Todd Jacobsen).

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

Consider a zoning regulation amendment to Title 10 Zoning Regulations Chapter 8A Traditional Neighborhood District (**'TND'**). The applicant is the City of St George. Case No. 2015- ZRA-006. (Staff – John Willis)

4. **ZONE CHANGES (ZC)**

A. Consider a request to rezone approximately 10.43acres from R3 (Multiple Family) to PD-R (Planned Development Residential).The project is called the **'Joshuas Phase 2 and 3'** and the property is located on Tonaquint Drive.The owner is Salisbury Homes and the representative is Bush and Gudgell, Inc. Case No. 2015-ZC-037. (Staff - John Willis) *(Note: This item was tabled at both the 2/23/2016 & 3/8/2016 PC meetings to allow the applicant time to return with amenity details)*

B. Consider a zone change request to change the zoning from OS (Open Space) to PD-C (Planned Development Commercial) on approximately 10.43 acres and to approve the layout, landscaping, and site details as presented to develop an outdoor **'RV Storage Facility'**. The property is generally located on the east side of Pioneer Road at the intersection of Sugar Leo Road and Pioneer Road (between Pioneer Road and the I-15 Freeway). The property is an island with I-15 to the east and Pioneer Road on the west. Case No. 2016-ZC-013. (Staff – Ray Snyder)

5. **ZONE CHANGE AMENDMENTS (ZCA)**

A. Consider a request to amend the PD-C (Planned Development Commercial) zone to develop the **'Steven Henager College'** building on approximately 1.40 acres. The property is located on River Road adjacent to 'Bundy Lane' (1580 South Street). The owner is River Road Investments LLC and the representative is Mr. Mike Sheffield. Case No. 2016-ZCA-011.(Staff – Ray Snyder)

B. Consider a request to amend the PD-C C (Planned Development Commercial) zone to develop the '**Restaurants**' building on approximately 1.04 acres. The property is located on River Road adjacent to 1450 South Street. The owner is River Road Investments LLC and the representative is Mr. Mike Sheffield. Case No. 2016-ZCA-010. (Staff – Ray Snyder)

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
Amending a Final Subdivision Plat (Lot Merger) Vacating an Easement

PLANNING COMMISSION AGENDA REPORT: **03/22/2016**

AMENDING A FINAL SUBDIVISION PLAT (LOT MERGER)
VACATING AN EASEMENT
Lot 51 of Canyon View Ridge Subdivision at Sunbrook, and
Lot 62 of Santa Maria at Sunbrook Phase 1
Case No. 2016-LRE-007

Request: Consider Amending a Final Subdivision Plat (Lot Merger), and Vacating an Easement within two residential subdivision Plat's

Representative: Michael Draper, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at 8 South Emeraud Drive (Lot 51) and the lot located to the west (Lot 62) on Desert Springs Drive (Sunbrook Development)

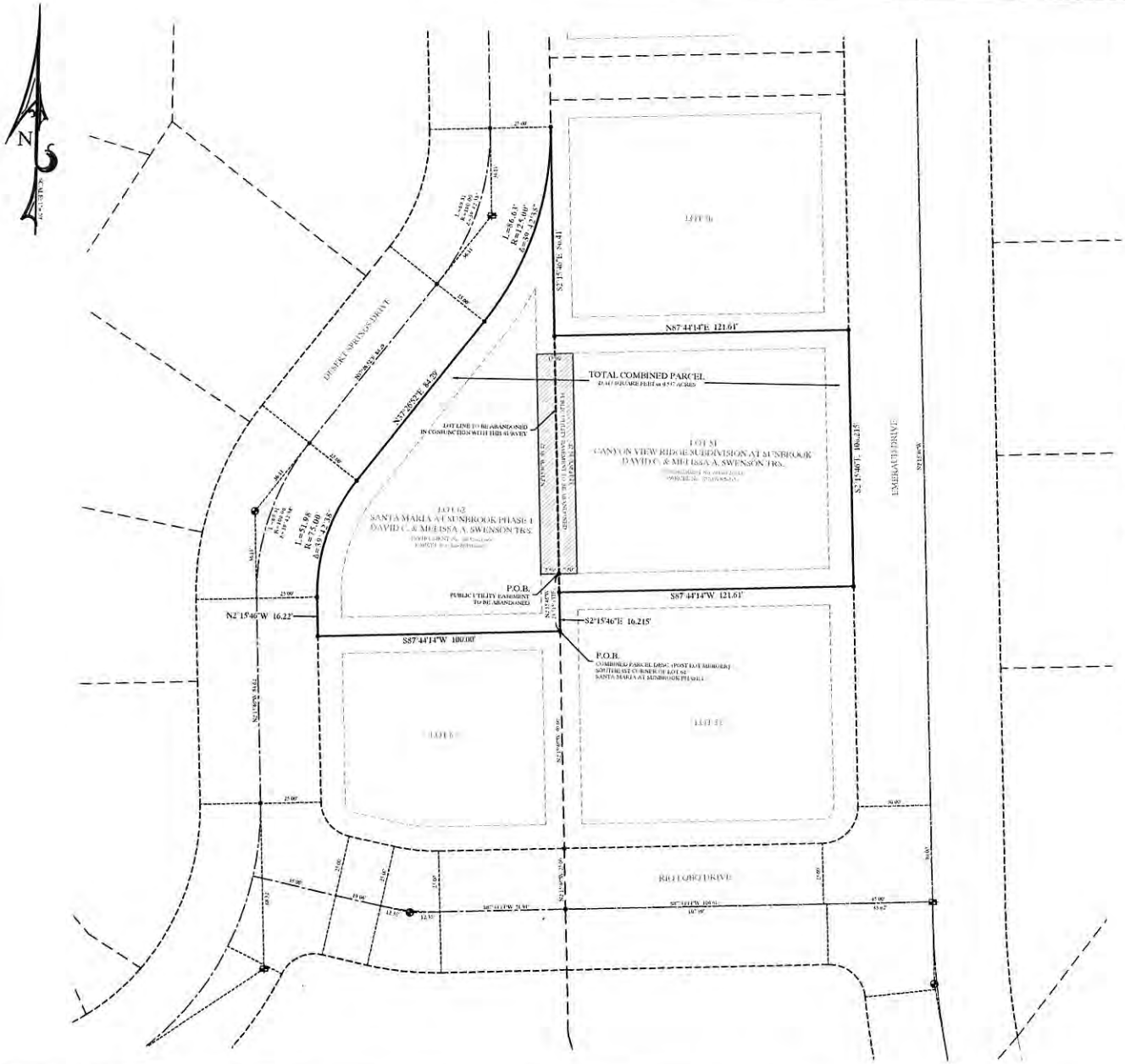
Zone: PD-R

Staff Comments: The purpose of this Final Subdivision Plat Amendment (Lot Merger) and Vacating an Easement is to join the two lots together into one lot so the owner will have one lot or one tax identification number instead of two and vacate the public utility and drainage easement located between the two lots. Also to bring his lot into compliance with the driveway that is build on the vacant lot.

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

This Final Subdivision Plat Amendment (Lot Merger), and Easement Vacation is ready for Planning Commission's consideration for approval.

Recommendation: Recommend APPROVAL to City Council of this Final Subdivision Plat Amendment (Lot Merger), and Easement Vacation for Lot 51 of Canyon View Ridge Subdivision at Sunbrook, and Lot 62 of Santa Maria at Sunbrook Phase 1



SURVEYOR'S CERTIFICATE:

I, Michael R. Draper, Professional Land Surveyor Number 7706445-2201, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and have verified all measurements and descriptions are correct. Monuments will be set as represented on this plat.

STATE OF UTAH
MICHAEL R. DRAPER
LICENSE NO. 7706445-2201
DATE: 01-29-2016
PROFESSIONAL LAND SURVEYOR

Michael R. Draper — License No. 7706445-2201

NARRATIVE:

The purpose of this survey was at the request of the client to demonstrate a proposed lot merger in the City of St. George, Utah. The intent of this survey is to provide a legal description establishing the subject lots as shown hereon. Found monuments were set as noted on this survey.

PARCEL DESCRIPTIONS (PRE-LOT MERGER):

Instrument No. 20170101499

Lot 62, "SANTA MARIA SUBDIVISION" AT SUNBROOK, PHASE 1, according to the official plat thereof, records of Washington County, State of Utah.

Instrument No. 20120040611

All of Lot 71, Canyon View Ridge Subdivision at Sunbrook, Phase 1, according to the official plat thereof, filed in the office of the Washington County Recorder, State of Utah.

COMBINED PARCEL DESCRIPTION (POST-LOT MERGER):

Beginning at the Southeast corner of Lot 62, Santa Maria Subdivision at Sunbrook, Phase 1 (Instrument No. 20170101499), as on file in the Office of the Recorder, Washington County, Utah and running;

thence South 87°44'14" West 100.00 feet to the East line of Desert Springs Road and continuing Southerly the following four (4) courses along said East line;
thence North 02°15'46" West 16.22 feet to a point of curvature;
thence Northerly 78.98 feet along the arc of a 75.00 foot radius curve to the right through a central angle of 60°19'58" to a point of tangency;
thence North 57°35'57" East 94.49 feet to a point of curvature;
thence Northerly 84.41 feet along the arc of a 125.00 foot radius curve to the left through a central angle of 38°42'08" to a point on the West boundary of Canyon View Ridge at Sunbrook (Instrument No. 481477);
thence South 02°17'46" East 94.41 feet along said West line to the Southwest corner of Lot 71 Canyon View Ridge at Sunbrook;
thence North 87°44'14" East 121.61 feet to the Northeast corner of said Lot 71 and a point on the West line of Emerald Drive;
thence South 02°17'46" East 100.215 feet along said West line to the Southeast corner of said Lot 71;
thence South 87°44'14" West 121.61 feet returning to the West line of Canyon View Ridge at Sunbrook and the Southeast corner of said Lot 71;
thence South 02°17'46" East 16.215 feet along said West line to the Point of Beginning.

Containing approximately 23,431 Square Feet or 0.537 Acres.

15' PUBLIC UTILITY EASEMENT TO BE ABANDONED:

Beginning at a point on the subdivision boundary common to Santa Maria Subdivision at Sunbrook, Phase 1 (Instrument No. 20170101499) and Canyon View Ridge at Sunbrook (Instrument No. 481477), as on file in the Office of the Recorder, Washington County, Utah, said point being North 01°17'46" West 23.715 feet along said common boundary from the Southeast corner of Lot 62, Santa Maria Subdivision at Sunbrook, Phase 1, and running;

thence South 87°44'14" West 7.50 feet;
thence North 02°17'46" West 94.22 feet;
thence North 57°35'57" East 17.90 feet;
thence South 02°17'46" East 94.22 feet;
thence South 87°44'14" West 7.50 feet to the Point of Beginning.

Affecting approximately 1,868 Square Feet or 0.031 Acres.

LEGEND:

- NOTHING SET OR FOUND
- PLATTED MONUMENT LOCATION ST. GEORGE CITY SURVEY MONUMENT - CLASS 1
- PLATTED MONUMENT LOCATION ST. GEORGE CITY SURVEY MONUMENT - CLASS 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

DATE:	01/29/2016
JOB NO:	0315-16
DRAWN BY:	M.R.D.
DESIGNED BY:	M.R.D.
SCALE:	1" = 20'
DWG:	ROS.DWG

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

St. George Office:
372 East Riverside Drive,
Suite 101, St. George, Utah
84790 Ph. (435) 673-8586 Fx
(435) 673-8397
www.rosbergeng.com

RECORD OF SURVEY
PREPARED AT THE REQUEST OF
MR. DAVID SWENSON

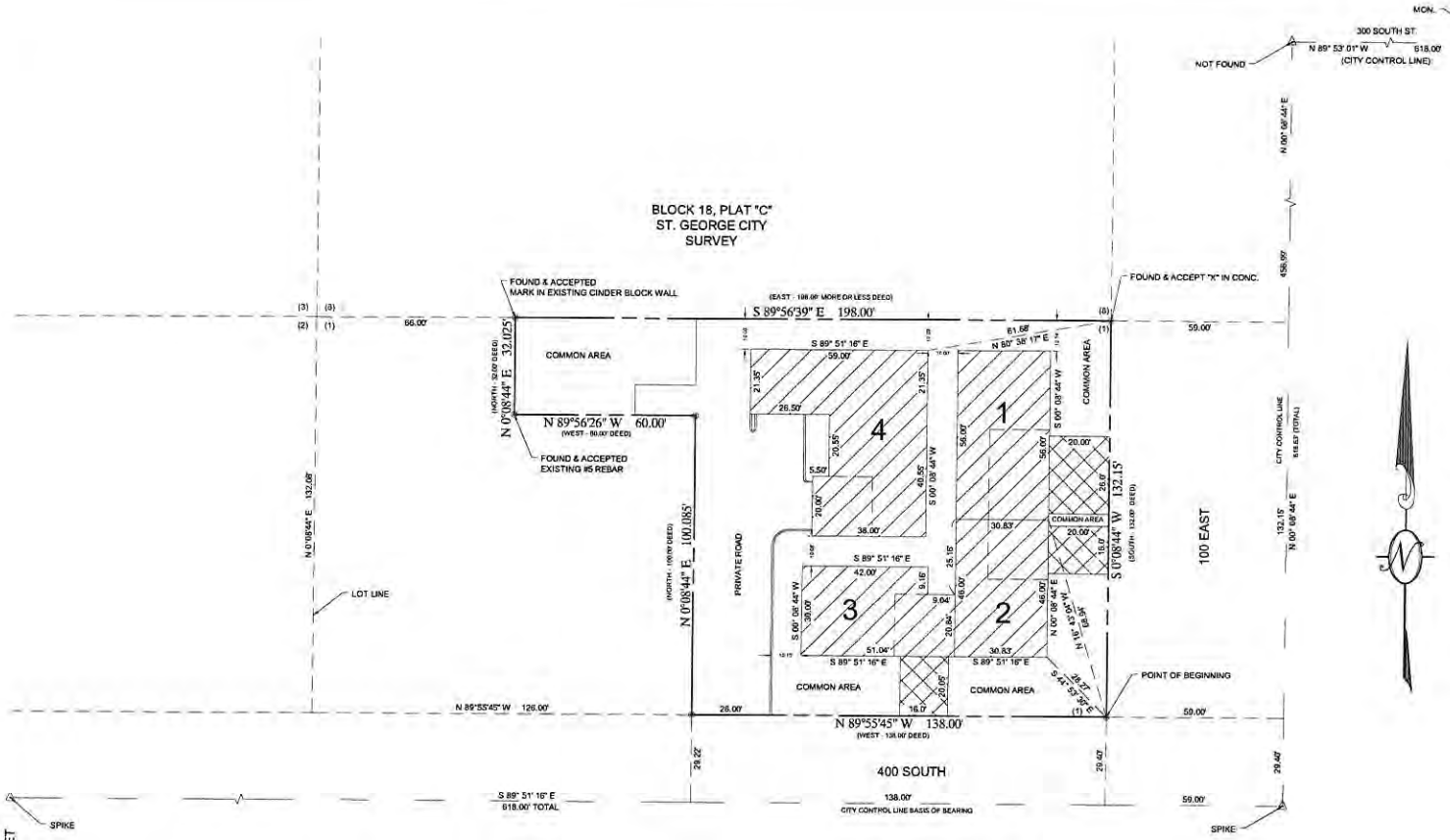
SHEET
1
1 OF 1 SHEETS

ITEM 1B
Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **03/22/2016**

AMENDING A FINAL SUBDIVISION PLAT
Temple Shadow Townhomes Phase 2, Amendment No. 3
Case No. 2016-FPA-015

Request:	Consider Amending a Final Subdivision Plat within a residential townhome subdivision Plat
Representative:	Ried Pope, L.R. Pope Engineering 1240 East 100 South #15-B St. George, UT 84790
Property:	Located at 95 East 400 South Street (downtown)
Zone:	PD-R
Staff Comments:	The purpose of this Final Subdivision Plat Amendment is to join Units 4 and 5 together into one unit, eliminating Unit 5, to be known as Unit 4. All aspects of this Final Subdivision Plat Amendment (Lot Merger), and Easement Vacation were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals. This Final Subdivision Plat Amendment (Lot Merger), and Easement Vacation is ready for Planning Commission's consideration for approval. **Recommendation:** Recommend APPROVAL to City Council of this Final Subdivision Plat Amendment for Temple Shadow Townhomes Phase 2, Amendment No. 3



SURVEYOR'S CERTIFICATE

I, LLOYD RIED POPE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE OF REGISTRATION # 153069 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS TO BE KNOWN AS:

TEMPLE SHADOWS TOWNHOMES - PHASE II - AMENDMENT NO. 3

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 1, BLOCK 18, PLAT "C", ST. GEORGE CITY SURVEY, AND RUNNING THENCE N 89°55'45" W 138.00 FEET ALONG THE LOT LINE; THENCE N 00°08'44" E 100.085 FEET; THENCE N 89°56'26" W 60.00 FEET; THENCE N 00°08'44" E 32.025 FEET TO THE NORTH LINE OF SAID LOT NO. 1; THENCE S 89°56'39" E 198.00 FEET ALONG THE LOT LINE TO THE NORTH EAST CORNER OF SAID LOT NO. 1; THENCE S 00°08'44" W 132.15 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING

CONTAINING 0.483 ACRES (MORE OR LESS)

STATE OF UTAH # 153069 LLOYD RIED POPE REGISTERED LAND SURVEYOR

LLOYD RIED POPE
PROFESSIONAL ENGINEER & REGISTERED LAND SURVEYOR NO. 153069

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, AND LIMITED COMMON AREAS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS

TEMPLE SHADOWS TOWNHOMES - PHASE II - AMENDMENT NO. 3

DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF ALL LOT OWNERS IN SAID TOWNHOME DEVELOPMENT, BUT NOT TO THE USE OF THE GENERAL PUBLIC ALL COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS SHOWN ON THIS PLAT AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE TEMPLE SHADOWS TOWNHOMES - PHASE II WITH SAID DECLARATION FILED AND RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 20 TH DAY OF JULY, 2007 INSTRUMENT NO. 31696 SAID DECLARATION OF COVENANTS, CONDITIONS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THE PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING INTEREST IN THIS DEVELOPMENT.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2016

STELLA M. IVERSON - PRESIDENT
TEMPLE SHADOWS TOWNHOMES ASSOCIATION,
A UTAH CORPORATION

STELLA M. IVERSON INDIVIDUAL

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME STELLA M. IVERSON, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE PRESIDENT OF TEMPLE SHADOWS ASSOCIATION AND THAT SHE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID ASSOCIATION BY AUTHORITY OF IT'S MEMBERS AND SHE DID ACKNOWLEDGE TO ME THAT THE ASSOCIATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME _____
COMMISSION NUMBER _____
NOTARY PUBLIC - WASHINGTON COUNTY
MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP NOT REQUIRED IF ABOVE INFO
IS PROVIDED PER UTAH CODE 46-1-16

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME STELLA M. IVERSON, WHO BEING BY ME DULY SWORN DID SAY THAT SHE EXECUTED THE FOREGOING OWNERS DEDICATION AND EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME _____
COMMISSION NUMBER _____
NOTARY PUBLIC - WASHINGTON COUNTY
MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP NOT REQUIRED IF ABOVE INFO
IS PROVIDED PER UTAH CODE 46-1-16

GENERAL NOTES AND RESTRICTIONS

1. ALL COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS SHALL HAVE A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE "TEMPLE SHADOWS TOWNHOMES PHASE II" OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES. (SEE DECLARATION)

2. ALL COMMON AREAS, LIMITED COMMON AREAS, (INCLUDING THE DRIVEWAYS AND PARKING AREAS), AND ANY ATTIC SPACE, WALL CAVITY, CRAWL SPACE, OR PATIO AREA AS REQUIRED TO SERVE THE UNITS JOINTLY, IN THIS PROJECT ARE SUBJECT TO EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND CABLE T.V. SERVICE.

3. COMMON AREAS ARE SUBJECT TO AN EASEMENT FOR BUILDING EAVES.

AMENDMENT NOTE:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE UNITS 4 AND 5 TOGETHER WITH NO OTHER CHANGES ARE BEING MADE.

GRAPHIC SCALE

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- MONUMENT
- REBAR & CAP SET
- EXISTING SPIKE

L. R. POPE ENGINEERING INC.
DIRECTIONAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS
1240 EAST 960 SOUTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-634-1576
(FAX) 435-628-1754
(EMAIL) lrpope@msn.com

TEMPLE SHADOWS TOWNHOMES PHASE II
AMENDMENT NO. 3

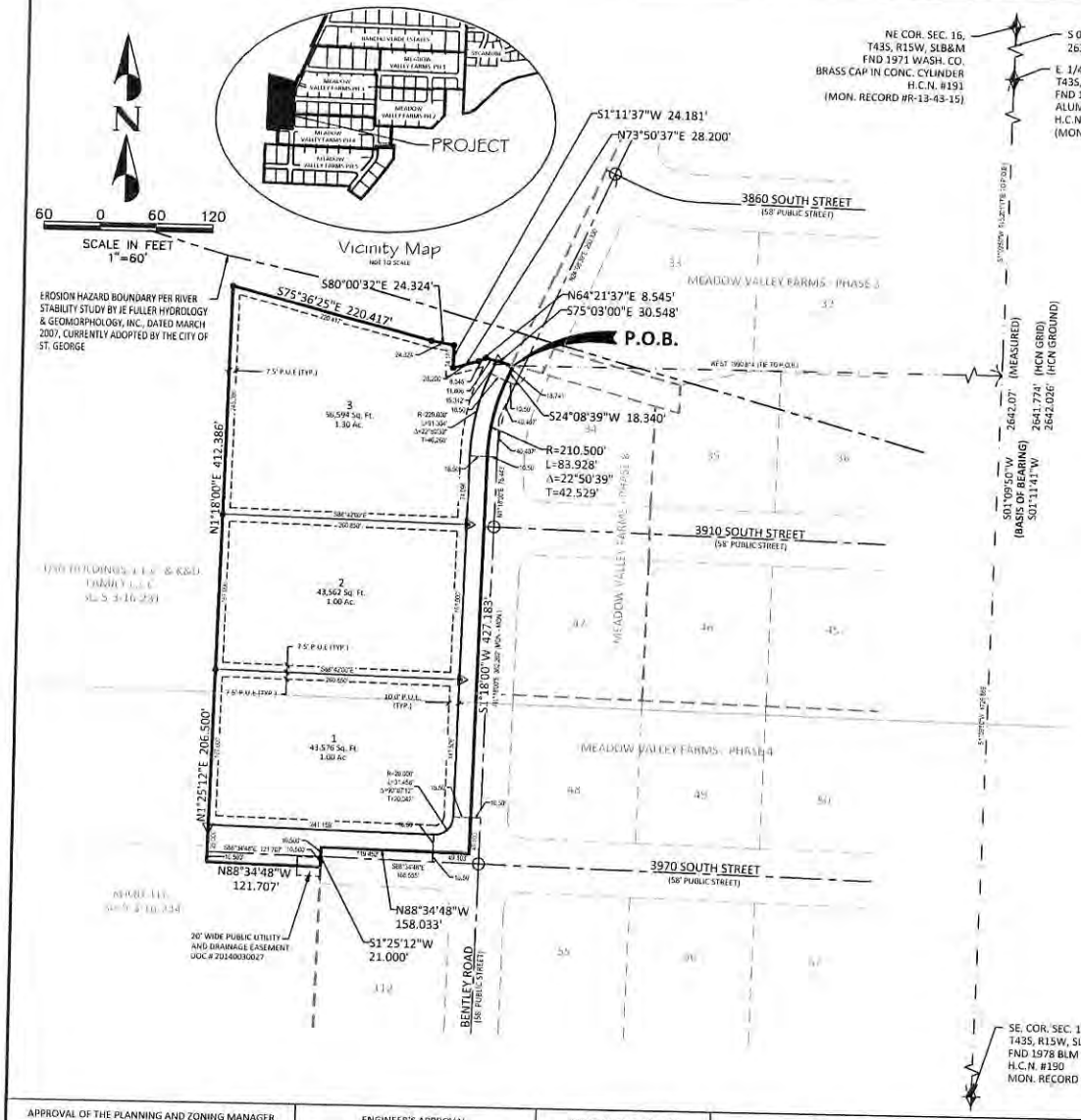
APPROVAL OF PLANNING AND ZONING MANAGER	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ___ DAY OF _____, A.D. 2016, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT. PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 2016. ENGINEER CITY OF ST. GEORGE	APPROVED AS TO FORM, THIS THE ___ DAY OF _____, A.D. 2016. CITY ATTORNEY CITY OF ST. GEORGE	ON THIS THE ___ DAY OF _____, A.D. 2016, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT. CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	WE, THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE ___ DAY OF _____, A.D. 2016, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____, A.D. 2016 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	

ITEM 2A
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **03/22/2016**

FINAL SUBDIVISION PLAT
Meadows Edge Phase 1
Case No. 2015-FP-054

Request:	Consider a 3 Lot Residential Final Subdivision Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at approximately 3900 South and Bentley Road (Little Valley Area)
Zone:	RE-20
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Meadows Edge Phase 1.



GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATIONS.
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS NOTED: 25 FOOT FRONT YARD SETBACK AND STREET SIDE SET BACK, 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED AUGUST 16, 2007 (PROJECT NO. 2070547). THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. BASED ON THE PROXIMITY OF THIS PROPERTY TO THE FORT PIERCE WASH, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE FORT PIERCE WASH, AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.
8. ALL LOTS IN THIS SUBDIVISION MUST HAVE A FEMA ELEVATION CERTIFICATE PREPARED BY A LICENSED PROFESSIONAL VERIFYING THE MINIMUM FINISHED FLOOR ELEVATION PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID BUILDING MINIMUM FINISHED FLOOR ELEVATION SHALL BE VERIFIED BY A LICENSED PROFESSIONAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
9. THIS SUBDIVISION IS WITHIN AN EROSION HAZARD BOUNDARY AS DEFINED IN THE RIVER STABILITY STUDY BY JE FULLER HYDROLOGY & GEOMORPHOLOGY, INC., DATED MARCH 2007, CURRENTLY ADOPTED BY THE CITY OF ST. GEORGE. A FOLLOW UP STUDY PREPARED BY BOWEN & COLLINS & ASSOCIATES, INC., DATED JUNE 12, 2015, RELOCATED THIS LINE OUTSIDE OF THE BOUNDS OF THIS SUBDIVISION.
10. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THE MEADOW VALLEY FARMS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL USES, NOISES, AND ODORS ARE CONSIDERED NORMAL AND ARE EXEMPT FROM NUISANCE COMPLAINTS AS PER UTAH CODE 78B-6-1104, OR AS AMENDED.

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT AS DESCRIBED HEREON
- EXISTING CLASS I (PINK & LID) MONUMENT FOUND
- EXISTING CLASS II MONUMENT FOUND
- DSG REBAR AND CAP (S NO. 362255) SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PEERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOWS EDGE - PHASE 1

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE MEADOW VALLEY FARMS - PHASE 8 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°09'50" WEST ALONG THE SECTION LINE, A DISTANCE OF 915.201 FEET AND WEST 1990.814 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID MEADOW VALLEY FARMS - PHASE 8 AND THE WESTERLY BOUNDARY OF THE MEADOW VALLEY FARMS - PHASE 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 24°08'39" WEST 18.340 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 210.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°50'39", A DISTANCE OF 83.928 FEET; (3) SOUTH 01°18'00" WEST 427.183 FEET; (4) NORTH 88°34'48" WEST 158.033 FEET, AND (5) SOUTH 01°25'12" WEST 21.000 FEET; THENCE NORTH 88°34'48" WEST 121.707 FEET; THENCE NORTH 01°25'12" EAST 206.500 FEET; THENCE NORTH 01°18'00" EAST 412.386 FEET; THENCE SOUTH 75°36'25" EAST 220.417 FEET; THENCE SOUTH 80°00'32" EAST 24.324 FEET; THENCE SOUTH 01°11'37" WEST 24.181 FEET; THENCE NORTH 73°50'37" EAST 28.200 FEET; THENCE NORTH 64°21'37" EAST 8.545 FEET TO A POINT ON THE EXTENSION OF THE SOUTHERLY BOUNDARY OF THE MEADOW VALLEY FARMS - PHASE 3 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 75°03'00" EAST ALONG SAID BOUNDARY AND LINE EXTENDED, A DISTANCE OF 30.548 FEET TO THE POINT OF BEGINNING.

CONTAINS 161,042 SQ. FT. (3.697 ACRES)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

MEADOWS EDGE - PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MEADOWS EDGE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE ____ DAY OF _____, 2016, AS ENTRY NO. _____. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2016

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } SS

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED, NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

DEVELOPMENT SOLUTIONS, INC.
410 East 200 North Suite #2, St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-2553
www.developmentsolutions.us

Subdivision Final Plat for
MEADOWS EDGE - PHASE 1
Located in the Southeast Quarter of Section 16, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF THE PLANNING AND ZONING MANAGER	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____, A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PLANNING AND ZONING MANAGER CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE / MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

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

_____
BARBARA G. HJELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ____DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, BARBRA G. HJELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ____DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., A UTAH CORPORATION, AND THAT THE FOREGOING ACKNOWLEDGEMENT OF WATER IMPACT FEES WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, CACHE VALLEY BANK, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

_____
BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF CACHE VALLEY BANK AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

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

WE, CACHE VALLEY BANK, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF CACHE VALLEY BANK, AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

MEADOWS EDGE - PHASE 1

Located in the Southeast Quarter of Section 16,
Township 43 South, Range 15 West, SLB&M

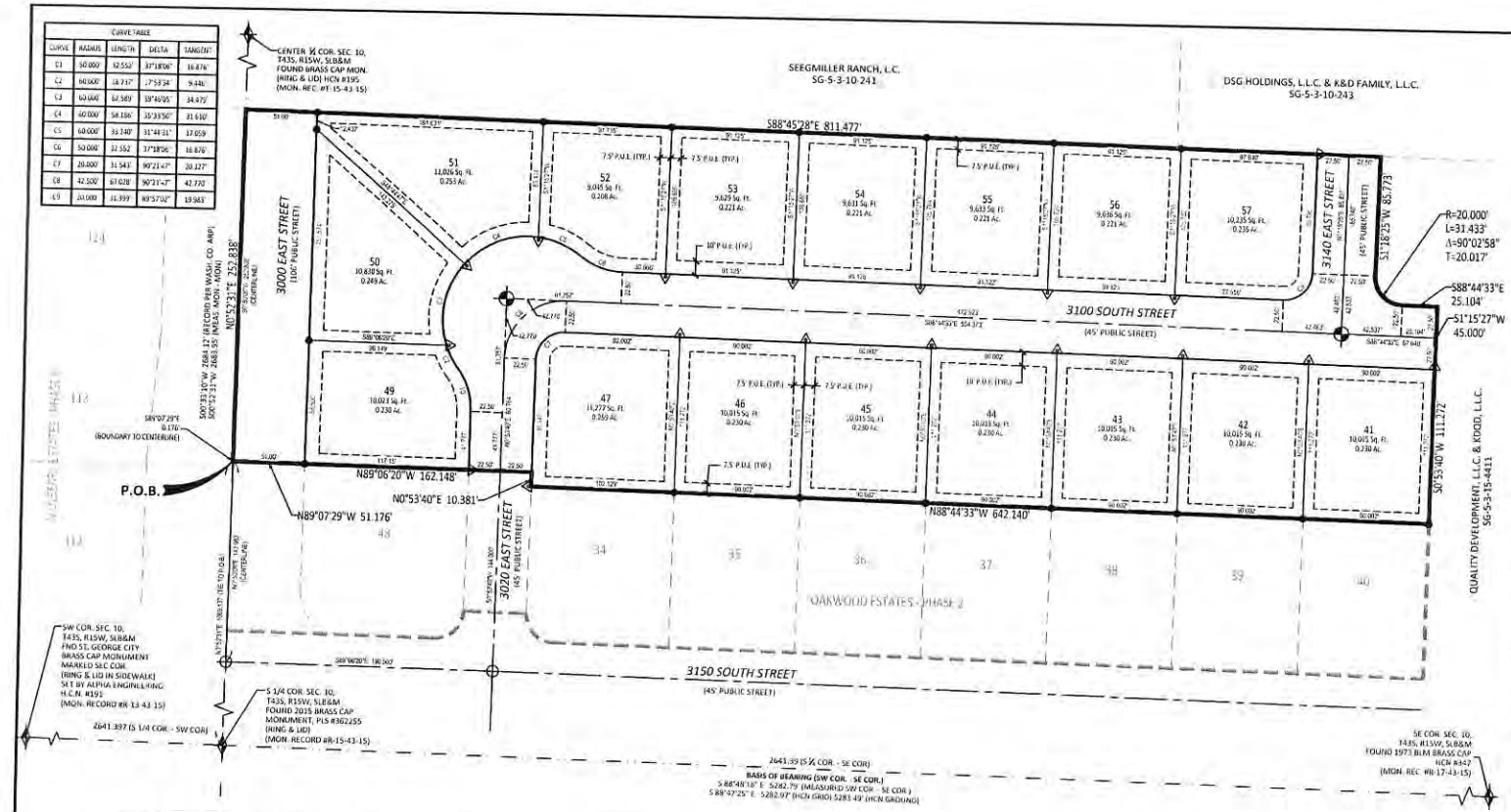
DEVELOPMENT SOLUTIONS, INC.
SITE ENGINEERING SURVEYING PLANNING
213 East 200 North Suite #2 , St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-1553
www.developmentsolutions.co

ITEM 2B
Final Subdivision Plat

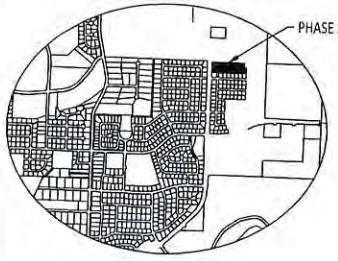
PLANNING COMMISSION AGENDA REPORT: **03/22/2016**

FINAL SUBDIVISION PLAT
Oakwood Estates Phase 3
Case No. 2015-FP-060

Request:	Consider a 16 Lot Residential Final Subdivision Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at approximately 3100 South and 3000 East (Little Valley Area)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Oakwood Estates Phase 3.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	50.000'	42.552'	97°38'06"	28.876'
C2	60.000'	18.737'	17°53'34"	9.446'
C3	60.000'	62.589'	59°46'05"	34.475'
C4	60.000'	58.186'	55°33'50"	31.610'
C5	60.000'	33.340'	31°48'31"	17.059'
C6	50.000'	42.552'	97°38'06"	28.876'
C7	20.000'	31.543'	90°21'47"	20.127'
C8	42.500'	67.628'	90°21'47"	42.770'
C9	20.000'	31.399'	89°57'02"	19.983'



GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. LOT 49 - 51 SHALL HAVE A 25 FOOT FRONT YARD SETBACK AND A 20 FOOT SETBACK ALONG 3000 EAST WITH SIDE YARD SETBACKS CONSISTENT WITH ALL LOTS IN THIS SUBDIVISION. ALL OTHER SETBACKS ON REMAINING LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT AND STREET SIDE SETBACKS, 8 FOOT AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. LOTS 49 - 51 SHALL HAVE NO VEHICULAR ACCESS ONTO 3000 EAST STREET.
8. DOUBLE FRONTING LOTS 49 - 51 ALONG 3000 EAST REQUIRE PRIVACY WALLS PLACED AT THE RIGHT-OF-WAY / PROPERTY LINE. (NOTE: A 10 FOOT LANDSCAPE STRIP EXISTS BETWEEN THE PRIVACY WALL AND THE SIDEWALK ALONG 3000 EAST STREET)
9. THIS SUBDIVISION UTILIZES LOT SIZE AVERAGING; THEREFORE, SOME LOTS MAY BE UNDER THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR THE ZONING CLASSIFICATION.
10. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT AS DESCRIBED HEREON.
- CLASS I MON. TO BE SET PER CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- DSG REBAR AND CAP LS NO. 362255 SET AT ALL REAR PROPERTY CORNERS.
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER

N

40 0 40 80

SCALE IN FEET
1"=40'

DEVELOPMENT SOLUTIONS, P.C.
113 East 200 North Suite #2, St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.us

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

OAKWOOD ESTATES - PHASE 3

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE CENTER SECTION LINE, AND THE NORTHWEST CORNER OF THE OAKWOOD ESTATES - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°52'31" EAST ALONG SAID CENTER SECTION LINE, A DISTANCE OF 1089.137 FEET FROM THE SOUTH QUARTER CORNER BEING SOUTH 88°48'16" EAST ALONG THE SECTION LINE, A DISTANCE OF 2641.397 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 00°52'31" EAST ALONG THE CENTER SECTION LINE, A DISTANCE OF 252.838 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°45'28" EAST ALONG THE SIXTEENTH SECTION LINE, A DISTANCE OF 811.477 FEET; THENCE SOUTH 01°18'25" WEST 85.773 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°02'58", A DISTANCE OF 31.433 FEET; THENCE SOUTH 88°44'33" EAST 25.104 FEET; THENCE SOUTH 01°15'27" WEST 45.000 FEET; THENCE SOUTH 00°53'40" WEST 111.272 FEET TO THE NORTHERLY BOUNDARY OF SAID OAKWOOD ESTATES - PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) NORTH 88°44'33" WEST 642.140 FEET; (2) NORTH 00°53'40" EAST 10.381 FEET; (3) NORTH 89°06'20" WEST 162.148 FEET; AND (4) NORTH 89°07'29" WEST A DISTANCE OF 51.176 FEET TO THE POINT OF BEGINNING.

CONTAINS 217,427 SQ. FT., (4.991 ACRES)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY HEREAFTER KNOWN AS:

OAKWOOD ESTATES - PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY. ALL LOTS, PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE, IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "OAKWOOD ESTATES SUBDIVISION" RECORDED ON FEBRUARY 23, 2015 AS ENTRY NO. 20150005796 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 2016.

QUALITY PROPERTIES, INC
BY: ED BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ___ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

OAKWOOD ESTATES - PHASE 3

Located in the SE Quarter of Section 10, Township 43 South, Range 15 West, SLB&M

APPROVAL OF THE PLANNING AND ZONING MANAGER	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ___ DAY OF _____ A.D. 20___, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___	APPROVED AS TO FORM, THIS THE ___ DAY OF _____ A.D. 20___	ON THIS THE ___ DAY OF _____ A.D. 20___ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORITY OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ___ DAY OF _____ A.D. 20___ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 20___ IT IS ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PLANNING AND ZONING MANAGER CITY OF ST. GEORGE	ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE / MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

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

_____
BARBARA G. HJELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY } ss

ON THE ____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, BARBRA G. HJELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, ED BURGESS, PRESIDENT OF QUALITY PROPERTIES, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON FOR THE USES AND PURPOSES STATED THEREIN.

_____
QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } ss

ON THE ____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

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

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } ss

ON THIS ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF IT'S BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED
NO STAMP IS REQUIRED PER UTAH CODE
TITLE 46 CHAPTER 1 SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } ss

ON THIS ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE
TITLE 46 CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

OAKWOOD ESTATES - PHASE 3

Located in the SE Quarter of Section 10,
Township 43 South, Range 15 West, SLB&M

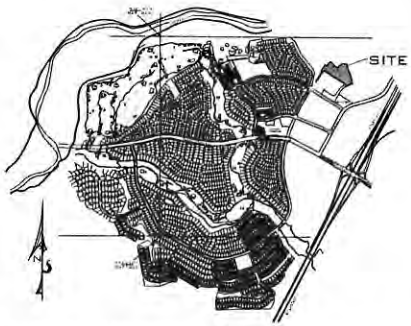
DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
118 East 200 North Suite #2 - St. George, UT 84770
Office (435) 628-2131 - Fax (435) 674-3554
www.developmentsolutions.us

ITEM 2C
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **03/22/2016**

FINAL SUBDIVISION PLAT
Sun River St. George Phase 49
Case No. 2016-FP-004

Request:	Consider a 21 Lot Residential Final Subdivision Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 1070 West and 4290 South (north of Fire Station 8)
Zone:	PD-R
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Sun River St. George Phase 49.



VICINITY MAP
SUN RIVER ST. GEORGE (1:60 SCALE)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) & PUBLIC STREETS, TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 49"

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS: THE RIGHT TO USE ALL PUBLIC STREETS AND EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20__

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A UTAH LIMITED LIABILITY COMPANY

_____
MANAGER - DARCY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THE _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME DARCY A. STEWART, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., AND HE DID DULY ACKNOWLEDGE TO HE THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE POWER AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON, NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 22, T43S, R16W, S.L.B. & M., FROM THE BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, TO THE SOUTHEAST CORNER OF SECTION 22. ALSO A BRASS CAP. THE BEARING IS SOUTH 88 50'45" EAST AND MEASURES 2645.70 FEET (GRID DISTANCE) CORNER TO CORNER, AS SHOWN ON THE CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK (HCN) MAPPING.

9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCE MINIMUM SETBACK IS MEASURED 20 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD).

10. NO SIDEYARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 16 FEET PER CITY ORDINANCE.

11. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.

12. INTERIOR PHASE BOUNDARIES PROVIDE A 10' MIN. COMMON AREA SEPARATION BETWEEN PRIVATE AREAS/PADS AS REQUIRED BY ST. GEORGE CITY CODE. WHEN THE ADJACENT PHASING PROCEEDS, THE PRIVATE AREAS/PADS IN THE PHASE ADJACENT TO THE PREVIOUS PHASE BOUNDARY WILL BE PLATTED DIRECTLY ALONG THE PHASE BOUNDARY, MAINTAINING THE MINIMUM PRIVATE AREA PAD SEPARATION OF 10'.

13. ALL DWELLING UNITS SHALL BE SINGLE STORY.

MORTGAGEE CONSENT TO RECORD:

WESTERN ALLIANCE BANK, INC., A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THE _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF WESTERN ALLIANCE BANK, INC., AND THAT HE/SHE EXECUTED THE FOREGOING MORTGAGEE TO CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE/SHE DID ACKNOWLEDGE TO HE THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6)
IF ABOVE INFORMATION IS FILLED IN)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT, MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) & PUBLIC STREETS TO BE HEREINAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 49"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

DATE: _____

_____
BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING NORTH 01°13'39" EAST 3,969.16 FEET ALONG THE EXTENSION OF THE SECTION LINE AND EAST 5,029.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE WESTERLY 184.38 FEET ALONG AN ARC OF A 598.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 1°26'33" EAST LONG CHORD BEARS SOUTH 89°43'28" WEST 183.65 FEET WITH A CENTRAL ANGLE OF 17°39'57") TO THE NORTHEAST CORNER OF THE GARAGE AT SUN RIVER PHASE 11;
THENCE NORTH 25°06'30" WEST 63.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID THE GARAGES AT SUN RIVER PHASE 11;
THENCE NORTH 56°41'56" WEST 706.71 FEET;
THENCE SOUTH 33°18'02" WEST 290.35 FEET;
THENCE NORTH 09°49'56" EAST 50.22 FEET;
THENCE NORTH 33°18'02" EAST 393.26 FEET;
THENCE NORTH 56°41'58" WEST 24.63 FEET;
THENCE NORTH 33°18'02" EAST 200.02 FEET;
THENCE SOUTH 56°41'58" EAST 52.93 FEET;
THENCE NORTH 37°43'11" EAST 74.11 FEET;
THENCE NORTH 43°54'50" EAST 71.24 FEET;
THENCE NORTH 44°08'13" EAST 22.56 FEET;
THENCE SOUTH 46°38'46" EAST 109.61 FEET;
THENCE SOUTH 01°14'47" EAST 39.72 FEET;
THENCE SOUTH 52°44'17" EAST 132.64 FEET;
THENCE NORTH 37°15'43" EAST 74.00 FEET;
THENCE NORTH 55°21'43" EAST 74.70 FEET;
THENCE NORTH 53°50'26" EAST 42.92 FEET;
THENCE SOUTH 81°52'22" EAST 131.29 FEET;
THENCE SOUTHERLY 76.87 FEET ALONG AN ARC OF A 467.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 88°20'15" EAST, LONG CHORD BEARS SOUTH 06°21'57" EAST 76.78 FEET WITH A CENTRAL ANGLE OF 09°24'24");
THENCE SOUTH 13°17'01" EAST 49.06 FEET;
THENCE SOUTH 13°30'34" EAST 115.00 FEET;
THENCE EASTERLY 18.49 FEET ALONG AN ARC OF A 927.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 13°12'02" EAST, LONG CHORD BEARS NORTH 77°22'14" EAST 18.49 FEET WITH A CENTRAL ANGLE OF 01°08'32");
THENCE SOUTH 12°22'02" EAST 107.00 FEET;
THENCE SOUTH 25°19'50" EAST 30.86 FEET;
THENCE SOUTH 11°51'55" EAST 112.98 FEET;
THENCE SOUTH 1°26'33" EAST 79.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 299,393 SQUARE FEET OR 6.87 ACRES.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED JANUARY 9, 2015. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	11.79'	N 47°14'50" W
L2	11.93'	S 46°38'46" E
L3	13.09'	S 10°21'21" E
L4	10.02'	N 52°44'17" W
L5	10.02'	S 33°18'02" W
L6	11.11'	S 33°18'02" W
L7	10.29'	N 42°59'20" W
L8	34.50'	S 25°30'11" E
L9	12.32'	N 21°36'29" W
L10	10.26'	N 58°21'42" E
L11	10.76'	S 9°52'22" E
L12	10.76'	N 13°48'58" W
L13	10.03'	N 13°48'58" W
L14	10.02'	N 13°48'58" W
L15	8.94'	N 7°42'46" W
L16	10.02'	N 63°50'29" E
L17	11.64'	N 22°10'19" W
L18	11.99'	N 17°50'25" W
L19	11.99'	N 13°30'34" W
L20	12.01'	N 12°22'02" W
L21	10.00'	N 77°37'58" E
L23	10.65'	N 11°51'55" W
L24	5.00'	N 78°08'05" E
L25	10.00'	N 78°08'05" E
L26	40.24'	S 89°15'28" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.05'	659.00'	3°18'49"
C2	23.49'	30.00'	44°52'14"
C3	56.48'	60.17'	53°47'12"
C4	91.36'	68.50'	76°49'34"
C5	36.62'	60.00'	25°19'38"
C6	36.50'	60.00'	34°51'04"
C7	28.40'	42.00'	38°44'48"
C8	23.19'	20.00'	66°25'19"
C9	7.42'	20.00'	21°16'12"
C10	49.38'	476.00'	5°56'26"
C11	10.00'	476.00'	1°12'14"
C12	48.82'	476.00'	5°52'36"
C13	50.20'	486.00'	5°55'04"
C14	49.85'	486.00'	5°52'36"
C15	11.31'	679.00'	0°57'16"
C16	12.23'	689.00'	1°01'02"
C17	10.03'	689.00'	0°50'00"
C18	95.06'	446.00'	12°12'43"
C19	32.35'	20.00'	92°41'14"
C20	29.78'	20.00'	85°18'17"
C21	63.61'	234.00'	15°37'31"
C22	14.89'	10.00'	85°18'17"
C23	71.34'	224.00'	18°14'55"
C24	40.28'	224.00'	10°18'06"
C25	33.26'	1082.50'	1°45'38"
C31	30.55'	234.00'	7°28'53"
C32	32.94'	1072.50'	1°45'35"
C33	10.00'	1072.50'	0°32'03"
C34	61.06'	1072.50'	3°15'42"
C35	62.41'	1082.50'	3°18'13"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C41	10.05'	1072.50'	0°32'07"
C42	57.61'	1072.50'	3°04'48"
C43	69.88'	477.00'	8°23'56"
C44	15.15'	10.00'	86°47'03"
C45	57.53'	1082.50'	3°02'42"
C46	30.29'	20.00'	86°47'03"
C47	10.00'	1042.50'	0°32'59"
C48	68.80'	1042.50'	3°46'53"
C49	67.44'	1024.50'	3°46'18"
C51	61.02'	939.50'	3°43'16"
C53	10.00'	1042.50'	0°32'59"
C54	68.80'	1042.50'	3°46'53"
C55	61.02'	939.50'	3°43'16"
C56	67.44'	1024.50'	3°46'18"
C58	10.00'	1042.50'	0°32'59"
C59	18.33'	1042.50'	1°00'27"
C60	17.93'	1024.50'	1°00'15"
C65	77.32'	176.00'	25°10'16"
C66	90.25'	194.00'	26°39'16"
C67	33.72'	20.00'	96°35'28"
C68	46.20'	60.00'	44°13'01"
C69	37.97'	68.50'	31°45'49"
C70	45.43'	60.00'	43°22'50"
C71	37.02'	215.00'	9°51'59"
C72	19.64'	820.50'	1°23'06"
C73	10.00'	820.50'	0°41'54"
C74	30.94'	225.00'	7°52'46"
C76	57.62'	915.50'	3°36'22"
C78	20.14'	830.50'	1°23'21"
C79	10.00'	790.50'	0°43'29"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C80	24.59'	790.50'	1°46'51"
C81	48.15'	60.00'	45°58'39"
C82	23.90'	772.50'	1°46'21"
C83	40.02'	42.00'	54°35'21"
C87	26.91'	60.00'	25°41'38"
C88	27.53'	68.50'	23°01'28"
C89	52.73'	60.00'	50°20'50"
C90	28.63'	36.00'	54°40'43"
C91	32.01'	658.00'	2°47'16"
C92	34.75'	658.00'	3°01'35"
C93	98.06'	658.00'	8°32'19"
C94	70.11'	927.50'	4°19'52"
C95	70.11'	927.50'	4°19'52"
C96	71.54'	927.50'	4°25'11"
C97	5.00'	927.50'	0°18'32"
C98	65.15'	428.00'	11°22'57"
C100	1.50'	60.00'	1°26'05"

SUN RIVER
ST. GEORGE

SUN RIVER ST. GEORGE PHASE 49

(A 21 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A42, ST. GEORGE, UTAH 84770
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

FPLAT P49.DWG FILE NUMBER:	12/01/2015 DATE:	B.E.A. DRAWN:
1960-PH44-49 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20___, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

_____
PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20___

_____
ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20___

_____
CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE _____ DAY OF _____ A.D. 20___ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT

_____
CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20___ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

_____ _____
ATTEST: CITY RECORDER — MAYOR
CITY OF ST. GEORGE — CITY OF ST. GEORGE

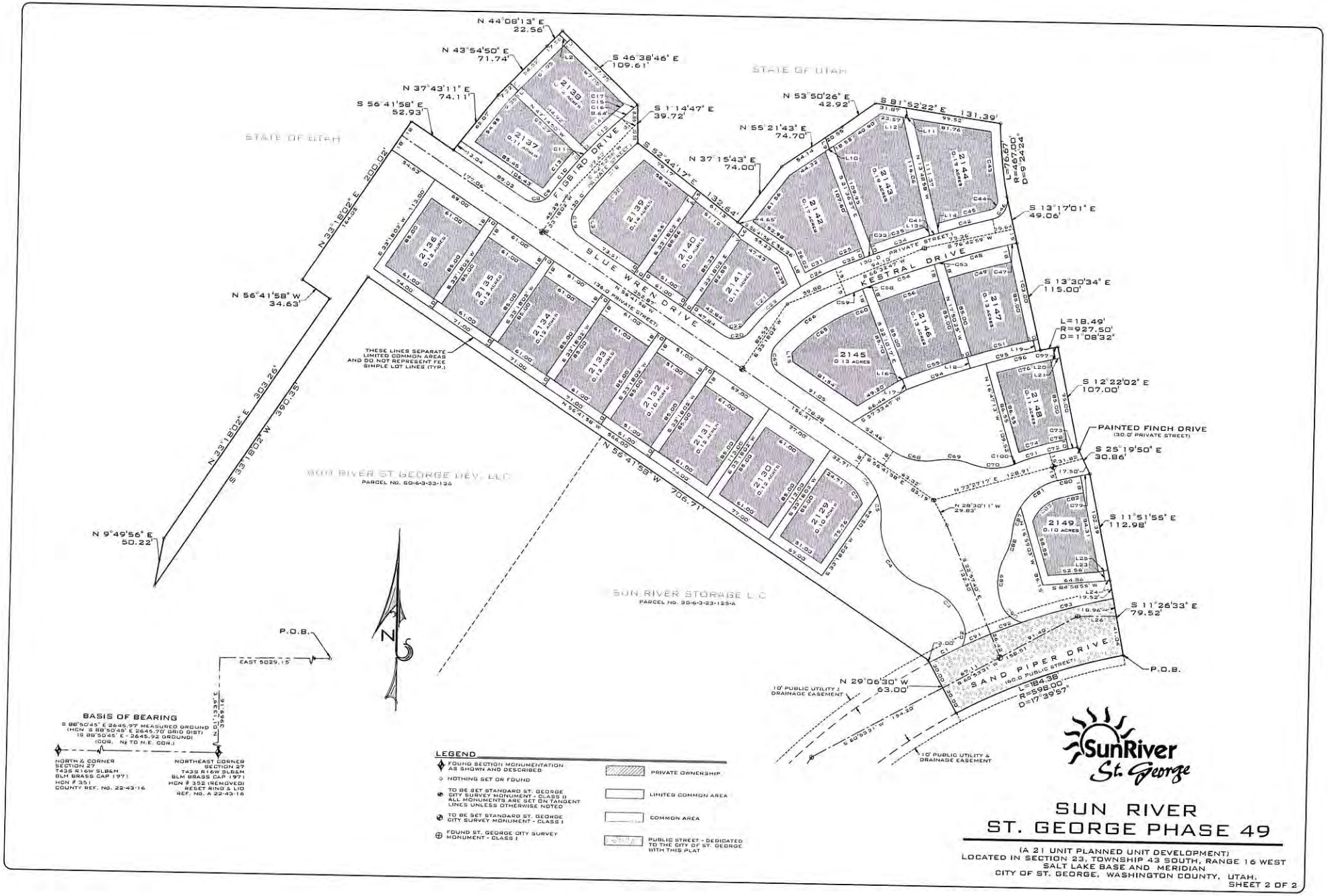
TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

RECORDED NUMBER

_____
WASHINGTON COUNTY RECORDER



SUN RIVER
ST. GEORGE PHASE 49

(A 21 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 2 OF 2

ITEM 2D
Final Subdivision Plat

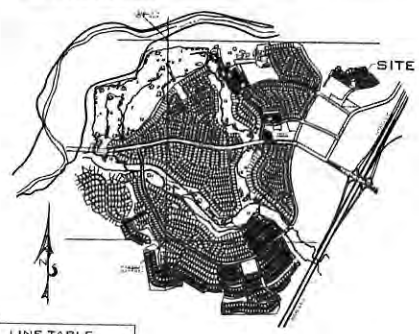
PLANNING COMMISSION AGENDA REPORT: **03/22/2016**

FINAL SUBDIVISION PLAT
Sun River St. George Phase 50
Case No. 2016-FP-005

Request:	Consider a 22 Lot Residential Final Subdivision Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 1000 West and 4290 South (north of Fire Station 8)
Zone:	PD-R
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Sun River St. George Phase 50.

VICINITY MAP

SUN RIVER, ST. GEORGE (NO SCALE)



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	21.44'	S 10°36'44" E
L2	10.29'	S 87°33'35" W
L3	12.26'	N 8°09'13" W
L4	12.29'	N 8°09'13" W
L5	10.00'	N 80°16'21" E
L6	10.01'	N 79°13'10" E
L7	11.82'	N 8°09'13" W
L8	10.03'	N 8°09'13" W
L9	10.01'	N 8°09'13" W
L10	10.03'	N 8°09'13" W
L11	10.02'	N 8°09'13" W
L12	18.04'	N 9°10'42" W
L13	18.05'	N 9°10'42" W
L14	18.06'	N 11°39'30" W
L15	18.04'	N 11°39'30" W
L16	10.00'	S 80°49'18" W
L17	11.99'	N 9°10'42" W
L18	10.03'	S 85°09'21" W
L19	12.02'	N 9°10'42" W
L20	10.17'	S 88°57'49" W
L21	12.22'	N 11°39'30" W
L22	10.03'	S 76°11'54" W
L23	12.08'	S 16°19'30" E
L24	10.00'	N 59°09'11" E
L25	12.07'	S 30°52'49" E
L26	11.96'	S 40°19'58" E
L27	10.00'	N 49°40'02" E
L28	11.96'	S 28°21'50" E
L29	10.00'	N 61°38'10" E
L30	10.00'	N 71°54'52" E
L31	11.96'	S 18°05'08" E
L32	10.00'	N 83°53'00" E
L33	11.96'	S 6°07'00" E
L34	10.00'	N 86°44'31" E
L35	12.01'	S 3°15'29" E
L36	10.00'	N 81°30'32" E
L37	12.01'	N 8°09'28" W
L38	10.00'	S 84°03'00" W
L39	9.96'	N 5°57'00" W
L40	10.00'	S 83°18'02" W
L41	10.02'	N 1°41'58" W
L42	10.00'	S 79°52'45" W
L43	10.02'	S 10°07'15" E
L44	10.00'	S 71°27'29" W
L45	10.02'	N 18°32'31" W
L46	10.00'	S 64°12'29" W
L47	10.02'	S 25°46'31" E
L48	10.00'	S 56°59'28" W
L49	10.02'	S 33°00'32" E
L50	10.00'	N 49°45'26" E
L51	10.02'	S 40°14'32" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	83.79'	409.00'	11°43'56"
C2	48.11'	1082.50'	2°32'40"
C3	51.05'	1082.50'	2°42'07"
C4	15.18'	1082.50'	0°48'12"
C5	35.91'	266.00'	7°44'05"
C13	41.61'	335.00'	10°06'39"
C14	62.98'	266.00'	13°33'56"
C15	82.58'	316.50'	14°57'01"
C16	61.13'	324.00'	10°48'36"
C17	63.13'	316.50'	11°25'43"
C18	51.93'	324.00'	9°11'00"
C19	18.02'	324.00'	3°11'13"
C21	55.07'	939.50'	3°21'30"
C23	33.19'	1024.50'	1°51'20"
C24	61.05'	1024.50'	3°24'60"
C25	61.05'	939.50'	3°43'24"
C28	67.44'	1024.50'	3°46'18"
C30	61.02'	939.50'	3°43'16"
C32	51.01'	830.50'	3°31'10"
C33	57.26'	915.50'	3°35'00"
C34	61.02'	830.50'	4°12'35"
C35	68.29'	915.50'	4°16'26"
C36	34.57'	425.50'	4°39'20"
C38	26.67'	340.50'	4°29'13"
C39	34.47'	915.50'	2°09'32"
C41	30.61'	830.50'	2°07'32"
C42	61.13'	340.50'	10°17'10"
C44	78.89'	425.50'	10°37'20"
C45	51.08'	340.50'	8°35'44"
C46	66.33'	425.50'	8°55'54"
C50	61.13'	340.50'	10°17'10"
C52	78.89'	425.50'	10°37'20"
C54	51.04'	483.50'	6°02'54"
C55	61.77'	568.50'	6°13'32"
C56	51.04'	483.50'	6°02'54"
C57	61.77'	568.50'	6°13'32"
C58	61.77'	568.50'	6°13'32"
C60	51.04'	483.50'	6°02'54"
C62	61.06'	483.50'	7°14'10"
C63	73.56'	568.50'	7°24'48"
C64	73.56'	568.50'	7°24'48"
C66	61.06'	483.50'	7°14'10"
C68	2.69'	483.50'	0°19'09"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C69	44.60'	772.50'	4°37'29"
C70	56.94'	687.50'	4°44'44"
D71	4.05'	568.50'	0°24'28"
C72	60.98'	687.50'	5°04'55"
D74	49.76'	772.50'	5°10'26"
D91	89.80'	437.00'	11°46'27"
C92	85.23'	417.00'	11°42'39"
C93	31.34'	20.00'	89°46'28"
D94	55.86'	1072.50'	2°59'01"
D95	10.00'	1072.50'	0°32'03"
D96	51.05'	1072.50'	2°43'28"
D97	10.03'	1072.50'	0°32'08"
D98	14.29'	1072.50'	0°45'48"
D99	36.80'	276.00'	7°38'19"
C100	10.02'	276.00'	2°04'48"
D101	74.19'	276.00'	15°24'04"
C102	2.32'	276.00'	0°28'52"
C103	33.02'	20.00'	94°35'49"
C104	71.56'	207.00'	19°48'27"
C105	51.76'	227.00'	13°04'14"
C106	10.00'	306.00'	1°52'21"
C107	57.17'	306.00'	10°42'19"
C108	10.00'	306.00'	1°52'21"
C109	49.84'	306.00'	9°19'54"
C110	10.03'	306.00'	1°52'44"
C111	15.33'	306.00'	2°52'12"
C112	35.11'	1042.50'	1°55'47"
C113	10.02'	1042.50'	0°33'03"
C114	61.04'	1042.50'	3°21'18"
C115	10.00'	1042.50'	0°32'59"
C116	68.90'	1042.50'	3°46'53"
C117	63.14'	927.50'	3°54'02"
C118	79.32'	927.50'	4°53'59"
C119	39.99'	927.50'	2°28'13"
C120	30.55'	328.50'	5°19'44"
C121	68.62'	328.50'	11°58'08"
C122	68.93'	328.50'	10°18'40"
C123	68.62'	328.50'	11°58'08"
C124	5.00'	328.50'	0°52'20"
C125	5.00'	328.50'	0°52'20"
C126	95.23'	328.50'	16°36'36"
C127	74.61'	328.50'	13°00'46"
C128	0.95'	328.50'	0°09'57"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C129	64.75'	927.50'	4°00'01"
C130	71.07'	927.50'	4°23'26"
C131	46.62'	927.50'	2°52'48"
C132	50.28'	820.50'	3°30'40"
C133	10.00'	820.50'	0°41'54"
C134	60.17'	820.50'	4°12'05"
C135	10.00'	820.50'	0°41'54"
C136	30.38'	820.50'	2°07'17"
C137	35.50'	435.50'	4°40'16"
C138	10.00'	435.50'	1°18'56"
C139	80.97'	435.50'	10°39'12"
C140	10.00'	435.50'	1°18'56"
C141	68.12'	435.50'	8°57'45"
C142	10.00'	435.50'	1°18'56"
C143	80.97'	435.50'	10°39'12"
C144	10.00'	435.50'	1°18'56"
C145	10.00'	465.50'	1°13'51"
C146	48.77'	465.50'	6°00'09"
C147	10.00'	465.50'	1°13'51"
C148	48.77'	465.50'	6°00'09"
C149	10.00'	465.50'	1°13'51"
C150	48.77'	465.50'	6°00'09"
C151	10.00'	465.50'	1°13'51"
C152	58.42'	465.50'	7°11'25"
C153	10.00'	465.50'	1°13'51"
C154	58.42'	465.50'	7°11'25"
C155	10.00'	465.50'	1°13'51"
C156	2.41'	465.50'	0°17'47"
C157	66.22'	790.50'	4°47'59"
C158	10.00'	790.50'	0°43'29"
C159	71.61'	790.50'	5°11'26"
C160	64.95'	677.50'	5°29'33"
C161	61.04'	677.50'	5°09'44"
C162	9.21'	578.50'	0°54'42"
C163	85.03'	578.50'	8°25'16"
C164	85.03'	578.50'	8°25'16"
C165	73.03'	578.50'	7°14'00"
C166	73.03'	578.50'	7°14'00"
C167	73.03'	578.50'	7°14'00"
C168	5.00'	578.50'	0°29'43"
C169	122.36'	658.00'	10°39'17"
C170	416.79'	598.00'	39°56'01"

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) & PUBLIC STREETS, TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 50"

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC STREETS AND EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A UTAH LIMITED LIABILITY COMPANY

_____
MANAGER - DARCY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH)
) S.S.
COUNTY OF WASHINGTON)

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME DARCY A. STEWART, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE POWER AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON, NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 22, T43S, R16W, S.L.B. & M., FROM THE BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, TO THE SOUTHEAST CORNER OF SECTION 22, ALSO A BRASS CAP. THE BEARING IS SOUTH 89°52'45" EAST AND MEASURED 2,655.70 FEET (GRID DISTANCE) CORNER TO CORNER, AS SHOWN ON THE CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK (HCN) MAPPING.

9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCES MINIMUM SETBACK IS MEASURED 20 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD).

10. NO SIDEYARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 10 FEET PER CITY ORDINANCE.

11. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.

12. WITHIN PHASE BOUNDARIES PROVIDE A 10' MIN. COMMON AREA SEPARATION BETWEEN PRIVATE AREA/PADS AS REQUIRED BY ST. GEORGE CITY CODE. WHEN THE ADJACENT PHASING PROCEEDS, THE PRIVATE AREAS/PADS IN THE PHASE ADJACENT TO THE PREVIOUS PHASE BOUNDARY WILL BE PLATTED DIRECTLY ALONG THE PHASE BOUNDARY, MAINTAINING THE MINIMUM PRIVATE AREA PAD SEPARATION OF 10'.

13. ALL DWELLING UNITS SHALL BE SINGLE STORY.

MORTGAGEE CONSENT TO RECORD:

WESTERN ALLIANCE BANK, INC., A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
PRESIDENT -

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH)
) S.S.
COUNTY OF WASHINGTON)

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF WESTERN ALLIANCE BANK, INC., AND THAT HE/SHE EXECUTED THE FOREGOING MORTGAGEE TO CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6)
IF ABOVE INFORMATION IS FILLED IN)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESIGNATIONS ARE CORRECT, MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) & PUBLIC STREETS TO BE HEREINAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 50"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

DATE: _____

_____
BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING NORTH 01°13'39" EAST 3,969.16 FEET ALONG THE EXTENSION OF THE SECTION LINE AND EAST 5,029.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 11°26'33" WEST 79.52 FEET;
THENCE NORTH 11°51'55" WEST 112.98 FEET;
THENCE NORTH 25°19'50" WEST 30.86 FEET;
THENCE NORTH 12°22'02" WEST 107.00 FEET;
THENCE WESTERLY 18.49 FEET ALONG AN ARC OF A 927.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°02'30" EAST, LONG CHORD BEARS SOUTH 77°22'14" WEST 18.49 FEET WITH A CENTRAL ANGLE OF 01°08'32");
THENCE NORTH 13°31'03" WEST 115.00 FEET;
THENCE NORTH 13°17'01" WEST 49.06 FEET;
THENCE NORTHERLY 76.67 FEET ALONG AN ARC OF A 467.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 78°55'51" EAST, LONG CHORD BEARS NORTH 06°21'57" WEST 76.58 FEET WITH A CENTRAL ANGLE OF 09°24'22");
THENCE NORTH 55°16'58" EAST 36.33 FEET;
THENCE NORTH 67°33'35" EAST 93.56 FEET;
THENCE NORTH 76°17'46" EAST 42.65 FEET;
THENCE NORTH 81°19'17" EAST 63.00 FEET;
THENCE NORTH 76°33'52" EAST 72.16 FEET;
THENCE SOUTHEASTERLY 76.77 FEET ALONG AN ARC OF A 207.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 76°32'30" EAST, LONG CHORD BEARS SOUTH 34°04'58" EAST 76.33 FEET WITH A CENTRAL ANGLE OF 21°14'55");
THENCE SOUTH 23°42'32" EAST 46.27 FEET;
THENCE SOUTH 30°52'49" EAST 128.52 FEET;
THENCE NORTHEASTERLY 55.94 FEET ALONG AN ARC OF A 328.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 31°26'55" WEST, LONG CHORD BEARS NORTH 53°40'24" EAST 55.87 FEET WITH A CENTRAL ANGLE OF 09°45'22");
THENCE SOUTH 40°19'58" EAST 107.01 FEET;
THENCE SOUTH 38°55'52" EAST 30.02 FEET;
THENCE SOUTH 40°14'32" EAST 192.51 FEET;
THENCE WESTERLY 456.11 FEET ALONG AN ARC OF A 658.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 40°40'39" WEST, LONG CHORD BEARS SOUTH 69°16'02" WEST 448.91 FEET WITH A CENTRAL ANGLE OF 39°43'24");
THENCE WESTERLY 111.21 FEET ALONG AN ARC OF A 598.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 00°47'16" EAST, LONG CHORD BEARS SOUTH 83°53'06" WEST 111.04 FEET WITH A CENTRAL ANGLE OF 10°39'17") TO THE POINT OF BEGINNING.

CONTAINING 246,764 SQUARE FEET OR 5.67 ACRES.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED JANUARY 9, 2015. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 50

(A 21 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 • www.RACIVIL.COM

FPLAT_P50.DWG FILE NUMBER:	12/01/2015 DATE:	B.E.A. DRAWN:
1960-PH44-49 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____, A.D. 20__, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20__.

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__.

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ____ DAY OF _____, A.D. 20__, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 20__, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER — MAYOR
CITY OF ST. GEORGE — CITY OF ST. GEORGE

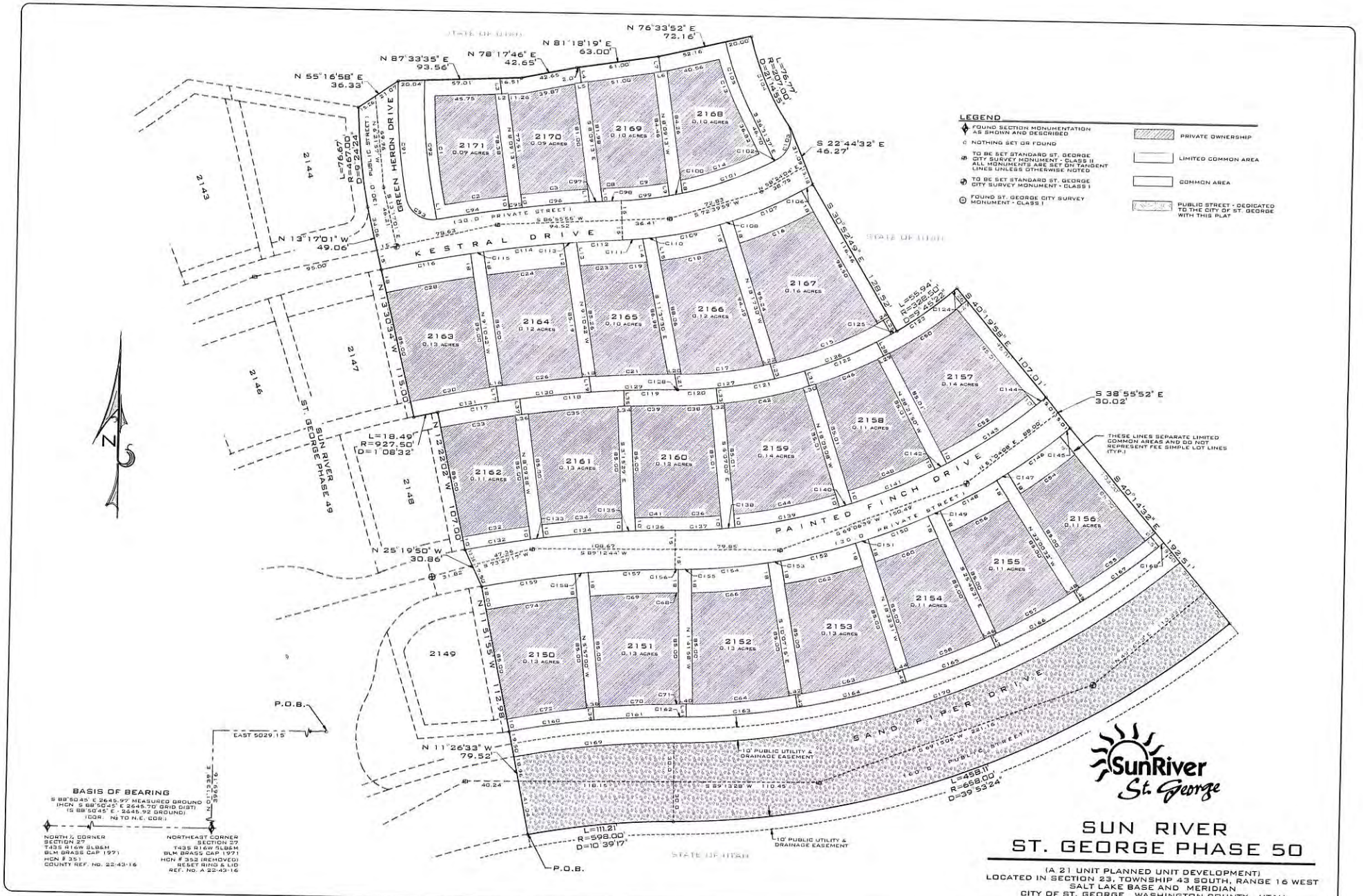
TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER


LEGEND
FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
NOTHING SET OR FOUND
TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
FOUND ST. GEORGE CITY SURVEY MONUMENT - CLASS I
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREA
PUBLIC STREET - DEDICATED TO THE CITY OF ST. GEORGE WITH THIS PLAT
GREEN HERON DRIVE
KESTRAL DRIVE
PAINTED FINCH DRIVE
SAND PIPER DRIVE
SUN RIVER ST. GEORGE PHASE 49
THESE LINES SEPARATE LIMITED COMMON AREAS AND DO NOT REPRESENT FEE SIMPLE LOT LINES (TYP.)
10' PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B.
BASIS OF BEARING
S 88°50'45" E 2645.97' MEASURED GROUND (HCN S 88°50'45" E 2645.70' GRID DIST) (S 88°50'45" E 2648.92' GROUND) (COR: NI TO N.E. COR.)
NORTH ¼ CORNER SECTION 27 T43S R16W SLB&M BLM BRASS CAP 1971 HCN # 351 COUNTY REF. NO. 22-43-16
NORTHEAST CORNER SECTION 27 T43S R16W SLB&M BLM BRASS CAP 1971 HCN # 352 (REMOVED) RESET RING & LID REF. NO. A 22-43-16
SunRiver St. George
SUN RIVER
ST. GEORGE PHASE 50
(A 21 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.
SHEET 2 OF 2

ITEM 3

PLANNING COMMISSION AGENDA REPORT: **11/24/2015** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **12/8/2015**
PLANNING COMMISSION AGENDA REPORT: **03/8/2016**

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.

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 applicant is requesting to replace the existing code with the proposal. Two Neighborhoods are being proposed with the anticipation that two more will follow as amendments. The two neighborhoods are Neighborhood Edge (NE) and Neighborhood General (NG). NE is a lower density, less mixture of housing than the NG and is similar to an R-1-8. The NG provides more of a mixture of housing forms, which also includes commercial. It is anticipated that two more neighborhoods will be included as amendments that will be more intense forms.

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.

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE
Chapter 8A

10-8A-1: PURPOSE.

The suburban development polices prevalent in the U.S. since the late 20th century are based upon a strict separation of land uses and residence types, which produces excessive motor vehicular trip generation, inefficient public transportation, disproportionate infrastructure costs, and socioeconomic segregation within our communities. The purpose of this Chapter is to restore traditional forms of neighborhood development, which are typified by a broader range of residential types, a mixture of land uses, and a greater sense of community. This is achieved by focusing on the form, design, architecture, and providing pedestrian scaled neighborhoods, which help induce walkability Traditional neighborhood development also enhances quality of life and the resilience of our community by reducing trip demand and infrastructure costs.

10-8A-2: PRINCIPLES.

A. The desired development form shall be emphasized in the Traditional Neighborhood Zone (TNZ), and strict use or density conditions shall be of secondary consideration.

B. This Chapter defines two (2) different forms of traditional neighborhood development and anticipates that one form or a combination of forms may be employed in a Traditional Neighborhood Zone.

1. Neighborhood Edge (NE). Neighborhood Edge is the least dense form of traditional neighborhood development consisting principally of detached single-family detached homes and may also include a limited amount of duplexes and courtyard bungalows. Buildings are situated on larger lots with setbacks on all sides. The permitted building frontage includes porches and front yards; however, excludes parking lots except on corner lots. The streetscape consists of the regular, aligned planting of shade trees in a relatively wide planter strip between sidewalk and back of curb. Multi-family residential and commercial building forms must be of a scale and appearance compatible with typical single-family homes.

2. Neighborhood General (NG). Neighborhood General is a primarily residential development pattern; however, it is denser than Neighborhood Edge and may consist of both attached and detached residence types. Multi-family residential and non-residential uses are permitted but shall blend into the neighborhood by occupying buildings that are of a scale and appearance compatible with single-family detached residences. Single-family homes are situated on smaller, narrower lots and have shallow setbacks. The narrowness of the lots generally requires that off-street parking be accessed from the rear by alleys. A diversity of building frontages are appropriate in NG, including porchyards, dooryards, forecourts, stoops, and shopfronts. Parking lot frontages are prohibited except on corner lots. The NG streetscape consists of the regular, aligned planting of shade trees in a planter strip between sidewalk and back of curb.

C. All Traditional Neighborhood Zones shall incorporate traditional block design, which includes the following elements:

1. A regular grid street pattern, unless the city council finds that it is not feasible due to topography constraints

2. Street cross-sections that promote pedestrian activity and social engagement.

3. Off-street parking placed at the rear of buildings and accessed by driveway, alley or lane. On-street parking is encouraged in all Traditional Neighborhood forms in order to create a buffer between car traffic and pedestrians, and introduce traffic-calming friction to thoroughfares.

4. Car-oriented and large-scale commercial and industrial uses are incompatible with any of the Traditional Neighborhood forms.

10-8A-3: ADMINISTRATION.

A. Design Manual and Form-Based Code. Supplemental development standards are adopted in the document titled Traditional Neighborhood Design Manual and Form-Based Code. The Design Manual and Form-Based Code is hereby incorporated into this Chapter and shall have the same regulatory force and effect hereof.

B. General Plan. The NE and NG shall be deemed consistent with the city's general plan if located in an area designated for Low, Medium, or High Density Residential use; no general plan amendment shall be required in such circumstances.

C. Zoning Code Applicability. The city zoning and subdivision ordinances apply to a Traditional Neighborhood Zone and Design Manual within it unless this Chapter expressly provides otherwise.

D. Parameters.

1. A Traditional Neighborhood Zone may include one or both of the two neighborhood forms defined in this Chapter: Neighborhood Edge and Neighborhood General.

2. There is no minimum land area for a Neighborhood Edge Traditional Neighborhood Zone. The minimum land area for a Neighborhood General Traditional Neighborhood Zone is ten (10) contiguous acres.

3. The maximum land area for a Neighborhood Edge single-form Traditional Neighborhood Zone is twenty (20) contiguous acres.

4. In Neighborhood General, minimum residential mix of three building forms is required, and no single building form shall comprise more than 65 percent of the total number of dwellings. No single multifamily residential building form, other than the duplex form, may exceed 20 percent of the total number of dwellings.

5. Unless overall density exceeds five (5) dwellings per acre, there is no minimum Civic Space required in a Neighborhood Edge single-form Traditional Neighborhood Zone. If density is greater than five (5) dwelling units per acre, then a minimum of five percent (5%) useable civic space is required. Civic Space must be included in the project phasing plan and approved with the zone change. It is intended that the Civic Space be built concurrently with the development and must be constructed prior to thirty percent (30%) of the units being constructed. If the project proposes more than one (1) Civic Space, the city council, with recommendations from the planning commission, shall determine the appropriate phasing of any additional Civic Space. The designated civic space shall be within 350' of the geographic center of the neighborhood unless otherwise approved during the zone change process.

6. A Traditional Neighborhood Zone which includes the Neighborhood General form shall allocate a minimum of five percent (5%) of its area as useable civic space. The designated civic space shall be within 350' of the geographic center of the neighborhood unless otherwise approved during the zone change process. Civic Space must be included in the project phasing plan and approved with the zone change. It is intended that the Civic Space be built concurrently with the development and must be constructed prior to thirty percent (30%) of the units being constructed. If the project proposes more than one (1) Civic Space, the city council, with recommendations from the planning commission, shall determine the appropriate phasing of any additional Civic Space.

7. TNZ Integration. Where a TNZ Neighborhood is proposed adjacent to an existing single family subdivision, the TNZ form must be single family detached adjacent to existing single family. However, up to twenty percent (20%) of those units adjacent to the existing single family units may be built as duplexes, if approved during the zone change. For the purpose of this requirement, a TNZ and existing single family subdivisions are considered adjacent if separated by a street.

8. All improvements, including but not limited to, buildings, Civic Space, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, lights, 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, or home owners' association with power to assess and collect fees, and shall be approved by city council.

E. Regulating Text. All zone change applications for a Traditional Neighborhood Zone shall include, at a minimum, a site plan and written text, which demonstrate how the proposed development will comply with this Chapter. Upon approval of the zone change application, the site plan and written text shall constitute the Regulating Text, which shall control implementation of development. At a minimum, the Regulating Text shall include the following elements:

1. The location and overall dimensions of the proposed Traditional Neighborhood Zone, including the size, percentages, and location of the proposed traditional neighborhood form(s) within the proposed zone.

2. A conceptual block plan, including important connections to adjoining streets and adjacent properties.

3. The maximum number of residential units requested in the proposed Traditional Neighborhood Zone overall and in the respective neighborhood forms thereof.

4. Proposed permitted land uses and building forms, including architecture, elevations and materials. Multi-family and commercial buildings must have specific elevations and materials approved for each building. Representative sample architecture, elevations and materials are adequate for single-family detached homes. Submittals must include actual samples and colors of proposed materials.

5. The proposed maximum square footage of non-residential uses within a given neighborhood form, land use category, and individual building.

6. The location, size and maintenance of plan for Civic Space(s) and civic building sites.

7. Proposed streetscape design elements such as street lighting, permanent signage, and street trees. A landscape plan and a street tree plan indicating species, size and spacing must be provided.

8. A detailed description of any form-based neighborhood elements, such as road cross-sections, frontages, and setbacks, which the applicant wishes to propose as project enhancements to the standards enumerated in the Design Manual and Form-Based Code.

9. A diagram or table depicting existing and planned land uses within a 1-mile radius of the project boundary in order to assist the city in understand the context of the proposed TNZ and assess the overall fit of the proposed TNZ with its surroundings.

10. If the project is proposed to be phased, a phasing plan must be submitted, which includes phasing of all residential, commercial, and civic spaces.

F. Application Review Process.

1. Concurrent Review of Zoning and Preliminary Plat. The elements required of an application for a Traditional Neighborhood Zone are essentially the same as those of a preliminary plat. Separate review of a preliminary plat may not be required under this Chapter, and an application for zone change and preliminary plat may be considered simultaneously. In order to be considered for concurrent review, the application must contain all preliminary plat requirements set forth in Title 11 Chapter 4, as amended.

2. Public Hearing. Subsequent to review and recommendation by the planning commission, the proposed TNZ request shall be forwarded to the city council for public hearing.

3. Planning Commission Recommendation. The planning commission shall also forward any recommendations for approval, disapproval, or modification of the TNZ request, as reviewed by them, to the city council to be considered as part of the zone change hearing.

4. Advertising. The zone change request shall be advertised and heard according to the same requirements as any other zone change request submitted to the city council.

5. Approval; Findings. The city council may approve a TNZ zone change request only after finding that the requirements of this title, and any other ordinances or restrictions affecting the property, have been satisfied. In granting such approval, the city council may impose and enforce such specific conditions as to site development, phasing, building construction or maintenance, and operation as it deems necessary to protect the health, safety, and welfare of the residents of the city.

G. Amendments and Modifications.

Any amendment or modification of the TNZ shall be submitted to the city for approval. If the change or modification is deemed substantial by the city, the proposed change must be approved by the city council following planning commission recommendation. Comply with all other steps of the review process enumerated herein for the original zone change application for an amendment or modification.

10-8A-4: USE REGULATIONS.

The table below lists certain land uses. The NE column enumerates the uses permitted (P) or not permitted (NP) in the Neighborhood Edge form. Likewise, the NG column enumerates the uses permitted (P) or not permitted (NP) in the Neighborhood General form. As part of a TNZ written text, a zone change application pursuant to this Chapter may propose land uses s similar to those set forth in this Chapter. The inclusion of any proposed additional land use category or additional specific permitted use must be approved by the City Council as part of the approval of the zone change request and shall thereby become part of the Regulating Text. All permitted uses shall be conducted within fully enclosed buildings except those uses customarily conducted in the outdoors, such as outdoor dining ancillary to a permitted restaurant and community leisure and recreational pursuits. Commercial uses and locations must be approved as part of the TNZ if it does not comply with Title 3 Chapter 7 Home Occupations, and must conform to parking and landscaping requirements for commercial zones. Specific commercial uses must be approved as part of the TNZ process. Proposed land uses must conform to the land use categories below. Commercial uses must be of a scale, intensity, impact, and appearance compatible with the surrounding forms.

	NE	NG
Residential Forms:		
Accessory unit (guest or carriage house)[1]	P	P
Bungalow court [2]	P	P
Duplex (twin or stacked) [3]	P	P
Live-Work unit (not home occupation, with commercial front, and comply with parking standards)	N	P
Row/Town house	N	P
Single-family house	P	P
Small mixed-use building (8,000 square foot max.)	N	P
Small multifamily building (12 units & 12,000 s.f. max.)	N	P
Zero-Lot single-family house[4]	N	P
Commercial Uses:		
Art gallery	N	P
Consumer convenience services (barbershop/beauty shop, dry cleaner and other similar low impact services)	N	P
Drive-through Service of any kind	N	N
Food sales (bakery, delicatessen, ice cream parlor, coffee shop and other similar low impact food sales)		
General retail sales, no gas pumps (bookstore, florist, antique store, fruit and vegetable store, neighborhood grocery, and other similar low impact sales)	N	P
Outdoor sports and recreation	N	P
Professional medical office – non-residential building occupancy	N	P
Restaurant (general)	N	P
Civic Uses:		
Community leisure and recreation (private)	P	P

Community leisure and recreation (public)	P	P
Cultural services	P	P
Daycare services, commerical	N	P
Educational facilities	P	P
Government buildings or uses	P	P
Religious assembly	P	P

[1] Accessory units may only be used by members of the household who own and/or occupy the main residential unit and their nonpaying guests. Rental of accessory units to 3rd parties is prohibited. Refer to Design Manual, 4.1 Guideline F:

[2] & [3] No more than 10% of all dwellings in a single-form Neighborhood Edge Traditional Neighborhood Zone may be comprised of the duplex the building form, and no more than 20% of all dwellings may be comprised of the duplex and bungalow court building forms combined.

[4] Standards for zero-lot single-family detached homes (not applicable to duplexes sharing a party wall at the zero lot line):

a. 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.

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

c. A perpetual 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 recorded on the properties. 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.

ITEM 4A
Zone Change

PLANNING COMMISSION AGENDA REPORT: 02/23/2016 (Tabled)
PLANNING COMMISSION AGENDA REPORT: 03/22/2016

ZONE CHANGE AMENDMENT
The Joshuas
Case No. 2015-ZC-037

Background:	This item was tabled at the 2/23/2016 Planning Commission meeting to allow the applicant time to return with proposed amenity details.
Request:	This is a request to consider a zone change from R-3 (Multiple Family) to PD-R (Planned Development Residential) for phase 2 and amending the existing PD-R for phase 3on approximately 16.78 acres. The proposal is to consider a 20 unit townhouse and 44single family patio houses for Phase 3, as well as, allowshort term rentals for proposed and existing units.
Project Name:	"The Joshuas at Southgate"
Owner:	Church Properties LLC 7433 South 3500 East Salt Lake City, UT 84121
Applicant:	Mr. Corbin Church, Church Properties
Representative:	Ms. Brandee Walker, Bush &Gudgell
Location:	This site is locatedalong Tonaquint Drive north of the Southgate Golf Course.
APN(s):	SG-6-3-1-3013 (Vacant – one property)(10.05 acres) SG-JSG-1-1 thru SG-JSG-1-64 (individual properties - typ. about 0.05 ac. each)
Acreage:	16.78 acres (730,936.80 sq. ft.)
General Plan:	MDR (Medium Density Residential)
Existing Zoning:	The existing zoning is R3 and PD-R

Adjacent Zoning:

North (across Tonaquint Drive) = PD-R, PD-C, R-1-8
South = OS and R3
West = R3
East = R3

General Plan:

Medium Density Residential (MDR) 5 to 9 dwelling units per acre. Units for this site could range from 84 to 151 dwelling units.

Project:

The applicant is proposing an amendment to the existing PD-R zoning, which includes a single family detached pad homes and townhouses. Single family property ownerswill have ownership of a private pad with common area surrounding the private pad. This is the same type of development that exists in phase one and two of the Joshuas of Southgate.

The townhouses will be two-stories and will consist of buildings with four units per building. Each unit will have a two car garage and platted for individual ownership.The applicant is proposing to continue the phase 1 and 2 private streets to access the units. A privacy wall will be built along Tonaquint Drive with a 10' landscape strip. As part of the proposal, the applicant is requesting short term rentals for the existing homes in phase 2 and future phase 3.

Units:

44 single family and 20 townhouses

Density:

6.38 du/ac. According to PD regulations, density shall conform to the limitations set forth in the General Plan, which is 5 to 9 dwelling units per acre.

Parking:

Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. Each unit will have a480 square feet, two vehicle garage, which complies with the parking requirement and counts as two parking spaces. In addition, one guest parking space per three units is required. Therefore, 21 guests parking are required and provided.

Landscaping:

The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation.The applicant is proposing 31%, which conforms to the ordinance.

Recreational Area:

As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 12,800 sq. ft. and proposing 15,295 sq. ft. The applicant is exceeding the required amount of sq. ft. of recreational

space. The existing phase 2 also complies with the recreation requirement, providing 12,205 sq. ft. and 9,000 sq. ft. is required.

Narrative: A written text was provided in compliance with Ord. 10-8-4 (see attached). Each proposal has its own narrative.

Streets: The project will be served by 29' private streets. Phase 1 and 2 are accessed by a private drive and the applicant is proposing to extend and continue private streets.

Building Heights: Townhouses will be two-stories and will not exceed thirty five feet (35') in height. The single family homes will be the same architecture as the existing phases.

Short Term Rentals: The applicant is proposing short term rentals and the zoning ordinance has specific requirements regarding approval. In order to qualify for short term rentals, 100 percent (100%) consent from the existing property owners must be met (Phase 2), a minimum of 100 units, and a recreation component must be provided.

Ordinance:

10-14-22 "Short Term Leases and Residential Properties"

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

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

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

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

conditions and restrictions (CC&Rs) which have been recorded shall be amended to include a note indicating that short term residential rental properties are a permitted use.

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

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

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

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

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

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

Phases Consent:

100 units minimum required per code
Phase 1= Not included, due to not having 100% consent.
Phase 2 = 45 lots – Short Term Rental proposed
(Note: Lots 32 & 33 removed for amenity area)

Phase 3 = 64 lots (1 – 50) – Short Term Rental

Total = 109 units

Amenities proposed:

It is proposed to create a pool and 'Tot Lot' (playground) for Phases 2 and 3.Note that the phase line would split the amenities. No clubhouse is proposed. The proposed amenity is not listed in City Code, therefore requires that an amenity be approved by City Council. According to the applicant, they intend to begin construction of the amenity once the PD approved.

Staff Comments:

1. All final plats and covenants, conditions and restrictions (CC&Rs) which have been recorded shall be amended to include a note indicating that short term residential rental properties are a permitted use. Phase 2 will need to be amended to include the note and modified layout as proposed.

2. City Code requires that an amenity not listed in the ordinance, must be approved by City Council. Applicant is proposing a playground and pool.

3. The applicant is proposing private streets, in order to continue the existing streets.

4. Comply with 10-14-22 "Short Term Leases and Residential Properties" ordinance.

5. PD zone requires the site plan, density, elevations, and material board be reviewed and approved.

6. Must comply with parking standards for short term rentals.

7. The community parcel will be centrally located for all residents. It will provide a playground and pool.

8. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.

9.Buildings must meet setback and building separation requirements for the PD zone.

10.Garage size must be a minimum of 480 square feet, in order to be considered as meeting the parking standard.

11.Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.

12.MDR (Medium Density Residential) designation provides a density range of 5 to 9 units per acre, which does not always indicate that 9 units per acre is appropriate for every parcel of land.

Options (Motions): The Planning Commission has several options:

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

Example of Consent Form

(All forms are in case file)

BACKGROUND

Church Properties LLC proposes to rezone The Joshua's Phase 1 (20 lots) and Phase 2 (47 lots) from R3 (Multiple Family) zone to PD-R (Planned Development Residential) zone. It is also proposed to combine the adjacent existing PD-R vacant property located immediately to the north east with a ZCA (Zone Change Amendment) to include the rezoned Joshua's Phase 1 & 2. This will constitute a new master planned community of over 100 units which will allow the possibility of vacation rental properties. Note that short term rentals are prohibited in all residential zones, unless the requirements enumerated in Zoning Ordinance Title 10 Chapter 14 "Supplementary and Qualifying Regulations," Section 10-14-22 "Short Term Leases of Residential Properties, " particularly Section 10-14-22.D which will allow short term (vacation) rentals in a PD (Planned Development) zone if 100% consent of property owners within the recorded plat consent are received, there is a minimum of one hundred (100) dwelling units, and recreational amenities are provided (18 hole golf course, or tennis court, pickle ball court, pool and clubhouse, or similar approved amenity by the City Council).

CONSENT TO A ZONE CHANGE AND ZONE CHANGE AMENDMENT

I, the undersigned, am the legal owner of real property located in 'The Joshua's' at 2261 S. Joaquin Dr (Lot # 1). Phase ___, St George, Utah 84770. I have reviewed and understand the petition of Church Properties LLC to rezone 'The Joshua's Phase 1 & 2' at Southgate Subdivision from R3 (Multiple Family) to PD-R (Planned Development Residential)

I also understand the petitioner seeks to 'Master Plan' the Joshua's Phase 1 & 2 with adjacent existing vacant PD-R land to the north east. That, the areas will be combined by the mechanism of a ZCA (Zone Change Amendment) into one PD-R overlay zone.

I also understand that the petitioner seeks to include short term residential rental properties as a 'permitted use' in the PD-R overlay zone in accordance with St George City Code 10-14-22.

I consent to and accept the requested ZC (zone change) and ZCA (Zone Change Amendment) as described above. I further waive all objections to the requested ZC & ZCA and release the petitioner from all liability arising from or related to such modifications.

[redacted]

Kathy Bjorklund

[redacted]

2261 S. Joaquin Dr. #1, Saint George, UT 84770

[redacted]

Kathy Bjorklund

Signature

Subscribed and sworn to before me this 21st day of October, 2015.

NOTARY PUBLIC

Denise Showalter
Notary Public
State Of Utah
My Commission Expires Mar. 27, 2016
Commission #652397

Overall Aerial Map

Aerial of Site

Phase 1 and 2

(Partially developed)

Phase 3 (Vacant Land)

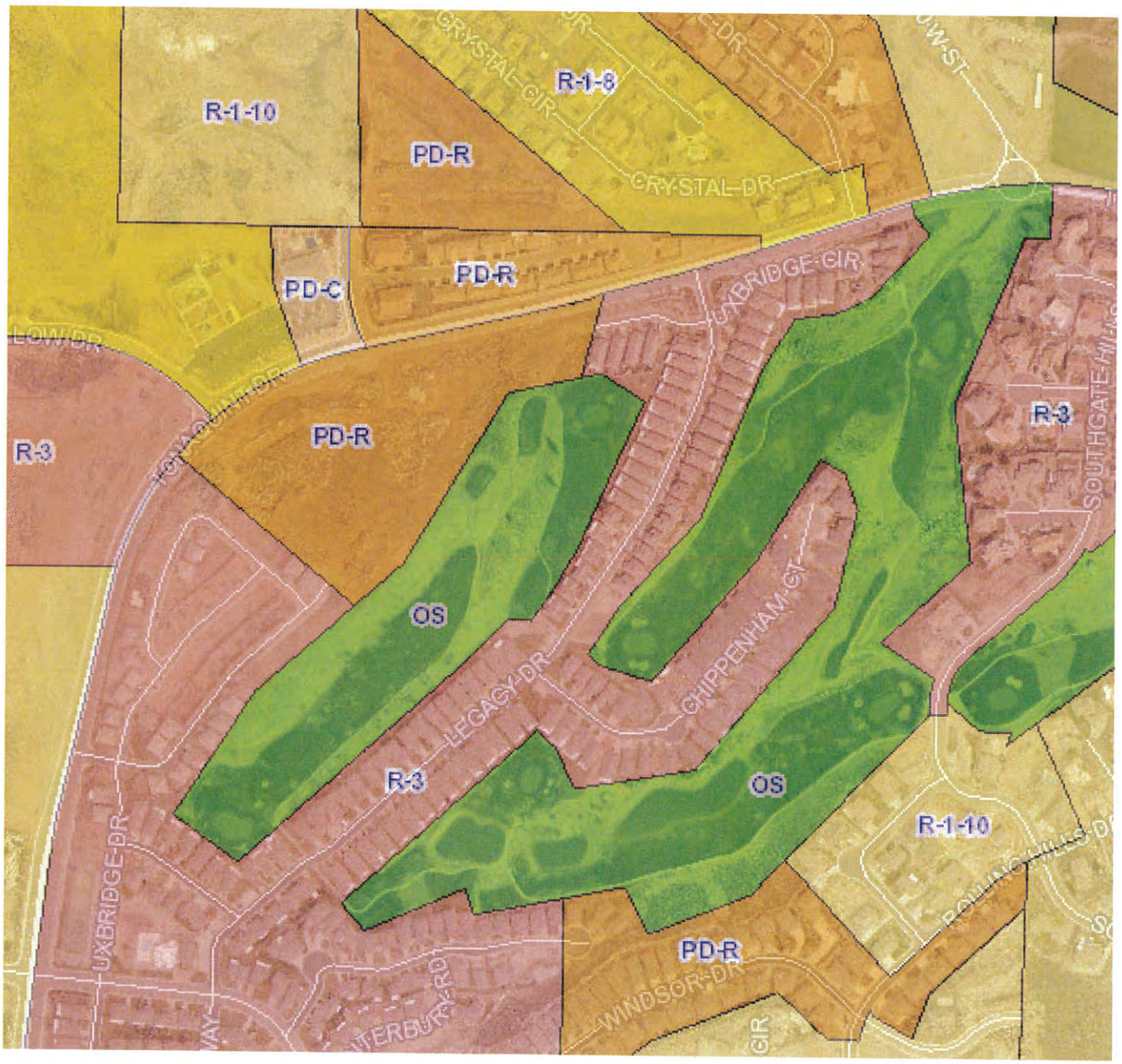
(Vacant Land)

SG-6-3-1-3013

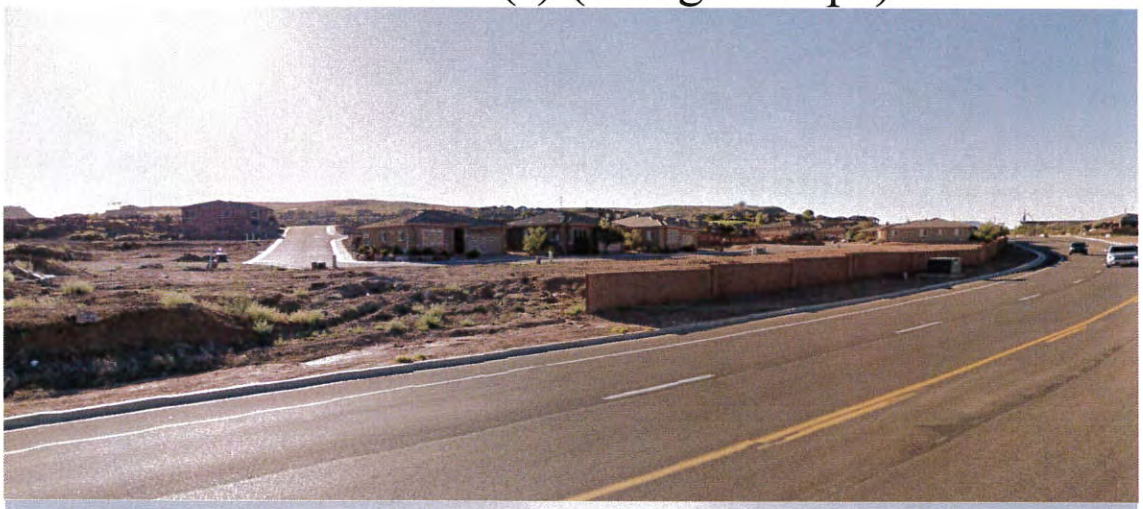
Account Number 0736275
Parcel Number SG-6-3-1-3013
Tax District 08 - St George City
Acres 10.05
Situs ,
Legal S: 1 T: 43S R: 16W BEG S89*17'W 1272.08 FT & S 215.55 FT FM CTR SEC 1 T43S R16W BEING ON S R/W LN TONAQUINT DR; TH S 188 FT TO PT SOUTH GATE PARTNER'S GOLF COURSE EXTN PARCEL 2; TH S76*28'41W 274.99 FT; TH S29*52'11W 575 FT; TH S47*23'21W 185.74 FT; TH N51*17'43W 623.41 FT TO PT TONAQUINT DR BEING NON-TNGT CUR RGT; TH ALG TONAQUINT DR 590.43 FT RAD 892.56 FT DELTA 37*54'05 BEARING TO CTR S51*45'28E TO PT TNGY; TH N76*08'37E 522.12 FT TO PT CURV 7010.52 FT RAD CUR LFT; TH ALG CUR 188.88 FT DELTA 01*32'37" TO POB. TOG W/LESS ANY PORT W/IN BNDRY LEGACY PH 10.

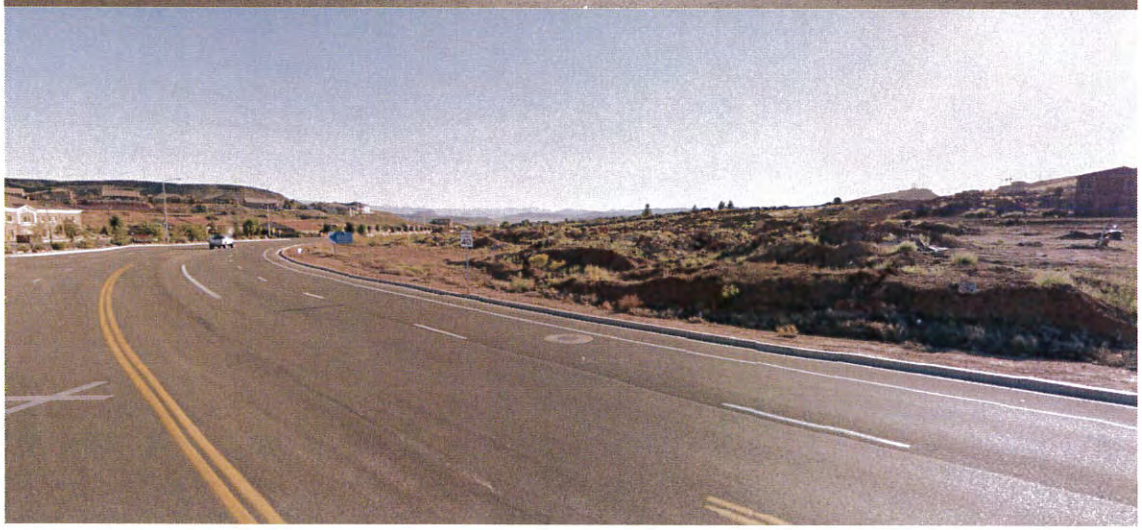
Name SALISBURY INV LLC
494 W 1300 N
SPRINGVILLE, UT 84663

Zoning Map


R-1-10
PD-R
R-1-8
CRYSTAL CIR
CRYSTAL DR
PD-C
PD-R
UXBRIDGE CIR
R-3
PD-R
R-3
OS
LEGACY DR
CHIPPENHAM CT
R-3
OS
R-1-10
UXBRIDGE DR
PD-R
WINDSOR DR

Street View(s) (Google Maps)





APPLICATION

CITY OF ST GEORGE
RECH: 00483052 11/30/2015 1:09 PM
TRAN: 150.0000 PLANNING FEES
OPER: LIC
REFH:

(Short Term Rental Application)

PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST

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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Church Properties LLC

MAILING ADDRESS: 7433 South 3500 East, Salt Lake City, UT 84121

PHONE: 801-673-2344 CELL: FAX:

APPLICANT: Corbin Church
(If different than owner)
MAILING ADDRESS: 7433 South 3500 East, Salt Lake City, UT 84121

PHON[redacted] CELL: FAX:

EMAIL ADDRESS(ES): corbinbchurch@gmail.com

CONTACT PERSON / REPRESENTATIVE: B&G - Brandee Walker
(i.e. Developer, Civil Engineer, Architect, if different than owner)
MAILING ADDRESS: 205 East Tabernacle #4, St.George, UT 84770

PHON[redacted] CE[redacted] FAX:

EMAIL ADDRESS(ES): bwalker@bushandgudgell.com

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

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

OFFICE STAFF USE ONLY

CASE #: 2015-ZC-037 FILING DATE: 11/30/15 RECEIVED BY: RECIEPT #:

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

Total acres 16.78 $1,288.90

500+ (15.78 x50)= 1289

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R3 & PD
2. What zone or zones are requested by this application? PD
3. Is the zone change in harmony with the present City General Plan? Yes 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: 16.78
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No x
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes_____ No_____
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes x No _____
   Please describe the projected demand for utility services: _____

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

Development/Project Name The Joshuas at Southgate Phase 2 & 3
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner _____ Phone No. _____
Contact Person/Representative _____ Phone No. _____
Licensed Surveyor _____ Phone No. _____

PD ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

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

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

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space $1,288.90

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 gu... storm drain facilities, and all other improvements required under City Ordina...

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

V. APPLICANT AGREEMENT

We the undersigned applicant(s) _____

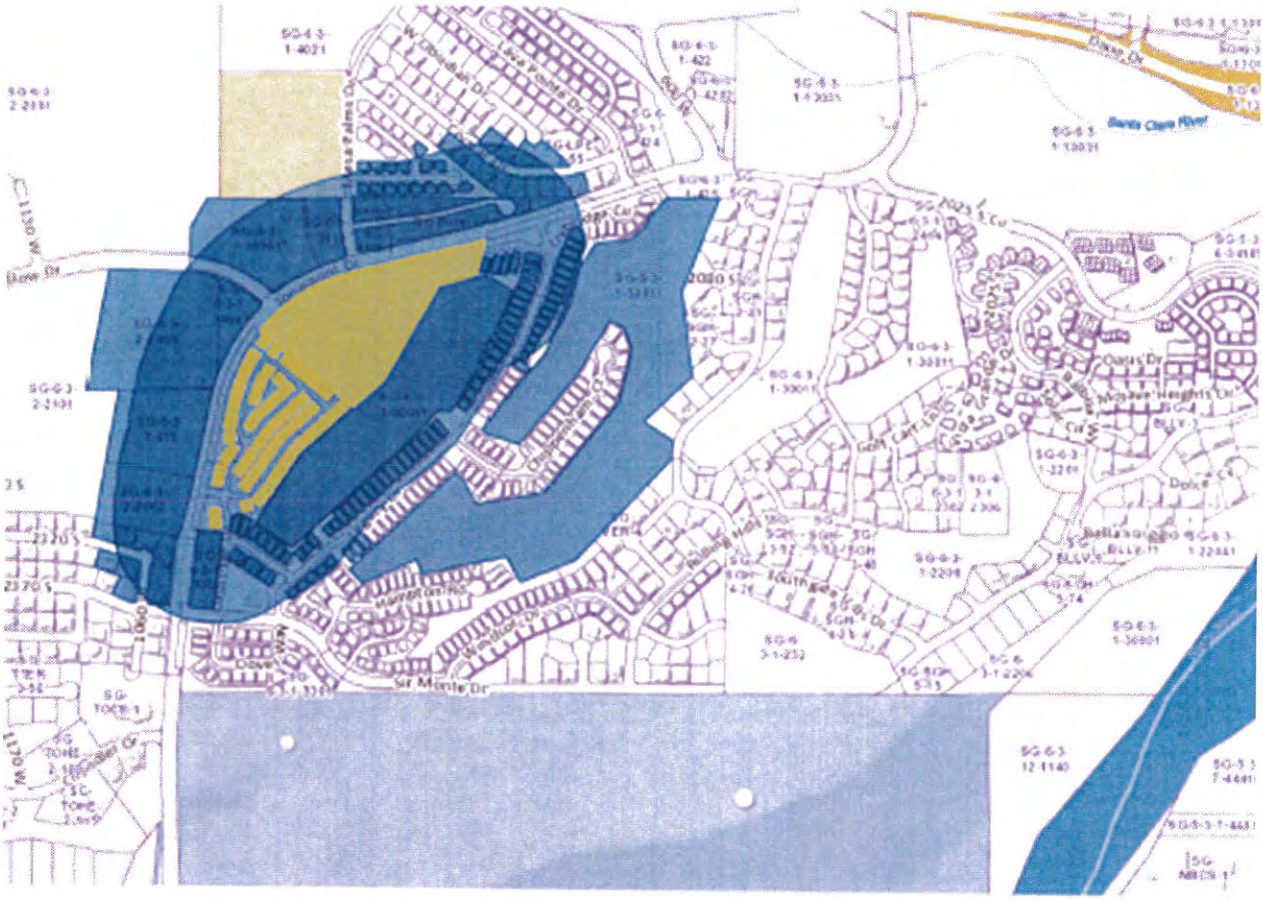
(is)(are) the owner(s) _____

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

Signature	Address: 7433 S. 3500 E. SLC, UT 84121
Signature	Address
Signature	Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

Noticing – 500 Ft Radius



The Joshuas at Southgate

PD Zone Written Text

Short Term Rental *additional clarification*

3/15/16

A Planned Unit Development at Southgate Golf Course & Tonaquint Drive

It is being proposed to amend the existing zoning of The Joshuas at Southgate to allow for owners to provide short term rental of their property. This addition to the previously submitted written text is to clarify the phasing of the amenities and the use of the amenities.

A. Phasing

The amenities and pool area are to be built first as "phase 1" of the development process. It is believed that the completed amenities will make a substantial difference in the start of new home construction. Since the amenities are being constructed in their entirety upon zone change approval, it is requested that the existing homes be allowed to short term rent their properties within the existing Phase 2 if desired.

In order to achieve success, short-term rentals must be marketed and available from the beginning. It is reasonable to expect a developer to fully build the amenity before allowing short-term rentals. But to suggest that a certain number of homes must first be built before short term renting would be permissible would create a situation with a high likelihood of resulting in a lawsuit. Consider the two scenarios; one where the developer must sell homes that will someday be permissible for nightly rental and two, where the developer must have sufficient capital to build dozens of homes before his short term rental zoning is applicable. In the first scenario if the goal is not reached for whatever reason, investors/residents are angered and sue because they were promised something they did not get. The second scenario is unrealistic to ever occur due to capital limitations.

In the circumstances of the Joshuas, an elaborate resort-style pool and amenity is being proposed and the developer is willing to fully build the amenity before the short-term rentals can occur.

B. Use of Amenities

The pool and amenities will be located centrally within the development and will be available for use by all properties within the Joshuas at Southgate Phase 1, 2 and 3. Phase 1 will have the ability to enjoy the amenities even though they don't have short term rental rights.

All three project phases will be managed by the same home owners association.

JOSHUAS AT SOUTHGATE

Proposed Pool and Amenity Complex

LandWORKS

The Joshuas at Southgate

PD Zone Written Text

2/10/16

A Planned Unit Development at Southgate Golf Course & Tonaquint Drive

It is being proposed to amend the existing zoning of The Joshuas at Southgate to allow for owners to provide short term rental of their property. The intent of the amendment is to give property owners more flexibility in the use of their property. The amendment will bring a new amenity area that will include a pool and playground as per the attached exhibit. The amenity area will be centrally located to accommodate all homes in existing Phase 2 and future Phase 3.

A. Use of Land

The Phase 3 site consists of 10.03 acres with 44 single family pads and 20 attached townhome units proposed. The townhomes are 4-plex buildings with each unit having a garage and driveway. An additional 13 guest parking stalls has been added.

The development will have a community recreation area in centrally located between existing Phase 2 and proposed Phase3. This area will provide a pool and small tot lot play area. Additional parking stalls adjacent to this area are being provided.

B. Height and Elevations

The single family homes will be consistent to what has been constructed in the existing Phase 1 and 2. The homes will be stucco finish with rock accents and concrete tile roofing in desert tones.

The townhome units will be two story buildings with the same finishes as the single family product.

C. Density

The project density is 6.38 dwelling units per acre.

D. Schools, Churches and Open Space

The PD Zone requires a minimum of 30% open space (*Phase 3*: 3.01 acres), with this development we are proposing 31% (*Phase 3*: 3.07 acres). The project is adjacent to Southgate Golf Course.

This project is located in close proximity to existing schools and churches.

E. Phasing Plan

Phase 2 is existing and Phase 3 is being proposed as one phase of 64 units at time of this application.

F. Topography

The existing use of the land is vacant with sloping terrain from the southeast corner by the golf course, north to Tonaquint Drive.

G. Landscape Plan

The proposed Landscape Plan is included with this narrative as an exhibit.

H. Area Reserved for Landscaping

The project landscaping will be desert themed with a 10 foot buffer strip along Tonaquint Drive. A 6 foot tall privacy wall will be built along the Tonaquint Drive frontage as per City standards. The landscape will be mostly rock with very little grass due to the clay soils. Refer to the Landscape Plan exhibit.

I. Utilities

All needed utilities are stubbed and located in Tonaquint and Uxbridge Drive. The sewer will flow to the low point in the northeast corner of the project at Uxbridge Drive. Water and power are easily accessible from the site.

J. Refuse Storage Areas

K. Lighting Plan

All proposed lighting will be located on the building units. It is desired to keep the project low light with small lamp post poles if needed in the entry and parking areas. There is existing street lights located along Tonaquint Drive.

L. Turning Space

The roads layout in loops as to allow for the best possible flow of traffic and for public safety to access. There are no dead end streets being proposed.

M. Signs

There will be a project monument sign located near the entrance point of the development to welcome residence and guests.

PLANTING LEGEND

QTY/SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Prosopis glandulosa	Honey Mesquite-multi trunk	24" box	per plan
	Fraxinus velutina	Arizona Ash	24" box	per plan
	Quercus ilex	Holly Oak	24" box	per plan
SHRUBS				
	Leucophyllum candidum, laevigatum, frutescens	Texas Ranger, mix	5 gal.	36" o.c.
ACCENTS				
	Hesperaloe parvifolia	Red Yucca	5 gal.	per plan
PERENNIALS				
	Miscanthus sinensis	Japanese Silver Grass	1 gal.	per plan
	Castilleja chromosa	Desert Paintbrush	1 gal.	per plan
GROUNDCOVERS	SAME SPECIES IN LIKE AREAS			
	Rosmarius officinalis	Trailing Rosemary	1 gal.	36" o.c.
	Baccharis hyb. 'Centennial'	Desert Broom	1 gal.	36" o.c.
	Oenothera pallida	Pale Evening Primrose	1 gal.	36" o.c.
	2'-3" Native Landscape Boulders			

GENERAL NOTES

NOTE: Plant layout is diagrammatic. Contractor to provide sufficient plant quantities to achieve 50% coverage of landscape area as green plant material.

NOTE: Keep boulders 10' clear from back of curb on public streets.

NOTE: All landscape features including planting shall not obstruct Sight Distance Corridors. Plant material within said Corridor shall be lower profile and/or higher canopy trees.

NOTE: All street landscaped areas shall have decorative rock mulch with a minimum of two complementing native earth tone colors and texture sizes. One area shall have cherokee fines (3/4"-) and the other area shall have a complimentary rock mulch of 1-2" in size. All rock mulch shall be a min. of 3"-4" (it is recommended for heat protection of roots) in depth and evenly spread. Rock mulch areas shall have weed prevention fabric layed and stapled per manufactures specs.

NOTE: All Landscape areas shall be amended with organic material. Each tree/shrub pit shall contain amended soil and fertilized per local nursery industry standards. Granular herbicide shall be applied prior to application of weed barrier.

NOTE: All trees shall be double staked with a rubber (or approved equal) tree tie secured to each stake and around the trunk of the tree. The ties should allow for some freedom of movement of the tree and be secured just below the first branches. All nursery stakes and ties should be removed and discarded.

NOTE: All limited common landscaped areas will be irrigated with a common system and managed through the HOA.

NOTE: Street Trees required are 1 tree per 40' of frontage typical.

NOTE: In the common and parkland areas protect the native vegetation where possible. If these areas are disturbed restore the native vegetation by installing native plant material.

NOTE: Disturbed areas will be finish graded and a native seed mix will be spread and raked in ¼". Seed mix to be approved by Park Planning.

TREE PLANTING DETAIL

NOTE: INSTALL TREE IN PIT, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 2/3 OF BALL, AND SECOND LAYER OF SOIL MIX

WRAP A DROAD 2" WIDE CLOTH BAND ONCE AROUND THE TRUNK USING THE FIGURE EIGHT METHOD. SECURE WITH GALVANIZED NAILS DRIVEN THROUGH TIES AND INTO THE STAKE TO PREVENT SLIPPAGE. PLACE BAND AT LEGS THAN 2/3 THE HEIGHT OF TREE

LODGEPOLE STAKES BURIED MIN. OF 30" IN GROUND ON OPPOSITE SIDES OF TREE TRUNK

PROVIDE 1" - 2" SLOPE IN 4'

SECOND LAYER OF COMPACTED SOIL MIX
FINISH GRADE & ROOT FLAIR

CUT AND REMOVE BURLAP, TWINE & WIRE FROM TOP 2/3 OF BALL

1ST LAYER COMPACTED SOIL MIX

TYPICAL TREE PLANTING DEPTH FROM ROOT FLAIR TO BOTTOM OF BALL + 2"

TYPICAL TREE PLANTING WIDTH, TWICE THE WIDTH OF BALL

LANDSCAPE PLAN

THE JOSHUAS AT SOUTHGATE
PHASE 3

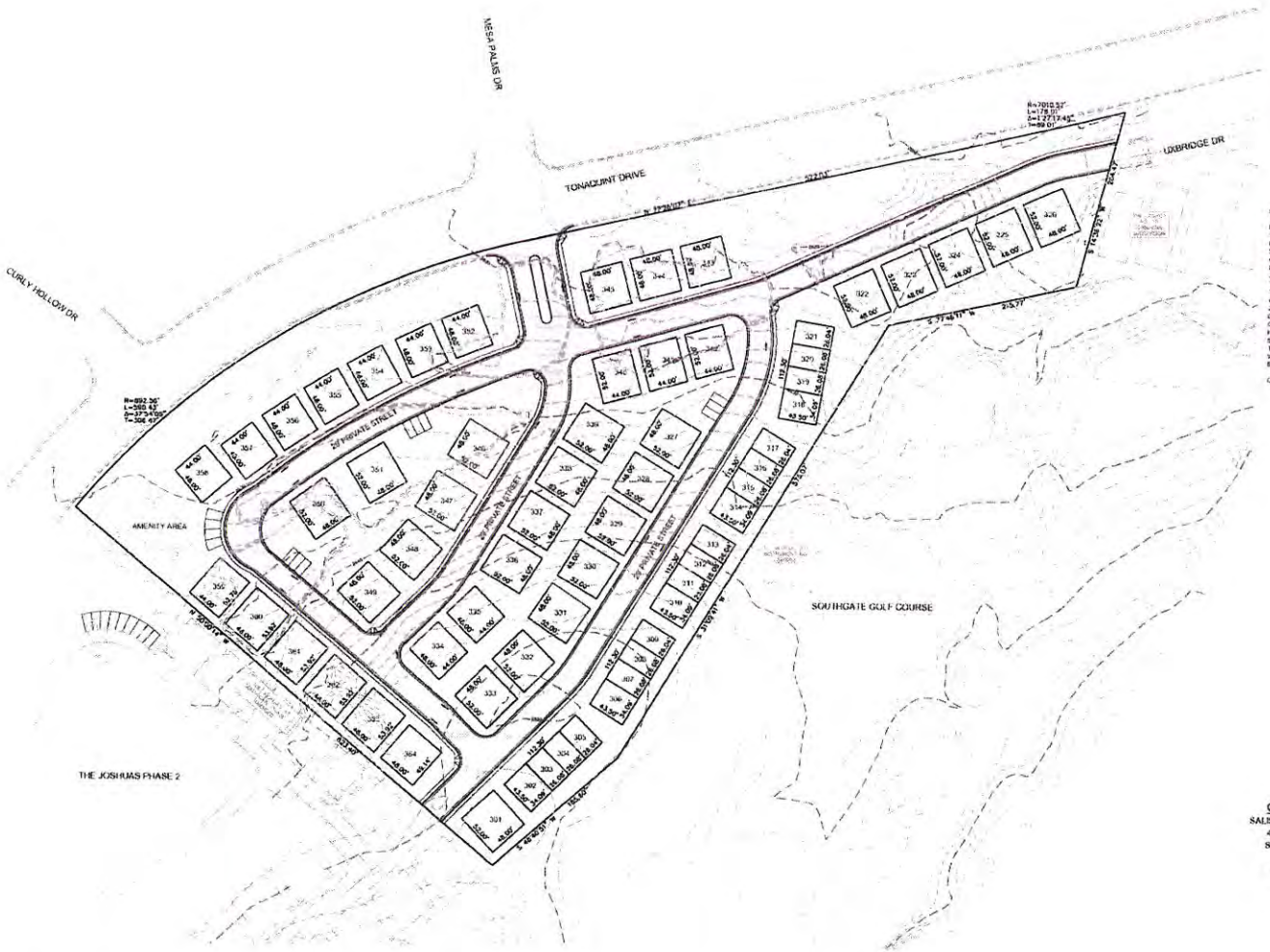
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

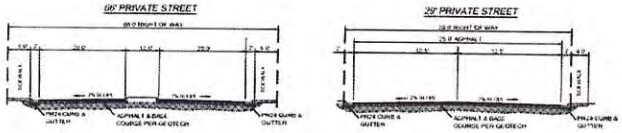
No.	Date	By	Revision

DATE: 2/2/2016
DRAWN: B.B.
APPROVED:
SCALE: 1" = 50'
JOB NO. 151245

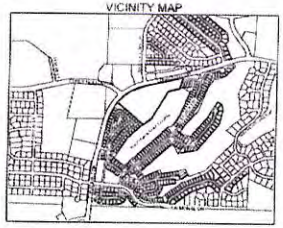
LANDSCAPE PLAN
THE JOSHUAS AT SOUTHGATE PH 3
LOCATED IN ST. GEORGE, UT

SHEET 1 OF 1 SHEETS
FILE: 151245BASE





VICINITY MAP



LEGAL DESCRIPTION

BEGINNING S 1°12'08" W 685.08 FEET ALONG THE WEST SECTION LINE OF SECTION 1 TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN AND S 88°48'09" E 217.50 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 1 POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF TONAQUINT DRIVE, POINT ALSO BEING ON A 492.56 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS WHICH BEARS S 56°27'59" E AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) THENCE ALONG THE ARC OF SAID CURVE 590.43 FEET THROUGH A CENTRAL ANGLE OF 37°54'05"; (2) THENCE N 77°29'07" E 522.00 FEET TO A POINT ON A 7810.52 FOOT RADIUS CURVE TO THE LEFT THENCE ALONG THE ARC OF 178.91 FEET THROUGH A CENTRAL ANGLE OF 1°27'17.45" TO A POINT ON THE WEST BOUNDARY OF THE LEGACY NO. 10 TOWNHOME SUBDIVISION RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, THENCE S 14°36'22" W 204.47 FEET ALONG SAID BOUNDARY TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 341683 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) S 77°46'11" W 215.77 FEET; (2) THENCE S 31°09'41" W 515.97 FEET; (3) THENCE S 40°40'51" W 185.50 FEET TO THE MOST EASTERLY CORNER OF THE JOSHUAS AT SOUTHGATE PHASE 2 AMENDED, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, THENCE N 50°09'14" W 823.49 FEET ALONG SAID LINE TO THE POINT OF BEGINNING

CONTAINS 438,784 SQ FT OR 10.03 ACRES MORE OR LESS

GRAPHIC SCALE

(IN FEET)

1 inch = 60ft

OWNER CONTACT
SALISBURY INVESTMENTS LLC
494 WEST 1300 NORTH
SPRINGVILLE, UT 84003

SALISBURY HOMES
801-494-0824

PROJECT DATA
PROJECT AREA: 10.03 ACRES
DENSITY: 6.38 D.U./ACRE
ZONING: R-3 / PDR
PRIVATE STREETS

TOTAL UNITS
SINGLE FAMILY: 44 PADS
ATTACHED: 20 UNITS
TOTAL: 64

PARKING
*EACH UNIT WILL HAVE A GARAGE
*13 GUEST STALLS PROVIDED

SITE PLAN

THE JOSHUAS AT SOUTHGATE
PHASE 3

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

No.	Date	By	Revision

DATE: 5/20/16
DRAWN: JBLW
APPROVED:
SCALE: 1" = 60'
JOB NO. 151245

SITE PLAN
THE JOSHUAS AT SOUTHGATE PH 3
LOCATED IN ST. GEORGE, UT

SHEET 1 of 1 SHEETS
FILE 151245BASE

PLANTING LEGEND

QTY/SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Prosopis glandulosa	Honey Mesquite–multi trunk	24" box	per plan
	Fraxinus veluntina	Arizona Ash	24" box	per plan
	Quercus ilex	Holly Oak	24" box	per plan
SHRUBS				
	Leucophyllum candidum, laevigatum, frutescens	Texas Ranger, mix	5 gal.	36" o.c.
ACCENTS				
	Hesperaloe parvifolia	Red Yucca	5 gal.	per plan
PERENNIALS				
	Miscanthus sinensis	Japanese Silver Grass	1 gal.	per plan
	Castilleja chromosa	Desert Paintbrush	1 gal.	per plan
GROUNDCOVERS	SAME SPECIES IN LIKE AREAS			
	Rosmarius officinalis	Trailing Rosemary	1 gal.	36" o.c.
	Baccharis hyb. 'Centennial'	Desert Broom	1 gal.	36" o.c.
	Oenothera pallida	Pale Evening Primrose	1 gal.	36" o.c.
	2'–3' Native Landscape Boulders			

GENERAL NOTES

NOTE: Plant layout is diagrammatic. Contractor to provide sufficient plant quantities to achieve 50% coverage of landscape area as green plant material.

NOTE: Keep boulders 10' clear from back of curb on public streets.

NOTE: All landscape features including planting shall not obstruct Sight Distance Corridors. Plant material within said Corridor shall be lower profile and/or higher canopy trees.

NOTE: All street landscaped areas shall have decorative rock mulch with a minimum of two complementing native earth tone colors and texture sizes. One area shall have cherokee fines (3/4"–) and the other area shall have a complimentary rock mulch of 1–2" in size. All rock mulch shall be a min. of 3"–4" (it is recommended for heat protection of roots) in depth and evenly spread. Rock mulch areas shall have weed prevention fabric layed and stapled per manufactures specs.

NOTE: All Landscape areas shall be amended with organic material. Each tree/shrub pit shall contain amended soil and fertilized per local nursery industry standards. Granular herbicide shall be applied prior to application of weed barrier.

NOTE: All trees shall be double staked with a rubber (or approved equal) tree tie secured to each stake and around the trunk of the tree. The ties should allow for some freedom of movement of the tree and be secured just below the first branches. All nursery stakes and ties should be removed and discarded.

NOTE: All limited common landscaped areas will be irrigated with a common system and managed through the HOA.

NOTE: Street Trees required are 1 tree per 40' of frontage typical.

NOTE: In the common and parkland areas protect the native vegetation where possible. If these areas are disturbed restore the native vegetation by installing native plant material.

NOTE: Disturbed areas will be finish graded and a native seed mix will be spread and raked in ½". Seed mix to be approved by Park Planning.

TREE PLANTING DETAIL

NOTE: INSTALL TREE IN PIT. ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 2/3 OF BALL. ADD SECOND LAYER OF SOIL MIX.

WRAP A BROAD 2" WIDE CLOTH BAND ONCE AROUND THE TRUNK USING THE FIGURE EIGHT METHOD. SECURE WITH GALVANIZED NAILS. DRIVEN THROUGH TIES AND INTO THE STAKE TO PREVENT SLIPPAGE. PLACE BAND AT LESS THAN 2/3 THE HEIGHT OF TREE.

LODGEPOLE STAKES BURIED MIN. OF 30" IN GROUND ON OPPOSITE SIDES OF TREE TRUNK.

PROVIDE 1" - 2" SLOPE IN 6'.

SECOND LAYER OF COMPACTED SOIL MIX. FINISH GRADE & ROOT FLAIR.

CUT AND REMOVE BURLAP, TWINE & WIRE FROM TOP 2/3 OF BALL.

1ST LAYER COMPACTED SOIL MIX.

TYPICAL TREE PLANTING DEPTH FROM RODE FLAIR TO BOTTOM OF BALL + 2".

TYPICAL TREE PLANTING WIDTH "WIDE THE WIDTH OF BALL.

LANDSCAPE PLAN

THE JOSHUAS AT SOUTHGATE PHASE 3

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

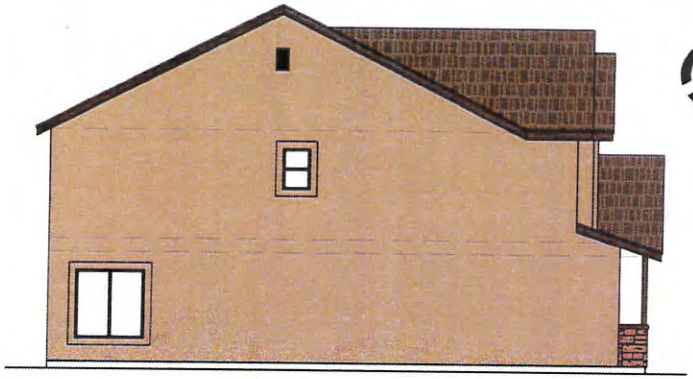
No.	Date	By	Revision

DATE: 2/2/2016
DRAWN: BLW
APPROVED:
SCALE: 1" = 50'
JOB NO. 151245

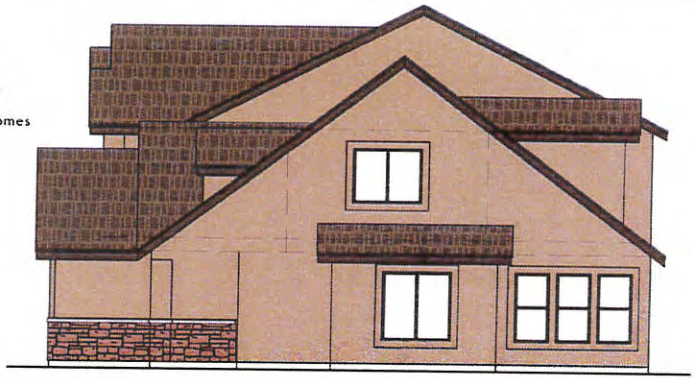
LANDSCAPE PLAN
THE JOSHUAS AT SOUTHGATE PH 3
LOCATED IN ST. GEORGE, UT

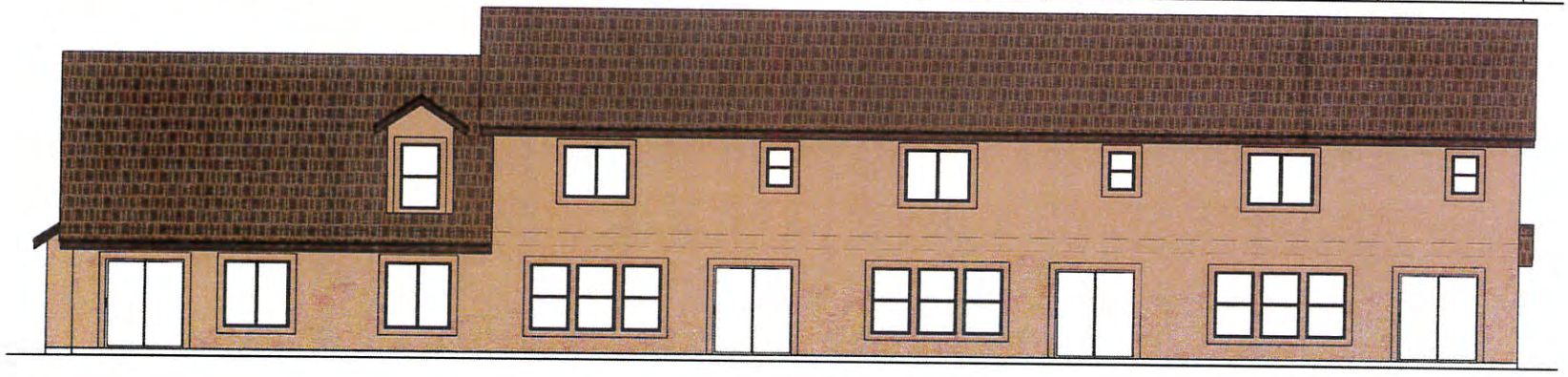
SHEET 1 OF 1 SHEETS
FILE: 151245BASE

FRONT ELEVATION



salisbury™ homes
comfortable quality homes

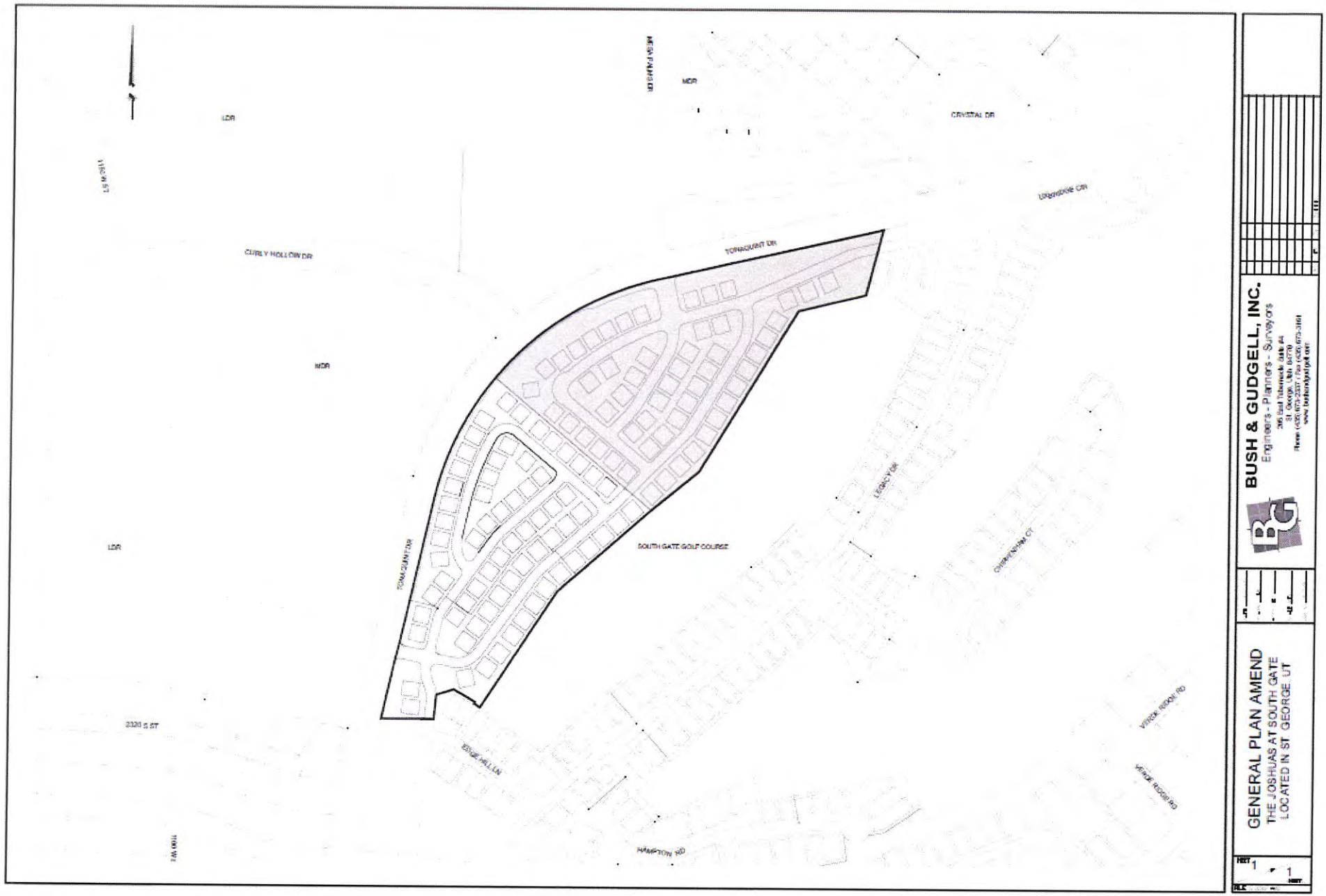




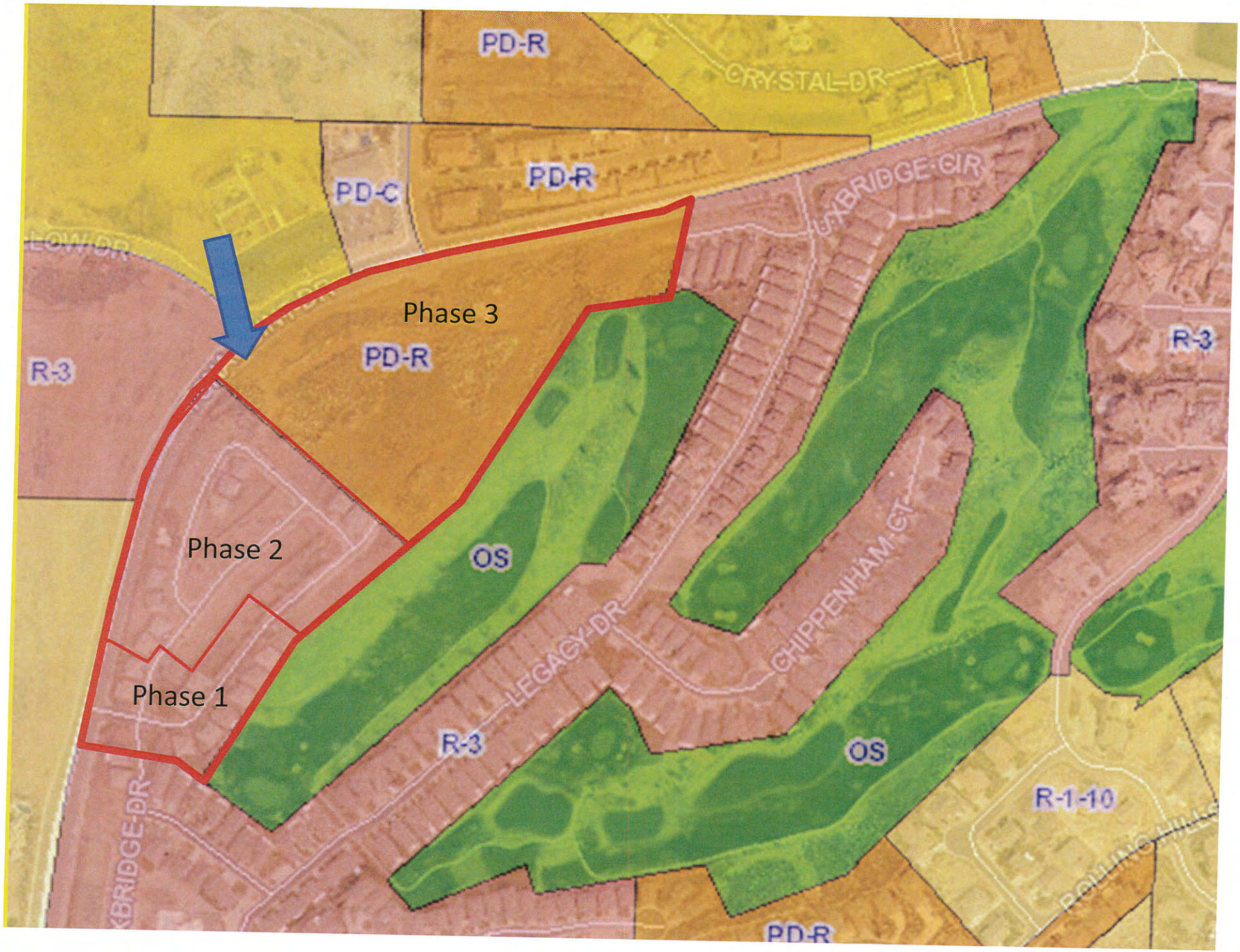
BACK ELEVATION

2015-ZC-037
The Joshua's at Southgate

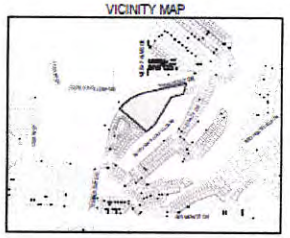
TONAQUINT DR
Phase 3
Phase 2
Phase 1 –
Not Included



GPA Changed from LDR to MDR at February 4th CC


PD-R
CRYSTAL DR
PD-C
PD-R
UXBRIDGE CIR
Phase 3
PD-R
R-3
R-3
Phase 2
OS
LEGACY DR
CHIPPENHAM CT
Phase 1
R-3
OS
R-1-10
PD-R

VICINITY MAP



LEGAL DESCRIPTION

BEGINNING S 1°12'00" W 665.09 FEET ALONG THE WEST SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN, AND S 90°46'00" E 217.50 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 1, POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF TONAQUINT DRIVE, POINT ALSO BEING ON A 592.58 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 50°27'58" E, AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 590.43 FEET THROUGH A CENTRAL ANGLE OF 37°54'05", (2) THENCE N 77°36'07" E 522.60 FEET TO A POINT ON A 7010.52 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF 173.01 FEET THROUGH A CENTRAL ANGLE OF 1°27'17.45" TO A POINT ON THE WEST BOUNDARY OF THE LEGACY NO. 10 TOWNHOME SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 14°38'22" W 204.47 FEET ALONG SAID BOUNDARY TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 391663, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 77°40'11" W 215.77 FEET; (2) THENCE S 31°09'41" W 675.65 FEET; (3) THENCE S 49°40'51" W 165.60 FEET TO THE MOST EASTERLY CORNER OF THE JOSHUAS AT SOUTHGATE PHASE 2 AMENDED, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 50°00'14" W 623.40 FEET ALONG SAID LINE TO THE POINT OF BEGINNING

CONTAINS 438,704 SQ FT OR 10.03 ACRES MORE OR LESS

GRAPHIC SCALE

(IN FEET)
1 inch = 60ft

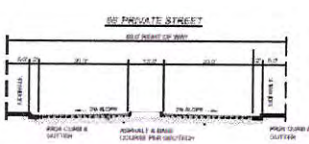
OWNER CONTACT
SALISBURY INVESTMENTS LLC
494 WEST 1300 NORTH
SPRINGVILLE, UT 84663

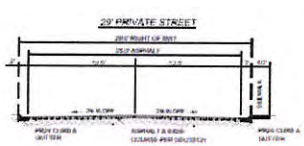
SALISBURY HOMES
801-404-0824

PROJECT DATA
PROJECT AREA: 10.03 ACRES
DENSITY: 6.38 D.U./ACRE
ZONING: R-3 / PDR
PRIVATE STREETS

TOTAL UNITS
SINGLE FAMILY: 44 PADS
ATTACHED: 20 UNITS
TOTAL: 64

PARKING
*EACH UNIT WILL HAVE A GARAGE
*21 GUEST STALLS PROVIDED





SITE PLAN

THE JOSHUAS AT SOUTHGATE
PHASE 3

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

SITE PLAN
THE JOSHUAS AT SOUTHGATE PH 3
LOCATED IN ST. GEORGE, UT

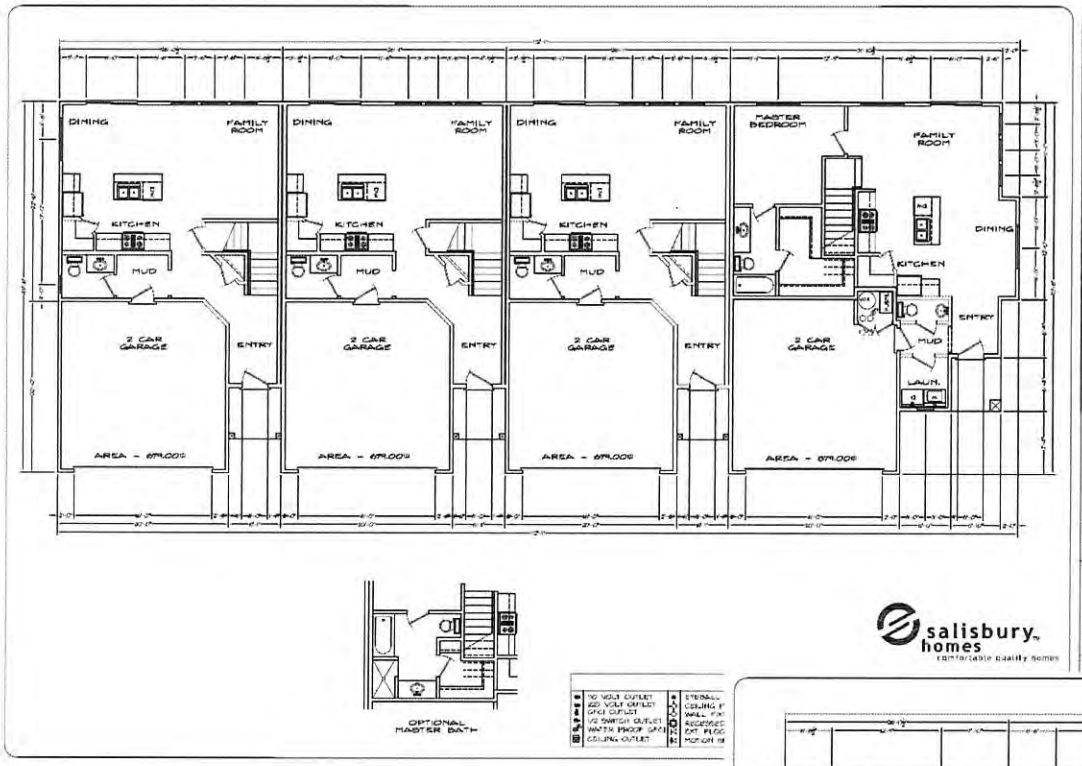
SHEET 1 OF 1 SHEET
FILE

(RENDERING IS CONCEPTUAL ONLY)

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

THE JOSHUAS AT SOUTHGATE

2/2/2016
JOB #151245

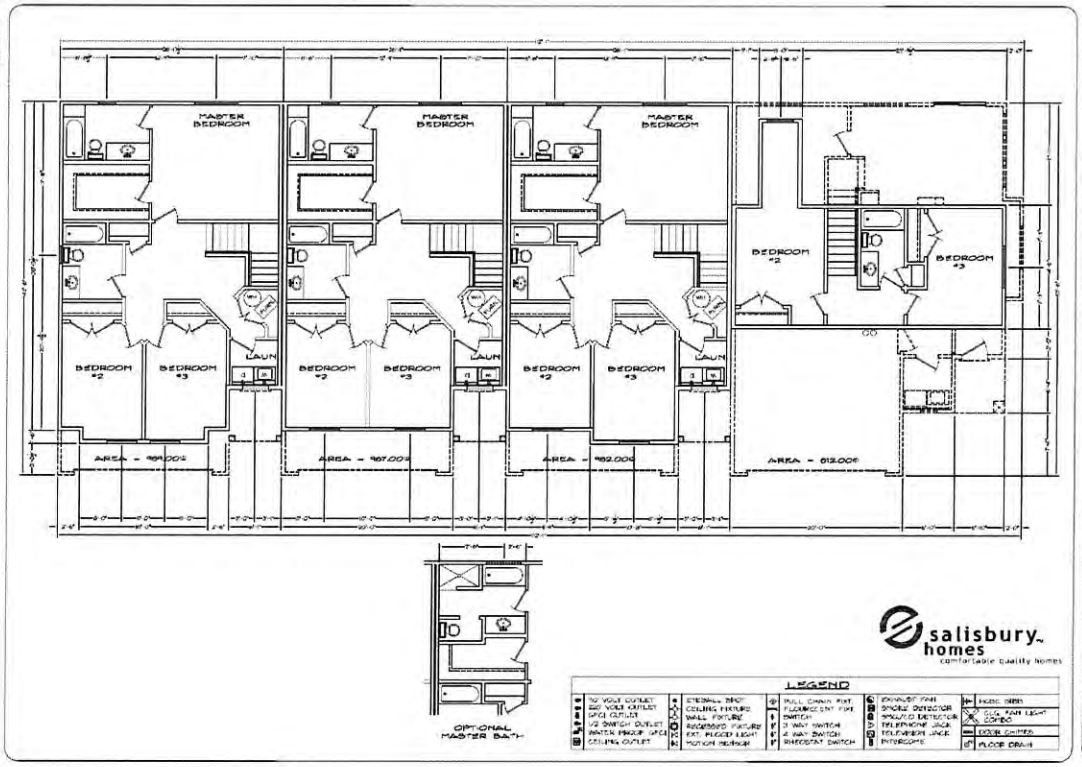


REVISIONS

SALISBURY HOMES
PARKVIEW TOWN HOMES MAIN FLR.
SPANISH FORK, UTAH

8385 SOUTH 3200 WEST
SPANISH FORK, UT 84660
801-794-3738
Web: www.dddesignconcepts.com

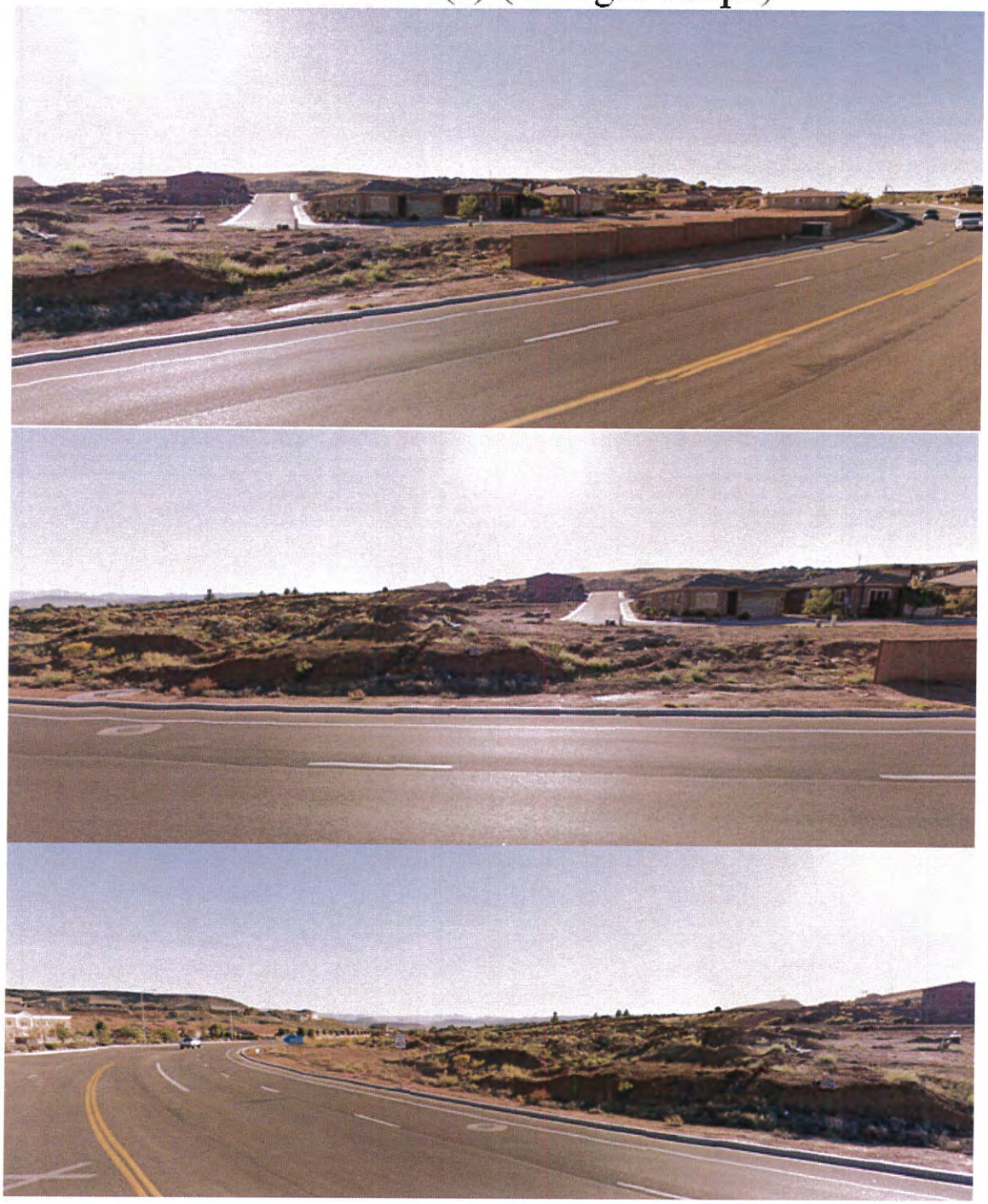
DRAWN BY: FD



REVISIONS

SALISBURY HOMES
PARKVIEW TOWN HOMES 2ND FLR.
SPANISH FORK, UTAH

8385 SOUTH 3200 WEST
SPANISH FORK, UT 84660
801-794-3738
Web: www.dddesignconcepts.com

DRAWN BY: FD
DATE: 12/05
SCALE: 1/4" = 1'
PROJECT #: 38/836
SHEET #: 3 OF 9

Street View(s) (Google Maps)