

LOCAL OFFICIALS' DAY

St. George Youth City Council

AN ANNUAL TRADITION

- St. George Youth City Council participates in Local Officials Day at the State Capitol in Salt Lake.



TOUR WITH REPS. SNOW AND STANARD

- Upon the Council's arrival in Salt Lake, we met with Rep. Lowry Snow (74th) and Rep. Jon Stanard (62nd).



MOCK COMMITTEE & BILL DEBATE

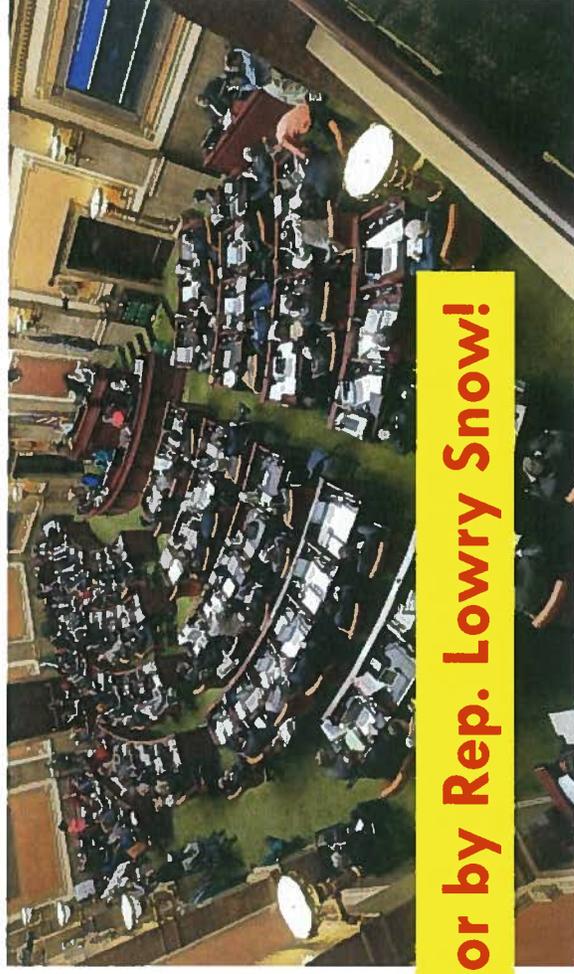
- HB 7375: Law Enforcement and Their Use of Body Cameras
- St. George YCC selected as committee members to run meeting
- Audience participated as public advocates, and bill sponsors.
- Expert input was offered by the Bountiful Chief of Police.



MEETING WITH REP. LAST



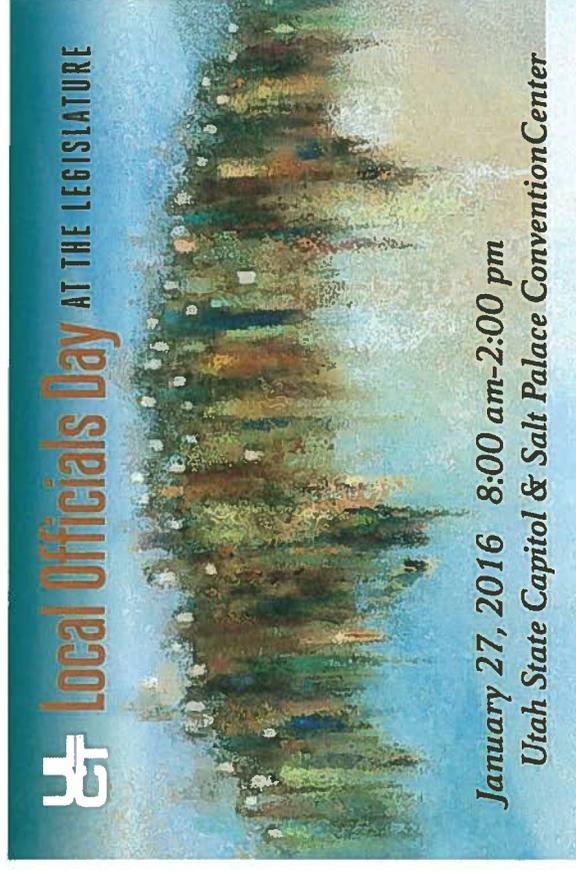
- Rep. Brad Last (71st).



And an introduction from the floor by Rep. Lowry Snow!

LUNCHEON WITH THE LEGISLATURE

- Speakers
 - Lieutenant Governor Spencer Cox, Senate President Wayne Neiderhauer, and House Speaker Greg Hughes.



- Issues such as population growth and healthy living were discussed.

EDUCATION COMMITTEE HEARING

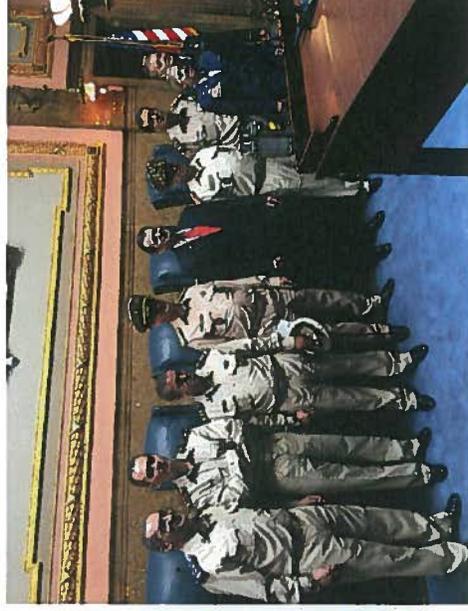
- Invited by Rep. Snow, to observe a meeting of the House Education Committee.
- This meeting showed multiple ways to address a single issue: extended kindergarten and the uses and purposes of doing so.



♥ Welcome to Kindergarten

AN INCREDIBLY VALUABLE EXPERIENCE

- Built relationships that matter



- Learned the value of research, debate and different viewpoints
- A unique opportunity to see government at work.



To whom it may concern:

My name is Paul White, I reside at St. George Rehabilitation (1032 East 100 South). I live to challenge myself and do new adventures. I have decided to go big on my 50th birthday, and attempt a 50 mile bike ride. I utilize a power wheelchair for everyday life, so my administrator at St. George Rehab will be pulling me with a bike trailer for the fifty miles.

I am trying to build awareness for people with mobility issues, that they can accomplish anything they want to. I did a triathlon last year and now I am making my 50th birthday a memorable day by biking the 50 miles on March 1st.

I was born with Spina Bifida defects, and I am dedicating my 50 mile ride to the Local Chapter of the Spina Bifida Association. I have started a funding page on the **Crowdrise** fundraising platform.
<https://www.crowdrise.com/50milechallengeonmy50thbirthday/fundraiser/paulwhite1>

Sincerely,

Paul White



Born March 1st 1966, and now..." Adapting and living"

DRAFT

Agenda Item Number : **2A**

Request For Council Action

Date Submitted 2016-01-29 13:35:47

Applicant C. Hood

Quick Title Bid Award - 125 kW NATURAL GAS POWERED GENERATOR

Subject 125 kW Natural Gas Powered Commercial Generator

Discussion After review of the formal bid for the Commercial Generator, Cummins Rocky Mountain was the low bidder who also met the bid requirements

Cost \$52,845.00

City Manager Recommendation I do not have information on this item but will have something for you on Thursday.

Action Taken

Requested by Bar Berrett

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments See attached bid tab summary for price comparisons.

DRAFTAgenda Item Number : **2B****Request For Council Action**

Date Submitted 2016-01-29 13:30:42

Applicant C. Hood

Quick Title Bid Award - TRANSMISSION LINE STRUCTURE FOUNDATIONS

Subject FLOOD STREET TRANSMISSION LINE STRUCTURE FOUNDATIONS

Discussion 6 suppliers bid on this project. After review of formally submitted bids, Grand Mesa Electric was the low bidder whom also met all bid requirements

Cost \$87,200.00

City Manager Recommendation Expansion of Flood Street substation. Recommend approval

Action Taken

Requested by Barb Berrett

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments Bid ranges: Grand Mesa Electric \$ 87,200, B. Hansen: 98,457.00, Cache Valley Electric: \$ 104,657.00, Jones Excavating Co: \$ 105,262.00, Mesquite General Contracting: \$ 123,480.00 and Probst Electric: \$ 141,847.13

DRAFTAgenda Item Number : **2C****Request For Council Action**

Date Submitted	2016-01-26 14:26:12
Applicant	Larry Shane - Parks Manager
Quick Title	Bid Award for 700 E Cemetery Roadway Replacement Project
Subject	700 E Cemetery Roadway Replacement Project
Discussion	The 700 E Cemetery Roadway Replacement Project includes replacement of the existing asphalt roadway and curbing and replacement with a modified rolled curb and new asphalt paving with mineral bond overlay. The project bid schedule includes a base bid for the replacement project, Additive Alternate #1 for cobble and fabric in the event that those items are needed, and Additive Alternate #2 for high density mineral bond overlay on the eastside cemetery roadway. The project was advertised and received six qualified bids with Progressive Contracting Inc coming in with the lowest total bid of \$71,000. We are seeking approval to accept the low bid by Progressive Contracting Inc for \$71,000.
Cost	\$71,000.
City Manager Recommendation	Recommend approval as it is in current budget for this improvement. Budget is \$75,000.
Action Taken	
Requested by	Larry Shane - Parks
File Attachments	<u>BID RECORDING SHEET - 700 E Cemetery Roadway 01-22-2016.pdf</u>
Approved by Legal Department?	
Approved in Budget?	Amount:
Additional Comments	
Attachments	<u>BID RECORDING SHEET - 700 E Cemetery Roadway 01-22-2016.pdf</u>

CITY OF ST. GEORGE BID RECORDING SHEET
MIDDLETON WASH TRAIL REPAIRS INQUIRY #15-0028
PROJECT MANAGER: MILLIE COCKERILL

700 E CEMETERY ROADWAY REPLACEMENT PROJECT CONTRACTOR NAME	BID BOND	CASHIERS CHECK	ADDENDUMS (1-35)	BASE BID AMOUNT	BID ADDITIVE ALTERNATES		
					¹	²	TOTAL W/ALTERNATES
1 Western Rock	X		X	74,426.82	13,555.56 74,426.82	2832.96 2882.96	90,815.34
2 JPEX	X		X	73,333.25	16,560.50	29,055.60 2905.60	92,799.45
* PCI	X		X	50,281.43	17,958.25	2760.32	71,000.00
4 Sunroc	X		X	73,022.58	9,612.30	1,452.80	84,087.68
5 B.Hansen	X		X	64,425.00	10,848.40	2,760.32	78,033.72
6 Longview Const.		X	NO	NONRESPONSIVE			
7 MELCLARK	X		X	58,963.40	11,544.45	1,670.72	72,178.57
8							
9							
10							
11							
12							



DRAFTAgenda Item Number : **3A****Request For Council Action**

Date Submitted	2016-01-25 12:53:33
Applicant	Mr. James Sullivan, S & S Homes
Quick Title	Public Hearing, Zone Change, and Ord From PD-R to RE-12.5
Subject	Consider a request to rezone approximately 0.176 acre parcel from PD-R (Planned Development Residential) to RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size). The project is called the "Rocky Point Zone Change"™ and the property is located on the south side of Colorado Drive, and generally between 2050 E and Colorado Circle.
Discussion	The property was dedicated to the city, however, was recently vacated to the applicant. The applicant intends to combine with property to the south and create three single family lots. Planning Commission recommends approval.
Cost	\$0.00
City Manager Recommendation	Small parcel being added to the project in Middleton area. Planning Commission recommends approval.
Action Taken	
Requested by	John Willis
File Attachments	

Approved by Legal Department?**Approved in Budget? Amount:****Additional Comments**

Zone Change

PLANNING COMMISSION AGENDA REPORT: 01/12/2016
CITY COUNCIL SET DATE: 01/21/2016
CITY COUNCIL MEETING: 02/04/2016

ZONE CHANGE

Rocky Point Zone Change

Case No. 2016-ZC-002

Request: To rezone an approximately 0.176 acre parcel from PD-R (Planned Development Residential) to RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size). The property is located on the south side of Colorado Drive, and generally between 2050 E and Colorado Circle.

Owner: Red Cliffs Park LLC

Applicant: James Sullivan, S and S Homes

Representative(s): Brandee Walker, Bush and Gudgell

Location: The property is located on the south side of Colorado Drive, and generally between 2050 E and Colorado Circle.

Acreage: 0.176 acres

Existing Zoning: PD-R

Requested Zone: RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size). The property was dedicated to the city, however, was recently vacated to the applicant. The applicant intends to combine with property to the south and create three single family lots.

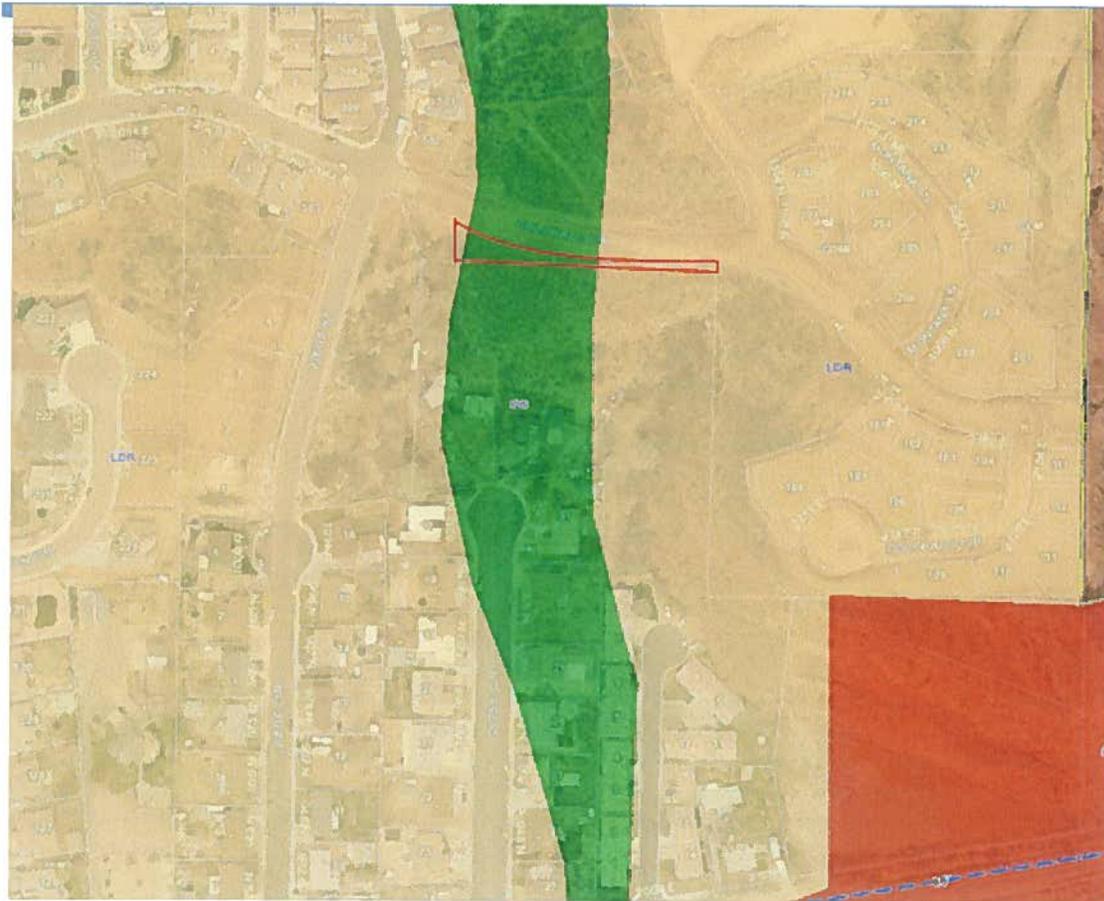
General Plan: LDR and OS. The OS land use designation was due to a historic drainage channel in the area. The drainage has been piped and relocated to the east out of the OS. The OS may need to be cleaned up in the future by the City, in order to reflect the change in drainage and remove existing residential, which is also located in OS.

Adjacent zones: PD-R Red Cliffs PD and RE-12.5

PC: The Planning Commission recommends approval:



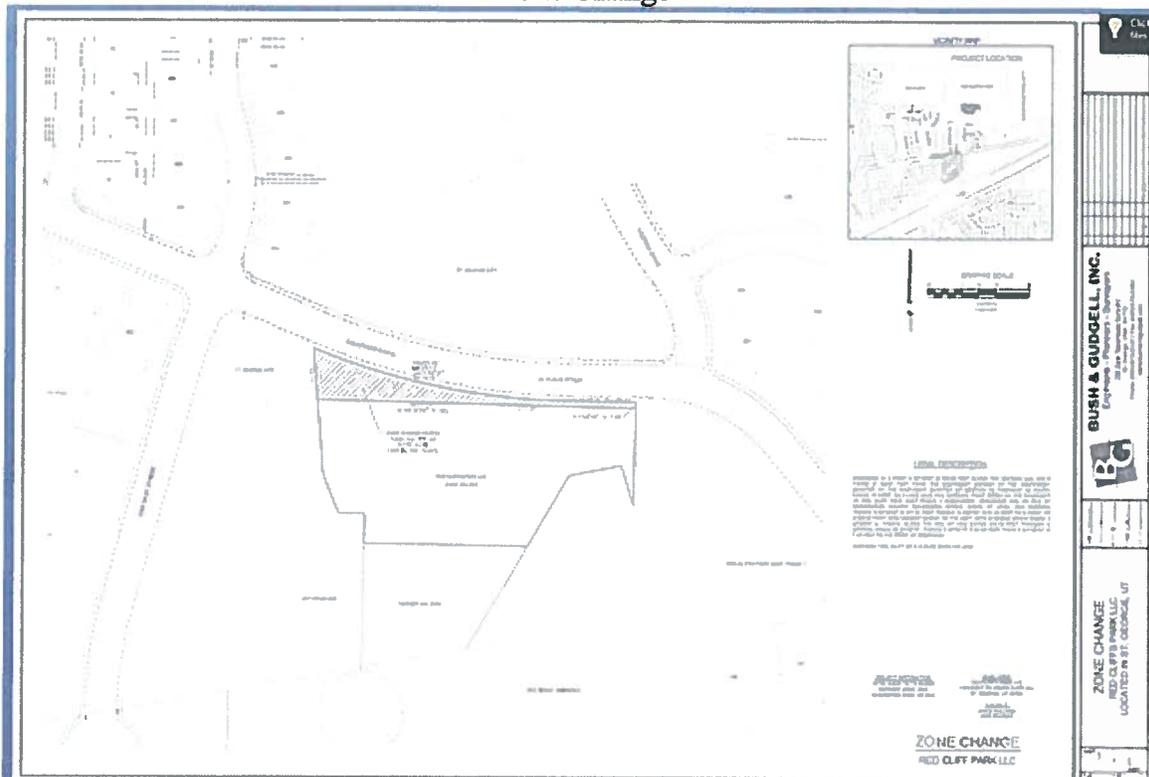
General Plan

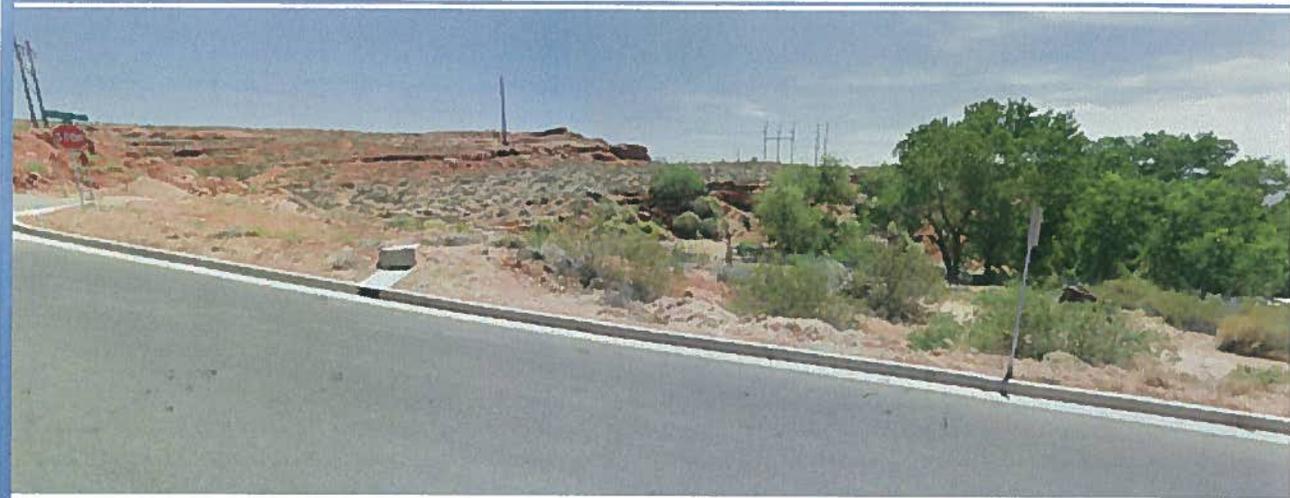


Existing Zoning



Zone Change





Application

**ZONE CHANGE
ALL ZONES (EXCEPT PD)
APPLICATION & CHECKLIST**

CITY OF ST GEORGE
RECH: 01495356 12/22/2015 11:20 AM
TRAN: 150.0000 PLANNING FEES
OPER: L.L.
REF: 1198
PLANNING FEES 500.00CR
CHECK(S)
TENDERED: 500.00
APPLIED: 500.00
CHANGE: 0.00

APPLICATION FOR A ZONE CHANGE EXCEPT PD (PLANNED DEVELOPMENT)
AS PROVIDED BY THE CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Red Cliffs Park LLC

MAILING ADDRESS: 1363 East 170 South, St. George, UT 84790

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: James Sullivan

(If different than owner)

MAILING ADDRESS: 1363 East 170 South, St. George, UT 84790

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): james@sshomes.info

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

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____andgudgell.com

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

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

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

OFFICE STAFF USE ONLY
CASE #: 2016-ZC-002 FILING DATE: 12/22/15 RECEIVED BY: PS RECEIPT #: _____
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PDR
2. What zone or zones are requested by this application? RE-12.5
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property?
 (If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgecity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 0.176
6. Are there deed restrictions against the property that might affect the requested zone change?
 Yes No
 A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
 Yes No
 IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
 IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
 Please describe the projected demand for utility services: Project fronts on existing Colorado Drive which is a 50' public street with all necessary utilities existing within the right of way.

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

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

Development/Project Name Rocky Point
 (Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
 Developer/Property Owner Red Cliffs Park LLC Phone No. [REDACTED]
 Contact Person/Representative James Sullivan Phone No. [REDACTED]
 Licensed Surveyor Bob Hermandson Phone No. [REDACTED]

ZONE CHANGE PROCEDURE

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

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

Step #2 Document Submission Checklist*

Legal Description Documents:

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

- 1. Described hearings 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: \$800 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$200.00 and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
- 11. 8-1/2" x 11" reduction of the site plan;
- 12. CD with the above images in JPEG, BMP, TIFF or PDF format.

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

Planning Commission _____
 City Council Set Date _____
 City Council Hearing Date _____
 Council Action _____

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

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) _____
 (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 1363 E. 170 S. St. 301 St. George UT 84790

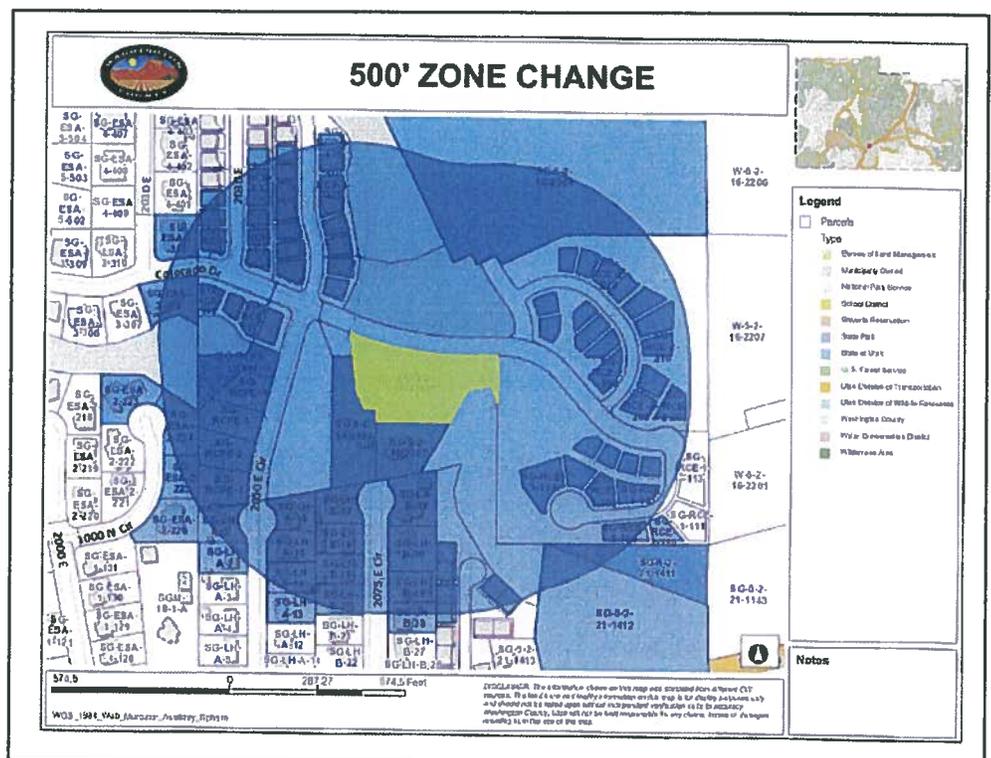
Signature _____

Address _____

Signature _____

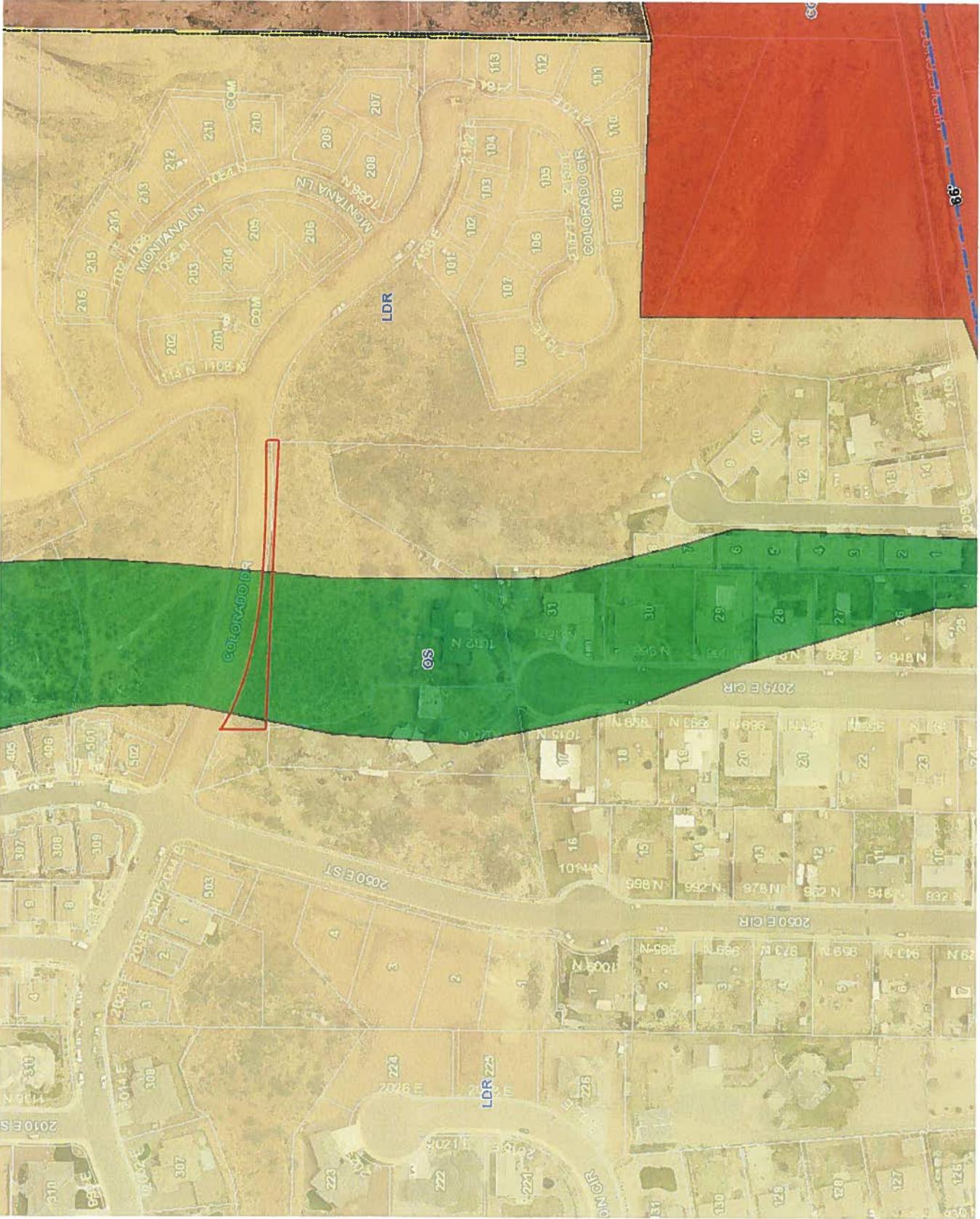
Address _____

Attach additional sheets if necessary for additional owners.

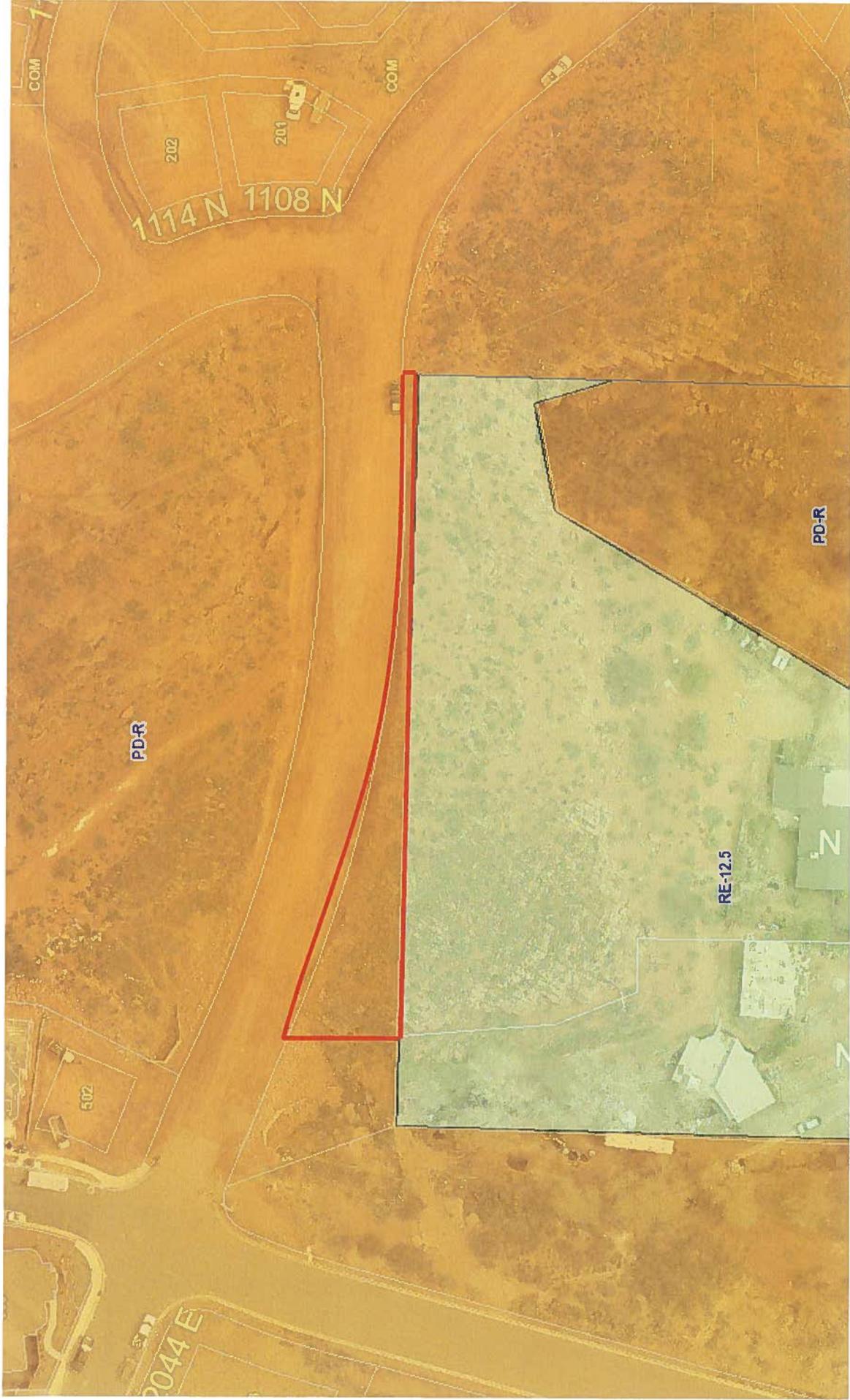


Rocky Point 2016-ZC-002

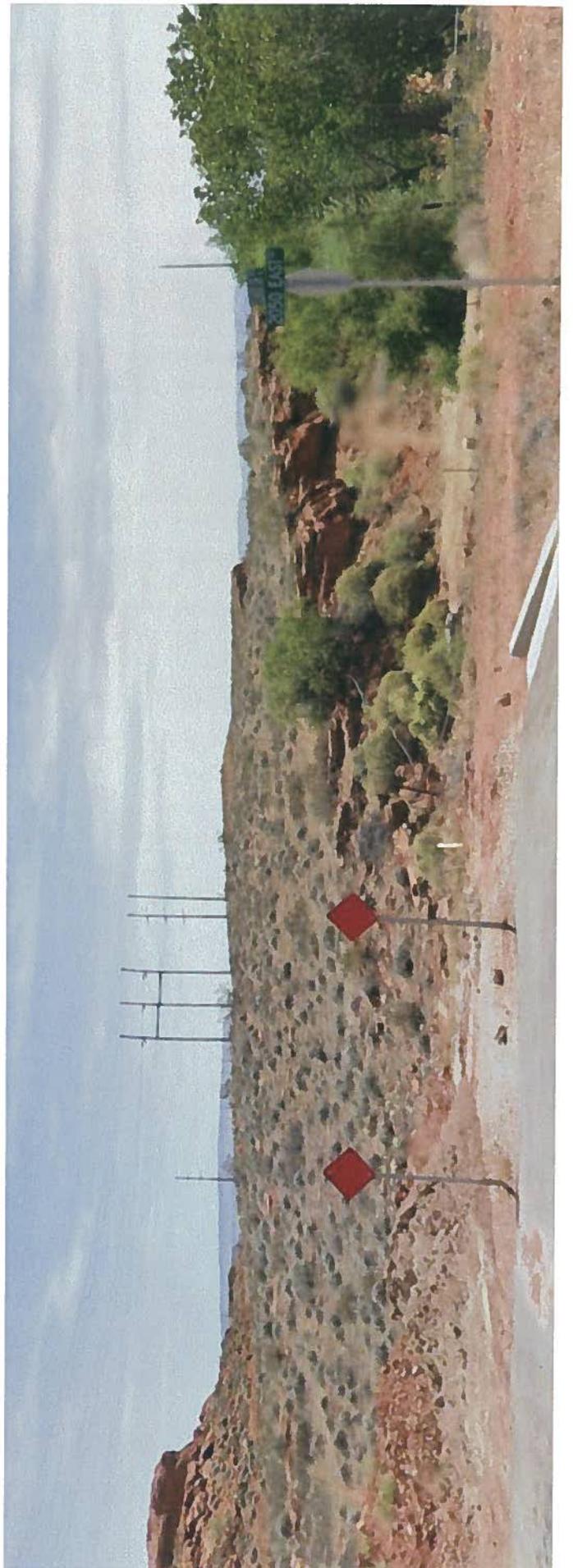
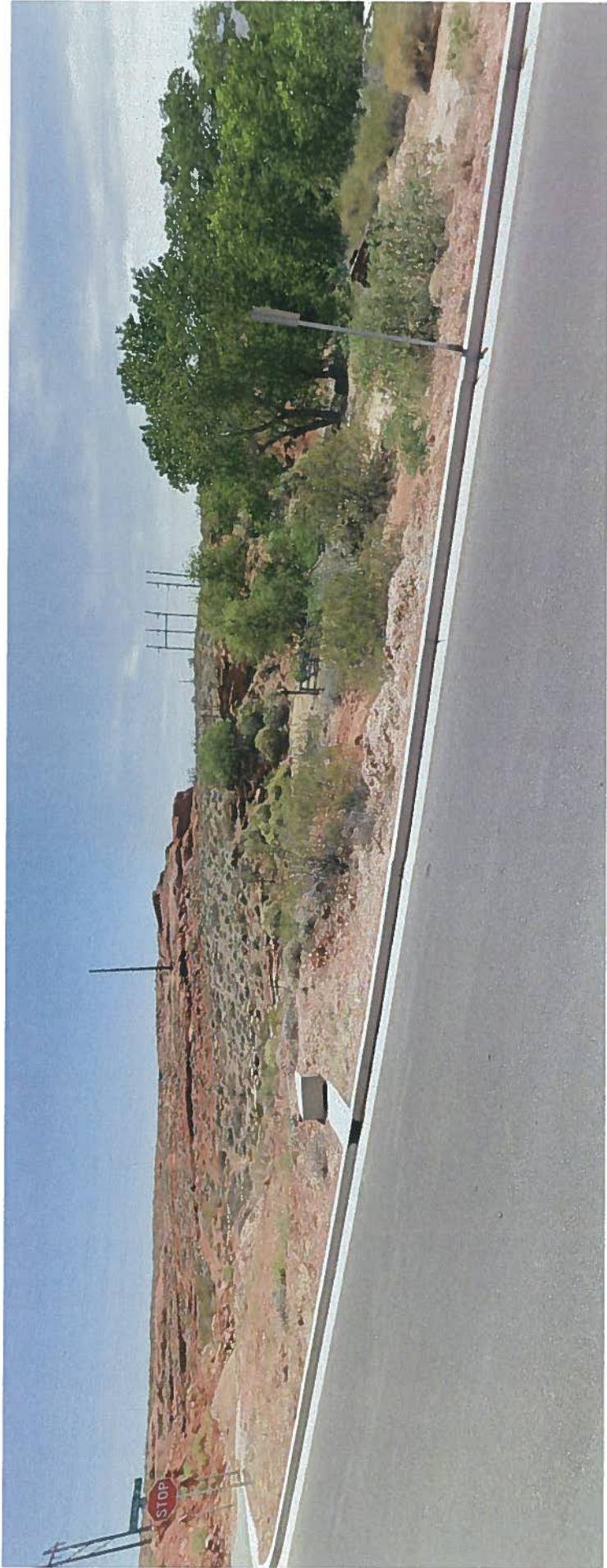
PD-R to RE-12.5



General Plan

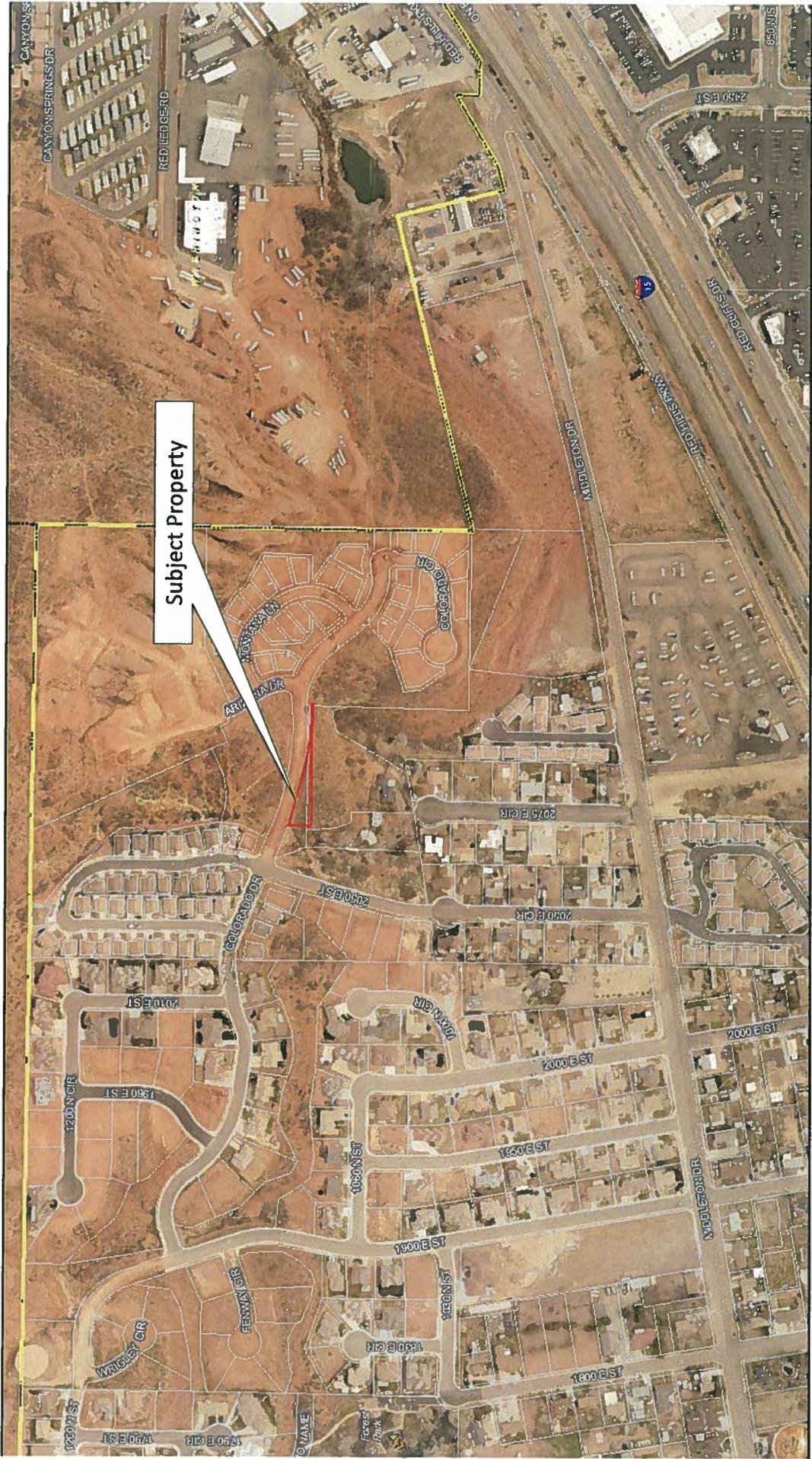


Current Zoning

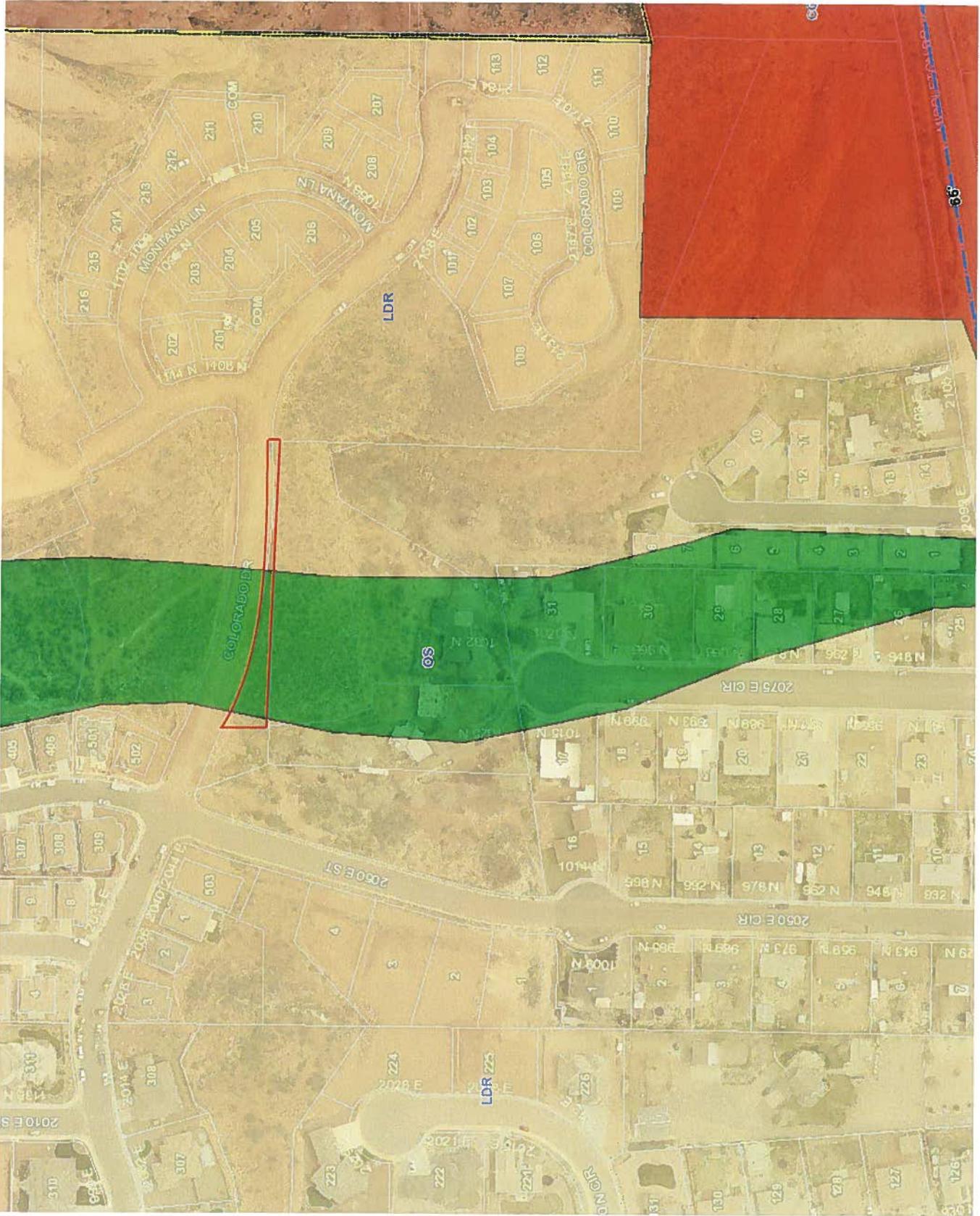


Rocky Point 2016-ZC-002

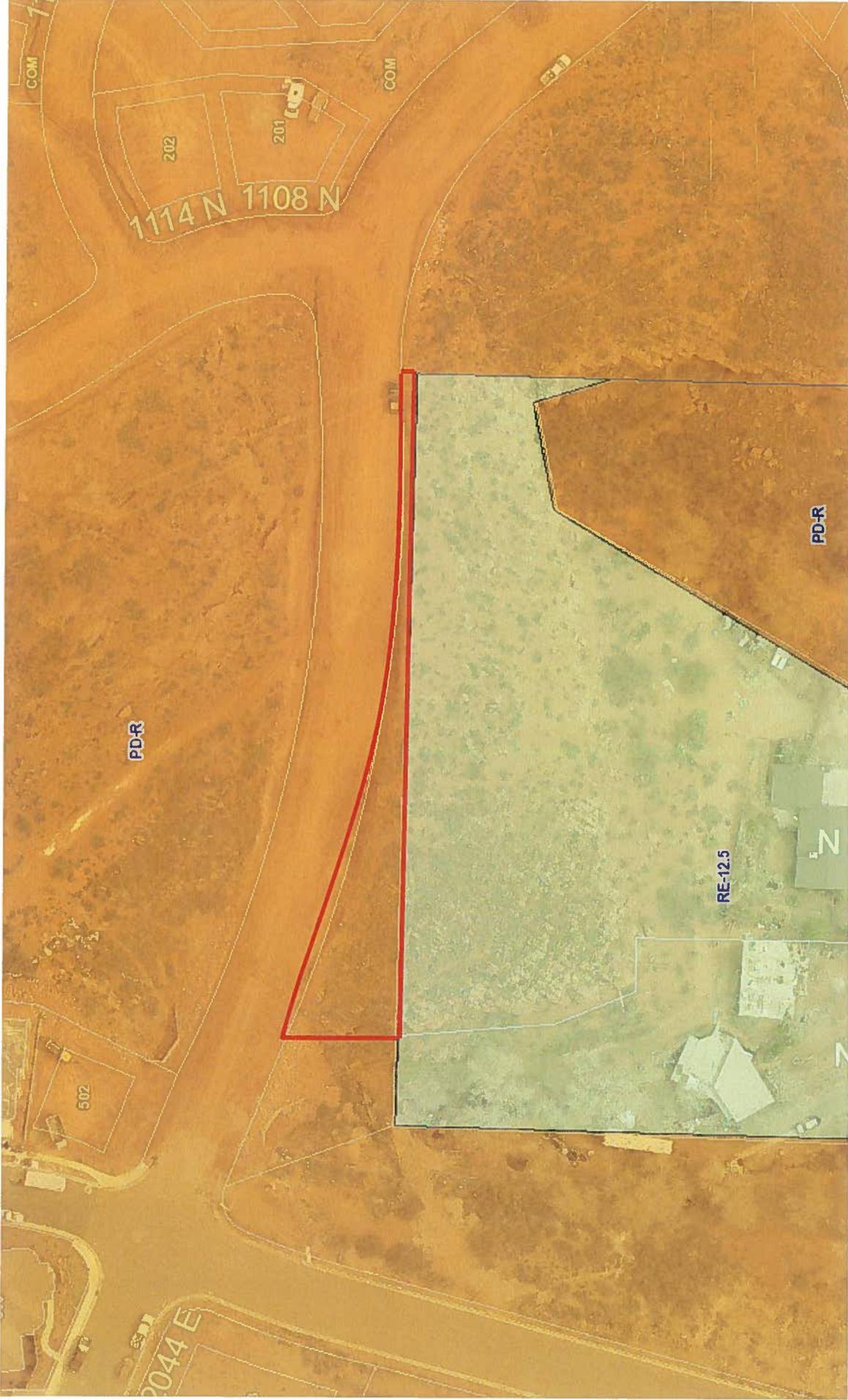
PD-R to RE-12.5



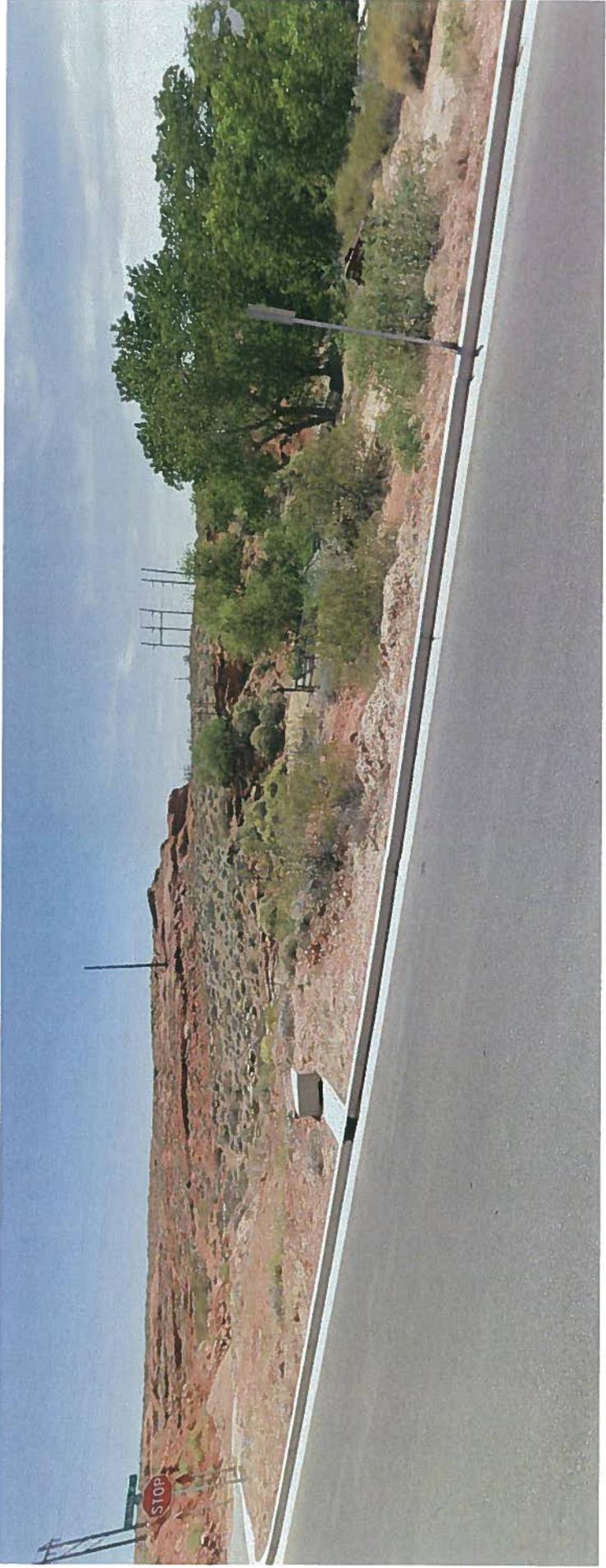
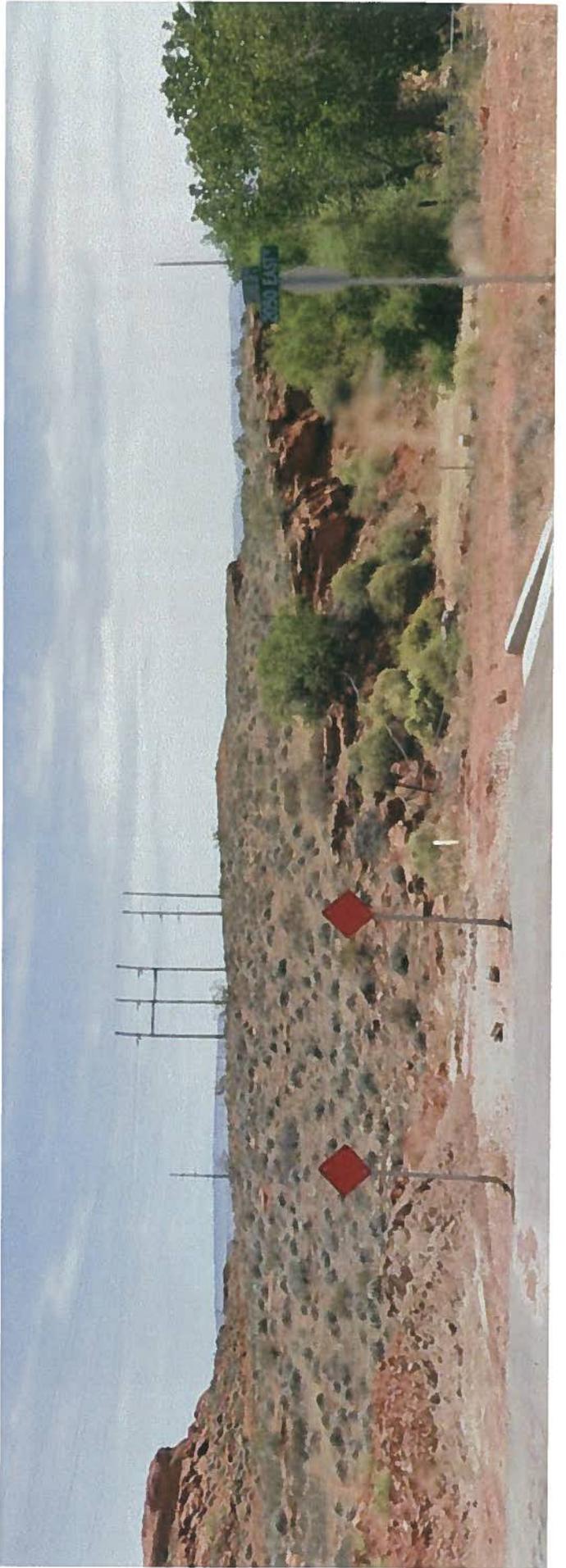
Subject Property



General Plan



Current Zoning



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL) TO RE-12.5 (RESIDENTIAL ESTATES 12,500 SQ. FT. MINIMUM LOT SIZE) ON APPROXIMATELY 0.176 ACRES (Red Cliffs Park, LLC)

WHEREAS, the property owner has requested a zone change on 0.176 acres from PD-R (Planned Development Residential) to RE-12.5 (Residential Estates 12,500 sq. ft. minimum lot size) on approximately 0.176 acres located on the south side of Colorado Drive, and generally between 2050 East and Colorado Circle; and

WHEREAS, the City Council held a public hearing on this request on February 4th, 2016; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from PD-R to RE-12.5 on 0.176 acres located on the south side of Colorado Drive, and generally between 2050 East and Colorado Circle, and more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 4th day of February, 2016.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

Salt Lake City - St. George

www.bushandgudgell.com

LEGAL DESCRIPTION
FOR
PD ZONE CHANGE TO RE-12.5

BEGINNING AT A POINT N 89°10'00" W 555.25 FEET ALONG THE SECTION LINE AND N 1°23'40" E 482.57 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, POINT BEING ON THE BOUNDARY OF RED CLIFF PARKEAST PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND RUNNING THENCE N 88°36'02" W 377.36 FEET; THENCE N 4°27'50" W 61.62 FEET TO A POINT ON A 825.00 FOOT NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 22°22'59" E; THENCE ALONG THE ARC OF SAID CURVE 310.12 FEET THROUGH A CENTRAL ANGLE OF 21°32'15"; THENCE S 89°09'16" E 80.25 FEET; THENCE S 1°23'40" W 7.40' FEET TO THE POINT OF BEGINNING.

CONTAINS 7,682 SQ FT OR 0.176 ACRE MORE OR LESS

DRAFTAgenda Item Number : **3B****Request For Council Action****Date Submitted** 2016-01-25 12:47:30**Applicant** Stephen Wade Auto Group**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-C**Subject** Consider a zone change amendment to the Gordon Palmer / Southgate area Planned Development to create a master sign plan. The property is located between Blackridge Drive and Hilton Drive and 1470 South and Dixie Drive.**Discussion** Applicants located in a PD Zones are permitted to request an overall sign program that exceeds what is permitted per the sign ordinance. The applicant proposes three signs that vary from the code, which include one for height and two for size. Planning Commission recommends approval.**Cost** \$0.00**City Manager Recommendation** PD zone allows signs to be higher and larger depending on the site and the project. One height and two over size signs are involved for the Mercedes dealership. Planning Commission recommends approval.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 01/12/2016

CITY COUNCIL SET DATE: 01/21/2016

CITY COUNCIL MEETING: 02/04/2016

ZONE CHANGE

Stephen Wade Sign Plan

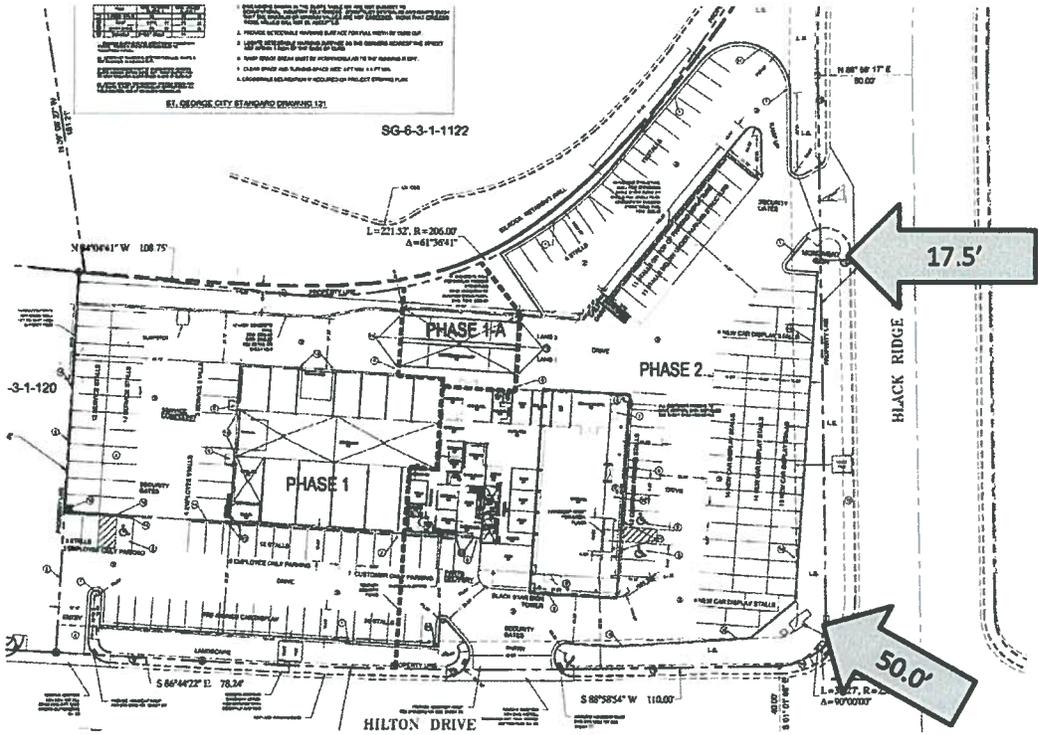
Case No. 2016-ZCA-003

- Request:** Consider a zone change amendment to the Gordon Palmer/Southgate Area Planned Development to create a master sign plan.
- Project:** This is a proposal to allow for signage that exceeds allowances in the current sign code.
- Owner:** Stephen Wade Auto Group
- Applicant:** Stephen Wade Auto Group
- Representative(s):** Mr. Bill Western
- Location:** Mercedes Benz is located at 1792 S Blackridge Dr
Toyota is located at 150 W Hilton Dr
- Zoning:** PD-C (Planned Development Commercial)
- General Plan:** COM (Commercial)
- Adjacent zones:** PD-C
- ZCA & Design:** Attached is the applicant's proposed signage for Mercedes Benz and Toyota Dealerships
- Applicable Code(s):** PD Zones are allowed to request an overall sign program that exceeds what is permitted per the sign ordinance. per 10-8-4.M
M. Signs: Overall sign program if proposed signage differs from what is allowed as outlined in the sign ordinance set forth in title 9, chapter 13 of this code.

9-13-4.B outlines the number, size, and height allowances for signage.
- Proposal:** The applicant proposes three (3) signs that exceed the code allowance.
Mercedes 1 exceeds the height limitation of 15'.
Mercedes 2 exceeds the size allowance of 120 s.f..
Toyota exceeds the size allowance of 120 s.f..

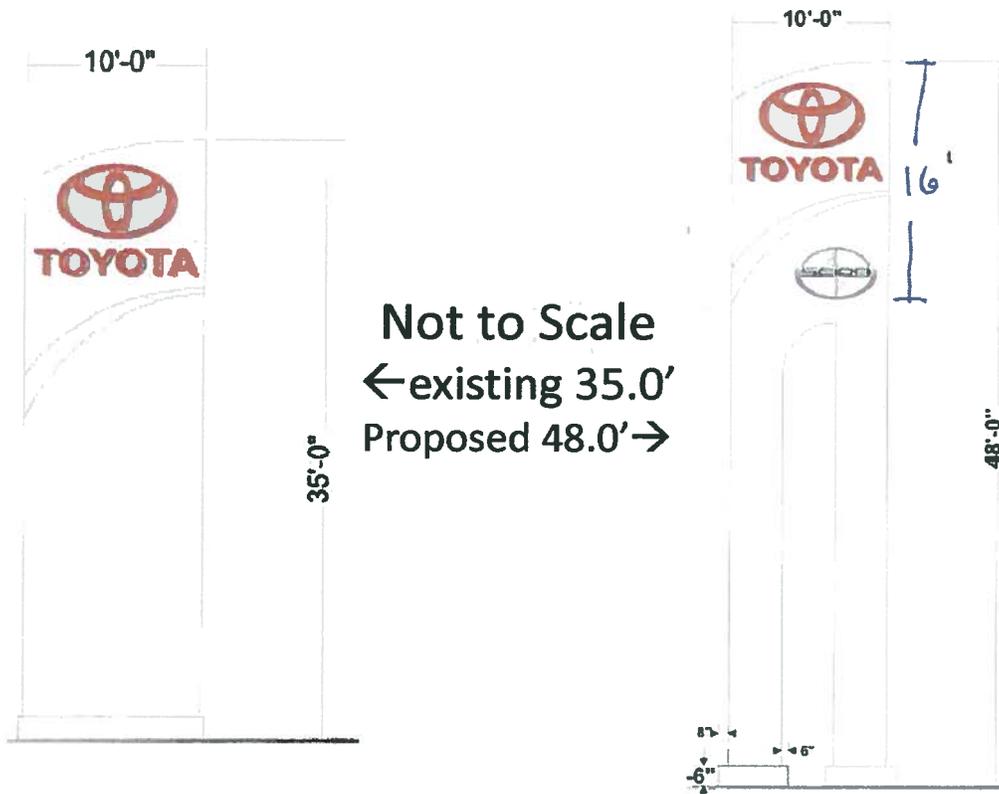
Applicant Request	Code Allowance
Mercedes Sign 1 Height 17.5' Size 96.25 s.f.	Height 15.0' Size 120 s.f.
Mercedes Sign 2 Height 50.0' Size 185 s.f.	Height 50.0' Size 120 s.f.
Toyota Height 48.0' Size 160 s.f.	*Height 50.0' Size 120 s.f.
<p>*Where two or more pole type signs are allowed, subsequent signs shall not exceed seventy percent (70%) of the allowed height of the main sign.</p> <p>There are existing signs on the property: Nissan Trucks 24' Nissan 30' Jeep/Chrysler 35' Toyota 35' (to be replaced by 48.0 sign)</p>	

PC: The Planning Commission recommends approval.



Not to Scale
 ← 17.5'
 50.0' →







PAINTER MOTOR CO.
1100 NORTH MAIN • NEPHI, UTAH 84648
(435) 623-0686 • FAX (435) 623-2265
TOLL FREE 1-800-662-2277 / 1-800-662-CARS
WWW.PAINTERMOTOR.COM



January 7, 2016

Genna Singh

City of St. George

Office of Planning and Zoning

175 East 200 North

St. George, UT 84770

Dear Ms. Singh,

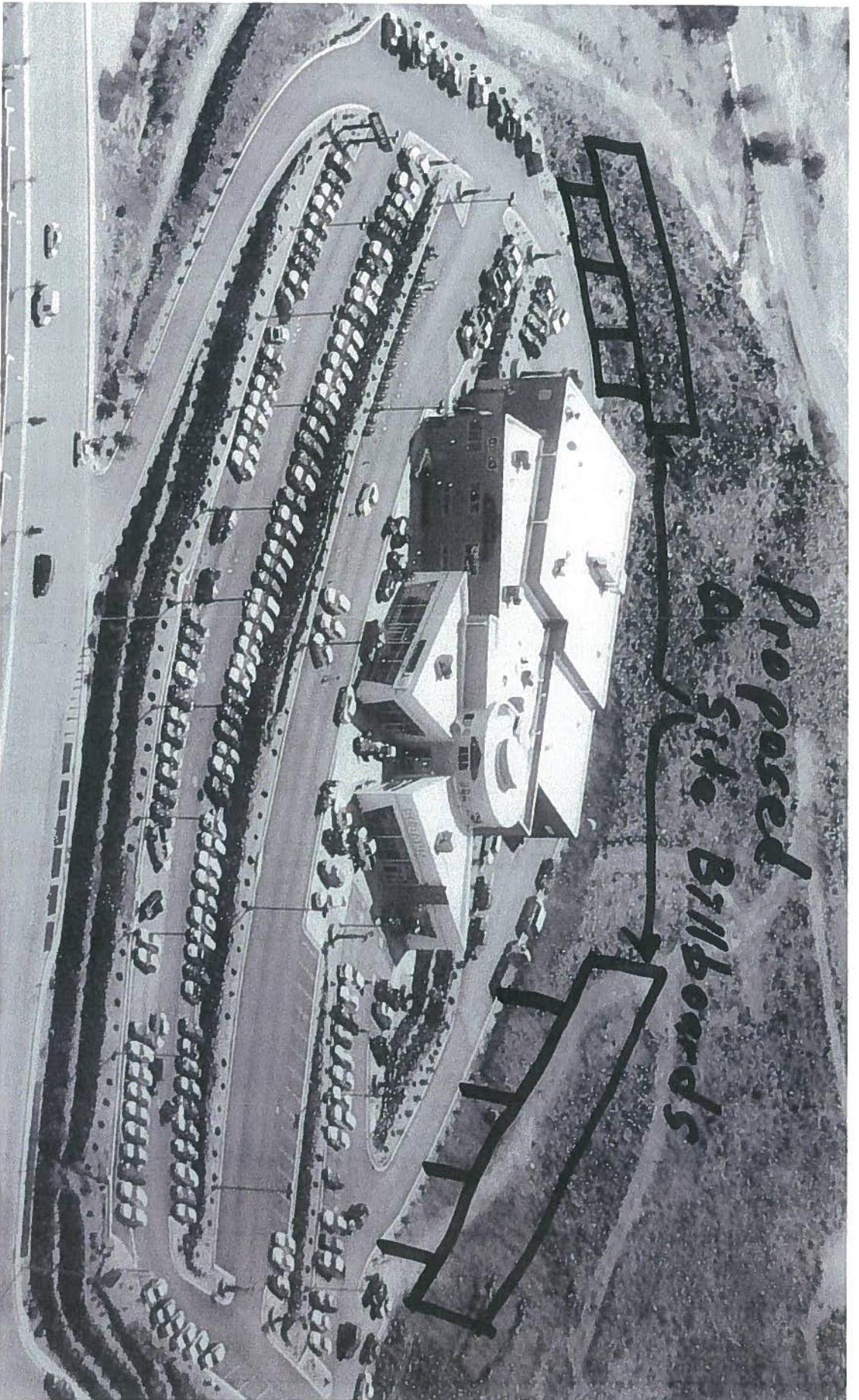
We appreciate receiving your notice regarding Case No. 2016-ZCA-003. As we are a landowner in this area we would like to give input as to this proposal. If not already allowed in the ordinance, we would like to request that Painter's be allowed to put an onsite electronic billboard on our Black Ridge property located at 1746 South Black Ridge Drive. I have attached a copy of the Vicinity Plan and Building/Lot Plan and noted in bold the locations for an electronic billboard on our site. As the City has already stated that they discourage new development/building on the side hills to the west of our property we would assume that would not be a problem with blocking a future development west of our parking lot as the city won't allow that anyway. Our proposed billboard would be located on our site and face east/southeast. We believe this would enhance the visibility for freeway exposure and hopefully generate more business and sales tax revenue for St. George City. If language is not already in your ordinance allowing this proposal we would ask that it be considered and included as part of this zone change/master plan amendment.

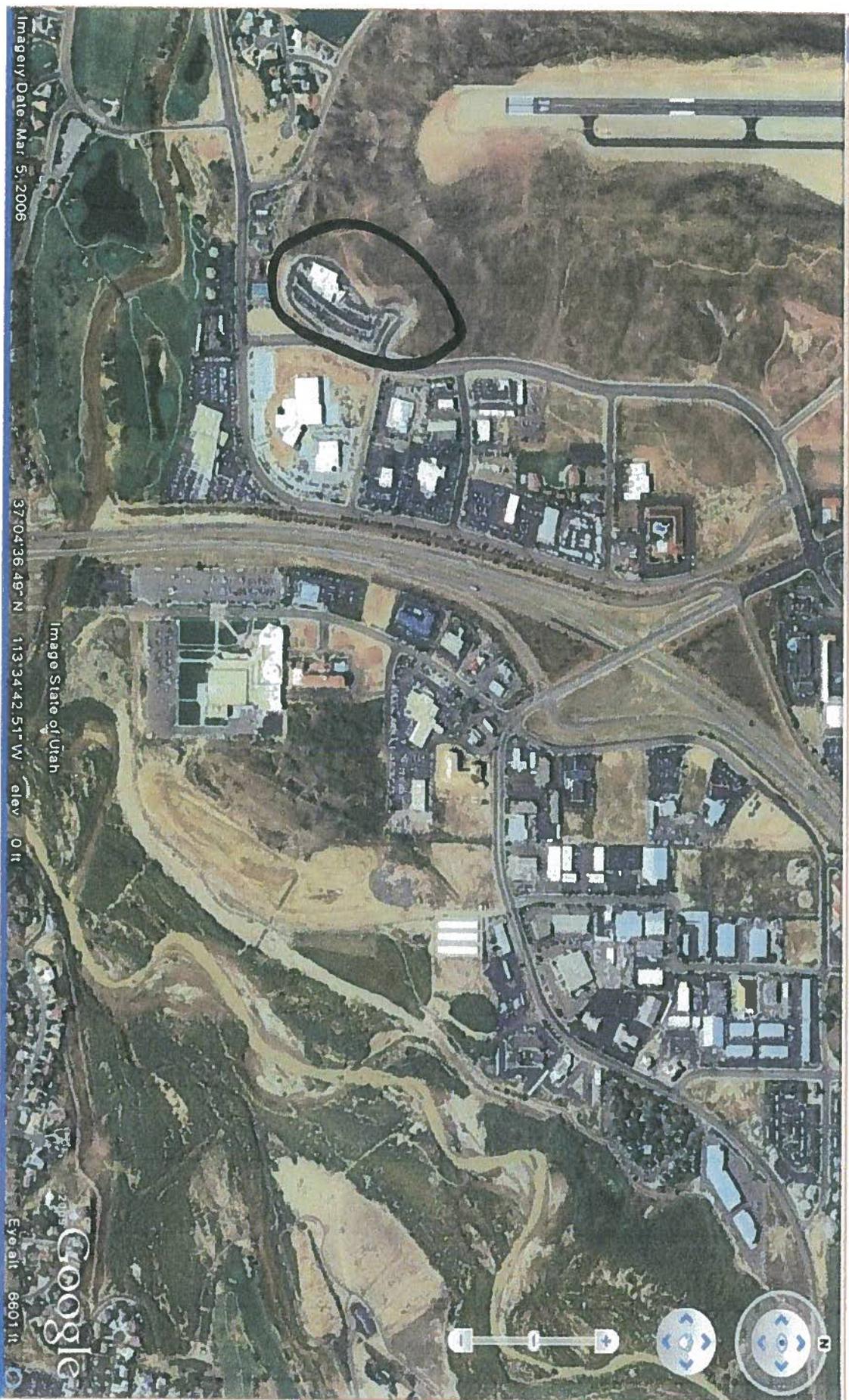
We would like this letter and request to be part of the minutes of your meetings and included as a request for consideration by the appropriate boards/council.

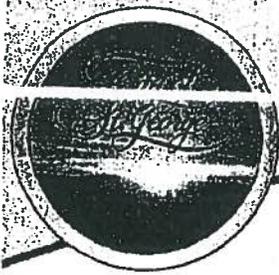
I would appreciate response/comments/suggestions from you so that we may move forward as part of the new proposed Case No. 2016-ZCA-003.

Thanking you in advance,

patrickpainter@gmail.com 435-660-1147







CITY OF ST. GEORGE

175 East 200 North
St. George, Utah 84770

January 04, 2016

Dear Property Owner within 500' of Proposed Zone Change Amendment,

The City of St. George has received a request to consider a zone change amendment to the Gordon Palmer/Southgate Area Planned Development to create a master sign plan. The property is located between Blackridge Drive and Hilton Drive and 1470 S and Dixie Drive. The applicant is Stephen Wade Auto Group and the representative is Mr. Bill Western. Case No. 2016-ZCA-003

The St. George City Planning Commission will hold a public hearing on **Tuesday, January 12, 2016** at 5:00 pm in the St. George City Hall, (Council Chambers) located at 175 East 200 North, St. George, Utah. The Planning Commission will make a recommendation to the City Council who will also consider this request in a public hearing, most likely on **Thursday, February 04, 2016** at 5:30 pm, but you will be notified of the exact day and time. Please note that modifications to the request may to accommodate potential issues or concerns by the applicant, staff, Commission, or Council.

Interested persons are encouraged to attend this meeting and express any opinions regarding the requested amendment. You may also present your opinions in writing to the Planning Commission prior to the meeting. Your written comments can be sent to: Community Development Department, City of St George, 175 E. 200 N. St. George, UT 84770.

Sincerely,

Genna Singh
Building & Development Office Supervisor
435-627-4206
genna.singh@sgcity.org

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 Resource Office, (435) 627-4671, at least 24 hours in advance if you have special needs.

Z:\Planning and Zoning\Common\Zone Changes\2016 ZC\2016-ZCA-003 Stephen Wade Sign Plan\PC 2016-ZCA-003 notice letter.docx

CITY OF ST. GEORGE
175 East 200 North, St. George, Utah 84770
Phone: (435) 627-4000
www.sgcity.org

MAYOR
Jonathan T. Pike

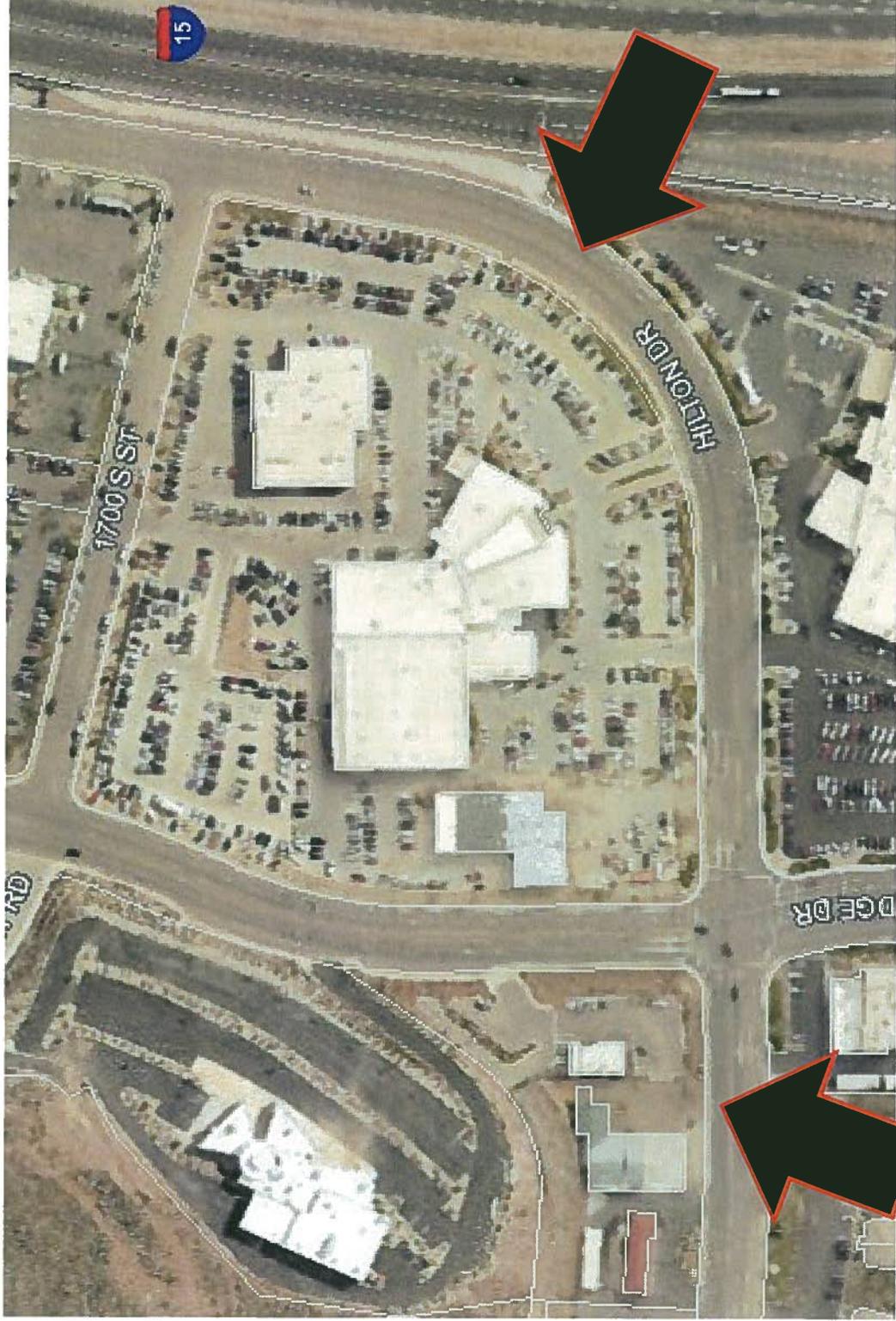
CITY MANAGER
Gary S. Esplin

CITY COUNCIL
Gil Almquist
Jimmie Hughes, Michele Randall
Joe Bowcutt, Belle Aral

Stephen Wade 2016-ZCA-003

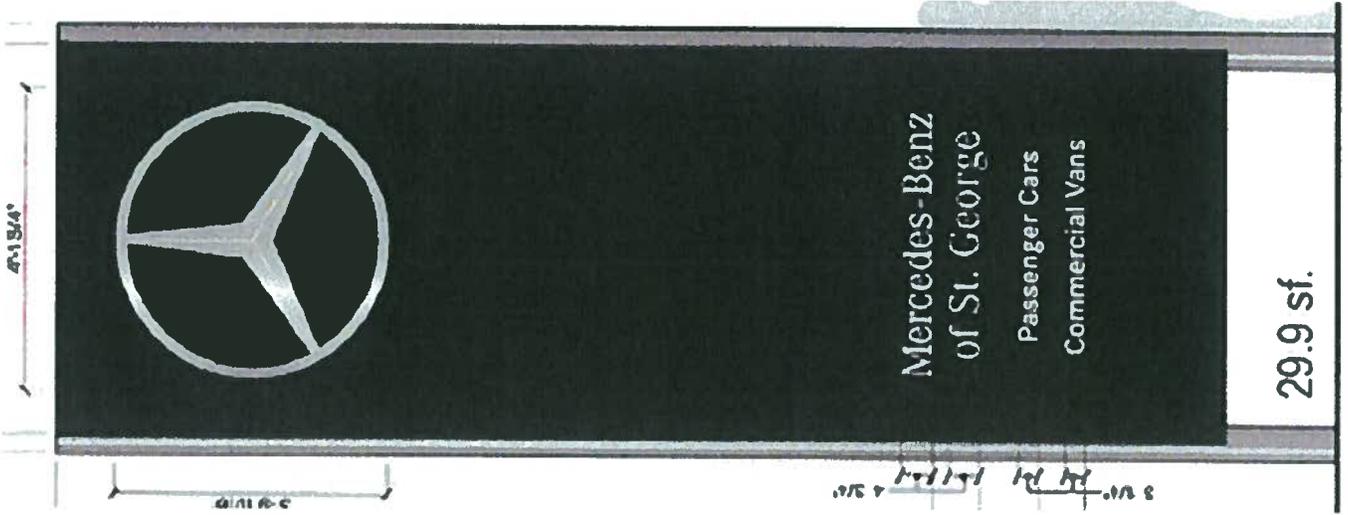
Overall Sign Plan

Subject Properties



Zoning

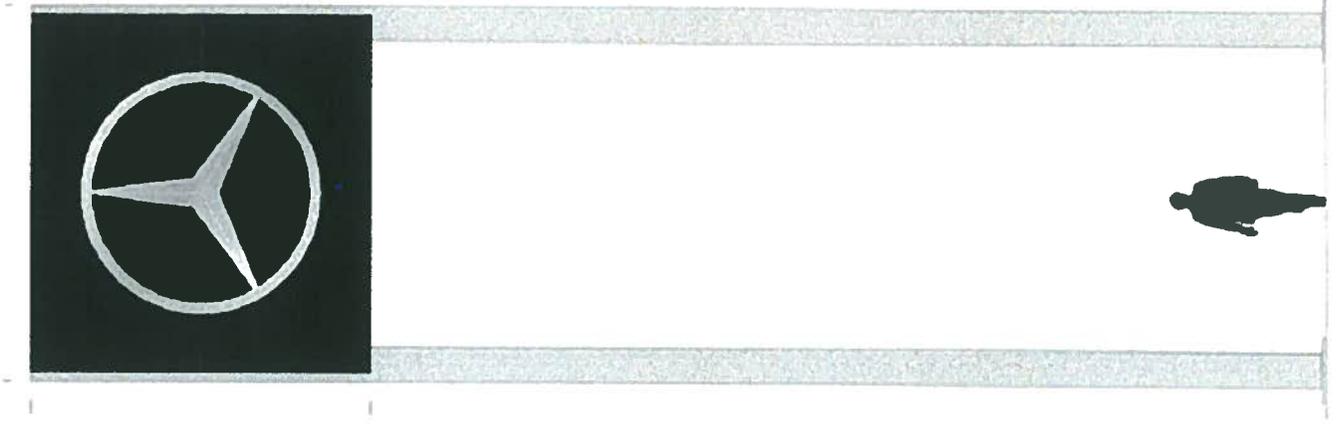




Not to Scale

←17.5'

50.0' →

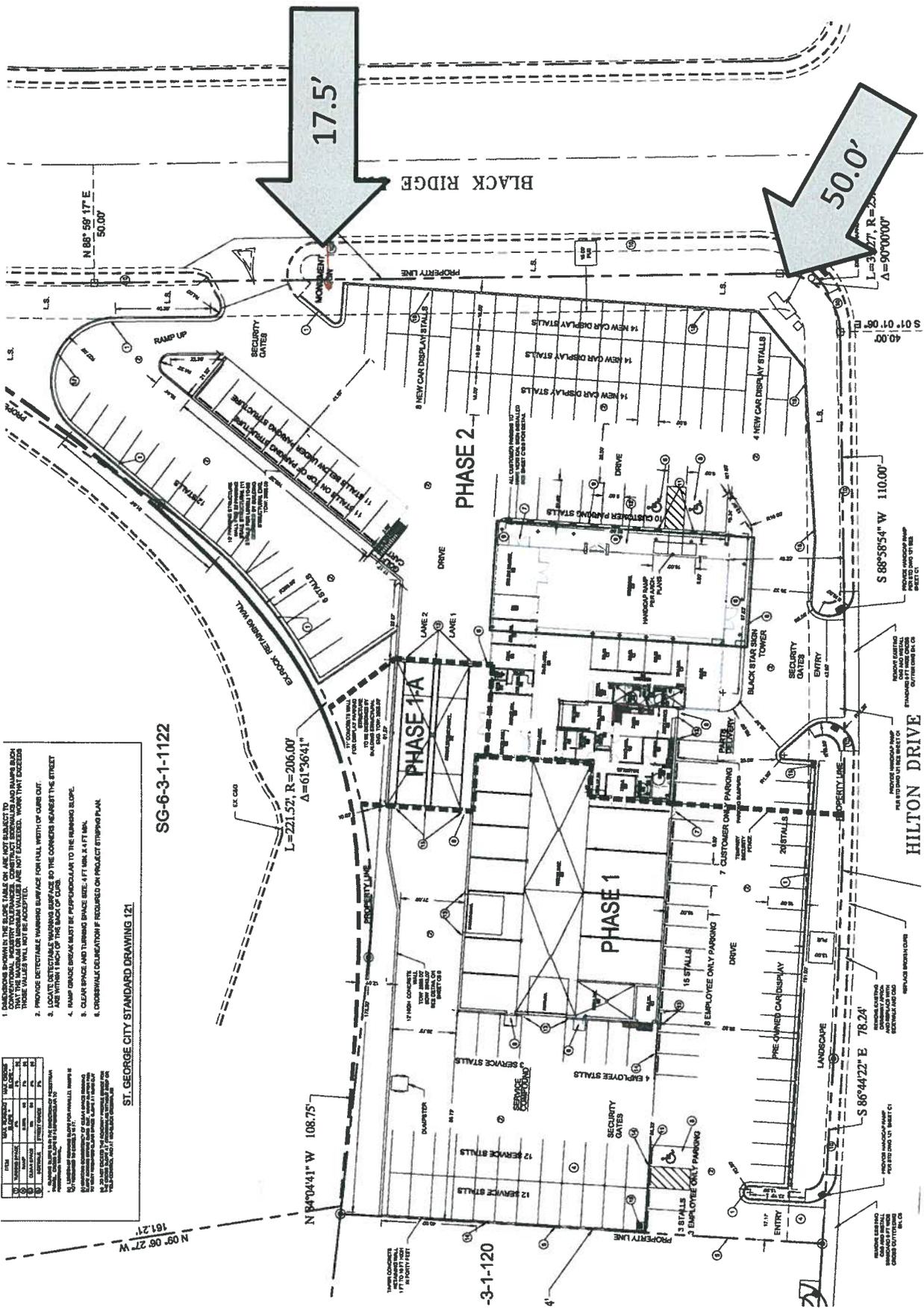


ITEM	DESCRIPTION	DATE	BY
1	REVISION	11/11/11	...
2	REVISION	11/11/11	...
3	REVISION	11/11/11	...
4	REVISION	11/11/11	...
5	REVISION	11/11/11	...
6	REVISION	11/11/11	...
7	REVISION	11/11/11	...
8	REVISION	11/11/11	...
9	REVISION	11/11/11	...
10	REVISION	11/11/11	...

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE PAID FOR.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB OUT.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB OUT AND WITHIN 10 FEET OF THE BACK OF CURB.
4. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE BARRIERS SLOPE.
5. CLEAR SPACE AND TURNING SPACE SHALL BE 4 FT MIN. x 4 FT MIN.
6. CIRCULAR CURVATURE REQUIRED ON PROJECT STAMPED PLAN.

ST. GEORGE CITY STANDARD DRAWING 121

SG-6-3-1-1122



161.21'

N 09° 06' 27\"/>

N 84° 04' 41\"/>

108.75'

L=221.52', R=206.00'
A=61°36'41\"/>

17.5'

50.0'

L=37.7', R=25.2'
A=90°00'00\"/>

S 01° 01' 06\"/>

40.00'

S 88° 58' 54\"/>

110.00'

S 86° 44' 22\"/>

76.24'

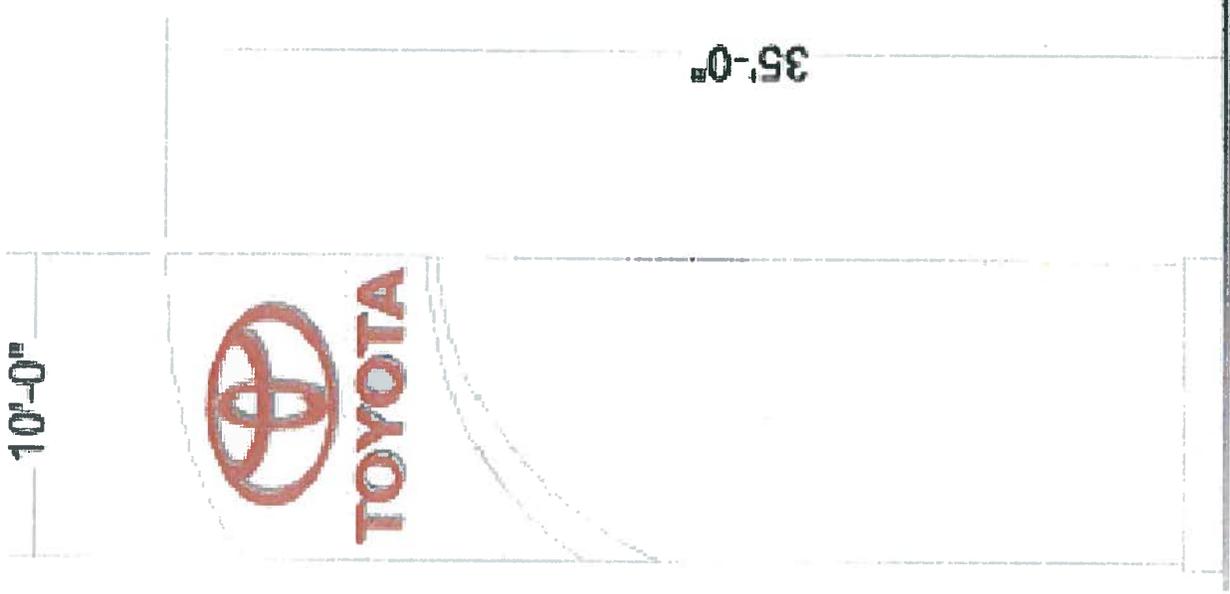
PROPERTY LINE

PROPERTY LINE

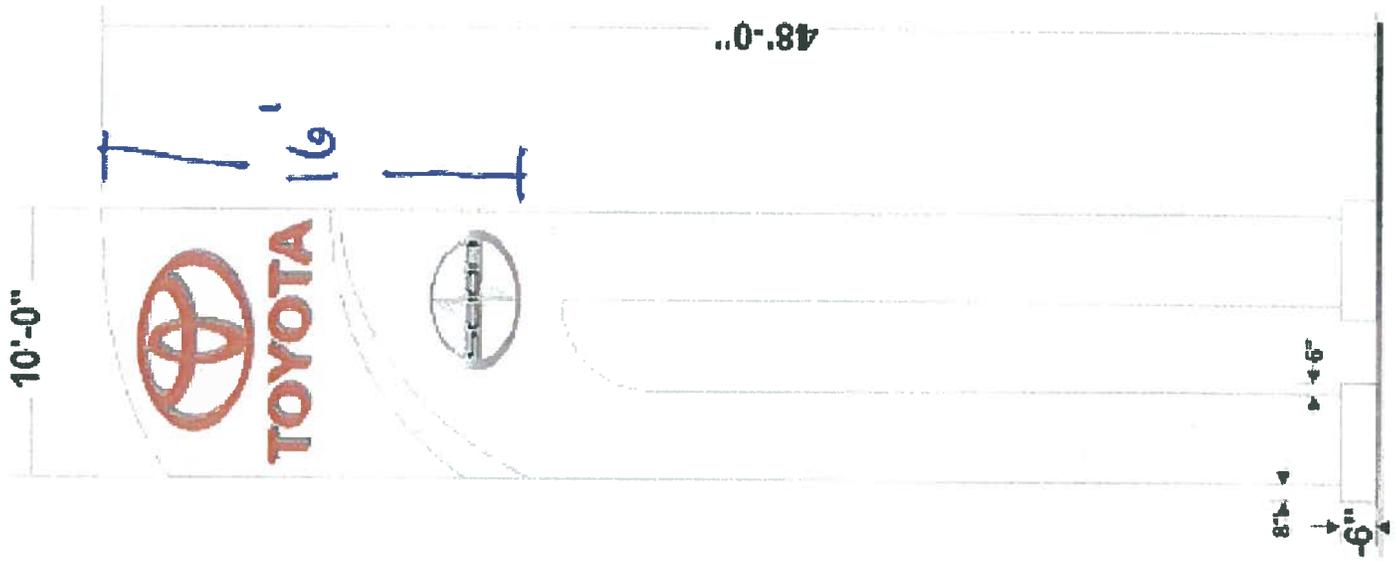
PROPERTY LINE

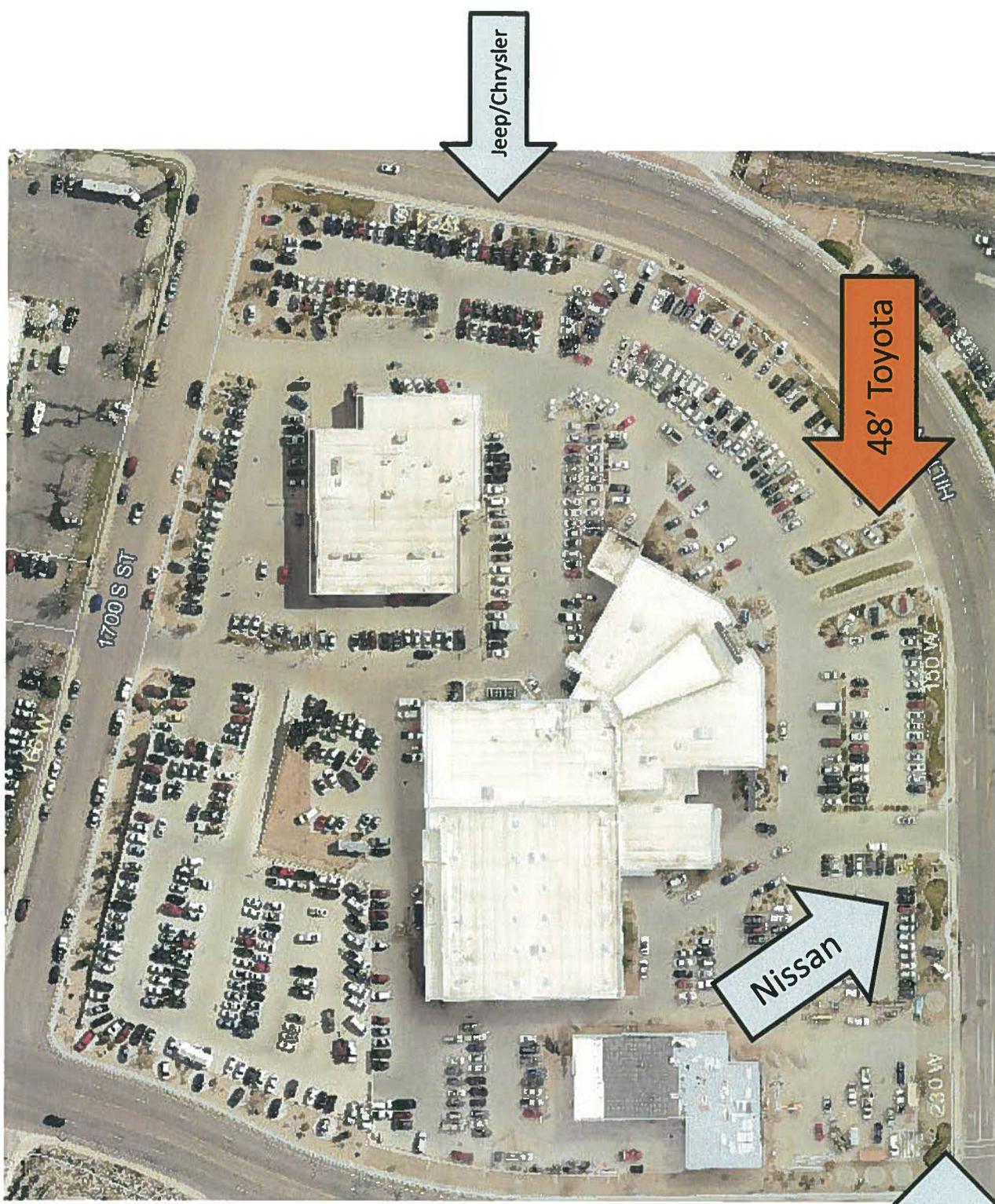
PROPERTY LINE

PROPERTY LINE



Not to Scale
 ← existing 35.0'
 Proposed 48.0' →





Jeep/Chrysler

48' Toyota

Nissan

Nissan

1700 S ST

230 W

150 W

100 W

Applicant Request	Code Allowance
Mercedes Sign 1 Height 17.5' Size 96.25 s.f.	Height 15.0' Size 120 s.f.
Mercedes Sign 2 Height 50.0' Size 185 s.f.	Height 50.0' Size 120 s.f.
Toyota Height 48.0' Size 160 s.f.	*Height 50.0' Size 120 s.f.
<p>*Where two or more pole type signs are allowed, subsequent signs shall not exceed seventy percent (70%) of the allowed height of the main sign.</p> <p>There are existing signs on the property:</p> <ul style="list-style-type: none"> Nissan Trucks 24' Nissan 30' Jeep/Chrysler 35' Toyota 35' (to be replaced by 48.0 sign) 	

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE GORDON PALMER/SOUTHGATE AREA PLANNED DEVELOPMENT (PD) BY APPROVING A SIGN PLAN FOR 1792 SOUTH BLACKRIDGE DRIVE AND 150 WEST HILTON DRIVE
(Steven Wade Auto Group)**

WHEREAS, the property owner has requested a zone change amendment to the Gordon Palmer/Southgate Area Planned Development; and

WHEREAS, the City Council held a public hearing on this request on February 4th, 2016; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; and

WHEREAS, the City Council has determined that the requested change to the Gordon Palmer/Southgate Area Planned Development is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change amendment to the Gordon Palmer/Southgate Area by approving a sign plan for 1792 South Blackridge Drive and 150 West Hilton Drive, and more specifically described on the attached and incorporated property description, Exhibit "A". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below.

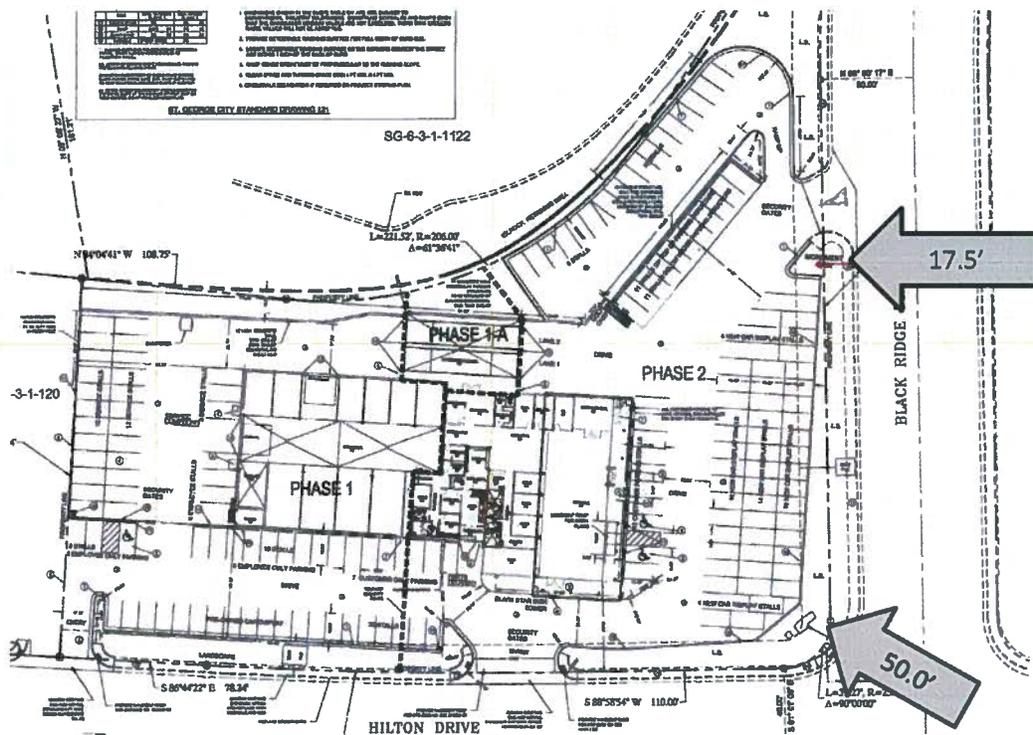
APPROVED AND ADOPTED by the City Council of the City of St. George, this 4th day of February, 2016.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

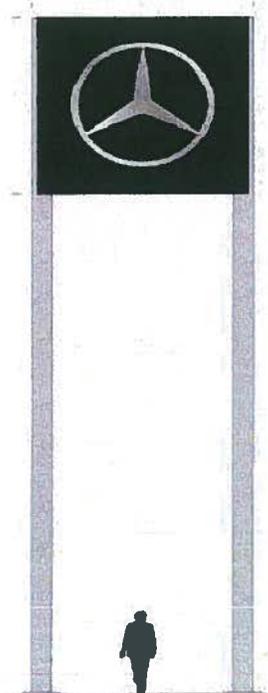
Exhibit "A"

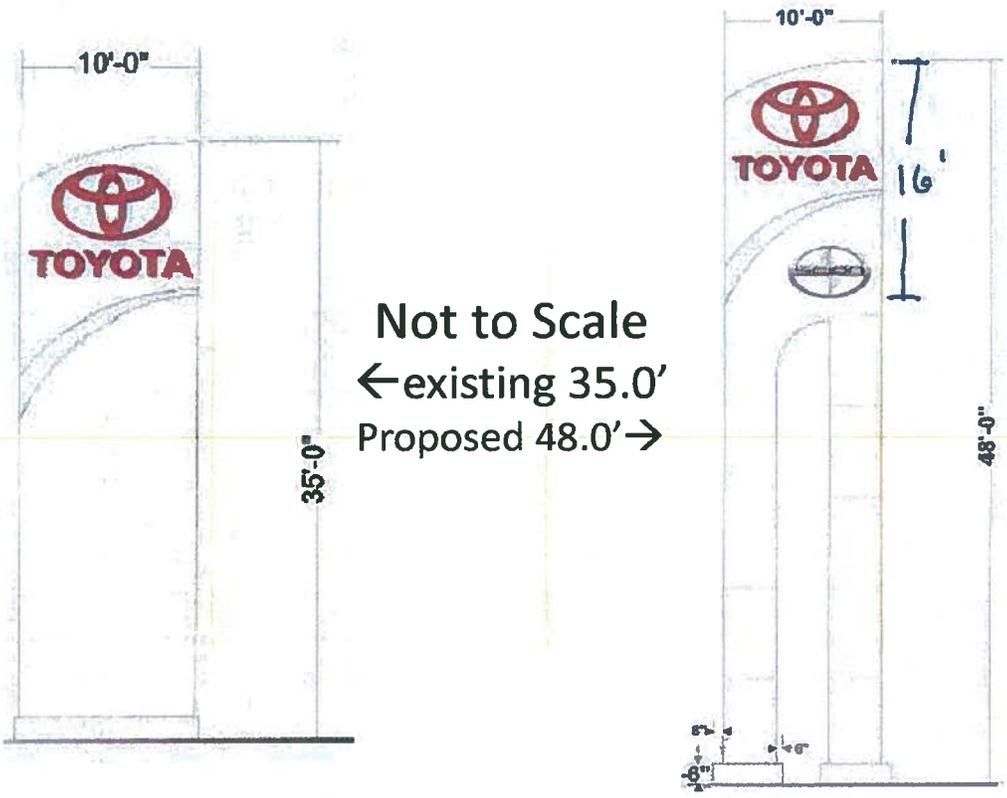


Not to Scale

← 17.5'

50.0' →





DRAFTAgenda Item Number : **3C****Request For Council Action****Date Submitted** 2016-01-25 12:30:56**Applicant** Bush & Gudgell, Inc**Quick Title** Public Hearing, GP Amend, and Ord From LDR to MDR

Subject Consider a request to amend the General Plan (GP) from LDR (Low Density Residential) to MDR (Medium Density Residential) on a total of 20.43 acres. The project is called "The Joshuas." The property is generally located on Tonaquint Drive. The proposal is to change the General Plan to correct the land use for existing Phase 1 and 2 (GP clean-up) and to allow for the future submittal of a zone change to allow development of a proposed Phase 3. The applicant is Salisbury Homes and the representative is Bush & Gudgell, Inc.

Discussion The applicant is proposing to amend the General Plan to MDR, which would allow up to 9 du/ac. Phase 1 and 2 is an existing residential development that was developed as MDR, therefore this is a clean up item. However, the applicant is proposing to extend the MDR to phase 3. Planning Commission recommends approval.

Cost \$0.00

City Manager Recommendation Phase 3 of existing plan for the Josuhas development on Tonaquint. Planning Commission recommends approval.

Action Taken**Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 01/12/2016
CITY COUNCIL SET DATE: 01/21/2016
CITY COUNCIL MEETING: 02/04/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Joshuas (Phase 1, 2, & 3)

Case No. 2016-GPA-002

(Phase 1 & 2 = City clean-up LU & Phase 3 = Developer application)

Request: To amend the General Plan from LDR (Low Density Residential), to MDR (Medium Density Residential) on a total of 20.43 acres. The property is generally located on Tonaquint Drive. The proposal is to change the General Plan to correct the land use for existing Phase 1 and 2 (clean-up) and to allow for the future submittal of a zone change to allow development of a proposed Phase 3.

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

Staff Comments: The applicant requests a land use amendment for Phase 3. At the same time, staff requests approval to correct or 'clean-up' the land use designation on existing Phases 1 & 2 *(currently zoned R3 with a LDR land use)*.

It's the intent of the applicant to return with a zone change application if this GPA is approved. The applicant would then like to rezone the R-3 property *(Phase 1 & 2)* to match the existing PD-R zone *(Proposed Phase 3 area)*. Ultimately the applicant wishes to create short term rental units which can only be applied for in a PD-R zone if specific code conditions are met.

Property Owner: Salisbury Homes (Phase 3)

Applicant: Salisbury Homes (Phase 3)
City of St George (Phase 1 and 2)

Representative: Bush & Gudgell, Inc.

Area(s): 10.43 acres (Phase 1 & 2)
10.00 acres (Phase 3)

Location: In the vicinity of the intersection of Tonaquint Drive and Curly Hollow Drive. Located north of the Southgate Golf Course.

Current Zones: R3 (Phase 1 & 2) and PD-R (Phase 3)

Current General Plan: LDR (Low Density Residential)

Proposed General Plan: MDR (Medium Density Residential)

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

Comments: Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and approval (*on Phases 1 & 2*)(R3 to PD-R).

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

P.C.: The Planning Commission recommends approval to the City Council of a GPA (General Plan Amendment) Case No. 2016-GPA-002 to amend the General from LDR (Low Density Residential) to MDR (Medium Density Residential) on 10.0 acres (for Phase 3) and on 10.43 acres (for Phase 1 & 2). The properties are located on Tonaquint Drive north of the Southgate Golf Course.

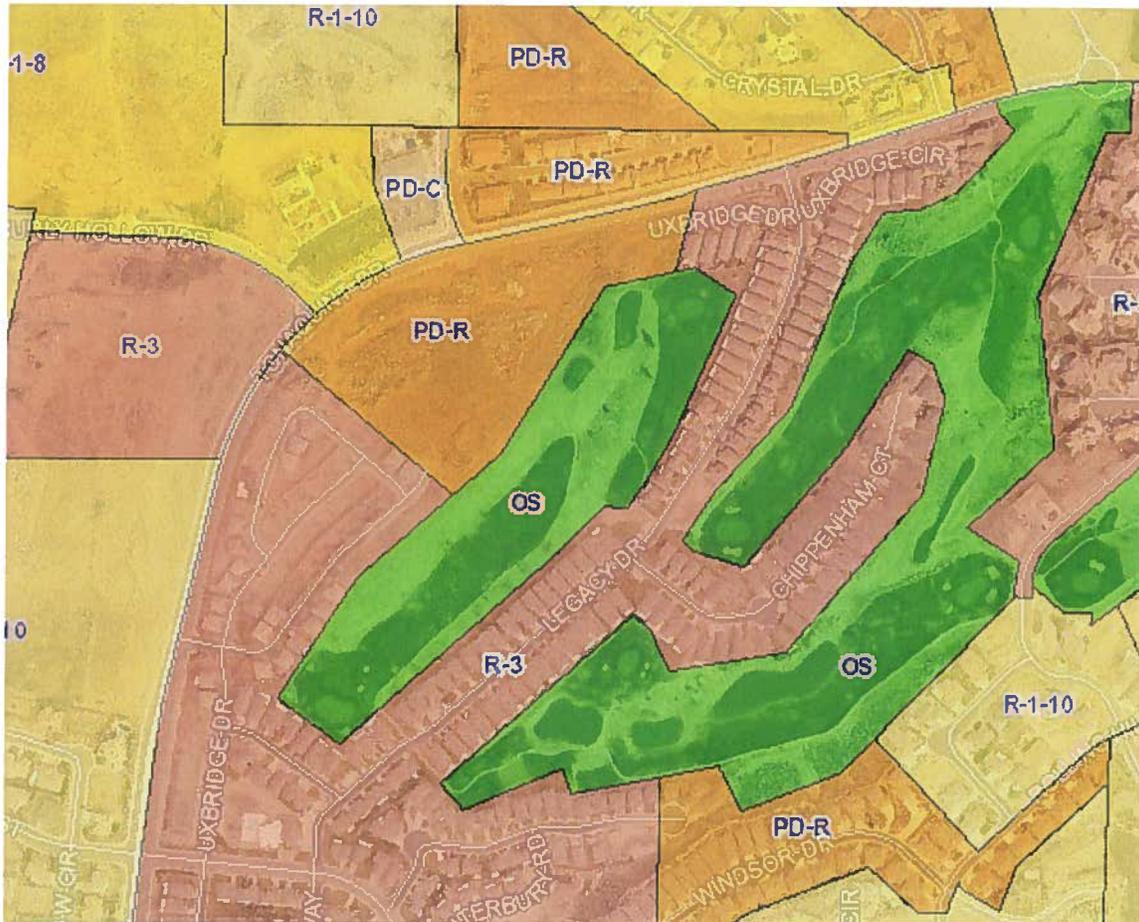
AERIAL - VICINITY



EXISTING GENERAL PLAN (LDR)



EXISTING ZONING

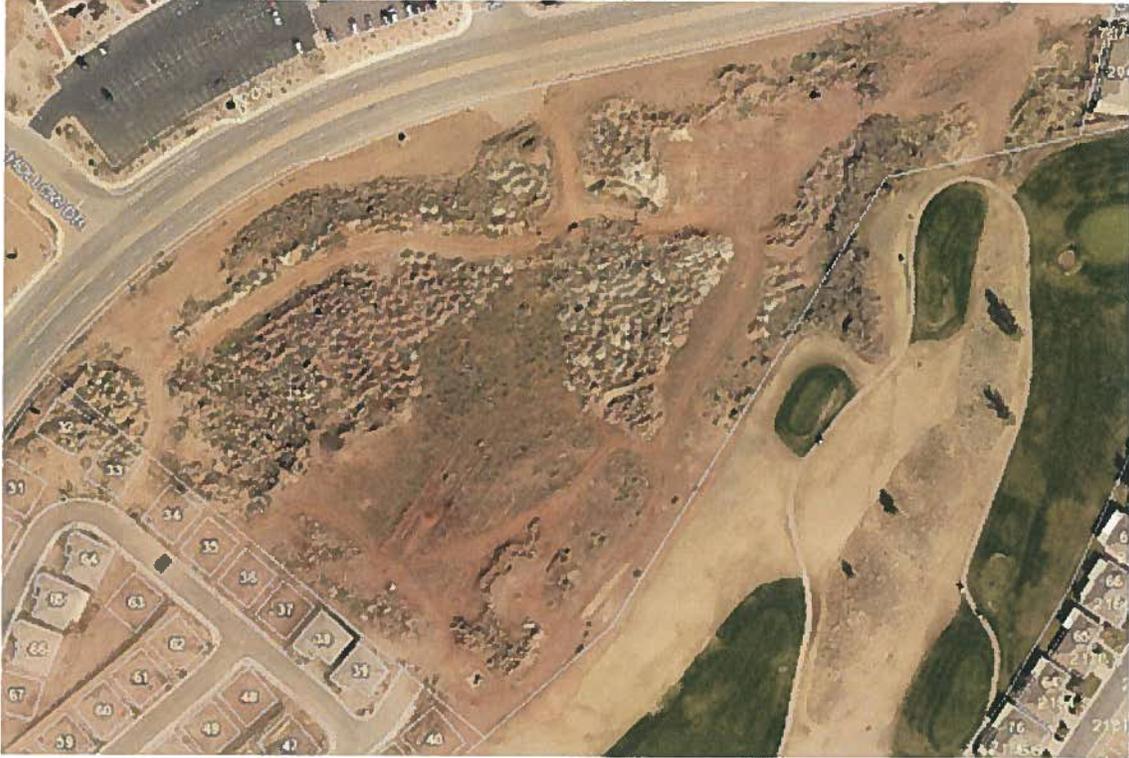




Phase 1 and 2 (Partially developed)



Phase 3 (Vacant Land) (Vacant Land)



SG-6-3-1-3013

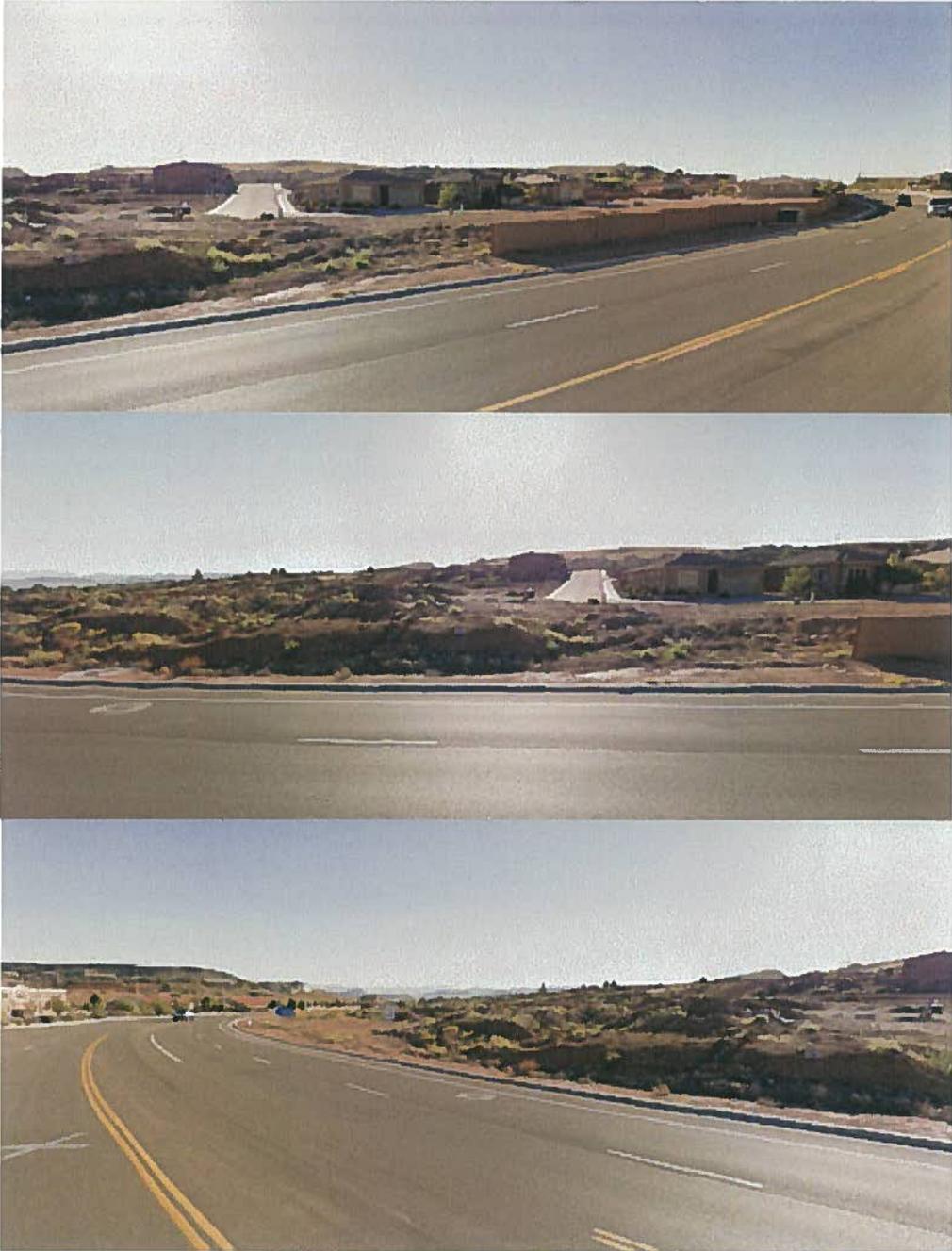
Account Number 0736275
Parcel Number SG-6-3-1-3013
Tax District 08 - St George City
Acres 10.05
Situs

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

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°28'41"W 274.99 FT, TH S29°52'11"W 575 FT, TH S47°23'21"W 185.74 FT, TH N51°17'43"W 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°45'28"E TO PT TNGY; TH N76°08'37"E 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.



Street View(s) (Google Maps)



Noticing – 500 Ft Radius



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FROM LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL) ON 20.43 ACRES GENERALLY LOCATED AT THE INTERSECTION OF TONAQUINT DRIVE AND CURLY HOLLOW DRIVE AND NORTH OF THE SOUTHGATE GOLF COURSE (“The Joshuas”)

WHEREAS, the applicants have requested a change to the General Plan Land Use Map for properties located at approximately the intersection of Tonaquint Drive and Curly Hollow Drive and north of the Southgate Golf Course from LDR (Low Density Residential) to MDR (Medium Density Residential); and

WHEREAS, the City Council held a public hearing on the requested change to the Land Use Map on February 4, 2016, and has received and reviewed pertinent information regarding the proposal; and

WHEREAS, the Planning Commission held a public hearing on January 12, 2016, and the City Council has reviewed the Planning Commission’s recommendation; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George. Also, the requested change in the General Plan Land Use Map is reasonable and consistent with the City’s General Plan.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:
Section 1.Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2.Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on property fully described and incorporated on Exhibit ‘A,’ attached hereto.

Section 3.Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4.Effective Date. This Ordinance shall take effect immediately on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 4th day of February, 2016.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

EXHIBIT "A"

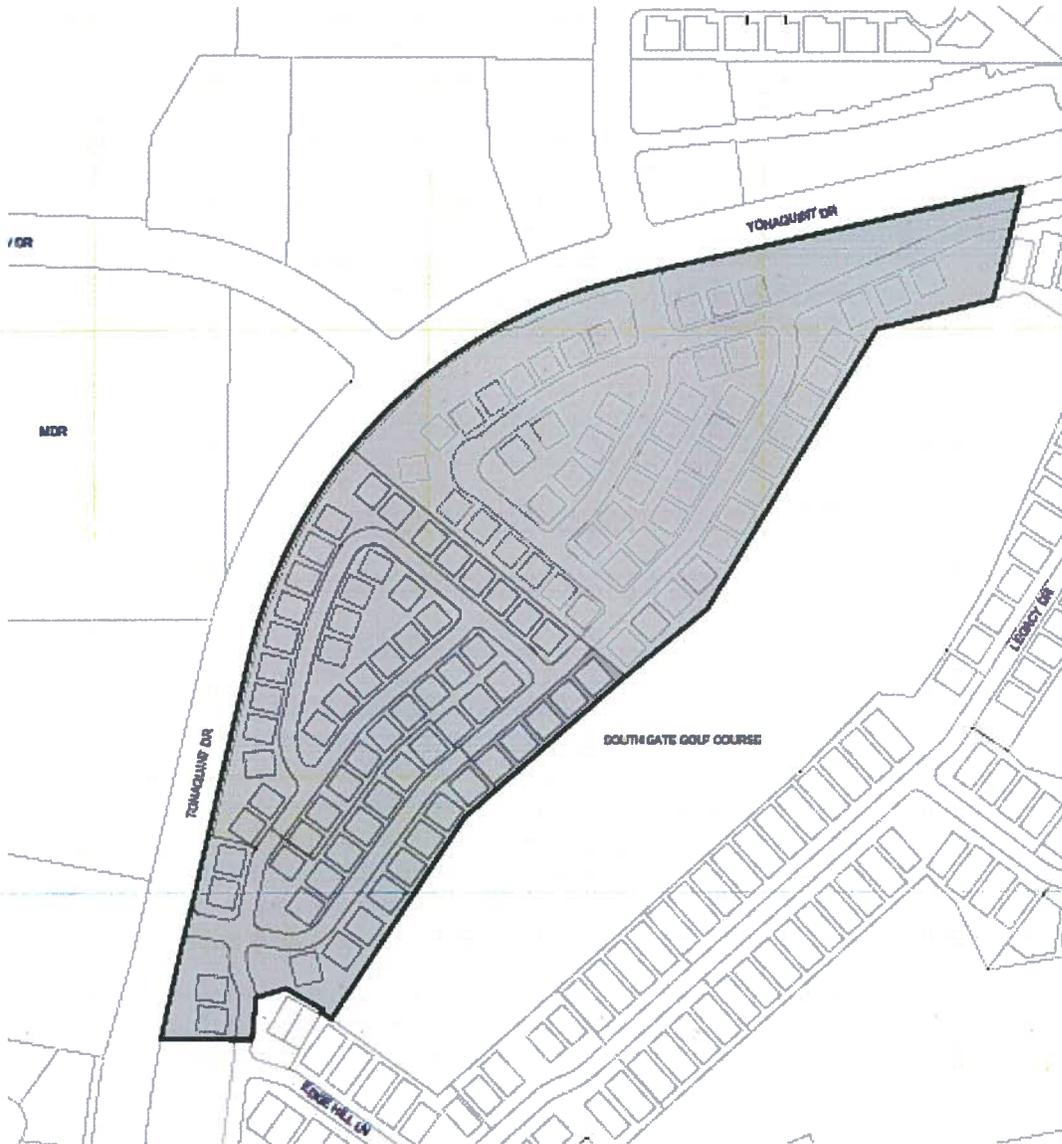
AERIAL - VICINITY



EXISTING GENERAL PLAN (LDR)



Phase 1, 2, & 3 to change to MDR



DRAFTAgenda Item Number : **3D****Request For Council Action****Date Submitted** 2016-01-25 12:40:21**Applicant** Mr Denis Lyman**Quick Title** Public Hearing, GP Amendment, and Ord From LDR to COM**Subject** Consider a request to amend the General Plan from LDR (Low Density Residential) to COM (Commercial) on approximately 10.43 acres. The property is generally located at the intersection of Sugar Leo Road and Pioneer Road (between Pioneer Road and the I-15 Freeway). The applicant is Mr. Denis Lyman.**Discussion** The applicant proposes to modify the General Plan to COM. The property is located between Pioneer Road and I-15 and currently zoned OS. The property does have several constraints that would make it difficult to develop as LDR, given the proximity to I-15 and terrain. Planning Commission recommends approval**Cost** \$0.00**City Manager Recommendation** This property abuts the I-15 freeway and the frontage road which makes development of residential very challenging. The Planning Commission recommends approval of change of zone to commercial for the parcel.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 01/12/2016
CITY COUNCIL SET DATE: 01/21/2016
CITY COUNCIL MEETING: 02/04/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Monster Storage – RV storage

Case No. 2016-GPA-001

- Request:** Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential), to COM (Commercial) on approximately 10.43 acres. The property is generally located at the intersection of Sugar Leo Road and Pioneer Road (between Pioneer Road and the I-15 Freeway). This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a covered RV storage facility. The applicant is Mr. Denis Lyman. Case No. 2016-GPA-001
- Background:** Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.
- Applicant:** Denis and Diane Lyman
- Area:** 10.43 acres
- Location:** The property is generally located 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.
- Current Zones:** OS (Open Space)
- Current General Plan:** LDR (Low Density Residential)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Narrative:** The applicant proposes to modify the General Plan Land Use Map to support commercial. The current property owner purchased several years ago from the State of Utah and staff believes it was excess I-15 right of way.

Comments: What is being considered is whether the current land use designation is appropriate or should it be changed to COM. The Planning Commission has potentially three options for the application: recommend approval for COM on the property; determine current designation is appropriate, however, the property does have several constraints that would make it difficult to develop as LDR, given the proximity to I-15; or recommend the land use be changed to match the current zoning, given the hills on the site do provide a visual and sound barrier for the existing residential.

Zone Change

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

SPR

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

PC: The Planning Commission recommends approval (6-1)

MR. JED FACKRELL

ST GEORGE VT 04740

DEAR MR RAY SNYDER,

MY WIFE AND I ARE VERY CONCERNED WITH WHAT WILL BE BUILT ACROSS THE STREET FROM OUR HOME. WE MOVED TO BLOOMINGTON BECAUSE WE LOVE HOW ITS MOSTLY ALL RESIDENTIAL PROPERTY, NOT INCLUDING THE COMMERCIAL PROPERTY NEAR THE ROUND ABOUT. IT WOULD DISRUPT THE PEACE AND WELCOMING FEELING BLOOMINGTON HAS TO OFFER. PLEASE DONT BUILD ANYTHING IN OUR FRONT YARD. AND IF YOU DO, BUILD A CHURCH. WE MOVED FROM SLC TO THIS BEAUTIFUL, QUIET NEIGHBORHOOD. PLEASE DONT RUIN IT FOR MY FAMILY AND FELLOW NEIGHBORS.

SINCERELY, JED FACKRELL
3988 S. CARISA DR.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ST. GEORGE

175 E. 200 N.

ST GEORGE VT 04740

8477032845



St. George Planning Commission
175 E. 200 N.
St. George UT 84770

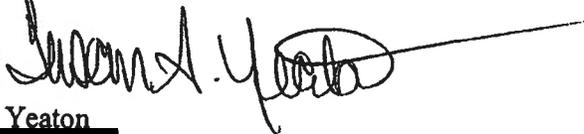
January 13, 2016
Attn: Ray Snyder

Dear Mr. Snyder,

I am a home owner in the Las Colinas subdivision. Mine was the second house built and occupied in the subdivision, so I have been there since the start. I am writing you in response to the letter I received about the zone change request by Mr. Denis Lyman. The letter does not indicate what the proposed commercial project will be, which makes it a bit vague, but I'm assuming it is a business that will add more traffic and congestion on Pioneer Rd. My backyard is right off Pioneer Rd. so more traffic and noise would certainly affect my home.

We bought our home there knowing we would have to deal with the traffic noise from the freeway close by; but that was a known situation. We knew more and more houses would go in the subdivision and the area would grow a lot and increase noise and traffic; that was a known situation. We knew Sun River would be growing and many more houses in that community would go in; that was a known situation. We were willing to deal with those issues because it would actually make the area have a more residential feel and that's what we wanted. However, if a commercial business is built right in my backyard that will change the whole dynamics of the area. I know my neighbors are against it but I doubt any of them will take the time to go to a meeting or write. I would like to know if I took it upon myself to get signatures on a petition, or anything else you might suggest, if that would help to show that our neighborhood is against this proposal. I don't mean to imply that my neighbors are uninterested, I believe they are very interested, but it is hard with busy schedules to make time for things that they assume will not make a difference. You have to understand that those of us who have lived in Las Colinas for a while have had a very difficult time with all the switching of hands regarding ownership and who is responsible for what. The HOA situation has been a nightmare for years, with rates doubling but services diminishing but no one to answer to. I think we are all a bit beat down and of the attitude of 'what will they do to us next?' However, for what it's worth I am against the zone change and do not want the change request to go forward. There are many other places nearby to build commercially; the other side of the freeway just off the new exit for example. Please take my request under consideration and please let me know what more I can do to show my support for keeping our neighborhood a neighborhood.

Thank you,



Susan Yeaton

St. George Utah 84790

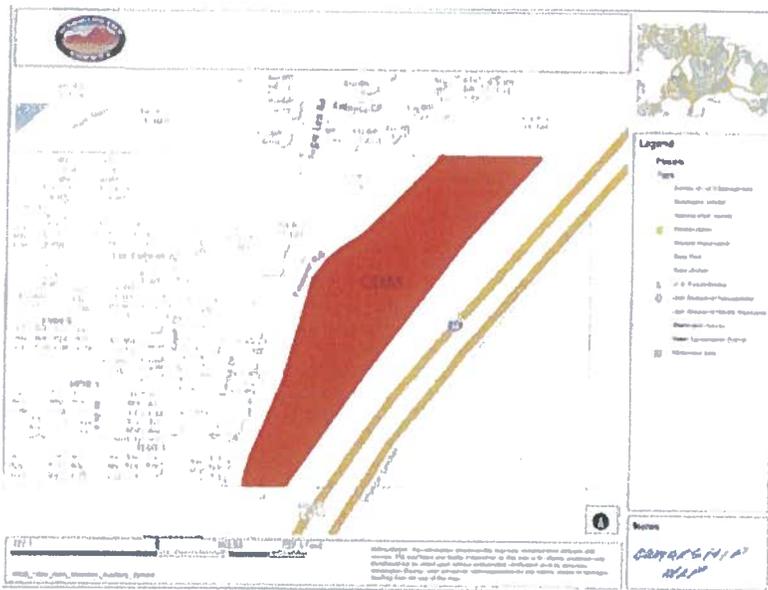
Ray Snyder

From: Ray Snyder
Sent: Wednesday, January 13, 2016 3:33 PM
To: 'Susan Yeaton'
Cc: John Willis; Genna Singh
Subject: RE: Zoning change-Las Colinas
Attachments: PC 2016-GPA-001 Monster Storage RV - Pioneer Rd.pdf

Susan Yeaton,

Thank you for your letter. I've forwarded it to the attention of Mr. John Willis, Planning Manager who be presenting this case (2016-GPA-001) to the City Council at the February 4, 2016, City Council meeting. I anticipate he will make a copy of your letter and include it in the council staff report.

Attached for your reference is a copy of the staff report as submitted to the Planning Commission on January 12, 2016. Graphics of the request are inserted below. After approx. 40 minutes of project review which included several comments from concerned residents, the Planning Commission made a motion to recommend approval to the City Council. The Council has the authority to approve or deny the change in the General Plan.





Ray Snyder
Planner II
175 East 200 North
St George, Utah 84770
(435) 627-4437
ray.snyder@sgcity.org

From: Susan Yeaton [mailto:susany@utcourts.gov]
Sent: Wednesday, January 13, 2016 2:18 PM
To: Ray Snyder
Subject: Re: Zoning change-Las Colinas

Please see attached letter

2016-GPA-001
LDR to COM

(Monster Storage – RV Storage Facility)

Location: Sugar Leo and Pioneer Drive property between Pioneer Road and I-15 Freeway

Current Zone: OS (Open Space)

Current GP (Land Use): LDR (Low Density Residential)

Future proposed use: Canopy covered RV storage facility

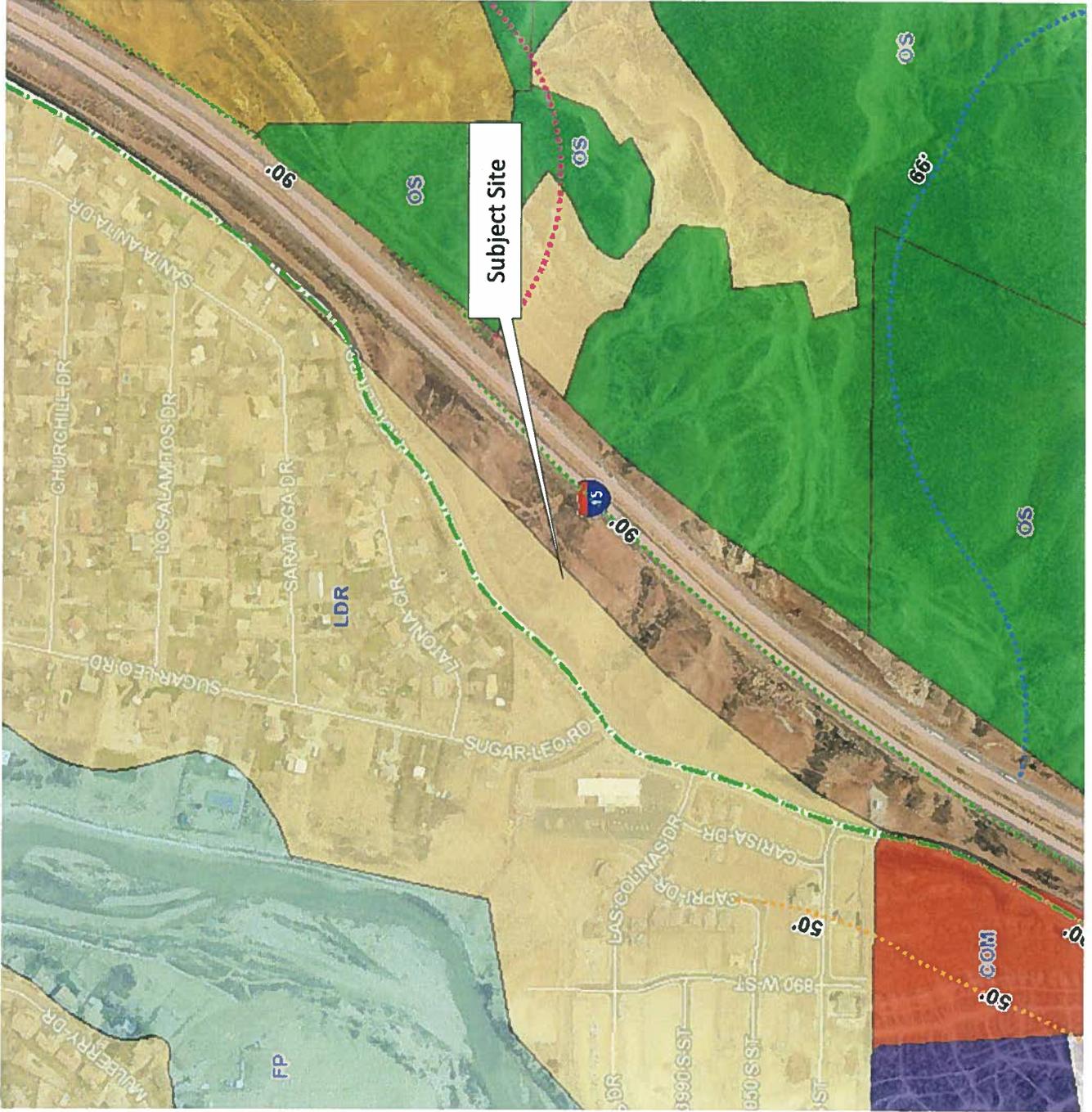
Acreage: 10.43 acres



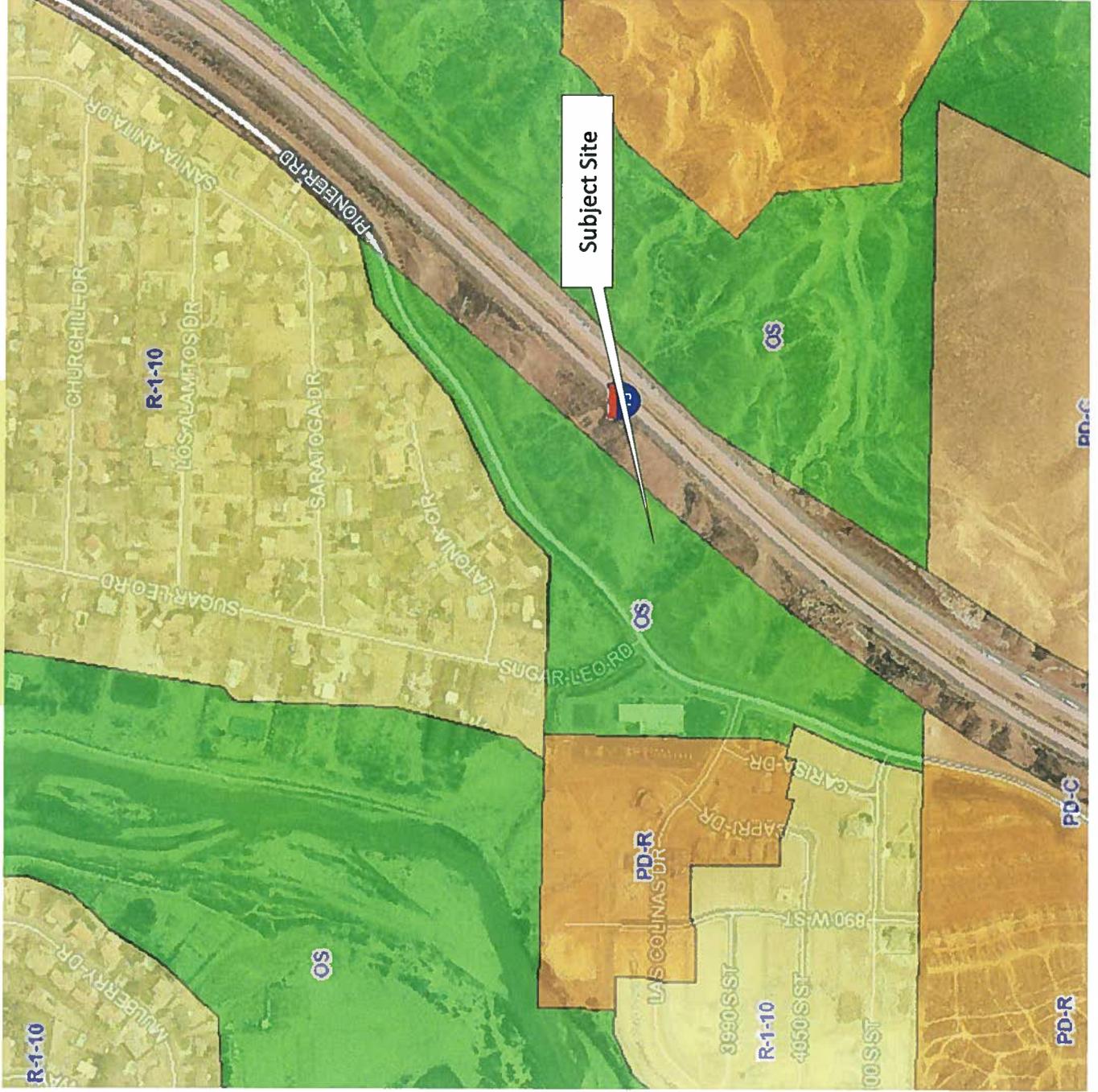
Subject Site

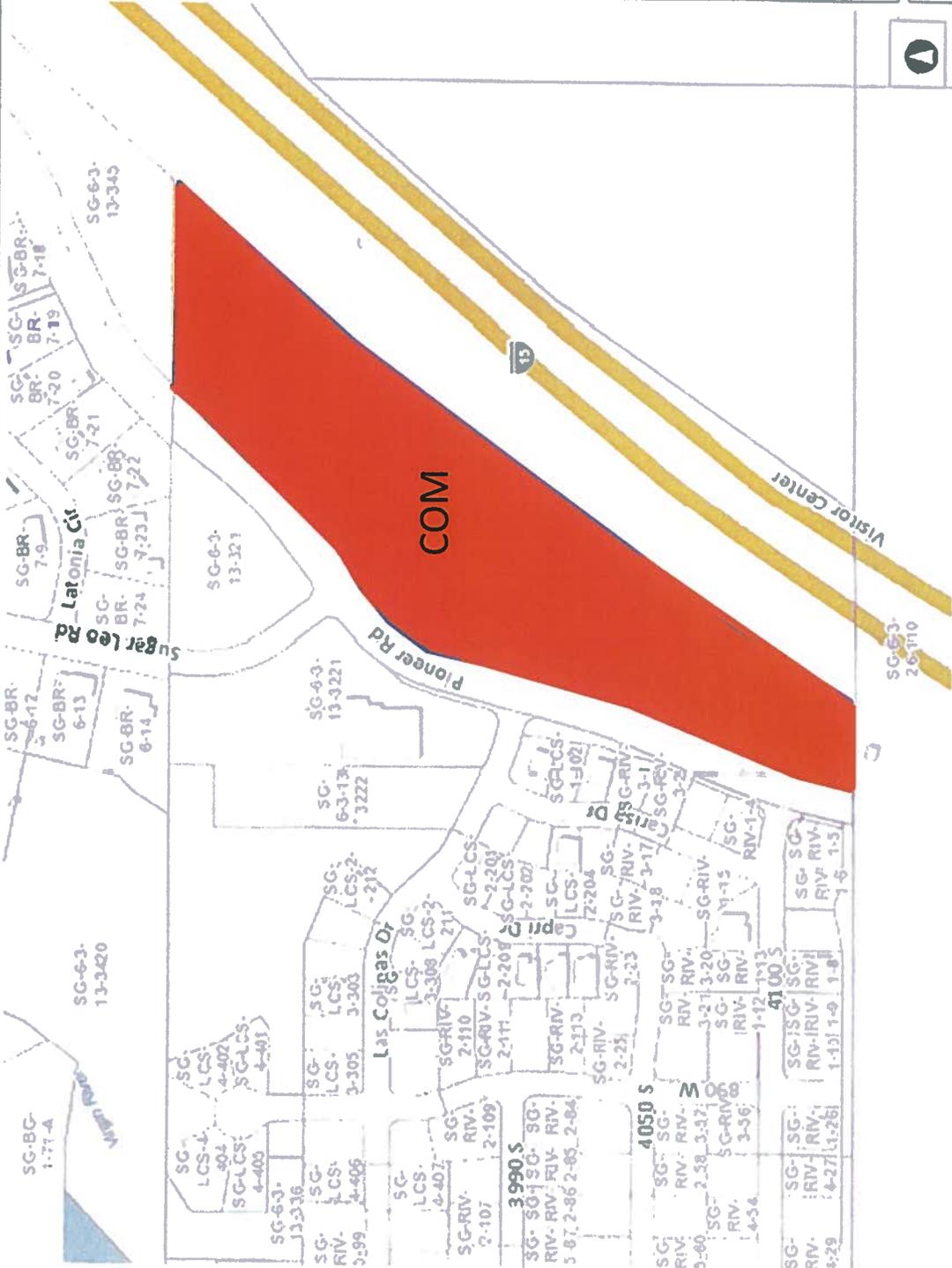


EXISTING GENERAL PLAN



EXISTING ZONING





Legend

Parcels

Type

- Bureau of Land Management
- Municipally Owned
- National Park Service
- School District
- State Reservation
- State Park
- State of Utah
- U. S. Forest Service
- Utah Division of Transportation
- Utah Division of Wildlife Resources
- Washington County
- Water Conservation District
- Wilderness Area

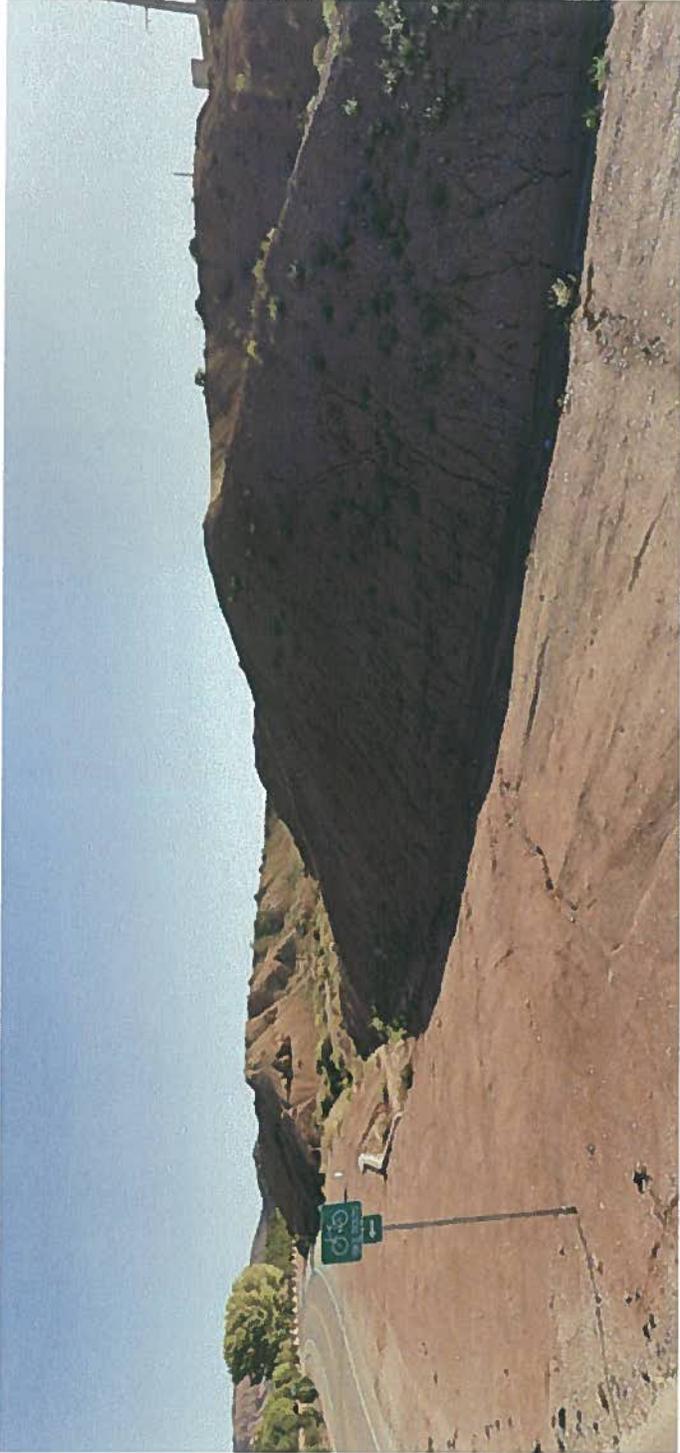
Notes

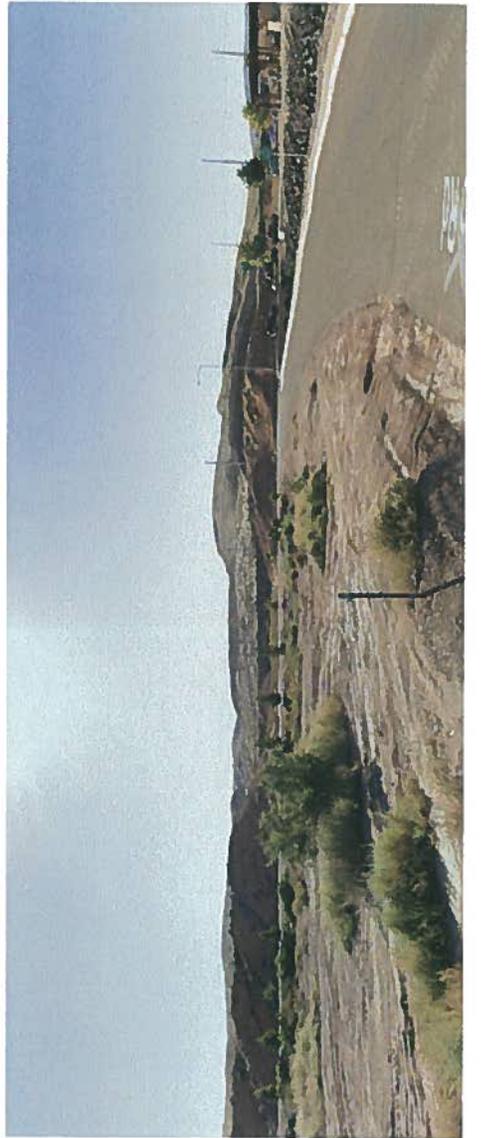
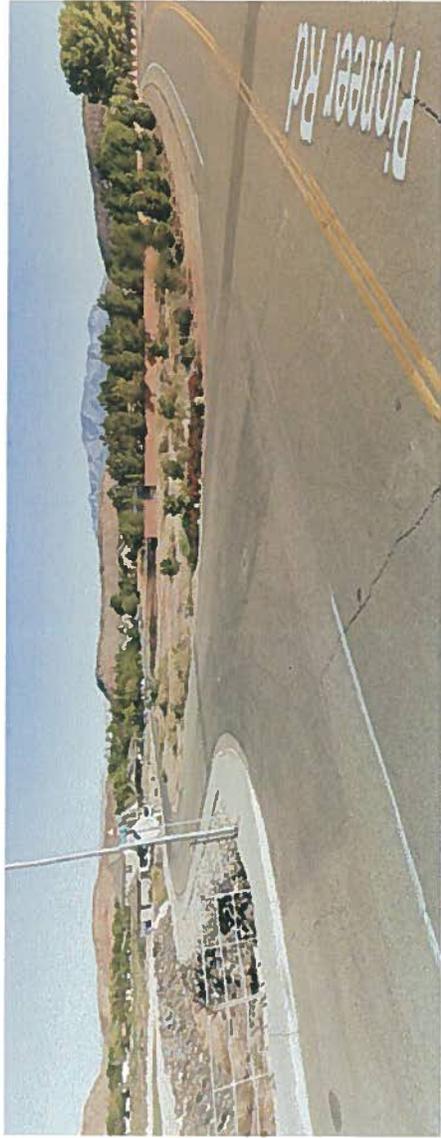
OWNERSHIP MAP

DISCLAIMER: The information shown on this map was compiled from official GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any omissions, losses or damages resulting from the use of this map.



VRS_1984_Vreb_Mercator_Auxiliary_Sphere





ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP FROM LDR (LOW DENSITY RESIDENTIAL) TO COM (COMMERCIAL) ON 10.43 ACRES GENERALLY LOCATED AT PIONEER ROAD AND SUGAR LEO ROAD (Monster RV Storage)

WHEREAS, the applicants have requested a change to the General Plan Land Use Map for property generally located at the intersection of Sugar Leo Road and Pioneer Road (between Pioneer Road and the I-15 Freeway) from LDR (Low Density Residential) to COM (Commercial); and

WHEREAS, the City Council held a public hearing on the requested change to the General Plan Land Use Map on February 4, 2016, and has received and reviewed pertinent information regarding the proposal; and

WHEREAS, the Planning Commission held a public hearing on January 12, 2016, and the City Council has reviewed the Planning Commission's recommendation; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George. Also, the requested change in the General Plan Land Use Map is reasonable and consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:
Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from LDR (Low Density Residential) to COM (Commercial) on approximately 10.43 acres of property fully described on Exhibit 'A,' attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

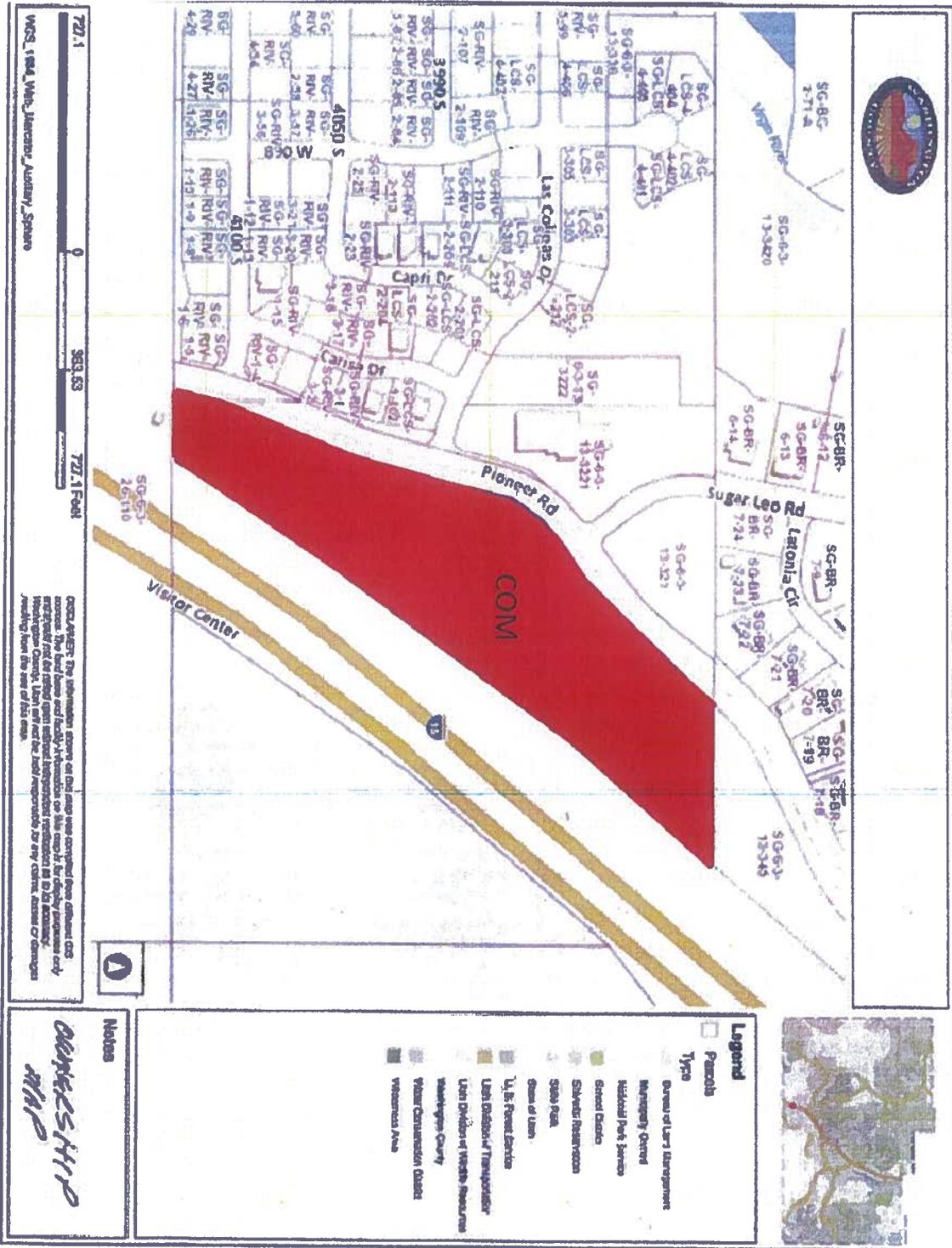
APPROVED AND ADOPTED by the City Council of the City of St. George, this 4th day of February, 2016.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"



721.1
 WQS 184, White, Mercator, Austin, Spence

9
 863.63
 721.1 Feet

DISCLAIMER: The information shown on this map was compiled from official GIS records and is provided as a general guide only. It is not intended to be used for any legal or other purpose. Users are advised to verify the information shown on this map with the appropriate authorities. The City of Madison is not responsible for any errors or omissions on this map.



Notes

ADDRESSHIP
MAP

- Legend**
- Parcels
 - Type**
 - Overlaid Land Management
 - Municipality-Owned
 - National Park Service
 - Forest District
 - Silver State Recreation
 - State Park
 - Open of Land
 - U.S. Forest Service
 - U.S. District of Transportation
 - U.S. District of Health Resources
 - Washington County
 - Visitor Conservation District
 - Wisconsin Ave



DRAFTAgenda Item Number : **5A****Request For Council Action****Date Submitted** 2016-02-01 16:54:12**Applicant** Laura Woolsey**Quick Title** Fee schedule for special events**Subject** Consider approval of a resolution to establish a schedule of fees for special events**Discussion** On October 15, 2015, the City Council adopted Chapter 10 of the City of St. George Municipal Code relating to special events. Special events require considerable financial and personnel resources from the City, establishing fees will allow greater budget planning ability for the City as well as the special event applicant. The fees established for these services are intended to cover the City's cost of providing the services.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** Laura Woolsey**File Attachments** [Special Event Fee Resolution 2016.pdf](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Special Event Fee Resolution 2016.pdf](#)

**CITY OF ST. GEORGE, UTAH
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST GEORGE
ESTABLISHING AN APPLICATION FEE FOR A SPECIAL EVENT PERMIT AND A
SCHEDULE OF FEES FOR SERVICES ASSOCIATED WITH THE SPECIAL EVENT
PERMITTING PROCESS.**

WHEREAS, on October 15, 2015, the City Council adopted Ordinance No. 2015-10-003 adding Title 3 Chapter 10 to the City of St. George Municipal Code relating to special events; and

WHEREAS, special events have required considerable financial and personnel resources from the City; and

WHEREAS, establishing a more sustainable source of funding for special events would allow greater budget planning ability for the City as well as the special event applicant; and

WHEREAS, the fees established for these services are intended to cover the City's costs of providing the services; and

WHEREAS, the Exhibit A attached hereto establishes an application fee to cover the cost of staff review and a fee schedule for cost recovery fees to cover extra City services used in conjunction with an approved special event.

NOW, THEREFORE, BE IT RESOLVED by the St. George City Council:

That the City of St. George does, hereby approve the special event application fee and fee schedule presented in Exhibit A.

This resolution shall become effective immediately.

PASSED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 2016.

CITY OF ST. GEORGE

ATTEST:

Jonathan T. Pike, Mayor

Christina Fernandez, City Recorder

Exhibit A

City of St. George Special Event Fee Schedule

Leisure Services

Parks Staff:	\$20.00/hr per staff
Tech Staff:	\$20.00/hr per staff
Tech Staff for stage:	\$25.00/hr per staff

Police

Police staff:	\$55.00/hr per staff, 2 hour minimum
---------------	--------------------------------------

Fire

Existing Fees adopted:	
Staff:	\$36.00/hr per staff
Staff Vehicle:	\$58.00/hr
Fire Engine:	\$198.00/hr
Ladder Truck:	\$210.00/hr
Rescue Squad/Brush Truck:	\$96.00/hr
Hazmat Truck:	\$96.00/hr
Technician Trailer:	\$40.00/hr
Operation Trailer:	\$40.00/hr
Air Squad:	\$66.00/hr
Bomb Squad:	\$144.00/hr
Incident Command Vehicle:	\$198.00/hr
Heavy Rescue:	\$264.00/hr

Traffic Control

Set Up:	\$20.00/hr
Take Down:	\$30.00/hr
Pickup Truck:	\$19.00/hr
Trailer:	\$10.00/hr

DRAFTAgenda Item Number : **6A****Request For Council Action****Date Submitted** 2016-01-25 12:59:14**Applicant** PC**Quick Title** PC Report from January 26, 2016**Subject** Consider the Planning Commission report from the meeting on January 26, 2016**Discussion** Planning Commission had a short agenda with mostly public hearing items. Four of the items for City Council will simply be setting the public hearing dates. The other items included a hillside permit and lot merger.**Cost** \$0.00**City Manager Recommendation** Setting of public hearings.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: JANUARY 26, 2016
CITY COUNCIL MEETING: FEBRUARY 4, 2016

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR FEBRUARY 18, 2016**

- A. Consider a General Plan amendment to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road. The applicant is Mr. Stephen Sheffield. Case No. 2016-GPA-003 (Staff John Willis)
- B. Consider a General Plan amendment to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street. The applicant is IHC Health Services, Inc. Case No. 2016-GPA-005 (Staff John Willis)
- C. Consider a request to rezone approximately 20 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The project is called the 'Arbors 3' and the property is generally located north of the logical extension of Crimson Ridge Drive; being the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM. The owner is Development Solutions Group, Inc. Case No. 2016-ZC-005. (Staff John Willis)
- D. Consider a request to rezone approximately 2.52 acres from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The project is called 'Desert Canyons' and the property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive. The owner is Development Solutions Group, Inc. Case No. 2016-ZC-004. (Staff John Willis)

2. **HILLSIDE PERMIT (HS)**

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

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

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

4. **OTHER BUSINESS**

The PC meeting required approximately 2 ½ hours (5:00 – 7:30 pm). Most agenda items only required about 5-10 minutes each. The exception was the general plan amendment request for the property located at the intersection of 1450 South and 3000 East (*IHC proposal*) which required one hour and 40 minutes (1 hr. 40 min.) total. The council chambers were full of residents and approximately thirteen (13) individuals spoke (for 1 hr. 10 minutes). At length the applicant requested that the size of the project could be reduced from 6 acres to 4 acres and instead of requesting COM (Commercial) land use that PO (Professional Office) would be acceptable.

PCR ITEM 2

HILLSIDE REVIEW BOARD AGENDA REPORT: 01/20/2016
PLANNING COMMISSION MEETING: 01/26/2016
CITY COUNCIL MEETING: 02/04/2016

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

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

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

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

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

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

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

APN: SG-6-2-28-2110

Property Owner: 730 St George, LLC

Applicant: 730 St George, LLC

Representative: Mr. Ray Alton, Rosenberg Associates

Area: 45.73 acres (PA 14 & 16)

Zoning: R-1-10

General Plan: LDR (Low Density Residential)

Density & Disturbance:

The following is requested

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

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

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

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

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

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

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

3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater

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

Comments:

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

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

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

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

HSRB Motion:

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

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

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

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

2. **PA 14 Wash** - In PA-14 where there is no visually appealing areas, fill may be applied.
3. **Protective Fencing** - In order to facilitate not disturbing areas designated as open space and to protect them, the developer shall have installed an orange mesh fence to delineate areas not to be encroached upon or accidentally disturbed or damaged.
4. **Wash Aesthetics** - The wash area proposed to be diverted shall be looked at from an aesthetic standpoint by either using stacked rock or sod rock to keep visually appealing and not be graded simply at a 2:1 slope as shown.
5. **Drainage** - The drainage between the rock walls and walk out basement areas shall be piped solid to the street or a storm drain system. The developer shall adhere to the drainage report.

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

6. **Flow Direction** - Along the edges of the wash areas the drainage shall be directed towards the street and not back into any wash area.
7. **Rock Walls** - The rock walls shall be constructed as shown as part of the initial development such that the pads and walls can be certified together.
8. **Soils** – Generally there is near surface bedrock with a thin layer of sand and gravel over the bedrock throughout the majority of the site. Mudstone (blue clay) was encountered on the northwest corner of PA-16 (within boring B-3), but the developer shall work with staff to mitigate.

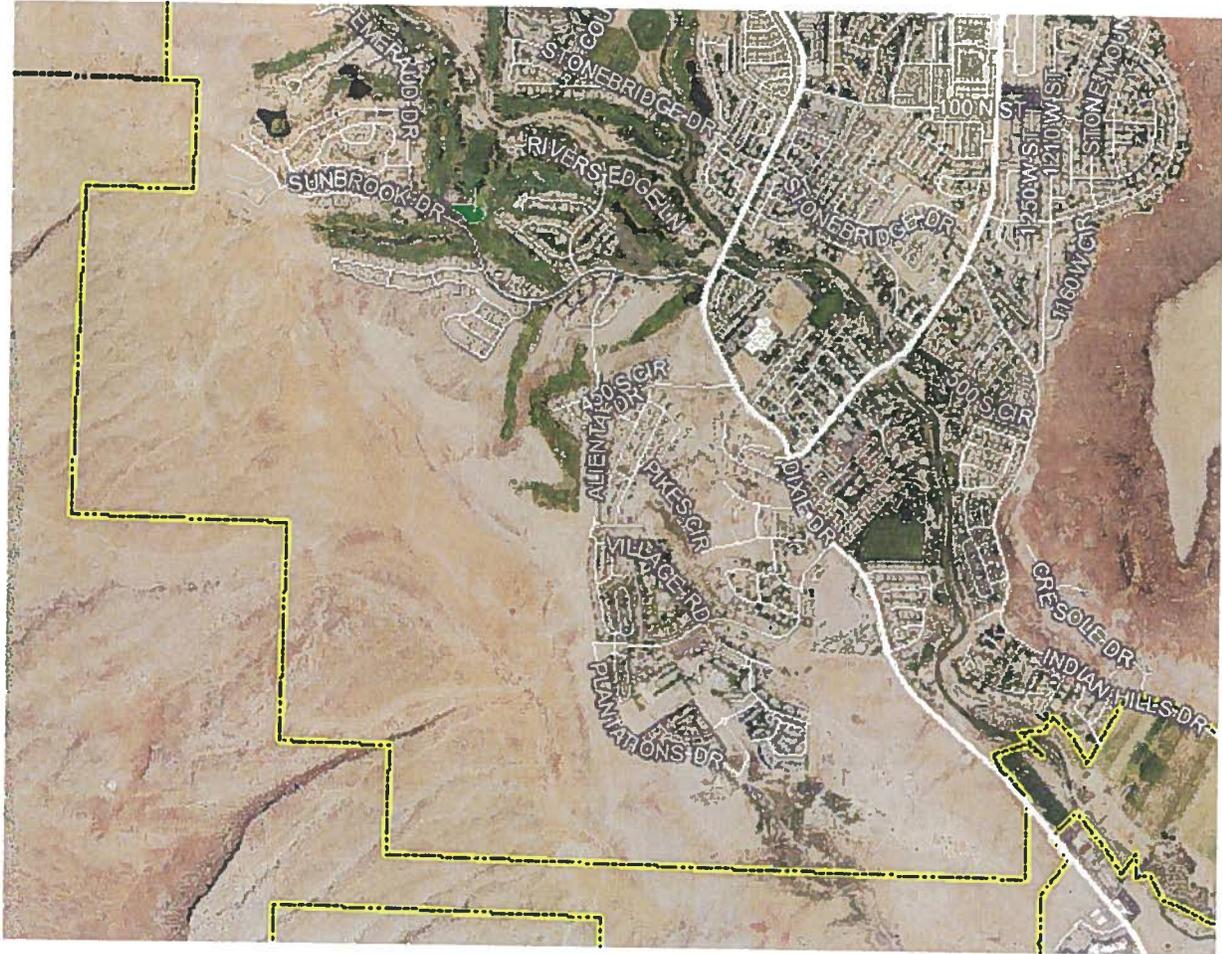
Note: The 'Geological Hazard Study and Hillside Review' report - Project Numbers 2150942 / 2150943 dated January 6, 2016, was prepared by AGECE (Applied Geotechnical Engineering Consultants, Inc.). A supplemental report will be provided that includes recommendations for the design and construction of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

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

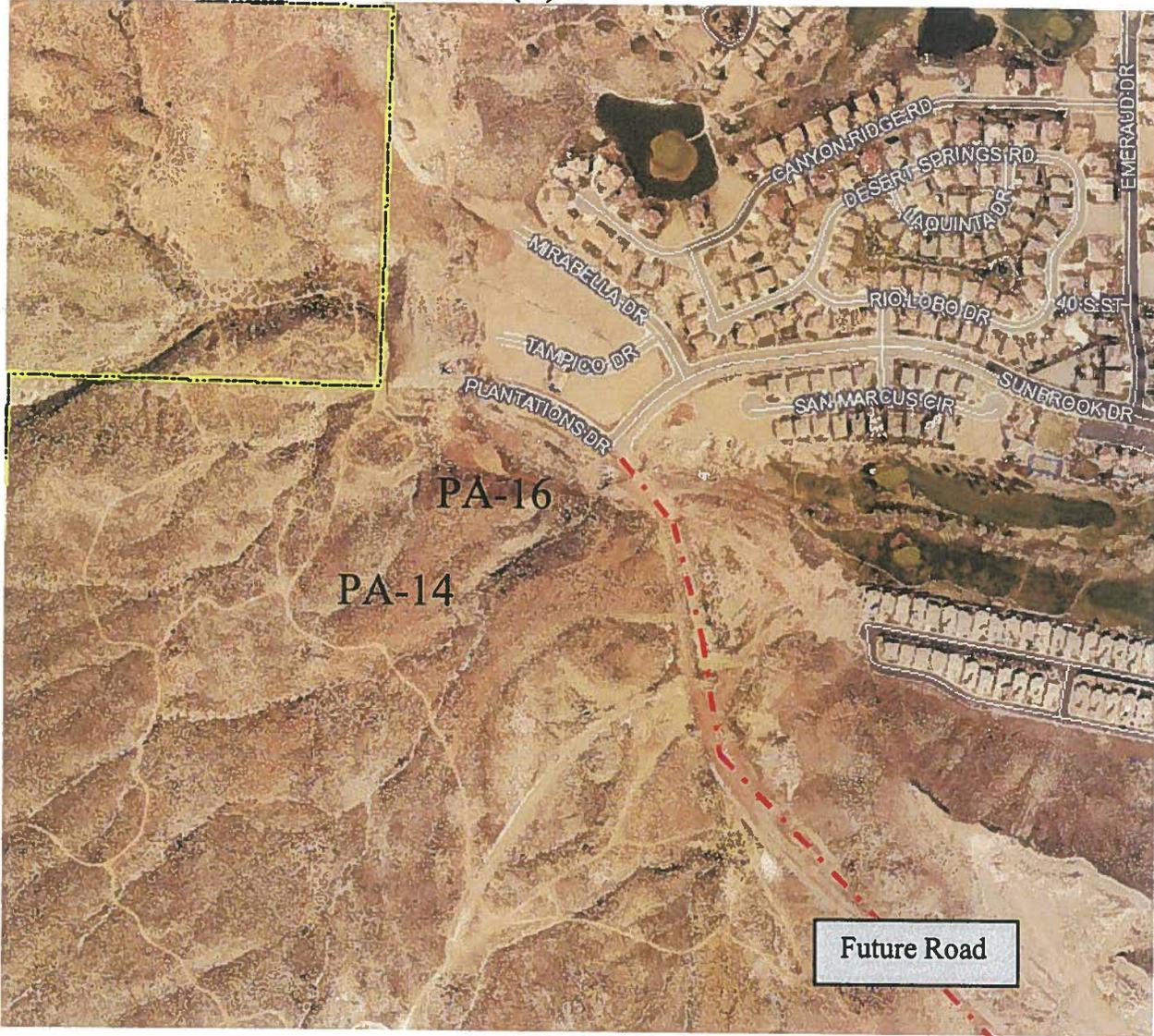
10. **Grading** – The entire site will be graded with the exception of the designated open space areas. The majority of the cuts and fills will be less than ten (10) feet, with specific areas up to approximately fifteen (15) feet.

PC: The Planning Commission recommends approval with the conditions and comments recommended by the Hillside review Board.

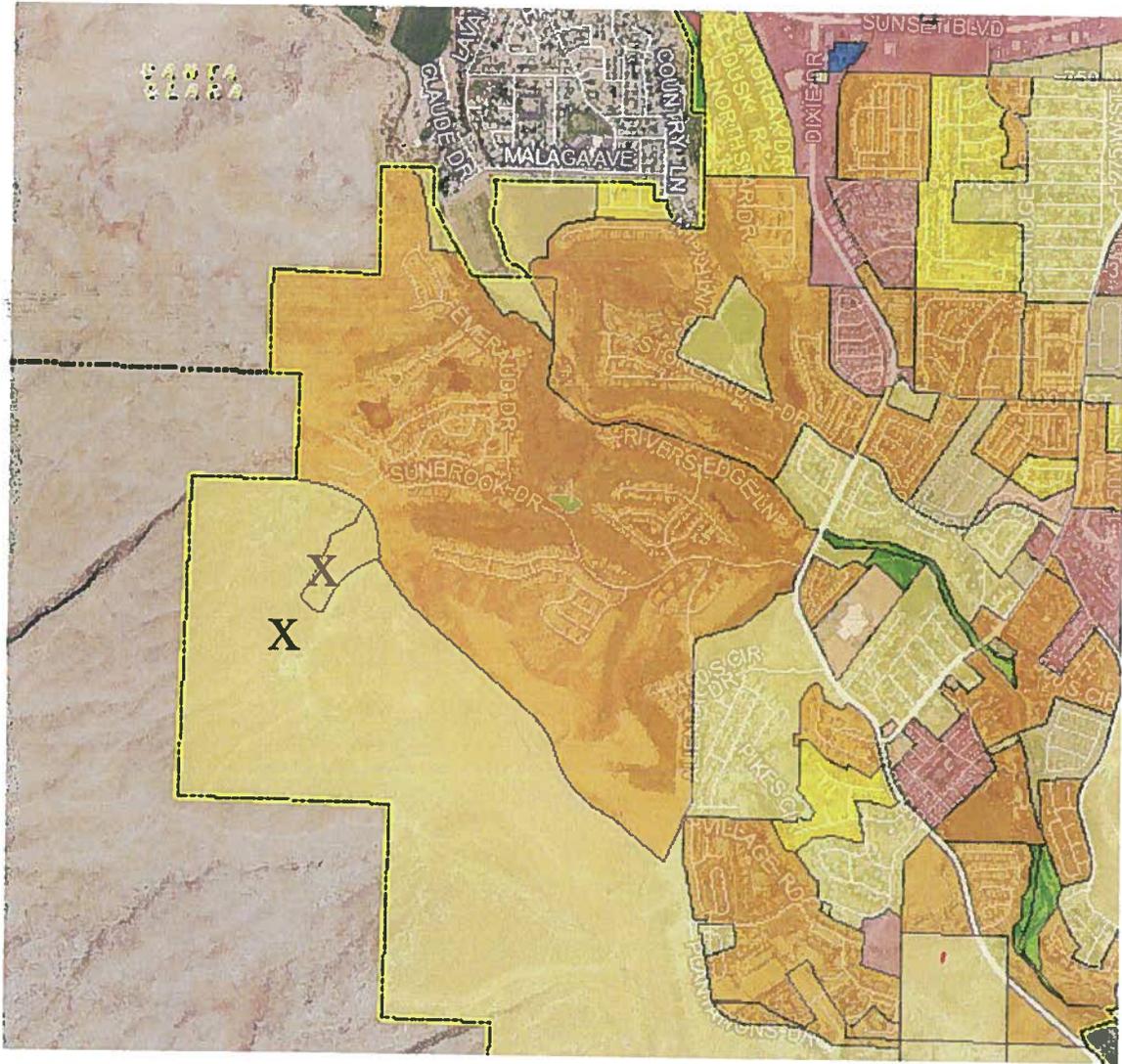
AERIAL - VICINITY



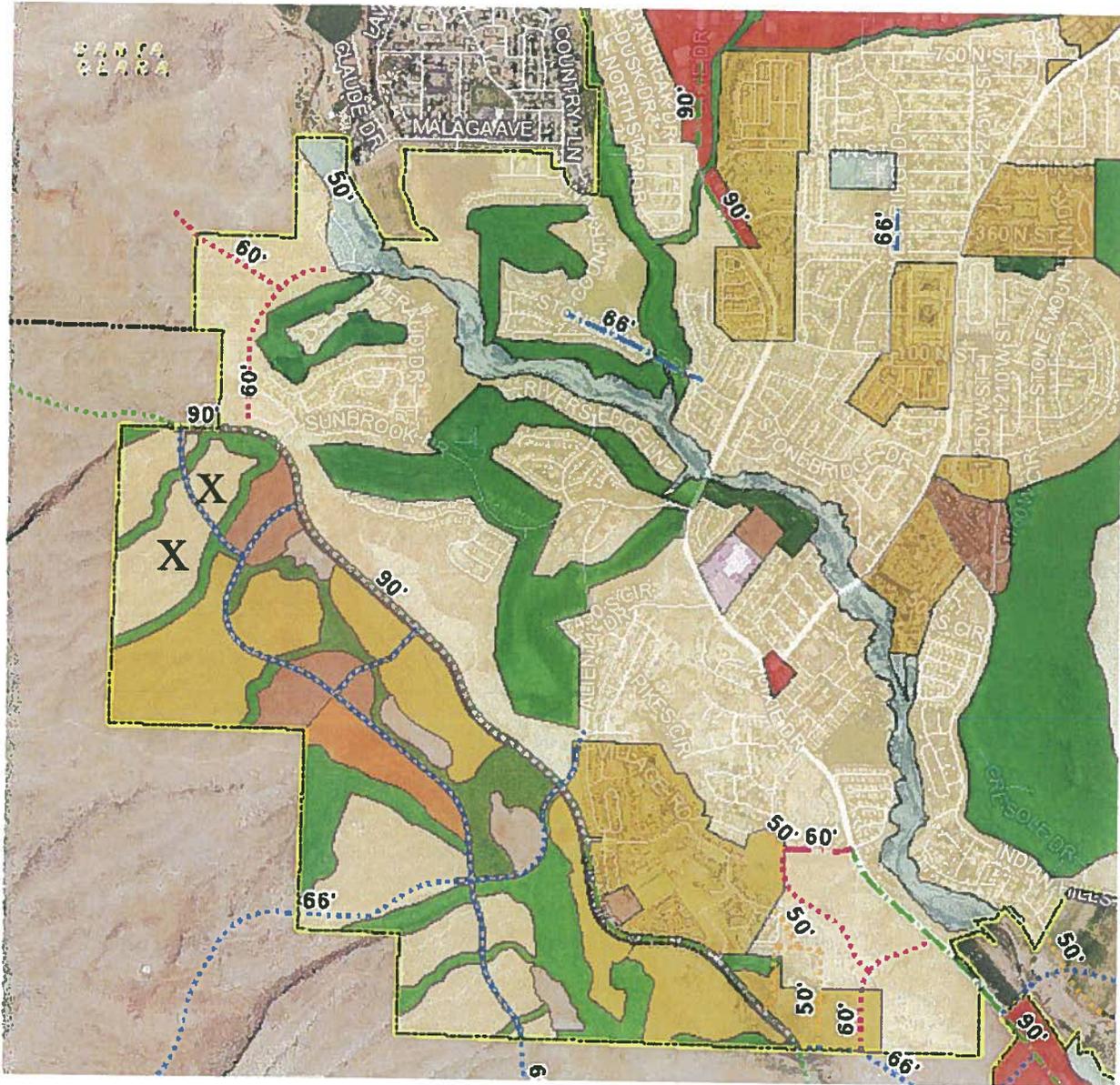
SITE(S) - AERIAL



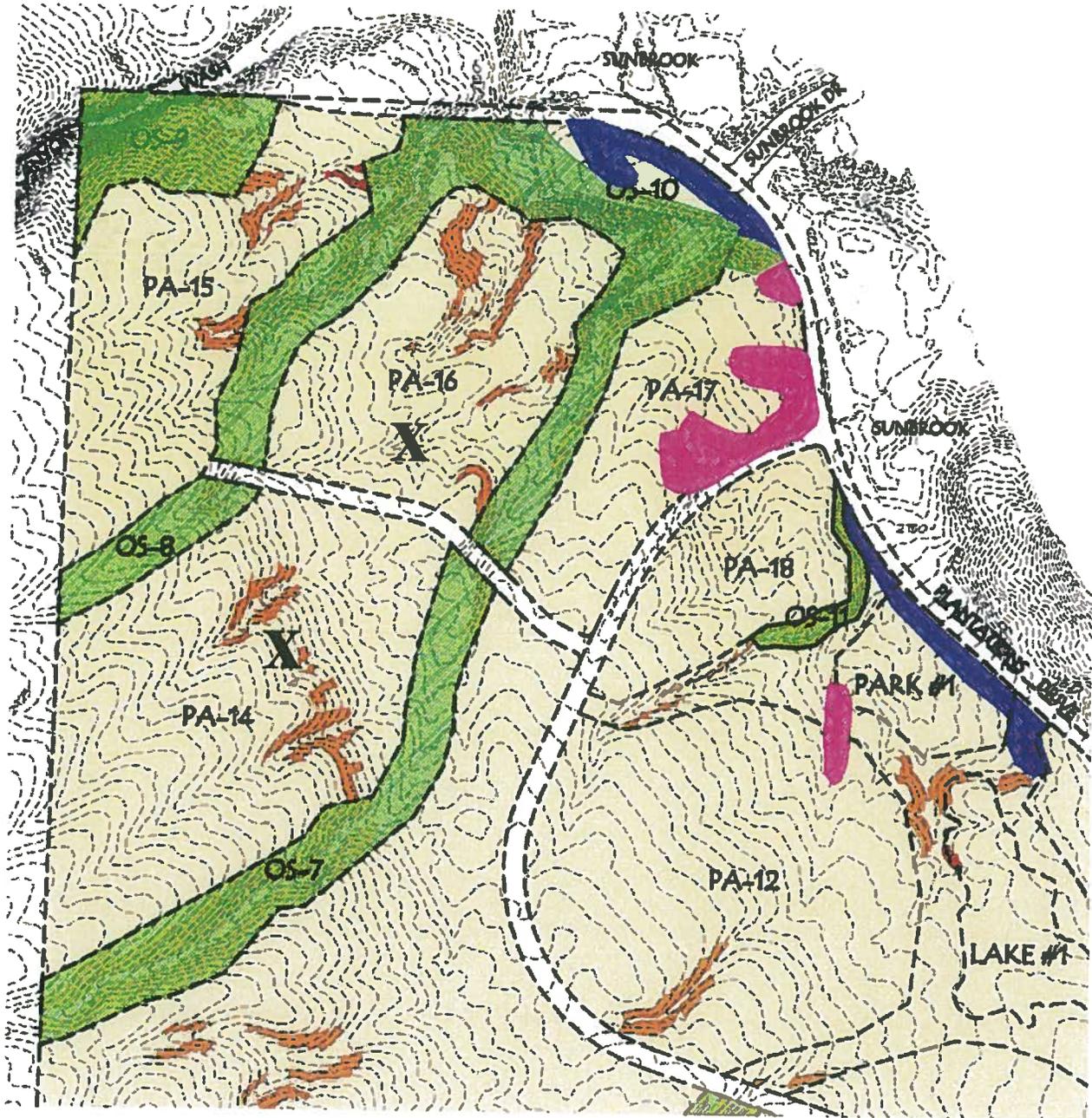
ZONING – R-1-10



GENERAL PLAN - LDR

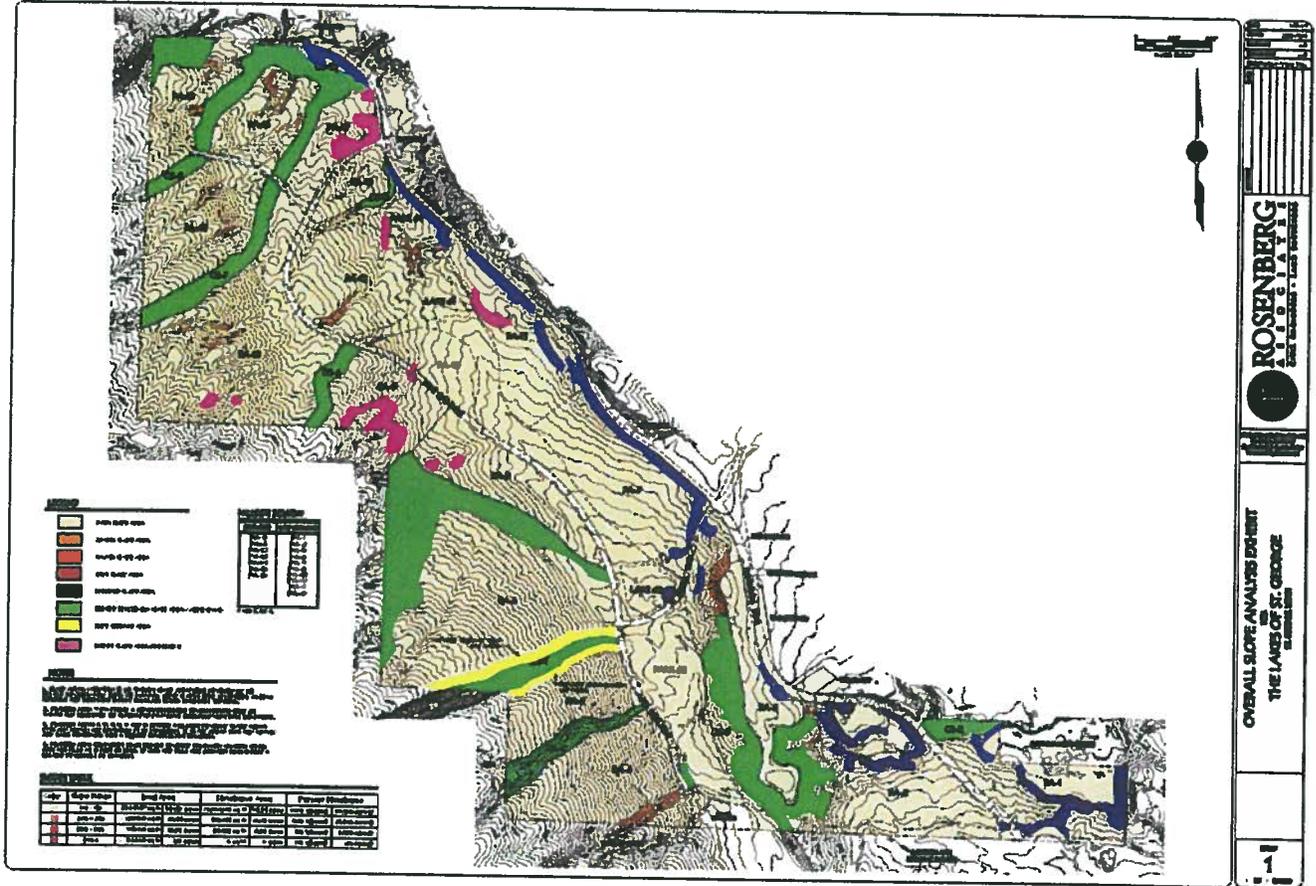


CONTOUR MAP – PA-14 & PA-16

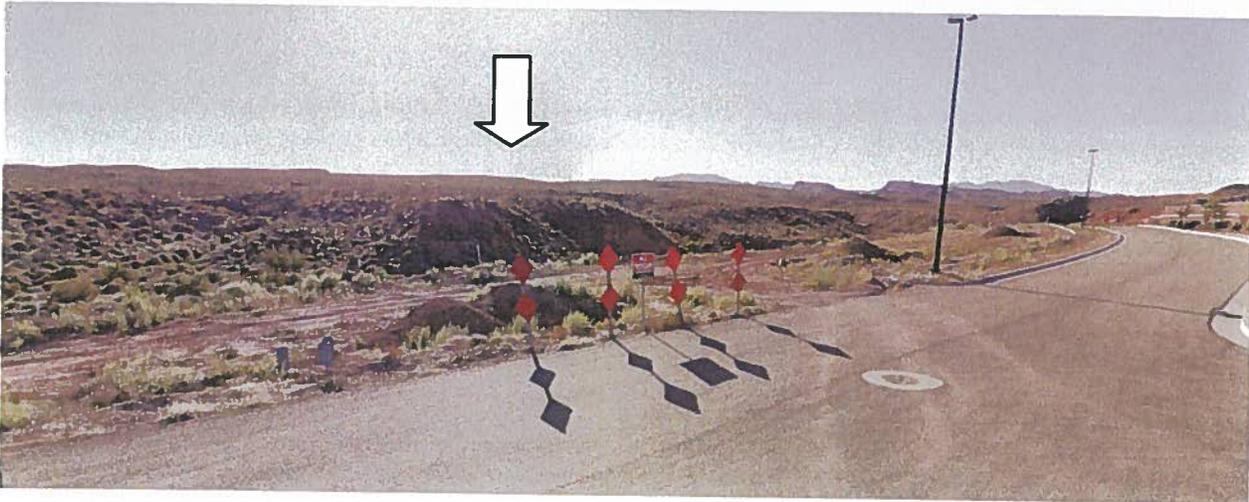
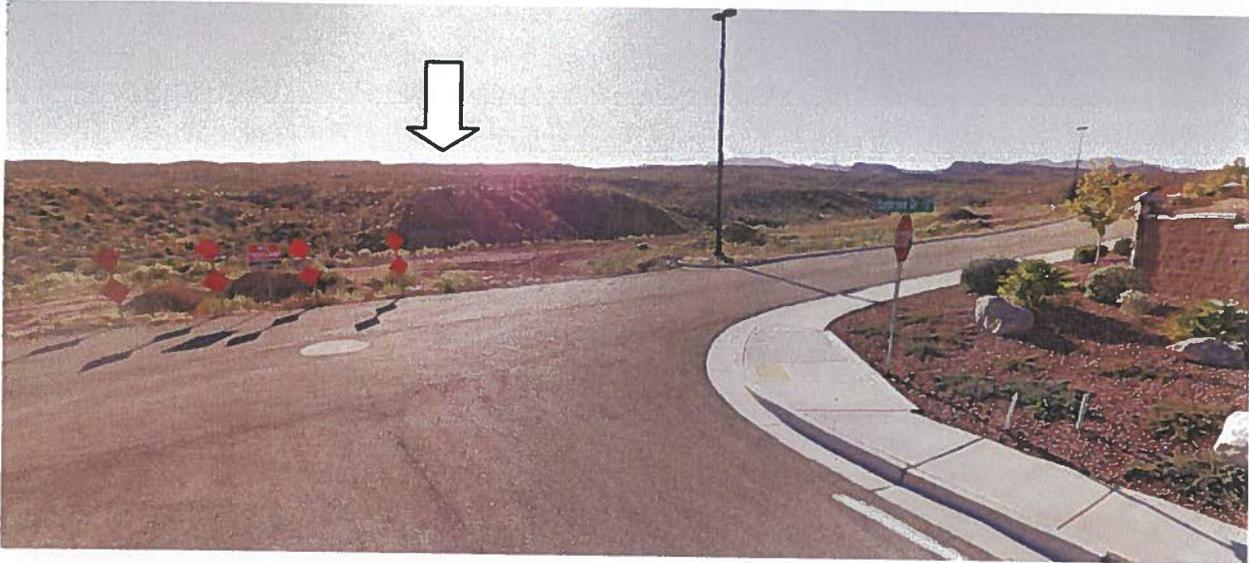


OVERALL SLOPE ANALYSIS EXHIBIT

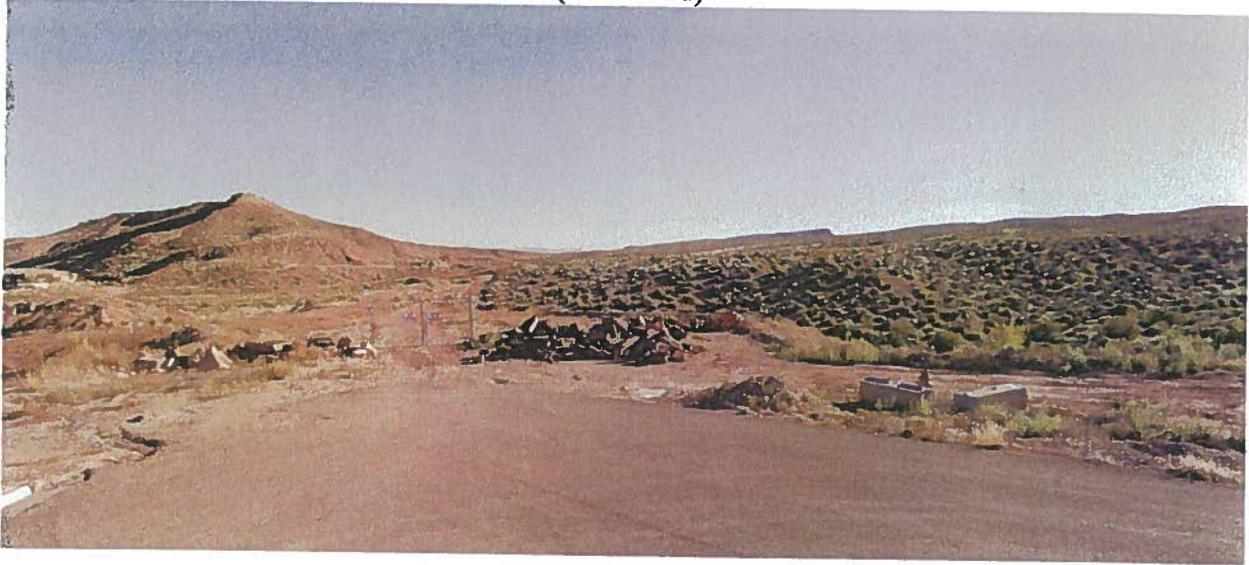
(See full size 24" x 36")



PHOTOS – GOOGLE MAPS



TERMINATION OF PLATATIONS DRIVE
(South end)

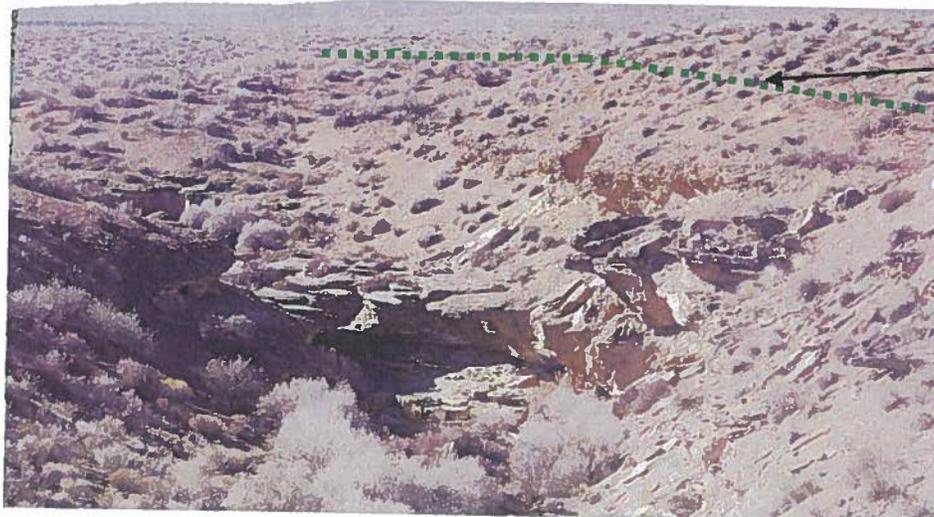
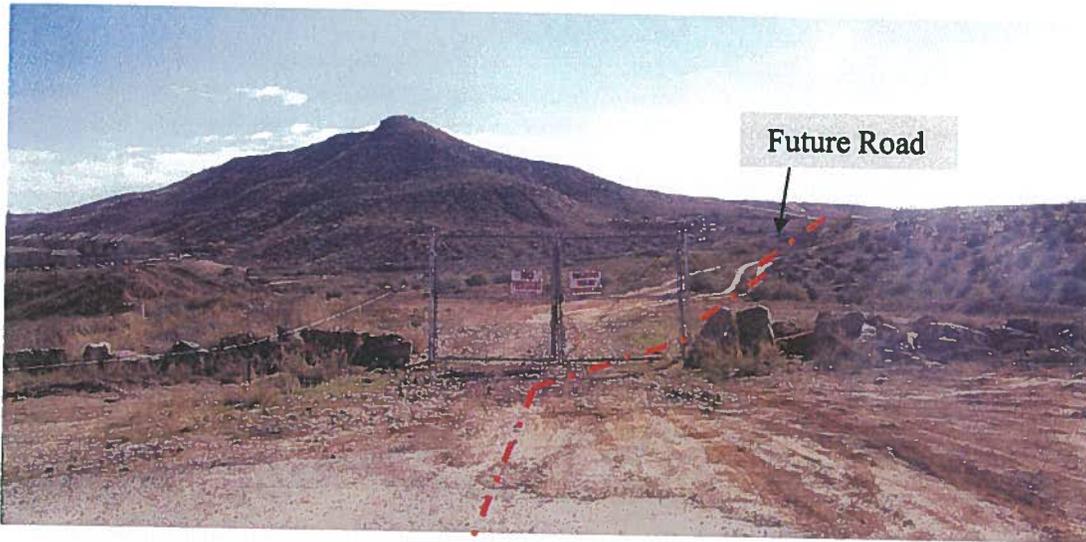


Sunbrook Drive
(Looking East from intersection of Sunbrook Drive & Plantations Drive)



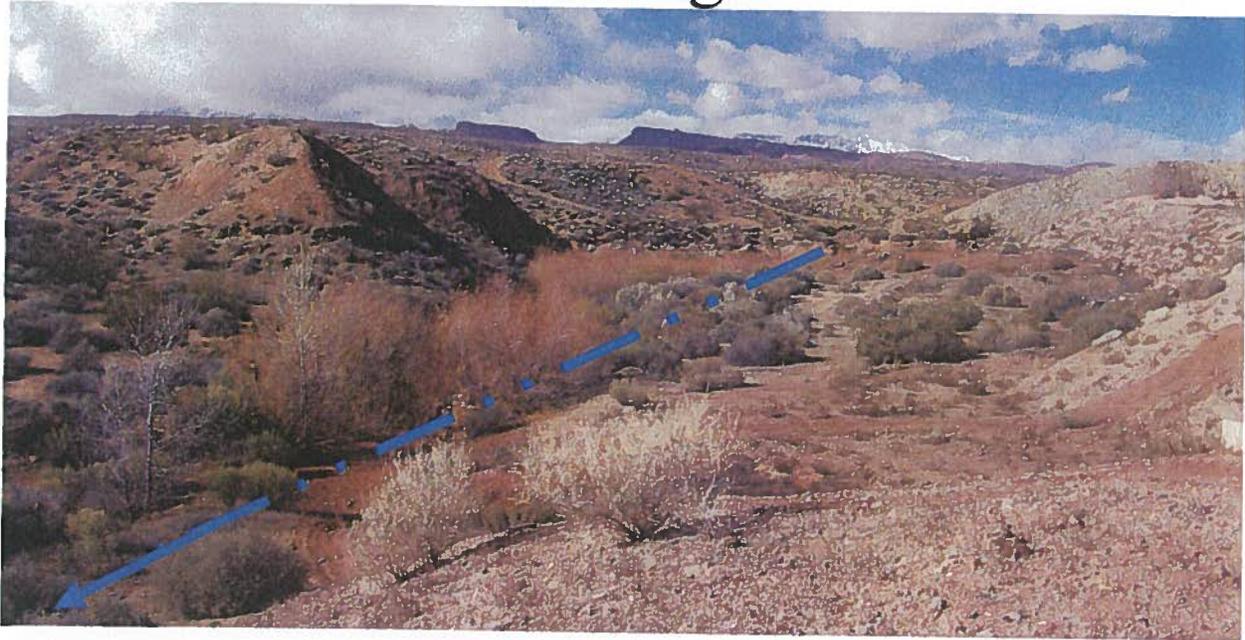
Photos January 20, 2016





Limit of
development

Drainage



View from project



LEGAL DESCRIPTION

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

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

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

Containing approximately 45.73 Acres

APPLICATION

HILLSIDE REVIEW
APPLICATION



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

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: 730 St. George, LLC
1636 Indian Wells Drive

MAILING ADDRESS: Boulder City, NV 89005

PHONE: [REDACTED]

APPLICANT: c/o Mark Tappan, Project Manager
(if different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE Rosenberg Associates
(if different than owner) 352 E. Riverside Drive

MAILING ADDRESS: St. George, UT 84790

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

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: Near Plantations Drive / Sunbrook Drive

ASSESSOR'S PARCEL NUMBER(S): 54-6-2-28-2110

ZONING: R-1-10 GENERAL PLAN: PD

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

EXISTING USE: Undeveloped
Use of property and/or Buildings

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

Density and Disturbance Standards

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

Complete the following checklist:

Submitted

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

Slope Determination

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope Analysis Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contours at intervals no greater than five (5) feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale to be drawn at one-inch equals one hundred (1" = 100') feet scale maximum.

Lot Size

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot size determined
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Site Plan

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

Detailed plans of all surface and subsurface drainage systems are shown.
 Location of existing and proposed streets, buildings, structures, and easements have been shown.

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

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

Topography. 2' for tableland. 5' for steep slopes.
 Terrain details
 Proposed earth-moving details
 Description of the method used to dispose of earth, etc.
 A time table for each step of the project has been submitted. This shall include the starting and completion dates.

Drainage

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

Geology & Soils Report (Study)

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

Slope stability analysis.
 Foundation investigation.
 Location and yield of springs.
 Structural features.
 Existence of surface hazards.
 Conclusions and recommendations regarding effect of geological conditions.

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

Replant disturbed areas.
 Types of retention to be used
 Sprinkler plans and projected water usage.

Street Design

Street design conforms to City standards.

Submitted by

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

PCR ITEM 3
Lot Merger/Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 01/26/2016
CITY COUNCIL MEETING: 02/04/2016

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

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

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

Property: Located at 1225 North Dixie Down Road

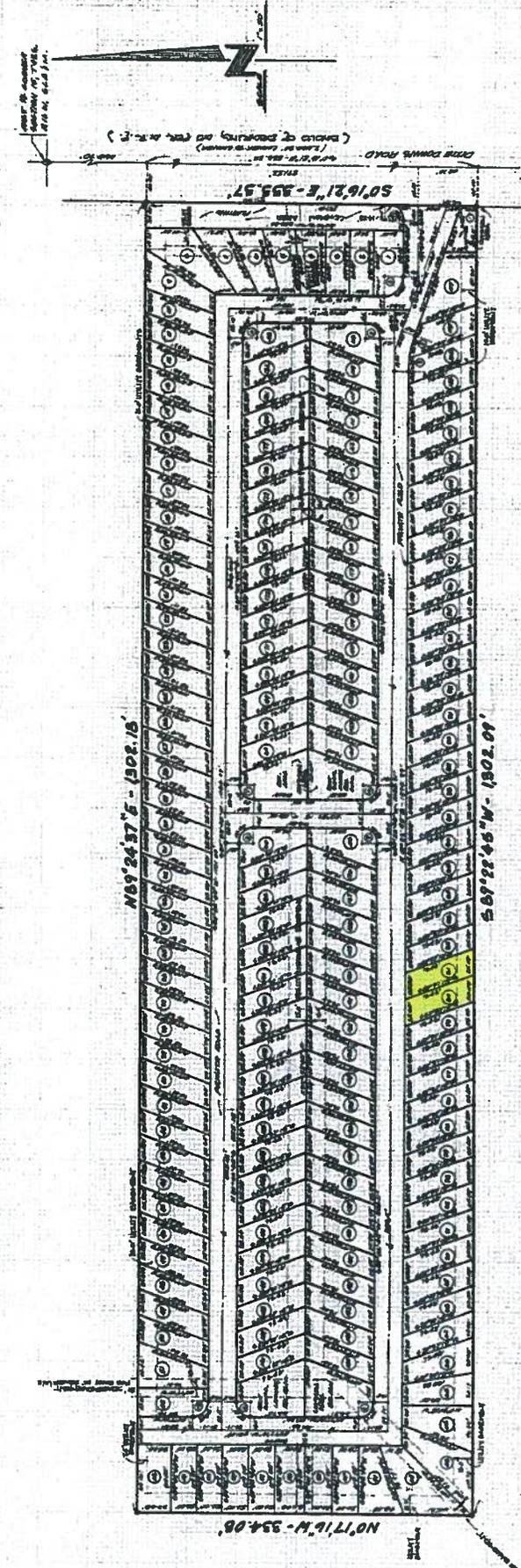
Zone: MH-6

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

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

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

PC: The Planning Commission recommends approval of this Lot Merger/Final Plat Amendment for Lot 80 & 81 of Dixie Downs RV Resort Park Phase 1.



LOT NO.	ACREAGE	AREA	THROUGHT	LENGTH
1	0.12	8,300	120'	120'
2	0.12	8,300	120'	120'
3	0.12	8,300	120'	120'
4	0.12	8,300	120'	120'
5	0.12	8,300	120'	120'
6	0.12	8,300	120'	120'
7	0.12	8,300	120'	120'
8	0.12	8,300	120'	120'
9	0.12	8,300	120'	120'
10	0.12	8,300	120'	120'
11	0.12	8,300	120'	120'
12	0.12	8,300	120'	120'
13	0.12	8,300	120'	120'
14	0.12	8,300	120'	120'

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE
 THE BOARD AND CITY COMMISSIONERS OF THE CITY OF ST. GEORGE, MISSISSIPPI, HAVE REVIEWED THE ABOVE "DIXIE DOWNS RV RESORT PHASE I" AND BY APPROVATION OF THIS PLAN AND IT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE, MISSISSIPPI, AND ALL OBLIGATIONS OF THE CITY OF ST. GEORGE, MISSISSIPPI, ARE HEREBY ACCEPTED BY THE CITY OF ST. GEORGE, MISSISSIPPI.

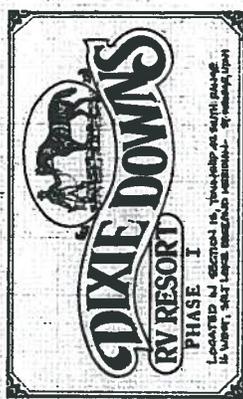
NOTES:
 1. ALL COMMON AREAS, INCLUDING THE PRIVATE DRIVEWAYS AND DRIVEWAYS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION - A CIVIL LAW ENTITY CONSTITUTION.

CITY ENGINEER'S CERTIFICATE:
 I, [Name], hereby certify that this plan and bearing thereon are in accordance with the provisions of the laws of the State of Mississippi.

APPROVAL / PLANNING COMMISSION:
 ON THIS [Date] DAY OF [Month], 19[Year], THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, MISSISSIPPI, HAS REVIEWED THE ABOVE "DIXIE DOWNS RV RESORT PHASE I" AND HAS APPROVED THE SAME AND IT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE, MISSISSIPPI.

OWNER'S DECLARATION:
 I, [Name], hereby declare that I am the owner of the above described property and I am submitting this plan for the purpose of obtaining a plat for the same.

DIXIE DOWNS RV RESORT, INC.
 (A MISSISSIPPI CORPORATION)
 [Signature]



RECORDED IN 27880
 DECATUR, MISSISSIPPI
 BOOK 100 PAGE 100

SURVEYOR'S CERTIFICATE:
 I, [Name], hereby certify that this plan and bearing thereon are in accordance with the provisions of the laws of the State of Mississippi.

APPROVAL / PLANNING AND ZONING ADMINISTRATOR:
 I, [Name], hereby certify that this plan and bearing thereon are in accordance with the provisions of the laws of the State of Mississippi.

APPROVAL AS TO FORM:
 I, [Name], hereby certify that this plan and bearing thereon are in accordance with the provisions of the laws of the State of Mississippi.

APPROVAL AS TO SUBSTANCE:
 I, [Name], hereby certify that this plan and bearing thereon are in accordance with the provisions of the laws of the State of Mississippi.

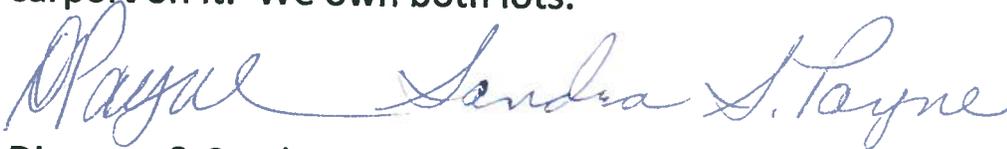
ACNOWLEDGEMENT:
 I, [Name], hereby certify that this plan and bearing thereon are in accordance with the provisions of the laws of the State of Mississippi.

December 28, 2015

Planning Commission

City of St. George, Utah

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

A handwritten signature in blue ink that reads "Sandra S. Payne". The signature is written in a cursive style with a long horizontal flourish extending to the left.

Dimmon & Sandra Payne

Mailing address:

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

801-940-4040 *phone*

DRAFT

Agenda Item Number : **6B**

Request For Council Action

Date Submitted 2016-02-01 10:55:42

Applicant City of St. George

Quick Title Set date and time for an employee appeal

Subject Set date and time for an employee appeal

Discussion

Cost \$0.00

City Manager Recommendation Tentative date would be February 11, 2016.

Action Taken

Requested by Christina Fernandez

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments