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

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **April 12, 2016**, commencing at **4:00 p.m.**

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

4:00 p.m.

1. **ZONING REGULATION AMENDMENT (ZRA)** – Public Hearing

   Consider a zoning regulation amendment to amend the St. George City Code, Title 10: Zoning Regulations, to amend Chapter 8A Traditional Neighborhood District within the zoning ordinance. Case No. 2015-ZRA-006. (Staff – John Willis)
   (Note: This item is continued from the 3/22/2016 PC meeting)

5:00 p.m.

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

   A. Consider a zone change amendment for a **Master Sign Plan** for the Boulder Creek Commons and Boulder Creek Crossing commercial center sites. Generally located at the intersection of 1450 South Street and River Road. The owner is River Road Investments LLC and the representatives are Mr. Steven Sheffield and Mr. Mike Sheffield. Case No. 2016-ZCA-018.

   B. Consider a request to amend the PD-C (Planned Development Commercial) zone to develop the '**Steven Henager College**' building on approximately 1.40 acres. The property is located on River Road adjacent to 'Bundy Lane' (1580 South Street). The owner is River Road Investments LLC and the representative is Mr. Mike Sheffield. Case No. 2016-ZCA-011.(Staff – Ray Snyder) *(Note: This item was not heard on 3/22/2016 due to time constraints / caucus participant schedules)*

   C. Consider a request to amend the PD-C C (Planned Development Commercial) zone to develop the '**Restaurants**' building on approximately 1.04 acres. The property is located on River Road adjacent to 1450 South Street. The owner is River Road Investments LLC and the representative is Mr. Mike Sheffield. Case No. 2016-ZCA-010. (Staff – Ray Snyder) *(Note: This item was not heard on 3/22/2016 due to time constraints / caucus participant schedules)*

D. Consider a zone change amendment for the **Inn of Entrada PD** (Planned Development) Lots 1-23 and **Shinava Ridge PD** Lots 24-39 to allow lockout short term rentals in compliance with Zoning Ordinance Section 10-14-20. Located at 2588 W Sinagua Trail and 2549 W Sinagua Trail. The representative is Mr. Bruce Jenkins, VialFortheringham SG LLP, Lawyers. Case No. 2016-ZCA-012.

3. **ZONE CHANGES (ZC)** – Public Hearings

A. Consider a zone change for Parcel 1 on 89.139 acres from A-1 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and a zone change for Parcel 2 on 17.339 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size). Both properties are generally located at the southwest corner of the intersection of Seegmiller Drive and 3000 East Street and are located in the W ½ Sec. 10, T43S, R15W, SLB&M. The project is called "**Seegmiller Property**." The owner is Seemiller Family Limited Partnership and the representative is Development Solutions. Case No. 2016-ZC-016.

B. Consider a zone change for Parcel 1 on 34.359 acres from A-1 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size), a zone change for Parcel 2 on 31.890 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) and a zone change on 38.937 acres for Parcel 3 from A-1 and A-20 (Agricultural) to OS (Open Space). All three properties are generally located east of 3000 East Street and are located in the N ½ of Sections 14 and 15, T43S, R15W, SLB&M. The project is called "**The Arbors Phase 4** (Hawthorn)." The owner is Seemiller Family Limited Partnership and the representative is Development Solutions. Case No. 2016-ZC-016.

C. Consider a zone change on 20.00 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The property is located at the SE ¼ of Sec 10, T43S, R15W, SLB&M (located at approx. 3200 East and 2840 South). The owner and representative is Development Solutions Group. The project is called "**Arbors Phase 5** (Atkin). Case No. 2016-ZC-017.

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

Consider a request to construct a five (5) story hotel (**Hyatt Place**) at the 'Confluence Commercial Center' that exceeds the allowable maximum building height of thirty-five feet (35'). The property is located to the west of 270 East Street and generally bounded by 1670 South Street to the north and 120 East to the west (behind the Dixie Convention Center). The zoning is C-3 (General Commercial). The representative is Mr. Matt Hansen, PEG Development. Case No. 2016-CUP-009 (Staff - Ray Snyder)

5. **PRELIMINARY PLATS (PP)** – Public Hearing

A. Consider approval of a preliminary plat for a five (5) lot residential subdivision development called "**Redwood Estates Phase 6**." The property is zoned R-1-8 (Single Family Residential, 8,000 s.f. minimum lot size) and is located at approximately 3200 East 3100 South. The applicant is Development Solutions Group and the representative is Mr. Steve Kamlowsky Case No. 2016-PP-012 (Staff – Wes Jenkins)

B. Consider approval of a preliminary plat for a thirteen (13) lot residential subdivision development called "**Riverside Cliffs**." The property is zoned R-1-8 (Single Family Residential, 8,000 s.f. minimum lot size) and is located at approximately 1250 South 1800 East. The applicant is Ence Homes and the representative Rosenberg Associates. Case No. 2016-PP-014 (Staff – Wes Jenkins)

6. **MINUTES**

Consider approval of minutes from the May 26, 2015 and June 09, 2015 Planning Commission meetings.

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

ITEM 1

PLANNING COMMISSION AGENDA REPORT: **11/24/2015** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **12/8/2015**
PLANNING COMMISSION AGENDA REPORT: **03/22/2016**
PLANNING COMMISSION AGENDA REPORT: **04/12/2016**

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

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

Applicant: Stacy Young, Development Solutions

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

Staff Comments:

Staff has been working with the applicant to address concerns expressed from Planning Commission from the last meeting. Changes are underlined or struck out. The form ratios have been modified for the Neighborhood General, among other changes. The applicant has submitted an amendment to the TND chapter in the zoning ordinance, in order to address hurdles that have been identified in the current code.

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

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

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

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

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE
Design Manual & Form-Based Code

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CHAPTER 1: OVERVIEW OF TRADITIONAL NEIGHBORHOOD FORMS

NE

NEIGHBORHOOD EDGE - NE

Neighborhood Edge (NE) is a relatively low density residential neighborhood form. Home occupations and outbuildings are generally allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be larger than in other TNZ forms and the roads irregular to accommodate natural conditions.

General Character:	Lawns and landscaped yards surrounding detached single-family houses
Building Placement:	Relatively deep front and side setbacks
Frontage Types:	Front Yard, Porchyard
Typical Building Height:	1- to 2 1/2-Story
Type of Civic Space:	Parks, Greens, Playgrounds

NG

NEIGHBORHOOD GENERAL - NG

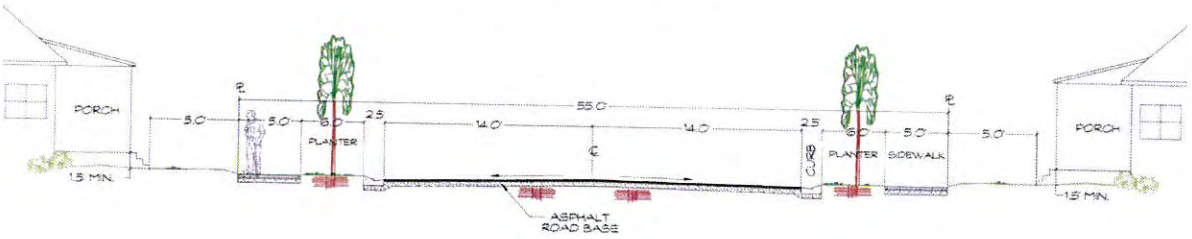
Neighborhood General (NG) is typified by a wide range of residence types, such as single-family detached homes, duplexes, row/town houses, and other small-scale multifamily building forms. Small-scale commercial uses and smaller mixed-use buildings are also compatible with the NG form.

General Character:	Diverse residence types; neighborhood-scale commercial; balance between landscape and buildings
Building Placement:	Shallow front and side setbacks; Zero-lot line
Frontage Types:	Porchyard, Dooryard, Forecourt, Stoop, Shopfront
Typical Building Height:	1- to 3 1/2-Story
Type of Civic Space:	Parks, Greens, Squares, Playgrounds

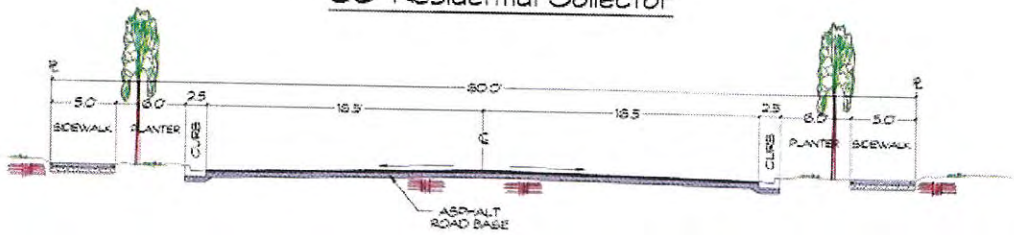
CHAPTER 2: LOCAL STREET CROSS-SECTIONS

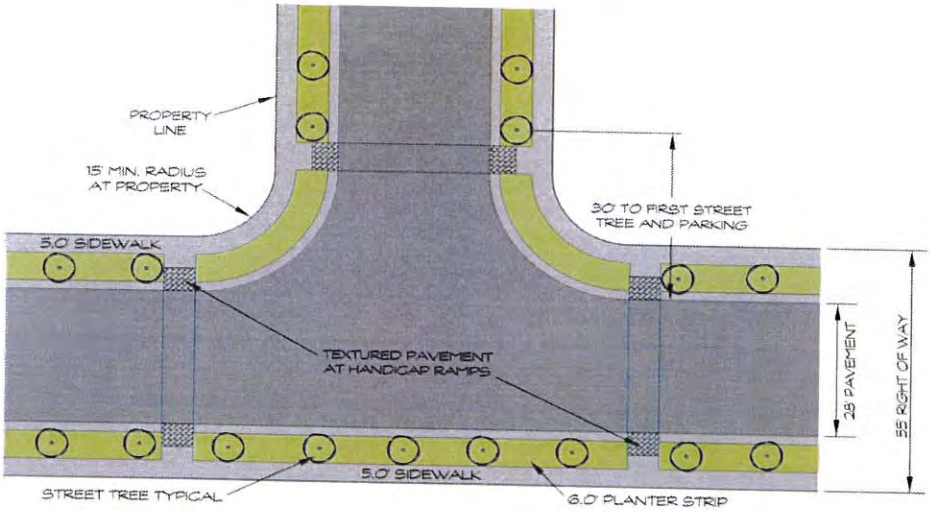
2.1 RESIDENTIAL STREET (PUBLIC)

55' Local Residential



60' Residential Collector

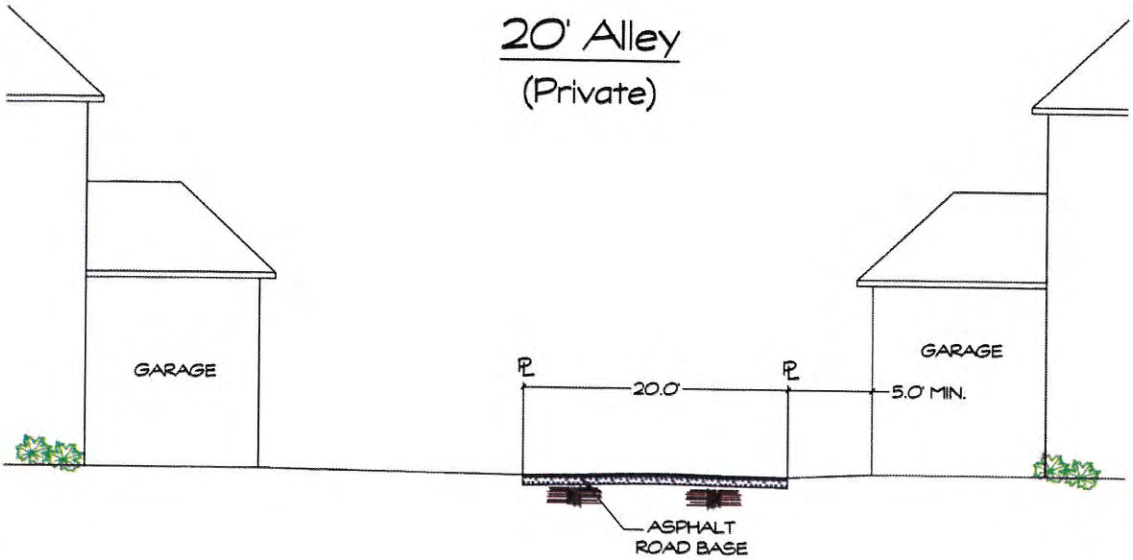


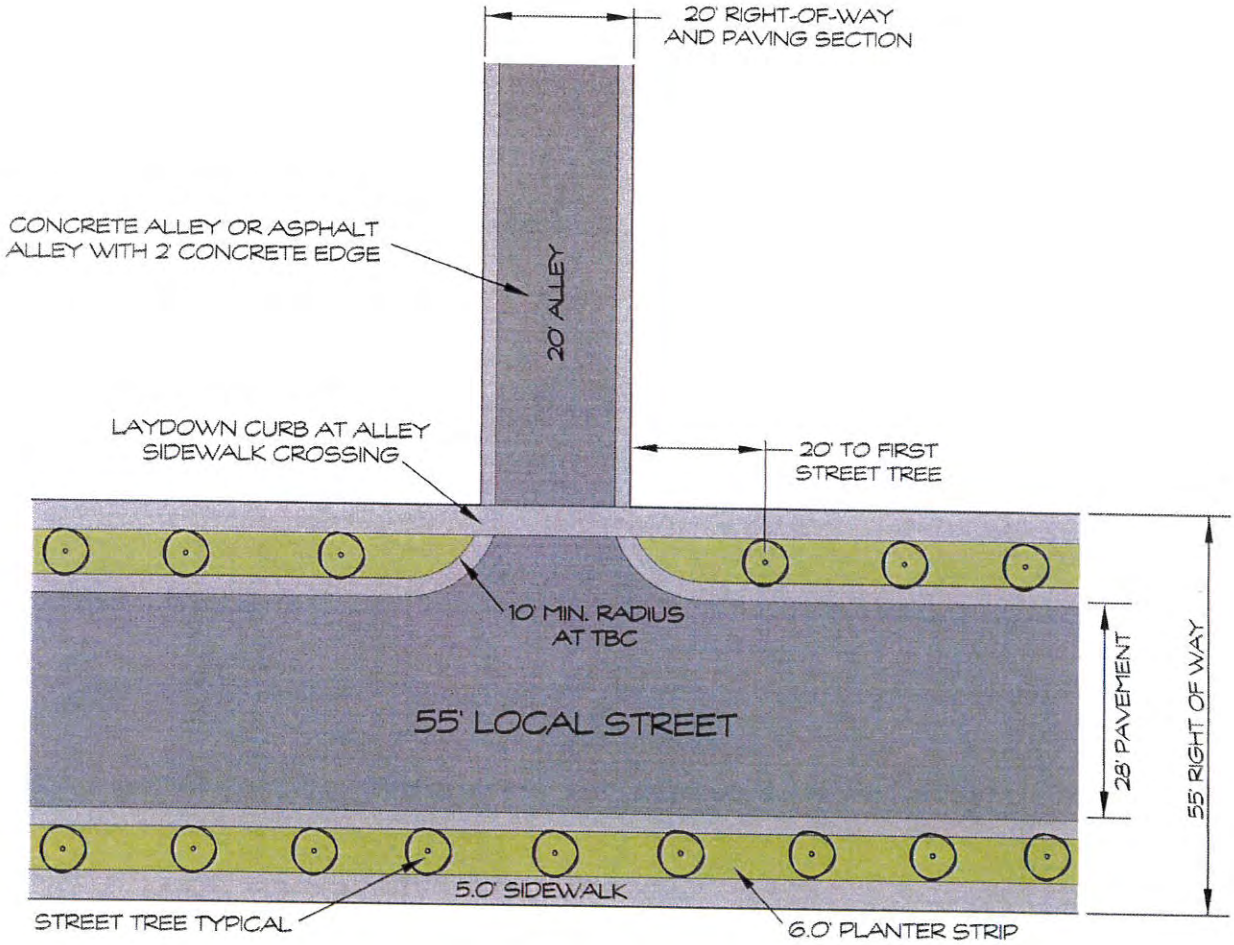


TYPICAL INTERSECTION

55' Residential Street

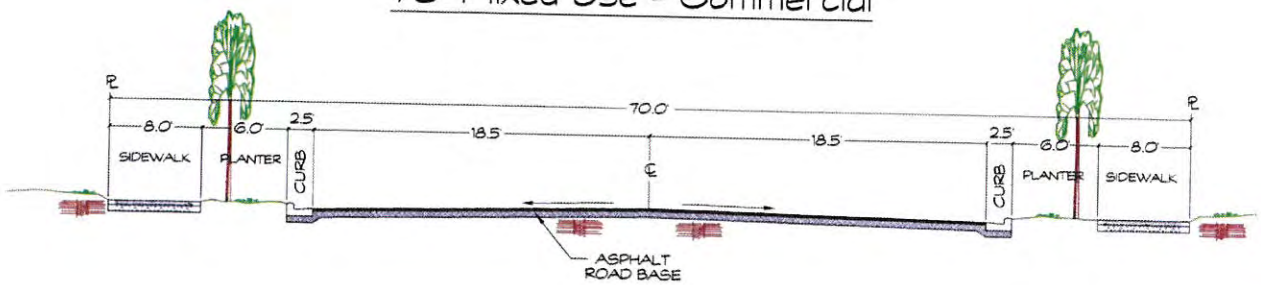
2.2 RESIDENTIAL ALLEY



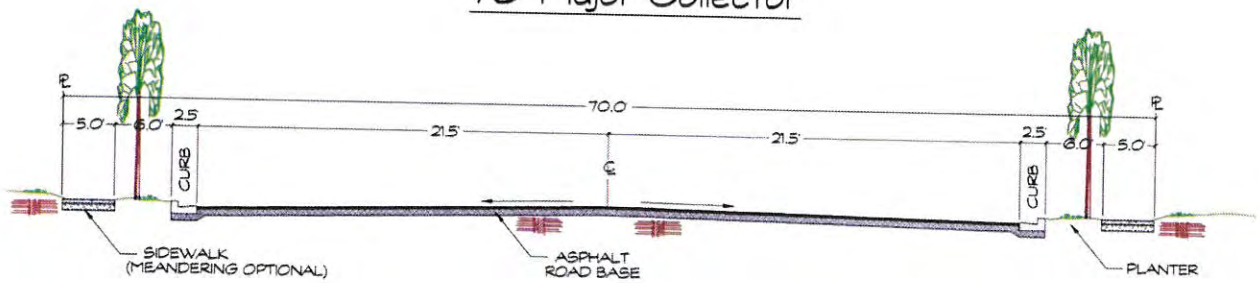


2.3 COLLECTOR STREETS (PUBLIC)

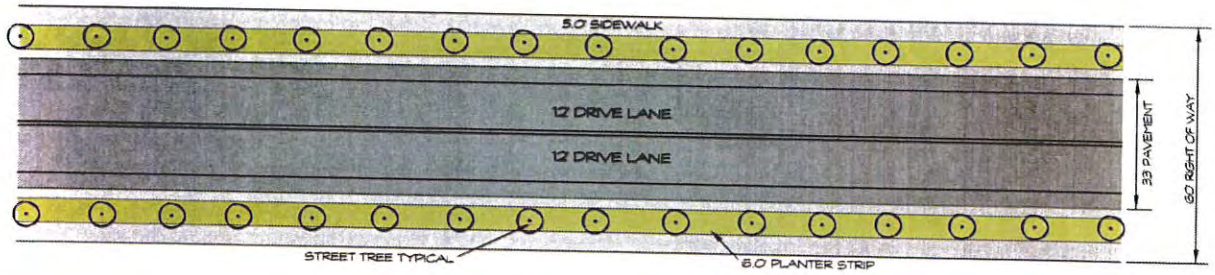
70' Mixed Use - Commercial



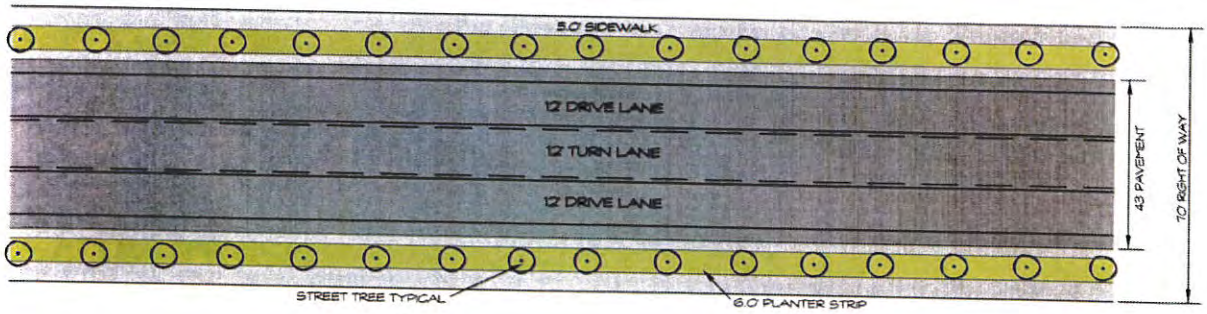
70' Major Collector



60' Residential Collector

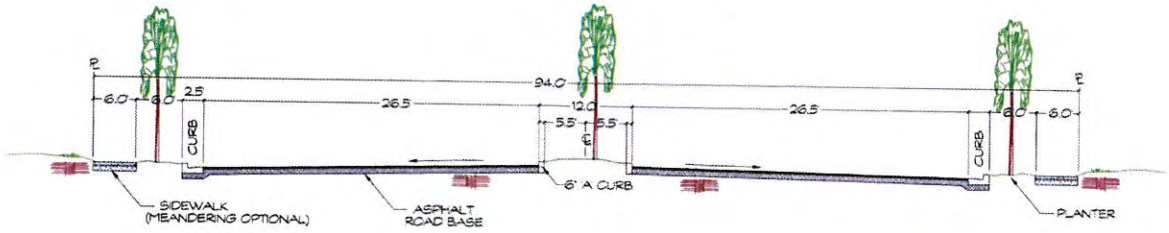


70' Major Collector

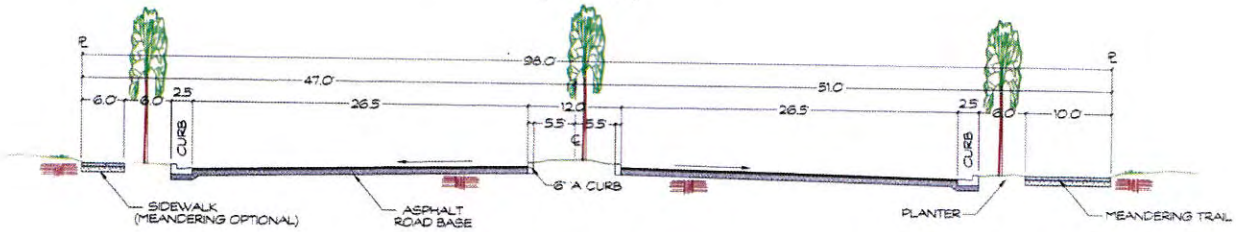


2.4 ARTERIAL STREETS (PUBLIC)

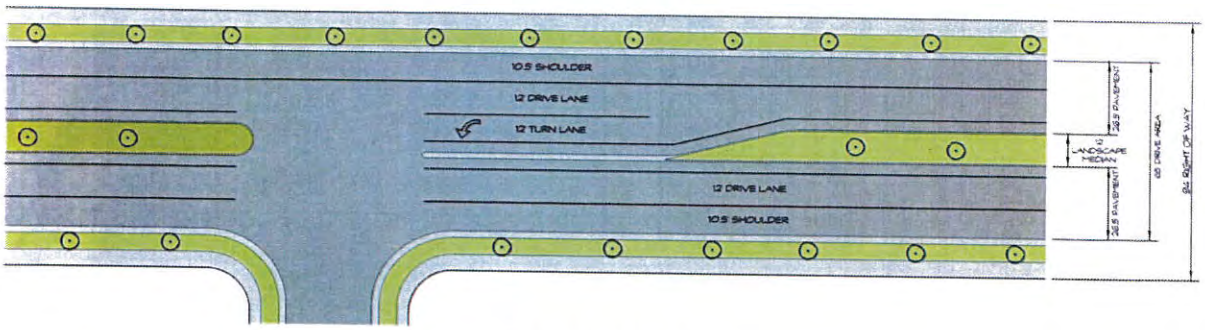
94' Minor Arterial



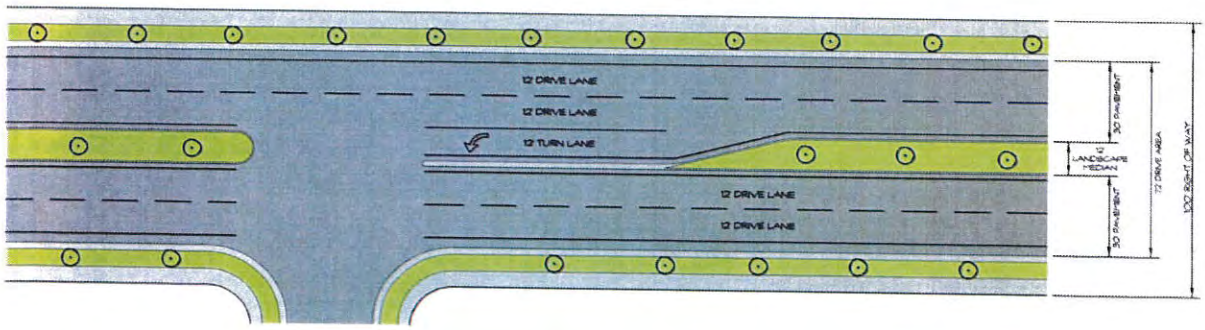
98' Minor Arterial
(with Trail)



94' Minor Arterial

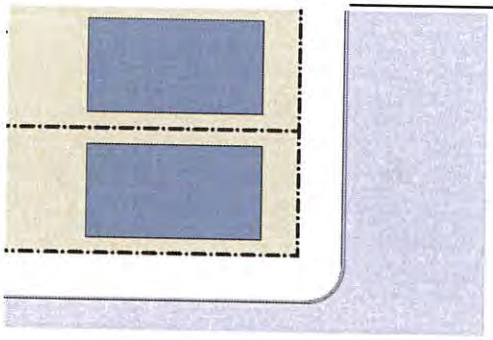
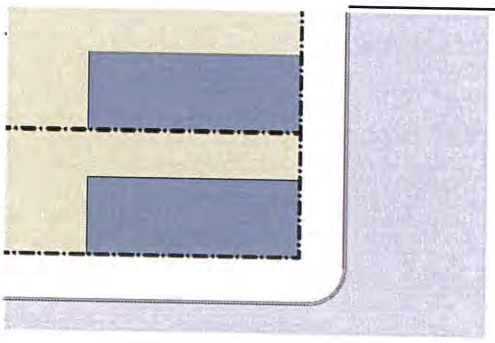
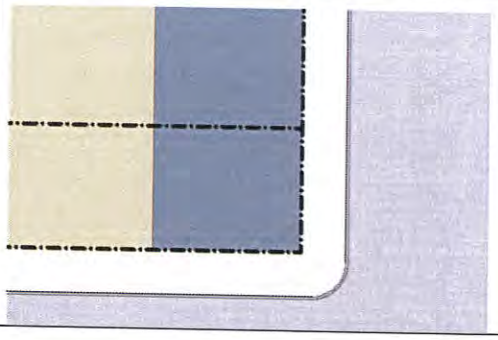


100' Major Arterial

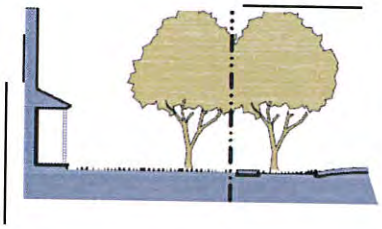
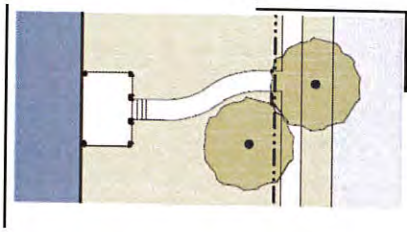
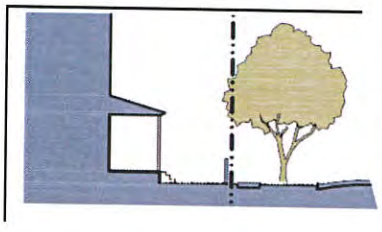
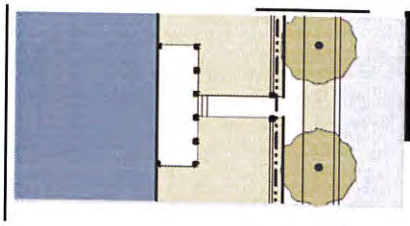
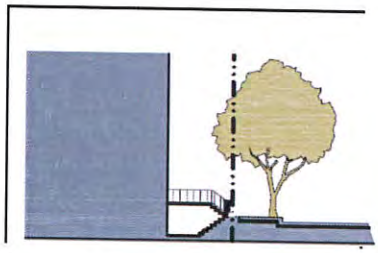
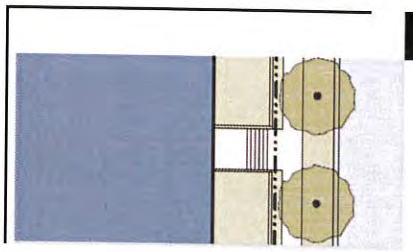
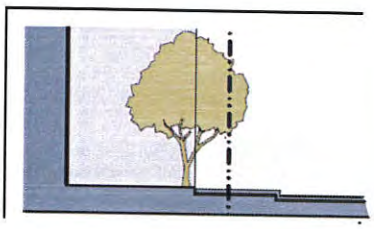
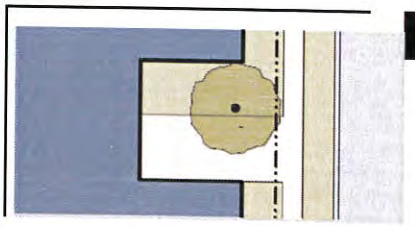
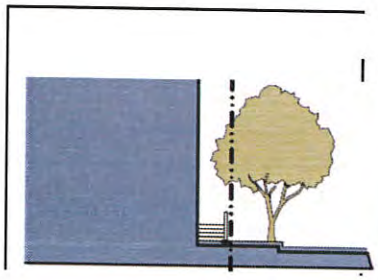
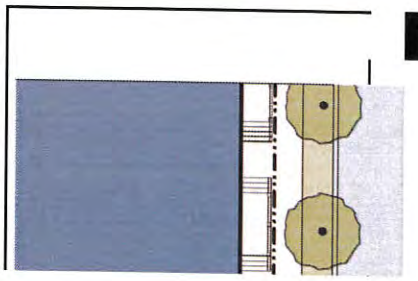
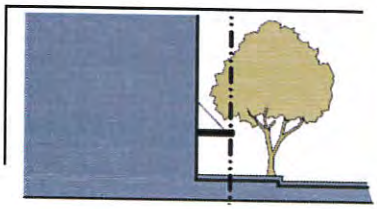
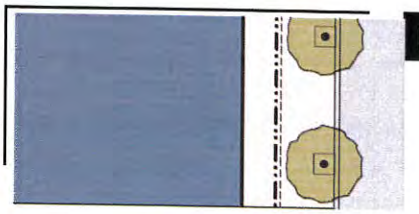


CHAPTER 3: BUILDING CONFIGURATIONS

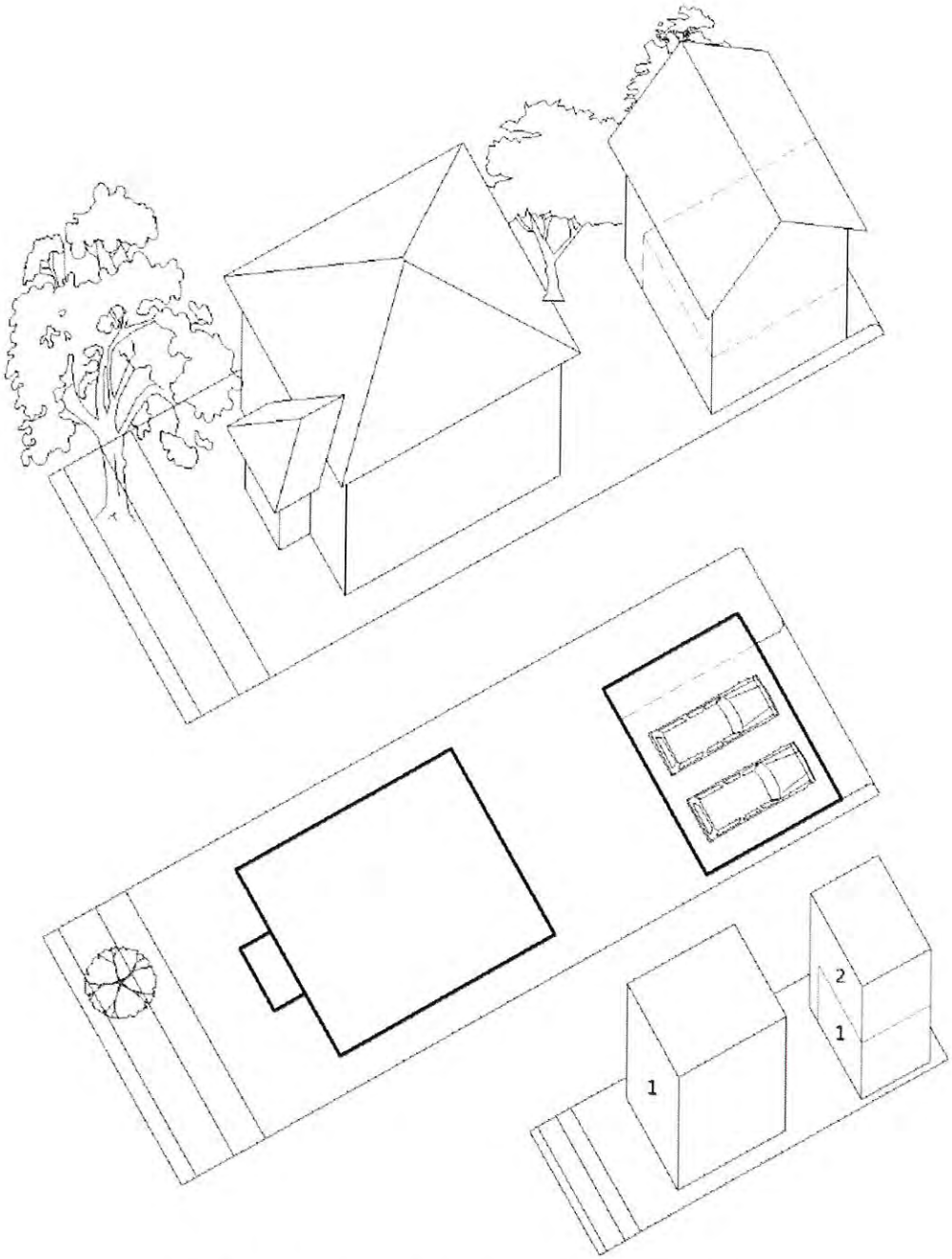
3.1 YARD DISPOSITIONS

a.	**Edgeyard.** Conventional building disposition for single-family homes, with the building completely inside its lot with setbacks on all sides. This is the least urban disposition, as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public space. The front yard is intended to be visually continuous with the yards of adjacent buildings; however, driveways accessing front-loaded garages are allowed on wider NE lots and where rear access is impossible (e.g. due to adjacency to arterial road). The rear yard can be secured for privacy by walls and/or a garage or similar outbuilding.	 NE NG
b.	**Sideyard or Zero- or Z-Lot.** The building occupies one side of its lot with a side setback on the opposite side. If the adjacent building is similar with a blank side wall, the yard can be quite private. A sideyard house may abut a neighboring sideyard house to form a duplex/twin house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.	 NG
c.	**Rearyard.** The building occupies its full frontage, leaving the rear of the lot as the sole yard. This disposition is commonly used for row/town houses, live-work units, condominiums, and commercial buildings. The continuous façade defines a public wall. The rear elevations may be articulated for functional purposes. In its commercial form, the rear yard can accommodate substantial parking.	 NG

3.2
FRONTAGES

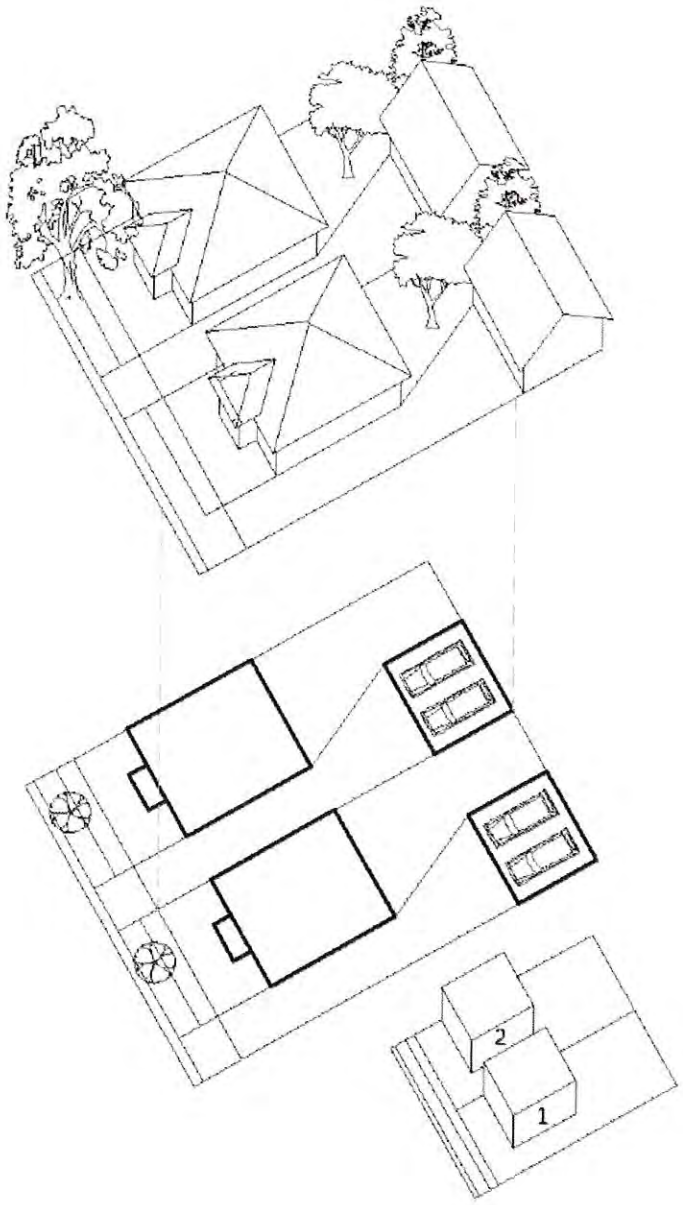
		SECTION	PLAN	
		LOT ▶ ◀ R.O.W. PRIVATE ▶ ◀ PUBLIC FRONTAGE FRONTAGE	LOT ▶ ◀ R.O.W. PRIVATE ▶ ◀ PUBLIC FRONTAGE FRONTAGE	
a.	**Front Yard**. A planted frontage wherein the building façade is set back substantially from the lot line.			NE
b.	**Porchyard**. A planted frontage wherein the façade has a shallow setback from the lot line. A low, decorative fence at the frontage line may be used to set a spatial boundary with the street.			NE NG
c.	**Dooryard**. A frontage wherein the façade is set back from the lot line only by an elevated terrace or sunken lightwell. This buffers residential use inside the building from busier sidewalks. A deeper, wider landing is encouraged for use as a terraced patio or outdoor cafe.			NG
d	**Forecourt**. A frontage wherein a portion of the façade is close to the lot line and the central portion is set back. A variation of this type may also be used to create a bungalow court or paseo. Large trees within the forecourts may overhang the sidewalks.			NG
e.	**Stoop**. A frontage wherein the façade is aligned close to the lot line with the first story elevated from the sidewalk sufficiently to ensure privacy. The entrance is usually an exterior stair and landing. This frontage type is recommended for first-floor residential use adjacent to a commercial form.			NG
f.	**Shopfront**. A frontage wherein the façade is aligned close to the lot line with the building entrance at sidewalk grade. This type is conventional for commercial uses.			NG

3.3 BUILDING FORMS: The following examples indicate the lot and building forms and does not fully

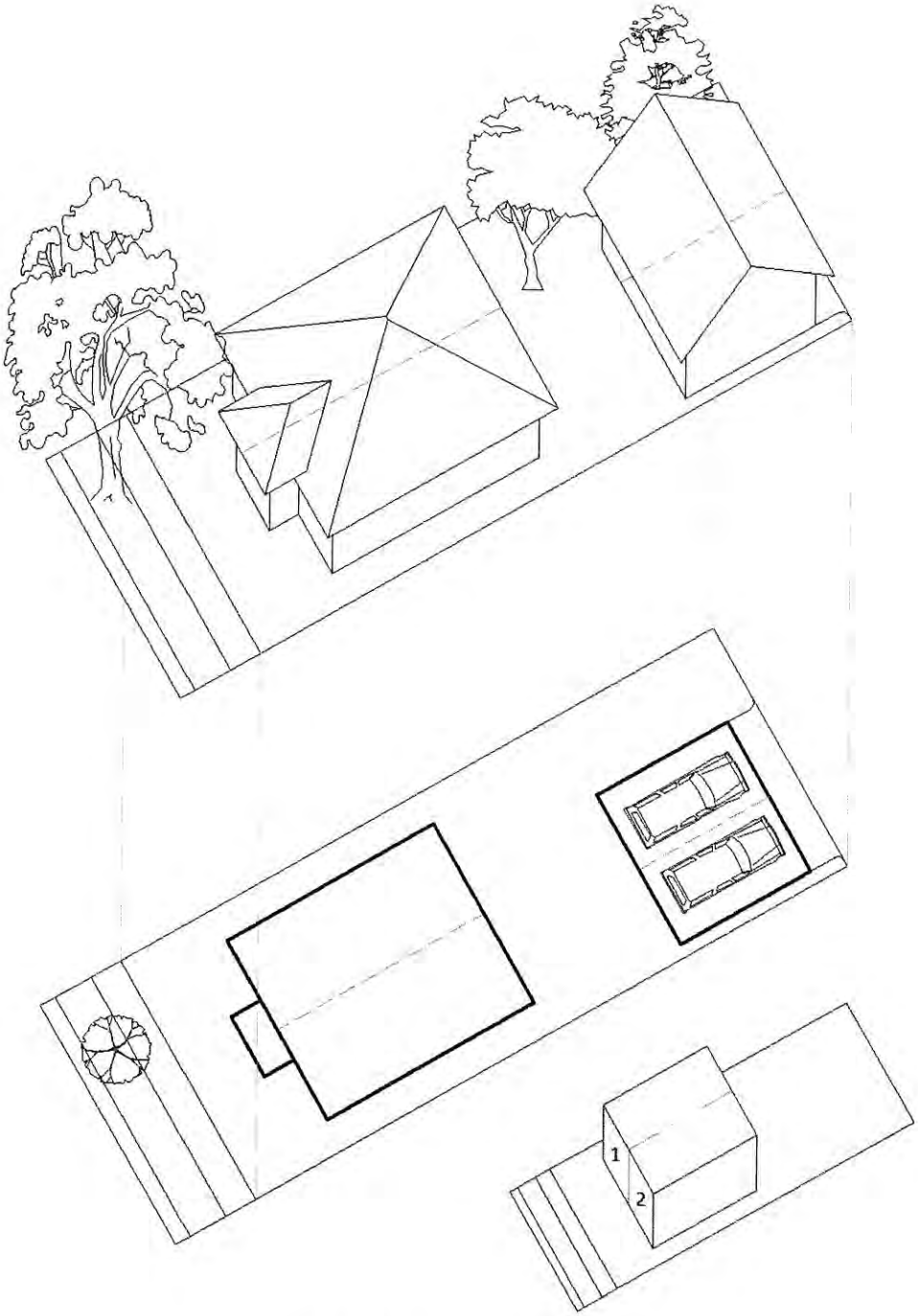


DETACHED SINGLE FAMILY WITH
MOTHER-IN-LAW APARTMENT OVER GARAGE
(CARRIAGE HOUSE)

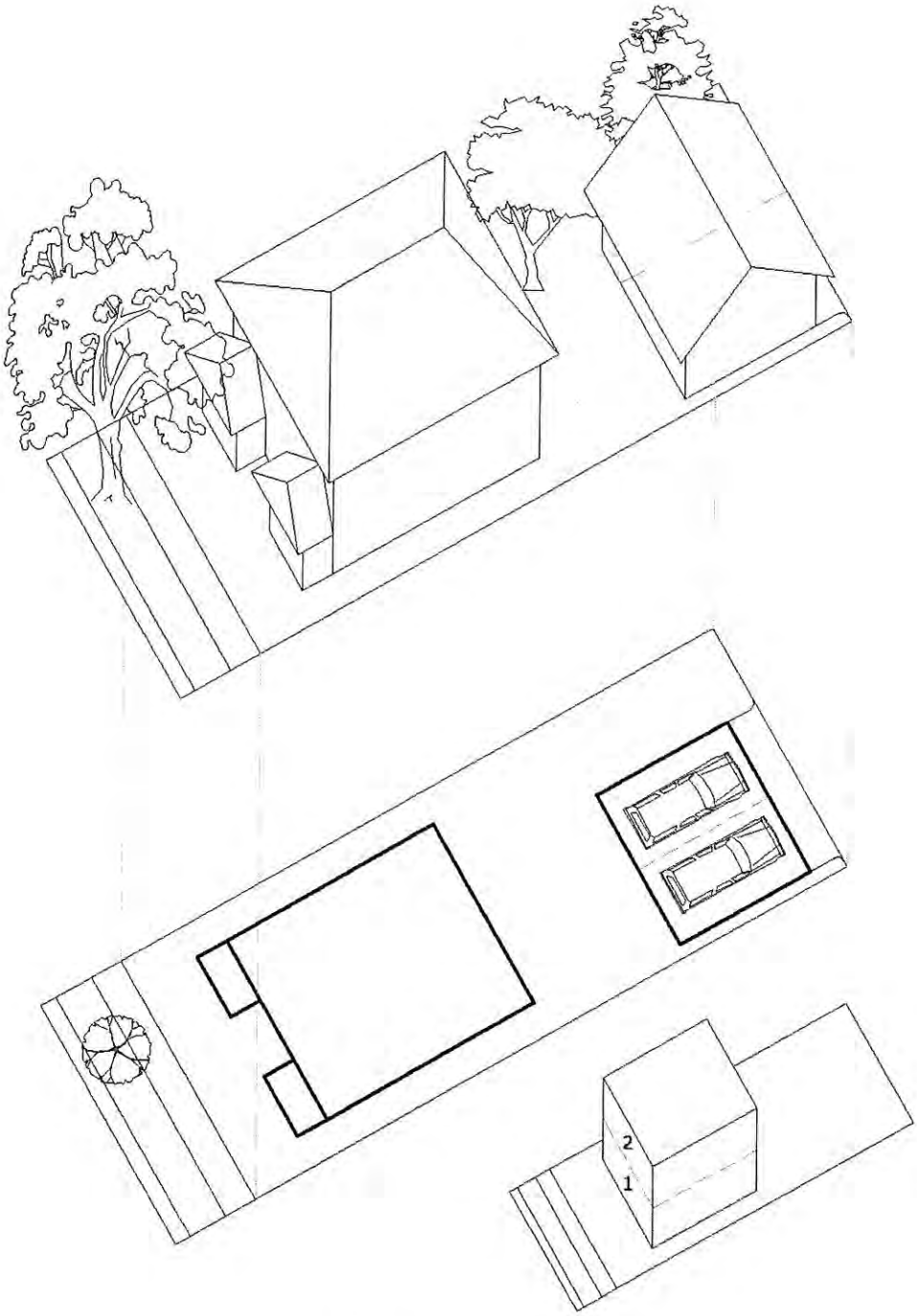
epresent other ordinance requirements.



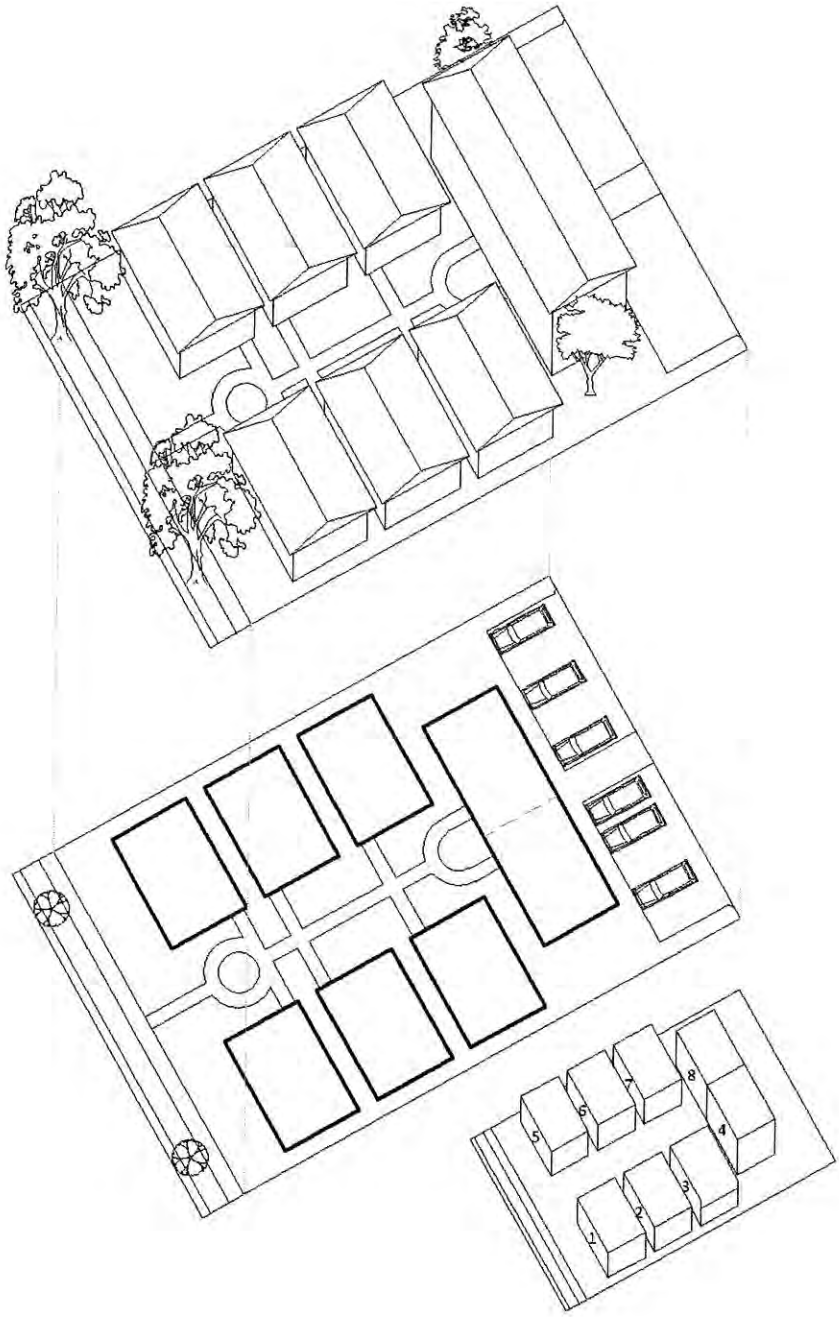
ZERO LOT



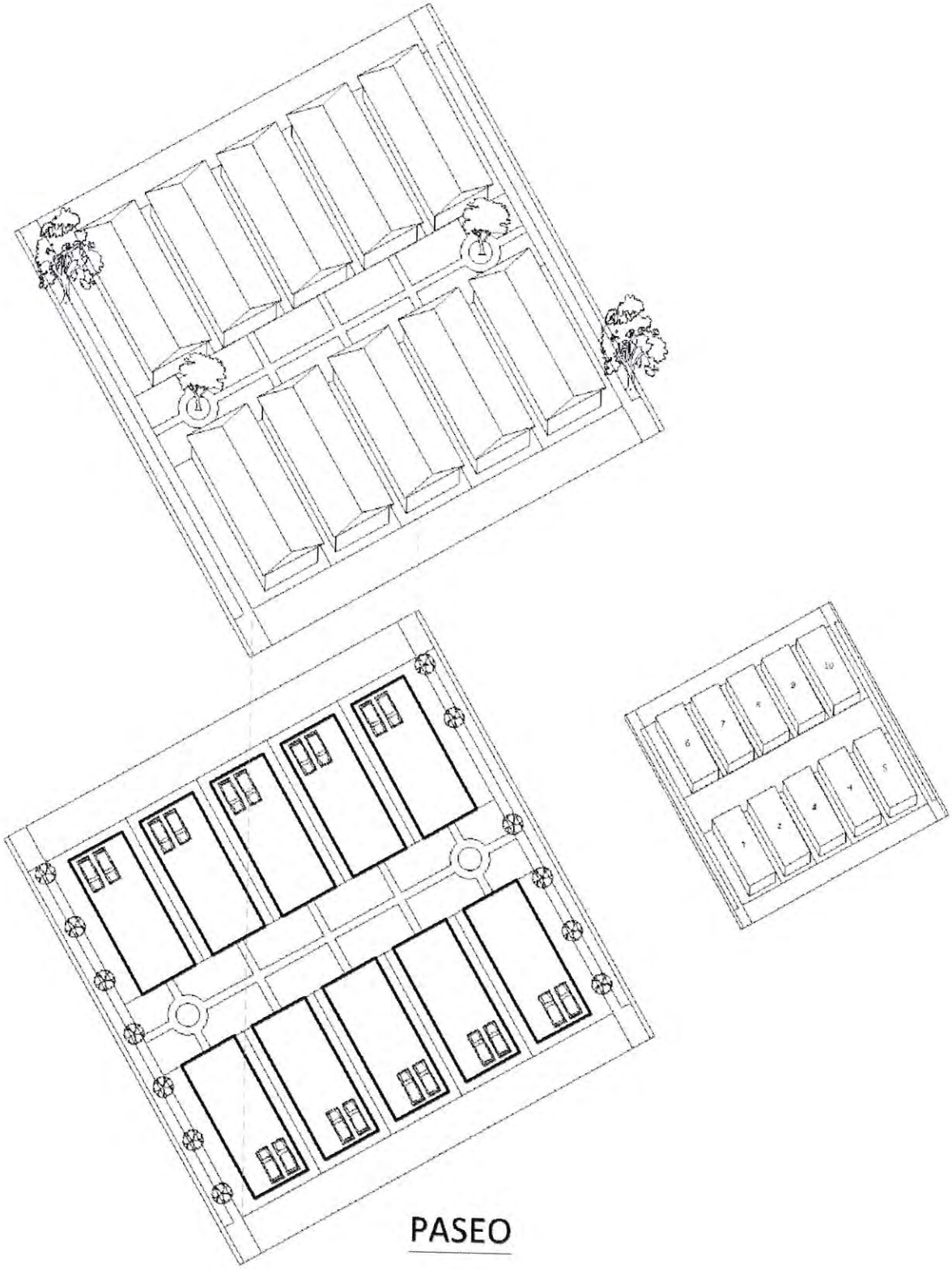
DUPLEX SIDE BY SIDE

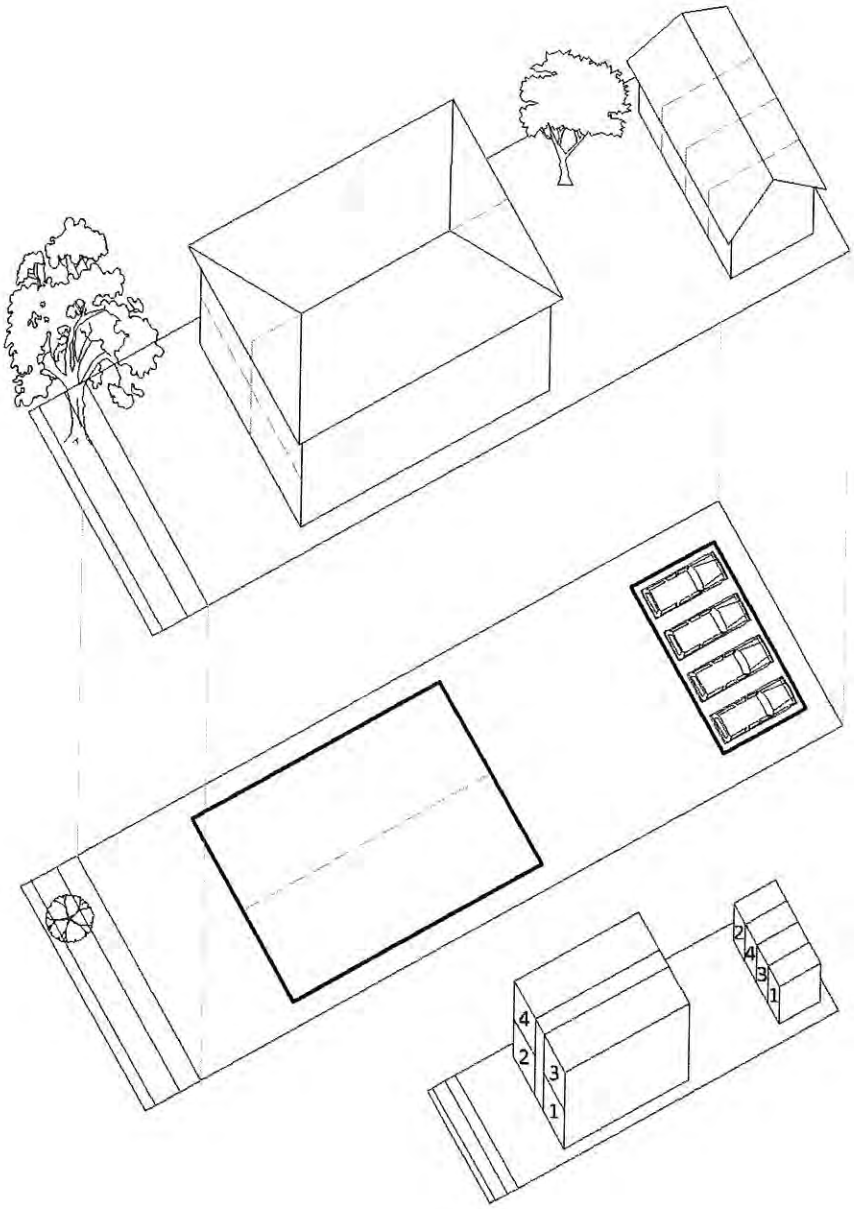


DUPLEX: STACKED



BUNGALOW COURT


PASEO



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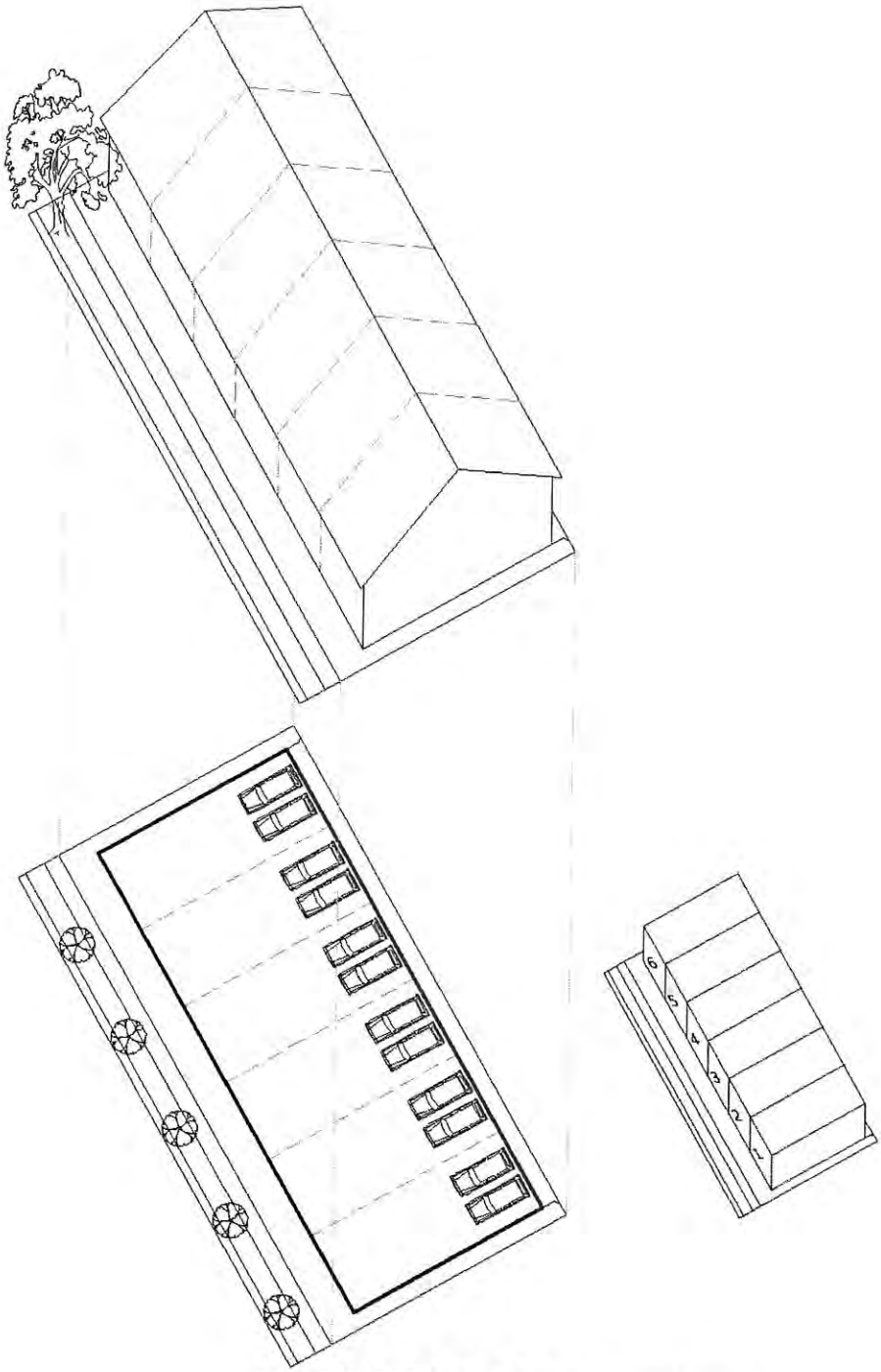
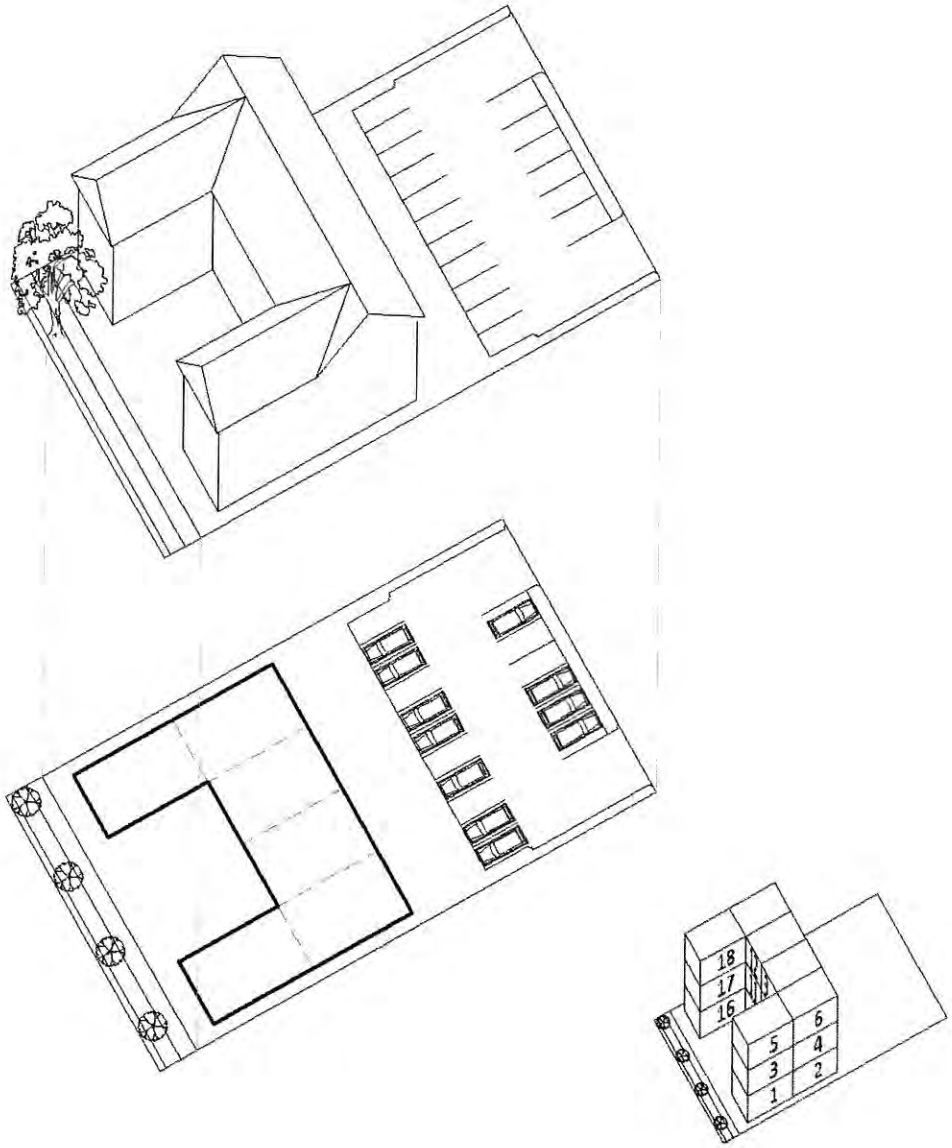
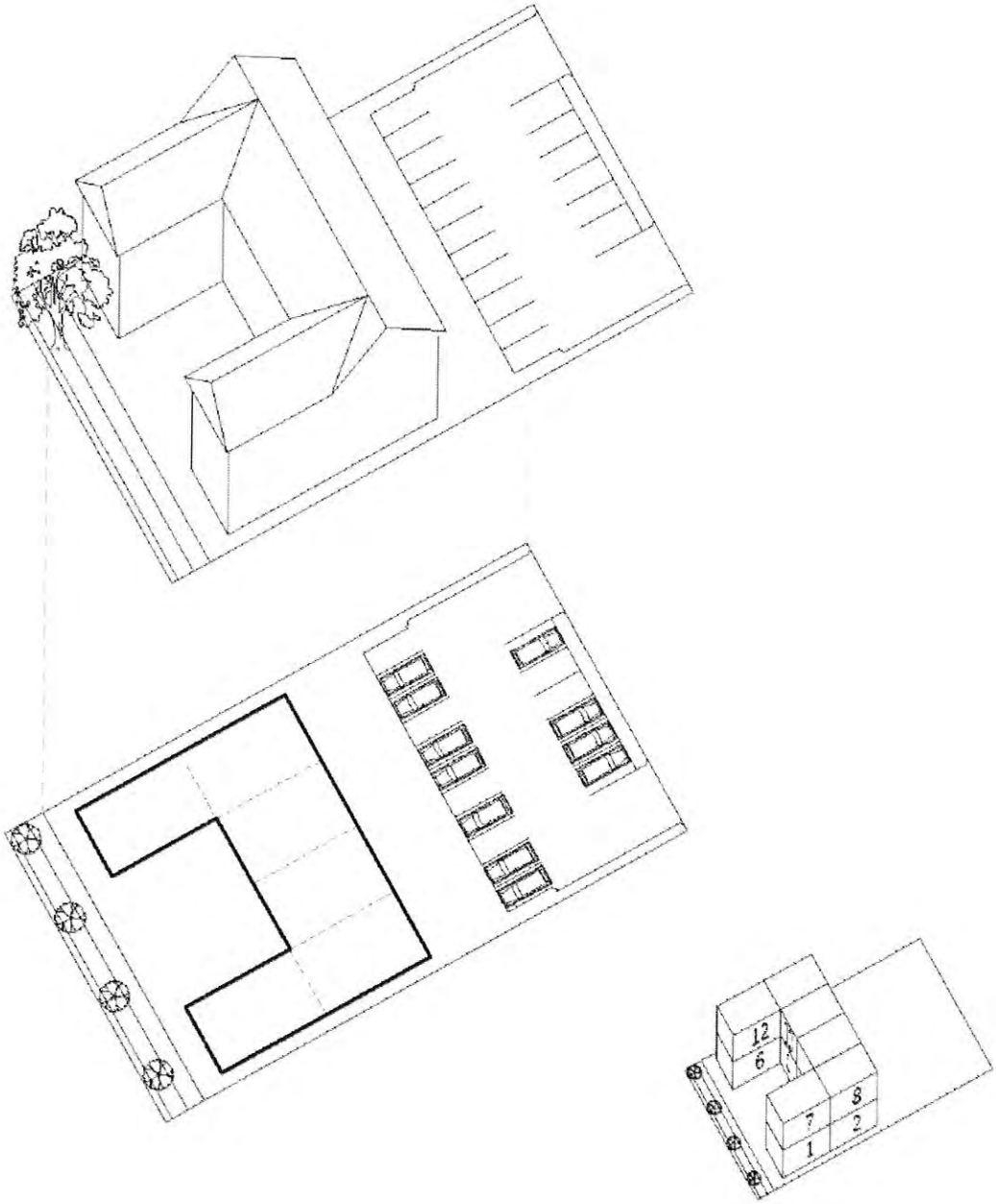


TOWNHOUSE / ROW HOUSE



COURT YARD MULTI-FAMILY



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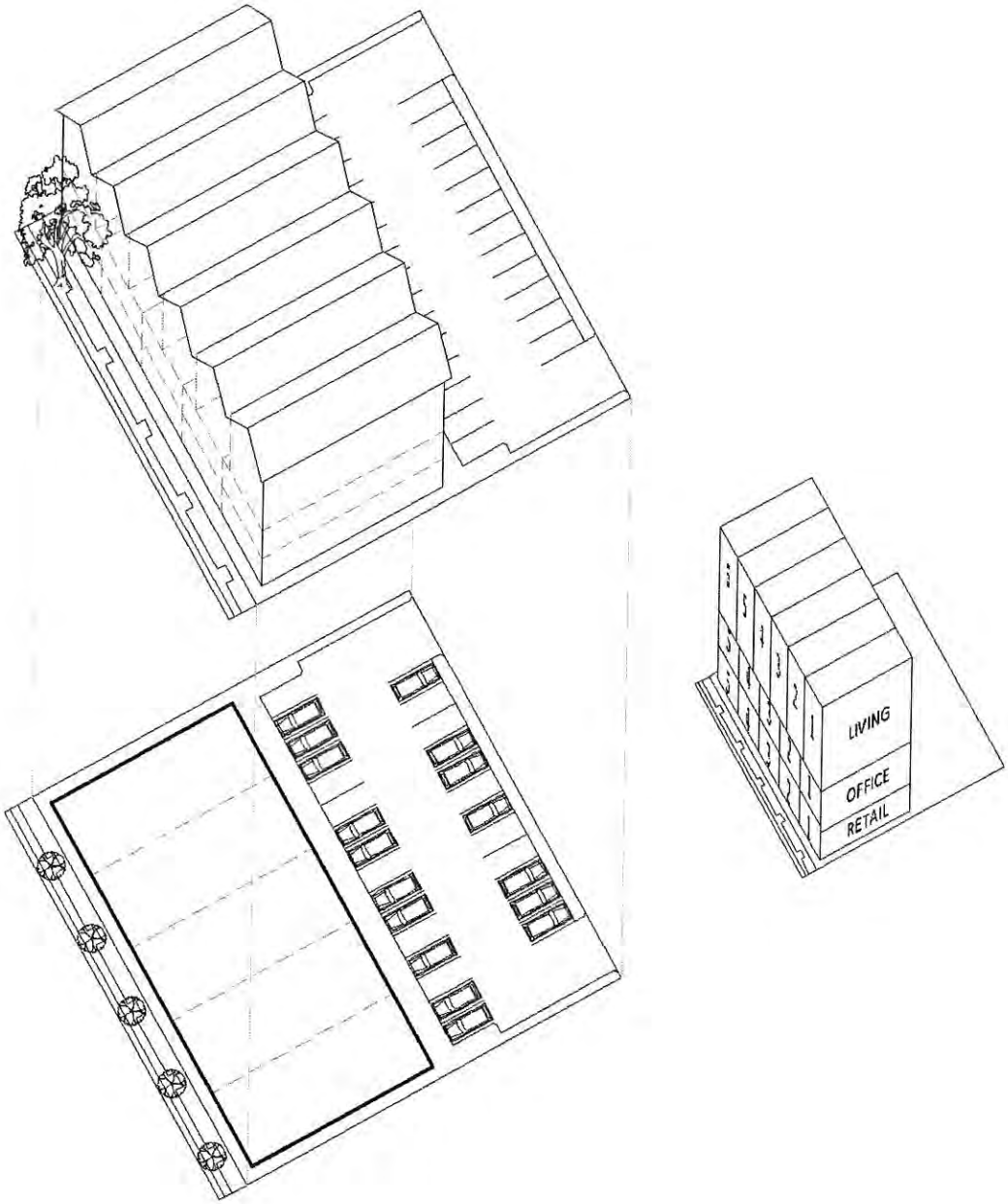
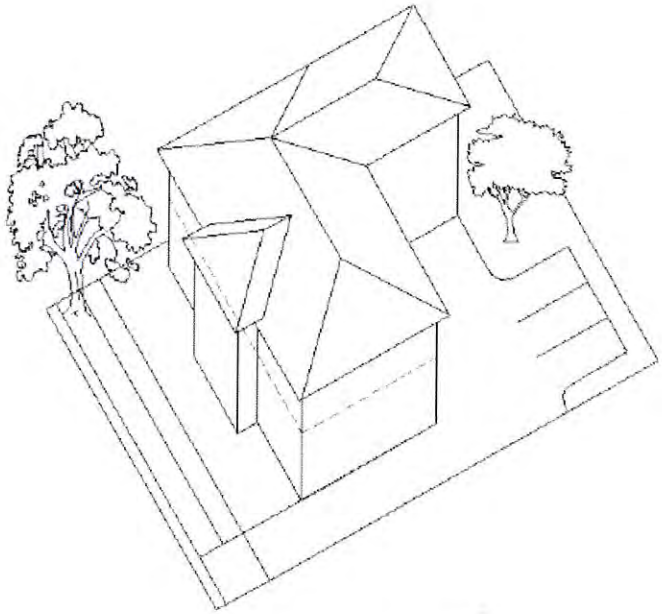
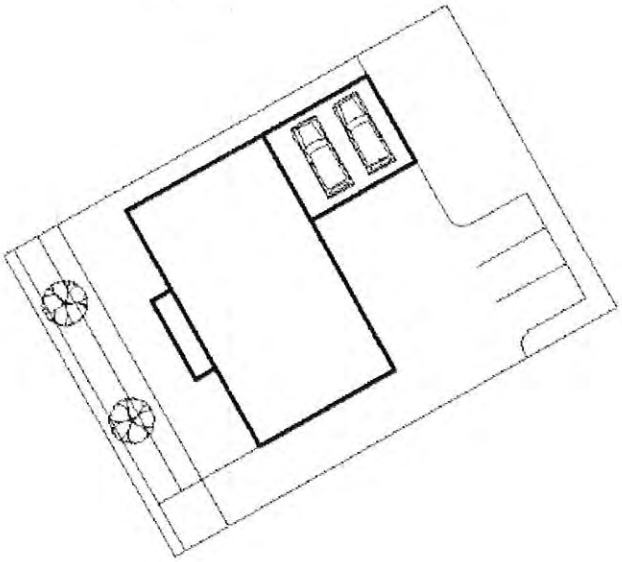
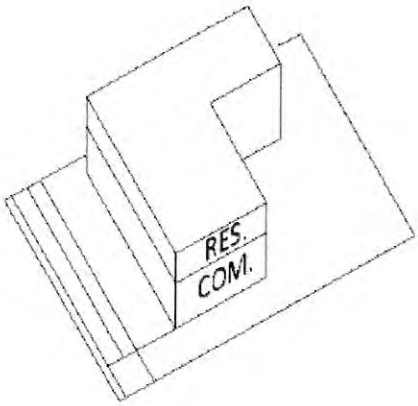


MIXED USE







LIVE-WORK

3.4 PARKING STANDARDS

Standard A: Placement. All off-street parking shall be located twenty five feet (25') behind the frontline of buildings. Parking lots are not a permitted frontage form in a Traditional Neighborhood Zone. Notwithstanding the foregoing, commercial structures occupying a corner lot may have a parking lot fronting one side of the lot. Such a parking lot must be set back at least fifteen feet (15') from the back of sidewalk and screened from the street by at least a three and a half feet (3' 1/2) high landscaped berm or a solid masonry fence setback at least ten feet (10') from back of sidewalk. Parking standards in city ordinance, ~~in accordance with~~ Title 10 Chapter 19, apply unless provided otherwise herein .

Standard B: Access. Off-street parking shall be accessed by lane, alley, or driveway. Lane or alley access to off-street parking is strongly preferred. If covered parking is provided within a garage, each dwelling unit may tandem park, if the garage and tandem parking spaces are associated with the same unit. ~~Alley accessed garages must be set back a minimum of twenty feet (20'), measured from back of sidewalk or curb where no sidewalk exists to qualify for tandem parking.~~

Standard C: Alley garages. Garages accessed from an alley, must be setback a minimum of five feet (5') from the alley. Alley accessed garages must be set back a minimum of twenty feet (20'), measured from back of sidewalk or back of curb where no sidewalk exists, to qualify for tandem parking.

Standard D: Front-loading garages. Front-loading garages with driveway access are permitted; however, the width of the front-loading garage façade is limited to one third (1/3) of the width of the total dwelling~~house~~ façade, and the garage façade must be setback -a minimum of twenty five feet (25') from behind the main house façade. If the front façade has varying frontlines, the garage setback is measured from the average of all the frontlines. On corner lots, side-loading garages are permitted on the frontage perpendicular to the main building façade, subject to a twenty foot (20') setback requirement.

Standard E: Required Off-Street Spaces.

- Studio/1 BR: 1.0 minimum
- 2 BR: 1.5 minimum
- 3+ BR: 2.0 minimum
- Commercial: minimum 2.0 per 1,000 SF
- Guest Parking: For housing projects with a density of six (6) dwelling units per acre or more there shall be provided guest parking spaces in the amount of one guest parking space per five (5) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (200') of the dwelling unit it is intended to serve.

CHAPTER 4: ARCHITECTURAL GUIDELINES

4.1 BUILDING & STREETSCAPE ELEMENTS

Guideline A: Architectural Consistency. A building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing. Attached buildings within the same block must maintain consistent cornice lines in buildings of the same height within multi-family, row/townhome, non-residential, or mixed use structures. All

building materials shall be high quality, such as brick, stone, stucco over stone, cement clapboard siding, ~~shall be used~~, or similar materials. Multifamily buildings require contrasting building materials and textures, variations in rooflines, colors, reveals and belt courses, recessed windows and doors, and strongly expressed window mullions.

Guideline B: Compatibility of Building Forms. A building shall not be more than twice the permitted height of structures which are adjacent or ~~and~~ across the street. A commercial or mixed-use building in Neighborhood General must be integrated into its mainly residential setting through scale and appearance. Generally, similar building forms should face across streets, and dissimilar building forms should abut at rear lot lines or across alleys.

Guideline C: Human-Oriented Scale & Design. A building's main entrance shall face a public street or common green and be clearly articulated through the use of architectural detailing. Windows and doors on the front façade of a building should create lines of sight between the building and the street. Doorways, windows, and other openings in the façade should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. All residential forms must incorporate a front porch with a minimum height of eighteen inches (18") above the back of sidewalk. Front porches must be a minimum width of one third (1/3) of the overall front façade, but not less than ten feet (10') wide, and eight feet (8') deep~~in depth~~. The minimum ten feet (10') ~~minimum~~ width and eight feet (8') depth porch requirements may be reduced for townhouse/ rowhouse and courtyard multifamily building forms during the TNZ process with approval ~~. A reduction may be approved~~ by City Council, after ~~with~~ recommendation from Planning Commission, if ~~determined a reduction maintains~~ the following findings are present: (a) each dwelling is too narrow to comply with the standard, and (b) a reduction maintains the porch usability, design, and architecture form of the TNZ. Long, monotonous, uninterrupted walls or roof planes are prohibited.

Guideline D: Streetscape Elements. Street lighting and permanent signage shall comply with St. George City Code and Standards, unless otherwise expressed in the Chapter or Design Guidelines. Wall, awning and hanging signs are encouraged. A residential dwelling ~~Home Occupation~~ may have one permanent wall or hanging sign. A wall or hanging sign shall be limited to six ~~nine~~ (6~~9~~) square feet. Signs shall not be illuminated and must be the same design as the main structure. A sign may be illuminated in the commercial form and only on the front facade facing the public street. Street trees are required in all neighborhood forms. Street trees shall generally be placed in planter strips at intervals of no more than thirty feet (30') unless utility placement or other conditions dictate alternative spacing.

Guideline E: Walls and Fencing. Block privacy walls no taller than six feet (6') are permitted in the rear and side yard areas of buildings. Side yard privacy walls must terminate at least twenty feet (20') behind the main building façade. A low decorative fence may be placed at the frontage line to set a spatial boundary with the street. Such a fence must be a picket or other type of view fence, where at least fifty percent (50%) of the fence is open and shall not exceed forty-eight inches (48") in height.

Guideline F: Accessory Structures, including Carriage Houses and Detached Garages.

1. Accessory structures may have zero (0') setbacks from the side and rear property line. No roof shall project across the property line. Stormwater runoff from the building shall not run onto an adjacent property.
2. Main dwelling and accessory buildings must be separated a minimum of six feet (6').

3. Accessory structures must meet all building code requirements and be of the same ~~general~~ design, material, color, -and quality as the main dwelling.

4. Accessory structures other than Carriage Houses and detached garages are limited to twenty-five percent (25%) rear yard coverage. Carriage Houses are limited to the square footage of the garage over which they are built. Detached garages are limited to fifty percent (50%) rear yard coverage.

5. Accessory structures other than Carriage Houses are limited to one (1) story and an overall height of fifteen feet (15'). Carriage Houses are limited to one (1) story above the garage (two (2) stories total) and an overall height of twenty five feet (25').

6. There shall be no kitchen or cooking facilities within an accessory structure ~~dwelling unit~~, except a microwave, compact refrigerator (less than 7.75 cubic feet and thirty-six inches (36") or less in height), and wet bar sink (twelve inches (12") wide or less) are ~~is~~ permitted.

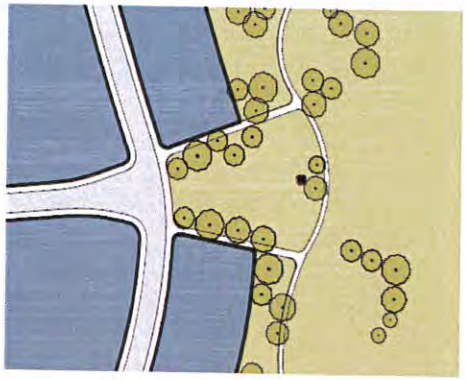
7. Any accessory building placed over a utility easement shall require written approval from the joint utility committee;

8. If provided, the standards outlined in this Guideline F supersede inconsistent provisions of the St. George City Code, Section 10-14-12, as amended.

Guideline G: *Landscape Standards.* All landscaping must comply with St. George City Code Title 10 Chapter 25, and commercial forms must comply with ~~conform to~~ 10-25-4, as amended, unless otherwise specified in the Design Manual~~Standards~~. A landscape strip at least fifteen feet (15') wide must exist along the right of way of any property facing a street, unless the area is occupied with a building. Area between the right of way and building must be landscaped.

4.2 CIVIC SPACES: In order to be considered for the required Civic Space, the area must be ~~usable~~useable and not located in a flood plain, floodway, erosions hazard boundary, or ~~and~~ hillside~~s~~ with slopes greater than 20%. All Civic Space must be approved as part of the TNZ.

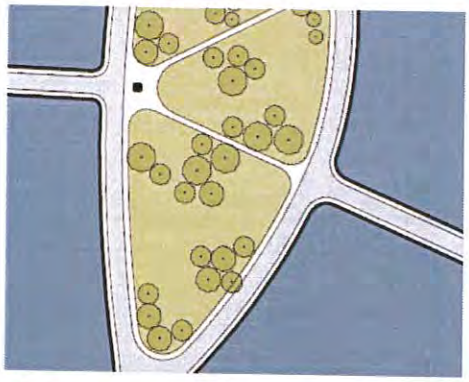
a. **Park:** A natural preserve available for structured and unstructured leisure and recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, rock or other topographical features, meadows, water bodies, woodland, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be four (4) acres. Larger, regional parks may be approved in all zones.



NE

NG

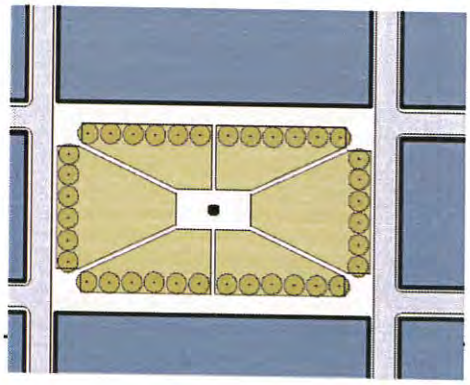
b. **Green:** A smaller natural preserve for unstructured leisure and recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed, and minimal park furniture. The minimum size shall be half (1/2) acre and the maximum shall be four (4) acres.



NE

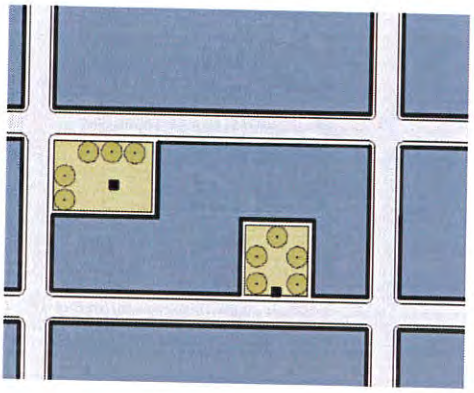
NG

c. **Square:** An open space available for unstructured recreation and civic use. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares should be located at the intersection of important thoroughfares. The minimum size shall be half (1/2) acre and the maximum shall be three (3) acres.



NG

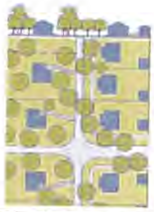
d. **Playground:** An open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within residential areas and may be placed within a block or incorporated into a park or green. There shall be no minimum or maximum size.

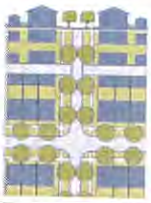


NE

NG

CHAPTER 5: SUMMARY NEIGHBORHOOD FORM TABLE





		NE NEIGHBORHOOD EDGE	NG NEIGHBORHOOD GENERAL
a.	**BLOCK SIZE**		
	Block Perimeter	2,400 ft. max.	2,000 ft. max.
b.	**YARD DISPOSITION (Chapter 3.1)**		
	Edgeyard	permitted	permitted
	Sideyard	permitted	permitted
	Rearyard	not permitted	permitted
c.	**FRONTAGES (Chapter 3.2)**		
	Front Yard	permitted	not permitted
	Porchyard	permitted	permitted
	Dooryard	not permitted	permitted
	Forecourt	~~not~~ permitted	permitted
	Stoop	not permitted	permitted
	Shopfront	not permitted	permitted
	Parking Lot	not permitted	not permitted
d.	**BUILDING FORMS (Chapter 3.3)**		
	Single Family Home	permitted	permitted
	Duplex (Twin or Stacked)	permitted	permitted
	Row/Town House	not permitted	permitted
	Bungalow Court/Paseo (not on corner lots)	permitted	permitted
	Stacked Multifamily (12 DU/12,000 s.f. max.)	not permitted	permitted
	Carriage House	permitted	permitted
	Mixed-Use Building (8,000 s.f. max.)	not permitted	permitted
	Neighborhood Commercial (10,000 s.f. max.)	not permitted	permitted
e.	**BUILDING HEIGHT**		
	Main Building, 35' max	2 1/2 stories max.	3 1/2 stories max.
	Accessory Structures, 25' max	2 stories max.	2 stories max.
f.	**SETBACKS, MAIN BUILDING (min./max. in feet, measured from property line)**		
	Front	15/20	5/10
	Side	0/15	0/12

	Rear	5' min.	5' min.
	Building Separations	10' min	6' min
g.	**MINIMUM SETBACKS, Accessory Structures**		
	Front	25' behind main building façade	25' behind main building façade
	Side	0'	0'
	Rear	0'	0'
	Alley Garage	5'	5'
h.	**LOT OCCUPATION**		
	Minimum Lot Width	50'	18'
	Maximum Lot Width	120'	No max
	Lot Coverage	60% max.	75% max.
i.	**CIVIC SPACES (Chapter 4.2)**		
	Park	permitted	permitted
	Green	permitted	permitted
	Square	permitted	permitted
	Playground	permitted	permitted

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE
Chapter 8A

10-8A-1: PURPOSE:

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

10-8A-2: PRINCIPLES:

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

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

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

2. Neighborhood General (NG). Neighborhood General is a primarily residential development pattern; however, it is denser than Neighborhood Edge and may consist of both attached and detached residence types. Multi-family residential and non-residential uses are permitted but shall blend into the neighborhood by occupying buildings that are of a scale and appearance compatible with single-family detached residences. Single-family homes are situated on smaller, narrower lots with ~~and have~~ shallow setbacks. The narrow~~ness of the~~ lots generally require~~s~~ that off-street parking be accessed from the rear by alleys. A diversity of building frontages are appropriate in NG, including frontyards, porchyards, dooryards, forecourts, stoops, and shopfronts. Parking lot frontages are prohibited except on one street

side of a corner lots. The NG streetscape consists of the regular, aligned planting of shade trees in a planter strip between sidewalk and back of curb.

C. To the extent permitted by topography, all Traditional Neighborhood Zones shall incorporate traditional block design, which includes the following elements:

1. A regular grid street pattern, unless the city council finds at the time of TNZ approval that it is not feasible due to topographicalhy constraints.

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

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

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

10-8A-3: ADMINISTRATION:

A. Design Manual and Form-Based Code:. Supplemental development standards and definitions are adopted in the document titled Traditional Neighborhood Design Manual and Form-Based Code. The Design Manual and Form-Based Code is hereby incorporated into this Chapter and shall have the same regulatory force and effect hereof, and hereafter it is referred to as the "Design Manual".

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

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

D. Parameters.

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

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

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

34. In Neighborhood General, minimum residential mix of three building forms is required~~, and no single building form shall comprise more than sixty five percent (65%) of the total number of dwellings~~.. Single family form shall comprise at least fifty percent (50%) of the total number of units. Any combination of the following forms shall comprise at least twenty five percent (25%) of all attached unit forms: duplex, triplex,courtyard bungalow or paseo bungalow . ~~No single multifamily residential building form, other than the duplex form, may exceed twenty percent (20%) of the total number of dwellings.~~

45. In Neighborhood Edge, ~~U~~unless overall density exceeds five (5) dwellings per acre, there is no minimum Civic Space required in a Neighborhood Edge ~~single-form~~ Traditional Neighborhood Zone. If density is greater than five (5) dwelling units per acre, then a minimum of five percent (5%) useable Civic Space is required. Civic Space must be included in the project phasing plan and approved with the zone change. It is intended that the Civic Space be built concurrently with the development and must be constructed prior to fourty ~~thirty~~ percent (~~3~~40%) of the dwelling units being constructed. If the project proposes more than one (1) Civic Space, the city council, with recommendations from the planning commission, shall determine the appropriate phasing of any additional Civic Space. The designated ~~civic space~~Civic Space shall be within 350' of the geographic center of the neighborhood unless otherwise approved during the zone change process.

56. ~~A Traditional Neighborhood Zone which includes the~~ In Neighborhood General ~~form shall allocate~~ a minimum of five percent (5%) of its area shall be designated as useable Civic Space. The designated Civic Space shall be within three hundred fifty feet (350') of the geographic center of the neighborhood unless otherwise approved during the zone change process. Civic Space must be included in the project phasing plan and approved with the zone change. It is intended that the Civic Space be built concurrently with the development and must be constructed prior to four ~~thirty~~ percent (~~3~~40%) of the units being constructed. If the project proposes more than one (1) Civic Space, the city council, with recommendation~~s~~ from the planning commission, shall determine the appropriate phasing of any additional Civic Space.

67. TNZ Integration. Where a TNZ Neighborhood is proposed adjacent to an existing single family subdivision, the TNZ ~~form~~ must locate ~~be~~ single family detached homes adjacent to existing single family. However, up to twenty percent (20%) of those units adjacent to the existing single family units may be built as duplexes, if approved during the zone change. For the purpose of this requirement, a TNZ and existing single family subdivisions are considered adjacent if separated by a sixty feet (60') right of way or less.~~street.~~

78. All improvements~~, including but not limited to, buildings, Civic Space, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, lights, and signs~~ not specifically dedicated to the city, or accepted for ownership or maintenance by the city, shall comply with10-25-3:F

of the city code. ~~be perpetually maintained by the owners or their agents through a special taxing district, or home owners' association with power to assess and collect fees, and shall be approved by city council.~~

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

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

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

3. The maximum number of residential units requested in the proposed Traditional Neighborhood Zone overall and in the respective neighborhood forms thereof, and a tabulation of the various residential building forms comprising the proposed residential total.

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

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

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

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

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

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

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

F. Application Review Process.

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

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

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

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

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

G. Amendments and Modifications.

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

10-8A-4: USE REGULATIONS:

The table below lists certain land uses. The NE column enumerates the uses permitted (P) or not permitted (NP) in the Neighborhood Edge form. Likewise, the NG column enumerates the uses permitted (P) or not permitted (NP) in the Neighborhood General form. As part of a TNZ written text, a

zone change application pursuant to this Chapter may propose land uses substantially similar to those set forth in this Chapter. The inclusion of any proposed additional land use category or additional specific permitted use must be approved by the City Council as part of the approval of the zone change request and shall thereby become part of the Regulating Text. All permitted uses shall be conducted within fully enclosed buildings except those uses customarily conducted in the outdoors, such as outdoor dining ancillary to a permitted restaurant and community leisure, and recreation.~~al pursuits.~~ Commercial uses and locations must be approved as part of the TNZ if it does not comply with Title 3 Chapter 7 Home Occupations, and must conform to parking and landscaping requirements for commercial zones. Specific commercial uses must be approved as part of the TNZ process. Proposed land uses must conform to the land use categories below. Commercial uses must be of a scale, intensity, impact, and appearance compatible with the surrounding forms.

	NE	NG
Residential Forms:		
Accessory unit (guest or carriage house)[1]	P	P
Bungalow court or paseo [2]	P	P
Duplex (twin or stacked) [3]	P	P
Live-Work unit (not home occupation, with commercial front, and comply with parking standards)	N	P
Row/Town house	N	P
Single-family house	P	P
Small mixed-use building (8,000 square foot max.)	N	P
Small multifamily building (12 units & 12,000 s.f. max.)	N	P
Zero-Lot single-family house [4]	N	P
Commercial Uses, 10,000 s.f. max:		
Art gallery	N	P
Consumer convenience services (barbershop/beauty shop, dry cleaner and other similar low impact services)	N	P
Drive-through ~~S~~service of any kind	N	N
Food sales (bakery, delicatessen, ice cream parlor, coffee shop and other similar low impact food sales)	N	P
General retail sales, no gas pumps (bookstore, florist, antique store, fruit and vegetable store, neighborhood grocery, and other similar low impact sales)	N	P
Outdoor sports and recreation	N	P
Professional medical office – non-residential building	N	P

occupancy		
Restaurant (general)	N	P
Community leisure and recreation (private)	P	P
Community leisure and recreation (public)	P	P
Civic Uses:	~~P~~	~~P~~
Daycare services, commercial	N	P
Educational facilities	P	P
Government buildings or uses	P	P
Religious assembly	P	P

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

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

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

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

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

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

ITEM 2A
Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **04/12/2016**

ZONE CHANGE: PUBLIC HEARING
Master Sign Plan – Boulder Creek Commons / Crossing
Case No. 2016-ZCA-018

Request: This is a request for an overall 'Master Sign Plan' for both Boulder Creek "Crossing" (located on the west side of River Road) and Boulder Creek "Commons"(located on the east side of River Road).

Owner: River Road Investments LLC

Applicants/Rep.: Mr. Mike Sheffield and Mr. Steven Sheffield

Area(s): West = Approx. 10 acres = 'Crossing'
East = Approx. 16 acres = 'Commons'

Properties: Located on the west and east side of River Road and on the north and south side of 1450 South Street.

Current Zones: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Related Cases:

1. 2015-GPA-001 = (for Lot 1) Boulder Creek Crossing (West) – LDR to COM - 1.4 acres (CC approved)
2. 2016-GPA-003 = Boulder Creek Crossing (West) - LDR & FP to COM – 6.3 acres (CC approved)
3. 2015-ZC-017 = Boulder Creek Crossing (10.83 acres); includes zone change, conceptual L/O, Car Wash project, and commercial uses list (CC approved)
4. 2016-ZCA-008 = Rite Aid project (CC approved)(1.5 acres)
5. 2016-ZC-035 = Boulder Creek Commons (North & South)(East) – R-1-10 to PD-C (conceptual L/O & use list)(North = 3.64 acres)(South = 13.00 acres)
6. 2016-ZCA-008 – Rite Aide (CC approved)

Staff Comments:

1. Master Sign Plan – This plan consists of a site plan and elevation details for the proposed different categories of signs (pylon, monument, etc.) and their overall heights and widths.

2. Site Plan - A 'site plan' has been provided which shows the locations of proposed signs (e.g. A,B.C).

3. Roadway - All of the proposed commercial development(s) are located on "Non-Major Commercial Street" per the Sign Ordinance unless a master sign plan is approved, the maximum height would be limited to ten feet (10') high.

4. Freestanding - The size of all freestanding signs (monument, pylon, etc.) is determined by linear footage.

5. Easements - The proposed freestanding signs will all be located in an easement or common area (to be determined per development agreement).

6. Pylon Sign – West – The applicant is asking for one (1) thirty foot (30') high pylon sign (see detail).

7. Pylon Signs – East – The applicant is asking for two (2) thirty-one foot (31') high pylon signs (see detail).

8. Monument Signs – West – The applicant is asking for six (6) monument signs at 9 ½ ft. high (see detail)

9. Monument Signs – East - The applicant is asking for six (6) monument signs at 9 ½ ft. high (see detail)

10. Low Profile Center ID – The applicant is asking for one (1) low profile Center ID monument sign at 13.3 ft. high (see detail). This is similar to what IHC has on the corner of River Road and Foremaster (see photo)

11. Animation – Animated signs shall not be allowed on property adjacent to residential and may not be appropriate for the pylon sign.

12. Frontages – The applicant will have to provide linear distances for each site.

13. Building Signs – This plan does not address signs located on buildings; building signs are subject to staff review as a part of submitted sign permit applications and must follow the requirements of the Sign Ordinance.

14. Future Commercial – It is recommended that the area shown as "Future Commercial Conceptual Layout" be removed from the Master Sign Plan.

15. Rite Aid – The City Council approved a ten foot (10') monument sign as part of a recent ZCA (Zone Change Amendment). However, Rite Aids is asking for a 15 ft. sign to be considered as a part of this Master Sign Plan. Staff suggests all monument signs be limited to ten feet (10'). Will this be in addition to the approved sign approved by Council? The site plan would be have to be revised to include it.

PC Options: The Planning Commission has several options:

1. Deny the Master Sign Plan as presented.

2. Approve the Master Sign Plan as presented.

3. Approve the Master Sign Plan with the following recommended conditions and comments (see staff comments above).

4. Table the Master Sign Plan pending time for the applicant to provide the following additional information _____ (to be added by PC).

Comparison Chart(s)

Master Sign Plan – Boulder Creek Commons (East)

Applicant Request	Current City Code **Major** Commercial Streets	Current City Code **Non-Major** Commercial Streets
Freestanding Signs (Sign separation will vary)	Freestanding Signs (Signs must be separated by at least 100')	Freestanding Signs (Signs must be separated by at least 100')
"C" Number: Two (2) pylon signs Height: 31'	Number: 2 freestanding signs allowed Must be separated by at least 100' 2nd sign must be 70% height of the first ---------- Height is 30 ft. ---------- Size Single Tenant: 75 s.f. based on linear frontage Multi Tenant: 200 s.f. based on linear frontage	None permitted
"B" Number: Six (6) monuments Height: 9 ½ ft.		Number: 2 freestanding signs allowed Must be separated by at least 100' 2nd sign must be 70% height of the first ---------- Height is 10 ft. ---------- Size 75 s.f. based on linear frontage
"A" Number: One (1) Low profile Center ID Height: 13.3 ft.		

Master Sign Plan – Boulder Creek Crossing (West)

Applicant Request	Current City Code **Major** Commercial Streets	Current City Code **Non-Major** Commercial Streets
Freestanding Signs (Sign separation will vary)	Freestanding Signs (Signs must be separated by at least 100')	Freestanding Signs (Signs must be separated by at least 100')
"A" Number: One (1) pylon sign Height: 30'	Number: 2 freestanding signs allowed Must be separated by at least 100' 2nd sign must be 70% height of the first ---------- Height is 30 ft. ---------- Size Single Tenant: 75 s.f. based on linear frontage Multi Tenant: 200 s.f. based on linear frontage	None permitted
"B" Number: Six (6) monuments Height: 9 ½ ft.		Number: 2 freestanding signs allowed Must be separated by at least 100' 2nd sign must be 70% height of the first ---------- Height is 10 ft. ---------- Size 75 s.f. based on linear frontage

Reference

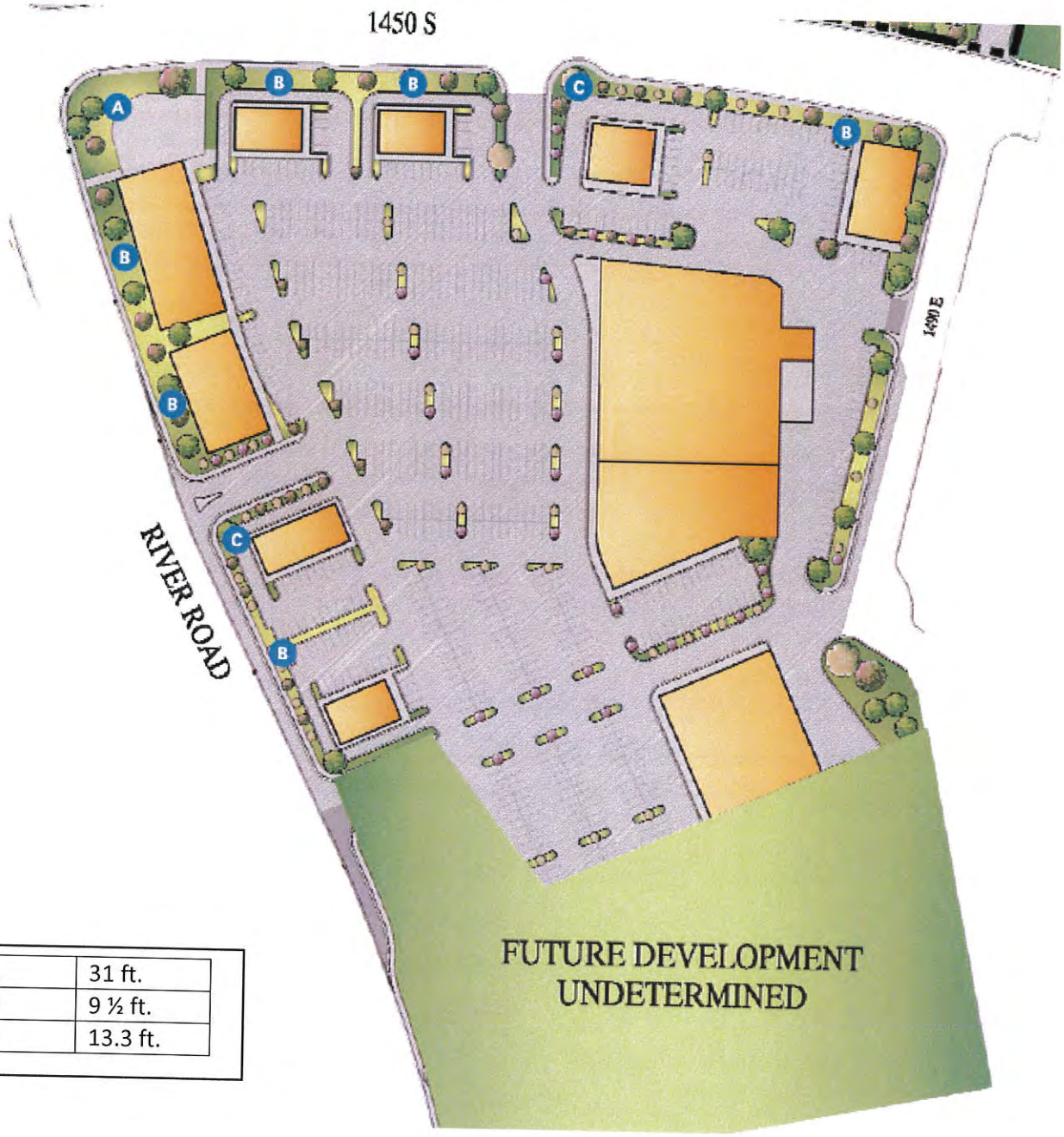
Building Signs
(Attached to building)

Wall Signs

Front Façade – 20%
Side Façade – 10%
Rear Façade – 10%

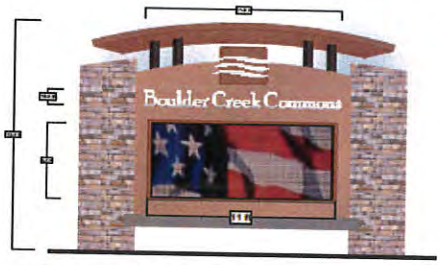
Overall Site Plan

East Side

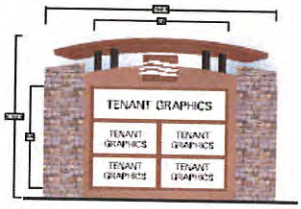


C	1	31 ft.
B	6	9 ½ ft.
A	0	13.3 ft.

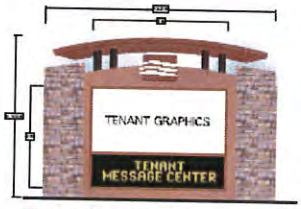
Boulder Creek Commons (East Side)
Proposed Signs



A Low profile project ID sign with electronic message center



B Low profile multi-tenant monument
Typical pad site sign with variations as shown



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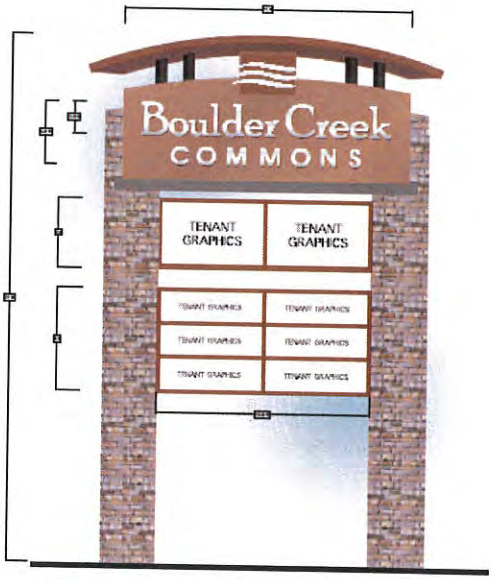
Typical pad site sign with variations as shown



C Medium height project ID sign with tenant panels

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER. "A Sign of Trust"

PROJECT NAME & LOCATION: Boulder Creek Commons St. George, UT

SALESPERSON: Steve Davis
DESIGNER: Chuck Matsler

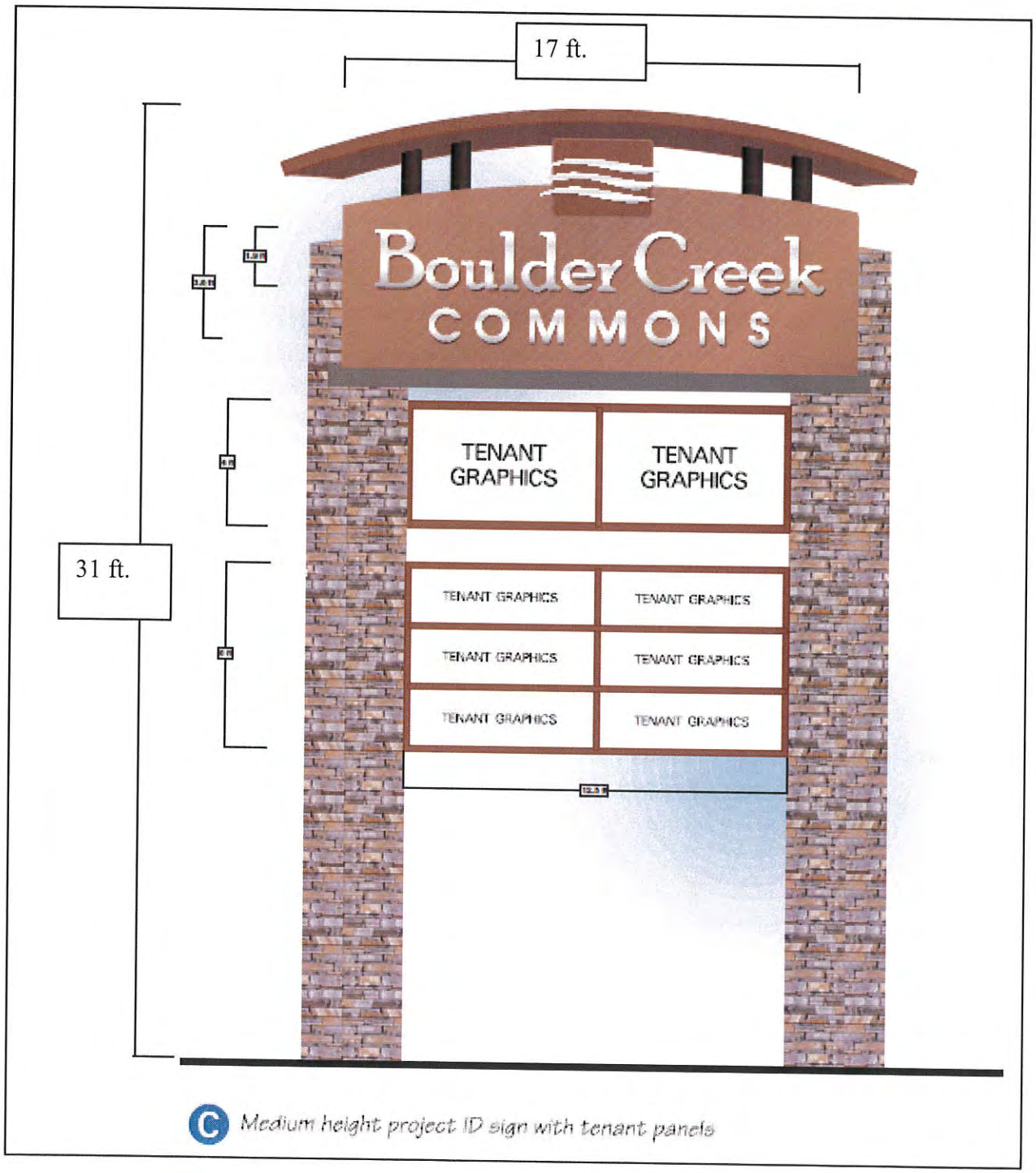
CUSTOMER APPROVAL & DATE | LANDLORD APPROVAL & DATE

PROUD MEMBER OF: SUHBA

Estimate # ######
Sheet 1 of 1

181 E. Riverside Dr. St. George, UT 84790 • Phone: 435.628.5107 Fax: 435.628.0499 • www.rainbowsign.net • Utah License #290762-5551 Nevada License #48759 C-68 • $2,000,000 Liability Insurance

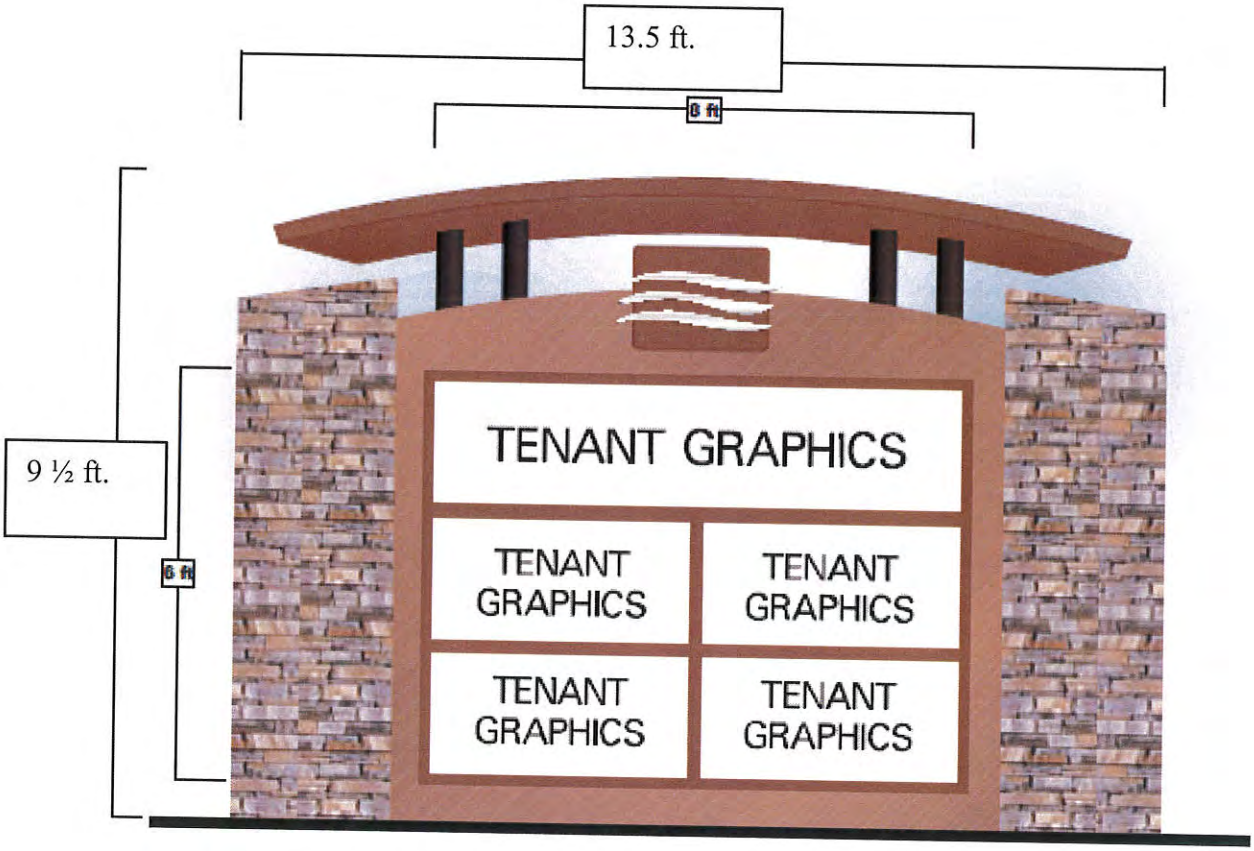
"C"


17 ft.
31 ft.
Boulder Creek
COMMONS
TENANT GRAPHICS
TENANT GRAPHICS
TENANT GRAPHICS
TENANT GRAPHICS
TENANT GRAPHICS
TENANT GRAPHICS
TENANT GRAPHICS
TENANT GRAPHICS
C Medium height project ID sign with tenant panels

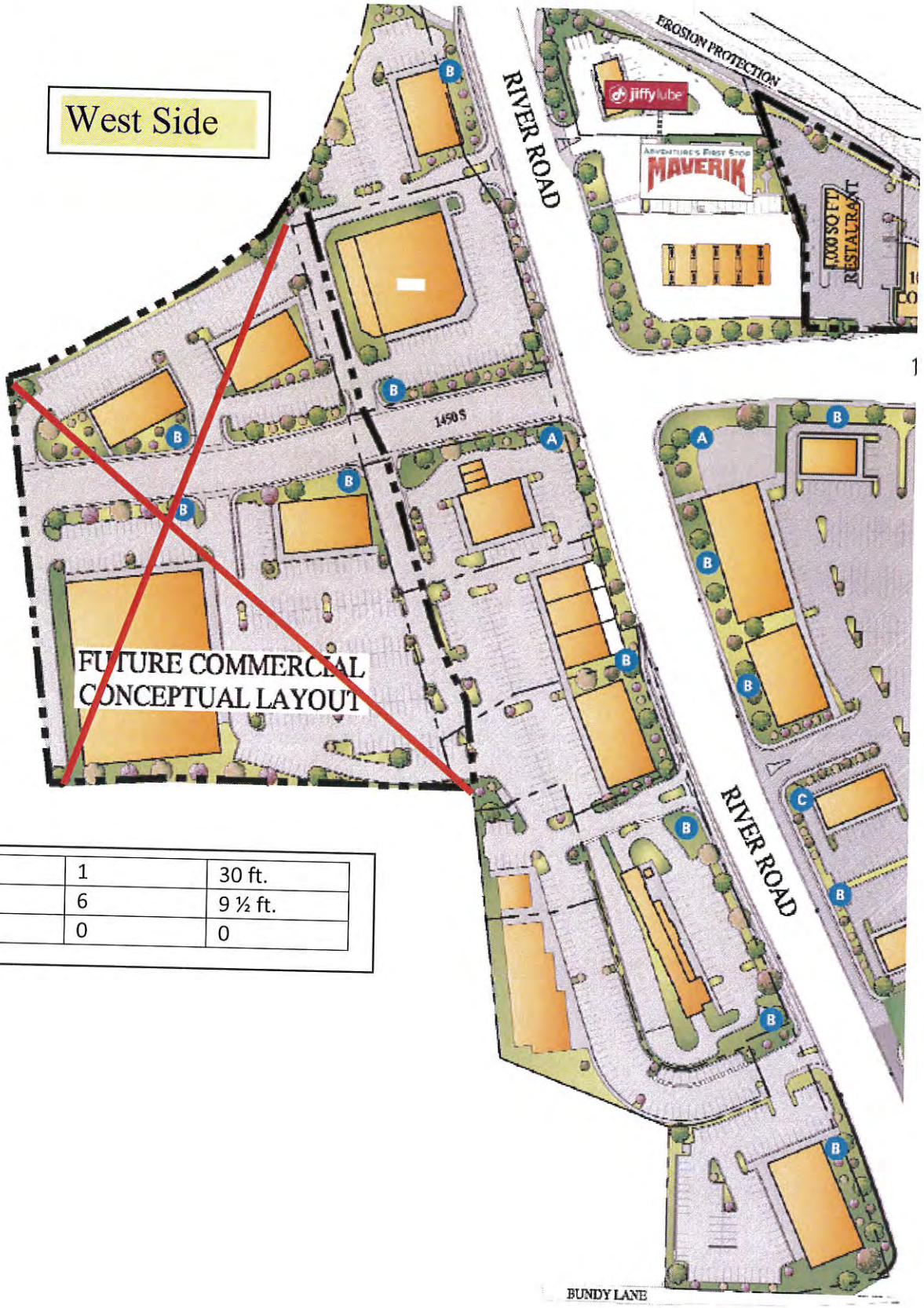
"A"

A Low profile project ID sign with electronic message center

"B"

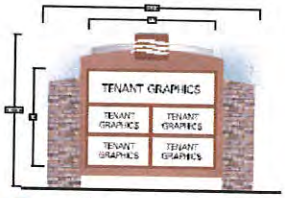


B Low profile munti-tenant monument
Typical pad site sign with variations as shown



A	1	30 ft.
B	6	9 ½ ft.
C	0	0

Boulder Creek Crossing (West Side)
Proposed Signs



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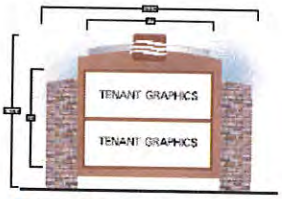

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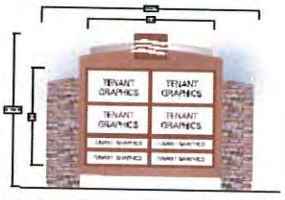

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Typical pad site sign with variations as shown

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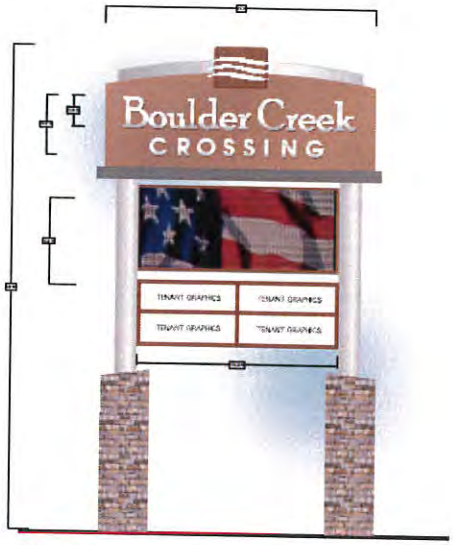

A Medium height project ID sign with electronic message center and tenant panels

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER
"A Sign of Trust"

PROJECT NAME & LOCATION: Boulder Creek Commons St. George, UT
SALESPERSON: Steve Davis
DESIGNER: Chuck Mahler

CUSTOMER APPROVAL & DATE | LANDLORD APPROVAL & DATE

PROUD MEMBER OF: SUHBA

Estimate # ??????
Sheet 1 of 1

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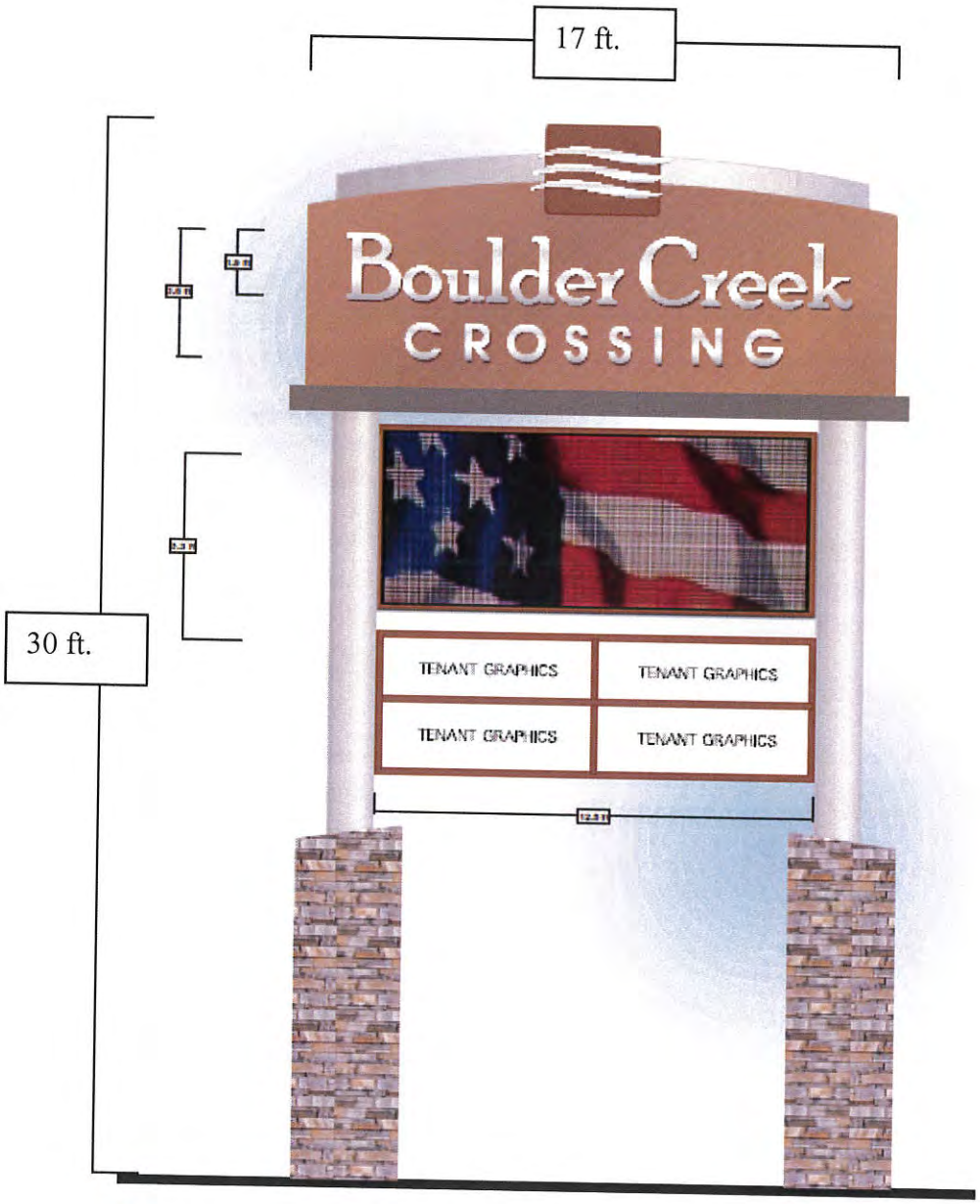
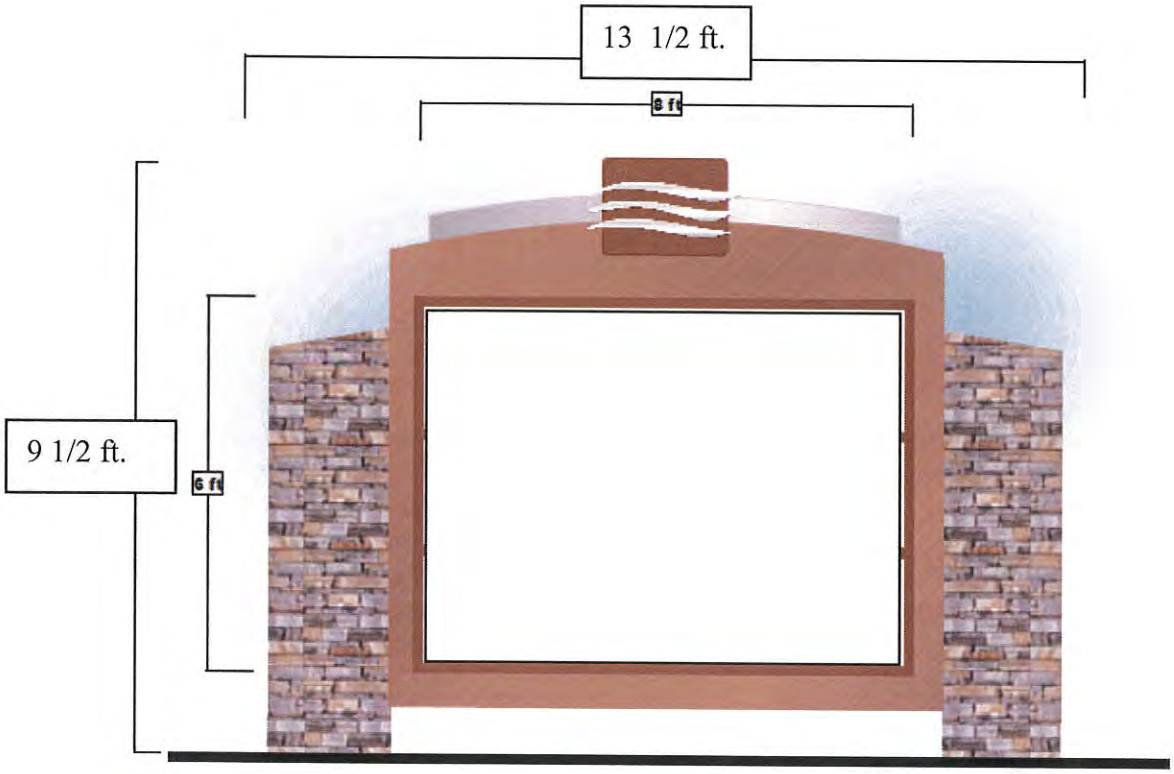
"A"



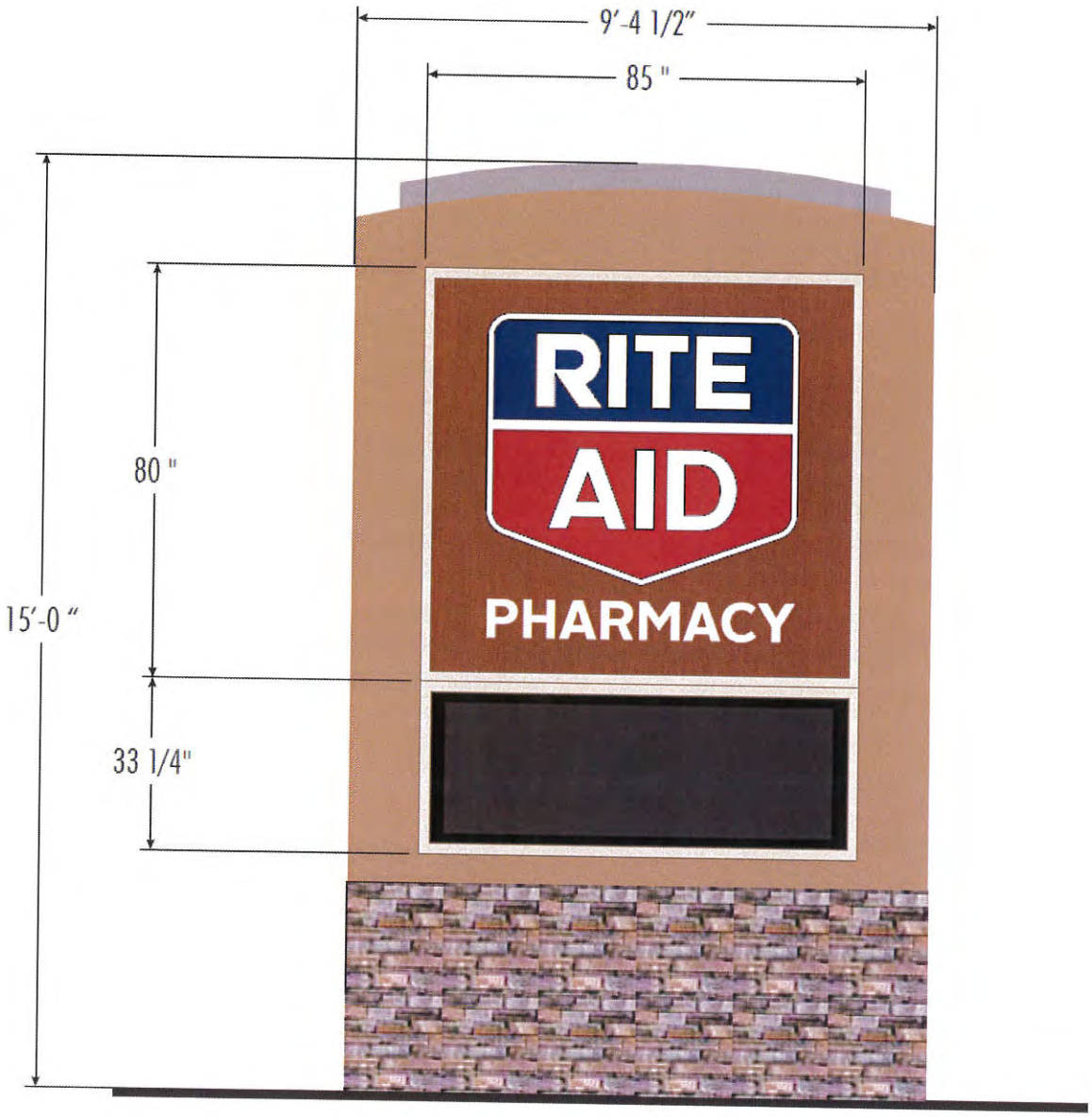
A *Medium height project ID sign with electronic message center and tenant*

"B"



B Low profile munti-tenant monument
Typical pad site sign with variations as shown

Rite Aid Request



Nearby Comparisons

Application

CITY OF ST GEORGE
REC#: 01538779 4/01/2016 9:43 AM
TRAN: 150.0000 PLANNING FEES
OPER: LTD TERM: CHS
REF#: 120
PD/ZC PREC: 01
PLANNING FEES 500.00CR
TENDERED: 500.00 1 CHECK(S)
APPLIED: 500.00-
CHANGE: 0.00

PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST

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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: River Road Investment LLC
MAILING ADDRESS: PO Box 911955 St. George UT 84791
PHONE: 435-673-5383 CELL: 435-703-1108 FAX: 435-674-7447

APPLICANT: _____
(If different than owner)
MAILING ADDRESS: _____
PHONE: _____ CELL: _____ FAX: _____
EMAIL ADDRESS(ES): _____
CONTACT PERSON / REPRESENTATIVE: Mike Sheffield / Steve Sheffield
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: same
PHONE: _____ CELL: 435-703-1105 FAX: _____
EMAIL ADDRESS(ES): _____

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. Master Sign Plan for "Boulder Creek Crossing" Commerial PD Center. Includes future "Boulder Creek Commons"

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

OFFICE STAFF USE ONLY
CASE #: 2016-ZCA-018 FILING DATE: 4/1/14 RECEIVED BY: [illegible] RECIEPT #: _____
*FEE: **$500 (Filing fee and 1st acre) + $50.00 per ac for 2-100 ac and $25 per ac 101-500 and $10.00 per ac 501-plus**

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD Commercial
2. What zone or zones are requested by this application? Master Sign Plan
3. Is the zone change in harmony with the present City General Plan? Yes (Yes) No _____
4. If no, what does the City General Plan propose for the subject property? _____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: 13
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No (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 (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 (Yes) _____ No _____
   Please describe the projected demand for utility services: _____
   already reviewed – not applicable

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

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

PD ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

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

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

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

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

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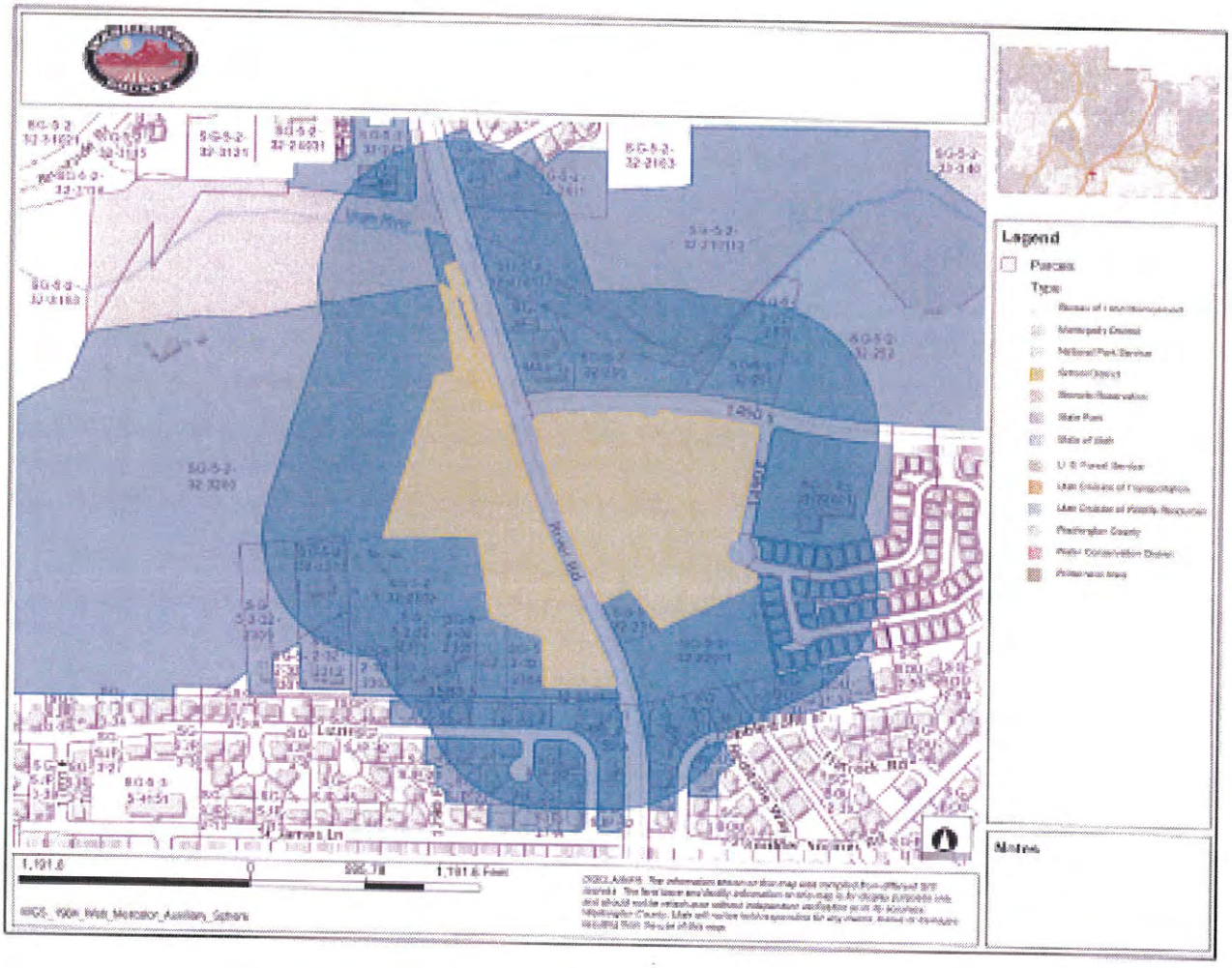
IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

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

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

Radius List (Letter Mailing)



ITEM 2B
Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **03/22/2016** *(Carry over)*
PLANNING COMMISSION AGENDA REPORT: **04/12/2016**

ZONE CHANGE: PUBLIC HEARING
Steven Henager College – Lot 1 – Boulder Creek Commons
Case No. 2016-ZCA-011

Background:	This item was not heard at the 3/22/2016 PC meeting due to time constraints; PC only met from 4:00 to 6:30 pm (*Caucus night*)
Request:	To amend the PD-C (Planned Development Commercial) zone on approximately 1.40 acres to develop the 'Steven Henager' college / building.
Owner:	River Road Investments LLC
Applicants/Rep.:	Mr. Mike Sheffield and Mr. Steven Sheffield
Background:	This is a request to review the proposed site plan, elevations, renderings, colors, and materials for the proposed office building pursuant to Section 10-8-3, 10-8-4, and 10-8-6.
Area:	Approx. 1.40 acres
Property:	Located on River Road adjacent to Bundy Lane.
Current Zones:	PD-C (Planned Development Commercial)
General Plan:	COM (Commercial)
Building:	The building footprint is approximately 134 ft wide by 79 ft deep. The main floor is 10,226 sq ft. and the second floor is 10,223 sq ft. The total building size is 20,449 sq ft.
Height:	The maximum height is approximately 33.5 ft (two-story building)
Setbacks:	The required PD-C setbacks are: F = 25 ft., Street Side = 25 ft., Side = 10 ft., and R = 10 ft. ---------- The proposed east (street side) building setback is 25.0 feet from its closest point to the River Road right-of-way. The south side building setback is 32.36 feet from the property line. The other sides of the building are greater than 25 feet from the nearest property line or public street.

Parking:

Office space requires one space per 250 gross sq ft. With a total building square footage of 20,449 sq. ft., the minimum number of parking spaces required on site is 82. This will be verified by staff during SPR (Site Plan Review).

The parking space sizes are 9 ft x 18 ft except along the west side of the parking area where the depths have been reduced to the 9 ft x 16 ft next to the landscaping area.

The proposed parking area is calculated for retail and office use, since it is not fully known at this stage of project development how many students and/or faculty are expected. This requirement (1:250) is more intensive than the city requirements for a college/trade school use (1 space for each faculty member, plus 1 space for each 3 students).

Parking Reference; Education Standards:

For reference only, the following parking standards are shown for educational uses.

Educational uses:	
Elementary	2.5 spaces per classroom/teaching station.
Intermediate (6th and 7th) and middle (8th and 9th)	4.5 spaces per classroom/teaching station.
High school (10th through 12th)	12 spaces per classroom/teaching station.
College, universities, trade schools, etc.	1 space for each faculty member, plus 1 space for each 3 students.

Wall:

Bundy Lane is a private drive and is not a public roadway. This project is separated from residences by Bundy Lane and the hillside. Normally a solid six foot (6') wall is required when a commercial development is immediately adjacent to a residential zone (Sections 10-18-5.E, 10-18-5.C, & 10-18-4), but in this case a 6' wall could create a 'tunnel effect' for residents using Bundy Lane. The residents have told the developer they would prefer a 4' wall instead. The Planning Commission can discuss and determine what is appropriate as a recommendation to council for a wall.

There will be two feet (2') of landscaping between Bundy Lane and a wall (on the south side). On the north side of the wall will be a four foot (4') wide landscape area with a two foot (2') wide top of rock retaining wall (for a total of 6 ft.).

Landscaping: Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped. The applicant will have to demonstrate this is met during the SPR process.

Per Section 10-25-4.C of the City of St. George Municipal Code, if a site includes 30 or more spaces at least 5% of the site shall contain interior landscaping. The applicant will also have to demonstrate during the SPR process that this is met.

Color & Material: The building exterior will have earth tone synthetic stucco with cultured stone accents (see rendering and the materials and color board).

PC Options: The Planning Commission has several options:

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

EXAMPLE:
(Motion to Approve)

Note: A motion to approve this planned development zone change amendment would need to include:

The Planning Commission recommends approval to the City Council of the zone change amendment to amend the PD-C (Planned Development Commercial) zone on 1.40 acres to develop the 'Steven Henager' college professional office building with the following recommended conditions and comments.

1. Zoning - Approve the PD-C zone change amendment on 1.40 acres

2. Uses – This use (professional office / college) is in harmony with the previously approved uses list for 'Boulder Creek Crossing' on 10.83 acres (*Case No. 2015-ZC-017 approved by City Council on 8/6/2015*). This list includes 'Educational institutions, schools, college, learning center, trade school.'

3. Site Plan – The conceptual layout as presented is approved.

4. Colors & Materials – As presented the colors and materials are recommended for approval.

5. Wall – It is recommended that a wall (the PC & CC to determine the appropriate height) be installed by Bundy Lane for safety, aesthetics, and separation from the commercial development.

6. Road Improvements – The applicant shall design and install to the satisfaction of the Public Works department the improvements along the project's frontage on River Road (asphalt structural section, curb, gutter, and sidewalk)

7. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).

8. Impervious Surface – The applicant shall pave as required all surfaces for drive ways and parking.

9. Landscaping – The applicant shall provide landscaping along River Road in compliance with the Landscape Ordinance (10-25).

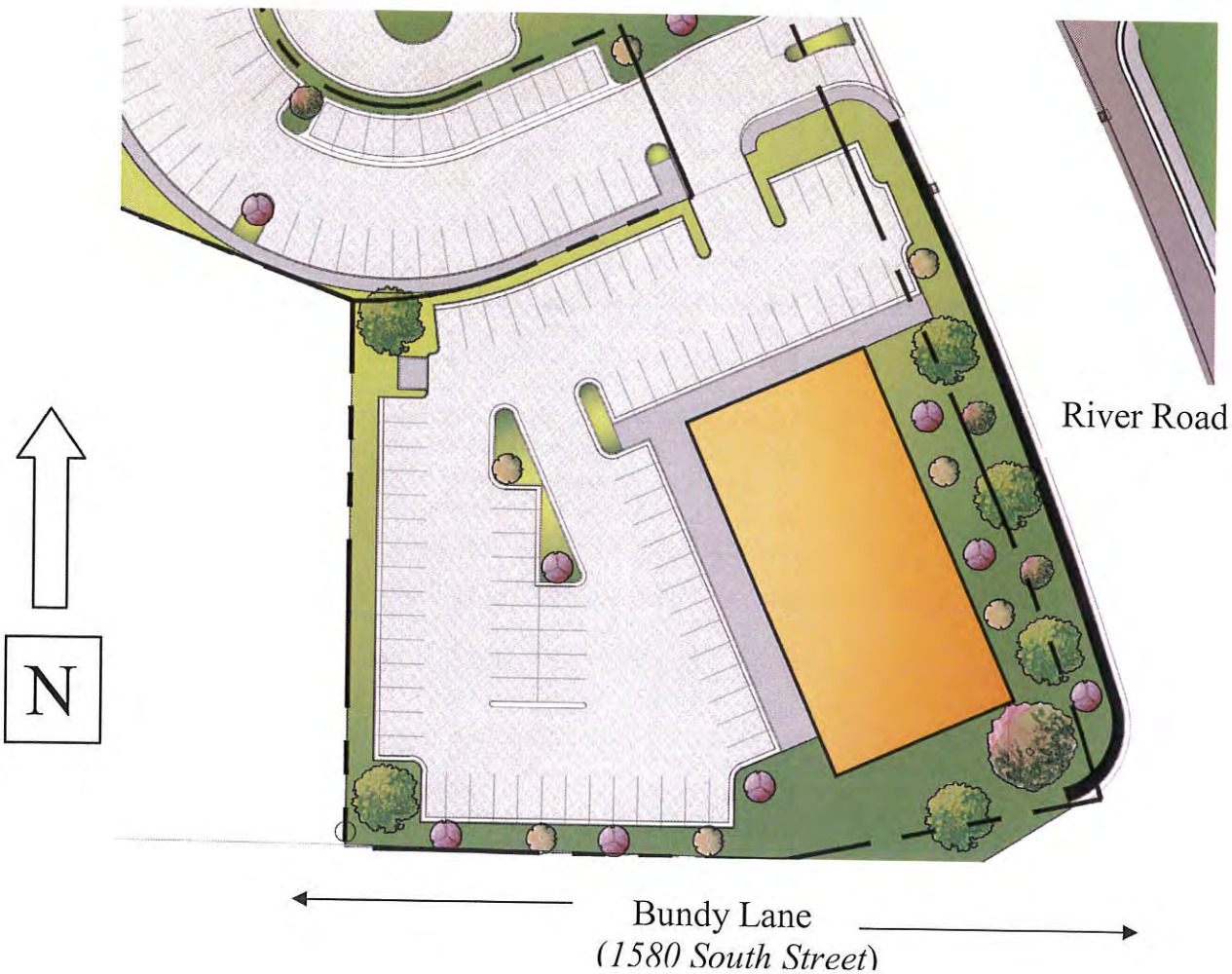
10. Lighting - Provide a photometric plan with submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line and not exceed 20 ft candle on site. Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from adjacent residential neighborhoods and surrounding community.

11. SPR – Upon approval of the zone change, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.

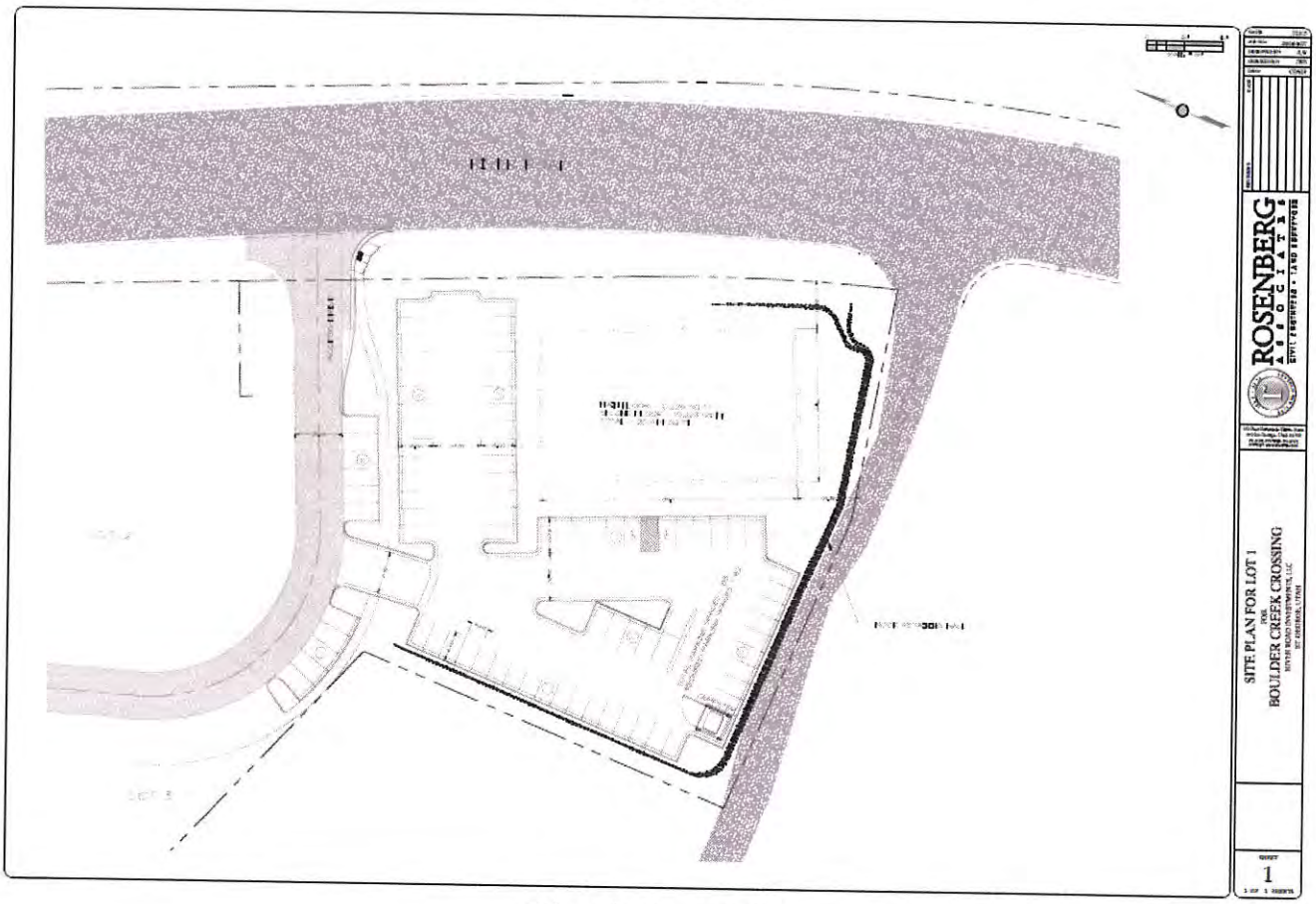
Narrative

Sheffield Development, Inc. on behalf of Shefco, LLC is proposing to change the zoning for lot 1 of the Boulder Creek Crossing property located approximately at the intersection of River Road and north of Bundy Lane with the intent to construct the Stevens Henager Building on lot 1 to serve as an institution for higher learning and education.

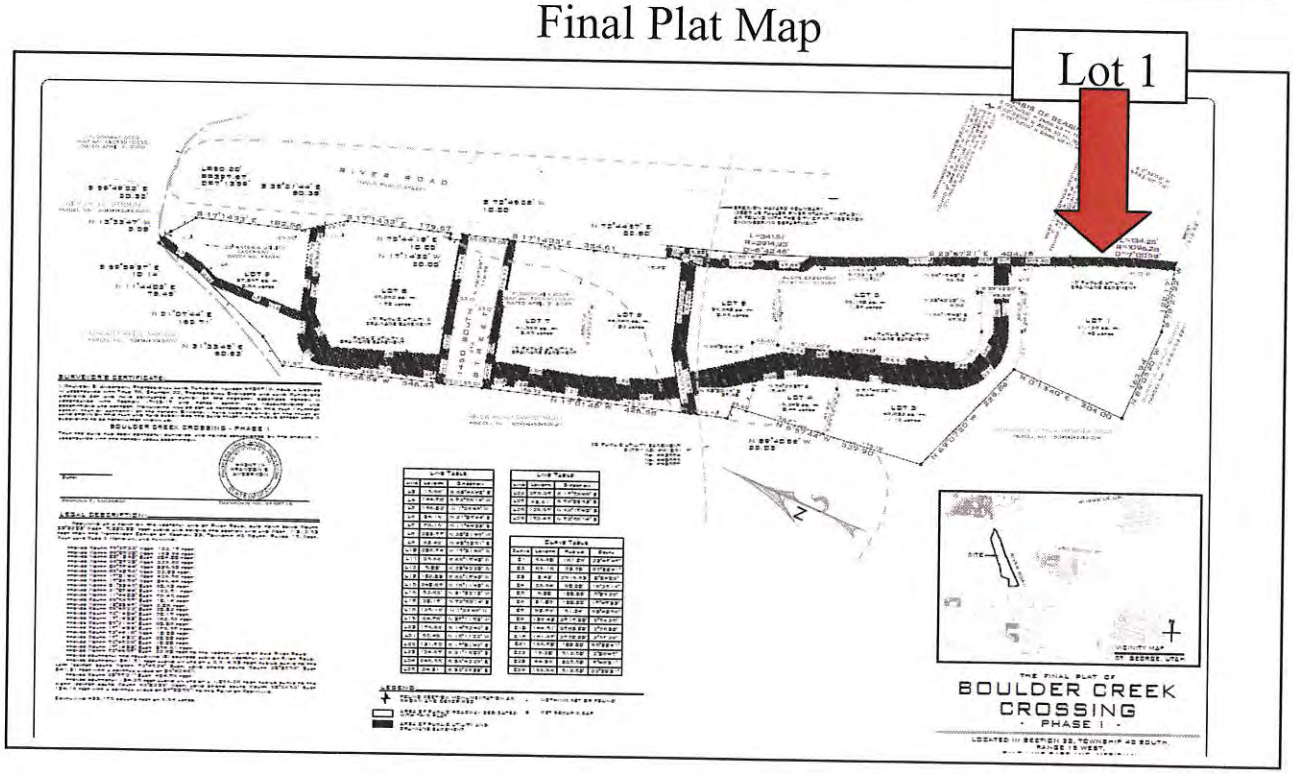
"Conceptual" Site Plan

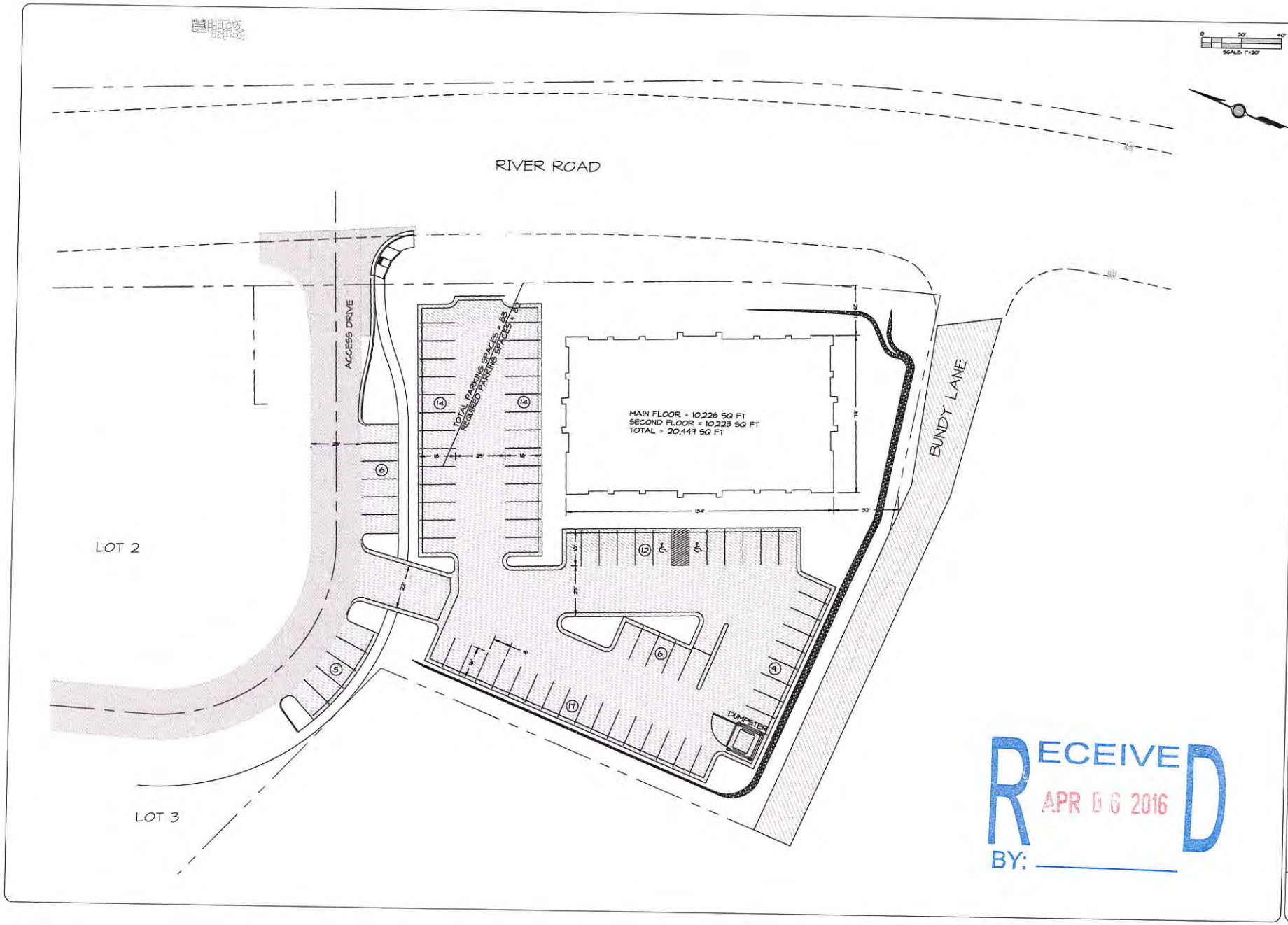


Site Plan



Final Plat Map





RECEIVED
APR 06 2016
BY:

DATE	7/13/15
JOB NO.:	1640-15-044
DESIGNED BY:	JLW
CHECKED BY:	JWB
DWG:	CONST

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8587 www.rscivil.com

SITE PLAN FOR LOT 1
FOR
BOULDER CREEK CROSSING
RIVER ROAD INVESTMENTS, LLC
ST. GEORGE, UTAH

SHEET
1
1 OF 1 SHEETS

USES

The list of uses for 'Boulder Creek Crossing' on 10.83 acres was previously approved with Case No. 2015-ZC-017 by the City Council on August 6, 2015 and included 'Educational institutions, schools, college, learning center, trade school.'

Boulder Creek Crossing

(10.83 acres)

"USE LIST"

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

Amusement / Recreation / Entertainment

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

Animal Services (indoor only)

Small Animal boarding
Animal Hospital
Veterinarian Clinic
Pet store, pet grooming

Automotive (indoor only)

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

Business & Financial

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

Food Service

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

Sht 1 of 2

Non-Industrial Manufacturing (in shop)
Candy Shop

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

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

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

Sht 2 of 2

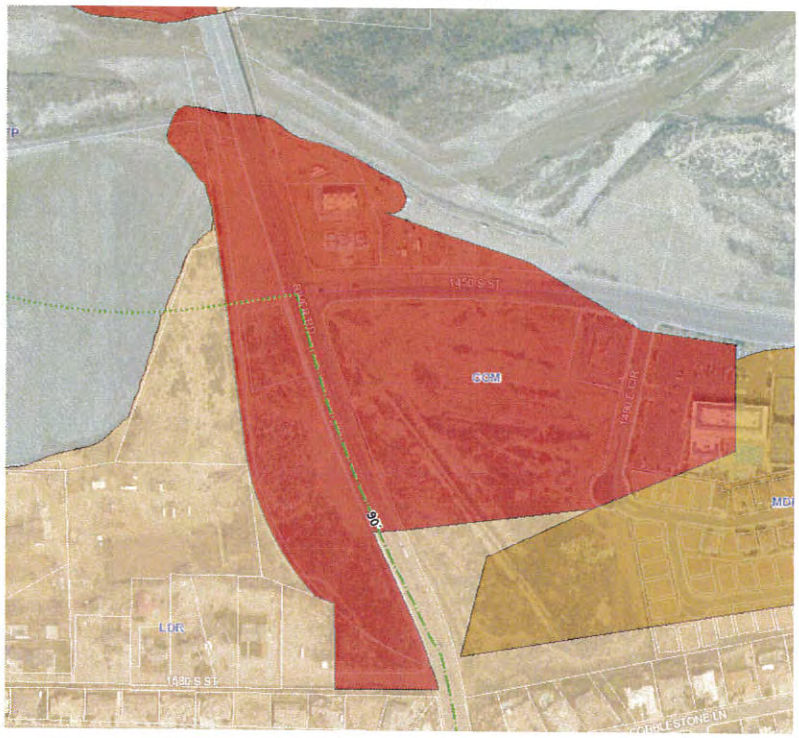
Written Text

Note: The same written text submitted for the previously approved zone change for all 10.83 acres (*a 9 lot commercial subdivision*) for Case No. 2015-ZC-017 – approved by the City Council on August 6, 2015

Aerial - Vicinity

Site Aerial

General Plan

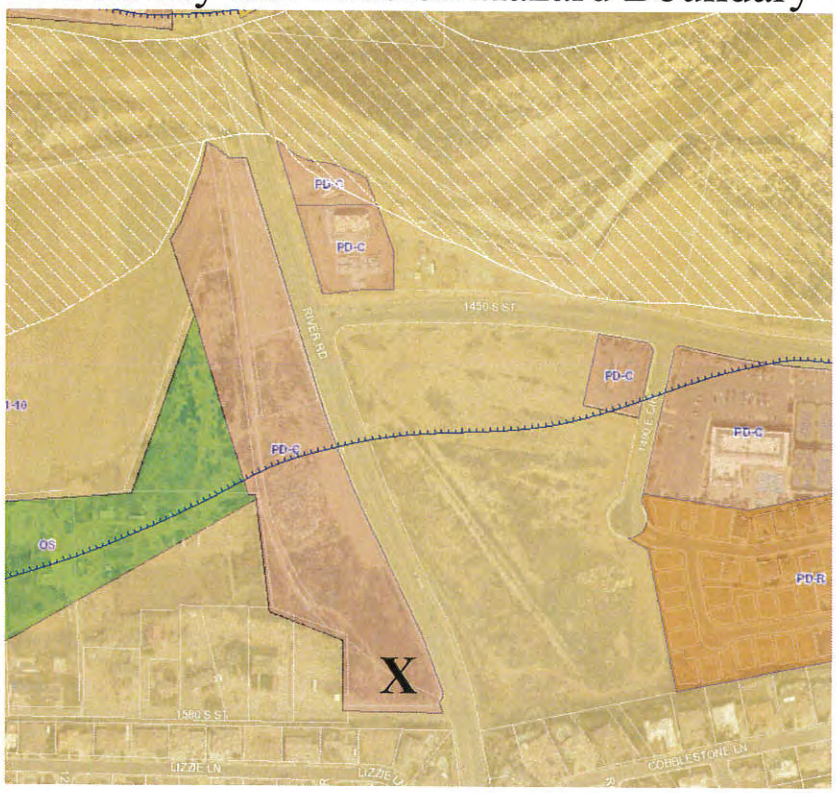


Zoning

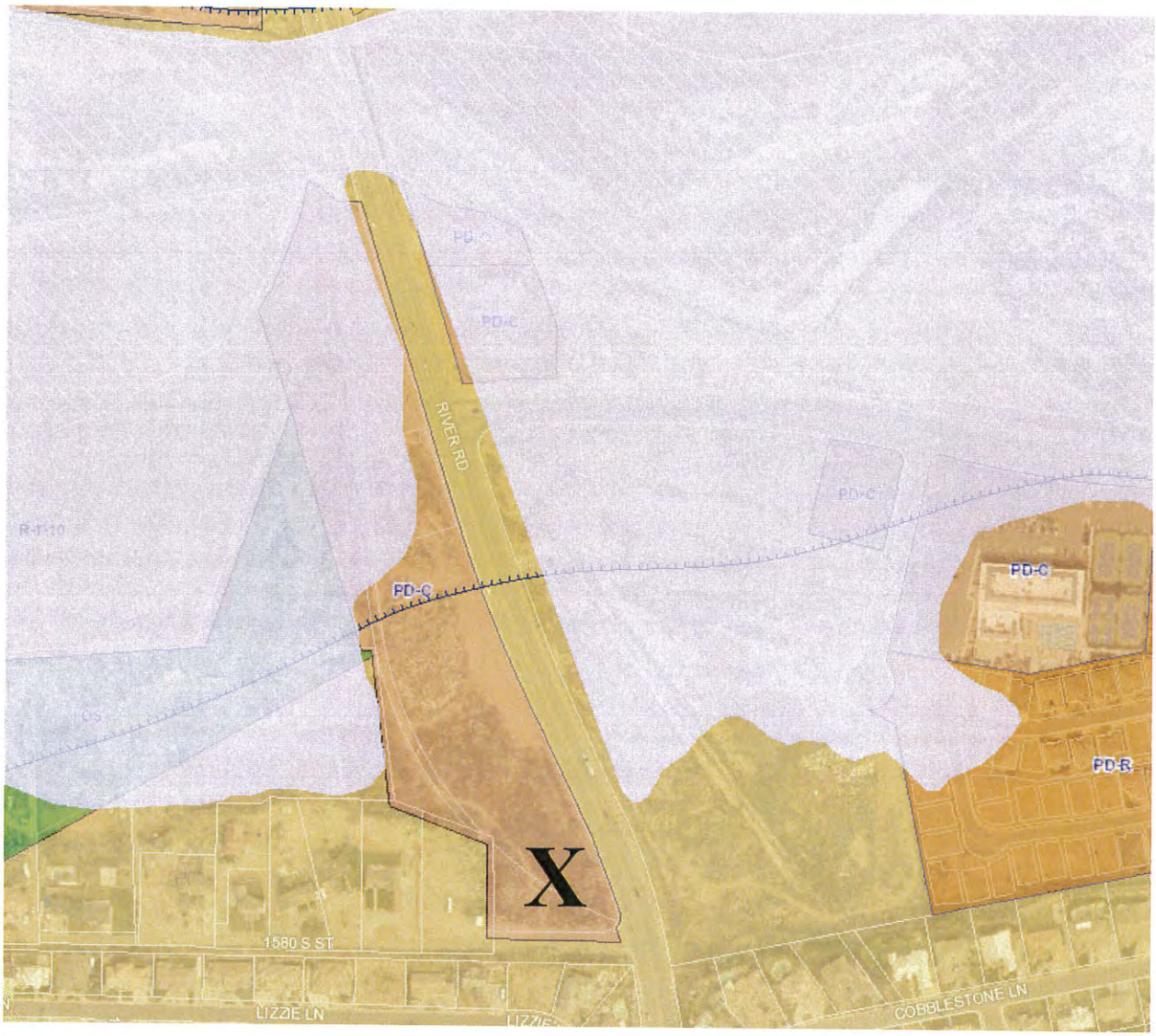
PD-C
PD-C
1450 S ST
RIVER RD
PD-C
1490 E CIR
PD-C
PD-C
X
1580 S ST
LIZZIE LN
COBBLESTONE LN

Floodway

Floodway and Erosion Hazard Boundary



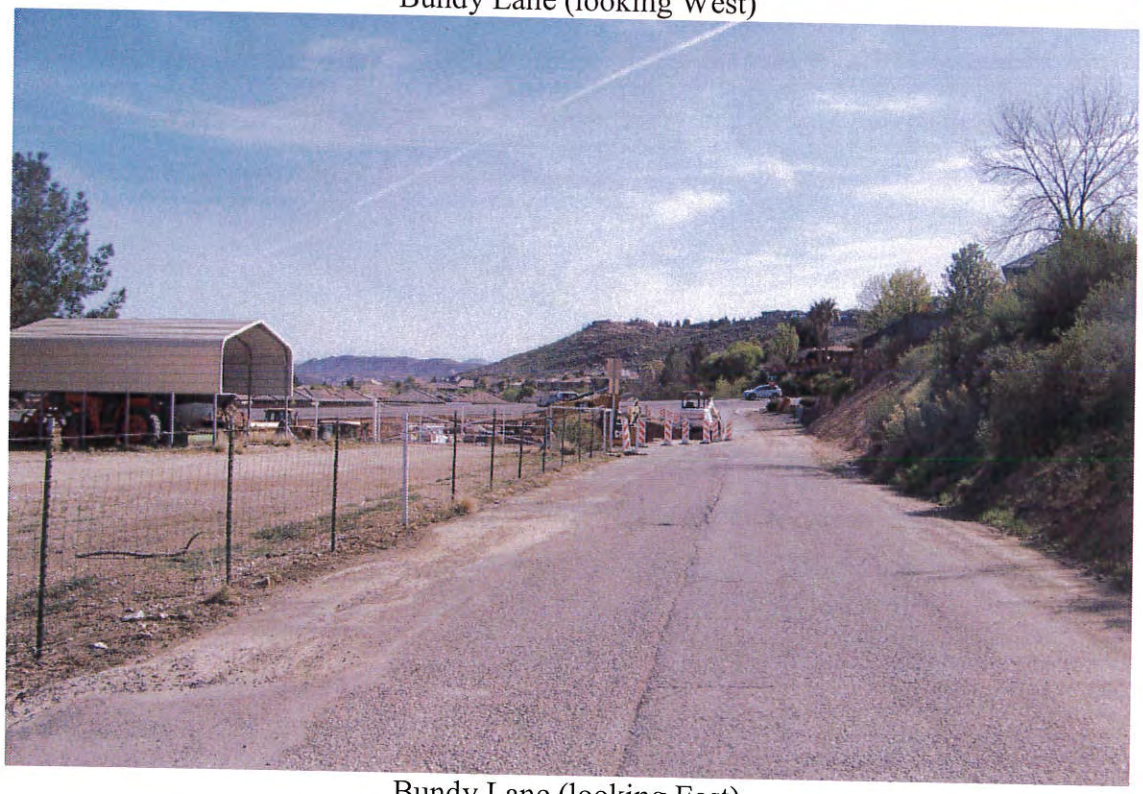
100 Year Flood



Photos March 16, 2016

(by staff)

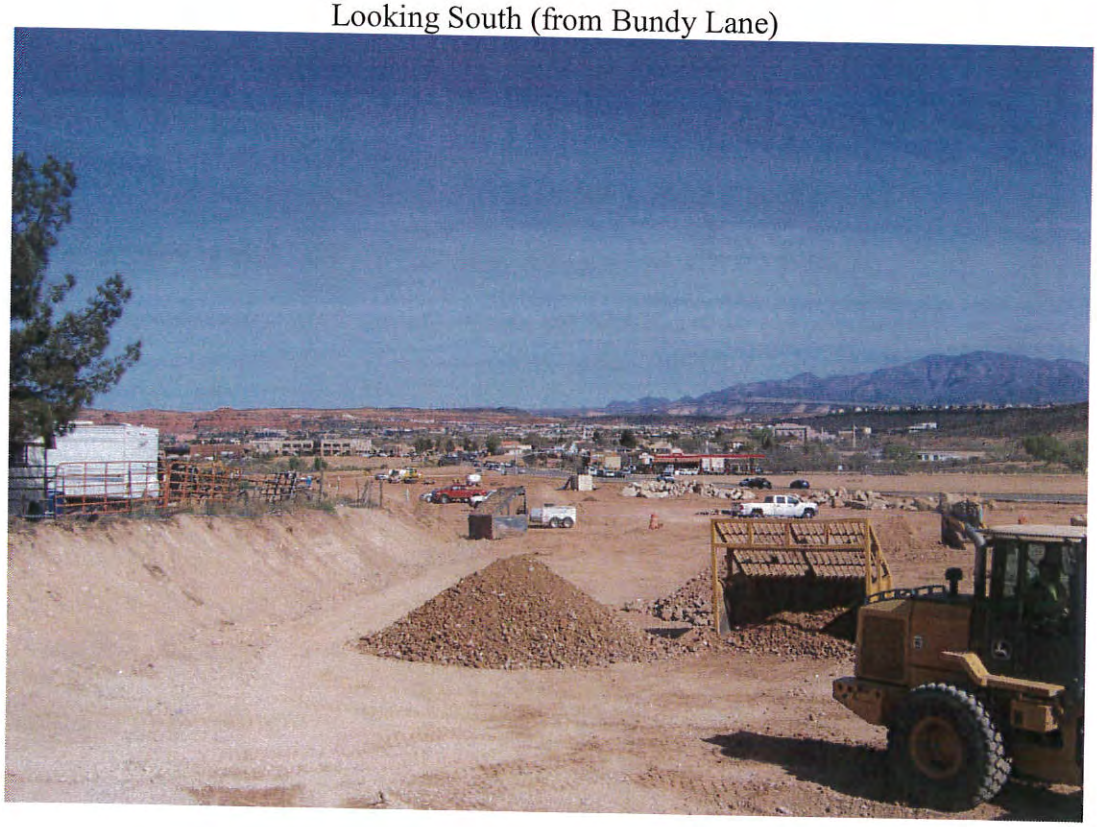
Bundy Lane (looking West)



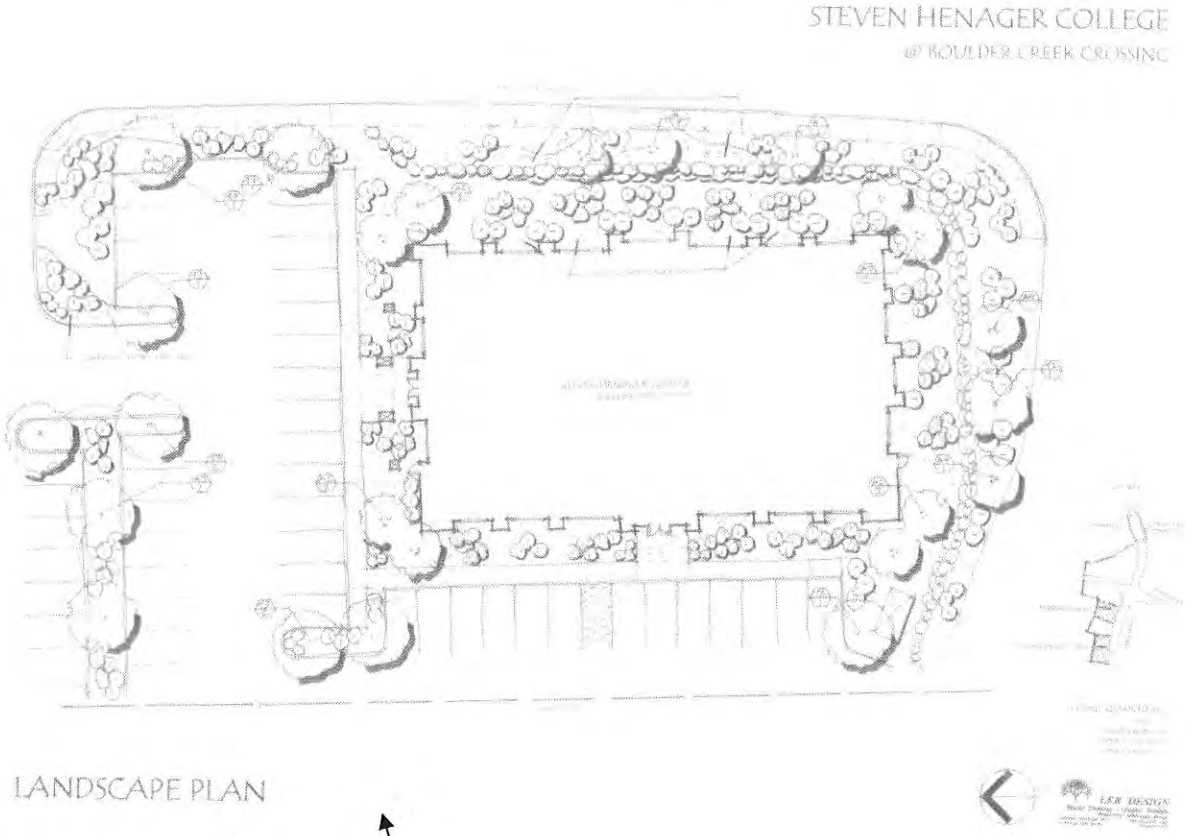
Bundy Lane (looking East)

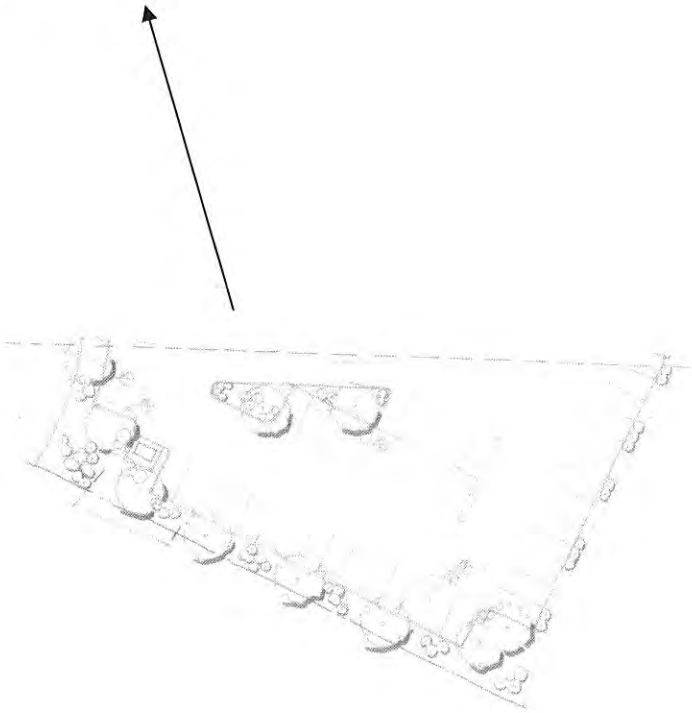
Excavation to set rock retaining wall

Looking South (from Bundy Lane)

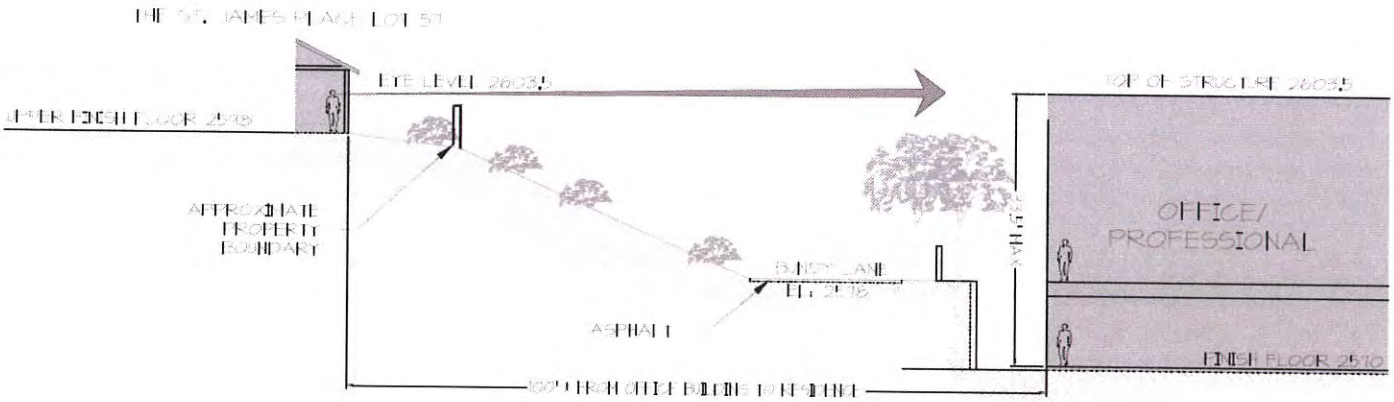


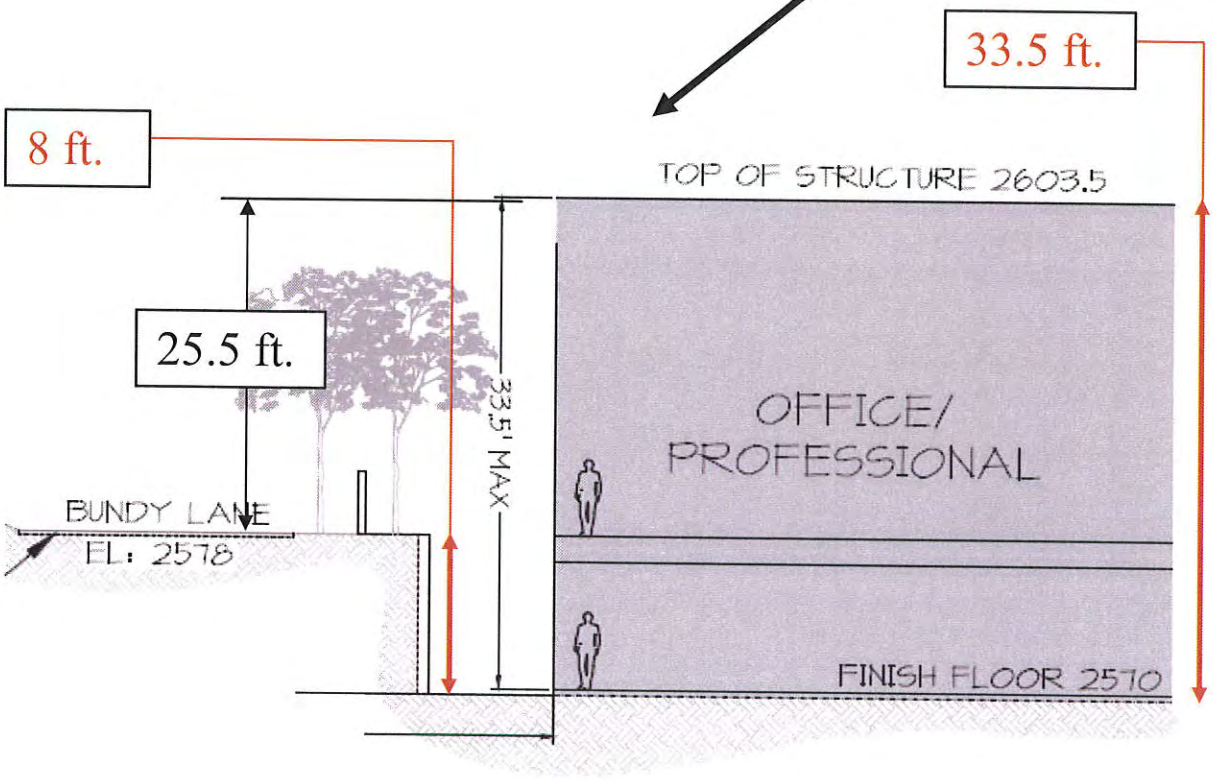
Site Plan (Landscape Plan)

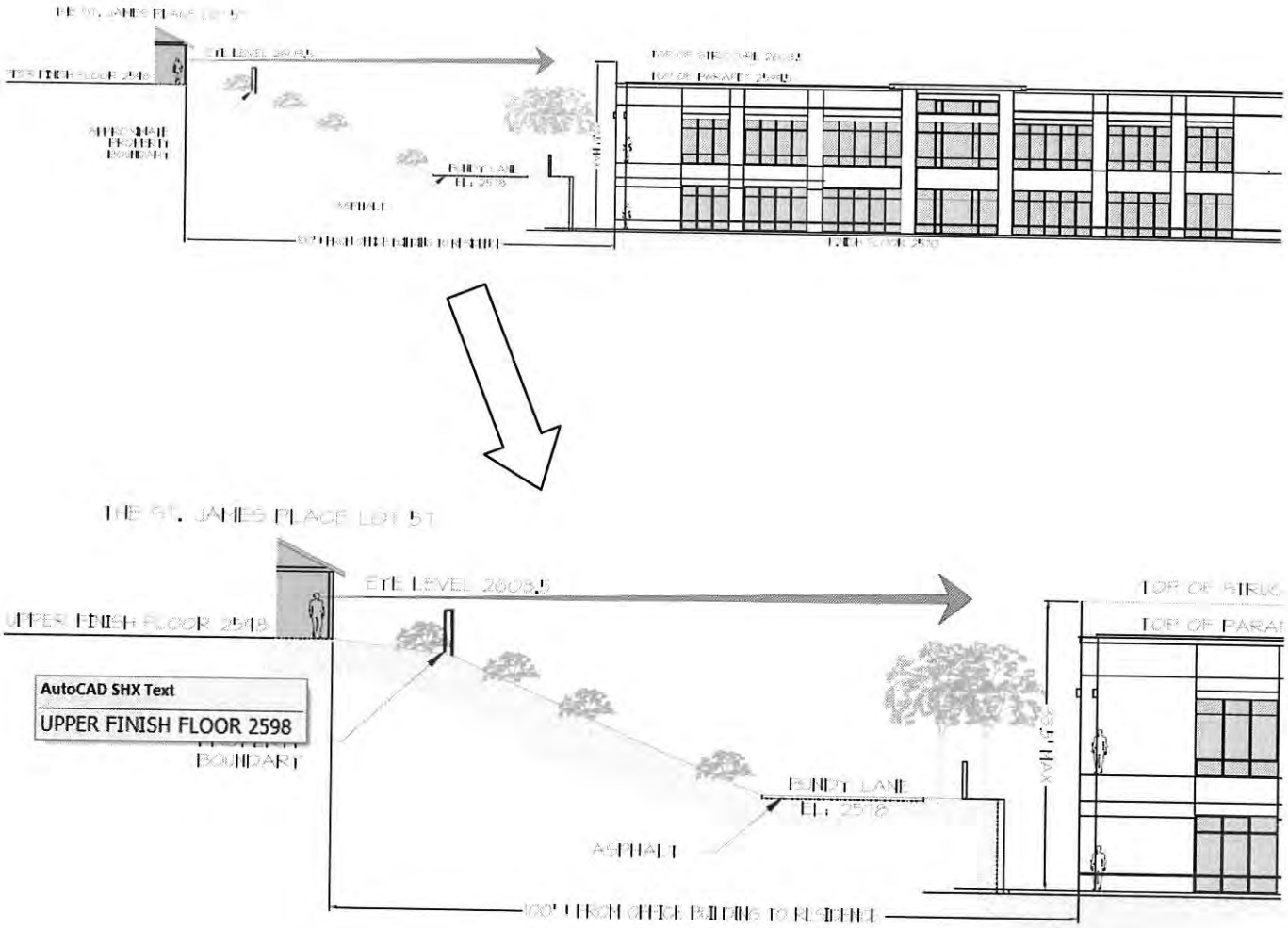




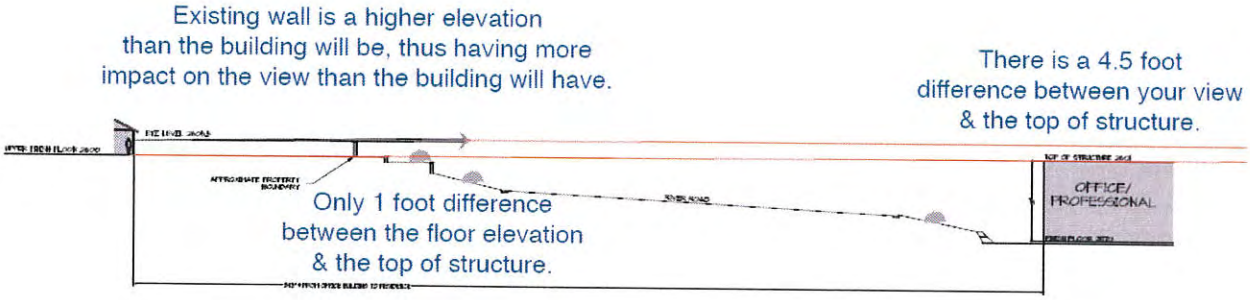
Cross Section






THE ST. JAMES PLACE LOT 57
EYE LEVEL 2608.5
UPPER FINISH FLOOR 2598
AutoCAD SHX Text
UPPER FINISH FLOOR 2598
BOUNDARY
BUNDY LANE
EL. 2578
ASPHALT
100' FROM OFFICE BUILDING TO RESIDENCE

View from "The Boulders"



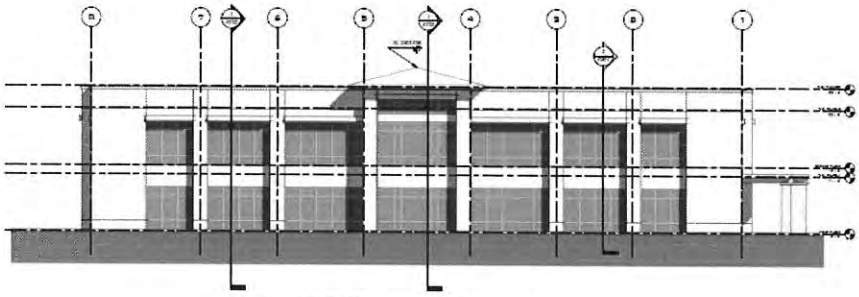
Reference:
Ground level at Lizzie Lane (St James)

Rendering 1

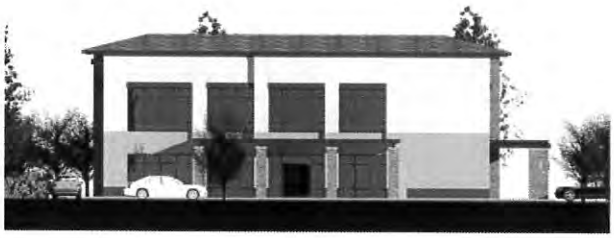
STEVENS-HENAGER COLLEGE
Since 1891

Rendering 2

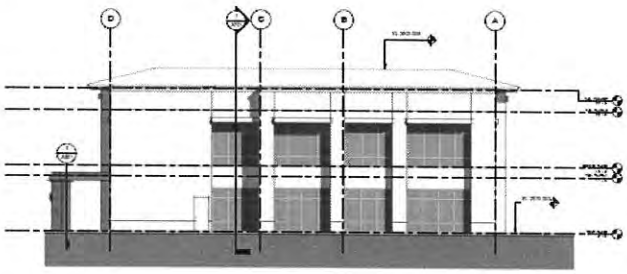
2D – Building Elevations



4 North



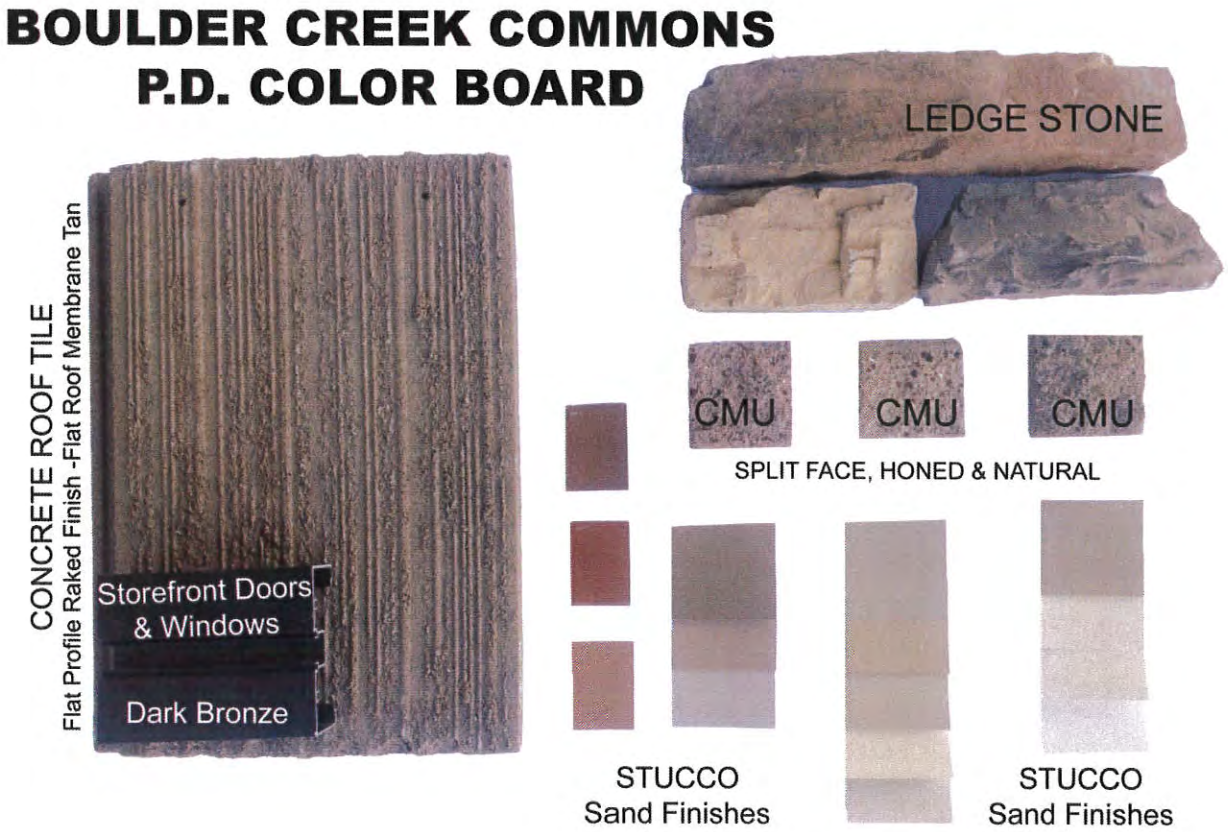
2 West Color



3 East

1 South Color

Materials & Colors



Application

PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST

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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: River Road Investment, LLC

MAILING ADDRESS: P.O. Box 911955 St. George, Utah 84791

PHONE: [redacted]

APPLICANT: Mike Sheffield
(If different than owner)

MAILING ADDRESS: "

PHONE: [redacted] FAX:

EMAIL ADDR[redacted]

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

MAILING ADDRESS:

PHONE: CELL: FAX:

EMAIL ADDRESS(ES):

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

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

OFFICE STAFF USE ONLY

CASE #: 20___-ZC-___ FILING DATE:_____ RECEIVED BY: _____ RECIEPT #:_____

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

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD Com
2. What zone or zones are requested by this application? PD Com
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property? _____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: 1.40
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No X
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes X No _____ Previously submitted
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____
   Please describe the projected demand for utility services: _____

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

Development/Project Name Boulder Creek Crossing - Lot 1
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner River Road Investments LLC Phone No. 673-5303
Contact Person/Representative Steve or Mike Sheffield Phone No. 207-400
Licensed Surveyor Robertson Associates Phone No. 673-8586

PD ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

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

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

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

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

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application

3. Required site improvements such as pavement for parking ar storm drain facilities, and all other improvements required u

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

V. APPLICANT AGREEMENT

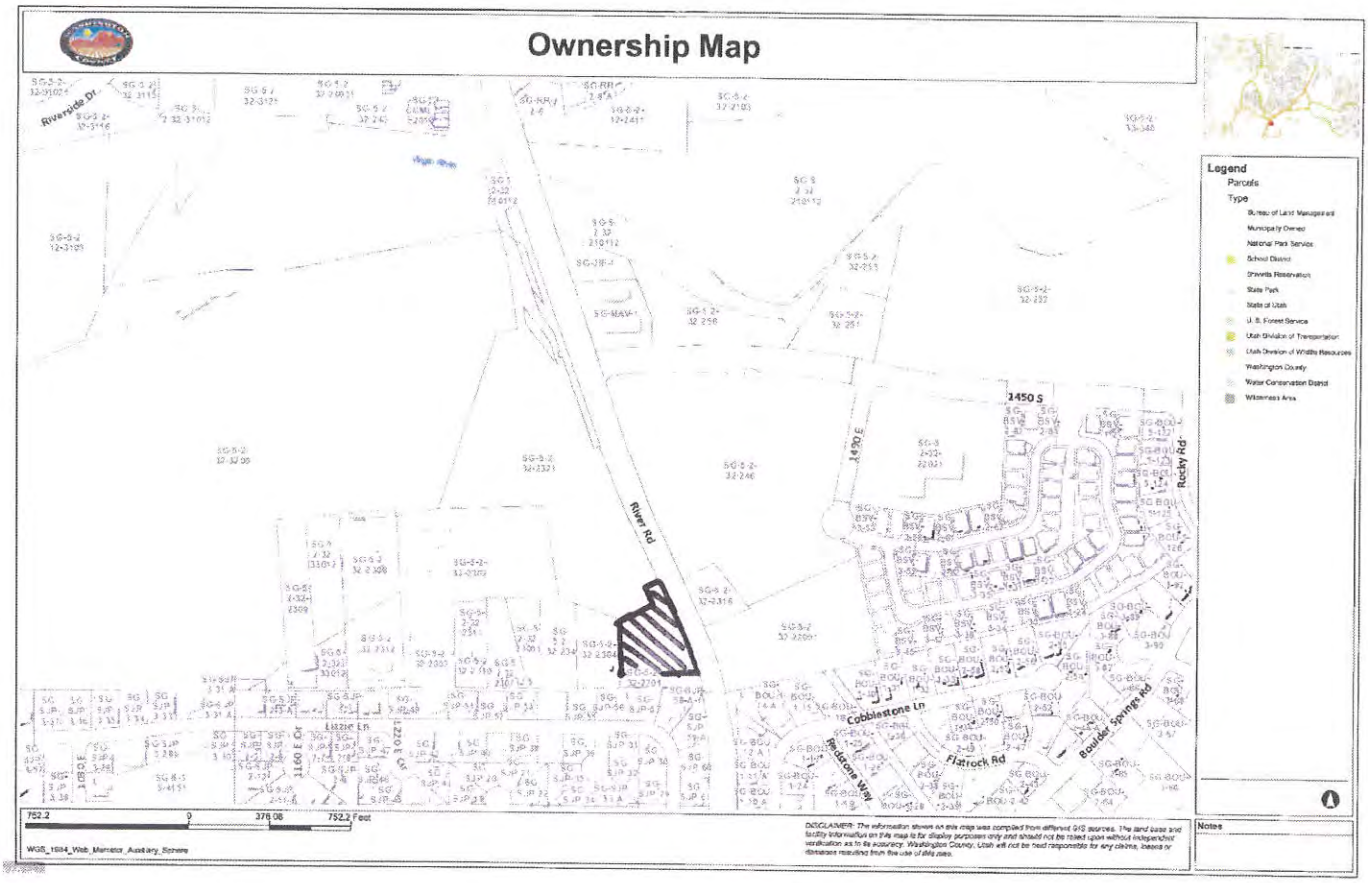
We the undersigned applicant(s) River Road Investments LLC

(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.

River Road Investments, LLC by [signature], manager	P.O. Box 911955 St George Utah 84791
Signature	Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address

County Map


Ownership Map
Riverside Dr
River Rd
1450 S
1450 E
Rocky Rd
Cobblestone Ln
Flatrock Rd
Boulder Springs Rd
Legend
Parcels
Type
Notes
752.2
0
376.08
752.2 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere