

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

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

Consider a request to construct a four (4) story hotel (**Comfort Suites**) that exceeds the allowable maximum building height of thirty-five feet (35'). The property is located at 175 N 1000 E. The zoning is C-2 (Highway Commercial). The representative is Mr. Greg Mathis, MRW Design Associates. Case No. 2016-CUP-010 (Staff - Ray Snyder)

2. **PRELIMINARY PLATS (PP)**

A. Consider a one (1) lot commercial subdivision on 4.95 acres. The project is “**MWE St George Medical Properties**” and is located at approximately 1000 S Riverside Drive. The property is zoned PD-C (Planned Development Commercial). The representative is Mr. Rob Reid, Rosenberg Associates. Case No. 2016- PP-015 (Staff- Wes Jenkins).

B. Consider a fifty-seven (57) lot residential subdivision on 18.06 acres. The project is “**Desert Valley at Desert Canyons**” and is located along Desert Canyons Parkway. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The owner is Quality Development, LLC, and the representative is Development Solutions, Inc. Case No. 2016-PP-013 (Staff – Wes Jenkins).

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

A. Consider a request to rezone approximately 10.12 acres from **OS** (Open Space) to **R-1-10** (Single Family Residential 10,000 sq. ft. minimum lot size). The project is **Bloomington Country Club**; create twenty-eight (28) single family lots on five parcels located adjacent to the Bloomington Golf Course. The applicant is SR Bloomington LC, Mr. Darcy Stewart managing member, and Mr. Rick Rosenberg, Rosenberg Associates, representative. Case No. 2016-ZC-019 (Staff – Ray Snyder)

- B. Consider a request to **1)** rezone approximately 5.38 acres from **OS (Open Space) to PD-R (Planned Development Residential)** and to **2)** locate the property within the **Resort Overlay**. The project is **Bloomington Country Club**. This request would create forty-eight (48) two story condominium units with garages on one parcel located adjacent to the Bloomington Golf Course. The applicant is SR Bloomington LC, Mr. Darcy Stewart managing member, and Mr. Rick Rosenberg, Rosenberg Associates representative. Case No. 2016-ZC-020 (Staff – John Willis)

4. **FINAL PLATS (FP)**

- A. Consider amending a final plat subdivision plat within a residential subdivision plat. The site is located at Flint Street and Diamond Ridge Dr in the Stone Cliff Development and is called “**Stone Cliff Subdivision Phase 13 Amended and Extended.**” The property is zoned PD-R (Planned Development Residential). The representative is Mr. Reid Pope, L.R. Pope Engineering. Case No. 2016-FPA-008. (Staff – Wes Jenkins)
- B. Consider a four (4) lot residential subdivision plat. The site is located at the west end of Blackberry Circle (in the Bloomington development) and is called “**Blackberry Court Subdivision Phase 3.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-056. (Staff - Wes Jenkins)
- C. Consider a nine (9) lot commercial final subdivision plat. The site is located at 1450 South Street and west of River Road and is called “**Boulder Creek Crossing Phase 1.**” The property is zoned PD-C (Planned Development Commercial). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-063. (Staff - Wes Jenkins)

5. **MINUTES**

Consider approval of the minutes from the July 14, 2015, July 28, 2015, August 11, 2015, and August 25, 2015, Planning Commission meetings.

Consider approval of minutes from the June 23, 2015, July 14, 2015, July 28, 2015, August 11, 2015, and August 25, 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 REPORT OF: 04/26/2016

CONDITIONAL USE PERMIT

Case # 2016-CUP-010

- Request:** To construct a four (4) story hotel (Comfort Suites) that exceeds the allowable maximum building height of thirty-five feet (35').
- Property:** The existing hotel on this site will be removed for construction of this new proposed hotel.
- Location:** 175 N 1000 E
- APN:** SG-1328-A-2-B-3
- Zoning:** C-2 (Highway Commercial)
- General Plan:** COM (Commercial)
- Ordinance:** Title 10, Chapter 10 "Commercial Zones," Section 10-10-4 allows a maximum building height of 35 ft..."*unless a greater height is approved by the City Council after recommendation by the Planning Commission.*"
- Representative:** MRW Design Associates
- Project:** The applicants propose to construct a 91 room, 4 story hotel. Section 10-10-2 "Permitted Uses" of the Zoning Ordinance lists a hotel as a permitted use in the C-2 zone.
- Noticing:** Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].
- Acreage:** 78,662 sq. ft. (1.81 acres)
- Footprint:** The building footprint is 15,885 sq. ft. (20% of site)
- Bldg. Sq. Ft.:** The total square footage for the four story building would be approximately 63,540 sq. ft. (4 x 15,885).
- Rooms:** The applicants propose 91 rooms.
- Parking:** Section 10-19-5 requires one (1) parking space for each living or sleeping unit, plus 2 spaces for resident manager or owner. The applicants propose 91 units which require $91 + 2 = 93$ spaces. Provided are 94 spaces.

Landscaping: Existing landscaping on site. The landscaping will be 2,210 sq. ft. (19% of site).

Adj. Land Uses: The surrounding zoning is commercial and an existing hotel is located immediately to the north (Motel 6) and to the South is ‘Denny’s’ restaurant.

Required Setbacks: Front: 20 ft. Side: 10 ft & 10 ft. Rear: 10 ft.

Proposed Setbacks: Staff will verify setbacks are met during the SPR process.

Materials / Colors: See submitted Materials & Colors Board

Bldg. Height: The proposed maximum building height is fifty-two feet six inches (52’-6”). However, the majority of the building height will be less and will be forty-eight feet eight inches (48’-8”) – see elevations.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
<p>Mitigate during construction by regulating the hours of operation.</p> <p>After the hotel is constructed, no excessive noise levels are anticipated with the normal operation of a hotel.</p>		A. Noise	<p>1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.</p>
<p>Mitigate during construction by methods of watering and other requirements of air quality permit control.</p>		B. Dust	<p>1. Comply with all air quality standards, state, federal and local.</p> <p>2. Use shall not create unusual or obnoxious dust beyond the property line.</p>

<p>Contain all odors during construction.</p> <p>After constructed, no excessive odors are anticipated with the normal operation of a hotel.</p>		<p>C. Odors</p>	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
<p>The hotel will correspond to the existing hotels in the vicinity and/or will be constructed of similar and/or compatible materials and colors.</p>		<p>D. Aesthetics</p>	<ol style="list-style-type: none"> 1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
<p>Meet all required City, State, and Federal applicable safety standards for construction (e.g. OSHA, etc.)</p>		<p>E. Safety</p>	<ol style="list-style-type: none"> 1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
<p>The City Traffic Engineering Department will plan check the layout, design, projected traffic volumes, sight distances, signage, and striping to meet all applicable codes and standards.</p>		<p>F. Traffic</p>	<ol style="list-style-type: none"> 1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

<p>The maximum hotel height will be approx. 52'-6".</p>		<p>G. Height</p>	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	<p>N/A</p>	<p>H. Hours of Operation</p>	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
	<p>N/A</p>	<p>I. Saturation / Spacing</p>	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</p>
<p>This proposed hotel will be within the existing character of the commercial zone for the immediate area.</p>		<p>J. Maintain Character and purpose of zone</p>	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
<p>Shall comply with all applicable City, State, and federal standards for public health.</p>		<p>K. Public Health</p>	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

Vicinity Map



Existing Structure
(To be removed)



Elevations

SOUTH ELEVATION
05/17/17

EAST ELEVATION
05/17/17

16160019
 17/17
 1/2" = 1'-0"
 C.L.
 1/8"

DESIGN SERVICES
 ARCHITECTURE &
 CIVIL ENGINEERING

201 W. HILTON DR # 202
 P.O. BOX 2779
 ST. GEORGE, UTAH 84770
 (435) 227-7321 (435) 675-2400 fax
 www.mwrdesign.com

SOUTH & EAST ELEVATIONS
 COMFORT SUITES
 176 N. 1000 E.
 ST. GEORGE, UTAH 84770

A4.1

South & East

NORTH ELEVATION
05/17/17

WEST ELEVATION
05/17/17

16160019
 17/17
 1/2" = 1'-0"
 C.L.
 1/8"

DESIGN SERVICES
 ARCHITECTURE &
 CIVIL ENGINEERING

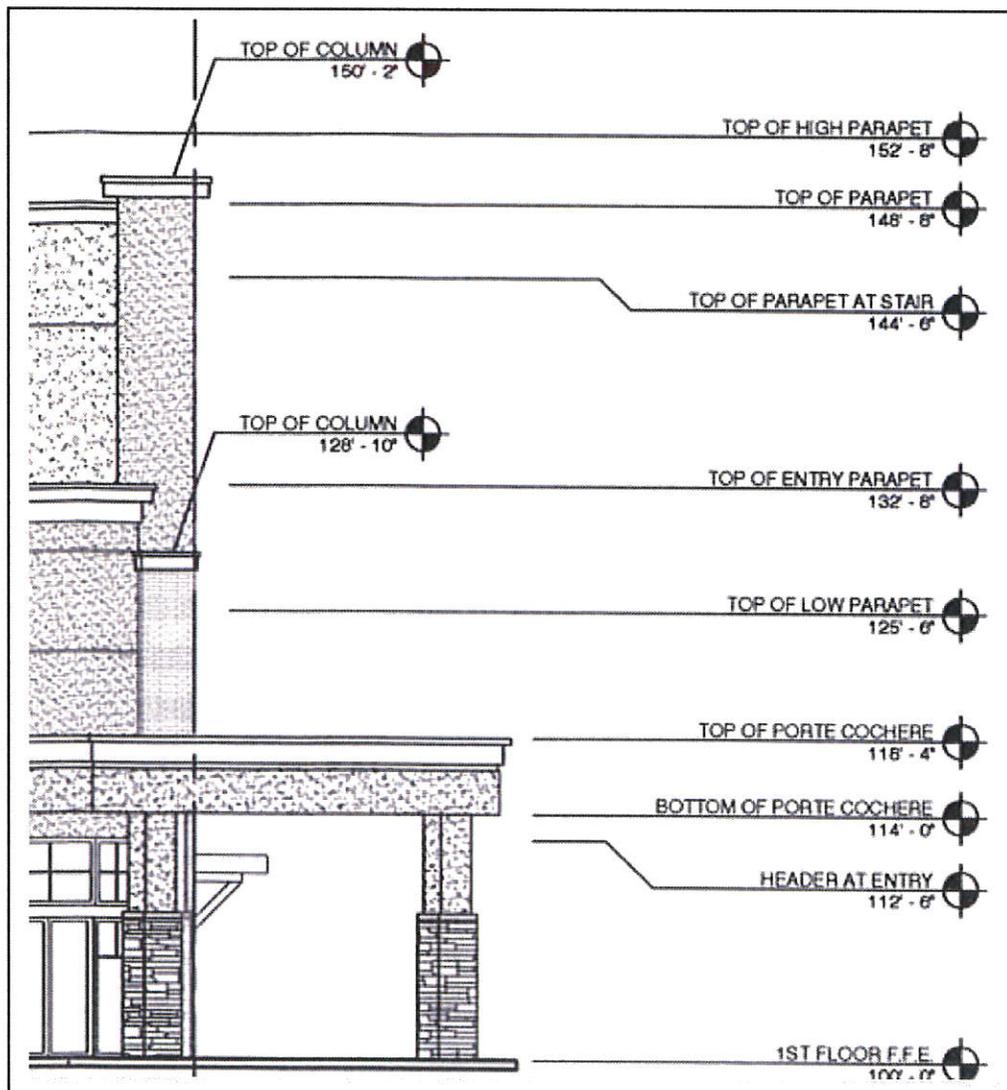
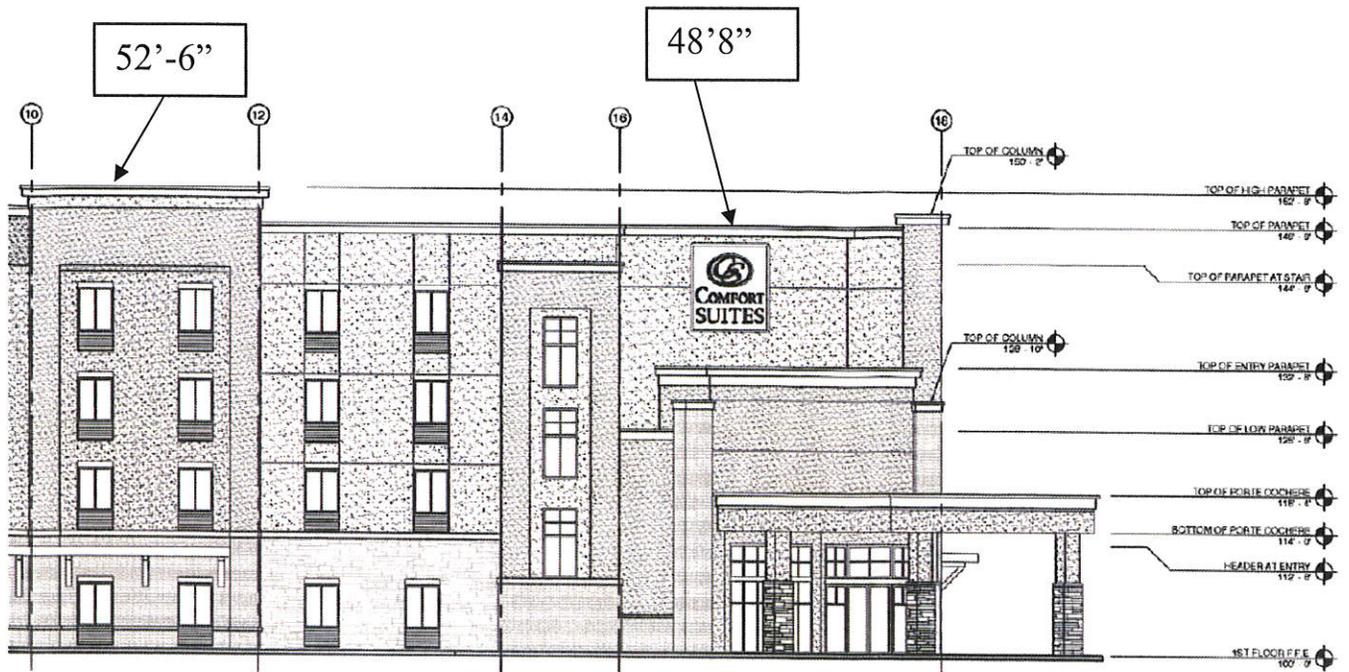
201 W. HILTON DR # 202
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 (435) 227-7321 (435) 675-2400 fax
 www.mwrdesign.com

NORTH & WEST ELEVATIONS
 COMFORT SUITES
 176 N. 1000 E.
 ST. GEORGE, UTAH 84770

A4.2

North & West

Height Dimensions

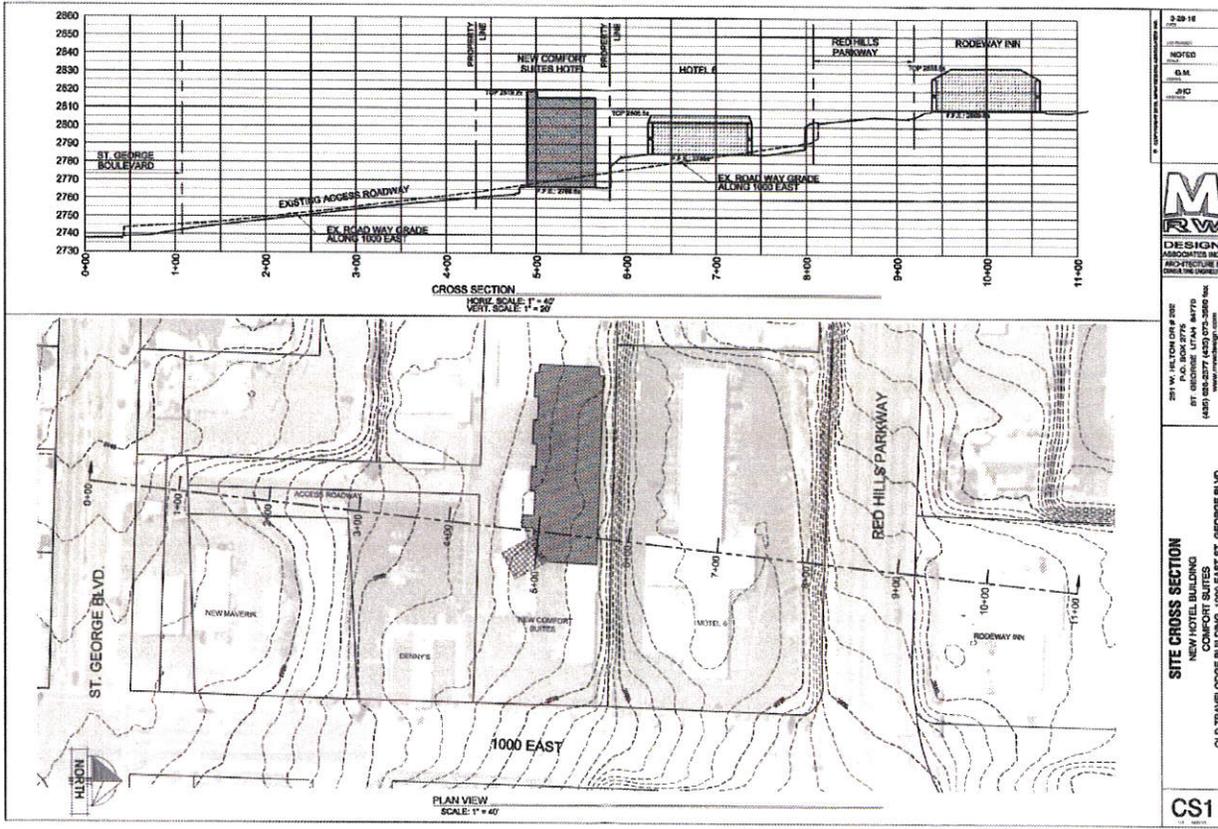


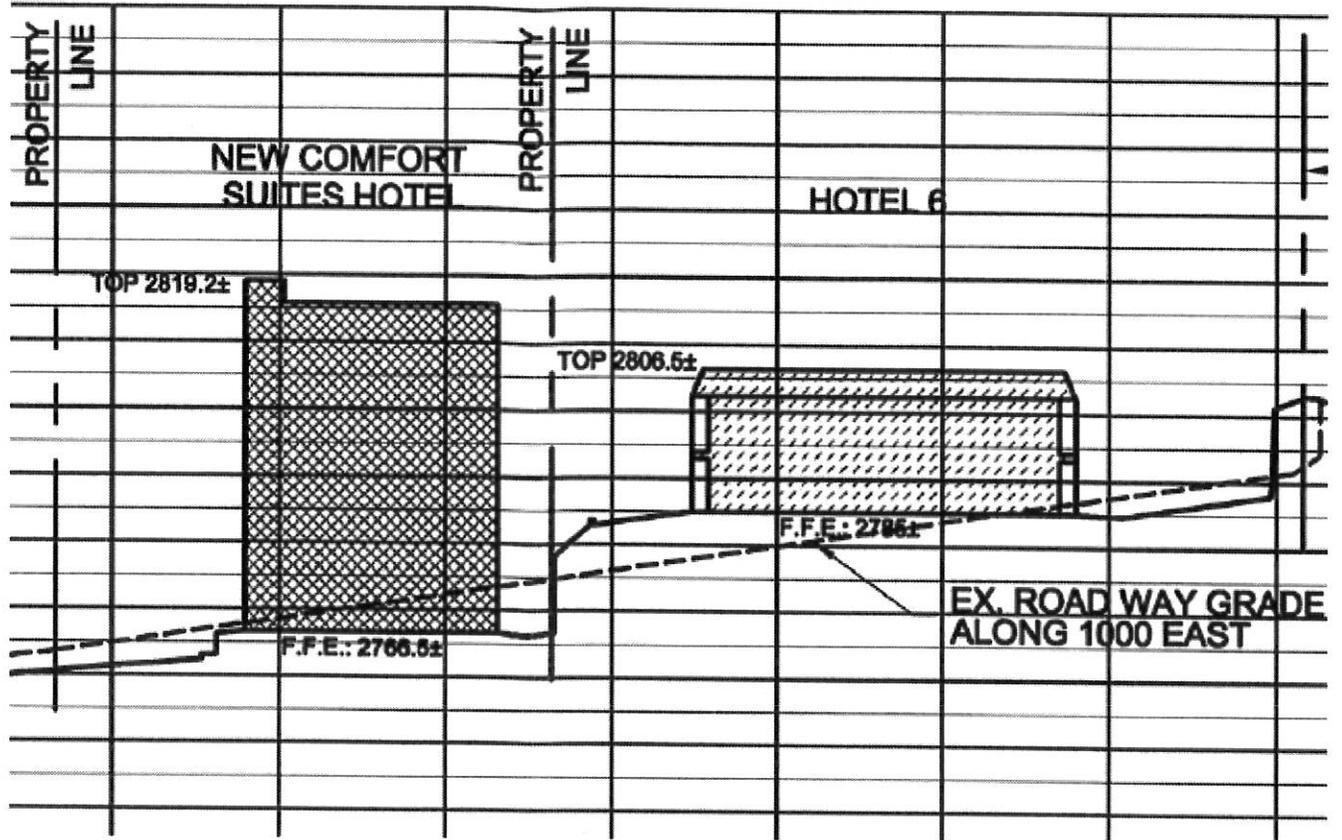
Renderings





Cross Section





ITEM 2A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/12/2016

PRELIMINARY PLAT

Desert Valley @ Desert Canyons

Case No. 2016-PP-013

Request: To approve a preliminary plat for a fifty-seven (57) lot residential subdivision

Location: The site is located on the southeast corner of Desert Canyons Parkway and Rimrunner Drive

Property: 18.06 acres

Number of Lots: 57

Density: 3.15 du/ac

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – R-1-10
East – PD-R
West – PD-R

General Plan: Residential

Applicant: Development Solutions Group

Representative: Ken Miller

Comments:

1. The developer is requesting lot size averaging with 24 lots of the total 57 less than the minimum 10,000 SF.

ITEM 2B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/26/2016

PRELIMINARY PLAT

MWE St. George Medical Properties

Case No. 2016-PP-015

Request: To approve a preliminary plat for a one (1) lot commercial subdivision

Location: The site is located at approximately 1000 South Riverside Drive

Property: 4.95 acres

Number of Lots: 1

Density:

Zoning: PD-C

Adjacent zones: This plat is surrounded by the following zones:

North – R-3

South – R-1-8

East – A-1

West – R-3

General Plan: Medium Density Residential

Applicant: MWE St. George Medical Properties

Representative: Rob Reid, Rosenberg Associates

Comments:

1. Property is located within the erosion hazard line. An erosion hazard study will be required prior to developing the property to determine what mitigation measures will be required.
2. Developer will be dedicating two deceleration lanes along Riverside Drive as public right-of-way and a 60-foot roadway on the north side of the property.

ITEM 3A

Zone Change

PLANNING COMMISSION AGENDA REPORT: 05/05/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Bloomington Country Club (*Single Family Lots*)

Case No. 2016-ZC-019

Background: On November 19, 2015, the City Council approved an amendment (2015-GPA-009) to the General Plan from OS (Open Space) to LDR (Low Density Residential), MDR (Medium Density Residential), and HDR (High Density Residential) on approximately 22.33 acres. The properties are generally located adjacent to the Bloomington Golf Course. The approved general plan amendment allows these single family zone change requests to be submitted.

Zone Change: This request is to change five (5) parcels zoned OS (Open Space) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zoning.

Project: This project is to allow twenty-eight (28) single family lots in four (4) locations along Bloomington Drive and near the Bloomington Country Club Golf Course.

Parcels:

Parcel 1 = 0.30 acres (1 lot)
Parcel 2 = 0.48 acres (2 lots)
Parcel 3 = 0.90 acres (3 lots)
Parcel 4 = 0.41 acres (1 lot)
Parcel 5 = 8.03 acres (21 lots)

Note: The actual number of lots will be determined during the Preliminary Plat and Final Plat process

Totals = 10.12 acres (28 lots)

Property Owner: Bloomington Country Club

Applicant: SR Bloomington LC
Mr. Darcy Stewart, Managing Member

Representative: Mr. Rick Rosenberg, Rosenberg Associates

Area: 10.12 acres (total)

Location: The Bloomington Golf Course, Country Club, and residences are located off of Bloomington Drive and generally westerly of the Virgin River.

Current Zoning: OS (Open Space)

General Plan: LDR (Low Density Residential)

Example Motion(s): **Approval**
This is a motion to recommend approval to the City Council of a zone change on a combined 10.12 acres (5 parcels) from OS (Open Space) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).

Denial
This is a motion to recommend denial to the City Council of a zone change on a combined 10.12 acres (5 parcels) from OS (Open Space) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).

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

DESCRIPTON OF (5) PARCELS

BLOOMINGTON COUNTRY CLUB – ZONE CHANGE R-1-10 PARCELS

Parcel 1:

Beginning at the northeast corner of Lot 45, Bloomington Country Club Subdivision, said point being North 89°59'00" East 3,049.91 feet along the section and North 2,630.77 feet from the Northwest Corner of Section 14, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 60°30'00" East 120.00 feet;
thence South 29°30'00" East 110.00 feet to the northwesterly line of Wesley Powell Drive;
thence South 60°30'00" West 120.00 feet along said northwesterly line to the southeast corner of said Lot 45;
thence North 29°30'00" West 110.00 feet along the easterly line of said Lot 45 to the Point of Beginning.

Containing 13,200 square feet or 0.30 acres.

Parcel 2:

Beginning at the northwest corner of Lot 1, Bloomington Country Club No. 10 Subdivision, said point being North 89°59'00" East 3,443.77 feet along the section line and North 2,669.65 feet from the Northwest Corner of Section 14, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 29°30'00" East 105.00 feet along the westerly line to the southwest corner of said Lot 1;
thence South 60°30'00" West 200.00 feet;
thence North 29°30'00" West 105.00 feet to the southerly line of Wesley Powell Drive;
thence North 60°30'00" East 200.00 feet along said southerly line of Wesley Powell Drive to the Point of Beginning.

Containing 21,000 square feet or 0.48 acres.

Parcel 3:

Beginning at a point on the easterly line of Bloomington Drive, said point being North 89°59'00" East 1,792.52 feet along the section line and North 1,300.82 feet North 2,669.65 feet from the Northwest Corner of Section 14, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 09°30'00" West 134.00 feet along the easterly line of Bloomington Drive;
thence northerly 47.49 feet along an arc of a 920.00 foot radius curve to the right (center bears North 80°30'00" East, long chord bears North 08°01'17" West 47.48 feet with a central angle of 02°57'26") along the easterly line of Bloomington Drive;

thence South 79°13'26" East 59.28 feet;
thence North 82°17'11" East 63.20 feet;
thence South 09°30'00" East 158.95 feet;
thence South 08°00'03" East 53.37 feet;
thence South 04°20'01" East 77.17 feet;
thence South 00°16'08" West 43.00 feet;
thence North 89°42'33" West 119.08 feet to the easterly line of Bloomington Drive;
thence northerly 153.08 feet along an arc of a 900.00 feet radius curve to the left
(center bears North 89°45'17" West, long chord bears North 04°37'39" West 152.89
feet with a central angle of 09°44'43") along the easterly line of Bloomington Drive to
the Point of Beginning.

Containing 39,348 square feet or 0.90 acres.

Parcel 4:

Beginning at the southerly corner of Bloomington Country Club No. 3, Block 3, said
point being North 89°59'00" East 2,930.16 feet along the section line and South
1,279.68 feet from the Northwest Corner of Section 14, Township 43 South, Range 16
West, Salt Lake Base & Meridian, and running;

thence westerly 147.54 feet along an arc of a 560.00 foot radius curve to the right
(center bears North 06°44'30" West, long chord bears North 89°11'39" West 147.11
feet with a central angle of 15°05'43") along the northerly line of Bloomington Drive to
the southeast corner of Lot 83, Bloomington Garden No. 2;

thence North 12°00'00" West 76.63 feet along the easterly line to the northeast
corner of said Lot 83 ;

thence North 50°54'08" East 42.02 feet;

thence easterly 128.44 feet along an arc of a 457.20 foot radius curve to the left
(center bears North 08°07'58" East, long chord bears South 89°54'55" East 128.02 feet
with a central angle of 16°05'46");

thence North 79°31'28" East 40.09 feet to the westerly line of said Bloomington
Country Club No. 3, Block 3;

thence South 18°30'00" West 116.65 feet along said westerly line of Bloomington
Country Club No. 3, Block 3 to the Point of Beginning.

Containing 17,664 square feet or 0.41 acres.

Parcel 5:

Beginning at a point being on the northerly line of Lot 19, Bloomington Country Club Subdivision, said point being North 89°59'00" East 4,704.74 feet along the section line and North 1,106.59 feet from the Northwest Corner of Section 14, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence southeasterly 260.28 feet along an arc of a 679.00 foot radius curve to the right (center bears South 40°05'09" West, long chord bears South 38°55'57" East 258.69 feet with a central angle of 21°57'48");

thence southeasterly 166.05 feet along an arc of a 500.00 foot radius curve to the left (center bears North 62°02'57" East, long chord bears South 37°27'53" East 165.28 feet with a central angle of 19°01'39");

thence southerly 342.32 feet along an arc of a 175.00 foot radius curve to the right (center bears South 43°01'18" West, long chord bears South 09°03'40" West 290.30 feet with a central angle of 112°04'43");

thence southwesterly 117.47 feet along an arc of a 230.00 foot radius curve to the left (center bears South 24°53'59" East, long chord bears South 50°28'07" West 116.20 feet with a central angle of 29°15'48");

thence South 35°50'14" West 154.94 feet;

thence South 40°20'23" West 139.72 feet;

thence North 68°20'02" West 102.13 feet;

thence North 10°49'27" West 146.23 feet;

thence South 86°21'24" West 154.90 feet;

thence northerly 158.00 feet along an arc of a 750.00 foot radius curve to the left (center bears South 87°00'27" West, long chord bears North 09°01'39" West 157.70 feet with a central angle of 12°04'12");

thence South 74°19'49" West 100.01 feet;

thence northerly 73.10 feet along an arc of a 650.00 foot radius curve to the left (center bears South 75°01'51" West, long chord bears North 18°11'27" West 73.06 feet with a central angle of 06°26'37");

thence northeasterly 343.74 feet along an arc of a 155.00 foot radius curve to the right (center bears North 68°35'14" East, long chord bears North 42°07'08" East 277.51 feet with a central angle of 127°03'48");

thence easterly 24.41 feet along an arc of a 150.00 foot radius curve to the left (center bears North 15°39'02" East, long chord bears South 79°00'41" East 24.38 feet with a central angle of 09°19'26");

thence South 83°40'24" East 95.38 feet;

thence easterly 33.87 feet along an arc of a 150.00 foot radius curve to the left (center bears North 06°19'36" East, long chord bears North 89°51'31" East 33.80 feet with a central angle of 12°56'11");

thence North 83°23'25" East 38.37 feet;

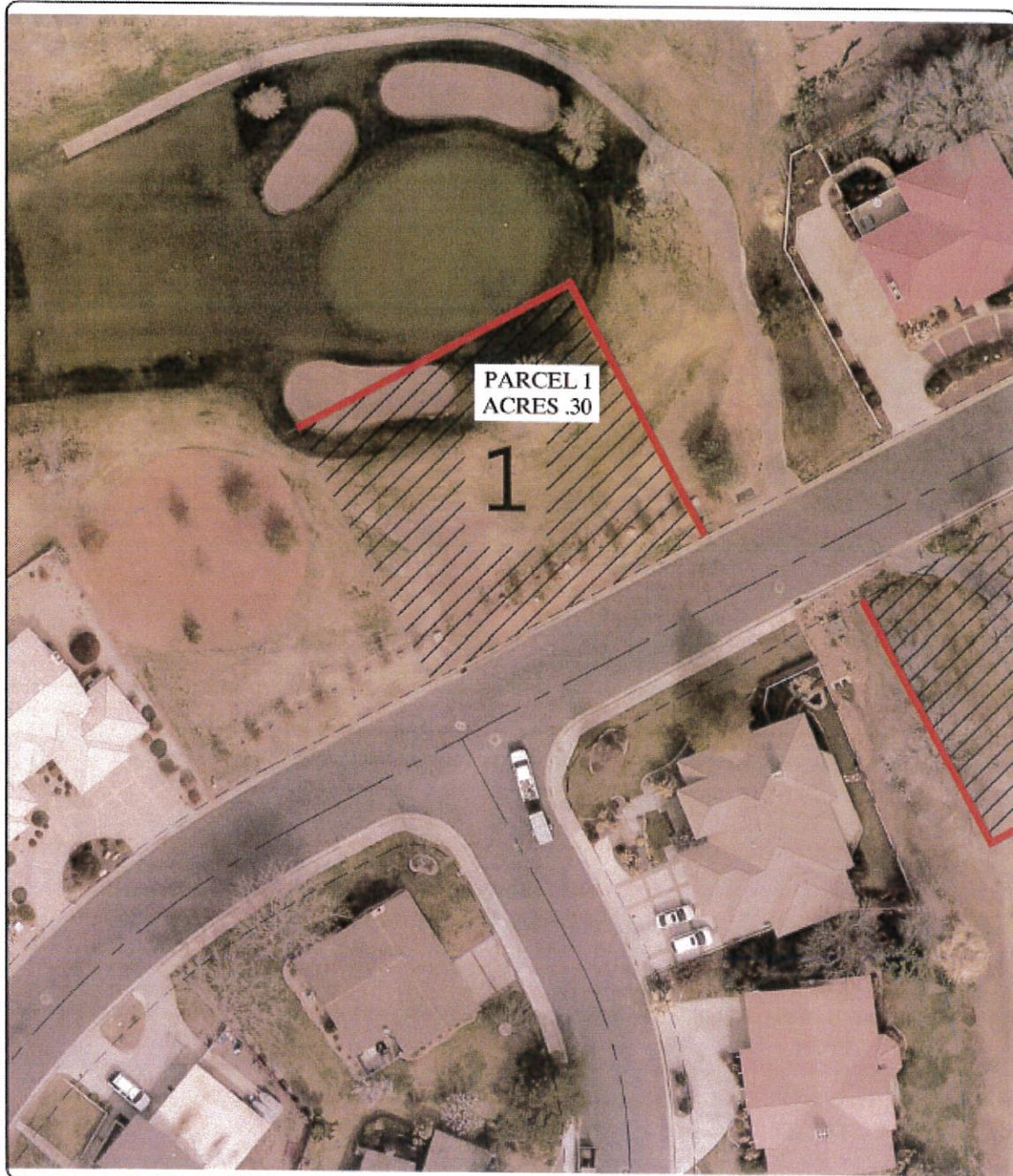
thence North 02°40'42" East 69.59 feet;

thence North 10°17'33" West 35.68 feet to the southerly line of said Bloomington Country Club Subdivision;

thence northerly 337.69 feet along an arc of a 155.00 foot radius curve to the left (center bears North 06°07'32" West, long chord bears North 21°28'08" East 274.77 feet with a central angle of 124°48'40") along said southerly line to the Point of Beginning.

Containing 349,752 square feet or 8.03 acres.

Parcel 1
(1 lot)



DATE: 4/20/16	PARCEL CLOSE UPS FOR BLOOMINGTON COUNTRY CLUB ST GEORGE, UT		ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS	SHEET SHT 1 OF 1 SHEETS
JOB NO.: 42156-E				
DESIGNED BY: JCH				
CHECKED BY: RSR				
DWG. NO. CHANGE				

Parcel 2
(2 lots)



DATE: 6/2/16	PARCEL CLOSE UPS FOR BLOOMINGTON COUNTRY CLUB ST GEORGE, UT	 ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS	SHEET SHT 1 OF 1 SHEETS
JOB NO: 16226-05			
DESIGNED BY: RCH			
CHECKED BY: RTK			
DWG. ZONE CHANGE			

Parcel 3
(3 lots)



DATE:	4/23/16
DRAWN BY:	02/26/15
REVISIONS:	1/2/1
CREATED BY:	STC
DRG. DATE CHANGE:	

PARCEL CLOSE UPS
FOR
BLOOMINGTON COUNTRY CLUB
ST GEORGE, UT

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

SHEET
SHT
1 OF 1 SHEETS

Parcel 4
(1 lot)



DATE:	4/20/16
APPROVED BY:	40204-E
DESIGNED BY:	TRM
CHECKED BY:	SJR
DRAWN BY:	CHANGE

PARCEL CLOSE UPS
FOR
BLOOMINGTON COUNTRY CLUB
ST GEORGE, UT

STATE OF UTAH
DEPARTMENT OF HERITAGE AND ARTS
LAND AND MINERALS DIVISION
27 South State Street, Salt Lake City, UT 84143



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

SHEET
SHT
OF 1 SHEETS

Parcel 5
(21 lots)



VICINITY MAP



EXISTING ZONING



Reference: General Plan Amendment
 (Case No. 2015-GPA-009)
 (Approved by City Council November 19, 2015)



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: Bloomington Country Club;
Darcy & Colleen Stewart TRS
MAILING ADDRESS: 3174 S. Bloomington Drive, St. George, UT 84790
PHONE: (435) 673-2029 CELL: (435) 703-4300 FAX: -
APPLICANT: Darcy Stewart; SR Bloomington, LC
(If different than owner)
MAILING ADDRESS: 1404 W. Sun River Parkway, St. George, UT 84790
PHONE: (435) 673-4300 CELL: (435) 703-4300 FAX: (435) 634-1830
EMAIL ADDRESS(ES): darcy@sunriver.com
CONTACT PERSON / REPRESENTATIVE: Rick Rosenberg, Rosenberg Associates
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: 352 E. Riverside Dr. Ste A-2, St. George, UT 84790
PHONE: (435) 673-8586 CELL: (435) 680-3931 FAX: (435) 673-8397
EMAIL ADDRESS(ES): rickreacivil.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. Approx. 3100 South Bloomington Drive - Refer to
Vicinity Map Exhibit.

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

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-020 FILING DATE: 4/14/16 RECEIVED BY: _____ RECEIPT #: _____

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

II. ADDITIONAL INFORMATION

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

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

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

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

Development/Project Name Bloomington Resort Subdivision(s)
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)
 Developer/Property Owner SR Bloomington L.C./ Bloomington Assoc. Phone No (435) 673-4300
 Contact Person Representative Rick Rosenberg, Rosenberg Assoc. Phone No (435) 673-8586
 Licensed Surveyor Brandon Anderson, Rosenberg Assoc. Phone No (435) 673-8586

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

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

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

Step #3 Planning Commission and City Council Hearings

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

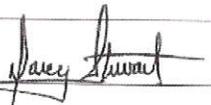
Hearing Dates:

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

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

IV. APPLICANT AGREEMENT

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

Signature _____	Address _____
Signature 	Address 4404 W. SUN RIVER PKWY, ST. GEORGE UT 84790
Signature _____	Address _____
Signature _____	Address _____

ITEM 3B

Zone Change and Resort Overlay

PLANNING COMMISSION AGENDA REPORT: 05/10/2016

ZONE CHANGE AND RESORT OVERLAY: PUBLIC HEARING

Bloomington Country Club (PD-R) (*Vacation Villas*)

Case No. 2016-ZC-020

Background: On November 19, 2015, the City Council approved an amendment (2015-GPA-009) to the General Plan from OS (Open Space) to LDR (Low Density Residential), MDR (Medium Density Residential), and HDR (High Density Residential) on approximately 22.33 acres. The properties are generally located adjacent to the Bloomington Golf Course. The approved general plan amendment allows these single family zone change requests to be submitted.

This site was designated as area “L” on the general plan amendment.

Request(s): Two requests are associated with this item’s submittal for Bloomington Country Club.

First Request

This request is for a **PD-R** (Planned Development Residential) zone change to accommodate 48 multifamily condominium units.

Second Request

In addition, they are requesting to be located in the **Resort Overlay**, which would allow short term rentals. The current zoning on the property is OS (Open Space).

Note that two separate motions would be needed to address each application request.

Density: 8.92 du / ac

Parcel: PD Parcel = 5.38 acres (1 lot)

Property Owner: Bloomington Country Club

Applicant: SR Bloomington LC
Mr. Darcy Stewart, Managing Member

Representative: Mr. Rick Rosenberg, Rosenberg Associates

Area: 5.38 acres

Location: The Bloomington Golf Course, Country Club, and residences are located off of Bloomington Drive and generally westerly of the Virgin River.

Current Zoning: OS (Open Space)

General Plan: The subject parcel is HDR (High Density Residential) which allows up to 22 du/ac.

Project: This project is to allow resort villas along Bloomington Drive and near the Bloomington Country Club Golf Course. This is a proposal to build 48 units on a 5.38 acre parcel. The project will consist of twenty-four (24) 2-story buildings with three bedroom units. The applicant is proposing that each of the units front on a landscaped paseo with alleys in the rear, which will provide access to the garages.

This is a resort residential condominium project for short term rentals with full access to the expanding Bloomington Country Club Resort including an established 18 hole golf course, tennis club, spa, swimming pool, and other amenities.

Building(s): Forty-eight (48) two-story stacked flat condominium units including two car garages.

HOA: There will be a HOA, common areas, guest parking, landscaping, and paseos maintained by a community management company. There will be CC&R's.

Parking: Off Street Parking Requirements, require two parking spaces per unit, with at least one being covered and the site is meeting those standards. In addition, one guest parking space per three units is required. Code requires a minimum of 112 parking spaces. The applicant is providing 142 parking spaces, which includes 96 covered, 30 covered, and 16 guests parking.

Alley: 20 ft. wide private alley and private driveways are being proposed. The code allows an applicant to request a garage to be setback 5' from a 20' alley, which fronts on a green court, if approved by City Council. The following code section provides guidance for consideration:

10-19-3:6: a green court or open space area that, in the determination of the city council, is well designed and provides a significant open space amenity to the development. For dwelling units that front a green court or open space area rather than fronting on a street, one additional parking space per dwelling unit shall be provided, unless otherwise approved by the city council after hearing the recommendation from the planning commission.

The applicant is proposing that each of the units front on a landscaped paseo with alleys in the rear, which will provide access to the garages. Additionally, an

exhibit has been submitted that demonstrates the design and significance of the paseo.

The applicant is also requesting a reduction for the additional parking required per unit in the above section. The proposed project does exceed the parking standard by 30 spaces for off street parking requirements. However, according to the requirements for alleys and greenspaces, an additional 48 spaces are required. Given the additional 30 spaces provided, the project would still be 18 parking spaces deficient. The applicant is requesting a reduction consideration per code. This requirement may be more essential in areas that are not providing guests parking, or have the requirement of the garage being accessible for parking.

Landscaping: Proposed 30% site landscaping = 89,124 sq. ft.

Amenities: In addition to the amenities provided by the Bloomington Country Club, the applicant must comply with the recreation requirement. The project shall comply with Section 10-7C-7.J “Recreation and Playground Areas” which requires developments with five (5) or more units to provide usable recreation or playground areas outside of the front yard setback with a minimum of 1,000 sq. ft. for the first 5 units with an additional 200 sq. ft. for each additional unit. The project is required 9,600 square feet (48 units x 200 sq.ft.) and is provided 32,642 square feet.

Resort Overlay: The Resort Overlay Zone was established to allow short term rentals in resorts. The applicant is requesting the overlay, which will include the vacation villas and the Bloomington Country Club as the resort component. According to the applicant, other areas may be added in the future.

Resort Overlay

Amenities: The ordinance states the following regarding amenities for an overlay:

10-13B-2: Facilities And Services: Resort overlay zones shall be established by an overlay on the city zoning map and may be amended from time to time by ordinance. Such overlay zone is intended only for resort developments directly providing the following minimum facilities and services:

- 1. A golf course or access to an adjacent golf course.*
- 2. A swimming pool and at least six (6) tennis courts.*
- 3. An on site rental manager*

This project will have access to the Bloomington Country Club and amenities and has more than the above amenities outlined in the code. The Club consists of an 18-hole golf course, drive range, country club, events center, restaurant and lounge, 8-court tennis complex, pro shop, spa and fitness center, pool, and splash pad.

Staff Comments:

1. Two separate motions would be required for approval of the PD-R and Resort Overlay.
2. Alley setback of 5' with a 20' alley that fronts on a green court/paseo may be approved, if determined that the green court is well designed and provides significant open space.
3. The applicant is requesting a reduction in the additional required parking for unit's that front on a green court with an alley access. The reduction request is for 18 parking spaces. One additional parking space per dwelling unit shall be provided, unless otherwise approved by the city council after hearing the recommendation from the planning commission.
4. The proposed short term rentals will have access to the Bloomington Clubhouse.
5. Garages must be a minimum of 480 square feet, in order to be counted towards the two parking spaces per unit requirement.
6. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
7. Buildings must meet setback and building separation requirements for the PD zone.
8. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
9. HDR (High-Density Residential) designation provides a density range up to 22 units per acre, which does not always indicate that 22 units per acre is appropriate for every parcel of land.

Example Motion(s): Approval

It is recommended that the City Council approve in two (2) separate motions this proposed project;

First Motion-Zone Change

It's recommended that the **zone change** from OS (Open Space) to PD-R (Planned Development Residential) on 5.38 acres be approved with the conceptual site plan as presented for 48 condominium units and the associated project 'Narrative' (*Note: The narrative describes the proposed project, elevations, materials, colors, landscaping, parking, guest parking, garages, setbacks, interior roadways, alleys, walking paths, density, public road improvements on Bloomington Drive, etc.*).

The following conditions are recommended:

1. Alley setbacks of 5 feet from 20 foot alleys shall require significant open space and be well designed. Staff shall verify during site plan review they meet council expectations as discussed.
2. Reduced parking in the additional required parking for units that front on a green court with an alley access may be reduced by 18 parking spaces.
3. Short term rentals shall have access to the Bloomington Clubhouse.
4. Garages shall have a minimum of 480 sq. ft. (*in order to qualify for two parking spaces per unit*).
5. The site plan, elevations, renderings, and color and materials board is approved as presented.
6. All buildings must meet the setback and building separation requirements for the PD zone.
7. Building permits for construction must be obtained within eighteen (18) months or the property will revert back to the previous zone.
8. The HDR (High-Density Residential) designation provides a density range up to 22 units per acre, which does not always indicate that 22 units per acre is appropriate for every parcel of land. Staff will verify density during the site review process.

Second Motion-Resort Overlay

It's recommended that the **Resort Overlay** be approved on 5.38 acres to allow short term rentals with full access to the 18 hole golf course, tennis courts, swimming pool, spa, and other amenities.

Denial

This is a motion to recommend denial to the City Council of the zone change and resort overlay on 5.38 acres.

Table

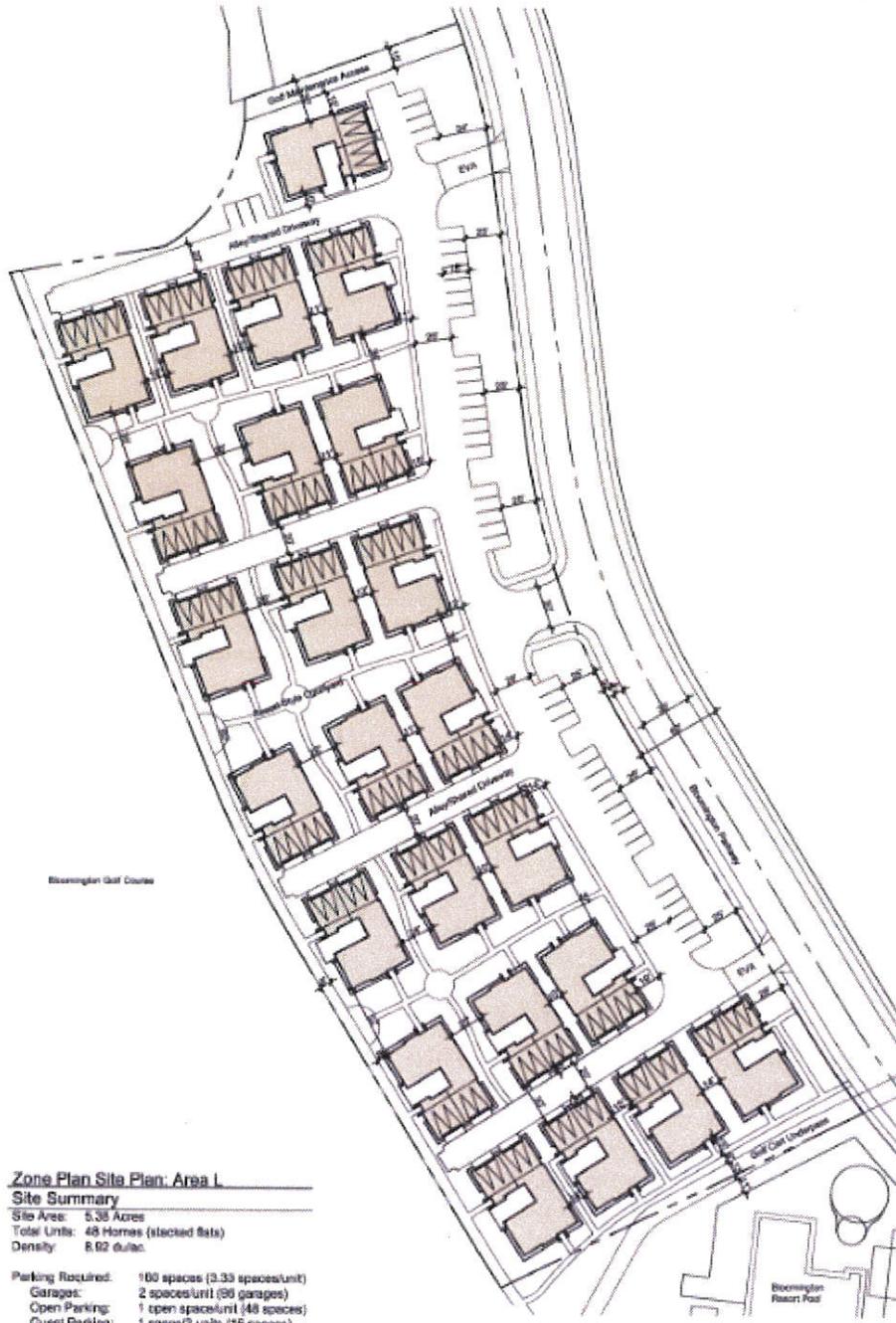
At the request of the applicant, this matter is tabled to allow the applicant time to provide _____ to the Planning Commission for further consideration.

Existing Conditions



<p>DATE: 4/2/16 JOB NO.: 16228-D DRAWN BY: JCS CHECKED BY: JCS APP: JCS</p>	<p>EXISTING CONDITIONS MAP - EXHIBIT 2 FOR BLOOMINGTON COUNTRY CLUB ST. GEORGE, UTAH</p>	<p>APPROVED FOR RECORD BY THE COUNTY CLERK ON 4/2/16</p>		<p>SHEET 1 OF 1 SHEETS</p>
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Land Use Plan



Zone Plan Site Plan: Area I

Site Summary

Site Area: 5.38 Acres
 Total Units: 48 Homes (stacked flats)
 Density: 8.92 du/acre

Parking Required: 160 spaces (3.33 spaces/unit)
 Garages: 2 spaces/unit (90 garages)
 Open Parking: 1 open space/unit (48 spaces)
 Guest Parking: 1 space/3 units (16 spaces)

Parking Provided: 142 spaces (2.95 spaces/unit)
 Garages: 96 garages
 Open Parking: 30 spaces
 Guest Parking: 16 spaces





NARRATIVE

The Resort Vacation Villas at Bloomington Country Club

*Planned Development Zone Change
Application Narrative & Exhibits*

April 12, 2016



Applicant: SR Bloomington, L.C.

1404 West Sun River Pkwy., #200, St. George, UT 84790, (435) 673-4300

ROSENBERG  ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St. George, Utah 84790 • (435) 673-8588 Phone • (435) 673-8397 Fax
www.racivil.com

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Introduction and Project Overview

SR Bloomington, LC is excited to present its application for a new Planned Development residential neighborhood at the Bloomington Country Club Resort – The Resort Vacation Villas, a new resort residential condominium project proposed to allow for short term rentals with full access to the expanding Bloomington Country Club Resort including an established 18 hole golf course, tennis club, spa, swimming pool and other amenities. The Resort Vacation Villas consists of 48 - two story stacked flat condominium units including two car garages, HOA common area, guest parking, landscaping and paseos maintained by a community management company.

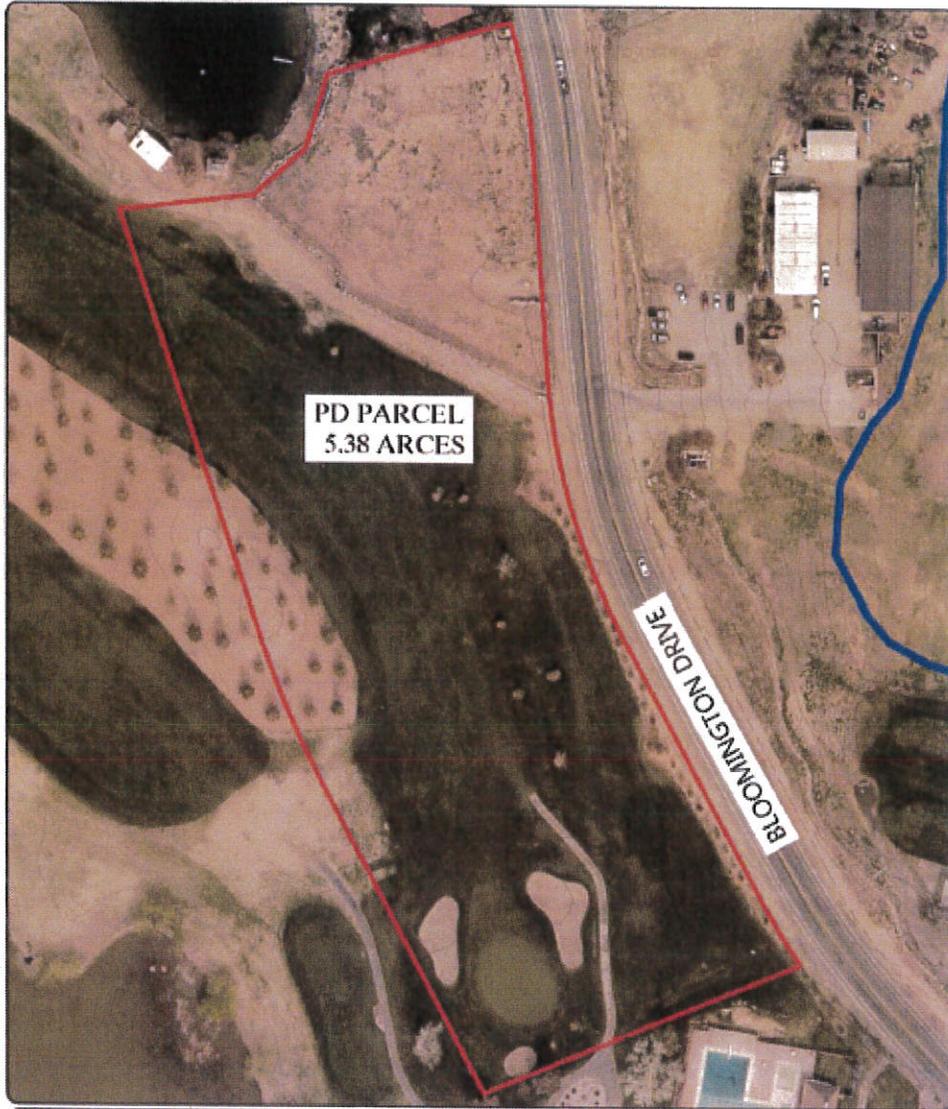
The Project is located on a 5.38 acre parcel located along Bloomington Drive north of the Bloomington Country Club swimming complex and adjacent to the golf course as shown on the Vicinity Map, Exhibit 1. Bloomington Drive will be improved from the existing two lane road to an improved 60 ft. Public Street including curb & gutter, turn lanes, a 5 ft. sidewalk and 25 ft. wide privately maintained landscaped strip. The proposed project density is 8.92 units per acre.

The developer's intent is to create a vibrant resort community oriented to the needs of home buyers seeking the rewards of membership in the Bloomington Country Club Resort with direct access from their homes to the numerous recreational amenities and the ability to have their unit managed as a short term rental property by an experienced hospitality manager. It is expected many of the units will be sold as vacation homes and will help provide additional memberships and improved economic stability for the resort.

Existing Conditions and Entitlements

The subject property is currently zoned as open space, but the City General Plan was amended on November 19, 2015 by the City Council to HDR, High Density Residential (up to 22 units/acre). This site was designated as Area L on the General Plan Amendment application.

The current condition of the property includes a portion of the existing golf course currently being realigned and undeveloped property between the golf course and Bloomington Drive. The property is bounded on the west by the existing golf course, the north by existing single family residential development, the east by Bloomington Drive and the south by the Bloomington Country Club Resort. A recent aerial photo of the site including the project boundary and topography is shown on Exhibit 2 - Existing Conditions Map.



DATE: AUG 16	EXISTING CONDITIONS MAP - EXHIBIT 2 FOX BLOOMINGTON COUNTRY CLUB ST GEORGE, UTAH		PROJECT:
DRAWN BY: J. SMITH			SHEET:
CHECKED BY: J. SMITH			1
DATE: AUG 16			OF 1 SHEETS

Development Team

The SR Bloomington, LC development team is highly experienced in residential, commercial and golf course resort development in Southern Utah, most notably as the creators of Sun River St. George, a 55 or better, age-restricted residential community in St. George, UT. Sun River has built over 1800 homes since 1998, with final build out anticipated to be approximately 2315 units.

SR Bloomington, LC

Darcy Stewart, Managing Partner:

Colleen Stewart, General Manager, Controller:

Jimmy Blair, Golf Operations Manager:

Tim Stewart, Project Manager:

1404 W. Sun River Parkway, Suite 200, St George, Utah 84790

Telephone: (435) 673-4300 Fax: (435) 634-1830

Contact: Darcy Stewart - mobile (435) 703-4300

In cooperation with:

Bloomington Country Club Resort

3174 S Bloomington Drive, St. George, UT 84790

Telephone: (435) 673-2029

Contact: Darcy Stewart

Key Consultants include:

Engineering & Survey: **Rosenberg Associates**, Rick Rosenberg, PE, (435) 673-8586

Geotechnical: **Landmark Testing & Engineering**, Russ Owens, PE, (435) 986-0566

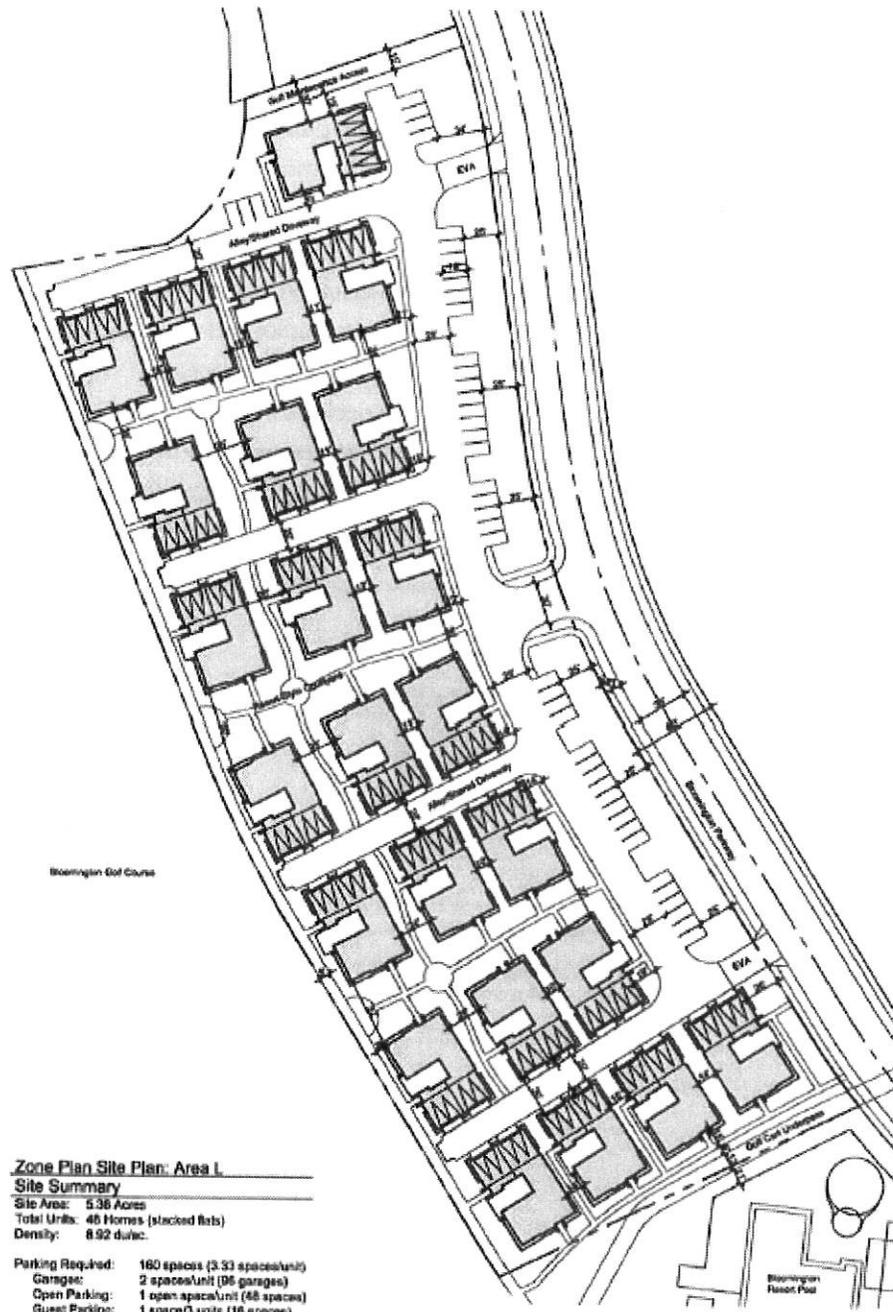
Land Planning and Landscape Theming: **AECOM**, Nicholle Wright, (619) 610-7871

Architecture: **CRSA**, Ben Rogers, (435) 673-7362

Traffic Engineer: **Horrocks**, John Dorny, PE, (435) 986-7888

Proposed Site Plan

The proposed Resort Vacation Villas Site Plan is illustrated on Exhibit 3, and the Land Uses Summary represents a summary of the site acreage, dwelling units, density and parking as graphically illustrated on the Site Plan.



Zone Plan Site Plan: Area I
Site Summary
 Site Area: 5.36 Acres
 Total Units: 48 Homes (stacked flats)
 Density: 8.92 du/acre

Parking Required:	160 spaces (3.33 spaces/unit)
Garage:	2 spaces/unit (96 garages)
Open Parking:	1 open space/unit (48 spaces)
Guest Parking:	1 space/3 units (16 spaces)
Parking Provided:	142 spaces (2.95 spaces/unit)
Garage:	96 garages
Open Parking:	30 spaces
Guest Parking:	16 spaces

0 30 60 120
 AECOM Blm Country Club & Resort W. 11.2016

The project consists of 48 two story stacked flat residential condominium units with attached two-car garages (exceeding 480 sq. ft.), accessed by 20 ft. wide private alley and private driveways fronting Bloomington Drive. Each unit fronts a landscaped Paseo, (landscaped open space courtyard) connecting the unit to a series of pedestrian paths providing walkable access to the adjacent resort amenities. An enlarged detail of the Paseo landscaped courtyard is included as Exhibit 4. A color site plan is included as Exhibit 5 including the amenities provided by the resort.

The developer requests approval of short-term rentals within this project allowed under the Resort Overlay Zone. The rentals will be managed by a sole professional management company and any unit owner desiring to add their unit to the rental pool will be required to register and contract through the management company. This will be explicitly detailed in the CC&Rs and governed by the management company. No lockout-type rental rooms will be permitted – this will be clearly stated in the CC&Rs. No other rental pool will be allowed within the development. The developer also requests the ability to construct a Model Complex and Sales Office within the project without additional zoning review.

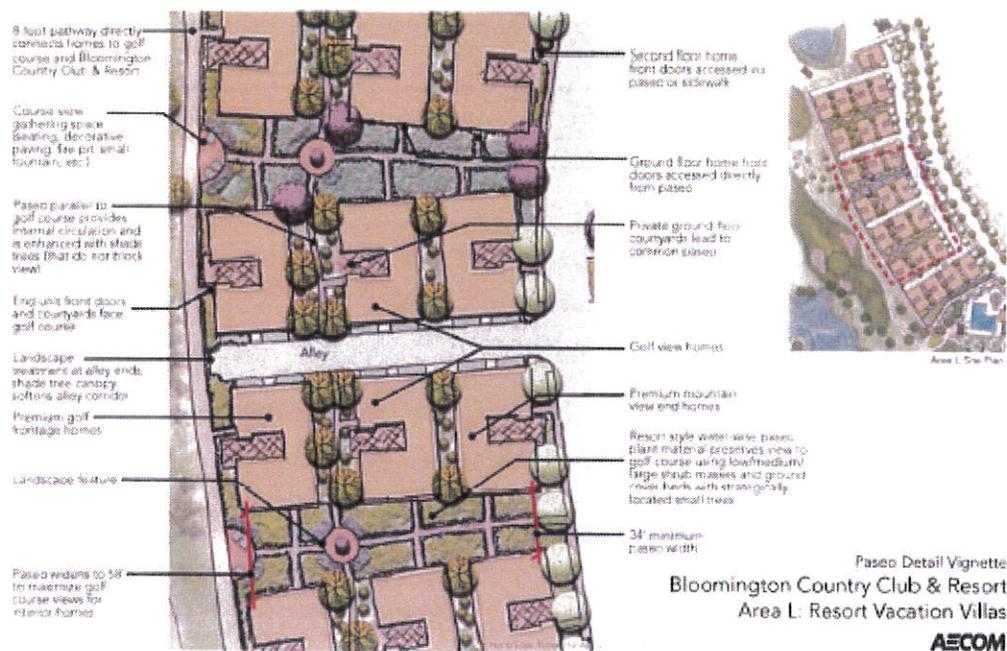
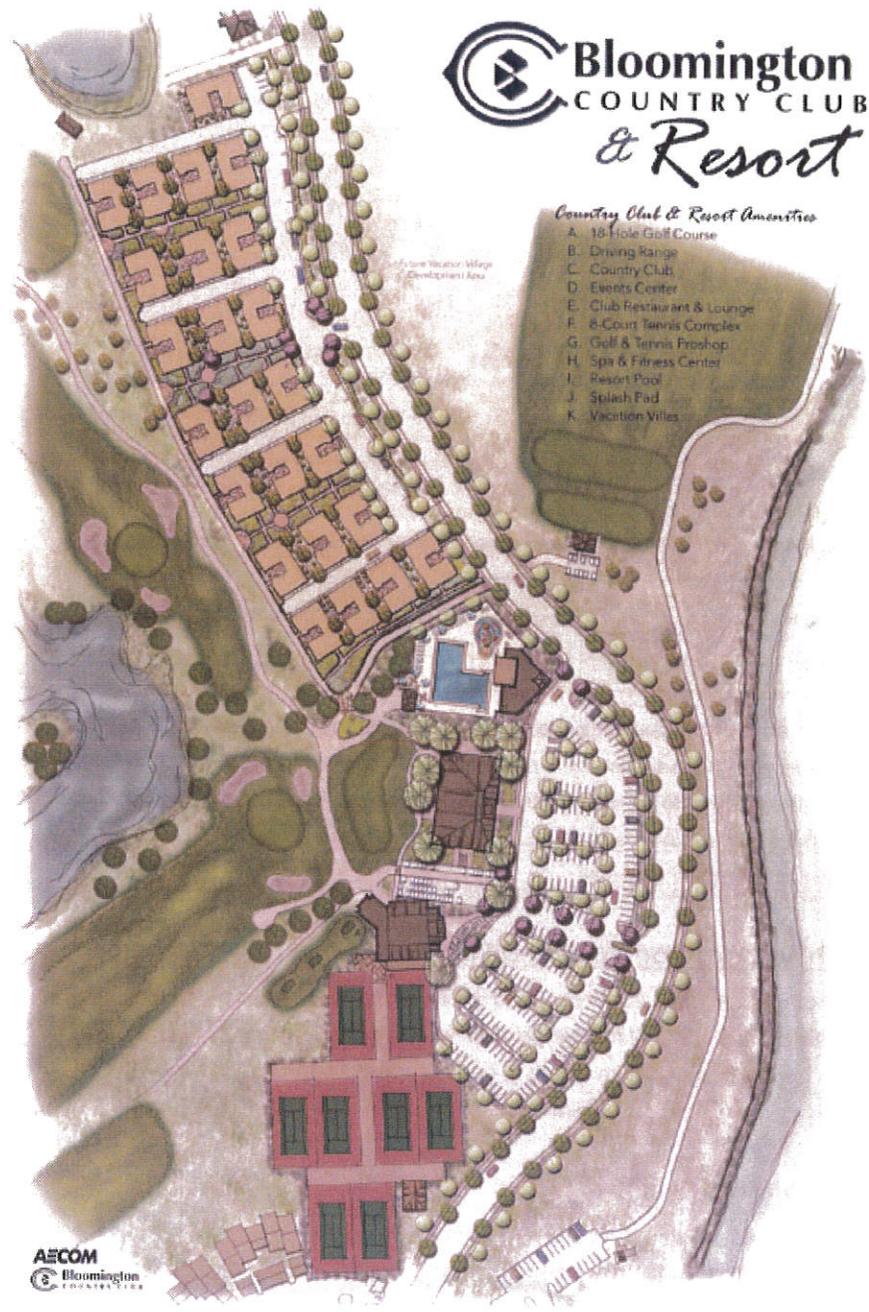


Exhibit 4 – Paseo Detail Vignette



Land Use Summary Table

Site Area:	5.38 Acres	
Total Units:	48 dwelling units	(64 du allowable by General Plan)
Density:	8.92 du/ac	
Landscaped Area & Walkways:	3.00 Acres	56%
Parking, Streets & Alleys:	1.07 Acres	20%
Building Coverage:	1.31 Acres	24%
Parking Required:		
Garages	96 spaces	(2 covered parking per du)
Open Parking	48 spaces	(1 parking space per du)
Guest Parking	16 spaces	(1 parking space per 3 du)
Total Required:	160 spaces	
Parking Provided:		
Garages	96 spaces	(2 car garage per du)
Open Parking	30 spaces	(0.62 parking space per du)
Guest Parking	16 spaces	(1 parking space per 3 du)
Total Provided:	142 spaces	

The applicant requests a reduction in the number of additional parking spaces required by the ordinance from 48 to 30 (reduction of 18 parking spaces) due to the proposed short term rental use requiring the garages to be kept clear for parking only and may not be used for storage or other uses. This will be required by the CC&R's and strictly enforced by the HOA and the community management company.

Minimum Setbacks and Building Separation

Front Building Setback	25' landscaped setback from Public Roads
Garage Setback	5' from edge of 20' wide alley
Side & Rear Yard Setback	15' minimum to open space; 30' minimum to adjacent R-1-10 Zone
Building Separation	10' minimum; no retaining walls over 3' are allowed

Special Standards

- An approved fire sprinkling system will be installed in each unit. Fire hydrants will be installed along the private driveway accessing the alleys as directed by the Fire Marshall.

- The alleys will be kept clear at all times. No parking is allowed within the alley or garage setback. This will be enforced by the HOA and community management company.
- Recreational Vehicle parking shall be prohibited unless said RV is enclosed in a garage. Garages shall not be allowed to be converted into living spaces or used for storage purposes. This will be regulated by the HOA and community management company.
- Roof overhangs, decks, bay windows, chimneys, and other building appurtenances shall be allowed within setback areas up to a maximum of a two foot projection.

General Notes

A preliminary plat will be submitted to the City for the entire project. Final Plats may be submitted in up to 2 phases as the units are constructed.

Private driveways and alleys within the development shall conform to the City of St. George Standard Specifications for Design and Construction as to the quality of construction.

The property is not located within the Hillside Ordinance Overlay Zone, a Special Flood Hazard Zone or the Erosion Hazard Zone as regulated by the City of St. George.

The HOA and community management company will be responsible for the maintenance of the common area, open spaces & landscaping including the 25 foot wide landscaped front setback along Bloomington Drive, private driveways, alleys, and short-term rental management.

The applicant requests zoning approval for a monument sign at the main entrance from Bloomington Drive as part of a landscaped entry feature. The actual design, size, materials and colors will be provided to the City Staff for review and approval as the design is finalized.

Infrastructure and Technical Considerations

Traffic Study, Access, and Circulation

A traffic impact study was prepared by Horrocks Engineers for the Bloomington Country Club Resort Development, including the Resort Vacation Rentals (Area L), dated November, 2015 and is included with the PD Zone Change Application. The traffic model was generated using the projected maximum density at buildout of the resort allowed under the approved City General Plan. Traffic operations analyses were performed for AM and PM peak hour conditions for

existing and existing plus project conditions. No intersection improvements or changes were needed to accommodate project traffic.

Bloomington Drive will be widened to meet the City 60 foot road standard including curb & gutter, sidewalk, paved shoulders, traffic lanes and a center turn lane. Three entrances into the property from Bloomington Drive are proposed. The main entrance in the center will provide access to the private driveways, alleys, units and parking areas. The other two access points will be constructed, but designated as emergency vehicle access only (EVA's). Internal private driveways and alleys using the road section geometry shown below. The private driveways and alleys will be maintained by the community management company to provide reserve fund for this and other private infrastructure maintenance.

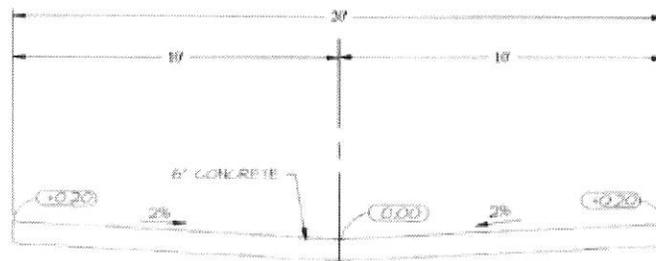
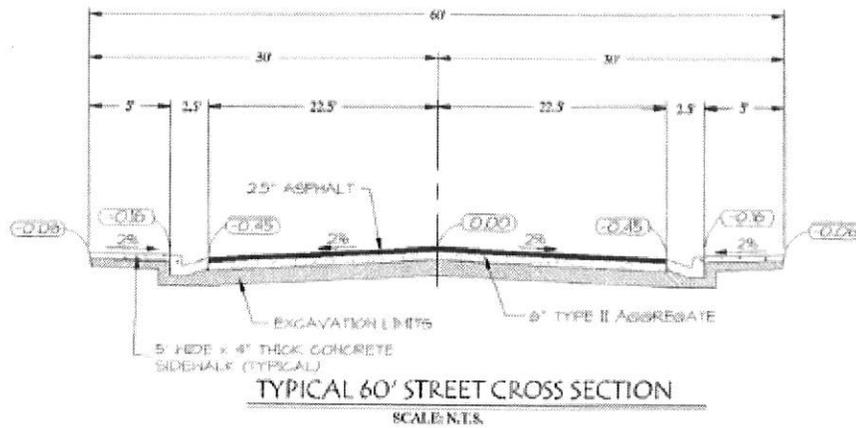


Exhibit 6 – Proposed Public Street & Private Alley Cross Section

General Utilities

Sanitary sewer will be serviced by the City of St. George using a new connection to the existing sewer line in Bloomington Drive.

Culinary water service will be provided by the City of St. George using a new 8" looped water line connection to the existing 12" water main in Bloomington Drive.

Dixie Power will provide electricity for the project. All lines will be installed underground and shall meet the standards established by Dixie Power.

Questar Gas will provide natural gas service.

Refuse collection will be by the Washington County Solid Waste District.

Geotechnical Report

A geotechnical report was prepared for this parcel by Landmark Testing and Engineering dated February 8, 2016 and is included with the PD Zone Change Application. Six soil borings were completed and sub-surface soils conditions were evaluated. The soils encountered typically consisted of silty sand underlain by dense gravel. Recommendations are included in the report for earthwork & site grading, building foundation design and pavement design.

Building Floorplan and Elevation Exhibits

All of the proposed units are two-story stacked flat condominium buildings with attached two car garages. Building floorplans, elevation views and renderings are included on the attached pages. A separate material color board has been submitted with the PD Zone Change Application.



Exhibit 7 – Garage Elevation Rendering A



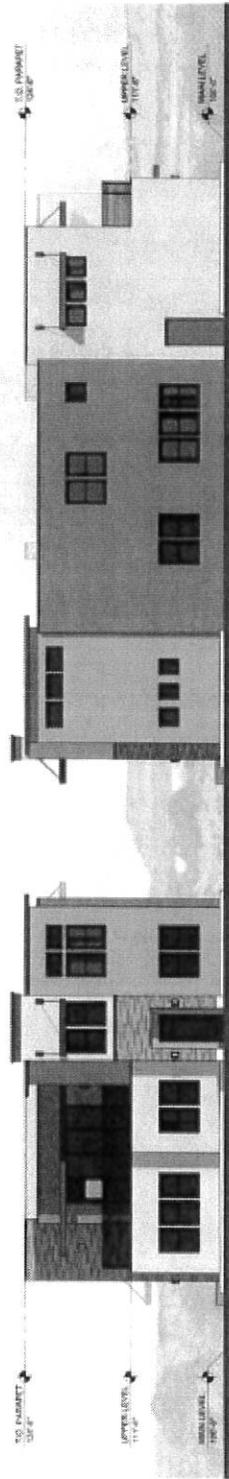
Exhibit 8 – Garage Elevation Rendering B



Exhibit 9 – Front Elevation Rendering

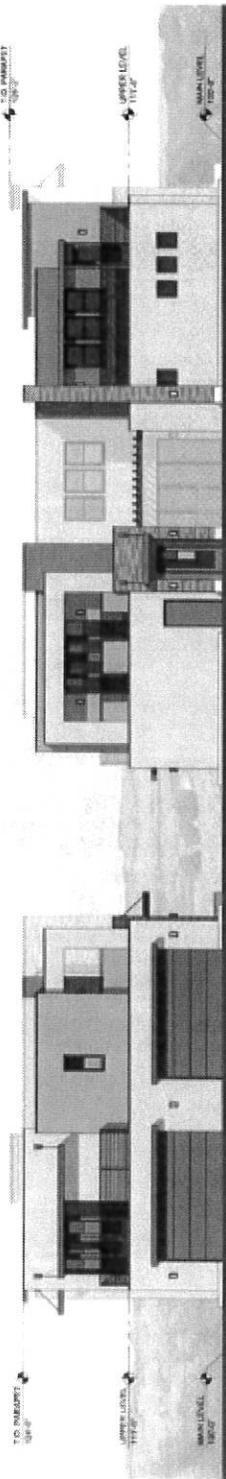


Exhibit 10 – Side Elevation Rendering



FRONT ELEVATION

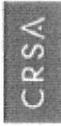
SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

EXTERIOR ELEVATIONS
2016.02.24





2 STORY, 2-PLEX LAYOUT
2016.02.24



APPLICATION

ZONE CHANGE
ALL ZONES (EXCEPT PD)
APPLICATION & CHECKLIST



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Bloomington Country Club

MAILING ADDRESS: 3174 S. Bloomington Drive, St. George, UT 84790

PHONE: (435) 673-2029 CELL: (435) 703-4300 FAX: -

APPLICANT: Darcy Stewart ; SR Bloomington, LC
(if different than owner)

MAILING ADDRESS: 1404 W. Sun River Parkway, St. George, UT 84790

PHONE: (435) 673-4300 CELL: (435) 703-4300 FAX: (435) 634-1890

EMAIL ADDRESS(ES): darcy@sunriver.com

CONTACT PERSON / REPRESENTATIVE: Rick Rosenberg, Rosenberg Associates
(i.e. Developer, Civil Engineer, Architect, if different than owner)

MAILING ADDRESS: 352 E. Riverside Dr., Ste A-2, St. George, UT 84790

PHONE: (435) 673-8586 CELL: (435) 680-3931 FAX: (435) 673-8397

EMAIL ADDRESS(ES): ricker@racivil.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a site plan suitable for presentations in public meetings. Property is currently part of the Bloomington Country Club. Refer to attached Vicinity Map - Exhibit 1

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

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

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-019 FILING DATE: 4/14/16 RECEIVED BY: _____ RECEIPT #: _____

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

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? Open Space
2. What zone or zones are requested by this application? PD Residential
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property? —
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 5.38 Acres
6. Are there deed restrictions against the property that might affect the requested zone change?
 Yes No
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
 Yes No
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
 Please describe the projected demand for utility services: 48 stacked flat condominium units with associated landscaping & parking / driveways & alleys.

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

Development/Project Name The Resort Vacation Villas @ Bloomington Country Club
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
 Developer/Property Owner SR Bloomington LC/Bloomington C.C. Phone No. (435) 673-9300
 Contact Person/Representative Rick Rosenberg, Rosenberg Assoc. Phone No. (435) 673-8586
 Licensed Surveyor Brandan Anderson, Rosenberg Assoc. Phone No. (435) 673-8586

PD ZONE CHANGE PROCEDURE

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

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

Step #2 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 1" acre) + \$80.00 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.);
- N/A 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 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