

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, **July 12, 2016**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

- A. Consider a General Plan Amendment to amend the General Plan from **MDR** (Medium Density Residential), to **COM** (Commercial) on approximately 2.738 acres. The property is '**Fossil Hills Parcel 1**' located on River Road at approximately 3100 South. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a commercial facility to house an athletic instruction school. The applicant is DSG Holdings, LLC and the representative is Development Solutions Group, Inc. Case No. 2016-GPA-010 (Staff - Ray Snyder)
- B. Consider a General Plan Amendment to amend the General Plan from **LDR** (Low Density Residential) to **PO** (Professional Office) on approximately 8.66 acres. The project is located at approximately **550 East and 650 East Riverside Drive**. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a medical facility. The applicant is Medicinal Properties LC and the representative is Mr. Tom Callister. Case No. 2016-GPA-012 (Staff - John Willis)
- C. Consider a General Plan Amendment to amend the General Plan from **LDR** (Low Density Residential) to **MDR** (Medium Density Residential) on approximately 0.39 acres. The project is located on **Canyon View Drive**. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow medium density residential development. The applicant is CCA Investments, Inc. and the representative is Mr. Scott Oakley. Case No. 2016-GPA-009(Staff – Ray Snyder)
- D. Consider a General Plan Amendment to amend the General Plan from **FP** (Flood Plain) to **HDR** (High Density Residential) on approximately 4.7 acres located generally west of the logical extension of 2450 East and the Virgin River. The project is "**River Walk Village**." The applicant is the City of St George. Case No. 2016-GPA-008 (Staff – John Willis)

2. **WIRELESS MASTER PLAN**

Consider a request to approve eight (8) new sites on a WMP (Wireless Master Plan) for **Verizon Wireless**. The representative is Mr. Jared White. Case No. 2016-WMP-001. (Staff - Ray Snyder)

3. **FINAL PLAT MENDMENTS (FPA)**

- A. Consider amending a residential condominium final subdivision plat for “**Estancia Phase 1 Amended**” to adjust some of the common area to accommodate the plans for the future buildings that will be a part of future subdivisions. The property is zoned PD-R (Planned Development Residential). Located at 1111 South Plantations Drive. The representative is Mr. Michael Purdy, Cornerpoint. Case No. 2016-FPA-006 (Staff Todd Jacobsen).
- B. Consider amending a residential condominium final subdivision plat for “**Jedora Estates Phase 3 Amended and Extended**” to increase the size of Lot 90 and 91 by adjusting the west lot line westerly along the associated public utilities and drainage easements. Lot 90 is increasing from 13,617 square feet to 18,148 square feet and Lot 91 is increasing from 11,787 square feet to 16,332 square feet. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Located at 2515 South 1960 East Cir (Lot 90) and 2522 South 1960 East Cir (Lot 91). The representative is Mr. Kevan Bundy, Bundy Surveying, Inc. Case No. 2016-FPA-044 (Staff Todd Jacobsen).
- C. Consider amending a commercial final subdivision plat for “**Morningside Professional Plaza 3rd Amended**” to merge Lots 8 & 13 together into one lot, which includes the common area between the two lots. This includes eliminating Lot 13 and this lot will now be known as Lot 8. The property is zoned C-3 (General Commercial). The representative is Mr. Kevan Bundy, Bundy Surveying, Inc. Case No. 2016-FPA-039 (Staff Todd Jacobsen).
- D. Consider amending a commercial final subdivision plat for “**U.S. Bank Subdivision Amended**” to revise the public utilities and drainage easements by removing them from the existing and future building and add easements in areas that need them. This amendment also revises the access easement note to allow shared parking between Lots 1 and 2. The property is zoned C-4 (Central Business District Commercial). The representative is Mr. Roger Bundy, R & B Surveying. Case No. 2016-FPA-017 (Staff Todd Jacobsen). *(This item was tabled at the June 28th PC meeting)*
- E. Consider amending a residential final subdivision plat for “**Lot 9 & 11, Quail Valley Estates**” to adjust the lot line to match fences on the ground. Easements are not being adjusted or changed with this Lot Line Adjustment. The representative is Mr. Scott Woolsey, Alpha Engineering. Case No. 2016-FPA-049 (Staff Todd Jacobsen)

4. **FINAL PLATS (FP)**

- A. Consider a four (4) lot residential final subdivision plat for “**Entrada at Snow Canyon “Chaco West” Phase 3A.**” Located at approximately 3000 West and 2300 North (Entrada Development, Kiva Trail). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Kevan Bundy, Bundy Surveying, Inc. Case No. 2016-FP-025 (Staff Todd Jacobsen).
- B. Consider a sixteen (16) unit residential condominium final subdivision plat for “**Estancia Phase 2.**” Located at 1111 South Plantations Drive. The property is zoned PD-R (Planned Development Residential). The representative is Mr. Michael Purdy, Cornerpoint. Case No. 2016-FP-007 (Staff Todd Jacobsen).
- C. Consider a twenty six (26) lot residential final subdivision plat for “**Fieldstone Phase 4.**” Located at approximately 2125 East and 3440 South (south of Crimson Ridge Drive). The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-38 (Staff Todd Jacobsen).
- D. Consider a twenty-one (21) lot residential final subdivision plat for “**Sun River St George Phase 56.**” Located at approximately 1170 West and 4230 South (west end of Blue Wren Dr.) The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-026 (Staff Todd Jacobsen)
- E. Consider a twenty (2) lot residential final subdivision plat for “**Sun River St George Phase 57.**” Located at approximately 1200 West and 4190 South (west of Phase 56 and the west end of Blue Wren Drive). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-024 (Staff Todd Jacobsen)

5. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for a twenty-eight (28) lot residential subdivision called “**Bloomington Country Club – No. 11**” located at 3174 S. Bloomington Dr. East. The property is zoned R-1-10 (Single Family Residential, 10,000 s.f. minimum lot size). The representative is Mr. Tim Stewart. Case No. 2016-PP-023. (Staff – Wes Jenkins).
- B. Consider approval of a preliminary plat for a forty-eight (48) lot residential subdivision called “**Resort Vacation Villas at Bloomington Country Club**” located at 3100 S Bloomington Drive East. The property is zoned PD-R (Planned Development Residential), Resort Overlay. The representative is Mr. Tim Stewart. Case No. 2016-PP-024. (Staff – Wes Jenkins).
- C. Consider approval of a preliminary plat for a fifty-eight (58) lot residential subdivision called “**Maple Estates**” located on the east side of Copper Cliff Drive, formerly 3000 east, and

between Banded Hills Drive and Maple Mountain Drive. The property is zoned R-1-10 (Single Family Residential, 10,000 s.f.f minimum lot size). The representative is Mr. Steve Kamlowsky, Development Solutions Group. Case No. 2016-PP-020. (Staff – Wes Jenkins)

- D. Consider approval of a preliminary plat for a thirty-eight (38) pad residential subdivision called **“Residences at Four Fifty”** located at the northwest corner of the intersection of 450 North and 2720 East. The property is zoned PD-R (Planned Development Residential). The representative is Mr. Dave Nasal, Dixie Endeavors LLC. Case No. 2016-PP-021. (Staff- Wes Jenkins)
- E. Consider approval of a preliminary plat for a forty-six (46) pad residential subdivision called **“The Lofts”** located at the north end of 1790 West off of Plantations Drive in the Green Valley area. The property is zoned PD-R (Planned Development Residential). The representative is Mr. Dave Nasal, Smoothie Kings Holdings, LLC. Case No. 2016-PP-022. (Staff – Wes Jenkins)
- F. Consider approval of a preliminary plat for a sixty-six (66) lot residential subdivision called **“Grand Heights”** located along the east side of Cottonwood Springs Drive at the intersection of Cottonwood Springs Drive and Red Rock Drive in the Middleton area. The property is zoned R-1-10 (Single Family Residential, 10,000 s.f. minimum lot size). The representative is Ms. Myrna Stout, EDR Holdings. Case No. 2016-PP-019 (Staff – Wes Jenkins)

6. **SHARED PARKING**

Consider a shared parking request from US Bank and Greg Mathis to share parking on-site and off-site. The properties are located at 45 east 100 south and 60 south 100 east. The applicant / representative is Greg Mathis, MRW. Zoning is C-4 (Central Business District Commercial) Case No 2016-SHP-002 (Staff – John W.)

7. **MINUTES**

Consider approval of the minutes from the following PC meetings.

- 1. 06/23/2015
- 2. 02/09/2016
- 3. 2/23/2016

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

ITEM 1A

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Fossil Hills Parcel 1

2016-GPA-010

- Request:** Consider a General Plan Amendment to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 2.738 acres. The property is located on River Road at approximately 3100 South. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a commercial facility to house an athletic instruction school.
- Background:** Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.
- Applicant:** DSG Holdoings, LLC
- Representative:** Development Solutions
- Area:** 2.738 acres
- Location:** The property is located on River Road.
- Zoning:** PD-R (Planned Development Residential)
- General Plan:** MDR (Medium Density Residential)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Comments:** The property adjacent to the north does not have a commercial land use, but was instead designated PO (Professional Office), and was placed there to support the Dixie Power professional engineering office (which is currently under construction). If this site were to be approved as commercial as requested, it will be the only commercial area along River Road in this area. What is being considered is whether the current land use designation is appropriate or should it be changed to COM. The

Planning Commission has potentially three options for the application: Recommend approval for COM on the property, recommend denial, or table for additional information.

Zone Change

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

SPR

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

Example Motion(s):

Approval

This is a motion to recommend approval to the City Council of a GPA (General Plan Amendment) to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on 2.738 acres.

Denial

This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on 2.738 acres.

Table

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

Aerial



Existing General Plan = MDR



Existing Zoning = PD-R



Application

**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: DSG HOLDINGS, LLC.

MAILING ADDRESS: 120 East St. George Blvd #301 St. George, UT 84770

PHONE: 435-628-2121 CELL: _____ FAX: _____

APPLICANT: Development solutions group, Inc.

(If different than owner)
MAILING ADDRESS: 120 East St. George Blvd #301 St. George, UT 84770

PHONE: 435-628-2121 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Logan Blake

(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: 120 East St. George Blvd #301 St. George, UT 84770

PHONE: 435-628-2121 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): logan@developmentsolutions.co

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x 36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.**

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

FOR OFFICE STAFF USE ONLY			
CASE #:	<u>20</u> -GPA-	FILING DATE:	RECEIVED BY: _____ RECEIPT #: _____
*FEE: \$500 (filing fee and 1 st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus			

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-R
2. What is the current General Plan designation of the property or area? MDR
3. What is the proposed General Plan designation for the property or area? Commercial
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) _____
To allow for the construction a commercial facility to house an athletic instruction school

5. How will the proposed project affect adjoining properties? The change will have little to no
affect on the currently proposed uses of the adjoining properties.

6. Total acreage of the proposed General Plan change 2.738
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: There are slopes above 20% on the project

8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No x
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application
8. Will any Master Planned roads be affected by this General Plan Change? No

9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?
Yes _____ No x If yes, please explain _____

10. 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: _____

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

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

Development/Project Name (if applicable) Fossil Hills - Parcel 1
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)
 Developer/Property Owner Development Solutions Group Inc. Phone No. 435-628-2121
 Contact Person/Representative Logan Blake Phone No. 435-628-2121
 Licensed Surveyor (if applicable) D. Brad Peterson Phone No. 435-628-2121

GENERAL PLAN AMENDMENT PROCEDURE

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

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

Step #2 Document Submission Checklist*

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

-
-
-
-
-
-
-

- This General Plan Amendment application form completed and signed by all owners.
- Appropriate Filing Fee **Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre \$586.90 and \$25 per acre 101-500 and \$10.00 per acre 501-plus**
- County ownership plat with the boundary of the proposed general plan amendment outlined;
- List of property owners within **500' feet** and **two sets** of mailing labels;
- Radius Map** of property owners within 500' feet;
- Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D), 8-1/2" x 11" reduction of the site plan;
- An **electronic copy** (CD or E-mail) of the site plan in JPEG, TIFF or PDF format.

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

Planning Commission _____
 City Council Set Date _____
 City Council Hearing Date _____
 COUNCIL ACTION _____

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

IV. APPLICANT AGREEMENT

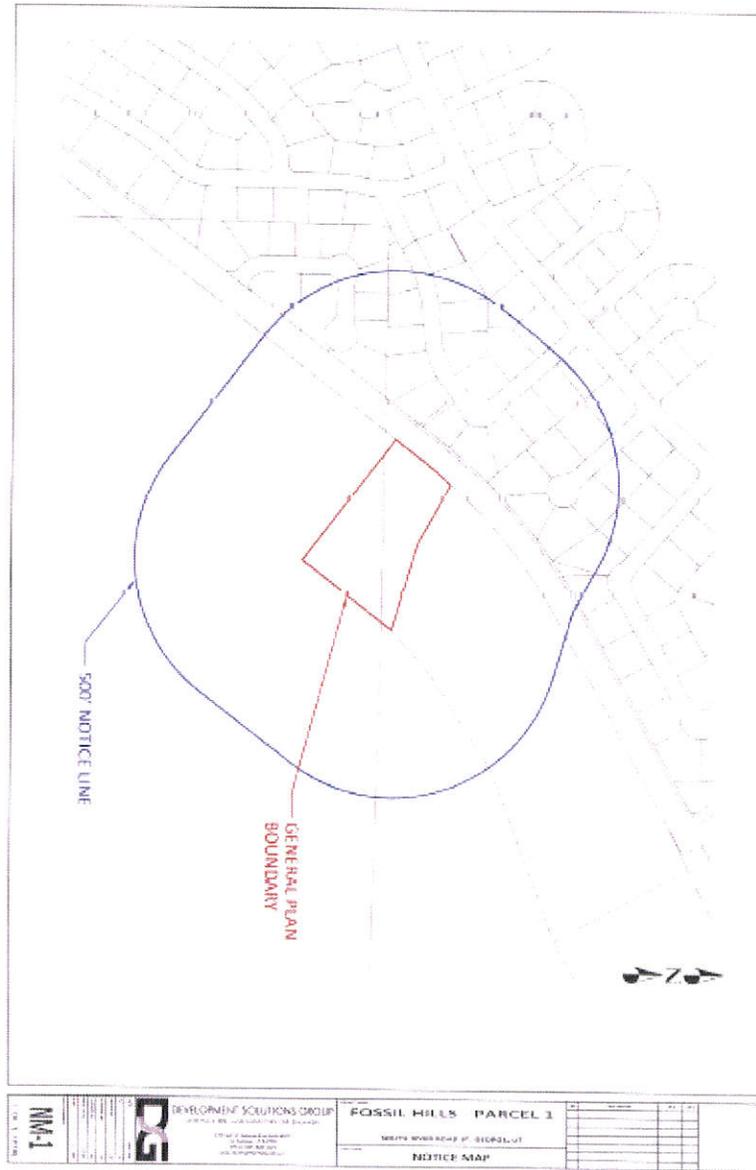
We the undersigned applicant(s) Development Solutions Group (Logan Hill)
 (are) the owner(s)
 or (agent) of the following property(s) and request the General Plan Amendment change as described above.

<u></u> Signature	<u>120 East St. George Blvd # 300 St. George, UT 84770</u> Address
_____ Signature	_____ Address

Attach additional sheets if necessary for additional owners.

2 - General Plan Amendment GP Application Cover Page Amendment Application 8/15/11 11:29 AM.doc

500 foot Radius – Letters sent



ITEM 1B

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Gubler – Appr. 550 East and 650 East Riverside Drive

Case No. 2016-GPA-012

- Request:** Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential) to PO (Professional Office) on approximately 8.66 acres. The property is located at approximately 550 East and 650 East Riverside Drive.
- Background:** Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.
- Applicant:** Medicinal Properties LC
- Area:** 8.66 acres
- Location:** The property is located at approximately 550 East and 650 East Riverside Drive.
- Current Zone:** R-1-10 (Single Family Residential 10,000 square feet min.)
- Current General Plan:** LDR (Low Density Residential)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Narrative:** The applicant proposes to modify the General Plan Land Use Map to support development of a medical facility. The PO (Professional Office) land use designation supports A-P (Administrative Professional Office) and PD (Planned Development) zoning districts
- Comments:** What is being considered is whether the current land use designation is appropriate or should it be changed to PO. Current land use designation is LDR and the development to the north has been developed as LDR. The applicant is proposing to extend the land use designation to the existing single family development to the north. Similar proposals have

been approved with a buffer around the existing residential developments. For instance, the IHC GPA left a portion of the property LDR, which was adjacent to the existing residential properties and provided a buffer.

Zone Change

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

SPR

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

**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: EMIL GUBLER INVESTMENT CO. - AND WESTON HAFEN FAMILY PARTNERSHIP

MAILING ADDRESS: 40 MIKE NELSON 2733 E. PARLEY'S WAY SUITE 304, S.L.C. UT. 84109

PHONE: 801-482-7565 CELL: 801-550-3404 FAX: _____

APPLICANT: MEDICINAL PROPERTIES LL
(If different than owner)

MAILING ADDRESS: 2 W. ST. GEORGE BLVD. SUITE 10, ST. GEORGE, UT 84770

PHONE: 435-996-4709 CELL: 435-862-8259 FAX: 435-675-7153

EMAIL ADDRESS(ES): +callister@comre.com

CONTACT PERSON / REPRESENTATIVE: TOM CAUSTER
(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(s) and the surrounding areas.) **Include a 24"x36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** APPROXIMATELY 550-650 EAST 1200 SOUTH ON RIVERSIDE DRIVE.
4.34 ACRES APN: SG-5-2-31-1205 AND
4.32 ACRES APN: SG-5-2-31-2102

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

FOR OFFICE STAFF USE ONLY

CASE #: 20____-GPA-____ 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

$(500 + 2.66 \times 50) = \883

No payment received 6-27-16 JH

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-1-10
2. What is the current General Plan designation of the property or area? LDR
3. What is the proposed General Plan designation for the property or area? PD-COMMERCIAL
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) A CLASS A MEDICAL OFFICE COMPLEX
5. How will the proposed project affect adjoining properties? SOUTH- UNAFFECTED
EAST- RAW UNDEVELOPED LAND
WEST- AP COMMERCIAL & R-3 WILL BE MINIMALLY AFFECTED
NORTH- R-1-8 WILL BE AFFECTED BY THE CHANGE. THE SITE PLAN
INCLUDES A SMALL PARK AND HEAVY TREES SHOULD PLANTING TO
HELP.
6. Total acreage of the proposed General Plan change: 8.66
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: NO
8. 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 (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.
8. Will any Master Planned roads be affected by this General Plan Change? _____
RVERIDE DRIVE WILL BE IMPACTED BY THE PROJECT.
WE PLAN TO ORDER A TRAFFIC IMPACT STUDY SHOULD WE MOVE
ON TO PLANNING.
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?
Yes _____ No ✓ If yes, please explain: WE PLAN TO MEET THE
ADJACENT PROPERTY OWNERS INDIVIDUALLY.

10. 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: _____

SEE UTILITY MAP

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

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

Development/Project Name (if applicable) _____

(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)

Developer/Property Owner TOM CAULSTAR Phone No. 252-986-9709

Contact Person/Representative _____ Phone No. _____

Licensed Surveyor (if applicable) _____ Phone No. _____

GENERAL PLAN AMENDMENT PROCEDURE

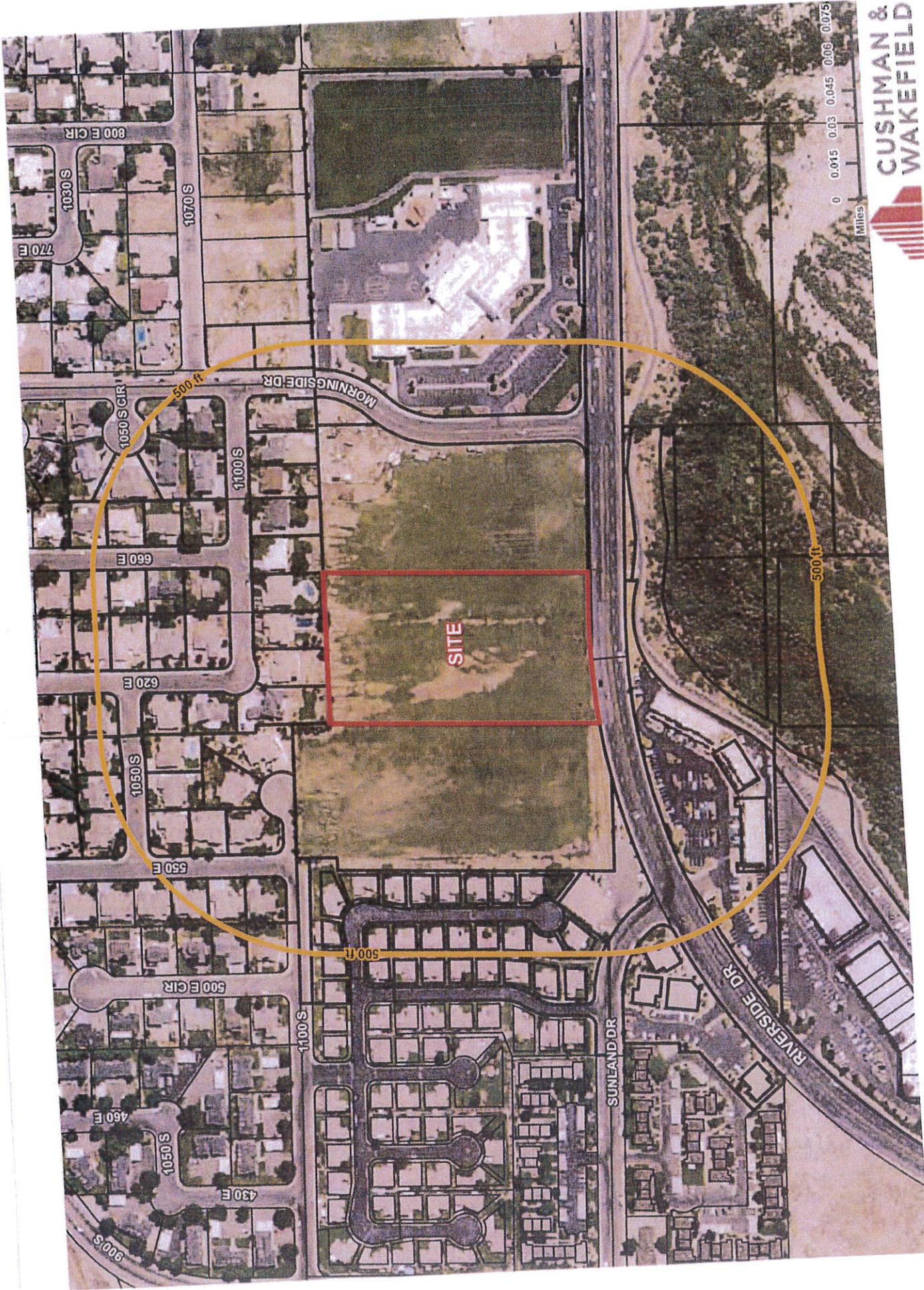
Step #1 **Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call* Community Development at 627-4206 to be scheduled for this meeting.**

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

Step #2 **Document Submission Checklist***

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

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



Riverside Drive



Commerce

Some Imagery by nearmap - F:\Projects\SG\Callister\RiversideDrive\Site2.mxd - 6/7/2016 11:01 AM



June 9, 2016
North

Existing Site

Scale: 1" = 40'-0"

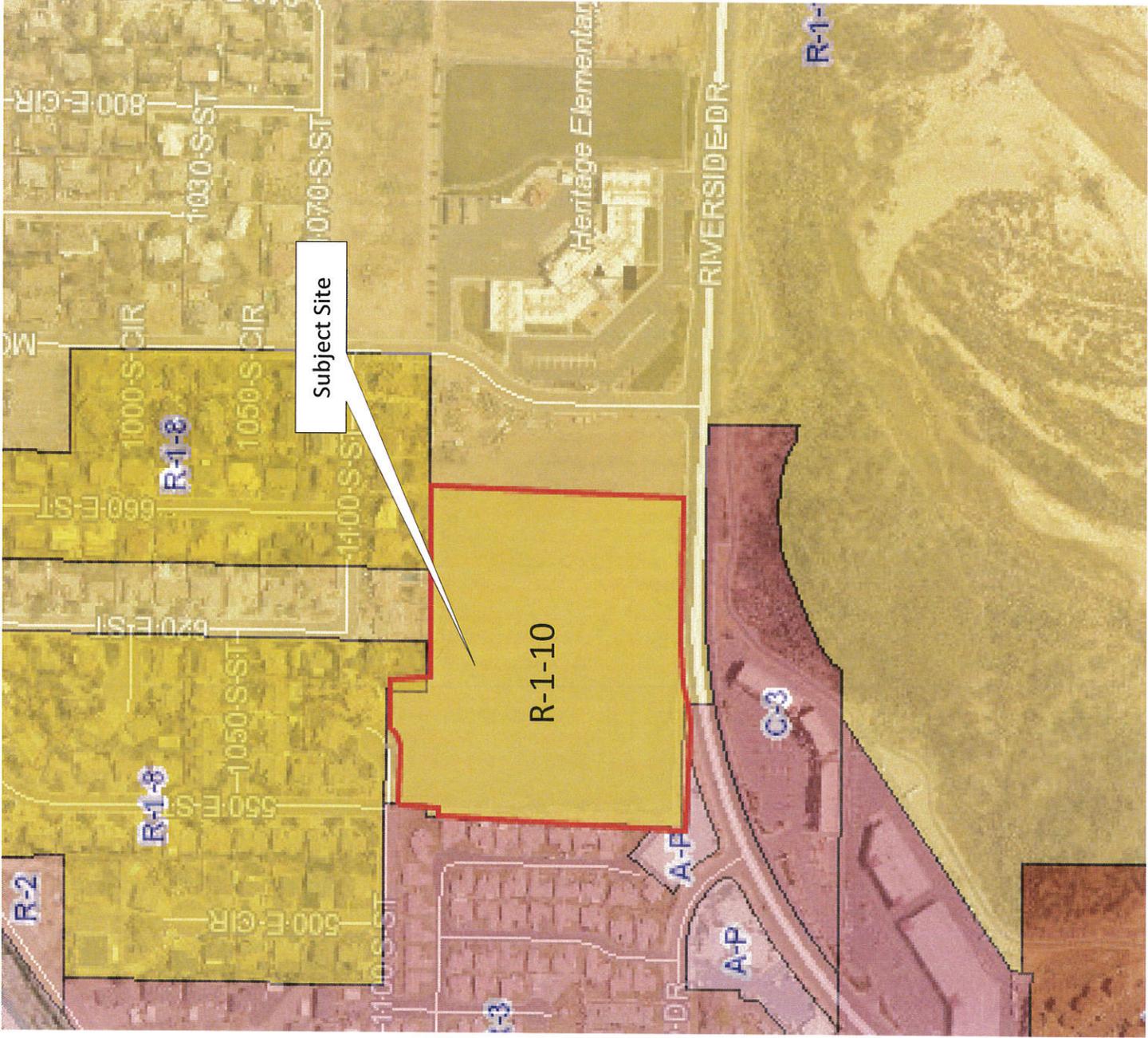


Medical Plaza

601 E. Riverside Road
St. George, Utah

2016-GPA-012

LDR to PO



Current Zoning

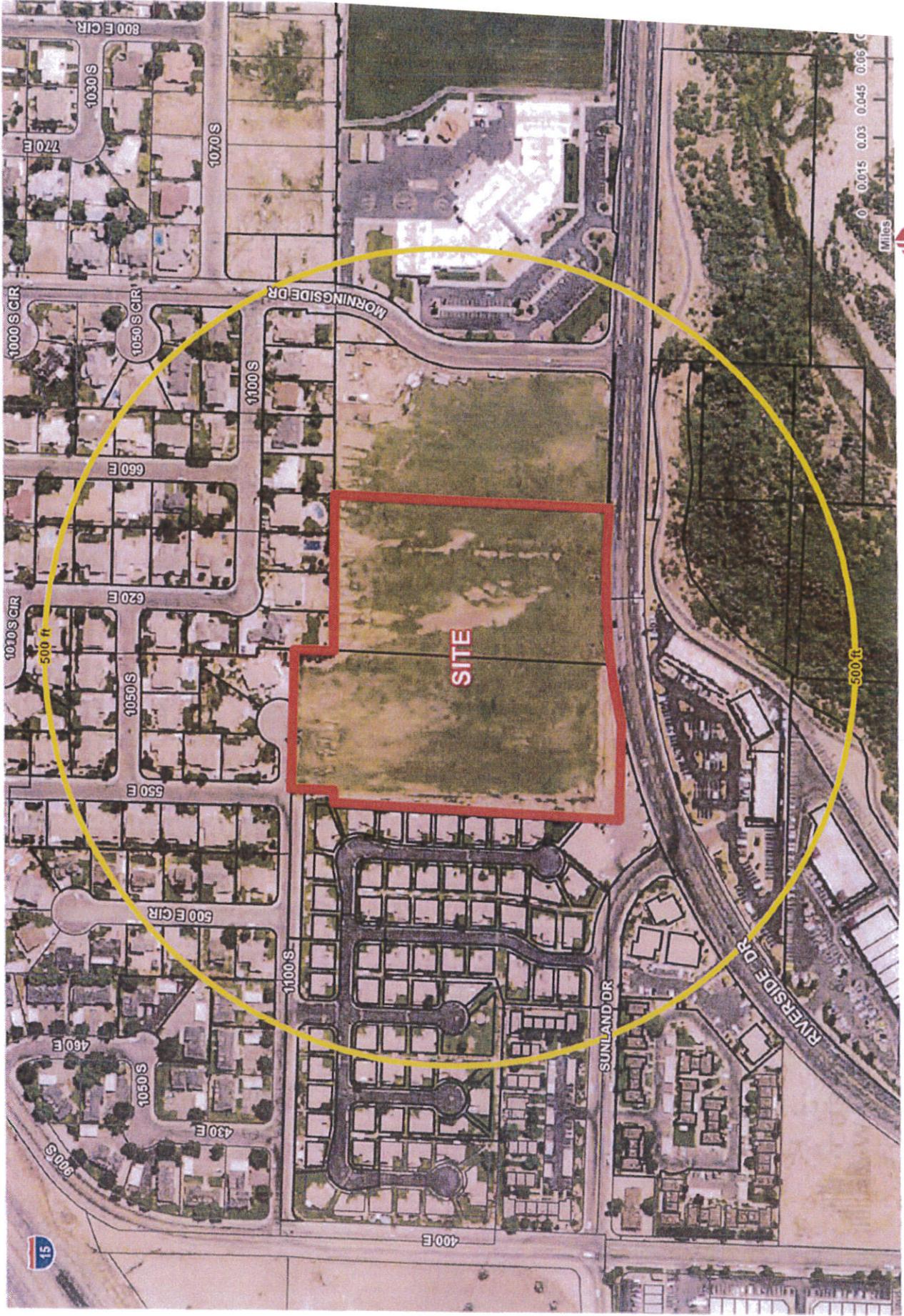


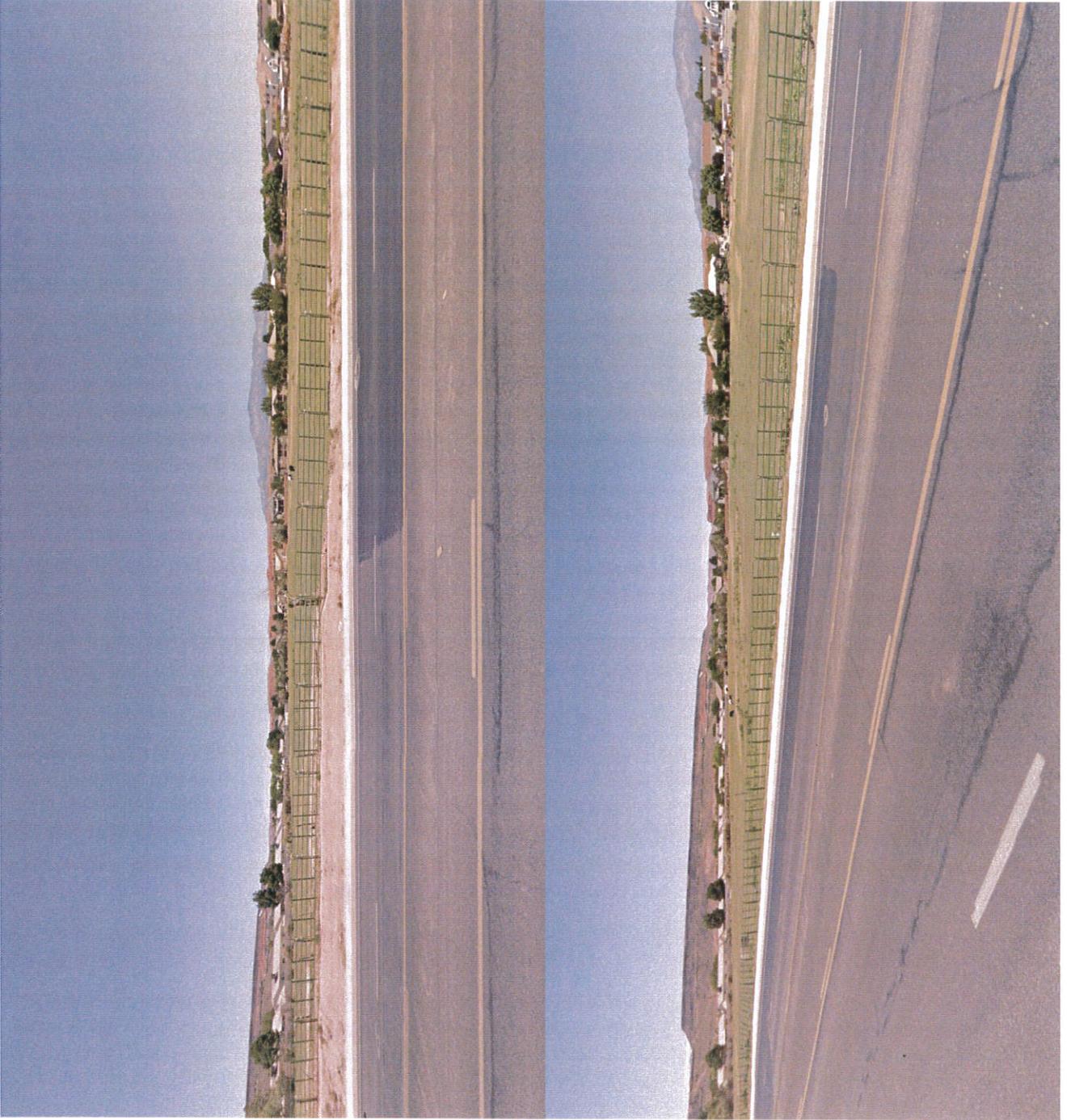
June 9, 2016
North

Existing Site
Scale: 1" = 40'-0"



Medical Plaza
601 E. Riverside Road
St. George, Utah







E 1100 S
St George, Utah
Street View - Aug 2011

ITEM 1C

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

W Canyon View Dr

Case No. 2016-GPA-009

- Request:** Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 0.81 acres. The property is generally located at Canyon View Drive. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow medium density residential development.
- Background:** Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period-
- Applicant:** CCA Investments, Inc.
Mr. Scott Oakey
- APN:** SG-GV-5-13, SG-GV-5-14
- Area(s):** 0.39 acres and 0.42 (total = 0.81 acres)
- Location:** The property is located on Canyon View Drive.
- Zoning:** R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
- General Plan:** LDR (Low Density Residential)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Comments:** What is being considered is whether the current land use designation is appropriate or should it be changed to MDR. The Planning Commission has potentially three options for the application: Recommend approval for MDR on the property, recommend denial, or table for additional information-
Zone Change

Zone Change

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

SPR

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

Example Motion(s):

Approval

This is a motion to recommend approval to the City Council of a GPA (General Plan Amendment) to amend the General Plan from LDR (Low Density Residential) to MDR (Medium Density Residential)) on 0.81 acres.

Denial

This is a motion to recommend denial to the City Council of a GPA (General Plan Amendment) to amend the General Plan from LDR (Low Density Residential) to MDR (Medium Density Residential)) on 0.81 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 General Plan = LDR



Existing Zoning = R-1-10



Site (s)

SG-GV-5-13



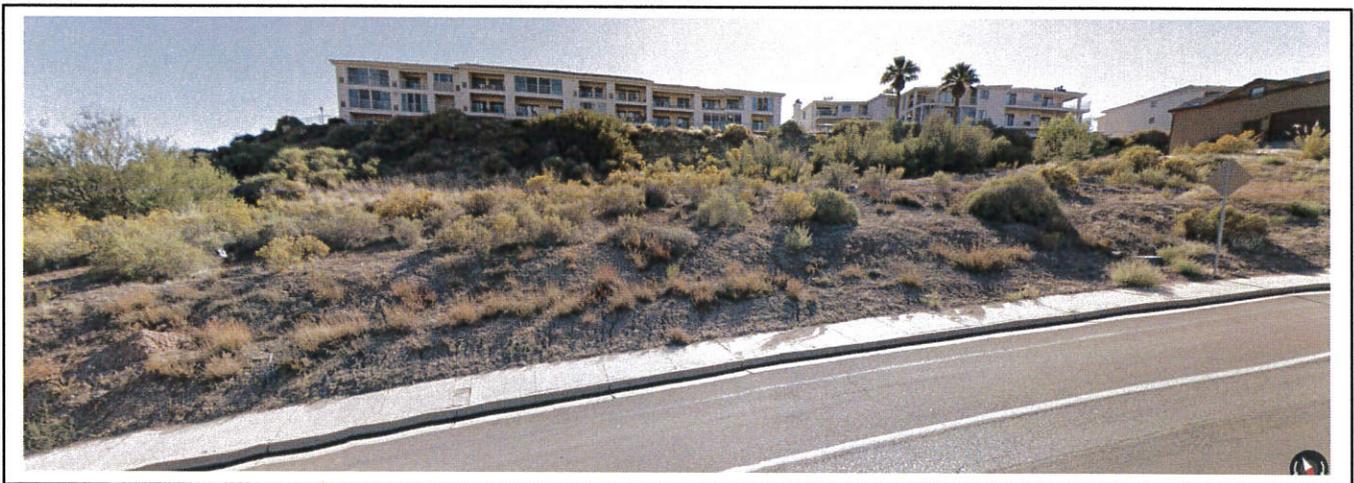
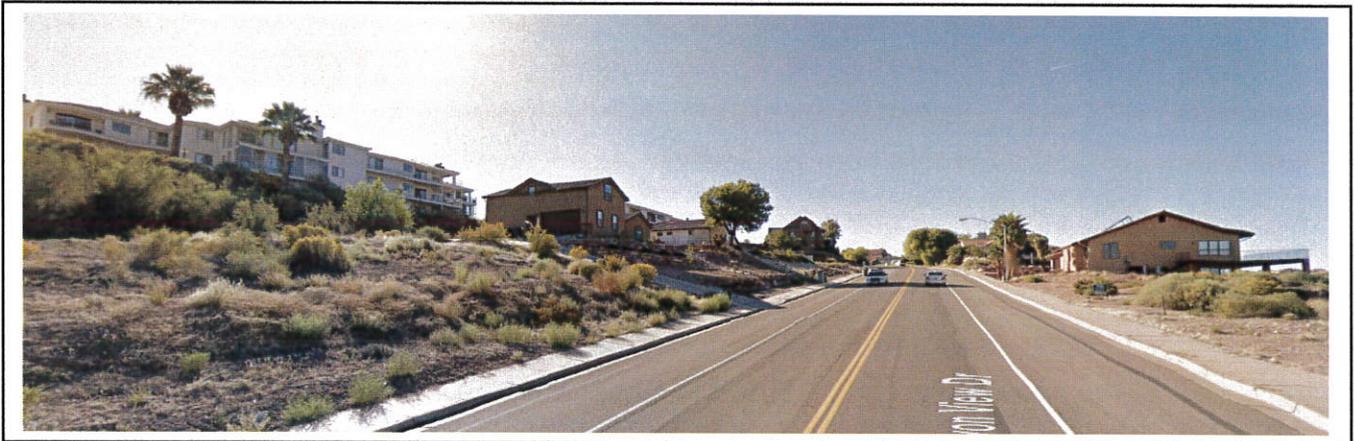
Account 0296601	
Location	
Account Number 0296601	Name CCA INV INC
Parcel Number SG-GV-5-13	1348 E 3300 S # 202
Tax District 08 - St George City	SALT LAKE CITY, UT 84106
Acres 0.39	
Situs	
Legal Subdivision: GREEN VALLEY 5 (SG) Lot: 13	
Parent Accounts	
Parent Parcels	
Child Accounts	
Child Parcels	
Sibling Accounts	
Sibling Parcels	

SG-GV-5-14



Account 0296619			
Location	Owner	Value	
Account Number 0296619	Name CCA INV INC	Market (2015)	\$28,000
Parcel Number SG-GV-5-14	1348 E 3300 S # 202	Taxable	\$28,000
Tax District 08 - St George City	SALT LAKE CITY, UT 84106	Tax Area: 08	Tax Rate: 0.011661
Acres 0.42		Type	Actual Assessed Acres
Situs		Non	
Legal Subdivision GREEN VALLEY 5 (SG) Lot: 14		Primary	\$28,000 \$28,000 0.420
Parent Accounts		Land	
Parent Parcels			
Child Accounts			
Child Parcels			
Sibling Accounts			
Sibling Parcels			

Photos (Google Maps)



Subdivision Plat



Application

CITY OF ST GEORGE

REC#: 01569179 6/13/2016 4:14 PM
OPER: LIC TERM: 035
REF#: 1009

**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**

TRAN: 150.0000 PLANNING FEES
2016-GPA-009 N. CANYON VIEW CR
SG-GV-5-13, SG-GV-4-14
PLANNING FEES 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

ZONE CHANGE REQUESTS WHICH ARE NOT CONS
SHALL SUBMIT THIS APPLICATION TO THE COMMU

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: CCA Investments, Inc. Scott Oakey

MAILING ADDRESS: 1348 East 3300 South #202 Salt Lake City, UT 84106

PHONE: CELL: 801-860-8377 FAX:

APPLICANT: (if different than owner)

MAILING ADDRESS:

PHONE: CELL: FAX:

EMAIL ADDRESS(ES): scott0909@gmail.com

CONTACT PERSON / REPRESENTATIVE: Dave Barry 801-560-6125 Darcy Thompson 435-632-1667
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS:

PHONE: CELL: FAX:

EMAIL ADDRESS(ES): dv.barry1@gmail.com darcyjthompson@gmail.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(s) and the surrounding areas.) **Include a 24"x 36" (Arch D - paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** 1757, 1741 West Canyon View Drive SG-GV-5-13, SG-GV-5-14

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

FOR OFFICE STAFF USE ONLY
CASE #: 2016-GPA-009 FILING DATE: 6/13/16 RECEIVED BY: [Signature] 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? R-1-10
2. What is the current General Plan designation of the property or area? LDR
3. What is the proposed General Plan designation for the property or area? MDR
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) _____
The purpose of the amendment of the General Plan is to allow the property to be zoned for
townhouse units, R-3 or PDR zone.
5. How will the proposed project affect adjoining properties? none
6. Total acreage of the proposed General Plan change: 80
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: the rear area of the lots are sloped above 20%, however that area is outside of the
proposed building envelopes and will remain undisturbed.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No XX
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.
8. Will any Master Planned roads be affected by this General Plan Change? No
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?
Yes _____ No No If yes, please explain: _____

10. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes XX No _____

Please describe the projected demand for utility services: Standard residential demand for townhomes.

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

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

Development/Project Name (if applicable) _____
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner CCA Investments, Inc. Scott Oakley Phone No. 801-860-8377
Contact Person/Representative Dave Barry 801-560-6125 Darcy Thompson Phone No. 435-632-1667
Licensed Surveyor (if applicable) _____ Phone No. _____

GENERAL PLAN AMENDMENT PROCEDURE

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

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

Step #2 Document Submission Checklist*

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

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

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) CCA Investments, Inc.
(is)(are) the owner(s) _____
or (agent) of the following property(s) and request the General Plan Amendment change as described above.

CCA INV. INC. 1348 East 3300 South #202 Salt Lake City, UT 84106
Signature Address

by Scott Oakley - Pres.
Signature Address

Scott Oakley
Signature Address

Signature Address

Signature Address

Signature Address

Attach additional sheets if necessary for additional owners.

ITEM 1D

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

GENERAL PLAN AMENDMENT: Case No. 2016-GPA-008 PUBLIC HEARING
River Walk Village General Plan Amendment

Request: To amend the General Plan Land Use map to change the land use designation from FP (Flood Plain) to HDR (High Density Residential) on approximately 4.7 acres located generally west of the logical extension of 2450 east and the Virgin River.

Applicant: City of St. George

Area: 4.7 acres

Property: Currently a vacant parcel located on the west side of the logical extension of 2450 east and the Virgin River. The parcel is located between the Virgin River on the east and adjacent to the recently approved Greyhawk apartments to the west.

Current Zone: R-1-10

Current GP: FP (Flood Plain)

Surrounded GP:
North: HDR, MDR, and OS
East: FP
South: FP
West: HDR

Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Request: The applicant requests the General Plan Land Use Map be changed to High Density Residential (HDR) 16-22 dwelling units/acre instead of the present FP (Flood Plain) designation. The request would expand the current HDR that is located in the area.

Comments:

1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan generally require a G.P. amendment prior to considering the zoning request. If the General Plan is amended as requested, the applicants would then submit a zone change for a high density residential project (15-22 dwellings/acre).
2. The current FP land use designation was a result of the flood plain on the property. However, the flood plain map was revised and the property is no longer located in the flood plain, thus the request for HDR. The property is surrounded by MDR and HDR and this would be an expansion of the current HDR, which is located to the northwest of the property.
3. The subject property (4.7 acres) is currently vacant with natural areas and areas that have been disturbed. Grading has occurred on the site, due to the rip rap and the trail being constructed. To the northwest of the property, is the location of recently approved Greyhawk apartments. The Virgin River is located along the southeast and the property and a future city park is proposed to the northeast.
4. Utility capacity appears adequate to serve the potential density increase. There is a 30" water line, and 8" sewer line in Riverside Drive, which can provide water and wastewater service to the property.

**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: CITY OF ST. GEORGE

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: City of St. George
(If different than owner)

MAILING ADDRESS: 175 E. 200 N. ST. GEORGE, UT. 84770

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

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

MAILING ADDRESS: 175 E. 200 N. STG.

PHONE: (435) 627-4235 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): john.willis@sgcity.org

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.**

SG-5-2-27-341, 2450 E.

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

FOR OFFICE STAFF USE ONLY

CASE #: 2016-GPA-008 FILING DATE: 6/8/16 RECEIVED BY: [Signature] RECEIPT #: _____

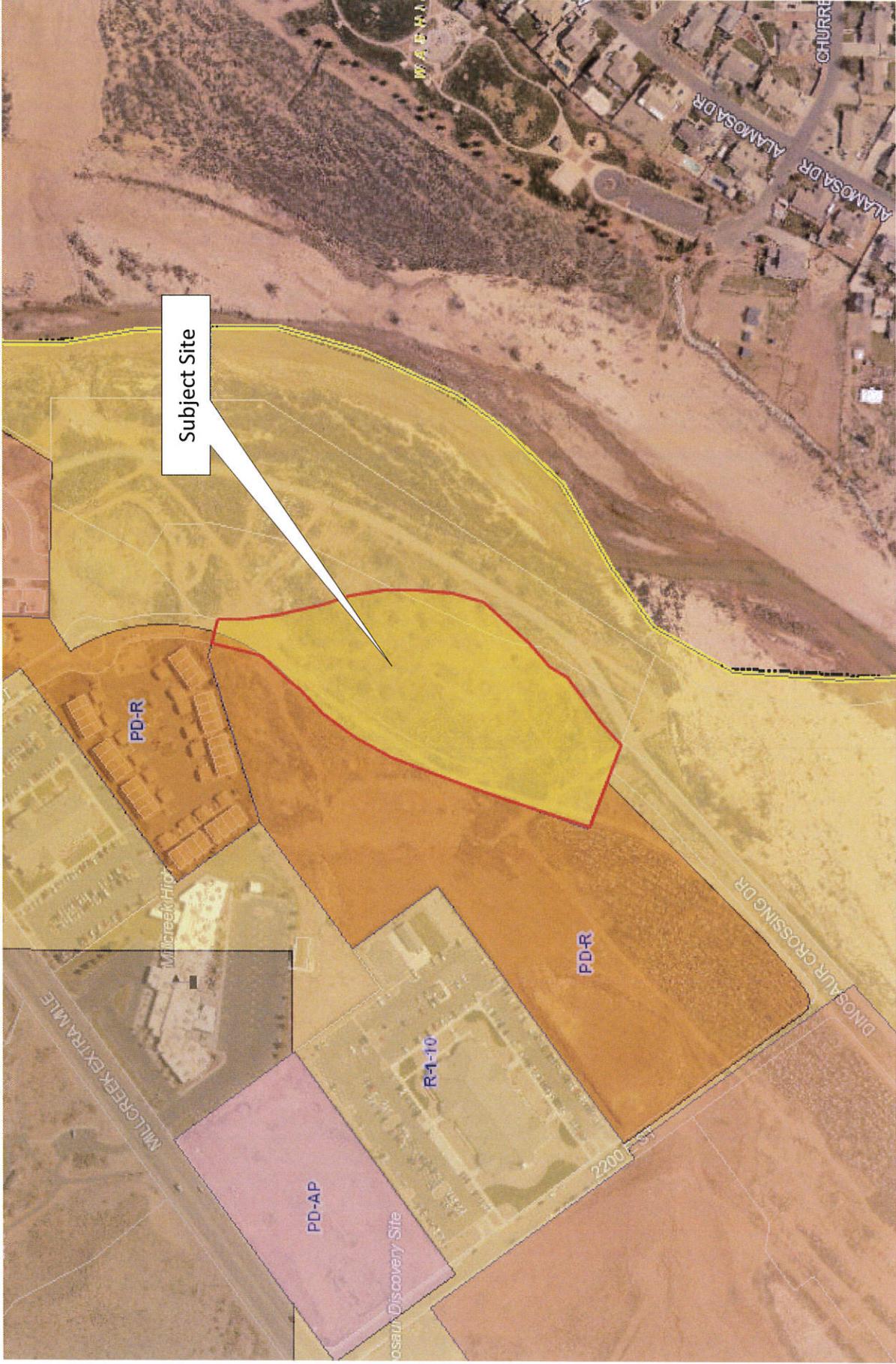
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

2016-GPA-012

FP to HDR



Subject Site



Current Zoning



Current General Plan Land Use

Subject Site

