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, **August 23, 2016**, commencing at **5:00 p.m.**

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

1. **ZONE CHANGE AMENDMENTS (ZCA)** *(Public Hearings)*

   A. Consider a zone change amendment for the **DRMC-IHC "Parking Lot Expansion"** which consists of two (2) parts: 1) a Zone Change (and amendment) – change approximately 17 acres located on the east side of Medical Center Drive from A-P (Administrative Professional) to PD-C (Planned Development Commercial) and include it into the medical campus, and 2) Offsite Parking – Expand the hospital parking by developing a parking lot on the east side of Medical Center Drive to support the campus, its expansion, and a future proposed cancer center building. DRMC–IHC is generally located between River Road on the west and Medical Center Drive on the east. The property owner is 'IHC Health Services, Inc., the applicant is Mr. Steve Kelly, and the representative is Mr. Mark Babbitt, Great Basin Engineering. Case No. 2016-ZC-029 (Staff – Ray Snyder)

   B. Consider a zone change amendment for "**Sun River Commons**" which consists of three (3) parts: 1) Transfer Acreage - Move 9.78 acres of PD-R (Planned Development Residential) zoning from the Sun River St George Planned Development into the Interchange Planned Development and combine it into the Mixed Use Area 3.1 designated as "Sun River Commons," and to update its land use to mixed use as designated in Exhibit 2-1 and as described on pages 11-12 of the interchange PD documents, 2) Hotel Site Plan - Plans for a proposed five (5) story, 120 room "Hampton Inn" to be located on 2.43 acres fronting Sun River Parkway west of Pioneer Road intersection, and 3) Restore "Use" – Restore the use of auto sales & service (includes RV) as a permitted use in the Interchange PD's CC (Community Commercial) planning areas; including areas 1.5, 2.1, 2.2, and 2.3.The applicant is 'SR Hotel Group & Sun River Development LC' and the representative is Rosenberg Associates. Case No. 2016-ZC-027 (Staff – Ray Snyder)

2. **ZONE CHANGES (ZC)** *(Public Hearings)*

A. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 2.95 acres to accommodate "**River Walk Village**" a multiple family development project consisting of one dwelling structure, which includes 55 apartment units. The project is located on the west side of the logical extension of 2450 east and the Virgin River. The applicant is the City of St. George and the representative is Christian Pritchett. Case No. 2016-ZC-026 (Staff – John Willis)

B. Consider a zone change from R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 0.61 acres located north of **Sage Meadows** Phase 3 between 2940 East and 3000 East. The applicant and representative is Mr. Scott Woolsey, Alpha Engineering. Case No. 2016-ZC-031 (Staff – John Willis).

3. **PARKING DETERMINATION**

Determine the required parking (per Section 10-19-5) for a proposed private schoolat 377 E Riverside Drive, Building "B" to be called "**Sunset Academy**." This school would serve only a private residential treatment center and have a maximum enrollment of 90 students. The property is zoned C-3 (General Commercial). The representative is OGA Acquisitions, LLC. Case No. 2016-PRKG-001 (Staff – Ray Snyder) *(Note: This was tabled by the applicant at the 8/9/2016 PC meeting)*

4. **FINAL PLAT (FP)**

Consider a twenty-three (23) lot residential final plat subdivision for "**The Cove at Little Valley Phase 1**." Located at the southeast intersection of Horseman Park Drive and 2350 East Street (in thwe little valley area). The property is zoned R-1-12 (Single family Residential 12,000 sq. ft. minimum lot size) The representative is Mr. Roger Bundy, R & B Surveying. Case No. 2016-FP-048 (Staff - Wes Jenkins).

5. **HILLSIDE PERMIT (HS)**

Consider a request for a Hillside Development Permit to allow development of a 100 foot (100') tall **cell tower** and related equipment building. The property is currently vacant and is generally located **at approximately 1022 South Dixie Drive** (*across the street from Star Nursery*). The representative is Mr. Jared Madsen, Alpha Engineering. Case No. 2016-HS-002 (Staff – Ray Snyder).

6. **GUEST HOUSE (GH)**

Consider approval of a guest house to exceed the maximum allowable floor area of four hundred square feet (400 sq. ft.). The request is for a total of five hundred and twenty-one square feet (521 sq. ft.). The guesthouse includes a bedroom, bathroom, living room, and a kitchenette. The property is located at **2098 West Magatsu Drive** and is zoned PD-R (Planned Development Residential). The applicant is Split Rock Construction and the owner is Mr. Scott Keller. Case No. 2016-GH-004 (Staff – John Willis)

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
Zone Change - Amendment

PLANNING COMMISSION AGENDA REPORT: **08/23/2016**

ZONE CHANGE AMENDMENT
DRMC-IHC – Parking Lot Expansion
Case No. 2016-ZCA-029

Request: The St George City Planning Commission has received a request to consider a ZCA (zone change amendment) for the DRMC-IHC 'parking lot expansion' which consists of two (2) parts:

1. Zone Change (and amendment) – change approximately 17 acres located on the east side of Medical Center Drive from **A-P** (Administrative Professional) **to PD-C** (Planned Development Commercial) and include it into the DRMC-IHC medical campus.

2. Offsite Parking – Expand the hospital parking by developing a parking lot on the east side of Medical Center Drive to support the DRMC-IHC campus, its expansion, and a future proposed cancer center building.

Owner: IHC Health Services, Inc.

Applicant: Mr. Steve Kelly

Representative: Mr. Mark Babbitt, Great Basin Engineering

Location: Medical Center Drive

Acreage: 34.48 acres total property, but 17 acres are to be zoned to PD-C

Current Zone: A-P (Administrative Professional)

General Plan: COM (Commercial)

Adjacent zones: West = PD-C, East = OS, South =OS & R-1-10, North = OS

Parking: See the second page of "Narrative" for details (attached)

Ordinance: Title 10 Chapter 8 "Planned Development"

Comments:

1. Hillside Permit - A hillside permit will be required. The applicant has submitted an application for a hillside permit and a HSRB (Hillside Review Board) meeting on site meeting will soon be scheduled. The HSRB will make recommendations and the PC & CC will see the request with the board's recommendations.

2. Cancer Center – The applicant intends very soon to submit a ZCA (Zone Change Amendment) for a new cancer center, but at the time of this parking lot expansion request submittal was not ready with all of the required materials.

P.C. Options: The Planning Commission has several options which may include, but not be limited to;

1. Approval - Recommend approval of the zone change (AP to PD-C) and zone change amendment (Incorporate the 17 acres into the hospital campus) as presented, and approve the location of the parking lot.

2. Denial – Deny the proposal as presented because _____.

3. Table – Table the request as present because _____.

Narrative

GREAT BASIN ENGINEERING INC

5 August, 2016

Dixie Regional Medical Center
Intermountain Cancer Center

AP to PD-C Zoning Amendment Narrative

Intermountain Healthcare is planning to construct a new Cancer Center on the Dixie Regional Medical Center Campus (DRMC). This facility was initially plan to go the east side of Medical Center Drive, but due to limitations within the Affordable Care Act, the Cancer Center needed to be located closer to the main hospital. This location is just east of Rim Rock Wash and just north of their HPC Facility, at approximately 650 North Medical Center Drive, which had been approved as a parking area for the DRMC Expansion project. The parking displaced by the Cancer Center is now being planned to be placed on the east side of Medical Center Drive, as shown on the plans that have been included with this application to amend the current AP zoning to PD-C and be part of the overall DRMC Campus.
The remote parking area will be for employee parking. The area being developed has existing slopes up to 20%. Cut and fill operations will be required to level out the parking areas, with slopes throughout the parking areas and drives of 4% to 6%.
There will be two Cross Walks from this parking lot, across Medical Center Drive that will be painted and have street signs (flashing pedestrian signs, if necessary).
The proposed parking areas are east and directly across the street from the existing parking areas for the HPC and the DRMC Campus expansion.

I have attached a copy of the parking summary shown on the A010.

Please review and contact us if you have any questions.

Thanks

Mark Babbitt, PE
Principal

TEL (801) 394-4515 • FAX (801) 392-7544 • 5746 South 1475 East • Ogden, Utah 84403 • www.greatbasinengineering.com

DRMC PARKING SUMMARY

PARKING REQUIRED:

EXISTING HPC BUILDING (PER 2007 APPROVED SITE PLAN)	567 STALLS
EXISTING INSTACARE (PER 2012 APPROVED SITE PLAN)	148 STALLS
160 EXISTING HOSPITAL BEDS @ 2 SPACES PER BED	320 STALLS
264 NEW BEDS @2 SPACES PER BED	528 STALLS
NEW CANCER CENTER @ 1 STALL PER 250 SQ FT	350 STALLS
TOTAL SPACES REQUIRED	1913 STALLS

PARKING PROVIDED:

EXISTING CAMPUS TOTAL	1527 STALLS
NEW PARKING (CONSOLIDATION PROJECT)	650 STALLS
NEW CANCER CENTER	610 STALLS
TOTAL SPACES PROVIDED	2787 STALLS
	(+874 STALLS)

ADA PARKING REQUIREMENT BASED ON SPACES PROVIDED:

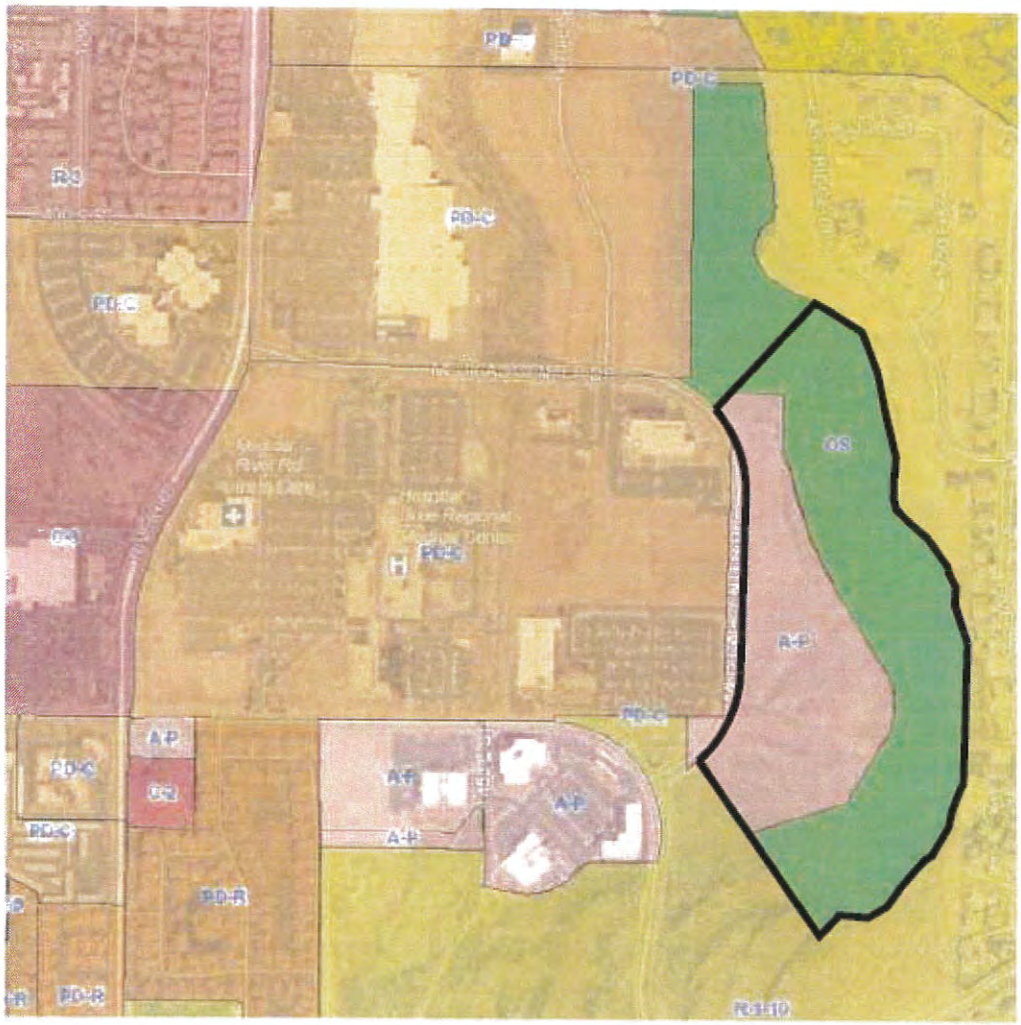
20 STALLS PLUS 1 FOR EACH 100 STALLS OVER 1000 STALLS 20+(2177-1000)/100 = 20+12 (EXISTING AND NEW CONSOLIDATION PROJECT)	32 STALLS
NEW CANCER CENTER	35 STALLS
REQUIRED ADA STALLS	67 STALLS

ADA PARKING PROVIDED:

EXISTING ADA STALLS	93 STALLS
NEW ADA STALLS (CONSOLIDATION PROJECT)	62 SPACES
NEW ADA STALLS (CANCER CENTER)	12 STALLS
TOTAL ADA SPACES PROVIDED	167 STALLS

Part 1A

Zoning Map



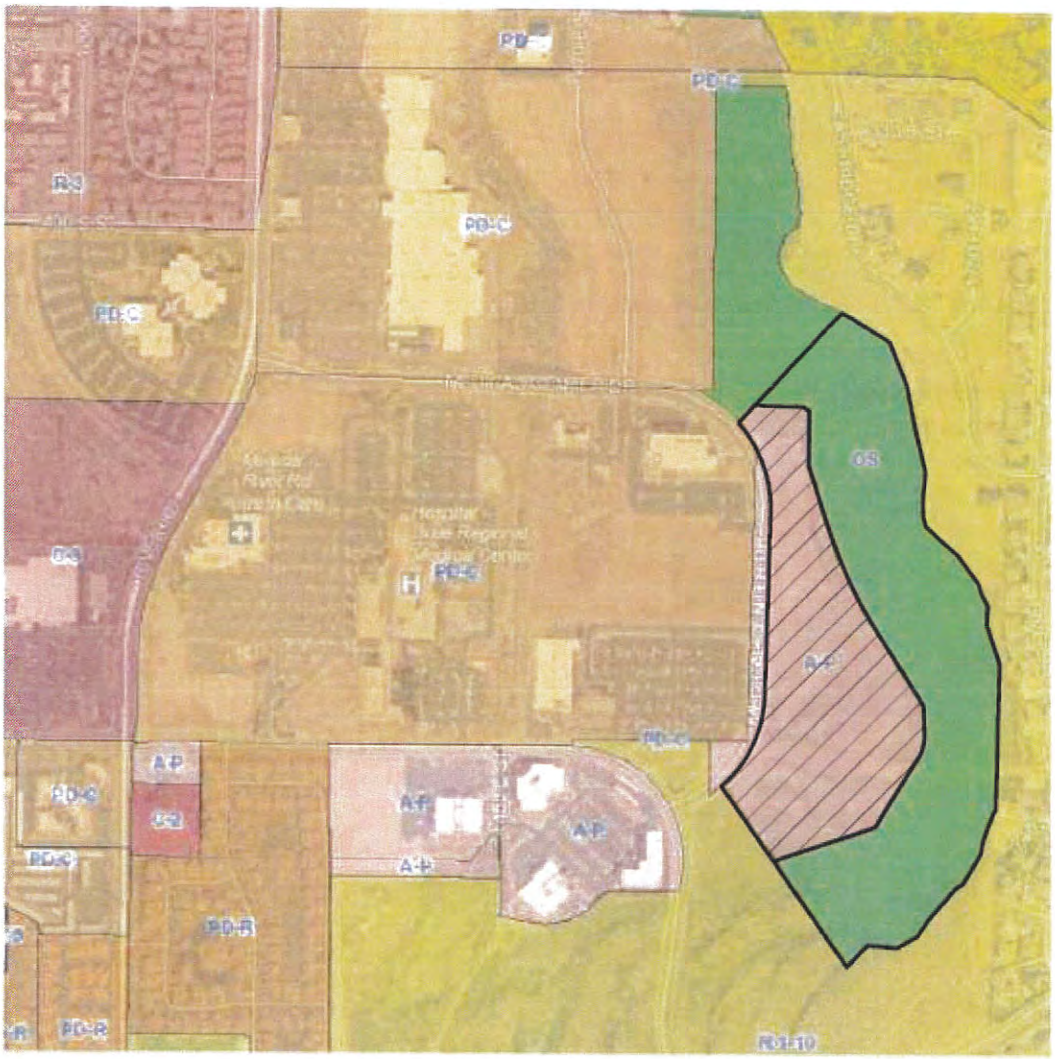
Existing Zoning (34.48 Acres)
Not to Scale

GREAT BASIN ENGINEERING INC 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 FAX (801)394-7644 WWW.GREATBASINENGINEERING.COM	Job Name: Intermountain Cancer Center Job No: Date: 3 Aug. 2016	Zoning Exhibit Sheet No. 1

Part 1

Zone Change "A-P to PD-C"

Zoning Map



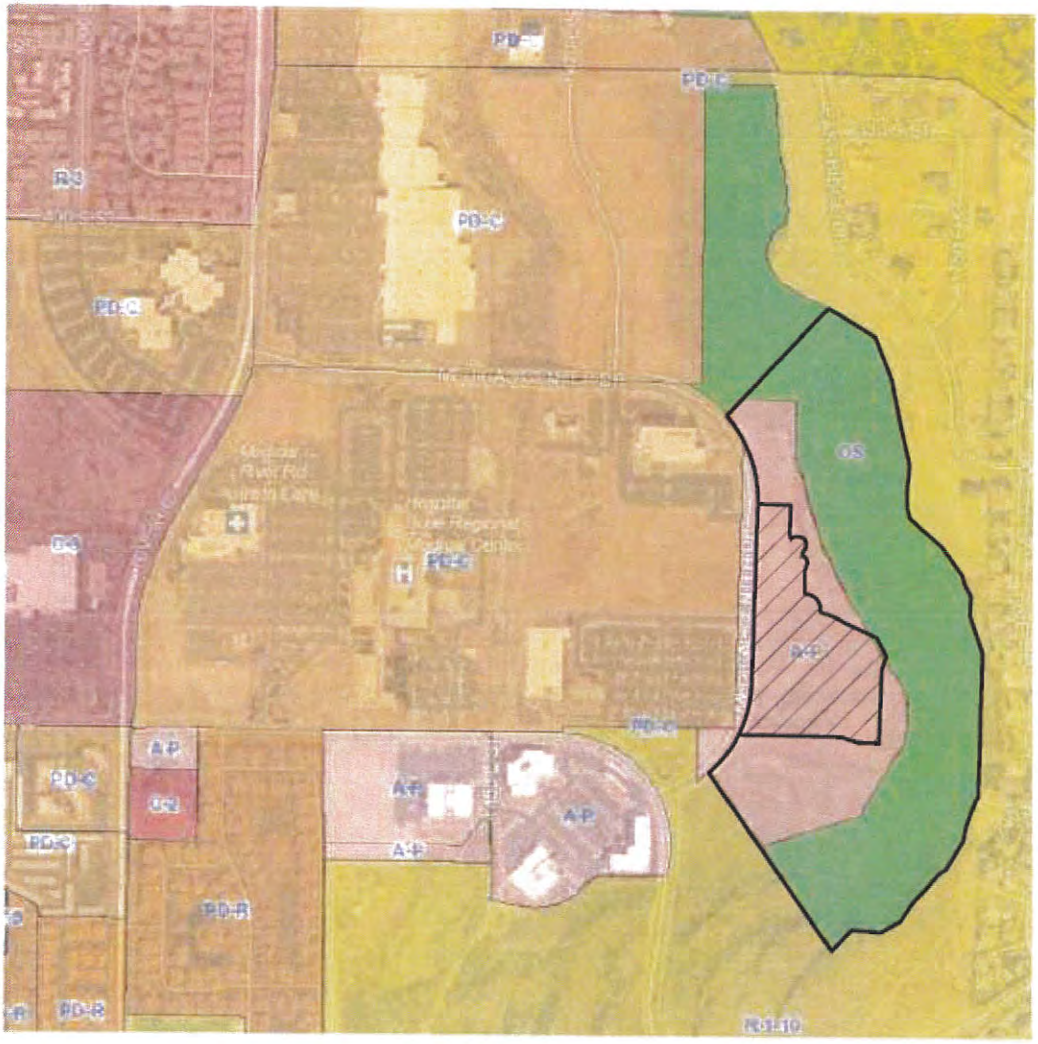
Zone Change (As a Zone Change Amendment to Existing IHC PD-C)
AP to PD-C (Approximately 17 Acres)

Not to Scale

GREAT BASIN ENGINEERING INC 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 BLC (801)528-0223 FAX (801)393-7544 WWW.GREATBASINENGINEERING.COM	Job Name: Intermountain Cancer Center Job No: Date: 3 Aug. 2016	Zoning Exhibit Sheet No. 2

Part 2

Zoning Map



New Parking Lot Area

Not to Scale

GREAT BASIN ENGINEERING INC

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 SLC (801) 521-8222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Job Name: Intermountain Cancer Center

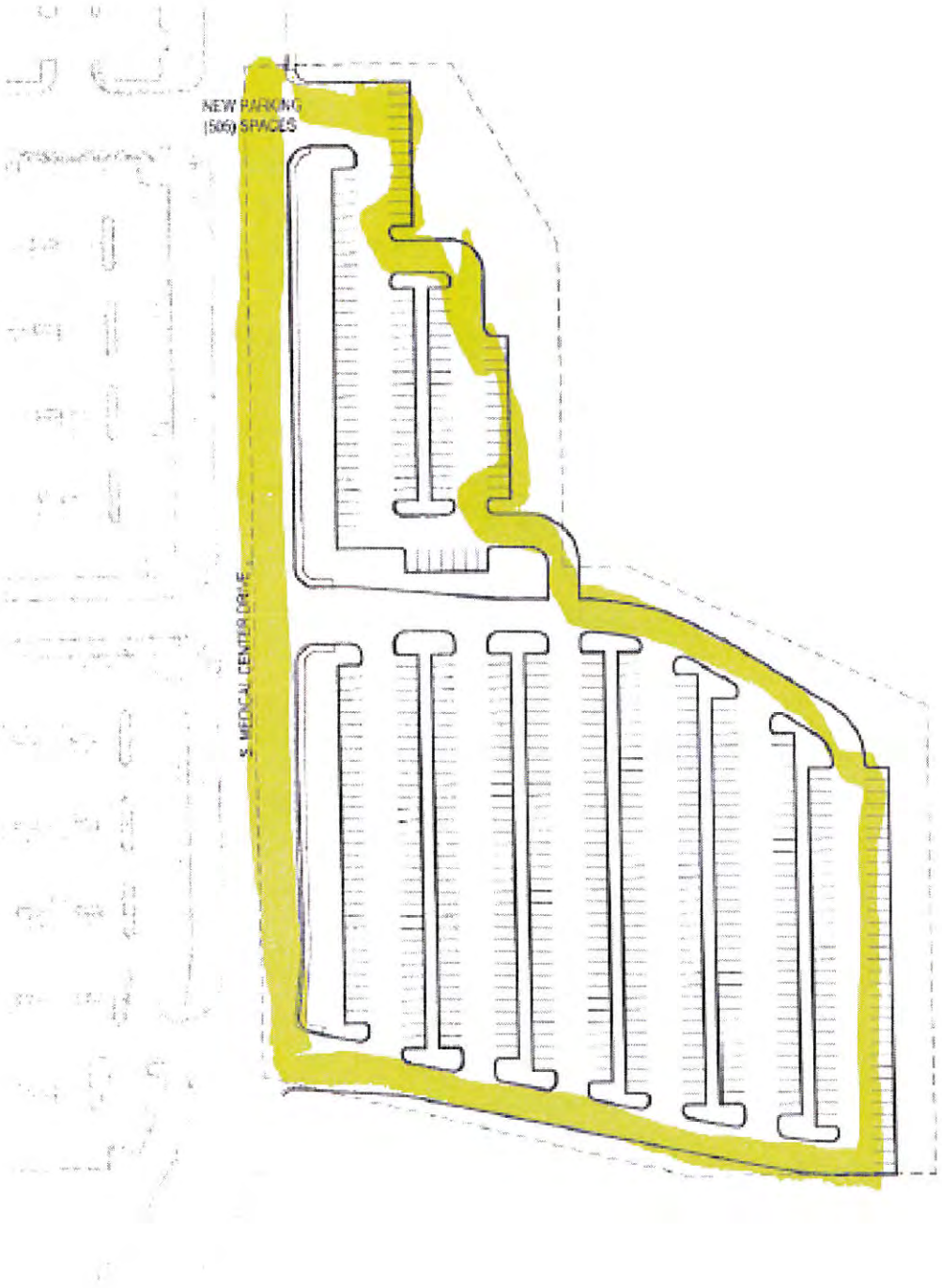
Job No:

Date: 3 Aug. 2016

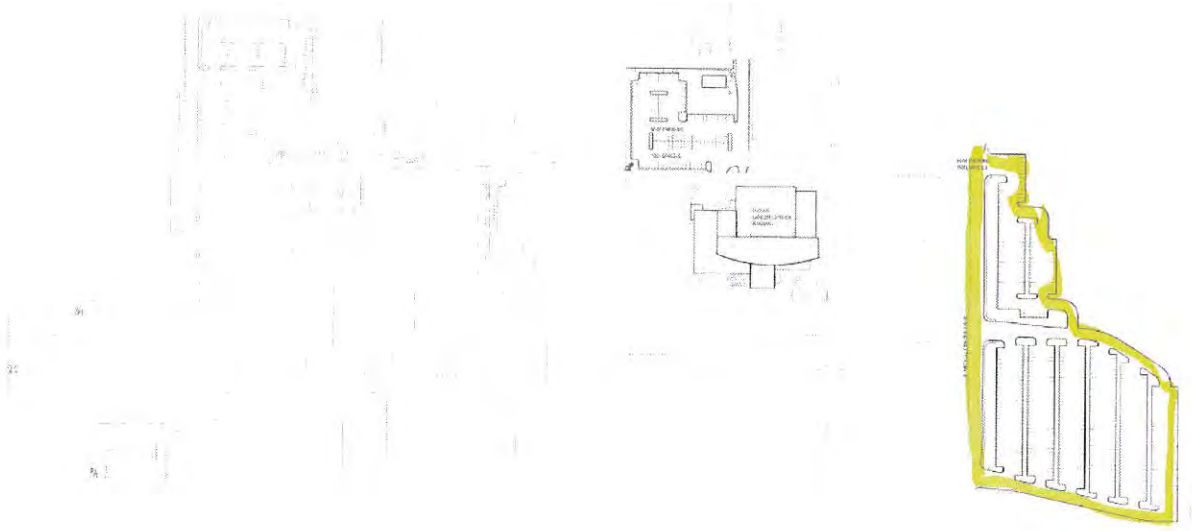
Zoning Exhibit

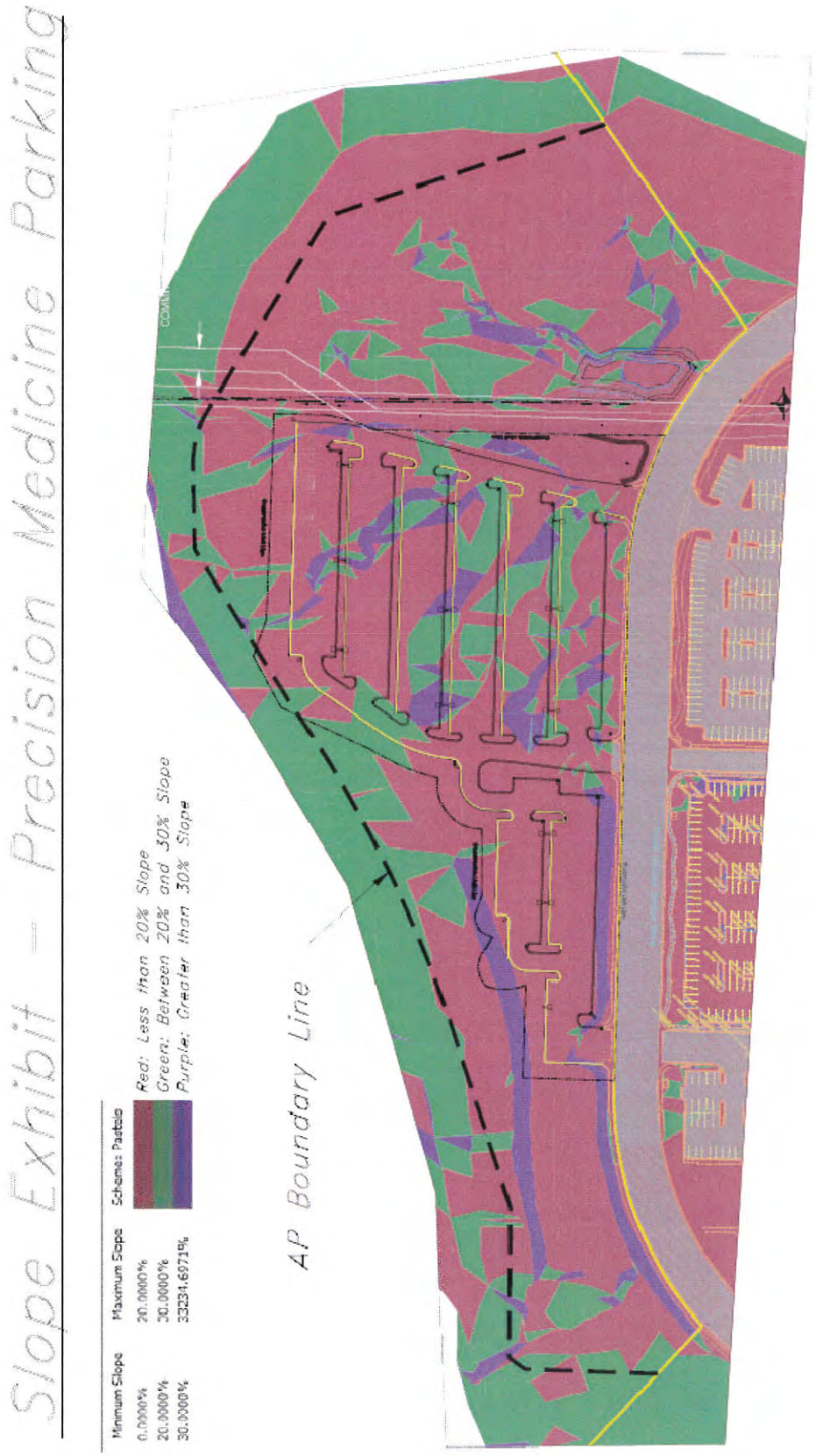
Sheet No. 3

Parking Lot Layout



Overall DRMC-IHC Campus / Site layout




Slope Exhibit – Precision Medicine Parking
Minimum Slope
Maximum Slope
Schema: Pastels
0.0000%
20.0000%
20.0000%
30.0000%
30.0000%
33234.6971%
Red: Less than 20% Slope
Green: Between 20% and 30% Slope
Purple: Greater than 30% Slope
AP Boundary Line

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: IHC HEALTH SERVICES INC

MAILING ADDRESS: 36 So. STATE ST. 22nd Floor, SLC, UT 84111

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: STEVE KELLY
(If different than owner)
MAILING ADDRESS: 36 So. STATE ST 22nd Floor, SLC, UT 84111

PHONE: 801-442-2804 CELL: 801-971-3616 FAX: _____

EMAIL ADDRESS(ES): steve.kelly@imail.org

CONTACT PERSON / REPRESENTATIVE: Mark Babbitt - Civil Engineer / Surveyor
(i.e. Developer, Civil Engineer, Architect, if different than owner)
MAILING ADDRESS: 5746 So. 1475 E. Ogden, Ut. 84403

PHONE: 801-394-4515 CELL: 801-544-7285 FAX: 801-392-7544

EMAIL ADDRESS(ES): markb@greatbasineng.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. Expansion of PD Zone is for Parking Lot on East side of Medical Center Drive at approximately 600 South.

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

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-___ FILING DATE: _____ RECEIVED BY: _____ RECIEPT #: _____

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

(500 + 16 AC = (500)(16)(50) = $1300.00

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? A-P
2. What zone or zones are requested by this application? PD
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property? _____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: APPROX 17 ACRES
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes _____ No X
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes _____ No X
   ***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: _____
   Parking lot Expansion will require minimal power - Secondary water for Drip Irrigation and Storm Drainage. There are Existing 8" water and Sewer Stubs into property. Storm Drainage Collection System is available near Southwest Corner of Property / Detention will be required.

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 Intermountain Cancer Center - Parking (Bid Package #6)
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner IHC Health Care Services Phone No. 801-442-2804
Contact Person/Representative Steve Kelly Phone No. 801-971-3616
Licensed Surveyor Mark Babbitt Phone No. 801-394-4515

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 McNeil

Other Submission Documents:

6. This Zone Change application form completed and signed;
7. Appropriate** **Filing Fee:** **$500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus**
8. County ownership plat with boundary of zone change outlined; - Wash. Co. Recorder.
9. List of property owners within 500' and **two sets** of mailing labels; - Washington County
10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
11. Building elevation(s) – **Colored** renderings, all four building sides; (No buildings)
12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.); (NA)
13. For buildings over 35' ft in height also provide a **colored photo simulation;** (NA)

Form Revised 5/10/2012

N/A this application

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 1" acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

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IV. COMMENTS

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

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

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

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

V. APPLICANT AGREEMENT

We the undersigned applicant(s) Mark Bobbitt

(is)~~(are)~~ the owner(s) agent

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.

Mark Bobbitt Signature	5736 So. 1475 E, Ogden, Ut. 84403 Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

ITEM 1B
Zone Change - Amendment

PLANNING COMMISSION AGENDA REPORT: **08/23/2016**

ZONE CHANGE AMENDMENT
Sun River Commons - Case No. 2016-ZCA-027
Three (3) Parts: 1) Move 9.78 acres zoned PD-R into the Interchange area to combine it into the Mixed Use Area 3.1 (*designated Sun River Commons*), 2) proposed hotel, and 3) allow the use of auto sales and service

Request:

Part 1 = Transfer 9.78 acres

1) The first part of the amendment proposal is to move approx. 9.78 acres of the Sun River PD currently zoned Planned Development Residential (PD-R) into the Interchange PD, combining it into Mixed Use Area 3.1 designated as the *Sun River Commons*, and to update its land use to Mixed Use as designated in Exhibit 2-1 and described on pages 11-12 of the Interchange PD documents (included in Appendix A). A Vicinity Map and Legal Description are attached to the application.

Part 2 = Hotel Site Plan (2.43 acres)

2) The second part of the amendment is to incorporate the proposed Site Plan, Building Plans, Elevations and Signage Plans for Phase 1 of the Sun River Commons in the Interchange PD as part Mixed Use Planning Area 3.1 to allow a five story, 120 room, Hampton Inn to be located on 2.43 acres fronting Sun River Parkway west of the Pioneer Road intersection; and, request a height variance to allow a building height of approximately 68 feet above the building slab. The site is accessed from a full service entrance off Pioneer Road and a right in/right out entrance off Sun River Parkway. The following exhibits are included as part of the application:

- Vicinity Map & Legal Description of 2.43 acre site
- Color Building Perspective
- Color Site Landscaping Plan
- Color Street Landscaping Plan
- Color Site Plan with Development Summary
- Building Floorplans
- Dimensioned Building Elevation Views
- Color Building Elevation Views
- Exterior Color Board
- Signage Plans and Details (Coast Sign, Inc.)
- Landmark Geotechnical Report dated June 7, 2016
- Horrocks Traffic Impact Study dated April 26, 2016

Part 3 = Auto & RV Sales "Uses"

3) The third part of the amendment is to restore the Auto Sales & Service (including RV Sales & Service) uses as a permitted use in the Interchange PD Community Commercial (CC) Planning Areas shaded in gray on the attached exhibit and including planning areas 1.5, 2.1, 2.2 and 2.3 shown on Exhibit 2.1. This use was previously approved in these planning areas as defined in Section 2.4 of the Interchange PD documents, but recent changes in the City of St. George Highway Commercial (C-2) zone included identifying specific streets within the City where these uses are permitted (Title 10-10-5-H-6). Since no streets adjacent to the Interchange PD Community Commercial Planning Areas where included, it effectively eliminated Auto Sales & Service as a potential use. The streets fronting these planning areas are Pioneer Road from Sun River Parkway north approximately 3,800 feet (excluding Mixed Use Planning Area 3.1), Sun River Parkway from I-15 to Pioneer Road and Astragalus Drive from the Southern Parkway north approximately 3,500 feet to the I-15 ROW.

Reference:

Sun River St. George Planned Development (PD)
Amended Zone Change Application No. 7
&
Atkinville Interchange Area Zone Plan (PD)
Amended Zone Change Application No. 3

Owner: SR Hotel Group & Sun River Development LC'

Applicant: Same

Representative: Rosenberg

Location(s):

Parts # 1 & #2
The property for the transference of 9.78 acres and the hotel site of 2.43 acres are both generally located east of Arrowhead Canyon Drive south of Bluegrass Way, and north of Sun River Parkway.

Part #3
Properties are shown in gray (see exhibit) and are generally located east and west of Pioneer Road on the west side of the I-15 Freeway and on the west side of Astragalus Road on the east side of the I-15 Freeway. It includes planning areas 1.5, 2.1, 2.2, and 2.3.

Current Zone: 9.78 acres (zone change area) is PD-R (Planned Development Residential) and the rest is PD-C (Planned Development Commercial)

General Plan: MU (Mixed use) and COM (Commercial) *(see exhibit)*

Adjacent zones: West, North, & South = PD-R, East = PD-C

Ordinance: Title 10 Chapter 8 "Planned Development"

Hotel: Hampton Inn, 120 rooms, and 68 feet high *(see site plan, rendering, elevations, landscape plan, and materials & colors board)*

P.C. Options: The Planning Commission has several options which may include, but not be limited to;

1. Approval - Recommend approval of 1) the transfer of 9.78 acres from Sun River into Sun River Commons as a zone change (PD-R to PD-C), 2) the site plan, elevations, and materials of the proposed hotel, and 3) the addition of the 'use' of vehicle and/or RV sales in the specified areas.

2. Denial – Deny the proposal as presented because _____.

3. Table – Table the request as present because _____.

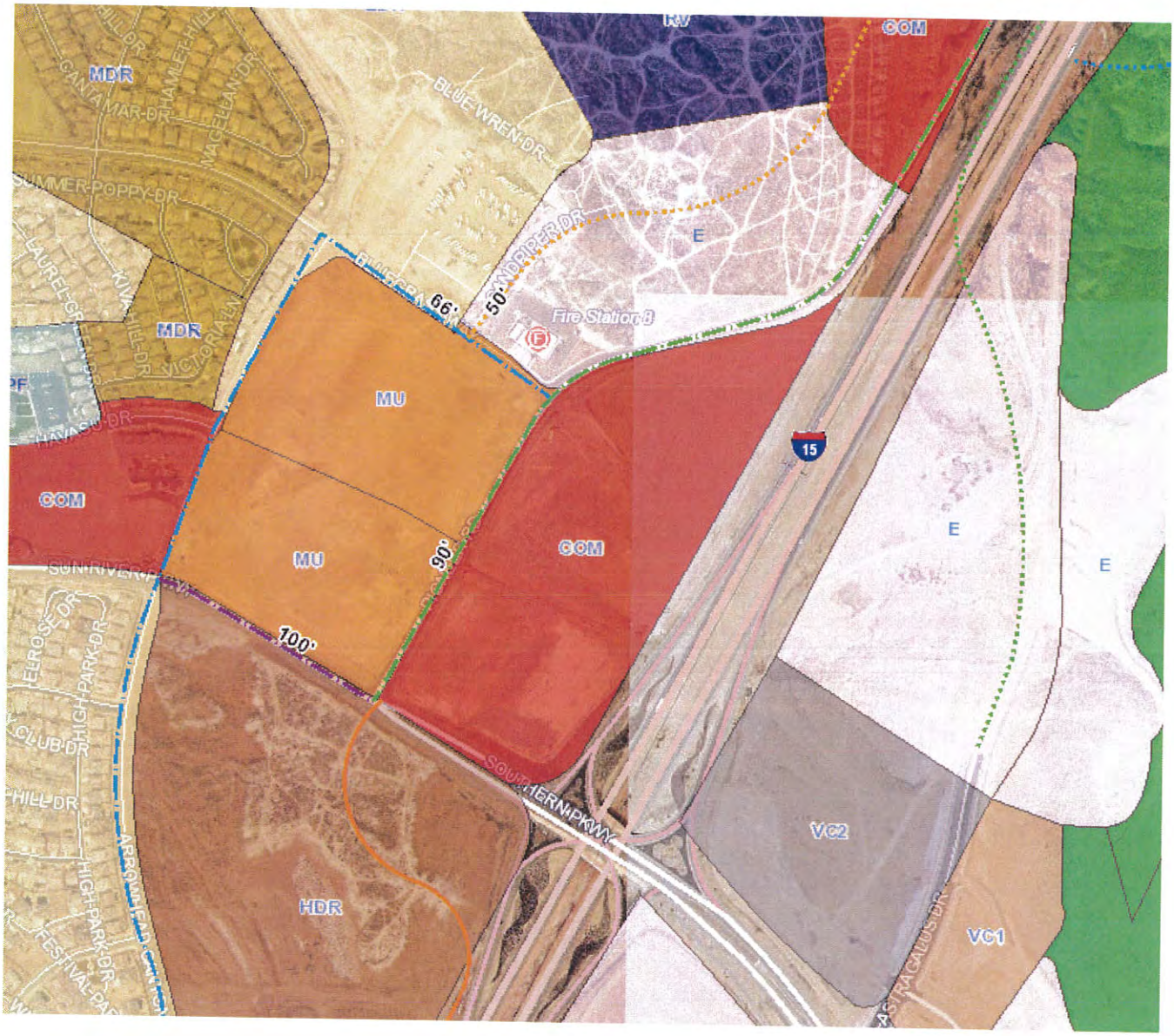
Narrative: See attached

Traffic Study: See attached (Cover, Introduction & Summary, and Project description page shown only)
(277 page document on file)

Comments: The requested 'use' could have conditions added to it similar to those found in Section 10-10-5.H "Sales Lots for Automobiles and Similar Vehicles." This includes provisions for customer parking and designated signage, locations for parking vehicles for sale (and limitations), minimum lot widths (100 ft.), a building is required, parameters for the use of 'display' pads, landscape replacement for pad areas, designated streets (or limits of streets), minimum landscaping requirements, and a provision for lighting could be added.

Vicinity Map

General Plan

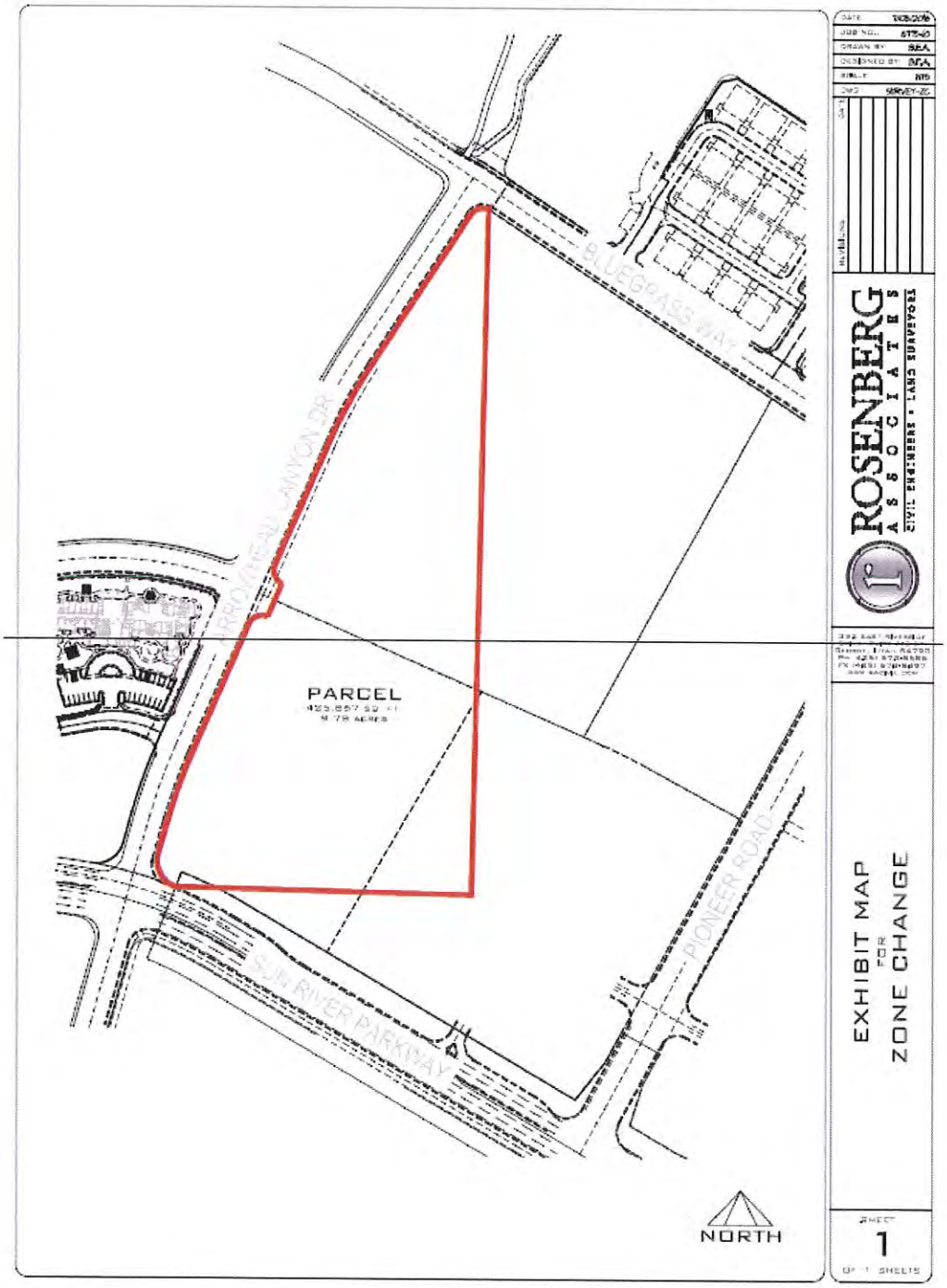


Zoning

PD-R
PD-R
PD-R
PD-R
PD-C
PD-C
PD-C
PD-C
PD-C
PD-C
PD-C
PD-C
PD-R
BLUE WREN DR
CANTAMAR DR
SUMMER
BLUEGRASS WAY
Fire Station 8
HAVASU DR
SUN RIVER PKWY
SOUTHERN PKWY
15
Change
PD-R to
PD-C

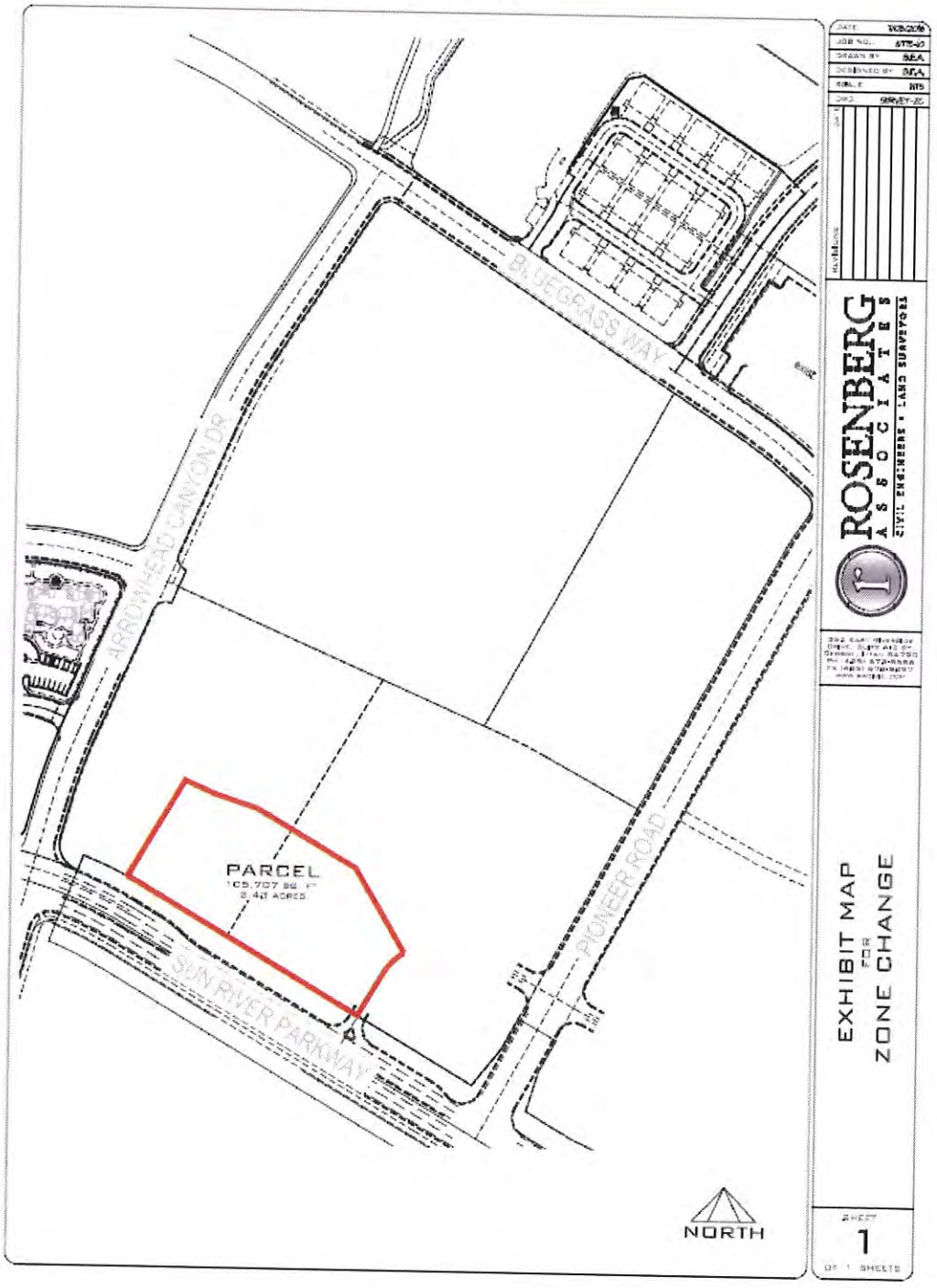
Part 1

"Transfer Acreage" (9.78 acres)



Part 2

Hotel Site



Part 3 "Use"

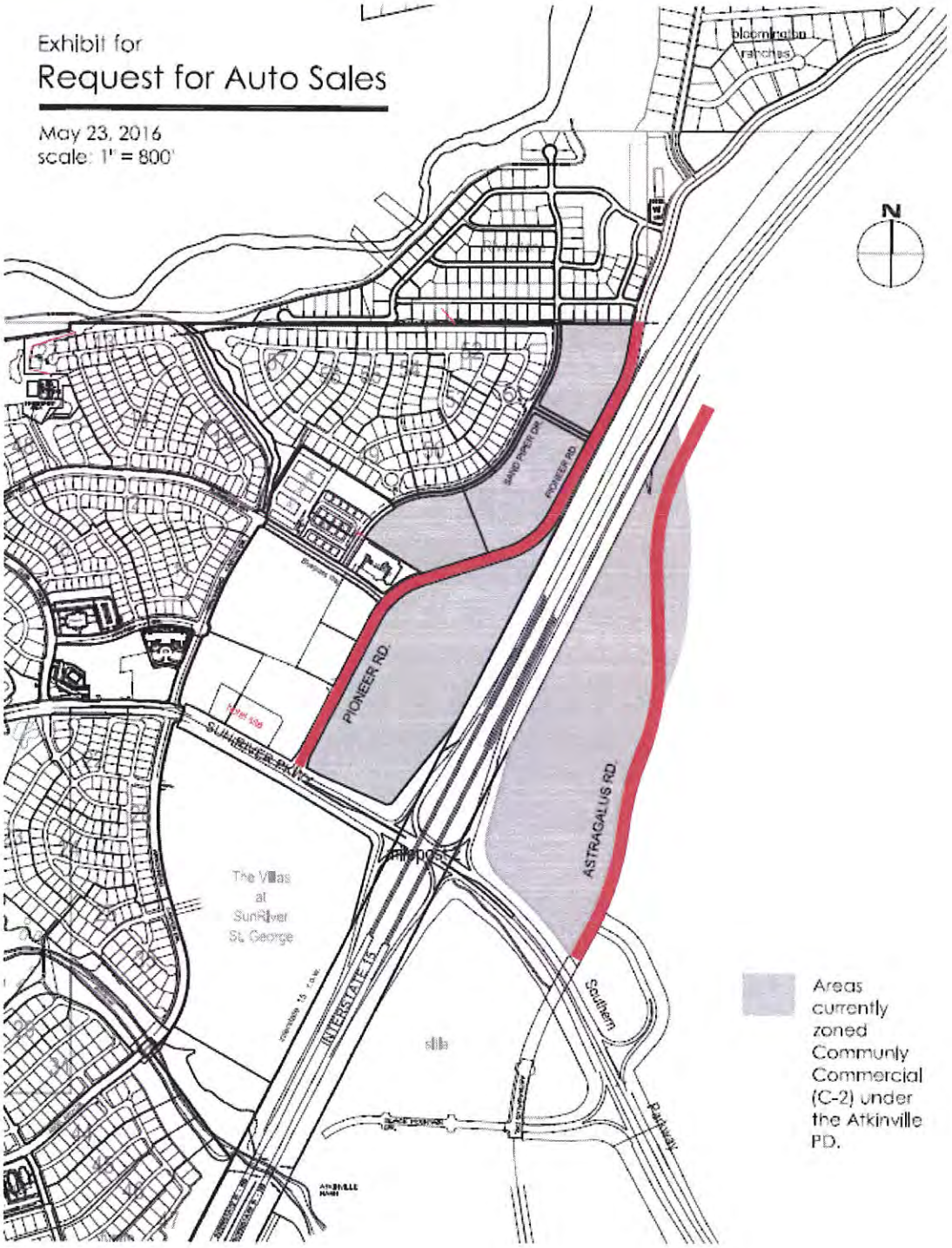


Exhibit for
Request for Auto Sales
May 23, 2016
scale: 1" = 800'
N
PIONEER RD
PIONEER RD
ASTRAGALUS RD
SUNRIVER PKWY
The Villas at SunRiver St. George
INTERSTATE 15
Areas currently zoned Communly Commercial (C-2) under the Atkinville PD.

Narrative

Sun River St. George Planned Development (PD)
Amended Zone Change Application No. 7 &

Atkinville Interchange Area Zone Plan (PD)
Amended Zone Change Application No. 3

July 5, 2016

Introduction

The Sun River St. George Planned Development Zone (Sun River PD) was approved by the St. George City Council in early 1997. The original project was for approximately 590 acres of land and approved for 2,391 total residential units. The project also included an 18-hole golf course and clubhouse, an active adult community center and a mixed use commercial center. As of July 1, 2016, approximately 1,968 residential units have been completed and sold. Various amendments over the years have expanded the PD to approximately 871 acres.

The Atkinville Interchange Area Zone Plan (Interchange PD) was approved by the St. George City Council on January 4, 2007. The zone change application was submitted by the State of Utah and the School and Institutional Trust Lands Administration for a 516 acre portion of the area known as the South Block, on both the east and west side of I-15 and the then-future Milepost 2 interchange. There have been two previous amendments in 2012 and 2014.

Applicant:

SR Hotel Group, LC and Sun River St. George Development, LC
1404 W. Sun River Parkway, Suite 200
St George, Utah 84790
Telephone: (435) 673-4300 Fax: (435) 634-1830
Contact: Scott McCall - mobile 215-8316
Engineer: Rick Rosenberg, PE, Rosenberg Associates – mobile 680-3931

History of Amendments to the Sun River Planned Development

The Sun River PD has been previously amended six times. This application is the seventh amendment to the PD Zone. The earlier amendments are summarized below:

Amendment 1 (Approved November 18, 1999)

This amendment revised the property boundaries to be consistent with land exchanges that had been completed between the developer, City of St. George and the School and Institutional Trust Lands Administration (SITLA). The total project as amended was for 592.793 acres. It also modified the

proposed land uses to allow an area for the development of a short-term rentals and timeshare ownership project call "Vacation Villas."

Amendment 2 (Approved June 3, 2004)

This amendment further revised the property boundary to add 7.628 acres of property acquired from SITLA to the Sun River St. George PD. The total project as amended was for 600.421 acres. This additional property was designated for residential development.

Amendment 3 (Approved August 5, 2004)

This amendment further revised the property boundary to add 29.458 acres of property acquired from SITLA to the PD. The total project as amended was for 629.879 acres. This additional property was designated for residential development.

Amendment 4 (Approved August 18, 2005)

This amendment further revised the property boundary to add 217.761 acres of SITLA property to the PD. The total project as amended was for 847.640 acres. This additional property was designated for residential development and RV storage and storage rental units (25 acres).

Amendment 5 (Approved December 6, 2012)

This amendment did two things: (1) transferred a 1.89 acre parcel from the Atkinville Interchange PD to the Sun River PD, and (2) added a new permitted use for Hobby and Storage Garages to that parcel.

Amendment 6 (Approved March 19, 2015)

This amendment included three parts: (1) transferred approximately 30 acres from the Atkinville Interchange PD to the Sun River PD and updated its land use to PD-R increasing the residential unit limit by 195 units to a total of 2,407, yielding a density of 4 du/acre; (2) increased the Community Commercial (CC) area of the Atkinville Interchange PD from 8.1 acres to 27.9 acres; and, (3) updated the location of the signage parcel used for advertising the Sun River St. George Community (moved 200 LF).

Proposed Zone Change Amendment Narrative

The proposed zone change amendment consists of three parts:

1) The first part of the amendment proposal is to move approx. 9.78 acres of the Sun River PD currently zoned Planned Development Residential (PD-R) into the Interchange PD, combining it into Mixed Use Area 3.1 designated as the *Sun River Commons*, and to update its land use to Mixed Use as designated in Exhibit 2-1 and described on pages 11-12 of the Interchange PD documents (included in Appendix A). A Vicinity Map and Legal Description are attached to the application.

2) The second part of the amendment is to incorporate the proposed Site Plan, Building Plans, Elevations and Signage Plans for Phase 1 of the Sun River Commons in the Interchange PD as part Mixed Use Planning Area 3.1 to allow a five story, 120 room, Hampton Inn to be located on 2.43 acres fronting Sun River Parkway west of the Pioneer Road intersection; and, request a height variance to allow a building height of approximately 68 feet above the building slab. The site is accessed from a full service entrance off Pioneer Road and a right in/right out entrance off Sun River Parkway. The following exhibits are included as part of the application:

   - Vicinity Map & Legal Description of 2.43 acre site
   - Color Building Perspective
   - Color Site Landscaping Plan
   - Color Street Landscaping Plan
   - Color Site Plan with Development Summary
   - Building Floorplans
   - Dimensioned Building Elevation Views
   - Color Building Elevation Views
   - Exterior Color Board
   - Signage Plans and Details (Coast Sign, Inc.)
   - Landmark Geotechnical Report dated June 7, 2016
   - Horrocks Traffic Impact Study dated April 26, 2016

3) The third part of the amendment is to restore the Auto Sales & Service (including RV Sales & Service) uses as a permitted use in the Interchange PD Community Commercial (CC) Planning Areas shaded in gray on the attached exhibit and including planning areas 1.5, 2.1, 2.2 and 2.3 shown on Exhibit 2.1. This use was previously approved in these planning areas as defined in Section 2.4 of the Interchange PD documents, but recent changes in the City of St. George Highway Commercial (C-2) zone included identifying specific streets within the City where these uses are permitted (Title 10-10-5-H-6). Since no streets adjacent to the Interchange PD Community Commercial Planning Areas where included, it effectively eliminated Auto Sales & Service as a potential use. The streets fronting these planning areas are Pioneer Road from Sun River Parkway north approximately 3,800 feet (excluding Mixed Use Planning Area 3.1), Sun River Parkway from I-15 to Pioneer Road and Astragalus Drive from the Southern Parkway north approximately 3,500 feet to the I-15 ROW.

Appendix A – Mixed Use Definition

MIXED-USE

The commercial/residential mixed-use planning area is located between Pioneer Road and Arrowhead Canyon Road and between Bluegrass Way and Sun River Parkway. This area, in combination with the business park south of Sun River Parkway, will be the future gateway to the Sun River St. George community. The approximately 18.7 acres is designated for development with a mix of retail and other commercial uses and attached or multi-family residential. The retail center will be designed to serve as an active community focal point with outlets for the goods and services supporting the local community. Some limited visitor serving commercial is also anticipated. The center will be designed to create a convenient, enjoyable environment for shopping, dining, and/or obtaining personal services. The residential development is expected to be focused on the north side of the parcel and will allow those residents to walk to the shops and services. Trail and sidewalks along Sun River Parkway and local streets will also allow nearby Sun River residents an opportunity to walk to this retail center.

Exert from pages 11-12 the Atkinville Interchange Area Zone Plan, December 2006, City of St. George, Utah prepared by EDAW / P&D Consultants for SITLA.

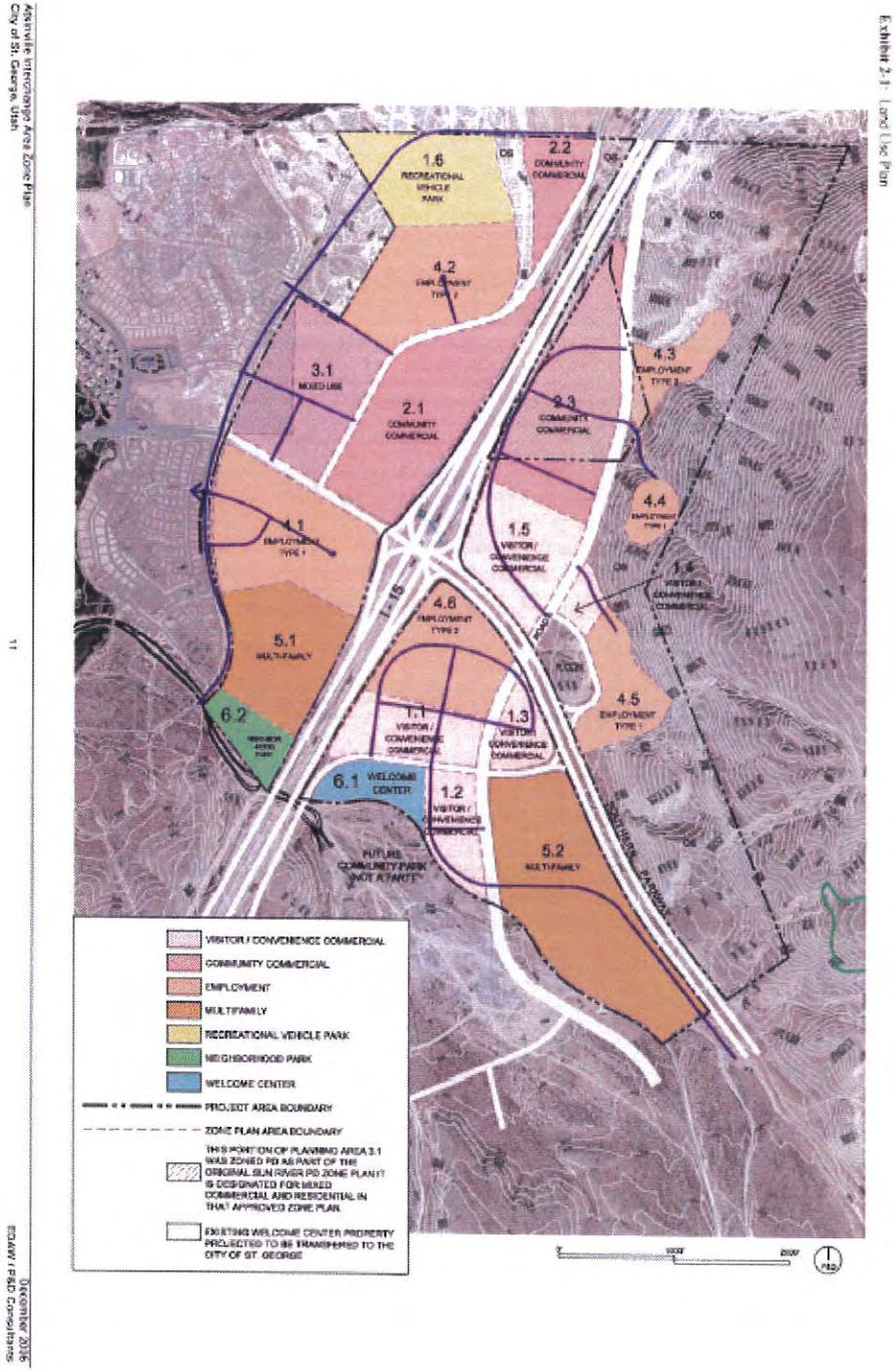
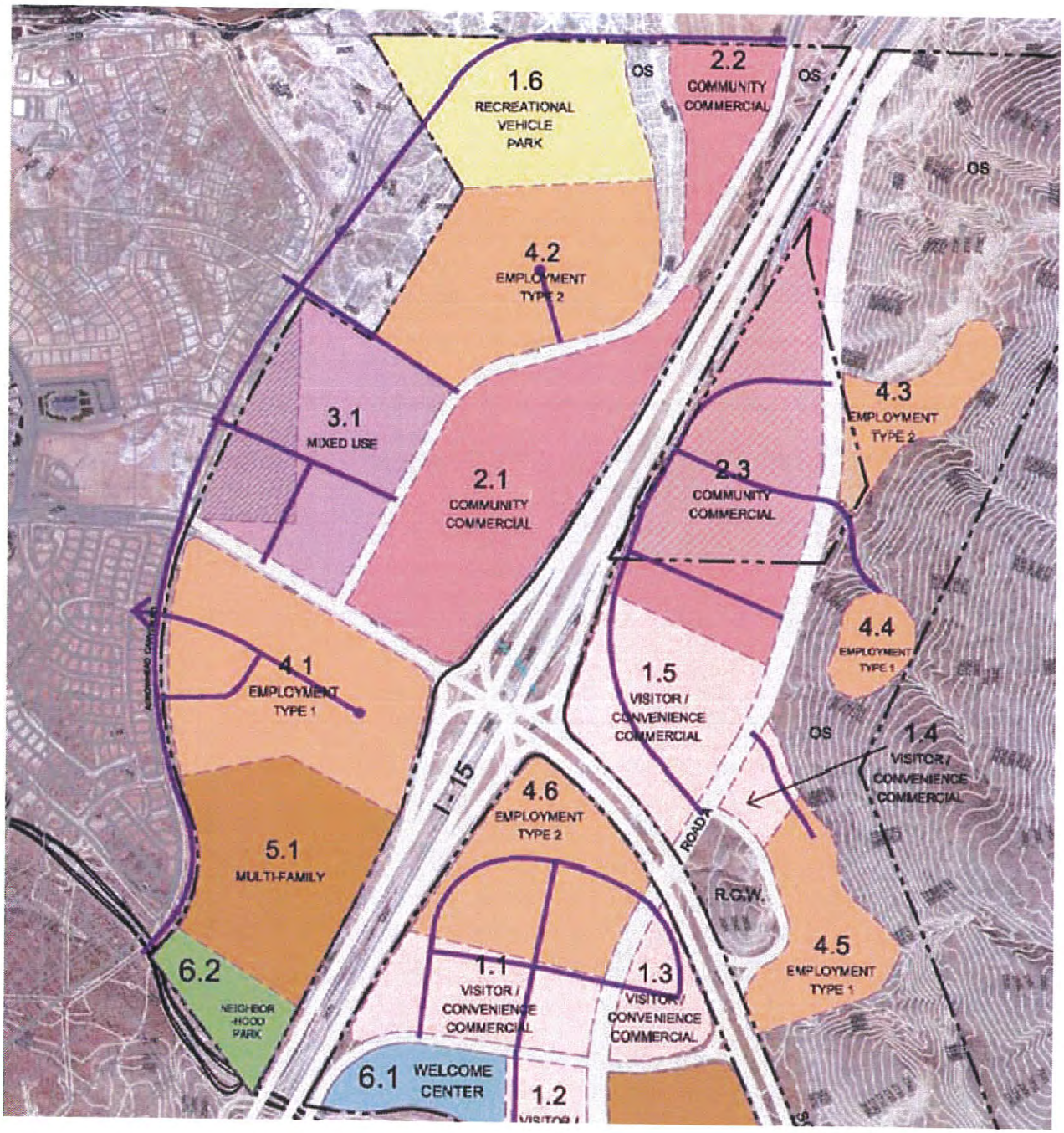


Exhibit 2-1 Land Use Plan
Arrowhills Interchange Area Zone Plan
City of St. George, Utah
1.6 RECREATIONAL VEHICLE PARK
2.2 COMMUNITY COMMERCIAL
4.2 EMPLOYMENT TYPE 2
3.1 MIXED USE
2.1 COMMUNITY COMMERCIAL
2.3 COMMUNITY COMMERCIAL
4.3 EMPLOYMENT TYPE 1
4.4 EMPLOYMENT TYPE 1
1.5 VISITOR / CONVENIENCE COMMERCIAL
1.6 VISITOR / CONVENIENCE COMMERCIAL
1.1 EMPLOYMENT TYPE 1
4.6 EMPLOYMENT TYPE 2
5.1 MULTI-FAMILY
6.2 NEIGHBORHOOD PARK
4.5 EMPLOYMENT TYPE 1
1.1 VISITOR / CONVENIENCE COMMERCIAL
1.3 VISITOR / CONVENIENCE COMMERCIAL
6.1 WELCOME CENTER
1.2 VISITOR / CONVENIENCE COMMERCIAL
FUTURE COMMUNITY PARK (NOT A PART)
5.2 MULTI-FAMILY
I-15
SOUTHERN PARKWAY
VISITOR / CONVENIENCE COMMERCIAL
COMMUNITY COMMERCIAL
EMPLOYMENT
MULTI-FAMILY
RECREATIONAL VEHICLE PARK
NEIGHBORHOOD PARK
WELCOME CENTER
PROJECT AREA BOUNDARY
ZONE PLAN AREA BOUNDARY
THIS PORTION OF PLANNING AREA 3.1 WAS ZONED PD AS PART OF THE ORIGINAL SUN RIVER PD ZONE PLAN IT IS DESIGNATED FOR MIXED COMMERCIAL AND RESIDENTIAL IN THAT APPROVED ZONE PLAN
EXISTING WELCOME CENTER PROPERTY PROJECTED TO BE TRANSFERRED TO THE CITY OF ST. GEORGE
11
December 2006
Sunrise Engineering


1.6
RECREATIONAL VEHICLE PARK
OS
2.2
COMMUNITY COMMERCIAL
OS
OS
4.2
EMPLOYMENT TYPE 2
4.3
EMPLOYMENT TYPE 2
3.1
MIXED USE
2.1
COMMUNITY COMMERCIAL
2.3
COMMUNITY COMMERCIAL
4.4
EMPLOYMENT TYPE 1
4.1
EMPLOYMENT TYPE 1
1.5
VISITOR / CONVENIENCE COMMERCIAL
OS
1.4
VISITOR / CONVENIENCE COMMERCIAL
I-15
4.6
EMPLOYMENT TYPE 2
ROAD A
5.1
MULTI-FAMILY
R.O.W.
4.5
EMPLOYMENT TYPE 1
6.2
NEIGHBOR-HOOD PARK
1.1
VISITOR / CONVENIENCE COMMERCIAL
1.3
VISITOR / CONVENIENCE COMMERCIAL
6.1
WELCOME CENTER
1.2

The Commons at Sun River Development

Traffic Impact Study

St. George, Utah

April 25, 2016

SG-448-1603

HORROCKS
ENGINEERS

Introduction and Summary

Purpose of Report and Study Objectives

The purpose of this Traffic Impact Study (TIS) is to identify the traffic impacts of the proposed The Commons at Sun River Development (The Commons) located in St. George, Utah. The study objectives are to describe the development, define the study intersections, estimate trip generation and distribution for the site before and after development, analyze AM and PM peak traffic conditions with and without the project, and recommend improvements to mitigate traffic impacts.

Executive Summary

Site Location and Study Area- The site for The Commons project is located near the Atkinville Interchange in southwest St. George, and is surrounded by Bluegrass Way, Pioneer Road, Sun River Parkway, and Arrowhead Canyon Drive (see **Figure 1**).

Development Description- The project is proposed to contain two hotels with 120 rooms each, a convenience store/gas station, a sit-down restaurant, a water park, a senior active adult community, and an assisted living center. In total, the project is expected to generate 4,816 trips, with 284 occurring during the AM peak hour and 345 occurring during the PM peak hour.

Conclusions and Recommendations

- The proposed Sun River project is expected to generate 6,213 total trips, with 467 and 446 trips occurring during the AM and PM peak hours respectively. These trips will be distributed to the roadway network in 2018 (Phase I) and 2020 (Phase II).
- The new trips will increase delay on the existing roadway network but not to unacceptable levels.
- All study intersections operate at an acceptable LOS through 2038, both before and after project traffic is added.
- The right-in/right-out access on Sun River Parkway operates at LOS A or B through 2038. The number of right turns into the driveway (over 90 during the peak hour) exceeds the UDOT threshold for adding a right turn pocket for this approach. No queueing issues are anticipated at the access.
- It is recommended that the accesses on the northern half of the development on Pioneer Drive and Arrowhead Canyon Drive be consolidated to two accesses on each street. It is also recommended that accesses on Bluegrass Way be placed across from existing driveways and. The same should be done for the accesses along Havasu Drive between the northern and southern sections of the development.
- The final site plan should ensure adequate sight distance parameters are met per the AASHTO's *A Policy on Geometric Design of Highways and Streets.*
- No mitigation is currently required to accommodate project traffic.

Proposed Project

Site Location

The site for the The Commons is located near the Atkinville Interchange in southwest St. George, and is surrounded by Bluegrass Way, Pioneer Road, Sun River Parkway, and Arrowhead Canyon Drive, as shown in **Figure 1**. There is open space to the east and south, an assisted living center and a residential development to the west, and a fire station and storage spaces to the north.

Figure 1: Site Location

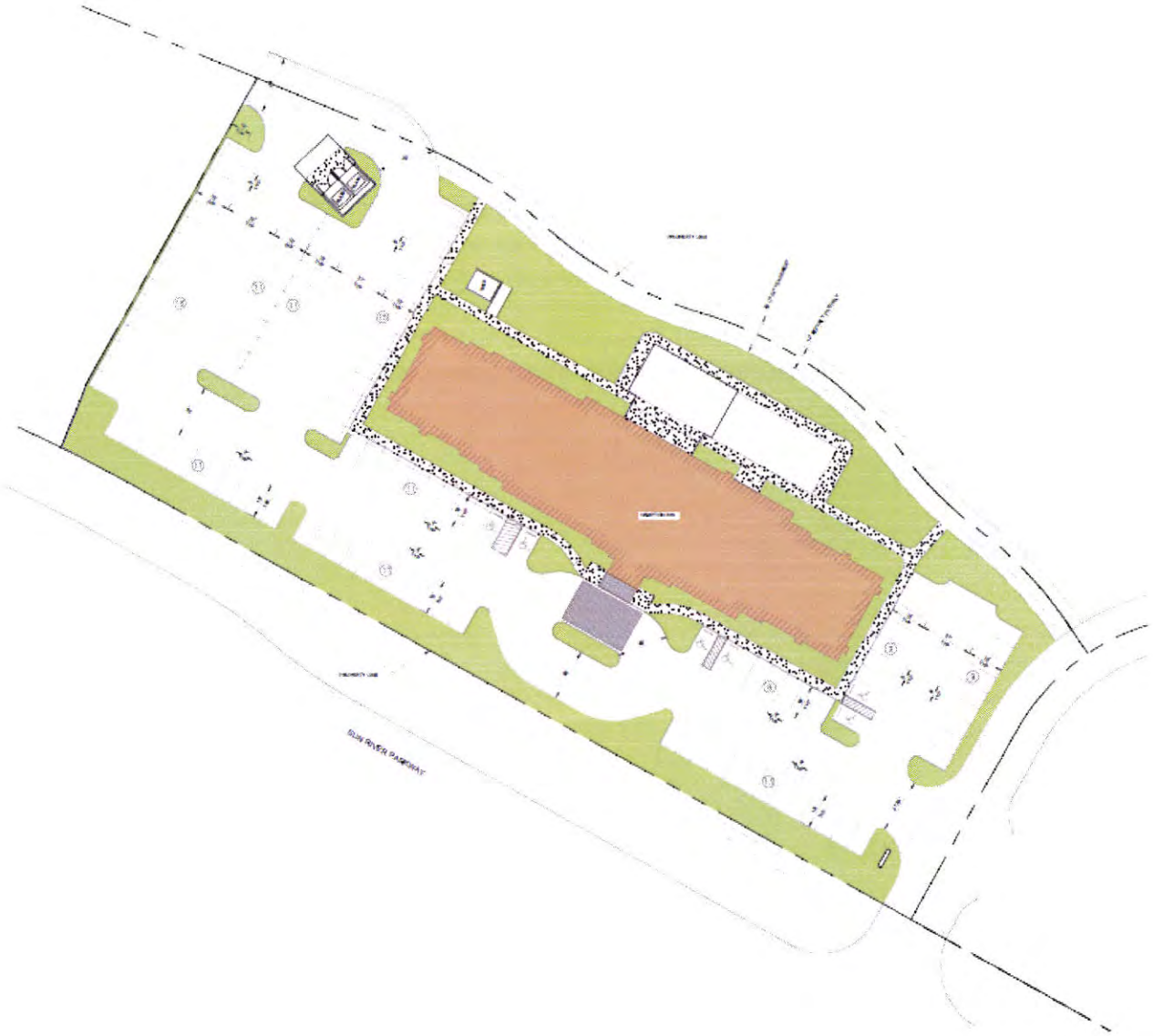
Land Use

The existing site is undeveloped land. The Commons development consists of two hotels, water park, convenience store/gas station, sit-down restaurant, a senior active adult community, and an assisted living center. It is located on commercially zoned property.

Site Plan and Access

Site plans for this development include a plan for the senior active adult community that is located north of Havasu Drive, shown in **Figure 2**, and another plan for the southern portion of the project, which will be located south of Havasu Drive, shown in **Figure 3**.

Hotel Site Plan



Hotel Rendering

SOUTHWEST PERSPECTIVE
2016.07.01

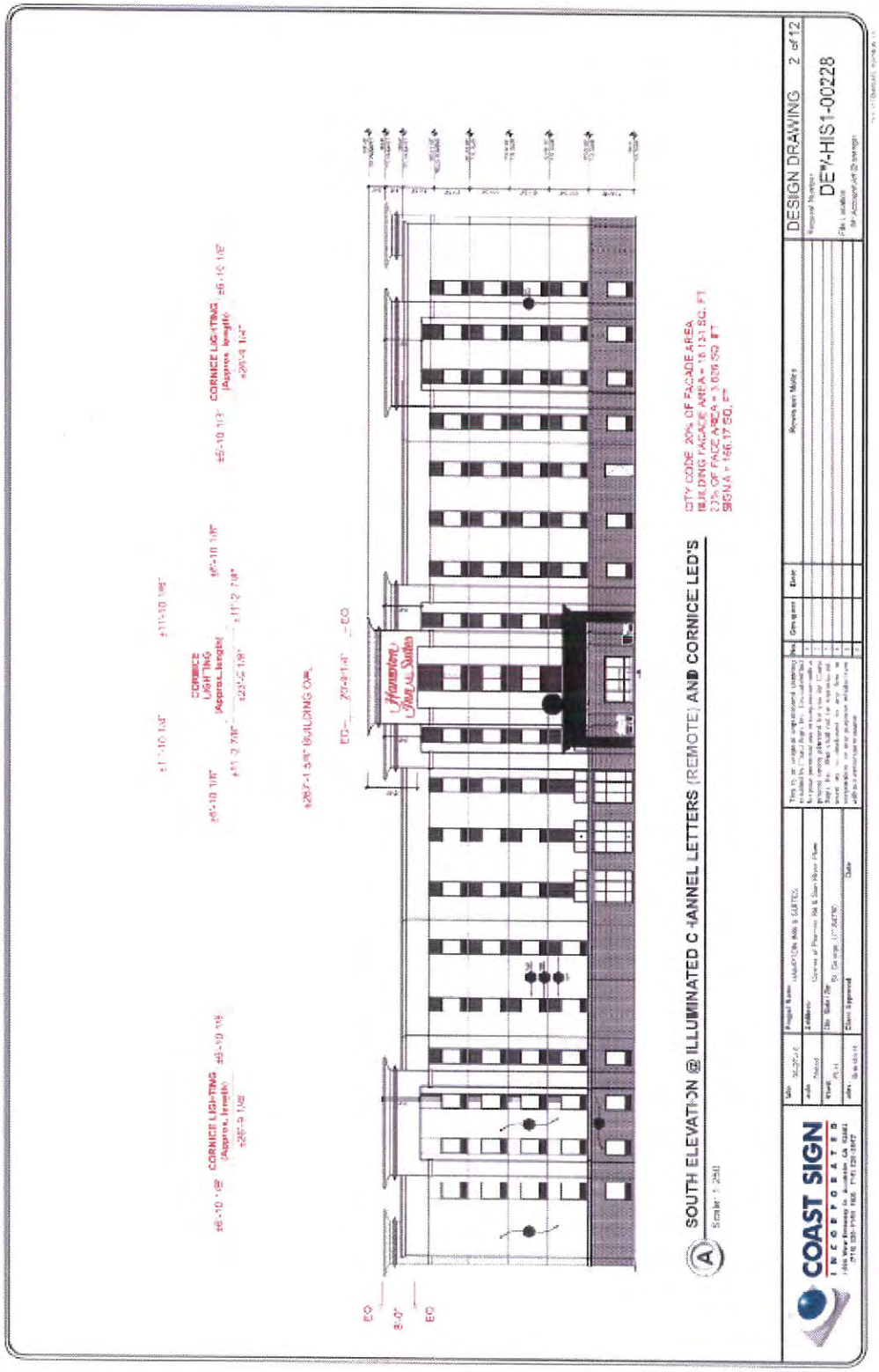
Hotel Elevations

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

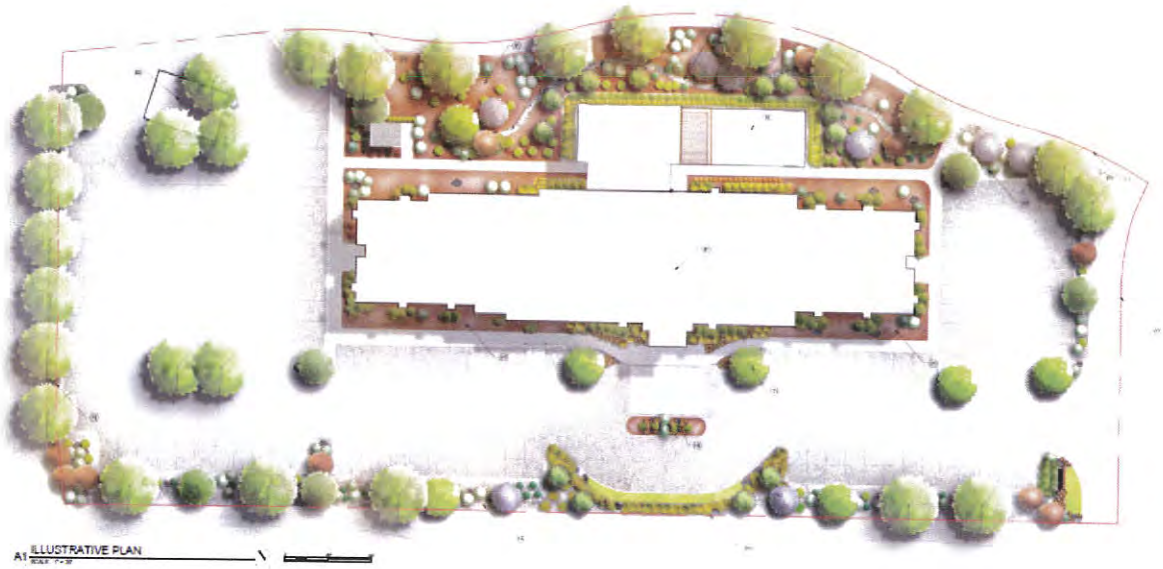
SOUTH ELEVATION


SOUTH ELEVATION @ ILLUMINATED CHANNEL LETTERS (REMOTE) AND CORNICE LED'S
CORNICE LIGHTING
CORNICE LIGHTING
CORNICE LIGHTING
Hampton Inn & Suites
COAST SIGN
INCORPORATED
DESIGN DRAWING 2 of 12
DEV-HIS1-00228

Hotel – Landscaping

PLANTING SCHEDULE

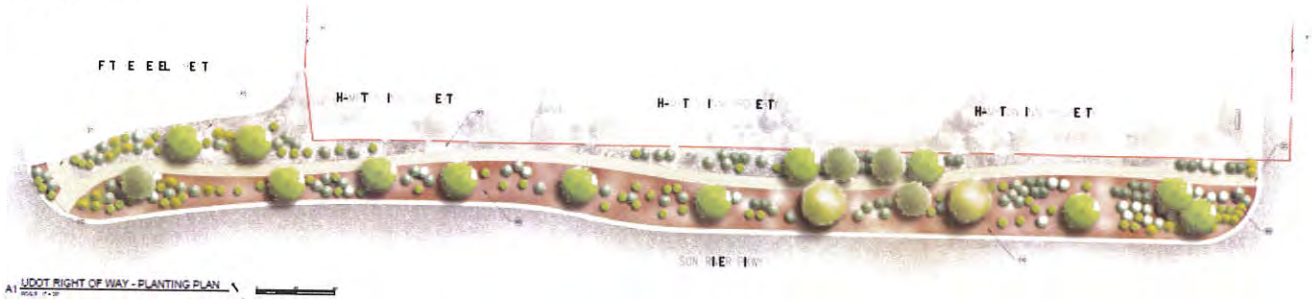
PLANT IMAGERY



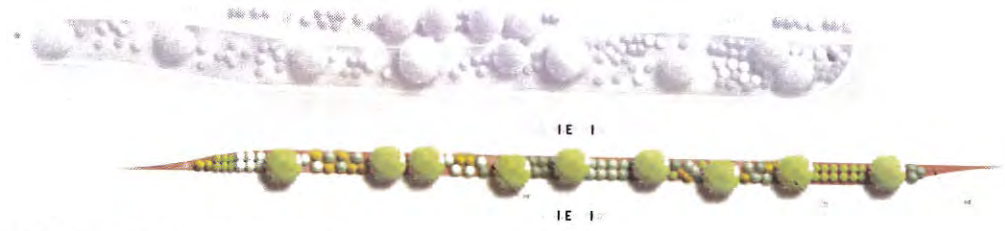
A1 ILLUSTRATIVE PLAN

PLANTING SCHEDULE

PLANT IMAGERY



UDOT RIGHT OF WAY - PLANTING PLAN



UDOT MEDIAN - PLANTING PLAN

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: SR Hotel Group LC & Sun River Development, LC

MAILING ADDRESS 1404 W. Sun River Parkway, Suite 200 St. George UT 84790

PHONE: 435.673.4300 CELL: 435.215.8316 FAX: 435.634.1830

APPLICANT: Same
(If different than owner)

MAILING ADDRESS: Same

PHONE: 435.215.8316 CELL: _____ FAX _____

EMAIL ADDRESS(ES): scott@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): rick@rosenberg.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. See attached.

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

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-027 FILING DATE: 7-5-16 RECEIVED BY: _____ RECIEPT #: _____

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

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? Planned Development Residential (PDR)
2. What zone or zones are requested by this application? Planned Development - Mixed Use
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? N/A
   *(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: 9.78 ac.
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: ± 30 acres of mixed use development. Existing utilities are available in the adjacent public streets to service the project.

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: Sun River Commons
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner: SR Hotel Group LC & Sun River Dev. Phone No. 673-4300
Contact Person/Representative: Scott McCall Phone No. 215-8316
Licensed Surveyor: Brandon Anderson - Rosenberg Associates Phone No. 673-8586

PD ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

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

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

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

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

Step #3 Planning Commission and City Council Hearings

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

Hearing Dates:

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

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

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IV. COMMENTS

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

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

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

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

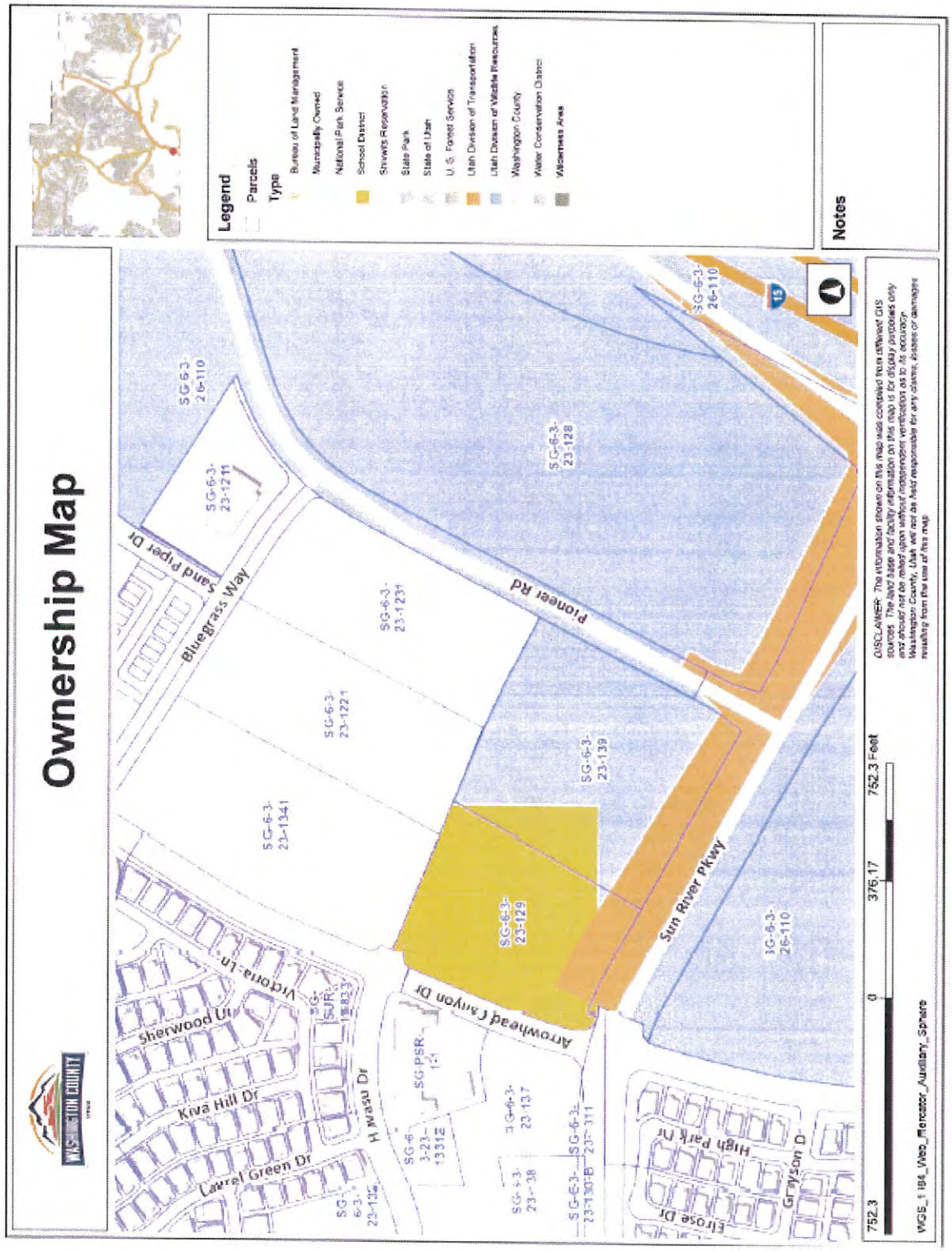
V. APPLICANT AGREEMENT

We the undersigned applicant(s) _____

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

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

_____	_____
Signature	Address
_____	_____
Signature	Address
_____	_____
Signature	Address


Ownership Map
WASHINGTON COUNTY
Legend
Parcels
Type
Bureau of Land Management
Municipally Owned
National Park Service
School District
Shivwits Reservation
State Park
State of Utah
U.S. Forest Service
Utah Division of Transportation
Utah Division of Wildlife Resources
Washington County
Water Conservation District
Wilderness Area
Notes
SG-6-3-26-110
SG-6-3-23-1211
SG-6-3-23-1234
SG-6-3-23-1221
SG-6-3-23-1341
SG-6-3-23-128
SG-6-3-23-139
SG-6-3-23-129
SG-6-3-26-110
Sand Piper Dr
Bluegrass Way
Pioneer Rd
Sherwood Ln
Victoria Ln
Kiva Hill Dr
Laurel Green Dr
H Wash Dr
Arrowhead Canyon Dr
Sun River Pkwy
High Park Dr
Grayson Dr
Elrose Dr
15
752.3
0
376.17
752.3 Feet
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.
WGS_1984_Web_Mercator_Auxiliary_Sphere

PROPERTY OWNERS LIST DECLARATION

City of St. George

175 East 200 North – St. George, UT 84770 (435) 627-4000 – www.sgcity.org

The property owners listed identifies the owners of properties within a certain distance or radius of the external boundaries of a project or property. The labels may be prepared by the Washington County Recorder's Office, Title Company, or by another approved party. A complete property owners list shall consist of the following:

1. Completed and signed declaration
2. List identifying each property owners name, mailing address, and Assessor's Parcel Number (APN)
3. Typed set of mailing labels for each property owner prepared on 8-1/2"x11" sheets of self-adhesive labels in three column format, as shown on the attached sample. All type shall be in capital letters with no punctuation or APN's.
4. Property owner radius map identifying all properties within the required radius. An example radius map is attached.

The property owners list and the required radius shall be based on the application type as described below:

- **Zone Change**
  - [X] Record owner of each parcel within 500 feet of that property (2 sets)
- **Conditional Use Permit or Variance**
  - Record owner of each parcel within 300 feet of that property (1 set)
- **Amended Final Plat**
  - [ ] Record owner of each parcel within 300 feet of that property (1set)
    - if each (100%) record owner of the subdivision gives their consent to the amendment, then labels are not required
- **Vacating a Roadway or Abandoning an Easement**
  - [ ] Record owner of each parcel within 300 feet of that property (1 set)

LABELS PREPARED BY:

Rosenberg Associates

Organization Name

The attached list contains the names and addresses of all persons to whom all property is assessed, and as they appear on the most current County Assessment Roll. This list identifies all properties located within the required area measured from the exterior boundaries of the property legally described by Assessor's Parcel Number(s).

R. Rosenberg

Legal Owner/Agent of property

Date: 7-5-2016

*The list of property owners shall be submitted with the application applying for.

ITEM 2A
Zone Change

PLANNING COMMISSION AGENDA REPORT: **08/23/2016**

ZONE CHANGE
River Walk Village
Case No. 2016-ZC-026

Request: Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 2.95 acres to accommodate a multiple family development project consisting of one dwelling structure, which includes 55 apartment units. The project is "**River Walk Village.**"

Applicant: Switchpoint

Representative: Christian Pritchett, Blueline Development

Property Owner: City of St. George

Area: 2.95 acres

Address: 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 (Single Family Residential 10,000 sq. ft. minimum lot size)

General Plan: HDR (High Density Residential). The General plan was changed from Floodplain (FP) to High Density Residential (HDR), (16 to 22 du/ac) by the St. George City Council on August 4, 2016. *Case No. 2016-GPA-008.*

Adjacent zones:
North: PD-R (Planned Development Residential) and R-2 (Multiply Family)
East: R-1-10 (Single-Family Residential)
South: R-1-10 (Single-Family Residential)
West: PD-R (Planned Development Residential)

Project: The project is being developed, in order to provide affordable housing for the community. Grants and other sources of revenue are being utilized to build the project. The proposal is to build 55 units on a 2.95 acre parcel. The project will consist of one 3-story building. The building will vary in height from 35' to 40'. Most of the building will be 35' with portions of the roof extending up to 40'. The Building will have a variety of units to

accommodate the needs. Units will consist of 1, 2, 3, and 4 bedrooms and the applicant has provided a breakdown in the narrative. Several outdoor amenities are being proposed, which accommodates to different activities. These amenities include a playground, garden area, and pet area.

Units: **55 Total Units**

Density: 18.6 du/ac. According to PD regulations, density shall conform to the limitations set forth in the General Plan, which is 16 to 22 dwelling units per acre. The applicant is proposing a density that is in the middle range of the HDR land use designation.

Parking: Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. In addition, one guest parking space per three units is required. The site is not meeting the guest parking standard. The applicant is providing 110 parking spaces, which includes 55 uncovered, 55 covered. Per city code, the project is required 18 guest parking spaces on site. The applicant is requesting a reduction of 18 guest parking spaces, which the request permitted by code.

According to 10-19-4(A)(4), The city council, upon recommendation from the planning commission, may reduce the requirement for guest parking spaces where the city council finds that evidence supports a decrease in the required amount of guest parking spaces. According to the applicant and narrative, they believe this is sufficient parking. The applicant states in the narrative that given the proposed tenant mix, the majority are lower income and few residents will have more than one car. Please refer to the PD narrative for more information regarding the reduction request.

Landscaping: The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 34% of the site in open space, which conforms to the ordinance.

Recreational Area: As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required and is providing at least 11,000 sq. ft. of designated recreational space. The applicant is proposing a variety of recreation opportunities for the project and Planning Commission review. The applicant is proposing an open playground, grass areas, community garden, and pet area. The applicant is in the process of providing the exact acreage of recreation area and should be provided at the meeting.

Narrative: A written text was provided in compliance with Ord. 10-8-4 (see attached).

Streets: The project will be served by a public street on the south property and have two driveway accesses.

Building Heights: The project will consist of one 3-story building. The building will vary in height from 35' to 40'. Most of the building will be 35' with portions of the roof extending up to 40'. The applicant is requesting a greater height than what is permitted. The PD zoning ordinance does allow for an increase in height and states: No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as a part of the zone change approval. The applicant is proposing a 5' height allowance. North of the property is the location of the recently approved Greyhawk apartments, which will have several 4-story buildings at 45' in height. On the south of the property, is the location of the Virgin River. The property will be surrounded by 4-story buildings and the Virgin River, therefore staff believes the 5' allowance will have minimal impact.

Staff Comments: The property is mostly isolated and surrounded by a future high density project to the northwest and Virgin River on the southeast, therefore impacts to surrounding areas are minimal. In addition, the access to the trail system, future commercial, and future city park, appears to be a good location for affordable housing. Any motion for the application should specifically address the increase in height and reduction of guest parking.

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

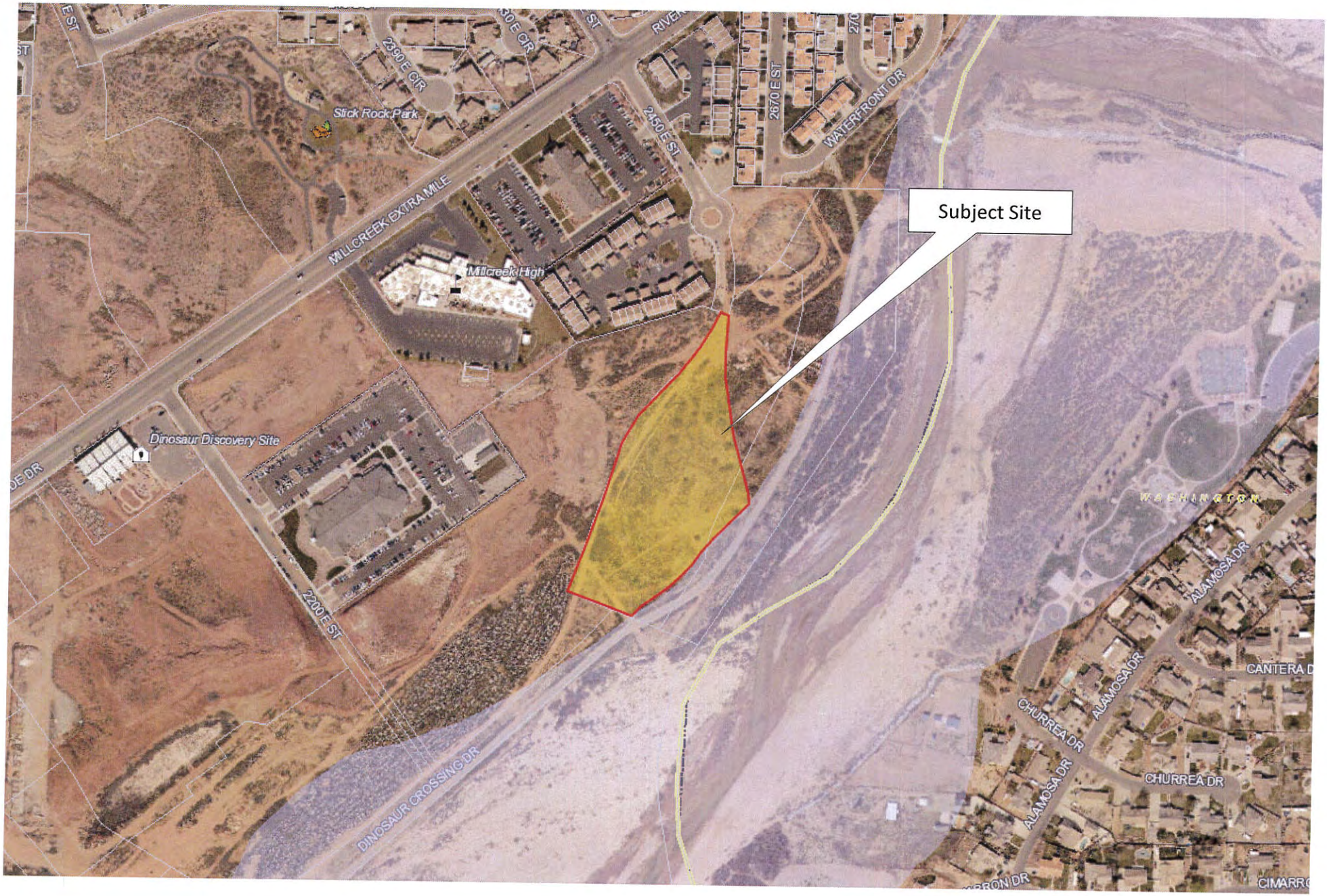
2. Buildings must meet setback and building separation requirements for the PD zone.

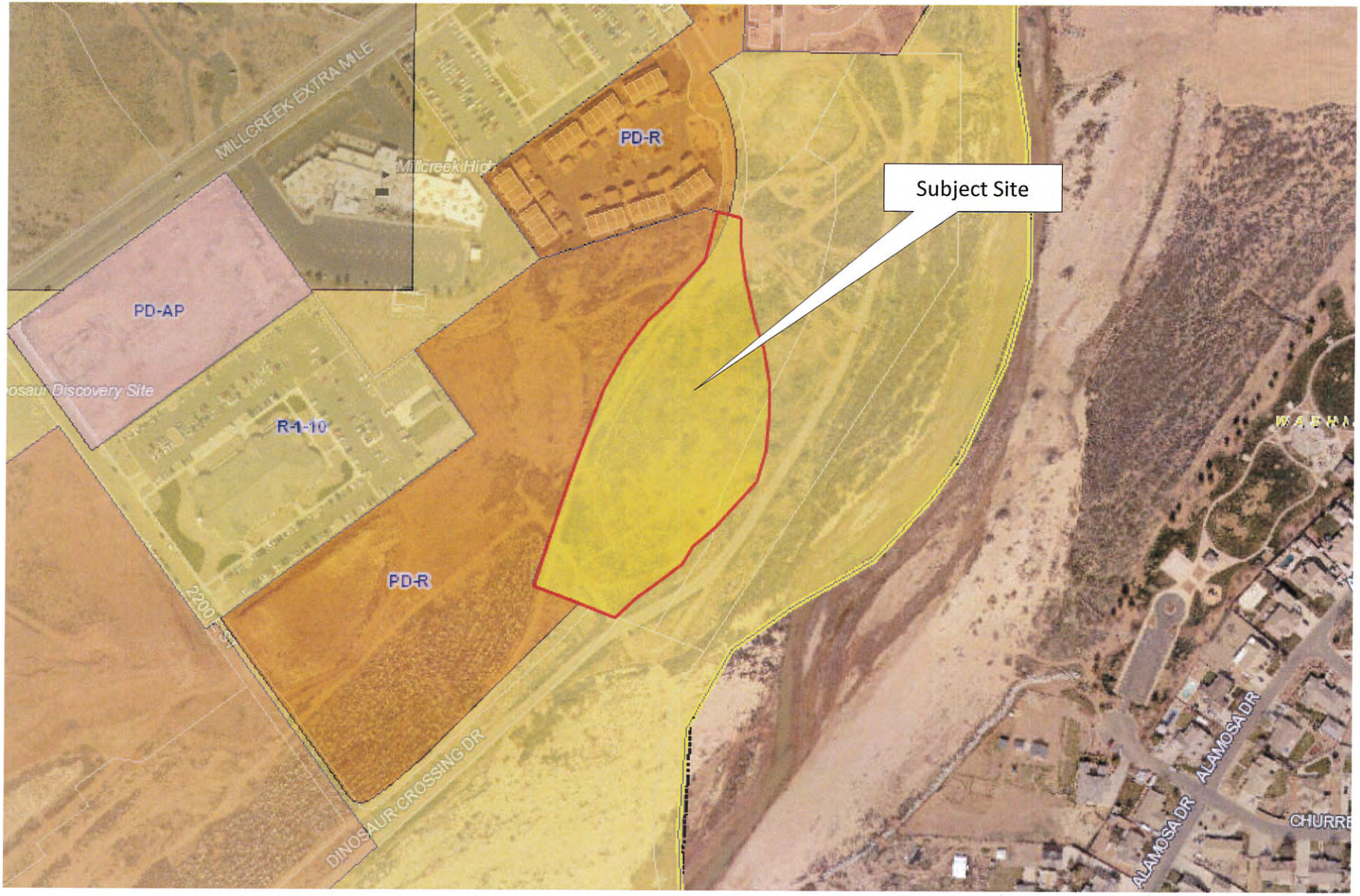
3. The applicant is requesting building heights greater than thirty-five (35) feet, which requires specific approval as part of the zone change.

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

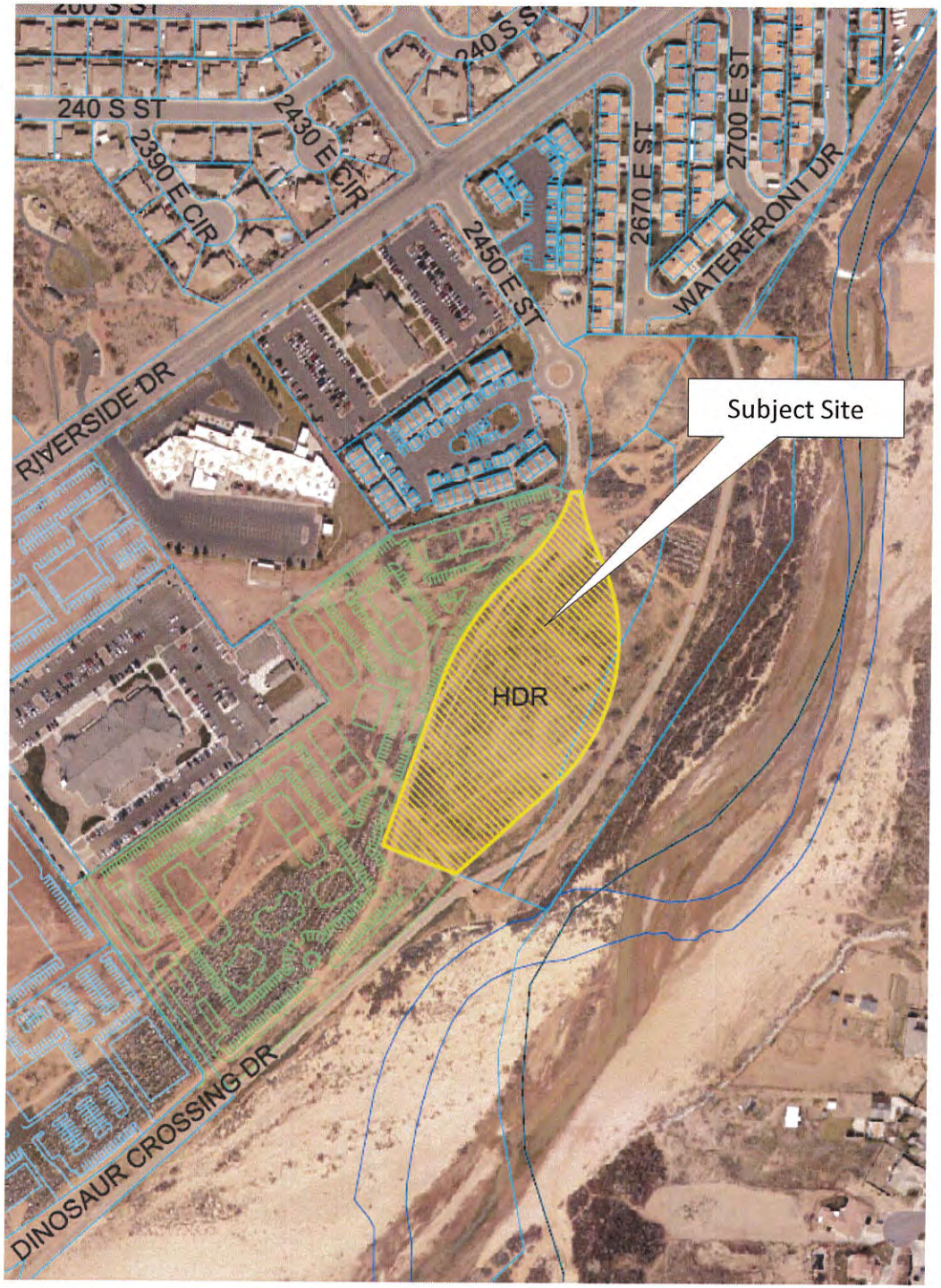
5. The applicant is requesting a reduction of eighteen (18) parking stales for guest parking. Guest parking may be reduced by the City Council with the recommendations of the Planning Commission, if evidence supports a decrease in the amount of guest parking.

2016-ZC-026
River Walk Village PD

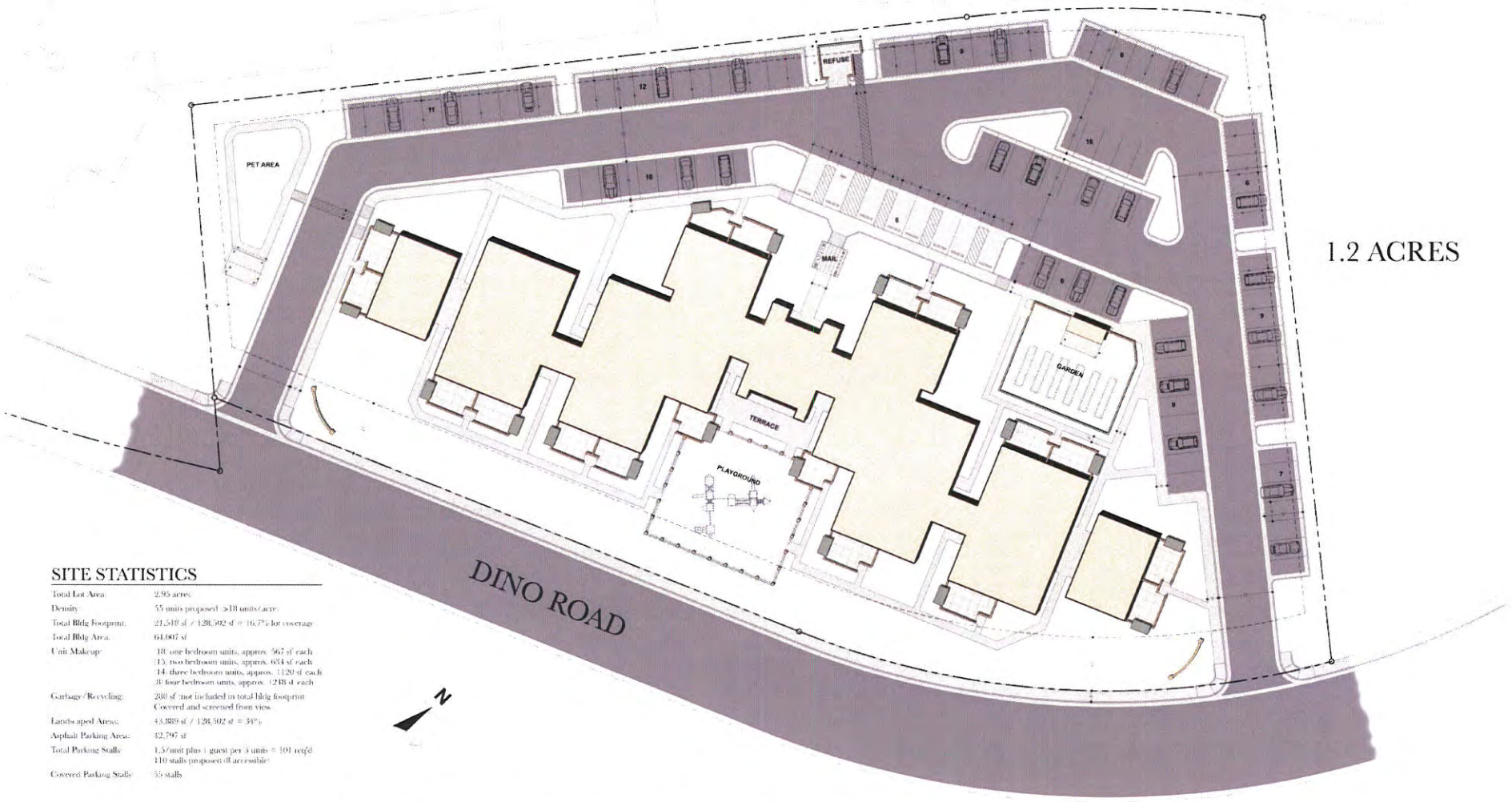

Subject Site
MILLCREEK EXTRA MILE
Millcreek High
Stick Rock Park
Dinosaur Discovery Site
2200 E ST
DINOSAUR CROSSING DR
2450 E ST
2670 E ST
WATERFRONT DR
ALAMOSA DR
CHURREA DR
CANTERA D



Current Zoning



GP Approved August 8, 2016



1.2 ACRES

SITE STATISTICS

Total Lot Area:	2.95 acres
Density:	55 units proposed: >18 units/acre
Total Bldg Footprint:	21,518 sf / 128,502 sf = 16.7% lot coverage
Total Bldg Area:	64,007 sf
Unit Makeup:	18: one bedroom units, approx. 567 sf each 15: two bedroom units, approx. 654 sf each 14: three bedroom units, approx. 1120 sf each 8: four bedroom units, approx. 1248 sf each
Garbage/Recycling:	288 sf (not included in total bldg footprint Covered and screened from view
Landscaped Areas:	43,889 sf / 128,502 sf = 34%
Asphalt Parking Area:	42,797 sf
Total Parking Stalls:	1.5/unit plus 1 guest per 5 units = 101 req'd 110 stalls proposed (8 accessible)
Covered Parking Stalls:	55 stalls

CONCEPTUAL SITE PLAN

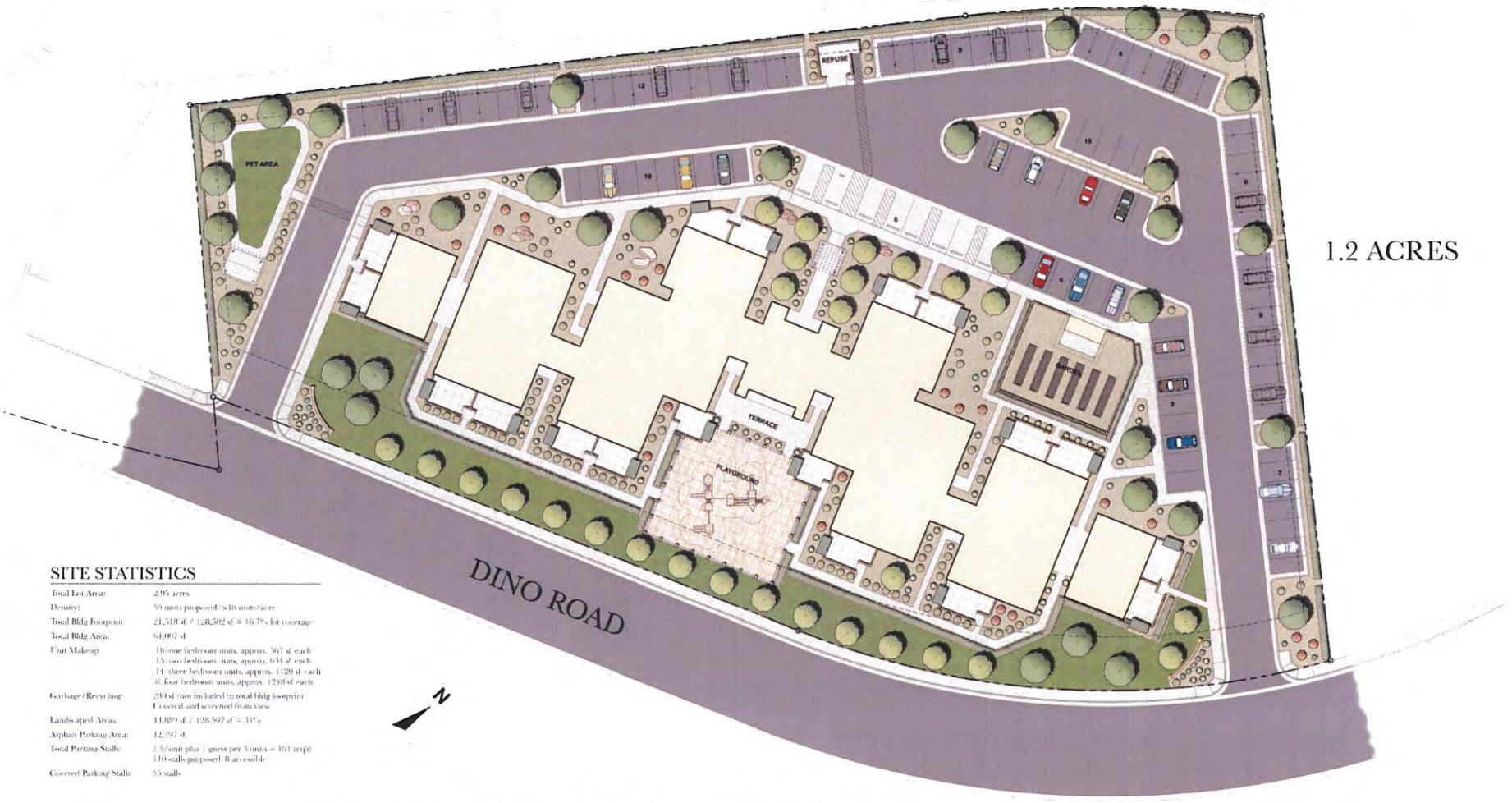
0 10 20 40 60

RIVERWALK VILLAGE
SWITCHPOINT COMMUNITY RESOURCE CTR.

switchpoint

BLUELINE DEVELOPMENT, INC

gen architects, inc.



1.2 ACRES

SITE STATISTICS

Total Lot Area:	2.95 acres
Density:	55 units proposed / 58.10 units/acre
Total Bldg Footprint:	21,548 sf / 128,502 sf = 16.7% lot coverage
Total Bldg Area:	64,002 sf
Unit Makeup:	18: one bedroom units, approx. 567 sf each 15: two bedroom units, approx. 934 sf each 14: three bedroom units, approx. 1120 sf each 8: four bedroom units, approx. 1248 sf each
Garbage/Recycling:	200 sf (not included in total bldg footprint Covered and screened from view
Landscaped Areas:	44,889 sf / 128,502 sf = 34%
Asphalt Parking Area:	32,797 sf
Total Parking Stalls:	1.5/unit plus 1 guest per 5 units = 101 req'd 110 stalls proposed: 8 accessible
Covered Parking Stalls:	55 stalls

CONCEPTUAL LANDSCAPE PLAN

0 10 20 40 60

RIVERWALK VILLAGE
SWITCHPOINT COMMUNITY RESOURCE CTR

switchpoint

BLUELINE DEVELOPMENT, INC.

gen architects, inc.

NORTH ELEVATION STUDY

SOUTH ELEVATION STUDY

WEST ELEVATION STUDY

SCALE: 0' 5' 10' 20' 40'

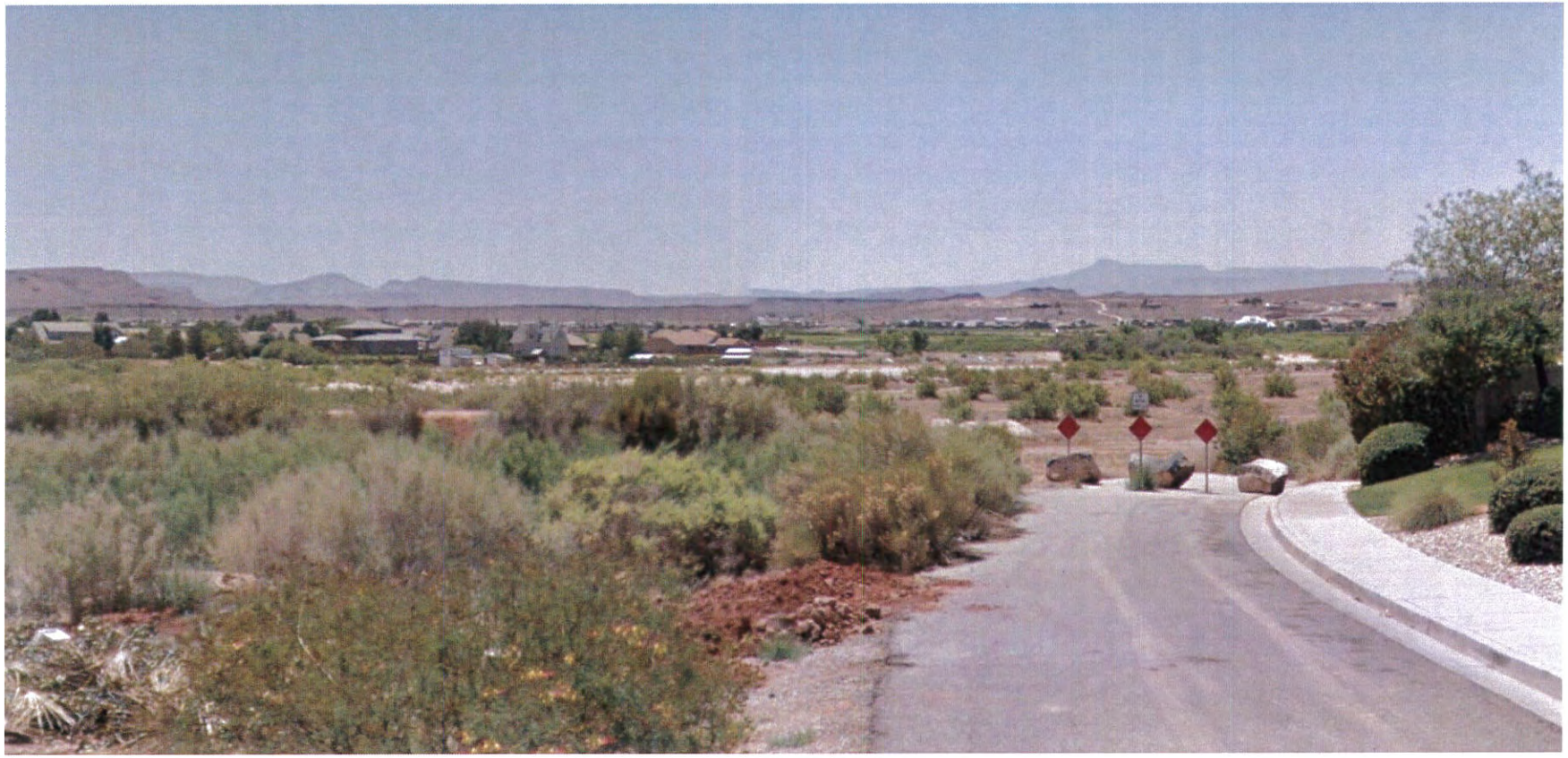
EAST ELEVATION STUDY

RIVERWALK VILLAGE
SWITCHPOINT COMMUNITY RESOURCE CTR.

switchpoint

BLUELINE DEVELOPMENT, INC.

gen
gen architects, inc.



ITEM 2B
Zone Change

PLANNING COMMISSION AGENDA REPORT: **08/23/2016**

ZONE CHANGE
Sage Meadows
Case No. 2016-ZC-031

Request: Consider a zone change on 0.61 acres from R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). To adjust the zoning to the lot configuration (*see exhibits*)

Representative: Mr. Scott Woolsey, Alpha Engineering

Location: The property is north of Sage Meadows Phase 3 between 2940 East and 3000 East

Acreage: 0.16 acres

Existing Zoning: R-1-12

General Plan: LDR (Low Density Residential) and EQ Buffer.

Adjacent zones:
North = A-20
South = R-1-10
West = R-1-10
East = A-1

Zoning Request: The applicant is requesting that 0.16 acres be changed to R-1-10.

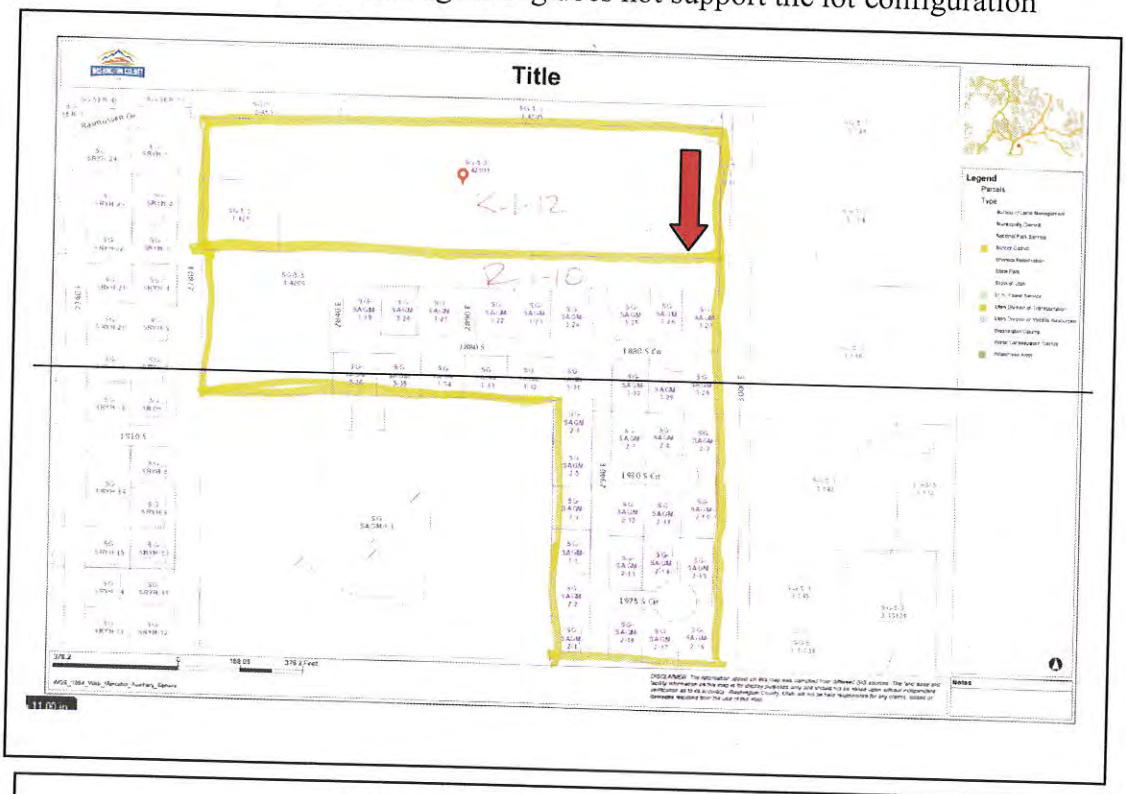
The total R-1-12 = 8.27 acres
The total R-1-10 = 16.10 acres

Options: The Planning Commission has several options:
1. Deny the zone change
2. Approve the zone change as presented
3. Table the zone change to allow for any additional information to be provided as determined.

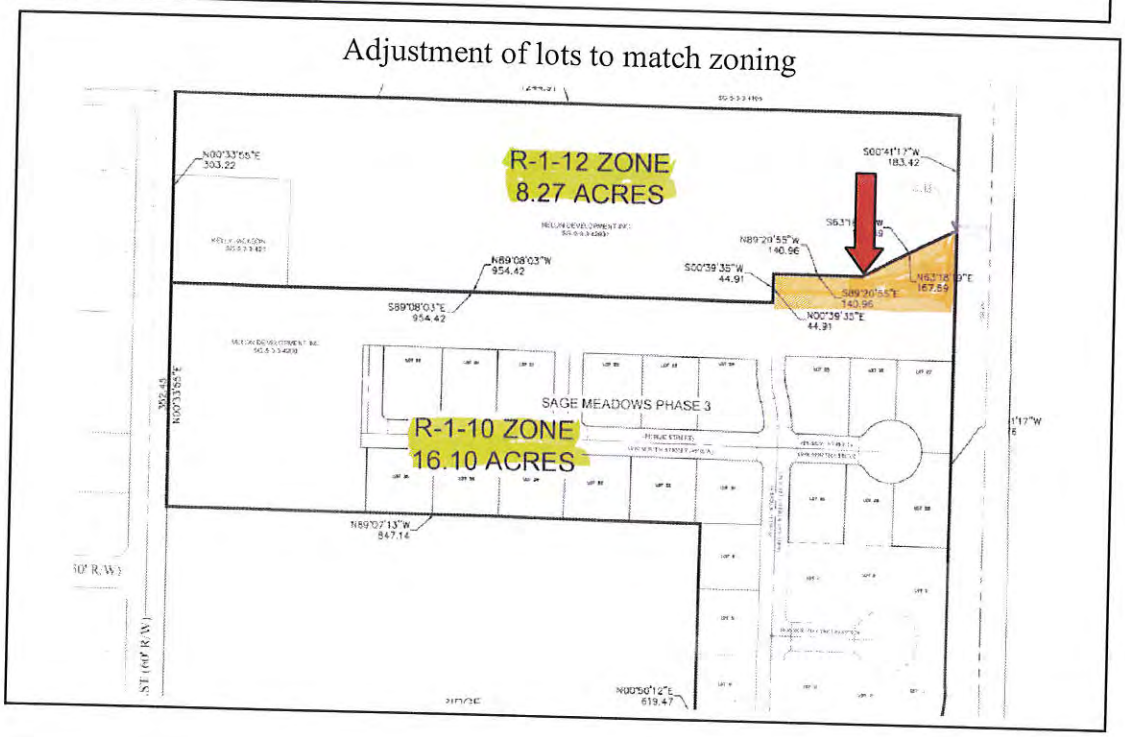
EXAMPLE
Motion to Approve: Note that any motion to approve this zone change would need to include, but not be limited to:

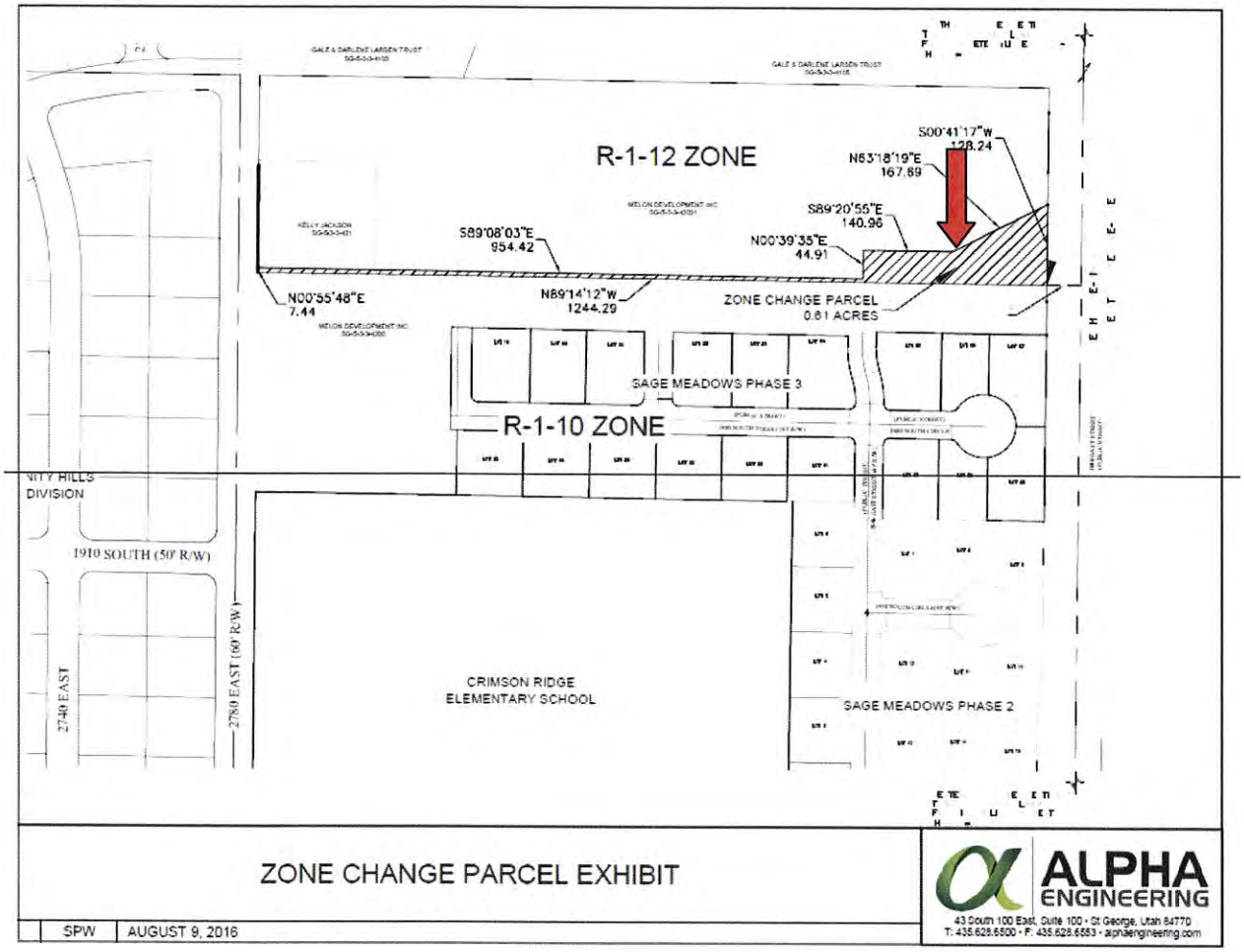
The Planning Commission recommends approval to rezone 0.16 acres from R-1-12 to R-1-10 as presented.

Note: The existing zoning does not support the lot configuration



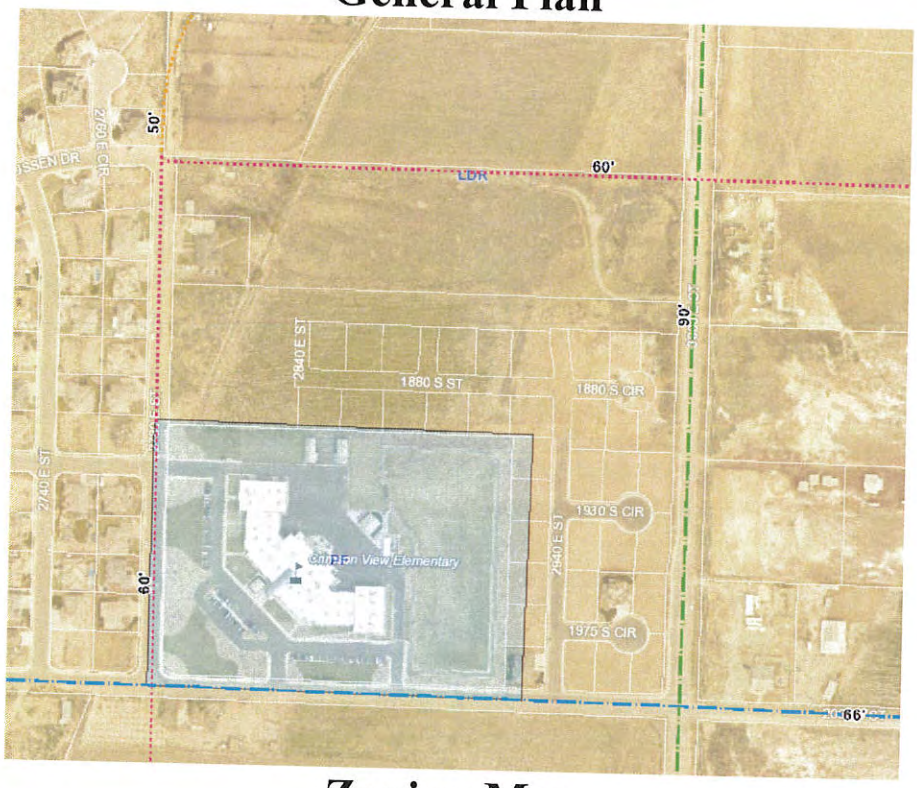
Adjustment of lots to match zoning




R-1-12 ZONE
S00°41'17"W
128.24
N63°18'19"E
167.89
S89°20'55"E
140.96
N00°39'35"E
44.91
S89°08'03"E
954.42
N89°14'12"W
1244.29
N00°55'48"E
7.44
ZONE CHANGE PARCEL
0.61 ACRES
SAGE MEADOWS PHASE 3
R-1-10 ZONE
NITY HILLS
DIVISION
1910 SOUTH (50' R/W)
2740 EAST
2780 EAST (60' R/W)
CRIMSON RIDGE
ELEMENTARY SCHOOL
SAGE MEADOWS PHASE 2
ZONE CHANGE PARCEL EXHIBIT
SPW
AUGUST 9, 2016
ALPHA
ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Aerial - Vicinity

General Plan



Zoning Map

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: Megow Development Inc.
1842 So. 3430 E. St. George, UT 84790
MAILING ADDRESS: ~~1407 So.~~ 1440 E. Circle St. UT 84790
PHONE: _____ CELL: _____ FAX: _____
APPLICANT: Scott Woolsey / Alpha Engineering Co.
(If different than owner)
MAILING ADDRESS: 43 S. 100 E. Suite 100
PHONE: [redacted]
EMAIL ADDRESS(ES): ScottWoolsey@alphaengineering.com
CONTACT PERSON / REPRESENTATIVE: Scott Woolsey / Alpha Engineering Cor
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: 43 S. 100 E. Suite 100 St. George, UT 84770
PHONE [redacted]
EMAIL ADDRESS(ES): ScottWoolsey@alphaengineering.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. 3000 East & 1890 South

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

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

OFFICE STAFF USE ONLY
CASE #: 2016-ZC-031 FILING DATE: 8/9/16 RECEIVED BY: [signature] RECIEPT #: NO FEE
†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-12 & R-1-10
2. What zone or zones are requested by this application? R-12 & R-10 Changed Lines
3. Is the zone change in harmony with the present City General Plan? Yes X No _____
4. If no, what does the City General Plan propose for the subject property? _____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change 16.162 & 8.27
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: _____

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 Sage Meadows Ph-4
*(Project name **must be** previously approved by the Washington County Recorder & City Planning*
Developer/Property Owner _____ Phone No. [redacted]
Contact Person/Representative Scott Woolsey Phone No. [redacted]
Licensed Surveyor Scott Woolsey Phone No. 632-6560

ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

- ✓ 6. This Zone Change application form completed and signed;
- ✓ 7. Appropriate** **Filing Fee:** **$500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus**
- ✓ 8. County ownership plat with boundary of zone change outlined;
- ✓ 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. 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) Scott P. Woolsey
(is)(are) the owner(s) agent
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
Scott P. Woolsey	435 S. 100 E. Suite 10, St. George UT 84770
Signature	Address
Signature	Address

PROPERTY OWNERS LIST DECLARATION

City of St. George

175 East 200 North – St. George, UT 84770 – (435) 627-4000 – www.sgcity.org

The property owners listed identifies the owners of properties within a certain distance or radius of the external boundaries of a project or property. The labels may be prepared by the Washington County Recorder's Office, Title Company, or by another approved party. A complete property owners list shall consist of the following:

1. Completed and signed declaration
2. List identifying each property owners name, mailing address, and Assessor's Parcel Number (APN)
3. Typed set of mailing labels for each property owner prepared on 8-1/2"x11" sheets of self-adhesive labels in three column format, as shown on the attached sample. All type shall be in capital letters with no punctuation or APN's.
4. Property owner radius map identifying all properties within the required radius. An example radius map is attached.

The property owners list and the required radius shall be based on the application type as described below:

- **Zone Change**
  - ✓ Record owner of each parcel within 500 feet of that property (2 sets)
- **Conditional Use Permit or Variance**
  - Record owner of each parcel within 300 feet of that property (1 set)
- **Amended Final Plat**
  - Record owner of each parcel within 300 feet of that property (1set)
    - if each (100%) record owner of the subdivision gives their consent to the amendment, then labels are not required
- **Vacating a Roadway or Abandoning an Easement**
  - Record owner of each parcel within 300 feet of that property (1 set)

LABELS PREPARED BY:

Alpha Engineering Co.
Organization Name

The attached list contains the names and addresses of all persons to whom all property is assessed, and as they appear on the most current County Assessment Roll. This list identifies all properties located within the required area measured from the exterior boundaries of the property legally described by Assessor's Parcel Number(s).

Legal Owner/Agent of property

Date: 3/5/14

*The list of property owners shall be submitted with the application applying for.

Zone Change Map
Washington County
Legend
Parcels
Type
Bureau of Land Management
Municipality District
National Park Service
School District
Shivwits Reservation
State Park
State of Utah
U.S. Forest Service
Utah Division of Transportation
Utah Division of Wildlife Resources
Washington County
Water Conservation District
Wilderness Area
Notes
3650 S
Pebble Dr
Granite Dr
515 W
1580 S
1540 S
1480 S
Marble Dr
Cobalt Dr
Flint St
Rasmussen Dr
1910 S
2000 S
2700 E
2660 E
2580 E
2530 E
SG-SER-1
SG-SAGM-1
752.33
1,504.7
0
1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

ITEM 3
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **08/23/2016**

FINAL SUBDIVISION PLAT
The Cove at Little Valley Phase 1
Case No. 2016-FP-048

Request:	Consider a 23 Lot Residential Final Subdivision Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at the south east intersection of Horseman Park Drive and 2350 East Street (Little Valley Area)
Zone:	R-1-12
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Staff Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for The Cove at Little Valley Phase 1 and authorize the Chairman to sign.

Vicinity Map
NOT TO SCALE
St. George

NOTE: SEE SHEET 2 FOR CURVE TABLES, LINE TABLES AND LEGEND

8/15/16 6134 ROGER M. BUNDY

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

THE COVE AT LITTLE VALLEY PHASE 1

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N88°48'24"W, 903.44 FEET ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE WITNESS CORNER FOR THE SOUTH 1/4 CORNER OF SECTION 9, T43S, R15W, SLB&M, FROM THE SOUTHEAST CORNER OF SAID SECTION 9, SAID POINT BEING ON THE BOUNDARY OF THE VILLAGE AT LITTLE VALLEY PHASE 1 AMENDED & EXTENDED, FILED AS DOCUMENT NO. 20130013224 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S0°08'43"E, 86.96 FEET; THENCE S89°50'31"W, 172.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 2350 EAST STREET, A PUBLIC ROADWAY BY DEDICATION DOCUMENT NO. 20150037349; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: N1°25'12"E, 518.46 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 39.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°31'47" TO THE SOUTHERLY RIGHT OF WAY LINE OF HORSEMAN PARK DRIVE, A PUBLIC ROADWAY BY DEDICATION DOCUMENT NO. 20150037349; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: N88°03'25"E, 283.75 FEET TO THE POINT OF CURVE OF A 666.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 455.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°02'46"; THENCE S46°50'58"E, 106.30 FEET; THENCE S48°19'21"W, 41.24 FEET; THENCE S43°02'49"E, 172.79 FEET TO A POINT ON A 943.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N43°02'49"W; THENCE SOUTHWESTERLY 31.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°54'53"; THENCE S40°39'14"E, 144.12 FEET; THENCE S59°30'50"W, 368.32 FEET; THENCE S1°26'40"W, 5.12 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE VILLAGE AT LITTLE VALLEY PHASE 1 AMENDED & EXTENDED; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: S74°15'55"W, 37.21 FEET; THENCE S76°05'25"W, 201.50 FEET; THENCE S71°44'25"W, 131.40 FEET; THENCE S66°02'25"W, 25.00 FEET; THENCE N42°17'35"W, 60.00 FEET; THENCE N1°12'25"E, 35.54 FEET; THENCE N88°47'37"W, 54.54 FEET; THENCE S0°08'43"E, 106.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.000 ACRES MORE OR LESS.

OWNER'S DEDICATION

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

THE COVE AT LITTLE VALLEY PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "THE COVE AT LITTLE VALLEY PHASE 1" DATED_____, AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO._____IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE, IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS_____DAY OF,_____, 2016.

SULLIVAN FIELD, LLC
BY: SHAUN SULLIVAN, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
WASHINGTON COUNTY) S.S.

ON THE_____DAY OF_____, 2016, PERSONALLY APPEARED BEFORE ME, SHAUN SULLIVAN, WHO BEING DULY SWORN SAYS THAT HE IS MANAGER OF SULLIVAN FIELD, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SULLIVAN FIELD, LLC AND HE ACKNOWLEDGED TO ME THAT SULLIVAN FIELD, LLC EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

NOTARY COMMISSIONED IN UTAH
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

FINAL PLAT

THE COVE AT LITTLE VALLEY PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

R&B SURVEYING, INC.
257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

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

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	32.70'	20.00'	93°40'36"
C3	18.99'	20.00'	54°24'36"
C4	51.17'	50.00'	58°37'52"
C5	64.93'	50.00'	74°23'59"
C6	95.04'	50.00'	108°54'27"
C7	37.75'	50.00'	43°15'19"
C8	17.78'	20.00'	50°56'36"
C9	88.28'	943.00'	5°21'46"
C10	86.41'	943.00'	5°51'28"
C11	105.05'	943.00'	6°22'59"
C12	105.05'	943.00'	6°22'59"
C13	105.05'	943.00'	6°22'59"
C14	105.05'	943.00'	6°22'59"
C15	100.67'	943.00'	6°06'59"
C16	113.17'	998.00'	7°13'14"
C17	112.79'	998.00'	7°11'27"
C18	113.17'	898.00'	7°13'14"
C19	113.17'	898.00'	7°13'14"
C20	99.93'	998.00'	6°22'33"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C21	31.84'	20.01'	90°37'18"
C22	30.58'	20.00'	87°36'08"
C23	77.35'	666.00'	6°39'15"
C24	90.07'	666.00'	7°44'55"
C25	90.07'	666.00'	7°44'55"
C26	90.07'	666.00'	7°44'55"
C27	90.07'	666.00'	7°44'55"
C28	27.87'	666.00'	2°23'51"
C29	58.86'	920.50'	3°32'44"
C30	2.57'	920.50'	0°09'35"
C31	81.73'	920.50'	3°50'33"
C32	45.27'	920.50'	2°49'03"
C33	43.88'	920.50'	2°43'55"
C34	566.02'	920.50'	35°13'52"
C35	17.36'	293.50'	3°23'19"
C36	31.92'	307.50'	5°56'51"
C37	4.73'	25.00'	10°49'50"
C38	2.70'	25.00'	6°11'26"
C39	0.70'	25.00'	1°36'24"
C40	32.85'	25.00'	74°58'16"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.15'	N42°44'17"E
L2	68.39'	N1°29'09"E
L3	35.01'	N9°30'11"E

MORTGAGEE CONSENT TO RECORD

WE, BANK OF AMERICAN FORK, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____

VICE PRESIDENT _____

CORPORATE ACKNWLEDGMENT (CONSENT)

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A VICE PRESIDENT OF THE BANK OF AMERICAN FORK AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

NOTARY COMMISSIONED IN UTAH
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

LEGEND

- SECTIONAL MONUMENTATION (AS NOTED)
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I MONUMENT
- CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- CLASS 2 MONUMENT TO BE SET
- ADDITIONAL ROADWAY AREA BEING DEDICATED TO THE CITY OF ST. GEORGE WITH THE RECORDING OF THIS PLAT
- LANDSCAPE AREA TO BE MAINTAINED BY ADJOINING LOTS

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED R&B SURVEYING LS-7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).

3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT AND CORNER SIDE YARD SETBACK, 8 FOOT AND 10 FOOT SIDE YARD SETBACK. ALL REAR YARD SETBACKS SHALL BE 10 FOOT. LOTS 16, 17 AND 39 SHALL HAVE A 20 FOOT SETBACK FROM THE PROPERTY LINE WHERE A 6 FOOT PRIVACY WALL IS REQUIRED TO BE CONSTRUCTED ALONG 2350 EAST.

4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 3, 2016. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.

GENERAL NOTES AND RESTRICTIONS CONT.

6. A MINIMUM 10 FOOT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG 2350 EAST STREET ON THE STREET SIDE OF A 6 FOOT TALL PRIVACY WALL REQUIRED ALONG LOTS 16, 17 AND 39 ABUTTING 2350 EAST STREET. LANDSCAPE STRIP WILL BE ALLOWED TO NARROW WHERE DECELERATION LANE IS CONSTRUCTED.

7. DRIVEWAY ACCESS RESTRICTION–LOTS 16, 17, AND 39 SHALL HAVE NO ACCESS ONTO 2350 EAST STREET.

8. THE HEIGHT OF ANY RETAINING WALL, OR THE HEIGHT OF THE COMBINATION OF SOLID FENCE ON TOP OF A RETAINING WALL OR ROCKERY TYPE WALL, IS RESTRICTED BY CITY OF ST. GEORGE ORDINANCE 10-16-4. OWNERS, BUILDER AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS ORDINANCE AND COMPLY WITH IT.

9. OWNERS OF LOTS 33 THROUGH 39 ARE REQUIRED TO MAINTAIN THE SIX FOOT LANDSCAPE STRIP ALONG HORSEMAN PARK DRIVE BETWEEN THE BACK OF CURB AND SIDEWALK IN GOOD CONDITION, AND PROVIDE A MINIMUM OF TWO SHADE TREES INCLUDED ON THE CITY STREET TREE LIST IN THE LANDSCAPE AREA OF EACH LOT FRONTAGE.

10. THIS SUBDIVISION UTILIZES LOT SIZE AVERAGING; THEREFORE, SOME LOTS MAY BE UNDER THE MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR THE ZONING CLASSIFICATION.

11. LOT 40 IS REQUIRED TO HAVE A CIRCULAR DRIVEWAY.

NOTE TO LOT OWNERS

THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

R&B SURVEYING, INC.
257 PROCTER PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

FINAL PLAT

THE COVE AT LITTLE VALLEY PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M.

ITEM 4

HILLSIDE REVIEW BOARD AGENDA REPORT: **08/17/2016**
PLANNING COMMISSION MEETING: **08/23/2016**

HILLSIDE DEVELOPMENT PERMIT: Case No. 2016-HS-002
Insite Wireless – Gubler – Off Dixie Drive

Background: The City Attorney's Office has been coordinating with the applicants and their attorney for required agreements and annexation processing of this site necessary to bring it into the City boundaries. At this time, it's concurrently requested to have the site reviewed for hillside permitting.

In order to operate this proposed telecommunications tower, City utilities are required (*particularly electricity*); in order to provide utilities, the land must be located within the City limits, and thus the reason for the proposed annexation.

Request: A request for a Hillside Development Permit to allow development of a 100 foot (100') tall cell tower.

Project Overview: The property is currently vacant and the developer is seeking permission to develop a cell tower site.

Location: The property is generally located off of Dixie Drive (*across Dixie Drive near Star Nursery*) (see exhibits).

Lat. & Long.: 37° 05'04.4"N 113° 36'33.2"W
37.084556, -113.609211

Property Owner: Orwin and Velda Gubler

Applicant: Insite Wireless Group
8822 Arroyo Azul St
Las Vegas, NV 89131

Representative: Alpha Engineering
Jared Madesn, P.E.

Location: Approximately 1022 South Dixie Drive

Area: The proposed leased area for locating a telecommunications tower, equipment building, and CMU (block) wall enclosure with gating will be a small part of the 4.3 acres owned by Orwin and Velda Gubler (see exhibits).

Zoning: At the time of this writing, the property has not yet been annexed into the City and has no City zoning designation, however it is currently in the process with the City for annexation and the land will automatically come in as **M&G** (Mining & Grazing) once annexed, which allows a cell tower.

Zone Change: No zone application will be required for this project (M&G permits use).

General Plan: At the time of this writing there is not a City General Plan designation.

WMP: Because this site has previous entitlements with Washington County (County approvals), the requirement to have a WMP (Wireless Master Plan) for this site will not be required.

CUP: Because this was a previous County approved project, no CUP (conditional use permit) application will be required with the City.

Access: Access shall be made available through a 15 foot (15') access and utility easement / agreement along the southeasterly property line as presented (see exhibit).

Setbacks: Front & Street Side = 25 ft.
Side = 20 ft.
Rear = 20 ft.

Density & Disturbance: The following is requested

Slope Range	Allowed Disturbance Area	Color	Total Area (acres)	Disturbed Area (acres)
0-19	100%		2.55	6% (0.155)
20-29	30%		1.45	2.1% (0.030)
30-39	5%		0.14	4.3% (0.006)
40+	0		0.150	1.3% (0.002)

Drainage: No Drainage Control Report has been provided at this time.

Geotech Report: No Geological site evaluation has been provided at this time.

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

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

Ordinance(s): Once this property officially becomes a part of the City, it will be subject to all applicable City codes and ordinances.

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

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

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

Comments:

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

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

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

If a Hillside Permit is recommended for approval to the CC, then the applicant would return with civil engineering plans and construction plans for review by staff.

Conditions:

It is recommended that the following conditions be proposed to the Planning Commission and City Council for this project.

1. Hillside Disturbance
   The requested disturbance as presented is recommended for approval.

2. County Entitlements
   The applicant(s) shall demonstrate previous County entitlements and prior site approvals for the site while in the County jurisdiction to the satisfaction of the City of St George.

3. Annexation
   The property shall be legally annexed into the City before any permits may be issued.

4. Civil Plan Review
   The applicant(s) shall submit a SPR (Site Plan Review) application for civil engineering plan review (site plan, grading plan, utility plan, details, etc.)

5. Building Permit
   The applicant(s) shall submit a building permit application. This project shall have a full Building Department and Fire Department review.

6. Construction Plan Review
   The applicant(s) shall submit a construction plan set (structural, electrical, etc.)

7. Tower Height
   The tower shall not exceed 100 feet (100') in height.

8. Access
   The applicant(s) shall provide an access easement / agreement for review and approval by the City Attorney's office. This access shall be made available through a 15 foot (15') access and utility easement / agreement along the southeasterly property line as presented (see exhibit).

9. Enclosure (Wall)
   The applicant(s) shall install as presented a six foot (6') high CMU (block) wall around the perimeter of the telecommunications facility with gates as shown (see exhibit)

10. Setbacks
    The minimum required setbacks for a building / structure in the M&G zone are 25 feet for the front and street side, and 20 feet for a side or rear yard. The applicant(s) shall demonstrate this is met in the plan review process.

HSRB Motion: The Hillside Review Board met on site on Wednesday morning August 17, 2016. The HSRB recommends approval with the suggested comments and conditions.

1. Disturbance – The HSRB finds that requested disturbance is non contiguous and insignificant per the Hillside Ordinance and recommends approval.

2. Drainage Study – The applicant shall provide a drainage report to City staff for review and approval. This report shall address all on-site and off-site drainage as a result of this development. Has the retention pond located directly behind this site been designed to mitigate against flooding and erosion? Will a roadway for access to the site result in greater concentrated flows down to Dixie Drive? Will more erosion and sediment cover rock outcroppings? These and other issues need to be addressed.

3. Move cell tower location – The HSRB asks that the applicant consider moving the tower more to the north and away from the undocumented fill at the south side.

4. Geotechnical Report – The applicant shall provide a geotechnical report to City staff fro review and approval. A soils report is required as a part of the building permit process.

5. Access – The applicant requests access along the 15 foot utility easement, but the HSRB recommends the applicant consider if an alternate access through the adjacent property and not off of Dixie Drive could be provided.

6. Gate – If access is to be off of Dixie Drive, it is recommended that a barrier gate be installed to prevent the general public from access up to the site.

7. Site Fencing – The HSRB prefers to recommend a chain link with slats fence be installed around the tower and the equipment building. The concern was that a block wall could fail against the undocumented fill on the south side. However, it was recognized that an enclosure for security and aesthetics is required.

NARRATIVE / LETTER

ALPHA ENGINEERING

43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553
alphaengineering.com

July 27, 2016

City of St. George, Development Services
Attn: Wes Jenkins, P.E.
175 East 200 North
St. George, Utah 84770

RE: Insite Wireless Group Gubler Annexation – Hillside Review Application

Wes:

We are herein submitting the Hillside Review Application regarding the above mentioned project for your review. The project consists of the construction of a telecommunications tower and appurtenant utilities and access. The site for the tower is already graded and there will otherwise be minimal grading to install the utilities and access road.

There are certain "Check List" items on the application marked Not Applicable as we feel they do not pertain to this site. As the site is already graded for the tower and the utilities/access road will incur minimal regrading of the existing conditions, we have not provided grading plans, surface/subsurface drainage systems, elevations, or sections.

The terrain is steep with sparse vegetative ground cover. A Slope Analysis exhibit has been prepared and is being attached with this letter. The majority of the site slopes less than 20% with a portion between 20%-30% and an even smaller portion between 30%-40%. There is an outcropping that slopes over 40%, but it is small and noncontiguous to any other steep slopes. The Earth Moving Plan will consist of minimal grading to carve out an access road to the site with as little disturbance to the existing ground and grade as possible. There will not be any import or export of material to/from the site. It is anticipated that the work will be performed during the 2016 fall season.

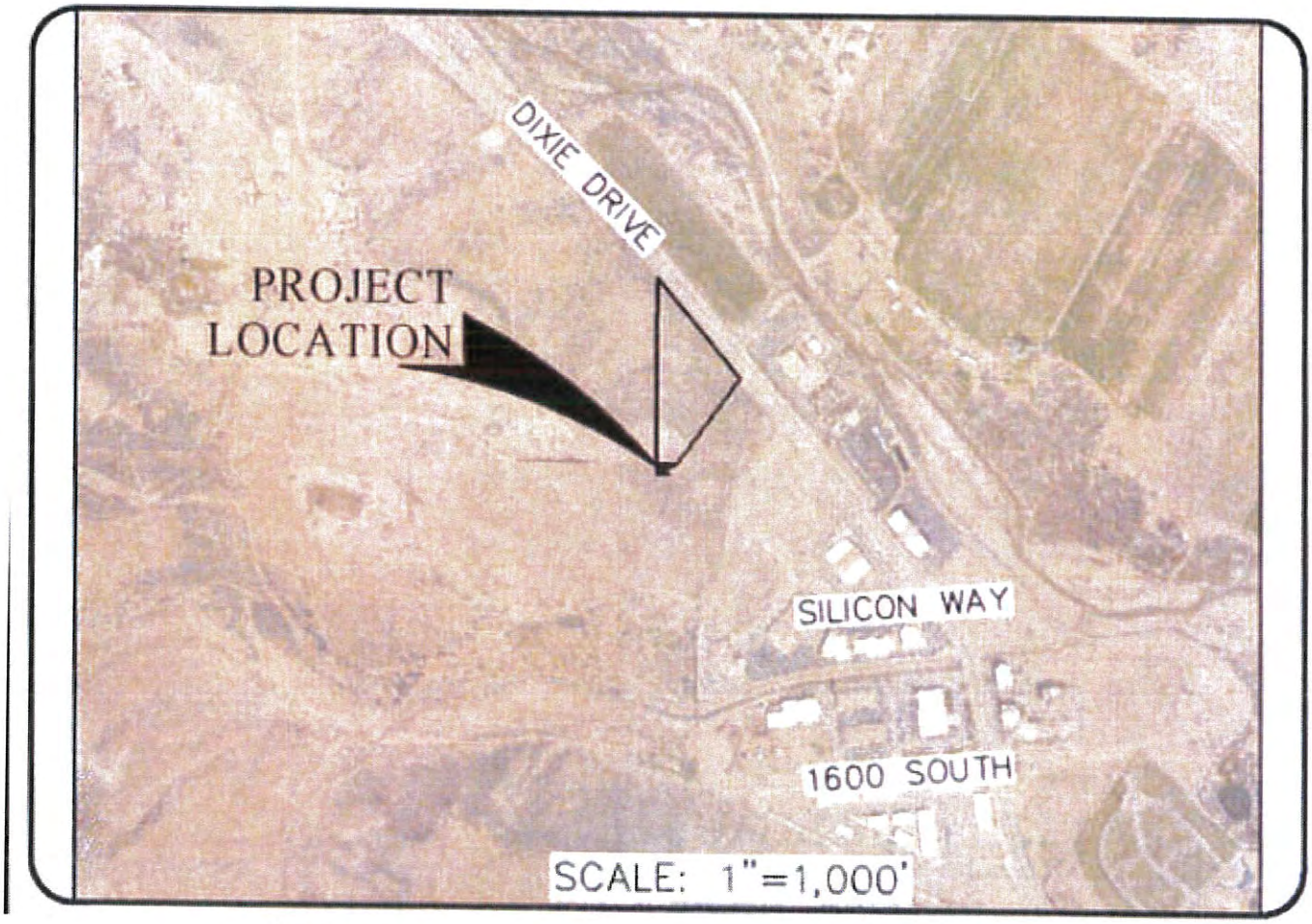
We have not provided Drainage, Soils, Landscape or Street Plans as we feel the scope of the project does not warrant the studies or designs. If the City needs any additional information than what is being provided with this application, please let me know.

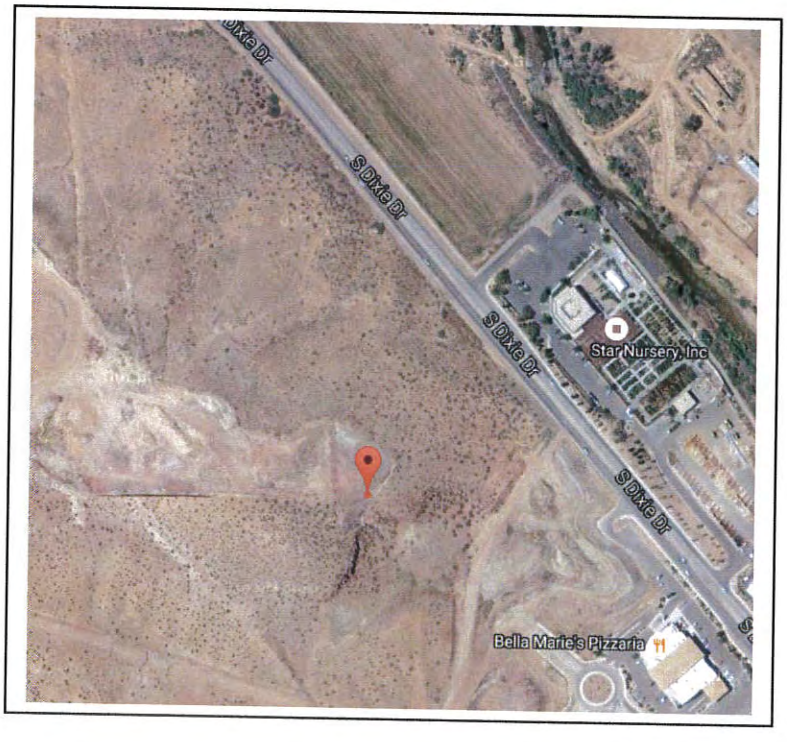
Sincerely,

Jared Madsen, P.E.
ALPHA ENGINEERING COMPANY

Encl: Hillside Review Application
Slope Analysis Exhibit
Site Utility Plan

VICINITY MAP

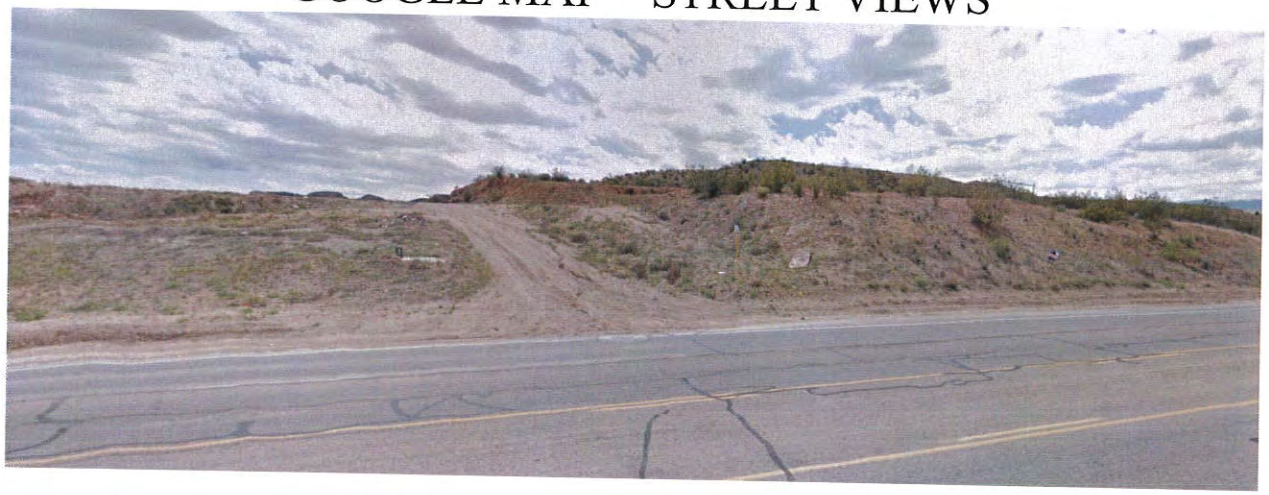




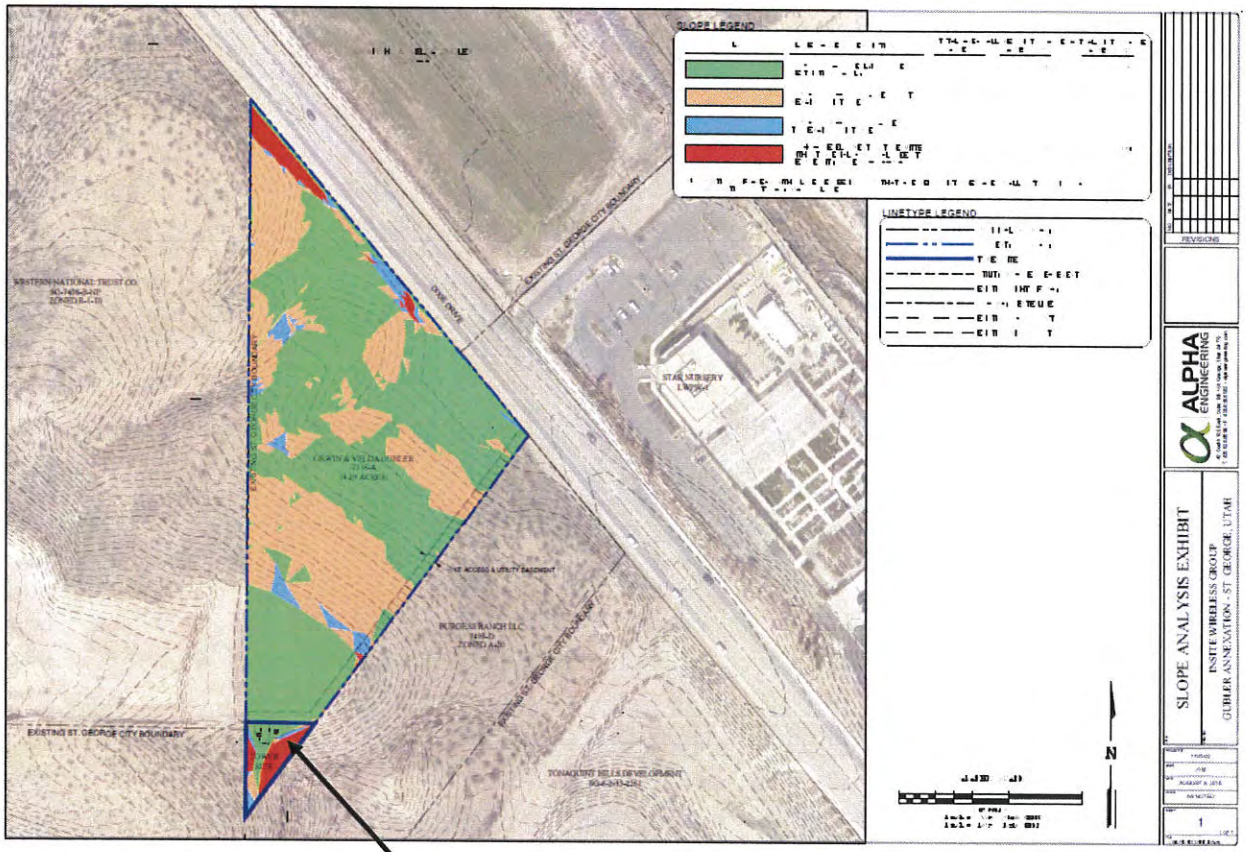
CITY - AERIAL - VICINITY

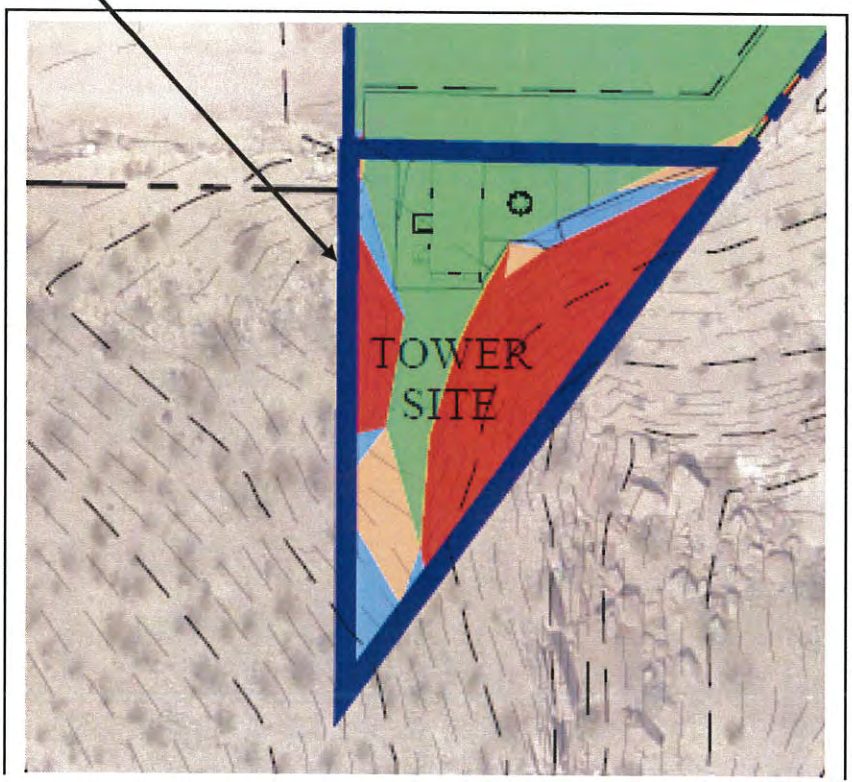
GOOGLE MAP – AERIAL

GOOGLE MAP – STREET VIEWS



Contour Map


SLOPE LEGEND
LINETYPE LEGEND
EXISTING ST. GEORGE CITY BOUNDARY
SLOPE ANALYSIS EXHIBIT
INSITE WIRELESS GROUP
GUBLER ANNEXATION - ST. GEORGE, UTAH
ALPHA ENGINEERING
N

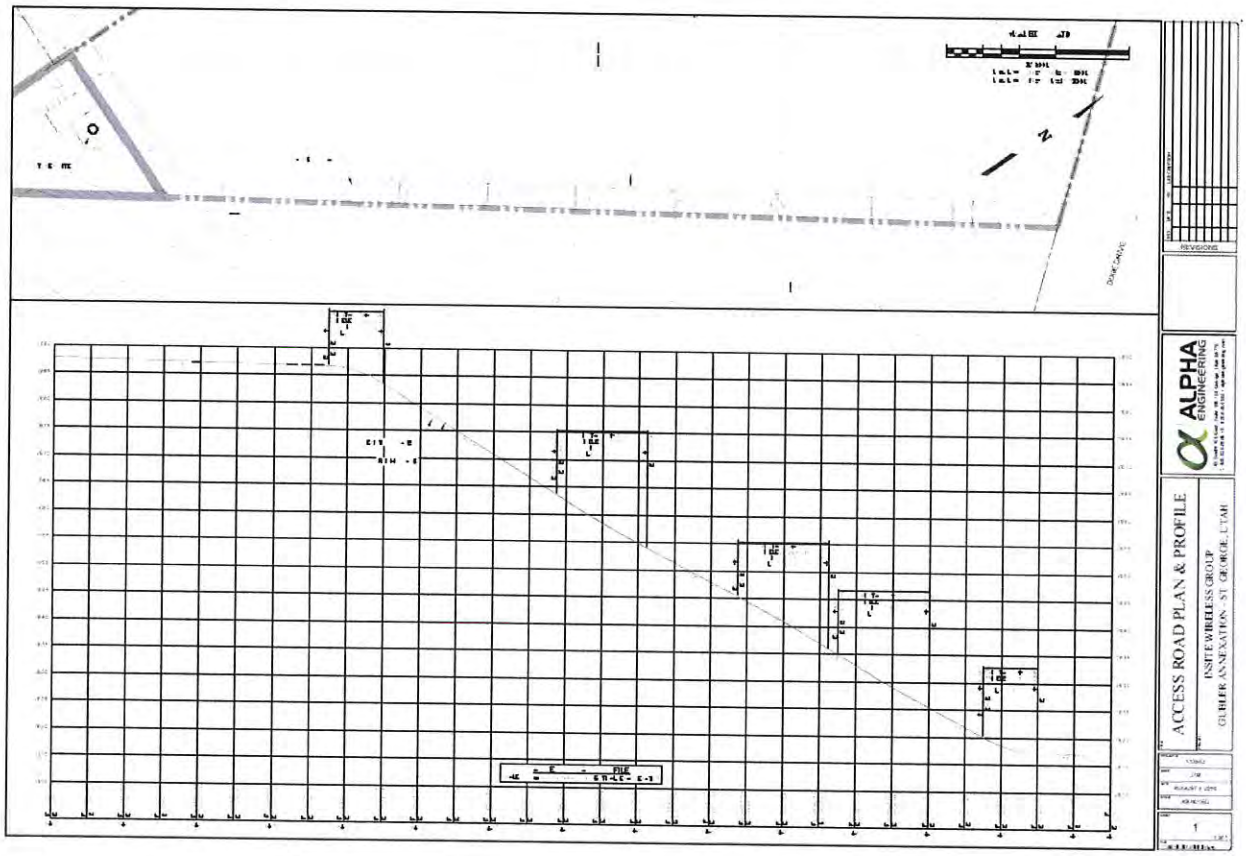

TOWER
SITE

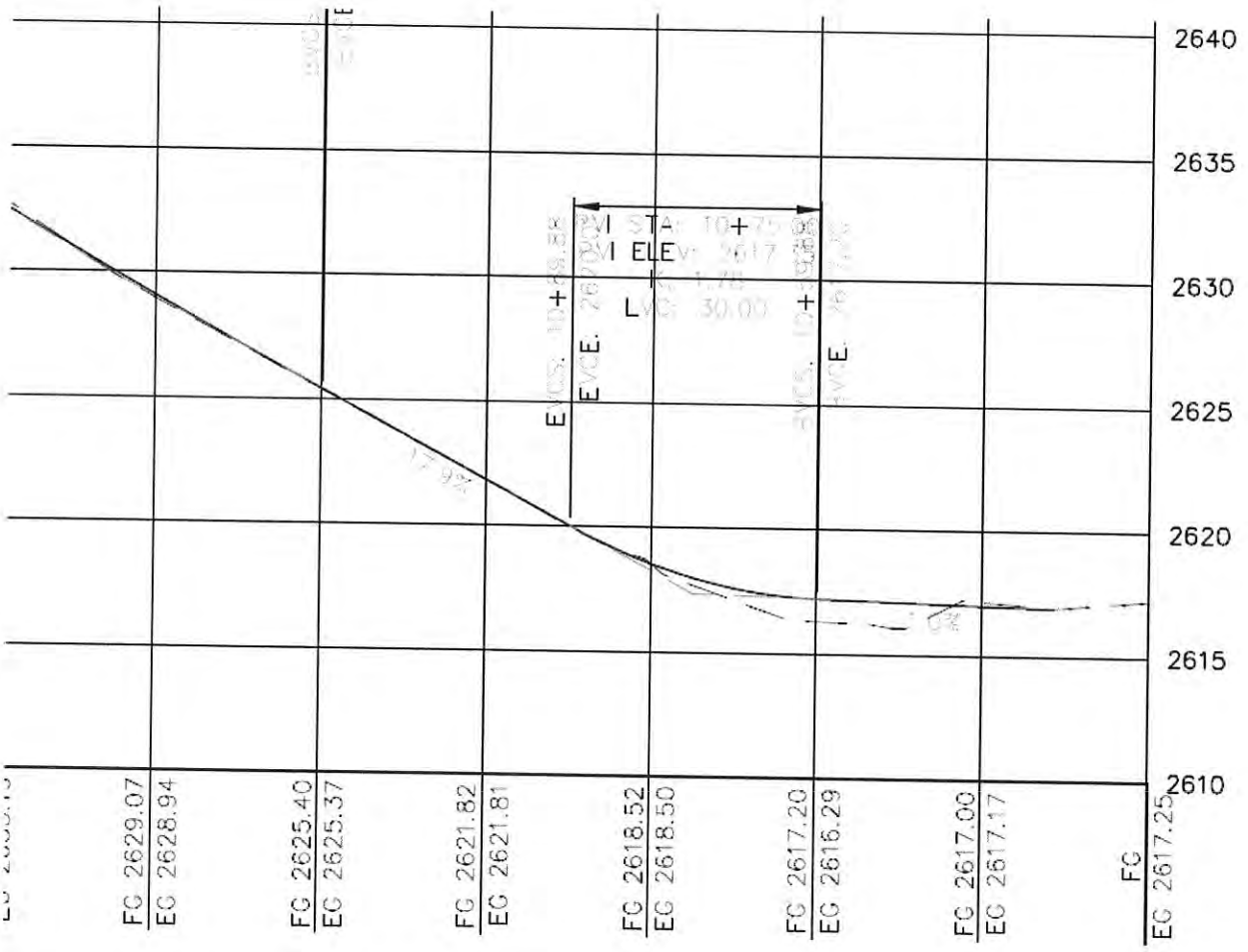
SLOPE LEGEND

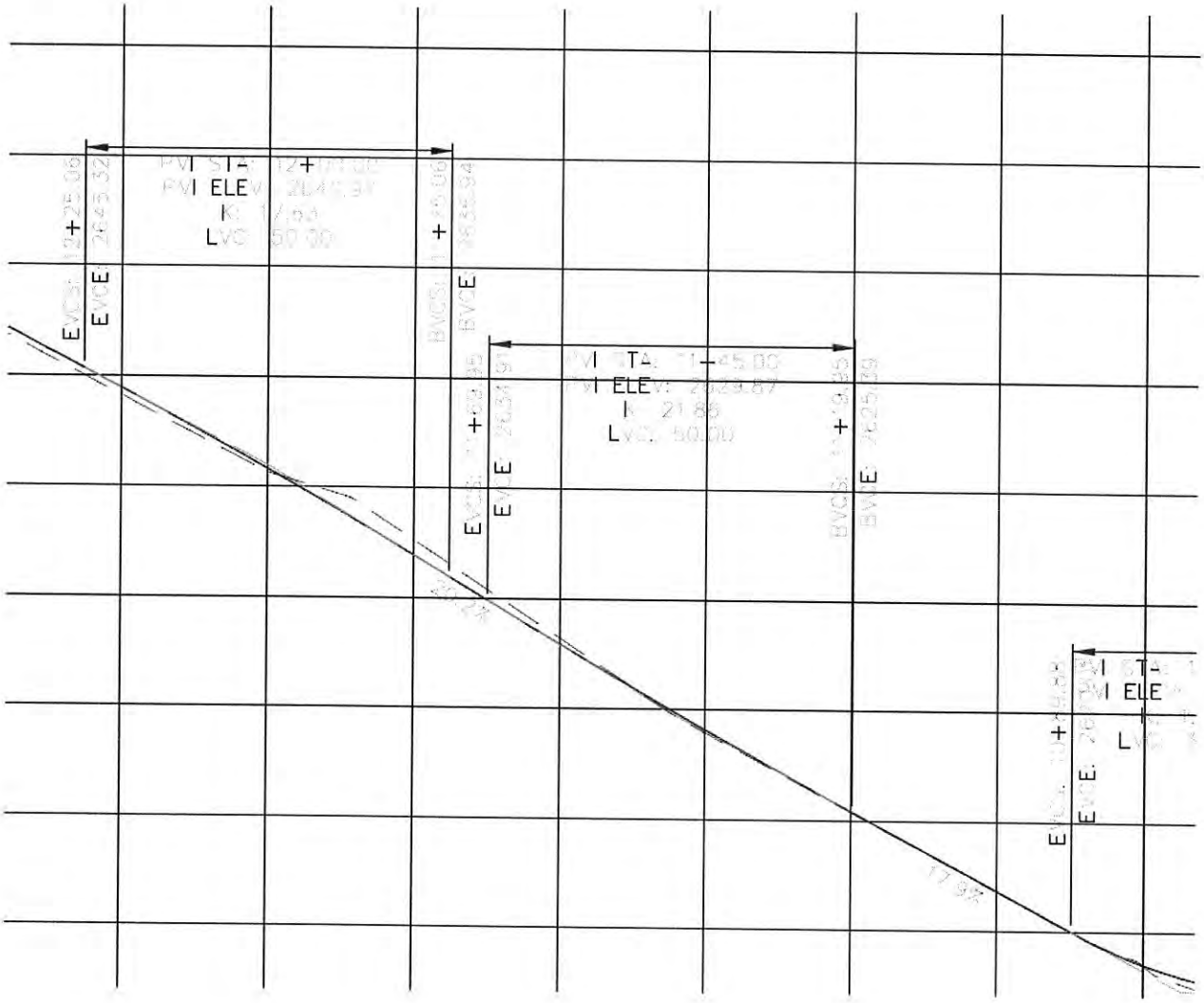
COLOR	SLOPE RANGE & DESCRIPTION	TOTAL AREA (ACRES)	ALLOWED DISTURBANCE (ACRES / %)	ACTUAL DISTURBANCE (ACRES / %)
	0% to 20% – UNDERLYING ZONE RESTRICTIONS APPLY.	2.550	2.550 / 100%	0.155 / 6.1%
	20% to 30% – 2 DU/ACRE. 70% TO REMAIN UNDISTURBED.	1.450	0.435 / 30%	0.030 / 2.1%
	30% to 40% – 1 DU/10 ACRES. 95% TO REMAIN UNDISTURBED.	0.140	0.008 / 5.0%	0.006 / 4.3%
	40%+ – DEVELOPMENT NOT PERMITTED WITHOUT SPECIAL APPROVAL. SEE ST GEORGE CITY CODE 10-13A-4.A.4	0.150	0.000 / 0.0%	0.002 / 1.3%*

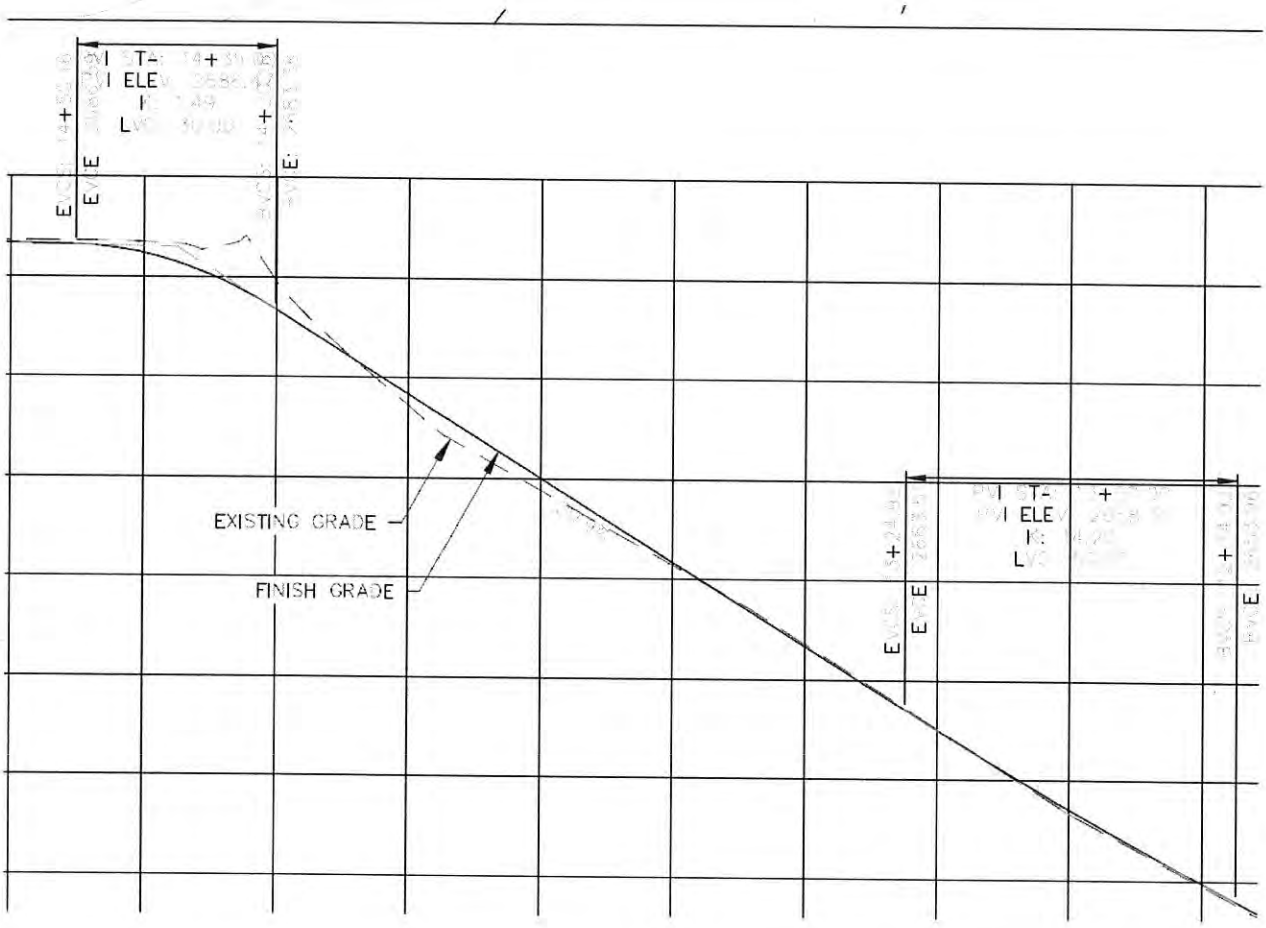
* PORTIONS OF AREAS WITH SLOPES EXCEEDING 40% THAT ARE BEING DISTURBED ARE SMALL OUTCROPPINGS AND NONCONTIGUOUS TO ANY MAJOR SLOPES.

Plan & Profile
(Access road)




2640
2635
2630
2625
2620
2615
2610
FG 2629.07
EG 2628.94
FG 2625.40
EG 2625.37
FG 2621.82
EG 2621.81
FG 2618.52
EG 2618.50
FG 2617.20
EG 2616.29
FG 2617.00
EG 2617.17
FG
EG 2617.25
EVCE.
L


PVI STA: 12+00.00
PVI ELEV: 2645.97
K: 17.63
LVC: 50.00
EVCS: 12+25.06
EVCE: 2645.32
BVCS: 12+25.06
BVCE: 2635.94
PVI STA: 11+45.00
PVI ELEV: 2629.87
K: 21.86
LVC: 50.00
EVCS: 11+69.95
EVCE: 2634.91
BVCS: 11+19.95
BVCE: 2625.39
20.2%
17.9%

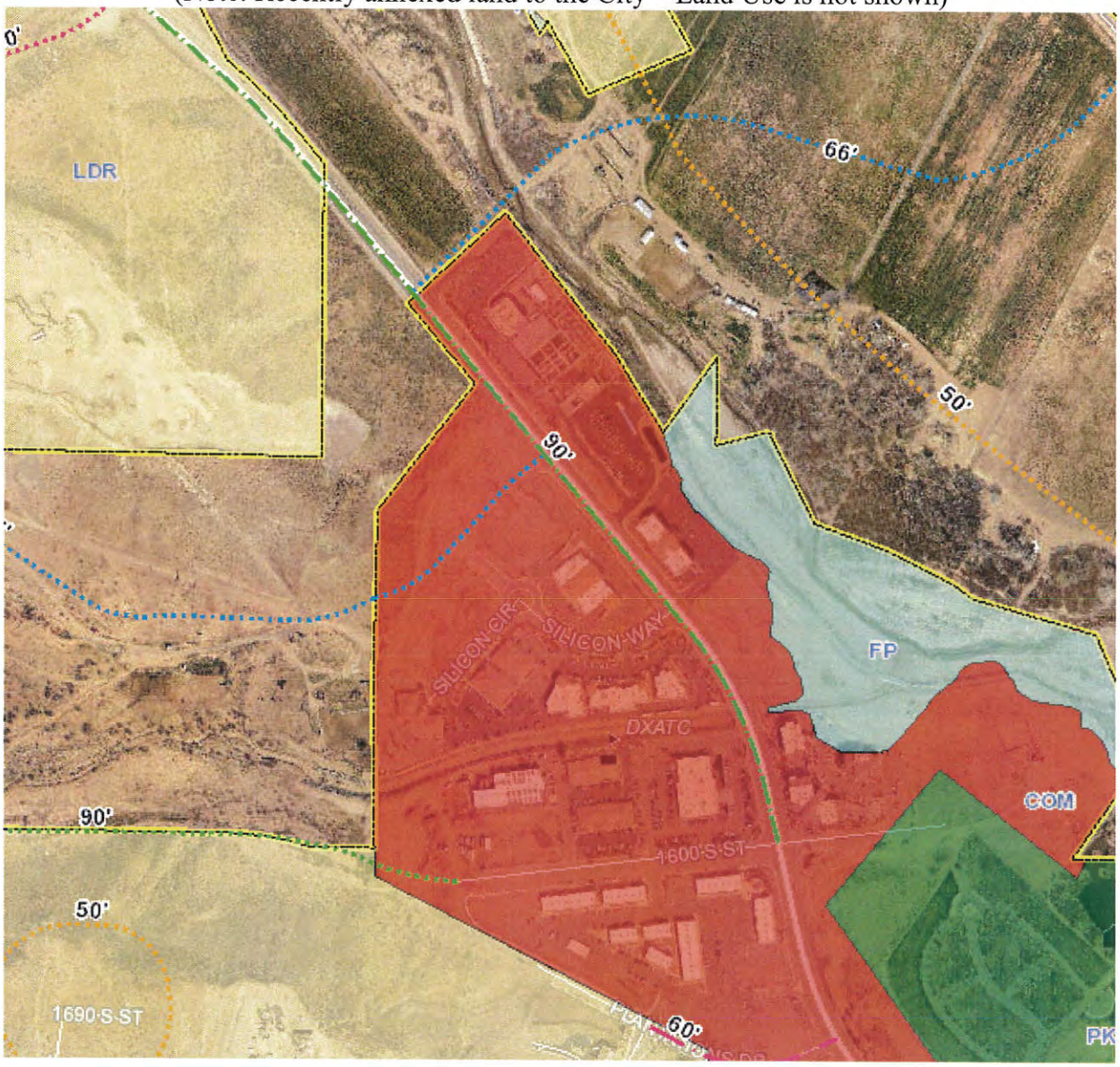

EXISTING GRADE
FINISH GRADE

ZONING

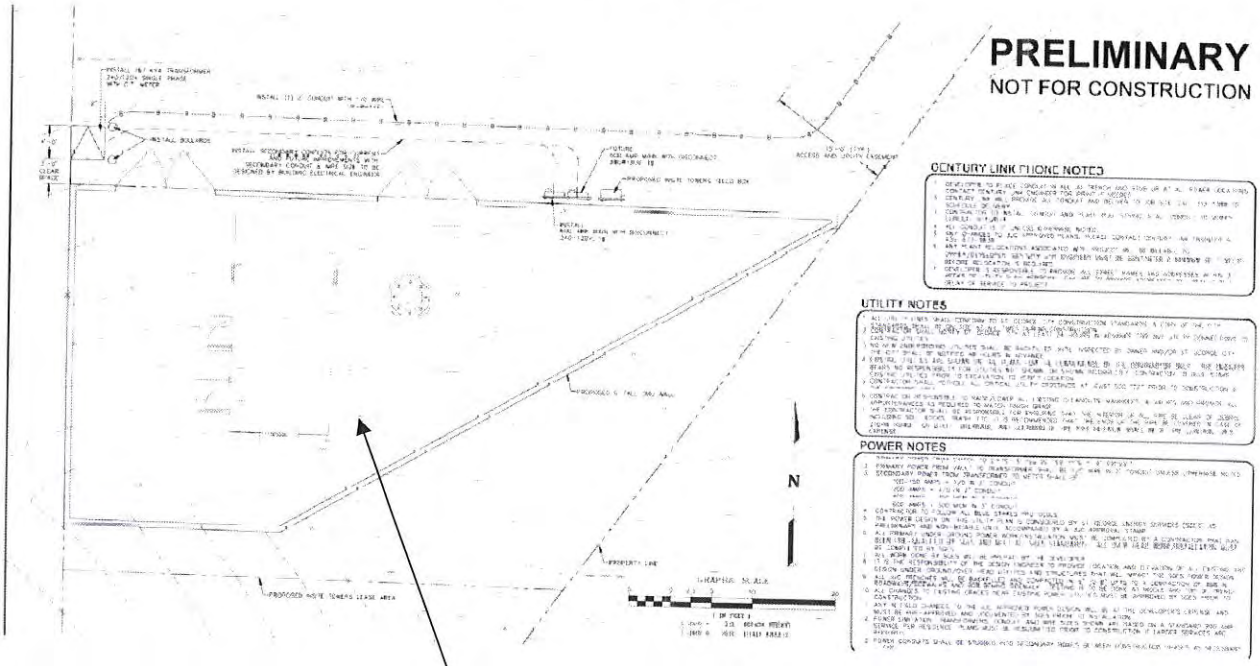
(Note: Recently annexed land to the City – Zoning is not shown)

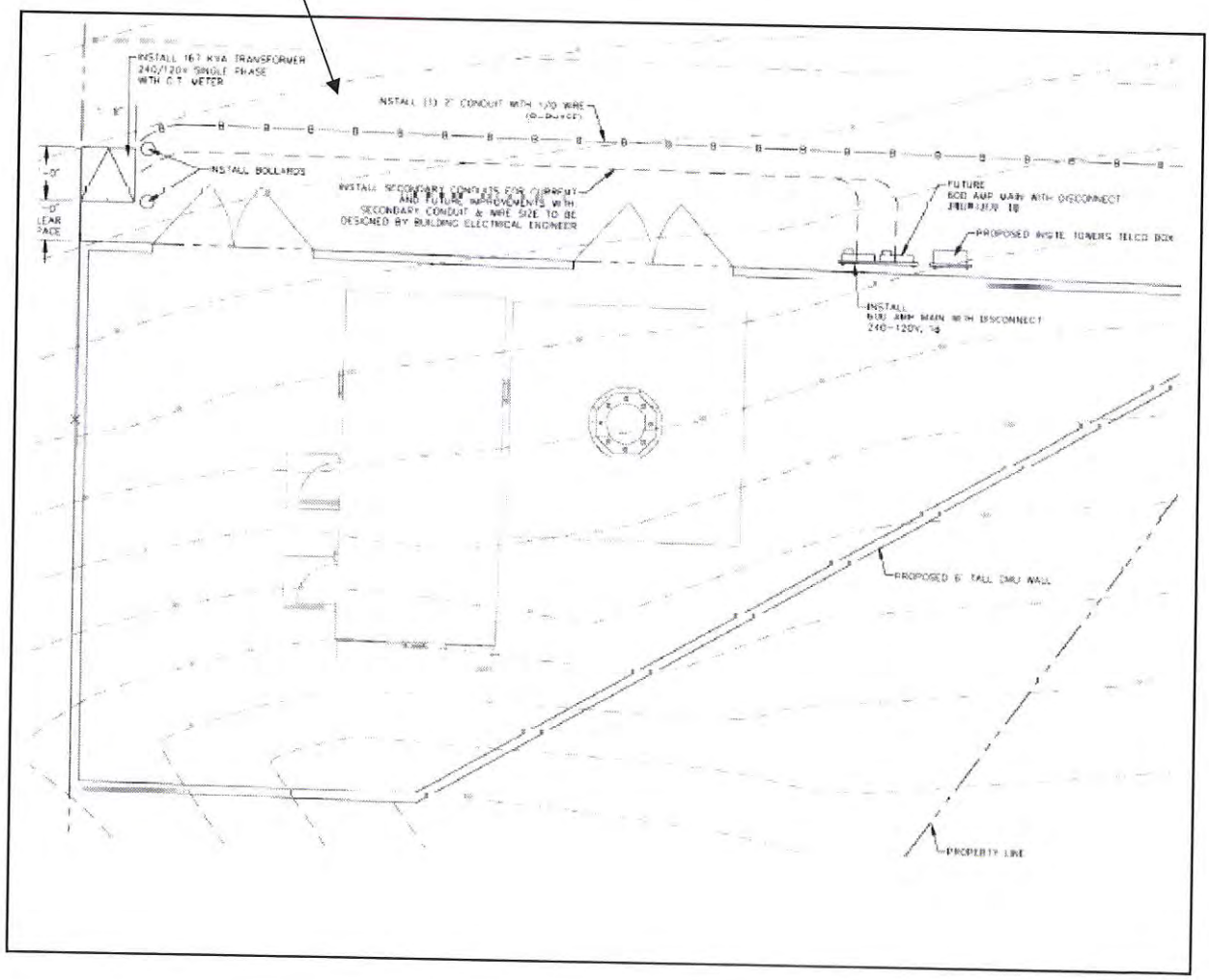
GENERAL PLAN

(Note: Recently annexed land to the City – Land Use is not shown)

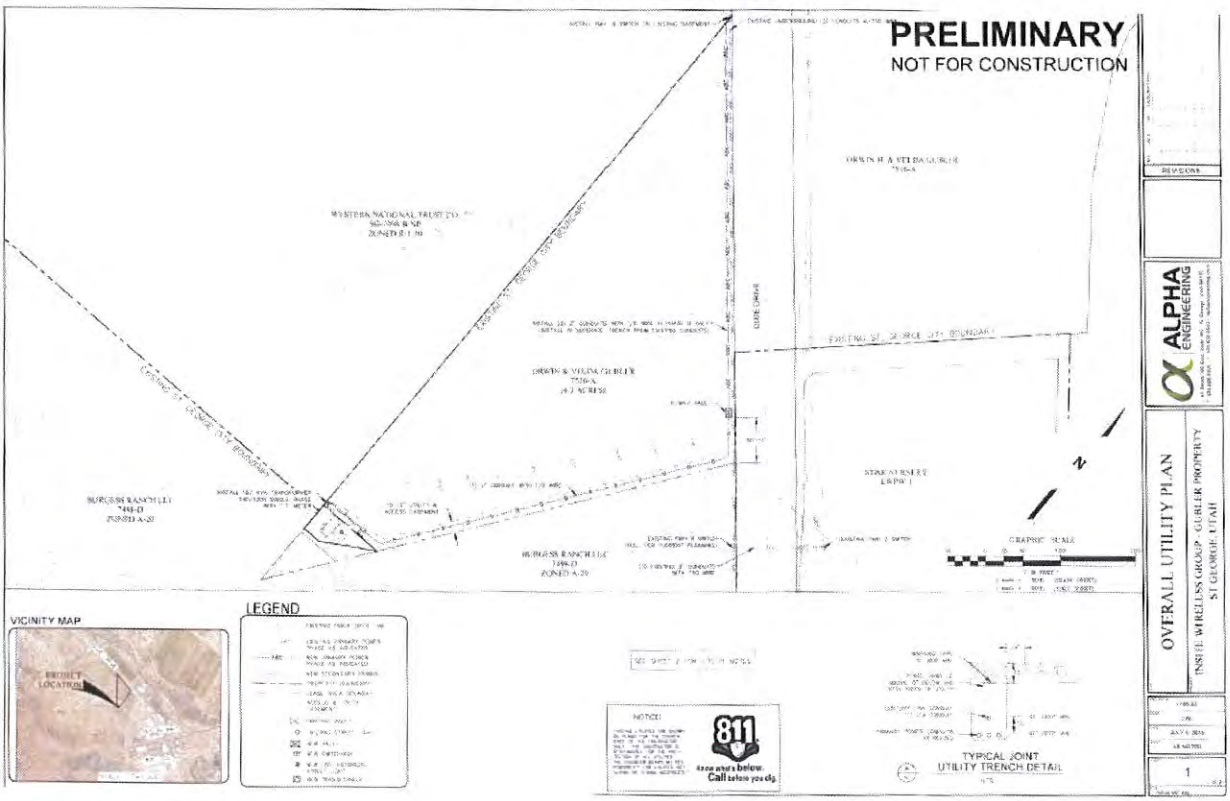


SITE PLAN

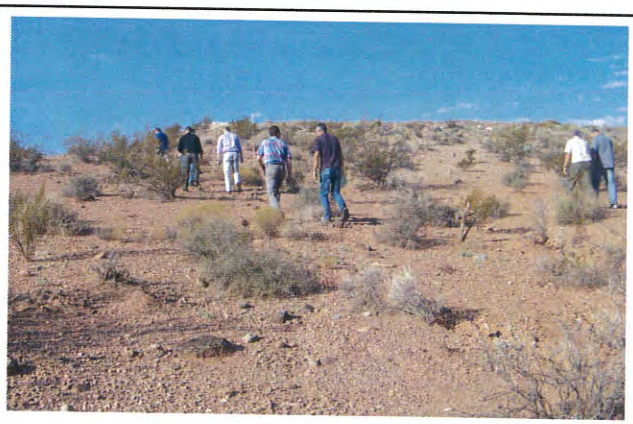

PRELIMINARY
NOT FOR CONSTRUCTION
CENTURY LINK PHONE NOTES
UTILITY NOTES
POWER NOTES
N
PROPOSED INSITE TOWERS LEASE AREA
PROPERTY LINE

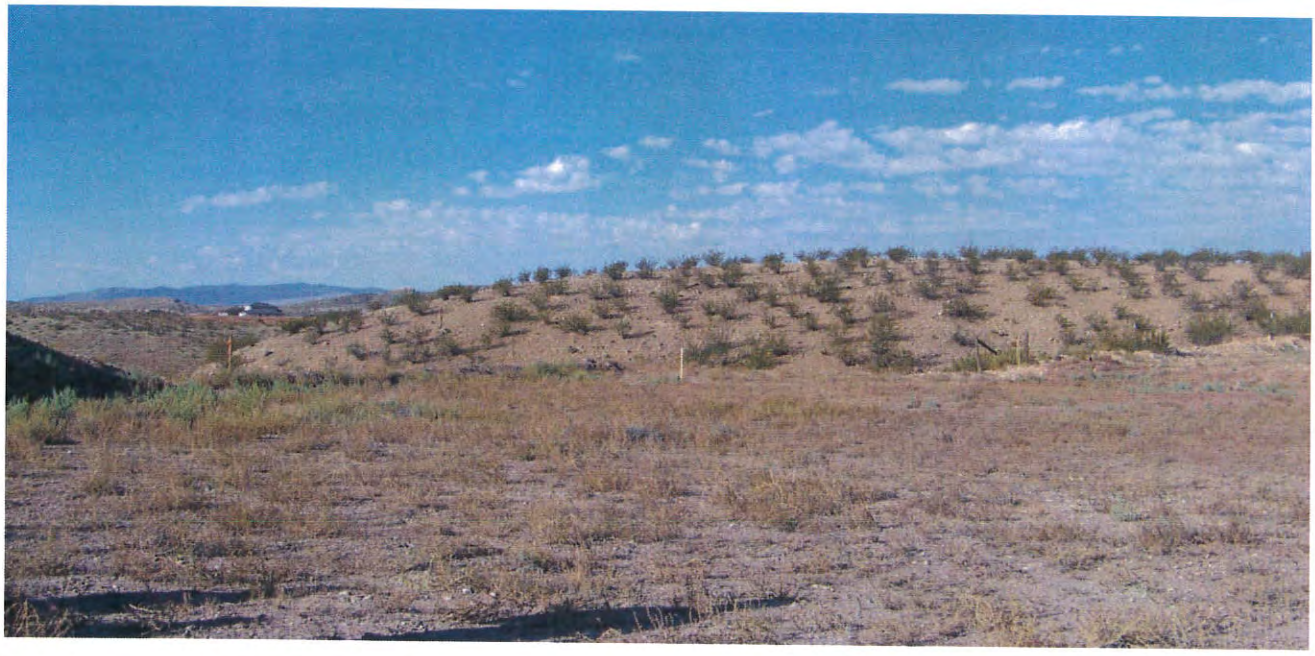

INSTALL 167 KVA TRANSFORMER
240/120V SINGLE PHASE
WITH CT METER
INSTALL (1) 2" CONDUIT WITH 1/0 WIRE
INSTALL BOLLARDS
INSTALL SECONDARY CONDUIT FOR CIRCUIT
AND FUTURE IMPROVEMENTS WITH
SECONDARY CONDUIT & WIRE SIZE TO BE
DESIGNED BY BUILDING ELECTRICAL ENGINEER
FUTURE
800 AMP MAIN WITH DISCONNECT
PROPOSED INSITE TOWERS TELCO BOX
INSTALL
600 AMP MAIN WITH DISCONNECT
240-120V, 1Ø
PROPOSED 6' TALL CMU WALL
PROPERTY LINE

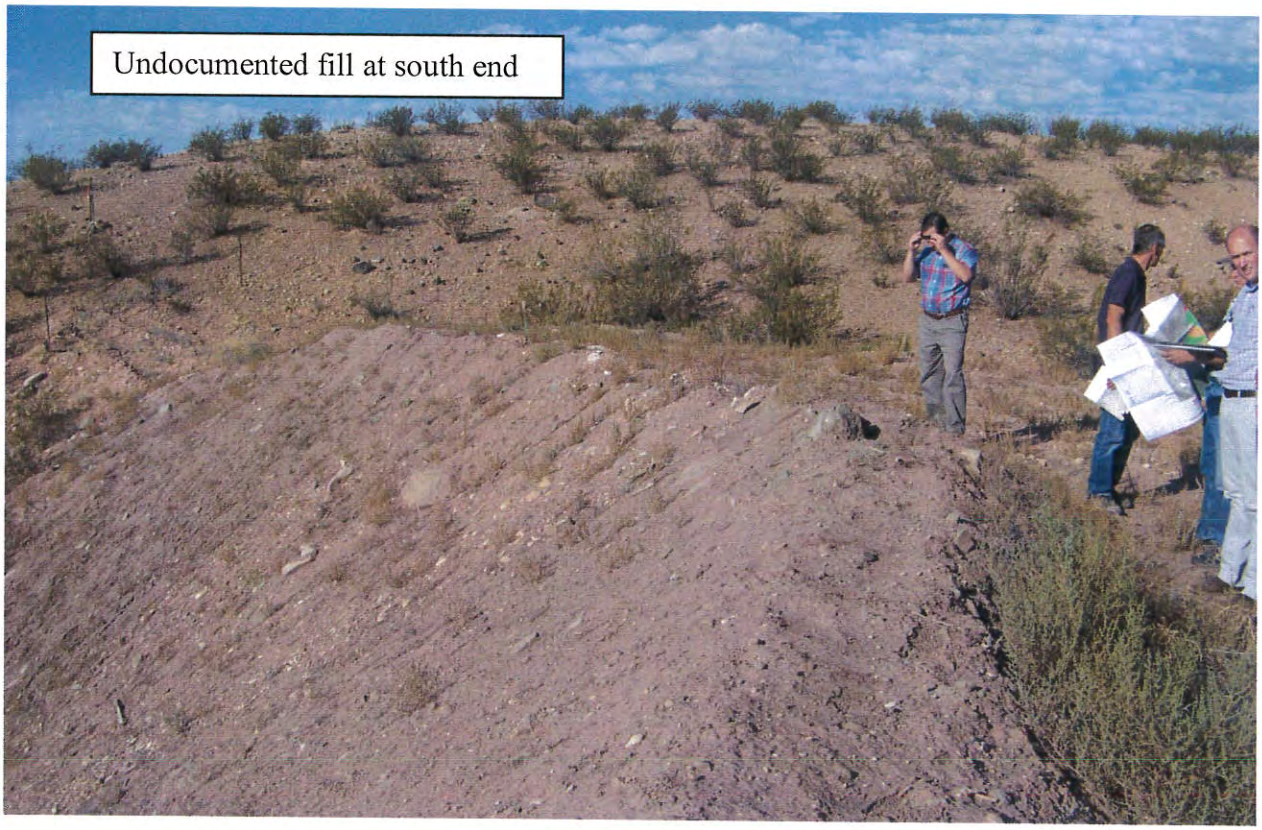
UTILITY PLAN

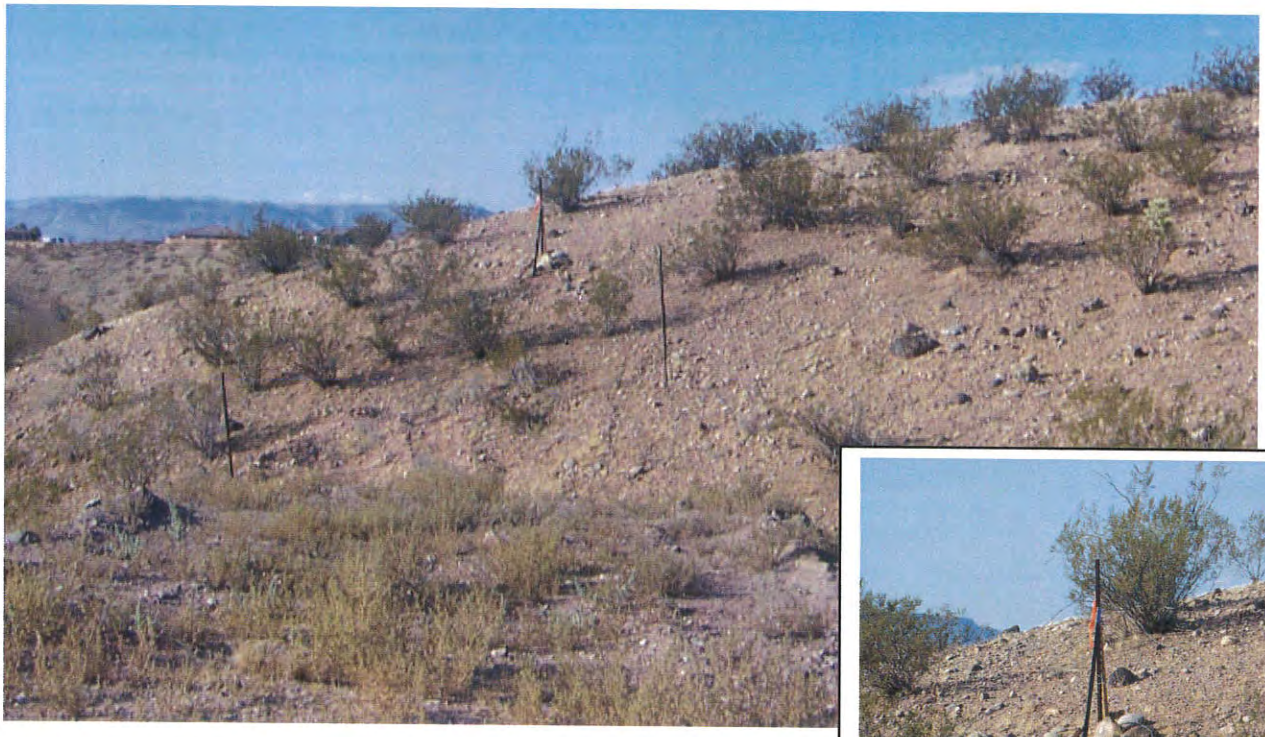


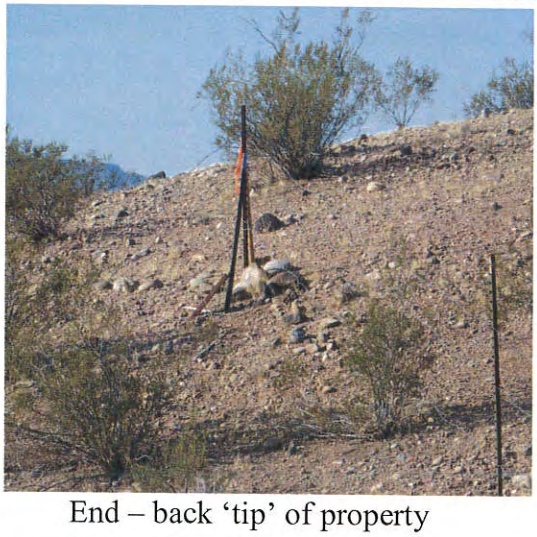
HSRB Photos August 17, 2016











End – back 'tip' of property

APPLICATION

CITY OF ST GEORGE
RECH: 01588127 7/27/2016 3:16 PM
TRAN: PLANNING FEES
HILLSIDE INSITE CANCLER
PLANNING FEES 200.00CR
TRANSIT 200.00 1 CHECK(S)
APPLICATION 200.00-
CHANGE: 0.00

HILLSIDE REVIEW
APPLICATION

FILE #: 2016 HS 002 FILING DATE: 7/27/16 RECEIVED BY: [signature]
FEE: $200 FEES PAID:_____ PSR Date: _____

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Orwin & Velda Gubler

MAILING ADDRESS: 855 W Indian Hills Dr, St George, UT 84770

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: Insite Wireless Group
(If different than owner)

MAILING ADDRESS: 8822 Arroyo Azul St, Las Vegas, NV 89131

PHONE: _____ CELL: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE: Alpha Engineering, Jared Madsen, P.E.
(If different than owner)

MAILING ADDRESS: 43 S 100 E, Suite 100, St George, UT 84770

PHONE: [redacted] FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: Approx 1022 S Dixie Dr

ASSESSOR'S PARCEL NUMBER(S): 7516-A

ZONING: N/A GENERAL PLAN: N/A

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

EXISTING USE: Undeveloped
Use of property and/or Buildings

PROPOSED USE: Telecommunications Tower with appurtenant utilities/access
Use of property and/or Buildings

SUBMITTAL "CHECK LIST"

Note: The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A "Hillside Development Overlay Zone" of the St. George City Code Zoning Regulations from which this check list was condensed.

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

Complete the following checklist:

Submitted

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

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

x			Slope Analysis Map
x			Contours at intervals no greater than five (5) feet.
x			Scale to be drawn at one-inch equals one hundred (1" = 100') feet scale maximum.

Lot Size

		x	Lot size determined

Site Plan

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

___	___	x	Detailed plans of all surface and subsurface drainage systems are shown.
x	___	___	Location of existing and proposed streets, buildings, structures, and easements have been shown.
___	___	x	Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.
___	___	x	Cross sections provided

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

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

Drainage

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

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

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

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

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

Street Design

___	___	x	Street design conforms to City standards.

Submitted by

Jared Madsen, P.E. (Alpha Engineering) — 7-26-16

(Print Name) (Signature) (Date)

ITEM 5
GUESTHOUSE

PLANNING COMMISSION AGENDA REPORT: **08/23/2016**

GUESTHOUSE
Case No. 2016-GH-004

Request: Consider a request for a guesthouse to exceed the maximum allowable floor area of four hundred square feet (400 sq. ft.). The request is for a total footprint of five hundred and twenty one square feet (521 sq. ft.).The guesthouse includes a bedroom,bathroom, living room, and a kitchenette (small sink, microwave, and under counter refrigerator).

Applicant: Split Rock Construction

Owner: Scott Keller

Property: The property islocated at:2098 West Magatsu Drive

Current Zone: Entrada PD-R (Planned Development Residential)

Ordinance: As Per Ordinance 10-14-22: "Guest Houses"section (F) reads…*"Requests exceeding 400 sq. ft. shall be submitted to the Planning Commission for review and consideration at a regularly scheduled meeting."*

Comments: The intent of the guesthouse ordinance is to provide a small**temporary residence** and not a large secondary dwelling unit. Additionally, the Guesthouse will be required to have all of its utilities come from the main dwelling.

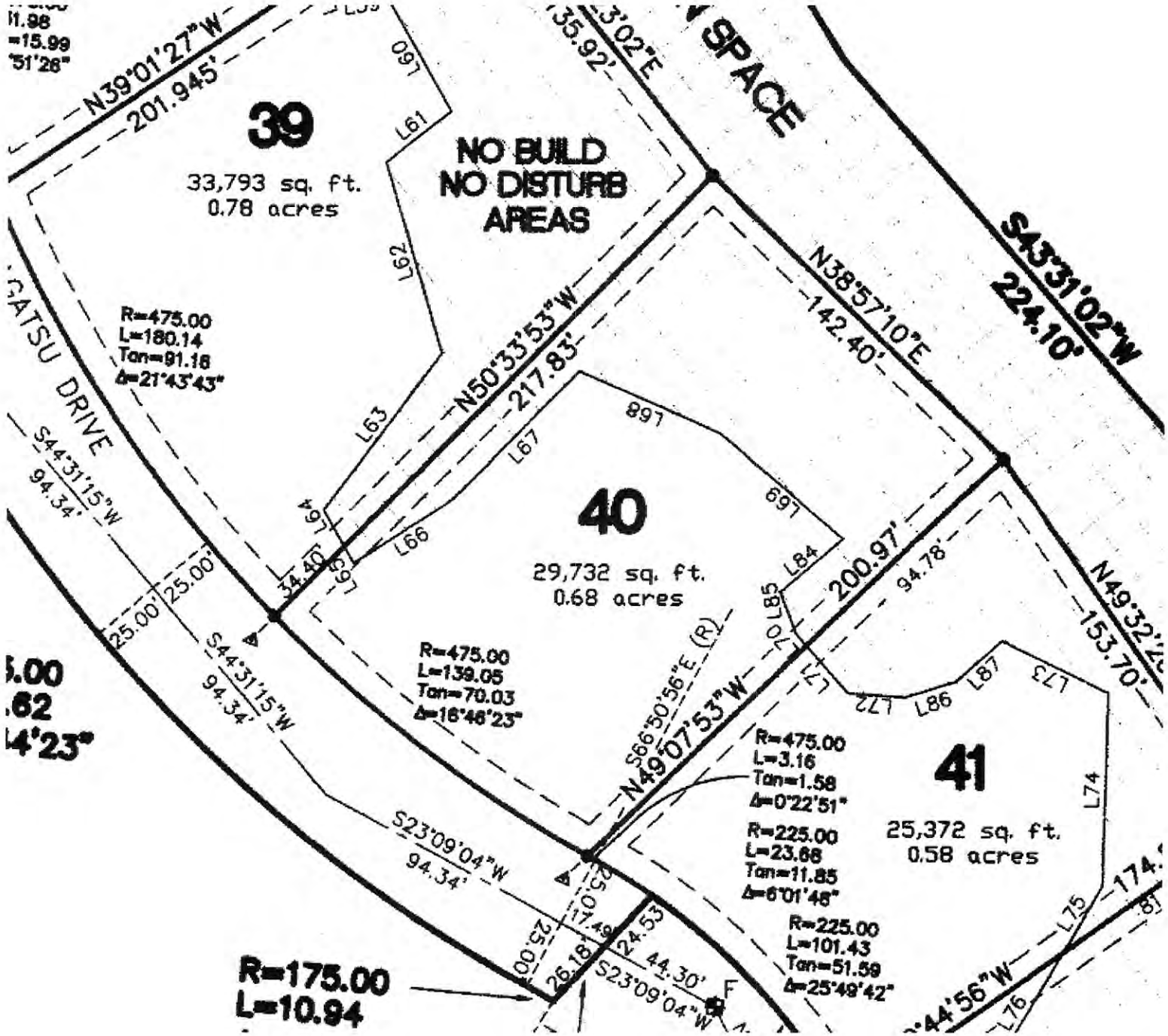
The lot is located in the Kachina Cliffs at Entrada subdivision. The lot is0.68 acres with areas designated as no disturbed. The guesthouse is setback 19' from the nearest side and 51' from the rear.

The applicant will be required to signthe necessary **deed restriction** for the guesthouse indicating that it will not be rented or leased independent of the main dwelling, prior to the issuance of the building permit. The deed restriction will be recorded with the Washington County Recorder's office.The guesthouse appears meets all other requirements.

2016-GH-004
Guest House

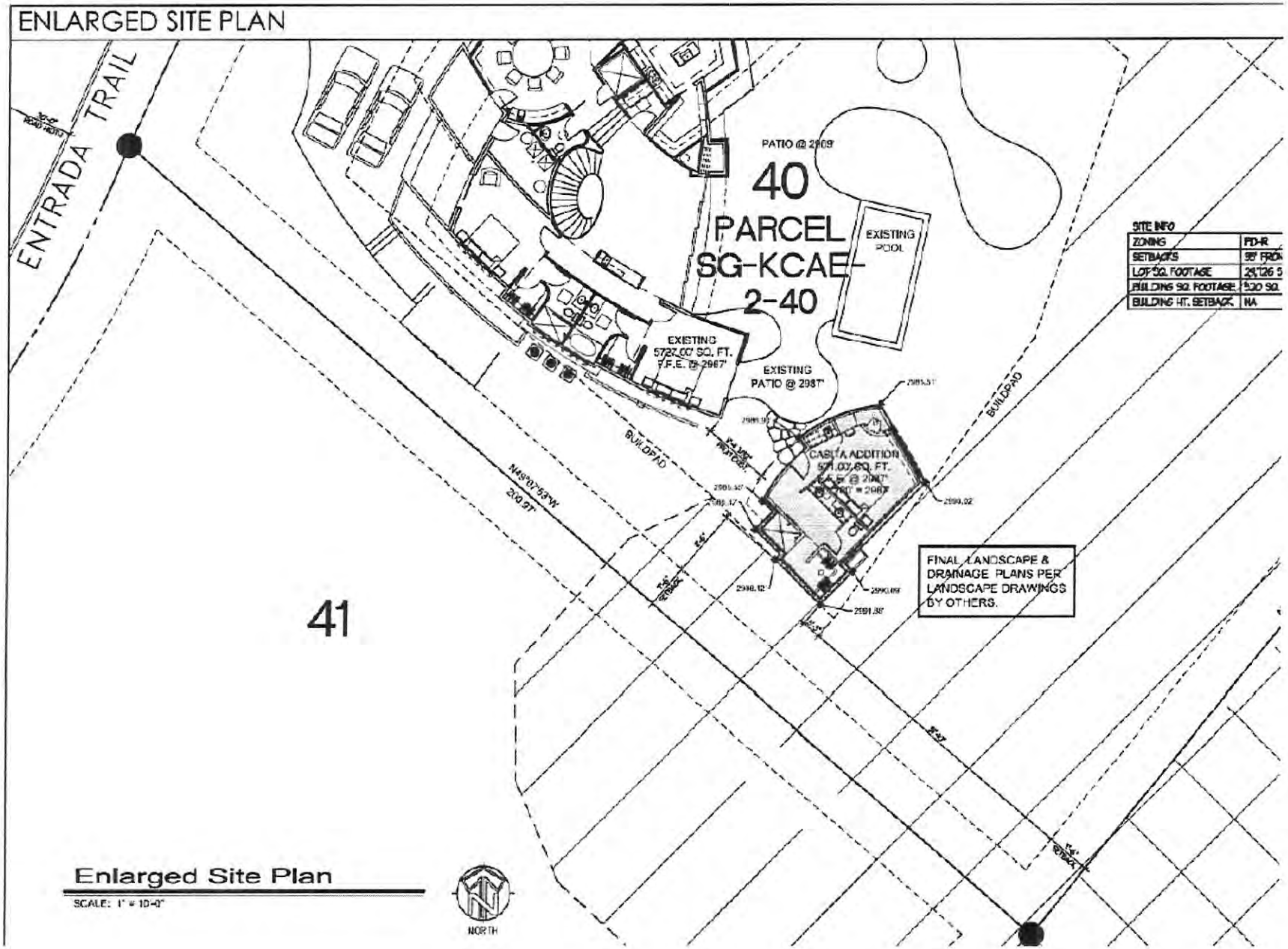
Split Rock

Existing Conditions

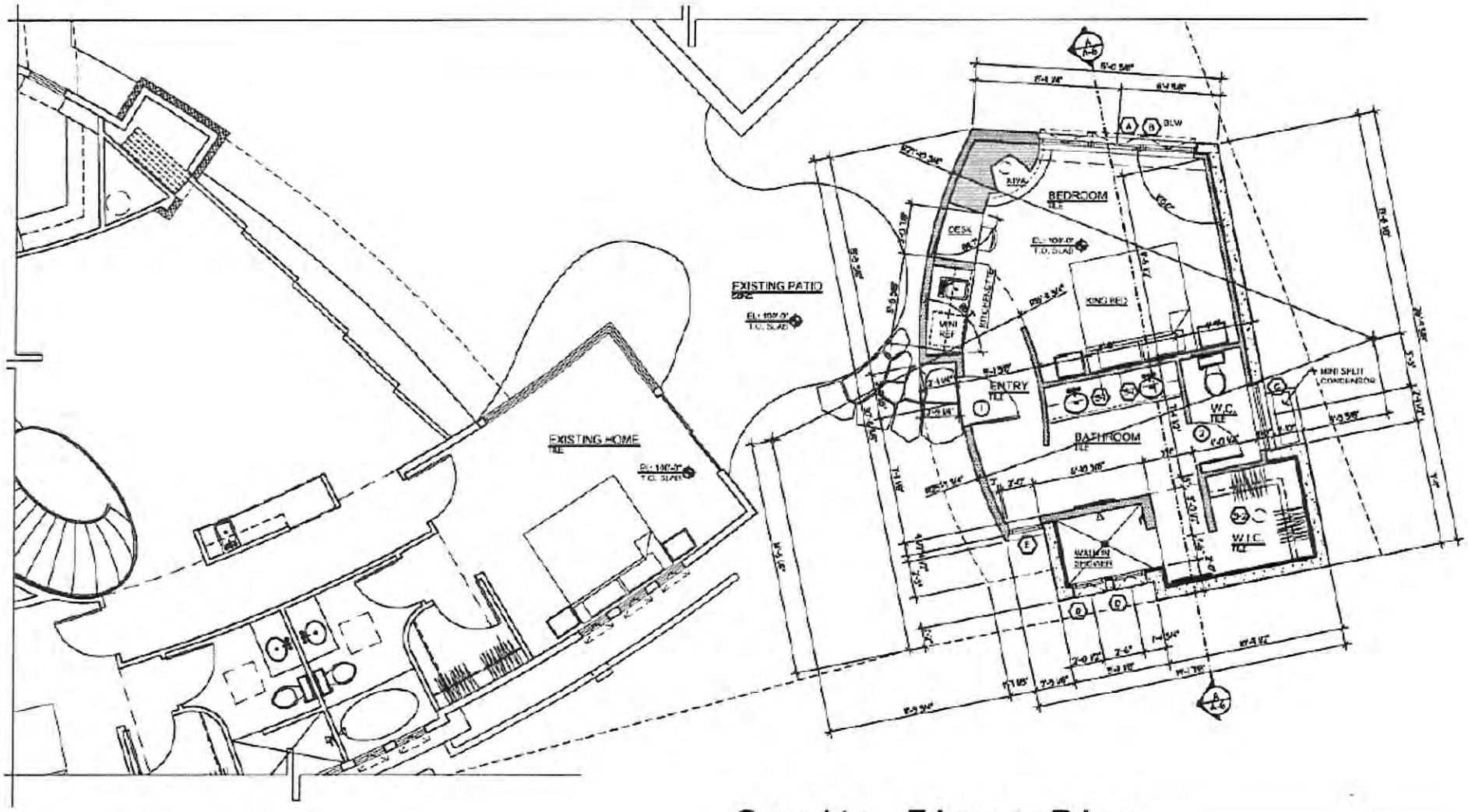


N39°01'27"W
201.945'
39
33,793 sq. ft.
0.78 acres
NO BUILD
NO DISTURB
AREAS
SPACE
S43°31'02"W
224.10'
N38°57'10"E
142.40'
N50°33'53"W
217.83'
R=475.00
L=180.14
Tan=91.16
Δ=21°43'43"
GATSU DRIVE
S44°31'15"W
94.34'
40
29,732 sq. ft.
0.68 acres
200.97'
94.78'
N49°32'
153.70'
R=475.00
L=139.05
Tan=70.03
Δ=16°46'23"
S66°50'56"E (R)
N49°07'53"W
R=475.00
L=3.16
Tan=1.58
Δ=0°22'51"
41
25,372 sq. ft.
0.58 acres
R=225.00
L=23.68
Tan=11.85
Δ=6°01'48"
R=225.00
L=101.43
Tan=51.59
Δ=25°49'42"
S23°09'04"W
94.34'
R=175.00
L=10.94
S23°09'04"W
44.30'

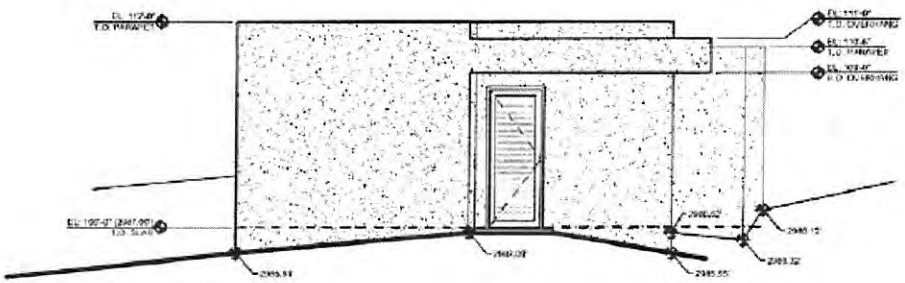
Plat


ENLARGED SITE PLAN
ENTRADA TRAIL
PATIO @ 2989'
40
PARCEL
SG-KCAE-
2-40
EXISTING
POOL
EXISTING
5727.00' SQ. FT.
F.F.E. @ 2987'
EXISTING
PATIO @ 2987'
BUILDPAD
CASITA ADDITION
FINAL LANDSCAPE & DRAINAGE PLANS PER LANDSCAPE DRAWINGS BY OTHERS.
41
SITE INFO
ZONING
PD-R
SETBACKS
LOT SQ. FOOTAGE
BUILDING SQ. FOOTAGE
BUILDING HT. SETBACK
NA
Enlarged Site Plan
SCALE: 1" = 10'-0"
NORTH

Site Plan

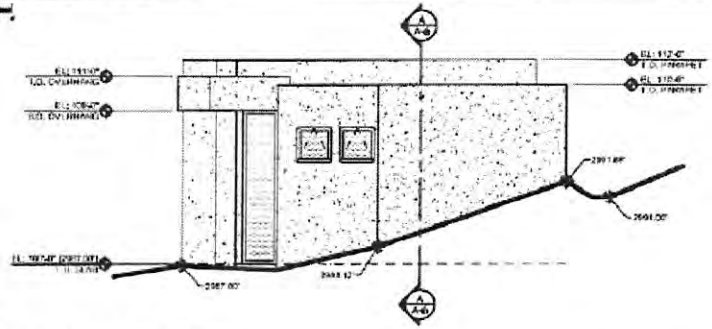

EXISTING PATIO
EXISTING HOME
BEDROOM
DESK
KING BED
ENTRY
BATHROOM
W.C.
W.I.C.
MINI SPLIT CONDENSER
Casita Floor Plan

Floor Plan



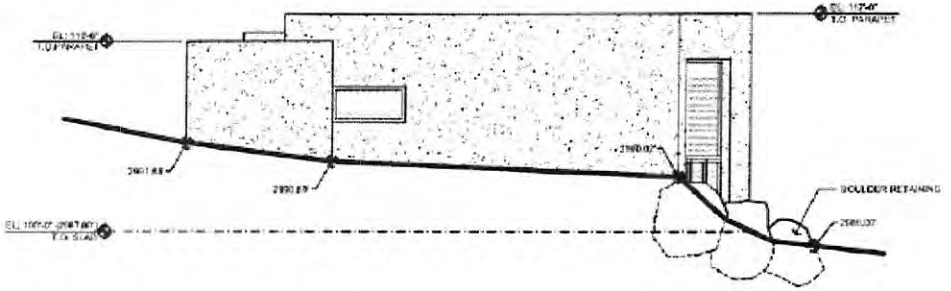
West Elevation

Scale: 1/4" = 1'-0"



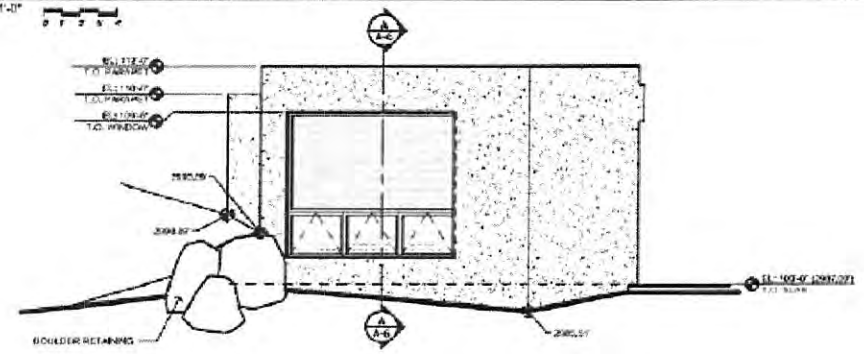
South Elevation

Scale: 1/4" = 1'-0"



East Elevation

Scale: 1/4" = 1'-0"



North Elevation

Scale: 1/4" = 1'-0"

Elevations