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, **September 13, 2016**, commencing at **5:00 p.m.**

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

1. **ZONE CHANGE (ZC)** *(Public Hearing)*

   Consider a zone change from A-20 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on approximately 47.41 acres. The property is generally located east and west of the logical extension of 2780 east and approximately 900 south. The project is called "**Moorland Park**." The applicant is Development Solutions Group, Inc. Case No. 2016-ZC-032 (Staff – John Willis)

2. **ZONE CHANGE AMENDMENT (ZCA)** *(Public Hearing)*

   Consider a zone change amendment to the "**Dinosaur Crossing**" commercial center *(Smith's shopping center)* **Pads B, D, & K**" to develop three (3) separate retail buildings. This property is generally located at the southeast corner of the intersection of Mall Drive and Riverside Drive. The applicant is Dino X, LLC and the representative is Mr. Andy Spencer. Case No. 2016-ZCA-030 (Staff – John Willis)

3. **CONDITIONAL USE PERMITS (CUP)**

   A. Consider a conditional use permit for a 60 foot tall cell tower for Verizon Wireless. This project is called "**UT-4 Sugarloaf**." The property is zoned C-3 (General Commercial) and is located at 592 N Bluff Street. The representative is Mr. Jared White. Case No. 2016-CUP-019 (Staff – John Willis)

   B. Consider a conditional use permit for a 67 foot tall cell tower for Verizon Wireless. This project is called "**UT-4 Turtle**." The property is zoned OS (Open Space) and is located at 2040 W 2000 N. The representative is Mr. Jared White. Case No. 2016-CUP-020 (Staff – John Willis)

C. Consider a conditional use permit to construct a 240 sq. ft. addition to an existing detached **RV garage** with a maximum midpoint height of approximately seventeen feet (17') for personal use *(RV garage)*. The property is zoned RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) and is located at 2591 S 2310 E in the Red Butte Phase 4 residential subdivision. The applicants are Mr. and Mrs. Narkiewicz. Case No. 2016-CUP-021 (Staff – John Willis)

4. **CONDITIONAL USE PERMIT & BUILDING DESIGN CONCEPTUAL SITE PLAN (CUP & BDCSP)**

Consider a conditional use permit (CUP) and a building design conceptual site plan (BDCSP) for "**City View**." This is an urban infill redevelopment 'mixed-use' project. It will consist of approx. 10,000 sq. ft. of retail and office (commercial) space, 110 multi-family housing units, a mid-block pedestrian corridor, a 60 room boutique hotel, and structured parking. It will consist of three (3) buildings at four (4) stories each which will exceed 35 feet in height. Two (2) of the buildings will be mixed use and one (1) will be all commercial (boutique hotel). The Boutique Hotel will be approx. sixty-two feet (62') high, the North Apartment/Mixed Use building would be fifty-four feet (54') high, and the South Apartment/Mixed Use building would be fifty-two feet (52') high. Nearly all parking will be underground. This project is on approx. 3 acres. PEG Development is the applicant. The property is zoned C-4 (Central District Business Zone) and is bounded by St George Boulevard, Tabernacle Street, Main Street, and 100 West Street. Case No. 2016-CUP-018 and Case No. 2016-BDCSP-002. (Staff John Willis)

5. **HISTORICAL PRESERVATION COMMITTEE (HPC)**

Consider a request to **demolish** the 'George Worthen House' located at 32 West Tabernacle Street. The applicant is Mr. Matt Hansen. Case No. 2016-HPC-004 (Staff – John Willis).

6. **FINAL PLAT AMENDMENTS (FPA)**

A. Consider amending two residential final subdivision plats. **Lot 35** of Entrada at Snow Canyon "Chaco West" Phase 3 and **Lot 37** of Entrada at Snow Canyon "**Chaco West**" Phase 3A. Located at the intersection of Tacheene Drive and Kiva Circle (at approx. 2910 West and 2530 North). The property is zoned PD-R (Planned development Residential). The representative is Mr. Kevan Bundy, Truline Surveying. Case No. 2016-LRE-015. Staff Wes Jenkins).

B. Consider amending a residential final subdivision plat. The purpose is to merge **Lot 63** and **64 of Bloomington Hills No. 2 subdivision**. Located at 3073 South Nineback Circle. The property is zoned R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The representative is Mr. Kevan Bundy, Truline Surveying. Case No. 2016-LRE-016. (Staff Wes Jenkins).

7. **FINAL PLAT (FP)**

Consider a twenty-one (21) lot residential final subdivision plat for "**Hawthorn Estates Phase 5**." Located at approx. 3100 East and 3370 South (Little Valley area). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Mr. Brad Peterson, Development Solutions. Case No. 2016-FP-028. (Staff Wes Jenkins).

8. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for a six (6) lot commercial subdivision called "**City View**" located at 1 West St. George Boulevard. The property is zoned C-4 (Central Business District). The representative is Mr. Ricky Meyer, Bush & Gudgell. Case No. 2016-PP-027 (Staff Wes Jenkins)

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

ITEM 1
Zone Change

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

ZONE CHANGE
Moorland Park
Case No. 2016-ZC-032

Request:	Consider a Zone Change from A-20 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
Owner:	Reverse Exchange No. 56 LLC and Windmill Plaza, LLC
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located east and west of the logical extension of 2780 east and approximately 900 south.
Acreage:	47.41 acres
Existing Zoning:	A-20 (Agriculture)
Requested Zone:	R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).
General Plan:	LDR (Low Density Residential) and PK (Park). The General Plan Land Use map indicates a park in the vicinity. Park Planning is working with property owners, in order to provide a park in this general area.
Adjacent zones:	North = A-20 South = RE-20 and R-1-12 West = R-1-10 and RE-20 East = R-1-10 and R-1-12
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.

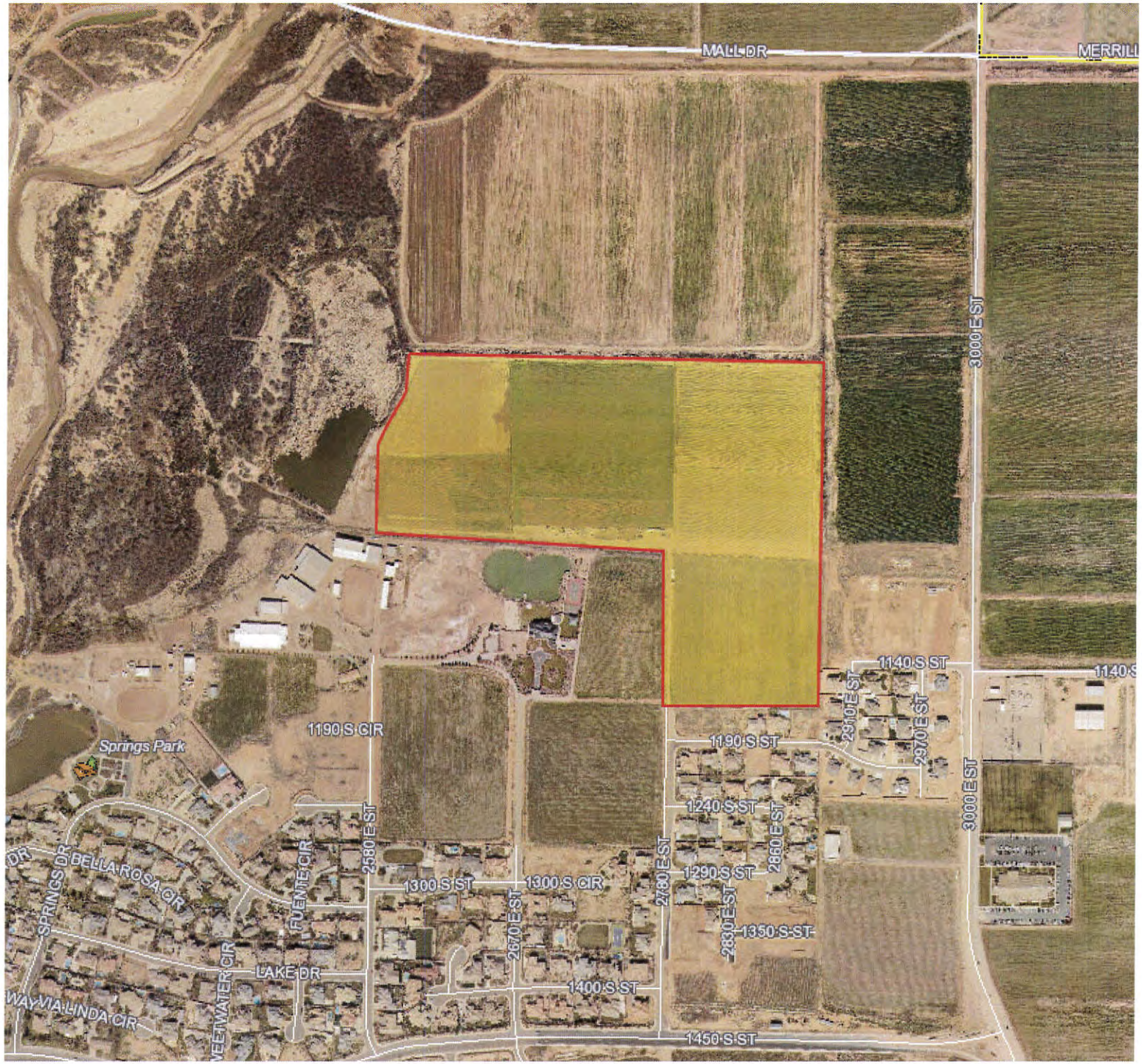
EXAMPLE
Motion to Approve:

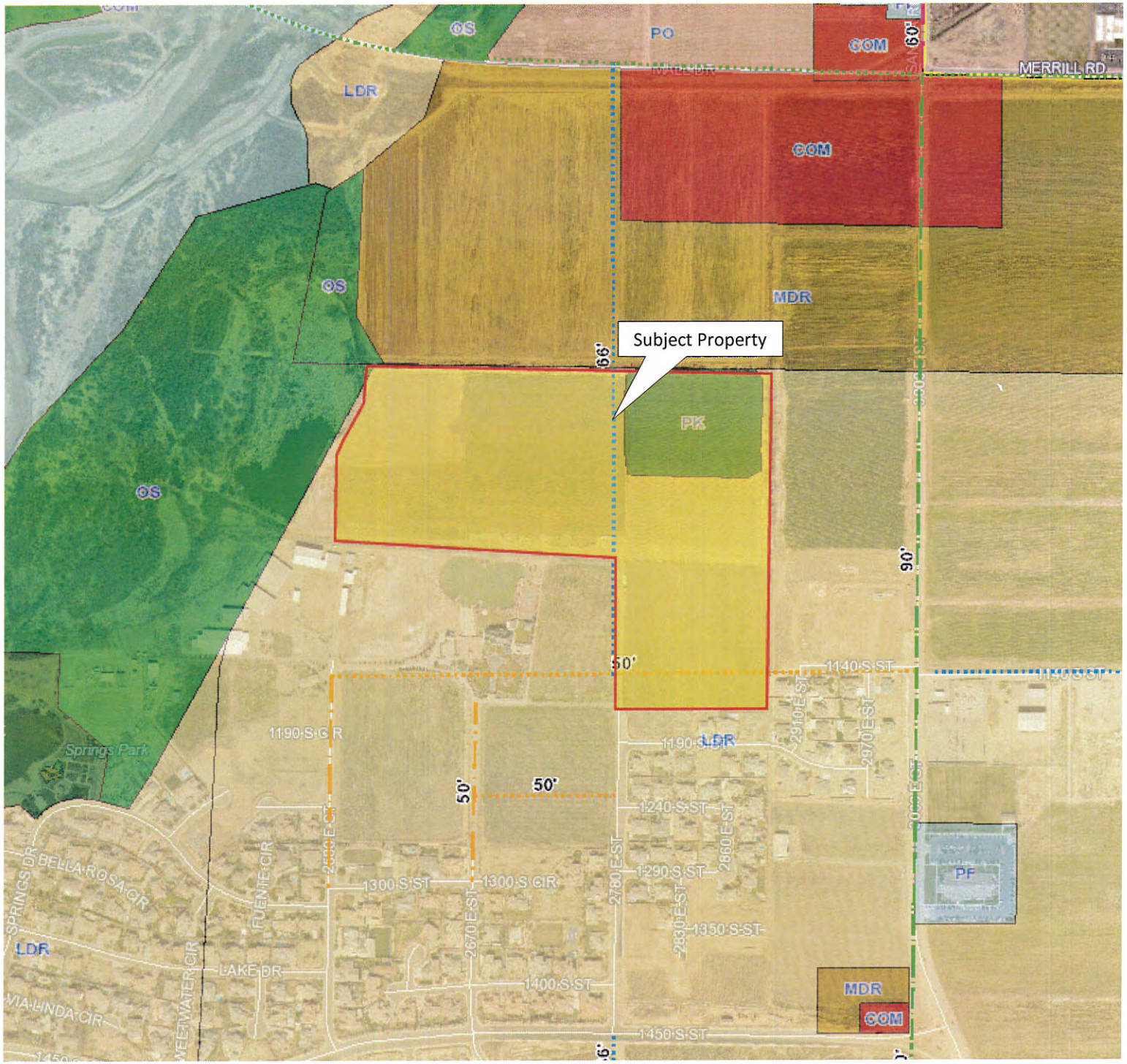
Note that any motion to approve this zone change would need to include:

The Planning Commission recommends approval to rezone 47.41 acres from A-20 to R-1-10, generally located east and west of the logical extension of 2780 east and approximately 900 south.

2016-ZC-032
Moorland Park

Location


MALL DR
MERRILL
3000 E ST
1140 S ST
1190 S ST
1240 S ST
1290 S ST
1350 S ST
1400 S ST
1450 S ST
1190 S CIR
1300 S ST
1300 S CIR
2580 E ST
2670 E ST
2760 E ST
2830 E ST
2860 E ST
2910 E ST
2970 E ST
Springs Park
SPRINGS DR
BELLA ROSA CIR
FUENTE CIR
LAKE DR
WAYMA LINDA CIR



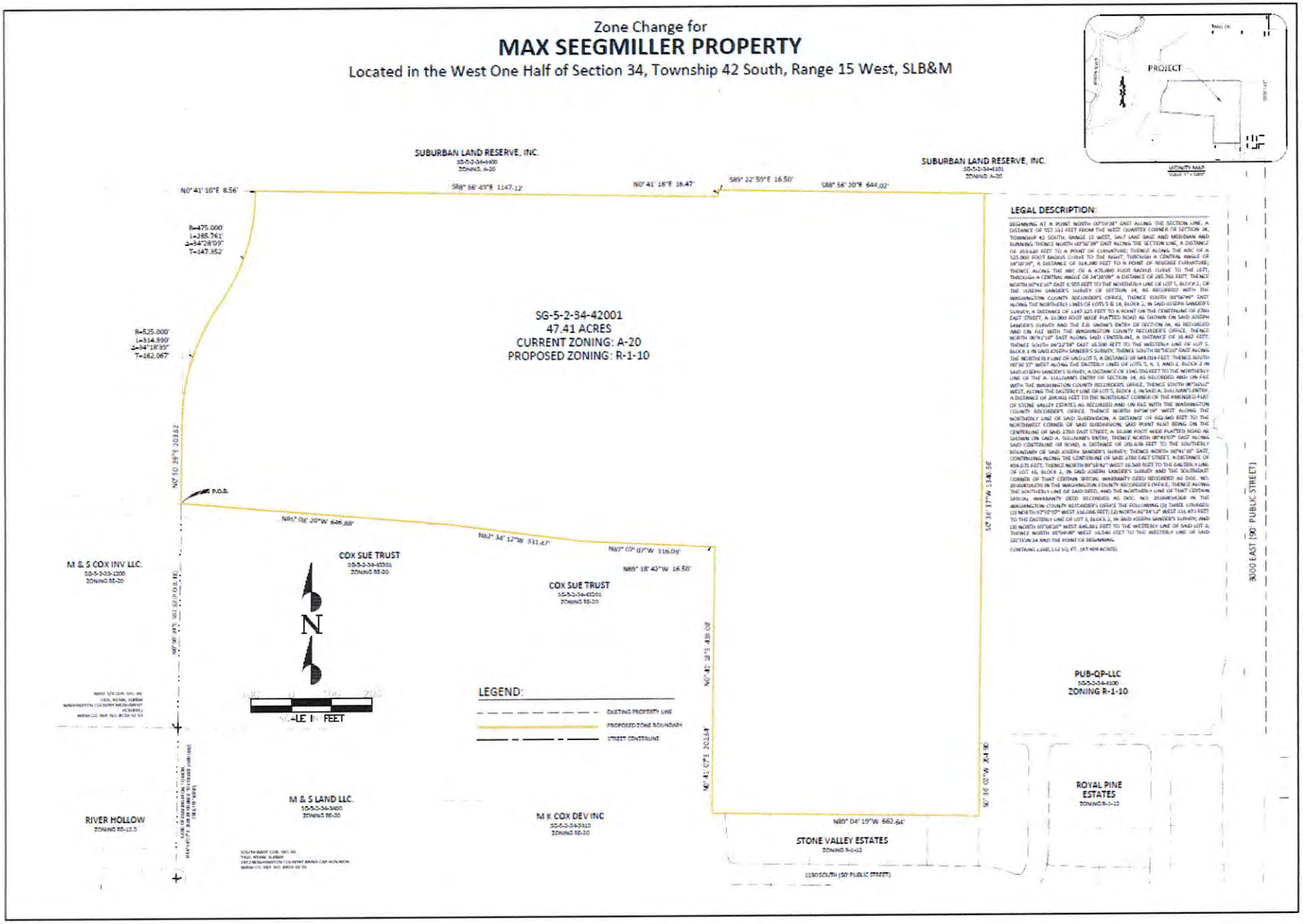
General Plan

PD-C
R-1-10
A-20
Subject Property
3000 E ST
R-1-10
A-1
1140 S ST
1140 S ST
R-1-12
2910 E ST
2970 E ST
R-1-12
A-20
RE-20
1190 S CIR
1190 S ST
R-1-12
RE-12.5
1240 S ST
2860 E ST
A-1
3000 E ST
2590 E ST
A-1
1300 S ST
1300 S CIR
1290 S ST
2760 E ST
FUENTE CIR
R-1-12
2670 E ST
R-1-12
2830 E ST
1350 S ST
R-1-12
R-1-12
R-1-12
LAKE DR
1400 S ST

Zone Change for

MAX SEEGMILLER PROPERTY

Located in the West One Half of Section 34, Township 42 South, Range 15 West, SLB&M



MOORLAND PARK

ST. GEORGE, UT

ZONE CHANGE EXHIBIT

DEVELOPMENT SOLUTIONS, INC.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS

ZC-1

1 OF 1 TOTAL

ITEM 2
Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

ZONE CHANGE: PUBLIC HEARING
Dinosaur Crossing Pads B, D, & K
Case No. 2016-ZCA-030

Request: Consider a zone change amendment to the "Dinosaur Crossing" commercial center (*Smith's shopping center*) to amend the PD-C (Planned Development Commercial) zone on approximately 7.97 acres *[total for Lot 3("B")=1.153 acres, Lot 5("D")=0.917 acres, Lot 9("K")=5.902 acres]* to develop three (3) separate retail buildings.

Owner: Dino X, LLC

Representative: Mr. Andy Spencer, Woodbury Corporation

Background: This is a request to review the proposed site plan / landscape plan, elevations, renderings, colors, and materials for three (3) proposed buildings (on Pads/Lots B, D, & K).

Area: Approx. 7.97 acres (*see exhibits*).

Property: This property is generally located at the southeast corner of the intersection of Mall Drive and Riverside Drive.

Zoning: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Height(s): **Pad 'B' Building** – This is a single story building and the maximum height will be 27-8" (front architectural façade), however the majority of the flat roof will be 22'-8".

Pad 'D' Building - This is a single story building and the maximum height will be 27-8" (front architectural façade), however the majority of the flat roof will be 22'-8".

Pad 'K' Building - This is a single story building and the maximum height will be 27'-8" (front architectural façade), however the majority of the flat roof will be 18'-8.

Setbacks:

The required PD-C setbacks are:
F = 25 ft., Street Side = 25 ft., Side = 10 ft., and R = 10 ft.

The building appears to meet and exceed the required setbacks and this will be verified during the SPR (Site Plan Review) process.

Parking:

The **Lot B** building is approximately 9,000 sq. ft. and will require approx. 36 spaces.

The **Lot D** building is approximately 6,000 sq. ft. and shows a drive-thru lane and window. A retail use would require 24 spaces and a restaurant use will require 60 spaces.

The **Lot K** building is approximately 6,000 sq. ft. and shows a drive-thru lane and window. A retail use would require 24 spaces and a restaurant use will require 60 spaces

The St. George Municipal Code parking requirement for restaurants requires 10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater, plus 1 space for each 100 square feet of outdoor seating.

All proposed parking space sizes will need to be a minimum standard size of 9 ft x 18 ft.

During SPR staff will verify parking is met per City Ordinance.

Landscaping:

Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped.

As presented, the landscaping appears to meet the requirements and staff will verify this during the SPR process.

Colors and Materials:

The building materials and colors will be earth tone and are represented in the renderings and materials provided.

Options:

The Planning Commission has several options:

1. Deny the zone change amendment
2. Approve the zone change amendment as presented
3. Approve the zone change amendment with additional conditions

4. Table the zone change amendment to allow for additional information to be provided as determined.

EXAMPLE
Motion to Approve:

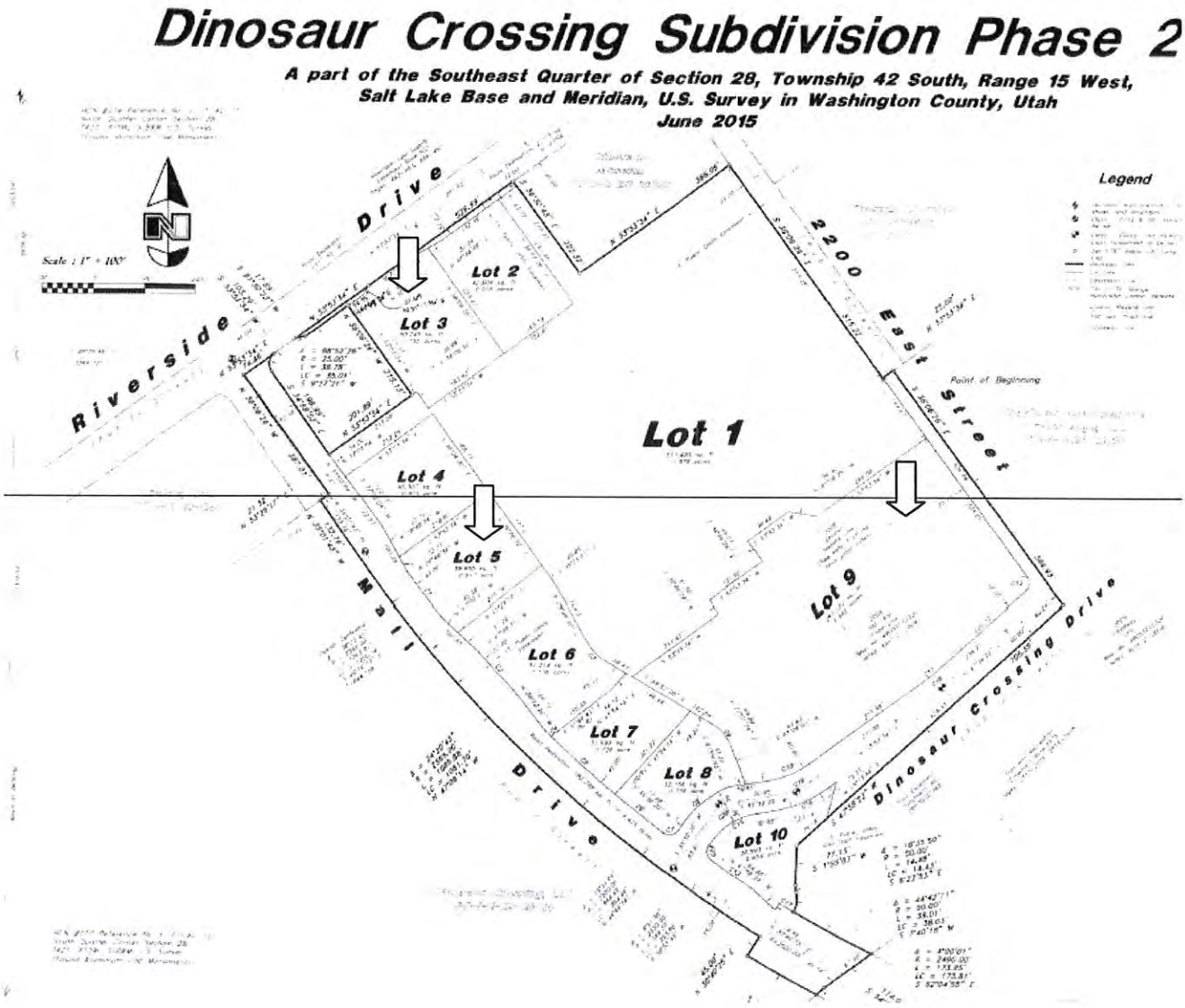
Note: A motion to approve this planned development zone change amendment would need to include:

The Planning Commission recommends approval of the zone change amendment to amend the PD-C (Planned Development Commercial) zone on approximately 7.97 acres to develop three (3) buildings (*on Lots B, D, & K*) with associated landscaping and parking as presented and recommends the following conditions and comments:

1. Zoning - Approve the PD-C zone change amendment on approx. 7.97 acres
2. Uses – This use is in harmony with the previously approved uses list for 'Dinosaur Crossing Commercial Center).
3. Site Plan – The conceptual layout(s) as presented are recommended for approval.
4. Colors & Materials – As presented the colors and materials are recommended for approval.
5. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).
6. Landscaping – The applicant shall provide landscaping in compliance with the Landscape Ordinance (10-25).
7. Lighting - Provide a photometric plan with the submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line(s) and not exceed 15 ft candle on site. Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from adjacent residential neighborhoods and surrounding community.
8. SPR – Upon approval of the zone change amendment, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.

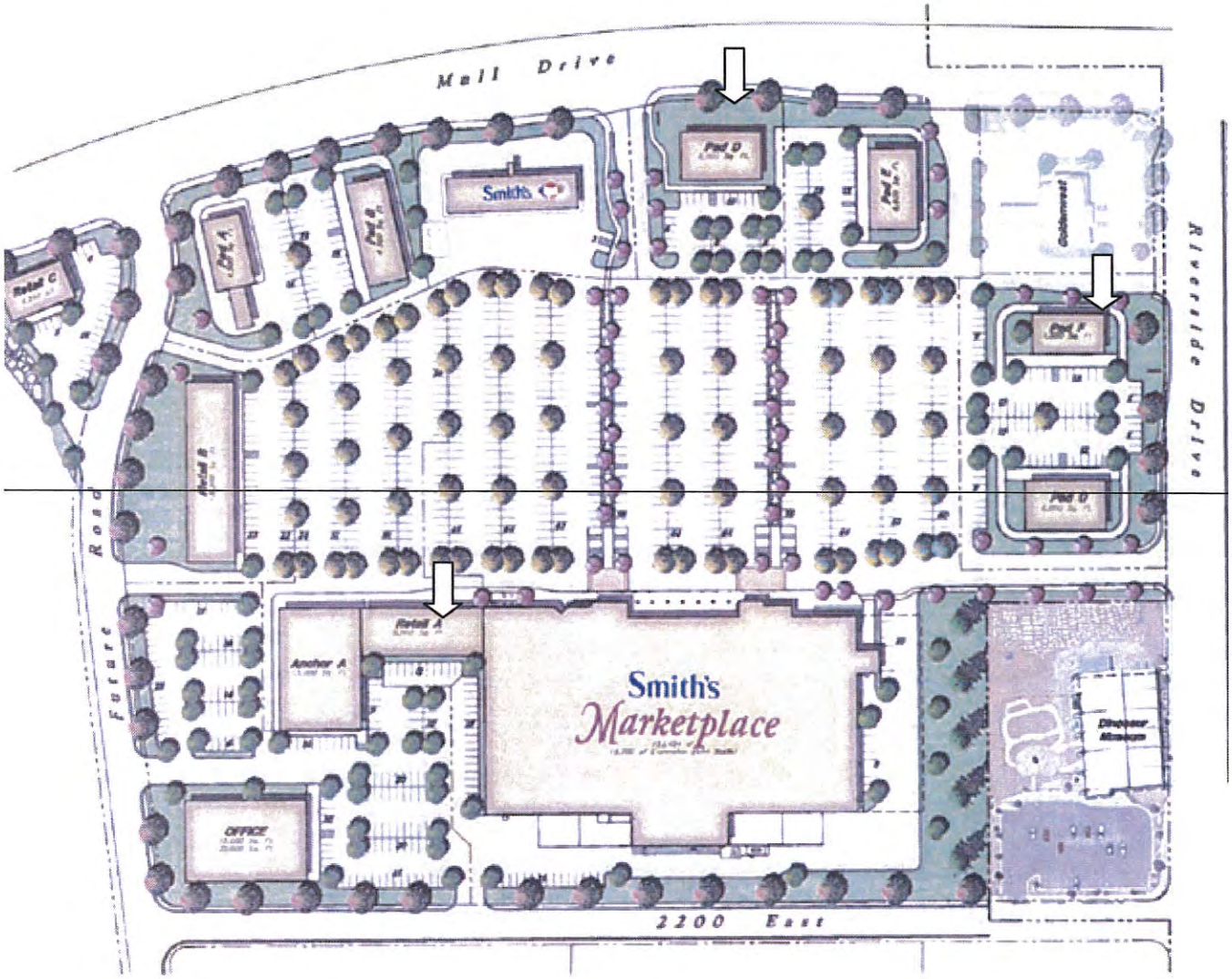
Smith's
Marketplace

Subdivision



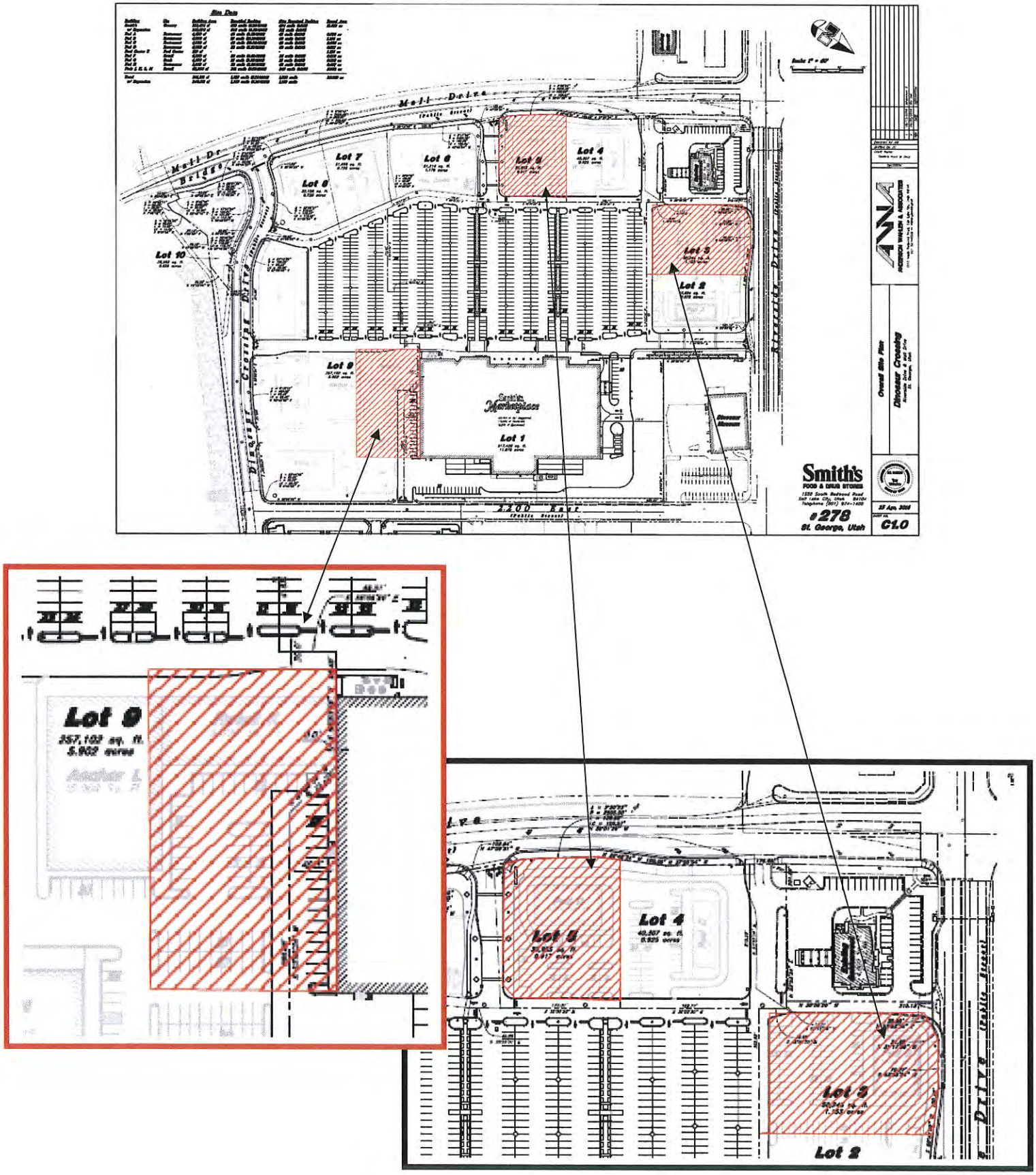
[Note: Lot 3("B"), Lot 5("D"), Lot 9("K")]

Reference Case No. 2015-ZC-006
Smith's Marketplace / Dinosaur Crossing



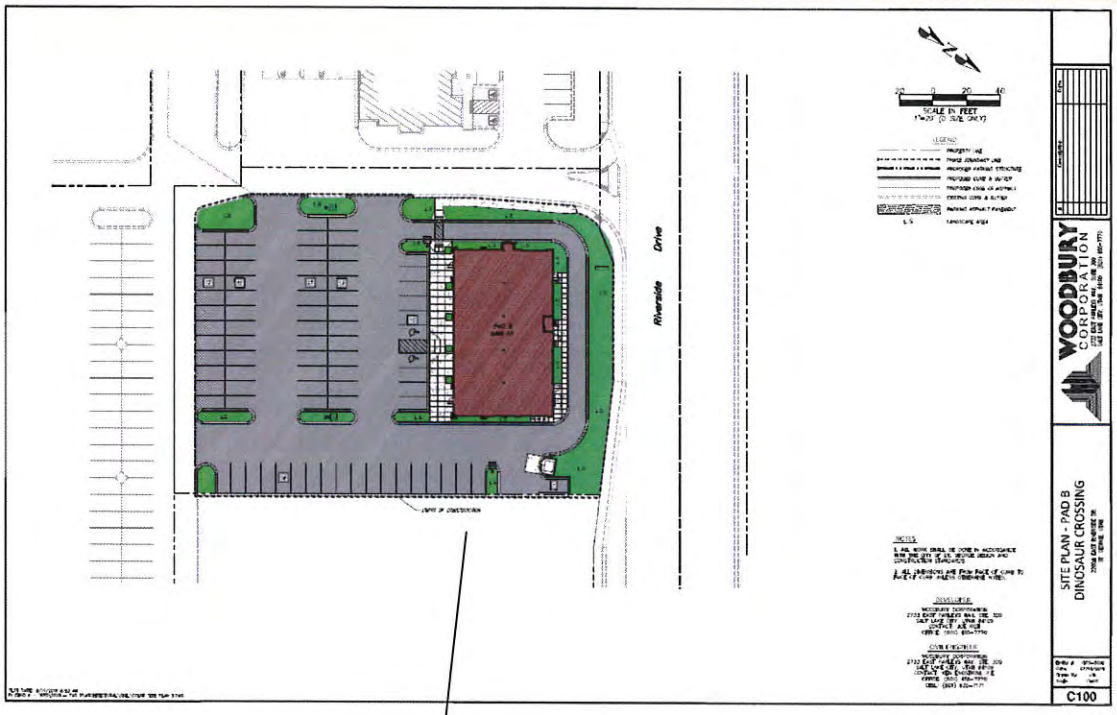
[Note: Lot 3("B"), Lot 5("D"), Lot 9("K")]

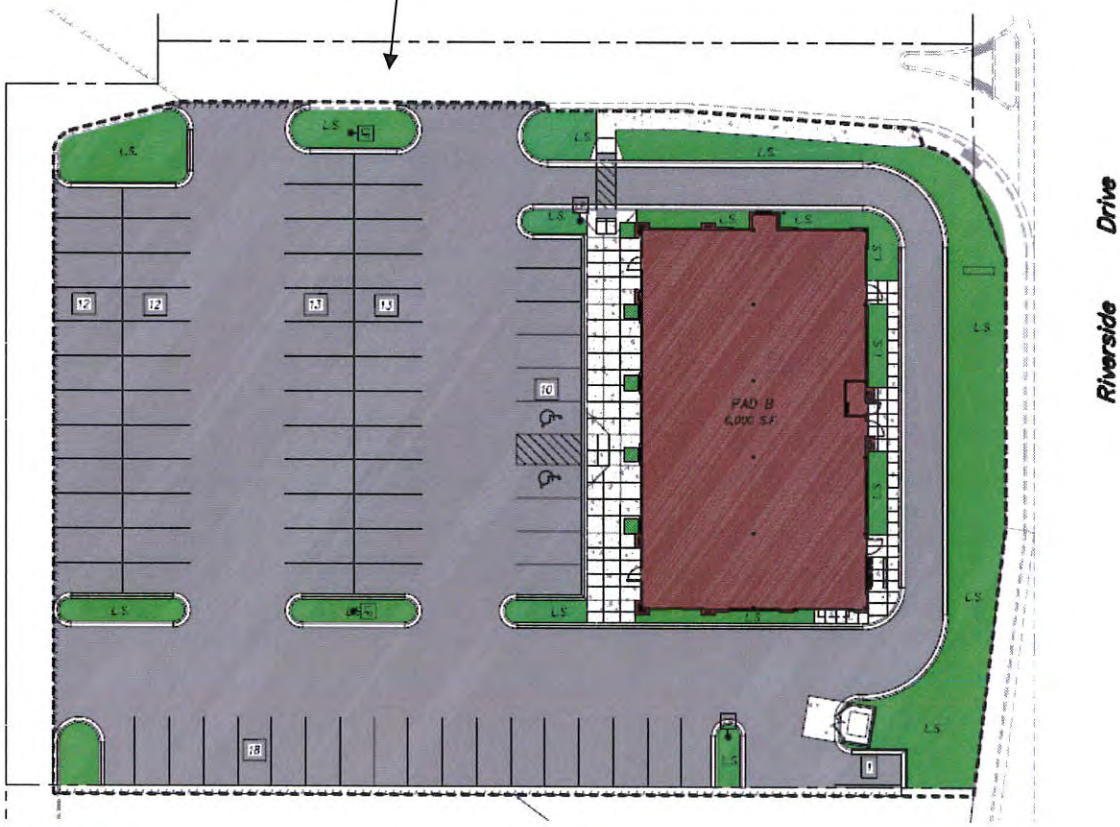
Overall Site Plan (Smith's)

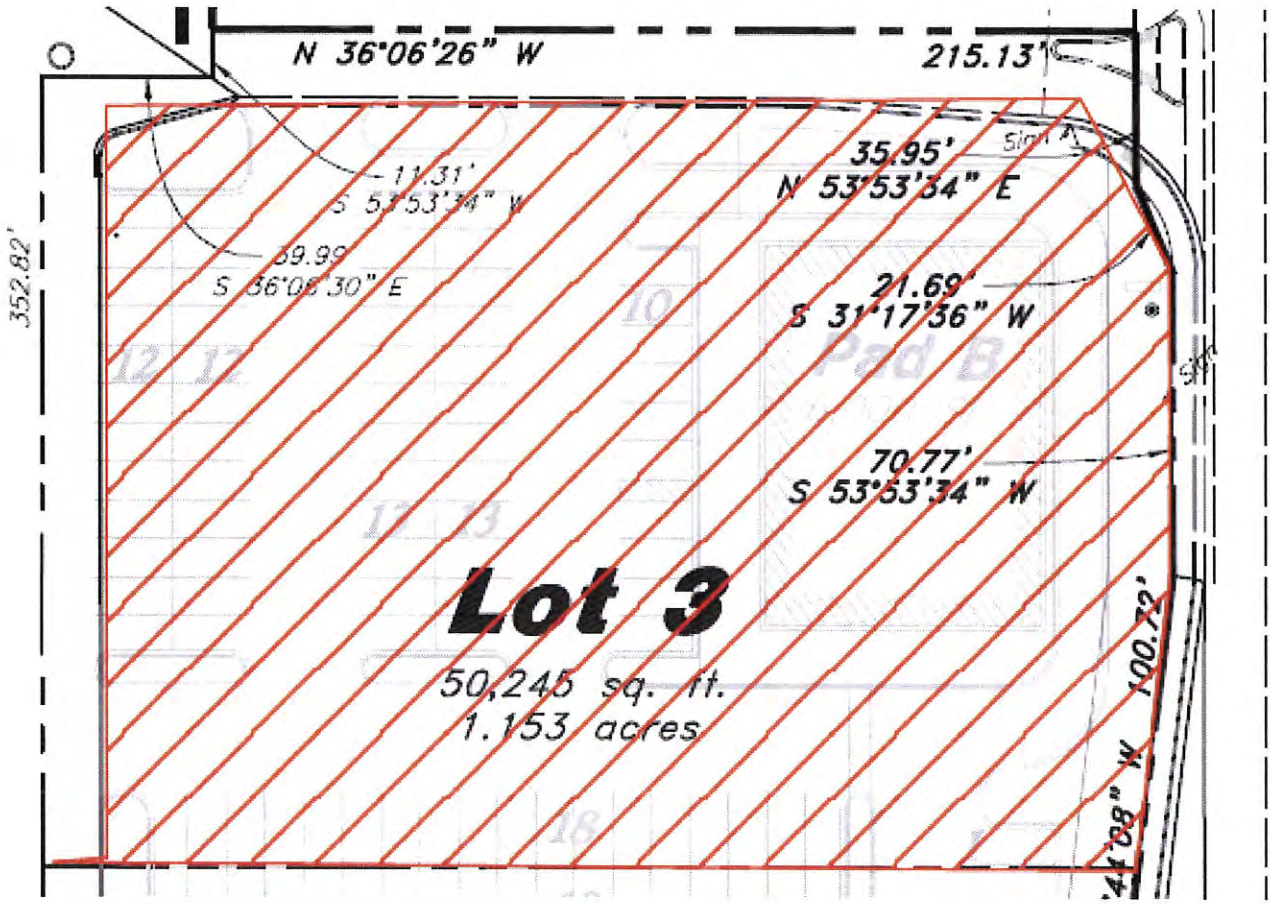


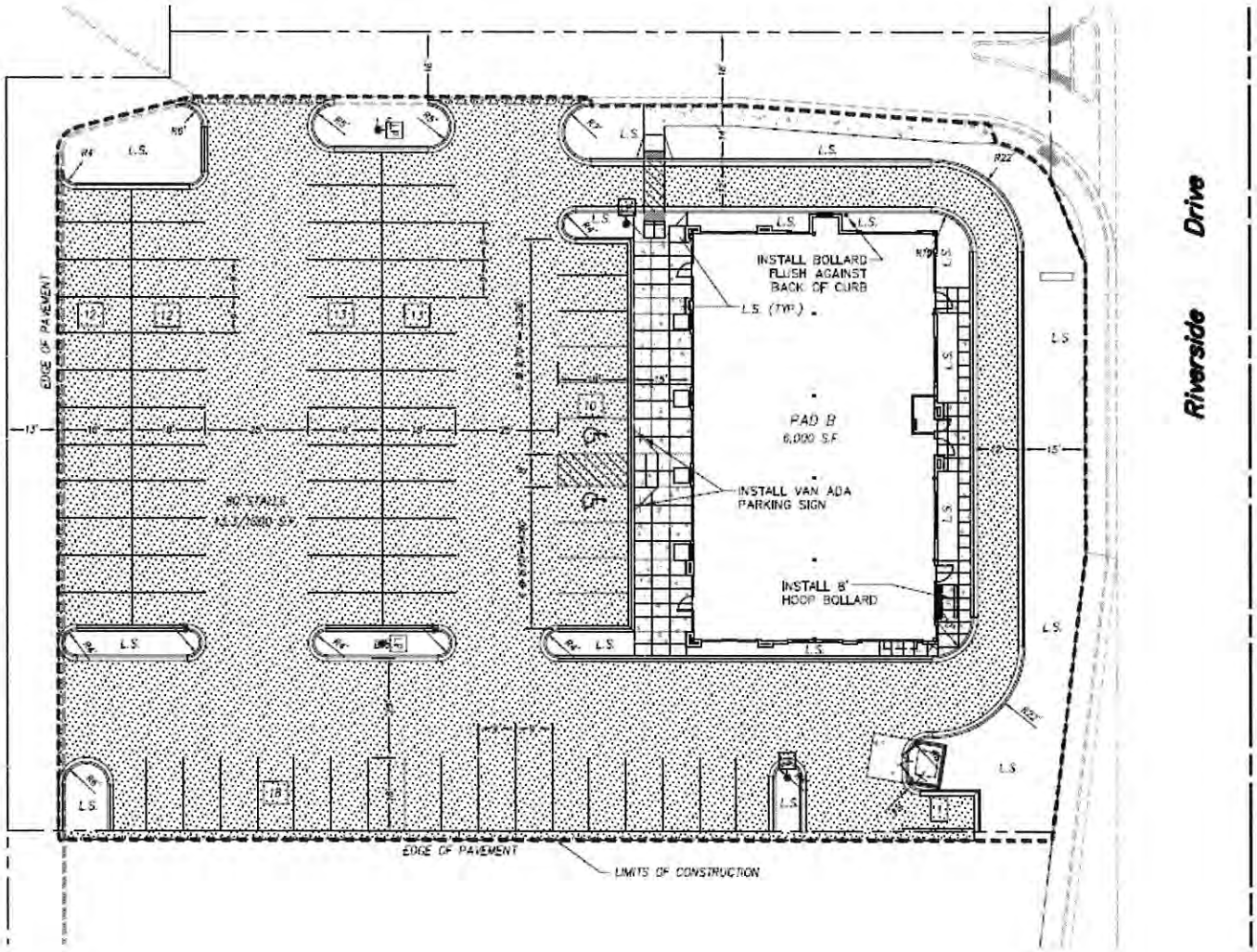
Lot "B"

Pad "**B**" (Lot 3)


Riverside Drive
SCALE IN FEET
WOODBURY CORPORATION
SITE PLAN - PAD B
DINOSAUR CROSSING
C100

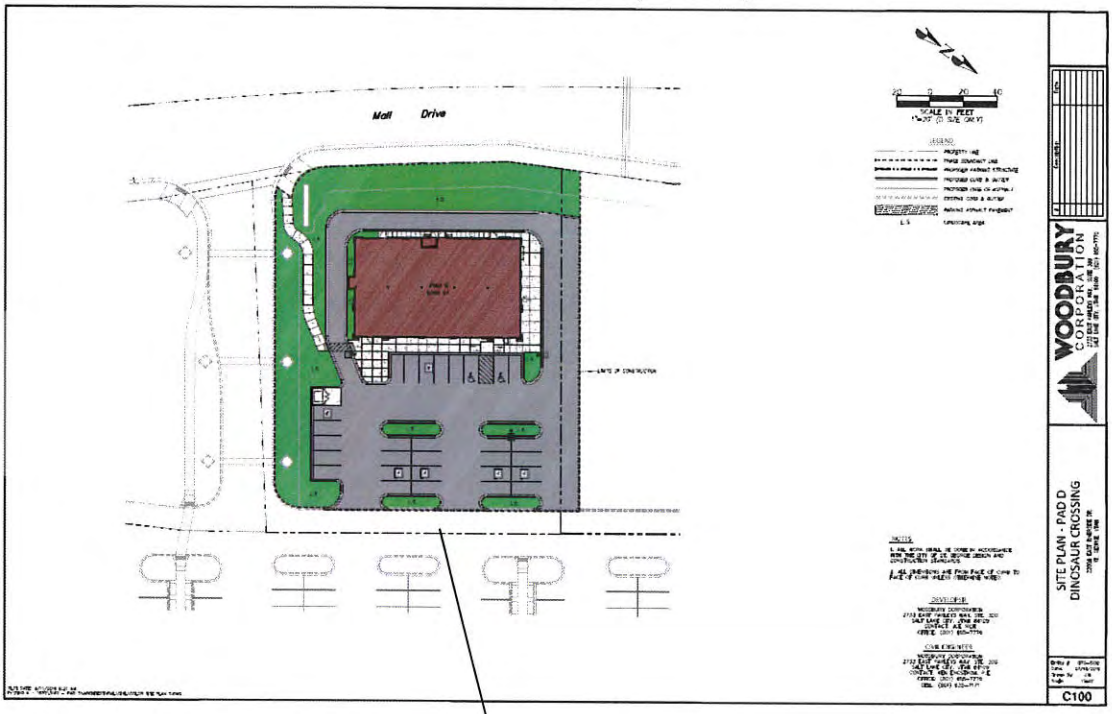

PAD B
6,000 S.F.
Riverside Drive

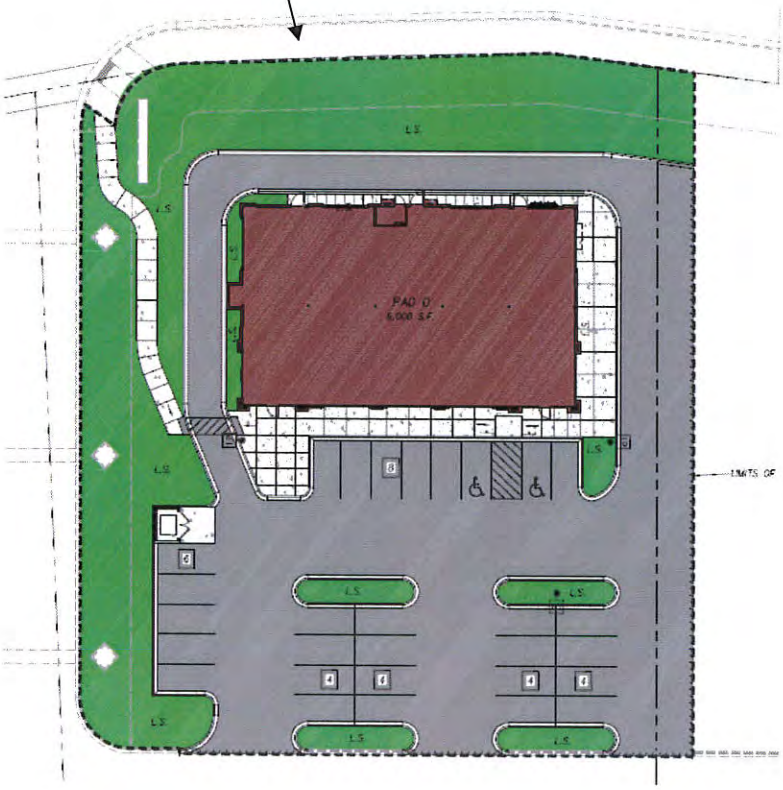

N 36°06'26" W
215.13'
11.31'
S 53°53'34" W
39.99'
S 36°06'30" E
352.82'
35.95'
N 53°53'34" E
21.69'
S 31°17'36" W
70.77'
S 53°53'34" W
Lot 3
50,245 sq. ft.
1.153 acres
100.72'

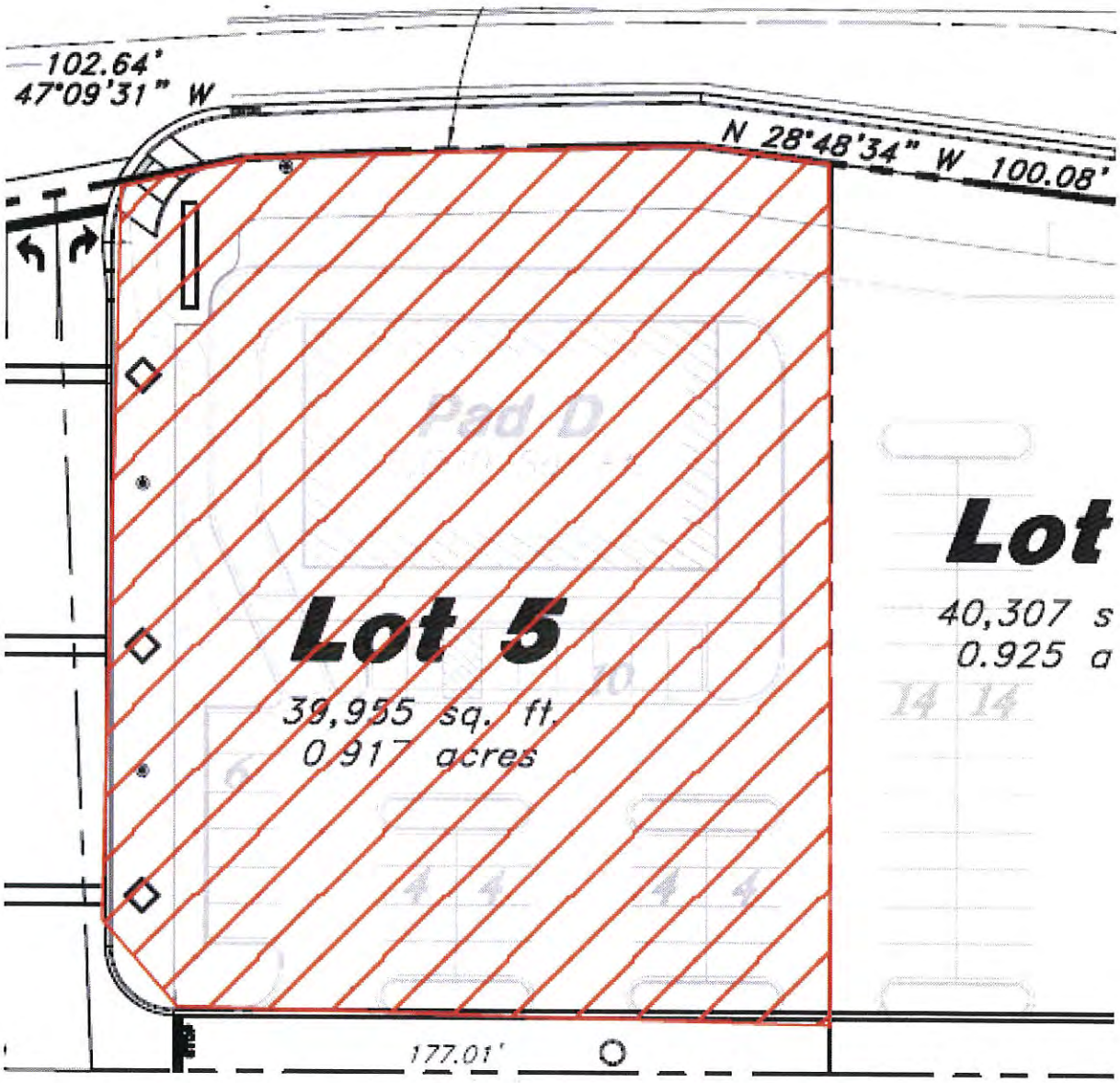

Riverside Drive
INSTALL BOLLARD FLUSH AGAINST BACK OF CURB
L.S. (TYP.)
PAD B
6,000 S.F.
INSTALL VAN ADA PARKING SIGN
INSTALL 8' HOOP BOLLARD
EDGE OF PAVEMENT
LIMITS OF CONSTRUCTION
L.S.

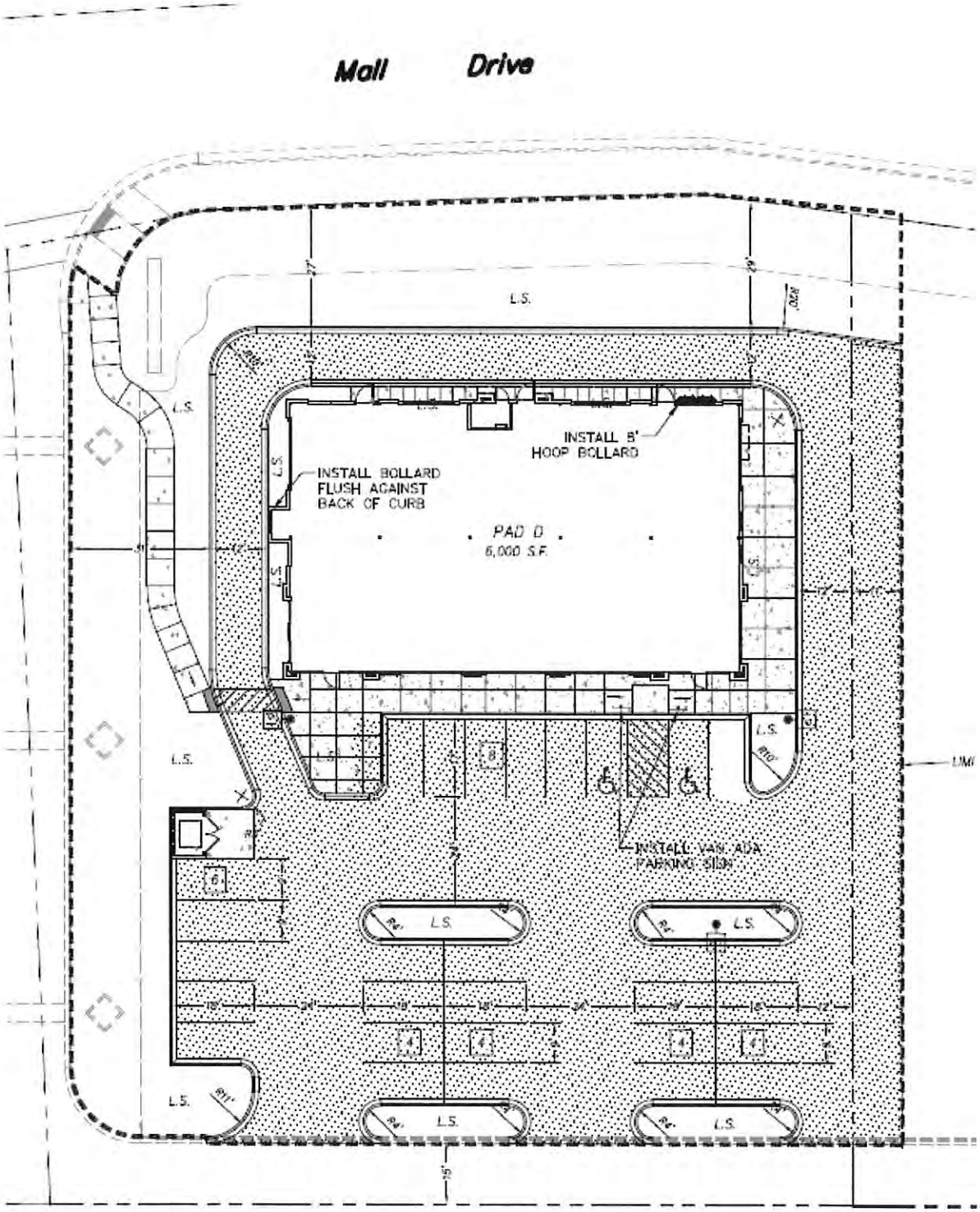
Retail "D"

Pad "**D**" (Lot 5)


Mall Drive
WOODBURY CORPORATION
SITE PLAN - PAD D
DINOSAUR CROSSING
C100

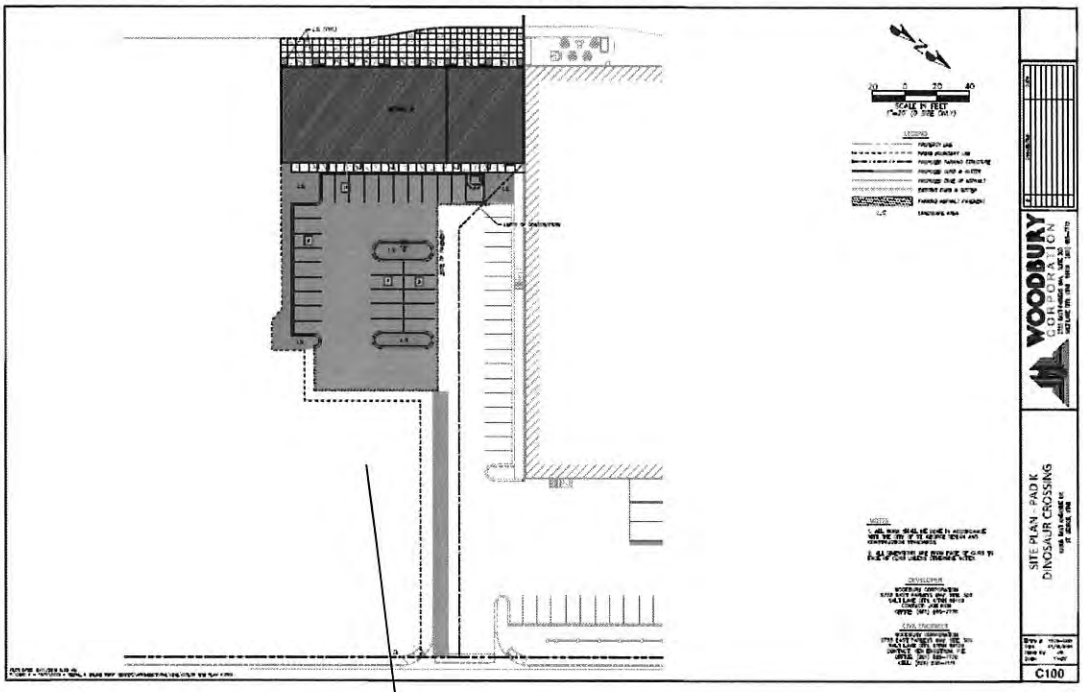

PAD D
6,000 S.F.
L.S.

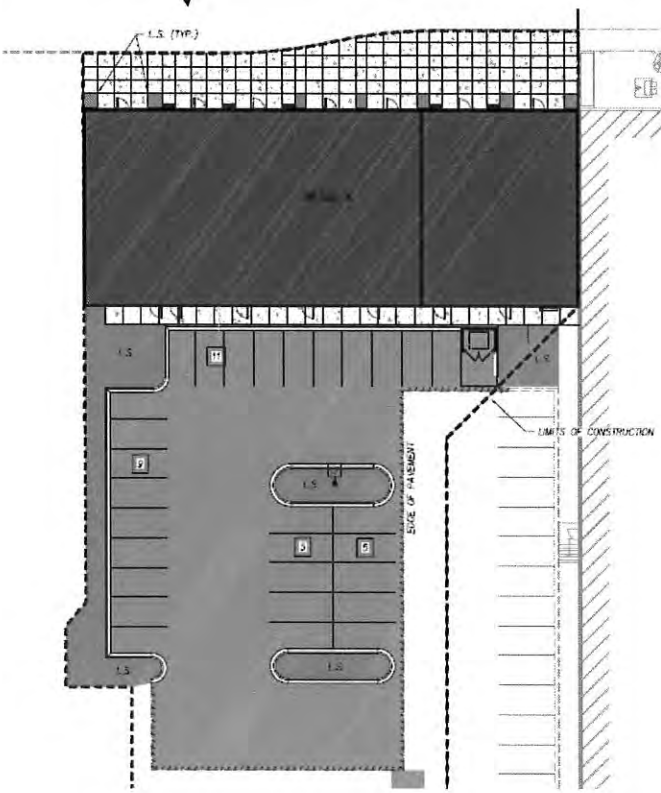

102.64'
47°09'31" W
N 28°48'34" W 100.08'
Pad D
Lot 5
39,955 sq. ft.
0.917 acres
Lot
40,307 s
0.925 a
177.01'

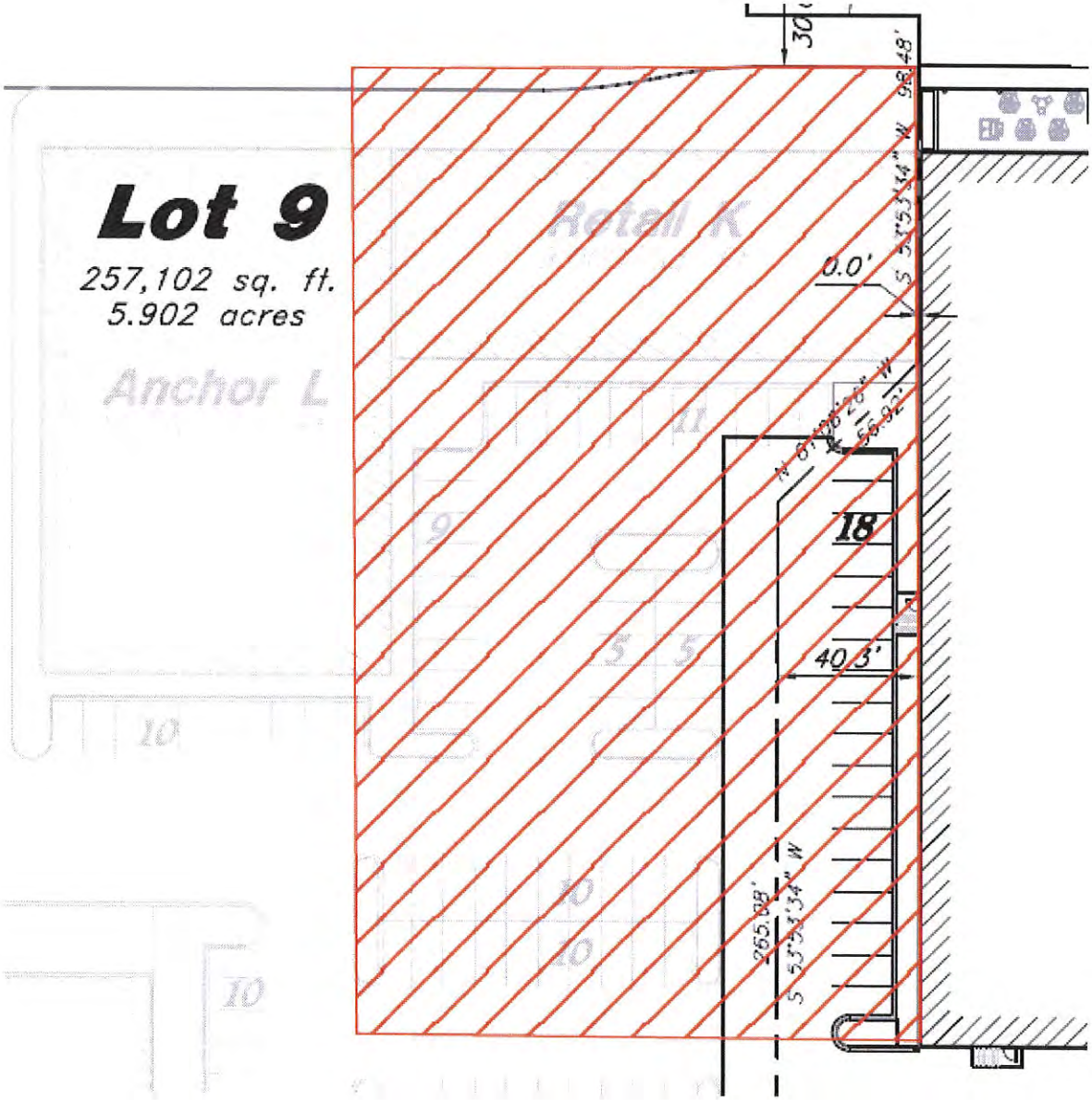

Mall Drive
L.S.
INSTALL 8' HOOP BOLLARD
INSTALL BOLLARD FLUSH AGAINST BACK OF CURB
PAD D
6,000 S.F.
INSTALL VAN ADA PARKING SIGN

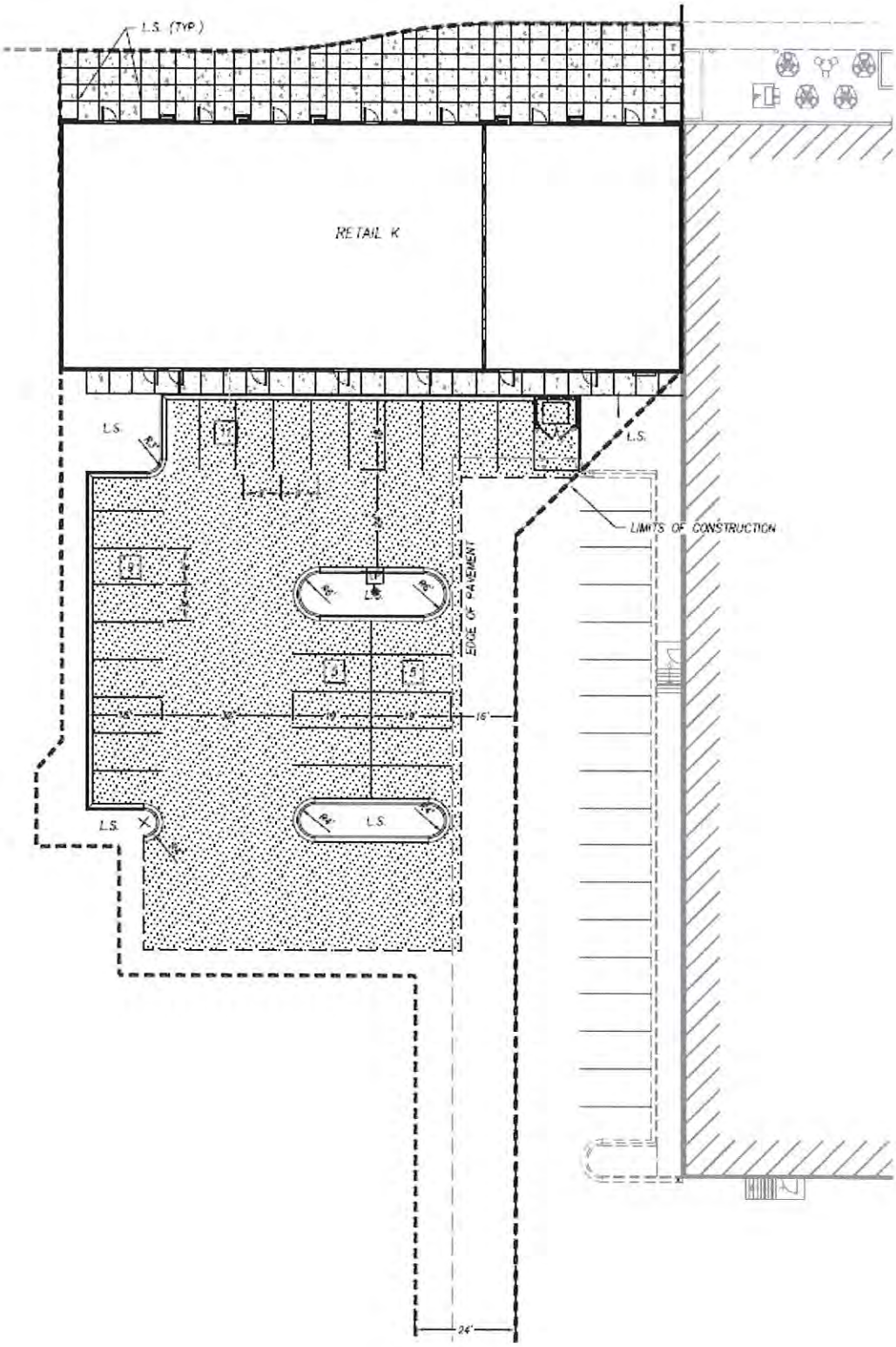
Retail "K"

Pad "**K**" (Lot 9)


WOODBURY
CORPORATION
SITE PLAN - PAD K
DINOSAUR CROSSING
C100


L.S. (TYP.)
LIMITS OF CONSTRUCTION
SIDE OF PARKING


Lot 9
257,102 sq. ft.
5.902 acres
Retail K
Anchor L
0.0'
18
40.3'
265.08'
S 53°53'34" W


L.S. (TYP.)
RETAIL K
L.S.
L.S.
LIMITS OF CONSTRUCTION
EDGE OF PAVEMENT
L.S.
L.S.
24'

Narrative Letter

Rendering
Buildings
"B" & "D"

Rendering
Building
"K"

Colored Elevations

RENDERING - FRONT AND DRIVE THROUGH SIDE

RENDERING - BACK AND SIDE

COLORED ELEVATION - FRONT

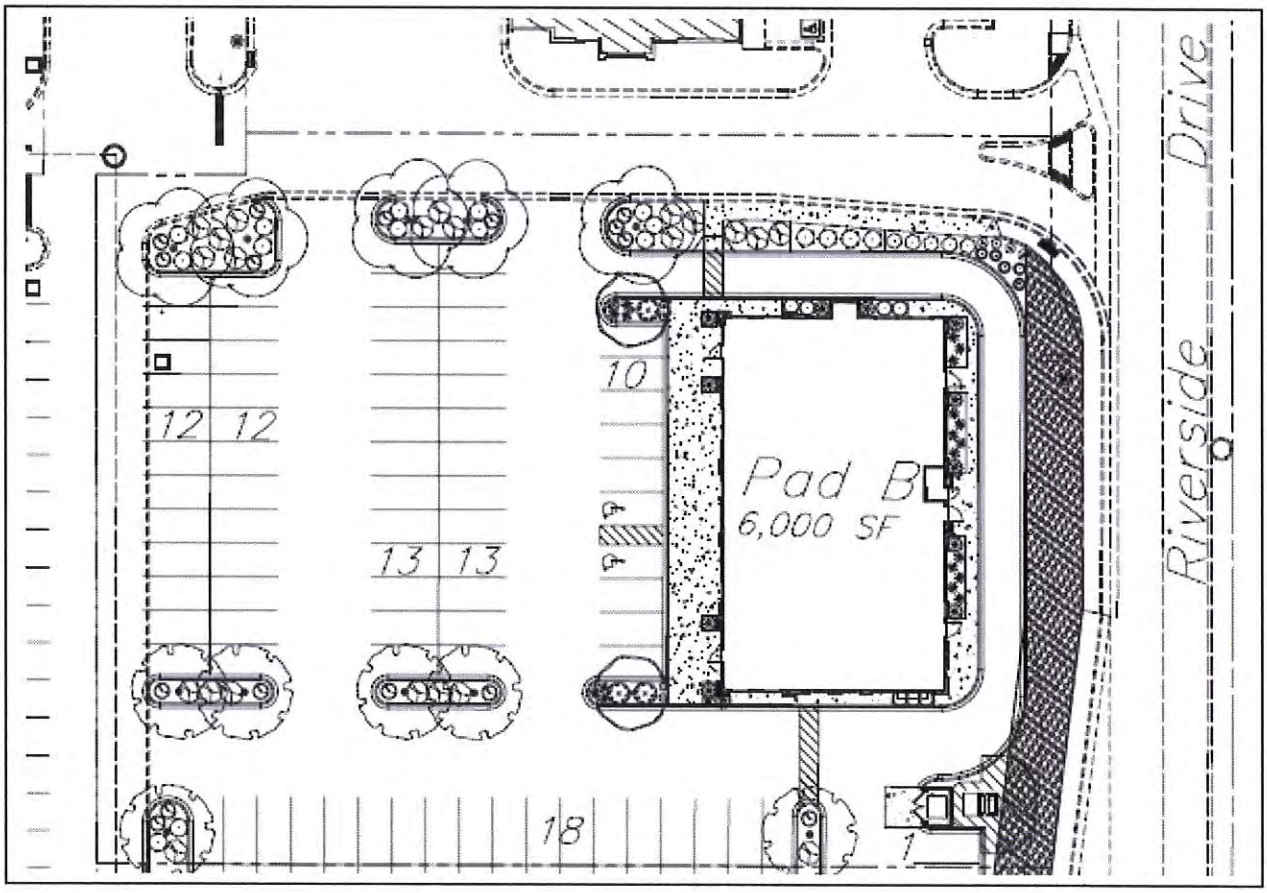
COLORED ELEVATION - SIDE

COLORED ELEVATION - BACK

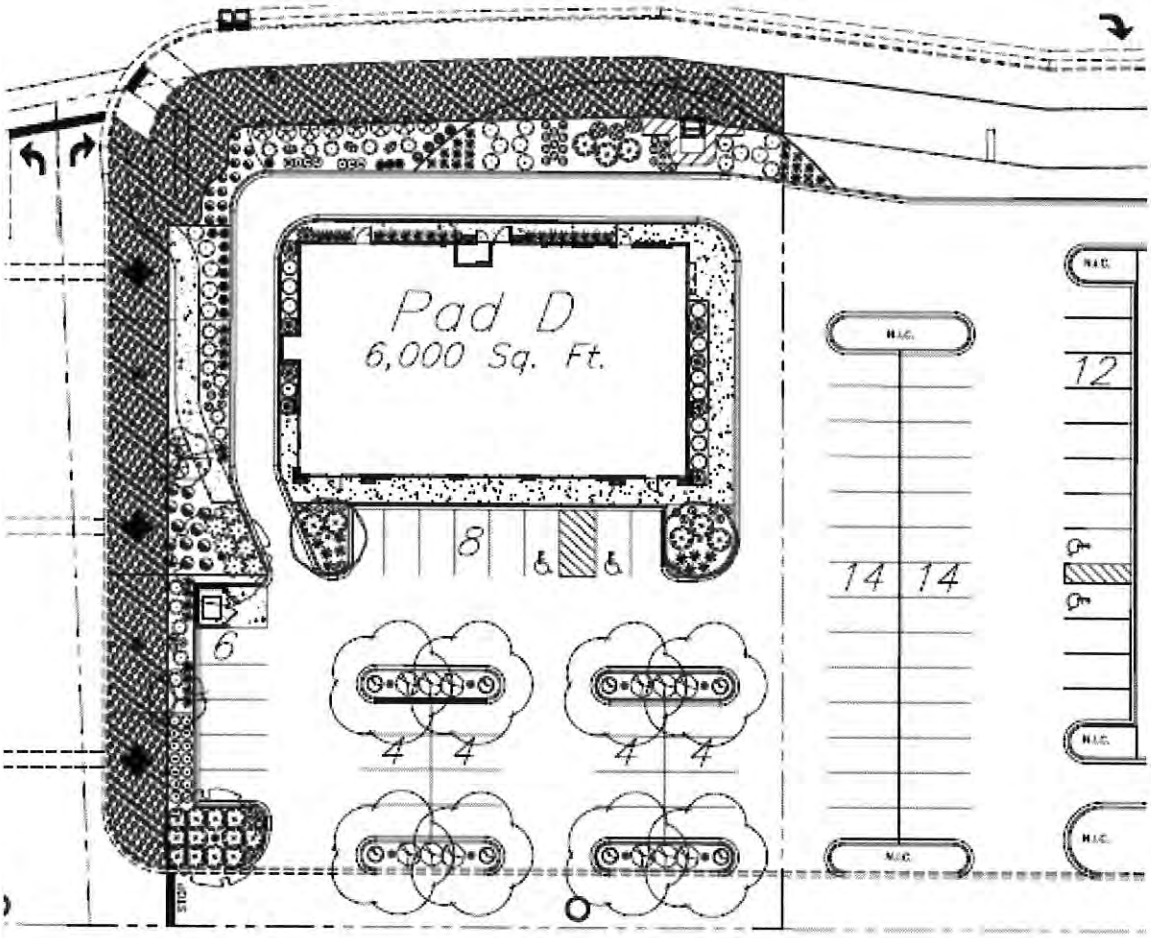
COLORED ELEVATION - DRIVE THROUGH SIDE

Materials and Colors

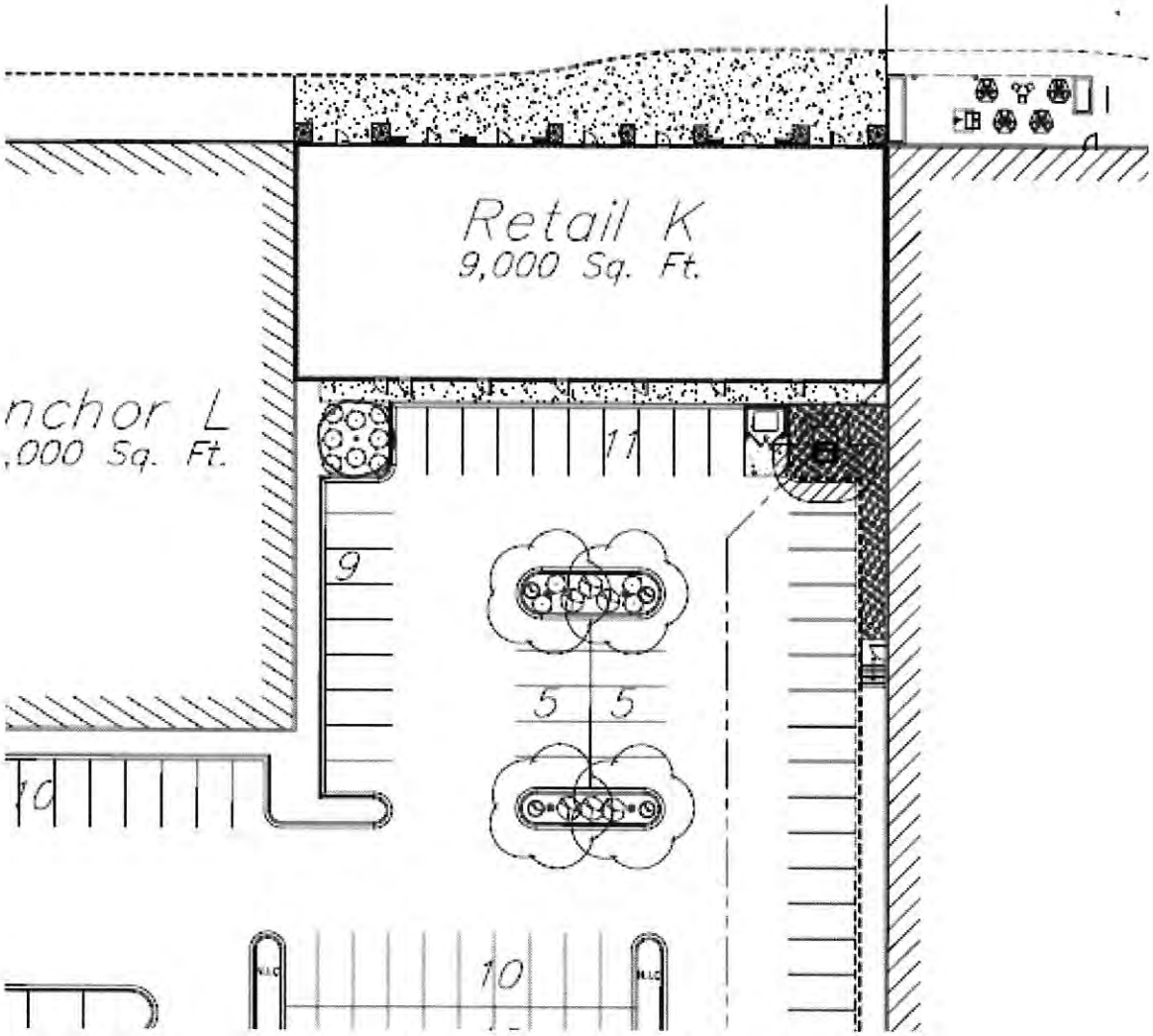
Planting Plans
"B"



"D"



"K"



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: Dino X, LLC c/o Woodbury Corporation

MAILING ADDRESS: 2733 East Parleys Way, Suite 300, SLC, UT 84109

PHONE: [redacted]

APPLICANT: _____
(If different than owner)
MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Andy Spencer
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: 2733 East Parleys Way, Suite 300, SLC, UT 84109

PHON[redacted]

EMAIL ADDRESS(ES): andy.spencer@woodburycorp.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. _____

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-030 FILING DATE: 8-12-2016 RECEIVED BY: RS 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**

* B, D, K (1.15 + 0.917 + ≈1 AC) 500 + 50 + 50 = $600 RS

Form Revised 5/10/2012

Lot 3 Lot 5 Lot 9

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-C
2. What zone or zones are requested by this application? Amend PD-C
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: ≅ 3 AC. (B, D, & K only)
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 ____ (see Smith's case file)
   ***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, ... change parcel? Yes X No ____
   Please describe the projected demand for utility services ...

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

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

Development/Project Name Dinosaur Crossing, Pads B, D, K
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Woodbury Corporation Phone No. 801 485 7770
Contact Person/Representative Andy Spencer Phone No. 801 367 4887C
Licensed Surveyor Kirk D Randall Phone No. 801 521 8529

PD ZONE CHANGE PROCEDURE

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

Step #2 **Document Submission Checklist***

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

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

Other Submission Documents:

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

SINGLE Story Bldg (less than 35)

Form Revised 5/1/2012

☐ 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
☐ N/A 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4); (Done w/ Sketch's)
☐ 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: (tentative)

Planning Commission Sept 13
City Council Set Date Sept 22
City Council Hearing Date Oct. 6
Council Action Oct 6

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

IV. COMMENTS

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

2. Until the following information is submitted, yo

3. Required site improvements such as pavement storm drain facilities, and all other improveme

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

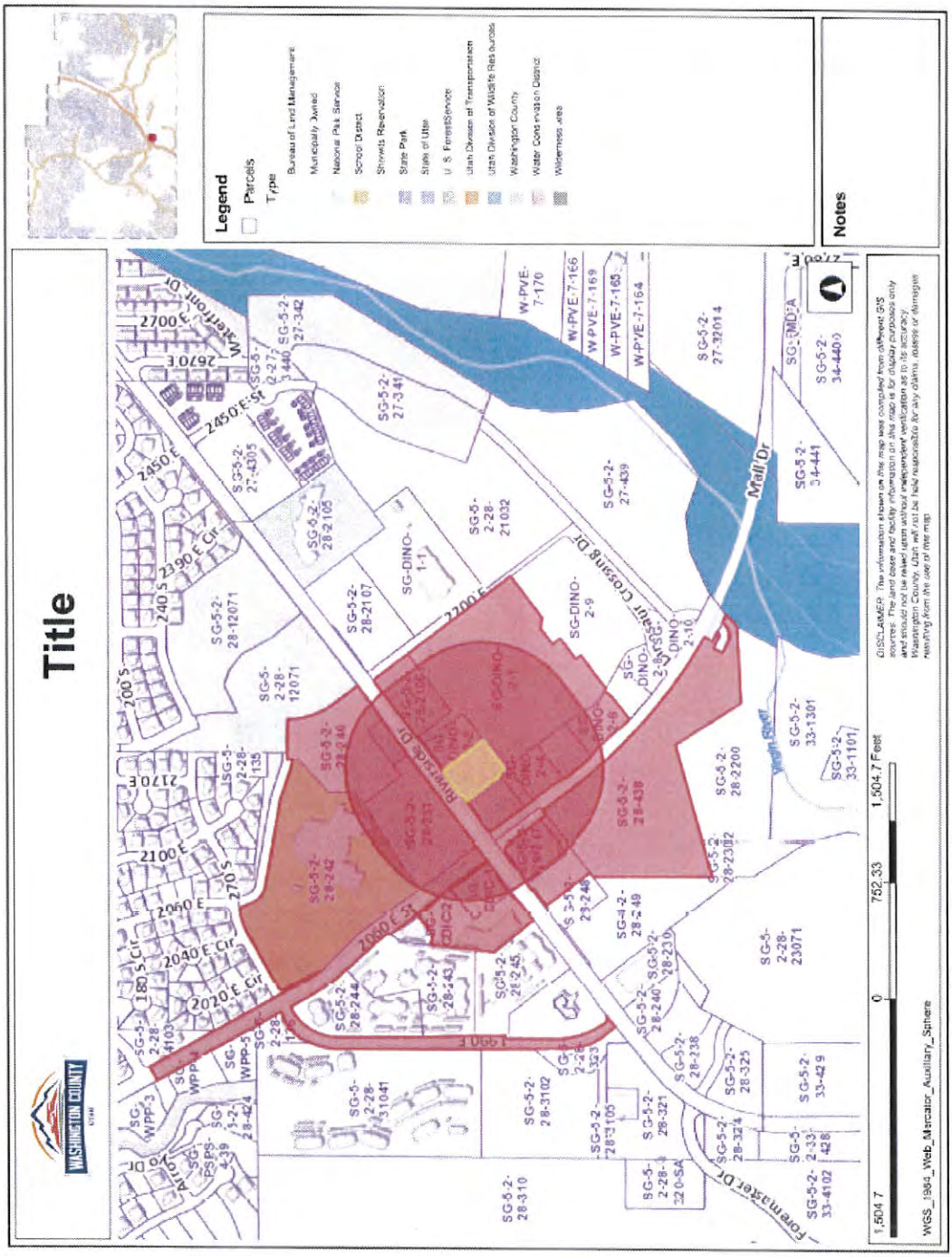
We the undersigned applicant(s) Dwo X, LLC / Woodbury Corporation
(is)(are) the owner(s) Lot 3, Lot 5, Lot 9 Dinosaur Crossing
or (agent) of the following legally described property and **request the zone change as described above**. (Exact legal description and surveyed site plan (Record of Survey) 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 permanent subdivision Final Plat Checklist requirements.

Signature _____ Address 2733 East Parley's Way, Ste 300 SLC, UT 84109

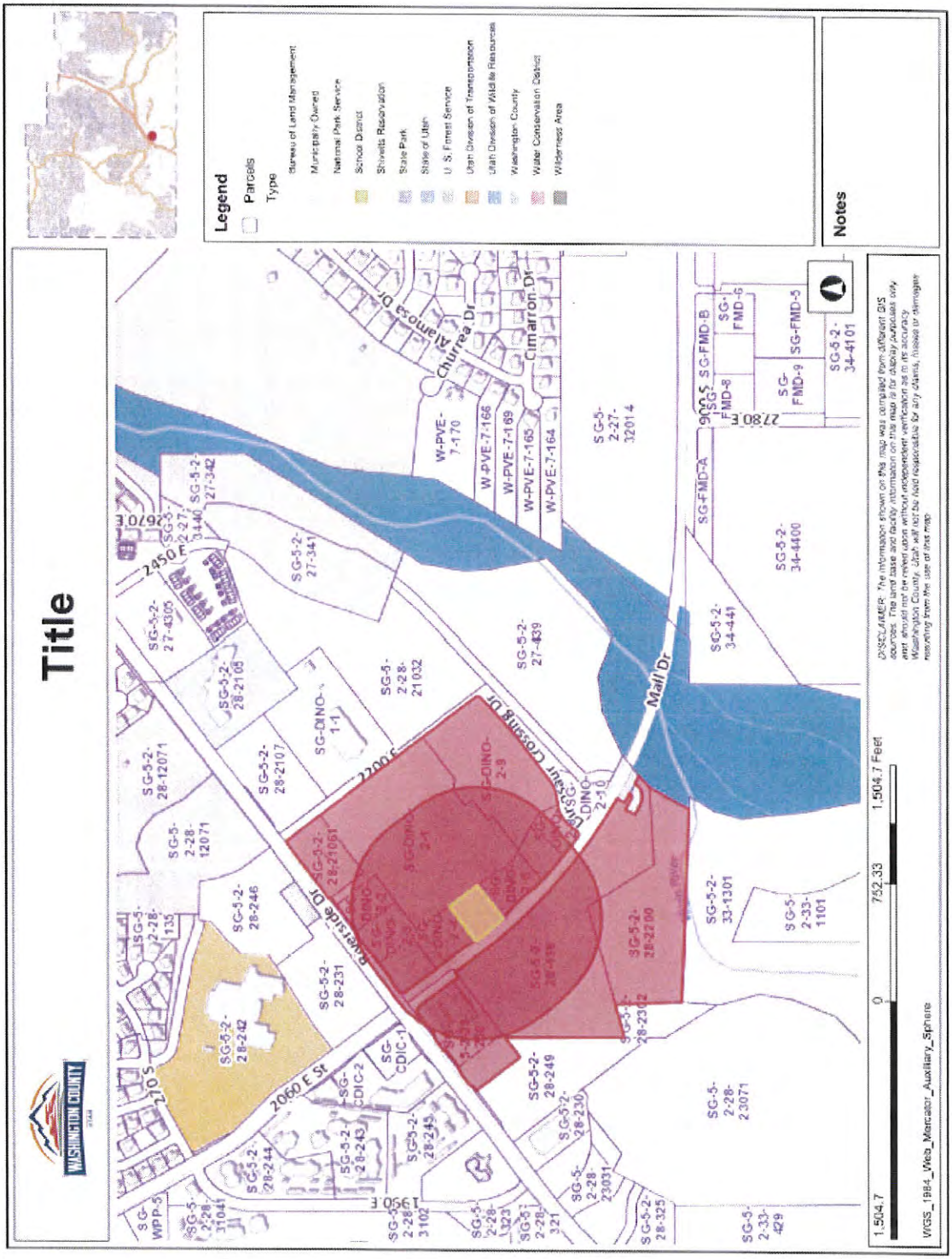
Signature _____ Address _____

500 foot radius map(s)

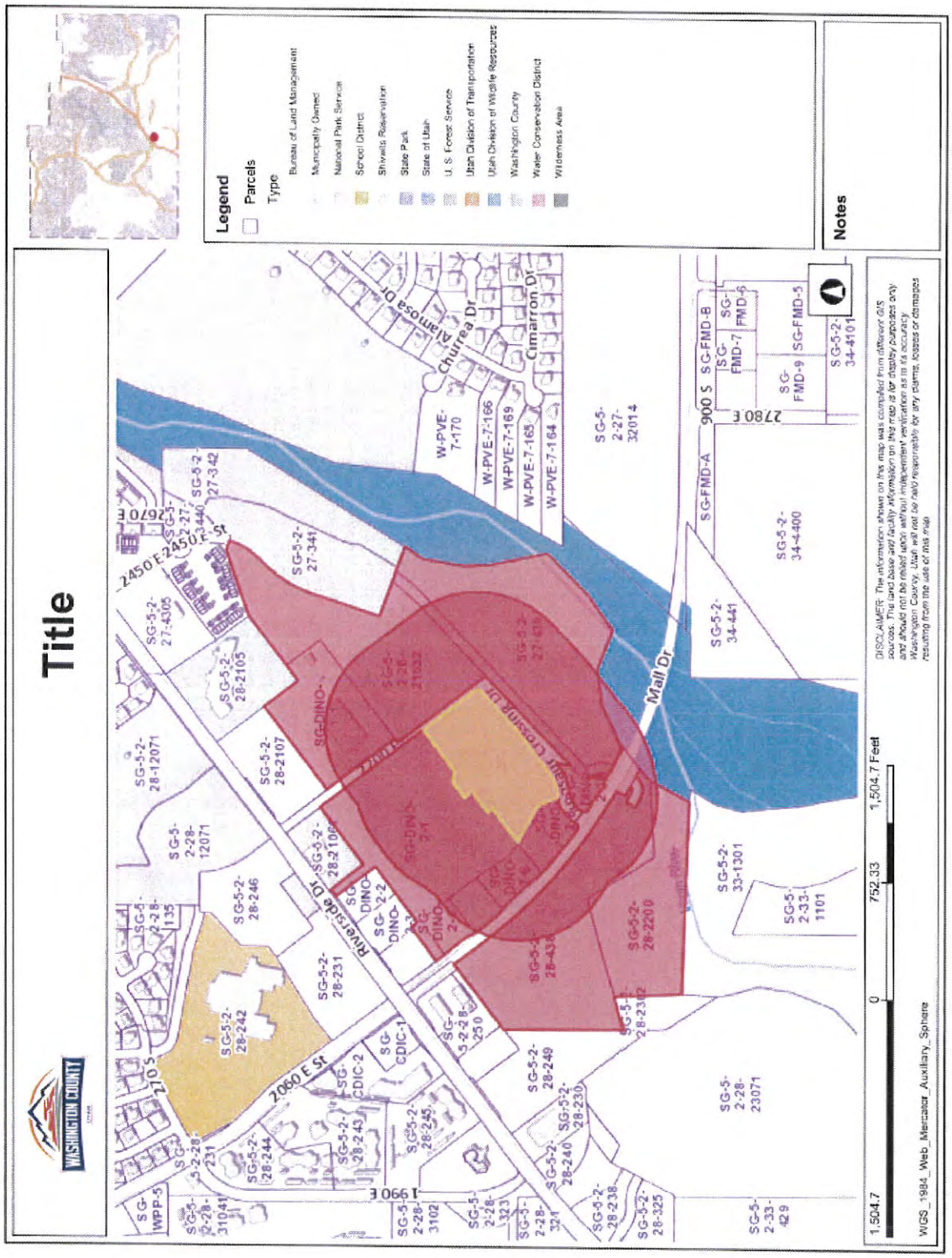
Lot 3 = Pad "B"



Lot 5 = Pad "D"


Title
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
Mall Dr
Riverside Dr
Dinosaur Crossing Dr
Churrea Dr
Alamosa Dr
Cimarron Dr
2450 E
2200 E
2060 E St
1950 E
2780 E
1,504.7
0
752.33
1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

Lot 9 = Pad "K"


Title
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
Mall Dr
Riverside Dr
Alamosa Dr
Churrea Dr
Cimarron Dr
2450 E
2060 E St
1990 E
2780 E
900 S
1,504.7
0
752.33
1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

ITEM 3A
CUP – Cell Tower

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

CONDITIONAL USE PERMIT
Case No. 2016-CUP-019

Request: Consider a CUP for a cell tower for Verizon Wireless.

Reference: On July 12, 2016, the Planning Commission approved a WMP (Wireless Master Plan) Case No. 2016-WMP-001 for eight (8) locations and this site was included.

Project: **UT-4 Sugarloaf** a **60 ft. Cell Tower** with only one provider on it. If co-location is to be considered, then a taller tower would be required and the plan as submitted says "100 ft. maximum height."

Representative: Mr. Jared White
Site Acquisition Coordinator

Zoning: C-3 (General Commercial)

Height: The top of monopole is 60 feet. If a maximum height of 100 feet were to be approved, then the top of the lightening rod would be 106 feet.

Location: **592 N Bluff**

Ordinance(s): 10-22-5: CONDITIONAL USES:
All wireless communication facilities other than those described in section 10-22-4 of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in chapter 17 of this title. (1998 Document § 26-4)

10-22-6: FACILITY TYPES:
C. Monopole With Antennas And Antenna Support Structures: The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure (see figure 3 attached to the ordinance codified herein). No such antenna shall be located within one hundred fifty feet (150') of a residential zone unless approved by the planning commission. (1998 Document § 26-5; amd. 2003 Code)

10-22-7: ADDITIONAL STANDARDS:

A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.

B. Collocation: It is the policy of the city to encourage collocation of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.

C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.

D. Area Limitation For Wall And Roof Mounted Antennas: A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building. Up to three (3) carriers may utilize each building side as a permitted use subject to compliance with this chapter.

E. Accessory Buildings To Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

Comments: The city maintains a Master Plan for each wireless company in the Community Development Department. This site was previously approved.

An equipment shelter is also requested for this site.

Findings 'A – K' have to be made (see application below)

Sample Action(s): The Planning Commission recommends **approval** of the 60 foot high monopole as presented with findings A-K.

or

The Planning Commission recommends **denial** of the 60 foot high monopole as presented because _____.

Narrative

Re: Verizon Narrative for justification on a new Cell site

To: ST George city Planning Dept.

Regarding the location selection process new cellular facilities, it is driven entirely by demand. From 2012 to 2013 wireless use has grown significantly with data traffic doubling between 2012 and 2013, this growth is projected to increase another 650% by 2018. The main reason for this increase is the increased use of "smartphone" devises. A typical Smart phone generates 49 times the data traffic as a basic handset. In addition to this the number of wireless only households (meaning they have no landline for their phone) has increased from roughly 16% in 2007 to 44% today, a trend which is likely to continue. For these reasons it has become necessary for Verizon to locate facilities in the immediate areas where high concentrations of customers are utilizing cellular services simply because that is where the demand for service is and where the capacity of the network is not sufficient to keep up with the amount of usage. St George city is no exception to this trend. The purpose if this site is to increase service in the immediate area but its greater impact would be in its ability to increase the capacity of the network in a much larger area. What this means is that by adding a new site into the existing network, all of the surrounding sites are able to operate more effectively so the benefits are much further reaching then just the immediate vicinity of the site.

Sincerely
Jared White
Site Acquisition Coordinator

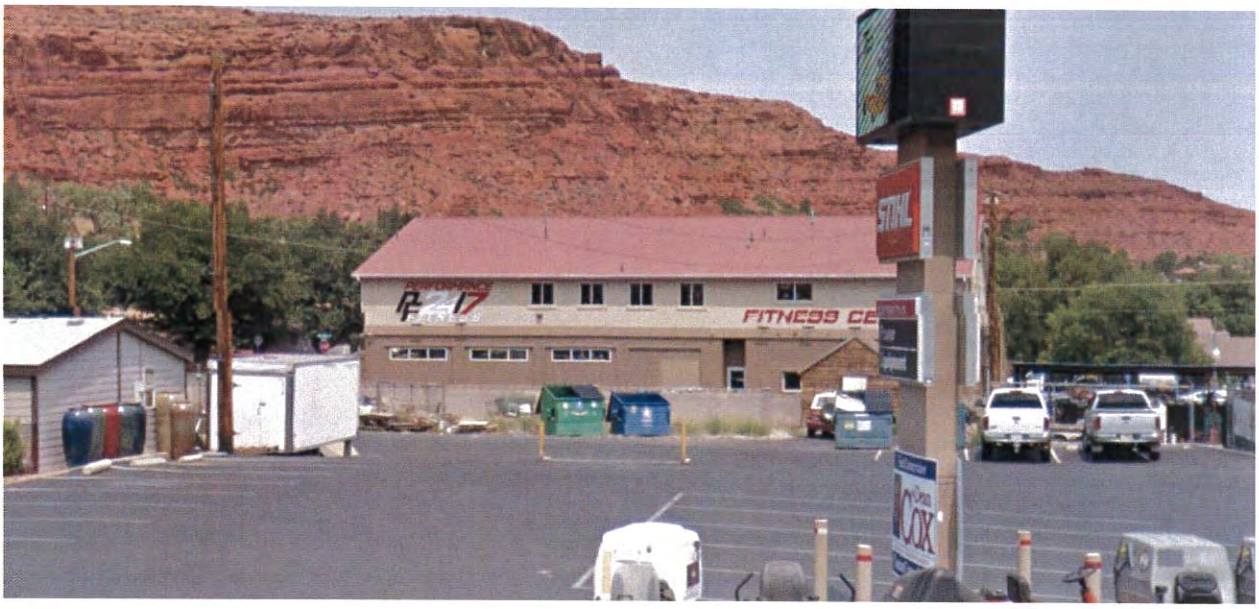
SITE
UT4 Sugarloaf (550 N Bluff Street)

Vicinity Map

Zoning Map

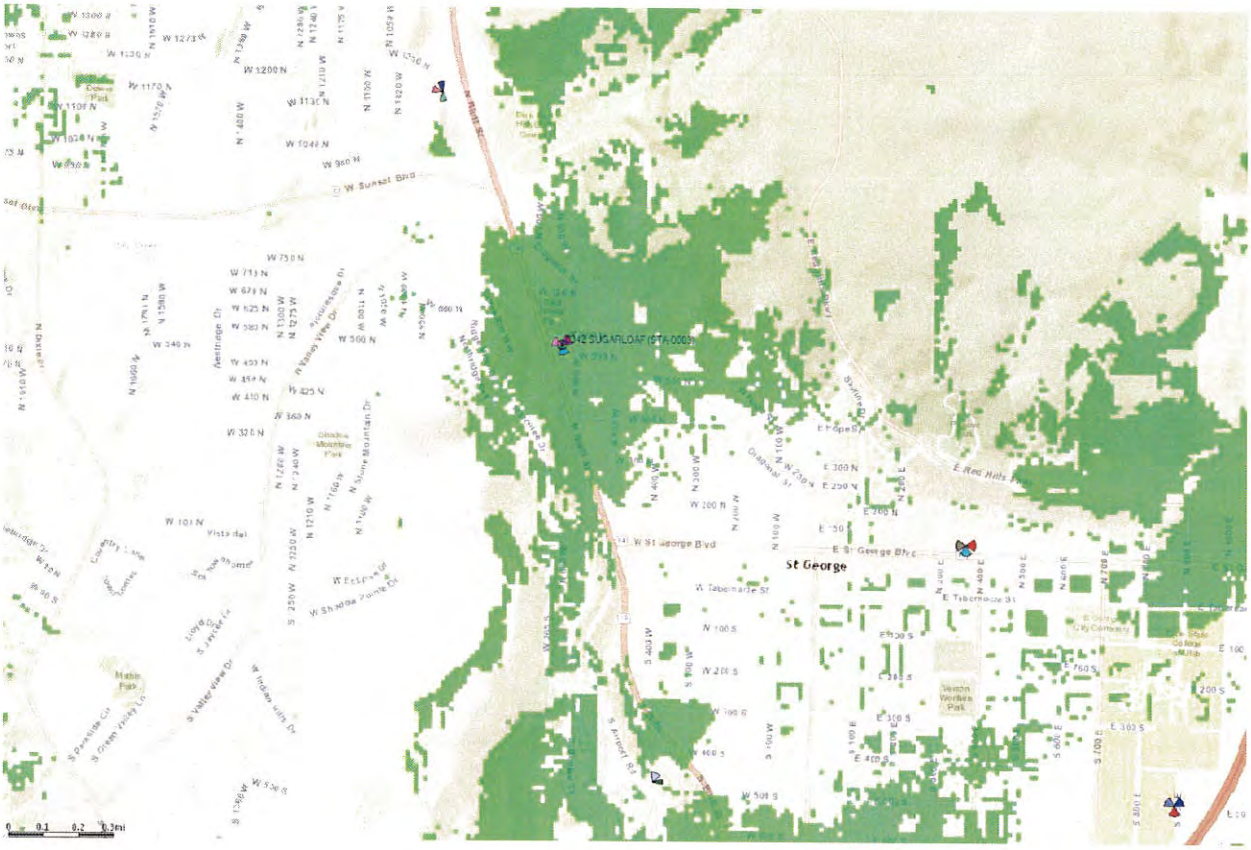
Sandtown Park
RCC
RIDGE VIEW DR
639 N
600 N ST
592 N BLUFF ST, 84770
C-3
BLUFF ST
595 N
587 N
529 N
600 W ST
580 W
595 W
575 W
574 W
573 W
610 N
632 N
644 N
646 N
D-C

Street View (Google Map)

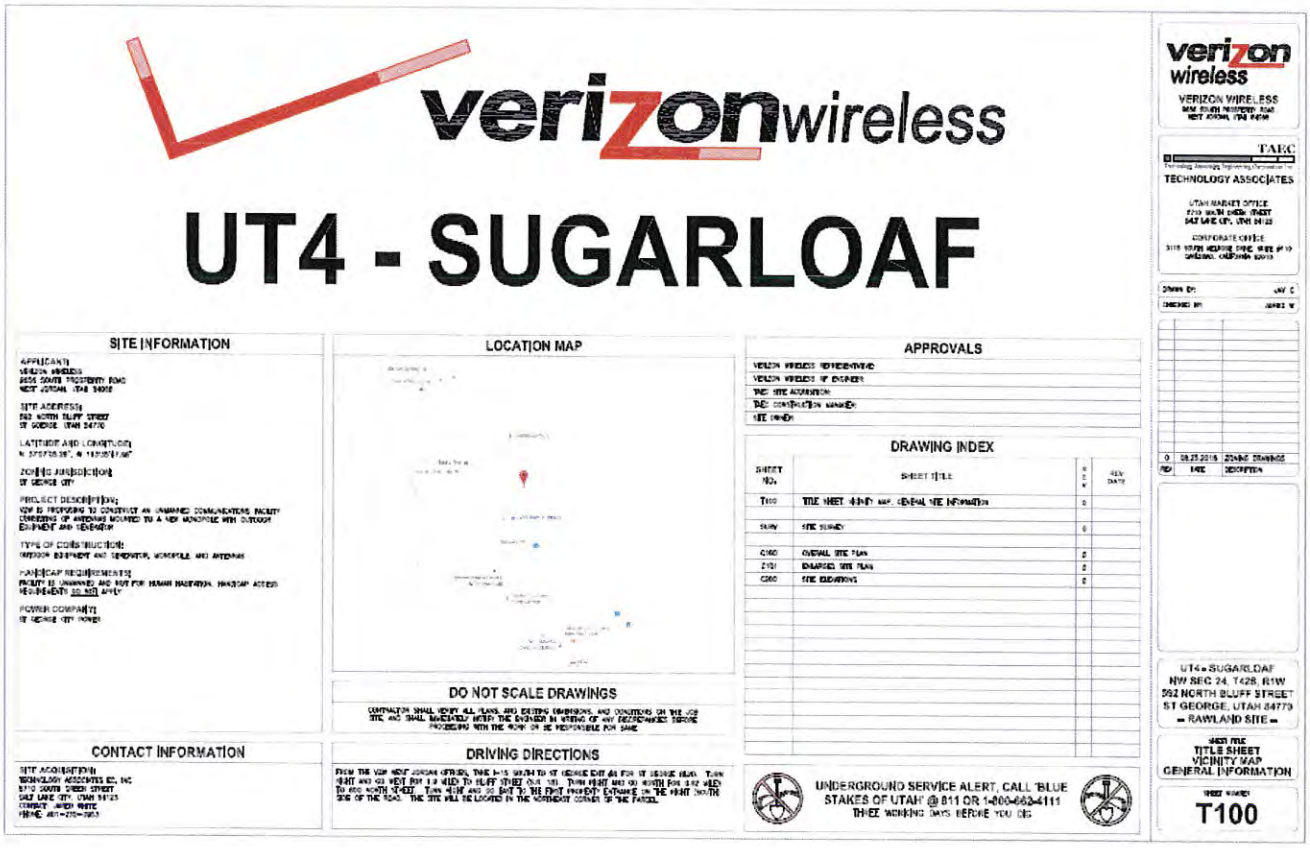


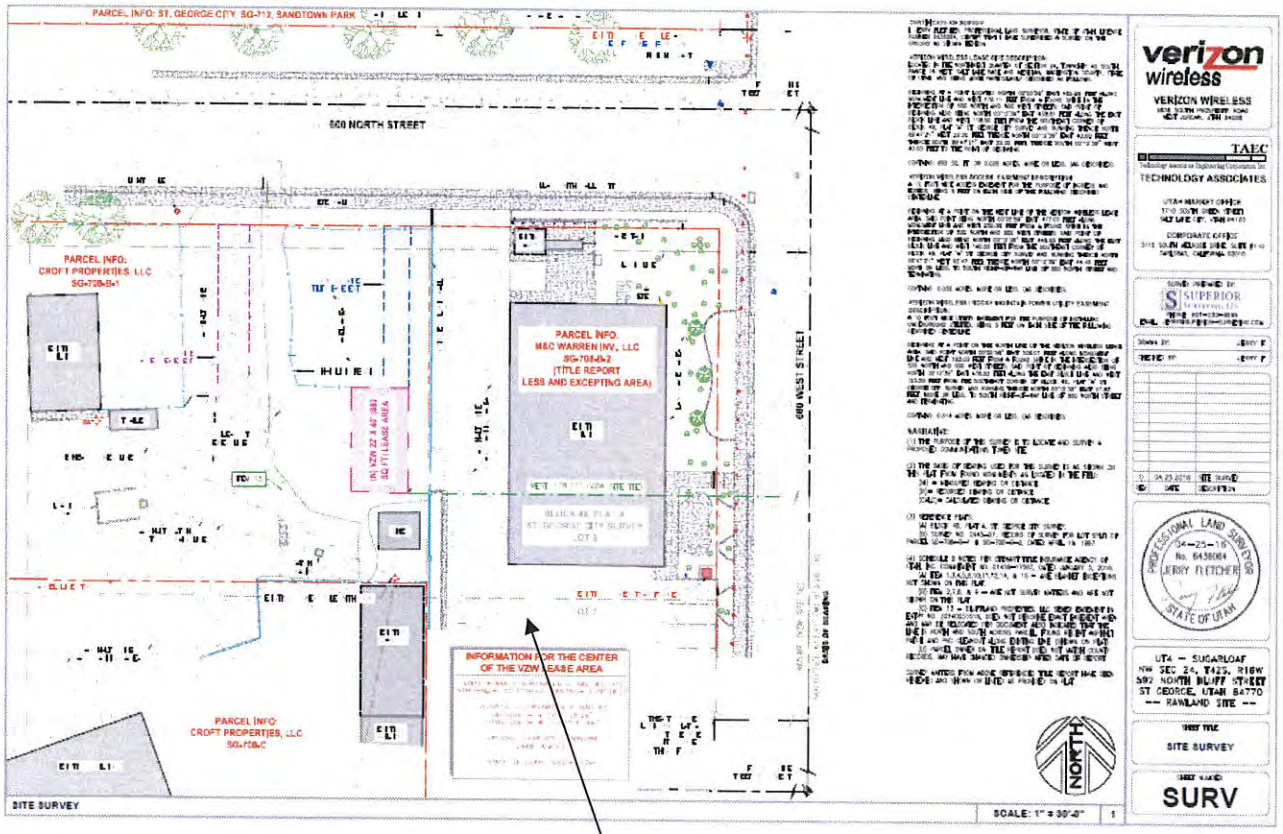
Capacity Map

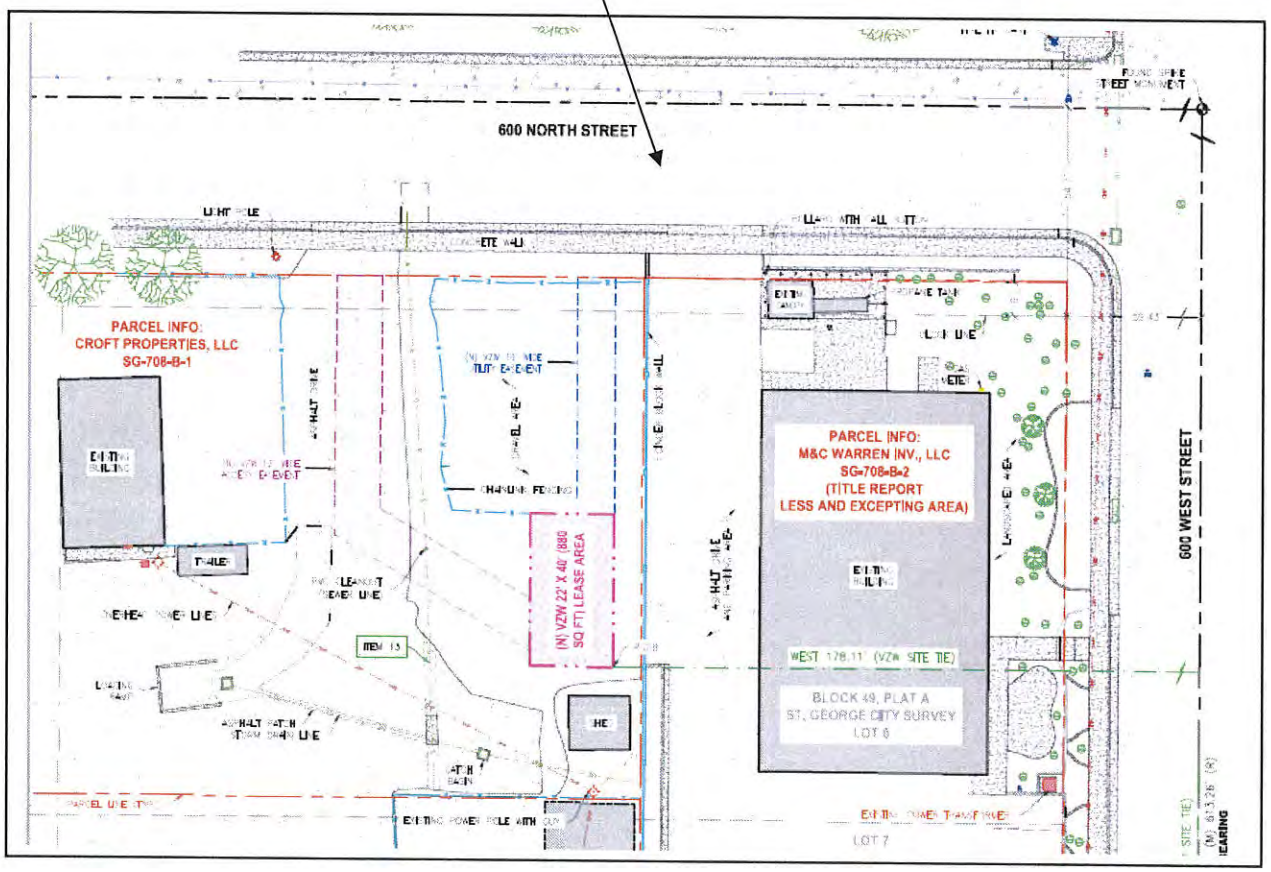
UT4 Sugarloaf Improved Service Area

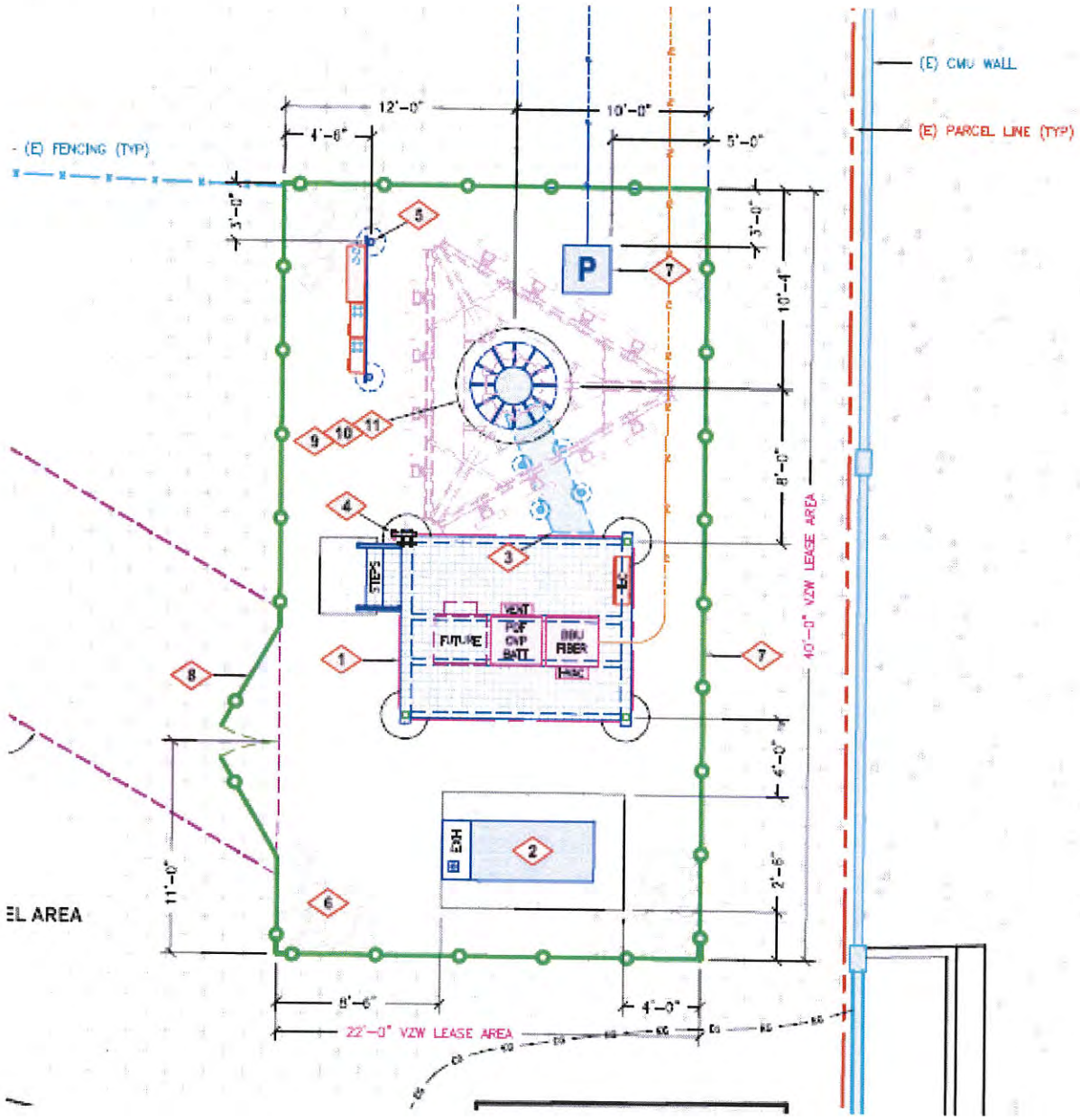


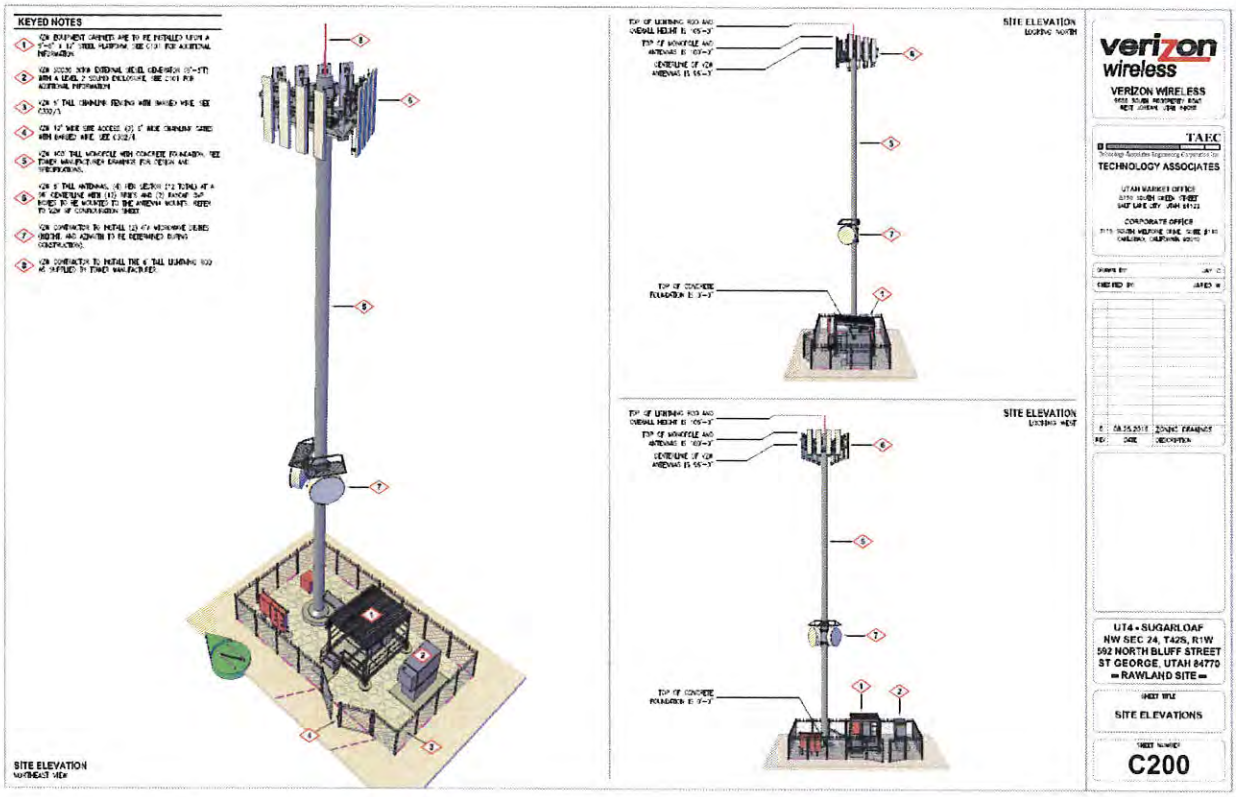
Plans

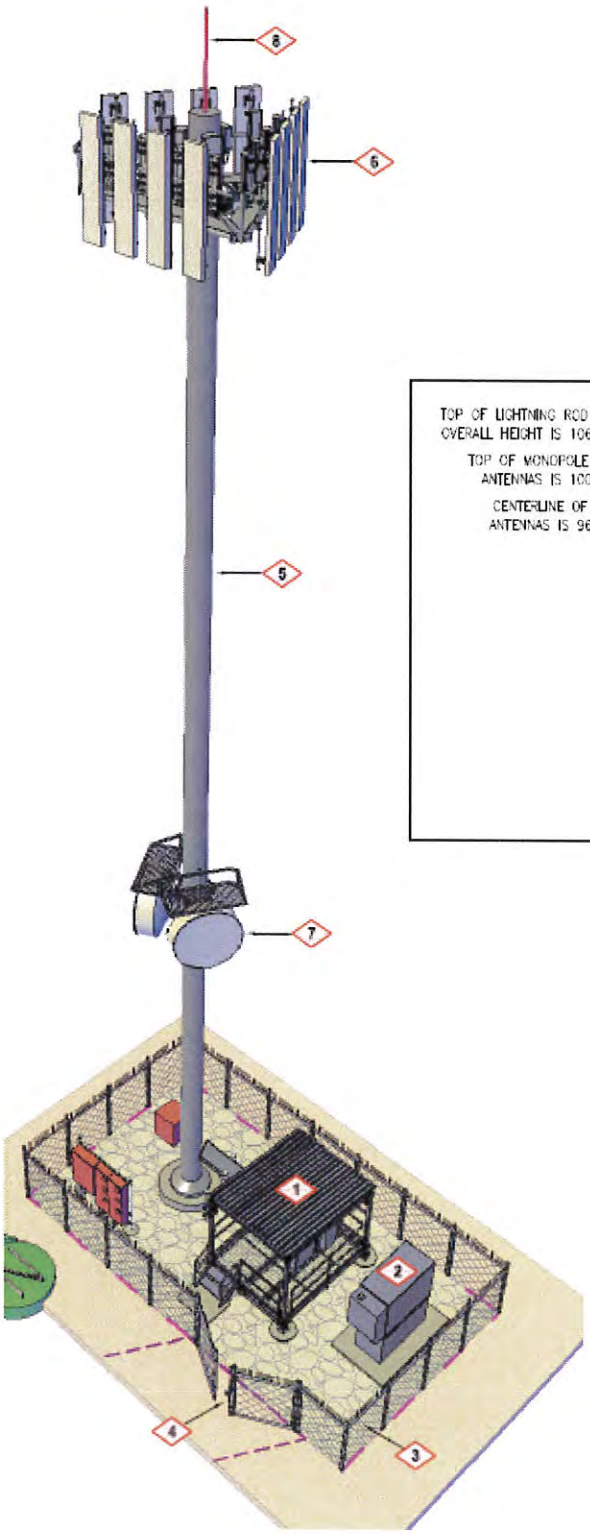

verizonwireless
UT4 - SUGARLOAF
SITE INFORMATION
LOCATION MAP
APPROVALS
DRAWING INDEX
DO NOT SCALE DRAWINGS
CONTACT INFORMATION
DRIVING DIRECTIONS
UNDERGROUND SERVICE ALERT, CALL "BLUE STAKES OF UTAH" @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG
TECHNOLOGY ASSOCIATES
UT4 - SUGARLOAF
NW SEC 24, T42S, R1W
592 NORTH BLUFF STREET
ST GEORGE, UTAH 84770
- RAWLAND SITE -
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION
T100

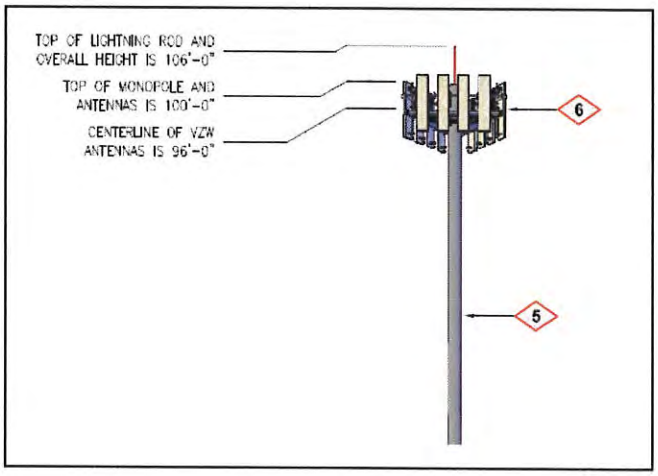

PARCEL INFO: ST. GEORGE CITY SG-717, SANDTOWN PARK
600 NORTH STREET
PARCEL INFO:
CROFT PROPERTIES, LLC
SG-708-B-1
PARCEL INFO:
M&C WARREN INV., LLC
SG-708-B-2
(TITLE REPORT
LESS AND EXCEPTING AREA)
600 WEST STREET
(N) VZW 22' X 40' (880 SQ FT) LEASE AREA
INFORMATION FOR THE CENTER OF THE VZW LEASE AREA
PARCEL INFO:
CROFT PROPERTIES, LLC
SG-708-C
SITE SURVEY
SCALE: 1" = 30'-0"
verizon wireless
VERIZON WIRELESS
TAEC
TECHNOLOGY ASSOCIATES
SUPERIOR
PROFESSIONAL LAND SURVEYOR
No. 6438084
JERRY FLETCHER
STATE OF UTAH
UT4 – SUGARLOAF
NW SEC 24, T42S, R16W
592 NORTH BLUFF STREET
ST GEORGE, UTAH 84770
— RAWLAND SITE —
SITE TITLE
SITE SURVEY
SURV
NORTH


600 NORTH STREET
PARCEL INFO:
CROFT PROPERTIES, LLC
SG-708-B-1
PARCEL INFO:
M&C WARREN INV., LLC
SG-708-B-2
(TITLE REPORT
LESS AND EXCEPTING AREA)
600 WEST STREET
(N) VZW 22' X 40' (880 SQ FT) LEASE AREA
WEST 178.11' (VZW SITE TIE)
BLOCK 49, PLAT A
ST. GEORGE CITY SURVEY
LOT 6
LOT 7
EXISTING POWER POLE WITH GUY
BEARING


(E) CMU WALL
(E) PARCEL LINE (TYP)
(E) FENCING (TYP)
12'-0"
10'-0"
4'-6"
5'-0"
3'-0"
3'-0"
10'-4"
8'-0"
4'-0"
2'-6"
11'-0"
8'-6"
4'-0"
22'-0" VZW LEASE AREA
40'-0" VZW LEASE AREA
P
STEPS
VENT
FUTURE
PDF CVP BATT
BBU FIBER
EXH
EL AREA


KEYED NOTES
SITE ELEVATION
SITE ELEVATION
SITE ELEVATION
verizon wireless
VERIZON WIRELESS
TAEC
TECHNOLOGY ASSOCIATES
UT4 - SUGARLOAF
NW SEC. 24, T42S, R1W
592 NORTH BLUFF STREET
ST GEORGE, UTAH 84770
- RAWLAND SITE -
SITE ELEVATIONS
C200


8
6
5
7
1
2
4
3


TOP OF LIGHTNING ROD AND
OVERALL HEIGHT IS 106'-0"
TOP OF MONOPOLE AND
ANTENNAS IS 100'-0"
CENTERLINE OF VZW
ANTENNAS IS 96'-0"
6
5

Application

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Verizon Wireless (Jared White)
(If different than owner)
MAILING ADDRESS: 5710 South Green Street Murray UT 84123

PHONE: 801-232-0953 CELL: FAX:
E-MAIL ADDRESS: Jaredw@uctechs.com
LOCATION OF SUBJECT PROPERTY: 592 North Bluff Street

CONTACT PERSON / REPRESENTATIVE (if applicable): Jared White
(If different than owner)
MAILING ADDRESS: 1894 West 1690 South Woods Cross, UT 84087

PHONE: 801-232-0953 CELL: FAX:
E-MAIL ADDRESS: jaredw@uctechs.com

II. PROPERTY INFORMATION

ZONING: SUBDIVISION:

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-708-B-1

EXISTING USE: Commercial Retail
Use of property and/or Buildings

PROPOSED USE: Cellular facility
Use of property and/or Buildings.

OFFICE STAFF USE ONLY

CASE NO. 20___-CUP-_____ FILING DATE:_____ RECEIVED BY: _____ RECIEPT:_____

FEE: $300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

III. SUBMITTAL CHECKLIST

1. General Information Form - completed. (*This application-first page*)
2. Mailing Labels - Property Owner's (*The mailing labels can be obtained from the Washington County Recorder's Office*)
3. Radius Map – Property Owner's- identifying all properties within the required 300 ft. radius. (*The radius map can be obtained from the Washington County Recorder's Office*).
4. Narrative - minimum one (1) page of proposed use. (***ALL** projects*).
5. Two (2) copies of the Subdivision Plat.
6. Two (2) copies of the Site Plan – minimum size 22" x 34" (ANSI D).
7. Two (2) copies of the Elevation(s) – minimum size 22" x 34" (ANSI D) for building height requests
8. One (1) copy (each) - 8-1/2" x 11" reduction of the subdivision plat and site plan.
9. One (1) copy - 8-1/2" x 11" reduction of the elevation(s) for building height requests.
10. Color and Materials Board (*or approved equivalent as required*).
11. Payment of $300.00 filing fee by Check or Money Order .

IV. SITE PLAN REQUIRED INFORMATION CHECKLIST

1. Current address of project, County Assessor's parcel number(s), and the applicant's and plan preparer's name, address, email address, phone and fax numbers.
2. North Arrow and scale.
3. Property Lines, with dimensions, and the location, width and description of any easements.
4. Existing and proposed streets, including names, centerlines, widths, and future rights of way and improvements.
5. Show existing fire hydrants within 300 feet of the project site.
6. NA Show proposed Fire Department access lane(s) *(if applicable)*.
7. Show and dimension all existing and proposed buildings and structures;
   - Show distances between existing and/or proposed buildings.
   - Show distances from existing and/or proposed buildings to property line.
   - Show all required and proposed building setback lines.
   - Show any nearby buildings, proposed or existing, within 30 feet of the subject property lines.
   - Show proposed walls, fences, trash enclosures, accessory buildings, etc.
8. Show proposed and existing parking, driveways and on-site access points (where applicable show any off-site parking within the vicinity). Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, handicapped accessible spaces, and indicate one-way and two-way drive aisles.
9. Show any significant natural features such as rock outcroppings and water courses.
10. Show proposed landscaping, including quantity and, locations; a separate landscaping plan may be substitutes instead of showing information on the site plan.
11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service

✓ 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.

✓ 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.

✓ 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.

✓ 15. Show location of on-site and off-site drainage, both existing and proposed.

✓ 16. Provide a **legend** (data box) on the site plan that includes:

a. Current Zoning
b. Total lot square footage
c. Total building square footage
d. Percentage of Lot Coverage
e. Setbacks (Existing and/or Proposed)
f. Building Height (Proposed)
g. Parking (show calculations)
h. Open Space
i. Landscaping (show calculations and % of coverage)
j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
k. For multiple family residential projects; include unit type, number of bedrooms, square footage per unit, unit mix, etc.
l. Indicate the intended occupancy type of all buildings.
m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval: *(if category applies, attach a separate sheet with explanation)*

Yes	N/A	Category	Description
	x	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	x	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	x	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
x		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	x	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.

	x		2. Uses shall not locate within the 100-year flood plain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	x	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
x		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	x	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	x	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
x		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	x	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

VI. COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.

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

3. The applicant has the ability and intention **to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval** by the City Council; and the applicant understands this CONDITIONAL USE PERMIT application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant

4. A CONDITIONAL USE PERMIT approval does not eliminate the necessity of obtaining a building permit, which is required for construction of all buildings in the project.

5. Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions, if applicable.

NA

6. 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.

VII. APPLICANT AGREEMENT

I (we) have read and understood the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Signature Date 8-25-16

Signature Date

ITEM 3B
CUP – Cell Tower

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

CONDITIONAL USE PERMIT
Case No. 2016-CUP-020

Request: Consider a CUP for a cell tower for Verizon Wireless.

Reference: On July 12, 2016, the Planning Commission approved a WMP (Wireless Master Plan) Case No. 2016-WMP-001 for eight (8) locations and this site was included.

Project: **UT 4 Turtle** a **67 ft. "Mono Pine"** Cell Tower with only one provider proposed on it.

Representative: Mr. Jared White
Site Acquisition Coordinator

Zoning: OS (Open Space)

Height: 67 feet

Location: **2040 W 2000 N**

Ordinance(s): 10-22-5: CONDITIONAL USES:
All wireless communication facilities other than those described in section 10-22-4 of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in chapter 17 of this title. (1998 Document § 26-4)

10-22-6: FACILITY TYPES:
C. Monopole With Antennas And Antenna Support Structures: The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure (see figure 3 attached to the ordinance codified herein). No such antenna shall be located within one hundred fifty feet (150') of a residential zone unless approved by the planning commission. (1998 Document § 26-5; amd. 2003 Code)

10-22-7: ADDITIONAL STANDARDS:

A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.

B. Collocation: It is the policy of the city to encourage collocation of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.

C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.

D. Area Limitation For Wall and Roof Mounted Antennas: A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building. Up to three (3) carriers may utilize each building side as a permitted use subject to compliance with this chapter.

E. Accessory Buildings To Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

Comments: The city maintains a Master Plan for each wireless company in the Community Development Department. This site was previously approved.

An equipment shelter is also requested for this site.

Findings 'A – K' have to be made (see application below)

Sample Action(s): The Planning Commission recommends **approval** of the 67 foot high 'monopine' as presented with findings A-K.

or

The Planning Commission recommends **denial** of the 67 foot high 'monopine' as presented because _____.

Narrative

Re: Verizon Narrative for justification on a new Cell site

To: ST George city Planning Dept.

Regarding the location selection process new cellular facilities, it is driven entirely by demand. From 2012 to 2013 wireless use has grown significantly with data traffic doubling between 2012 and 2013, this growth is projected to increase another 650% by 2018. The main reason for this increase is the increased use of "smartphone" devises. A typical Smart phone generates 49 times the data traffic as a basic handset. In addition to this the number of wireless only households (meaning they have no landline for their phone) has increased from roughly 16% in 2007 to 44% today, a trend which is likely to continue. For these reasons it has become necessary for Verizon to locate facilities in the immediate areas where high concentrations of customers are utilizing cellular services simply because that is where the demand for service is and where the capacity of the network is not sufficient to keep up with the amount of usage. St George city is no exception to this trend. The purpose if this site is to increase service in the immediate area but its greater impact would be in its ability to increase the capacity of the network in a much larger area. What this means is that by adding a new site into the existing network, all of the surrounding sites are able to operate more effectively so the benefits are much further reaching then just the immediate vicinity of the site.

Sincerely
Jared White
Site Acquisition Coordinator

Re: Verizon justification on a new Cell site

General Standards

Most of the General Standards listed in the CUP application are not applicable to a cellular facility but those that are applicable are addressed here.

Aesthetics/Height: Cell towers are a necessary part of providing wireless coverage but unfortunately they are not able to entirely blend visually. In an effort to minimize the aesthetics of the site we have first placed it in a cluster of existing trees and used a stealth monopine design as shown in the photo simulations provided, second the tower has been designed at 60' was is shorter the most towers Verizon constructs. Verizon will be able to accomplish the coverage objectives they require at this height while minimizing visual impact to the extent possible. Verizon is also open to any suggestions the city may have as to color or designs that they feel would minimize visual impact.

Character of the zone: In order to maintain the character of the zone Verizon has placed the site near the city softball fields so there are already existing poles that will be much higher, the have placed the site in the middle of the school property to be setback from residential structures and have designed the site as a monopine in order to minimize visual impact.

Sincerely
Jared White
Site Acquisition Coordinator

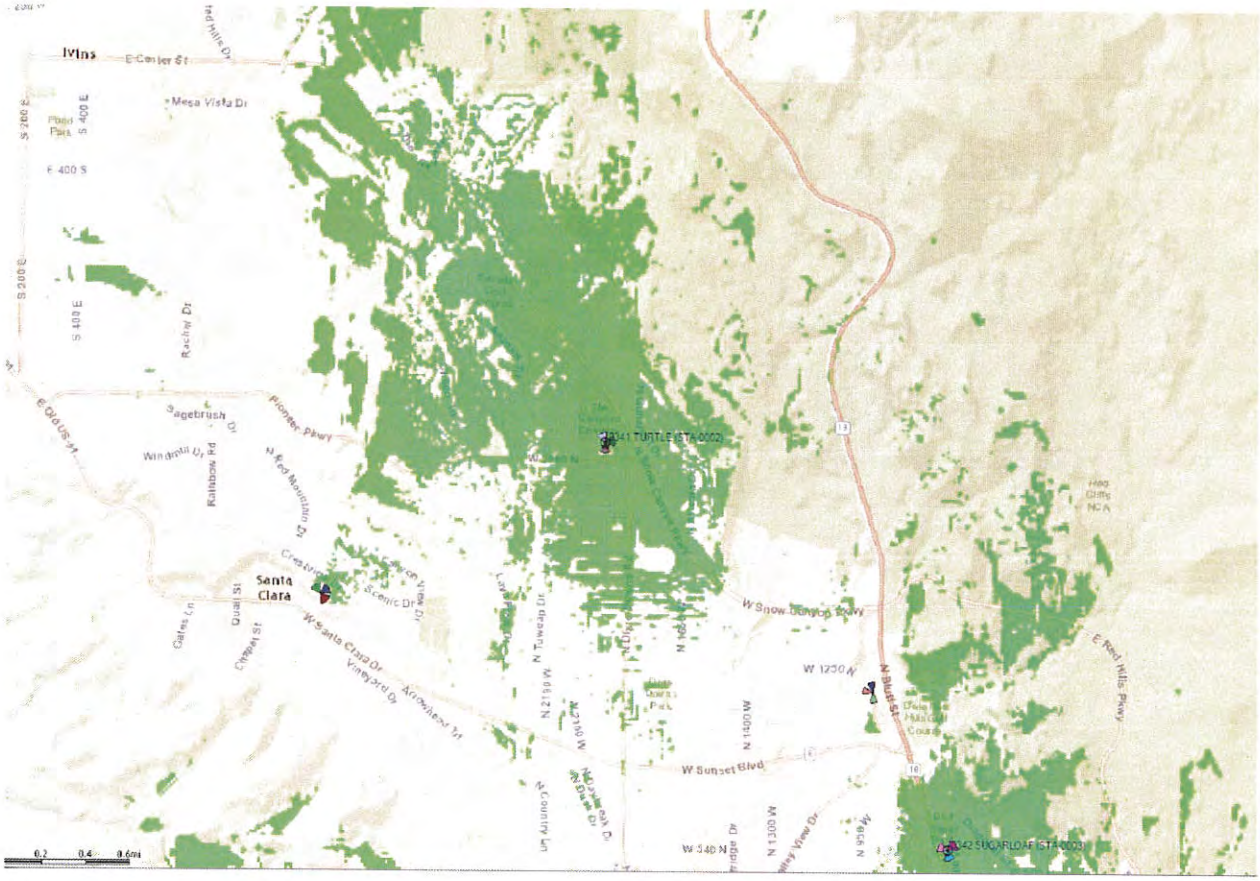
SITE
#1 - UT4 Turtle (Coral Cliff Elementary)(2040 W 2000 N)

Zoning Map

Canyons Park
SNOW CANYON PKWY
Canyons Complex Softball
OS
PD-R
R-1-10
R-1-10
R-1-10
2040 W 2000 N ST 84770
2000 N ST
1980 N ST
1940 N ST
RE-20
R-1-7
C-1
PD-R
2100 W ST
1950 W ST
1910 W ST
GUNSIGHT DR
TICABOO DR
CASCADE CANYON DR
LONE ROCK DR
CASTLE ROCK RD

Capacity Map

UT4 Turtle Improved Service Area



Plans

APPROVED
By Robert Whitlock at 12:24 pm, May 31, 2016

verizon wireless

UT4 - TURTLE

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
2040 WEST 2000 NORTH
ST GEORGE, UTAH 84770

LATITUDE AND LONGITUDE:
N 37°06'28.24", W 113°37'33.58"

ZONING JURISDICTION:
ST GEORGE CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPINE WITH OUTDOOR EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPINE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ST GEORGE CITY POWER

LOCATION MAP

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAEC SITE ACQUISITION:
TAEC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES INC. INC
5715 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JARED WHITE
PHONE: 801-232-0653

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 SOUTH FOR 287 MILES TO EXIT 28 FOR ST GEORGE BLVD TO HWY 18/ SANTA CLARA OFF-RAMP. TAKE THE OFF-RAMP AND TURN LEFT RIGHT ONTO ST GEORGE BLVD AND HEAD WEST FOR 1.3 MILES TO BLUFF STREET. TURN RIGHT ONTO BLUFF STREET AND HEAD NORTH TO SNOW CANYON PKWY. HEAD WEST, ROAD WILL BURN TO THE NORTH AND FOLLOW TO 2000 NORTH, TURN LEFT AND THE SITE IS ON THE NORTH SIDE OF THE ROAD

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG

verizon wireless
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5715 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
5115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

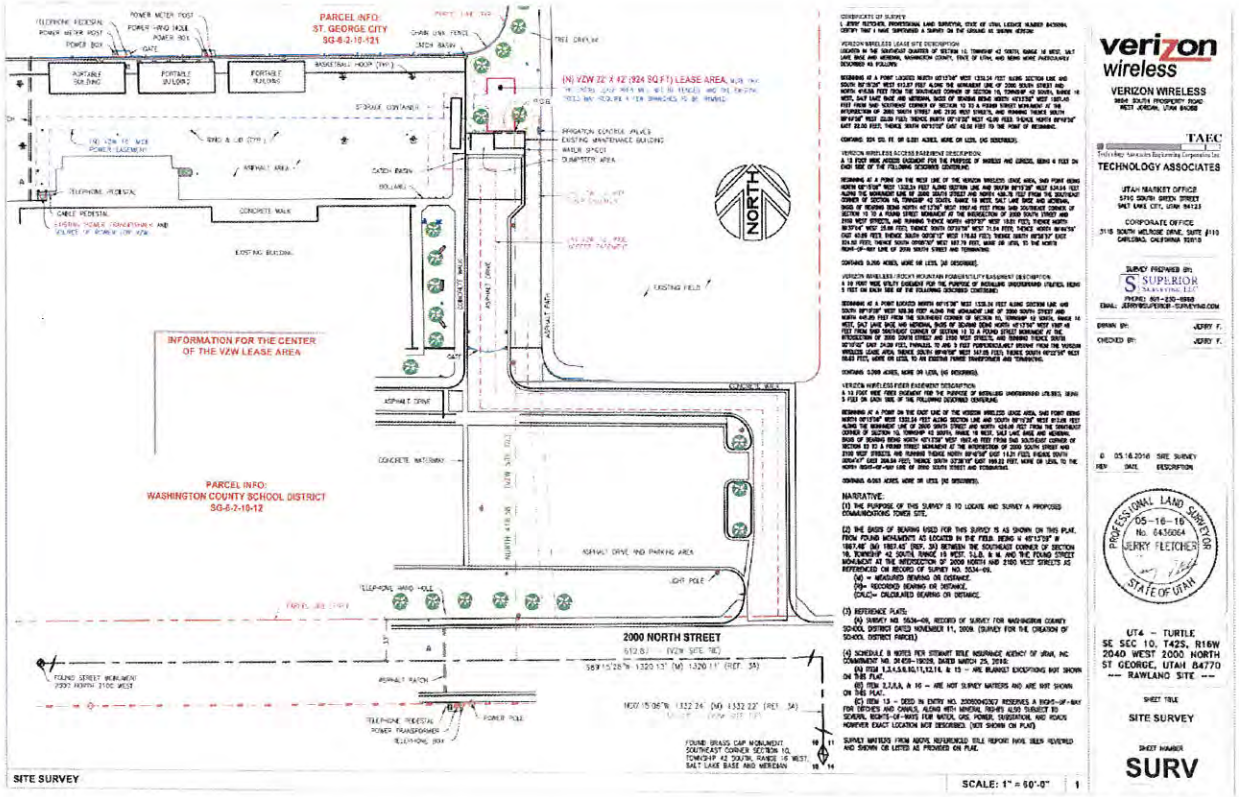
DRAWN BY: JAY C
CHECKED BY: JARED W

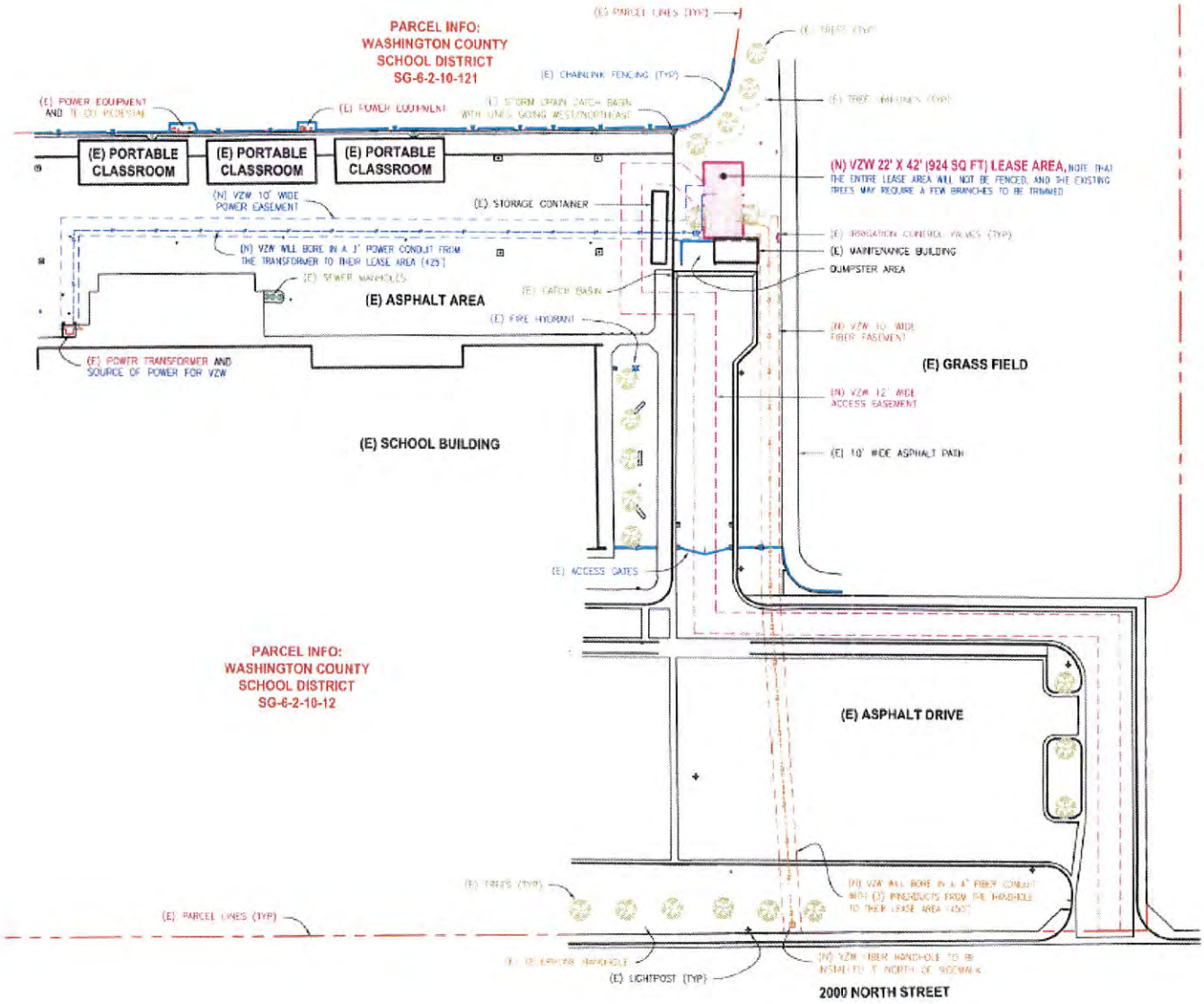
REV	DATE	DESCRIPTION
0	03-27-2016	ZONING DRAWINGS

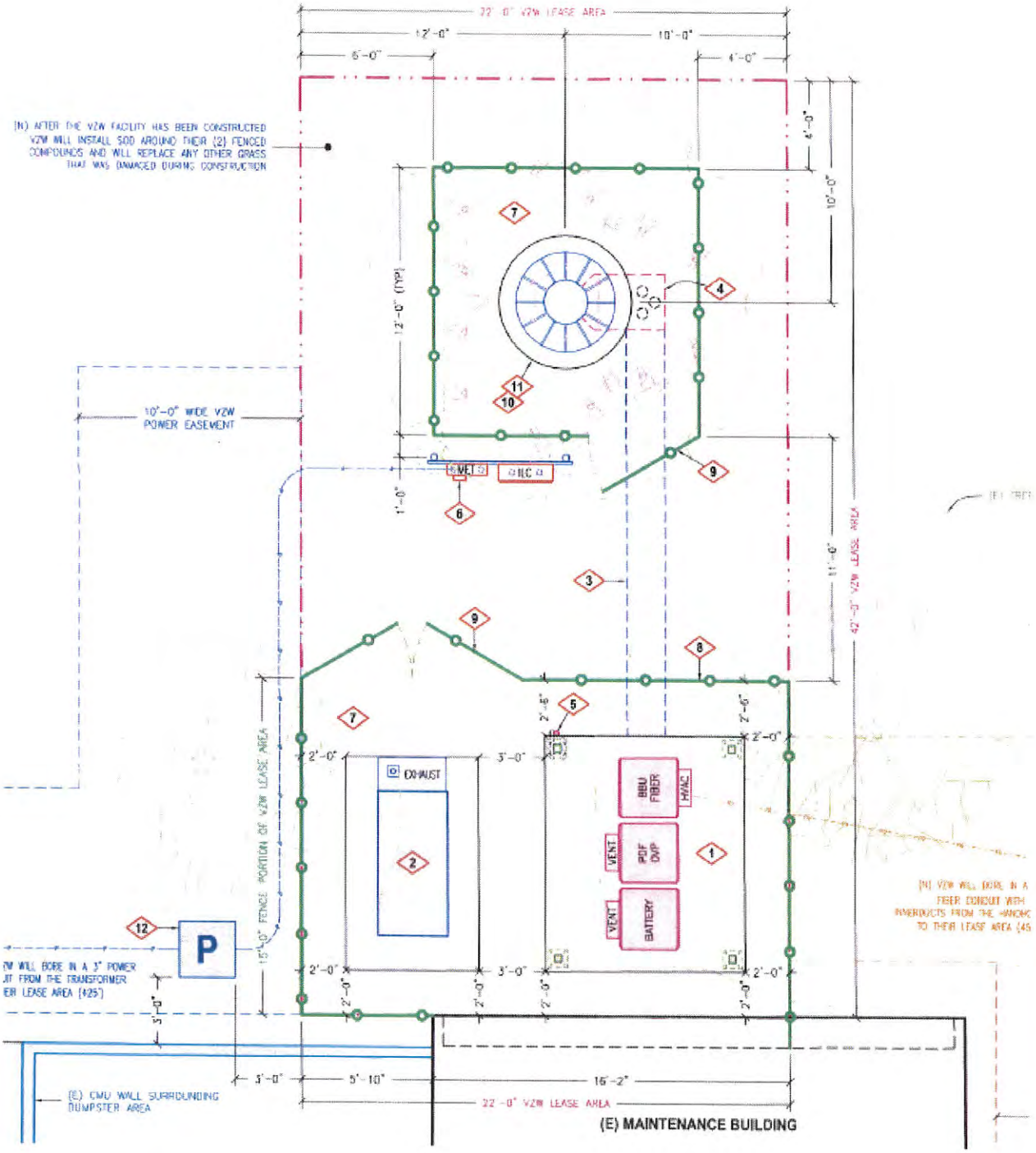
UT4 - TURTLE
SE SEC 10, T42S, R16W
2040 WEST 2000 NORTH
ST GEORGE, UTAH 84770
-- RAWLAND SITE --

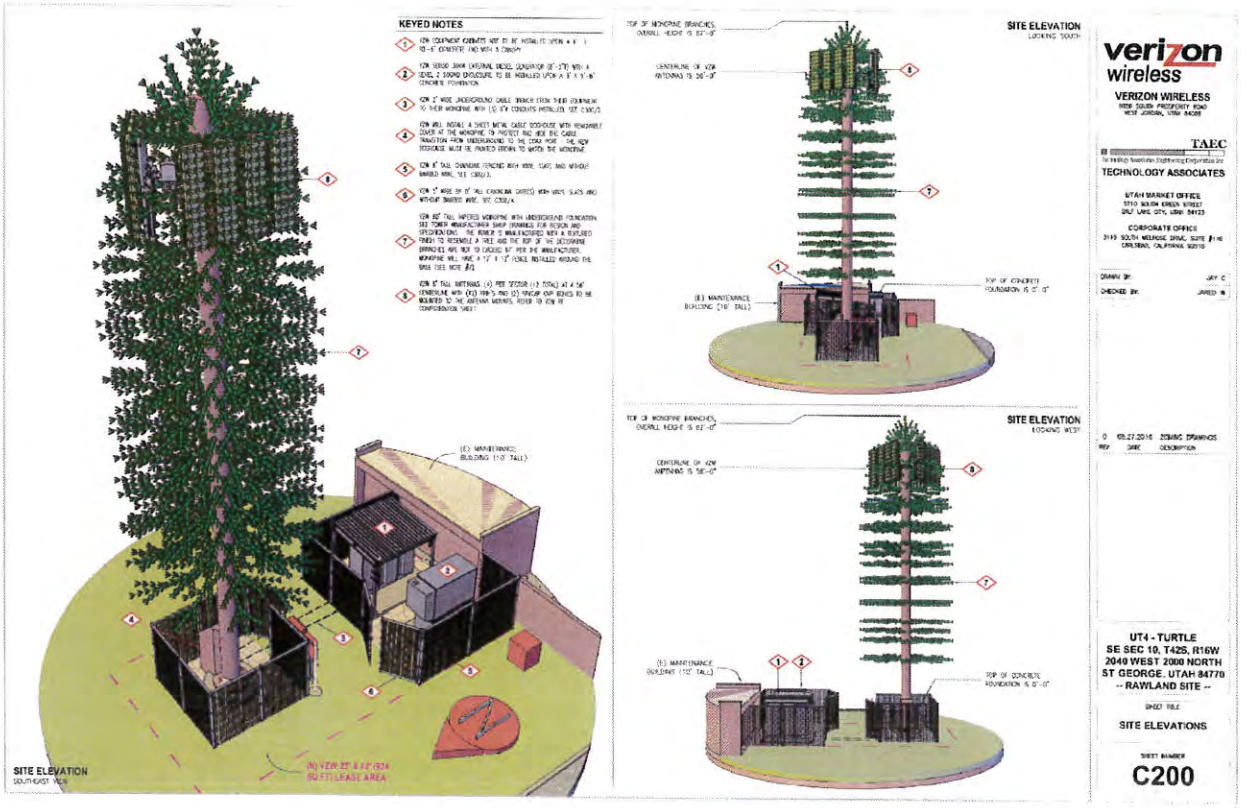
SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

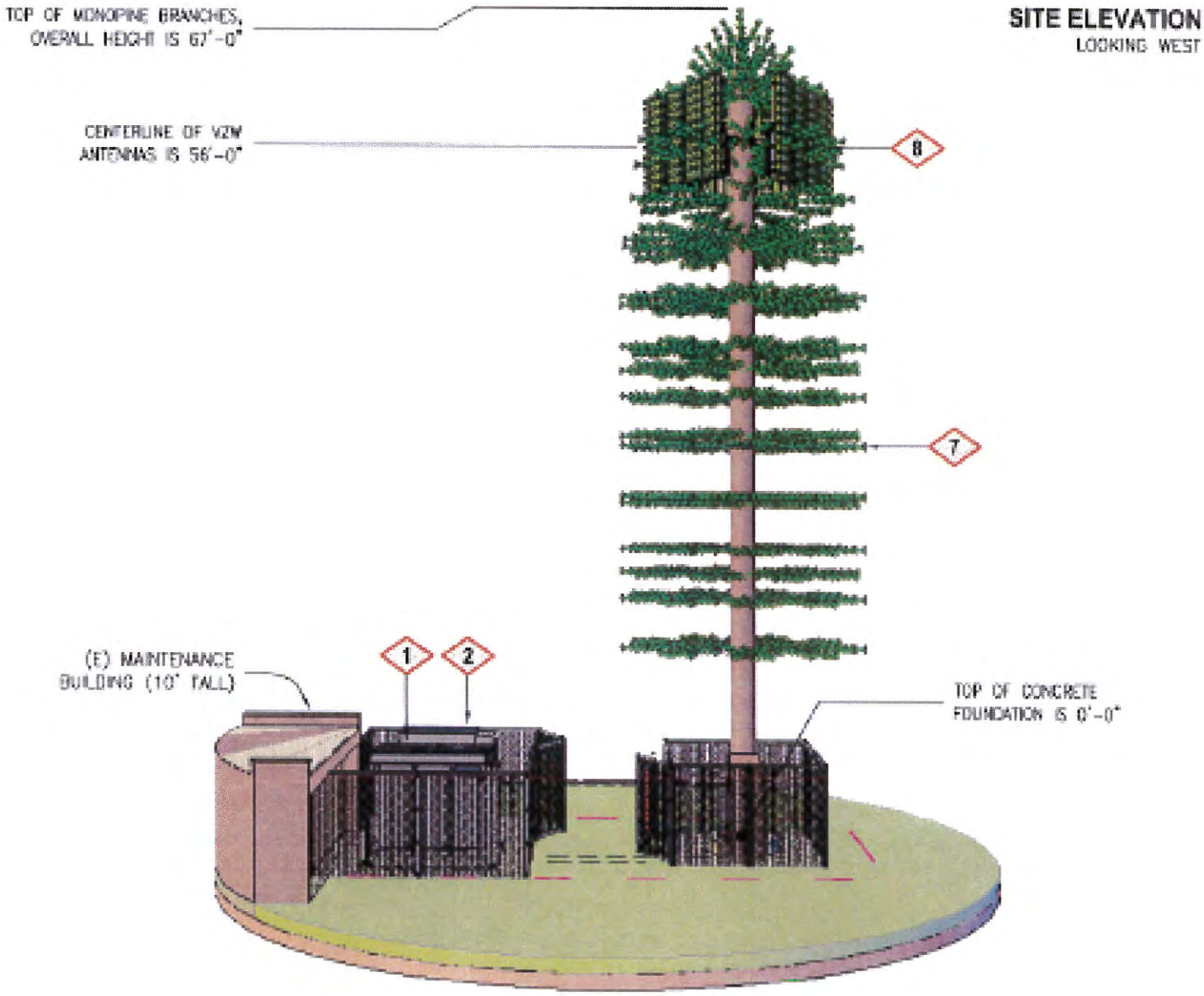
SHEET NUMBER
T100


PARCEL INFO:
ST. GEORGE CITY
SG-6-2-15-121
(N) VZW 22' X 42' (924 SQ.FT.) LEASE AREA
INFORMATION FOR THE CENTER OF THE VZW LEASE AREA
PARCEL INFO:
WASHINGTON COUNTY SCHOOL DISTRICT
SG-6-2-15-12
2000 NORTH STREET
NORTH
verizon wireless
VERIZON WIRELESS
TECHNOLOGY ASSOCIATES
UT4 – TURTLE
SE SEC 10, T42S, R16W
2040 WEST 2000 NORTH
ST GEORGE, UTAH 84770
SITE SURVEY
SURV
SITE SURVEY
SCALE: 1" = 60'-0"


PARCEL INFO:
WASHINGTON COUNTY
SCHOOL DISTRICT
SG-6-2-10-121
(E) PARCEL LINES (TYP)
(E) TREES (TYP)
(E) CHAINLINK FENCING (TYP)
(E) POWER EQUIPMENT
(E) POWER EQUIPMENT
(E) STORM DRAIN CATCH BASIN
(E) TREE WELLINGS (TYP)
(E) PORTABLE CLASSROOM
(E) PORTABLE CLASSROOM
(E) PORTABLE CLASSROOM
(N) VZW 22' X 42' (924 SQ FT) LEASE AREA, NOTE THAT THE ENTIRE LEASE AREA WILL NOT BE FENCED, AND THE EXISTING TREES MAY REQUIRE A FEW BRANCHES TO BE TRIMMED
(N) VZW 10' WIDE POWER EASEMENT
(E) STORAGE CONTAINER
(E) IRRIGATION CONTROL VALVES (TYP)
(N) VZW WILL BORE IN A 3" POWER CONDUIT FROM THE TRANSFORMER TO THEIR LEASE AREA (425')
(E) MAINTENANCE BUILDING
DUMPSTER AREA
(E) SEWER MANHOLES
(E) ASPHALT AREA
(E) CATCH BASIN
(E) FIRE HYDRANT
(N) VZW 10' WIDE FIBER EASEMENT
(E) POWER TRANSFORMER AND SOURCE OF POWER FOR VZW
(E) GRASS FIELD
(N) VZW 12' WIDE ACCESS EASEMENT
(E) SCHOOL BUILDING
(E) 10' WIDE ASPHALT PATH
(E) ACCESS GATES
PARCEL INFO:
WASHINGTON COUNTY
SCHOOL DISTRICT
SG-6-2-10-12
(E) ASPHALT DRIVE
(E) TREES (TYP)
(N) VZW WILL BORE IN A 4" FIBER CONDUIT WITH (2) INNERDUCTS FROM THE HANDHOLE TO THEIR LEASE AREA (450')
(E) PARCEL LINES (TYP)
(E) VERIZON HANDHOLE
(E) LIGHTPOST (TYP)
(N) VZW FIBER HANDHOLE TO BE INSTALLED 5' NORTH OF SIDEWALK
2000 NORTH STREET

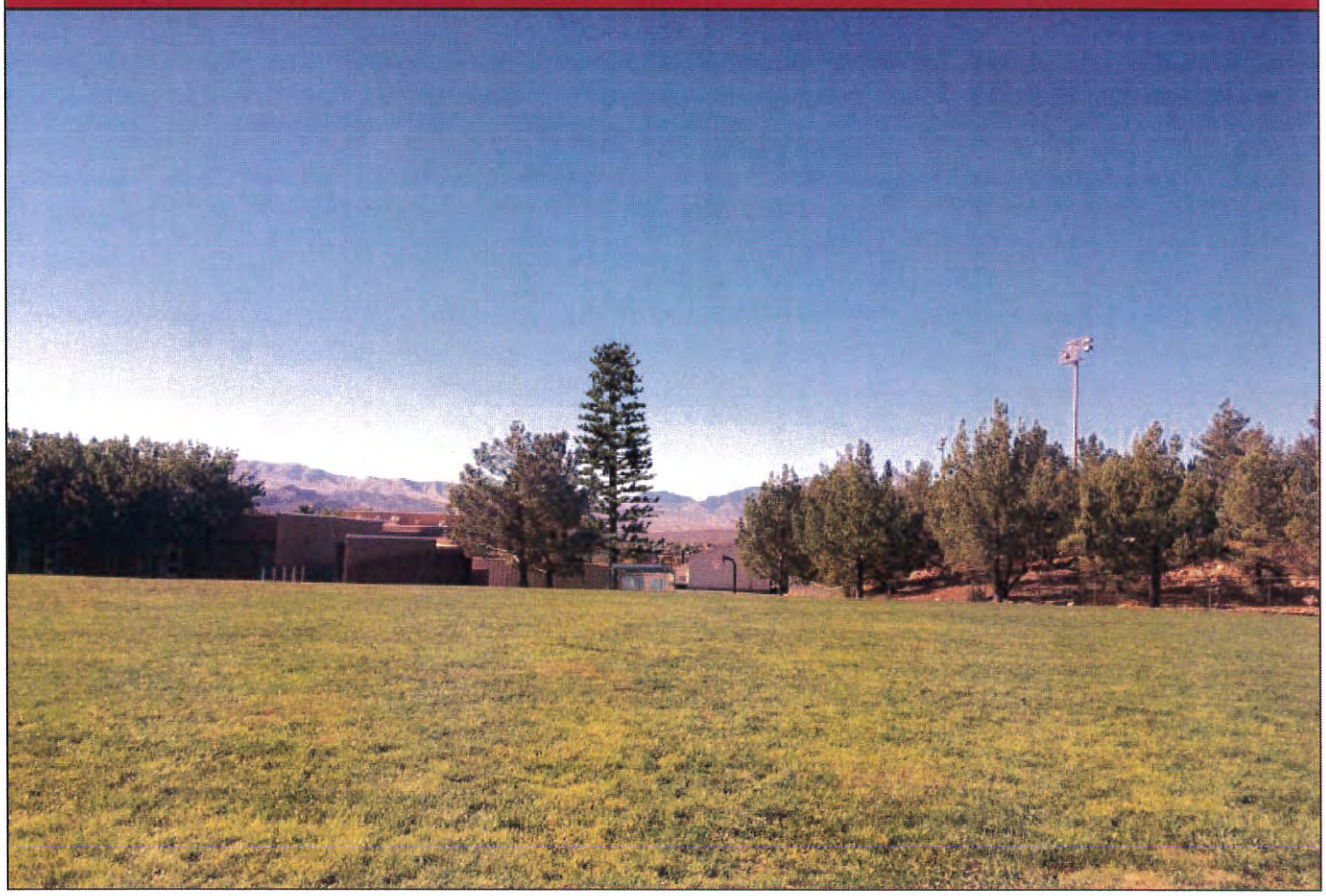

22'-0" VZW LEASE AREA
12'-0"
10'-0"
6'-0"
4'-0"
(N) AFTER THE VZW FACILITY HAS BEEN CONSTRUCTED VZW WILL INSTALL SOD AROUND THEIR (2) FENCED COMPOUNDS AND WILL REPLACE ANY OTHER GRASS THAT WAS DAMAGED DURING CONSTRUCTION
10'-0" WIDE VZW POWER EASEMENT
WET
HC
EXHAUST
BBU FIBER
HVAC
VENT
PDF DVP
VENT
BATTERY
42'-0" VZW LEASE AREA
15'-0" FENCE PORTION OF VZW LEASE AREA
P
(E) CMU WALL SURROUNDING DUMPSTER AREA
16'-2"
(E) MAINTENANCE BUILDING


KEYED NOTES
SITE ELEVATION
SOUTHEAST VIEW
(E) MAINTENANCE BUILDING (10' TALL)
SITE ELEVATION
LOOKING SOUTH
SITE ELEVATION
LOOKING WEST
verizon wireless
VERIZON WIRELESS
TAEC
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
CORPORATE OFFICE
DRAWN BY:
CHECKED BY:
UT4 - TURTLE
SE SEC 10, T42S, R16W
2040 WEST 2000 NORTH
ST GEORGE, UTAH 84770
-- RAWLAND SITE --
SHEET TITLE
SITE ELEVATIONS
SHEET NUMBER
C200


SITE ELEVATION
LOOKING WEST
TOP OF MONOPINE BRANCHES, OVERALL HEIGHT IS 67'-0"
CENTERLINE OF VZW ANTENNAS IS 56'-0"
8
7
(E) MAINTENANCE BUILDING (10' TALL)
1
2
TOP OF CONCRETE FOUNDATION IS 0'-0"

EXISTING SITE

PHOTO SIMULATION - 67′ MONOPINE TOWER



View from Parking Lot

PHOTO SIMULATION - 67′ MONOPINE TOWER

Application

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Verizon Wireless (Jared White)
(If different than owner)
MAILING ADDRESS: 5716 South Green Street Murray UT 84123

PHONE: 801-232-0953 CELL: FAX:
E-MAIL ADDRESS: Jaredw@uctechs.com
LOCATION OF SUBJECT PROPERTY: 2040 West 2000 North

CONTACT PERSON / REPRESENTATIVE (if applicable): Jared White
(If different than owner)
MAILING ADDRESS: 1694 West 1690 South Woods Cross, UT 84087

PHONE: 801-232-0953 CELL: FAX:
E-MAIL ADDRESS: jaredw@uctechs.com

II. PROPERTY INFORMATION

ZONING: SUBDIVISION:

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SO-5-2-10-12

EXISTING USE: School
Use of property and/or Buildings

PROPOSED USE: Cellular facility
Use of property and/or Buildings

OFFICE STAFF USE ONLY
CASE NO. 2016-CUP-020 FILING DATE: 8-29-16 RECEIVED BY: RS RECIEPT:
FEE: $300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

III. SUBMITTAL CHECKLIST

1. General Information Form - completed. (*This application-first page*)
2. Mailing Labels - Property Owner's (*The mailing labels can be obtained from the Washington County Recorder's Office*)
3. Radius Map – Property Owner's- identifying all properties within the required 300 ft. radius. (*The radius map can be obtained from the Washington County Recorder's Office*).
4. Narrative - minimum one (1) page of proposed use. (*ALL projects*)
5. Two (2) copies of the Subdivision Plat.
6. Two (2) copies of the Site Plan – minimum size 22" x 34" (ANSI D).
7. Two (2) copies of the Elevation(s) – minimum size 22" x 34" (ANSI D) for building height requests
8. One (1) copy (each) - 8-1/2" x 11" reduction of the subdivision plat and site plan.
9. One (1) copy - 8-1/2" x 11" reduction of the elevation(s) for building height requests.
10. Color and Materials Board (*or approved equivalent as required*).
11. Payment of $300.00 filing fee by Check or Money Order.

IV. SITE PLAN REQUIRED INFORMATION CHECKLIST

1. Current address of project, County Assessor's parcel number(s), and the applicant's and plan preparer's name, address, email address, phone and fax numbers.
2. North Arrow and scale.
3. Property Lines, with dimensions, and the location, width and description of any easements.
4. Existing and proposed streets, including names, centerlines, widths, and future rights of way and improvements.
5. Show existing fire hydrants within 300 feet of the project site.
6. Show proposed Fire Department access lane(s) (*if applicable*).
7. Show and dimension all existing and proposed buildings and structures;
   - Show distances between existing and/or proposed buildings.
   - Show distances from existing and/or proposed buildings to property line.
   - Show all required and proposed building setback lines.
   - Show any nearby buildings, proposed or existing, within 30 feet of the subject property lines.
   - Show proposed walls, fences, trash enclosures, accessory buildings, etc.
8. Show proposed and existing parking, driveways and on-site access points (where applicable show any off-site parking within the vicinity). Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, handicapped accessible spaces, and indicate one-way and two-way drive aisles.
9. Show any significant natural features such as rock outcroppings and water courses.
10. Show proposed landscaping, including quantity and, locations; a separate landscaping plan may be substitutes instead of showing information on the site plan.
11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

✓ 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.

✓ 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.

✓ 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.

✓ 15. Show location of on-site and off-site drainage, both existing and proposed.

✓ 16. Provide a **legend** (data box) on the site plan that includes:

a. Current Zoning
b. Total lot square footage
c. Total building square footage
d. Percentage of Lot Coverage
e. Setbacks (Existing and/or Proposed)
f. Building Height (Proposed)
g. Parking (show calculations)
h. Open Space
i. Landscaping (show calculations and % of coverage)
j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
k. For multiple family residential projects; include unit type, number of bedrooms, square footage per unit, unit mix, etc.
l. Indicate the intended occupancy type of all buildings.
m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval: *(if category applies, attach a separate sheet with explanation)*

Yes	N/A	Category	Description
	x	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	x	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	x	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
x		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	x	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.

	x		2. Uses shall not locate within the 100-year flood plain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	x	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
x		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	x	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	x	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
x		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	x	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

VI. COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.

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

3. The applicant has the ability and intention **to utilize said CONDITIONAL USE PERMIT within twelve (12) months from date of final approval** by the City Council; and the applicant understands this CONDITIONAL USE PERMIT application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant.

4. A CONDITIONAL USE PERMIT approval does not eliminate the necessity of obtaining a building permit, which is required for construction of all buildings in the project.

5. Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions, if applicable.

NA

6. 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.

VII. APPLICANT AGREEMENT

I (we) have read and understood the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Signature Date

Signature Date

ITEM 3C
CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: **02/23/2016**

CONDITIONAL USE PERMIT
Case No. 2016-CUP-021

Request: To construct an addition to an existing **detached accessory structure** with the midpoint of the roof at approximately 17 feet (17') for use as a personal RV garage.

Property: The property is located at 2591 S 2310 E

APN: SG-RBTS-4-47 (Red Butte Phase 4)

Applicant(s): Mr. and Mrs. Narkiewicz

Zoning: RE-12.5 (Residential Estates 12,500 sq. ft. minimum lot size)

Project: The owners wish to add 240 sq. ft. to the existing detached garage.

Narrative: See attached "Narrative"

Ordinance: The requirements of Title 10, Chapter 14 "Supplementary and Qualifying Regulations," Section 10-14-12 "Residential Accessory Buildings" apply. Particularly Section 10-14-12.A.6 which requires a CUP for building heights over 15 feet.

10-14-12: RESIDENTIAL ACCESSORY BUILDINGS:

A. Accessory buildings in the residential zones, planned development zone, and traditional neighborhood district: Accessory buildings shall not be constructed upon a lot until the building permit has been issued for the main dwelling:

1. The roof shall not project across the property line;
2. Storm water runoff from the building shall not run onto an adjacent property;
3. All corner lots shall maintain twenty five foot (25') setbacks on all street sides;
4. Any accessory building placed over a utility easement shall require written approval from the joint utility committee;
5. Accessory buildings shall not cover more than twenty five percent (25%) of the rear yard area;
6. Accessory buildings shall be limited to one story and an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and

twelve feet (12') for flat roofs (shed style), unless a conditional use permit is granted for a greater height;

7. Main dwelling and accessory buildings must be separated a minimum of six feet (6').
8. Accessory buildings located in the rear of the main dwelling, may be located zero feet (0') from the rear and side property lines, provided the building meets all requirements of this chapter.
9. Accessory buildings in a side yard:
   a. Provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling; and
   b. Provided exterior looks similar to the main structure by using the same building materials, colors, roof pitch, and design. (Ord. 2015-12-015, 12-17-2015)

Required Setbacks: Main Building (Home)
Front – 25 ft., Side – 10 ft., & rear – 10 ft. (existing home meets)

Accessory Building (RV Garage)
Per Section 10-14-12.7 a minimum of 6 ft. separation from the home is required and the site plan shows it will be 8 ft. 3 in.

Per Section 10-14-12.8 an accessory buildings may have a zero setback. The site plan shows 5 ft. from the existing garage and 4 ft. 6 in. from new addition.

Coverage: Per Section 10-14-12.5; an accessory structure in the rear yard may not exceed 25%. However, the applicants have demonstrated to staff that this has not been exceeded; the existing backyard area is 53' x 107' = 5,671 sq. ft. while 25% of the rear yard would be 1,418 sq. ft. (the garage with addition is 1,276 sq. ft.).

RV Garage: Garage
The existing garage is 27'-10" x 37'-1" (1,036 sq. ft.) and the addition will be 240 sq. ft. The total will be 1,276 sq. ft.

The overall height to the ridge line of the roof is 18'-8 ½", the plate height is 15'-1", and the mid-point of the roof (*this is the garage height measurement*) is approx. 17 ft.

Adj. Land: Single-family residences

Notice: Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places: the City website, State website, and on two (2) bulletin boards in the City.

Comments:

1. The property is an interior lot with frontage & access on 2310 East Street.

2. According to the applicant, the garage will be for personal RV use.

3. The proposed addition to the detached structure will be setback 4 ft. 6in. from the side yard. The structure will be approximately 8 ft. 3 in. feet from the existing home.

4. The proposed height (midpoint) is approx. 17 ft. accommodate an RV.

5. The detached structure will be constructed of material to match the existing garage and home.

6. Note: No HOP (Home Occupation Permit) may be given for any business in the work shop or garage area (per Section 3-7-1 - only businesses conducted within the residence qualify for a HOP)

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

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The detached structure will match the materials of the primary residence.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.

			2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached structure will be approximately 17 feet in height.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
This detached structure is within the existing character of the residential estate zone.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

Vicinity Aerial

Site Aerial

Zoning = RE-12.5

Photos - Google Maps

©2015 Google

Narrative

Narrative for proposed use:

Narkiewicz Residence, addition to existing detached garage

2591 S 2310 E, St George UT, 84790

Parcel number: SG-RBTS-4-47

Owner wishes to add approximately 240 square feet, (16'x15') of space to the existing detached garage in their back yard. They will also be raising the existing roof of the garage area on the building. This is being done to accommodate the storage of their motor coach that does not fit inside the garage as it exists now. By doing so, it will increase the "curb appeal" of the home as the coach, currently parked on the RV pad at the side of the home, will be able to be stored in the garage.

The overall new height, width and length is not much different than the current building and does not or will not distract from the surrounding homes adjacent to this property. The proposed addition will be built to match the existing garage and home in color, textures, roofing, roof pitch and style, building materials and the like as to lessen the visual impact of the new addition to its surroundings. In fact, from the front yard or street of the home, the change will be virtually un noticeable.

We thank you for your consideration.

Legend info for addition to existing detached garage.

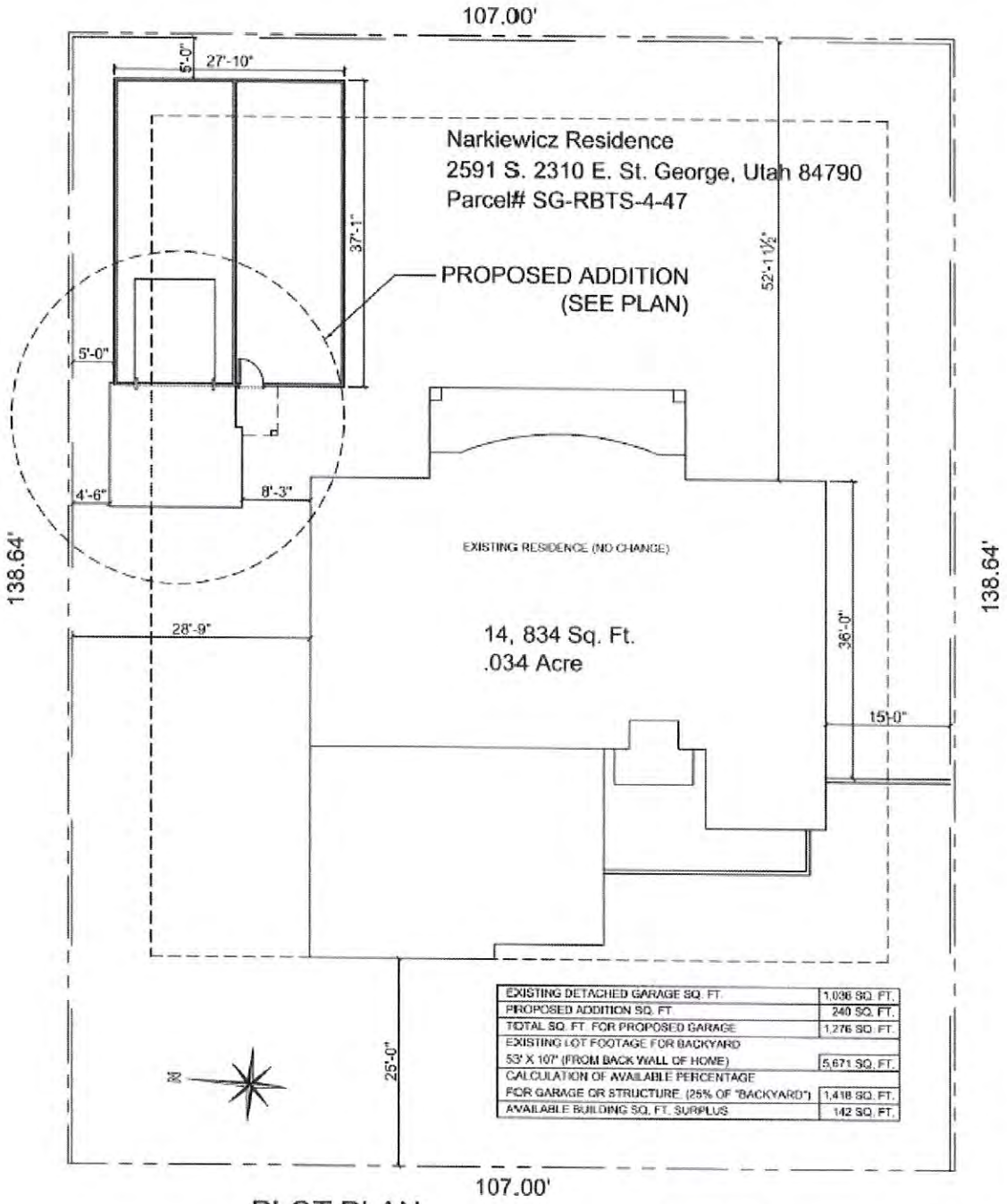
Total lot SF 14,830, .34 Acre

-Currant square footage of existing detached garage:	1,036 SF
-Square footage of proposed garage addition, (16' x 15'):	240 SF
-Final total SF for complete proposed garage:	1,276 SF
- Existing lot footage for back yard, (53' x 107' from back wall of home):	5,671 SF
-Calculation of available percentage for garage or structure, (25% of "back yard"):	1,418 SF
-Available building SF surplus:	142 SF

-Proposed building height at center line is 17' 2", with overall approx. height of 18' 8 ½ "

***Colors** of stucco, gutters and roof to match the existing garage and home, see attached photos of existing garage and home.

Site Plan



EXISTING DETACHED GARAGE SQ. FT.	1,036 SQ. FT.
PROPOSED ADDITION SQ. FT	240 SQ. FT.
TOTAL SQ. FT. FOR PROPOSED GARAGE	1,276 SQ. FT.
EXISTING LOT FOOTAGE FOR BACKYARD 53' X 107' (FROM BACK WALL OF HOME)	5,671 SQ. FT.
CALCULATION OF AVAILABLE PERCENTAGE FOR GARAGE OR STRUCTURE. (25% OF "BACKYARD")	1,418 SQ. FT.
AVAILABLE BUILDING SQ. FT. SURPLUS	142 SQ. FT.

PLOT PLAN

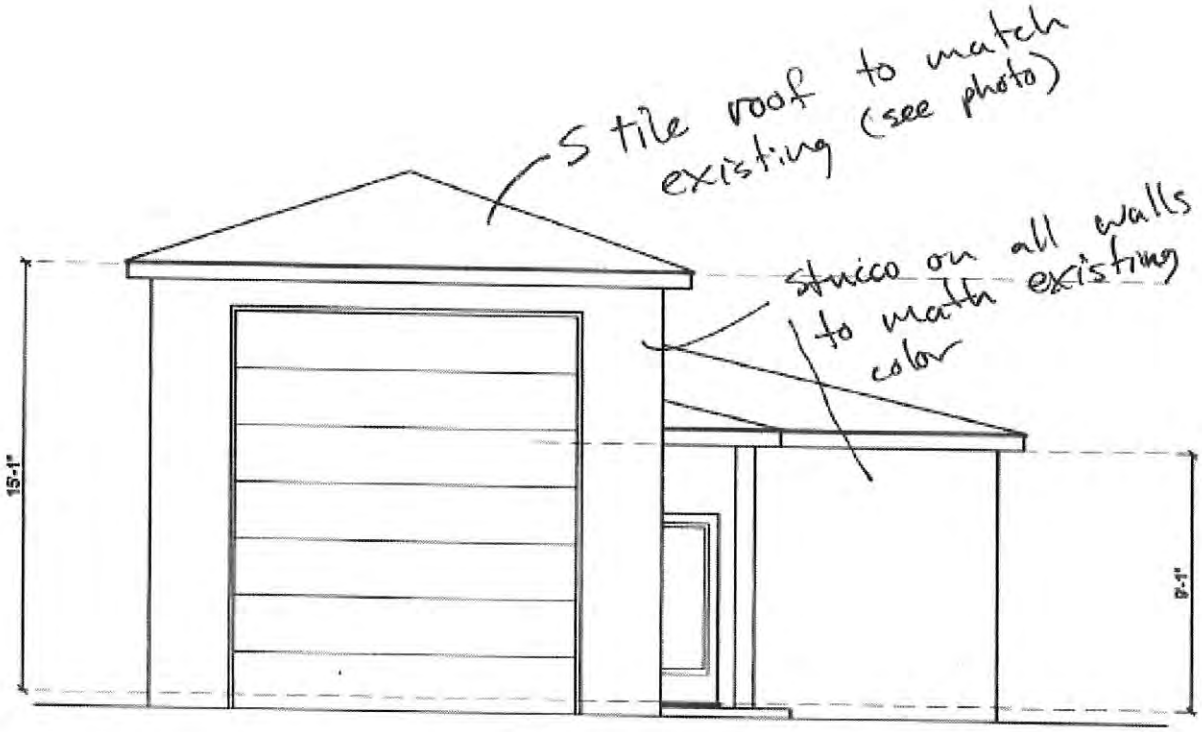
SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION

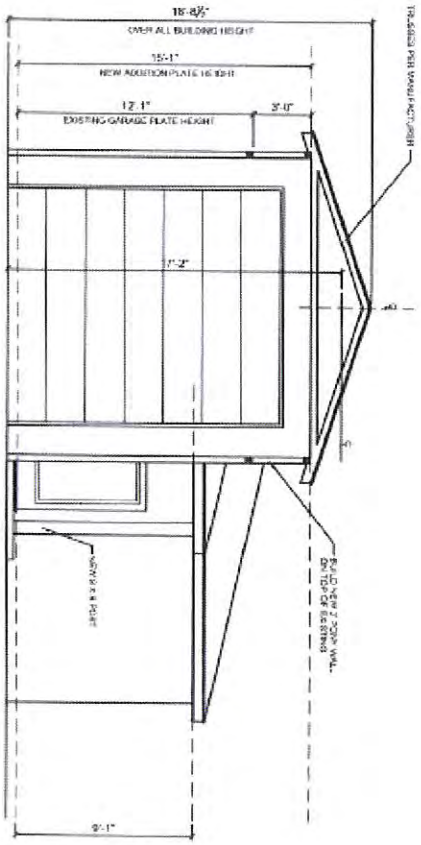
LOT 47 Red Butte Sub. Phase 4

2310 EAST STREET

Elevation

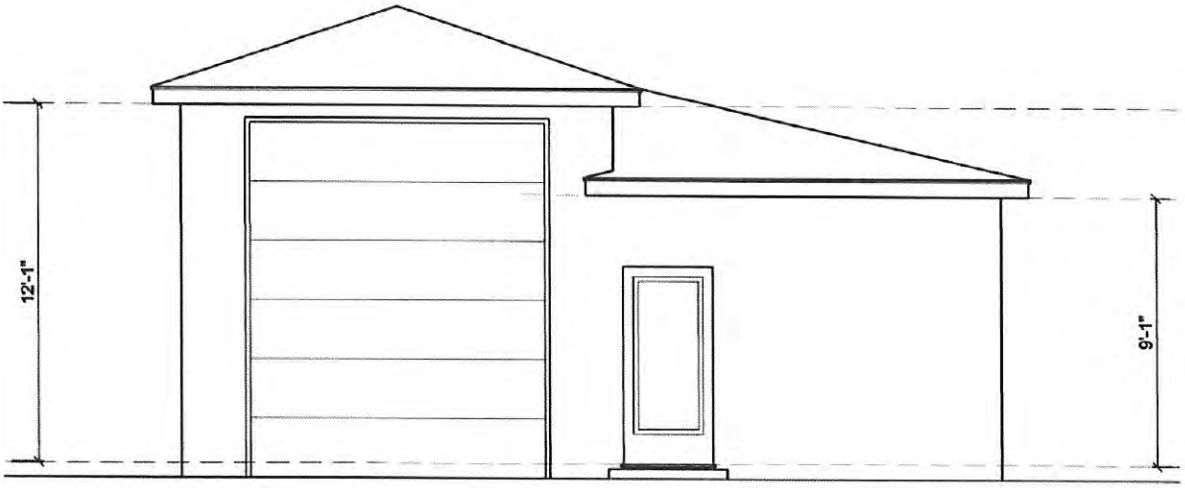


PROPOSED ADDITION



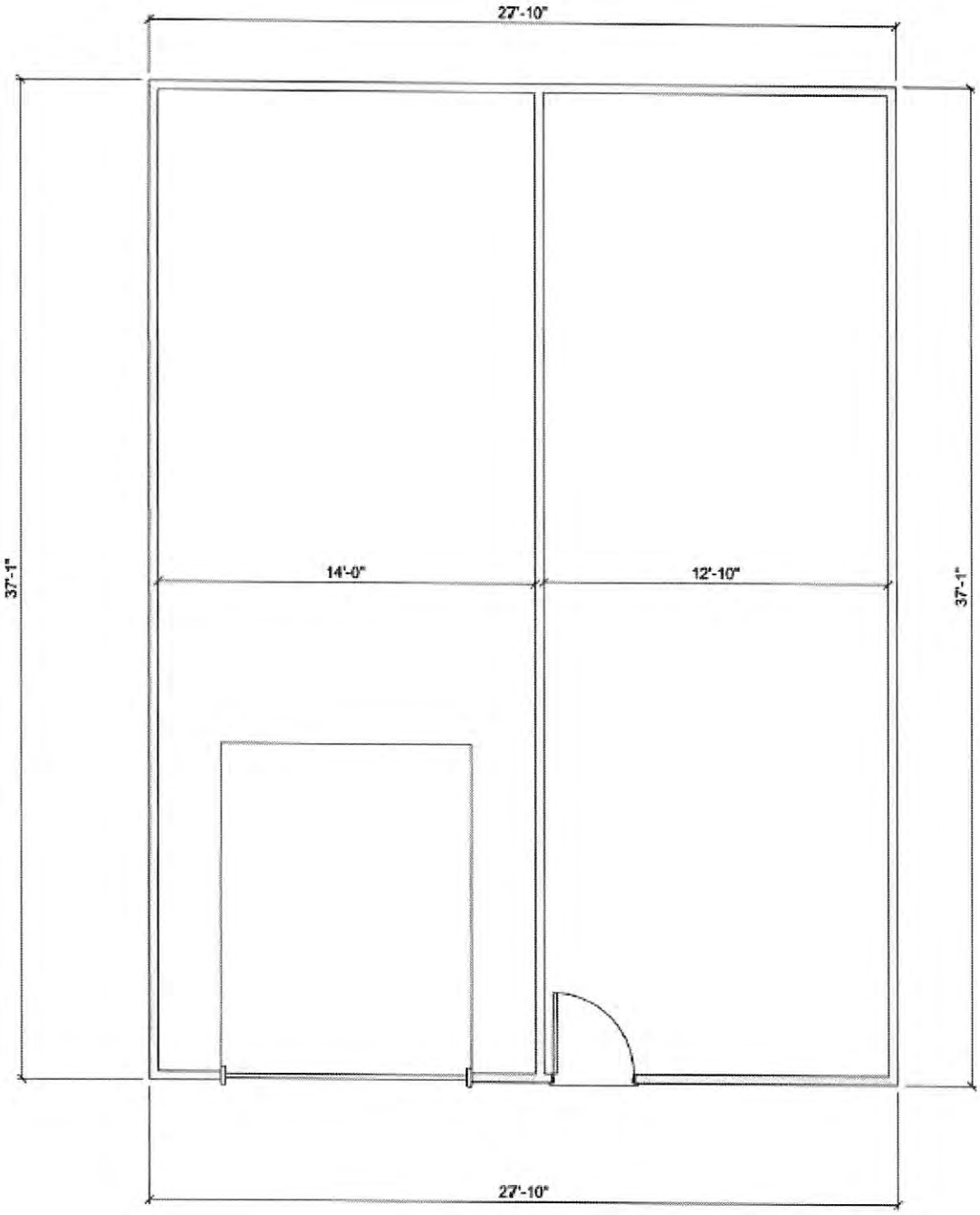
PROPOSED ADDITION

SCALE: 1/8" = 1'-0"



EXISTING GARAGE

Floor Print



EXISTING GARAGE

Application

CITY OF ST GEORGE
RECD: 1/09/2016 1:50 PM
TRAN: PLANNING FEES
PLANNING FEES 300.00CR
CHECK(S)

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Mike and Faith Narkiewicz
(If different than owner)
MAILING ADDRESS 2591 S. 2310 E. St George UT 84790

PHONE: _____ CELL: _____ FAX: _____
E-MAIL ADDRESS _____
LOCATION OF SUBJECT PROPERTY 2591 S 2310 E, St George UT, 84790

CONTACT PERSON / REPRESENTATIVE (if applicable): Kurt Jewkes, K2 Design & Const.
(If different than owner)
MAILING ADDRESS P.O Box 66, Toquerville UT 84774

PHONE: _____ CELL: 801 641-6259 FAX: 435-879-8711
E-MAIL ADDRESS Kurtj.k2@gmail.com

II. PROPERTY INFORMATION

ZONING: _____ SUBDIVISION: Red Butte, Phase 4

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-RBTS-4-47

EXISTING USE: Single family home w/one detached garage
Use of property and/or Buildings

PROPOSED USE: small addition to existing detached garage
Use of property and/or Buildings

OFFICE STAFF USE ONLY
CASE NO. 2016-CUP-021 FILING DATE: 9/1/16 RECEIVED BY: [signature] RECIEPT: [signature]
FEE: $300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

☐ 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type

☐ 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.

☐ 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.

☐ 15. Show location of on-site and off-site drainage, both existing and proposed.

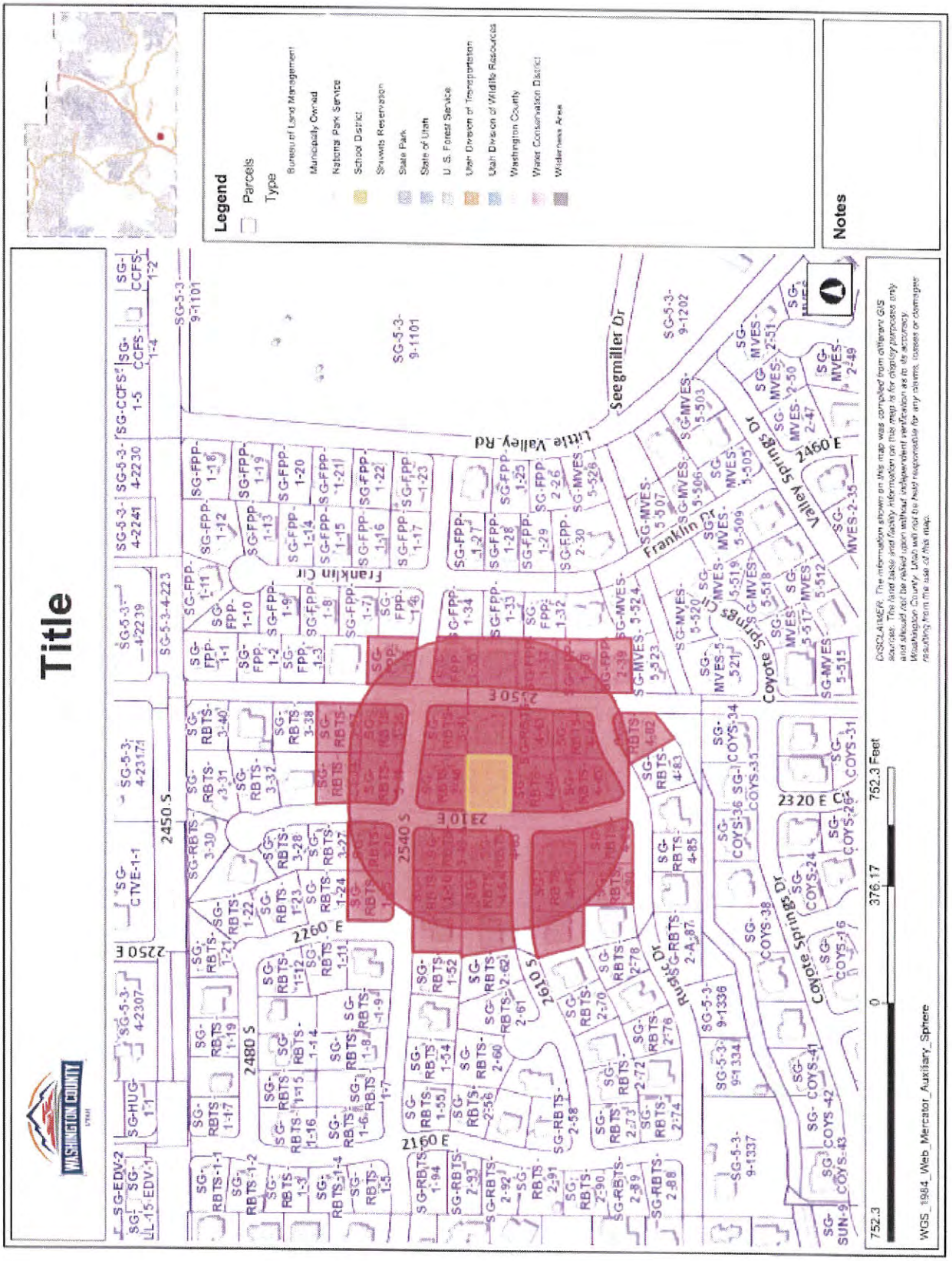
☐ 16. Provide a **legend** (data box) on the site plan that includes:

a. Current Zoning
b. Total lot square footage
c. Total building square footage
d. Percentage of Lot Coverage
e. Setbacks (Existing and/or Proposed)
f. Building Height (Proposed)
g. Parking (show calculations)
h. Open Space
i. Landscaping (show calculations and % of coverage)
j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
k. For multiple family residential projects; include unit type, number of bedrooms, square footage per unit, unit mix, etc.
l. Indicate the intended occupancy type of all buildings.
m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental **effects if imposed** as a condition of approval. *(If category applies, attach a separate sheet with explanation)*

Yes	N/A	Category	Description
X		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others
X		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
X		C. Odors	1. Comply with all air quality standards, state, federal and local 2. Use shall not create unusual or obnoxious odors beyond the property line
X		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
X		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.


Title
Legend
Parcels
Type
Bureau of Land Management
Municipally Owned
National Park Service
School District
Shuwits 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
WASHINGTON COUNTY
Little Valley Rd
Seegmiller Dr
Franklin Cir
Valley Springs Dr
Coyote Springs Dr
Rustic Dr
2450 S
2540 S
2310 E
2260 E
2160 E
2250 E
2460 E
2320 E Cir
752.3
0
376.17
752.3 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

ITEM 4
BDCSP / CUP

HISTORIC PRESERVATION COMMITTEE: **05/16/2016**
HISTORIC PRESERVATION COMMITTEE: **06/29/2016**
PLANNING COMMISSION AGENDA: **09/13/2016**

CityView Mixed Use Project, Mixed Use Project
2016-BDCSP-002 (Design Review & Approval / Density Review / Parking Review& Approval)
2016-CUP-018 - Building Height

OVERVIEW

Request: The applicant requests approval for the proposed Building Design and Conceptual Site Plan (BDCSP) for developing a new mixed use project in the C-4 commercial zone. The approvals are for the building design, conceptual site plan, residential density, a requested parking ratio of 1.5 parking spaces per residential unit, and shared parking.

and

A request for a conditional use permit to construct three (3) separate buildings, which will both exceed 35 feet in height. The Boutique Hotel would be four (4) stories and approximately sixty-two feet (62') in height; the North Apartment/Mixed use building would be four (4) stories and approximately fifty-four (54') in height; and the South Apartment/Mixed Use building will be four (4) stories and approximately fifty-two feet (52') in height.

Note: Two motions are needed for each application.

Project Name: CityView

Project Description: The project consists of three 4-story buildings with commercial or residential uses on the ground floor. Two of the buildings will be mixed use and the other building will be all commercial. The C-4 Central City Zone provides for mixed-use projects (see section 10-10-5:K) but they are subject to design review by the PC and City Council. The project area is approximately 3 acres with 110 residential units proposed, along with approximately 10,000 sq ft of retail and office space, as well as, a 60 room boutique hotel. Nearly all of the parking will be located below ground. The proposal includes 261 total parking spaces are proposed, 223 of which will be located under the three buildings (ie, below grade). The landscaping area consist of 0.26 acres, which represents 26% of the project site. The applicants are requesting a parking ratio of 1.5 parking spaces per residential unit, rather than 2 spaces per unit, which the PC may approve under section 10-19-4:A.3. This section allows the PC to reduce

the parking requirement to 1.5 spaces per residential unit for projects with more than 50 units, where the applicant provides evidence that 1.5 spaces/unit is adequate. In addition, the applicant is requesting reduction in guest parking and shared parking be considered.

The downtown is unique and should not be compared to typical commercial or residential developments. The proposal is an infill redevelopment project, which presents challenges, as well as, opportunities. The applicant has been working with the City in the development of the project. A lot of the coordination has occurred between multiply property owners, in order to development this downtown project. Portions of the land are owned by the City and agreements are being drafted. An important feature of the project is the public plaza, which will be an amenity to the downtown.

Applicant: SG Boulevard Land LLC

Representative: Matt Hansen, PEG

Zone: C-4 (Central Business District Commercial)

General Plan: Commercial

Narrative: The applicant provided a narrative (see attached) describing the project and a parking study, which will be presented at the PC meeting.

Location: Located at approximately 39 West St George Blvd and between Main Street and 100 West.

Parcel Acreage: 3 acres

DESIGN REVIEW

Building(s) (Floor) Area:

South Apartments/Mixed Use	North Apartments/Mixed Use	Boutique Hotel
4 stories	4 stories	4 stories
64,421 sq. ft.	127,957 sq. ft.	76,646 sq. ft.
40 res units	70 res units	60 rooms

CUP -Building(s) Height: (Case No. 2016-CUP-018)

52'	54'	62'

Floor Plan: The floor plan(s) include commercial and residences.
Ground Floor Footprint = 39,176

Mix Ratio: The retail / Commercial require 50% per Section 10-10-5.K. Thus 19,588 sq. ft. is required to be commercial and the applicant proposes 22,888 sq. ft. to be commercial.

Building Materials: The applicant has provided a materials board for the project. A variety of materials are being proposed, and include brick, clapboard, stucco, sandstone, stained cedar, painted wood, and slate tile.

Ordinance: Section 10-10-5.K "Mixed Use Standards in the C-4 Zone" requires the submittal of a colored site development plan, colored rendering, colored elevations, material and color samples, and a narrative.

Setbacks (Required): Front = 0-10 ft., Side = none. Street side = 0-10ft., and rear = none.

Setbacks (Proposed): Complies with the C-4 zone standards.

Adjacent L/U:
North = Commercial C-4
South = Commercial C-4
East = Commercial C-4
West = Commercial C-4

DENSITY 36 du/acre

Apartments:

Studios =	12 units = 10%
1 BDRM =	55 units = 50%
2 BDRM / 1 =	43 units = 40%

Total = 110 units

PARKING

Parking: The project per code would require 318 parking stales (220 for residential, 36 for retail, and 62 for hotel). However, several code provisions, allow an applicant to request a reduction of the number of parking required. The applicant is requesting permission to provide a total of 261 spaces. This is if the PC & CC support a reduction from 2 spaces per residential unit to 1.5 spaces per residential unit, reduction in guest parking, and shared parking. For projects with more than fifty (50) dwelling units, the Planning Commission may reduce the requirement to one and one-half (1.5) spaces per unit where it can be shown that two (2) spaces per unit is an excessive amount of parking.

The total required parking is as follows, residential at 1.5/du = 165 spaces, commercial at 1:250 = 36 spaces, and hotel at 1/room+ 2/staff=62 for a

total of 263. These counts assume a reduction in the required residential stalls to 1.5/unit and a reduction in the guest parking requirement. Based on the reductions, 263 parking stales are required. The proposal includes 152 stales being located in the parking structures, with 38 surface stalls provided. According to the applicant, each residential unit will have an assigned covered parking space.

The applicant is proposing 261 parking spaces, thus the request for shared parking for two parking spaces. The applicant has completed a parking study, in order to justify all of the request. The parking study is attached, however it was not submitted in time for staff to analyze. Hales Engineering, which completed the report, will be available at the meeting.

Comparable Cities: Staff has compared St. George's parking option of 1.5 spaces per dwelling unit and guest parking with five other major Utah cities (SLC, Provo, Orem, Ogden, and Sandy). Three of those cities (SLC, Provo, Orem) require less parking than St George for mixed-use residential, and two cities (Ogden and Sandy) are similar to St George. Ogden requires 1.5 parking spaces / unit in their Central Business District zone, but allows a reduction down to a minimum of 1 parking space per unit in a downtown mixed-use project. **See the attached summary document on "Residential Parking Standards in Mixed-Use Projects."**

Guest Parking: The mixed-use code provision (10-10-5:K.2.g) states that mixed-use projects shall comply with the parking requirements for commercial and residential uses as set forth in Chapter 19, Parking Requirements. The guest parking requirement is 1 space per 3 dwelling units which equals 36 guest parking spaces for the CityView project (110 units divided by 3 = 36 spaces). However the guest parking section, 10-19-4:A.4 states that the City Council, upon recommendation from the Planning Commission may reduce the requirement for guest parking spaces where evidence supports the decrease. The applicant requests a reduction to zero / no guest parking spaces based on the St. George parking code.

Shared Parking: In addition to the reduction in parking, the applicant is requesting shared parking between the residential and commercial uses for two parking stales and all surface parking. Shared parking is intended to be utilized for uses or parking spaces that might be available at different times, due to peak demand times. The applicant has provided a parking study, which demonstrates the peak time for the residential parking use is generally not the same as the commercial parking use. The code does allow for shared parking to be considered. However, it is generally utilized for two property owners. The following is the provisions for shared parking:

10-19-9: OPTIONAL PROVISIONS:

A. Shared Facilities: Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.

B. Requests; Guidelines: Requests for shared parking are subject to the approval of the **Planning Commission**. Requests shall be subject to the following guidelines:

1. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.

2. The number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.

3. Parking facilities should not be located farther than two hundred fifty feet (250') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.

4. A written agreement shall be executed by all parties concerned assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management. (1998 Document § 6-9)

LANDSCAPING

Landscape Area(s): **35,251 square feet** (0.26 acres) = 26%. Mixed use project located in the Historic District do not have a minimum landscaping requirement.

In addition to the landscaping, the project proposes a public plaza and pedestrian open space corridor. The applicant has been working with the City, in order to provide the public space, which will be an amenity to the entire downtown area. The space includes a walking area with landscaping, seating, and water features.

LIGHTING

The site shall be designed to be "dark sky" friendly and avoid any light pollution to neighbors. A photometric plan shall be submitted during the SPR (Site Plan Review) process by the City for staff to review.

CUP

Ordinance:

Title 10, Chapter 10 "Commercial Zones," Section 10-10-4 allows a maximum building height of 35 ft ...."*unless a greater height is approved by the City Council after recommendation by the Planning Commission."*

CUP Request:

The project is a mixed use residential development with three building, which exceed 35', thus the CUP.

The Boutique Hotel would be four (4) stories and approximately sixty-two feet (62') in height,

North Apartment/Mixed Use building would be four (4) stories and approximately fifty-four (54') in height

South Apartment/Mixed Use building will be four (4) stories and approximately fifty-two feet (52') in height.

The maximum height of the three buildings would be sixty-two feet (62') (+ or -). Other buildings in the area that have similar heights are the State Courthouse Building and the Main Street Office Center located on the NE corner of Main Street and Tabernacle street. Various other buildings in the city contain 4 or more stories including Dixie Regional Medical Center on River Road and also on 400 East Street, the Hilton Garden Inn next to the Dixie Center. Staff supports the proposed 4-story buildings and the economic vitality that will be generated as a result of new downtown commercial and housing. Below is a table of other buildings in the community and their respective height.

Building	Location	Zone	Height	Stories
Abbey Inn	Bluff St.	C2	45'	3
Comfort Inn (Proposed)	Riverside Dr.	C3	44'	3
Country Inn & Suites	2720 E & Red Cliffs Dr	C3	50' (45'-4"avg.)	4
Dixie Center	Convention Center	C3	40'	
Hilton Hotel	Convention Center	C3	63'	5
Hospital	River Rd.	PD-C	96'	
IMC (Inter. Mortgage Corp.)	500 S & Bluff St	C-2	58'-9"	3
Main Street Plaza	Main St.	C4	71'	4
Marriott	100 South	PD-C	54'	4
Quality Development	100South	PD-C	53'	3
S & S	100 South	PD-C	54'	3
State Bank of Southern Utah	100 South	PD-C	64'	3
Tabernacle	Main St.	C4	115'	
Tabernacle Towers	Tabernacle St.	C4	57'	
Village Bank	Tabernacle St.	AP	55'	3

CUP Findings:

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

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
		I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public	1. Use shall comply with all sanitation and solid waste

		Health	disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

Historic Preservation Commission:

The property is located in the Historic District, therefore the Historic Preservation Commission (HPC) has reviewed the proposal. The HPC is the design review committee for any proposal in the district. The applicants request was reviewed in a work meeting with the HCP. The HCP provided several recommendation, regarding the design, materials, and massing of the buildings. Based on the input from the HPC, the applicant revised and resubmitted to the following HPC meeting. HPC recommends approval of the BDCSP.

Staff Comments:

The applicant is requesting a BDCSP and a CUP, which requires two motions for each application. Shared parking is reviewed and approved by the Planning Commission.

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

2. The applicant is requesting building heights greater than thirty-five (35) feet, which requires a CUP and the appropriate findings.

3. The applicant is requesting a reduction in parking from 2 to 1.5 per unit, which may be reduced by the City Council with the recommendations of the Planning Commission, if evidence supports a decrease and is shown to be an excessive amount of parking.

4. The applicant is requesting a reduction of thirty-six (36) 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.

5. Requests for shared parking are subject to the approval of the Planning Commission and must comply with 10-19-9.

6. Cross access and parking easement will need reviewed by the city and recorded on the properties.

PEG

August 10, 2016

City of St. George
175 E 200 N
St. George, UT 84770

RE: Downtown St. George Redevelopment – BDCSP and CUP Applications

Property Enhancement Group, Inc. ("PEG"), acting on behalf of SG Boulevard Land, LLC, is pleased to submit these applications for the redevelopment of a portion of the block bounded by St. George Boulevard, Tabernacle Street, Main Street, and 100 West in St. George, Utah. PEG has extensive commercial development experience in the Intermountain West, particularly in urban infill redevelopment projects. AJC Architects, Bush and Gudgell (civil engineering), and PEC (landscape architecture) are the primary design team for this project.

The proposed mixed-use development will consist of approximately 10,000 square feet of commercial (retail or office) space, 110 multifamily housing units, a mid-block pedestrian corridor to be owned and maintained by the city, a 60-room boutique hotel, and structured parking. A separate Development Agreement sets forth the terms for the contribution of city property within the project area, for which the city will be reimbursed over time through tax increment. The developer holds the remainder of the property listed on the attached application forms.

The site is wholly within the C-4 and Historic District Overlay zones. The Historic Preservation Commission has already approved the building design. PEG is now seeking Building Design and Conceptual Site Plan approval, Conditional Use Permit approval for the heights of the buildings, and approval of a parking requirement reduction.

The four-story north mixed-use building will include commercial space fronting St. George Boulevard with multifamily housing units behind (to the south) and above this space. The three-story south mixed-use building will consist of commercial space fronting Tabernacle Street with multifamily also behind (to the north) and above this space. The four-story hotel structure will be used entirely by the boutique hotel, which will include a fine dining restaurant fronting the pedestrian corridor to the west. The approximate heights of the buildings (relative to adjacent grade) are 54 feet, 52 feet, and 62 feet for the north, south, and hotel buildings, respectively. There is a precedent for buildings of similar heights in the downtown vicinity, and this block is the urban center of St. George. In addition, this is the minimum density which will allow the project to be financially feasible.

Accesses will be from 100 West for the north building and Tabernacle and Main Street for the south building and hotel. An interior drive aisle will allow for circulation within the site off of the public roads. All buildings will include one or two levels of basement-level structured parking, with some surface parking stalls by the 100 West entry to the North building and along the pedestrian improvements. Given the proximity to amenities in an urban location, the large quantity of studio and one-bedroom units, and the potential for shared facilities between compatible uses, PEG requests that the parking requirement be reduced to the number of stalls shown on the site plan. Should overflow parking be required, PEG further requests access to St. George City's allocation of parking stalls in the structure at approximately 50 East Tabernacle Street.

Phone: 801.655.1998 1801 N. University Ave. Ste 200 Provo, UT 84604 Fax: 801.655.0720

As this project is already several years in the making, PEG is seeking to break ground by the end of the calendar year, if not sooner. Please copy both the architect and the applicant on any correspondence related to these applications.

Thank you,

Matt Hansen
Director
Property Enhancement Group, Inc.

BDCSP APPLICATION
(Building Design)
&
(Conceptual Site Plan)

Replaces former SPBE application

FILE #: 2012-BDCSP -____ FILING DATE: _____ RECEIVED BY: _____
FEE: No Fee FEES PAID: N/A RECEIPT #: N/A

Re: Multiple-Family Residential Zone / Density of 12 DU/Ac. or more and more than 20 DU Chapter 7C "Multiple Family Residential" Section 10-7C-7(M) "Design Review", A Multi-family development with a density of twelve (12) dwelling units/acre or more and having twenty (20) or more total dwelling units shall be subject to design review and approval by the City Council…"

Re: PD Zone Chapter 8 "Planned Development Zone" Section 10-8-3(C) requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board for the entire property proposed to be developed in a PD zone.

Re: AP Zone Chapter 9 "Administrative and Professional Zone" Section 10-9-7 requires new buildings with a ground floor area of 20,000 square feet or a site with an aggregate ground floor of 20,000 SF or more shall be subject to design review and approval by the City Council… the review requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board.

Re: Commercial Zone / by Freeway Chapter 10 "Commercial Zones" Section 10-10-5 "Special Provisions", 10-10-5 (G) "New Buildings Within I-15 Right -Of –Way" *New buildings which are located within two hundred feet (200') of the I-15 right of way shall comply with the following minimum design principles and shall be subject to design approval by the Planning Commission prior to the issuance of a building permit…"*

Re: Commercial Zone / Bldg's 20,000 SF + Chapter 10 "Commercial Zones" Section 10-10-5 "Special Provisions", 10-10-5 (I) requires new buildings with a ground floor area of 20,000 square feet or a site with an aggregate ground floor of 20,000 SF or more shall be subject to design review and approval by the City Council… the review requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board.

☐ (Check here *before* submitting application to Planning Department)
I have completed a traffic review with the City Traffic Engineer for this site.
A memo is attached from the engineer with required conditions.

PSR HELD 6/28/16

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: SG BOULEVARD LAND LLC

MAILING ADDRESS: 180 NORTH UNIVERSITY AVE. STE., PROVO, UT, 84601

PHONE: _____ CELL: [redacted] FAX: _____

APPLICANT : SAME AS OWNER
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: SG BOULEVARD LAND LLC
(If different than owner)
MAILING ADDRESS: 180 NORTH UNIVERSITY AVE. STE., PROVO, UT, 84601

PHONE: [redacted] CELL: FAX:
E-MAIL ADDRESS: MATT@PEGDEVELOPMENT.COM
LOCATION OF SUBJECT PROPERTY: BLOCK BETWEEN MAIN ST, TABERNACLE, ST GEORGE BLVD. AND 100 W

CONTACT PERSON / REPRESENTATIVE (if applicable): HEBER SLABBERT (ajc Architects)
(If different than owner)
MAILING ADDRESS: 703 E 1700 S, SALT LAKE CITY, UT, 84106

PHONE: [redacted] CELL: FAX:
E-MAIL ADDRESS: HEBER.SLABBERT@GMAIL.COM

II. PROPERTY INFORMATION

ZONING: C-4 SUBDIVISION:

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-355-RD, SG-365-RD, SG-360-A-1-A-RD, SG-360-A-1-B-RD, SG-360-A-2-A-RD, SG-360-B-RD, SG-362-RD, SG-367-RD, SG-368-RD

EXISTING USE: C-4 CENTRAL BUSINESS DISTRICT - COMMERCIAL
Use of property and/or Buildings

PROPOSED USE: C-4 CENTRAL BUSINESS DISTRICT - HOTEL, RESIDENTIAL ABOVE COMMERCIAL/RETAIL
Use of property and/or Buildings.

OFFICE STAFF USE ONLY

CASE NO. 2014-CUP-016 FILING DATE: 8/18 RECEIVED BY: RECIEPT: 0597571

FEE: $300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

any off-site parking within the vicinity). Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, handicapped accessible spaces, and indicate one-way and two-way drive aisles.

☑ 9. Show any significant natural features such as rock outcroppings and water courses.

☑ 10. Show proposed landscaping, including quantity and, locations; a separate landscaping plan may be substitutes instead of showing information on the site plan.

☑ 11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

☑ 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.

☑ 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.

☑ 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.

☑ 15. Show location of on-site and off-site drainage, both existing and proposed.

☑ 16. Provide a **legend** (data box) on the site plan that includes:

a. Current Zoning
b. Total lot square footage
c. Total building square footage
d. Percentage of Lot Coverage
e. Setbacks (Existing and/or Proposed)
f. Building Height (Proposed)
g. Parking (show calculations)
h. Open Space
i. Landscaping (show calculations and % of coverage)
j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
k. For multiple family residential projects; include unit type, number of bedrooms, square footage per unit, unit mix, etc.
l. Indicate the intended occupancy type of all buildings.
m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval: *(if category applies, attach a separate sheet with explanation)*

Yes	N/A	Category	Description
	✓	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

	✓	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	✓	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
	✓	D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	✓	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year flood plain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	✓	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
✓		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
		I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

VI. COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.

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

RESIDENTIAL PARKING STANDARDS IN MIXED-USE PROJECTS

City	Summary of Parking Standard
SLC	In the Downtown districts (D-1, D-2, &D-4) and in the Residential Mixed-Use Districts multi-family residential **requires 0.5 parking spaces per dwelling unit. (**Section 21A.44.030 SLC code) Parking Reduction for Proximity to Mass Transit: Any new multi-family residential development within one-quarter mile of a fixed transit station can reduce the parking requirement by 50%. (Section 21A.44.040 SLC code)
Provo	Parking requirements for multi-family residential is based on the number of bedrooms in the unit. Two to three bedroom units require 2 spaces / unit, plus 0.25 spaces / unit for visitor parking, for family-type occupancy, (ie, related by blood, marriage, or adoption). (Section 14.37.060 Provo City Code) **Within the Central Business District zones (DT-1 & DT-2) the required number of off-street parking spaces may be reduced by 50% upon approval of the Planning Commission and completion of a parking count justification study.** (Section14.37.050 Provo City Code)
Orem	Parking requirements vary by project and by PD zone. Mixed-Use projects are typically approved under a Planned Development (PD) zone process and each PD zone has unique development standards, including parking requirements. Two mixed-use projects have the following parking requirements; **PD-23 Zone: Midtown Village, 320 South State Street area. #of d.units allowed & parking required.** The number of dwelling units allowed is determined by dividing the non-residential parking requirement by 3. For example, if the commercial parking requirement is 200 spaces, then the base residential units would be 66 units (200 divided by 3 = 66). Each dwelling unit in the base number requires one parking space per dwelling unit. Additional dwelling units, in excess of the base, is allowed if 2 parking spaces per unit are provided. (Section 22-11-36, Orem City Zoning Code). Under this parking requirement (PD-23 Zone standards) Joule Plaza would require 321 total spaces rather than 288 total spaces per St. George mixed-use parking requirements, assuming a 1.5 spaces / residential unit for St. George. **PD-34 Zone, University Mall area, 1300 So. State Street)** Section 22-11-47 Orem City Zoning Code. The parking standards for this mixed-use project includes the following uses and parking requirements; Retail area 3.6 parking spaces per 1,000 sq ft of gross floor area (gfa) Office or non-retail area 2.4 parking spaces per 1,000 sq ft of gfa Residential (multi-family) 1.49 parking spaces per dwelling unit
Ogden	Multi-family residential, 2 spaces per dwelling unit, except in the CBD, then 1.5 parking spaces per dwelling unit. (Section 15-12-3 Ogden City Zoning Code)

A parking reduction of 10% allowed if mixed parking demand exists, ie, peak demand hours vary by use.
In a Downtown mixed-use project each dwelling unit shall have at least one parking space per dwelling unit. (Section 15-39-4 Ogden City Zoning Code)

Sandy

The parking requirement for multi-family residential varies by the number of bedrooms per unit, as follows;

1 bedroom 1.5 parking spaces per unit
2 bedrooms 2.0 "" " " "
3+ bedrooms 2.5 parking spaces per unit
Plus 0.25 parking spaces / unit for visitor parking

The Planning Commission may reduce the parking requirement where justified. (section 15A-24-08 Sandy City Zoning Code)

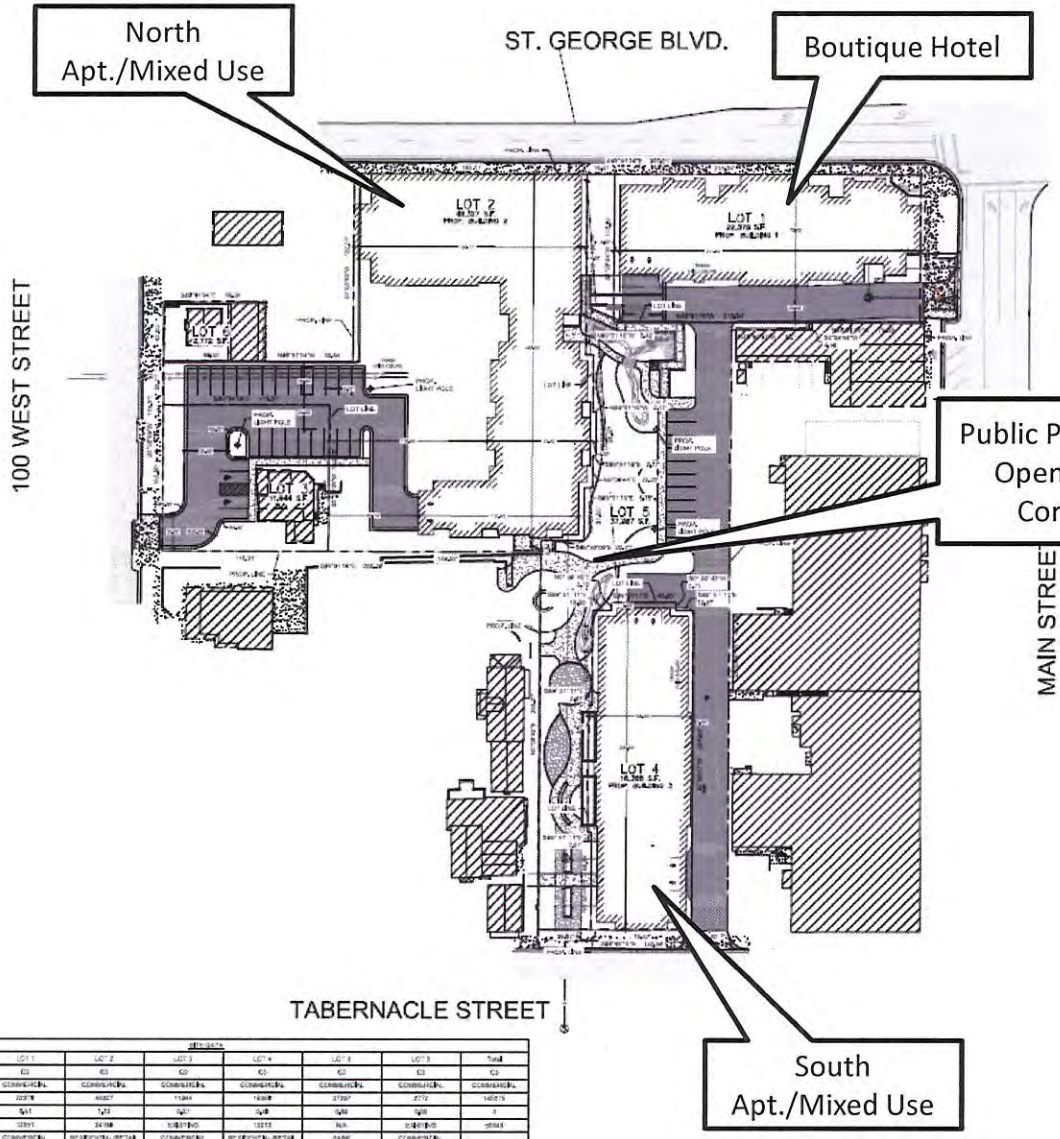
2016-BDCSP-002 &
2016-CUP-018

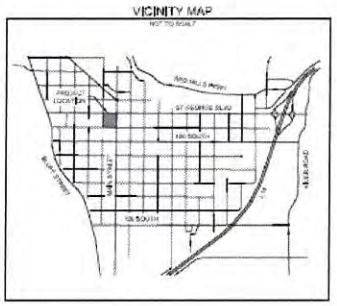
St. George Blvd Mixed Use Project

ST GEORGE BLVD
100 W
100 N
100 W ST
MAIN ST
TABERNACLE ST
Washington County School District Offices
Zion P
176 W
148 W
140 W
116 W
70 W
2 W
125 W
111 W
99 W
39 W
93 N
78 N
79 N
75 N
73 N
71 N
60 N
55 N
61 N
49 N
51 N
41 N
46 N
33 N
36 N
21 N
17 N
15 N
7 N
3 N
110 W
94 W
76 W
62 W
42 W
32 W
18 W
14 W
121 W
15 S
18 S

99 W
39 W
78 N
79 N
75 N
73 N
60 N
61 N
53 N
55 N
49 N
51 N
41 N
46 N
35 N
25 N
21 N
17 N
15 N
7 N
3 N
94 W
76 W
62 W
42 W
32 W
26 W
18 W
14 W
MAIN ST

Current Zoning





NOTES

1. REFERENCE UNDERGROUND UTILITIES PLAN.
2. SEE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR FOUNDATION AND PAD DETAIL.
3. SEE SHEET C3.1 FOR DIMENSIONS.
4. SEE SHEET C3.1 FOR UTILITIES.
5. SEE ALTA SHEET FOR EASEMENTS AND DIMENSIONS OF EXISTING BUILDINGS.

Parking Counts			
Description	Count	Required Stalls	Provided Stalls
Parking	Underground & on-site		
North Bldg.	70 units	105	
Provided underground			89
Provided on-site			27
Sub-totals		105	116
South Bldg.	40 units	60	
Provided underground			63
Provided on-site			13
Sub totals		60	76
Totals	**110 Units**	**165**	**192**
Retail	Shared on-site parking		
North Bldg.	7,260 sf	29	
South Bldg.	1,640 sf	7	
Totals	**8,900 sf**	**36**	**38**
Hotel	Underground		
	60 Rooms	60	
	2 Staff stalls	62	
Provided underground			71
Totals		**62**	**71**

Apartment Unit Mix	
Studio, 1 Bath	12
1 Bedroom, 1 Bath	52
2 Bedroom, 2 Bath	43
Total	110

Hotel Unit Mix	
Dual Queen	16
King	36
King Suite	8
Total	60

Retail	
North Apartment	7,260
South Apartments	1,640
Total	8,900

DENSITY							
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	Total
CURRENT ZONING	C2	C2	C2	C2	C2	C2	C2
GENERAL PLAN	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL
SITE AREA, SF	22978	45657	11844	16368	37387	8772	142986
SITE AREA, AC	0.51	1.05	0.27	0.38	0.86	0.20	3
BUILDING FOOTPRINT, SF	12891	24198	EXISTING	13215	N/A	EXISTING	50304
BUILDING USE	COMMERCIAL	RESIDENTIAL/RETAIL	COMMERCIAL	RESIDENTIAL/RETAIL	PARK	COMMERCIAL	
LOT COVERAGE	56.1%	53.0%	EXISTING	80.7%	N/A	EXISTING	35.2%
FRONT SETBACK	0 min / 10 max	0 min / 10 max	0 min / 10 max	0 min / 10 max	0 min / 10 max	0 min / 10 max	
SIDE SETBACK	0	0	0	0	0	0	
REAR SETBACK	NONE	NONE	NONE	NONE	NONE	NONE	
BUILDING HEIGHT, FT	47	64	EXISTING	47	N/A	EXISTING	
LANDSCAPING, SF	0	16508.29	3870.29	10,145	12881.19	EXISTING	43401
FIRE SPRINKLED	YES	YES	NO	YES	N/A	NO	

GRAPHIC SCALE

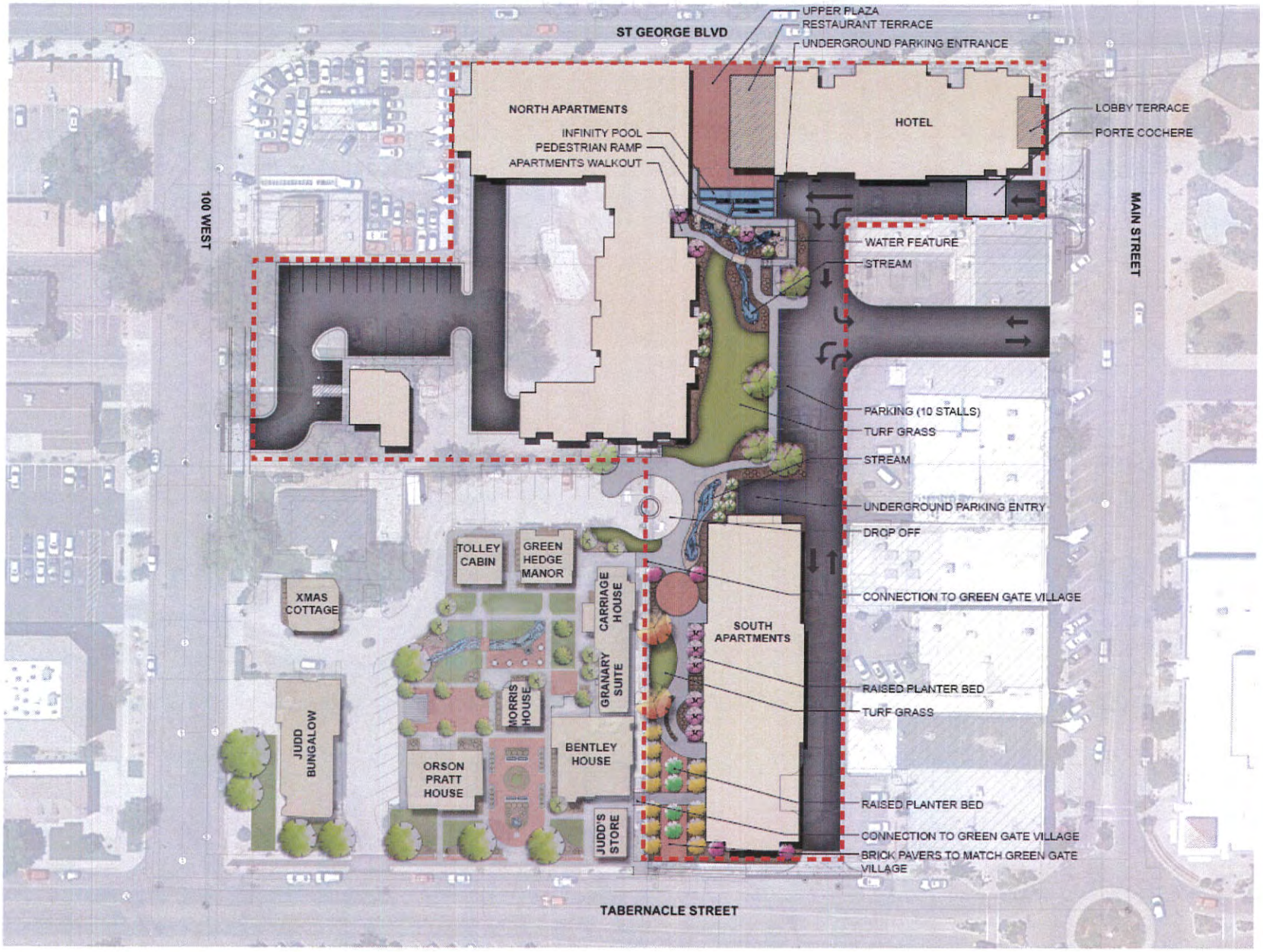
(IN FEET)
1 inch = 40 ft.

SITE PLAN
ST GEORGE BOULEVARD
MIXED USE DEVELOPMENT

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
236 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-4161
www.bushandgudgell.com

ST GEORGE BOULEVARD
MIXED USE DEVELOPMENT
1 WEST ST GEORGE BLVD
ST. GEORGE, UTAH 84770

SHEET
C3.0



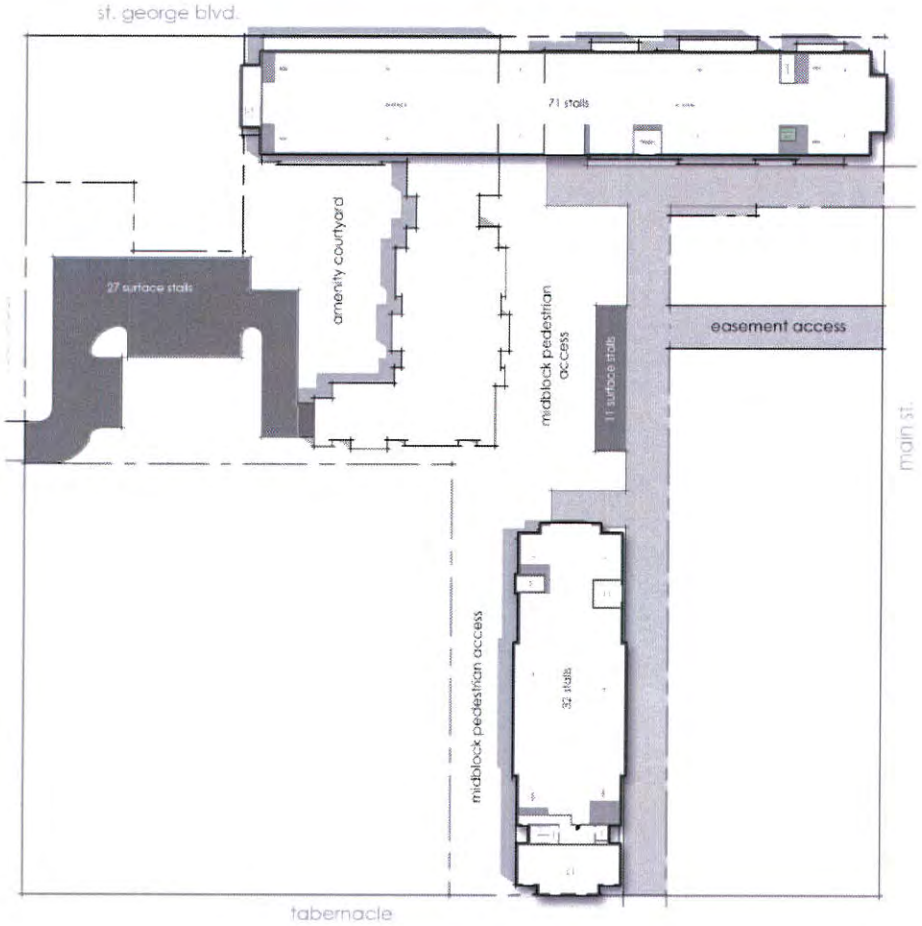
ST. GEORGE BLVD TO TABERNACLE STREET COURTYARD CONCEPT

PEC DEVELOPMENT

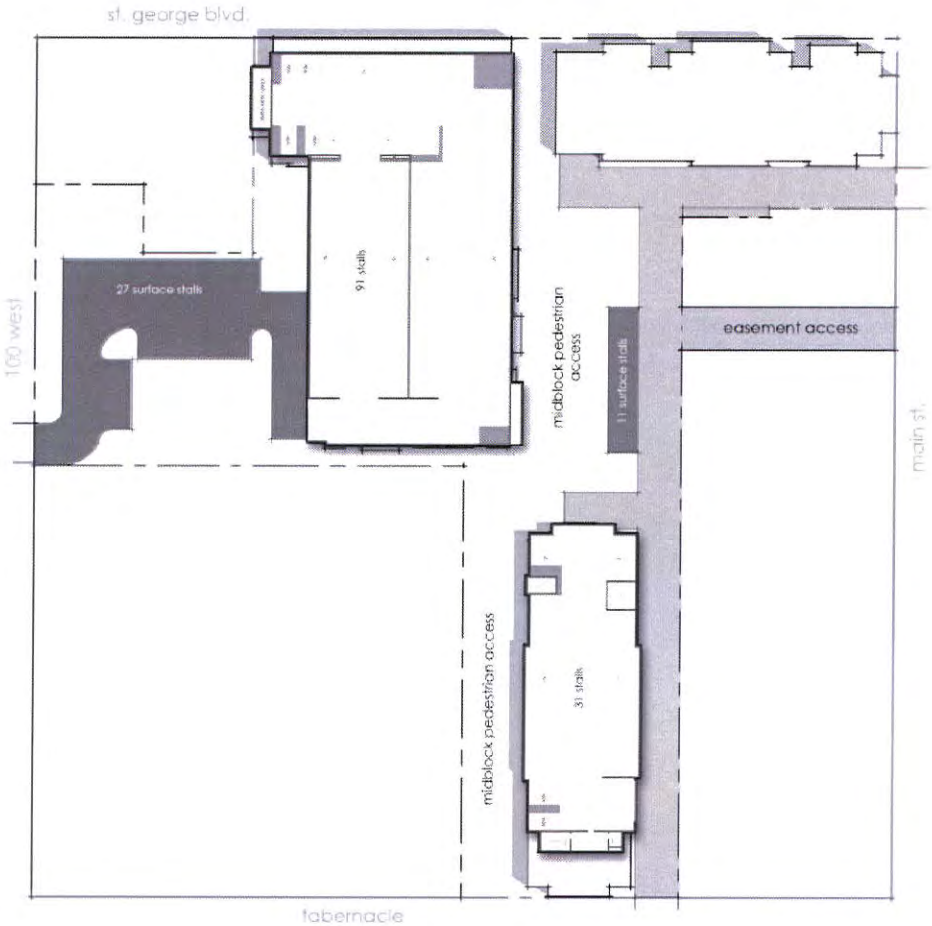
PEC

0 30 60 Feet

Parking Counts			
Description	*Count*	*Required Stalls*	*Provided Stalls*
Housing	*Underground & on-site*		
North Bldg.	70 Units	105	
Provided underground			89
Provided on-site			27
Sub-totals		105	116
South Bldg.	40 Units	60	
Provided Undergound			63
Provided on-site			11
Sub-totals		60	74
Totals	***110 Units***	***165***	***190***
Retail	*Shared on-site parking*		
North Bldg.	7,260 sf	29	
South Bldg.	1,640 sf	7	
Totals	***8,900 sf***	***36***	***38***
Hotel	*Underground*		
	60 Rooms	60	
	2 Staff stalls	62	
Provided underground			71
Totals		***62***	***71***



parking level 1



parking level 2

PEG ST. GEORGE
MIXED USE DEVELOPMENT | ST. GEORGE, UT

ajc architects

Boutique Hotel

Boutique Hotel

Boutique Hotel

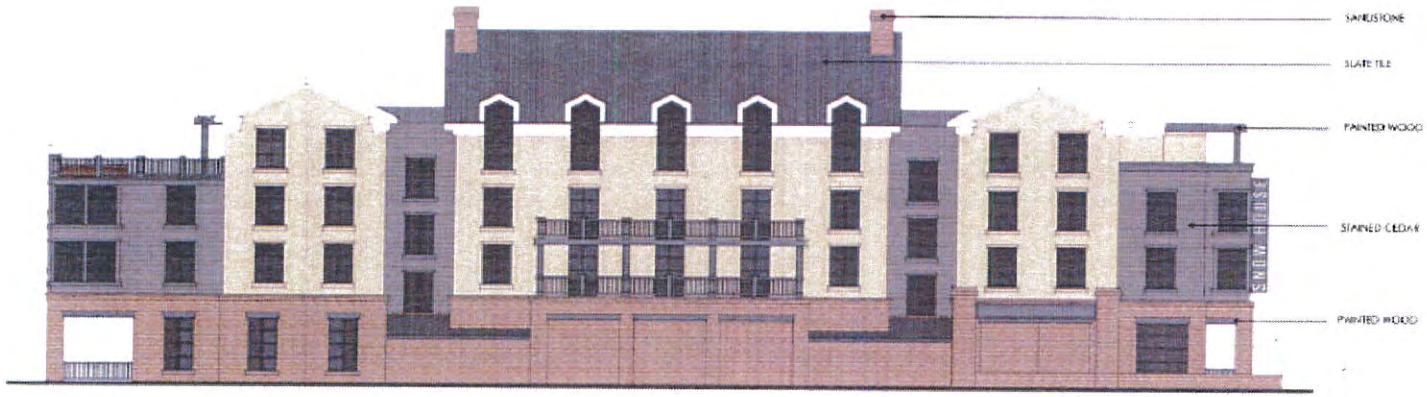
Boutique Hotel

Boutique Hotel

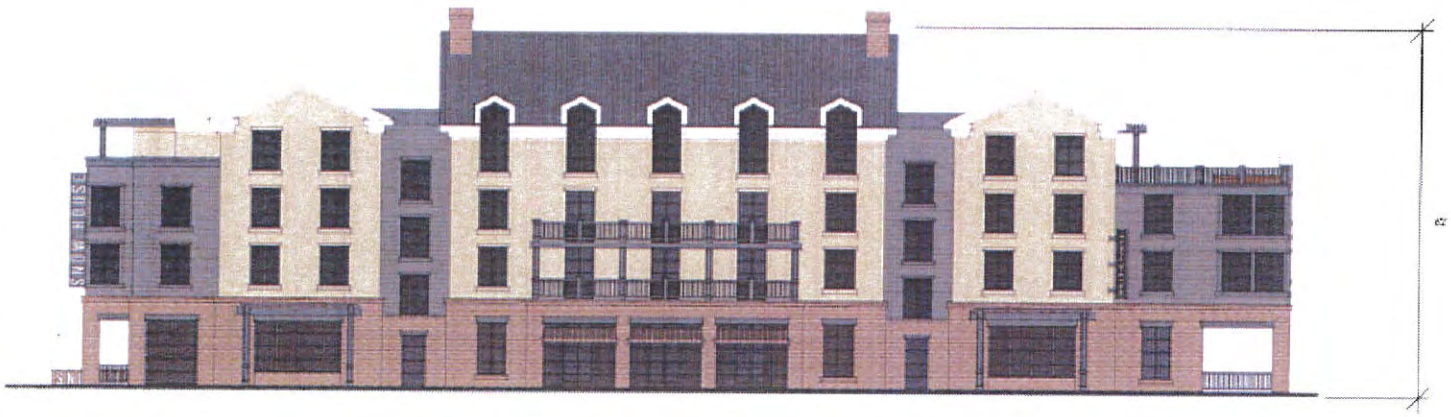
NOT PRINTED TO SCALE

GENERAL NOTES AND LEGEND:

NOT FOR CONSTRUCTION



NORTH ELEVATION



SOUTH ELEVATION

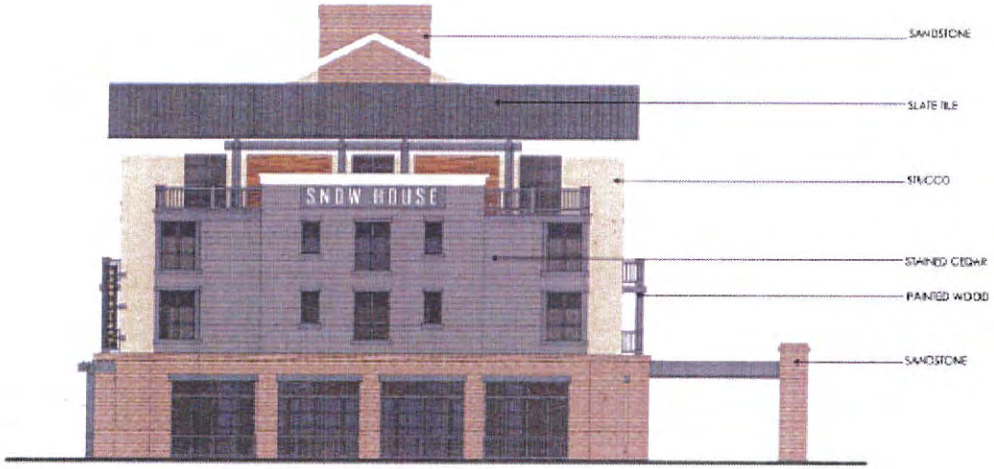
ST. GEORGE BOULEVARD MIXED-USE - HOTEL BUILDING

ELEVATIONS

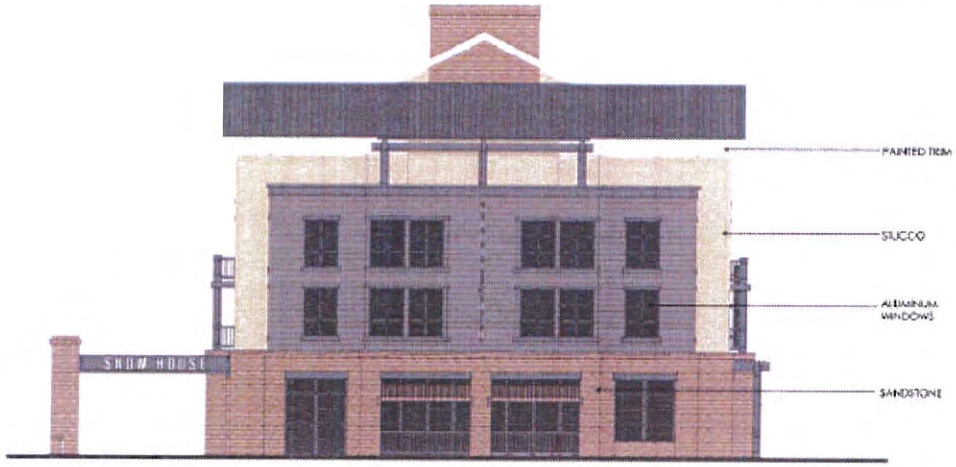
HB-106

Boutique Hotel
Max Height 62'

NOT PRINTED TO SCALE



EAST ELEVATION



WEST ELEVATION

Boutique Hotel

GENERAL NOTES AND LEGEND:

KEYED NOTES:

NOT FOR CONSTRUCTION

ST. GEORGE BOULEVARD MIXED-USE - HOTEL BUILDING

ELEVATIONS

HB-105

North Apartment/Mixed Use Building

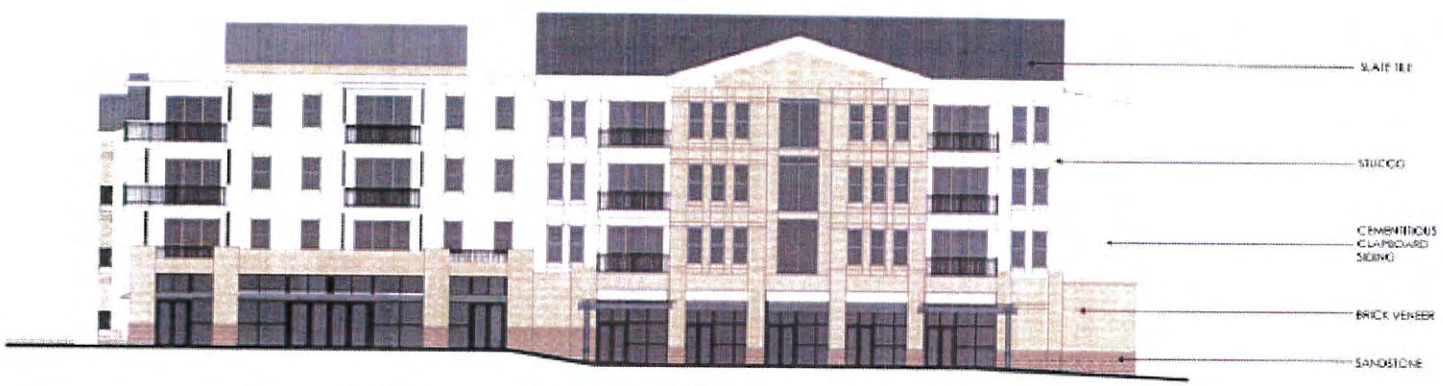
North Apartment/Mixed Use Building

NOT PRINTED TO SCALE

GENERAL NOTES AND LEGEND:

KEYED NOTES:

SOUTH ELEVATION



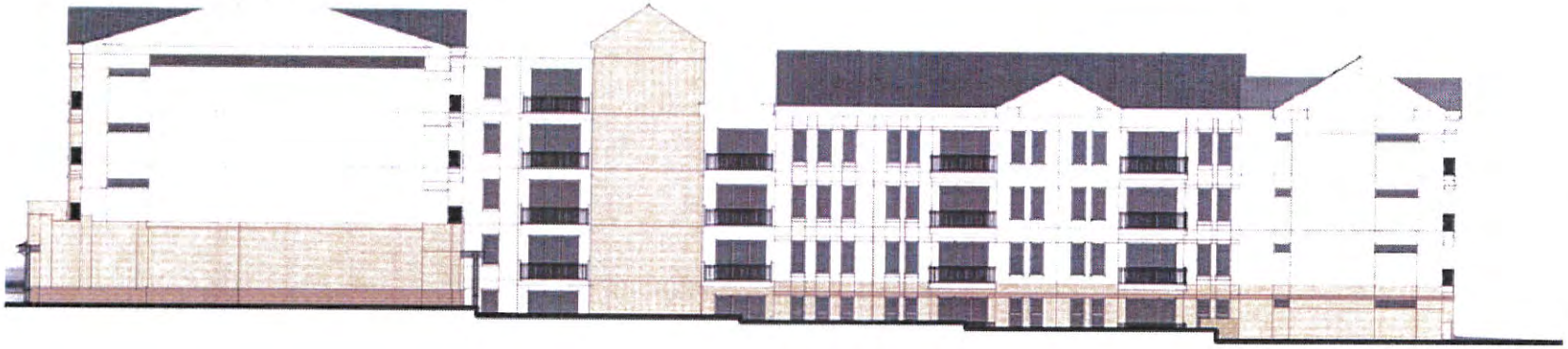
NOT PRINTED TO SCALE

GENERAL NOTES AND LEGEND:

NOT FOR CONSTRUCTION

EAST ELEVATION

ST. GEORGE BOULEVARD MIXED-USE - NORTH APTS.



WEST ELEVATION

ELEVATIONS

NA-108

North Apartment/Mixed Use Building

South Apartment/Mixed Use Building

South Apartment/Mixed Use Building
Max building height 52’

Public Plaza

Boutique Hotel and North Apartment/Mixed Use Building

1 OVERALL VIEW

NOT FOR CONSTRUCTION

PROJECT DESCRIPTION

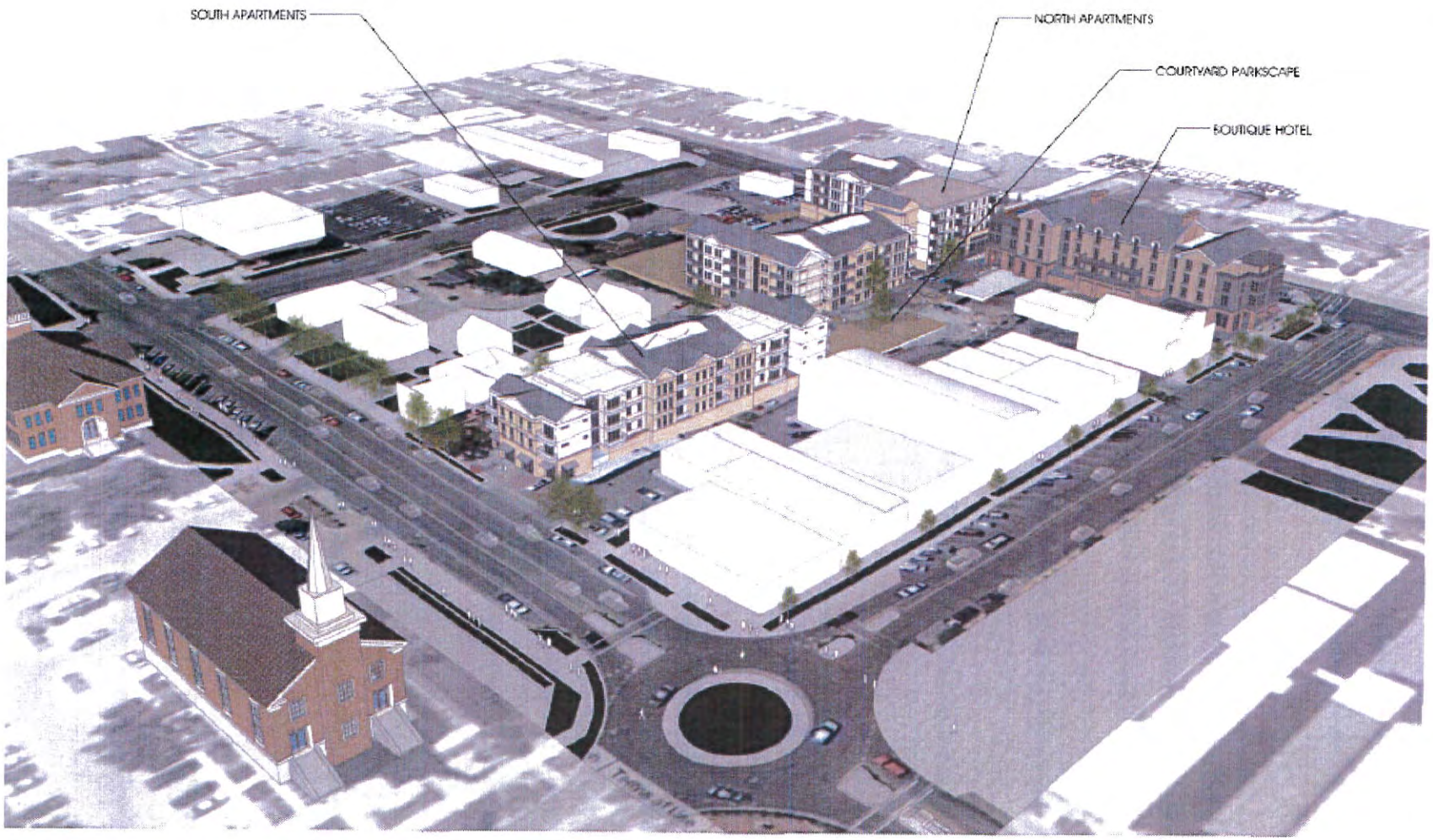
ST. GEORGE BOULEVARD MIXED-USE - NORTH APTS.

SHEET NAME

OVERALL VIEW

SHEET NUMBER

OV-101



1 OVERALL VIEW

NOT FOR CONSTRUCTION

ST. GEORGE BOULEVARD MIXED-USE - NORTH APTS.

OVERALL VIEW

OV-102

Bear Paw Cafe
Jewelry & Antiques
Lunt Motor
Bella Donna Boutique
George Blvd
W St George Blvd

LUNT

'Arts to Zion' Showcase
Forever Young Fine Jewelers
Twenty/five Main Cafe & Cake
HomeInStGeorge.com - Joel Robertson...
Axiom Financial
Simple Sign Service, Inc
1 Hot Grill
Annie's Vintage Garden
Cobalt Computer
N Main St
Tabernacle St
Tabernacle St

SIMPLE SAFETY SUPPLY
SIGNS
PRADO & KRAMER

2016-HPC-004

Demolition Permit

Subject Site
61 N
53 N
55 N
49 N
51 N
41 N
35 N
21 N
17 N
15 N
7 N
3 N
46 N
94 W
76 W
62 W
42 W
32 W
26 W
18 W
14 W
20 N
MAIN ST
TABERNACLE ST

George Worthen House - 32 West Tabernacle Street

This home is an interesting example of simplicity in design and craftsmanship. It had a charm and pleasing line that projected a warm, welcome atmosphere. It was built much like all other homes before the turn of the century: adobe walls, wood shingles, hand-made doors and window frames, inside fireplaces, etc.

This home was built and owned by Orson Pratt. Orson Pratt sold it to Joseph Bentley, who married Maggie Ivins, a sister to Anthony W. Ivins. According to Cleon Skousen, a well known L.D.S. Scholar, his mother was a Bentley and she was born in the little back bedroom of this house.

When the Bentleys and the Ivins moved to Mexico, the house was bought by George W. Worthen, who, with his wife, raised a family in the home.

SIMPLE
SAFETY SUPPLY
PRADO & KRAMER

Tabernacle St
St George, Utah
Street View - Jun 2016
SIMPLE
SAFETY SUPPLY
One Hot

MEMORANDUM

Date: September 7, 2016

To: PEG Development

From: Hales Engineering

Subject: St. George – PEG Development Parking Study

UT16-932

This memorandum discusses the parking study completed for PEG Development for the proposed for the proposed St. George Boulevard Mixed Use Development in St. George, Utah. The proposed project will encompass much of the block located between St. George Boulevard and Tabernacle Street, and Main Street and 100 West. The development will consist of 110 apartment units, a 60 room hotel, and 8,900 sq. ft. of retail space. Figure 1 shows a vicinity map of the project.

Figure 1: Vicinity Map of the proposed project in St. George, Utah

St. George City Parking Rates

The St. George City Code Section 10-19-4 and 10-19-5 identifies the following required parking rates for multi-family residential, hotels, and retail space:

Residential

- "For projects with more than fifty (50) dwelling units, the planning commission may reduce the requirement (2 parking spaces per dwelling unit) to one and one-half (1.5) spaces per unit where it can be shown that two (2) spaces per unit is an excessive amount of parking. No street parking shall be counted toward meeting the parking requirement. Tandem parking shall not count toward the parking requirement. No parking area shall be located within the required front setback facing a public street, and it shall in no case be more than four hundred feet (400') away from the premises it is intended to serve. All parking shall be on site."
    - "Guest Parking: For housing projects with a density of six (6) dwelling units per acre or more there shall be provided guest parking spaces in the amount of one guest parking space per three (3) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (200') of the dwelling unit it is intended to serve. 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."

Hotel

- "1 space for each living or sleeping unit, plus 2 spaces for resident manager or owner."

Retail

- "1 space for each 250 square feet of gross floor area."

Using the rates identified above, the required parking for the proposed development is shown in Table 1. The apartment units require 220 parking stalls plus 37 guest parking stalls. The hotel requires 62 parking stalls, and the retail space requires 36 parking stalls.

Table 1: Required Number of Parking Stalls based on St. George City Code

St. George Required Parking		
Land Use	Rate	Required # of Stalls
Residential Apartments		
110 Units	2 stalls / unit	220
Guest Parking	1 stalls / 3 units	37
Hotel		
60 Rooms	1 stalls / room	60
Employee Parking	2 stalls for owner	2
Retail Space		
8,900 sq. ft.	1 stalls / 250 sq. ft.	36
	Total:	**355**
Hales Engineering, 2016		

ITE Parking Demand Rates

According to the Institute of Transportation Engineers (ITE), Parking Generation, 4th Edition, 2010, the average parking demand for a low/mid-rise apartment is 1.23 vehicles per unit. This is based on 21 study sites across the United States. This would include guest parking as well as the residential parking. Using a rate of 1.23 stalls per unit, the number of spaces required to accommodate the residential apartments units according to ITE parking demand rates would be 136 stalls.

According to the Institute of Transportation Engineers (ITE), Parking Generation, 4th Edition, 2010, the average parking demand for a hotel on a typical weekday was 0.89 vehicles per occupied room. This is based on 20 study sites across the United States. Assuming that every room is full, the required number of parking stalls needed to accommodate the hotel according to ITE parking demand rates would be 54 parking stalls.

According to the Institute of Transportation Engineers (ITE), Parking Generation, 4th Edition, 2010, the average parking demand for a retail site on a typical weekday in December (December is busier for retail sites than the rest of the year) is 0.94 stalls per 250 sq. ft. This is based on 79 study sites across the United States. Using a rate of 0.94 stalls per 250 sq. ft., the number of spaces required to accommodate the residential apartment units according to ITE parking demand rates would be 34 parking stalls.

The total number of required parking stalls using ITE parking rates is 224 stalls.

Previous Study

Hales Engineering completed a previous parking study for the Greyhawk apartments in St. George, dated February 16, 2015. The study completed parking counts at three apartment complexes in St. George including the Canyon Point Apartments, Oasis Palms Apartments, and The Falls at Mesa Point Apartments. The study found that the average peak parking demand at these three complexes was 1.73 spaces / occupied unit.

Data Collection

Hales Engineering collected parking counts for the entire block where the proposed project is located, from 7:00 a.m. to 10:00 p.m. on Thursday September 1, 2016. The block was broken down into sections as shown in Figure 2.

Figure 2: Parking Count Locations

These counts are summarized in Table 2. Parking demand by time of day was plotted for the on-street parking, the block, and the parking structure. Each plot shows the demand for each of the individual sections counted, the total parking demand, and the total capacity. These are shown in Figures 3, 4, and 5.

HALES ENGINEERING
innovative transportation solutions

Table 2: Occupied Parking Stall Counts

Occupied Parking Stall Counts																	
Time	100 West (West Side)	100 West (East Side)	Tabernacle Street (North Side)	Tabernacle Street (South Side)	Main Street (West Side)	Main Street (East Side)	Parking Structure (Public)	Parking Structure (Reserved)	Munoz West	Munoz East	Lunt	NE Corner	Bear Paw	Prado & Kramer	Simple Safety Supply	SW Corner	Uptown Girls
7:00 AM	1	0	0	3	2	0	20	22	0	1	2	8	12	1	3	4	0
8:00 AM	5	0	3	8	12	4	122	98	0	1	2	19	8	4	1	10	0
9:00 AM	5	3	5	15	22	5	123	142	0	1	2	17	8	10	2	13	4
10:00 AM	4	2	6	15	23	5	126	167	0	1	2	12	7	9	2	19	5
11:00 AM	4	2	8	20	23	5	126	165	1	1	2	19	9	7	2	16	4
12:00 PM	6	4	10	16	22	6	153	143	0	1	2	23	13	13	2	19	4
1:00 PM	4	3	10	14	22	6	158	176	1	1	2	17	10	8	2	14	6
2:00 PM	4	2	12	12	22	5	152	185	2	2	2	19	9	9	1	15	4
3:00 PM	3	4	4	15	19	4	113	168	5	2	2	5	4	5	1	14	2
4:00 PM	6	2	4	14	12	3	76	122	2	1	2	3	6	8	1	13	2
5:00 PM	4	2	4	14	12	2	24	67	2	1	2	2	5	3	2	11	2
6:00 PM	6	0	3	8	14	0	12	21	2	1	2	4	3	2	2	10	0
7:00 PM	3	0	1	11	11	2	9	26	2	1	2	3	2	1	2	5	2
8:00 PM	2	0	1	0	5	0	7	16	0	1	2	1	1	2	2	4	1
9:00 PM	2	0	1	0	1	0	5	10	0	1	2	1	1	2	2	5	1
10:00 PM	2	0	1	0	2	1	1	8	0	1	2	1	0	2	2	3	0
Total Stalls	14	12	13	20	24	6	177	305	3	16	30	25	10	6	5		10

Hales Engineering, 2016

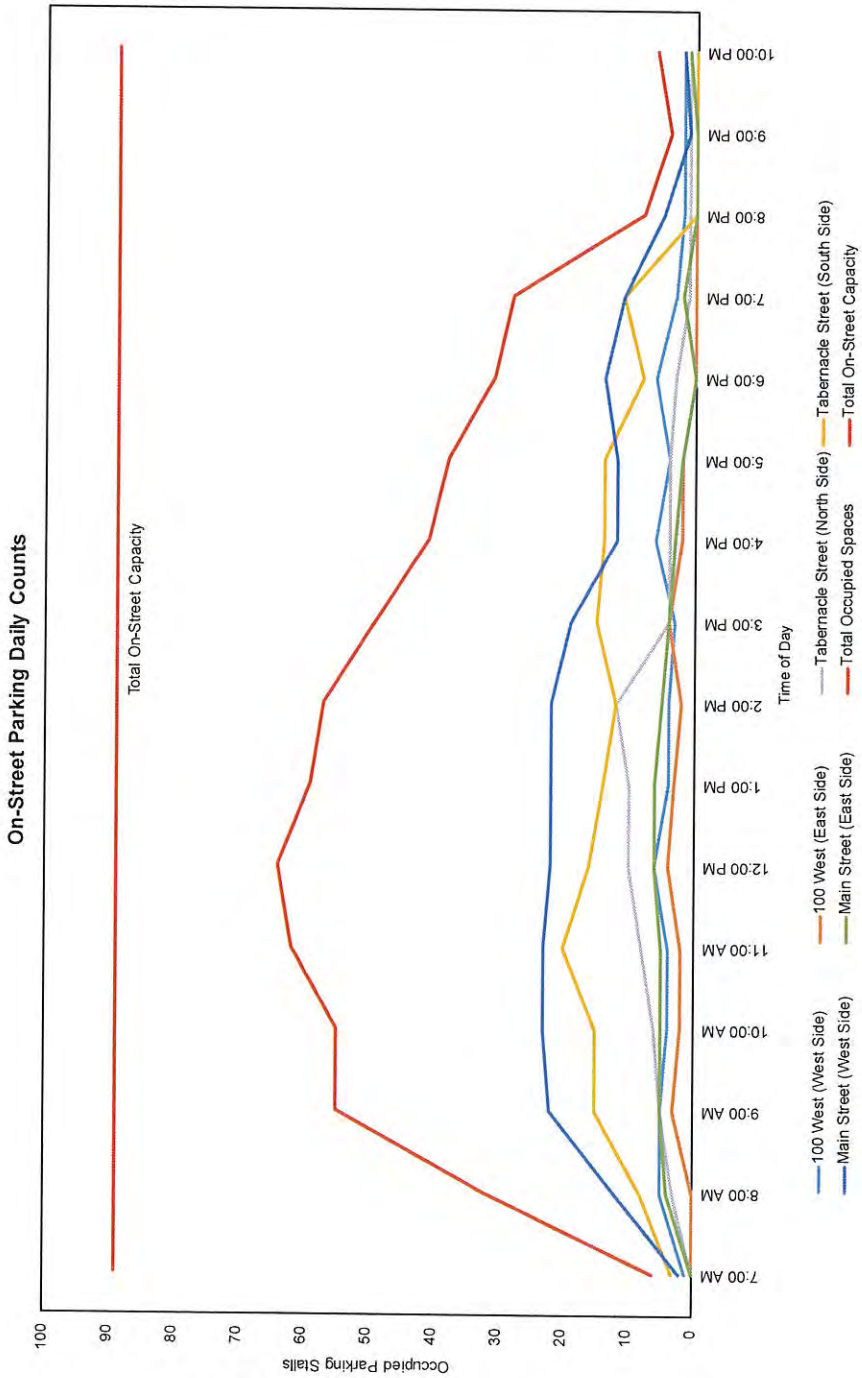


Figure 3: On-Street Parking Demand by Time of Day

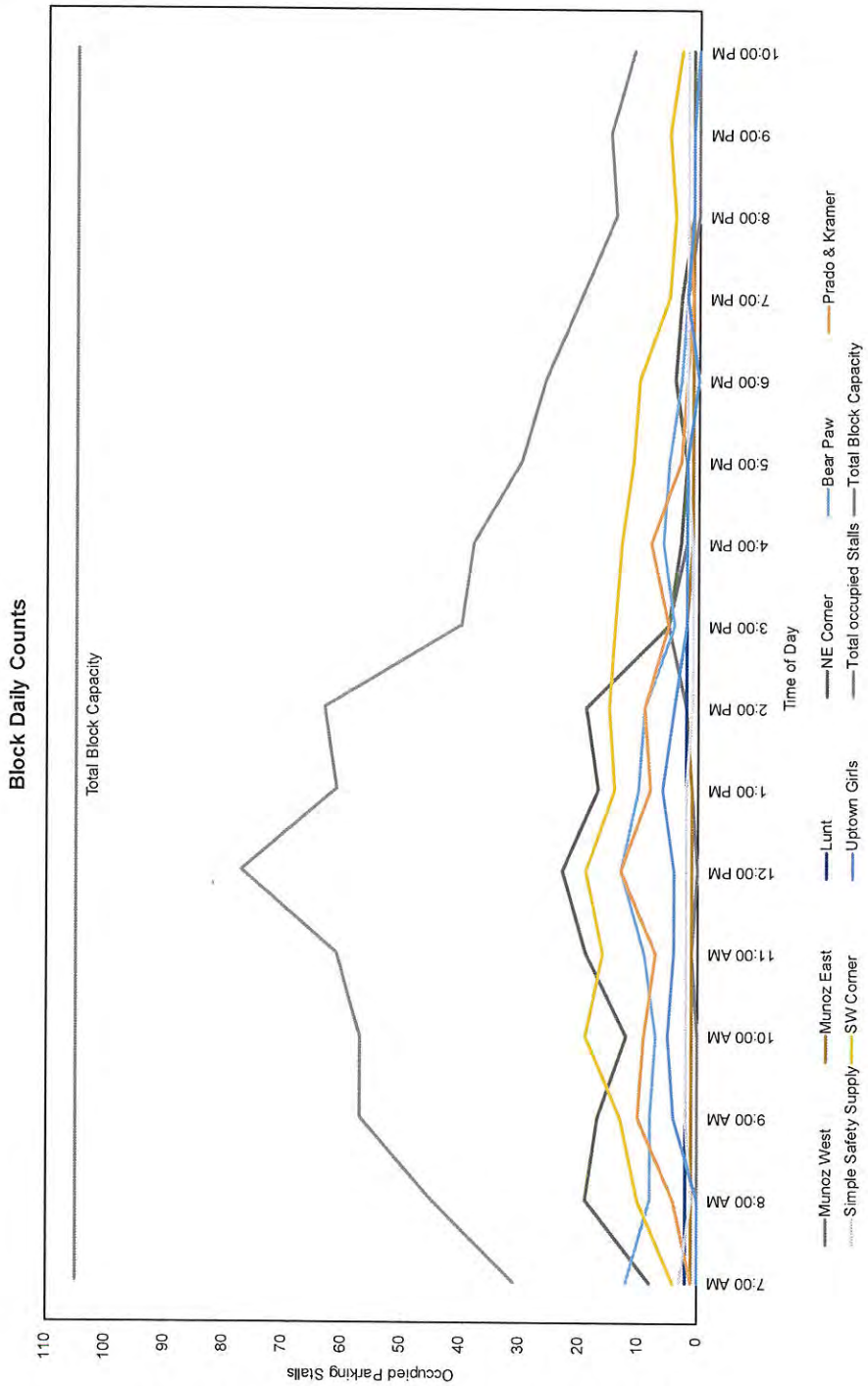


Figure 4: Block Parking Demand by Time of Day

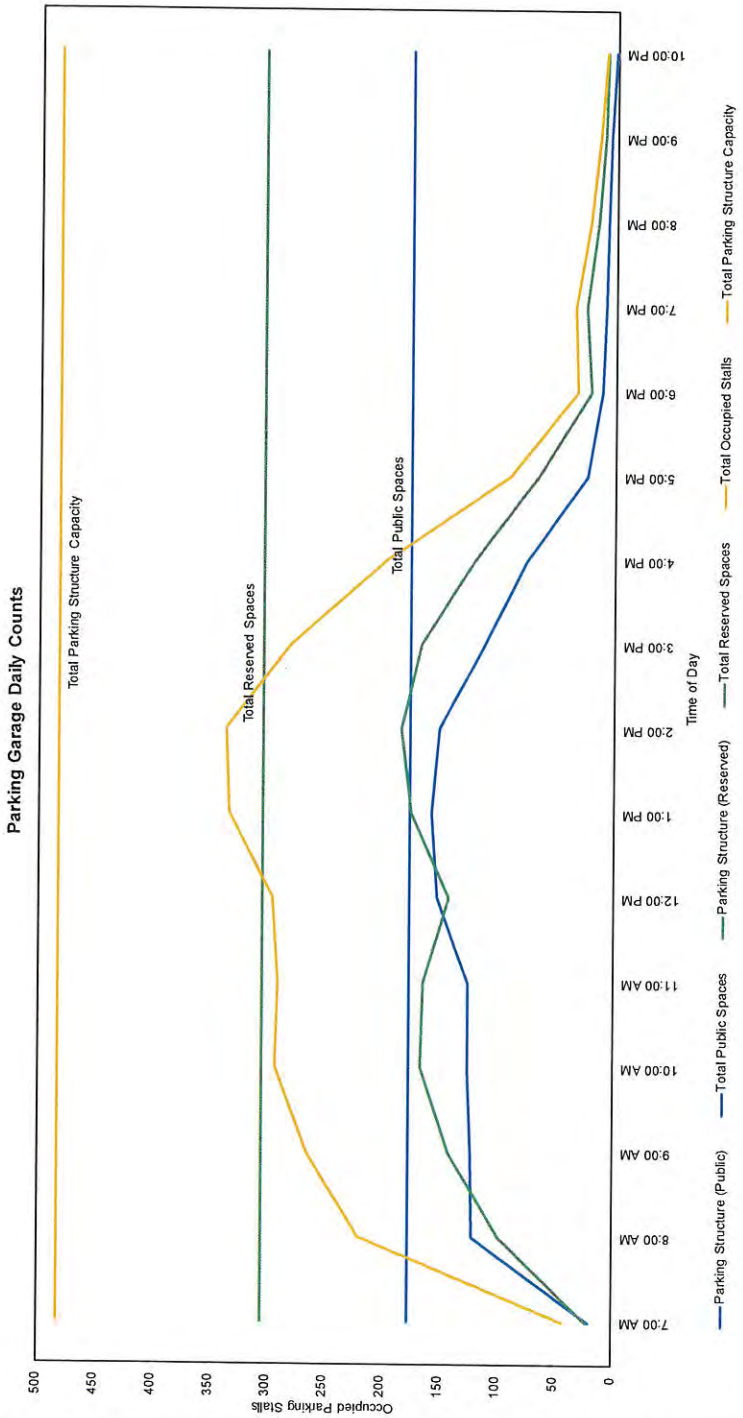


Figure 5: Parking Structure Parking Demand by Time of Day

As shown in Figure 3, the busiest time for the on-street parking is between 11:30 a.m. – 12:30 p.m., which corresponds to the lunch period. With an approximate total of 89 on-street parking spaces around the block, the highest utilization observed was 64 parking spaces at 12:00 p.m. This leaves 25 vacant on-street parking spaces during the busiest time. The on-street parking demand drops off around 5:00 – 6:00 p.m. and stays low through the night.

As shown in Figure 4, the busiest parking demand for the interior block parking areas is around noon as well. The block has approximately 105 available parking stalls, and the highest utilization observed was 77 parking stalls at 12:00 p.m. This leaves 28 vacant parking stalls around the block. However, many of these parking areas will be redeveloped as part of the project and the available parking will change accordingly. The block parking demand drops off around 4:00 p.m. and stays low throughout the night.

As shown in Figure 5, the highest parking demand at the parking structure occurred at 2:00 p.m., with 337 occupied stalls. The parking structure has a total of 482 stalls leaving 145 vacant stalls, however these are split into reserved stalls, and public stalls. There are 305 reserved parking stalls, and 177 public parking stalls. The public parking stalls were heavily utilized from 8:00 a.m. to about 3:00 p.m., with the highest utilization occurring at 1:00 p.m. with 158 occupied stalls. This only leaves 19 vacant public stalls at that time. The reserved stalls were busy during the same time periods, but had a lot more vacant spaces available. The highest demand occurred at 2:00 p.m. with 185 occupied stalls, leaving 120 reserved stalls vacant.

Shared Parking

Shared parking makes use of different peak parking demand at nearby land uses. For example, the peak parking demand for retail / restaurant / office land uses (as demonstrated by the completed parking counts, is around 12:00 – 1:00 p.m. The highest parking demand for hotel and residential land uses occurs between 11:00 p.m. – 6:00 a.m. These offset parking demand times allow for the same parking areas to be used by both land uses. These combinations of land uses create a compatible shared parking arrangement because the parking demand is essentially opposite.

As shown in Figure 6, the hotel and residential demand are the lowest when the retail / restaurant / office uses are the highest. Using the data collected and the proposed land uses, the peak parking demand occurs from 1:00 – 2:00 p.m., when the on-street and parking structure are mostly full.

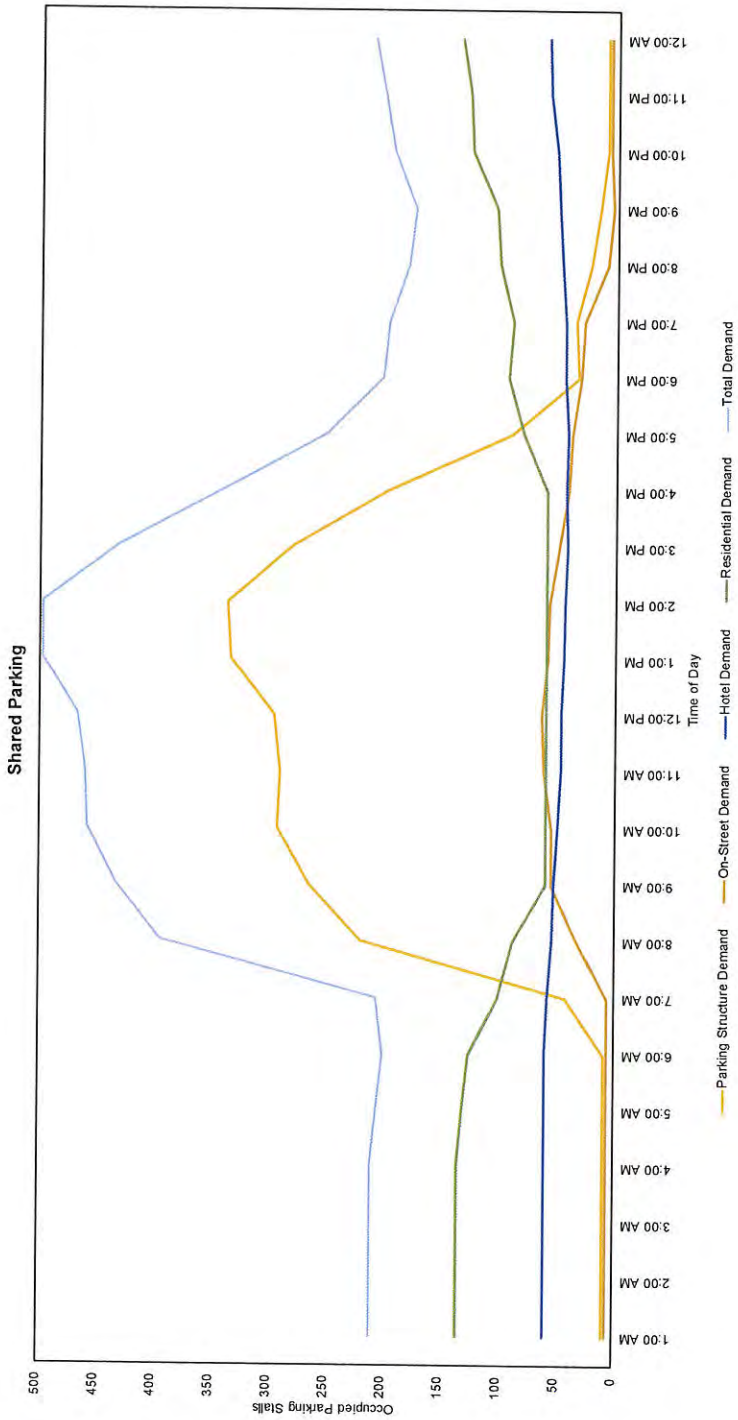


Figure 6: Shared Parking Demand by Time of Day

Transit

Transit service in St. George is provided by SunTran, which has 6 different routes throughout the St. George area. There is a bus stop on the purple line one block south of the project site and a bus stop for the green line one block north of the project site. The close proximity to the transit services, as well as being located in downtown St. George where it is easy to walk and bike, make it likely that there will be a reduction in the parking demand for the site.

Recommendations

Based on the information and data presented, Hales Engineering makes the following conclusions / recommendations:

- The St. George City parking code allows for apartment complexes of more than 50 units to reduce the required parking to 1.5 parking stalls / unit.
- The St. George City parking code also allows the guest parking rate to be reduced.
- According to national data (ITE), the anticipated parking demand at the proposed project will be 224 parked vehicles, including 1.23 stalls / unit for apartments. This is much lower than the 355 stalls required by St. George City Code, including 2.33 stalls / unit for apartments. It is likely that the actual demand for this site will be somewhere between 224 and 355 stalls.
- Based on previous studies in St. George, the average parking demand at apartment complexes in the area is approximately 1.73 spaces / occupied unit including guest parking.
- There is a parking structure located approximately 400 feet away that has excess parking available (approximately 260 stalls between 5:00 p.m. and 8:00 a.m.), this occurs during the night when parking demand at the proposed project will be highest for both the apartments and the hotel.
- The on-street parking adjacent to the project also has excess parking (approximately 50 stalls between 5:00 p.m. and 8:00 a.m.), this occurs during the night when parking demand at the proposed project will be highest.
- The adjacent land uses create an optimal opportunity for shared parking in the area. The proposed project has land uses with peak parking demand times that are opposite of the existing land uses. The shared parking opportunity will result in a lower overall parking demand throughout the day.
- There are transit, walking, and biking opportunities available close to the proposed project.
- Recreation, dining and entertainment opportunities are a short walk away from the site, and will encourage a vibrant revitalization of this downtown area of St. George Boulevard.

- Due to these considerations, it is recommended that a parking reduction be granted for the proposed project down to 1.5 stalls / unit for the apartments including visitors, which is between the current City code 2.33 stalls / unit and the ITE rate of 1.23 stalls / unit (21 studies). Any overflow parking from the site can be accommodated by the available parking in the nearby structure (260 stalls), and on-street (50 stalls), between 5:00 p.m. and 8:00 a.m. (310 stall availability).
- It is recommended that the number of reserved parking stalls at the nearby parking structure be re-evaluated due to the large number of un-occupied stalls. The reserved stalls were only 61% occupied during the busiest part of the day.

ITEM 5

HISTORIC PRESERVATION COMMITTEE AGENDA REPORT: **06/29/2016**
PLANNING COMMISSION AGENDA: **09/13/2016**

DEMOLITION REQUEST
George Worthen House Located at 32 West Tabernacle
Case No. 2016-HPC-004

Request: Consider a request to demolish the George Worthen House located at 32 West Tabernacle Street.

Applicants: Mr. Matt Hansen, PEG Development

Property: 32 West Tabernacle Street

Current Zone: C-4 (Downtown Commercial).

Project: Mr. Hansen is proposing that the existing structure be demolished, in order to construct a mixed use project at the location. The existing structure is a landmark site and was the home of George Worthen. Additional info regarding the house and history is attached. The property is a landmark site, therefore requirements for demolish are outlined in 10-21-5 and requires HPC recommendation and City Council approval. The applicant has been working with the HPC on the project that is intended to replace the structure.

Ordinance: 10-21-5: PERMITS REQUIRED

A. Construction Permits: Any construction upon landmark sites that shall materially change the exterior appearance, add to, reconstruct or alter a landmark site, shall require a permit from the city council. Applications for such permits shall be made to the historic preservation commission who shall recommend the granting or denial of the permit to the city council. The city council shall have final authority to grant or deny a permit to construct that is consistent with standards hereinafter set forth. (1998 Document § 23-5)

B. Demolition Permits: No structure or building within a landmark site shall be demolished or removed without a permit bearing the approval of the city council, upon recommendation of the historic preservation commission.

HPC:

The Historic Preservation Commission discussed the building and the history. The landmark designation for the building is a result of the age of the building, and not of a historic event. The option and difficultly of moving the structured was discussed. However, no known location or person could be identified. It was recommended that the applicant attempt to relocate or save the building.

George Worthen House - 32 West Tabernacle Street

This home is an interesting example of simplicity in design and craftsmanship. It had a charm and pleasing line that projected a warm, welcome atmosphere. It was built much like all other homes before the turn of the century: adobe walls, wood shingles, hand-made doors and window frames, inside fireplaces, etc.

This home was built and owned by Orson Pratt. Orson Pratt sold it to Joseph Bentley, who married Maggie Ivins, a sister to Anthony W. Ivins. According to Cleon Skousen, a well known L.D.S. Scholar, his mother was a Bentley and she was born in the little back bedroom of this house.

When the Bentleys and the Ivins moved to Mexico, the house was bought by George W. Worthen, who, with his wife, raised a family in the home.

ITEM 6A
Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

AMENDING A FINAL SUBDIVISION PLAT
Lot 35 of Entrada at Snow Canyon "Chaco West" Phase 3
Lot 37 of Entrada at Snow Canyon "Chaco West" Phase 3A
Case No. 2016-LRE-015

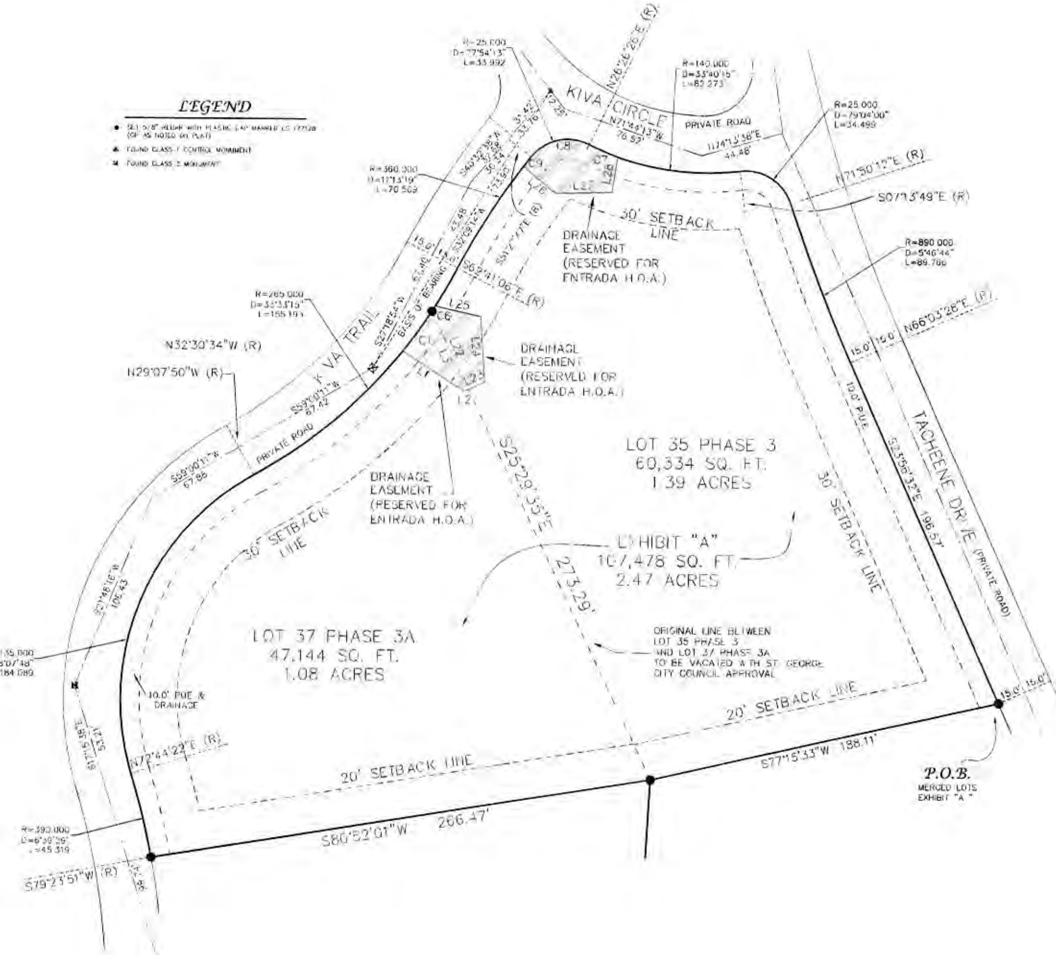
Request:	Consider amending two Residential Final Subdivision Plats
Representative:	Kevan Bundy, Truline Surveying 351 S. Valley View Dr., Unit #35 St. George, UT 84770
Property:	Located at intersection of Tacheene Drive and Kiva Circle (at approximately 2910 West and 2530 North)
Zone:	PD-R
Staff Comments:	The purpose of this Final Subdivision Plat Amendment is to merge Lot 35 of Entrada at Snow Canyon "Chaco West" Phase 3 and Lot 37 of Entrada at Snow Canyon "Chaco West" Phase 3A, making it one lot. Lot 37 will be eliminated with this amendment. There are no public utility and drainage easements located between these lots that need to be vacated. No other changes were made or intended. All aspects of this Final Subdivision Plat Amendment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals. This Final Subdivision Plat Amendment is ready for Planning Commission's consideration for approval. NOTE: THIS WILL BE ON THE CITY COUNCIL AGENDA TO BE CONSIDERED AS AN ORDINANCE
Staff Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat Amendment for Lot 35 of Entrada at Snow Canyon "Chaco West" Phase 3 and Lot 37 of Entrada at Snow Canyon "Chaco West" Phase 3A.

RECORD OF SURVEY LOT MERGER

A MERGER OF LOT 35 OF ENTRADA AT SNOW CANYON "CHACO WEST" PHASE 3, AND LOT 37 OF ENTRADA AT SNOW CANYON "CHACO WEST" PHASE 3A

LEGEND

- ● SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 177128 (OR AS NOTED ON PLAT)
- FOUND CLASS 1 CONTROL MONUMENT
- FOUND CLASS 2 MONUMENT



LINE TABLE

LINE	LENGTH	BEARING
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L2	2.56'	[illegible]
L3	45.50'	[illegible]
L22	45.50'	[illegible]
L23	9.35'	[illegible]
L24	24.57'	[illegible]
L26	12.09'	[illegible]
L27	29.89'	[illegible]
L28	19.01'	[illegible]

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	25.04'	265.00'
C6	[illegible]	265.00'
C7	16.49'	140.00'
C8	35.95'	25.00'
C9	6.11'	360.00'

SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 177128 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED LAND.

PROFESSIONAL LAND SURVEYOR No. 177128 KEVAN L. BUNDY STATE OF UTAH

KEVAN L. BUNDY PLS No. 177128

BOUNDARY DESCRIPTION

EXHIBIT "A" – DESCRIPTION

ALL OF LOT 35, ENTRADA AT SNOW CANYON "CHACO BENCH" – PHASE 3, ALONG WITH ALL OF LOT 37, ENTRADA AT SNOW CANYON "CHACO BENCH" – PHASE 3A BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35, "ENTRADA AT SNOW CANYON "CHACO BENCH" – PHASE 3 SUBDIVISION AND RUNNING THENCE SOUTH 77°15'33" WEST 188.10 FEET ALONG THE SOUTH LINE OF SAID LOT 35 TO THE SOUTHEAST CORNER OF LOT 37, ENTRADA AT SNOW CANYON "CHACO BENCH" – PHASE 3A; THENCE SOUTH 80°52'01" WEST, 266.47 FEET ALONG THE SOUTH LINE OF SAID LOT 37 TO THE EASTERLY RIGHT-OF-WAY LINE OF "KIVA TRAIL" PRIVATE ROADWAY, SAID POINT BEING ON THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A BEARING TO RADIUS POINT OF SOUTH 79°23'51" WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 37 AND EXTENDING ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 35 IN THE FOLLOWING FIVE (5) COURSES: NORTHERLY 45.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°39'29" TO THE POINT OF A 135.00 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF NORTH 72°44'22" EAST; THENCE NORTHERLY AND EASTERLY 184.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°07'48" TO THE POINT OF A 265.00 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF NORTH 29°07'50" WEST; THENCE NORTHEASTERLY 155.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'15" TO THE POINT OF A 360.00 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF SOUTH 62°41'06" EAST; THENCE NORTHEASTERLY 70.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°13'19" TO THE POINT OF A 25.00 FOOT RADIUS COMPOUND CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF SOUTH 51°27'47" EAST; THENCE EASTERLY 33.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°54'13" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "KIVA CIRCLE" PRIVATE ROADWAY, SAID POINT ALSO BEING AT THE POINT OF A 140.00 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF NORTH 26°26'26" EAST; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 35 IN THE FOLLOWING TWO (2) COURSES: EASTERLY 82.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'15" TO THE POINT OF A 25.00 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF SOUTH 7°13'49" EAST; THENCE SOUTHEASTERLY 34.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°04'00" TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF "TACHEENE DRIVE" PRIVATE ROADWAY, SAID POINT ALSO BEING AT THE POINT OF A 890.00 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF NORTH 71°50'12" EAST; THENCE ALONG SAID RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 35 IN THE FOLLOWING TWO (2) COURSES: SOUTHERLY 89.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°46'43" TO THE POINT OF TANGENCY; THENCE SOUTH 23°56'32" EAST, 196.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2.47 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT IS TO DETAIL THE PROPOSED MERGER OF THE 2 LOTS SHOWN HEREON AND TO PROVIDE A LEGAL DESCRIPTION TO BE USED IN THE RECORDING OF SAID MERGER. THE BASIS OF BEARING IS SHOWN BETWEEN CLASS I MONUMENT A THE INTERSECTION OF "KIVA CIRCLE" AND "KIVA TRAIL" AND A CLASS 2 MONUMENT IN "KIVA TRAIL". DOCUMENTS USED FOR THIS SURVEY INCLUDE THE OFFICIAL PLAT MAPS OF ENTRADA AT SNOW CANYON "CHACO WEST" – PHASES 3 AND 3A. UPON RECORDING OF THE NEW DEED, LOT 37 WILL BE ELIMINATED AND LOT 35 WILL BE THE REPRESENTATION OF THE MERGED LOT.

TRULINE SURVEYING

SURVEY LOCATION:	SURVEY DATE:
NW 1/4 SECTION 5, T42S, R16W, SLB&M	AUGUST 10, 2016

REQUESTED BY:
McQUAY ARCHITECTS ASSOCIATES FOR BUZZ WATERHOUSE

ITEM 6B
Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

AMENDING A FINAL SUBDIVISION PLAT
Lot 63 and 64 of Bloomington Hills No. 2 Subdivision
Case No. 2016-LRE-016

Request: Consider Amending a Residential Final Subdivision Plat

Representative: Kevan Bundy, Truline Surveying
351 S. Valley View Dr., Unit #35
St. George, UT 84770

Property: Located at 3073 South Ninebark Circle

Zone: R-1-8

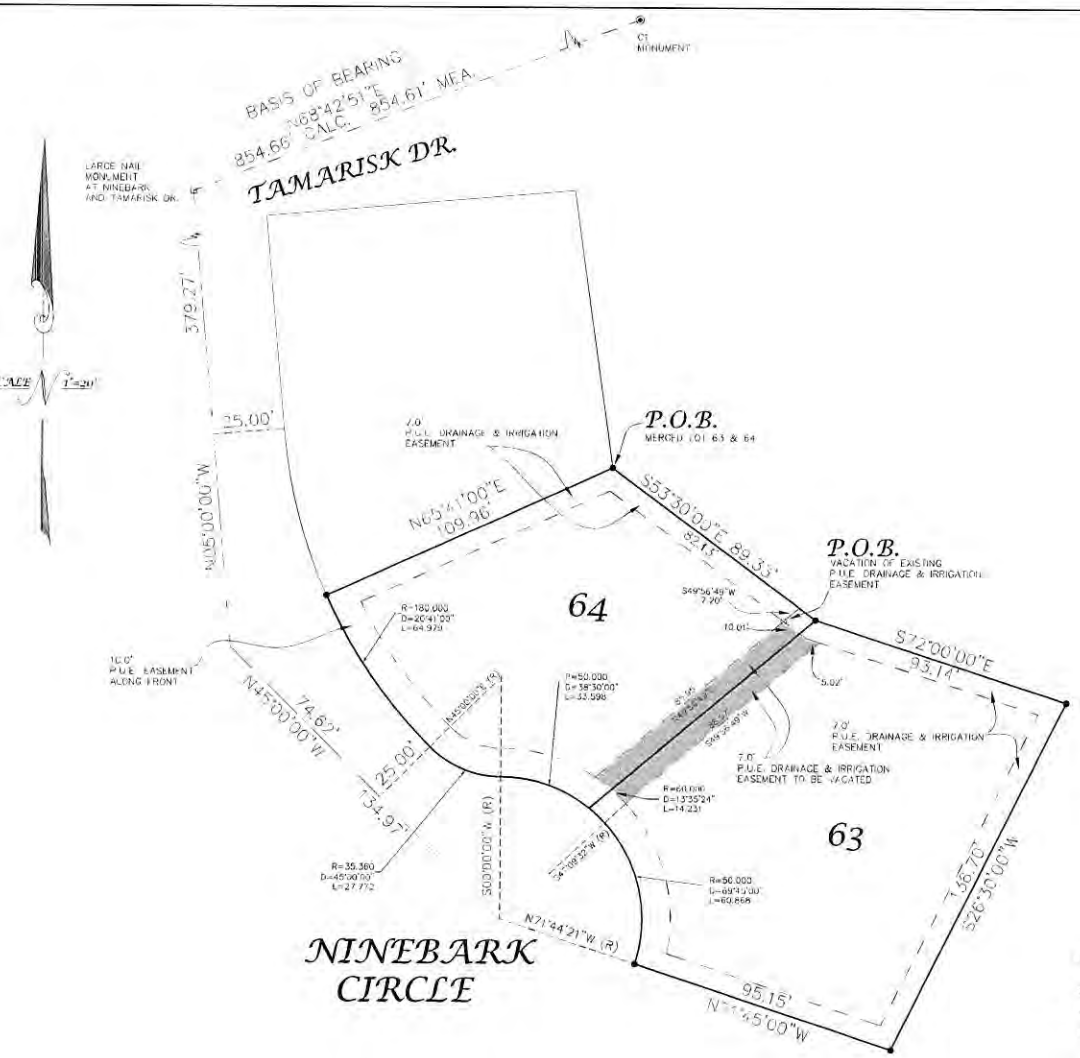
Staff Comments: The purpose of this Final Subdivision Plat Amendment is to merge Lot 63 and 64, making it one lot. Lot 64 will be eliminated. There are public utility and drainage easements located between these two lots that also need to be vacated. This easement vacation was approved by the Joint Utility Committee (JUC). No other changes were made or intended.

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

This Final Subdivision Plat Amendment is ready for Planning Commission's consideration for approval.

NOTE: THIS WILL BE ON THE CITY COUNCIL AGENDA TO BE CONSIDERED AS AN ORDINANCE

Staff Recommendation: Recommend APPROVAL to City Council of this Final Subdivision Plat Amendment for Lot 63 and 64 of Bloomington Hills No. 2 Subdivision and recommend approval of the easement vacation located between the two lots.



LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 177128 (OR AS NOTED ON PLAT)
- FOUND POINT SET 8" OTHERS AS NOTED
- FOUND CLASS I CONTROL MONUMENT
- FOUND OTHER CONTROL MONUMENT AS NOTED

SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, THAT I HOLD CERTIFICATE No. 177128 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE TRACT DESCRIBED HERE.

No. 177128 KEVAN L. BUNDY

KEVAN L. BUNDY, PLS No. 177128

BOUNDARY DESCRIPTION

EXHIBIT "A"

ALL OF LOT 63, ALONG WITH ALL OF LOT 64, "BLOOMINGTON HILLS No. 2 SUBDIVISION" AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH, BEING MERGED AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 64, "BLOOMINGTON HILLS No. 2 SUBDIVISION" AND RUNNING THENCE SOUTH 53°30'00" EAST, 89.33 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 64 TO THE COMMON CORNER OF LOTS 63 AND 64 OF SAID SUBDIVISION; THENCE SOUTH 72°00'00" EAST, 93.14 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 63 TO THE NORTHEASTERLY CORNER OF SAID LOT 63; THENCE SOUTH 26°30'00" WEST, 136.70 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 63 TO THE SOUTHEASTERLY CORNER OF SAID LOT 63; THENCE NORTH 71°55'00" WEST, 95.15 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 63 TO THE RIGHT-OF-WAY LINE OF "NINEBARK CIRCLE", A DEDICATED PUBLIC ROADWAY, SAID POINT ALSO BEING ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A BEARING TO RADIUS POINT OF NORTH 71°44'21" WEST; THENCE NORTHERLY 60.87 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 69°41'00" TO THE COMMON CORNER OF SAID LOTS 63 AND 64; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF SAID LOT 64 AND CONTINUING ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY IN THE FOLLOWING THREE (3) COURSES: NORTHWESTERLY 33.60 FEET THROUGH A CENTRAL ANGLE OF 38°30'00" TO THE POINT OF A 35.36 FOOT RADIUS REVERSE CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF SOUTH 00°00'00" WEST; THENCE NORTHWESTERLY 27.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00" TO THE POINT OF A 180.00 FOOT COMPOUND CURVE, SAID CURVE HAVING A BEARING TO RADIUS POINT OF NORTH 45°00'00" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°41'03" TO THE NORTHWESTERLY CORNER OF SAID LOT 64; THENCE NORTH 65°41'00" EAST, 109.96 FEET TO THE POINT OF BEGINNING.
CONTAINS 26,637 SQ. FT. OR 0.611 ACRES MORE OR LESS.

PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT VACATION DESCRIPTION

BEGINNING AT A POINT SOUTH 53°30'00" EAST, 82.13 FEET ALONG THE EASTERLY BOUNDARY LINE OF LOT 64 OF "BLOOMINGTON HILLS No. 2 SUBDIVISION" AND SOUTH 49°56'49" WEST, 7.20 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 64 AND RUNNING THENCE SOUTH 52°29'03" EAST, 10.01 FEET;
THENCE SOUTH 72°00'00" EAST, 5.02 FEET; THENCE SOUTH 49°56'49" WEST, 68.57 FEET TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A BEARING TO RADIUS POINT OF SOUTH 47°09'32" WEST; THENCE NORTHWESTERLY 14.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°35'24"; THENCE NORTH 49°56'49" EAST, 85.95 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT IS TO DETAIL THE PROPOSED MERGER OF THE 2 LOTS SHOWN HEREON AND TO PROVIDE A LEGAL DESCRIPTION TO BE USED IN THE RECORDING OF THE MERGED LOTS. THE BASIS OF BEARING IS SHOWN BETWEEN A NAIL MONUMENT AT THE INTERSECTION OF "NINEBARK CIRCLE" AND "TAMARISK DRIVE" AND A CLASS I MONUMENT IN "TAMARISK DRIVE" TO THE NORTHEAST. DOCUMENTS USED FOR THIS SURVEY INCLUDE THE OFFICIAL PLAT MAP OF "BLOOMINGTON HILLS No. 2 SUBDIVISION". UPON RECORDING OF THE NEW DEED, LOT 64 WILL BE ELIMINATED AND LOT 63 WILL BE THE REPRESENTATION OF THE MERGED LOT. THIS PLAT WILL ALSO BE USED FOR THE VACATION OF EXISTING EASEMENT BETWEEN THE EXISTING LOTS.

RECORD OF SURVEY LOT MERGER

A MERGER OF LOTS 63 AND 64 OF BLOOMINGTON HILLS No. 2 SUBDIVISION

TRULINE SURVEYING

SURVEY LOCATION:	SURVEY DATE:
SE 1/4 SECTION 8, T43S, R15W, SLB&M	SEPTEMBER 3, 2016

REQUESTED BY:

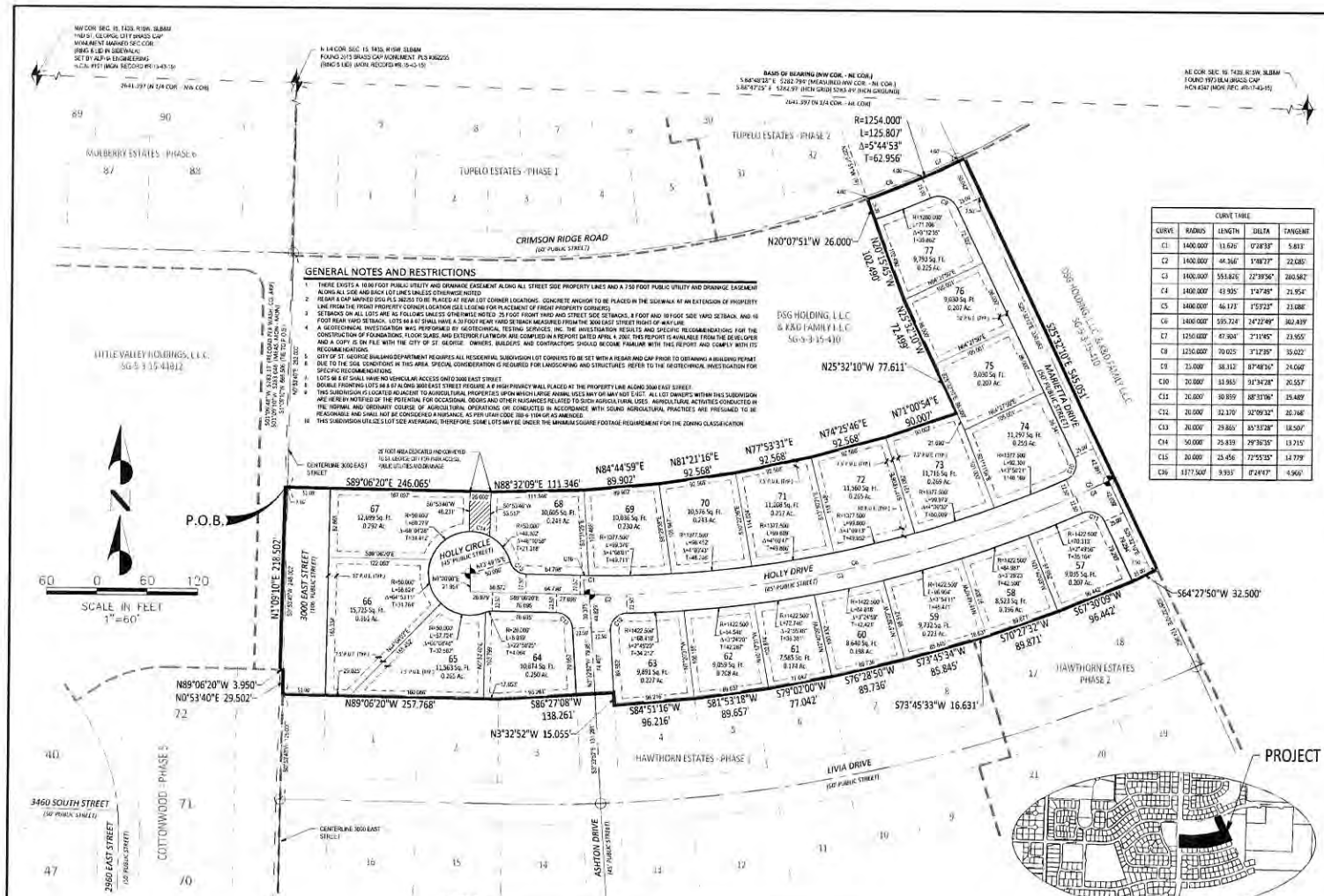
SCOTT & ROBIN LEE

ITEM 7
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

FINAL SUBDIVISION PLAT
Hawthorn Estates Phase 5
Case No. 2016-FP-028

Request:	Consider a 21 Lot Residential Final Subdivision Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at approximately 3100 East and 3370 South (Little Valley Area)
Zone:	R-1-10
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 Hawthorn Estates Phase 5 and authorize the Chairman to sign.



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 DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN 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 STREET SIDE SETBACKS, 8 FOOT AND 10 FOOT SIDE YARD SETBACK, AND 15 FOOT REAR YARD SETBACK. LOTS 66 & 67 SHALL HAVE A 30 FOOT REAR YARD SETBACK MEASURED FROM THE 3000 EAST STREET RIGHT OF WAY LINE
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. 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
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. LOTS 66 & 67 SHALL HAVE NO VEHICULAR ACCESS ONTO 3000 EAST STREET.
8. DOUBLE FRONTING LOTS 66 & 67 ALONG 3000 EAST STREET REQUIRE A 6' HIGH PRIVACY WALL PLACED AT THE PROPERTY LINE ALONG 3000 EAST STREET.
9. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNERS 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.
10. THIS SUBDIVISION UTILIZES LOT SIZE AVERAGING, THEREFORE, SOME LOTS MAY BE UNDER THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR THE ZONING CLASSIFICATION

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1400.000'	13.626'	0°28'33"	6.813'
C2	1400.000'	44.166'	1°48'27"	22.085'
C3	1400.000'	553.826'	22°39'56"	280.582'
C4	1400.000'	43.905'	1°47'49"	21.954'
C5	1400.000'	46.173'	1°53'23"	23.086'
C6	1400.000'	595.724'	24°22'49"	302.439'
C7	1250.000'	47.904'	2°11'45"	23.955'
C8	1250.000'	70.025'	3°12'39"	35.022'
C9	25.000'	38.312'	87°48'16"	24.060'
C10	20.000'	33.963'	91°34'28"	20.557'
C11	20.000'	30.859'	88°37'06"	19.489'
C12	20.000'	32.170'	92°09'32"	20.768'
C13	20.000'	29.865'	85°53'28"	18.507'
C14	50.000'	25.839'	29°36'35"	13.215'
C15	20.000'	25.456'	72°55'35"	14.779'
C16	1377.500'	9.935'	0°24'47"	4.960'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON
- SECTIONAL MONUMENT NOT FOUND AS DESCRIBED HEREON
- AREA DEDICATED AND CONVEYED TO ST GEORGE CITY FOR PARK ACCESS, PUBLIC UTILITIES AND DRAINAGE
- CLASS I MON. TO BE SET PER CITY OF ST GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- DSG REBAR AND CAP LS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER

DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS · LAND SURVEYORS · INDUSTRIAL
113 East 200 North Suite #2 , St. George, UT 84770
Office (435) 628-2321 - Fax (435) 674-5553
www.developmentsolutions.co

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, 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, EASEMENTS AND AREA FOR PARK ACCESS HEREAFTER KNOWN AS:

HAWTHORN ESTATES - PHASE 5

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 1°09'10" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 666.506 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; (BASIS OF BEARING BEING SOUTH 88°46'18" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15); AND RUNNING THENCE SOUTH 89°06'20" EAST 246.065 FEET; THENCE NORTH 88°32'09" EAST 111.346 FEET; THENCE NORTH 84°44'59" EAST 89.902 FEET; THENCE NORTH 81°21'16" EAST 92.568 FEET; THENCE NORTH 77°53'31" EAST 92.568 FEET; THENCE NORTH 74°25'46" EAST 92.568 FEET; THENCE NORTH 71°00'54" EAST 90.007 FEET; THENCE NORTH 25°32'10" WEST 77.611 FEET; THENCE NORTH 23°32'10" WEST 72.469 FEET; THENCE NORTH 20°15'45" WEST 102.490 FEET; THENCE NORTH 20°07'51" WEST 26.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 20°07'51" WEST), SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE TUPELO ESTATES - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE ARC OF A 1254.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°44'53", A DISTANCE OF 125.807 FEET; THENCE SOUTH 25°32'10" EAST 545.051 FEET TO THE NORTHEAST CORNER OF THE HAWTHORN ESTATES - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID HAWTHORN ESTATES - PHASE 2 THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 64°27'50" WEST 32.500 FEET; (2) SOUTH 67°30'09" WEST 96.442 FEET; (3) SOUTH 70°27'32" WEST 89.871 FEET; AND (4) SOUTH 73°45'33" WEST 16.631 FEET TO THE NORTHEAST CORNER OF LOT 8, HAWTHORN ESTATES - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID HAWTHORN ESTATES - PHASE 1 SUBDIVISION THE FOLLOWING (8) EIGHT COURSES: (1) SOUTH 73°45'34" WEST 85.845 FEET; (2) SOUTH 76°28'50" WEST 89.736 FEET; (3) SOUTH 79°02'00" WEST 77.042 FEET; (4) SOUTH 81°53'18" WEST 89.657 FEET; (5) SOUTH 84°51'16" WEST 96.216 FEET; (6) NORTH 03°32'52" WEST 15.055 FEET; (7) SOUTH 86°27'08" WEST 138.261 FEET; AND (8) NORTH 89°06'20" WEST 257.768 FEET TO THE EASTERLY BOUNDARY OF THE COTTONWOOD - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID COTTONWOOD - PHASE 5 THE FOLLOWING (2) TWO COURSES: (1) NORTH 00°53'40" EAST 29.502 FEET; AND (2) NORTH 89°06'20" WEST 3.950 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 01°09'10" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 216.502 FEET TO THE POINT OF BEGINNING.

CONTAINS 298.029 SQ. FT. (6.842 ACRES)

OWNER'S DEDICATION

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

HAWTHORN ESTATES - PHASE 5

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO 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, EASEMENTS, AND AREA FOR PARK ACCESS. ALL LOTS, PUBLIC STREETS, EASEMENTS, AND AREA FOR PARK ACCESS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "HAWTHORN ESTATES SUBDIVISION" RECORDED ON SEPTEMBER 24, 2015 AS ENTRY NO. 20150033861 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

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

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 2016, PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

Subdivision Final Plat for

HAWTHORN ESTATES - PHASE 5

Located in the Northeast Quarter of Section 15,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF THE 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. 20____ 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. 20____	APPROVED AS TO FORM, THIS THE____ DAY OF _____, A.D. 20____	ON THIS THE _____ DAY OF _____, A.D. 20____ 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 CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO:	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__ 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 COMMISSION CITY OF ST. GEORGE	ATTEST: CITY RECORDER CITY OF ST. GEORGE MAYOR CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

_____
BARBARA G. HIELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, BARBRA G. HIELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALISBURY, PRESIDENT OF SALISBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, 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 JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)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: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)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: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

HAWTHORN ESTATES - PHASE 5

Located in the Northeast Quarter of Section 15,
Township 43 South, Range 15 West, SLB&M

DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERING and SURVEYING - UTAH & NEVADA
313 East 200 North Suite R7, St. George, UT 84770
Office (435) 628-2131 - Fax (435) 674-3553
www.developmentsolutions.us

ITEM 8
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **09/13/2016**

PRELIMINARY PLAT
CityView
Case No. 2016-PP-027

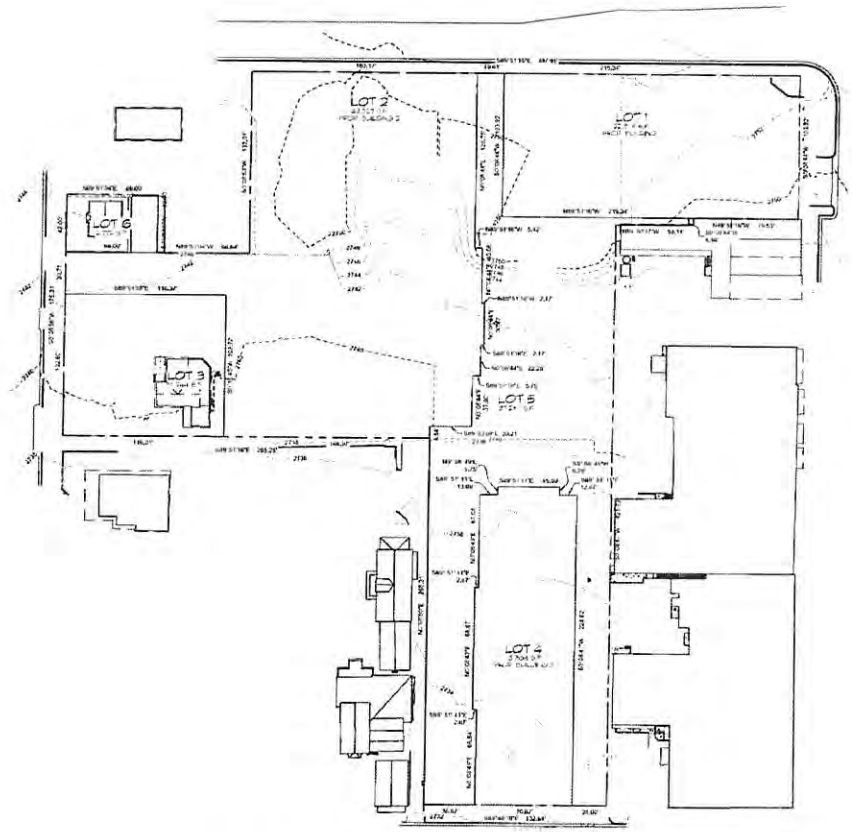
Request:	To approve a preliminary plat for a six (6) lot commercial subdivision
Location:	The site is located between Main Street and 100 West and St. George Blvd. and Tabernacle Street.
Property:	3.442 acres
Number of Lots:	6
Density:	N/A
Zoning:	C-4
Adjacent zones:	This plat is surrounded by the following zones: North – C-4 South – C-4 East – C-4 West – C-4
General Plan:	COM
Applicant:	SG Boulevard Land, LLC
Representative:	Rick Meyer, Bush & Gudgell

Comments:

1. The proposed development will be required to provide shared parking, cross access and easements.

ST. GEORGE BLVD.

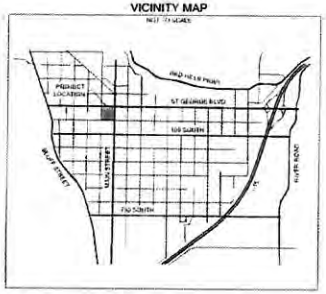
100 WEST STREET



MAIN STREET

TABERNACLE STREET

VICINITY MAP



LEGAL DESCRIPTION (AS SURVEYED, FROM ALTA)
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 25, PLAT "A", ST. GEORGE CITY SURVEY; SAID POINT BEING ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF SEC.1(S)26, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EAST LINE OF SAID BLOCK 25 SOUTH 00°19'42" WEST 193.32 FEET; THENCE NORTH 89°31'16" WEST 51.80 FEET; THENCE SOUTH 00°19'42" WEST 16.35 FEET; THENCE SOUTH 89°31'16" WEST 51.80 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF BLOCK 25; THENCE SOUTH 00°19'44" WEST 23.82 FEET ALONG THE EAST LINE OF BLOCK 25; THENCE NORTH 89°31'16" WEST 99.60 FEET; THENCE SOUTH 00°19'44" WEST 19.84 FEET; THENCE SOUTH 89°31'16" WEST 99.60 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF BLOCK 25; THENCE SOUTH 00°19'44" WEST 23.82 FEET ALONG THE EAST LINE OF BLOCK 25; THENCE NORTH 89°31'16" WEST 182.64 FEET TO A POINT COMMON TO LOTS SEVEN (7) AND EIGHT (8) OF THE AFOREMENTIONED BLOCK 25; THENCE SOUTH 00°19'47" WEST 332.48 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED BLOCK 25, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT TWO (2) OF SAID BLOCK 25; THENCE ALONG SAID SOUTH LINE OF BLOCK 25 NORTH 89°31'16" WEST 182.64 FEET TO THE SOUTHWEST CORNER OF LOT TWO (2) AND BEING COMMON TO THE SOUTHEAST CORNER OF LOT THREE (3) OF BLOCK 25; THENCE NORTH 00°19'47" EAST 296.31 FEET ALONG THE LINE COMMON TO LOTS THREE (3) AND FOUR (4) OF SAID BLOCK 25 TO THE NORTHEAST CORNER OF SAID LOT THREE (3); THENCE NORTH 89°31'16" WEST 200.28 FEET ALONG THE CENTER LOT LINE OF THE AFOREMENTIONED BLOCK 25 TO THE WEST LINE OF SAID BLOCK 25 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT FIVE (5) OF SAID BLOCK 25; THENCE ALONG THE WEST LINE OF SAID BLOCK 25 NORTH 00°19'42" EAST 175.31 FEET; THENCE DEPARTING THE WEST LINE OF THE AFOREMENTIONED BLOCK 25 SOUTH 89°31'04" EAST 44.00 FEET; THENCE SOUTH 01°19'57" WEST 42.00 FEET; THENCE SOUTH 89°31'04" EAST 44.04 FEET TO A POINT ON THE LOT LINE COMMON TO LOTS FIVE (5) AND SIX (6) OF THE AFOREMENTIONED BLOCK 25; THENCE ALONG THE COMMON LOT LINE NORTH 00°19'57" EAST 112.33 FEET TO THE NORTHEAST CORNER OF LOT SIX (6) OF THE AFOREMENTIONED BLOCK 25 SAID POINT BEING COMMON TO THE NORTH LINE OF SAID BLOCK 25; THENCE SOUTH 89°31'16" EAST ALONG THE NORTH LINE OF BLOCK 25 397.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 145,317.67 SF OR 3.442 ACRES

PROJECT INFORMATION
TOTAL AREA: 3.44 ACRES
ZONE: C4

DEVELOPER
PEG DEVELOPMENT
165 NORTH UNIVERSITY AVENUE, SUITE 200
PROVO, UTAH 84601

CONTACT
MATT HANSEN
(801) 841-1080

GRAPHIC SCALE

(IN FEET)

PRELIMINARY PLAT
ST GEORGE BOULEVARD
MIXED USE DEVELOPMENT

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

ST GEORGE BOULEVARD
MIXED USE DEVELOPMENT
1 WEST ST GEORGE BLVD
ST. GEORGE, UTAH 84770

SHEET
C7.0