

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 27, 2016**, commencing at **5:00 p.m.**

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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*)

A. Consider a zone change amendment for development of a three story, 64 ft. high DRMC-IHC – **Cancer Center**. This property is generally located at approximately 600 South and 1500 East accessing Medical Center Drive. The applicant is IHC Health Services, Inc. and the representative is Mr. Mark Babbitt, Great Basin Engineering. Case No. 2016-ZCA-034 (Staff – Ray Snyder)

B. Consider a zone change amendment for **Sunbrook Ranches** Planned Development located at 415 South Dixie Drive. The proposal is to expand the use of RV parking on the balance of the site and to adjust the building layout and site plan to accommodate said expansion. The applicant is Mr. Marv Blosch. Case No. 2016-ZCA-033 (Staff Ray Snyder)

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

A. Consider amending two Residential Final Subdivision Plats; **Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7**. The purpose of this Final Subdivision Plat Amendment is to adjust the Lot line between Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7. Lot 16 will be enlarged in size and Lot 80 will be reduced in size. There is a public utility and drainage easement located between these lots that needs to be vacated (*JUC approval required*), with a new public utility and drainage easement to be created on the new lot line. The properties are zoned RE-20 and are located at 2482 East 3910 South (Little Valley Area). The representative is Mr. Roger Bundy, R&B Surveying. Case No. 2016-LRE-017. (Staff – Wes Jenkins)

- B. Consider Amending a Residential Final Subdivision Plat for **Lot 1020 and 1021 of The Ledges of St. George Phase 10**. The purpose of this Final Subdivision Plat Amendment is to merge Lot 1020 and 1021, making it one lot. Lot 1020 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). The property is zoned PD-R and is located at 2209 West Reserve Circle (Ledges Development). The representative is Mr. Roger Bundy, R&B Surveying. Case No. 2016-LRE-018. (Staff – Wes Jenkins)

4. **SUBDIVISION 10 LOTS OR LESS (LRE)**

Consider a subdivision of 10 Lots or less without a Plat for “**Dale Jones (SG-5-2-31-31211)**.” The applicant would like to create two commercial building lots out of the one lot they currently own. This subdivision of land is in accordance with the State’s and City’s Code sections. Public Utilities and Drainage Easements are being granted at all property lines. This current lot is fronted by a public roadway. The proposed lots sizes are: Lot 1 = 4.837 Acres and Lot 2 = 3.50 Acres. The property is zoned C-3 and is located on the southeasterly side of Sunland Drive, east of the car dealerships and south of Furniture Row (at approximately 250 East and 1300 South). The representative is Mr. Adam Allen, Bush and Gudgell. Case No. 2016-LRE-019. (Staff – Wes Jenkins)

5. **FINAL PLATS (FP)**

- A. Consider a 13 Lot Residential Final Subdivision Plat for “**Riverside Cliffs Subdivision Phase 3**.” The property is zoned R-1-8 and is located at approximately 1930 East and 1270 South (between the Virgin River and Riverside Drive). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-040. (Staff - Wes Jenkins)
- B. Consider a 13 Lot Residential Final Subdivision Plat for “**Stone Cliff Phase 14**.” The property is zoned PD-R and is located at approximately 2500 East and 1760 South (*Granite Way in Stone Cliff*). The representative is Mr. Reid Pope, Pope Engineering. Case No. 2016-FP-062 (Staff – Wes Jenkins)

6. **REDUCED SETBACK**

Consider a reduced setback of zero feet (-0’-) on the side property line (*south property line*) for **AAA Disaster Services**, for a one lot commercial subdivision. The property is to be used for the warehousing of equipment storage. The property is zoned C-3 and is located at 476 E Riverside Drive. The applicant is Mr. Curt Bracken, and the representative is Mr. Rick Rosenberg, Rosenberg Associates. Case No. 2016-RS-003.

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 (Tabled)  
PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### 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**

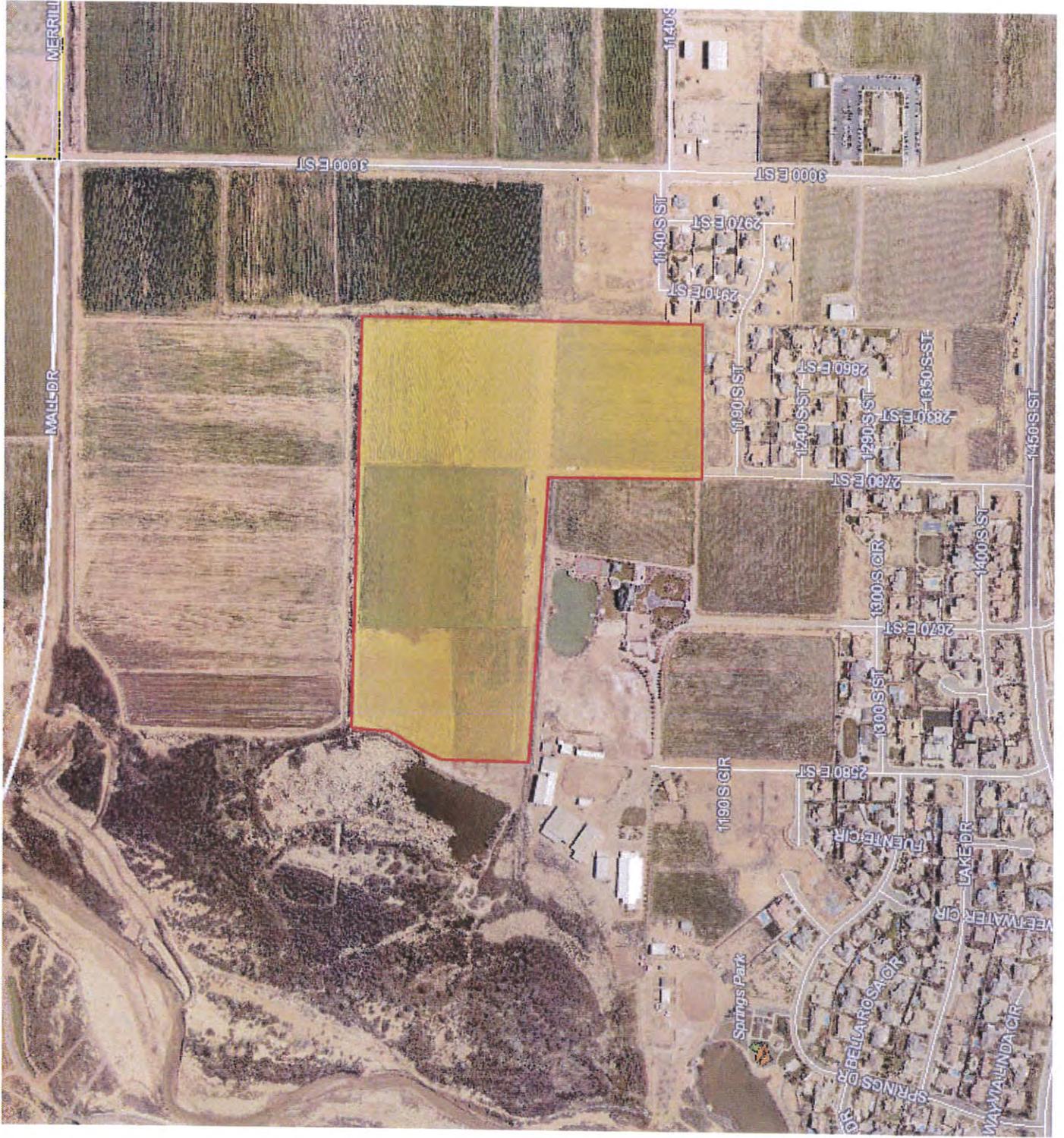
**Motion to Approve:**

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









# ITEM 2A

## Zone Change - Amendment

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### ZONE CHANGE AMENDMENT

#### **DRMC-IHC – Cancer Center**

Case No. 2016-ZCA-034

- Request:** The St George City Planning Commission has received a request to consider a ZCA (zone change amendment) for development of the DRMC-IHC ‘Cancer Center.’
- Reference:** The City recently approved a zone change amendment (Case No. 2016-ZCA-029) for the associated offsite parking.
- Project:** The project is called ‘Intermountain Cancer Center’ and will be integrated into the overall Dixie Regional Medical Center campus.
- Owner:** IHC Health Services, Inc.
- Applicant:** Mr. Steve Kelly, Project Manager
- Representative(s):** Mr. Steve Kelly, Project Manager  
Mr. Mark Babbitt, Great Basin Engineering  
Mr. Scott Wycott, Strategic Planner
- Location:** The property is located at approximately 600 South and 1500 east accessing Medical Center Drive.
- Acreage:** 4.4 acres
- Current Zone:** PD-C (Planned Development Commercial)
- General Plan:** COM (Commercial)
- Adjacent zones:** PD-C (surrounding campus)
- Parking:** See ‘Parking Data’ below for details (attached)
- Ordinance:** Title 10 Chapter 8 “Planned Development”
- Building:** Three story, 64 ft. high, 118,000 sq. ft. building

**Comments:**

1. Cancer Center – The applicant intends very soon to submit a ZCA (Zone Change Amendment) for a new cancer center, but at the time of this parking lot expansion request, the submittal was not ready with all of the required materials.
2. Parking – The applicant has provided parking calculations and has demonstrated that the number of spaces will meet and exceed City requirements (*see calculations*). The location of the Cancer Center will take up half of the parking previously approved at that location for the campus expansion. The displaced number of spaces is approximately 200 and the proposed new parking lot is for 600 spaces. The representatives proposed that hospital staff will be required to park in the new lot and a shuttle service and cross walk will be provided.

## Narrative



5 September, 2016

Dixie Regional Medical Center  
Intermountain Cancer Center

### PD-C Zoning Amendment Narrative

Intermountain Healthcare is planning to construct a new Cancer Center on the Dixie Regional Medical Center Campus (DRMC). This facility was initially plan to go the east side of Medical Center Drive, but due to limitations within the Affordable Care Act, the Cancer Center needed to be located closer to the main hospital. This location is just east of Rim Rock Wash and just north of their HPC Facility, at approximately 650 North Medical Center Drive, which had been approved as a parking area for the DRMC Expansion project. The parking displaced by the Cancer Center is now being planned to be placed on the east side of Medical Center Drive. The remote parking area will be for employee parking. The proposed parking areas are east and directly across the street from the existing parking areas for the HPC and the DRMC Campus expansion.

The Intermountain Cancer Center will be approximately 118,000 square feet shared between three-stories and is an out-patient facility. Patients will be treated during scheduled business hours of approximately 7am to 6pm. There will be a dock and service yard near the northwest corner of the building.

I have attached a copy of the parking summary.

Please review and contact us if you have any questions.

Thanks

A handwritten signature in blue ink that reads 'Mark Babbitt' with a stylized flourish at the end.

Mark Babbitt, PE  
Principal

## Parking Data

### DRMC PARKING SUMMARY

#### PARKING REQUIRED:

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

#### PARKING PROVIDED:

EXISTING CAMPUS TOTAL	1527 STALLS
NEW PARKING (CONSOLIDATION PROJECT)	650 STALLS
<u>NEW CANCER CENTER</u>	<u>610 STALLS</u>
TOTAL SPACES PROVIDED	2787 STALLS

(+874 STALLS)

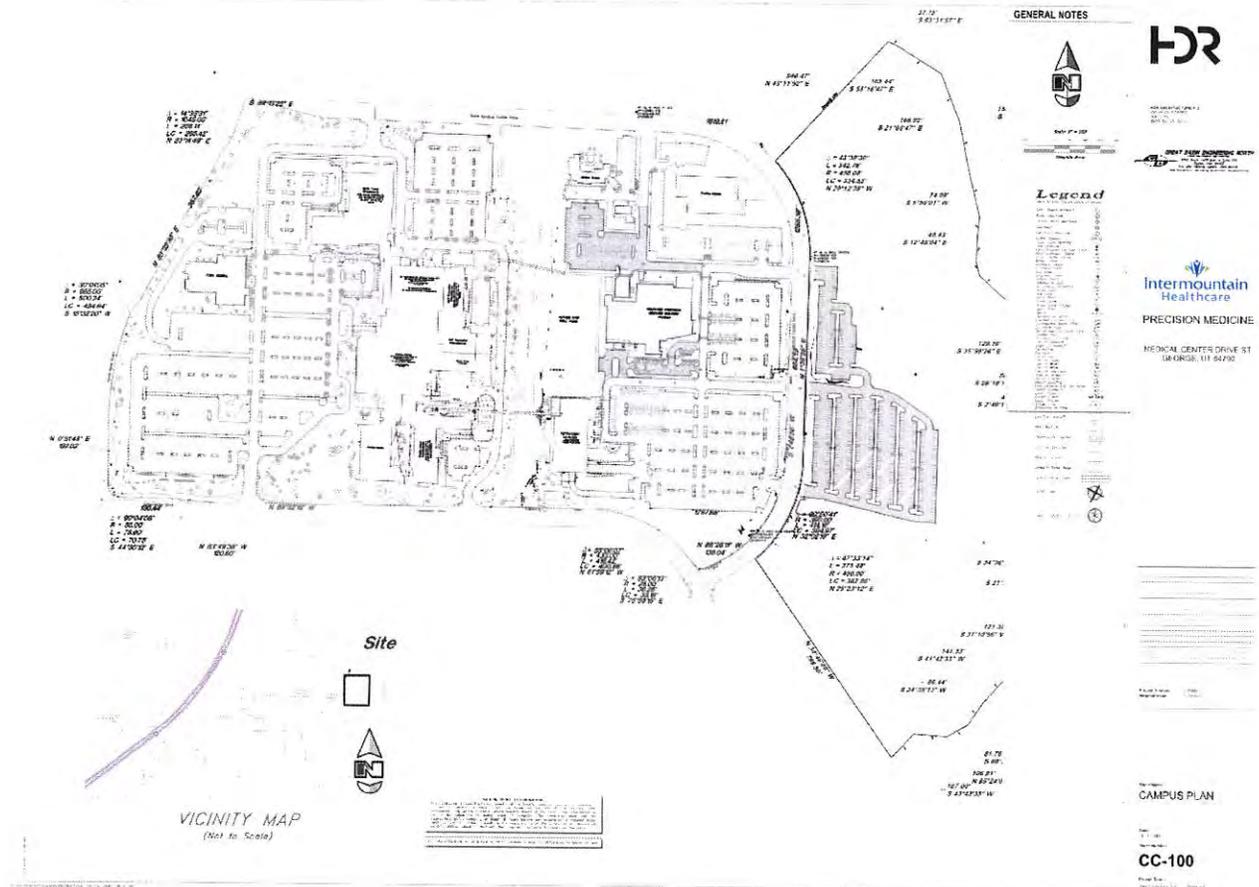
#### ADA PARKING REQUIREMENT BASED ON SPACES PROVIDED:

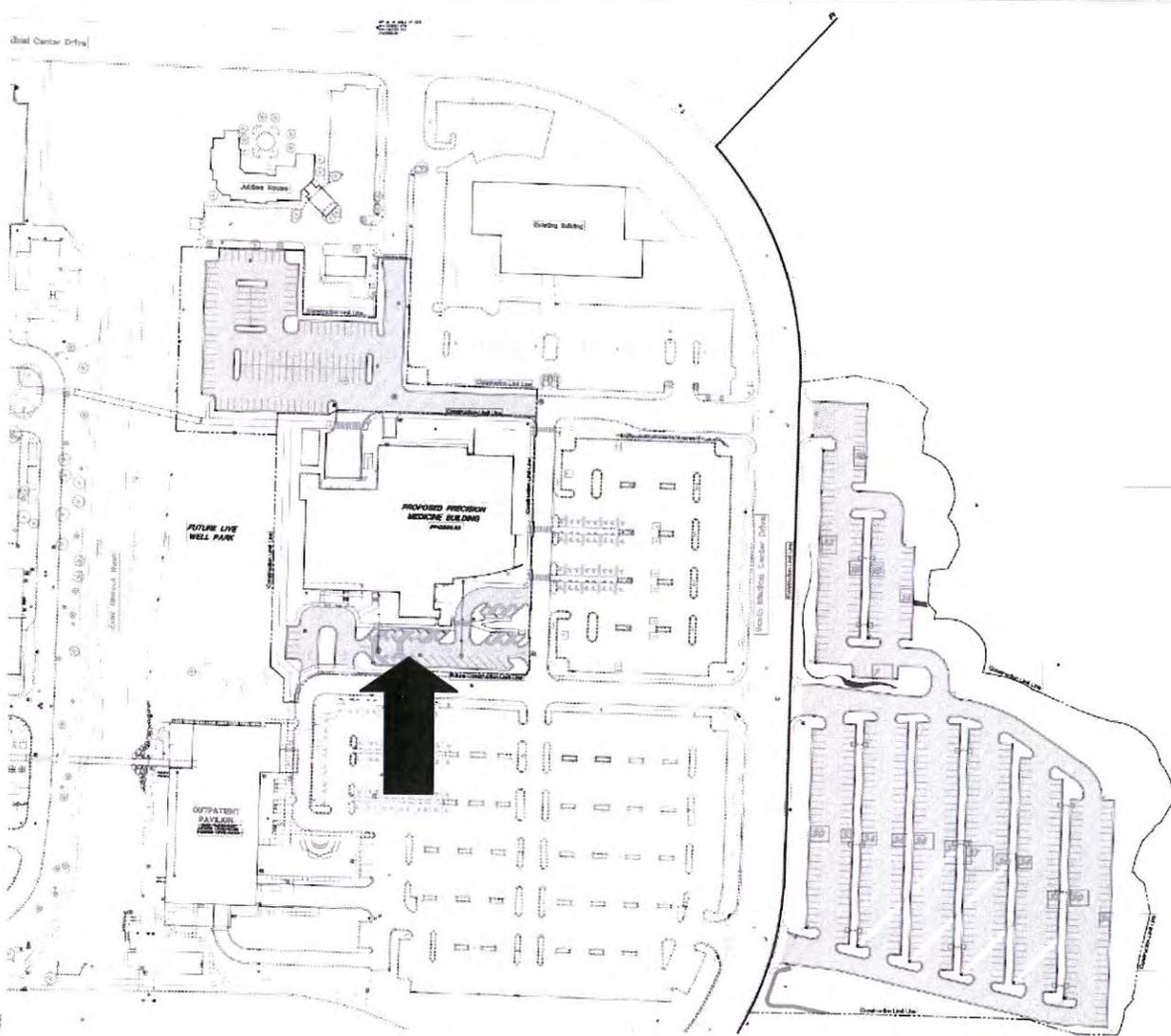
20 STALLS PLUS 1 FOR EACH 100 STALLS OVER 1000 STALLS	
$20 + (2177 - 1000) / 100 = 20 + 12$	32 STALLS
(EXISTING AND NEW CONSOLIDATION PROJECT)	
<u>NEW CANCER CENTER</u>	<u>35 STALLS</u>
REQUIRED ADA STALLS	67 STALLS

#### ADA PARKING PROVIDED:

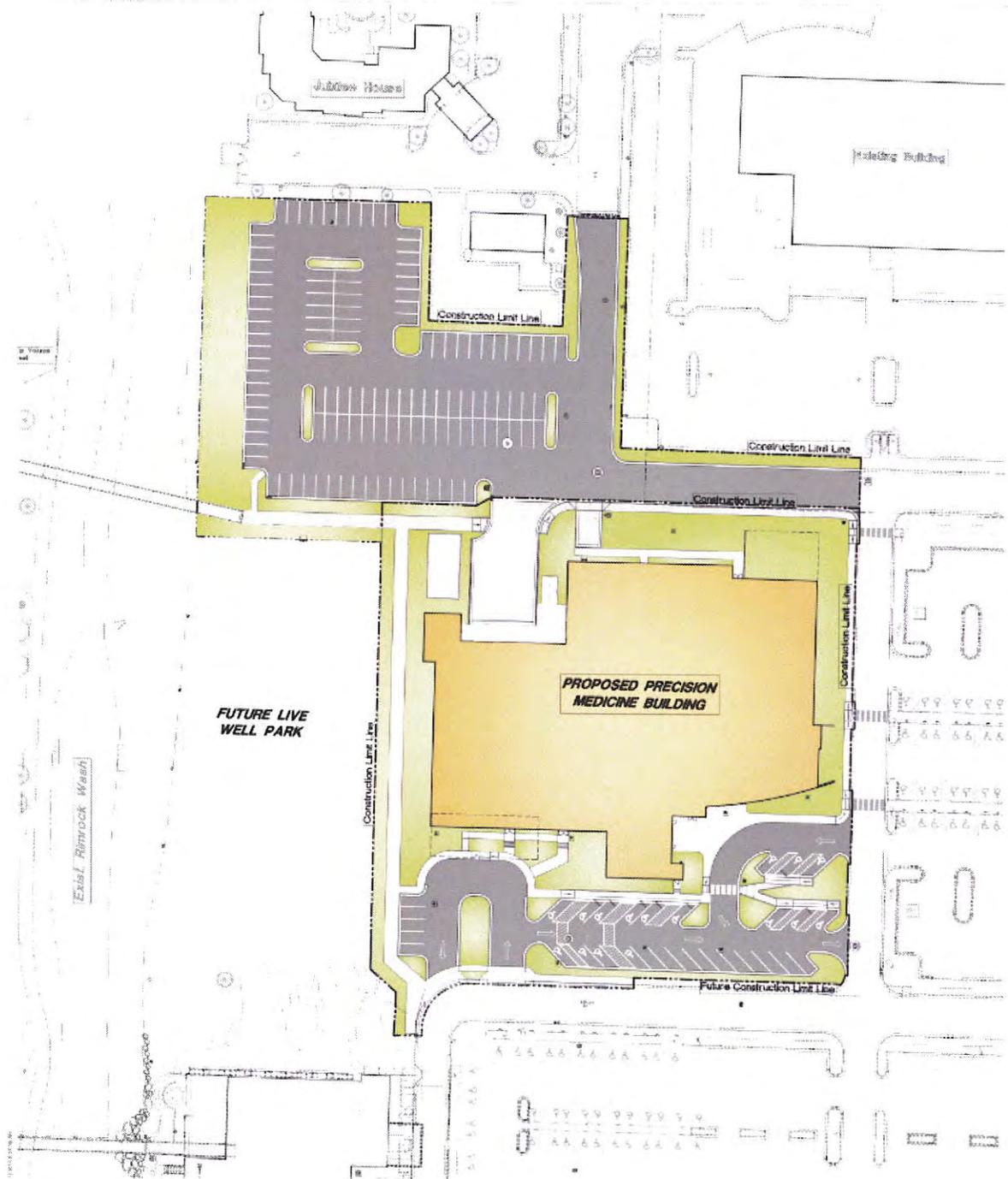
EXISTING ADA STALLS	93 STALLS
NEW ADA STALLS (CONSOLIDATION PROJECT)	62 SPACES
<u>NEW ADA STALLS (CANCER CENTER)</u>	<u>12 STALLS</u>
TOTAL ADA SPACES PROVIDED	167 STALLS

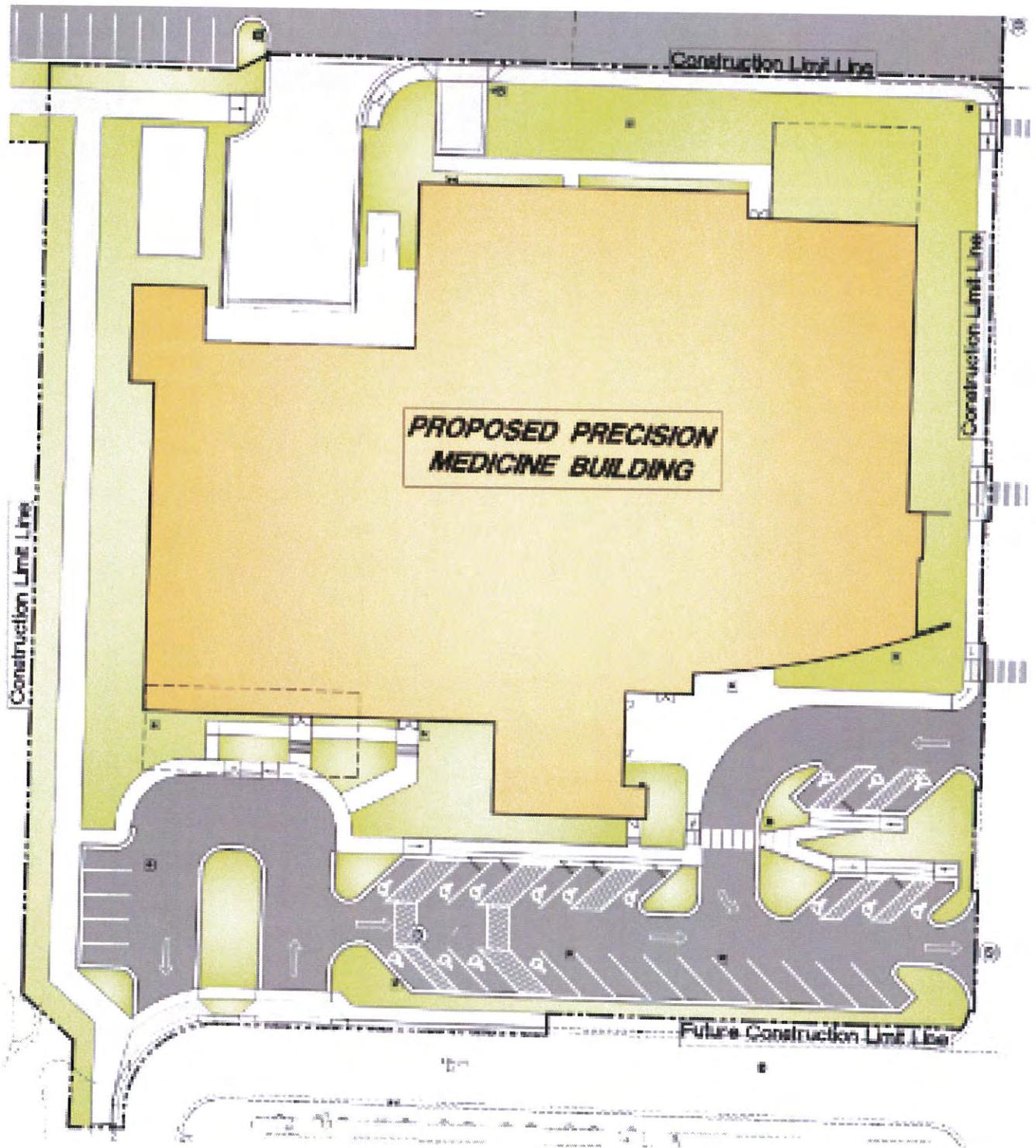
# Campus Plan





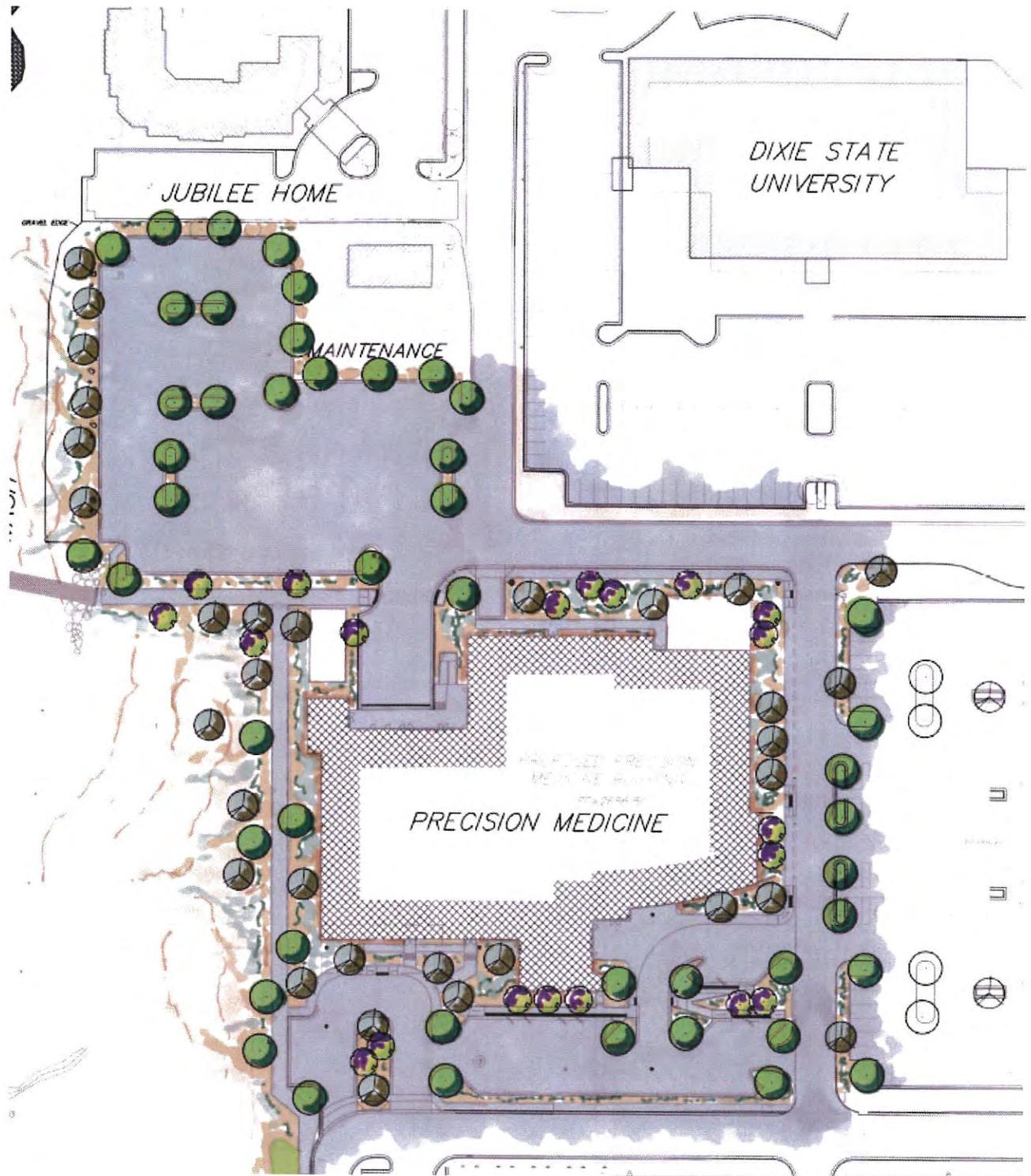
# Site Plan





# Landscape Plan





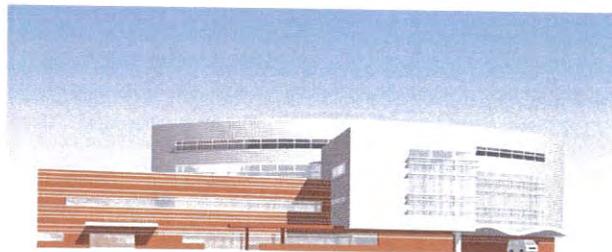
## Renderings

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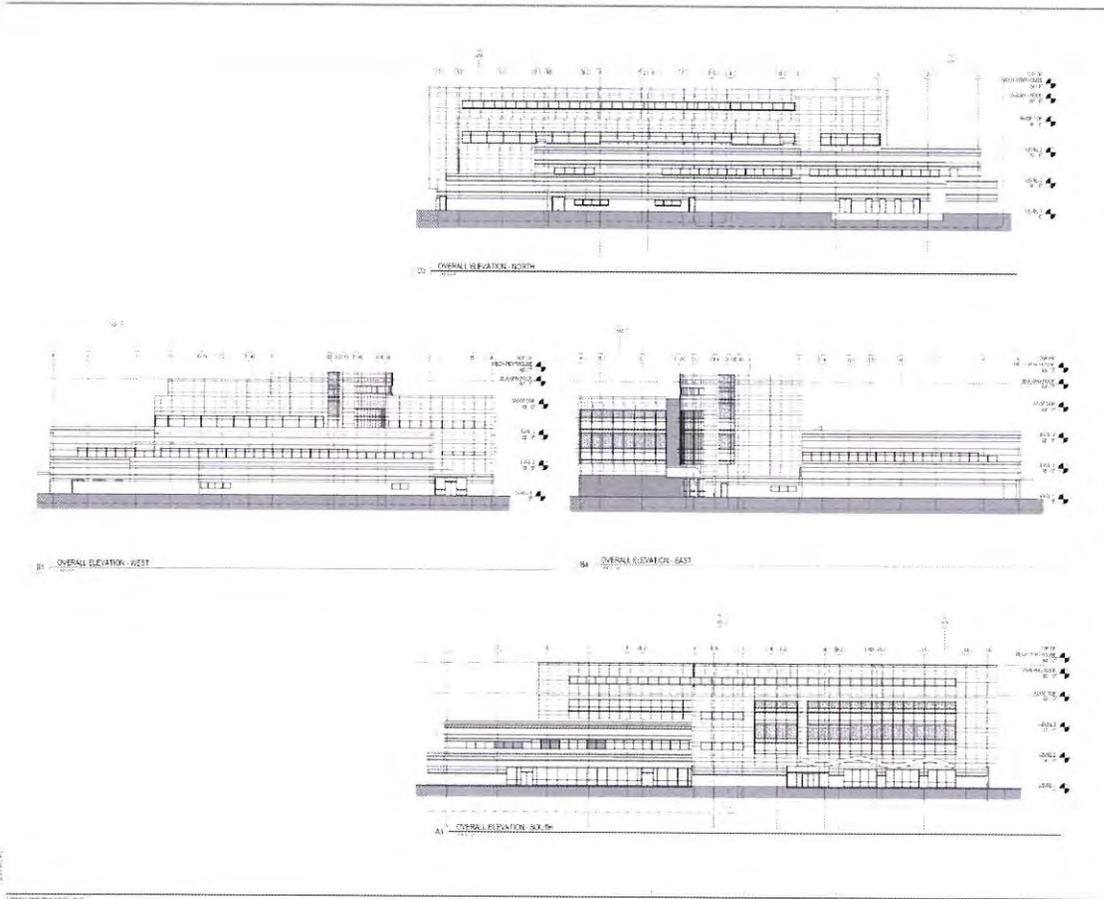


A1 MAIN ENTRANCE

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## 2D Elevations



1000 WEST 1000 SOUTH  
SALT LAKE CITY, UT 84143  
PHONE: 801.466.1000  
WWW.HDR.COM



INTERMOUNTAIN  
CANCER CENTER  
MEDICAL CENTER DRIVE #1  
GEORGE, UT 84702

DATE: 08/14/16  
PROJECT: DRMC-IHC

PROJECT NUMBER: 16001

DATE: 08/14/16

PROJECT: DRMC-IHC

PRELIMINARY

Overall Exterior Elevations

A201

DRMC-IHC

08/14/16

DRMC-IHC

# Application

**PD ZONE CHANGE  
PLANNED DEVELOPMENT (PD)  
APPLICATION & CHECKLIST**



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: IHC Health Services, Inc

MAILING ADDRESS: 36 So. State St., 22nd Floor, Salt Lake City, Utah 84111

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

APPLICANT: Steve Kelly

(If different than owner)

MAILING ADDRESS: 36 So. State St., 22nd Floor, Salt Lake City, Utah 84111

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

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

CONTACT PERSON / REPRESENTATIVE: Mark Babbitt - Civil Engineer / Surveyor

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 5746 South 1475 East, Ogden, Utah 84403

PHONE: \_\_\_\_\_

EMAIL ADDRESS(ES): markb@greatbasineng.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. Property is located at approximately 600 South and 1500 East accessing Medical Center Drive. The project is called Intermountain Cancer Center and will be integrated into the overall Dixie Regional Medical Center Campus.

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-034 FILING DATE: 9/11/14 RECEIVED BY: [Signature] RECEIPT #: 01405228

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

[Handwritten signature]

## 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? PD-C
3. Is the zone change in harmony with the present City General Plan? Yes  No
4. If no, what does the City General Plan propose for the subject property? \_\_\_\_\_  
*(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)*
5. Total acreage of proposed zone change: 4.4 Acres
6. Are there deed restrictions against the property that might affect the requested zone change?  
Yes \_\_\_\_\_ No   
*A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.*
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes \_\_\_\_\_ No   
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.  
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes  No   
Please describe the projected demand for utility services: \_\_\_\_\_  
Intermountain Cancer Center will be a day use facility of 118,000 sf.  
There is a 10-inch water main that has recently been installed adjacent to the east side of the proposed building that loops to the north and east into a 10-inch water main in Medical Center Drive. An 8-inch Sewer line was just relocated to the east of the proposed building which has adequate capacity for this project. The storm drainage system that was constructed for the HPC Building was designed to accommodate this area for the 100-year storm. Power is available to the site and power demands will need to be coordinated with St. George Power.

**III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE**

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

Development/Project Name Intermountain Cancer Center  
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*  
Developer/Property Owner IHC Healthcare Services Phone No. 801-442-2814  
Contact Person/Representative Steve Kelly Phone No. 801-971-3616  
Licensed Surveyor Mark Babbitt Phone No. 801-394-4515

**PD ZONE CHANGE PROCEDURE**

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

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

**Step #2 Document Submission Checklist\***

**Legal Description Documents:** Part of attached overall survey

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

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

**Other Submission Documents:**

- 6. This Zone Change application form completed and signed;
- 7. Appropriate\*\* **Filing Fee: \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre**  
**\$500 + (5)(\$50) = \$750 and \$25 per acre 101-500 and \$10.00 per acre 501-plus**
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- 11. Building elevation(s) – **Colored** renderings, all four building sides;
- 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- 13. For buildings over 35' ft in height also provide a **colored photo simulation**;

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

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

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

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### **Step #3 Planning Commission and City Council Hearings**

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

#### **Hearing Dates:**

Planning Commission \_\_\_\_\_  
City Council Set Date \_\_\_\_\_  
City Council Hearing Date \_\_\_\_\_  
Council Action \_\_\_\_\_

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

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### **IV. COMMENTS**

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.  
\_\_\_\_\_  
\_\_\_\_\_
2. Until the following information is submitted, your application will be considered incomplete:  
\_\_\_\_\_  
\_\_\_\_\_
3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

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

**V. APPLICANT AGREEMENT**

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

<u>Mark Babbitt</u> Signature	<u>5746 S 1475 E, Ogden, Utah 84403</u> Address
_____ Signature	_____ Address

**Attach additional sheets if necessary for additional owners.**

# ITEM 2B

## Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### ZONE CHANGE

#### **Sunbrook Ranches**

Case No. 2016-ZCA-033

- Request:** Consider a zone change amendment to expand the use of RV parking on the balance of the site and to adjust the building layout and site plan to accommodate said expansion.
- Owner:** Sunbrook Ranch LC
- Representative:** Mr. Marv Blosch
- Location:** 415 South Dixie Drive
- Existing Zoning:** PD-C/R
- General Plan:** BP (Business Park)
- Adjacent zones:** North = PD-R  
South = R-1-10  
West = PD-R and R-1-10  
East = R-1-10
- Setbacks (Required):** Front / Street = 25 ft. (*No structure may be located here*)  
Side = 10 ft.  
Rear = 10 ft.
- Setbacks (Proposed):** Front (Dixie Drive) = Varies 26.54 ft. to 41.99 ft.
- Roadway:** A 36 ft. private roadway is proposed with 25 ft. of asphalt. The applicant proposes that curb, gutter, and sidewalk on the south side (see site plan) not be installed but delayed until the future.
- Future Roadway:** The applicant has shown a future roadway for access to the PD-R property behind, but does not intend to develop it. The intent is to have the future developer install the road.
- Parking:** The applicant has submitted two site plans (*Sheet 1 and Sheet 2*). Sheet 1 shows the existing 77 parking spaces with one-way traffic patterns (see plan). Sheet 2 shows 96 future parking spaces.

No customer parking spaces are required for the RV parking area.

147 RV spaces (12' x 45') are shown (and requested), but only 102 may be available (*see below*)

Parking for the existing building is:

Office / Retail =  $4,700/250 = 19$  spaces required

Recreation =  $27,000/300 = 90$  spaces required.  $27,000 / 333$  (4.0 stalls per 1,000 per Dev. Agreement) = 81 spaces

Warehouse/Storage =  $56,000/10,000$  (incorrect standard);  
 $56,000/1,000 = 56$  spaces required.  $56,000 / 3,000$  (1:3000 per Dev. Agreement) =  $56,000/3,000 = 18.66 = 19$  spaces

Total required = ~~165~~ ~~156~~ 119 (19+90+81+~~56~~ 19) spaces  
Total provided = 120 spaces

**Landscaping:**

A landscape plan has been submitted (*see plan*)

There are existing mature trees along most of the frontage of Dixie Drive. Cross sections are provided which illustrate the use of rock retaining walls.

The proposed RV parking area is located at a lower elevation than Dixie Drive (*see cross sections*).

**Wall:**

A 6 ft. wall for security and privacy is not permitted within the front 25 ft. setback area.

**Trellis:**

6 ft. high trellis are shown in the cross sections along Dixie Drive for growing vegetation on, however no structure is permitted within the front setback area.

**Comments:**

1. Covered RV parking must be located behind the front setback
2. The trellis as shown constitute a structure located within the front setback and is not permitted.
3. Adequate parking has to be demonstrated for the office, retail, recreation, and warehousing before the number of RV spaces can be approved.

## Narrative

### SUNBROOK RANCH, LLC

415 S DIXIE DRIVE, ST GEORGE UTAH 84770  
(435)674-1974 • FAX: (435)628-7780

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August 15, 2016

St George Planning Commission

Re: Amendment to existing PUD-Commercial Site Plan, 415 S Dixie Dr, St George, Utah 84770

Dear Planning Commission,

The purposes of this letter and application are:

- To expand the use of RV parking on the balance of our site.
- To adjust our building layout and site plan to accommodate said expansion as well as to...
- To address the potential development of the rear 6 acres east of our site, and the exchange of one of their acres for one of mine. To be addressed later in detail by the property owners in a Master Plan Amendment.

The requested amended site plan is attached as well as a colored elevation from Dixie Drive looking east.

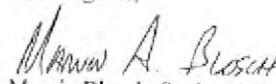
I've appreciated the commissions help in working with us though these last few economically turbulent years which have had a dramatic effect on all of us, as well as the additional burden of trying to convert an existing building into a reasonable updated facility, compatible with its residential neighbors.

Inside our Self-Storage/Warehouse will continue to be a significant feature in our project and now that it is 100% occupied, we have a clearer vision of what it has developed into, namely:

- Self-Storage and Warehouse 50,000 sq ft
- Sport and Fitness 14-30,000 sq ft
- Offices and Shops 10,000 sq ft
- RV Parking and Storage

Outside we have some warehouse users like Reser Foods and U-Haul Box Storage that bring diesel trucks in, drop off their loads, and leave again causing minimal noise and disturbance to our friends in Mathis Park. Because RV parking is infinitely less noisy; produces fewer trips; and reduces the heavy commercial truck traffic, I am now requesting that RV parking be allowed through-out our parcel. I'm fully confident that overtime; this will be the least obtrusive use of our property to the neighbors. Eventually, other uses currently included in our M-2 zone may be eliminated as the trend of our warehouse is towards more self-storage. In addition all most all of the surrounding P.U.D. projects do not allow on-site RV parking, so our Sunbrook offers this convenience to many of our local friends. I have talked to some of the neighbors who were supportive of this effort. I would appreciate the commission's support of the expansion of this use to include the entire site.

Best Regards,

  
Marvin Blossch, Sunbrook Ranch, LLC

## Existing Parking Agreement (2014)

When Recorded Return To:  
City of St. George  
City Attorney's Office  
175 East 200 North  
St. George, Utah 84770

Tax ID: SG-6-2-26-3400

### DEVELOPMENT AGREEMENT FOR SUNBROOK RANCH COMMERCIAL AND RESIDENTIAL PROJECT

This agreement is entered into as of this 28 day of March, 2014, by and between the City of St. George, a Utah municipality, hereinafter referred to as "CITY", and MBA Properties LLC, a Utah limited liability company hereinafter referred to as "DEVELOPER".

Whereas, DEVELOPER is the owner and developer of property located at 415 S Dixie Drive, St. George, Utah which is commonly known as Sunbrook Ranch and legally identified by the Tax Identification number SG-6-2-26-3400 (Property); and

Whereas, DEVELOPER desires to add a new use to the existing Planned Development Zone, to include the storage of recreational vehicles at a specific location in the parking area on the north and northeast side of the property as shown on Exhibit A; and

Whereas, DEVELOPER has already obtained approval for residential senior housing at a specific location on a portion of the Property as shown in Exhibit A but the housing has not been built at this time; and

Whereas, the addition of the recreational vehicle parking increases the number of parking stalls required to service all the approved uses on Property but reduces the number of stalls available, therefore DEVELOPER is entering into this Agreement to reduce the existing uses prior to a new use being implemented; and

Whereas, the City Council has determined that this agreement is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

#### AGREEMENT

1. Recitals and Exhibits. The foregoing recitals are incorporated herein by reference and all exhibits attached hereto are incorporated in this agreement.

2. The Project. DEVELOPER submitted and obtained approval from CITY for a site development plan and a written text for the Property. That site plan has been amended on several occasions. The site plan shows residential senior housing as well as commercial uses at specific location on the approved site plan. DEVELOPER is currently seeking to amend the site plan and the text to add a specific site for storage of recreational vehicles on a portion of the Property which has been designated as parking for the overall project. Allowing this use will reduce the parking stalls available so that the development will no longer meet the minimum parking requirements for all the specifically approved uses on the site development plan.

3. DEVELOPER. DEVELOPER agrees that although it has received approval for the site of its residential senior housing, it may not begin construction until it complies with the parking requirements for all site specific uses approved on the Property. This may be accomplished by changing the uses located in the warehouse on the Property or by changing the number of parking stalls used for recreational vehicle parking. Further, the required parking ratios for specific permitted uses at the Property as approved on Sept 4, 2008 are listed below:

- senior housing residential	0.7 stalls/unit	
- self storage & warehouse use	1.0 stalls/3000sf	1:3000
- office, or retail	4.0 stalls/1000sf	1:250
- recreation, sports, & exercise	3.0 stalls/1000sf (unless otherwise approved by City)	1:333

Compliance with these ratios and other parking requirements set forth in the Zoning Code is a condition of approval for any future business licenses or building permits. It is understood by DEVELOPER and CITY that future uses of the Property, existing warehouse building or any new development for residential, commercial or other use, even if approved on the site development plan, is subject to compliance with the parking requirements as set forth above and in Chapter 19 of the CITY Zoning Code.

4. Indemnity and Liability. DEVELOPER shall hold harmless and indemnify CITY, and its employees and agents, against any and all loss, liability, damage, claim, cost, charge, demand, or expense (including any direct, indirect or consequential loss, liability, damage, claim, cost, charge, demand, or expense, including attorney's fees) for injury or death to persons, including employees of CITY, and damage to property, including property of CITY, arising out of this Agreement.
5. Agreement to Run with the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of DEVELOPER in the ownership or development of any portion of the Property.





## City GIS - Aerial – Vicinity

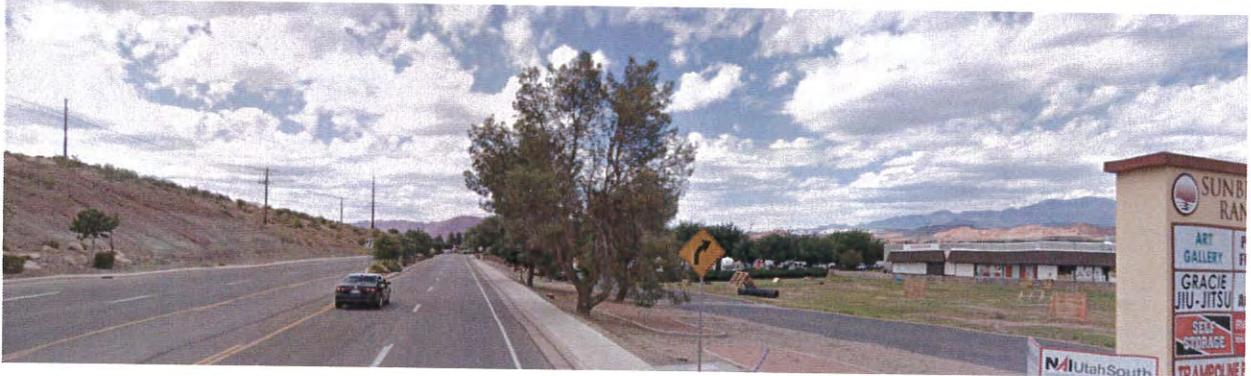


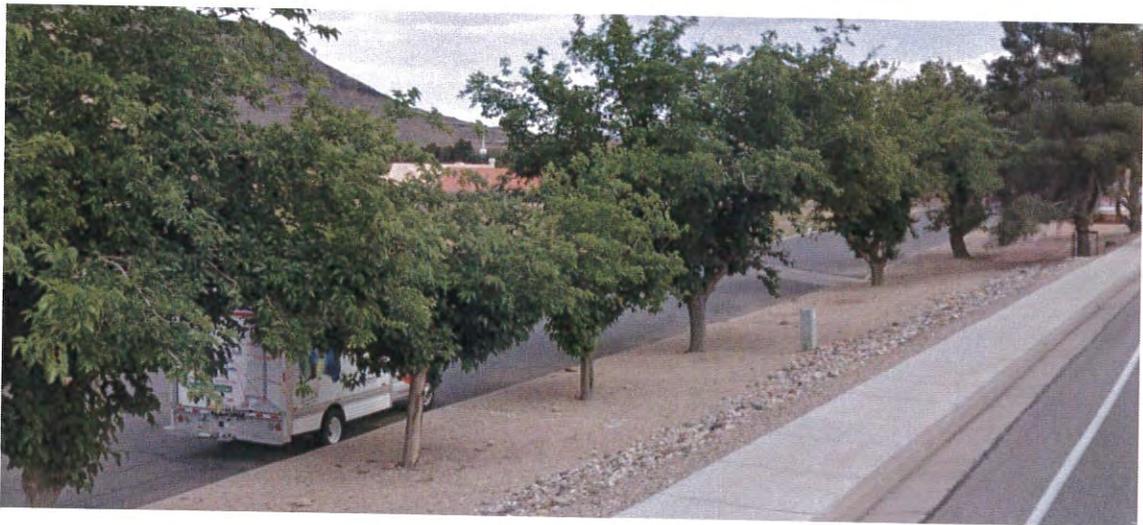
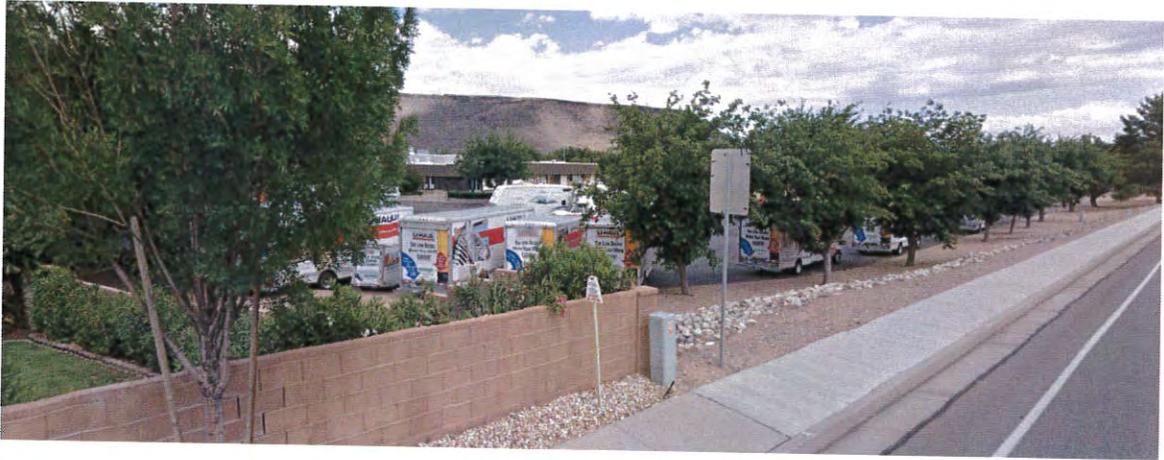
# Google Maps



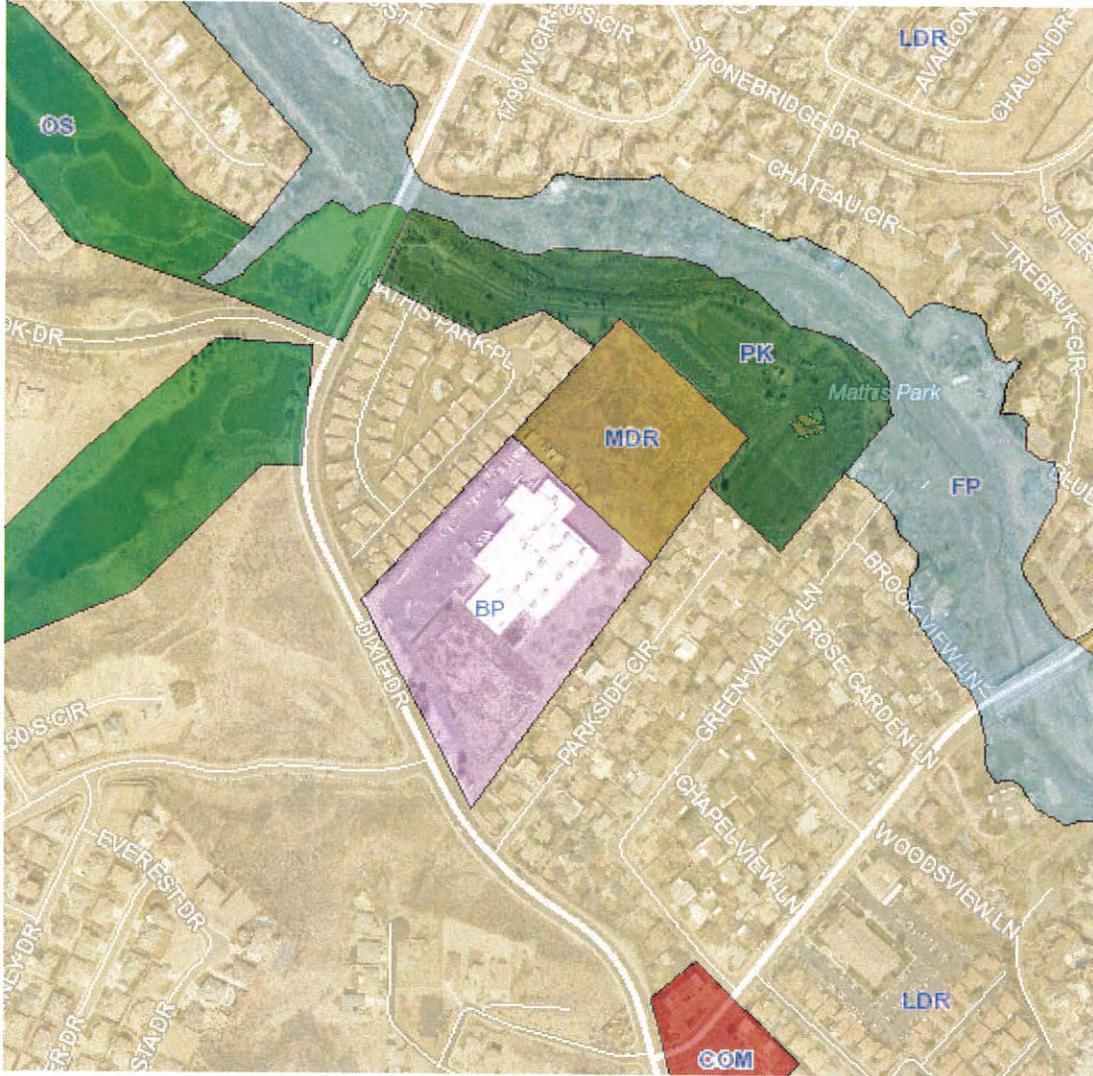
## Google Map – Street Photos



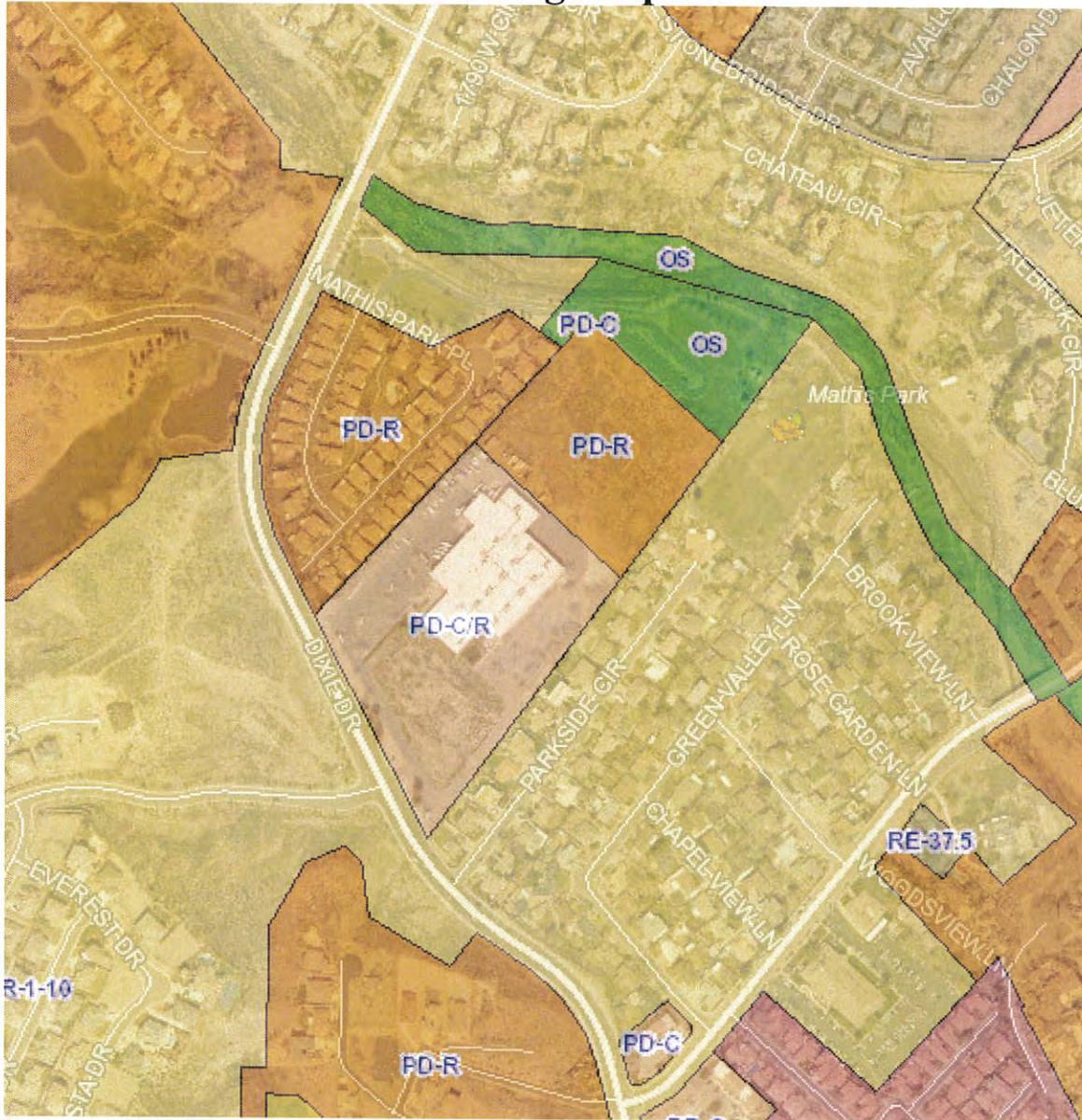




## General Plan

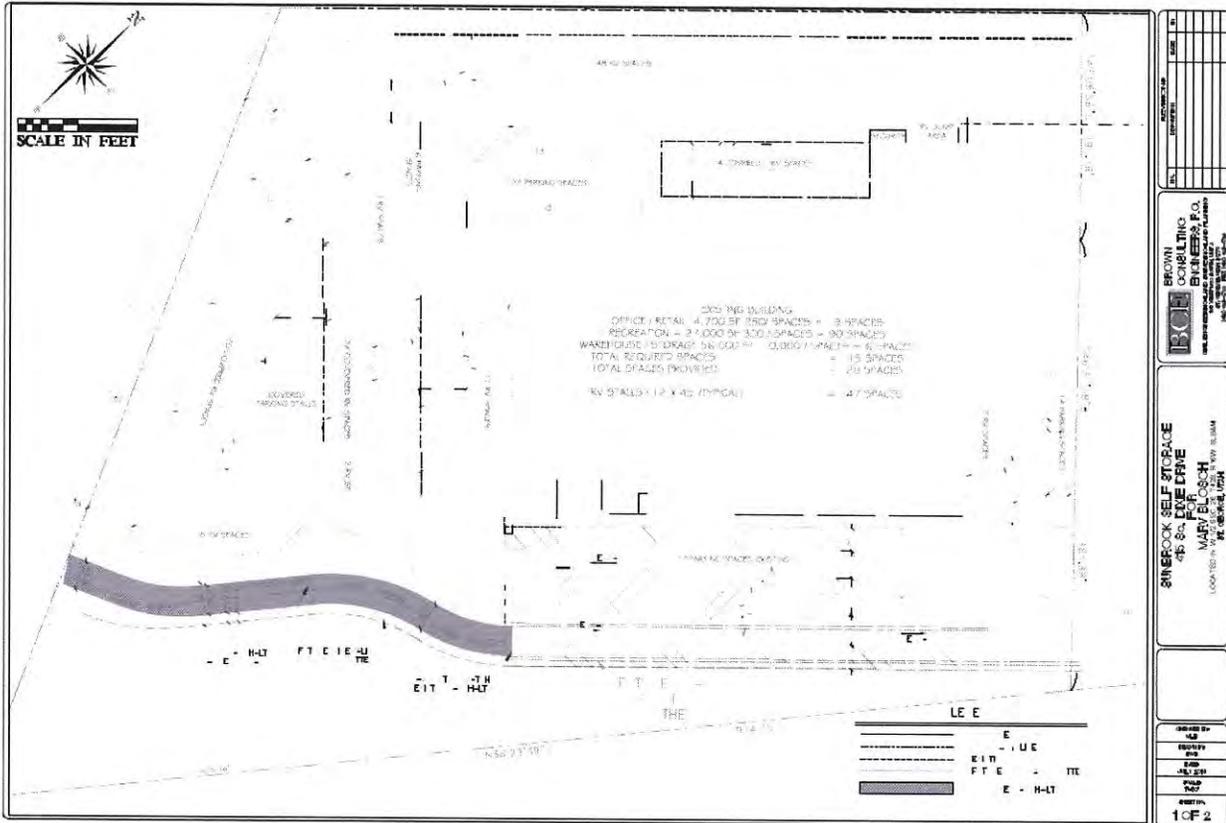


## Zoning Map





# Site Plan – Sheet 1



EXISTING BUILDING	
OFFICE / RETAIL	4,700 SF 250 / SPACES = 19 SPACES
RECREATION	= 27,000 SF 300 / SPACES = 90 SPACES
WAREHOUSE / STORAGE	56,000 SF <del>300,000</del> / SPACES = <del>6</del> SPACES
TOTAL REQUIRED SPACES	<del>115</del> SPACES
TOTAL SPACES PROVIDED	120 SPACES
RV STALLS / 12' X 45' (TYPICAL)	= 147 SPACES

NO.	DATE	REVISION

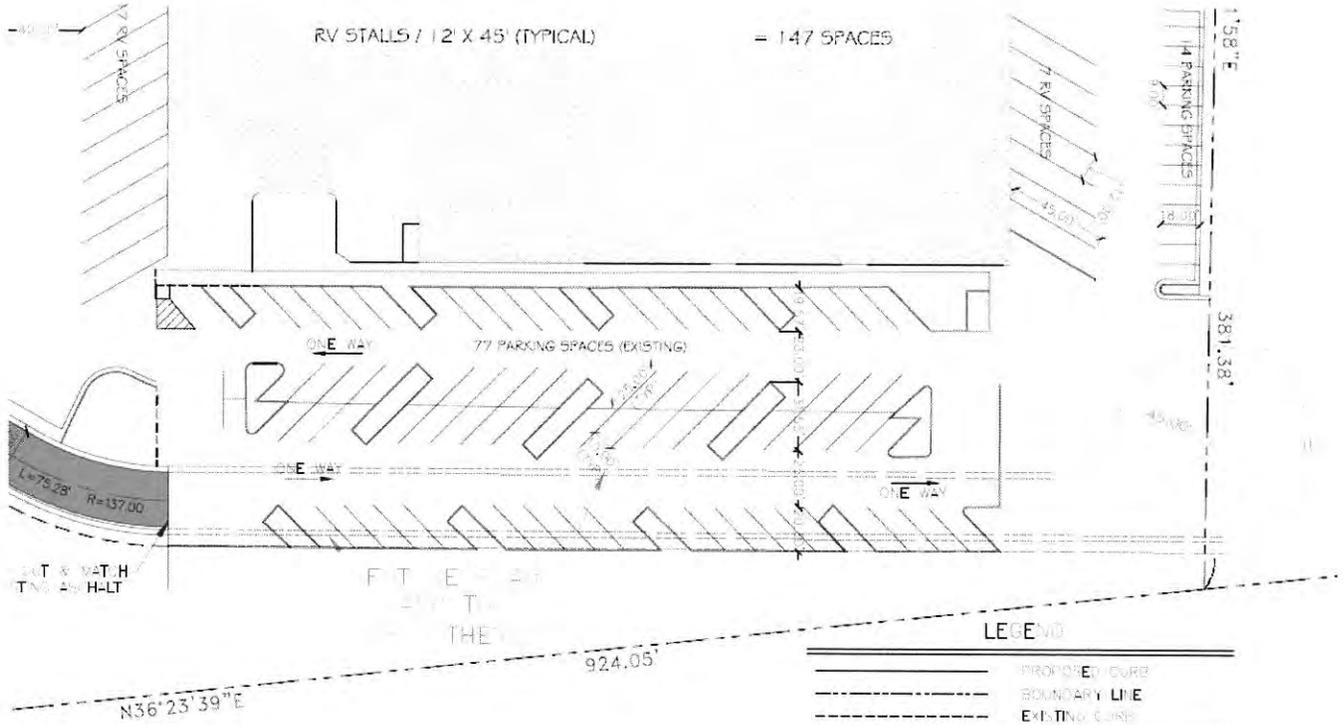
**BROWN CONSULTING ENGINEERS P.C.**  
 ONE SUNBROOK RANCHES PARKWAY  
 SUITE 100  
 SUNBROOK, ALABAMA 35161  
 TEL: 205.336.1100  
 FAX: 205.336.1101

**SUNBROOK SELF STORAGE**  
 145 SOUTH LIME DRIVE  
 MARY BLOCH  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 10001  
 STATE OF ALABAMA

DATE	
BY	
CHECKED BY	
SCALE	
PROJECT	
SHEET NO.	1 OF 2



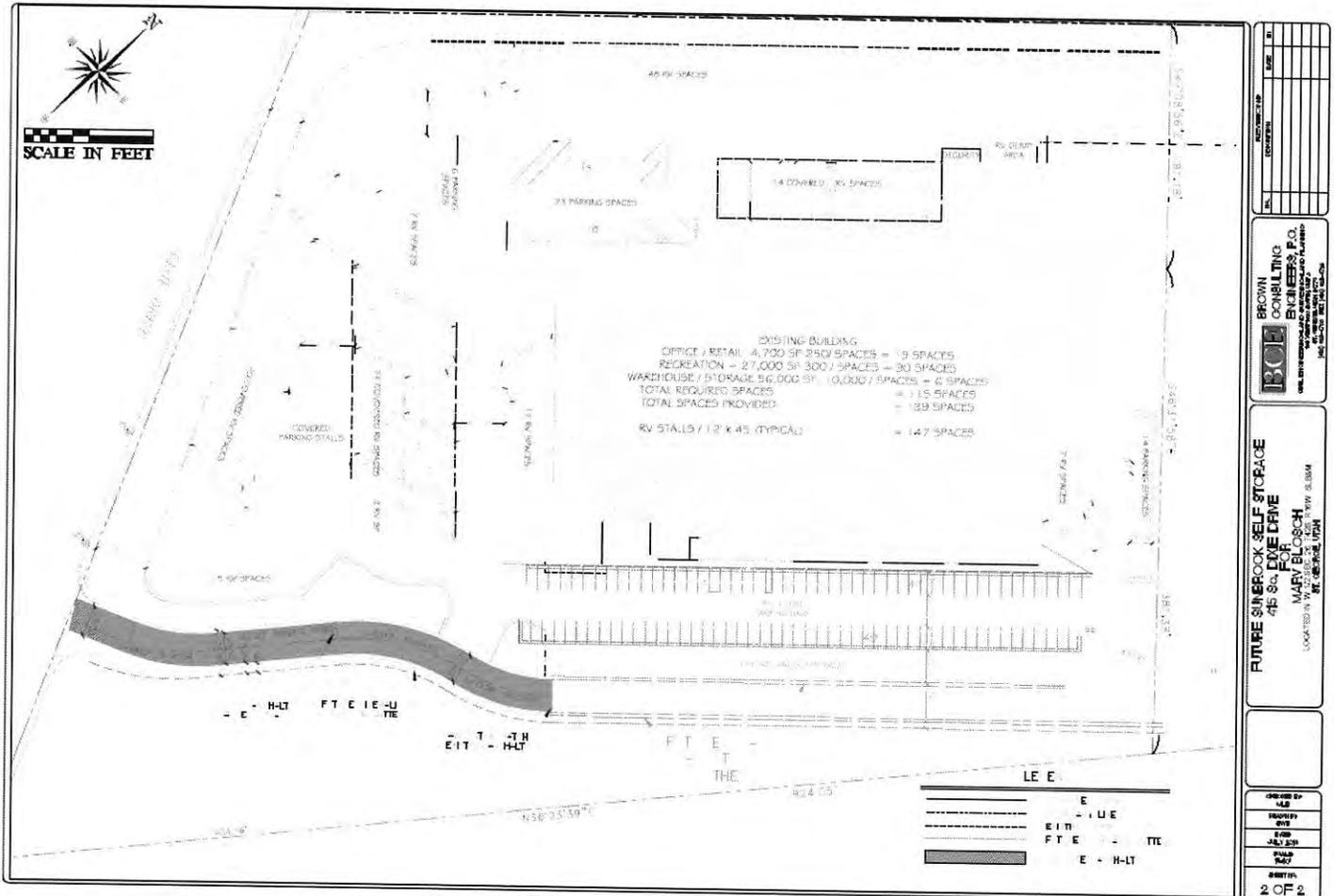
### Portion - Close up - Site Plan Sht. 1



**LEGEND**

	PROPOSED CURB
	BOUNDARY LINE
	EXISTING CURB
	FUTURE CURB AND GUTTER
	PROPOSED ASPH-LT

## Site Plan – Sheet 2



NO.	REVISIONS	DATE

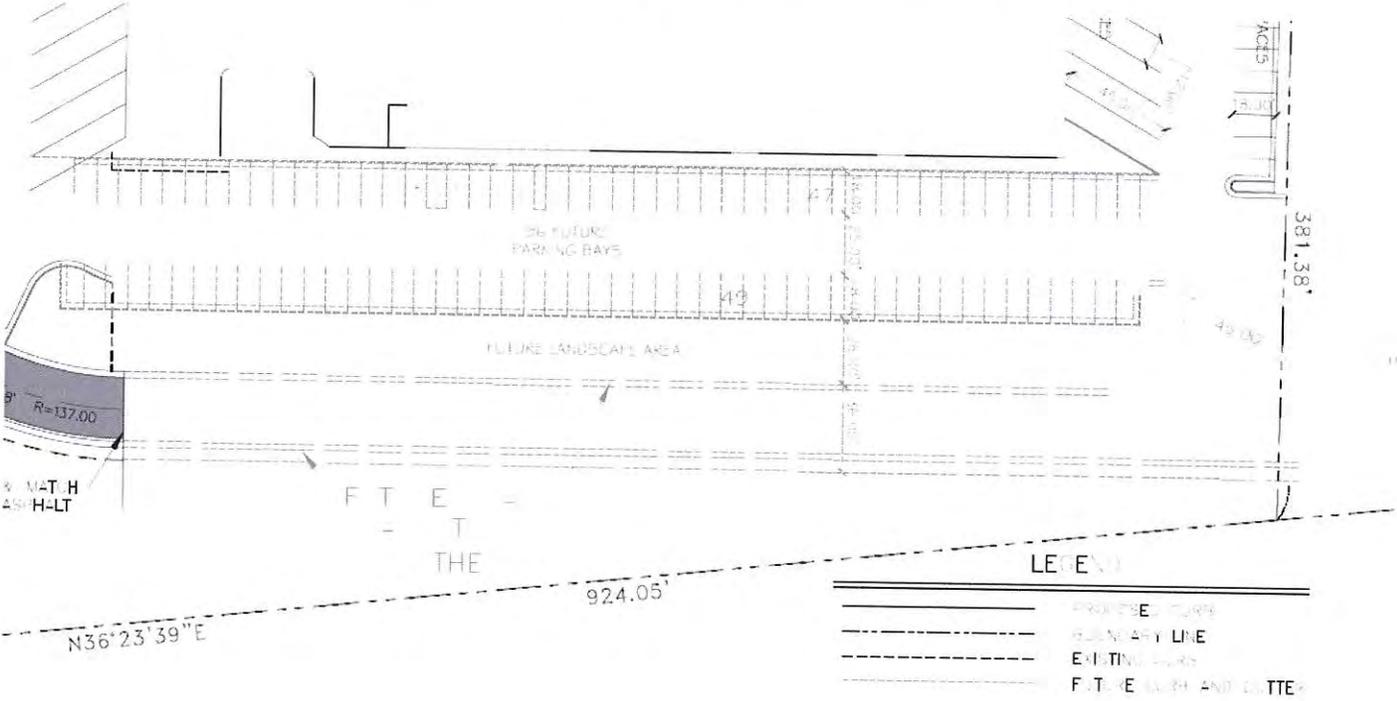
**BROWN CONSULTING ENGINEERS, P.C.**  
 1301  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202

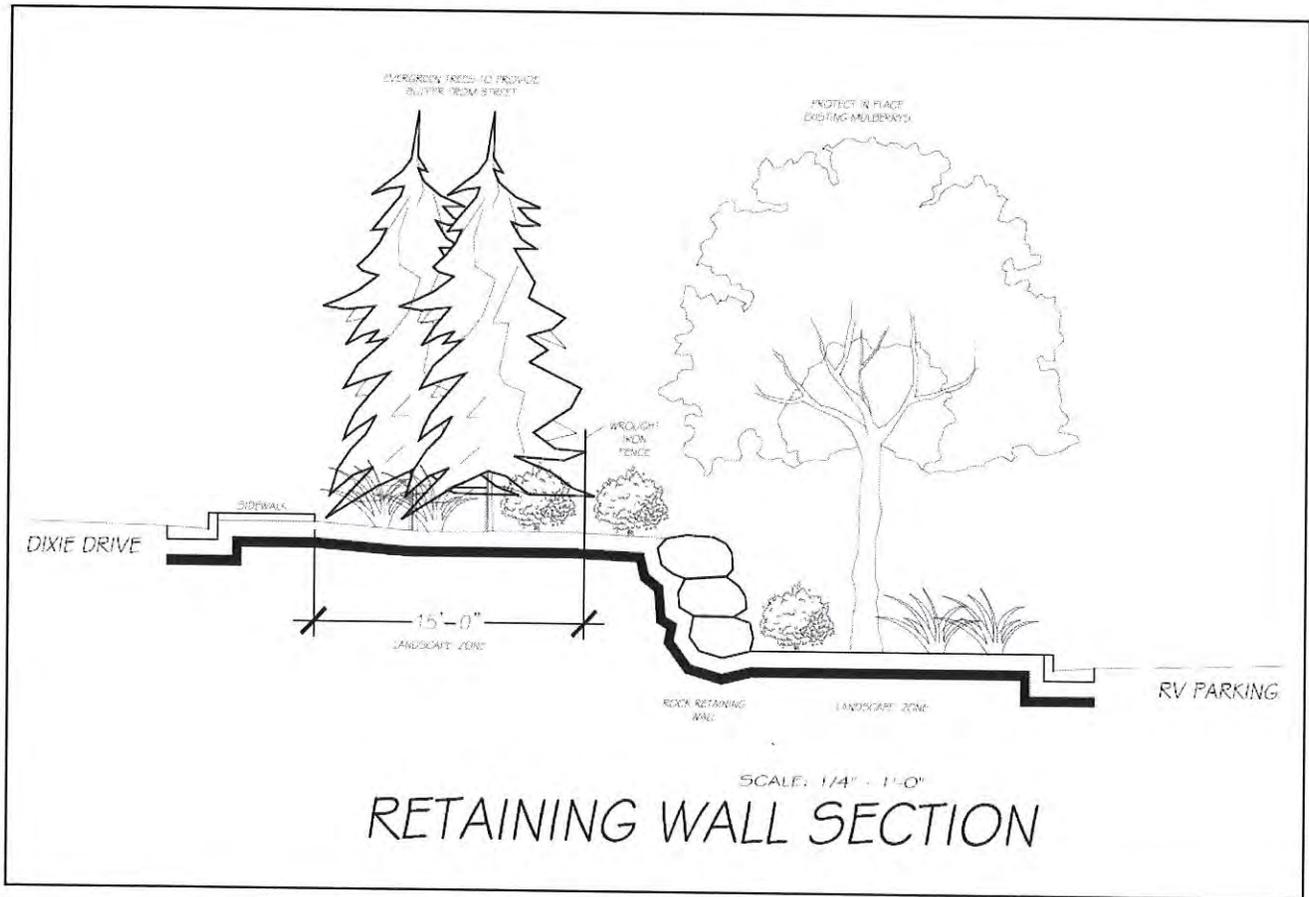
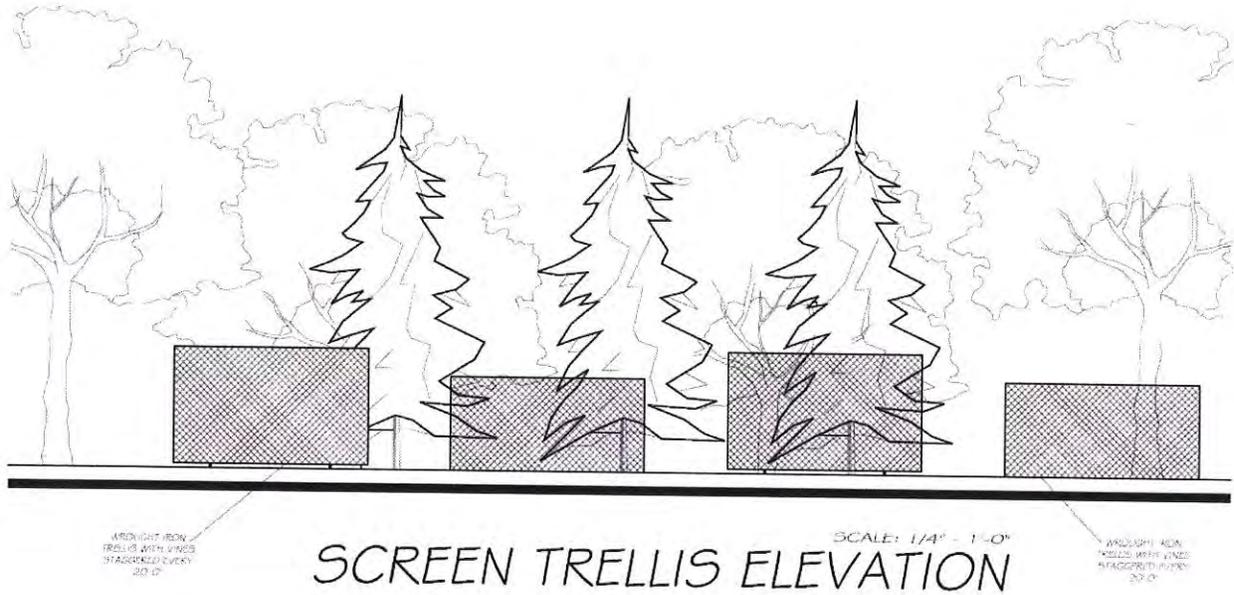
**FUTURE SUNBROOK SELF STORAGE**  
 45 S. ELM DRIVE  
 MAPLE BLVD. SCH  
 LOCATED IN W. 1/4 SEC. 36, T. 11N. R. 85W.  
 ST. LOUIS, MO

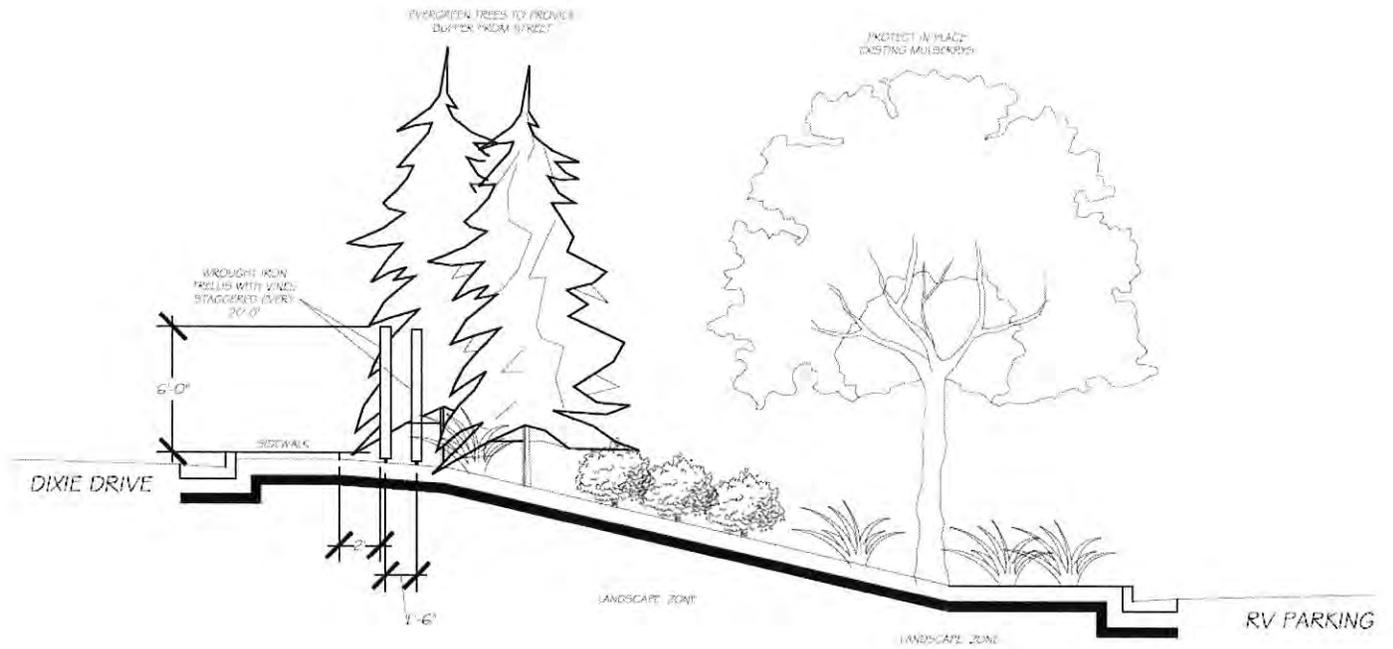
DATE: 07/13/16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 2 OF 2



Portion - Close up - Site Plan Sht. 2







SCALE: 1/4" = 1'-0"  
**SCREEN TRELLIS SECTION**



### Colored Site Plan – RV Storage





# Application

**PD ZONE CHANGE  
 PLANNED DEVELOPMENT (PD)  
 APPLICATION & CHECKLIST**

435-627-1206  
 CITY OF ST GEORGE  
 REC'D: 01/20/16 8/24/2016 2:58 PM  
 AMOUNT: 150.00 PD PLANNING FEES  
 OPER: LTD  
 REF: 1070000  
 PD PLANNING FEES  
 PLANNING FEES: 100.00  
 TEMPORE: 50.00  
 APPL: 0.00  
 CHANGE: 0.00

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: Sunbrook Ranch LLC  
 MAILING ADDRESS: [REDACTED]  
 PHONE: [REDACTED]  
 APPLICANT: Sandra Roman III + Mary Bloch  
 (If different than owner)  
 MAILING ADDRESS: SAME  
 PHONE: SAME CELL: CELL FAX: \_\_\_\_\_  
 EMAIL ADDRESS(ES): MEA PROPERTIES @ GMAIL.COM  
 CONTACT PERSON / REPRESENTATIVE: Mary Bloch  
 (i.e. Developer, Civil Engineer, Architect, if different than owner)  
 MAILING ADDRESS: SAME  
 PHONE: \_\_\_\_\_ CELL: SAME FAX: \_\_\_\_\_  
 EMAIL ADDRESS(ES): \_\_\_\_\_

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

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

**OFFICE STAFF USE ONLY**

CASE #: 2016-<sup>ZCA</sup>20-033 FILING DATE: 8/24/16 RECEIVED BY: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_  
 \*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

**II. ADDITIONAL INFORMATION**

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

1. What is the present zoning on the property? PD COM + PD RESIDENTIAL W/ A 2 PERMITTED VSES - SEE ZONE CHANGE CASE NO. 2008 - ZC - 017
2. What zone or zones are requested by this application? PD COM TO FRONT 6 ACRES TO ACCOMMODATE EXPANDED RV COVERED PARKING
3. Is the zone change in harmony with the present City General Plan? Yes \_\_\_\_\_ No \_\_\_\_\_ ?
4. If no, what does the City General Plan propose for the subject property? PRECEDENT THE G. PLAN  
*(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)*
5. Total acreage of proposed zone change: APPROX 4.0 ADDITIONAL TRACT ACRES
6. Are there deed restrictions against the property that might affect the requested zone change?  
Yes \_\_\_\_\_ No X  
*A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.*
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes X No \_\_\_\_\_ *(SEE ATTACHED SHEETS)*  
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.*  
*IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No \_\_\_\_\_  
Please describe the projected demand for utility services:  
PREVIOUSLY APPROVED FOR 138 UNITS,  
STORAGE, AND RV PARKING

**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 Sunbrook Ranch LLC  
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner SUNBROOK RANCH LLC Phone No. 503-299-1234  
 Contact Person/Representative MARIL A BUREN Phone No. 503-284-2400  
 Licensed Surveyor MARK BEAM Phone No. 503-600-1113

**PD ZONE CHANGE PROCEDURE**

PDC/R AM 'JANUARY'

**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\*

— Approved File SD UNIT

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

Other Submission Documents:

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

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

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

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

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### **Step #3 Planning Commission and City Council Hearings**

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

**Hearing Dates:**

Planning Commission \_\_\_\_\_  
City Council Set Date \_\_\_\_\_  
City Council Hearing Date \_\_\_\_\_  
Council Action \_\_\_\_\_

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

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### **IV. COMMENTS**

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.  
\_\_\_\_\_  
\_\_\_\_\_
2. Until the following information is submitted, your application will be considered incomplete:  
\_\_\_\_\_  
\_\_\_\_\_
3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

### PROPERTY OWNERS LIST DECLARATION

City of St. George

175 East 200 North - St. George, UT 84770 - (435) 637-4000 - www.stgeorge.org

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

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

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

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

**LABELS PREPARED BY:**

County Recorder  
Organization Name

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

Sunbrook Ranches / [Signature]  
Legal Owner/Agent of property

Date: 27 July, 2016

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

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

Signature _____ <u>Sunbrook Ranch LLC</u>	Address _____ <u>517 S. 100 E, office</u>
Signature _____ <u>By: Mark A. Glavin</u>	Address _____ <u>BOUNTIFUL, UT 84010</u>
Signature _____ <u>His manager</u>	Address _____
Signature _____	Address _____
Signature _____	Address _____

Attach additional sheets if necessary for additional owners.

## Reference - Noticing Letter

September 16, 2016

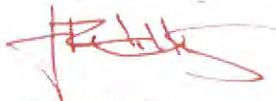
Dear Property Owner within 500' of requested zone change:

The St George City Planning Commission has received a request to consider a zone change amendment to the Sunbrook Ranch Planned Development located at 415 South Dixie Drive. The proposal is to expand the use of RV parking on the balance of the site and to adjust the building layout and site plan to accommodate said expansion. The applicant is Mr. Marv Blosch. Case No. 2016-ZCA-033 (Staff – John Willis)

This request will be heard by the Planning Commission on Tuesday, September 27, 2016 at 5:00 p.m. in the City Hall Council Chambers at 175 East and 200 North. The Planning Commission then makes a recommendation to the City Council who will likely set a public hearing for approximately Thursday, October 21, 2016 at 5:30 p.m. You will be notified of the exact date.

Please note that modifications to the request may be made to accommodate potential issues or concerns by the applicant, staff, Commission, or Council. This hearing is open to the public and you are cordially invited to attend and express your opinions regarding the proposed zone change. Written comments are also welcome and should be submitted at least one day prior to the public hearing to: Community Development Department, City of St. George, 175 East 200 North, St. George, UT 84770

Sincerely,



John R. Willis  
Planning & Zoning Manager  
john.willis@sgcity.org  
(435) 627-4235

**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 Resource Office, (435) 627-4671, at least 24 hours in advance if you have special needs.

## Graphic Accompanying Notice Letter



# ITEM 3A

## Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### AMENDING A FINAL SUBDIVISION PLAT

**Lot 16 of Meadow Valley Farms Phase 2 Amended**

**Lot 80 of Meadow Valley Farms Phase 7**

Case No. 2016-LRE-017

**Request:** Consider amending two Residential Final Subdivision Plats

**Representative:** Roger Bundy, R&B Surveying  
257 Prickley Pear Drive  
Washington, UT 84780

**Property:** Located 2482 East 3910 South (Little Valley Area)

**Zone:** RE-20

**Staff Comments:** The purpose of this Final Subdivision Plat Amendment is to adjust the Lot line between Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7. Lot 16 will be enlarged in size and Lot 80 will be reduced in size. There is a public utility and drainage easement located between these lots that needs to be vacated (approved by JUC), with a new public utility and drainage easement will be created on the new lot line. 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 HEARD AS A PUBLIC HEARING AND CONSIDERED AS AN ORDINANCE

**Staff Recommendation:** Recommend APPROVAL to City Council of this Final Subdivision Plat Amendment for Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7.



# ITEM 3B

## Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### AMENDING A FINAL SUBDIVISION PLAT

**Lot 1020 and 1021 of The Ledges of St. George Phase 10**

Case No. 2016-LRE-018

- Request:** Consider Amending a Residential Final Subdivision Plat
- Representative:** Roger Bundy, R&B Surveying  
257 Prickley Pear Drive  
Washington, UT 84780
- Property:** Located at 2209 West Reserve Circle (Ledges Development)
- Zone:** PD-R
- Staff Comments:** The purpose of this Final Subdivision Plat Amendment is to merge Lot 1020 and 1021, making it one lot. Lot 1020 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 HEARD AS A PUBLIC HEARING AND 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.



## ITEM 4

### Subdivision of 10 Lots or Less without a Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

SUBDIVISION OF 10 LOTS OR LESS WITHOUT A PLAT

**Dale Jones (SG-5-2-31-31211)**

Case No. 2016-LRE-019

- Request:** Consider a Subdivision of 10 Lots or less without a Plat
- Representative:** Adam Allen, Bush and Gudgell  
205 E. Tabernacle St., Suite 4  
St. George, UT 84770
- Property:** Located on the southeasterly side of Sunland Drive, east of the car dealerships and south of Furniture Row (at approximately 250 East and 1300 South).
- Zone:** C-3
- Staff Comments:** The applicant would like to create two commercial building lots out of the one lot they currently own. This subdivision of land is in accordance with the State's and City's Code sections. Public Utilities and Drainage Easements are being granted at all property lines. This current lot is fronted by a public roadway. The proposed lots sizes are: Lot 1 = 4.837 Acres and Lot 2 = 3.50 Acres.
- All aspects of this Subdivision of 10 Lots or less without a Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff), Water Services Staff and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals.
- This Subdivision of 10 Lots or less without a Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL to City Council of this Subdivision of 10 Lots or Less without a Plat for Dale Jones (SG-5-2-31-31211).



# ITEM 5A

## Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### FINAL SUBDIVISION PLAT

#### **Riverside Cliffs Subdivision Phase 3**

Case No. 2016-FP-040

- Request:** Consider a 13 Lot Residential Final Subdivision Plat
- Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790
- Property:** Located at approximately 1930 East and 1270 South (between the Virgin River and Riverside Drive)
- Zone:** R-1-8
- 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 riverside Cliffs Subdivision Phase 3 and authorize the Chairman to sign.





# ITEM 5B

## Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

### FINAL SUBDIVISION PLAT

#### **Stone Cliff Phase 14**

Case No. 2016-FP-062

- Request:** Consider a 13 Lot Residential Final Subdivision Plat
- Representative:** Ried Pope, L.R. Pope Engineering  
1240 East 100 South #15-B  
St. George, UT 84790
- Property:** Located at approximately 2500 East and 1760 South (Granite Way in Stone Cliff)
- Zone:** PD-R
- 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 Stone Cliff Phase 14 and authorize the Chairman to sign.



# ITEM 6 Reduced Setback

PLANNING COMMISSION AGENDA REPORT: 09/27/2016

REDUCED SETBACK - AAA Disaster Services  
Case No. 2016-RS-003

- Request:** Consider the reduction of the required side yard setback located along the south property line from ten feet (10') to zero feet (-0'-)
- Reference:** Recently on June 2, 2016, a zone change was approved by City Council for this same site (Case No. 2016-ZC-021).
- Representative:** Mr. Curt Bracken
- Business:** AAA Disaster Services
- Purpose:** This request would allow development of an equipment warehouse .
- Location:** 476 E Riverside Drive
- Acreage:** 4.63 acres
- Zoning:** C-3 (General Commercial)
- Ordinance:** Setbacks; 10-10-4: Area, Setback and Height Requirements:

	C-1	C-2	C-3	C-4
Minimum yard setbacks from property line:				
Front <sup>2</sup>	20 feet	20 feet	20 feet	0 _ 10 feet
Side <sup>1,2</sup>	10 feet	10 feet	10 feet	0 _ 10 feet
Side facing a street on corner lot <sup>2</sup>	20 feet	20 feet	20 feet	0 _ 10 feet
Rear <sup>1</sup>	10 feet	10 feet	10 feet	None

Notes:

➔ 1. **Side** and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the planning commission determines such setback is unnecessary.

2. The C-4 zone has 0 front and side setbacks. Parking is required to be in the rear or side of the building, and not in the front of the building, unless access to the side or rear is not feasible. All buildings shall be built within 10 feet of the front property line.

When abutting a residential zone there shall be a minimum setback of ten feet (10') with

an additional setback for buildings or structures over fifteen feet (15') in height based on a one to one (1:1) ratio; whereas, for each additional foot in height requires an additional setback foot from the property line.

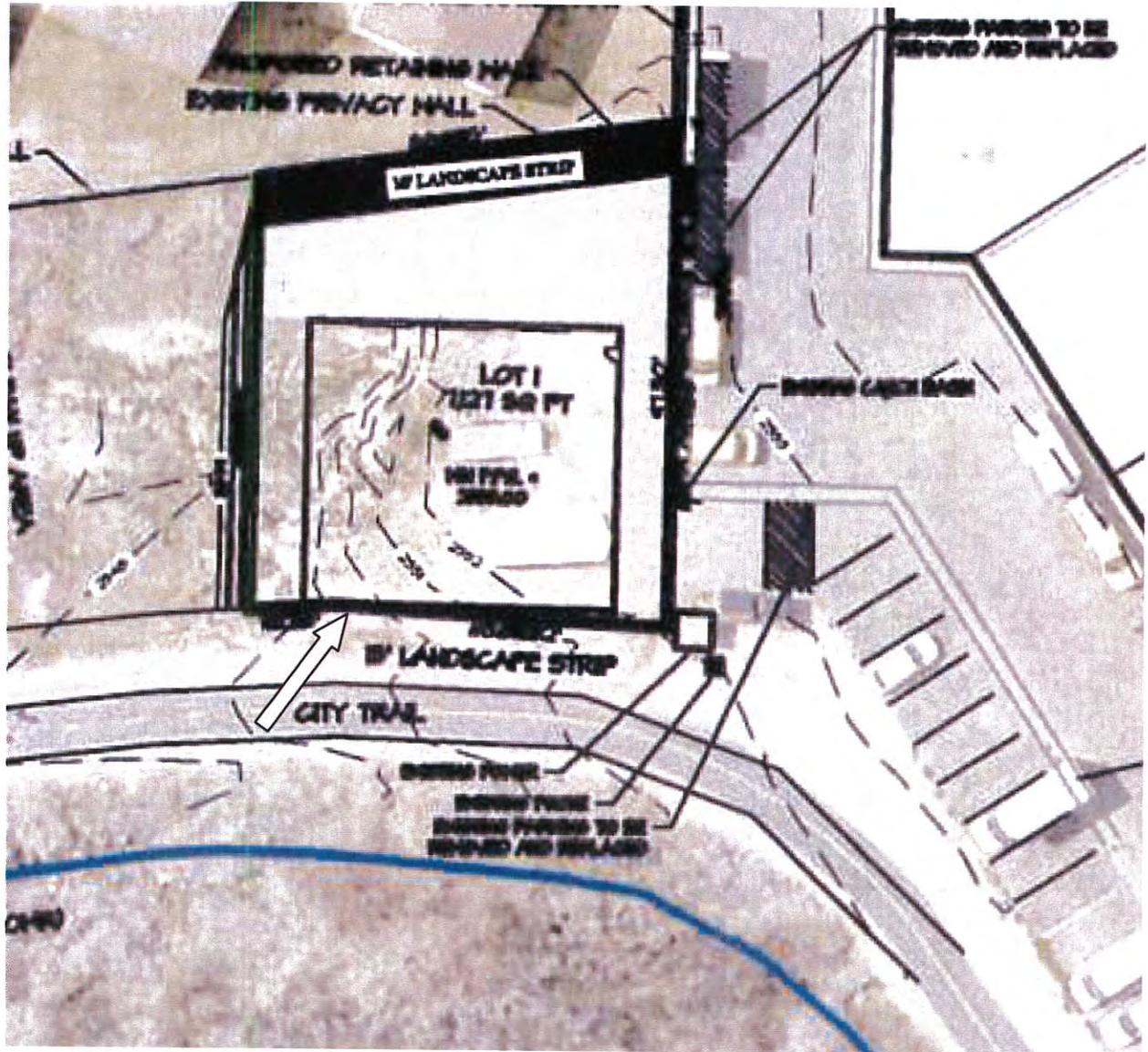
**Parking:** Staff will review the parking requirements for this site (*which is 1:1,000 for the building & calculate the number of spaces allowed outside; per ordinance*)

**Comments:** A reduced setback may be approved by the Planning Commission. This request would not go to the City Council.

**Options:** The Planning Commission may make a motion to:

1. Approve the request for the reduced setbacks as presented (Only the PC is required to approve) with comments and conditions:
  - a. Approve a zero foot (-0'-) side yard setback behind the work area.
  - b. Obtain a building permit.
2. Deny the request for the reduced setbacks as presented because \_\_\_\_\_  
(*state reason*).





# Application

**REDUCED SETBACK  
APPLICATION**



FILE #: 2016-RS-003 FILING DATE: 9/14/16 RECEIVED BY: [Signature]  
FEE: No Fee FEES PAID: N/A RECEIPT #: N/A

Note: The City of St. George Zoning Ordinance; Chapter 10 Commercial Zones, Section 10-10-4: Area, Setback and Height Requirements requires ... *Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the Planning Commission determines such setback is unnecessary.*

## APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: St. George City

MAILING ADDRESS: 175 E 200 North

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

APPLICANT: AAA Disaster Services - Curt Brecken  
(If different than owner)

MAILING ADDRESS: 476 E. Riverside Dr. Suite A-2

PHONE: \_\_\_\_\_ CELL: [REDACTED] FAX: \_\_\_\_\_

CONTACT PERSON/REPRESENTATIVE: \_\_\_\_\_  
(If different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

## PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: 467 E. Riverside Dr.

ASSESSOR'S PARCEL NUMBER(S): SG-5-2-31-22040

ZONING: C-3 Comm GENERAL PLAN: CM Commercial

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

EXISTING USE: Open Space  
Use of property and/or Buildings

PROPOSED USE: Equipment Storage Building  
Use of property and/or Buildings

**SUBMITTAL "CHECK LIST"**

YES	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Completed General Information form (page one of this application)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Written text (Project proposal / narrative)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Colored elevation drawing(s) showing all four sides of proposed buildings, and photo simulations, if applicable.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Color and materials board, or approved equivalent, as required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Three (3) full sets of plans that include a fully dimensioned colored site plan, floor plan, landscape plan, grading plan, and elevations for all sides of the buildings. The scale should be no smaller than 1" = 20' for the site plan, and 1" = 4' or 1" = 8' for the floor plan and elevations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. 8 1/2 x 11 reduced copy of site plan, floor plan, grading plan, and elevations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Optional: Provide mailing labels for adjacent neighbors.

**SITE PLAN INFORMATION**

Please include the following information on your site plans

YES	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Current address of project, plat name, assessor parcel number(s), and the applicant's and plan preparer's name, address, phone and fax numbers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. North arrow and scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Property lines, with dimensions, and the location, width, and description of any easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Existing and proposed streets, including names, centerlines, widths, and existing and future rights of way and improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Show existing fire hydrants within 300 feet of the project site. Indicate any proposed fire hydrants.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Show proposed Fire Department vehicle access lane(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Show and dimension all existing and proposed buildings and structures, and indicate existing features to be removed. Show distances between buildings and distances from buildings to property lines, and indicate required and proposed building setback lines. Show any nearby buildings within 30 feet of the subject property lines. Indicate proposed walls, fences. Trash enclosures, utility vaults, mechanical equipment, accessory buildings, paved areas, tanks, or other site features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Show proposed and existing parking, driveways and access points, both on-site and off-site within the vicinity. Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, and indicate handicapped accessible spaces. Indicate one-way and two-way drive aisles.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Show any significant natural features such as rock outcroppings and water courses.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Show proposed landscaping, including quantity, location, variety, and container size; a separate <b>landscaping plan</b> may be submitted instead of showing this information on the site plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

YES	N/A		
—	✓	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, and utility poles.
✓	—	14.	Show existing contour lines and proposed contour lines indicating finished grade on the site; a <b>grading plan</b> 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 <b>legend</b> on the site plan that includes: <ul style="list-style-type: none"> <li>a. Current zoning</li> <li>b. General Plan</li> <li>c. Any proposed changes in zoning or general plan</li> <li>d. Total lot square footage</li> <li>e. Total building square footage</li> <li>f. Lot coverage</li> <li>g. Setbacks</li> <li>h. Building height</li> <li>i. Parking (show calculations)</li> <li>j. Open Space</li> <li>k. Landscaping (show calculations)(%)</li> <li>l. Proposed use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within all buildings).</li> <li>m. For multifamily residential projects, include the unit type, number of bedrooms, square footage per unit, and the unit mix.</li> <li>n. Indicate the intended occupancy type of all buildings</li> <li>o. Identify building sprinkled and nonsprinklered.</li> </ul>

**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.

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

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3. The applicant has the ability and intention to utilize said REDUCED SETBACK (RS) within twelve (12) months from date of final approval; and the applicant understands this RS 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 RS 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.

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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.

### 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

9-13-16

Date

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Signature

Date