

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, **October 11, 2016**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

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) *Note: Tabled at 9/27/2016 PC meeting – pending materials submittal*

2. **GENERAL PLAN AMENDMENT (GPA)** *(Public Hearing)*

Consider a General Plan Amendment to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 6 acres. The property is located at approximately 1900 East Riverside Drive. Case No. 2016-GPA-013 (Staff – John Willis)

3. **ZONING REGULATION AMENDMENT (ZRA)**

Consider a zoning regulation amendment to add portions of two streets to Section 10-10-5-H.6 'Streets Designated' to allow lots for automobiles and similar vehicles (automobiles, RV's, boats, trailers, motorcycles, ATV's, etc). This area is located in the Atkinville Master Plan. The master plan refers to the C-2 zoning for permitted uses. The C-2 zoning has specified specific streets for the sale of automobiles. These streets are not listed; therefore, the applicant is requesting the additional streets. The applicant is Sun River Commercial Properties, LC. Case No. 2016-ZRA-003 (Staff – John Willis)

4. **HILLSIDE PERMIT (HS)**

A. Consider a request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of a hospital parking lot. Located east of **Medical Center Drive**. The representative is Mr. Mark Babbitt, Great Basin Engineering. Case No. 2016-HS-003. (Staff – Ray Snyder)

- B. Consider a request for a Hillside Development Permit to allow placement of retaining walls within the ridgeline setback area south of Lots 68, 69, 74, and 75, and east of Lot 64, and a request for a thirty foot (30') ridgeline setback in place of the original thirty-five foot (35') conditioned in 2005. This is for **Riverside Cliffs Phase 4** residential subdivision (*Lots 51 thru 75*). Located south of Riverside Drive in the vicinity of the intersection of Riverbend Drive and Riverside Drive. The representative is Mr. Alan Hall, Rosenberg Associates. Case No. 2016-HS-004. (Staff – Ray Snyder)

5. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for nine (9) lot residential subdivision called “**Crimson Shadows**” located at approximately 2500 East and 2070 South. The property is zoned RE-20 and RE-12.5. The representative is Mr. Rick Meyer, Bush and Gudgell. Case No. 2016-PP-028 (Staff Wes Jenkins)
- B. Consider approval of a one (1) lot commercial subdivision called “**Riverside Center**” located at 476 E Riverside Drive. The property is zoned C-3 (General Commercial). The representative is Mr. Curt Bracken, AAA Disaster Services. Case No. 2016-PP-029 (Staff Wes Jenkins)
- C. Consider approval of a preliminary plat for an eighty-one (81) lot residential subdivision called “**Villas at Sun River**” located at approximately 4500 South and Arrowhead Canyon Drive. The property is zoned PD-R (Planned Development Residential). The representative is Mr. Scott McCall Case No. 2016-PP-030(Staff Wes Jenkins)

6. **FINAL PLAT (FP)**

Consider a thirty (30) Lot Residential Final Subdivision Plat for “**Meadow Pointe Subdivision.**” The property is zoned R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot sizes) and is located at approximately 2800 East and 450 North. The representative is Mr. Michael Purdy, Cornerpoint, Professional Land Surveys. Case No. 2016-FP-041. (Staff - Wes Jenkins)

7. **FINAL PLAT - ROADWAY VACATION**

Consider a Final Plat Roadway Vacation for “**Deserts Edge Drive Roadway Vacation.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes) and is located at approximately 3380 East from 6100 South to 6270 South. The purpose of this roadway vacation is to give back extra roadway to the adjoining property owner. Although a pedestrian/bike trail was originally designed to run along the westerly portion of the road in a northerly/southerly direction, it's since been agreed to be moved to a different location making this portion unnecessary. This is a 10.00 foot wide strip to be retained by the City as a Public Utilities and Drainage Easement, but the ownership will revert back to the land owner.

8. **OTHER BUSINESS**

- A. Training – A training session occurred with staff and two (2) new Planning Commissioners; David Bragger and Dannielle Larkin on Tuesday October 4, 2016.

- B. Joint Work Meeting - Tentatively a joint work meeting is planned between the City Council and the Planning Commission for Thursday October 27th (*during a regular scheduled council workshop meeting*). The discussion will be the Active Transportation Plan.

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 - Amendment

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

PLANNING COMMISSION AGENDA REPORT: **10/11/2016**

ZONE CHANGE AMENDMENT

DRMC-IHC – Cancer Center

Case No. 2016-ZCA-034

- Background:** This item was tabled at the September 27, 2016, Planning Commission meeting to allow the applicant time to return with a materials and colors board. Staff made the presentation and the public comment period was opened and closed.
- Request:** The St George City Planning Commission 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. 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.

PC -2
2016-ZCA-034
Cancer Center

Background: This item was tabled at the September 27, 2016, Planning Commission meeting to allow the applicant time to return with a materials and colors board. Staff made the ZCA presentation and the public comment period was opened and closed.

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

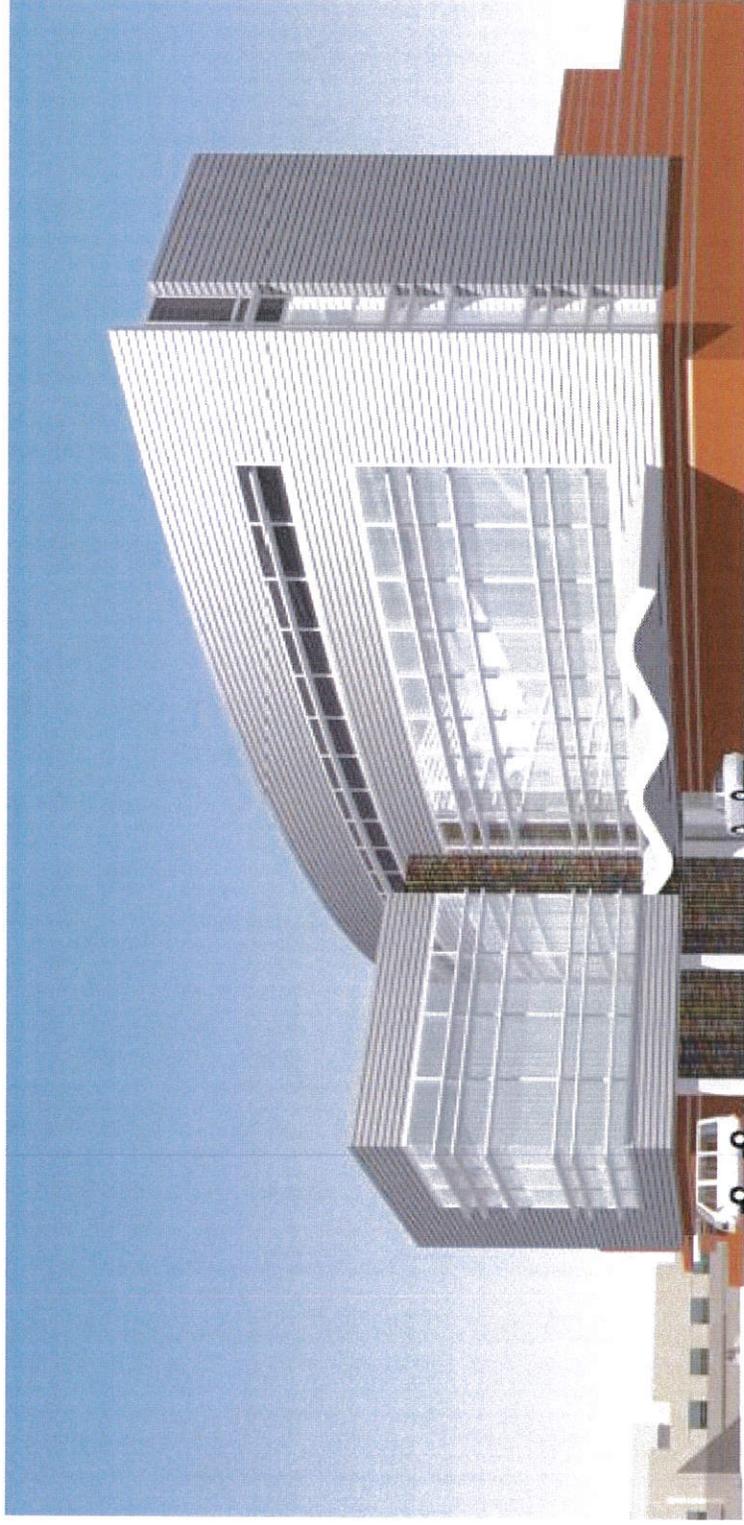
Representative(s): Mr. Steve Kelly, Project Manager / Mr. Mark Babbitt, Great Basin Engineering / Mr. Scott Wycott, Strategic Planner

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)

Building: Three story, 64 ft. high, 118,000 sq. ft. building



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, appearing to read 'Mark Babbitt', is written over a horizontal line.

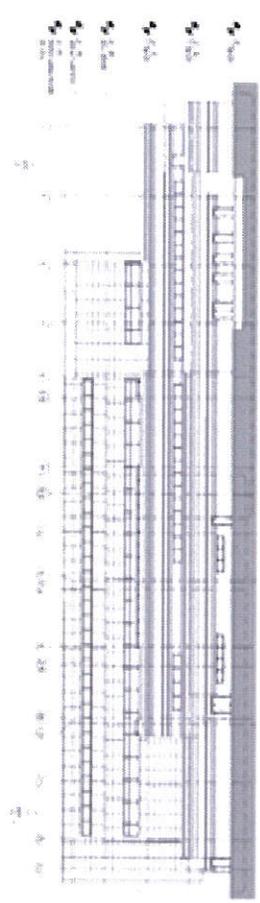
Mark Babbitt, PE
Principal

2D Elevations

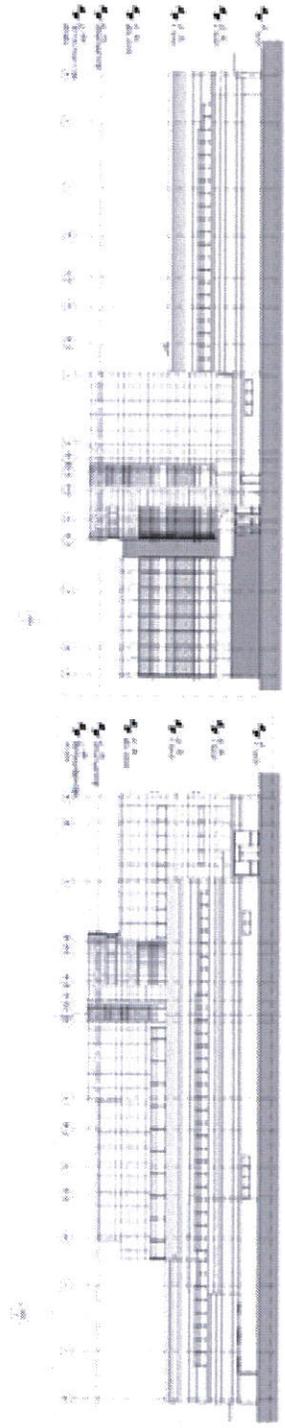
HR

ARCHITECTURE

Intermountain
Healthcare
INTERMOUNTAIN
CANCER CENTER
MEDICAL OFFICE BUILDING
SOUTH EAST CORNER

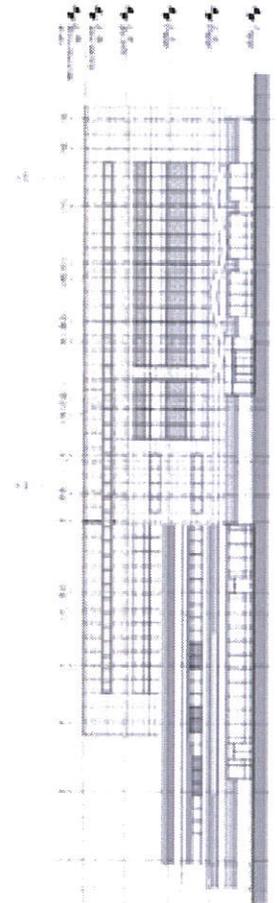


01 - CONSULTATION ROOM



02 - CONSULTATION ROOM

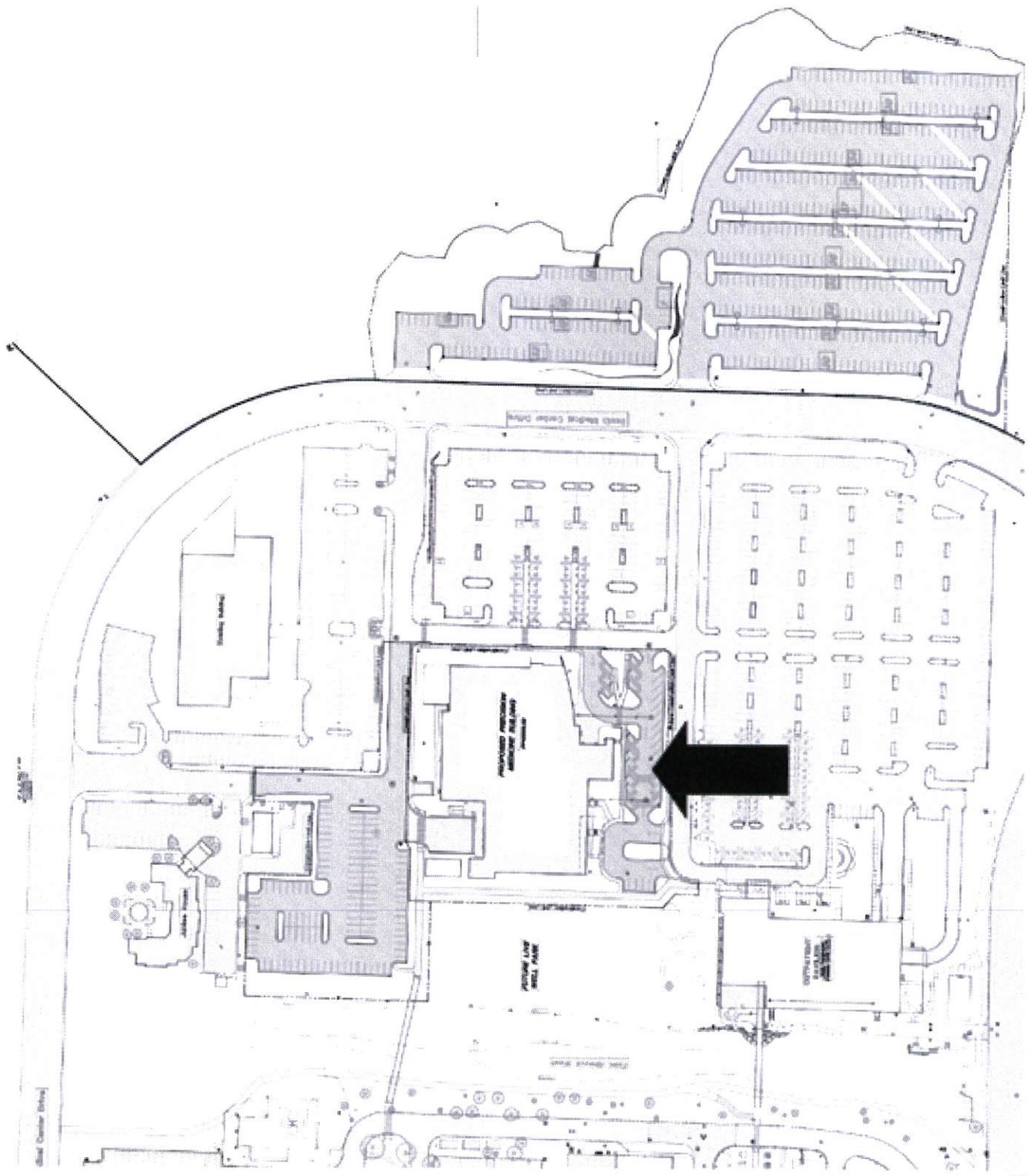
03 - CONSULTATION ROOM

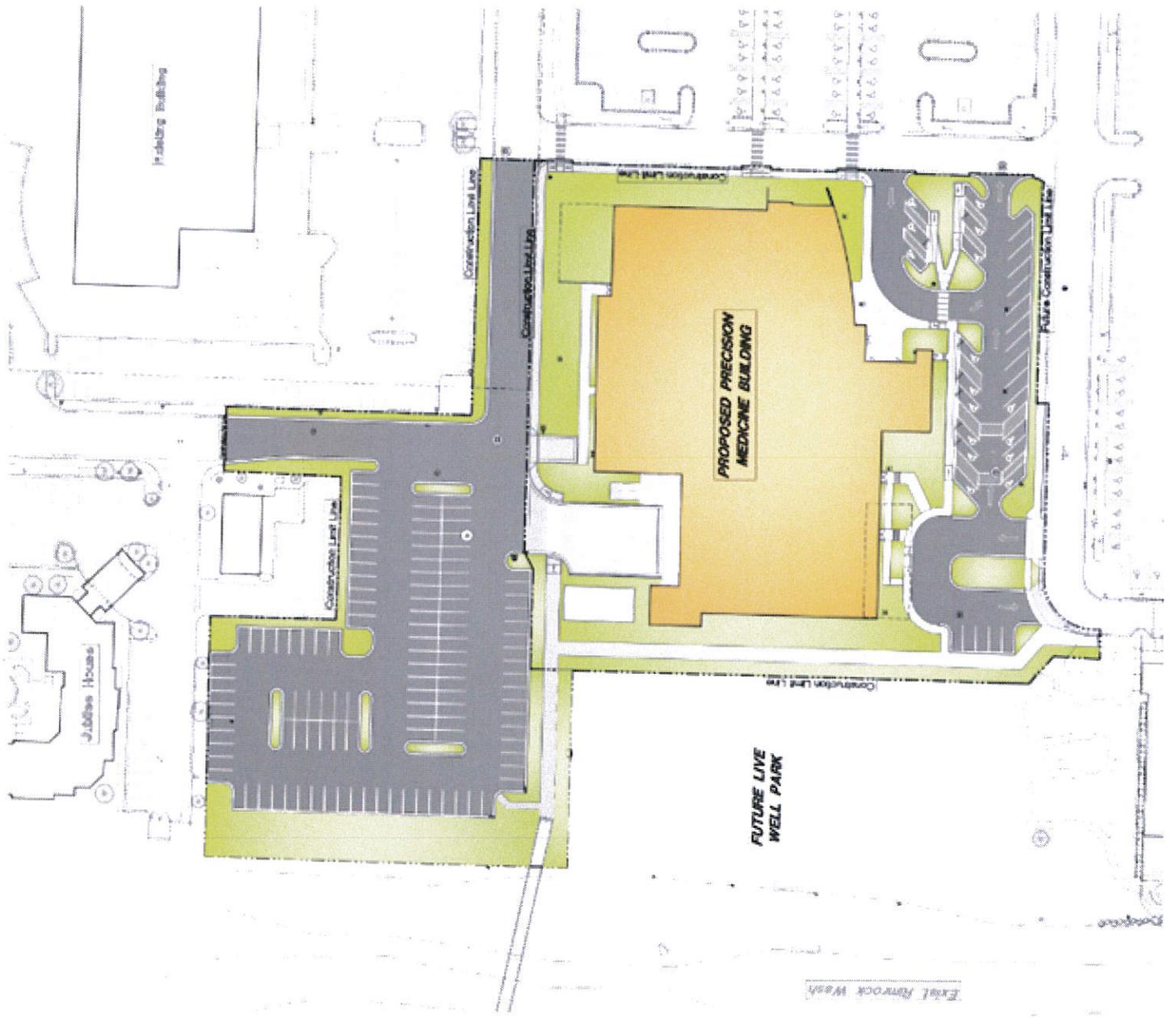


04 - CONSULTATION ROOM

OVERALL EXTERIOR
ELEVATIONS

A201





Landscape Plan





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	32 STALLS
20+(2177-1000)/100 = 20+12	
(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

ITEM 2

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Riverside – Appr. 1900 East Riverside Drive

Case No. 2016-GPA-013

- Request:** Consider a General Plan Amendment to amend the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 6 acres. The property is located at approximately 1900 East Riverside Drive.
- Background:** Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.
- Applicant:** DDS Consulting, LLC
- Property Owner:** Res-Ut One LLC
- Area:** 6 acres
- Location:** The property is located at approximately 1900 East Riverside Drive.
- Current Zone:** R-3 (Multifamily)
- Current General Plan:** MDR (Medium Density Residential)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Narrative:** The applicant proposes to modify the General Plan Land Use Map to support development of a commercial project. The COM (Commercial) land use designation supports C-1, C-2, C-3, and PD-C (Planned Development) zoning districts
- Comments:** What is being considered is whether the current land use designation is appropriate or should it be changed to COM. Several new multifamily projects in the area have been approved. In addition to the existing multifamily in the area, the new projects in the vicinity will result in

several hundred multifamily family units. Given the amount of multifamily, staff does not foresee an issue reducing the amount of multifamily in the area.

Zone Change

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

SPR

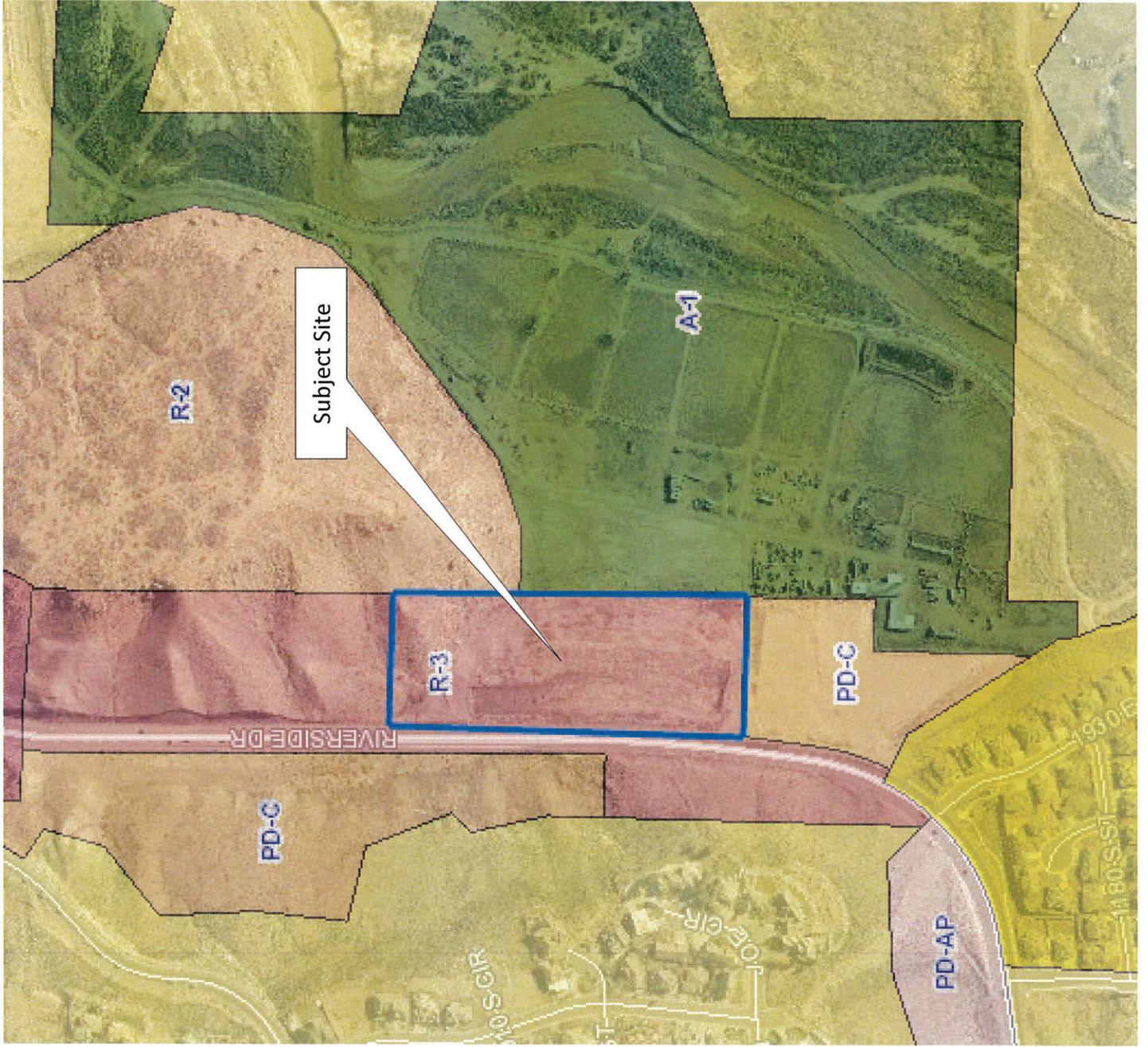
If the GPA is approved by the City Council and a ZC is approved by council then as a part of the process a SPR (Site Plan Review) application will have to be submitted and civil engineering plan review will be made by staff.

2016-GPA-013

MDR to COM

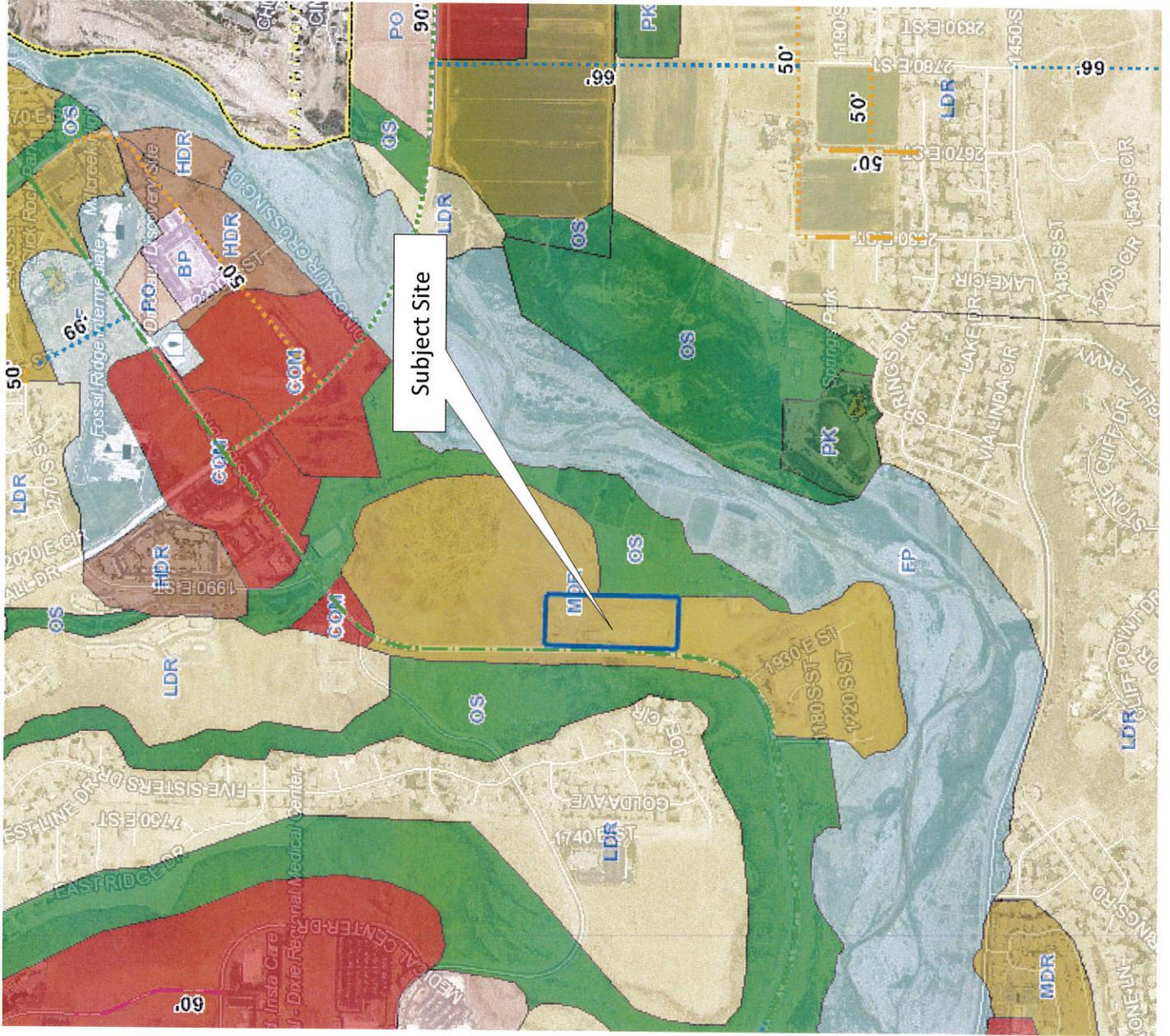


Subject Site



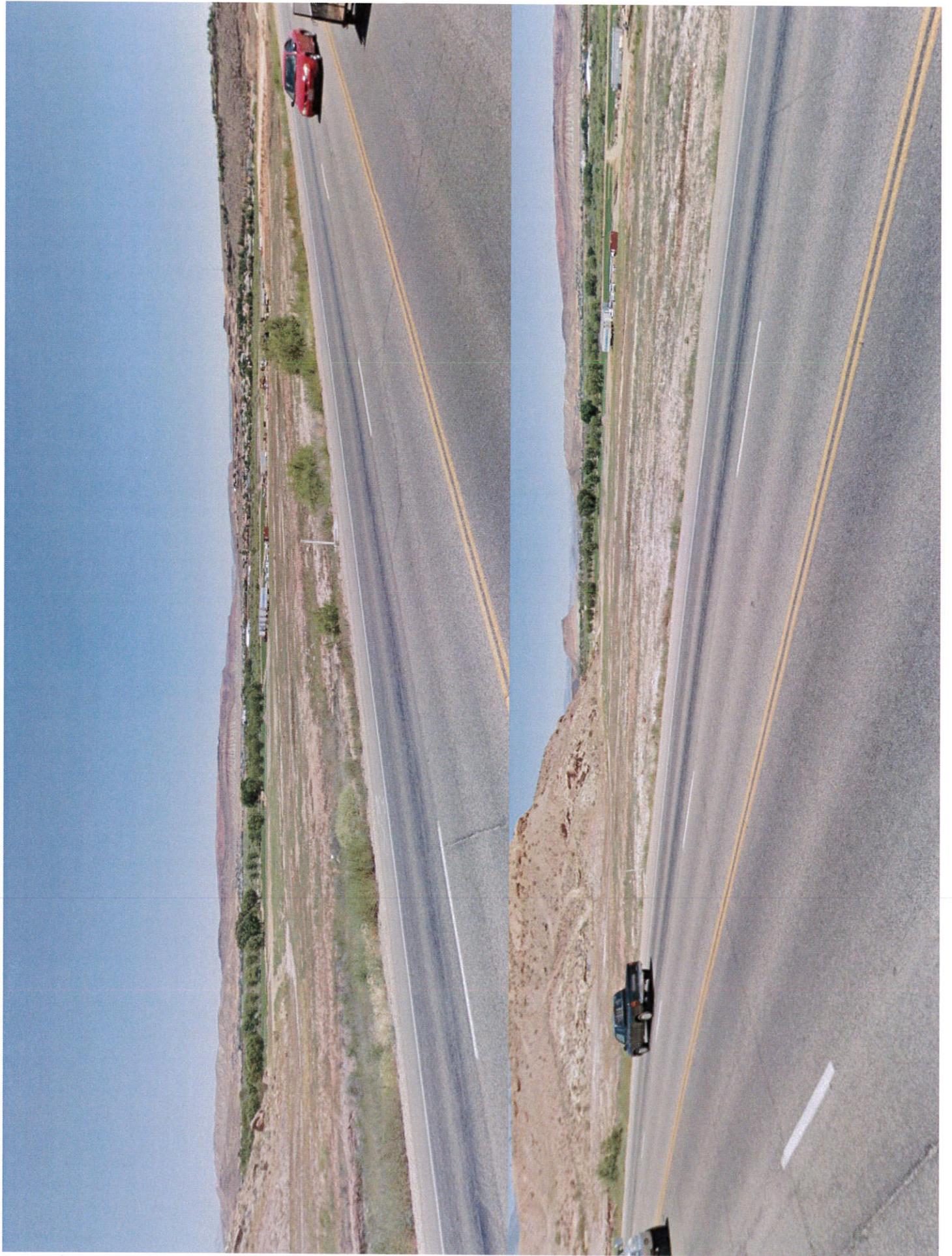
Current Zoning

Current General Plan Land Use



Applicants Proposal







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

ITEM 3

Streets – Auto Sales

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

AMENDMENT TO ZONING REGULATIONS - PUBLIC HEARING

Case No. 2016-ZRA-003

Request: Proposed amendment to Title 10, Chapter 10 “Commercial Zones,” Section 5 (10-10-5) “Special Provisions,” Section 10-10-5-H.6 “Streets designated.”

Purpose: To add two new streets to Section 10-10-5-H.6.

Applicant: Sun River Commercial Properties, LC

Representative: Scott McCall

Background: This is a request to add portions of two streets to the ordinance to allow sales lots for automobiles and similar vehicles (automobiles, RV’s, boats, trailers, motorcycles, ATV’s, etc). This area is located in the Atkinville Master Plan. The master plan refers to the C-2 zoning for permitted uses. The C-2 zoning has specified specific streets for the sale of automobiles. These streets are not listed; therefore, the applicant is requesting the additional streets.

Proposed Changes:

(Items to be removed have been stricken through)

(Items to be added / changed are underlined and in bold text)

Section 10-10-5-H-6 to be revised to add two streets

H. Sales Lots for Automobiles And Similar Vehicles: Sales lots for automobiles, RVs, boats, trailers, motorcycles, ATVs, and similar vehicles shall be fully improved to comply with current city standards, including fully paved display area, permanent sales office built to the current building code, landscaping, streetlights and permanent signage. The following additional standards shall also apply:

1. Minimum Parking Requirements:

- a. Customer Parking: Every sales lot for automobiles and similar vehicles shall have a minimum number of parking spaces specifically designated for customer parking. Customer parking spaces shall be clearly striped and marked by an upright pole sign placed at the top of each customer parking space stating that the space is designated for customer parking. These spaces shall not be used for parking vehicles which are

for sale or for the display of any merchandise. The minimum number of customer parking spaces shall comply with the parking requirements set forth in chapter 19 of this title.

- b. **Parking Vehicles Which Are For Sale:** All automobiles and other vehicles which are for sale at the auto lot shall be parked in the automobile showroom or in a parking space which is specifically designated for displaying merchandise for sale. All vehicles for sale shall be parked and stored solely within the automobile lot. The maximum amount of automobiles which an automobile sales lot is permitted to display for sale shall be based on the amount of approved stalls for noncustomer parking. Noncustomer parking stalls shall not be required to be striped.
2. **Minimum Lot Width:** Minimum lot width for one side shall be one hundred feet (100') of frontage on a public street.
3. **Building Required:** A permanent, enclosed building is required on the site of the auto sales lot which is devoted exclusively to the auto sales business. The building shall be large enough to accommodate the office of the dealership and shall provide restroom facilities. The building or structure shall provide a safe place to keep the books and other records of the business.
4. **Display Pads:** Display pads for cars may project into the fifteen foot (15') landscaped area up to ten feet (10') and shall be limited to two (2) display pads (each pad no larger than necessary to accommodate 1 car in any directional orientation) per one hundred (100) linear feet of display frontage.
5. **Landscape Replacement:** Landscape square footage removed for the display pads shall be replaced with the same square footage elsewhere on the site and noted on the plans.
6. **Streets Designated For Automobile Sales Lots:** Automobile sales lots shall only be permitted in the zone where it is a designated permitted use as set forth in this code and shall only be permitted on the following specified streets within the city:

Astragalus Drive (north of the underpass, approximately 3400 feet in length to the North end of the old 'Welcome Center' parcel),

Blackridge Drive,

Bluff Street,

Convention Center Drive,

Hilton Drive,

Parcel located at 150 East 1160 South,

Pioneer Road (from Bluegrass Way and the south boundary of the Riverstone residential subdivision)

Red Hills Parkway from 1000 East to the Washington City boundary,

St. George Boulevard (excluding the historic district overlay zone),

700 South from the east side of I-15 to River Road,

Sunland Drive,

Sunset Boulevard.

7. Historic District Overlay Zone: Car lots shall not be permitted within the historic district overlay zone as specifically described in subsection 10-13C-3B of this title.
8. Minimum Landscape Requirements: All car lots shall comply with minimum landscape requirements as set forth in this code for commercial developments.

The reason for the proposed Ordinance amendment is:

The owner wishes to add auto sales and service use to the parcels adjacent to the abovementioned street segments.

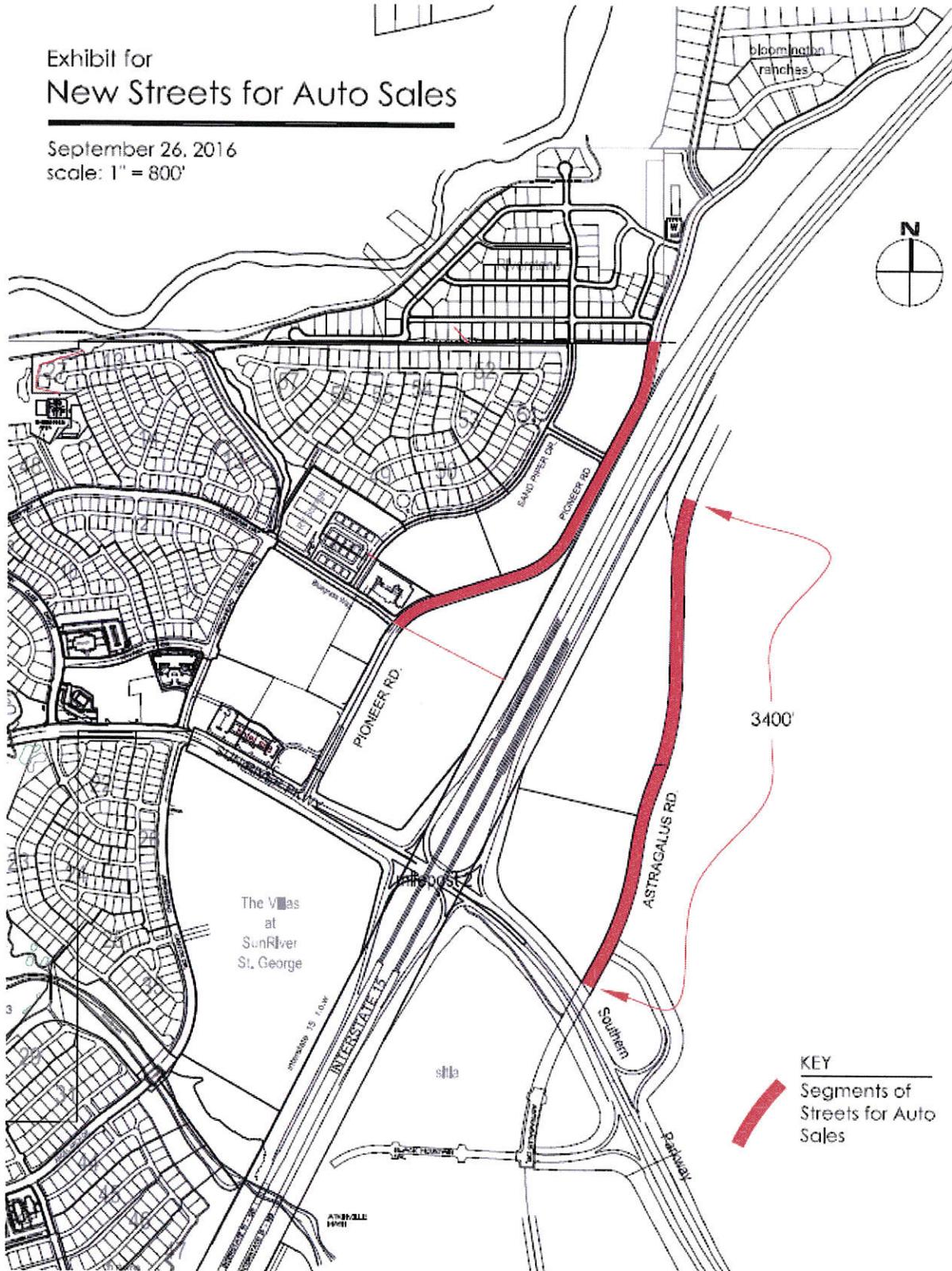
These parcels are suitable and compatible for auto and auto related sales and would be developed as new, modern facilities with ample landscaping and buffering.

The affected parcels are all part of the Atkinville Interchange PD and would be subject to a complete architectural and site plan review.

These parcels were previously entitled with auto sales and service until 2012 when the City Council limited auto sales and service to a list of specific streets and street segments. This was done to add a control to the unchecked proliferation of used car lots around the City which, at the time, were quickly springing up at every old fast-food site and various C-2 zoned parcels. This would not be an issue on the parcels proposed because any auto sales project would be purpose-built and subject to PD requirements for design and maintenance.

Exhibit for New Streets for Auto Sales

September 26, 2016
scale: 1" = 800'

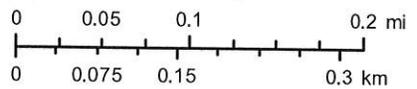


KEY
—
Segments of
Streets for Auto
Sales



October 3, 2016

1:7,000



Genna Singh

From: Cameron Ferguson [REDACTED]
Sent: Wednesday, October 05, 2016 5:16 PM
To: Genna Singh
Subject: Proposal to Amend Ordinance 10-10-5-H. Please add to the October 11, 2016 Hearing Packet

To: City Planning Commissioners

BACKGROUND

Sun River Development originally proposed three zoning amendments for land next to and near Sunriver which were presented to the Planning Commission on August 23, 2016. The first two involved rezoning a parcel of land from residential to commercial and requesting a height variance for a five story hotel. The Planning Commission recommended granting those proposals and the City Council agreed. The third proposal was a request to approve the use of auto sales and services on four tracts of land, two located on the west side of Interstate 15 and two located on the east side of Interstate 15.

The Planning Commission unanimously disapproved this third request upon the grounds that auto sales were an incompatible use next to and near the Sunriver residential community. The City Council postponed consideration of this third request because such placement of auto sales and services would contradict St. George city ordinance 10-10-5-H. This is the ordinance which limits the location of auto sales lots to ten specified streets within the city, none of which are located near Sunriver.

The City Council referred the matter back to the Planning Commission to consider whether or not this ordinance should be amended to include parts of Pioneer Road and Astragalus Drive as appropriate places for the installation of auto sales lots. If the proposed amendment passes, then auto sales lots next to and near Sunriver will be an approved use and Sun River Development will be able to proceed with auto sales lots.

CITY ORDINANCE SECTION 10-10-5-H

In March of 2012, the City Council enacted Section 10-10-5-H to limit the location of auto sales and services to certain city streets where such businesses were already located and to prevent the spread of such businesses throughout the city near residential neighborhoods. The City Council recognized the adverse impact such businesses have on such neighborhoods as evidenced by the six pages of regulations for auto sales and services contained in such ordinance.

This ordinance could be amended to add additional streets, but any such addition should be consistent with the purposes of the ordinance, which is to prevent the placement of such businesses near residential neighborhoods.

I attended the Planning Commission meeting of August 23, 2016 and listened to the recording of the meeting as well. All members of the Planning Commission commented on why an approval for car sales and service would be inappropriate use of the parcels of land requested for such designation. I will try to present some of the comments made by the Commissioners as best that I can. Since I couldn't identify which Commissioner made which comment, I will just present the approximate quotes. They are as follows:

"I would be concerned with the lights and signs [of the car dealerships] if I lived in a home in Sunriver."

"There would be lights on the back of the lots for [car] safety, relative to the residents."

"I would like the entry to St. George to look lovely coming in. Lighting would be huge. It would change everything."

"The eastside of I-15 for car dealerships makes more sense than the westside"

"I would worry about hours of operation in addition to lighting."

"Car dealerships are open late in the evening. I think with the other dealerships going in on Furniture Row, we have enough."

"I'm concerned about the appropriateness of the area. Pioneer Road will not accommodate car delivery trucks well. Semis in the middle of the road, roads getting busier."

"We would need to change Pioneer Road to two lanes each way."

"I can't visualize it there."

"I would be concerned with the location for the lot, that it would deteriorate or take away from the community."

“I do not like that concept there.”

“We are coming right in [to St. George]. The lighting is going to be used. It will change everything that is out there. We are going to need growth and commercial, but that is not the place for car dealerships”

“There are other feasible locations out towards the airport, other options.”

“There is no buffer next to the homes.”

“I wouldn’t be supportive of using any of the gray area [on the maps] on both sides of the highway for car dealerships.”

“I agree.”

“I totally agree. They are a certain type of animal and a residential area is not the place. There is a reason why they designated certain streets.”

The assistant City attorney commented that the streets named in the ordinance are instructive to see what additional streets if any should be included in the use for auto sales and services. She indicated that the existing streets in the ordinance are located in commercial areas.

LEGAL CONSIDERATIONS

In enacting Section 10-10-5-H, the City considered where it would be best to allow auto sales and services businesses consistent with the interests of the city residents. They determined that such businesses should not be near residential developments. In considering an amendment to add additional streets for such businesses, the City should first consider whether additional areas are even needed, and second if the location of such businesses should be placed near existing residential neighborhoods.

Presumably, if the City were to amend the ordinance to add additional streets because of the expected growth of St. George, there would be other appropriate streets somewhere in St. George for the placement of auto sales. However, there appears to be no reasoned attempt to consider what other streets might be appropriate. The proposed amendment is designed solely to benefit one developer because he owns the land on the particular streets involved. There are numerous commercial uses already available. Helping one developer to achieve a maximum rate of return on his investment is an unacceptable reason to amend an ordinance. This process is akin to "spot zoning" at its worst.

The developer has indicated that he only desires to build a RV dealer and/or a golf cart/neighborhood electric dealer business and is not considering an auto sales lot, but the developer's desires can easily change and there is absolutely no guarantee otherwise. More importantly, an RV dealership has all the same drawbacks, such as lighting, signs and congestion as does a car dealership and is even more "tacky," if that's possible. Also, the developer or any future owner may build car sales lots in the area without any need for a future zoning change.

Someone may contend that if you amend the ordinance to add the additional streets, the developer will still need to submit plans for the particular car sales lots he wishes, but once you amend the ordinance, the issue is no longer whether car sales lots are allowed, but only such factors as the size and color of the buildings.

Someone might also contend that it is the ultimate function of the City Council to consider whether or not to amend the ordinance and that you should just recommend approval and pass the matter onto them. However, it is your function to consider all of the relevant facts in detail and make your best recommendation (Title 10-1-11). To do otherwise, would be an abdication of your responsibility.

CONCLUSION

A little over a month and a half ago, you considered this matter and concluded unanimously that car sales lots should not be located on streets near Sunriver. There was no hesitation or equivocation on the part of any of the Commissioners. The issue now is exactly the same. Please recommend against adding the requested streets to the ordinance. Changing your position now when nothing else has changed would at the minimum look highly questionable.

Respectfully submitted,

Cameron Ferguson

Ray Snyder

From: Ray Snyder
Sent: Thursday, October 06, 2016 10:15 AM
To: [REDACTED]
Cc: John Willis; Genna Singh
Subject: FW: Website Contact Form: General Request

Sharon Robison,

Next Tuesday October 11th is the regularly scheduled Planning Commission (PC) meeting and Item #3 on the agenda is as follows:

3. ZONING REGULATION AMENDMENT (ZRA)

Consider a zoning regulation amendment to add portions of two streets to Section 10-10-5-H.6 'Streets Designated' to allow lots for automobiles and similar vehicles (automobiles, RV's, boats, trailers, motorcycles, ATV's, etc). This area is located in the Atkinville Master Plan. The master plan refers to the C-2 zoning for permitted uses. The C-2 zoning has specified specific streets for the sale of automobiles. These streets are not listed; therefore, the applicant is requesting the additional streets. The applicant is Sun River Commercial Properties, LC. Case No. 2016-ZRA-003 (Staff – John Willis)

Note: This meeting begins at 5:00 pm in the City Council chambers at City Hall (*located at 175 E 200 N*)

Note: The applicant is Sun River Commercial Properties, LC and the representative is Mr. Scott McCall.

Note: The City has received other letters of opposition which will be provided to the PC along with your e-mail.

Note: Your issues of concern will be discussed at this meeting.

Note: If the Planning Commission recommends approval, then this matter would be heard by the City Council at the first council meeting in November. Also, if the PC recommends denial, it can be appealed by the applicant and be considered by the council at the first meeting in November.

Ray Snyder

Planner II Development Services

Office: (435) 627-4437



From: John Willis
Sent: Thursday, October 06, 2016 10:00 AM
To: Genna Singh; Ray Snyder
Subject: Fwd: Website Contact Form: General Request

Genna and Ray,

Can one of you please respond?

Thanks

Sent from my iPhone

Begin forwarded message:

From: Christina Fernandez <christina.fernandez@sgcity.org>
Date: October 6, 2016 at 9:52:32 AM MDT
To: John Willis <john.willis@sgcity.org>
Subject: FW: Website Contact Form: General Request

Will you please respond?

Thanks

Christina Fernandez
City Recorder | Administrative Services
Office: (435) 627-4003



From: [REDACTED] [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, October 06, 2016 9:31 AM
To: WebmasterGroup; Christina Fernandez
Subject: Website Contact Form: General Request

The Following Message was Submitted to the Website Contact Form:

Contact Name: Sharon Robison
Contact Email: [REDACTED]
Contact Phone #: [REDACTED]
Address or Location: [REDACTED]
Subject of Message: General Request

I want to know the plans for the rezone of an area on Pioneer road that is going to allow auto sales by residential. I also would like to know what the max is on the slope of the dirt they have piled up behind my house. It looks like a dump site for a mine. The grading they have done is sloped by the power lines right into our houses. If there in any rain we will get flooded. When they turned on the fire hydrant it flooded our back yard.....right thru our block wall. the fire hydrant was used to try and settle some of the dust we have endured for months. We can not even use our patios for the dirt and now the HIGH dump site they have created. ENCE informed us when we bought our homes that the area behind us would not be developed. I am very disappointed that you would even think to allow auto sales to ruin the area by Riverstone and Sun River. Saint George will give a very poor opinion to tourist coming in from the South. Saint George has more to offer than just AUTO SALES. It should improve the area to show the beauty of its surroundings. A reply would be appreciated before nothing can be done to prevent this awful mistake of auto sales.

Attachments:

To: Mayor Jon Pyke
Councilman Jimmie Hughes
Councilwoman Bette Arial
Councilman Joe Bowcutt
Councilwoman Michele Randall
Councilman Ed Baca
Ref: Designating land zoned commercial along Pioneer Road to allow Auto Sales
From: John Hinton, [REDACTED]

Thank you for your public service to our community of Saint George. You do have a very difficult job in balancing the needs of developers, residents, and income flow into the city. I personally do not see the difference between a three-story hotel and a five-story hotel on its impact to the surrounding area; however, the City Council continually approves waivers for the height restriction set by the city. Why have a height restriction if you are not willing to follow it? Mr. Baca cited revenue to the city when making his motion for approval; the revenue to the city would be the same if the 120-room hotel has one floor or ten floors. It would only cost the developer in changing his footprint. The developer has said he plans to build a second hotel on the same parcel of property; essentially you just approved two five-story hotels. So change the height restriction to the height developers, residents, and the city can live with and stick to it and stop going around the standards you have set for the city and stop issuing waivers.

I will not be able to attend the October meeting on whether or not to designate auto sales for all or part of Pioneer Road, which Sunriver development has requested. Please consider the below comments in making your decision on designating any of Pioneer Road as an auto/sales/service area.

1. The developer has raised the entire land north of the Fire Station to the Ence development on the West side of Pioneer Road approximately 10- 15 feet above street level. The north end of the land is now above the rooftops of the Bridgestone development and even down lighting will shine into their back yards. Any reasonable person buying there would not have expected the land to be raised to this height. (See attached four photos)
2. Speaking with Mr. Darcy Stewart after the September 22nd meeting he was not agreeable to my suggestion that the City Council only approving a portion of the west side of Pioneer Road to allow for the golf cart business and the RV business he is currently planning. Mr. Stewart stated 'he wants to keep his future options open.' To me this means a large auto dealership could be a possibility in the future, but either there are no plans at this time or there is already negotiations Mr. Stewart does not want to reveal until he gets the auto sales designation.

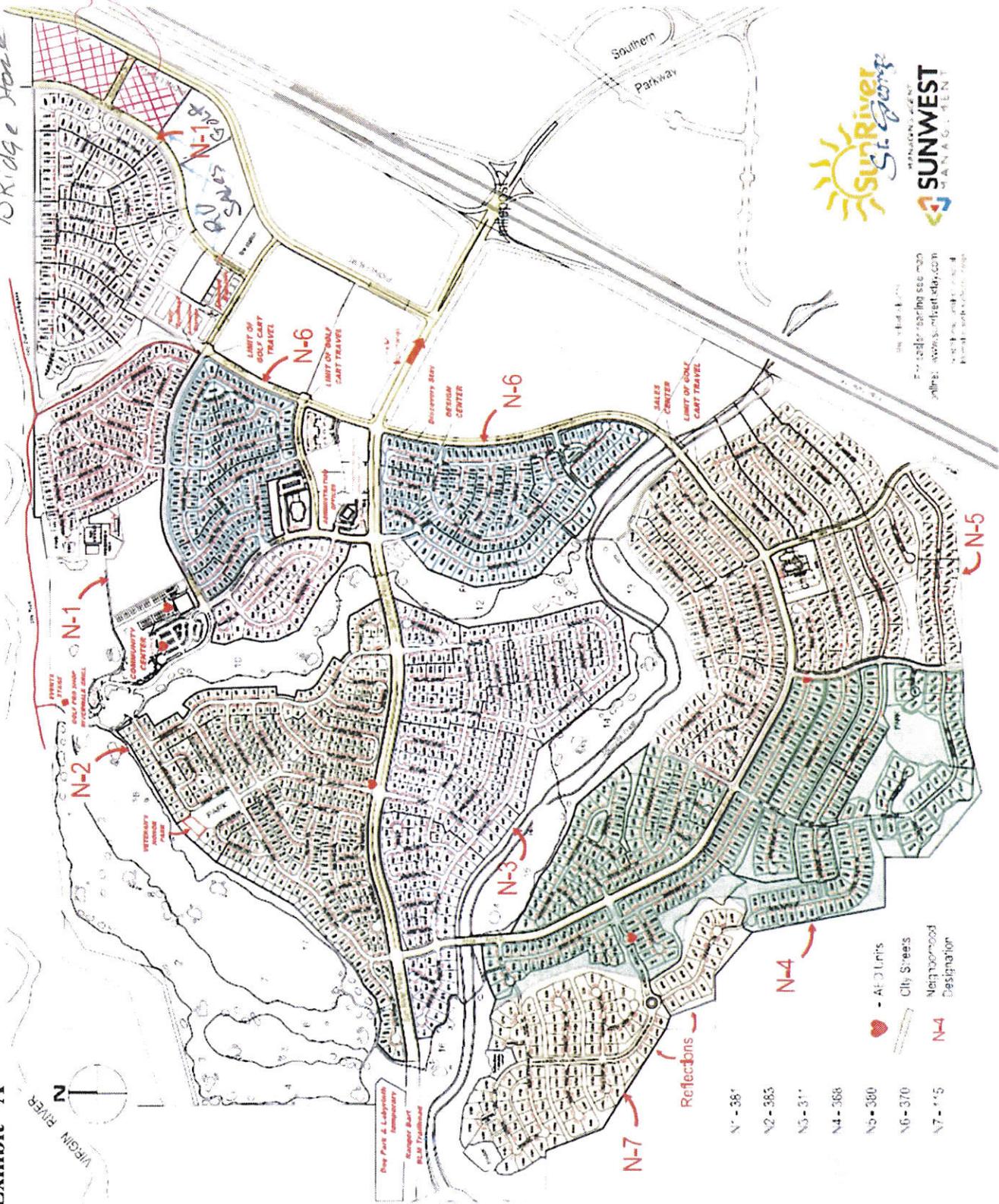
3. The City council has the ability to designate all or part of Pioneer Road for auto sales. The designation will not impact me from my resident, however residents who have already built their homes in the Bridgestone development should be protected. They built their homes with the knowledge that the area behind their homes was zoned commercial, however, then and now the area was not designated for auto sales. Additionally (as said above) there was not the expectation that the level of the land behind them would be raised to be above them. As a minimum the City council should not designate any land for auto sales adjacent to existing homes. This would only be a mild inconvenience to the developer since he could locate the golf cart and RV business further south on his property and still have the right to build any business currently allowed by the current zoning on the remaining parcels of land.
4. I have attached two PDF-files; Map 1 showing the suggested area of no auto sales allowed (RED hatch marks) and possible allowable auto sales (Blue hatch marks which is more restrictive on the developer allowing only the currently proposed business and providing the maximum buffer for home owners); Map 2 shows a suggested placement of the RV sales area (the same size Mr. Stewart was proposing to be adjacent to Bridgestone) south of the approximately 2.5 acres for the Golf Cart area and allows additional area for future auto sales option for the developer.
5. The sales tax revenue to the city would not be impacted, because all currently proposed businesses would still be allowed. The land north of the fire station and adjacent and to the east of SunRiver development's adventure storage would be more in line to have those types of business and mitigate the impact on the current residents of Bridgestone and some of the lots on the northeast section of the new SunRiver residential area.
6. This is a compromise where no one gets exactly what he or she want, but the City Council is providing a solution everyone can live with. Please seriously consider this proposal. Mr. Stewart only loss is his 'future option' of another auto sales or a reduction in size of a business that is not currently in the plan. Residents who do not want any auto sales designation at all get the proposed auto sales businesses, but in an area that minimizes the impact to already existing homes and future homebuyers. It is time the City Council make a decision that protects home residents as well as provides the developer with and option for the current proposed business. Unchecked commercial development can be just as detrimental to our city as no commercial development.

Thank you for your time and consideration,

A solid black rectangular redaction box covering the signature area.

Exhibit "A"

Bridge Stone
 NO Auto Sales
 Designation



For a larger spring see map
 online: www.sunriverida.com
 or call: 770-326-1111

- N-1 - 36'
 - N-2 - 365'
 - N-3 - 31'
 - N-4 - 368'
 - N-5 - 380'
 - N-6 - 370'
 - N-7 - 115'
- All Units
 - City Streets
 - Neighborhood Designation
 - N-4

Big Park & Lakeview
 Temporary
 Storage Yard
 N-6 Trailhead

Reflections

N-7

N-4

N-5

N-3

N-2

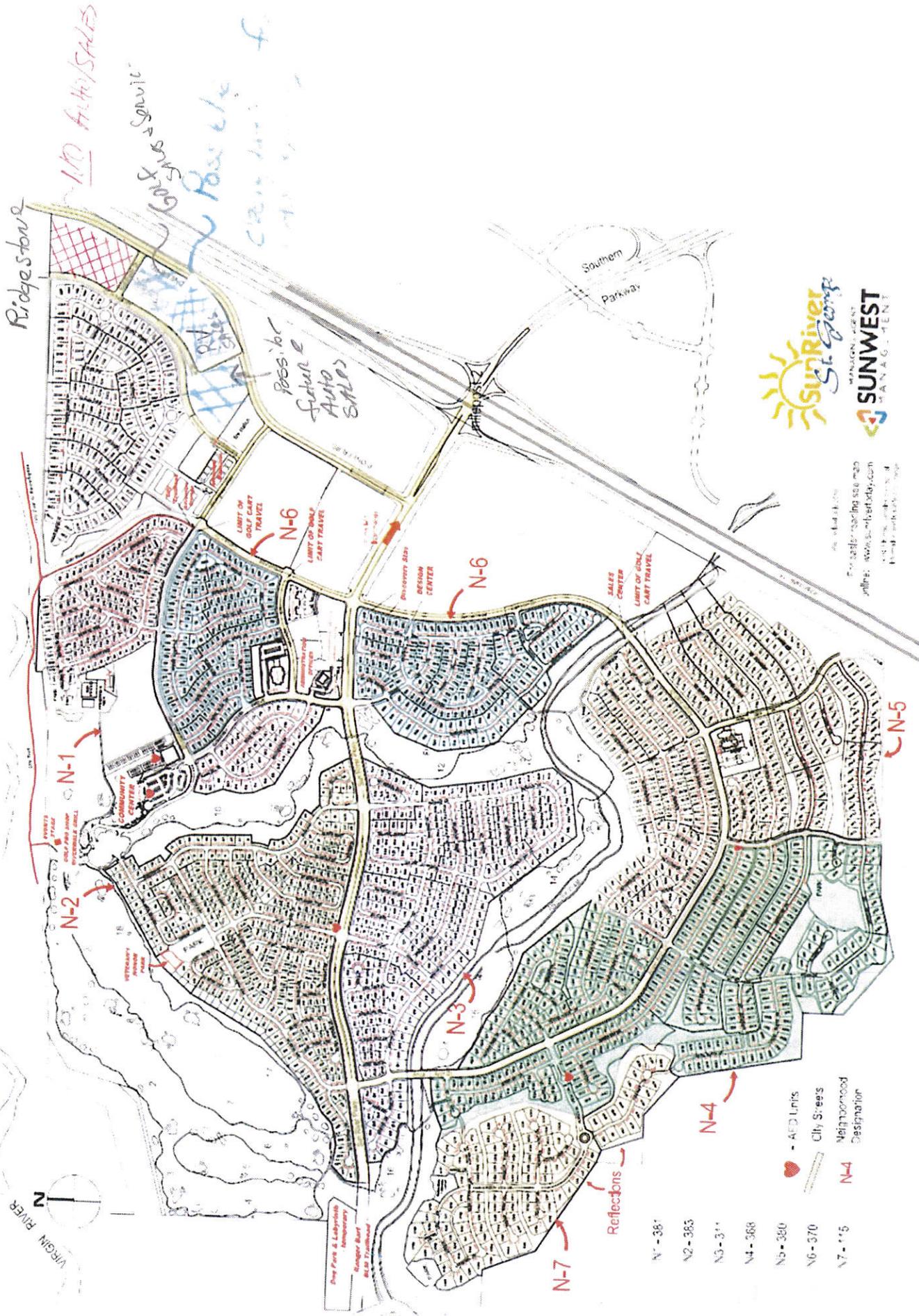
N-1

N-6

N-6

N-6

Exhibit "A"



For further reading see map online: www.sunrivertoday.com









ITEM 4A

HILLSIDE REVIEW BOARD AGENDA REPORT: 09/28/2016
PLANNING COMMISSION MEETING: 10/11/2016

HILLSIDE DEVELOPMENT PERMIT
DRMC-IHC – Parking Lot Expansion
Case No. 2016-HS-003

- Request:** A request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of a terraced hospital parking lot.
- 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:** Medical Center Drive
- Acreage:** Approx. 7 acres (Parking lot)
- Zoning:** This site was recently rezoned by City Council on 9/22/2016 from A-P (Administrative Professional) to PD-C (Planned Development Commercial). Case No. 2016-ZCA-029 (*the total area is 17 acres of which the parking lot is approx. 7 acres*)
- General Plan:** COM (Commercial)
- Adjacent zones:** West = PD-C, East = OS, South = OS & R-1-10, North = OS
- Parking:** See the second page of “Narrative” for details (attached)
- Ordinance:** Title 10 Chapter 8 “Planned Development”
- Staff Comments:**
1. Hillside Permit - A hillside permit is required per ordinance and the HSRB has made recommendations for a permit to the PC & CC.
 2. Terraced Project – The applicant proposes to construct a terraced parking lot.
 3. Cancer Center – The applicant submitted a related zone change application (Case No. 2016-ZCA-034) which will be at the PC on October 11th.

4. Parking Lot Spaces – The applicant provided parking calculations and the number of spaces meets and exceeds City requirements (*see calculations*). The location of the Cancer Center will take up half of the parking previously approved at that location on the hospital campus. 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 along with a cross walk will be provided.
5. Landscaping – The applicant has provided a plan to mitigate and landscape the area at the toe of the hillside to avoid any scarring.
6. SPR – During the SPR (Site Plan review) process, staff will look at grading, drainage, landscaping, aesthetics, and lighting designs.

HSRB:

The HSRB (Hillside Review Board) met on site on September 28, 2016. The board reviewed the site, the proposed disturbance areas, the parking lot layout, slopes, discussed drainage, and possible aesthetic mitigations and then recommended approval in two motions with conditions.

Motion 1

The HSRB recommends approval of the removal of the isolated noncontiguous and insignificant slopes to allow development of a hospital parking lot.

Motion 2

The HSRB recommends the developer make several changes to the grading plan and work with staff on said revisions during the SPR (Site Plan Review) process.

1. Limit hillside cuts - Any cuts shown above the parking lot shall not exceed a maximum distance of 40 lineal feet (*approx. 13 – 14 ft. elevation change*).
2. Parking Spaces – The applicant should consider a reduction and redesign in the number of parking spaces by removing the last row in the highest elevation of the terraced parking lot; to limit hillside disturbance (*Note: the proposed site far exceeds the City requirements for parking*).
3. Rock Fall - There does not appear to be a rock fall issue on this site. No mitigations suggested.

4. Swale - Design a water collection swale system into the project to safely collect and direct all slope water drainage / run-off.
5. Catch Basin – Design a catch basin system to the satisfaction of the City that storm events shall be captured and mitigated.
6. Retaining Walls – Although not shown, look into areas where limited retaining walls can be added to best enhance the grading design. Several possible areas were discussed on site by the HSRB.
7. Landscaping – The applicant wants to blend more naturally the landscaping to the hillside; a landscaping plan with trees, plants, bushes, and rock is required to demonstrate mitigation to the satisfaction of the City that no visible scarring will occur.

PC

2016-HS-003

DRMC-IHC

Parking Lot Expansion

Request:

A request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of a terraced hospital parking lot.

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:
Medical Center Drive

Acreage:
Approx. 7 acres (Parking lot)

Zoning: This site was recently rezoned by City Council on 9/22/2016 from A-P (Administrative Professional) to PD-C (Planned Development Commercial). Case No. 2016-ZCA-029 (*the total area is 17 acres of which the parking lot is approx. 7 acres*)

General Plan: COM (Commercial)

HSRB: The HSRB (Hillside Review Board) met on site on September 28, 2016. The board reviewed the site, the proposed disturbance areas, the parking lot layout, slopes, discussed drainage, and possible aesthetic mitigations and then recommended approval in two motions with conditions.

Motion 1

The HSRB recommends approval of the removal of the isolated noncontiguous and insignificant slopes to allow development of a hospital parking lot.

Motion 2

The HSRB recommends the developer make several changes to the grading plan and work with staff on said revisions during the SPR (Site Plan Review) process.

- Limit hillside cuts - Any cuts shown above the parking lot shall not exceed a maximum distance of 40 lineal feet (*approx. 13 – 14 ft. elevation change*).
- Parking Spaces – The applicant should consider a reduction and redesign in the number of parking spaces by removing the last row in the highest elevation of the terraced parking lot; to limit hillside disturbance (*Note: the proposed site far exceeds the City requirements for parking*).
- Rock Fall - There does not appear to be a rock fall issue on this site. No mitigations suggested.

- Swale - Design a water collection swale system into the project to safely collect and direct all slope water drainage / run-off.
- Catch Basin – Design a catch basin system to the satisfaction of the City that storm events shall be captured and mitigated.
- Retaining Walls – Although not shown, look into areas where limited retaining walls can be added to best enhance the grading design. Several possible areas were discussed on site by the HSRB.
- Landscaping – The applicant wants to blend more naturally the landscaping to the hillside; a landscaping plan with trees, plants, bushes, and rock is required to demonstrate mitigation to the satisfaction of the City that no visible scarring will occur.



5 August, 2016

Dixie Regional Medical Center
Intermountain Cancer Center

AP to PD-C Zoning Amendment Narrative

Intermountain Healthcare is planning to construct a new Cancer Center on the Dixie Regional Medical Center Campus (DRMC). This facility was initially plan to go the east side of Medical Center Drive, but due to limitations within the Affordable Care Act, the Cancer Center needed to be located closer to the main hospital. This location is just east of Rim Rock Wash and just north of their HPC Facility, at approximately 650 North Medical Center Drive, which had been approved as a parking area for the DRMC Expansion project. The parking displaced by the Cancer Center is now being planned to be placed on the east side of Medical Center Drive, as shown on the plans that have been included with this application to amend the current AP zoning to PD-C and be part of the overall DRMC Campus.

The remote parking area will be for employee parking. The area being developed has existing slopes up to 20%. Cut and fill operations will be required to level out the parking areas, with slopes throughout the parking areas and drives of 4% to 6%. There will be two Cross Walks from this parking lot, across Medical Center Drive that will be painted and have street signs (flashing pedestrian signs, if necessary).

The proposed parking areas are east and directly across the street from the existing parking areas for the HPC and the DRMC Campus expansion.

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

Please review and contact us if you have any questions.

Thanks

A handwritten signature in blue ink, appearing to read 'Mark Babbitt'.

Mark Babbitt, PE
Principal

DRMC PARKING SUMMARY

PARKING REQUIRED:

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

PARKING PROVIDED:

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

(+874 STALLS)

ADA PARKING REQUIREMENT BASED ON SPACES PROVIDED:

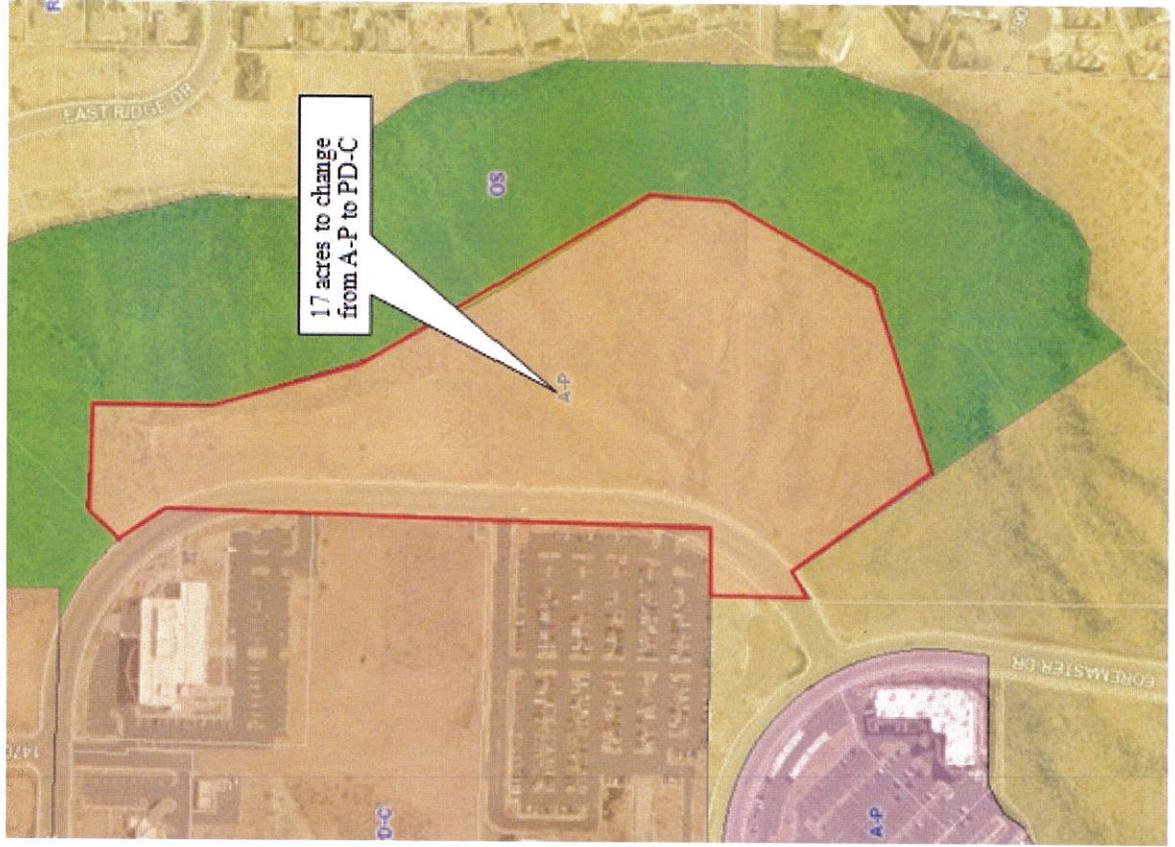
20 STALLS PLUS 1 FOR EACH 100 STALLS OVER 1000 STALLS
20+(2177-1000)/100 = 20+12 32 STALLS
(EXISTING AND NEW CONSOLIDATION PROJECT)
NEW CANCER CENTER 35 STALLS
REQUIRED ADA STALLS 67 STALLS

ADA PARKING PROVIDED:

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

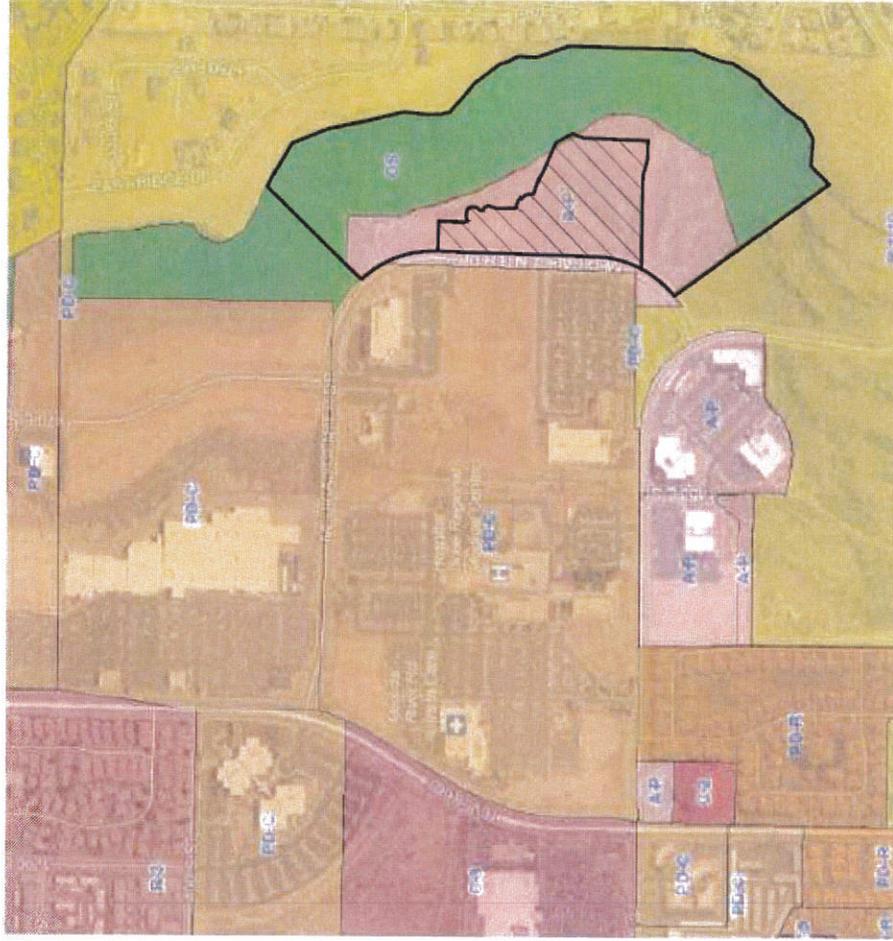
Recent Zone Change (to CC 9/22/2016)

Zone Change "A-P to PD-C"



Parking Lot Area

Zoning Map



New Parking Lot Area

Not to Scale



GREAT BASIN
ENGINEERING
274 S. 2000 E. SUITE 200
MIDLAND, UT 84402
WWW.GREATBASINENGINEERING.COM

Job Name: Intermountain Cancer Center

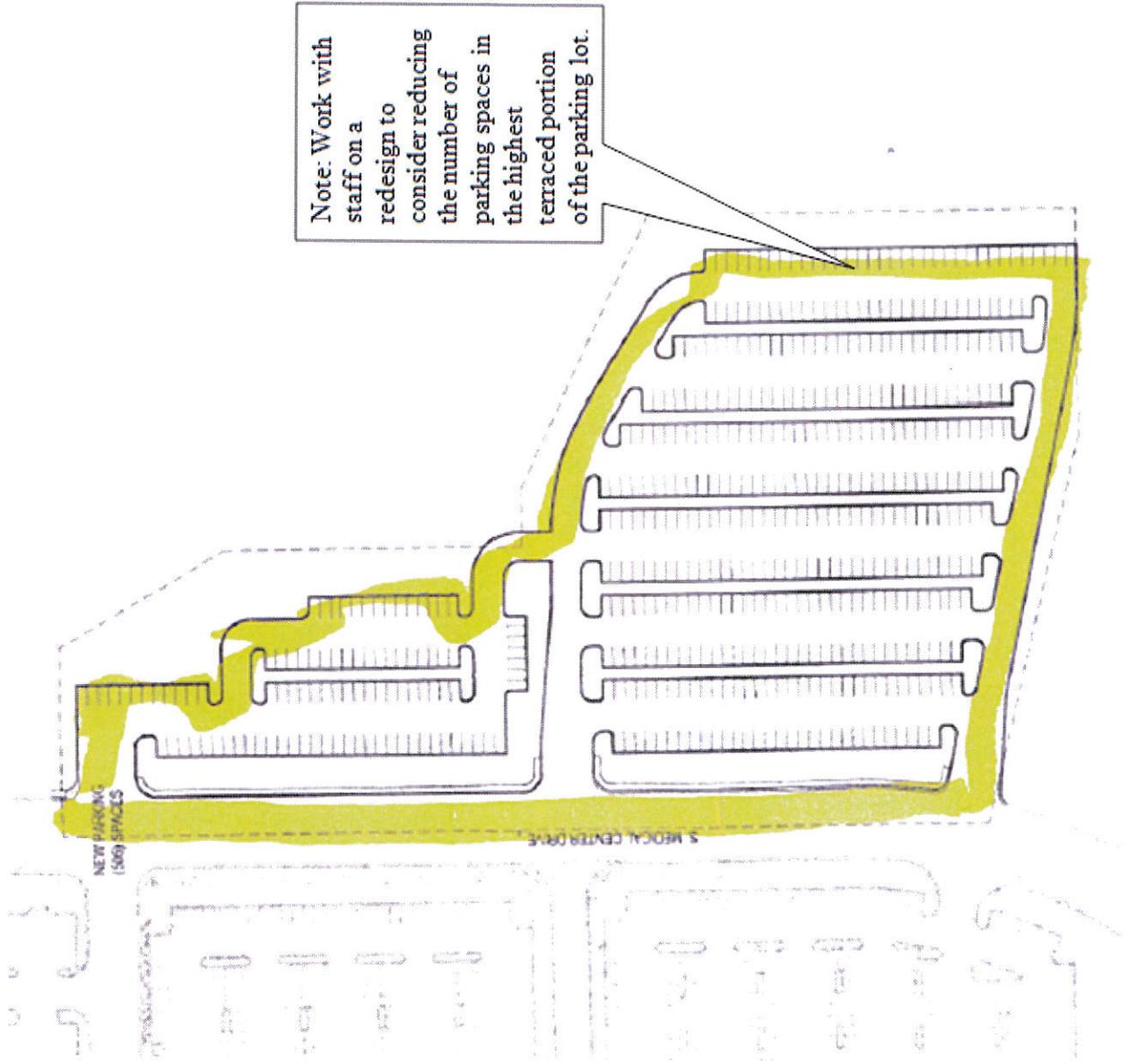
Job No:

Date: 3 Aug. 2016

Zoning Exhibit

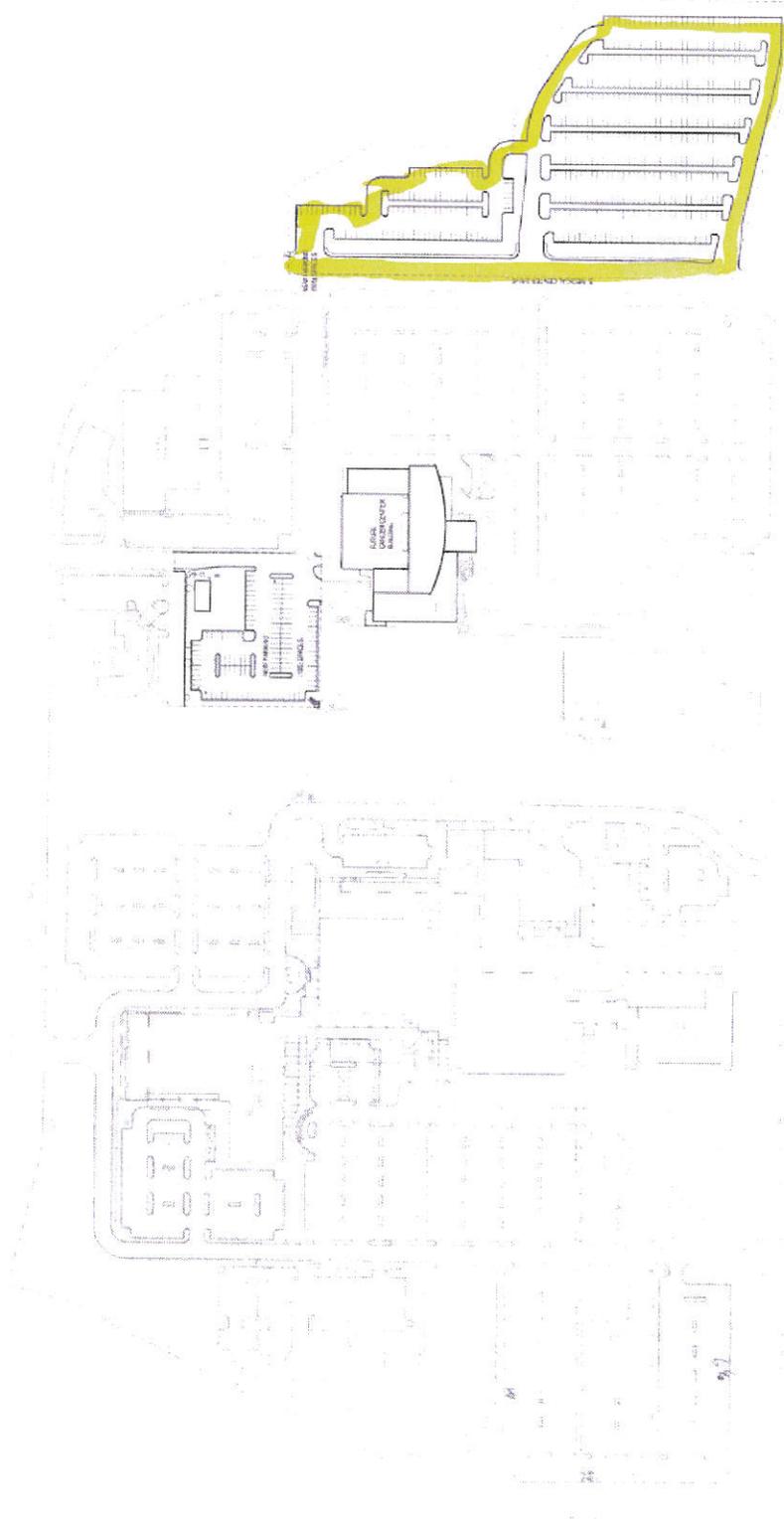
Sheet No. 3

Parking Lot Layout

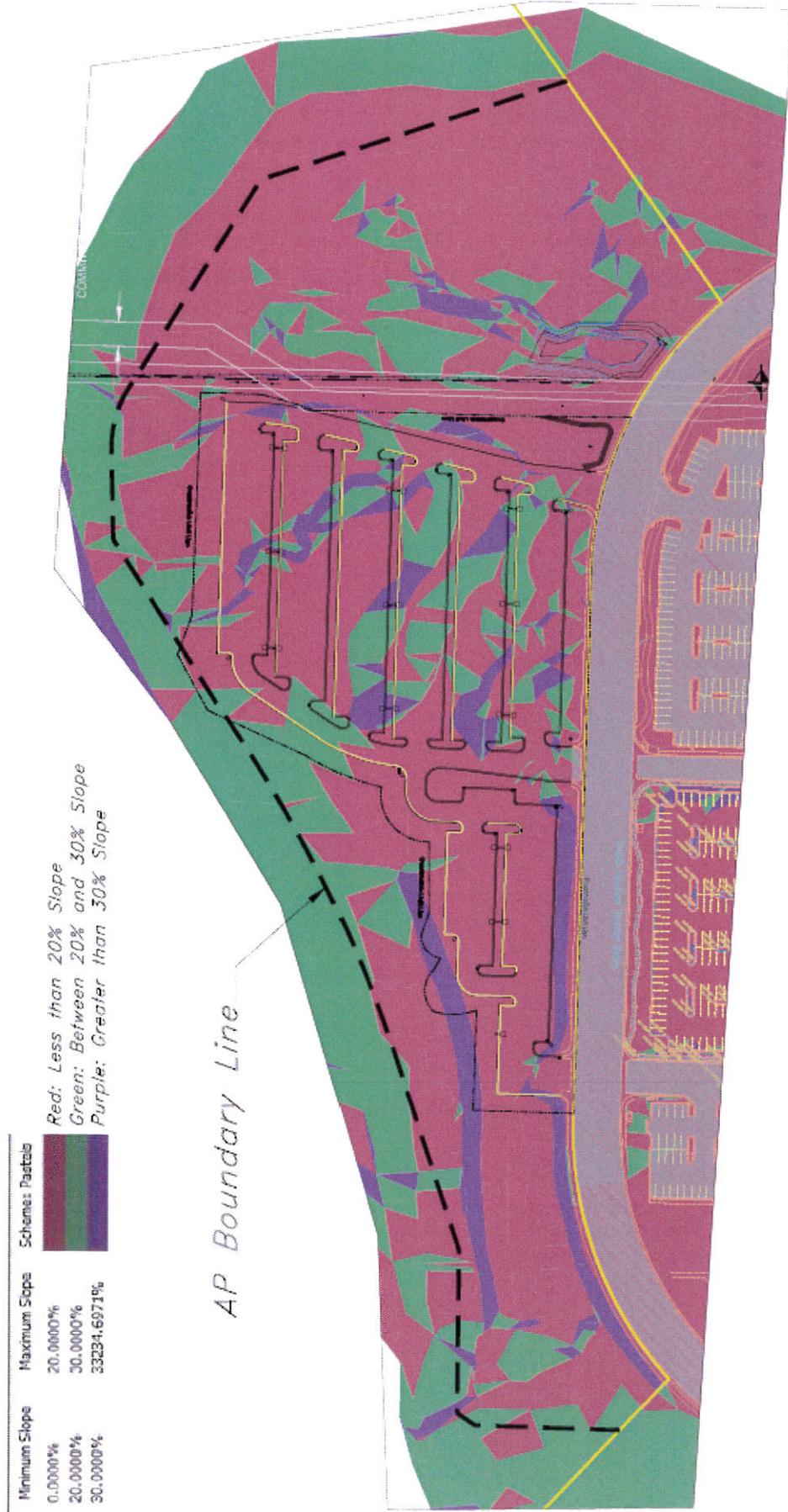


Note: Work with staff on a redesign to consider reducing the number of parking spaces in the highest terraced portion of the parking lot.

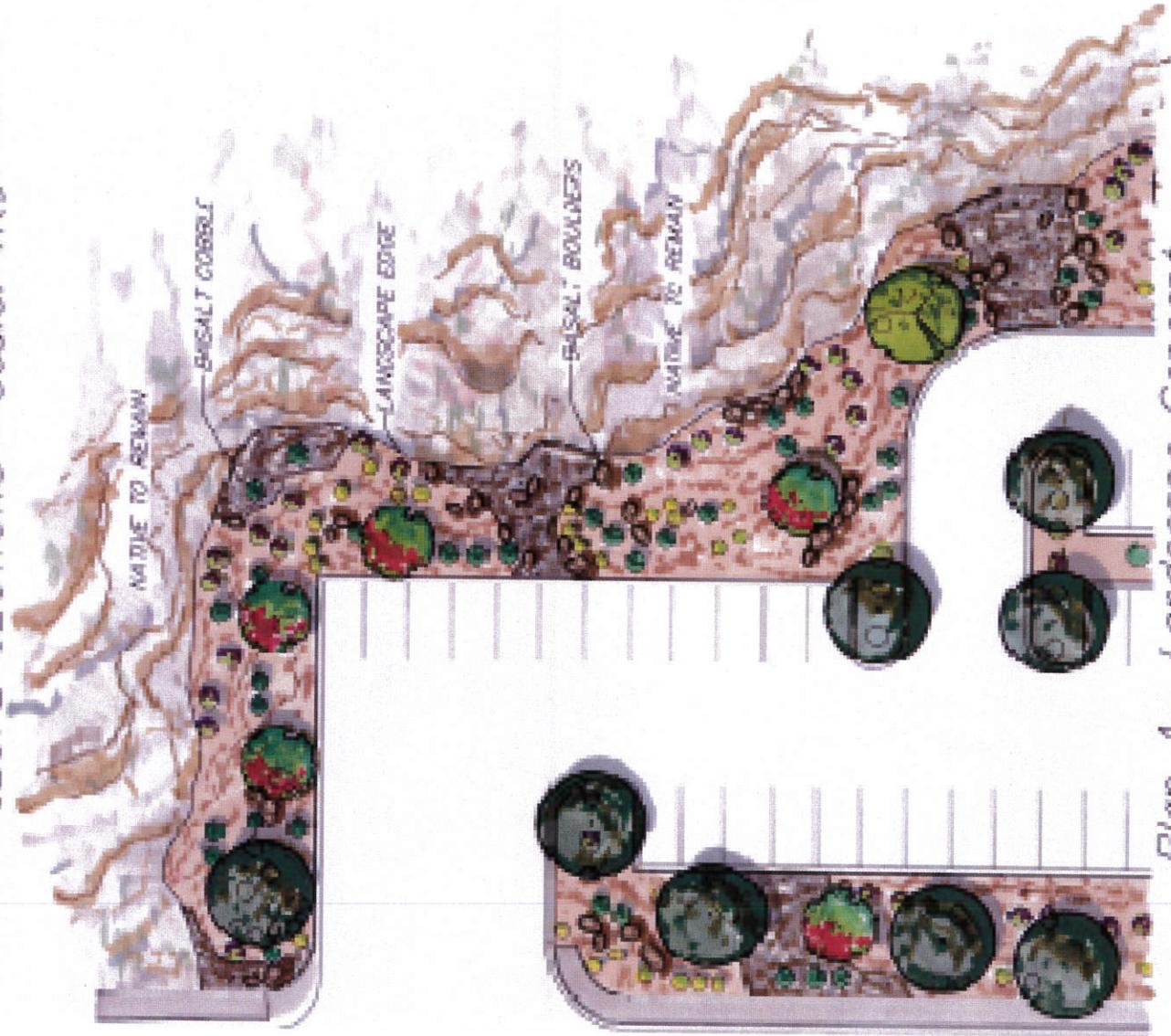
Overall DRMC-IHC Campus / Site layout



Slope Exhibit - Precision Medicine Parking



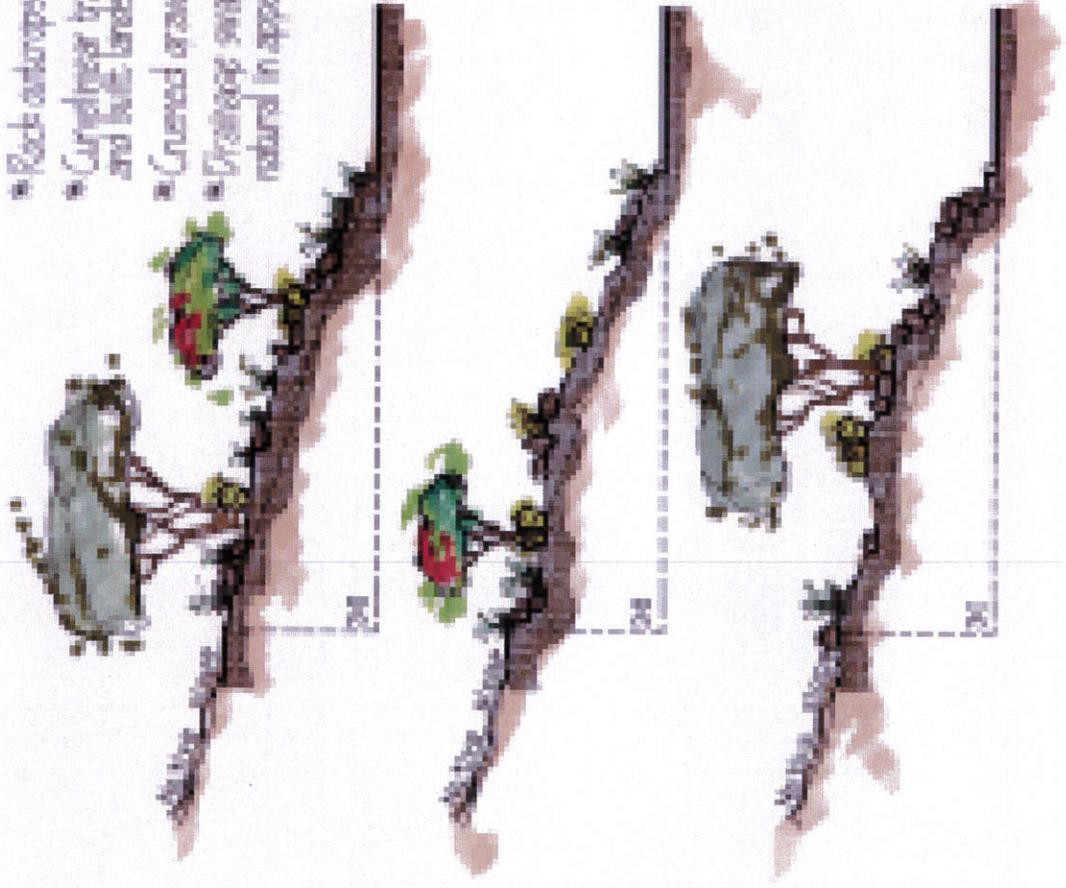
SLOPE SECTIONS - scale: nts



Plan A - Landscape Concept

Desert Guidelines

- Varied, contained slope - Average 3:1
- Native / Desert plants with accents
- Rock outcrops / short informal, natural rock retaining walls
- Curved transition between "natural" landscape cobbles and built landscape
- Crushed gravel fines to cover soil not covered by basalt cobbles
- Drainage swales to be Basalt cobbles (varied sizes) natural in appearance



Ray Snyder

From: Mark Babbitt [MarkB@greatbasineng.com]
Sent: Wednesday, October 05, 2016 6:06 PM
To: Ray Snyder
Subject: RE: Revised grading plan - 1 of 2
Attachments: 16N208-S8-CG-102.pdf; 16N208-S8-CG-103.pdf

Ray,

Here are the preliminary copies of the regrading above the parking areas – 40-foot maximum, except where the existing hillside scarp occurs, then we are matching the top edge of existing cut.

The swale at the top of the cut I have designed and it will be added to the drawings in the morning. A few contours around the rock retaining walls need to be adjusted.

You should be able to see that the access drive at the northeast corner of the lower parking area has been angled a little more south to better parallel the existing contours and reduce the hillside cut.

Please call me if you have any questions.

Mark E Babbitt, PE / PLS
Principal
Great Basin Engineering, Inc
801-394-4515



From: Ray Snyder [mailto:ray.snyder@sgcity.org]
Sent: Wednesday, October 5, 2016 5:07 PM
To: Mark Babbitt <MarkB@greatbasineng.com>
Subject: RE: Revised grading plan

Mark,

Can you send electronic versions for PC packet before then? Tomorrow morning?

Ray Snyder
Planner II Development Services
Office: (435) 627-4437



From: Mark Babbitt [mailto:MarkB@greatbasineng.com]
Sent: Wednesday, October 05, 2016 4:20 PM
To: Ray Snyder
Subject: RE: Revised grading plan

Ray,

We have been working on the revised grading plan and reviewing it with the owner. We have revised the parking lot a little and dropped 18 parking stalls, so we could reduce the hillside cut, reduce the retaining walls and keep the cut area to 40-feet behind the curb.

I can have drawings to you by noon tomorrow showing these changes.

We would like to stay on the agenda if we can.

Thanks

Mark E Babbitt, PE / PLS
Principal
Great Basin Engineering, Inc
801-394-4515



From: Ray Snyder [<mailto:ray.snyder@sgcity.org>]
Sent: Wednesday, October 5, 2016 4:00 PM
To: Mark Babbitt <MarkB@greatbasineng.com>
Cc: Genna Singh <genna.singh@sgcity.org>
Subject: Revised grading plan

Mark,

Do you want to table the hillside permit off of the October 11th Planning Commission (PC) meeting? The next meeting would be October 25th. I've not received the revised plans and staff is ready to begin publishing the PC agenda and reports for next Tuesdays PC meeting.

Ray Snyder
Planner II Development Services
Office: (435) 627-4437



Disclaimer: The information contained in this e-mail is legally privileged and/or confidential information intended only for the receipt by and use of the individual or entity to whom or which it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this message from your computer.
Thank you.

H2R

INTERMOUNTAIN HEALTHCARE
DESIGN GROUP

1000 WEST 1000 SOUTH
SALT LAKE CITY, UT 84143
TEL: 801.434.2000
WWW.IHDESIGN.COM

Intermountain
Healthcare
PRECISION MEDICINE
MEDICAL CENTER DRIVE ST.
GEORGE, UT 84706



PROJECT: OVERALL GRADING & DRAINAGE PLAN
DATE: 10/05/2016
DRAWN BY: [Name]

CG-100

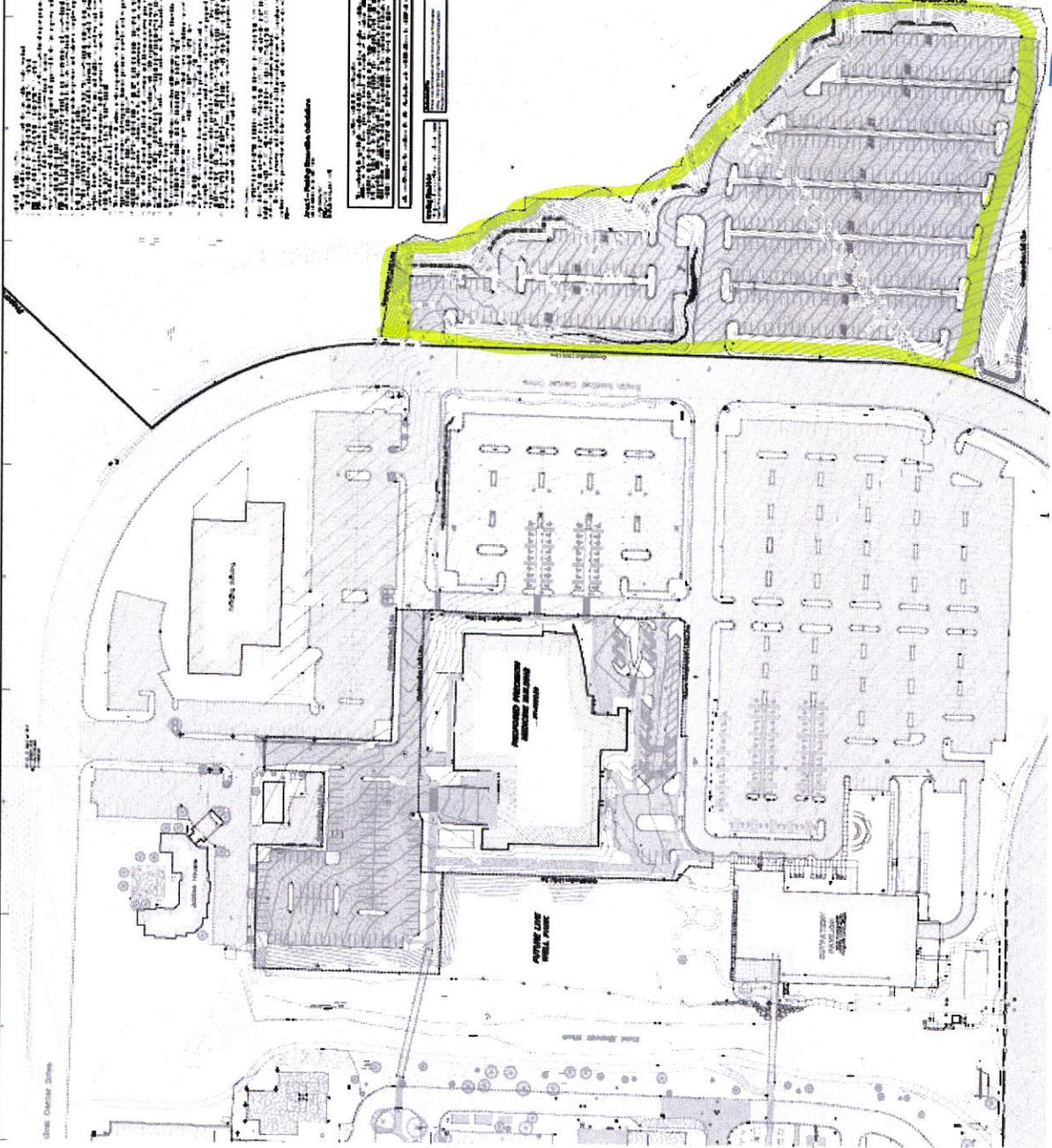
GENERAL NOTES



Legend table with various symbols and their corresponding descriptions for the plan.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ZONING ORDINANCES.
2. THE GRADING AND DRAINAGE PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
3. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
4. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
5. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
6. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
7. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
8. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
9. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
10. THE GRADING AND DRAINAGE PLAN IS BASED ON THE ASSUMPTIONS LISTED BELOW.

Table with 2 columns: Description and Notes. Contains specific technical details and annotations.



RECEIVED
OCT 05 2016
BY: PS

OVERALL

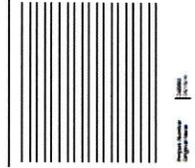
HR

1000 EAST 1200 SOUTH
SALT LAKE CITY, UT 84143



DAVID A. JOHNSON
PROFESSIONAL ENGINEER
LICENSE NO. 26812
STATE OF UTAH

**Intermountain
Healthcare**
PRECISION MEDICINE
MEDICAL CENTERS DRIVE ST.
GEORGE, UT 84750



PROJECT NAME
**GRADING &
DRAINAGE PLAN**

(SOUTH
END)

PROJECT NO.
CG-103

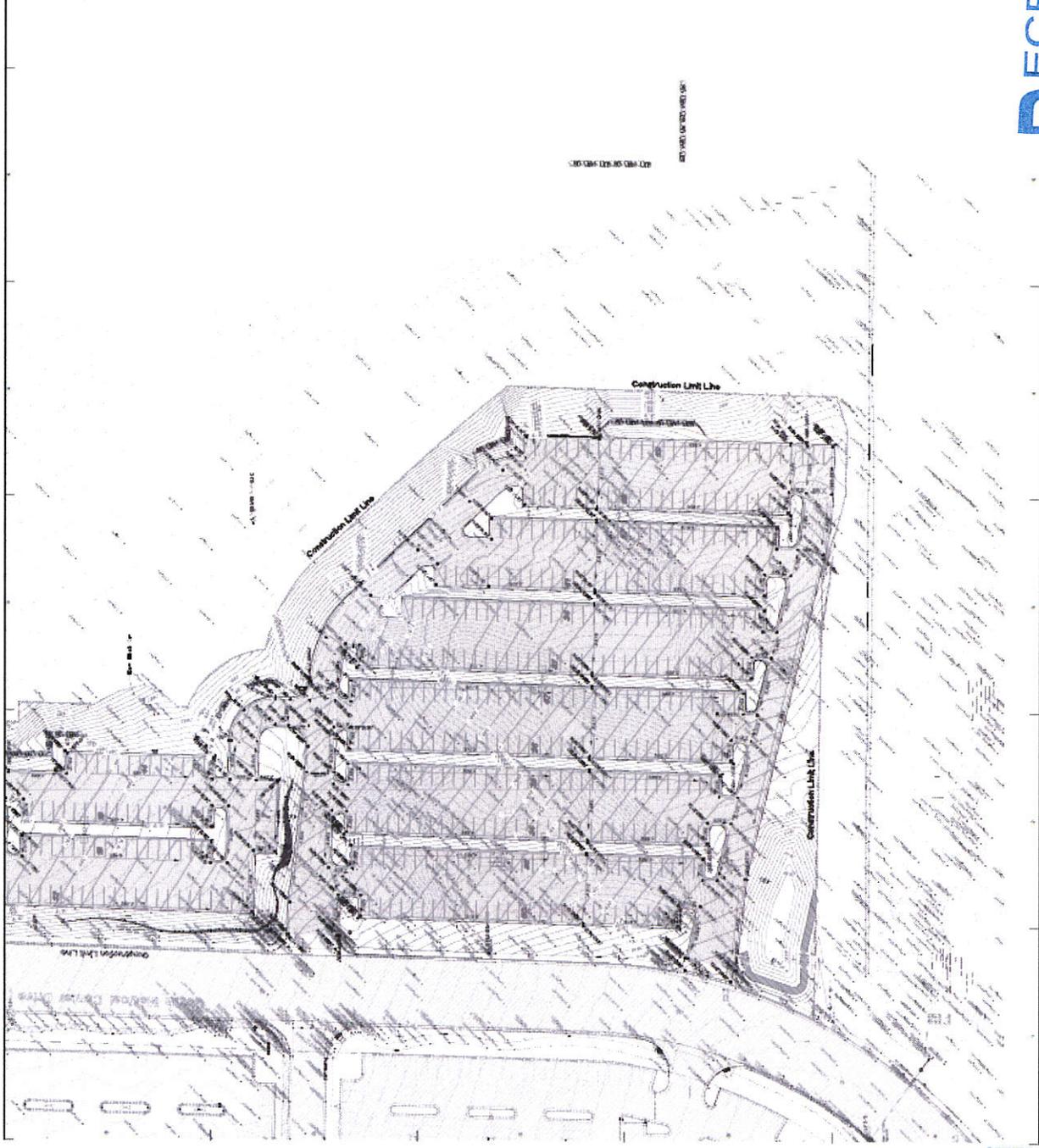
DATE
REVISION NO. 1: 10/16/16

GENERAL NOTES

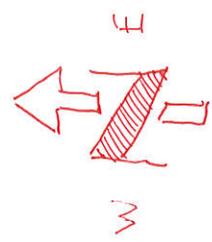
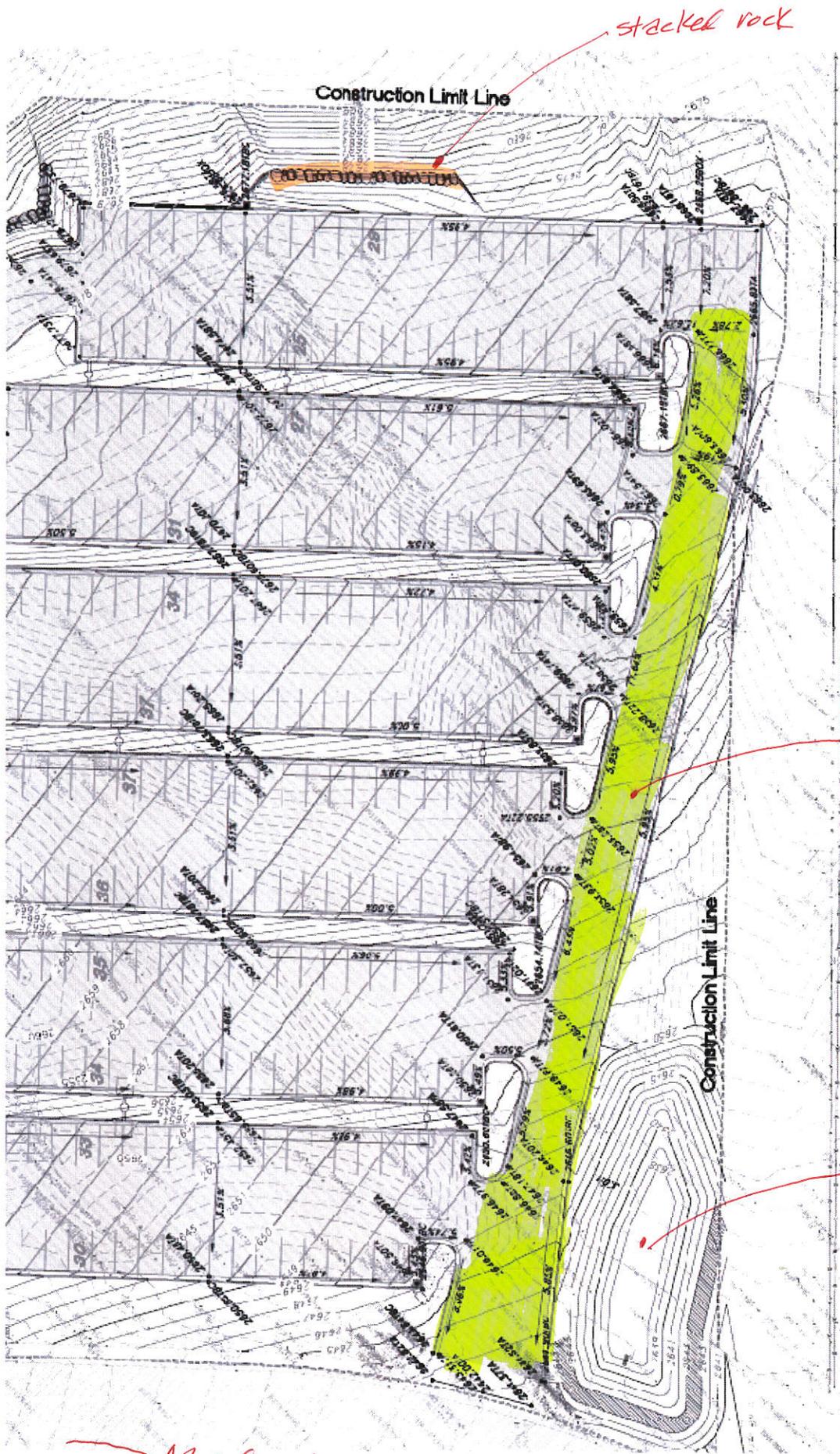


Legend

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.



RECEIVED
OCT 05 2016
 BY: *BS*



stacked rock

road is ≈ 6% slope

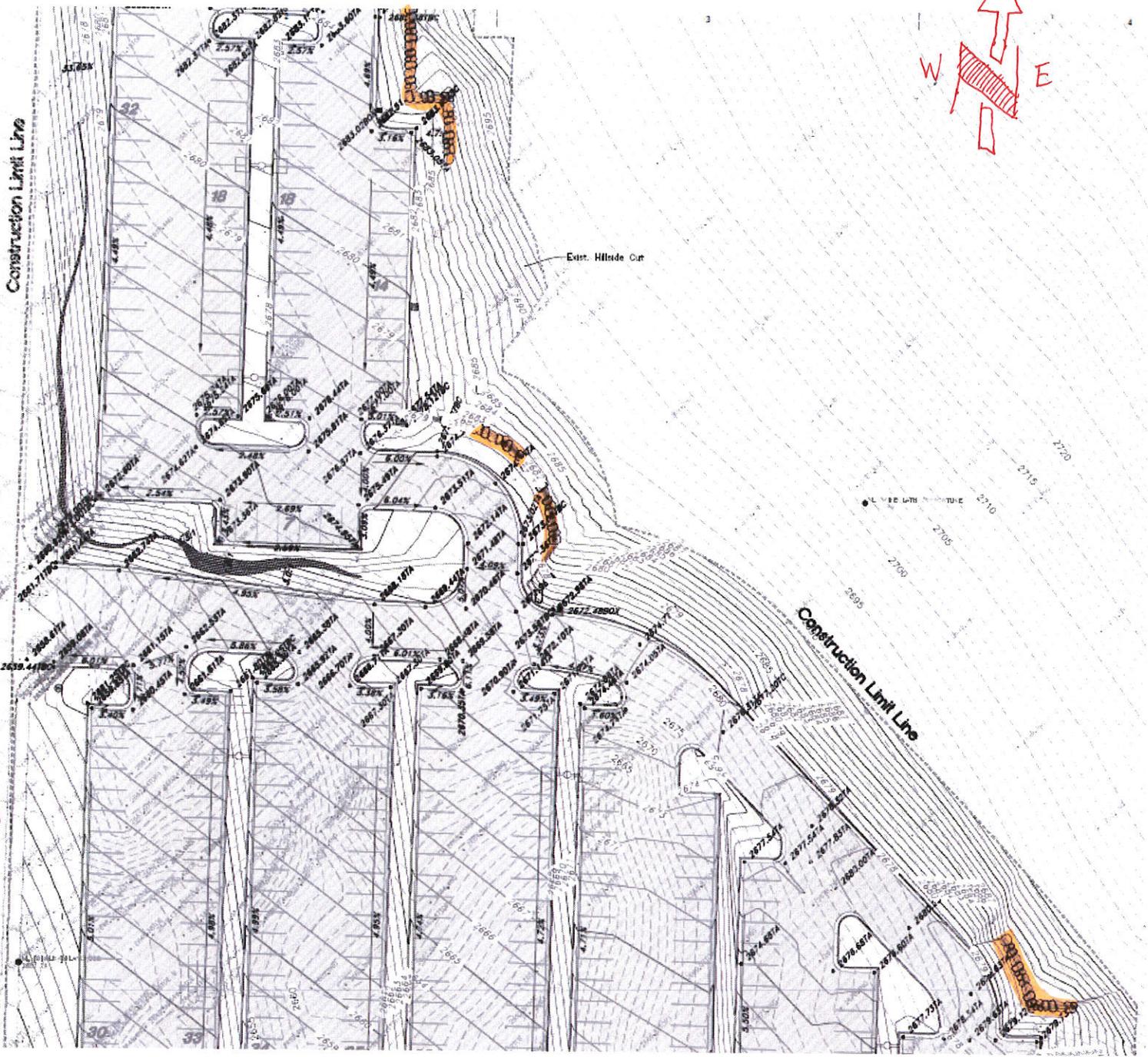
Detention Basin

Medical Center Drive

CG-103
Detail

RECEIVED
OCT 05 2016
BY: RS

Medical
Center
Driv



ITEM 4B

HILLSIDE REVIEW BOARD AGENDA REPORT: 09/28/2016
PLANNING COMMISSION MEETING: 10/11/2016

HILLSIDE DEVELOPMENT PERMIT

Riverside Cliffs Phase 4

Case No. 2016-HS-004

- Request:** A request for a Hillside Development Permit to allow placement of retaining walls within the ridgeline setback area south of Lots 68, 69, 74, and 75, and east of Lot 64, and a request for a thirty foot (30') ridgeline setback in place of the original thirty-five foot (35') conditioned in 2005.
- Owner:** New Desert Holdings LLC (*Ence Homes*)
- Representative(s):** Mr. Allen Hall, Rosenberg Associates
- Location:** South of East Riverside Drive at the intersection of Riverbend Drive
- Zone:** R-1-8 (Single family Residential 8,000 sq. ft. minimum lot size)
- General Plan:** MDR (Medium Density Residential)
- Adjacent zones:** South, West, and East is zoned R-1-10. North is R-1-8.
- Staff Comments:**
1. Hillside Permit - A hillside permit is required per ordinance and the HSRB will make recommendations to the PC & CC.
 2. 2005 Hillside Action - Previously in 2005, the HSRB approved a hillside development permit for the "Palomar Subdivision" which was originally called the "Tuscany Shores Subdivision" at this same location. For reference this was Case No. 2005-HS-012 and it was approved with conditions which included a 35 ft. ridgeline setback. A copy of the 2005 'Action Summary' is attached to this staff report. The current owner is asking for a 30 ft. setback which is supported in the hillside ordinance (Section 10-13A-10.B.1).

HSRB: The HSRB (Hillside Review Board) met on site on September 28, 2016. The board reviewed the site, the proposed disturbance areas, the setbacks, the slopes, and possible aesthetic mitigations and then recommended approval with conditions in a motion.

Motion

The HSRB recommends approval with the following conditions

1. 30 ft. Ridgeline Setback - Allow a 30 ft. rear setback (*no disturb area*) and not the 35 ft. originally required in 2005. Note: No structures to be permitted in that area.
2. Front Setback - Staff shall look at a potential 20 foot front setback which will comply with the hillside ordinance provision that areas with 15% or more slope in the front may have a reduced setback (*to 20 ft. instead of 25 ft.*).
3. Retaining Walls – Install the retaining walls as shown on the grading plan (including behind Lot 72).
4. Rock Wall – Utilize the native color and material for constructing the rock retaining walls (*to complement the existing rock ridgeline*).
5. Cut Slopes / dress up – The existing cut slopes which have previously been disturbed; provide a minimum re-vegetation effort by spreading seed and providing water for approx. 1 year.

PC

2016-HS-004

Riverside Cliffs Phase 4

Request:

A request for a Hillside Development Permit to allow placement of retaining walls within the ridgeline setback area south of Lots 68, 69, 74, and 75, and east of Lot 64, and a request for a thirty foot (30') ridgeline setback in place of the original thirty-five foot (35') conditioned in 2005.

Owner:

New Desert Holdings LLC (*Ence Homes*)

Representative(s):

Mr. Allen Hall, Rosenberg Associates

Location:

South of East Riverside Drive at the intersection of Riverbend Drive

Zone:

R-1-8 (Single family Residential 8,000 sq. ft. minimum lot size)

General Plan:

MDR (Medium Density Residential)

HSRB:

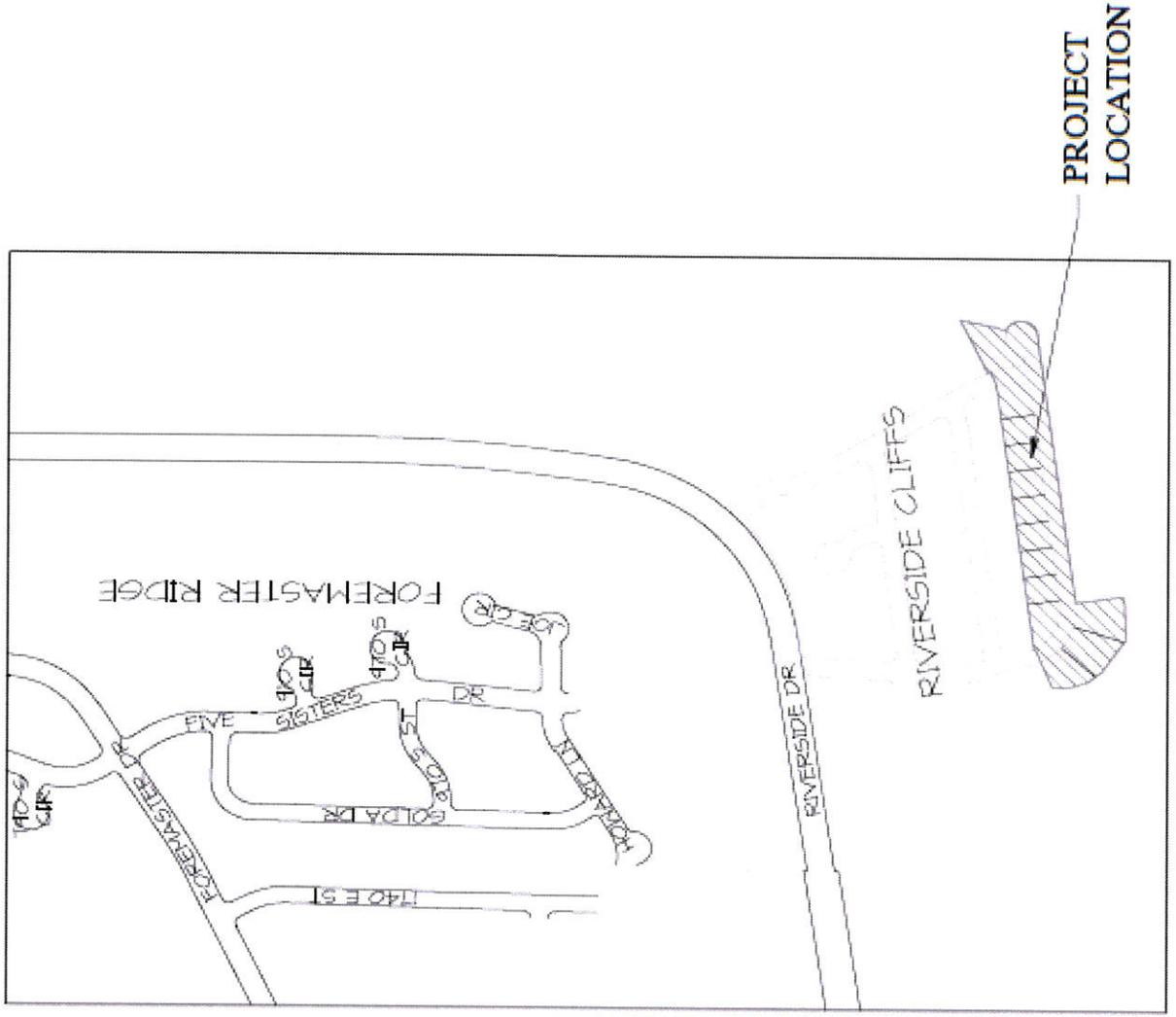
The HSRB (Hillside Review Board) met on site on September 28, 2016. The board reviewed the site, the proposed disturbance areas, the setbacks, the slopes, and possible aesthetic mitigations and then recommended approval with conditions in a motion.

Motion

The HSRB recommends approval with the following conditions

- 30 ft. Ridgeline Setback - Allow a 30 ft. rear setback (*no disturb area*) and not the 35 ft. originally required in 2005. Note: No structures to be permitted in that area.
- Front Setback - Staff shall look at a potential 20 foot front setback which will comply with the hillside ordinance provision that areas with 15% or more slope in the front may have a reduced setback (*to 20 ft. instead of 25 ft.*).
- Retaining Walls – Install the retaining walls as shown on the grading plan (including behind Lot 72).
- Rock Wall – Utilize the native color and material for constructing the rock retaining walls (*to complement the existing rock ridgeline*).
- Cut Slopes / dress up – The existing cut slopes which have previously been disturbed; provide a minimum re-vegetation effort by spreading seed and providing water for approx. 1 year.

Project - Vicinity Map

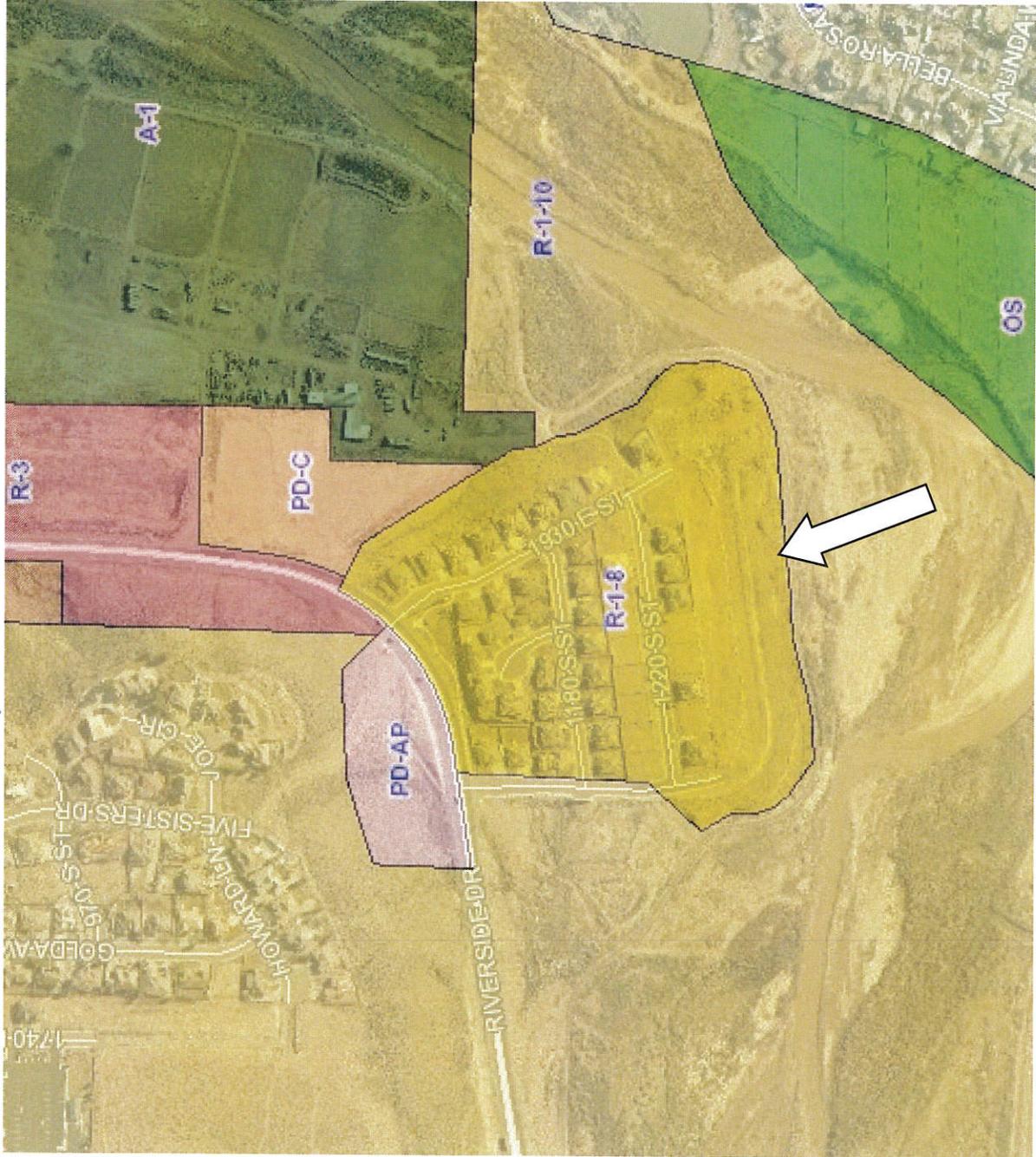


VICINITY MAP

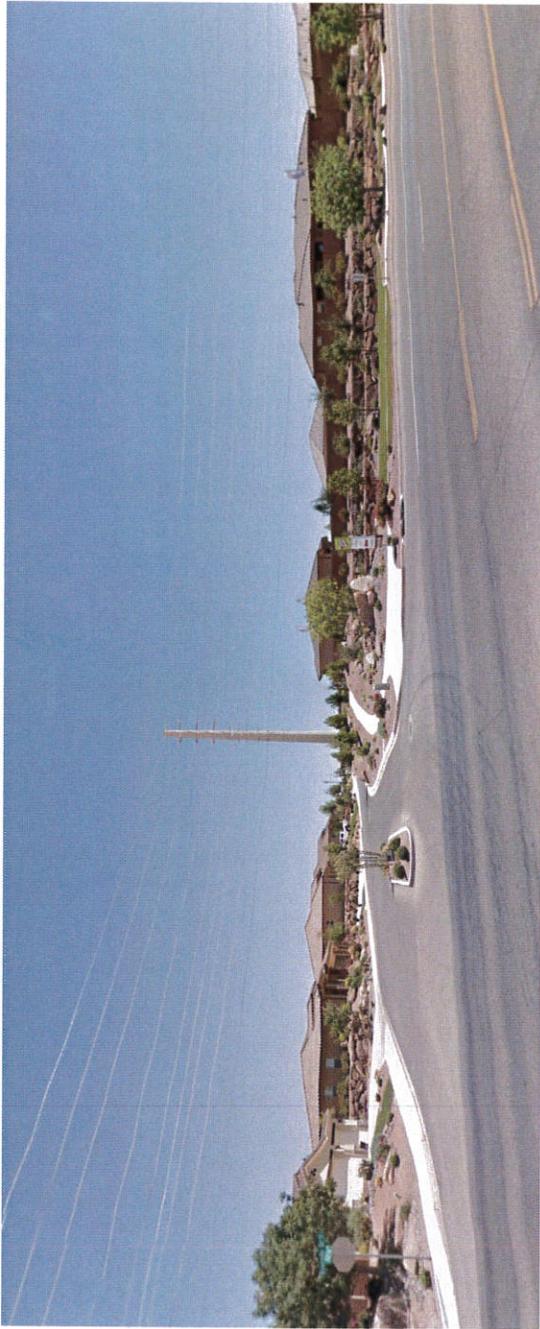
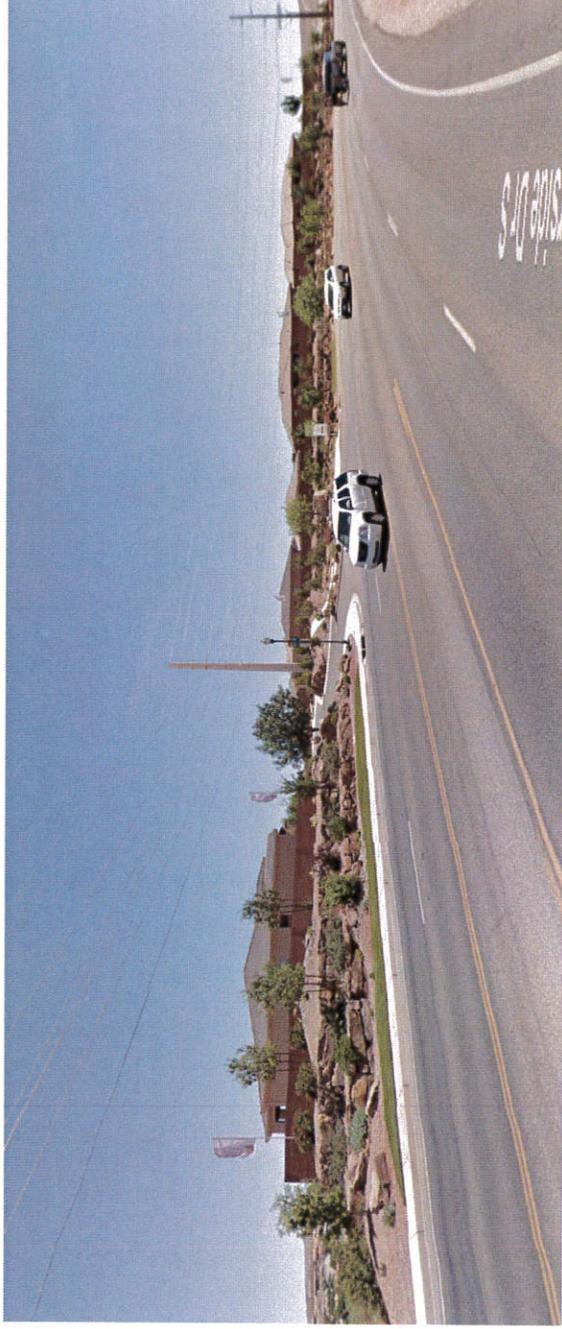
Vicinity - Aerial Map



Zoning Map

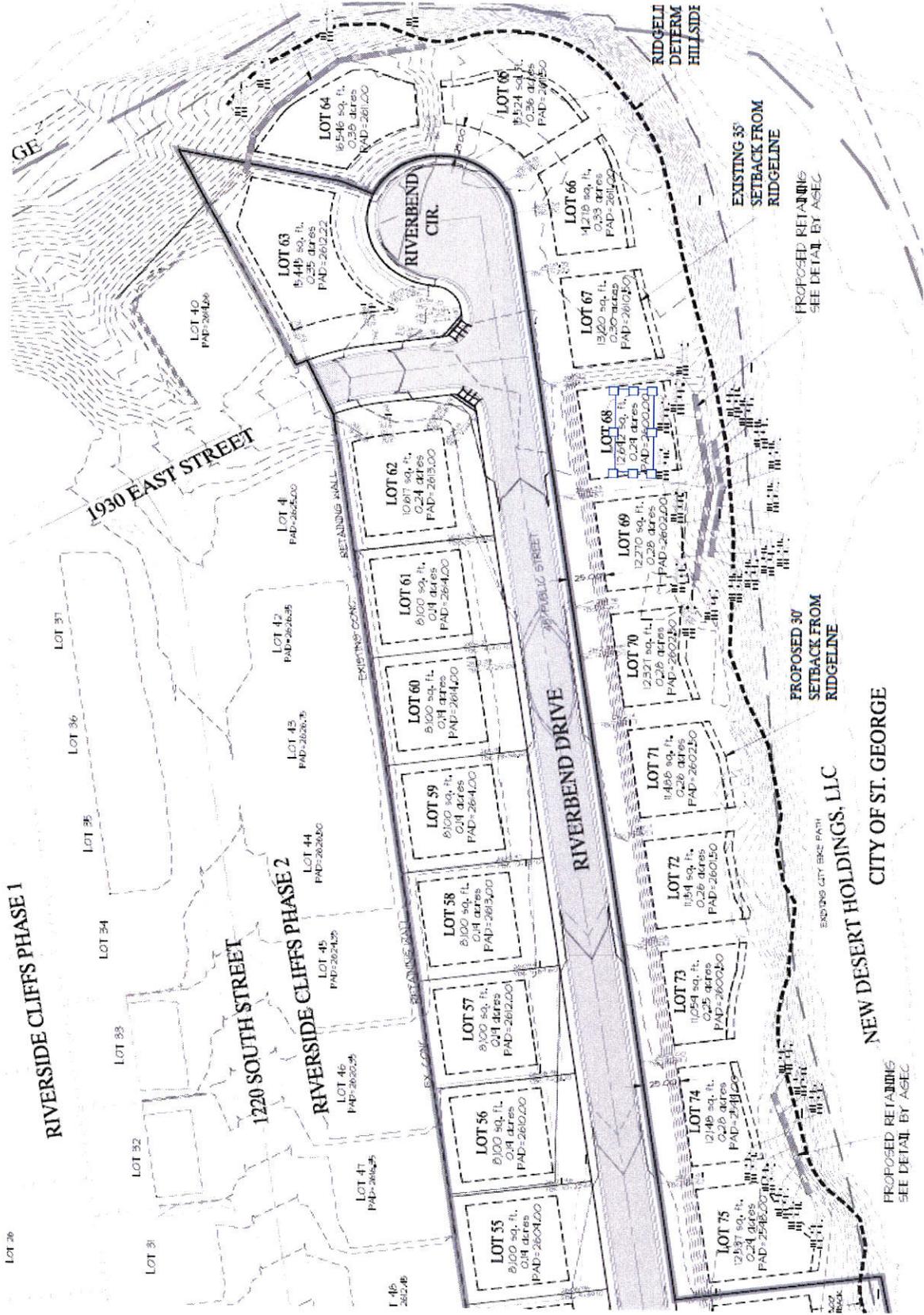


Street View of Riverside Cliffs



LOT 26

RIVERSIDE CLIFFS PHASE 1



PROPOSED 30' SETBACK FROM RIDGELINE

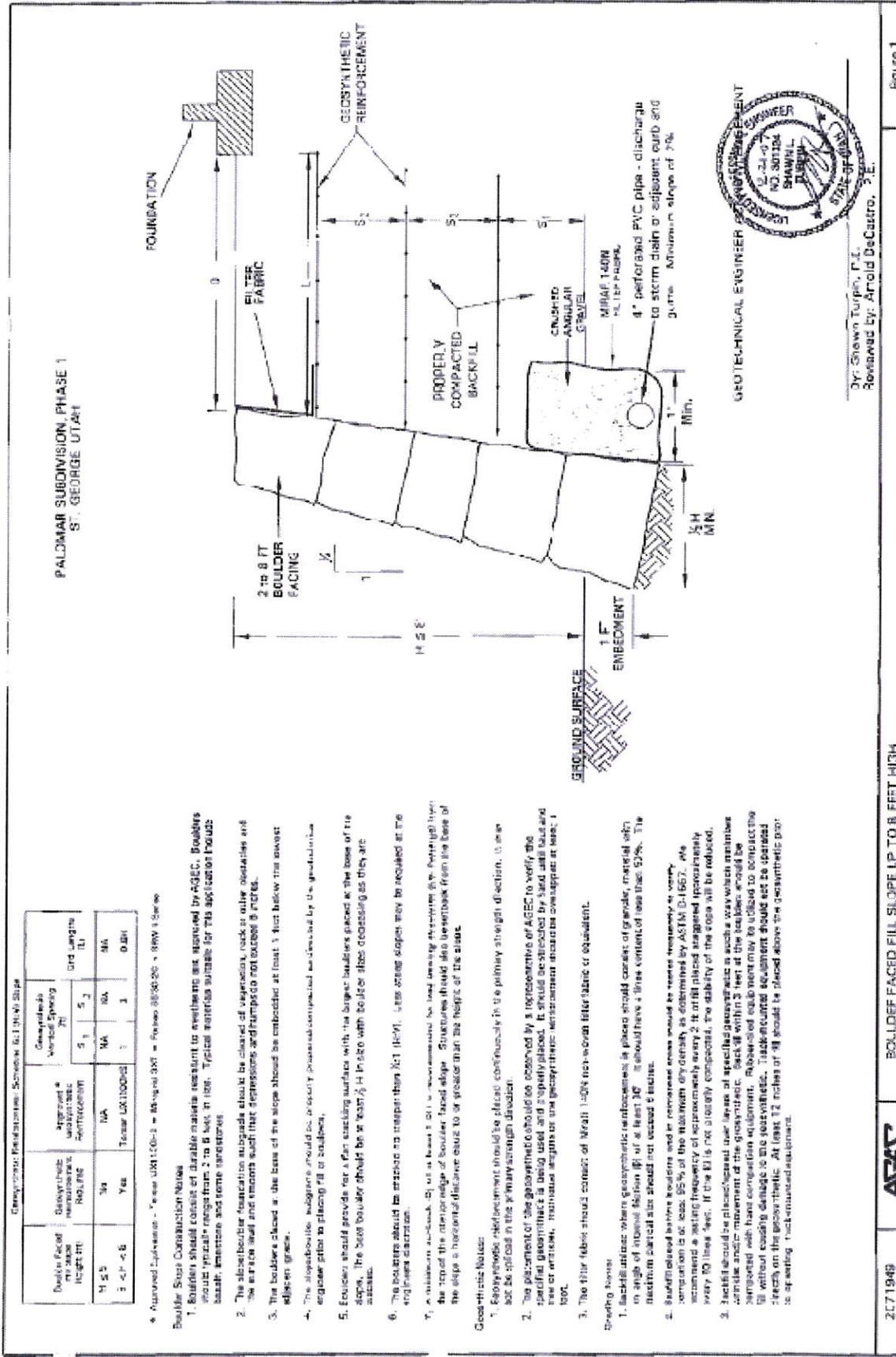
EXISTING 35' SETBACK FROM RIDGELINE

PROPOSED RETAINING WALL SEE DETAIL BY ASEC

PROPOSED RETAINING WALL SEE DETAIL BY ASEC

NEW DESERT HOLDINGS, LLC
CITY OF ST. GEORGE

Retaining Wall Details



Geosynthetic Reinforcement System B-1 (New Slope)

Boulder Face Height (ft)	Boulder Rolling	Approved Reinforcement	Geosynthetic Vertical Spacing (ft)			Grid Length (ft)
			S ₁	S ₂	S ₃	
1.5 - 5	Yes	MA	MA	MA	MA	MA
5 - 8 ft < 8	Yes	Tensar GRS1000-02	1	1	1	0.8H

Approved Reference: * See GRS1000-02 - 85' High GRS - Project 8830-00 - SRW 1 Series

Boulder Face Construction Notes

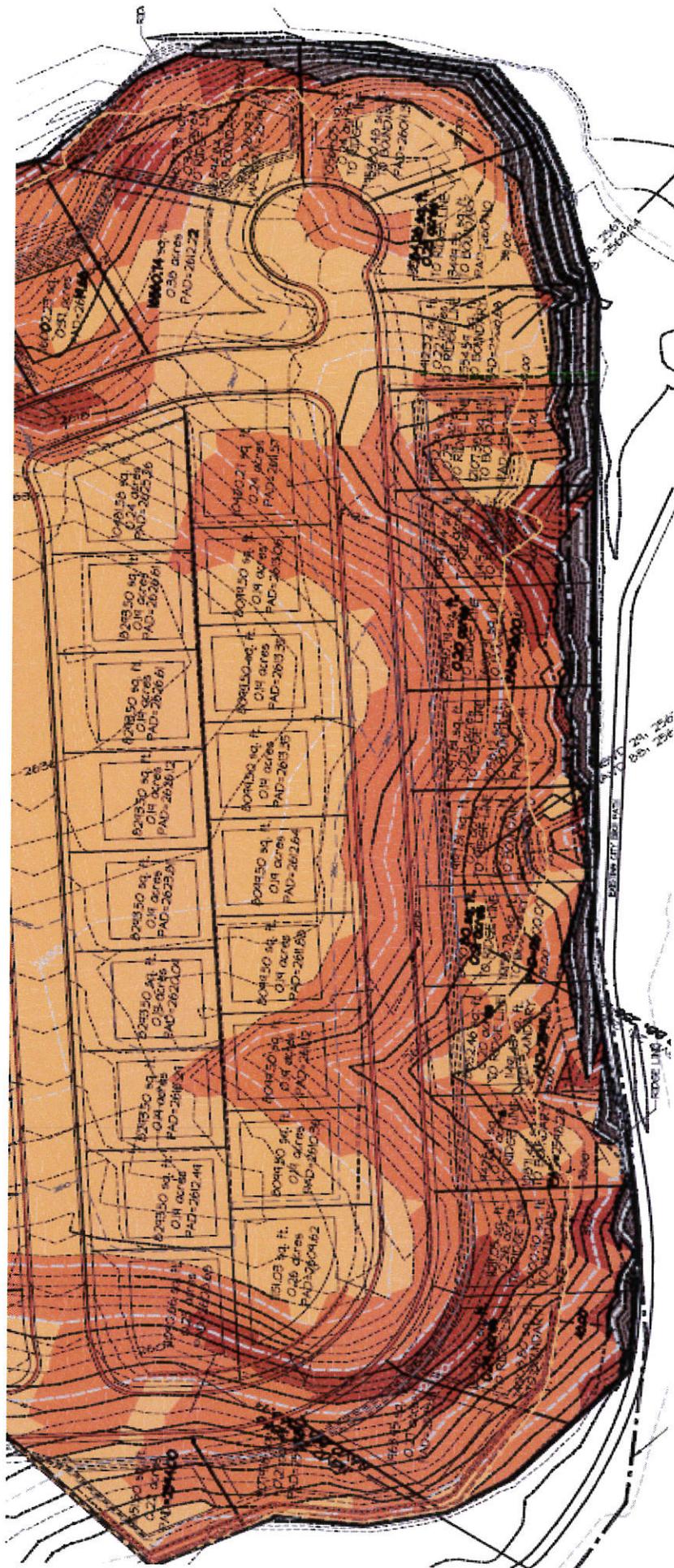
- Boulders should consist of durable material resistant to weathering and approved by AGEC. Boulders should vary in size from 2 to 8 feet in dia. Typical material suitable for this application includes basalt, granite and some sandstones.
- The slope/boulder transition upgrade should be cleared of vegetation, rock or other obstacles and the entire wall and amount such that depressions and bumps are not exceed 6 inches.
- The boulders placed at the base of the slope should be embedded at least 1 foot below the lowest edge of the grade.
- The slope/boulder, substrate should be properly prepared/compacted and followed by the geosynthetic engineer prior to placing of boulders.
- Excavator should provide for a firm standing surface with the largest boulders placed at the base of the slope. The base boulder should be at least 1/4 H in dia with boulder sizes decreasing as they are up slope.
- The boulders should be stacked no deeper than 3H (H=V). Lower slope slopes may be required at the engineer's discretion.
- A minimum setback of at least 1 ft is recommended to avoid having structures (i.e. fence post) over the top of the exterior edge of boulder faced slope. Structures should also be setback from the base of the slope a horizontal distance equal to or greater than the height of the slope.

Geosynthetic Notes:

- Geosynthetic reinforcement should be placed continuously in the primary strength direction. It may not be applied in the primary strength direction.
- The placement of the geosynthetic should be observed by a representative of AGEC to verify the specified geosynthetic is being used and properly placed. It should be checked by hand with ball and cone or written, horizontal lengths or the geosynthetic reinforcement should be checked at least 1 foot.
- The 4' dia fabric should connect of Weir 1.0M (between filter fabric or equivalent).

Grading Notes:

- Backfill areas where geosynthetic reinforcement is placed should consist of granular material with a minimum liquid limit (LL) of at least 10%. It should have a fines content of less than 5%. The maximum particle size should not exceed 3 inches.
- Subfill should have a minimum and maximum area should be tested frequently to verify compaction is at least 95% of the maximum dry density as determined by ASTM D-1557. We recommend a testing frequency of approximately every 2 ft of fill placed (suggested approximately every 10 line feet. If the fill is not closely compacted, the density of the soil will be reduced.
- Backfill should be placed based on the type of specified geosynthetic in such a way which maintains continuous placement of the geosynthetic. Backfill within 2 feet of the boulder should be compacted with hand compaction equipment. Additional equipment may be utilized to compact the fill without causing damage to the geosynthetic. Backfilling equipment should not be operated directly on the geosynthetic. At least 12 inches of fill should be placed above the geosynthetic prior to grading, rock-removal equipment.



Drainage Report

(Cover only is shown; the full report is in the HSRB packet and in the project case file)

Palomar Subdivision
St. George, Utah
Drainage Control Plan and Report

Prepared for
Rich Lewis
3550 Sugar Leo Rd.
St. George, Utah 84770
(435) 628-4313

Prepared By

ROSENBERG ASSOCIATES
352 East Riverside Drive
Suite A-2
St. George, Utah 84790

April 12, 2006

Project No. 4793-05-001

Geotechnical Report

(Cover only is shown; the full report is in the HSRB packet and in the project case file)



Applied Geotechnical Engineering Consultants, P.C.

GEOLOGIC HAZARD ASSESSMENT AND GEOTECHNICAL INVESTIGATION

TUSCANY SHORES
RIVERSIDE DRIVE
ST. GEORGE, UTAH

PREPARED FOR:

RICH LEWIS
3550 SOUTH SUGAR LEO DRIVE
ST. GEORGE, UT 84790

PROJECT NO. 2050821

JUNE 21, 2005

Reference – 2005 ‘Action Summary’

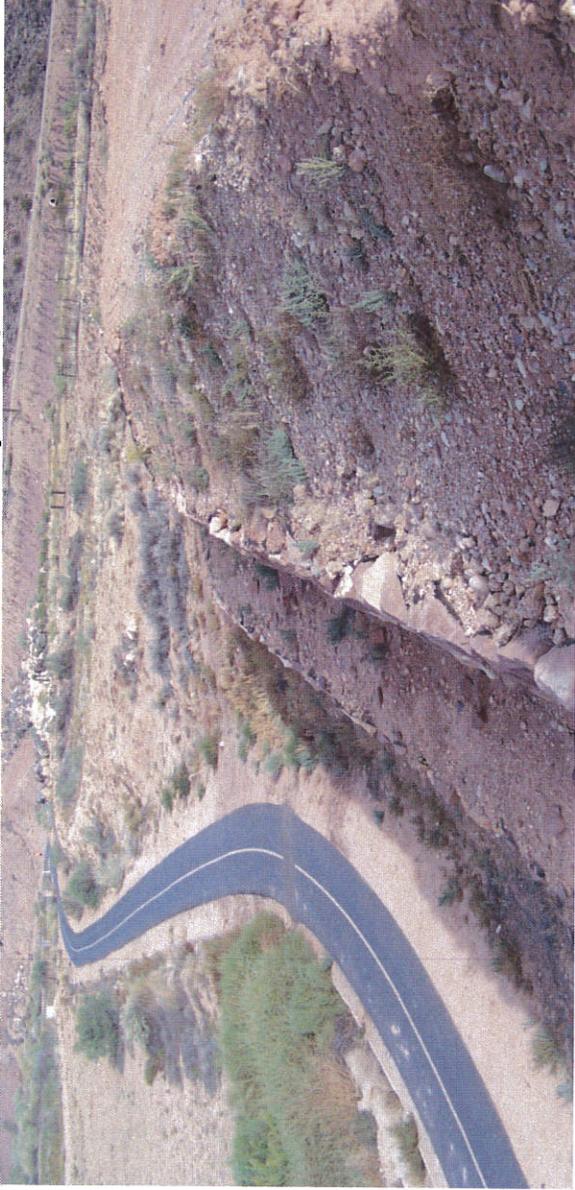


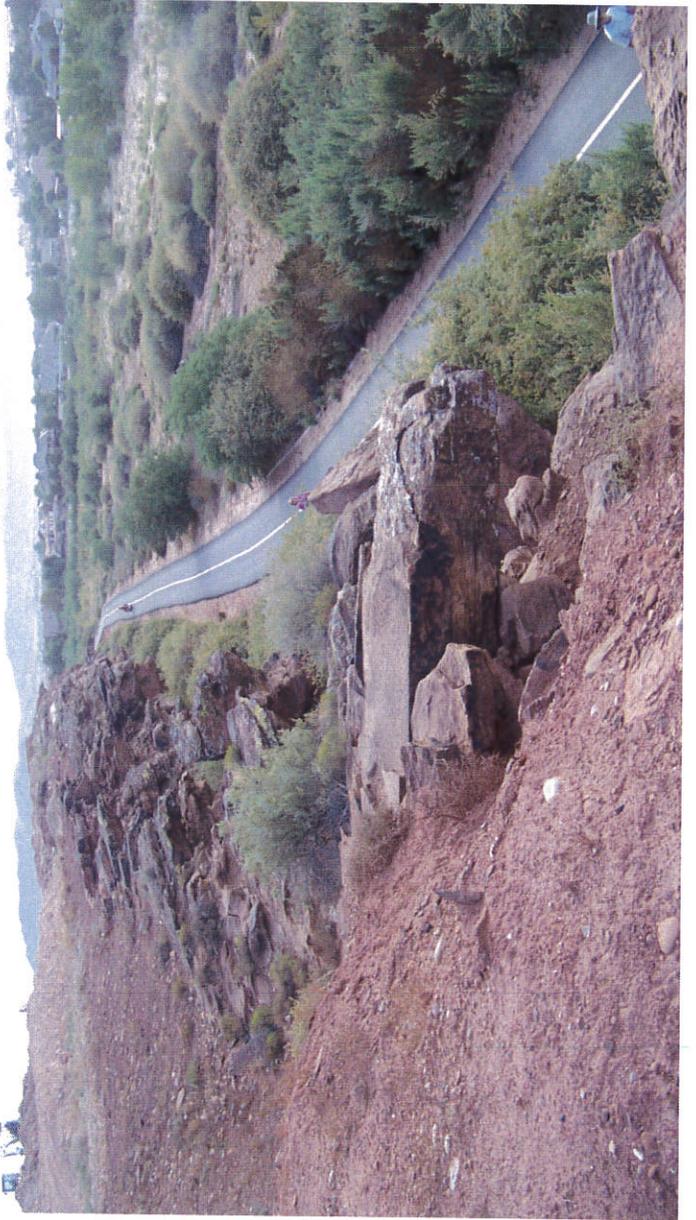
CITY OF ST. GEORGE HILLSIDE DEVELOPMENT PERMIT

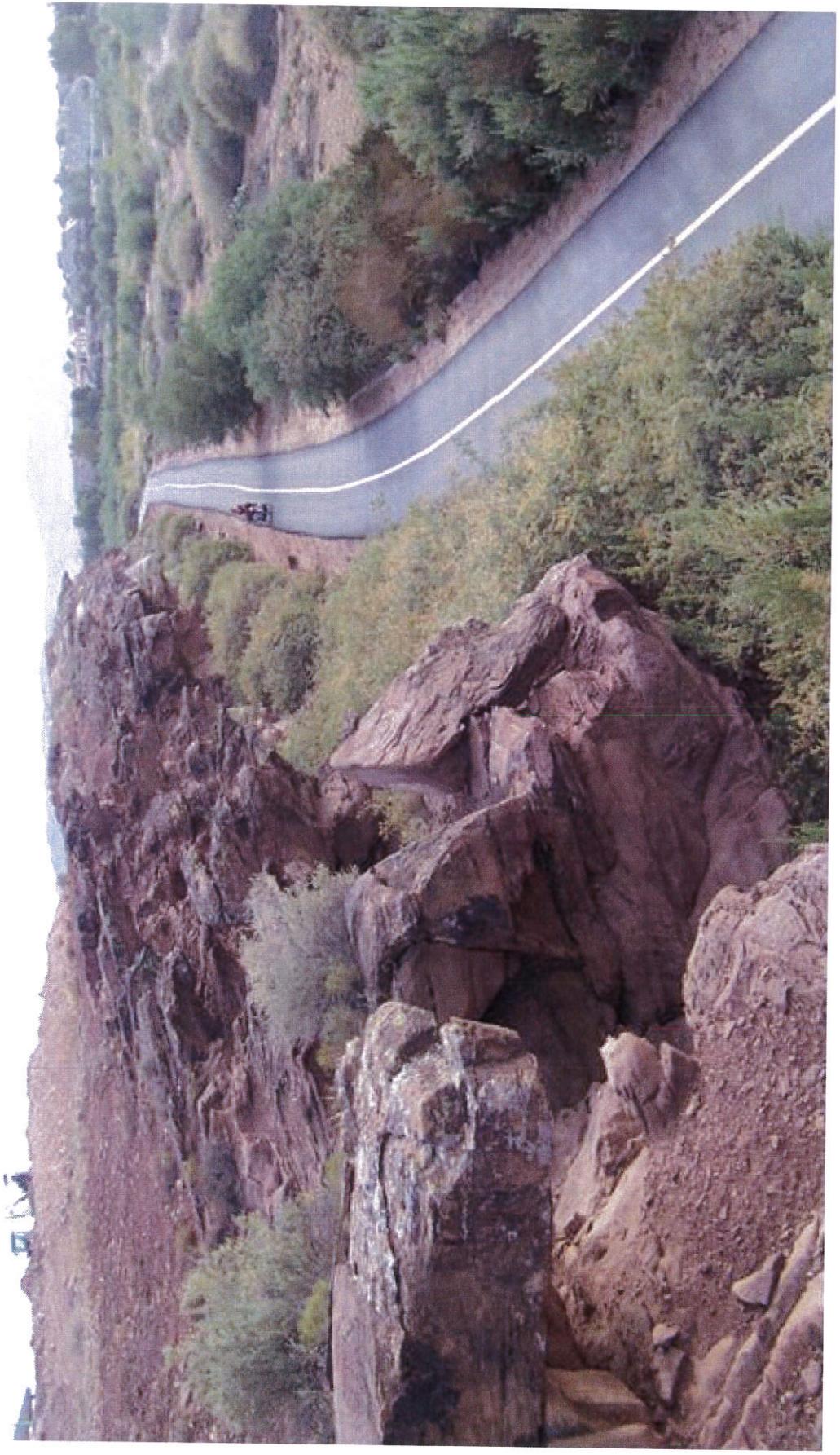
Case No. 2005-HS-012. On December 1, 2005, the St. George City Council approved a hillside development permit request for the proposed Tuscany Shores subdivision. The development is subject to obtaining preliminary plat, construction drawings/engineering plan, and final plat approvals. The conditions of approval are:

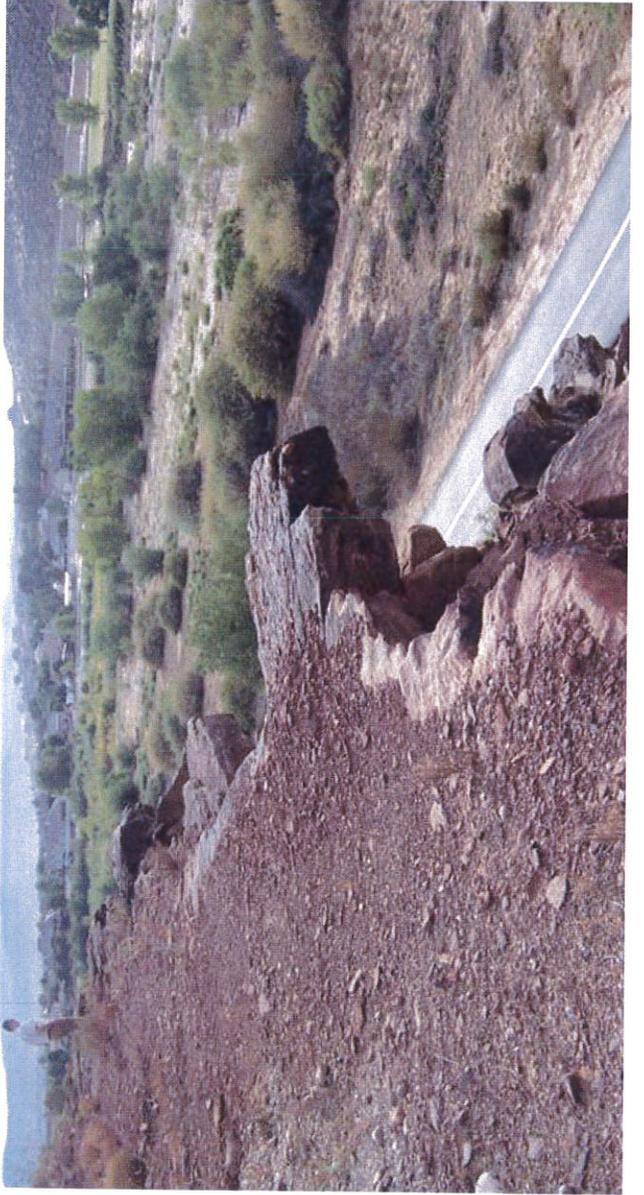
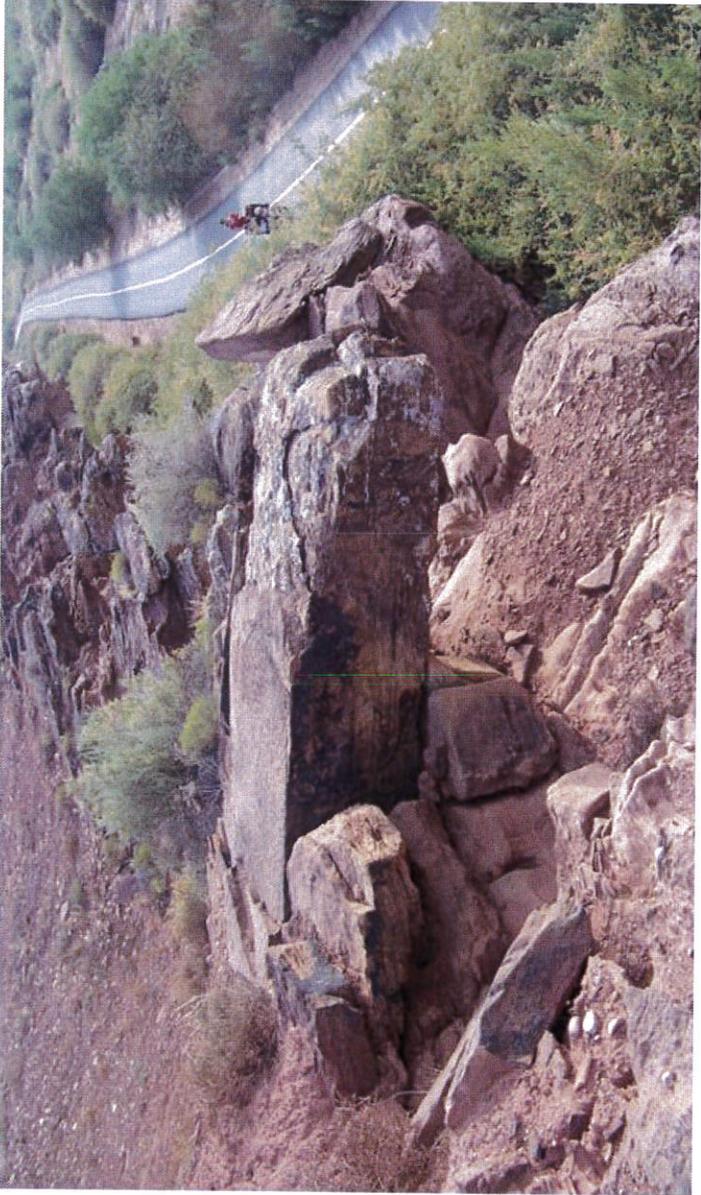
1. Reduce the south roadway right-of-way from intersection to intersection from 50 ft. to 45 ft. to establish a greater rear yard setback.
2. With the roadway reduction increase the ledge setback from 30 ft. to 35 ft.
3. Mitigation of the four proposed fill areas along the southerly boundary of the project within the 35 ft. ledge line setback be addressed by providing a detailed landscape plan to be reviewed by city staff. The landscape plan would include boulders to match the natural rock outcropping.
4. Reduce the building pad sizes for Lots 23 and 24 to reduce the fill within the setback area.
5. Install the orange fence (demarkation grading fence) along the 35 ft. setback line throughout the development prior to issuance of a grading permit. Areas of minimal fill within the setback area install a second fence to protect the ledge/ridge line.
6. Notes on the final plat to address no additional fill/cut within the 35 ft. setback area from finished grade and label the area as a no build area. Staff is to work out the details with the applicant to clarify questions on landscape and swimming pools within the 35 ft. setback area.

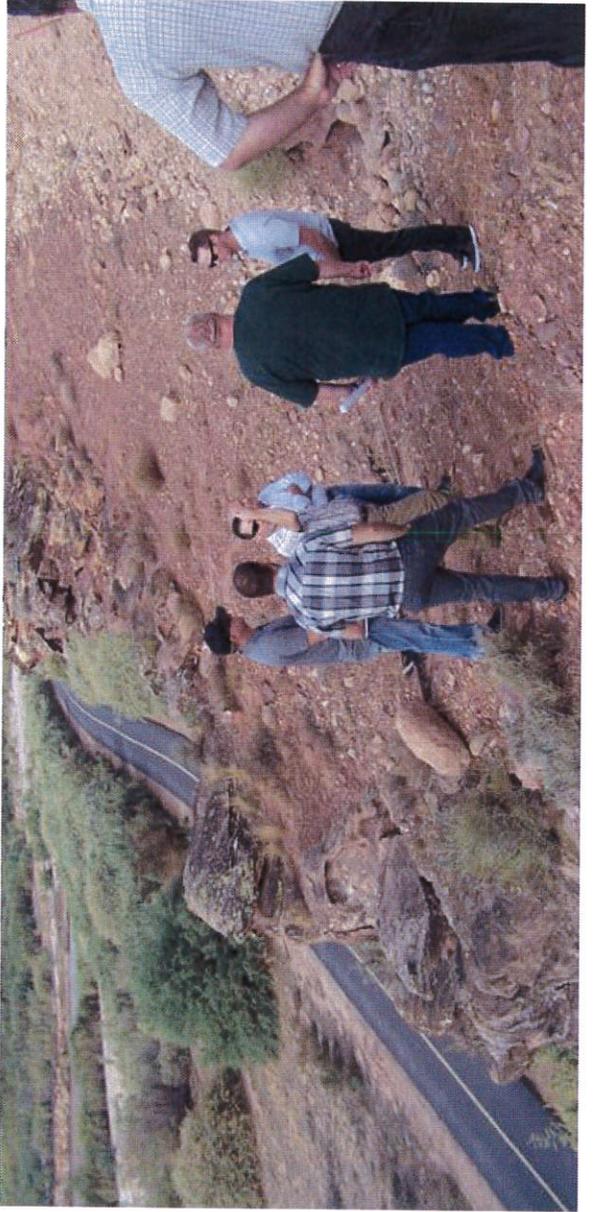
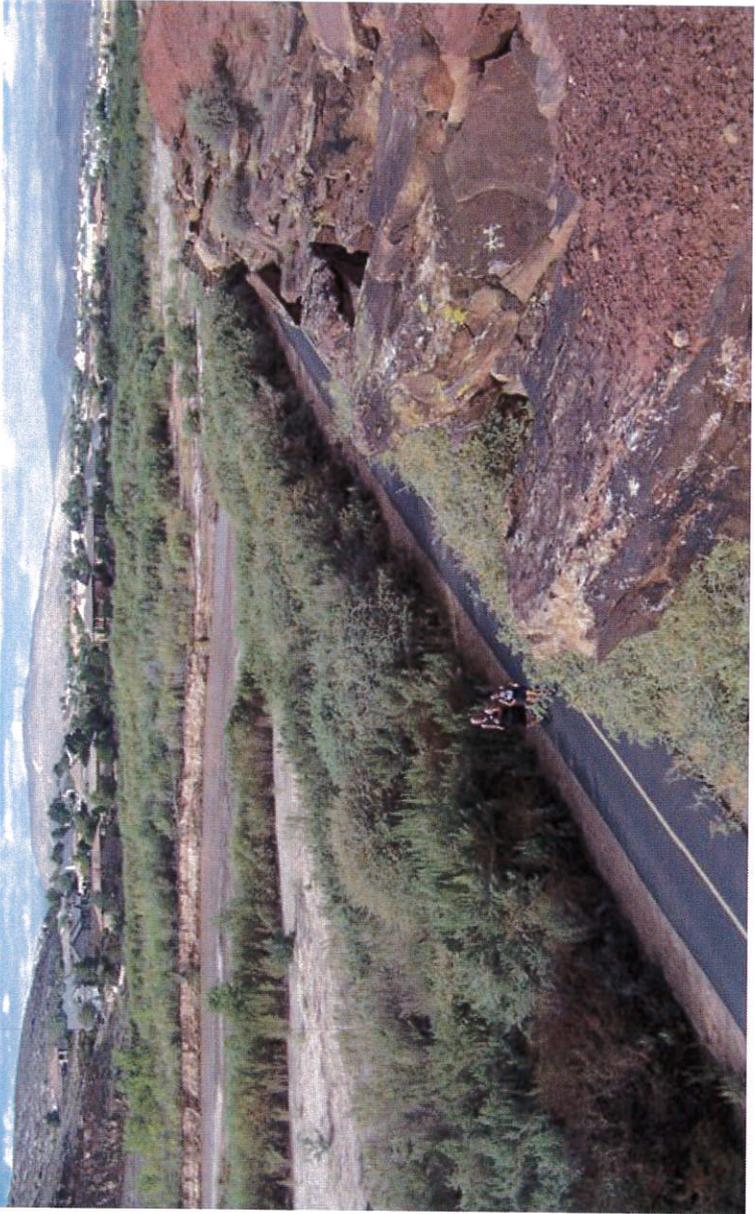
Hillside Photos – Sept. 28, 2016













ITEM 5A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

PRELIMINARY PLAT

Crimson Shadows

Case No. 2016-PP-028

Request: To approve a preliminary plat for a nine (9) lot residential subdivision

Location: The site is located at approximately 2500 East and 2070 South

Property: 4.791 acres

Number of Lots: 9

Density: 1.88 du/ac

Zoning: RE-20 and RE-12.5

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

North – R-1-10

South – RE-20

East – RE-20

West – A-1

General Plan: LDR (Low Density Residential)

Applicant: Clark and Linda Thomas

Representative: Rick Meyer, Bush & Gudgell

Comments:

1. Developer will be required to install full roadway improvements, curb, gutter, sidewalk and pavement, along 2070 South and transition at west end to existing roadway with only pavement and no curb, gutter and sidewalk.
2. Lots 7-9 are proposed as walkout basement lots.
3. Developer will be required to install roadway improvements along the south side of 2000 South for lots 1-3.

ITEM 5B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

PRELIMINARY PLAT

476 East Riverside Center Phase 2

Case No. 2016-PP-029

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

Location: The site is located at 476 East Riverside Center Phase 2

Property: 0.17 acres

Number of Lots: 1

Density:

Zoning: C-3 (General Commercial)

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

North – C-3

South – OS

East – OS

West – R-4

General Plan: COM (Commercial)

Applicant: Curt Bracken, AAA Disaster Services

Representative: Curt Bracken, AAA Disaster Services

Comments:

1. Property is proposed to be annexed into the existing commercial development where this lot will get access.
2. Developer and City will be required to execute a purchase and sale agreement as this property is owned by the City. As part of the agreement developer is to provide \$10,000 of desert landscaping.

ITEM 5C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

PRELIMINARY PLAT

The Villas @ Sun River

Case No. 2016-PP-030

- Request:** To approve a preliminary plat for an eighty-one (81) unit residential subdivision.
- Location:** The site is located at approximately 4500 South and Arrowhead Canyon Drive.
- Property:** 15.82 acres
- Number of Units:** 81
- Density:** 5.12 du/a
- Zoning:** PD-R, Resort Overlay
- Adjacent zones:** This plat is surrounded by the following zones:
North – PD-C
South – PD-R
East – I-15 Freeway
West – PD-R
- General Plan:** MHDR (Medium High Density Residential)
- Applicant:** Sun River Development
- Representative:** Scott McCall

Comments:

1. HOA to maintain landscape strips
2. City to maintain 10' wide trail along east side of Arrowhead Canyon Dr
3. Need to show 10' wide trail and correct landscape strip widths along Arrowhead Canyon Dr for typical section – is trail concrete or asphalt?

DATE	02/24/20
REVISION	07/25/20
DESIGNED BY	AWK
CHECKED BY	JED
DATE	07/25/20
SCALE	AS SHOWN

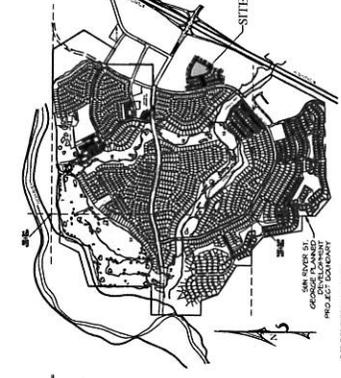
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

10700 South River Street, Suite 200
St. George, Utah 84202
Phone: (435) 633-1111
www.rosenberg.com

PRELIMINARY PLAT
FOR
THE VILLAS @ SUN RIVER ST. GEORGE, PHASES 1 - 4

THE VILLAS @ SUN RIVER - PHASES 1 - 4
PRELIMINARY PLAT

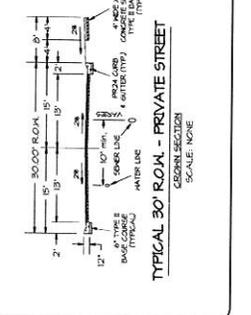
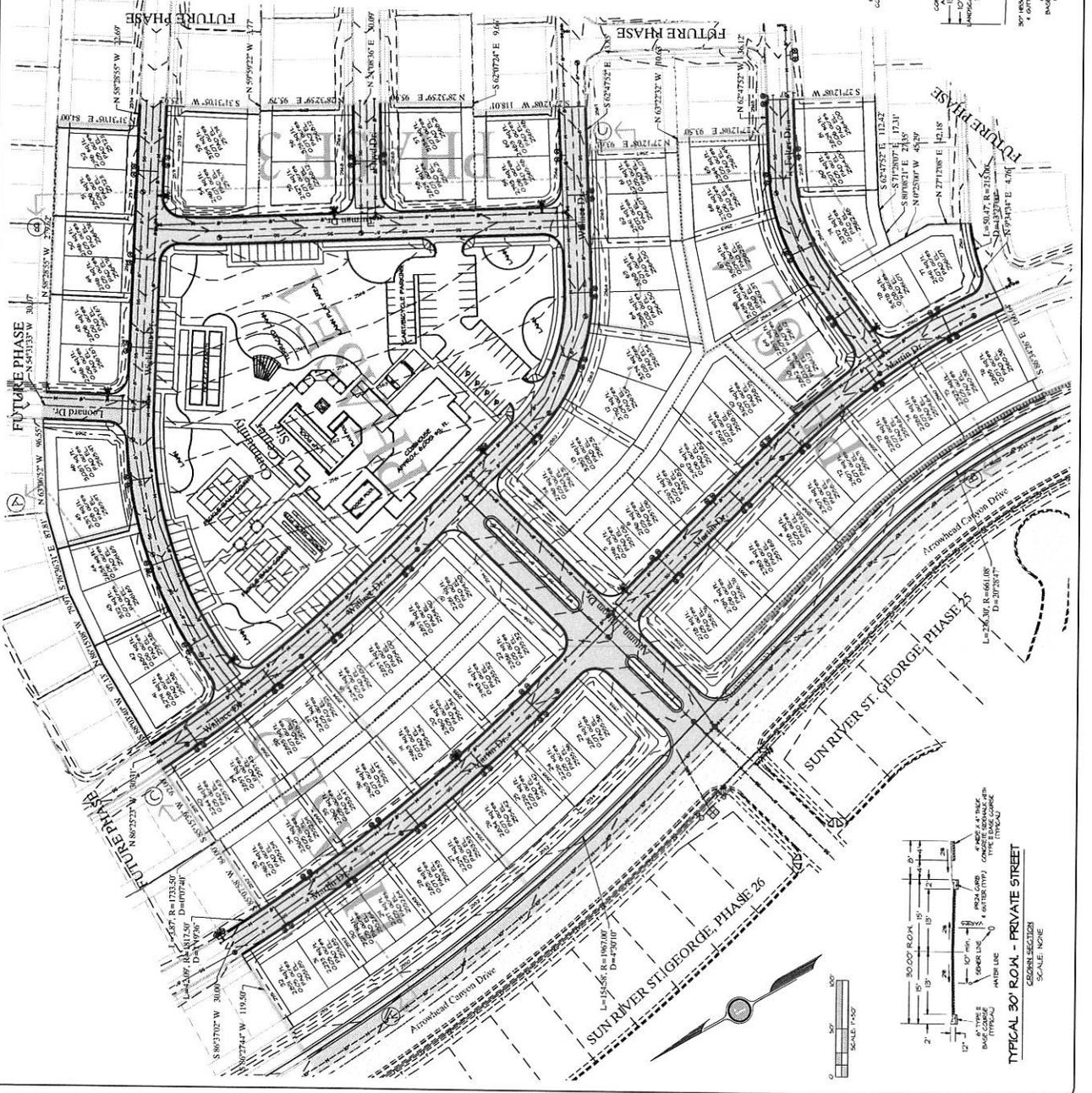
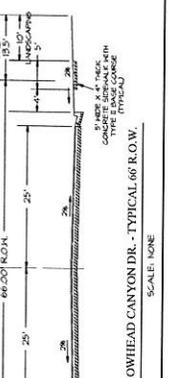
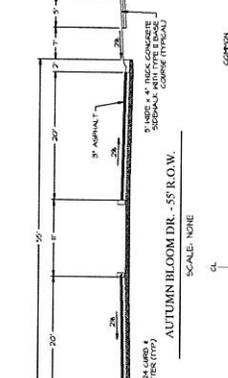
PHASE 1 - A 30 UNIT PLANNED UNIT DEVELOPMENT
PHASE 2 - A 30 UNIT PLANNED UNIT DEVELOPMENT
PHASE 3 - A 30 UNIT PLANNED UNIT DEVELOPMENT
PHASE 4 - A 30 UNIT PLANNED UNIT DEVELOPMENT
LOCATED IN THE SALLAKE BASE AND ALDERMAN IN WEST OF THE
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



SITE DATA
PROJECT LOCATION: SALLAKE BASE AND ALDERMAN
PROJECT LAND USE: RESIDENTIAL
TOTAL AREA: 10.00 ACRES
APPROX. 50 FT WIDE
0.25 ACRES

VICINITY MAP
SALLAKE BASE AND ALDERMAN
SCALE: (NO SCALE)

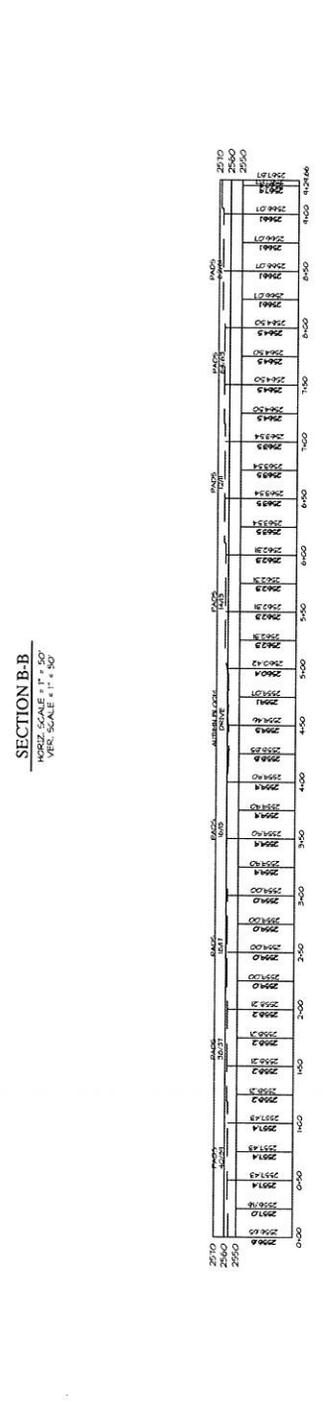
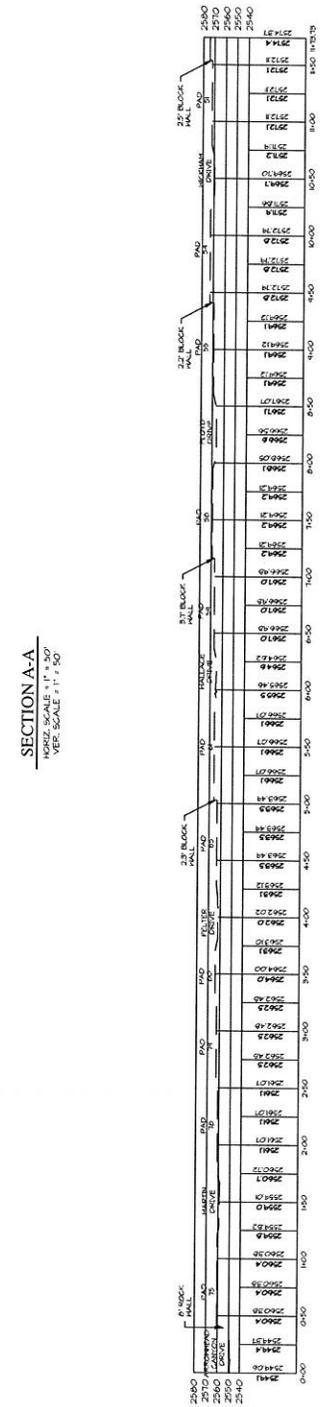
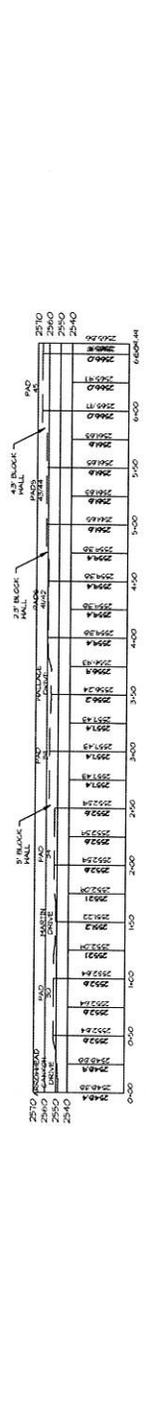
- OWNER/DEVELOPER/CONTACT**
SUN RIVER VILLAS
CONTACT: SCOTT McCALLISTER, LLC
1600 PINE BLVD. SUITE 200
ST. GEORGE, UTAH 84202
(435) 673-4300 OR (435) 295-9816
- PROJECT ENGINEER**
THE ENGINEER FOR THIS PROJECT IS:
ALAN HALL, P.E.
CONTACT: ALAN HALL, P.E.
ST. GEORGE, UTAH 84202 (435) 678-0584
- GEOTECHNICAL ENGINEER**
THE ENGINEER FOR THIS PROJECT IS:
LARRY D. BROWN, P.E.
CONTACT: RUSSELL OWENS
ST. GEORGE, UTAH 84202 (435) 788-0566



ARROWHEAD CANYON DR. - TYPICAL 66' R.O.W.
SCALE: NONE

SUN RIVER ST. - TYPICAL 30' R.O.W. - PRIVATE STREET
SCALE: NONE

DATE	05/24/20
REVISION	
DRAWN BY	APC
CHECKED BY	APC
DATE	05/24/20



ITEM 6

Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

FINAL SUBDIVISION PLAT

Meadow Pointe Subdivision

Case No. 2016-FP-041

- Request:** Consider a 30 Lot Residential Final Subdivision Plat
- Representative:** Michael Purdy, Cornerpoint, Professional Land Surveys
2075 So. Sir Monte Drive
St. George, UT 84770
- Property:** Located at approximately 2800 East and 450 North
- Zone:** R-1-7
- 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 Meadow Pointe Subdivision and authorize the Chairman to sign.

ITEM 7

Final Plat Roadway Vacation

PLANNING COMMISSION AGENDA REPORT: 10/11/2016

FINAL SUBDIVISION PLAT

Deserts Edge Drive Roadway Vacation

Case No. 2016-FP-063

Request: Consider a Final Plat Roadway Vacation

Representative: Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770

Property: Located at approximately 3380 East from 6100 South to 6270 South

Zone: R-1-10

Staff Comments: The purpose of this roadway vacation is to give back extra roadway back to the adjoining property owner. When this road was first designed it was agreed upon to have a pedestrian/bike trail run along the westerly portion of the road in a northerly/southerly direction. It has since been agreed that the pedestrian/bike trail will be moved to a different location making this portion of the roadway unnecessary. This is a 10.00 foot wide strip and will be retained by the City of St. George as a Public Utilities and Drainage Easement. Because this was dedicated as Roadway by the land owner the ownership will revert back to the land owner.

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 Deserts Edge Drive Roadway Vacation and authorize the Chairman to sign.

