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 25, 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 & 10/11/2016 PC meeting – pending color & materials board submittal*

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

A. Consider a conditional use permit for a sixty-five (65') foot tall cell tower for Verizon Wireless. This project is called "**UT-4 Bloomington**." The property is zoned OS (Open Space) and is located at 650 We Man-O-War (in Bloomington Park). The representative is Mr. Jared White. Case No. 2016-CUP-023 (Staff – Ray Snyder)

B. Consider a conditional use permit for an eighty foot (80') tall cell tower for Verizon Wireless. This project is called "**UT-4 Horseman Park**." The property is zoned RE-12.5 and is located near 3167 South 2350 East (Intermediate School) within the park at 'The Fields of Little Valley'. The representative is Mr. Jared White. Case No. 2016-CUP-024 (Staff – Ray Snyder)

C. Consider a request to construct a four (4) story hotel '**Staybridge Suites**' that exceeds the allowable maximum building height of thirty-five feet (35'). The property is located at approx. 200 East Sunland Drive. The zoning is C-3 (General Commercial). The representative is Buish & Gudgell, Inc. Case No. 2016-CUP-022 (Staff - Ray Snyder)

3. **BUILDING DESIGN CONCEPTUAL SITE PLAN (BDCSP)**

Consider a building design conceptual site plan (BDCSP) for an update of the existing building and a 3,300 sq. ft. addition to "**Heritage Home & Garden**" located at 770 East 700 South Street. The property is zoned C-3 (General Commercial). The applicants are Eric and Joni Christensen. Case No. 2016-BDCSP-003 (Staff – Ray Snyder)

4. **PRELIMINARY PLATS (PP)**

A. Consider approval of a preliminary plat for a three (3) lot residential subdivision called "**Hidden Valley Phase 9**" located at Hidden Valley Drive and Athens Drive. The property is zoned PD-R (Planned Development Residential). The representative is Mr. Rick Meyer, Bush and Gudgell. Case No. 2016-PP-031 (Staff Wes Jenkins)

B. Consider approval of a preliminary plat for a thirty (30) lot residential subdivision called **"Sequoia Estates Phase 2"** located at Marietta Drive and Maple Mountain Drive. The property is zoned R-1-8 (Single Family Residential, 8,000 s.f. lot sizes). The representative is Mr. Steve Kamlowsky, Development Solutions Group. Case No. 2016-PP-033

5. **PARKING (PRKG)**

Consider a parking ratio of 1:150 for restaurants for the **"Shoppes at Zion."** The proposed ratio would allow an additional 6,000 sq. ft. of retail space to be allocated to restaurant use. The commercial center is located at 250 N Red Cliffs Drive. Case No. 2016-PRKG-002.

6. **FINAL PLATS (FP)**

A. Consider a fifteen (15) lot residential final plat subdivision for "**The Ledges of St George Sand Cove Phase 1**." The property is located at approximately 1480 West and 4900 North (Ledges Development) and is zoned PD-R (Planned Development Residential). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-051. (Staff – Wes Jenkins)

B. Consider a fifteen (15) lot residential final plat subdivision for "**Desert Heights Phase 1**." The property is located at approximately 330 East and 6300 South (south of the Southern Parkway) and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2016-FP-066. (Staff – Wes Jenkins)

C. Consider a final plat roadway dedication for "**Ridge Top Drive**." The property is located at approximately 500 West and 300 South (old airport) and is zoned OS (Open Space) and C-2 (Highway Commercial). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-064. (Staff – Wes Jenkins)

7. **JOINT WORK SHOP MEETING**

There will be a joint workshop between the City Council and the Planning Commission to discuss "**Active Transportation**" on October 27, 2016.

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

ITEM 1
Zone Change - Amendment

PLANNING COMMISSION AGENDA REPORT: **09/27/2016** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **10/11/2016** (Tabled)
PLANNING COMMISSION MEETING: **10/25/2016**

ZONE CHANGE AMENDMENT
DRMC-IHC – Cancer Center
Case No. 2016-ZCA-034

Background:	The Planning Commission has reviewed this item before and a public hearing was opened and closed. The issue is the submittal of a color and materials board.
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

PC -3

2016-ZCA-034

Cancer Center

Background:

PC-1

This item was tabled at the first PC meeting on September 27, 2016, 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.

PC-2

This item was tabled at the second PC meeting on October 11, 2016, to allow the applicant time to return with a complete materials and colors board. Only a sample of the metal material was provided and the PC had requested to see all materials and colors.

PC-3

The applicant agreed to return with a complete materials board for the October 25, 2016, PC meeting.

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

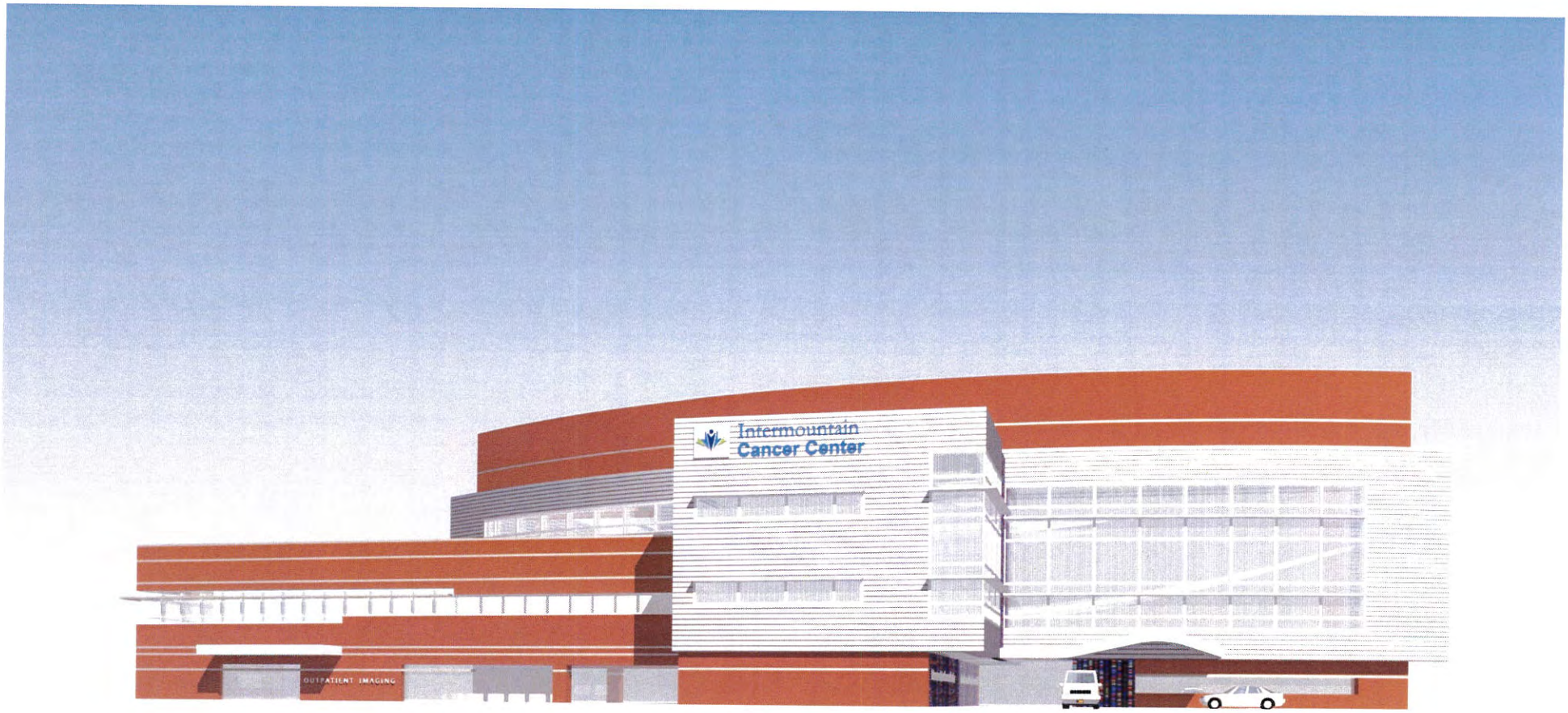
Representative(s): Mr. Steve Kelly, Project Manager / Mr. Mark Babbitt, Great Basin Engineering / Mr. Scott Wycott, Strategic Planner

Location: The property is located at approximately 600 South and 1500 East accessing Medical Center Drive.

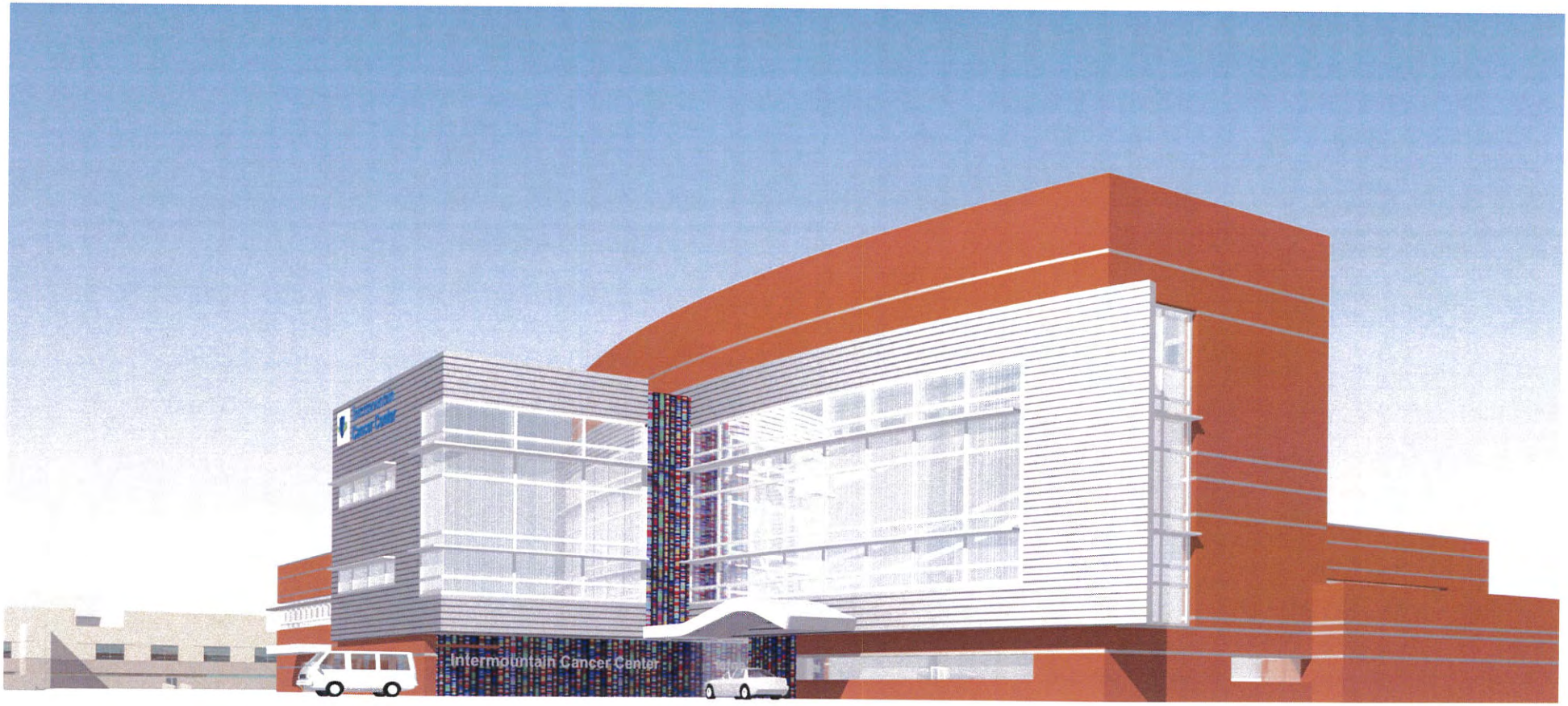
Acreage: 4.4 acres

Current Zone: PD-C (Planned Development Commercial)

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



Intermountain
Cancer Center


Intermountain Cancer Center

Narrative

GREAT BASIN ENGINEERING

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.

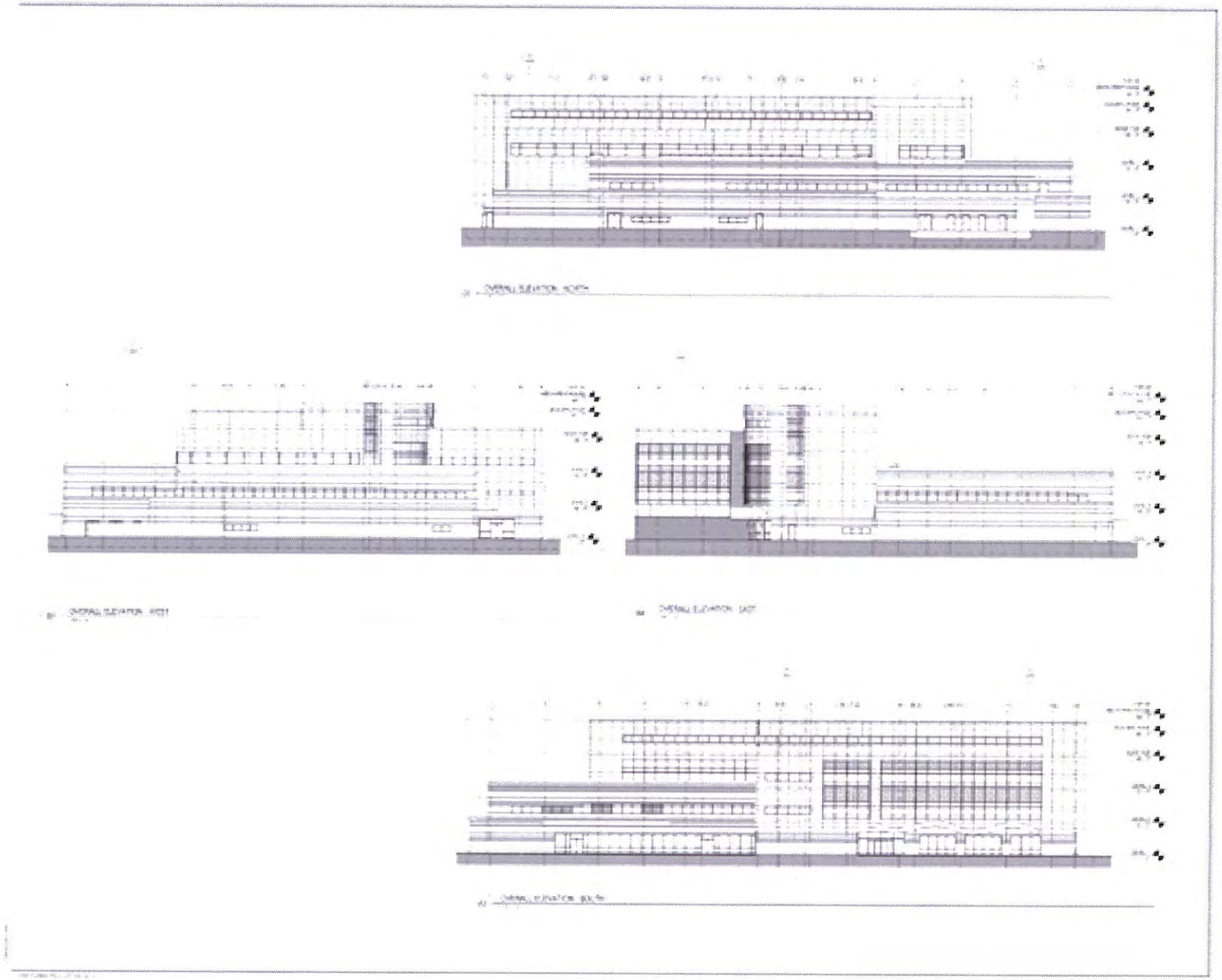
I have attached a copy of the parking summary.

Please review and contact us if you have any questions.

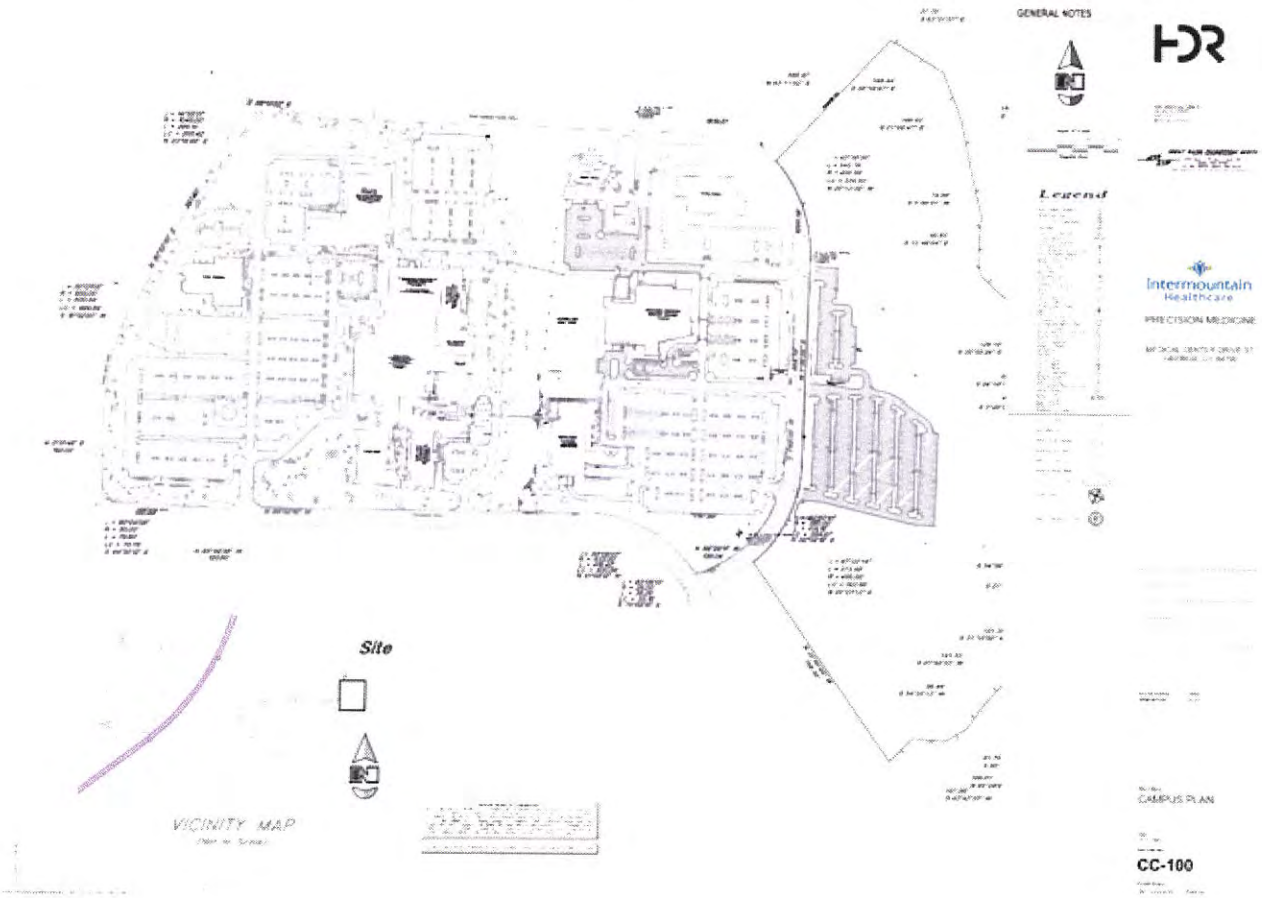
Thanks

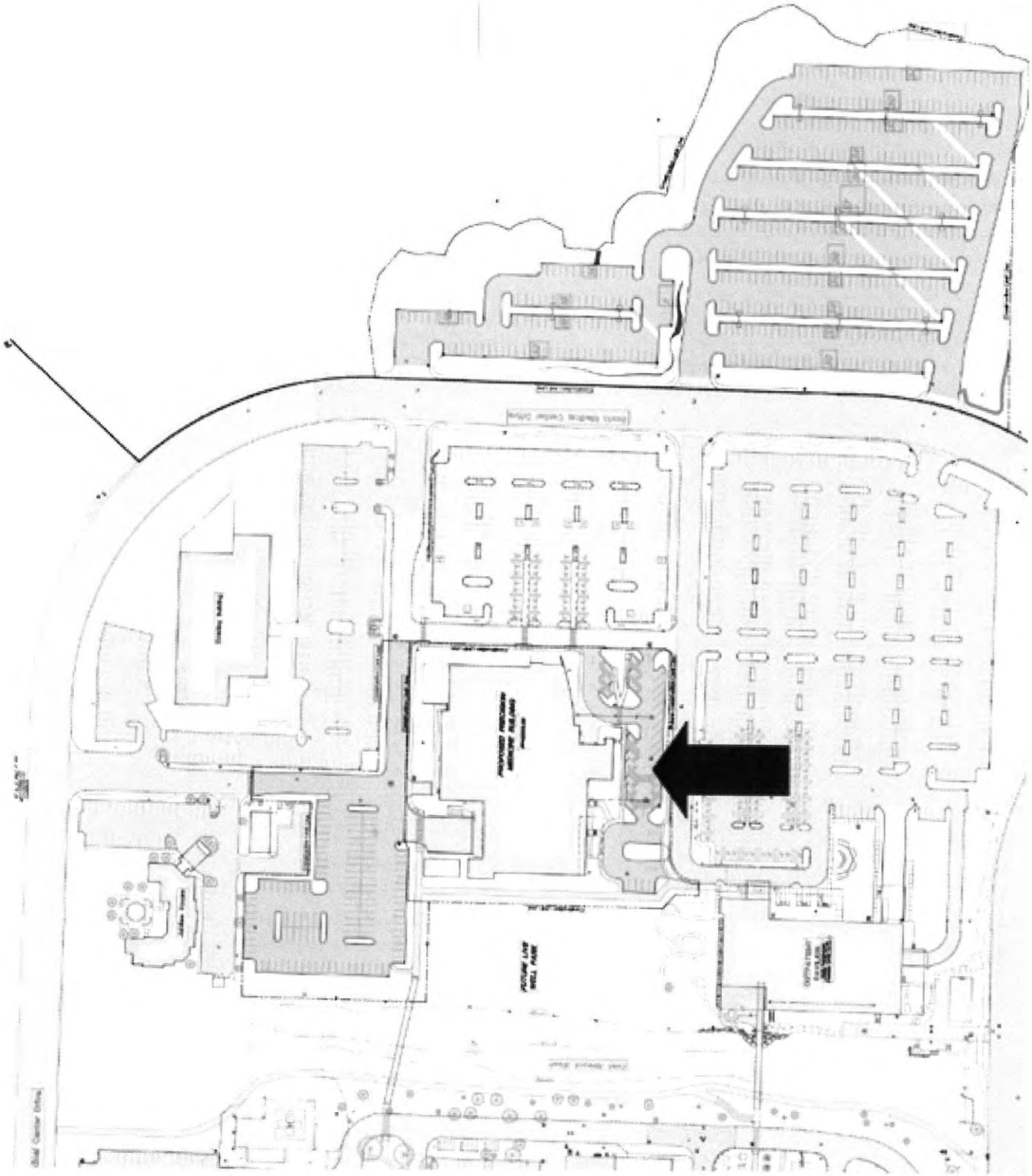
Mark Babbitt, PE
Principal

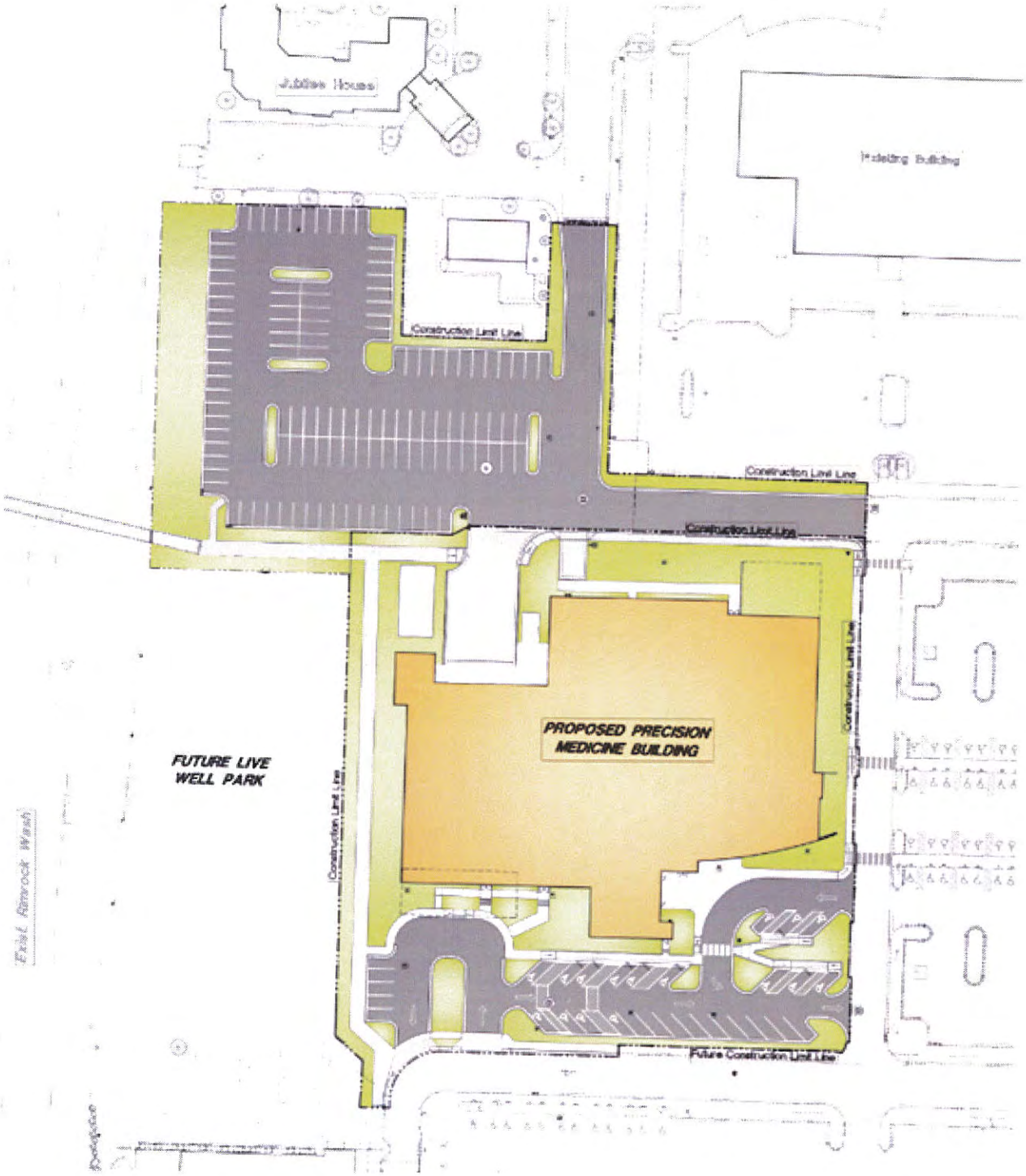
2D Elevations



Campus Plan


GENERAL NOTES
HDR
Legend
Intermountain Healthcare
PRECISION MEDICINE
Site
VICINITY MAP
CAMPUS PLAN
CC-100




Jubilee House
Fielding Building
Construction Limit Line
Construction Limit Line
Construction Limit Line
PROPOSED PRECISION MEDICINE BUILDING
FUTURE LIVE WELL PARK
Construction Limit Line
Construction Limit Line
Future Construction Limit Line
Eliot Rimrock Wash

Landscape Plan

JUBILEE HOME
DIXIE STATE UNIVERSITY
MAINTENANCE
PRECISION MEDICINE

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
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

ITEM 2A
CUP – Cell Tower

PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

CONDITIONAL USE PERMIT
Case No. 2016-CUP-023

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

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

Project: **UT 4 Bloomington** a **65 ft. "Stealth Field Lightpole"** Cell Tower with only one provider proposed on it.

Representative: Mr. Jared White
Site Acquisition Coordinator

Zoning: OS (Open Space)

Height: 65 feet

Location: **650 W Man-O-War** (Park)

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

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

10-22-7: ADDITIONAL STANDARDS:

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

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

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

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

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

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

An equipment shelter is also requested for this site.

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

Sample Action(s): The Planning Commission recommends **approval** of the 65 foot high 'Stealth Field Lightpole' as presented with findings A-K.

or

The Planning Commission recommends **denial** of the 65 foot high 'Stealth Field Lightpole' as presented because _____.

Findings:

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

Yes	N/A	Category	Description
	X	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	X	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
PC to determine if the use is compatible with the area aesthetically due to location		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet any related fire and electrical codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	X	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

CUP required for height 65 ft.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
A 65 ft. stealth field lightpole at this requested location will not be inconsistent with the character of the zone		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	X	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

PC
2016-CUP-023
Verizon

“UT-4 Bloomington”
(in Bloomington Park)

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

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

Project:
UT 4 Bloomington a 65 ft. "Stealth Field Lightpole" Cell Tower with only one provider proposed on it.

Representative:
Mr. Jared White, Site Acquisition Coordinator

Zoning: OS (Open Space)

Height: 65 feet

Location: 650 W Man-O-War

Re: Verizon justification on a new Cell site

General Standards

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

Aesthetics/Height: Cell towers are a necessary part of providing wireless coverage but unfortunately they are not able to entirely blend visually. In an effort to minimize the aesthetics of the site Verizon is proposing to co-locate the antennas on a Softball Stadium Light. This type of installation only requires Verizon to raise the existing light pole by 13'. The stadium lights will be placed at the same height they are currently. This pole is surround by several other light poles in the complex all of which help to minimize the visual impact.

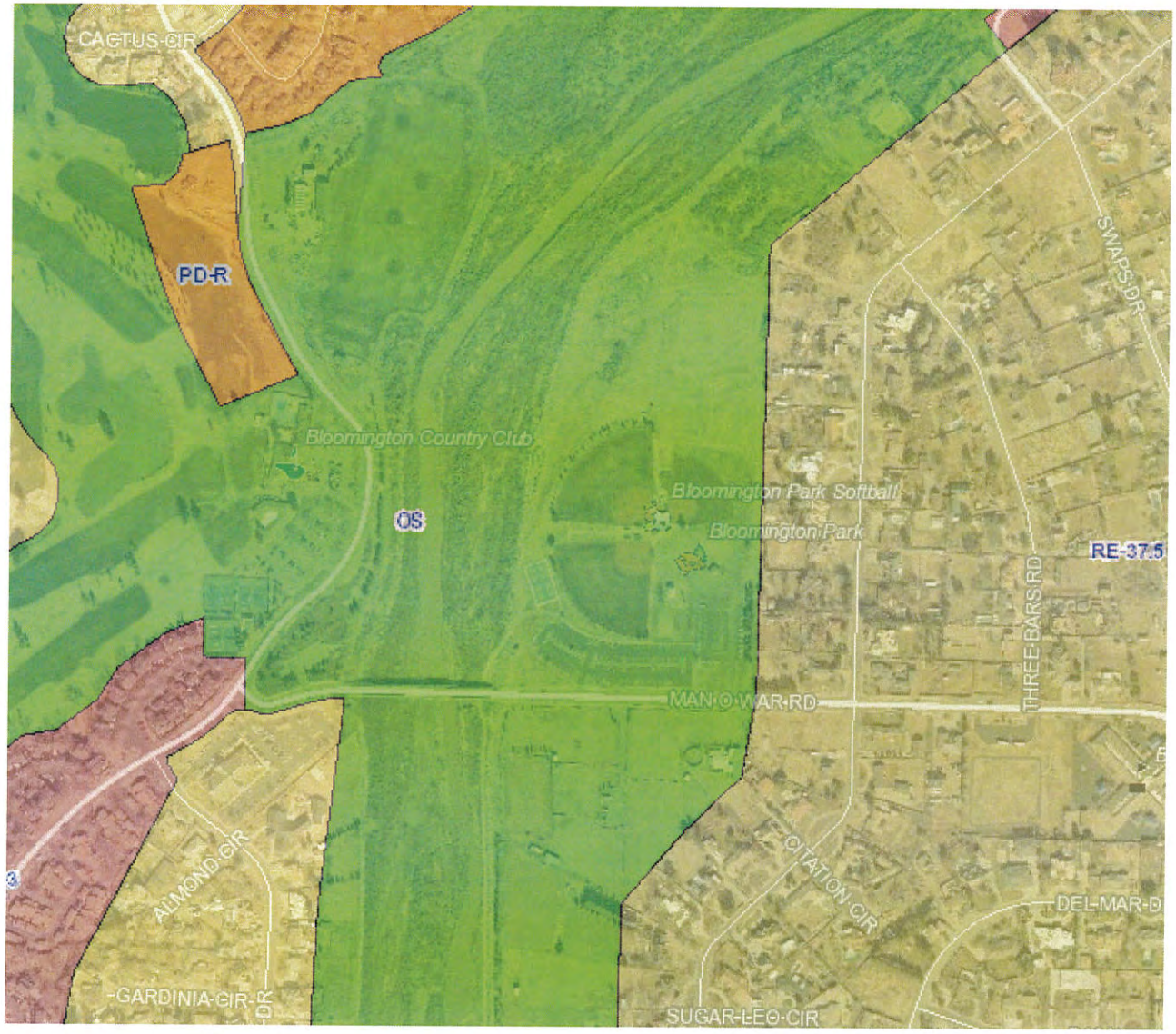
Character of the zone: In order to maintain the character of the zone Verizon has placed the site near the city softball fields so there are already existing poles in the area, the have placed the site on the light pole that is furthest away from a residential Structure of the school property to be setback from residential structures.

Sincerely
Jared White
Site Acquisition Coordinator

Vicinity

Bloomington Country Club
Bloomington Park Softball
Bloomington Park
MAN O WAR RD
THREE BARS RD
ALMOND CIR
CITATION CIR
GARDINIA CIR
SUGAR LEG CIR

Zoning


CACTUS CIR
PD-R
Bloomington Country Club
OS
Bloomington Park Softball
Bloomington Park
RE-37.5
SWAPS DR
THREE BARS RD
MAN O WAR RD
ALMOND CIR
CITATION CIR
DEL MAR D
GARDINIA CIR
SUGAR LEO CIR

General Plan

UT4 Bloomington

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY

650 West Man-O-War Road, Saint George City

EAS

Looking West toward proposed facility from inside Bloomingt

EXISTING SITE

AERIAL LOCATION

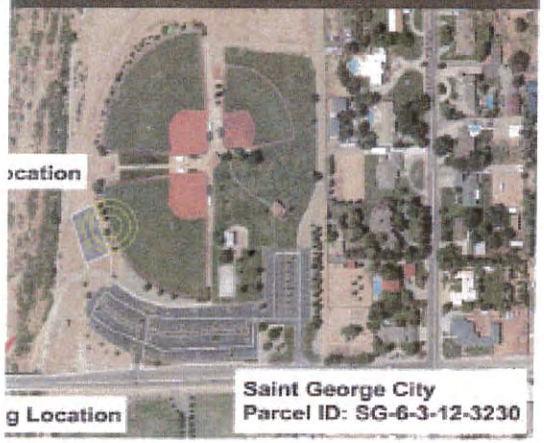


PHOTO SIMULATION - 65' STEALTH FIELD LIGHTPOLE

nology Associates

Drawn By: Pete Simmons
Salt Lake City Office
Drawn For: Saint George City

Salt Lake Office
5710 S Green Street
Murray, UT 84123
(801) 463-1020

Co
3115 Melro
Carlsbad, C
(760) 7

UT4 Bloomington

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY

650 West Man-O-War Road, Saint George City

EAS

Looking West toward proposed facility from inside Bloomingt

EXISTING SITE

AERIAL LOCATION

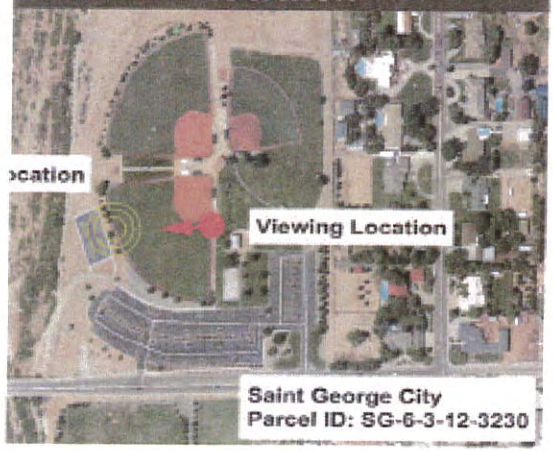


PHOTO SIMULATION - 65' STEALTH FIELD LIGHTPOLE

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5710 S Green Street
Murray, UT 84123
(801) 463-1020

Co
3115 Melro
Carlsbad, C
(760) 7

verizonwireless

UT4 - BLOOMINGTON

SITE INFORMATION

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

SITE ADDRESS:
650 WEST MAN OF WAR ROAD
BLOOMINGTON, UTAH 84770

LATITUDE AND LONGITUDE:
N 37°03'11.79", W 113°35'58.47"

ZONING JURISDICTION:
ST GEORGE CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO AN EXISTING BASEBALL FIELD LIGHT POLE WITH OUTDOOR EQUIPMENT AND GENERATOR

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

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

POWER COMPANY:
DIXIE POWER

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JARED WHITE
PHONE: 801-232-0953

LOCATION MAP

DO NOT SCALE DRAWINGS

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

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 SOUTH FOR 285 MILES TO BLOOMINGTON EXIT #4 FOR BRIGHAM ROAD JUST SOUTH OF ST GEORGE. KEEP LEFT AND CONTINUE SOUTHBOUND THROUGH THE ROUNDABOUT ONTO PIONEER ROAD FOR 0.7 MILES TO MAN OF WAR ROAD. TURN RIGHT AND HEAD WEST FOR 0.6 MILES TO BASEBALL FIELDS JUST EAST OF THE VIRGIN RIVER. THE SITE WILL BE LOCATED UPON THE EXISTING LIGHT POLE NEAR THE TENNIS COURTS.

APPROVALS

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

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C102	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

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

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

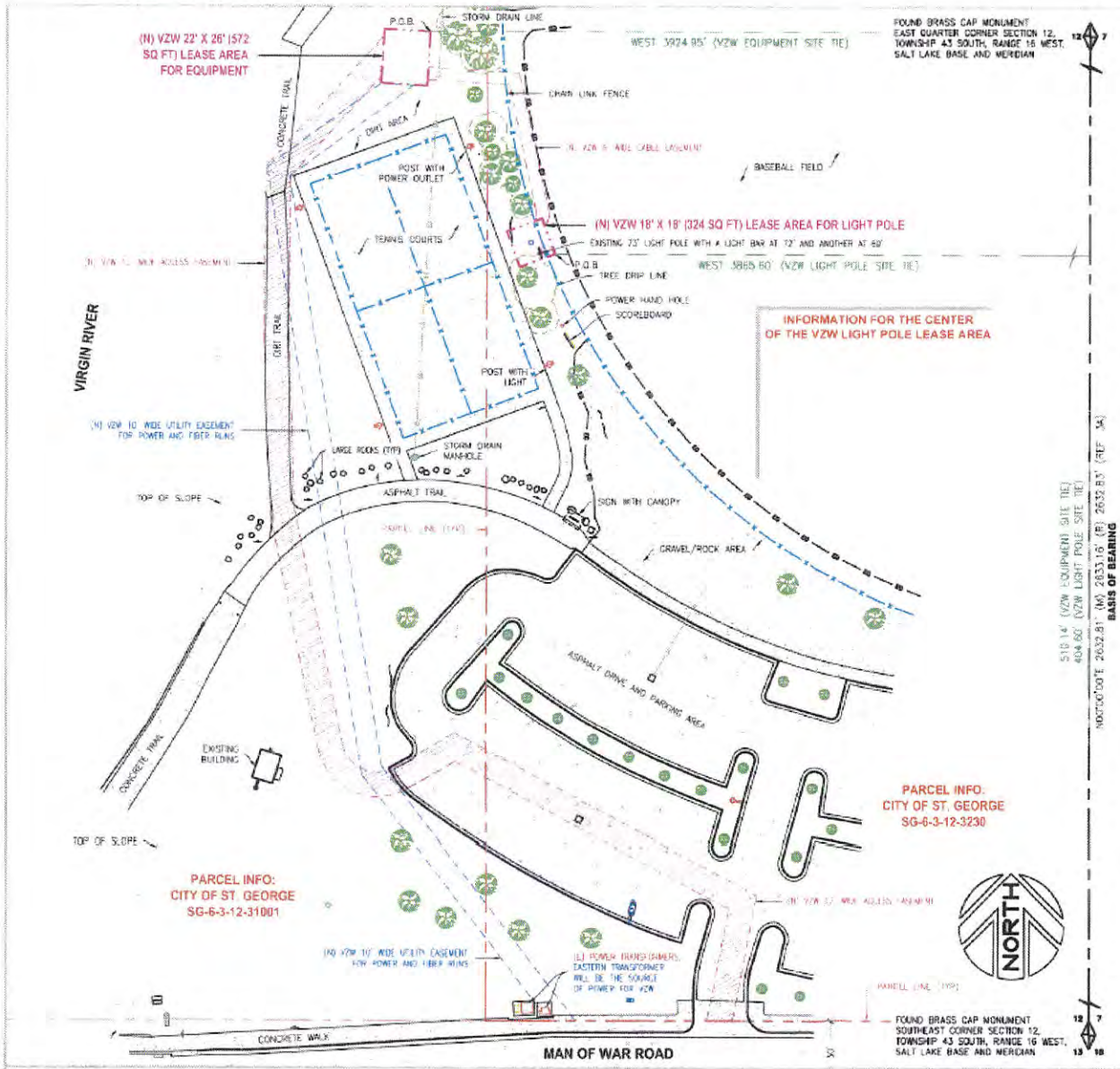
DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	08.10.2016	ZONING DRAWINGS

UT4 - BLOOMINGTON
SW SEC 12, T43S, R16W
650 WEST MAN OF WAR ROAD
BLOOMINGTON, UTAH 84770
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON.

VERIZON WIRELESS LEASE AREA FOR LIGHT POLE DESCRIPTION:
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 404.60 FEET ALONG SECTION LINE AND WEST 3865.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 69°47'01" WEST 18.00 FEET; THENCE NORTH 20°12'59" WEST 18.00 FEET; THENCE NORTH 69°47'01" EAST 18.00 FEET; THENCE SOUTH 20°12'59" EAST 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 324 SQ. FT. OR 0.007 ACRES, MORE OR LESS. (AS DESCRIBED).

VERIZON WIRELESS LEASE AREA FOR EQUIPMENT DESCRIPTION:
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 510.14 FEET ALONG SECTION LINE AND WEST 3924.95 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 03°31'43" WEST 26.00 FEET; THENCE NORTH 86°28'17" WEST 22.00 FEET; THENCE NORTH 03°31'43" EAST 26.00 FEET; THENCE SOUTH 86°28'17" EAST 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 572 SQ. FT. OR 0.013 ACRES, MORE OR LESS. (AS DESCRIBED).

VERIZON WIRELESS CABLE EASEMENT DESCRIPTION:
A 5 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 3 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE VERIZON WIRELESS LEASE AREA FOR LIGHT POLE, SAID POINT BEING NORTH 421.49 FEET ALONG SECTION LINE AND WEST 3871.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 24°07'01" EAST 1.32 FEET; THENCE NORTH 12°00'30" WEST 66.41 FEET; THENCE NORTH 86°28'17" WEST 41.17 FEET, MORE OR LESS, TO THE EAST LINE OF THE VERIZON WIRELESS LEASE FOR EQUIPMENT AREA AND TERMINATING.

CONTAINS: 0.015 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:
A 12 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE VERIZON WIRELESS LEASE AREA FOR EQUIPMENT, SAID POINT BEING NORTH 488.53 FEET ALONG SECTION LINE AND WEST 3947.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 42°00'28" WEST 74.17 FEET; THENCE SOUTH 00°28'44" WEST 79.25 FEET; THENCE SOUTH 02°01'32" EAST 81.49 FEET; THENCE SOUTH 11°41'13" EAST 114.97 FEET; THENCE ALONG A 22.50 FOOT RADIUS CURVE TO THE LEFT 42.49 FEET (CHORD BEARS SOUTH 65°47'07" EAST 36.45 FEET); THENCE NORTH 67°08'58" EAST 29.76 FEET; THENCE SOUTH 62°01'37" EAST 154.92 FEET; THENCE SOUTH 10°59'42" WEST 57.28 FEET, MORE OR LESS, TO NORTH RIGHT-OF-WAY LINE OF MAN OF WAR ROAD AND TERMINATING.

CONTAINS: 0.175 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS / ROCKY MOUNTAIN POWER UTILITY EASEMENT DESCRIPTION:
A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE VERIZON WIRELESS LEASE AREA FOR EQUIPMENT, SAID POINT BEING NORTH 485.06 FEET ALONG SECTION LINE AND WEST 3940.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 59°36'28" WEST 70.30 FEET; THENCE SOUTH 08°56'03" EAST 287.88 FEET; THENCE SOUTH 37°37'36" EAST 148.88 FEET, MORE OR LESS, TO NORTH RIGHT-OF-WAY LINE OF MAN OF WAR ROAD AND TERMINATING.

CONTAINS: 0.118 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLATS:
(A) BLOOMINGTON RANCHES NO. 2 SUBDIVISION, RECORDED IN ENTRY NO. 133720 ON MAY 13, 1968.

(4) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-15044, DATED AUGUST 26, 2015:
(A) ITEM 1,3,4,5,6,10,11,12,14, & 15 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT
(B) ITEM 2,7,8, & 9 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) ITEM 13 – REFERENCES VIRGIN RIVER AS BEING ALONG PARCEL, HOWEVER IS THE WEST LINE OF PARCEL SG-6-3-12-31001 WEST OF PARENT PARCEL.

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

verizon wireless

VERIZON WIRELESS
9505 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING LLC
PHONE: 801-230-6958
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY:	JERRY F.
CHECKED BY:	JERRY F.

REV	DATE	DESCRIPTION
0	05.23.2016	SITE SURVEY

PROFESSIONAL LAND SURVEYOR
05-23-16
No. 6436064
JERRY FLETCHER
STATE OF UTAH

UT4 – BLOOMINGTON
SW SEC 12, T43S, R16W
650 W. MAN OF WAR RD
BLOOMINGTON, UT 84770
-- RAWLAND SITE --

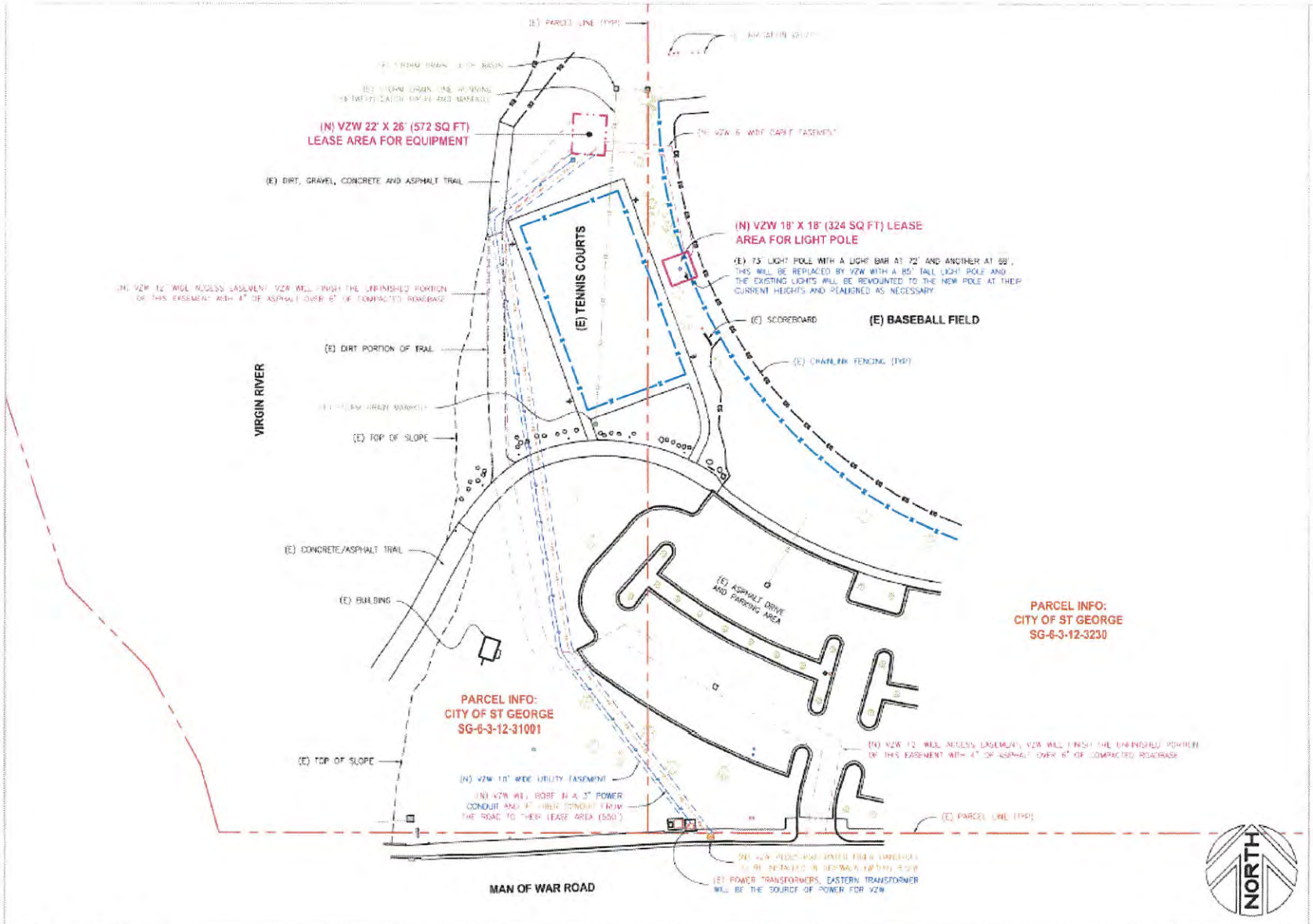
SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

SITE SURVEY

SCALE: 1" = 50'-0"

1



OVERALL SITE PLAN

SCALE: 1/4" = 15'-0"

1

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VERIZON WIRELESS
9655 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	08.16.2016	ZONING DRAWINGS

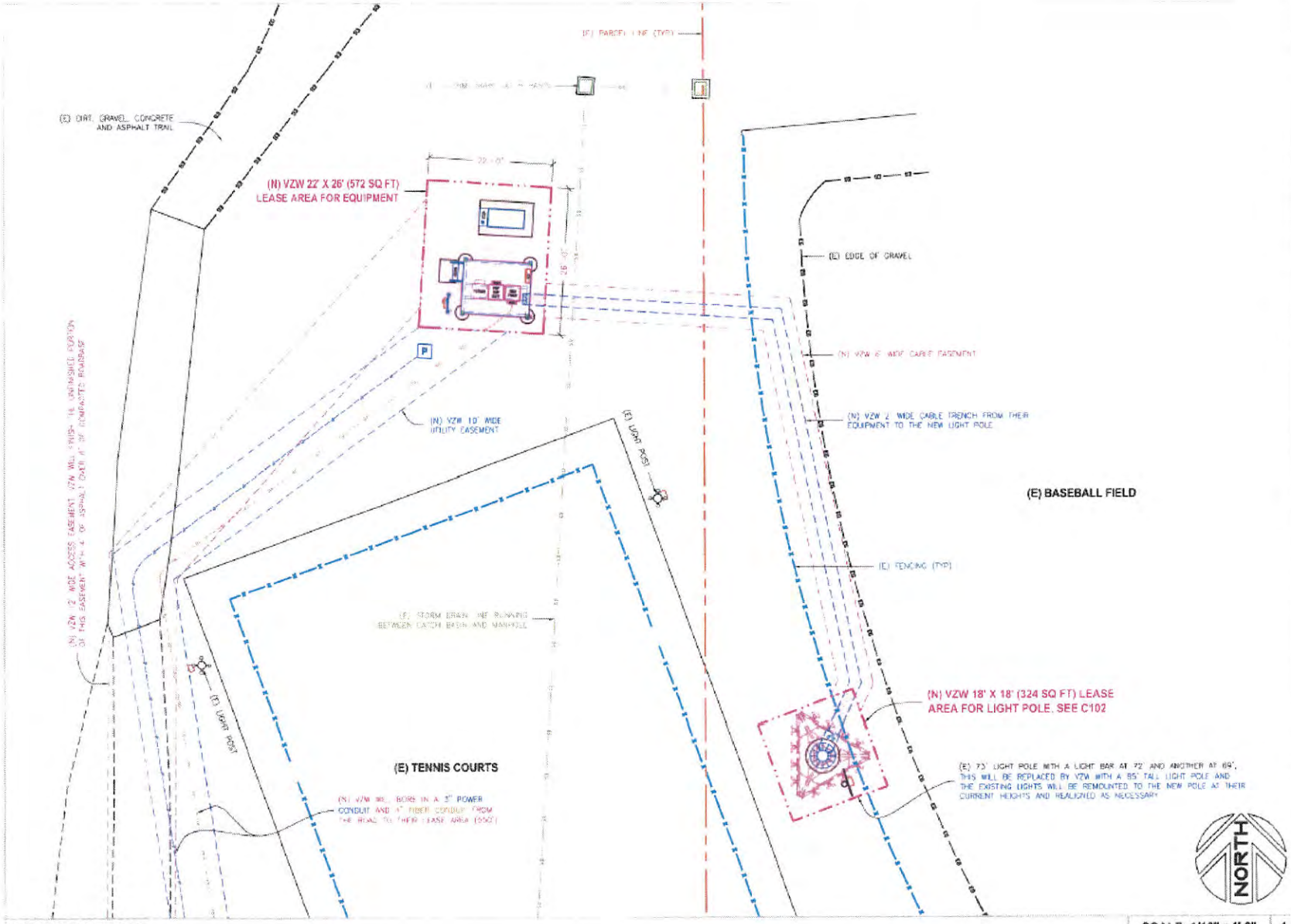
UT4 - BLOOMINGTON
SW SEC 12, T43S, R16W
650 WEST MAN OF WAR ROAD
BLOOMINGTON, UTAH 84770
-- RAWLAND SITE --

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C100



ENLARGED SITE PLAN

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

1

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VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

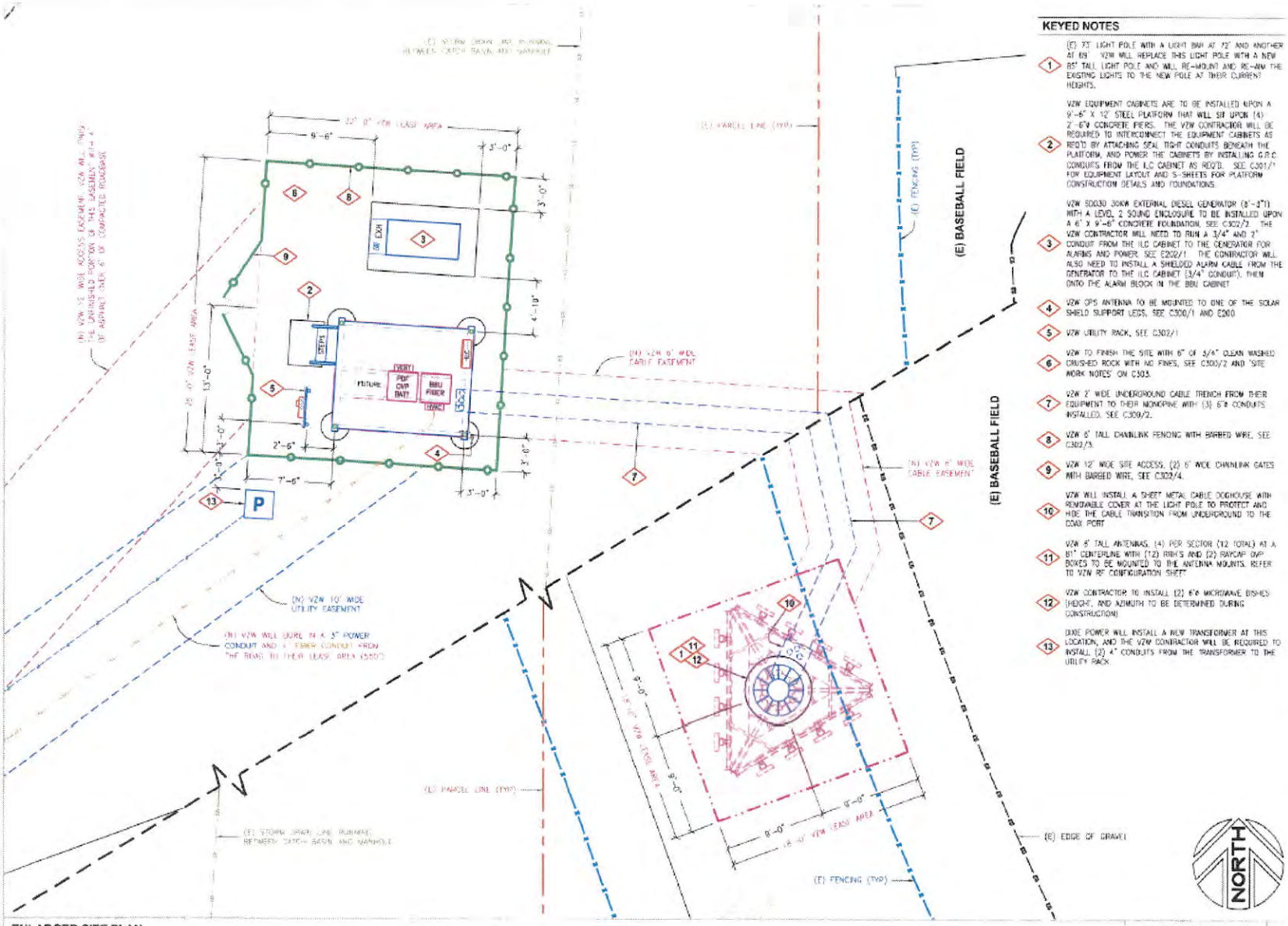
DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	06.16.2016	ZONING DRAWINGS

UT4 - BLOOMINGTON
SW SEC 12, T43S, R16W
650 WEST MAN OF WAR ROAD
BLOOMINGTON, UTAH 84770
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



KEYED NOTES

1. (E) 73' LIGHT POLE WITH A LIGHT BAY AT 72' AND ANOTHER AT 69'. VZW WILL REPLACE THIS LIGHT POLE WITH A NEW 85' TALL LIGHT POLE AND WILL RE-MOUNT AND RE-AIM THE EXISTING LIGHTS TO THE NEW POLE AT THEIR CURRENT HEIGHTS.
2. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"Ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
3. VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3"H) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 9'-6" CONCRETE FOUNDATION, SEE C302/2. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E202/1. THE CONTRACTOR WILL ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE ILC CABINET (3/4" CONDUIT), THEN ONTO THE ALARM BLOCK IN THE BBU CABINET.
4. VZW OPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
5. VZW UTILITY RACK, SEE C302/1.
6. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
7. VZW 2' WIDE UNDERGROUND CABLE TRENCH FROM THEIR EQUIPMENT TO THEIR MONOPINE WITH (3) 6"Ø CONDUITS INSTALLED, SEE C309/2.
8. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
9. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
10. VZW WILL INSTALL A SHEET METAL CABLE DOGHOUSE WITH REMOVABLE COVER AT THE LIGHT POLE TO PROTECT AND HIDE THE CABLE TRANSITION FROM UNDERGROUND TO THE COAX PORT.
11. VZW 6' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 81" CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
12. VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
13. DUKE POWER WILL INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

ENLARGED SITE PLAN

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

1

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VERIZON WIRELESS
9655 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MONROE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	08.15.2016	ZONING DRAWINGS

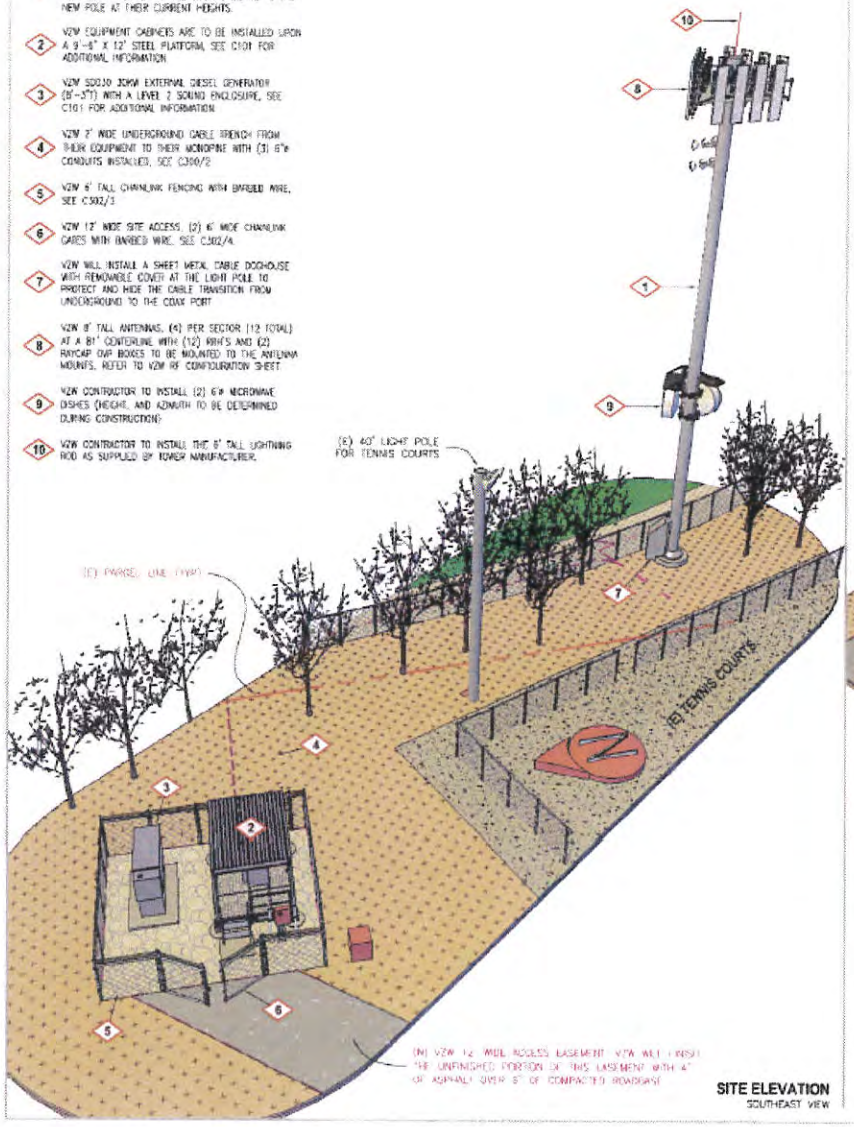
UT4 - BLOOMINGTON
SW SEC 12, T43S, R16W
650 WEST MAN OF WAR ROAD
BLOOMINGTON, UTAH 84770
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

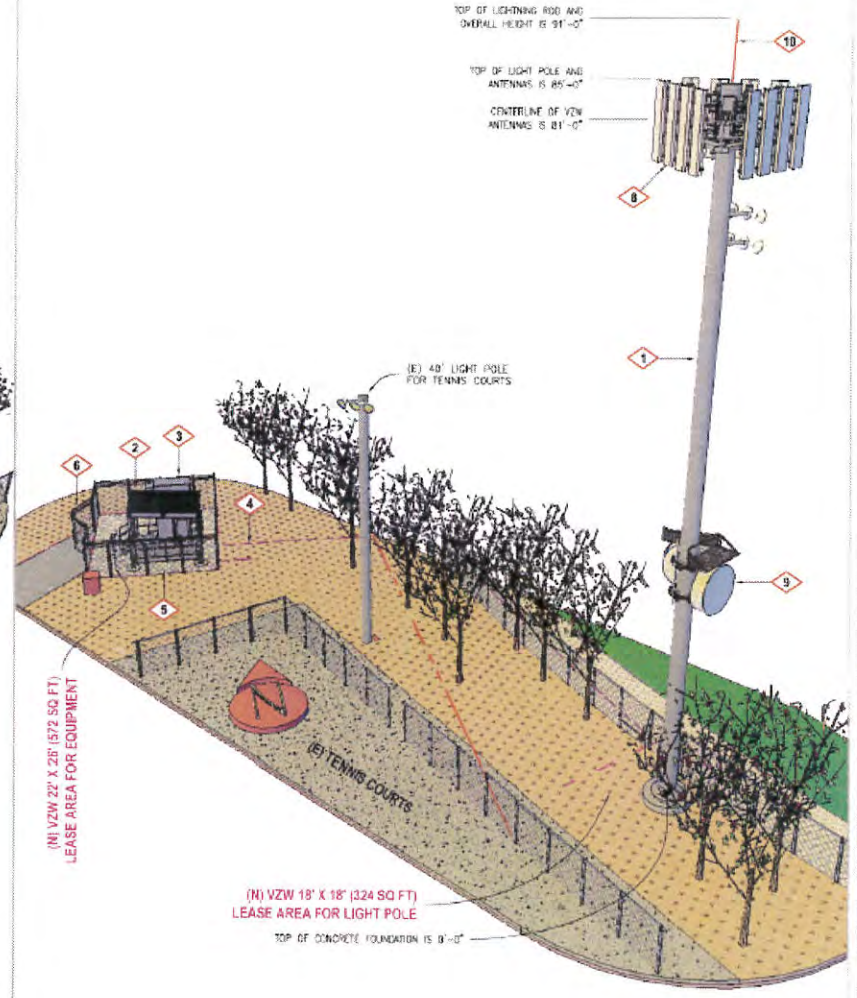
SHEET NUMBER
C102

KEYED NOTES

1. (E) 73' LIGHT POLE WITH A LIGHT BAR AT 72' AND ANOTHER AT 69'. VZW WILL REPLACE THIS LIGHT POLE WITH A NEW 85' TALL LIGHT POLE AND WILL RE-MOUNT AND RE-AIM THE EXISTING LIGHTS TO THE NEW POLE AT THEIR CURRENT HEIGHTS.
2. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM. SEE C101 FOR ADDITIONAL INFORMATION.
3. VZW 50/30 30KW EXTERNAL DIESEL GENERATOR (8'-3"T) WITH A LEVEL 2 SOUND ENCLOSURE. SEE C101 FOR ADDITIONAL INFORMATION.
4. VZW 2' WIDE UNDERGROUND CABLE TRENCH FROM THEIR EQUIPMENT TO THEIR MONOPINE WITH (3) 6"ø CONDUITS INSTALLED. SEE C200/2
5. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE. SEE C302/3
6. VZW 12' WIDE SITE ACCESS. (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE. SEE C302/4.
7. VZW WILL INSTALL A SHEET METAL CABLE DOGHOUSE WITH REMOVABLE COVER AT THE LIGHT POLE TO PROTECT AND HIDE THE CABLE TRANSITION FROM UNDERGROUND TO THE COAX PORT
8. VZW 8' TALL ANTENNAS. (4) PER SECTOR (12 TOTAL) AT A 81' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
9. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION)
10. VZW CONTRACTOR TO INSTALL THE 8' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHEAST VIEW



SITE ELEVATION
NORTHEAST VIEW

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VERIZON WIRELESS
9655 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

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

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	08.16.2016	ZONING DRAWINGS

UT4 - BLOOMINGTON
SW SEC 12, T43S, R16W
650 WEST MAN OF WAR ROAD
BLOOMINGTON, UTAH 84770
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

ITEM 2B
CUP – Cell Tower

PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

CONDITIONAL USE PERMIT
Case No. 2016-CUP-024

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

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

Project: **UT 4 Horseman Park** an **80 ft. "Monopole"** Cell Tower.

Representative: Mr. Jared White
Site Acquisition Coordinator

Zoning: RE-12.5

Height: 80 feet

Location: Located in the City Park behind "The Fields of Little Valley" and behind the Intermediate School

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

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

10-22-7: ADDITIONAL STANDARDS:

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

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

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

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

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

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

An equipment shelter is also requested for this site.

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

Sample Action(s): The Planning Commission recommends **approval** of the 80 foot high 'Monopole' as presented with findings A-K.

or

The Planning Commission recommends **denial** of the 80 foot high 'Monopole' as presented because _____.

Findings:

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

Yes	N/A	Category	Description
	X	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	X	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
PC to determine if the use is compatible with the area aesthetically due to location		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet any related fire and electrical codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	X	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

CUP required for height 80 ft.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
An 80 ft. tower at this requested location will not be inconsistent with the character of the zone		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	X	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

PC
2016-CUP-024
Verizon

“UT-4 Horseman Park”

(in ‘The Fields of Little Valley’ Park)

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

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

Project: UT 4 Horseman Park; an 80 ft. "Monopole" Cell Tower.

Representative: Mr. Jared White, Site Acquisition Coordinator

General Plan: PK (Park)

Zoning: RE-12.5

Height: 80 feet

Location: The Fields of Little Valley

LOCATION MAP

Vicinity

MOUNTAIN LEDGE DR
MOUNTAIN LEDGE CIR
GENTRY CT
GENTRY LN
3000 S CIR
The Fields at Little Valley Softball
Fields at Little Valley Phase 1 Park
SLATE RIDGE CIR
KNOLLS DR
SLATE RIDGE DR
LITTLE VALLEY RD
Fields at Little Valley Phase 2 Park
Sunrise Ridge Intermediate
3167 S 2350 E ST, 84790
HORSEMAN PARK DR

General Plan = PK (Park)

Zoning Map

RE-12.5
A-1
CENTRY CT
CENTRY LN
SLATE RIDGE CIR
The Fields at Little Valley Softball
3000 S CIR
RE-12.5
Fields at Little Valley Phase 1 Park
LITTLE VALLEY RD
RE-20
Sunrise Ridge Intermediate
3167 S 2350 E ST, 84790
HORSEMAN PARK DR
2350 E ST
R-1-12
Little Valley Elementary

verizonwireless

UT4 - HORSEMAN PARK

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9505 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
3167 SOUTH 2350 EAST
ST GEORGE, UTAH 84790

LATITUDE AND LONGITUDE:
N 37°03'21.30", W 113°32'00.45"

ZONING JURISDICTION:
ST GEORGE CITY

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

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

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

POWER COMPANY:
DIXIE POWER

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES CC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JARED WHITE
PHONE: 801-232-0953

LOCATION MAP

DO NOT SCALE DRAWINGS

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

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 SOUTH FOR 287 MILES TO ST GEORGE EXIT #8 FOR ST GEORGE BLVD. TURN LEFT AND HEAD EAST FOR 0.25 MILES TO RIVER ROAD. TURN RIGHT AND HEAD SOUTH ON RIVER ROAD FOR 3.8 MILES TO 2500 SOUTH. TURN LEFT AND HEAD EAST FOR 0.5 MILES TO 2350 EAST. TURN RIGHT AND HEAD SOUTH FOR 0.4 MILES TO THE NORTH ENTRANCE OF SUNRISE RIDGE INTERMEDIATE SCHOOL. THE SITE WILL BE LOCATED JUST NORTH OF THE PARKING AREA.

APPROVALS

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

DRAWING INDEX

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

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

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VERIZON WIRELESS
9505 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

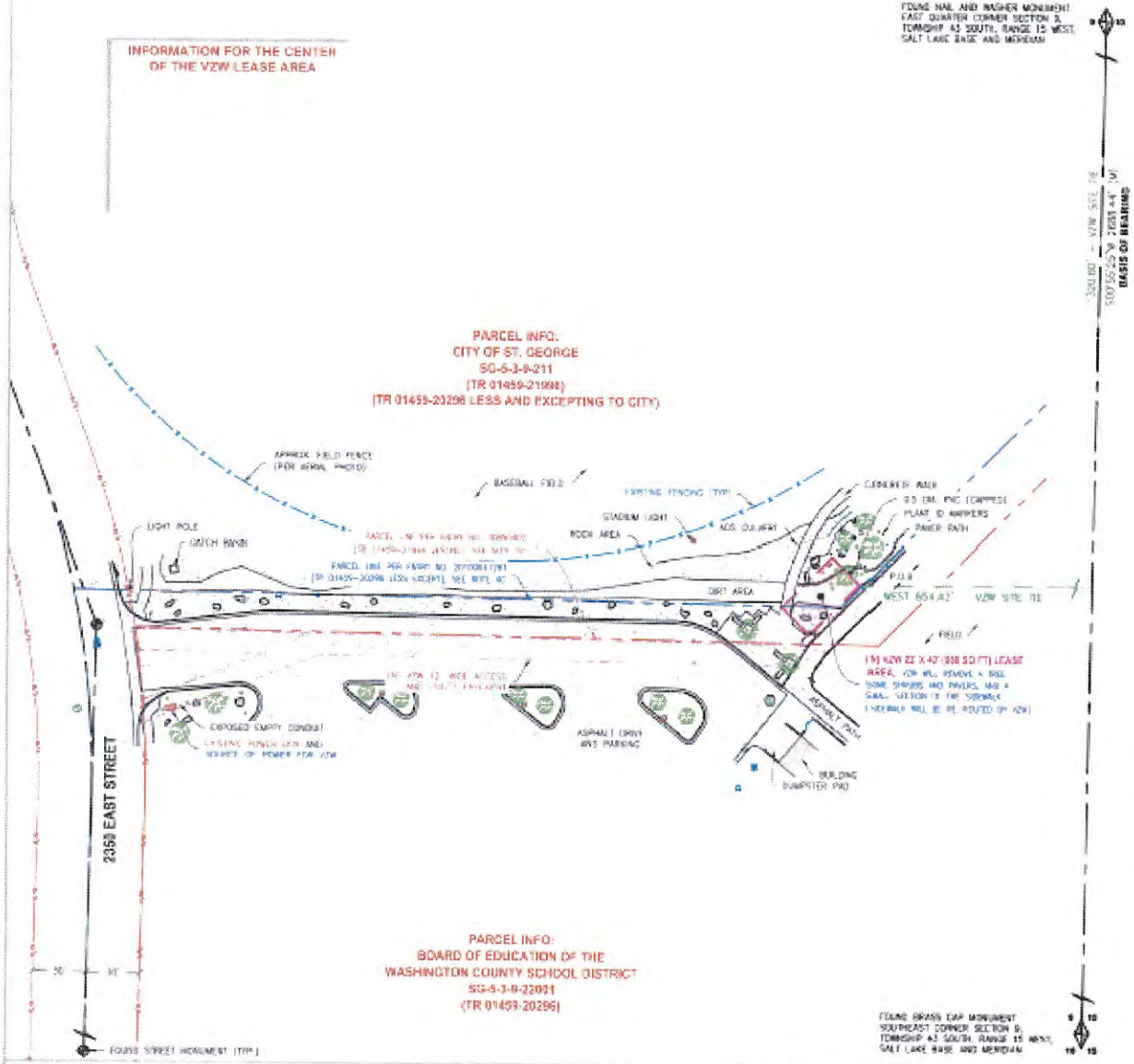
DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	09.23.2016	ZONING DRAWINGS

UT4 - HORSEMAN PARK
SE SEC 9, T43S, R15W
3167 SOUTH 2350 EAST
ST GEORGE, UTAH 84790
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



SITE SURVEY

CERTIFICATE OF SURVEY:

I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON.

VERIZON WIRELESS LEASE SITE DESCRIPTION:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°55'25" WEST 1330.69 FEET ALONG SECTION LINE AND WEST 654.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 45°04'40" WEST 45.00 FEET; THENCE NORTH 44°55'20" WEST 22.00 FEET; THENCE NORTH 45°04'40" EAST 45.00 FEET; THENCE SOUTH 44°55'20" EAST 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 990 SQ. FT. OR 0.023 ACRES, MORE OR LESS. (AS DESCRIBED)

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 00°55'25" WEST 1324.69 FEET ALONG SECTION LINE AND WEST 654.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 45°01'30" EAST 6.70 FEET; THENCE SOUTH 44°58'21" WEST 33.00 FEET; THENCE NORTH 45°01'30" WEST 6.70 FEET, TO THE SOUTHEASTERLY LINE OF THE VERIZON WIRELESS LEASE AREA; THENCE RETRACING PREVIOUS CALL, SOUTH 45°01'30" EAST 6.70 FEET; THENCE SOUTH 44°58'21" WEST 1863.7[illegible] FEET; THENCE NORTH 89°52'12" WEST 277.23 FEET; THENCE SOUTH 46°37'56" WEST 104.15 FEET, MORE OR LESS, TO EAST RIGHT-OF-WAY LINE OF 2350 EAST STREET; THENCE RETRACING PREVIOUS CALL, NORTH 89°21'50" EAST 104.23 FEET; THENCE NORTH 89°52'12" WEST 101.11 FEET, MORE OR LESS, TO EAST RIGHT-OF-WAY LINE OF 2350 EAST STREET AND TERMINATING.

CONTAINS: 0.143 ACRES, MORE OR LESS. (AS DESCRIBED)

NARRATIVE:

(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLACE:
(A) CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK SURVEY, DATED AUGUST 3, 1998.
(B) 2350 EAST STREET & HORSEMAN PARK DRIVE ROADWAY DEDICATION PLAT, RECORDED IN ENTRY NO. 20150027240 ON OCTOBER 30, 2015.

(4) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-20296, DATED MAY 25, 2016:
(A) ITEM 1,2,4,5,6,11,12,13,16, & 17 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 3,7,8,9,10, & 15 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) PARCEL SG-5-3-9-22001 IS A REMAINDER OF ORIGINAL DEED IN ENTRY NO. 00561601. DISTRICT HAS DEEDED SEVERAL PARCELS TO ST. GEORGE CITY. DEED IN ENTRY NO. 00650402 APPEARS TO BE PARTIALLY ERRONEOUS AND WAS REVISED/UPDATED IN ENTRY NO. 20150041261, HOWEVER IS NOT LISTED AS A CORRECTION DEED AND DOES NOT VACATE ORIGINAL DEED OR DESCRIPTION IN ENTRY NO. 00650402.
(D) ITEM 14 – 15 FOOT SEWER LINE EASEMENT IN ENTRY NO. 73640, LOCATED NORTH OF SITE AREA OUTSIDE VERIFIABLE AREA OF PLAT. (NOT SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

(5) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-21998, DATED JULY 30, 2016:
(A) ITEM 1,2,4,5,6,10,11,12, & 14 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 3,7,8,9, & 13 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) PARCEL SG-5-3-9-211 DEED IN ENTRY NO. 00650402 APPEARS TO BE PARTIALLY ERRONEOUS AND WAS REVISED/UPDATED IN ENTRY NO. 20150041261, HOWEVER IS NOT LISTED AS A CORRECTION DEED AND DOES NOT VACATE ORIGINAL DEED OR DESCRIPTION IN ENTRY NO. 00650402.

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

(6) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.

NORTH

SCALE: 1" = 50'-0"

1

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VERIZON WIRELESS
9505 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
2015 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-0000
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.
CHECKED BY: JERRY F.

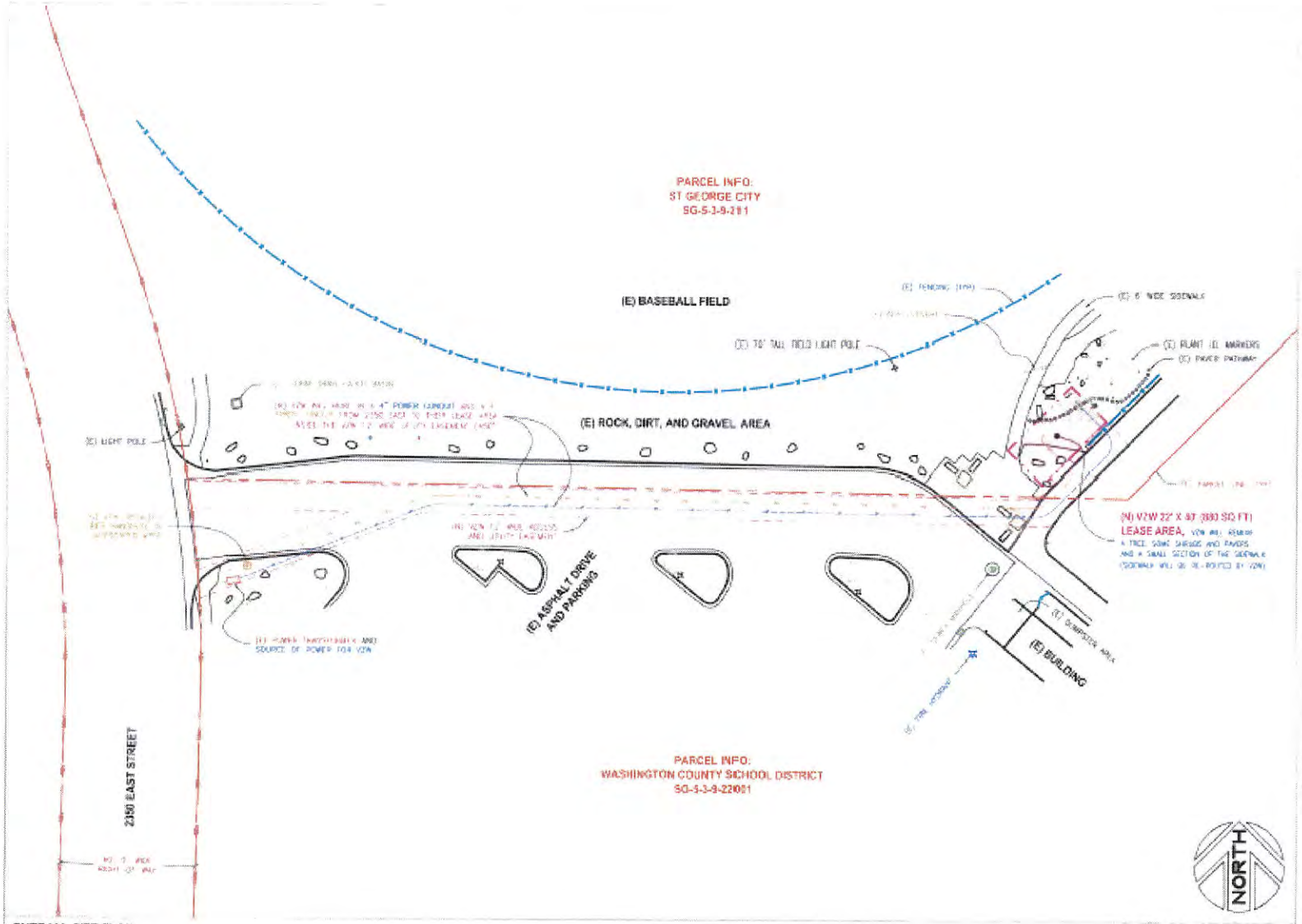
REV	DATE	DESCRIPTION
0	06.17.2016	SITE SURVEY

PROFESSIONAL LAND SURVEYOR
06-17-16
No. 6436064
JERRY FLETCHER
STATE OF UTAH

UT4 – HORSEMAN PARK
SE SEC 9, T43S, R15W
3167 SOUTH 2350 EAST
ST GEORGE, UTAH 84790
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV



OVERALL SITE PLAN

SCALE: 1/4" = 10'-0"

1

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VERIZON WIRELESS
9505 SOUTH PROPERTY ROAD
WEST JORDAN, UTAH 84088

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

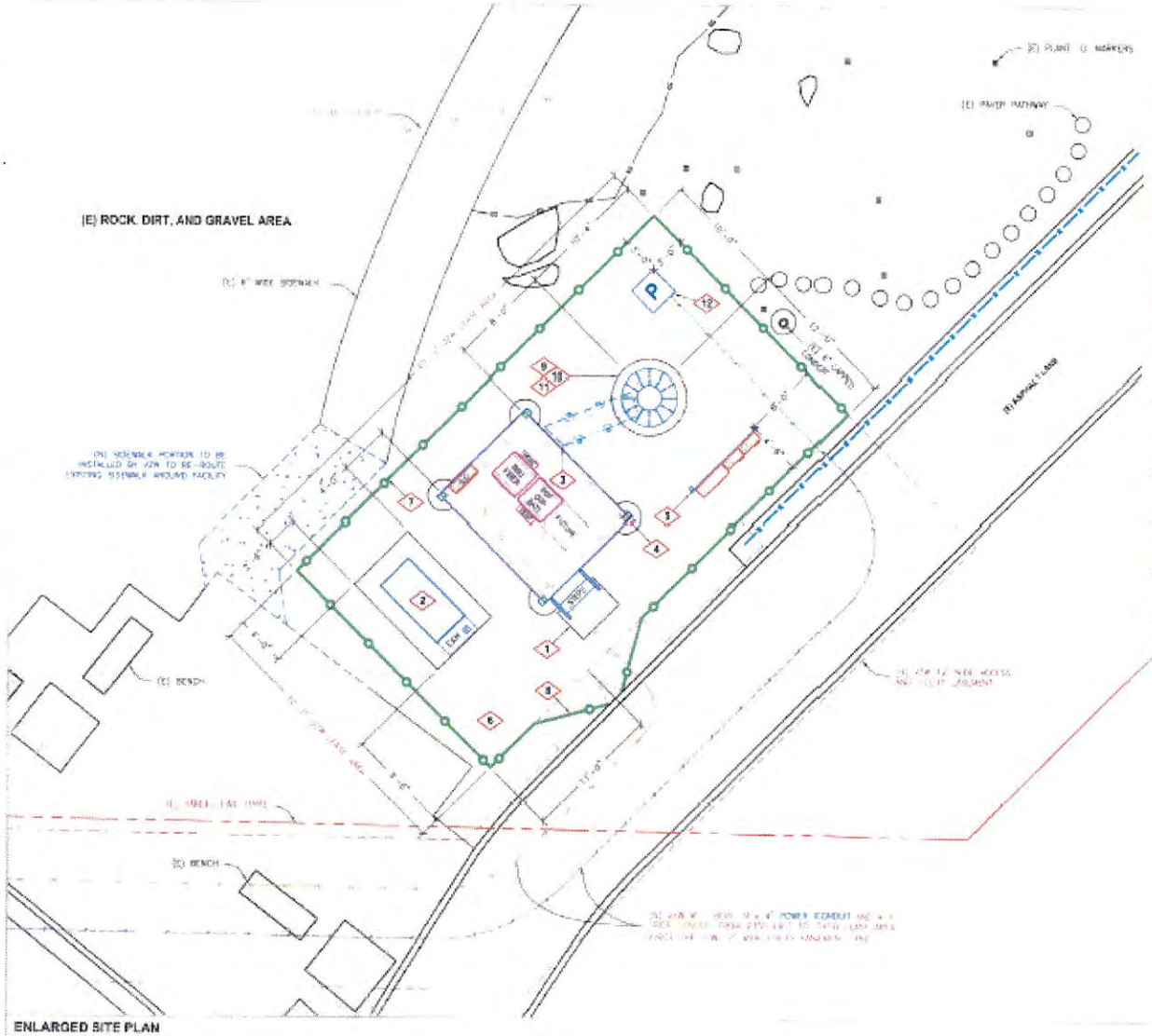
DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	09.23.2016	ZONING DRAWINGS

UT4 - HORSEMAN PARK
SE SEC 9, T43S, R15W
3167 SOUTH 2350 EAST
ST GEORGE, UTAH 84790
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 4'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 3'-6"Ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM AND POWER THE CABINETS BY INSTALLING C.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
2. VZW SOCSE 30kW EXTERNAL DIESEL GENERATOR (8'-3"T) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 9' 8" CONCRETE FOUNDATION. SEE C303/2. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 3" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER. SEE C302/1. THE CONTRACTOR WILL ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE ILC CABINET (3/4" CONDUIT) THEN ONTO THE ALARM BLOCK IN THE BBU CABINET.
3. VZW 45' BRIDGE. SEE C300/1 AND E200
4. VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS. SEE C300/1 AND E200
5. VZW UTILITY RACK. SEE C302/1
6. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES. SEE C300/2 AND "SITE WORK NOTES" ON C303.
7. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE. SEE C302/3
8. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE. SEE C302/4
9. VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS
10. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) WHIPS AND (2) PAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET
11. VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION)
12. BMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

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VERIZON WIRELESS
9505 SOUTH PROPERTY ROAD
WEST JORDAN, UTAH 84088

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5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JAFED W

REV	DATE	DESCRIPTION
0	09.23.2016	ZONING DRAWINGS

UT4 - HORSEMAN PARK
SE SEC 9, T43S, R15W
3167 SOUTH 2350 EAST
ST GEORGE, UTAH 84790
-- RAWLAND SITE --

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

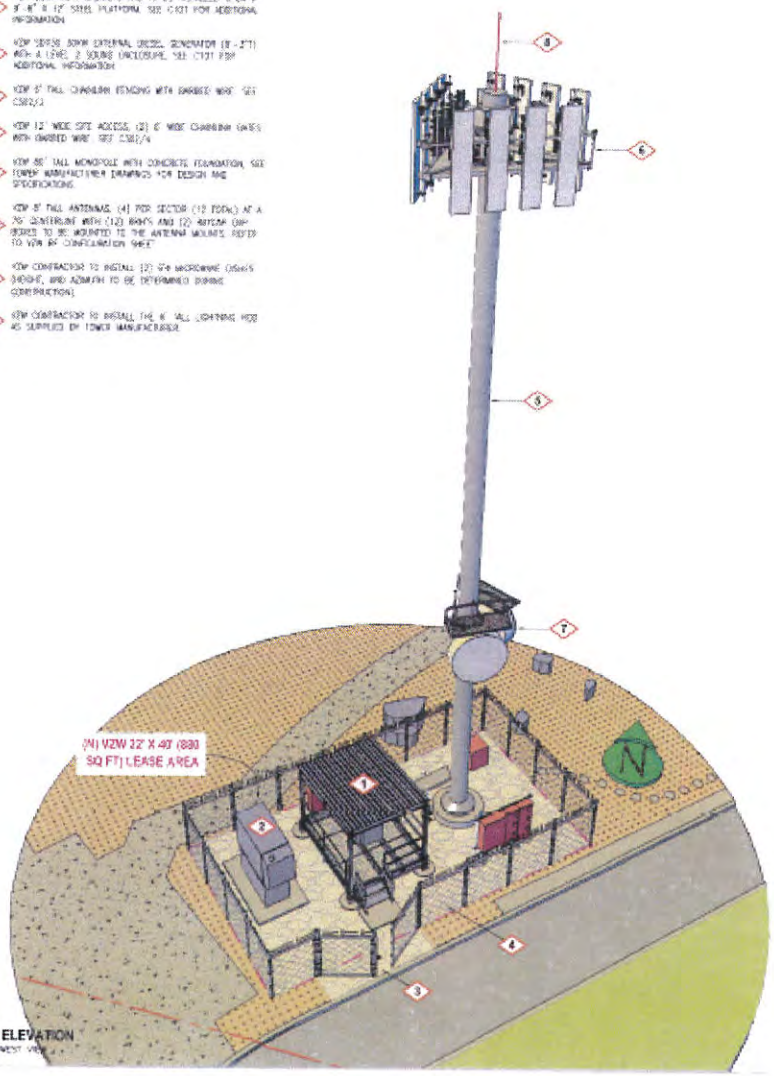
C101

ENLARGED SITE PLAN

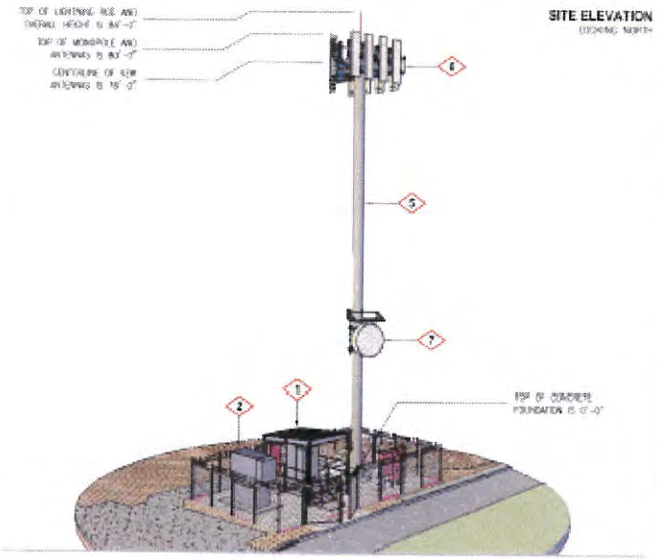
SCALE: 1/8" = 1'-0" | 1

KEYED NOTES

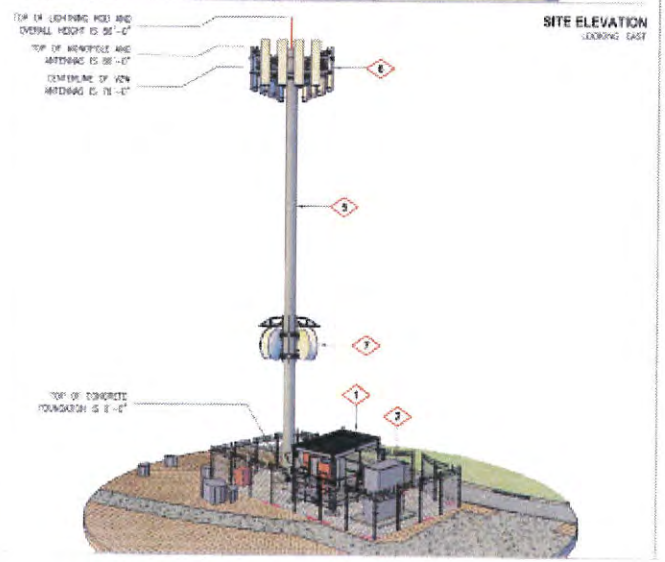
1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 8'-6" X 12' STEEL PLATFORM. SEE C101 FOR ADDITIONAL INFORMATION
2. VZW SERIES 30KW EXTERNAL DIESEL GENERATOR (8'-2"T) WITH A LEVEL 2 SOUND ENCLOSURE. SEE C101 FOR ADDITIONAL INFORMATION
3. VZW 8' TALL CHAINLINK FENCING WITH BARBED WIRE. SEE C302/3
4. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE. SEE C302/4
5. VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS
6. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 70' CENTERLINE WITH (12) RRH'S AND (2) AUTOAR EMP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET
7. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION)
8. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER



SITE ELEVATION
NORTHWEST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING EAST

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VERIZON WIRELESS
8658 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
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TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3110 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JAFED N

REV	DATE	DESCRIPTION
0	09.23.2016	ZONING DRAWINGS

UT4 - HORSEMAN PARK
SE SEC 9, T43S, R15W
3167 SOUTH 2350 EAST
ST GEORGE, UTAH 84790
-- RAWLAND SITE --

SHEET TITLE

SITE ELEVATIONS

SHEET NUMBER

C200

UT4 HORSEMAN PARK

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPOLE

EAST
View From 2350 East

EXISTING SITE

AERIAL LOCATION

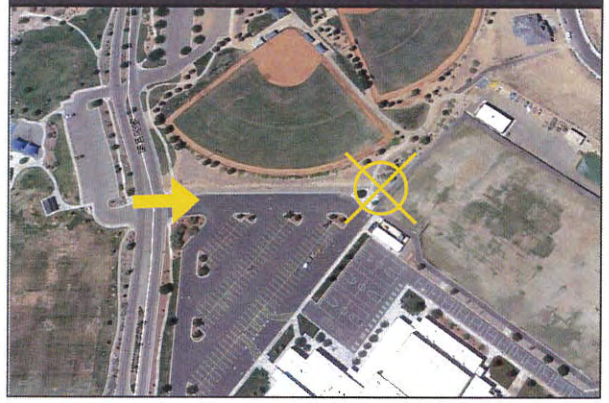

PHOTO SIMULATION - 100' MONOPOLE TOWER

Technology Associates

Drawn By: **Daniel Thurgood**
Salt Lake City Office
Drawn For: **St. George City**
Review Committee

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275

UT4 HORSEMAN PARK

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPOLE

NW
View From Behind School

EXISTING SITE

AERIAL LOCATION

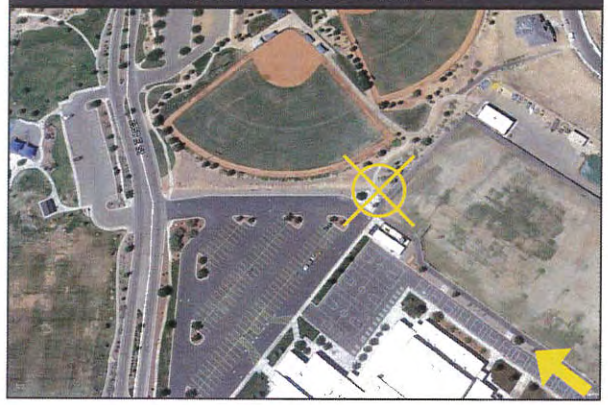

PHOTO SIMULATION - 100' MONOPOLE TOWER

Technology Associates

Drawn By: **Daniel Thurgood**
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Review Committee

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275

ITEM 2C

PLANNING COMMISSION REPORT OF: **10/25/2016**

CONDITIONAL USE PERMIT
Case # 2016-CUP-022

Request: To construct a four (4) story hotel (Staybridge Suites) that exceeds the allowable maximum building height of thirty-five feet (35') without approval of a CUP..

Property: The property is currently vacant.

Location: Approx. 200 East Sunland Drive

Zoning: C-3 (General Commercial)

General Plan: COM (Commercial)

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

Representative: Bush & Gudgell, Inc.

Project: The applicants propose to construct a 121 room, 4 story hotel. Section 10-10-2 "Permitted Uses" of the Zoning Ordinance lists a hotel as a permitted use in the C-3 zone.

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

Acreage: 152,461 sq. ft. (3.50 acres)

Bldg. Sq. Ft.: The total square footage for the four story building would be approximately 77,000 sq. ft. *(Note: The building area per floor level is approx. 19,250)*. The lot coverage is 12.6% of the site

Rooms: The applicants propose 121 rooms.

Parking: Section 10-19-5 requires one (1) parking space for each living or sleeping unit, plus 2 spaces for resident manager or owner. The applicants propose 121 units which require 121 + 2 = 123 spaces. Provided are 134 spaces (*11 spaces extra provided*).

Landscaping: The landscaping will be 37,785 sq. ft. (30.70 % of the site).

Adj. Land Uses: The surrounding zoning is commercial.

Required Setbacks: Front: 20 ft. Side: 10 ft & 10 ft. Rear: 10 ft.

Proposed Setbacks: Staff will verify setbacks are met during the SPR process.

Materials / Colors: See submitted Materials & Colors Board

Bldg. Height: The proposed maximum building height is fifty-four feet (54') to the ridge line and the exterior wall height will be forty feet (40'). However, the midpoint (as measured by the City) is approx. forty-seven feet (47'). See elevations.

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

Yes	N/A	Category	Description
Mitigate during construction by regulating the hours of operation. After the hotel is constructed, no excessive noise levels are anticipated with the normal operation of a hotel.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
Mitigate during construction by methods of watering and other requirements of air quality permit control.		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
Contain all odors during construction. After constructed, no excessive odors are anticipated with the normal operation of a hotel.		C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.

The hotel will correspond to the existing hotels in the vicinity and/or will be constructed of similar and/or compatible materials and colors.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet all required City, State, and Federal applicable safety standards for construction (e.g. OSHA, etc.)		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
The City Traffic Engineering Department will plan check the layout, design, projected traffic volumes, sight distances, signage, and striping to meet all applicable codes and standards.		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The maximum hotel height will be approx. 54'.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.

	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
This proposed hotel will be within the existing character of the commercial zone for the immediate area.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Shall comply with all applicable City, State, and federal standards for public health.		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

PC
2016-CUP-022
Staybridge Suites

(Sunland Hotel)

Request:	To construct a four (4) story hotel (Staybridge Suites) that exceeds the allowable maximum building height of thirty-five feet (35') without approval of a CUP.
Property:	The property is currently vacant.
Location:	Approx. 200 East Sunland Drive
Zoning:	C-3 (General Commercial)
General Plan:	COM (Commercial)
Acreage:	152,461 sq. ft. (3.50 acres)
Bldg. Sq. Ft.:	The total square footage for the four story building would be approximately 77,000 sq. ft. *(Note: The building area per floor level is approx. 19,250)*. The lot coverage is 12.6% of the site
Rooms:	The applicants propose 121 rooms.

STAYBRIDGE
SUITES

October 8, 2016

Application for Conditional Use - Narrative
Staybridge Suites
Sunland Drive
St George, Utah

The attached application is for a conditional use to allow a four story building which exceeds the allowed height of 35' feet in the C-3 zone. The proposed Staybridge Suites is a four story extended stay hotel with approximately 121 guest rooms and a footprint of 19,500 square feet. The exterior wall height is generally 40 feet with a roof ridge height of 54 feet. The proposed site is located on Sunland Drive approximately one quarter mile north of Bluff Street. The site currently fronts on Sunland Drive, however, the proposed hotel will be constructed back from the street approximately 200 feet to allow for future development on the front portion of the site. This future development is not know at this time. The front parcel will be graded and improved with some landscaping in order to present an attractive site, reduce erosion and avoid creating the appearance of a vacant lot.

The site zoned C-3 and is surrounded by commercial development with a car dealership to the south, retail furniture store to the north and light industrial / commercial to the west. The site is open t I-15 to the east but separated from the I-15 R.O.W by Sunland Drive.

The proposed hotel design is a four story building with a sloped roof. The maximum height of the ridge is 54 feet. The exterior mass of the building is broken with several changes in wall planes and finish materials. The colors are of natural hues and blend well with the surrounding neighborhood and natural landscape. Finish materials include stone, stucco and lap siding. The general form of the building is a large L with an exterior landscaped courtyard and pool located in the interior of the site.

The site is configured with parking and hard surfaces dispersed around the perimeter of the building in order to avoid a large single paved parking lot. Landscaping will be provided around the perimeter of the lot, dispersed through the parking, and between the parking surface and the building. The percentage of landscaped area on the site will exceed the requirements of the zoning ordinance.

The proposed hotel does not create any negative impacts to the area as outlined in the Standards of approval for Conditional Use.

A. Noise: The proposed hotel use does not create any noise beyond that of light traffic and building systems typical to a light commercial use.
B. Dust: The proposed hotel use will not create dust on or off site.
C. Odors: The proposed hotel use will not create any obnoxious odors.
D. Aesthetics: The proposed hotel design is compatible with the surrounding commercial development and will not impact the aesthetics of the neighborhood or value of surrounding property.
E. Safety: The proposed conditional use for a four story hotel does not pose any inherent safety concerns. Any safety concerns identified during plan review will be addressed with design revisions. Traffic circulation will be reviewed and coordinated with the public works department. Rock fall, erosion and flooding are not applicable to this site. The building will be provided with a full fire sprinkler system and fire hydrants as required by code. Hazardous materials beyond general cleaning agents and swimming pool chemicals are not used on the site. Those that are will be stored and used in accordance with the code and their manufacturers instructions. The site is not within the 100 year flood plain.
F. Traffic: The traffic generated by the proposed hotel will not change the service grade of streets or nearby intersections. The use will follow city access management standards or will be reviewed and approved by the public works department.
G. The proposed height of the building fits within the surrounding terrain and existing /proposed development. The majority of the building is 60' to 200' from adjacent property lines. The minimum separation from the property line is 35', much greater than the required 10' setback. The site is not located on a prominent ridge or hill and will not have a significant impact on the skyline or views.

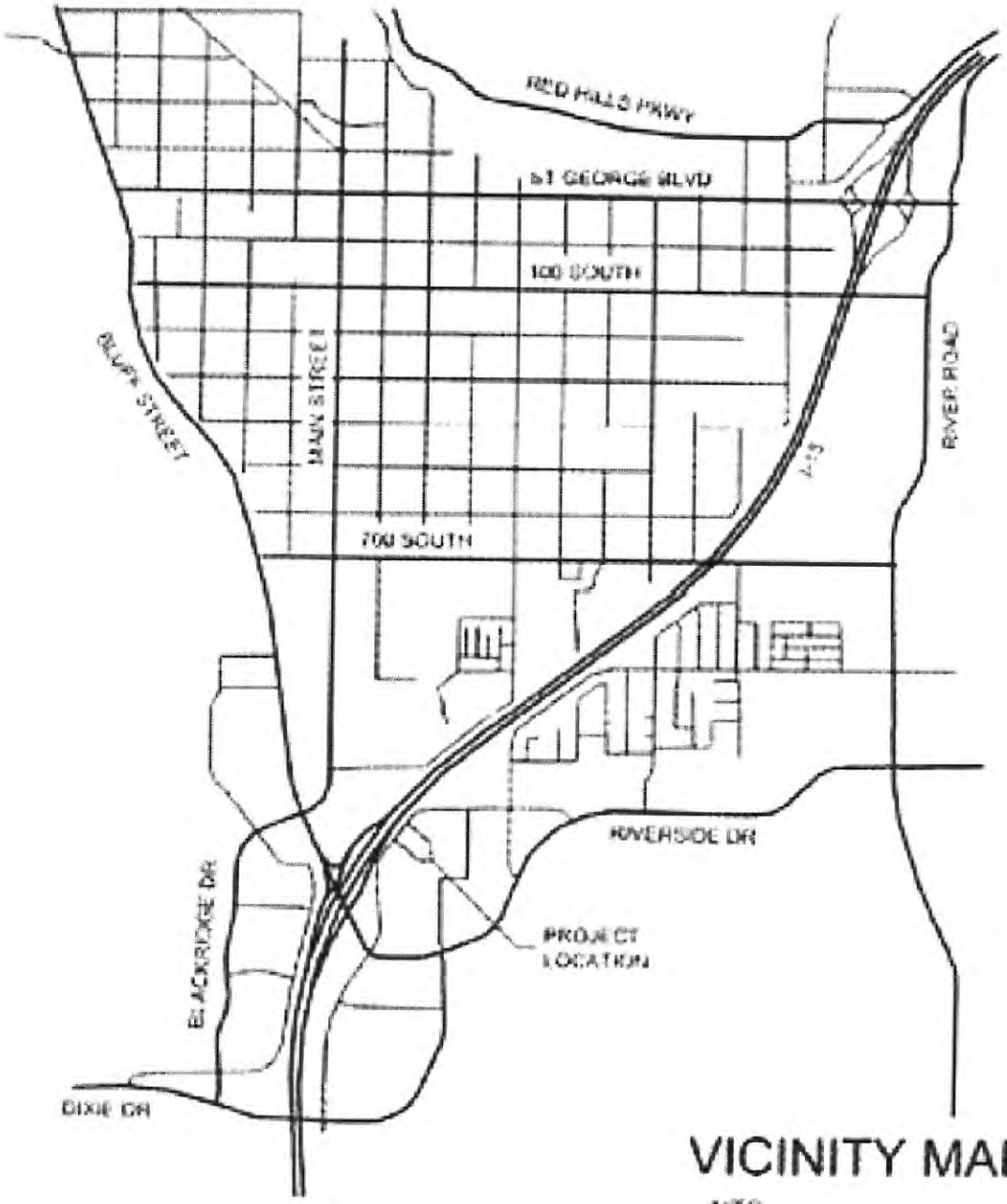
H. Hours of Operation: The proposed hotel is open 24 hours a day by nature. However the site is not in or adjacent to a residential area and will not have an impact on adjacent commercial properties.

I. Saturation / Spacing: The proposed hotel is not in or adjacent to a residential area and will not have an impact on adjacent commercial properties. The setbacks proposed are in excess of the required minimum on all sides.

J. Maintain Character and Purpose of Zone: The proposed hotel fits will within the C-3 commercial zone and will not have an impact on adjacent commercial properties.

K. Public Health: The proposed hotel will comply with all sanitation and solid waste disposal codes and as a low impact use will not create any public health concerns.

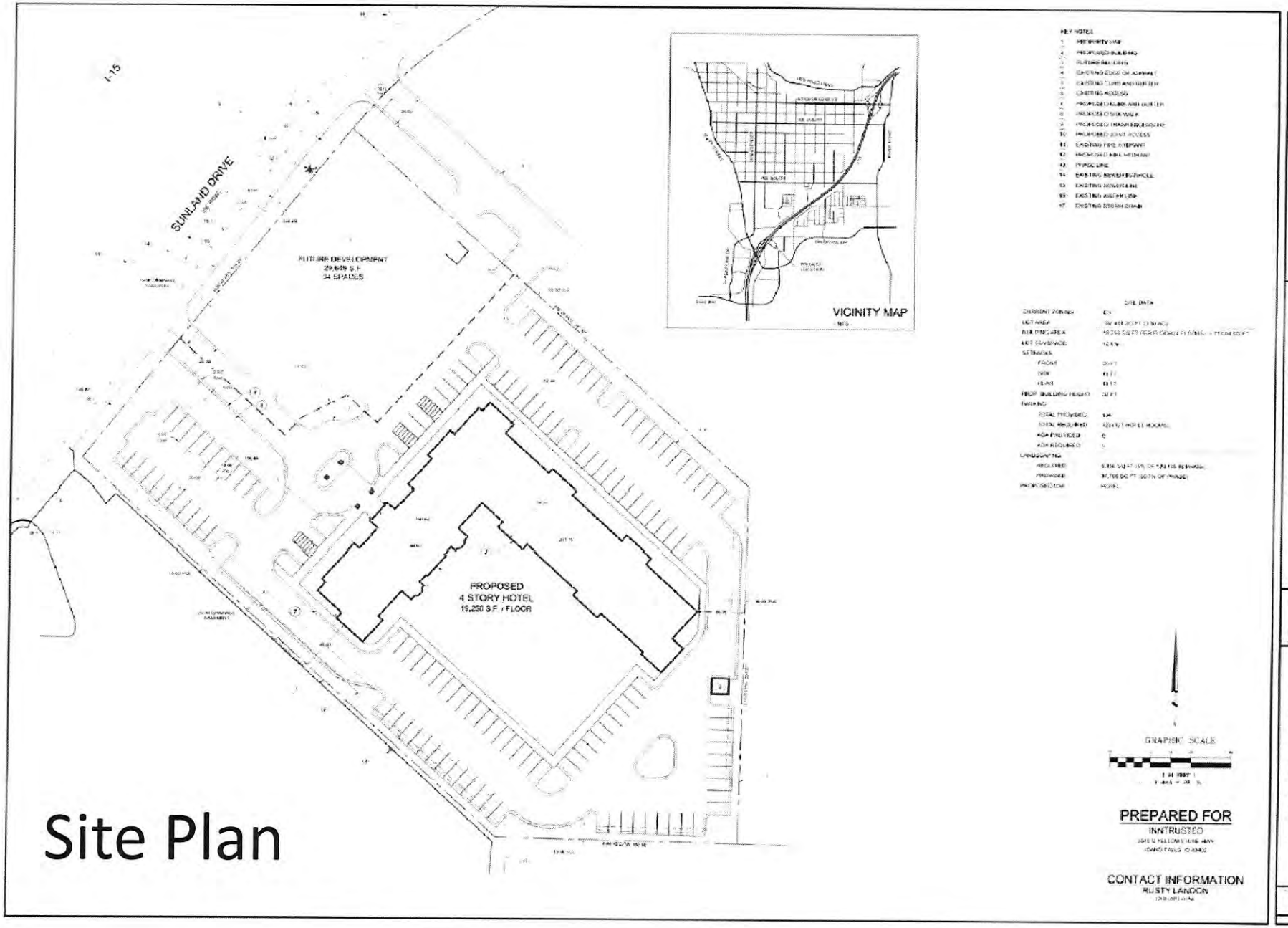
The proposed hotel is a low impact commercial use centered in a commercial zone. There are no detrimental impacts. Developments of this nature are common throughout St George and as proposed fits well on this site.



VICINITY MAP

-- NTS --

900 S S
500 E CIR
1100 S ST
460 E ST
430 E ST
SUNLAND DR
400 E ST
1160 S ST
320 E ST
1400 S ST
270 E ST
15
SUNLAND DR
BLUFF ST


I-15
SUNLAND DRIVE
FUTURE DEVELOPMENT
29,649 S.F.
34 SPACES
PROPOSED
4 STORY HOTEL
15,250 S.F. / FLOOR
VICINITY MAP
KEY NOTES
SITE DATA
GRAPHIC SCALE
PREPARED FOR
INNTRUSTED
CONTACT INFORMATION
RUSTY LANDON
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
STAYBRIDGE SUITES
CUP SITE PLAN
200 EAST SUNLAND DR. ST GEORGE

Site Plan

L/S Plan

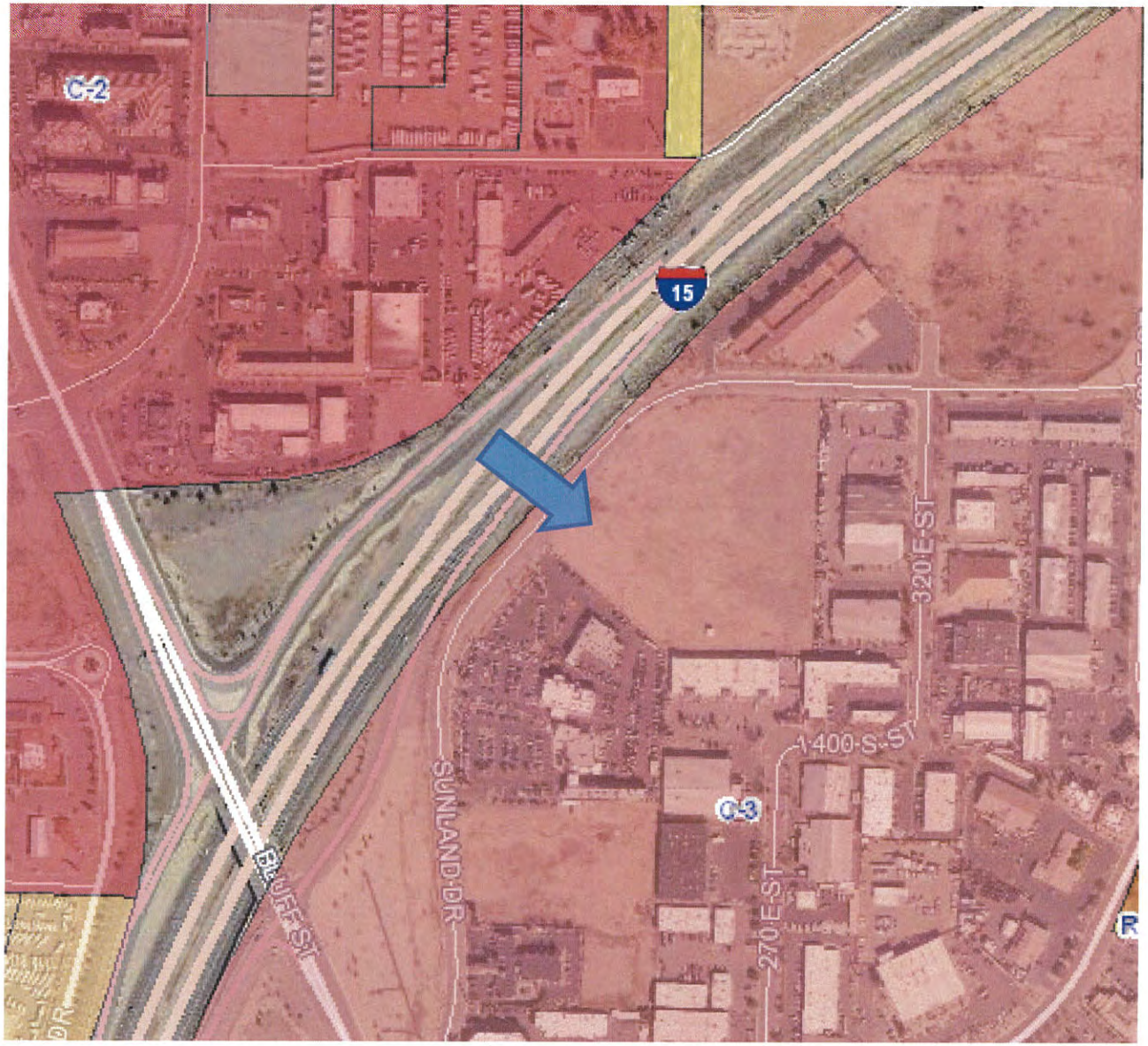
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

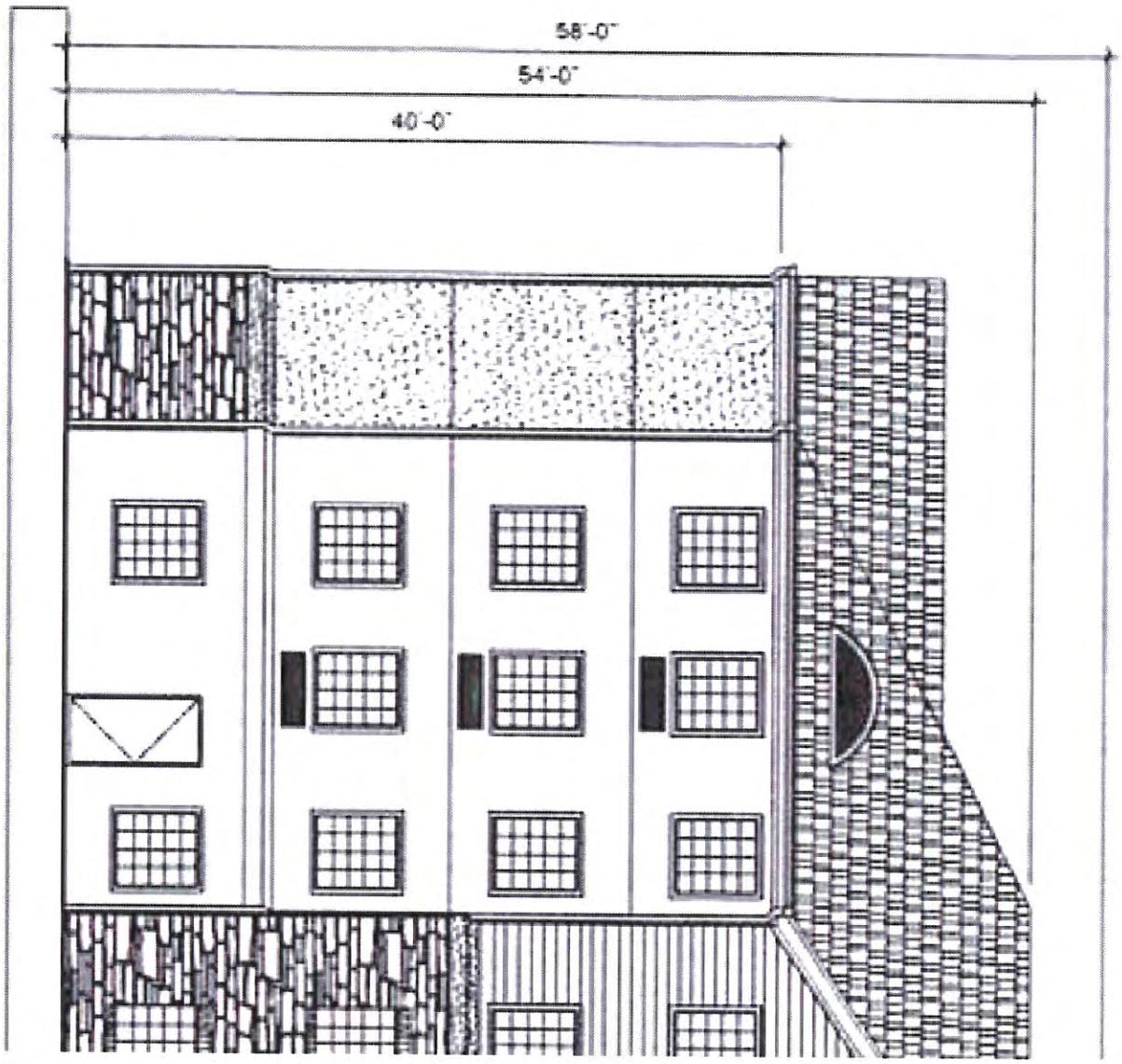
STAYBRIDGE SUITES
CLP LANDSCAPE CONCEPT
200 EAST SUNLAKE DR. ST GEORGE

2 2

General Plan = COM (Commercial)

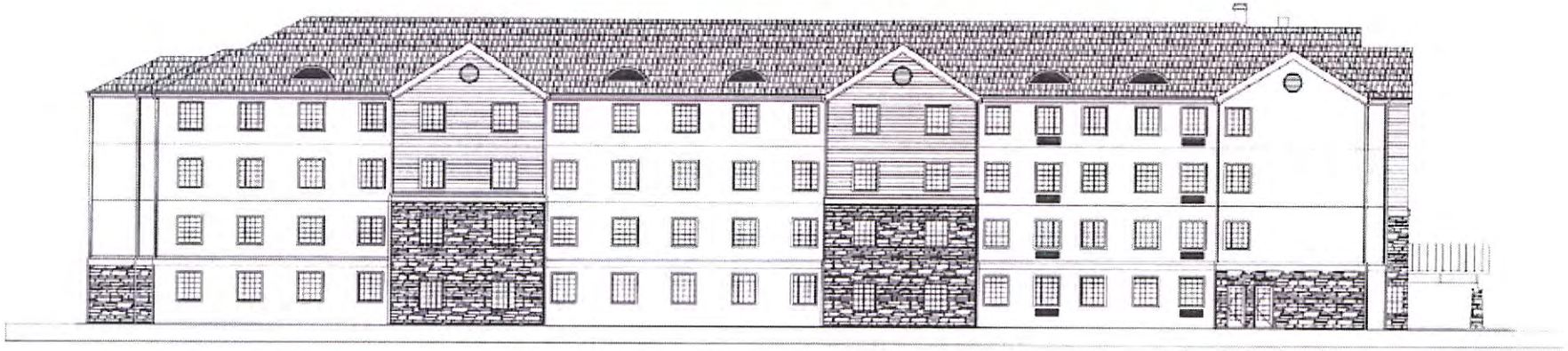
Zoning = C3




58'-0"
54'-0"
40'-0"

West Elevation

SCALE 1"=10'-0"



North Elevation

SCALE 1"=10'-0"

STAYBRIDGE SUITES

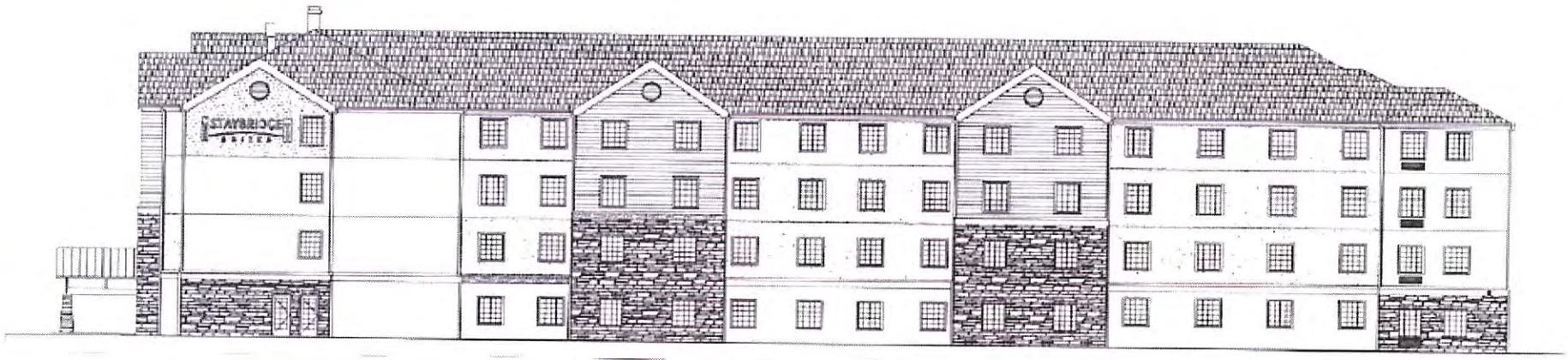
Sunland Drive
St George, Utah

STAYBRIDGE SUITES

PROCESS ARCHITECTURE

East Elevation

SCALE 1"=10'-0"



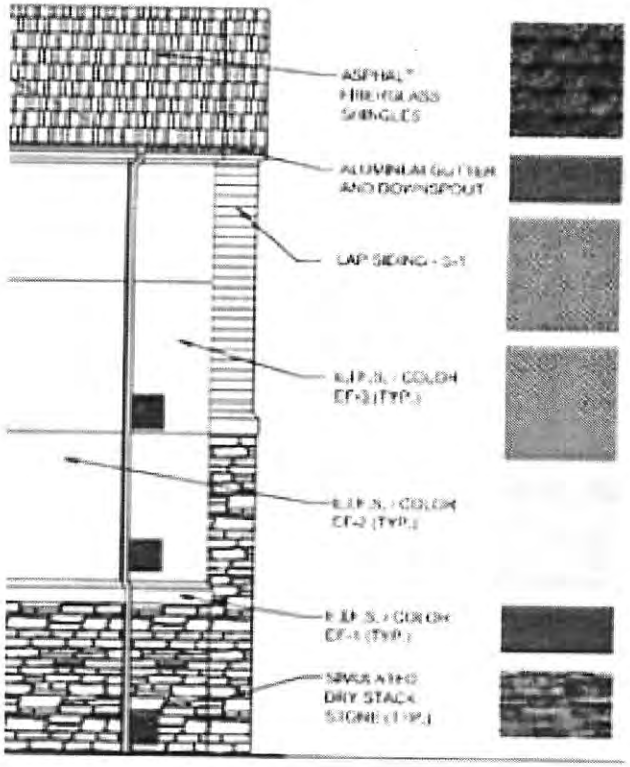
South Elevation

SCALE 1"=10'-0"

STAYBRIDGE SUITES

Sunland Drive

St George, Utah


ASPHALT
FIBERGLASS
SHINGLES
ALUMINUM GUTTER
AND DOWNSPOUT
LAP SIDING - S-1
E.I.F.S. / COLOR
EF-3 (TYP.)
E.I.F.S. / COLOR
EF-2 (TYP.)
E.I.F.S. / COLOR
EF-1 (TYP.)
SIMULATED
DRY STACK
STONE (TYP.)

Ray Snyder

From: Courtney McAlister [comcalister@yahoo.com]
Sent: Thursday, October 20, 2016 5:46 PM
To: Ray Snyder
Cc: CCIM Jason Griffith; Amaralranch; Elizabeth Mobbley
Subject: Case No. 2016-CUP-022 / Staybridge Suites - Objection Letter
Attachments: Amaral_Letter to St. George re Staybridge.pdf

Mr. Snyder,

Please see attached letter on behalf of Greg Amaral re the CUP application for Staybridge Suites. Thank you.

Courtney McAlister
Law Offices of Courtney L. McAlister
1510 Poole Blvd, Suite 105
Yuba City, CA 95993
(916) 496-2581 (mobile)
(530) 755-2607 (office)
comcalister@yahoo.com

LAW OFFICE OF
COURTNEY L. MCALISTER

October 20, 2016

Planning and Zoning
City of St. George
175 E. 200 N.
St. George, UT 84770
Attn: Ray Snyder

Re: Case No. 2016-CUP-022
Staybridge Suites / 200 East Sunland Drive
Letter of Objection / Greg Amaral

Dear Mr. Snyder and Planning Commissioners:

I represent Greg Amaral, the owner of three commercial warehouse buildings located at 1346 S. 320 E. and 291 E. 1400 S. in St. George, Utah. These properties house numerous commercial tenants including Tasteful Trends, C3 Pharmacy, Zion Print & Frame, Lincare, Yamas Controls, Rick's Pool Patrol, Rocky Mountain Collision, and Turf Equipment. We are in receipt of your notice dated October 14, 2016, to property owners within 300' of the proposed hotel development.

As your notice indicated, if approved, the above-referenced conditional use permit would authorize construction of an approximately 52' high 121 room four-story Staybridge Suites hotel. Mr. Amaral's building at 1346 S. 320 E. is immediately to the east of the subject property and his two other buildings at 291 E. 1400 S. abut the southeast corner of the subject property. The hotel would literally back right up against the back of his buildings.

This letter is to set forth my client's strong objection to the above-referenced conditional use permit application. Mr. Amaral has concerns about the visual impact on the surrounding area, as well as the overall impact of such a project at this site.

Mr. Amaral's warehouse buildings have an interior clear height of approximately 18' and a total height of approximately 24'. His buildings are consistent with the surrounding area and well below the City's allowable maximum building height of 35' for commercial zoning. An aerial view shows the nearly uniform height of all buildings in this commercial area. The proposed hotel would be well over twice the height of all the nearby buildings, significantly impairing the ability to see my client's buildings and related signage from East Sunland Drive or the highway. The proposed hotel would also completely block the westward sun. The proposed hotel should be limited to a height in accordance with the city's allowable maximum building height of 35'. Consistent with the character of the surrounding area, no exception to the allowable maximum building height should be made.

1510 POOLE BLVD, SUITE 105 • YUBA CITY, CALIFORNIA • 95993
PHONE: 530-755-2607 (OFFICE) 916-496-2581 (MOBILE)
COMCALISTER@YAHOO.COM

As the hotel will likely back right up against the parking lot for my client's building, security measures will also be an important concern in developing the hotel site. The City should condition this development on mitigating against security impacts.

Another significant issue with the proposed development relates to storm runoff. As Mr. Sandberg may recall, in September 2014, I wrote him a letter requesting the City's assistance with resolving major runoff issues from the subject property. A storm in August 2014 resulted in large amounts of mud and debris being deposited onto the parking lot of Mr. Amaral's building at 1346 S. 320 E. This followed an even worse mudslide during a storm in October 2012. The curb and gutter installed for the buildings to the north of my client's property terminate abruptly at the boundary line of the undeveloped hotel site, which has the effect of pushing water, mud and debris directly to the gully to the west of Mr. Amaral's building and onto the parking lot.

The City previously dumped a load of base rock where the curb and gutter end, which slightly alleviated the problem as the 2014 mudslide was not as bad as the 2012 mudslide. Nevertheless, since 2012, we have experienced two significant disruptions in business and incurred significant clean-up costs. Our 2014 letter, a copy of which is enclosed here, requested the City's help in alleviating this problem, including the possibility of extending the curb and gutter to push runoff away from Mr. Amaral's building. With potential development at 200 E. Sunland Drive, now is an ideal time to solve these storm runoff issues. Please let us know if we can offer additional information to assist the City in this effort.

Thank you.

Sincerely,

Courtney McAlister

cc: Greg Amaral

1510 POOLE BLVD, SUITE 105 • YUBA CITY, CALIFORNIA • 95993
PHONE: 530-755-2607 (OFFICE) 916-496-2581 (MOBILE)
COMCALISTER@YAHOO.COM

ITEM 3
BDCSP

PLANNING COMMISSION AGENDA: **10/25/2016**

Heritage Home Garden Addition
2016-BDCSP-003 (Design Review & Approval)

Request: The applicant requests approval for the proposed Building Design and Conceptual Site Plan (BDCSP) for developing a building within the I-15 R.O.W. in the C-3 commercial zone. This approval is for the building design particularly as seen from the I-15 Freeway.

Project Name: Heritage Home Garden Addition

Project Description: The project consists of.

Applicant(s): Eric and Joni Christensen

Representative: Mr. Paul Blackmore

Zone: C-3 (General Commercial)

General Plan: Commercial

Location: Located at 770 East 700 South Street.

Ordinance: Section 10-10-5.G

G. New Buildings Within I-15 Right Of Way: New buildings which are located within two hundred feet (200') of the I-15 right of way shall comply with the following minimum design principles and shall be subject to design approval by the planning commission prior to the issuance of a building permit:

1. Design Principles and Planning Commission Considerations:

   a. Buildings backing against the I-15 right of way are considered to have two (2) building fronts for aesthetic purposes. Building walls visible from I-15 shall be constructed of identical or similar materials as the building's front exterior, or shall be landscaped in such a manner that untreated cinder block, concrete or similar materials typical of rear walls are screened or enhanced to give a building front appearance.

   b. Along the I-15 right of way, landscaping shall be provided to beautify the side and rear walls of buildings. Trees shall be planted at least every thirty feet (30') to forty feet (40') along such rights of way. In addition to landscaping, aesthetic improvements to the buildings' rear and side walls are encouraged. Signs painted or attached to the side or rear walls shall not cover more than ten percent (10%) of the face of such walls.

2. Site Plan And Elevation Drawings Required: Prior to the issuance of a building permit for new commercial buildings within two hundred feet (200') of the I-15 right of way, a site plan along with building elevation drawings showing the building view from I-15 (including signage) shall be submitted for planning commission review and approval. In considering the site plan the planning commission shall determine whether the purpose of this subsection has been achieved.

Building Materials: The applicant has provided a materials board for the project. A variety of materials are being proposed which include brick, hardie board (*fiber cement siding & backboard*), and stucco.

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

Setbacks (Required): Front = 20 ft., Side = 10 ft., Street Side = 20 ft., and Rear = 10 ft.

Setbacks (Proposed): Complies with the C-3 zone standards (*to be verified during SRP process*)

Adjacent L/U:
North = PD-C & R-3
South = I-15 Freeway
East = I-15 Freeway
West = C-3

Staff Comments: The applicant is requesting a BDCSP which is only required to be reviewed and approved by the Planning Commission. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.

PC
2016-BDCSP-003

Heritage Home Garden Addition

655 E
695 E
735 E
795 E
700 E
700 S
800 E
700 S
698 E
706 E
770 E
720 E
730 E
640 E
640 E
15
Vicinity

R-3
735 E
769 E
765
PD-C
795 E
700 E
700 S
698 E
706 E
770 E
720 E
730 E
C-3
640 E
15
Zoning

Heritage Home and Garden Addition/Remodel

Heritage Home and Garden is looking to update and expand their building. The site is located on 700 South just west of the I-15 underpass. The purpose is to update and beautify the existing building and add an additional 3,300 square feet for growth. The building will address 700 south with large display windows and new materials. These materials are a combination of brick, stucco and fiber cement board (Hardie Board). The project will also be somewhat visible from the south bound I-15 corridor. The I-15 corridor sits roughly 5 feet taller than the highest point of the Heritage Home and Garden Building. With this in mind a company logo has been placed at the highest point of the building to give a presence on the I-15 side of the building. There is also advertisement signs (Flooring, Blinds, Furniture, and Design Center) to help break up the east elevation. As for landscaping, the existing building has a variety of well matured trees, bushes, and grass that will not be affected by the remodel or addition.

N

SCALE IN FEET

SITE INFORMATION

SITE ZONE

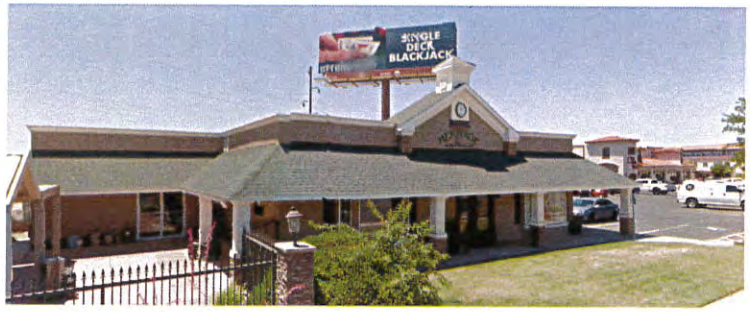
BUILDING HEIGHT

BLACKROCK ENGINEERING, P.C.

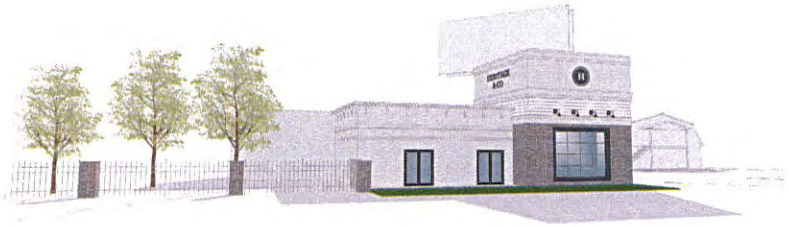
8 PARKING SPACES
8 PARKING SPACES
8 PARKING SPACES
BILLBOARD SIGN
8
7,707 SQ. FT.
7
2,496 SQ. FT.
6 PARKING SPACES
PROPOSED ADDITION 3,300SQFT
6 PARKING SPACES
6 PARKING SPACES
2 PARKING SPACES
20' POWER AND WATER EASEM
ENTRY #259860, BOOK 346, P
APPROXIMATE 10' UTILITY EASEMENT
ENTRY #365209, BOOK 560, PAGE 25

700 SOUTH CURRENT VIEW
N.T.S

700 SOUTH PERSPECTIVE
N.T.S



700 SOUTH CURRENT VIEW
N.T.S



700 SOUTH PERSPECTIVE
N.T.S

I-15 CURRENT VIEW
N.T.S

I-15 PERSPECTIVE
N.T.S

Release Date:

--
P.O. Box 217
St. George, UT 84771
(435) 673-6579

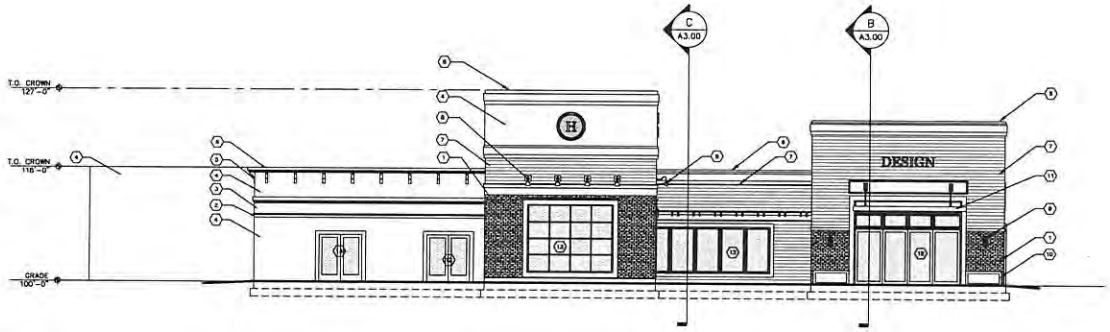
HERITAGE HOME & GARDEN
ADDITION/REMODEL
ST. GEORGE, UT

Mark	Date	Description

Project Number: SP1427
Plan Series:
Property Number:

Sheet Title: CURRENT VIEWS AND PERSPECTIVES

Sheet: --

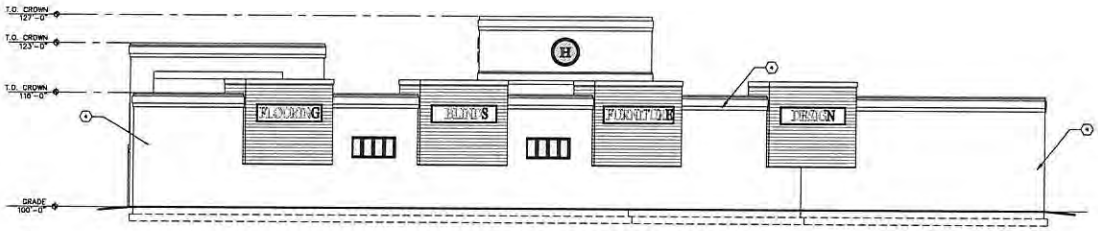


NORTH ELEVATION

1/8"=1'-0"

KEYED NOTES:

1. BRICK
2. FIBER CEMENT DECORATIVE TRIM
3. FIBER CEMENT BOARD
4. STUCCO
5. DECORATIVE CORBELS
6. DECORATIVE CROWN
7. FIBER CEMENT SHIPLAP
8. DECORATIVE DOWN LIGHT
9. DECORATIVE SCONCE LIGHT
10. PLANTER BOX
11. SUSPENDED AWNING
12. DOOR PER OWNER'S SPEC
13. WINDOW PER OWNER'S SPEC



SOUTH ELEVATION

1/8"=1'-0"

Release Date:

--
P.O. Box 217
St. George, UT 84771
(435) 673-8578

HERITAGE HOME & GARDEN
ADDITION/REMODEL
ST. GEORGE, UT

Mark	Date	Description

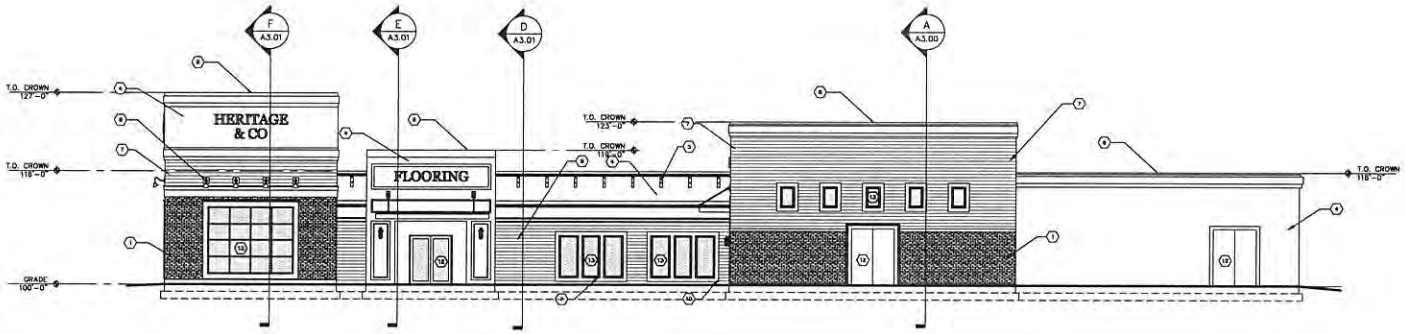
Project Number: SP1427

Plan Series:

Property Number:

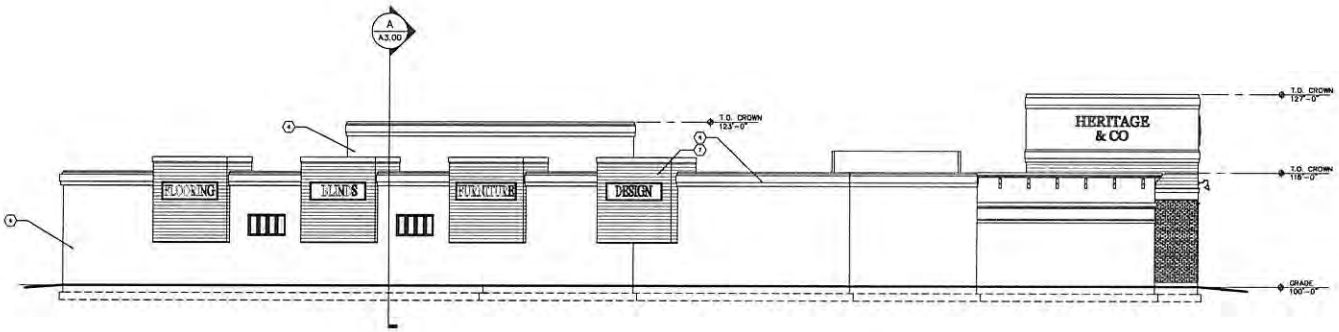
Sheet Title: ELEVATIONS

Sheet: A200



WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

KEYED NOTES:

1. BRICK
2. FIBER CEMENT DECORATIVE TRIM
3. FIBER CEMENT BOARD
4. STUCCO
5. DECORATIVE CORBELS
6. DECORATIVE CROWN
7. FIBER CEMENT SHIPLAP
8. DECORATIVE DOWN LIGHT
9. DECORATIVE SCONCE LIGHT
10. PLANTER BOX
11. SUSPENDED AWNING
12. DOOR PER OWNER'S SPEC
13. WINDOW PER OWNER'S SPEC

Release Date:

--
P.O. Box 217
St. George, UT 84771
(435) 673-6519

HERITAGE HOME & GARDEN
ADDITION/REMODEL
ST. GEORGE, UT

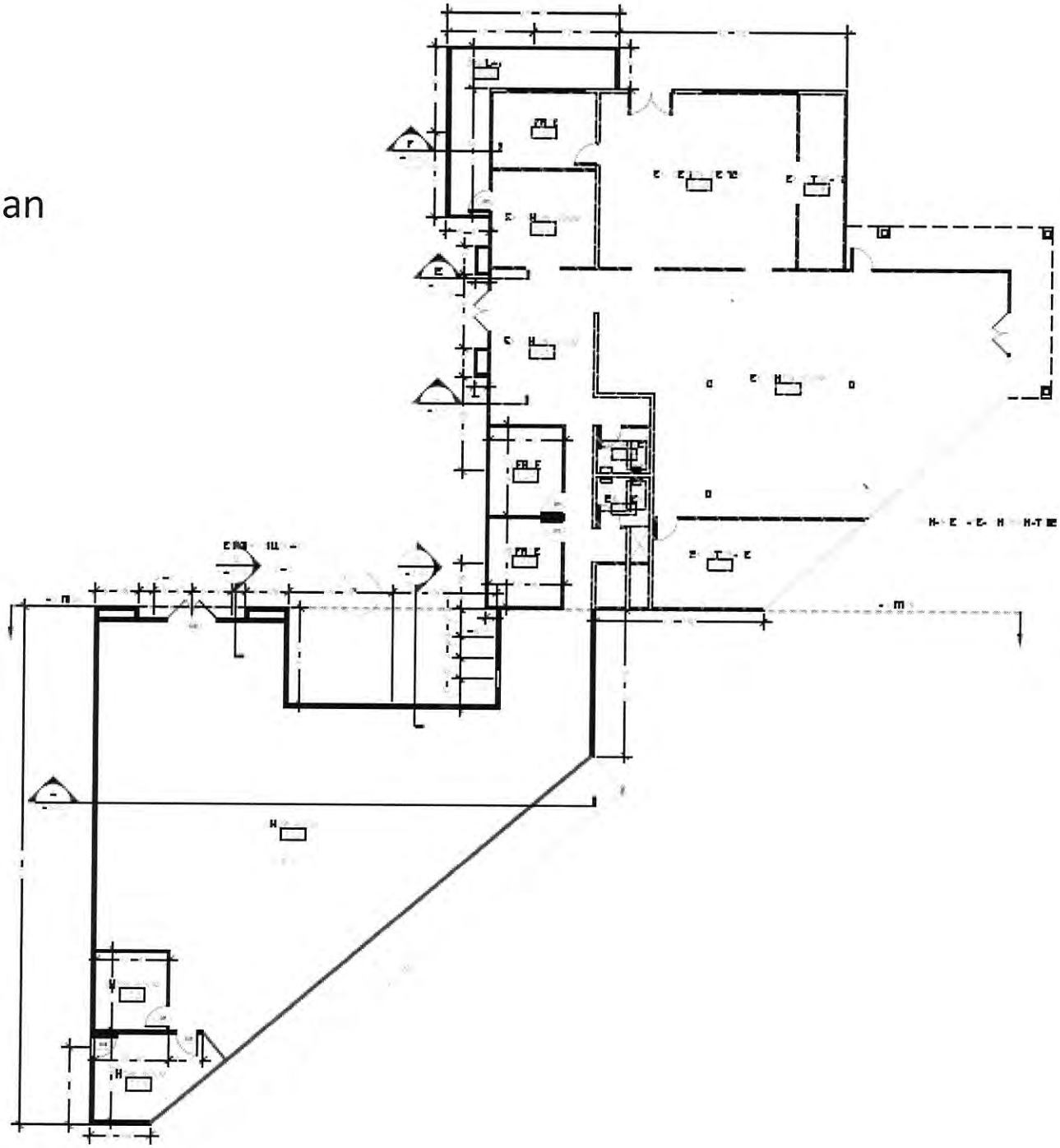
Mark	Date	Description

Project Number: SP1427
Plan Series:
Property Number:

Sheet Title: ELEVATIONS

Sheet: A201

Floor Plan



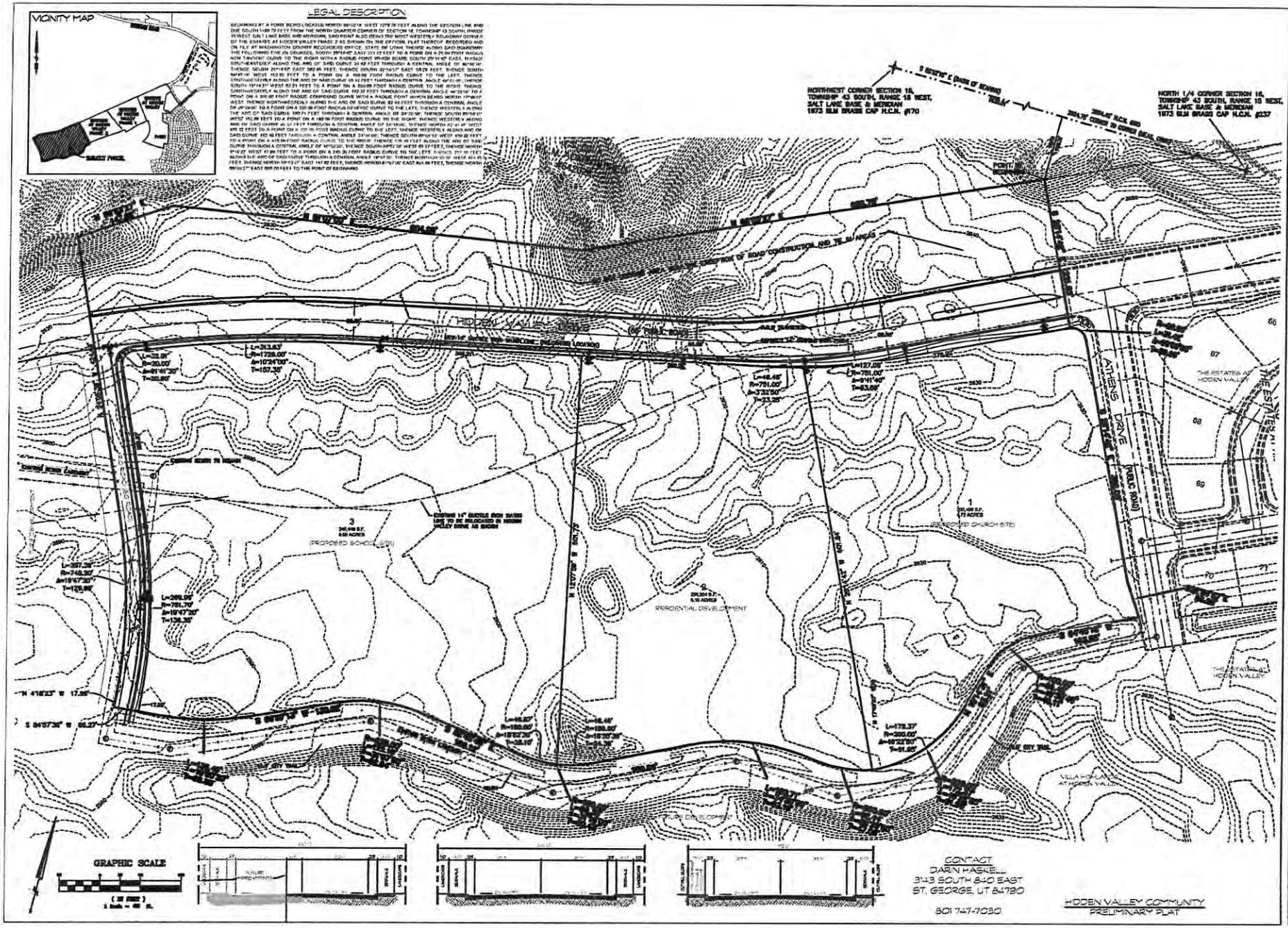
ITEM 4A
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

PRELIMINARY PLAT
Hidden Valley Phase 9
Case No. 2016-PP-036

Request:	To approve a preliminary plat for a three (3) lot residential subdivision
Location:	The site is located at Hidden Valley Drive and Athens Drive
Property:	24.69 acres
Number of Lots:	3
Density:	N/A
Zoning:	PD-R (Planned Development Residential)
Adjacent zones:	This plat is part of the Hidden Valley PD-R zone.
General Plan:	Medium Density Residential (MDR)
Applicant:	Ivory Homes
Representative:	Rick Meyer, Bush & Gudgell

Comments:



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

No	Date	By	Revision

DATE: 12/2015
DRAWN: BLW
APPROVED:
SCALE: 1"= 80'
JOB NO. 151222

PRELIMINARY PLAT
HIDDEN VALLEY COMMUNITY
LOCATED IN ST. GEORGE, UT

SHEET 1 of 1 SHEETS
FILE: 151222BASE

NOTES

APPROXIMATELY 72,736 CU YD OF CUT 23,316 CU YD OF FILL AND 49,420 CU YD OF EXPORT MATERIAL IS REQUIRED FOR GRADING PERMIT ONLY! THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON SUBGRADE OF ROADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE HOSE AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ADJACENT RUNWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY AND APPENDIX A OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

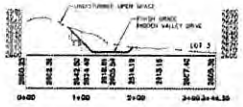
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

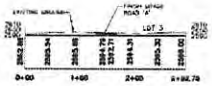
GEOTECHNICAL ACKNOWLEDGEMENT

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT DATED AUGUST 18, 2006. BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

SECTION A-A

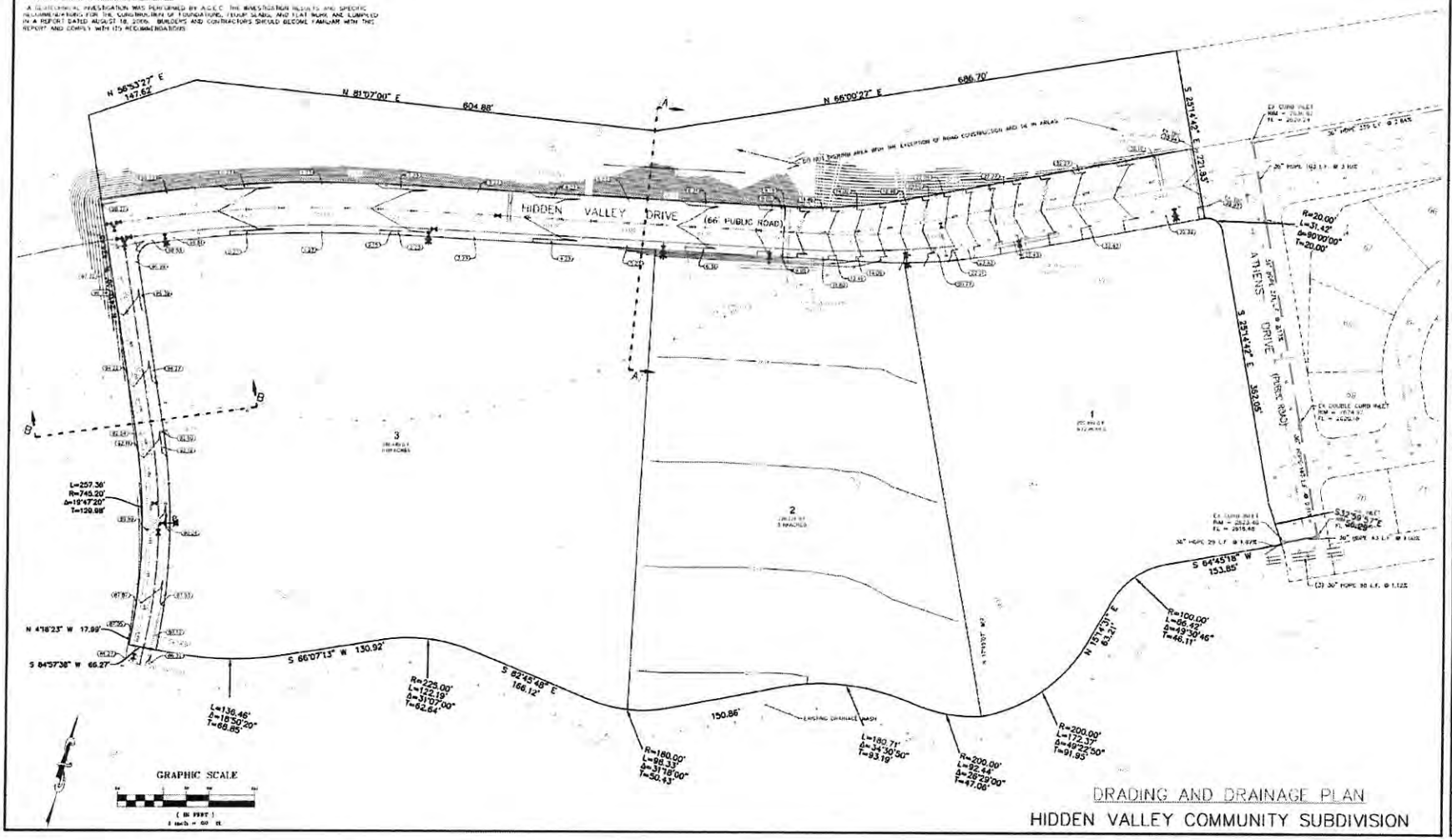


SECTION B-B



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- EXISTING DRAINAGE FL
- DRAINAGE FLOW
- SPOT ELEVATION
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN (PER PLAN)
- PROJECT PHASING
- PROPOSED LOT LINE
- UTILITY AND DRAINAGE EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER



DRADING AND DRAINAGE PLAN
HIDDEN VALLEY COMMUNITY SUBDIVISION

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-2161
www.bushandgudgell.com

GRADING & DRAINGE PLAN
HIDDEN VALLEY COMMUNITY SUBDIVISION
LOCATED IN ST. GEORGE, UT

ITEM 4B
Preliminary Plat

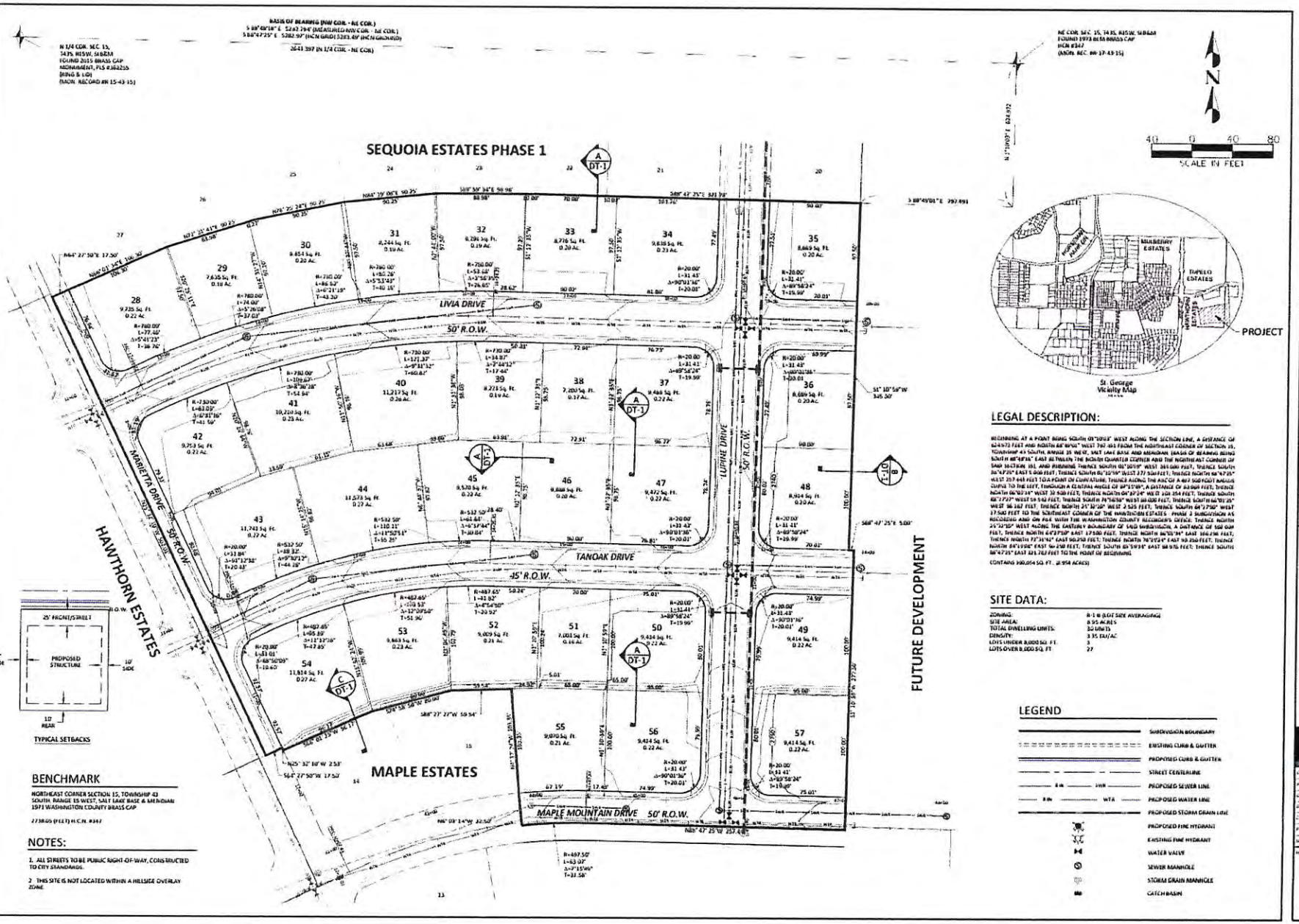
PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

PRELIMINARY PLAT
Sequoia Estates Phase 2
Case No. 2016-PP-033

Request:	To approve a preliminary plat for a thirty (30) lot residential subdivision
Location:	The site is located at Marietta Drive and Maple Mountain Drive
Property:	8.95 acres
Number of Lots:	30
Density:	3.35 DU/AC
Zoning:	R-1-8 (Single Family Residential, 8,000 s.f. lot sizes)
Adjacent zones:	This plat is surrounded by the following zones: North – R-1-8 South – R-1-8 East –R-1-8 West – R-1-8
General Plan:	Low Density Residential (LDR)
Applicant:	Development Solutions Group
Representative:	Steve Kamlowsky

Comments:

1. Developer is proposing lot size averaging with 3 lots under 8,000 square feet.



BENCHMARK

NORTHEAST CORNER SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN
1971 WASHINGTON COUNTY BRASS CAP

2738.05 (FEET) H.C.N. #347

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 01°10'55" WEST ALONG THE SECTION LINE, A DISTANCE OF 624.572 FEET AND NORTH 88°49'01" WEST 797.491 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°49'01" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15), AND RUNNING; THENCE SOUTH 01°10'55" WEST 345.00 FEET; THENCE SOUTH 36°47'25" EAST 5.00 FEET; THENCE SOUTH 61°10'55" WEST 37.50 FEET; THENCE NORTH 36°47'25" WEST 257.48 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 467.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°13'49", A DISTANCE OF 67.19 FEET; THENCE NORTH 06°33'34" WEST 30.00 FEET; THENCE NORTH 04°47'24" WEST 100.004 FEET; THENCE SOUTH 88°12'27" WEST 59.54 FEET; THENCE SOUTH 76°56'58" WEST 80.00 FEET; THENCE SOUTH 86°01'25" WEST 96.167 FEET; THENCE NORTH 25°10'55" WEST 2.525 FEET; THENCE SOUTH 64°17'50" WEST 17.500 FEET TO THE SOUTHEAST CORNER OF THE WASHINGTON ESTATES - PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 25°10'55" WEST ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE NORTH 64°17'50" EAST 17.500 FEET; THENCE NORTH 86°01'34" EAST 166.08 FEET; THENCE NORTH 72°31'42" EAST 60.250 FEET; THENCE NORTH 76°12'24" EAST 90.250 FEET; THENCE NORTH 84°10'06" EAST 60.250 FEET; THENCE SOUTH 85°59'34" EAST 60.915 FEET; THENCE SOUTH 88°47'25" EAST 321.762 FEET TO THE POINT OF BEGINNING.

CONTAINS 380,054 SQ. FT. (8.954 ACRES)

SITE DATA:

ZONING:	R-1 ⅛ (LOT SIZE AVERAGING)
SITE AREA:	8.95 ACRES
TOTAL DWELLING UNITS:	30 UNITS
DENSITY:	3.35 EA/AC
LOTS UNDER 8,000 SQ. FT.	3
LOTS OVER 8,000 SQ. FT.	27

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN

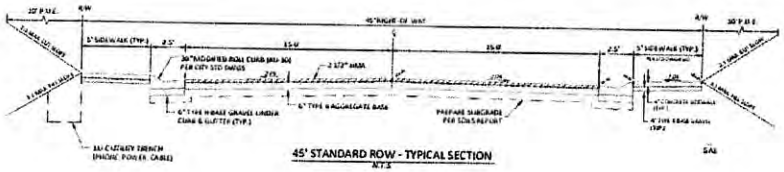
SEQUOIA ESTATES
PHASE 2
LOCATED IN ST. GEORGE, UTAH
PRELIMENARY PLAT

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
120 East G. Street, Suite #201
St. George, UT 84770
Office (435) 628-2221 - Fax (435) 674-8253
www.developmentsolutions.biz

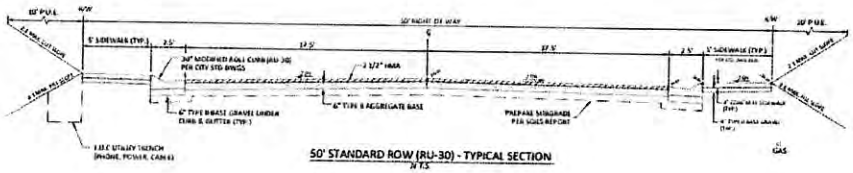
DATE:	10/08/16
DR.:	SA
DRAWN BY:	TSA
DESIGNED BY:	SA
CHECKED BY:	SA
PROJECT NO.:	13-0156
SCALE:	1"=40'

P-1

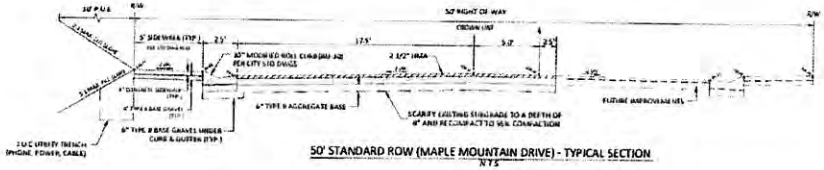
1 OF 2 TOTAL



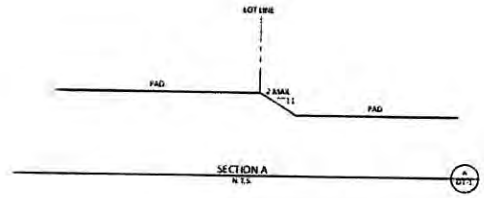
45' STANDARD ROW - TYPICAL SECTION
N.T.S.



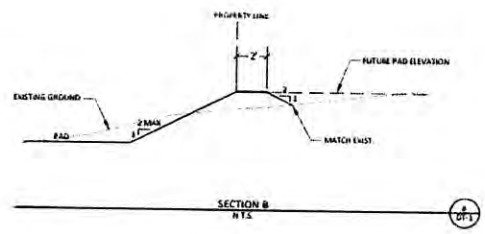
50' STANDARD ROW (RU-30) - TYPICAL SECTION
N.T.S.



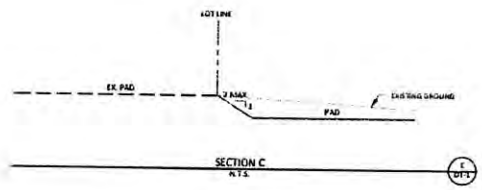
50' STANDARD ROW (MAPLE MOUNTAIN DRIVE) - TYPICAL SECTION
N.T.S.



SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION C
N.T.S.

NO	DESCRIPTION	DATE	APPD

PROJECT NAME: SEQUOIA ESTATES PHASE 2 LOCATED IN ST. GEORGE, UTAH

SHEET NAME: DETAILS & SECTIONS

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
120 East St. George Blvd Suite #202
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

DS DEVELOPMENT SOLUTIONS

DATE	10/04/16
FILE	SA
DRAWN BY	SA
DESIGNED BY	SA
CHECKED BY	SA
PROJECT NO.	16.036
SCALE	NTS

SHEET NUMBER: DT-1

2 OF 2 TOTAL

E:\2016 Projects\16-036 Sequoia Estates Phase 2\dwg\16-036 PP.dwg 10/4/2016 9:42:21 AM, 1:1

ITEM 5

PLANNING COMMISSION REPORT FROM: **10/25/2016**

PARKING
The Shoppes at Zion (*formerly Zion Factory Stores*)
Case No. 2016-PRKG-002

Request:

A request to determine that 6,000 sq. ft. of retail space may instead be used as restaurant space and allow a deficiency of 36 parking spaces based upon a traffic study for shopping center peak periods of use.

Note: Per the Zoning Ordinance, parking for the restaurant is 6,000/100 = 60 parking spaces vs. retail is 6,000/250 = 24 (a difference of 36 spaces).

History:

Twelve years ago the City Council heard and approved (*on April 15, 2004*), Case No. 2004-SHP-001, a request for shared parking which resulted in the development and operation of 'Starbucks' and 'Smash Burger' at the Zion Factory Stores.

At that time, it was discussed that there was not enough parking spaces to support the development of these restaurants under the standard application as established in Section 10-19-5 of the Zoning Ordinance for restaurant parking (1:100).

At the time, the argument was presented by the applicant that shared parking would be based on the various tenants and hours of operation and sufficient parking would be available.

On March 18, 2004, the applicants took the item before the City Council to interpret the parking provision for commercial centers in reference to restaurant parking regulations. The applicants felt staff, including the city legal advisor misinterpret the city parking provisions for commercial centers and restaurants. However, the Council with a 3-2 vote viewed the provision as staff has been administrating it. Note that in Section 10-19-5 there are two separate provisions for commercial centers (retail) and for restaurant parking requirements.

The shared parking request was the next alternative for the applicants. The applicants also submitted an application for the Board of Adjustment to appeal the decision made by the

administrative officials as an alternative to the shared parking request.

Applicant: ZFS Holding 2005 LLC / The Shoppes at Zion
250 N Red Cliffs Drive

Property: 250 N. Red Cliffs Drive

Zoning: C-2 Highway Commercial

General Plan: Commercial

Ordinance: *St. George City Code, Title 10: Zoning Regulations, Section 10-19-9: Optional Provisions:*

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

B. Requests; Guidelines: Requests for shared parking are subject to the approval of the planning commission. Requests shall be subject to the following guidelines:

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

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

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

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

Consideration:

It is staff's responsibility to administrate the ordinance as it is established. Along with meeting the parking requirements, staff wants to make sure there is appropriate parking for the peak hours for the existing establishment(s).

This is both an automobile and tour bus destination bound by busy roads.

One of the areas to address is the future change of tenants over the years and how that might affect the overall parking analysis.

The standard used for all other commercial shopping centers is 1:250 for retail and 1:100 for restaurant. Lin's, Smith's, Red Rock Commons, Boulder Creek, etc. have met the minimum parking standards and many have added more spaces and exceeded the City's 'minimum' requirements.

Parking Spaces:

In 2004, the parking calculations (*see exhibit*) demonstrates that 588 spaces are required for the shopping center, but only 544 spaces were available (*a deficiency of 44 spaces*) and the City Council approved the Starbucks and Smashburger (*originally said to be a Hunan restaurant*). Now, the request is to allow a new deficiency of 36 more spaces (*the difference between 1:250 & 1:100 for 6,000 sq. ft.*). This will equate to a new total deficiency of **80 spaces** (*44 + 36*).

Additional Language Found in 10-19-5:

Due to the types of uses, hours of operation, and the nature of the overall shared parking, the applicant wants further consideration of Section 10-19-5 of the St. George City Code which states:

Notwithstanding all provisions of this section, the Planning Commission shall take into account in each instance of nonresidential parking the type of development, use, location, adjoining uses and possible future uses in setting parking requirements, and it shall recommend to the city council a requirement of that number of spaces that it deems reasonably necessary in each instance for all employees, business vehicles and equipment, customers, clients and patients of such nonresidential property.

D
RED CLIFFS DR
EAST RIDGE DR
170 N ST
CREST LINE CIR

Reference

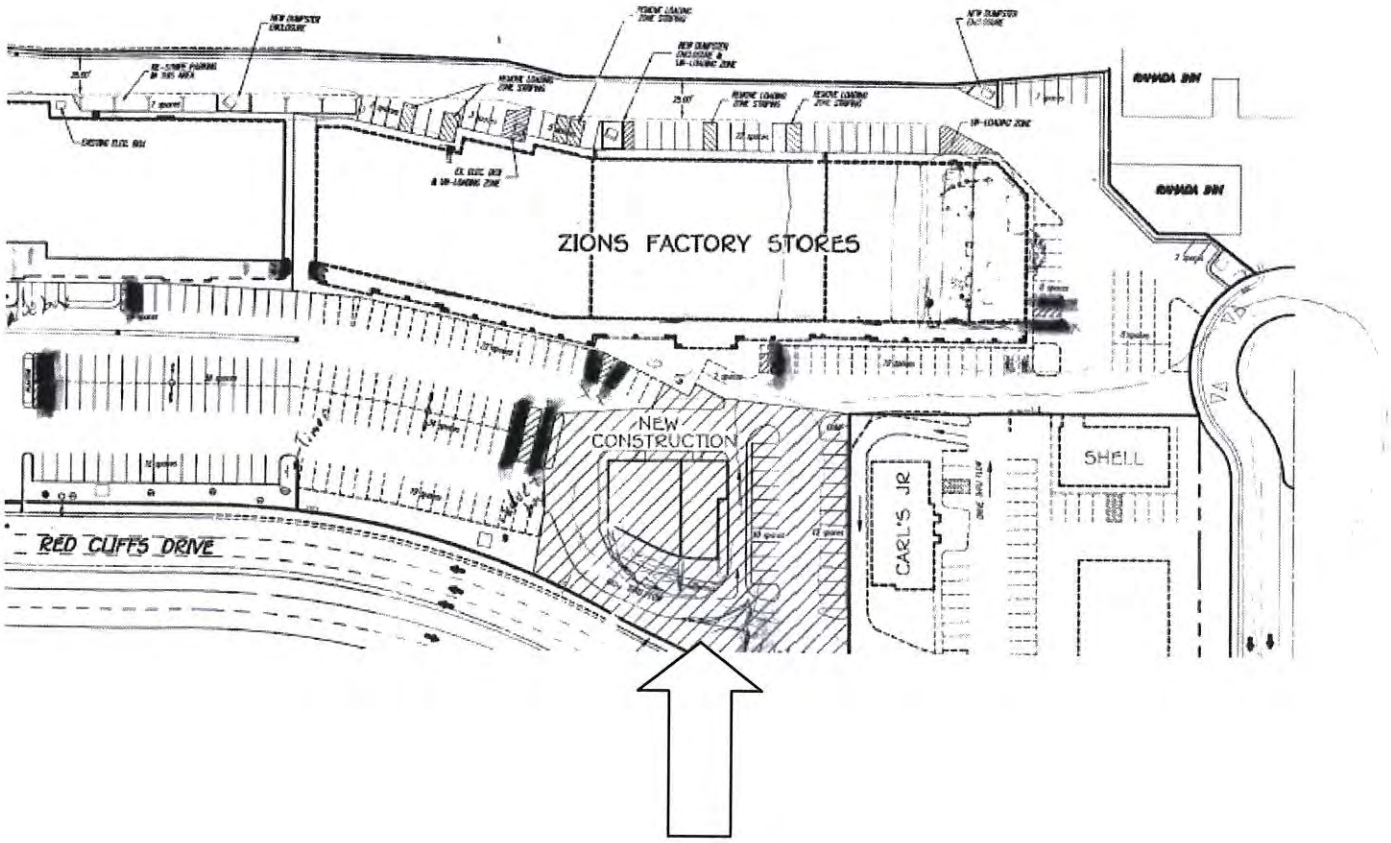
Parking Calculations from 2004

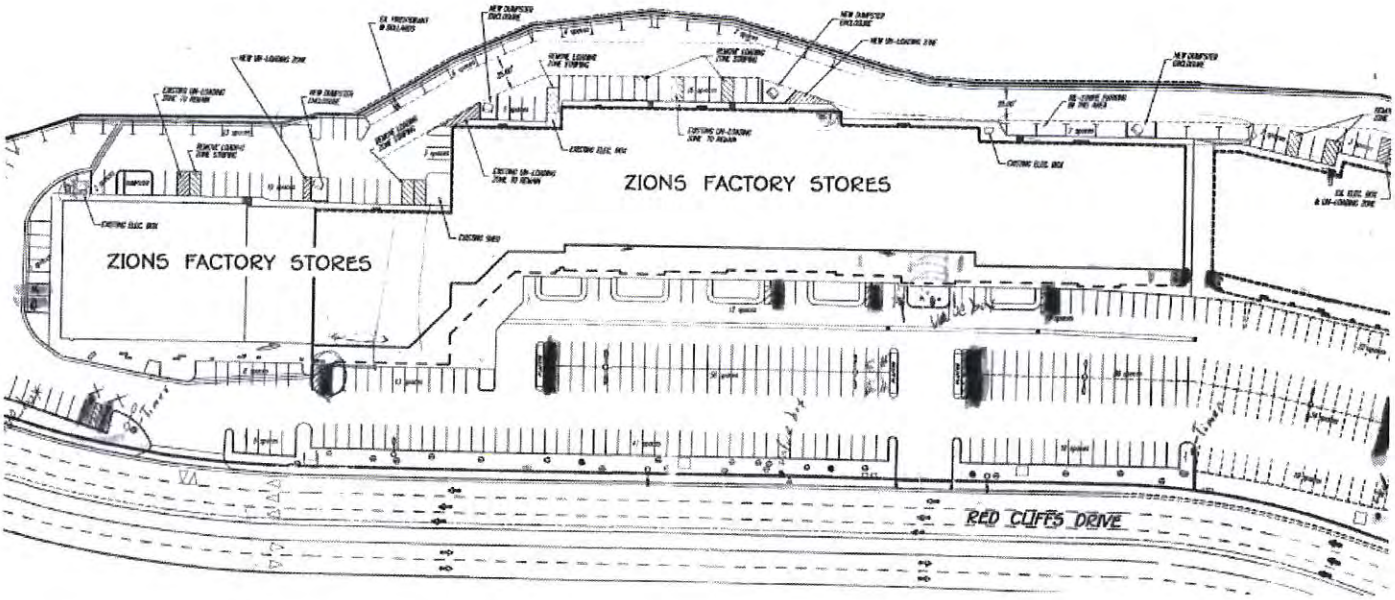
SITE DATA

BUILDING AREAS:	
RETAIL AREAS:	
ZIONS FACTORY PH. 1 & 2: (LESS RESTAURANTS)	109,763 SQ.FT.
REBEL SPORTS	5,000 SQ.FT.
TOTAL RETAIL	114,763 SQ.FT.
RESTAURANT AREAS:	
OUTBACK STEAKHOUSE	4,833 SQ.FT.
MRS. POWELL'S BAKERY	1,493 SQ.FT.
MONGOLIAN BBQ	2,633 SQ.FT.
NEW PAD. (STARBUCKS, HUNAN)	3,926 SQ.FT.
TOTAL RESTAURANT	12,885 SQ.FT.
PARKING REQUIREMENTS	
RESTAURANTS @ 1 PER 100 SQ.FT. (12,885 SQ.FT. BULDING AREA)	129 SPACES
RETAIL SPACE @ 1 PER 250 SQ.FT. (114,763 SQ.FT. BULDING AREA)	459 SPACES
TOTAL PARKING REQUIRED	588 SPACES
TOTAL PARKING PROVIDED*	544 SPACES

***PARKING NOTE:**

AS PER ST. GEORGE CITY COUNCIL, ON APRIL 15, 2004, THE OVERALL NUMBER OF PARKING FOR THE ZIONS FACTORY STORES SITE HAS BEEN APPROVED DUE TO THE TYPES OF USES, HOURS OF OPERATION, AND THE NATURE OF THE OVERALL SHARED PARKING, WITH REFERENCE TO ST. GEORGE CITY CODE, SECTION 10-19-5.


ZIONS FACTORY STORES
NEW CONSTRUCTION
CARL'S JR
SHELL
RED CLIFFS DRIVE


ZIONS FACTORY STORES
ZIONS FACTORY STORES
RED CLIFFS DRIVE

Applicants Submittal

Planning Commission meeting October 25, 2016

Request: ZFS Holding 2005, LLC/The Shoppes at Zion is requesting for 6,000 square feet of retail space be allocated for restaurant square footage so that we can effectively lease our shopping center and keep up with the shopping center changes in our industry.

Issue

We are aware that we can submit a parking variance request on a per tenant basis. The issue with this is the time & money involved in leasing a space. It is not smart business to work with a restaurant tenant in the hopes that The City of St. George will approve the parking variance. We would loose potential tenants while we are waiting for approval and/or not get their interest if we tell them at the beginning of negotiations that we have to get a parking variance for them to come to our shopping center.

Resolution

Per the request of Gary Esplin, City Manager, we had a parking study done by an expert in the field. Please review the attached information provided by Horrocks Engineers.

Per the study, The Shoppes at Zion is able to accommodate the parking for 6,000 additional square feet of restaurant. Refer to page 7-subtitled Summary.

In addition to the study:

1. The International Council of Shopping Centers conducted a study on occupancy rates for various types of shopping centers. The Shoppes at Zion are considered a lifestyle center (fashion/specialty). You can see from the occupancy rate chart that over the past 5 years the standard in the industry is to be 90.37 percent occupied leaving 9.63 vacant. This is inline with The Shoppes at Zion. The question was raised if we would guarantee that we would always have vacancy, the question is no, but certainly you can see over an average of 5 years that shopping centers have some vacancy and should be taken into consideration when it comes to parking calculations. We are aware of stores when their lease expires, etc. and this enables us to position ourselves better with tenants that are up & coming and we want in our shopping center.
2. Recently, Buxton completed an analysis of credit card transactions within the community of Washington City, Utah. The conclusion was 86% of spending came from visitors. With our location being within miles of Washington City, we can determine The Shoppes at Zion would be similar to the majority of spending coming from visitors. In addition, the Washington County Convention & Tourism Office did a survey a couple of years ago showing that on average 3 people per party travel together and ICSC shows that on average 1 customer visits 2.9 stores per visit. With this we can assume an estimated 86% of shoppers are from out of town traveling 3 people per car and visiting (3 x 2.9) 8.7 stores per car. Point being to have the same restaurant-parking ratio as a stand-alone in a

different area of town & not around a shopping center would not be accurate. Customers visit multiple stores.

3. The Shoppes at Zion generates a lot of bus traffic. In 2015, we had 934 buses with an average of 43 customers per bus. A bus takes up 2 parking spaces sometimes up to 4. As you can also see from the bus traffic sheets, our heavy bus traffic months are our slower times for vehicle traffic.
4. Shopping centers across the country are working hard to keep current tenants as well as acquire new tenants. There is more competition these days with the availability & ease of shopping on the Internet. The Shoppes at Zion is working on creating a better shopping experience with environment & atmosphere. We have invested a lot of money in the property over the years with several years ago adding patio areas with seating & umbrellas. We would like to continue our efforts by bringing in additional restaurants, which gives customers more options and in the long run stay and the shopping center longer.

Thank you for your time in reviewing this information.

Horrocks Parking Analysis

HORROCKS ENGINEERS

To: Becky Pendleton
General Manager
The Shoppes at Zion

From: Aron Baker, P.E.
Horrocks Engineers

Date: October 4, 2016

Memorandum

Subject: The Shoppes at Zion Parking Lot Utilization Study

PURPOSE

The Shoppes at Zion (see Figure 1) has vacant floor space in their shopping center that could possibly be targeted for restaurant service. The limitation to leasing restaurant space is the City of St. George parking ordinance. The Shoppes at Zion have been told by the City that a parking study must be conducted to determine if there is space in the parking lot to accommodate leasing to restaurants, which require more parking spaces versus the current allowable use of retail sales.

INTRODUCTION

The Shoppes at Zion (formerly Zion Factory Stores) is a shopping center that specializes in retail sales. There are several restaurants on the property; Outback Steakhouse, Mongolian BBQ, and Capriotti's. In 2004, the City of St. George approved a variance of 44 parking spaces to allow Red Cliffs Corner that now houses a Starbuck's and a Smashburger. The parking lot has proven to be suitable for the current uses. There are some vacancies in the lease space, which is to be expected in any shopping center of this type. The desire by The Shoppes at Zion is to convert 6,000 sq. ft. from retail sales to restaurant. The City of St. George has suggested that this could occur only after a parking study was conducted to determine the current utilization of the parking lot and its available spaces.

Figure 1: The Shoppes at Zion Vicinity Map

555 South Bluff Street Suite #101 St George, UT 84770 Telephone (435) 986-7888 Fax (435) 986-7889

Figure 2: The Shoppes at Zion Site Plan

Parking Standards of the City of St. George

Parking requirements in the City of St. George for commercial spaces is 1 parking space for every 250 square feet of retail space and 1 parking space for every 100 square feet of restaurant space. The Shoppes were initially approved for a certain number of spaces when it opened for business using this criteria. The amendment in 2004 included building Red Cliffs Corner that currently houses the Starbuck's and Smashburger requiring 588 spaces with only 544 spaces, creating the 44-space variance.

Parking Study Methodology

Since it has been the desire to know how the current 544 spaces are being used on a daily basis, particularly during the busiest times, a plan for a parking study to assess the utilization was devised. The parking lot was divided up into different areas (A thru M), and each area was counted at specified times throughout the day, both on a weekday and on a weekend (see Figure 3). Survey sheets for each day were filled out that represented the number of empty spaces for each area, taken at 8:00 A.M., 10, 12 noon, 2, 4, 6, and 8. Completed survey sheets are available in the Appendix.

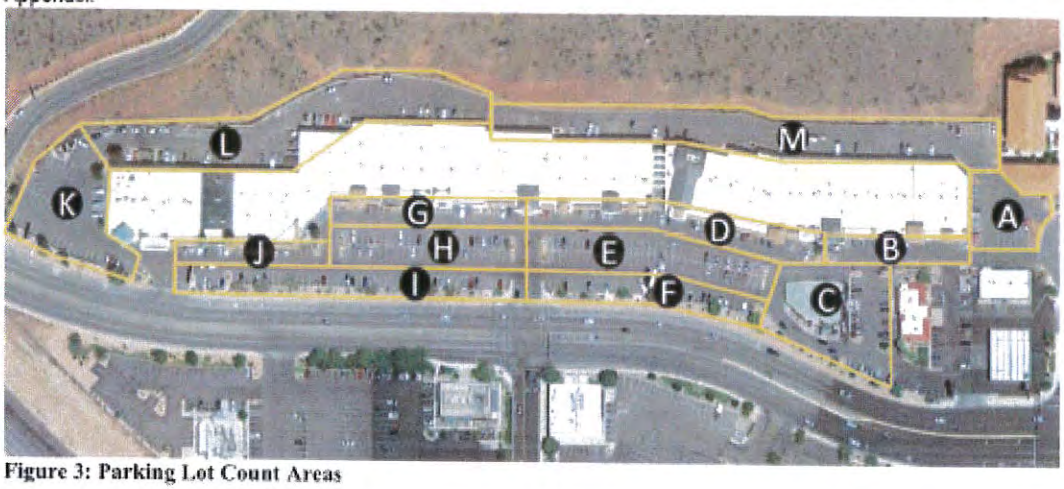


Figure 3: Parking Lot Count Areas

The Shoppes at Zion have employed the use of traffic counting hardware for several years to keep a record of vehicular traffic coming into the site at its three driveways. This data was used to establish the weekly and monthly traffic trends (see Figures 4 and 5).

Percent Parking Utilization by Day of the Week

		MON	TUES	WED	THUR	FRI	SAT	SUN	Total
September 2015	1st		1440	3157	2131	3779	3529	2160	16196
	2nd	3111	2867	2548	2799	2890	3058	1765	19038
	3rd	2459	2485	2528	2567	2953	3178	1952	18122
	4th	2521	2554	2521	2377	2578	3265	1467	17283
	5th	1953	2014	2171					6138
	Total	10044	11360	12925	9874	12200	13030	7344	76777
	Average Weekday	2511	2272	2585	2469	3050	3258	1836	17980
	Percent of Average	14.0%	12.6%	14.4%	13.7%	17.0%	18.1%	10.2%	100.0%

Figure 4: Weekly Shopping Center Traffic Trends

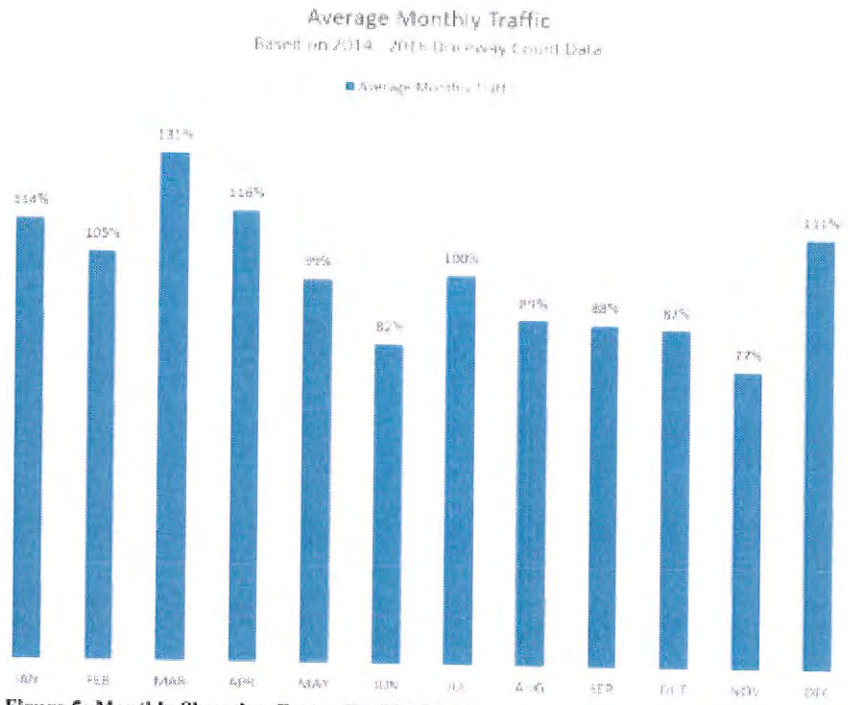


Figure 5: Monthly Shopping Center Traffic Trends

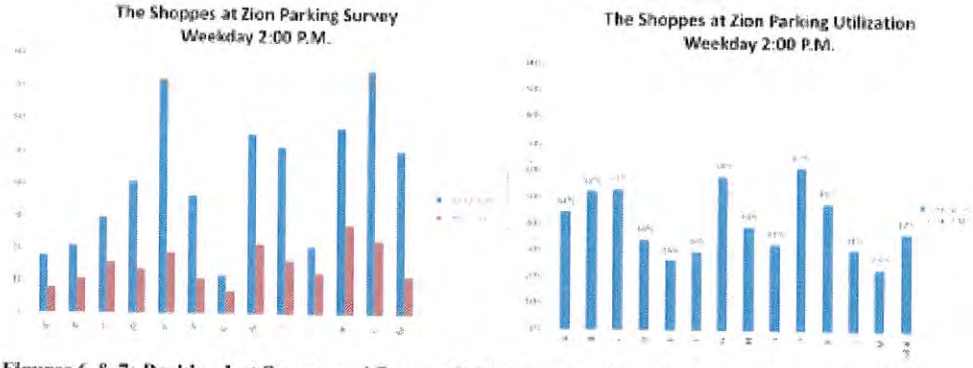
Since the parking survey was done in September, the data from September of last year was analyzed in Figure 4 to emulate as close as possible the weekly trends of traffic at the shopping center. In general, Sundays are the least busy attracting 10.2% of the week's total traffic, and Saturdays are the most active times at 18.1%. Mondays through Thursdays experience similar traffic each day, hovering around 14% of the traffic for the entire week.

With this in mind, it was decided to conduct a study on Saturday, as well as Thursday that represented a typical weekday

Based on traffic trends between 2014 and 2016 from Figure 5, traffic in September represents about 88% of the average annual traffic that enters the site. Because of this, the survey that was collected in the field had to be adjusted higher to capture the busier times of the year. March is the busiest shopping month for The Shoppes at Zion, which experiences 131% of the average annual traffic. Therefore, from this analysis, it is apparent that a Saturday in March would potentially be the busiest day of the year for shopping at The Shoppes at Zion.

Survey Results

The results of the Thursday survey and Saturday survey taken in September are represented in charts located in the Appendix. A sample of these charts are shown for 2:00 P.M. for each day and their respective percent utilization according to parking lot area, Figures 6-9.



Figures 6 & 7: Parking Lot Survey and Percent Utilization on a Weekday in September, 2:00 P.M.

Figures 8 & 9: Parking Lot Survey and Percent Utilization on a Saturday in September, 2:00 P.M.

The aforementioned charts are summarized in the color-coded parking lot area maps in Figures 10 and 11 for the peak time of 2:00 P.M. The green and yellow areas are regions in the parking lot that are utilized 60% or less on average during the peak hour, areas that are orange are utilized 60% to 80%, and red areas are higher than 80%.

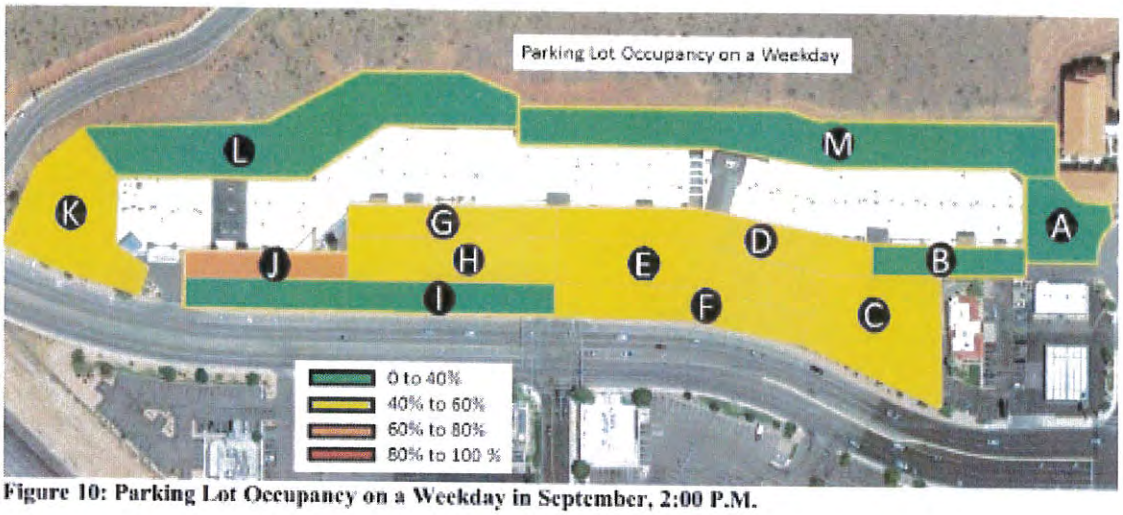


Figure 10: Parking Lot Occupancy on a Weekday in September, 2:00 P.M.

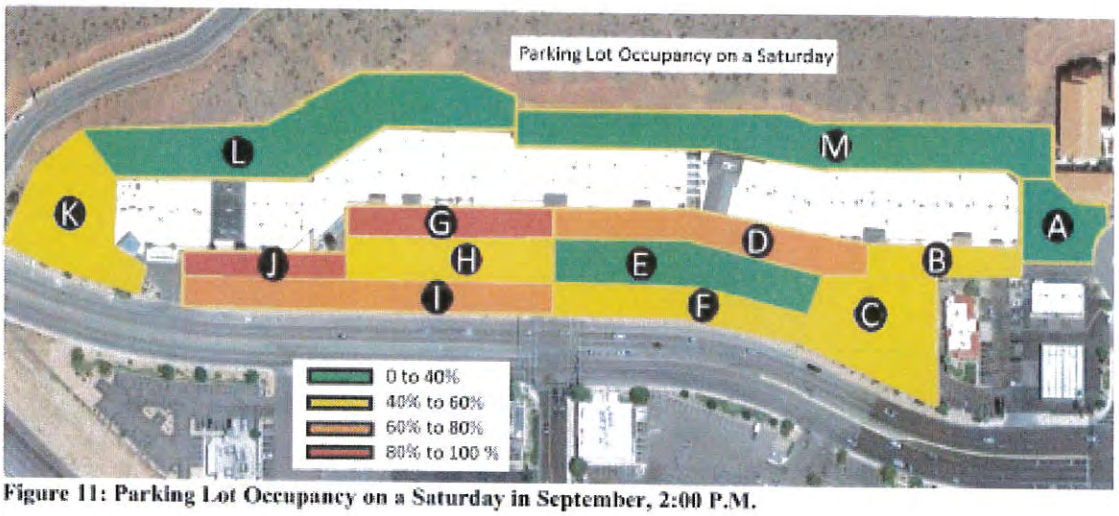


Figure 11: Parking Lot Occupancy on a Saturday in September, 2:00 P.M.

To analyze the busiest time of the year, it would be appropriate to raise the values of the survey data by the percentage that would emulate March traffic volumes. Increasing the data that was counted on a Saturday by 49% would reach the traffic levels expected on a Saturday in March, as shown in the chart in Figure 12 and graphed in Figure 13. Based on these higher number of parked cars, these expected values are shown on the parking map for a Saturday in March, Figure 14.

The Shoppes at Zion Parking Survey, Saturday

Parking Lot(s)	Parking Spaces	2:00 PM				
		Parked Cars	Empty Spaces	% Utilized	100 Percentile Parked Cars (49% increase)	100 Percentile Utilized (49% increase)
A	18	6	12	33%	9	50%
B	21	11	10	52%	16	78%
C	30	17	13	57%	25	84%
D	41	28	13	68%	41	100%
E	72	29	43	40%	43	60%
F	37	19	18	51%	28	77%
G	12	12	0	100%	12	100%
H	56	33	23	59%	55	98%
I	52	35	17	67%	52	100%
J	21	17	4	81%	21	100%
K	58	23	35	40%	38	66%
L	75	19	56	25%	28	38%
M	51	11	40	22%	16	32%
Total	544	200	244	45%	387	71%

Figure 12: Counted September Saturday Parking Lot Survey versus March Saturday, 2:00 P.M.

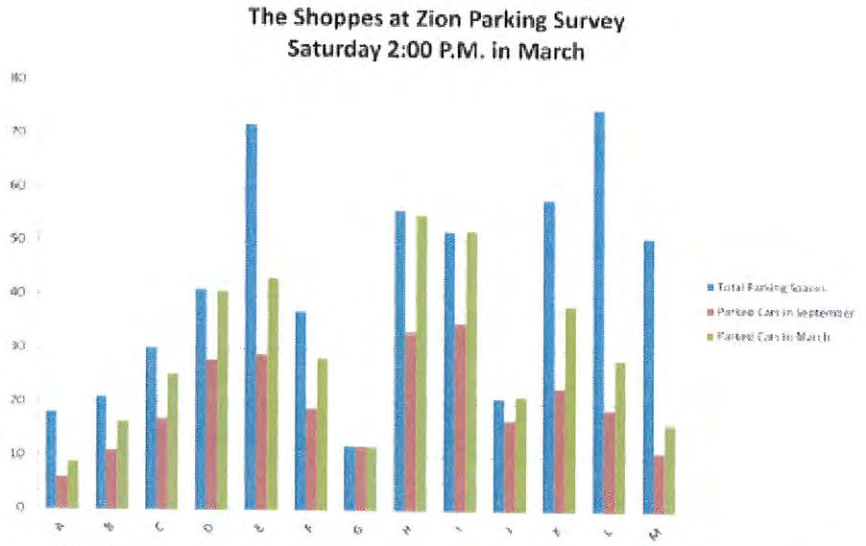


Figure 13: Counted September Saturday Parking Lot Survey versus March Saturday, 2:00 P.M.

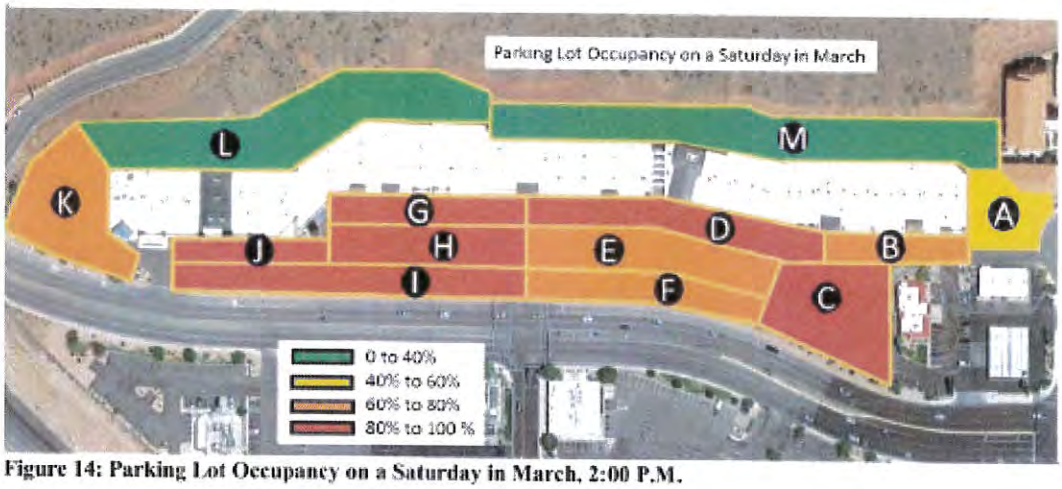


Figure 14: Parking Lot Occupancy on a Saturday in March, 2:00 P.M.

With regard to the front of the stores, from Figure 14, it is apparent that the red regions are highly used, representing 80% or more of the spaces being occupied during this peak hour. Based on trends that we have documented today, areas D, G, I, and J would be nearly 100% utilized. Spaces could be found more readily in the other red areas and all other orange, yellow, and green areas.

The average utilization on the busiest time of the year on a Saturday in March is 71%, which can be called the 99th percentile day, as there is a small chance that special events may occur that could force parking lot utilization higher than 71%. However, from a planning perspective, it should be expected that 29% (or 157 spaces) of the shopping center's parking capacity are available on the day that we have targeted as a maximum day. True, these empty spaces may not be immediately along the front of the stores, but will be further away from the front doors and to the back of the establishment, but empty spaces are available. The areas in L and M are accessed by the breezeway in the middle of the shopping center, so it is reasonable to expect that these spaces can be functional for visiting shoppers.

Of course, there are other times of the day when certain parking lot areas are used more than others, such as area K that is adjacent to Outback Steakhouse, as it is utilized 95% during its peak time at 8:00 P.M. These spikes in parking areas seem to be manageable, however, as other parking areas lighten up as retail stores near their closing at 9:00 P.M. and are not as busy to help swallow up the restaurant parking demand.

Summary:

This study has shown that The Shoppes at Zion has empty spaces in its parking lot throughout the year, ranging from 40% on a typical Thursday in September to 71% on a typical Saturday in March. The available parking spaces can be used for newly occupied retail lease space, or a mixed retail lease space and 6,000 square feet of restaurant. Using the calculated lowest capacity available on a Saturday in March as 29%, or 157 spaces, this would accommodate the need for 6,000 square feet of restaurant, or 60 spaces at 1 space for every 100 square feet.

APPENDIX

The Shoppes at Zion Parking Utilization Survey

Parking Lot Zone	Empty Spaces						
	8:00 AM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM
A (18 spaces)							
B (21)							
C (30)							
D (41)							
E (72)							
F (37)							
G (12)							
H (56)							
I (52)							
J (21)							
K (51)							
L (75)							
M (51)							

The Shoppes at Zion Parking Utilization Survey

Parking Lot Zone	Empty Spaces						
	8:00 AM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM
A	11	[illegible]	[illegible]	12	11	16	16
B	19	[illegible]	10	10	4	13	18
C	[illegible]	6	14	13	17	15	18
D	[illegible]	[illegible]	[illegible]	13	11	22	22
E	72	[illegible]	[illegible]	43	36	43	56
F	[illegible]	[illegible]	[illegible]	18	30	28	28
G	12	5	1	0	4	1	4
H	[illegible]	[illegible]	[illegible]	23	27	36	44
I	[illegible]	[illegible]	[illegible]	17	17	24	21
J	[illegible]	21	[illegible]	4	3	3	6
K	58	[illegible]	[illegible]	35	28	13	3
L	[illegible]	[illegible]	[illegible]	56	57	53	53
M	[illegible]	[illegible]	[illegible]	40	40	42	44

SATURDAY SEPT. 24, 2016

SYDNEY BAKER

Saturday Sept. 24, 2016

The Shoppes at Zion Parking Utilization Survey

Parking Lot Zone	Empty Spaces						
	8:00 AM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM
A (18 spaces)	17	13	12	10	12	15	18
B (21)	20	14	14	10	15	14	18
C (30)	18	14	16	14	19	18	25
D (40)	37	36	24	27	27	32	30
E (72)	70	58	40	53	50	60	63
F (37)	37	29	18	26	26	36	28
G (12)	12	6	6	5	5	10	8
H (56)	56	47	28	34	34	38	45
I (52)	51	45	35	35	40	34	39
J (21)	21	17	7	8	10	8	10
K (51)	50	50	28	30	37	9	27
L (75)	73	62	57	52	56	54	60
M (51)	50	43	41	39	39	39	34

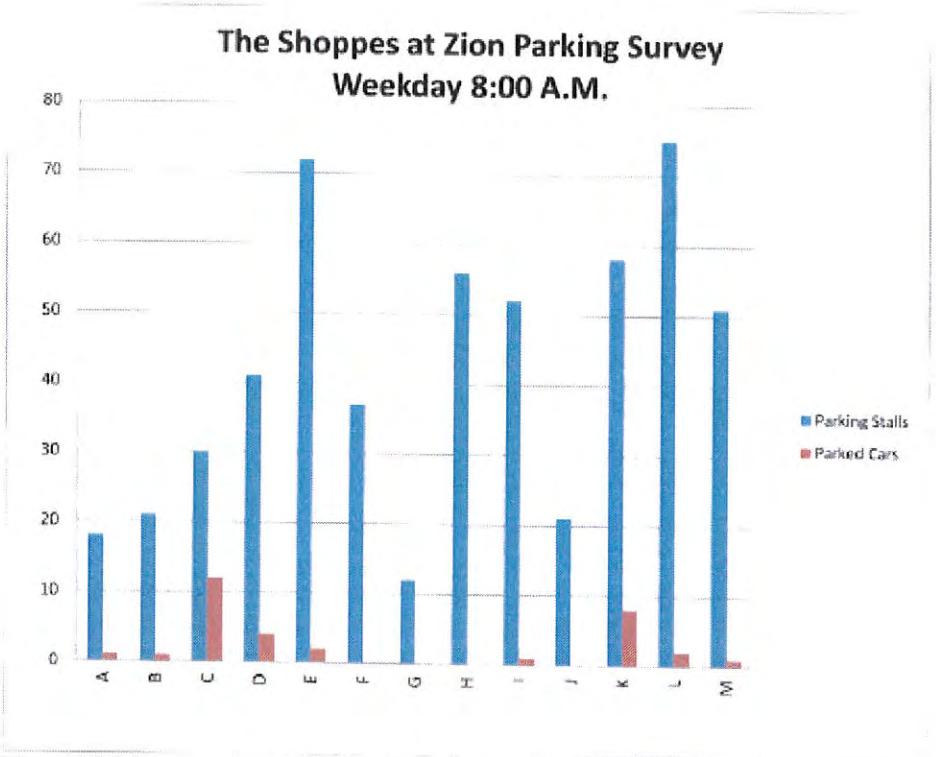
THURSDAY SEPT. 29, 2016

SYDNEY BAKER

Thursday Sept. 29, 2016

The Shoppes at Zion Parking Survey, Weekday

Parking Zone(s)	Parking Spaces	9:00 AM			10:00 AM			11:00 AM			2:00 PM			4:00 PM			6:00 PM			8:00 PM		
		Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized
4	13	1	12	8%	8	12	20%	6	12	33%	8	12	40%	6	13	30%	5	13	27%	3	13	19%
4	21	1	20	5%	9	14	33%	7	14	33%	11	10	52%	8	13	38%	7	14	33%	7	14	33%
4	34	13	19	40%	15	19	22%	16	18	47%	16	18	53%	12	19	37%	12	18	40%	6	15	27%
5	41	8	33	20%	12	16	43%	14	14	47%	14	17	46%	14	27	34%	8	27	23%	11	10	27%
5	51	8	40	9%	14	19	33%	13	40	45%	14	18	46%	12	18	35%	11	20	17%	4	11	14%
5	57	8	41	8%	16	19	33%	16	18	53%	13	20	39%	11	20	32%	7	20	17%	9	18	24%
8	52	8	41	8%	16	6	50%	9	9	50%	7	5	58%	7	5	58%	3	10	17%	4	8	33%
8	58	9	38	9%	16	27	30%	20	28	34%	19	24	39%	12	19	30%	10	18	42%	13	17	33%
1	52	1	51	2%	7	45	13%	17	20	33%	17	20	33%	13	20	37%	10	24	33%	13	19	33%
1	26	1	25	8%	6	27	18%	16	7	42%	13	9	46%	11	10	53%	10	9	46%	11	16	42%
1	28	1	28	14%	6	26	14%	18	28	14%	13	10	48%	11	17	40%	10	9	50%	10	17	38%
1	35	1	29	6%	19	22	17%	19	17	19%	13	11	41%	10	20	29%	11	24	28%	10	18	28%
M	54	1	58	2%	9	40	14%	10	41	20%	11	19	34%	12	19	34%	12	24	24%	12	20	30%
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]


The Shoppes at Zion Parking Survey
Weekday 8:00 A.M.
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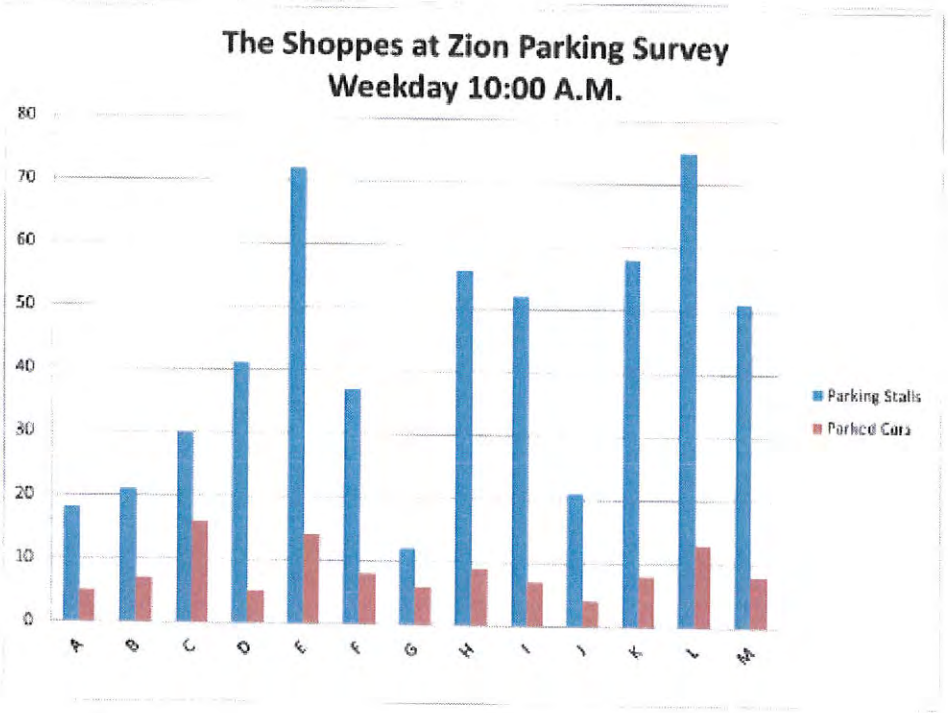
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Weekday 10:00 A.M.
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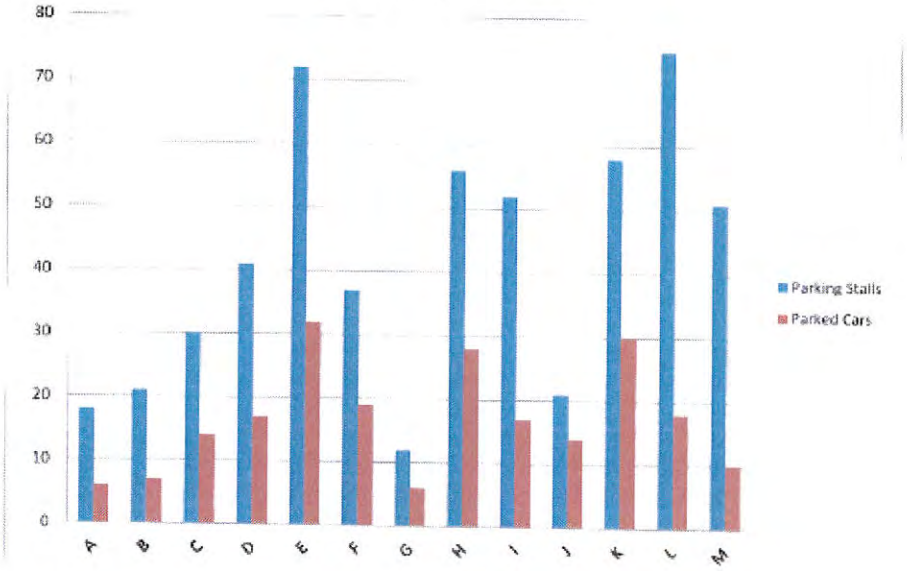
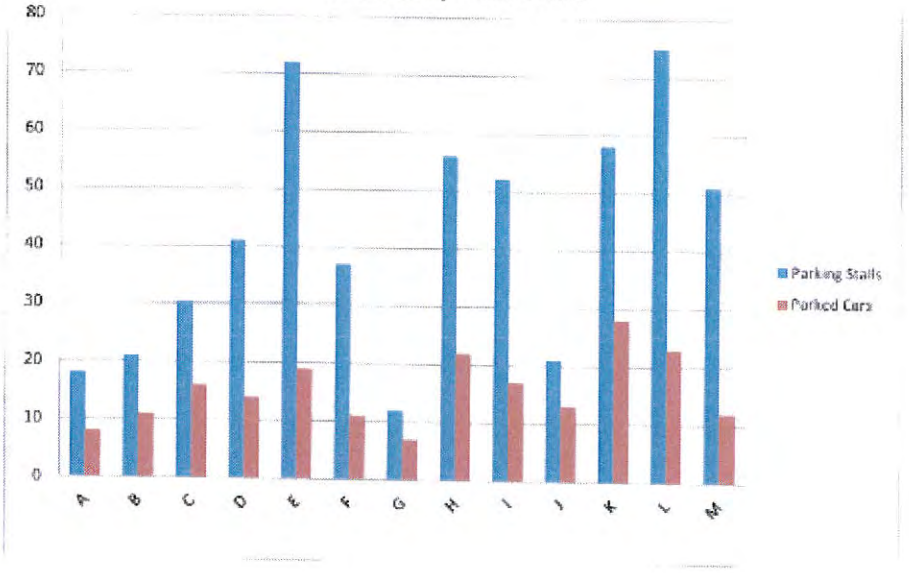
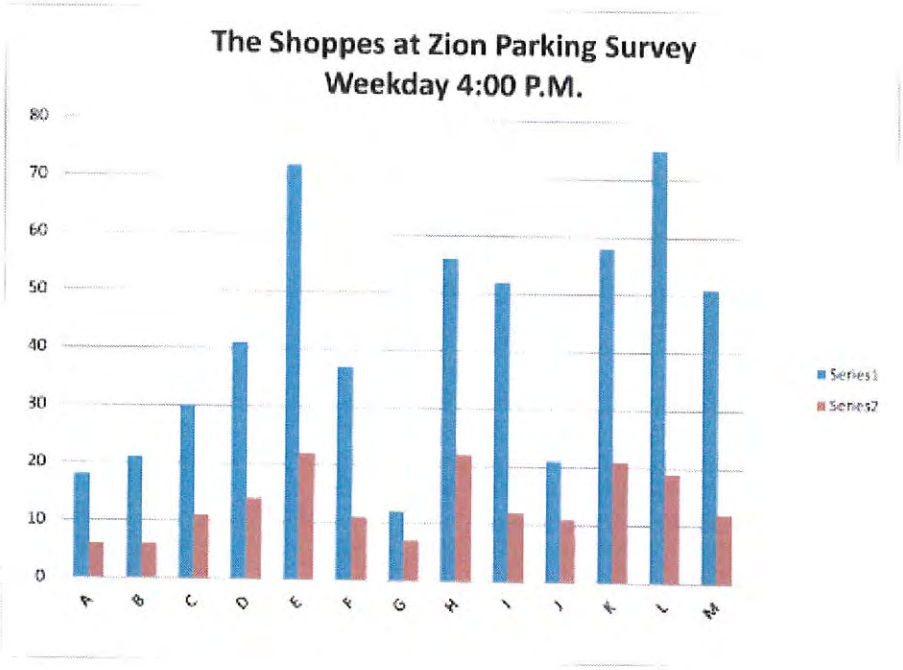
Parking Stalls
Parked Cars

The Shoppes at Zion Parking Survey
Weekday 12:00 P.M.



The Shoppes at Zion Parking Survey
Weekday 2:00 P.M.




The Shoppes at Zion Parking Survey
Weekday 4:00 P.M.
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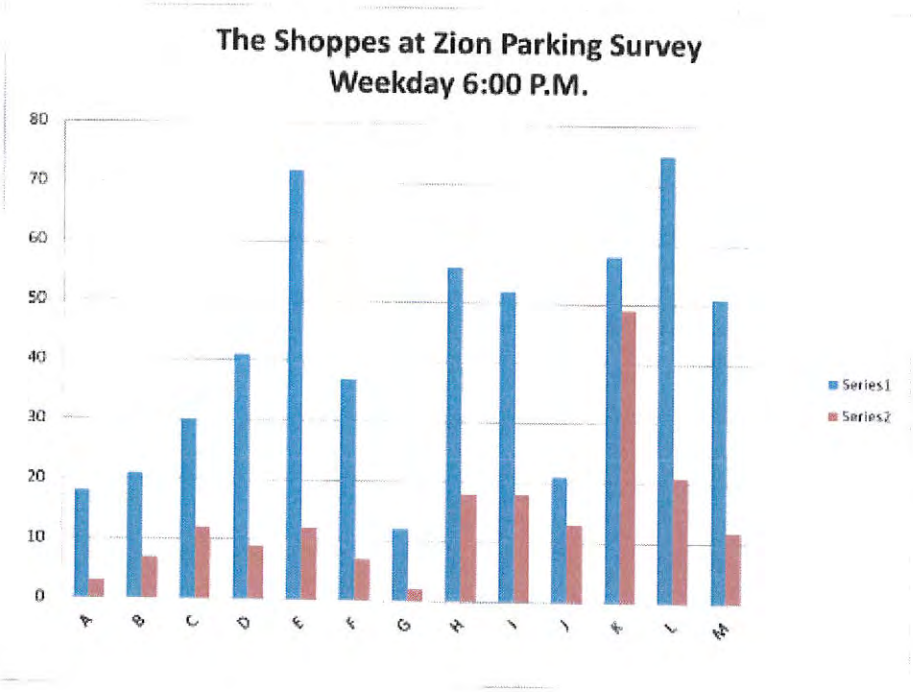
The Shoppes at Zion Parking Survey
Weekday 6:00 P.M.
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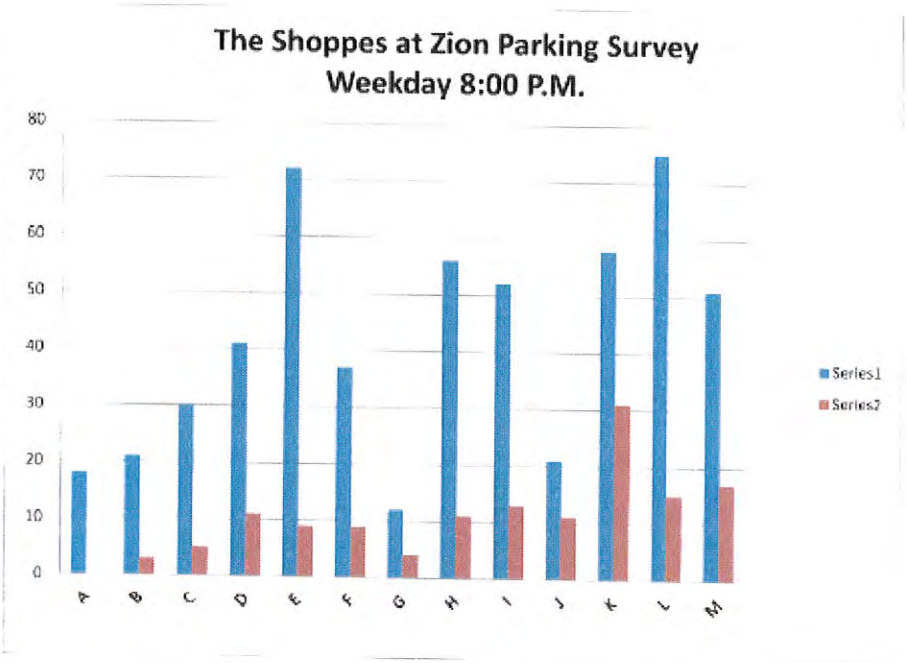
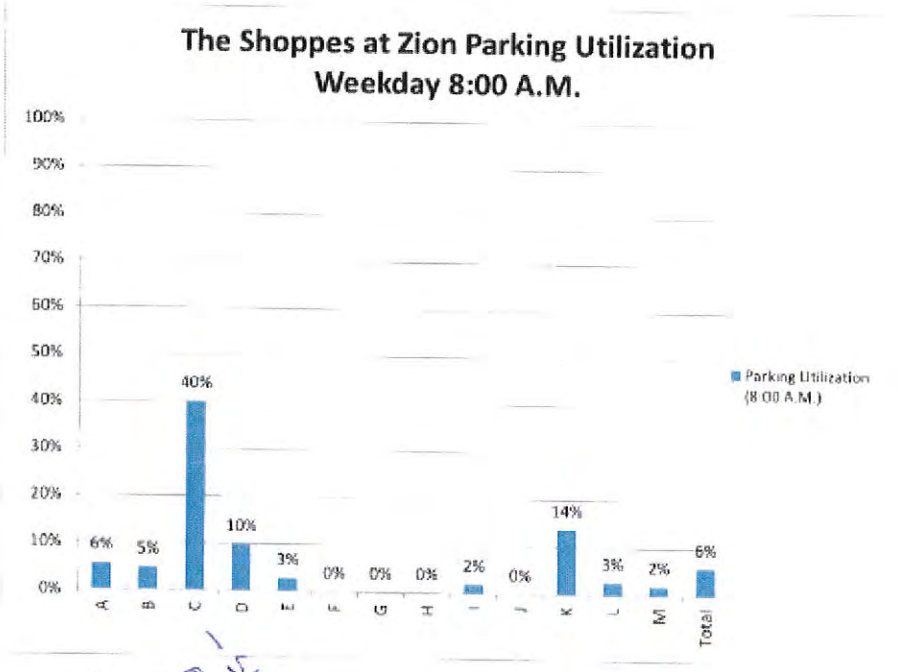
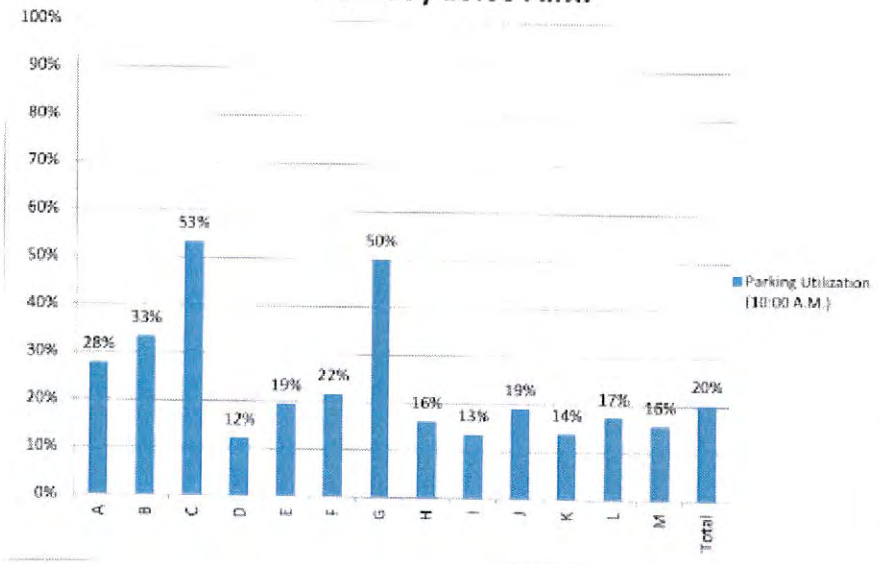


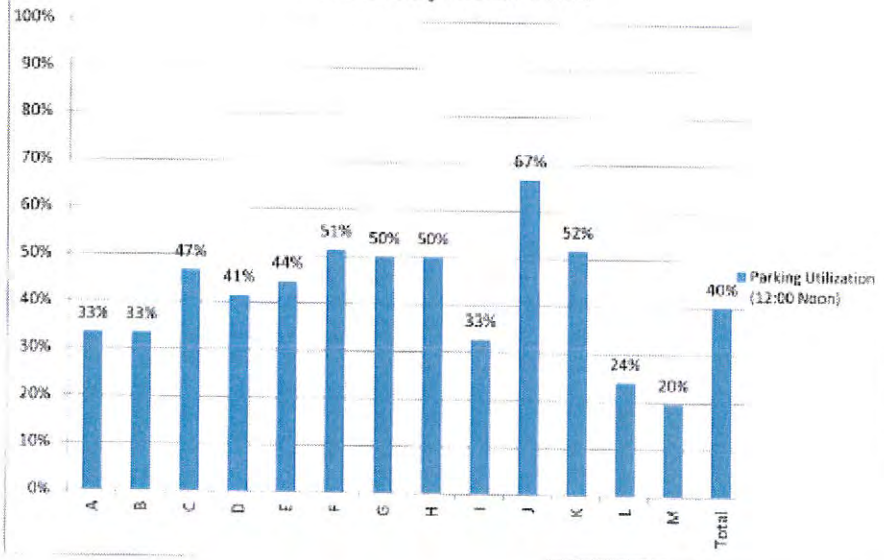


– Starbucks
other retail
not open
until 10 AM

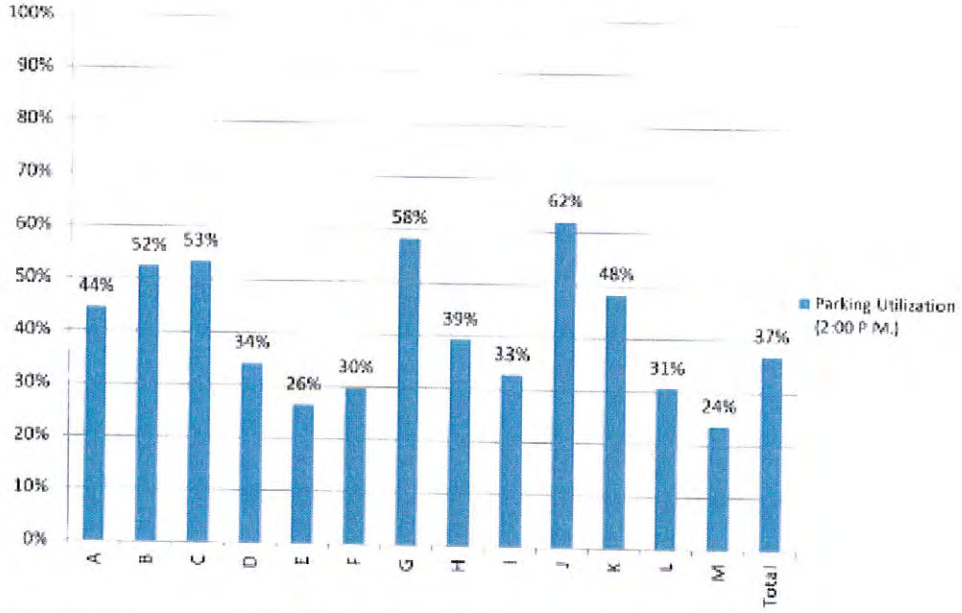
The Shoppes at Zion Parking Utilization
Weekday 10:00 A.M.



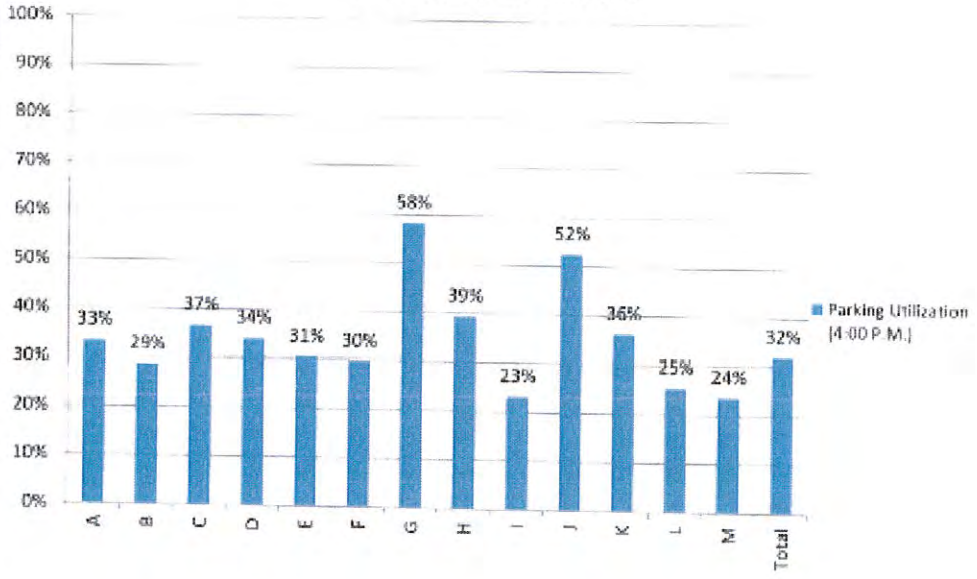
The Shoppes at Zion Parking Utilization
Weekday 12:00 P.M.



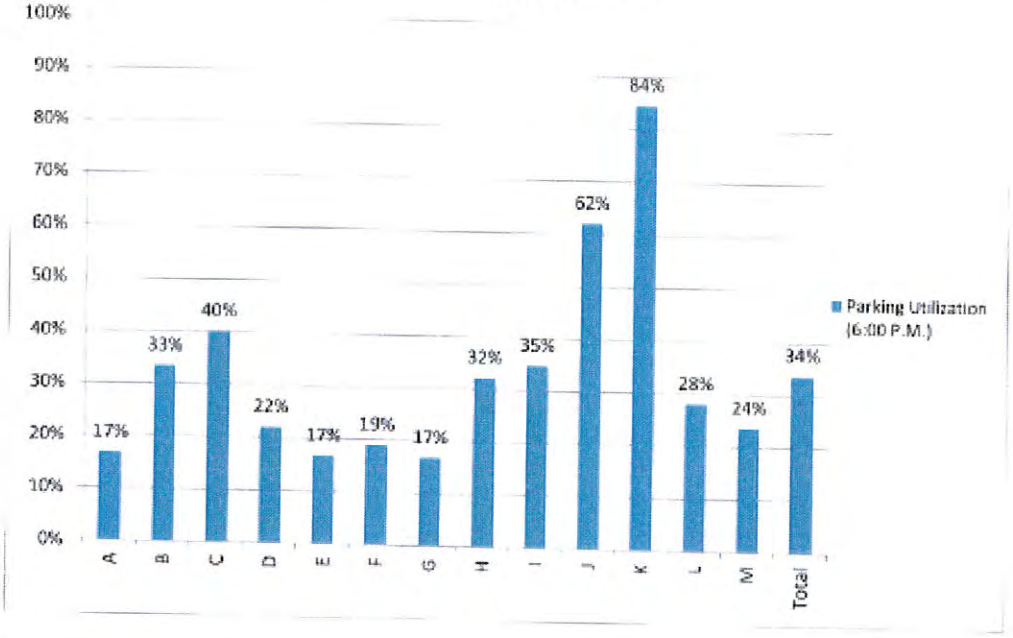
The Shoppes at Zion Parking Utilization
Weekday 2:00 P.M.



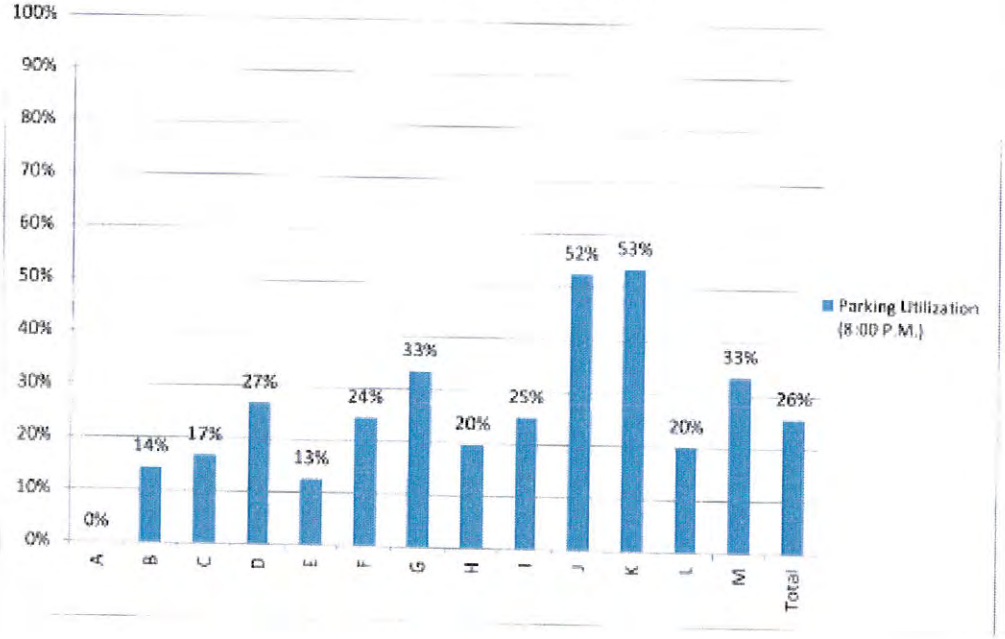
The Shoppes at Zion Parking Utilization
Weekday 4:00 P.M.



The Shoppes at Zion Parking Utilization
Weekday 6:00 P.M.

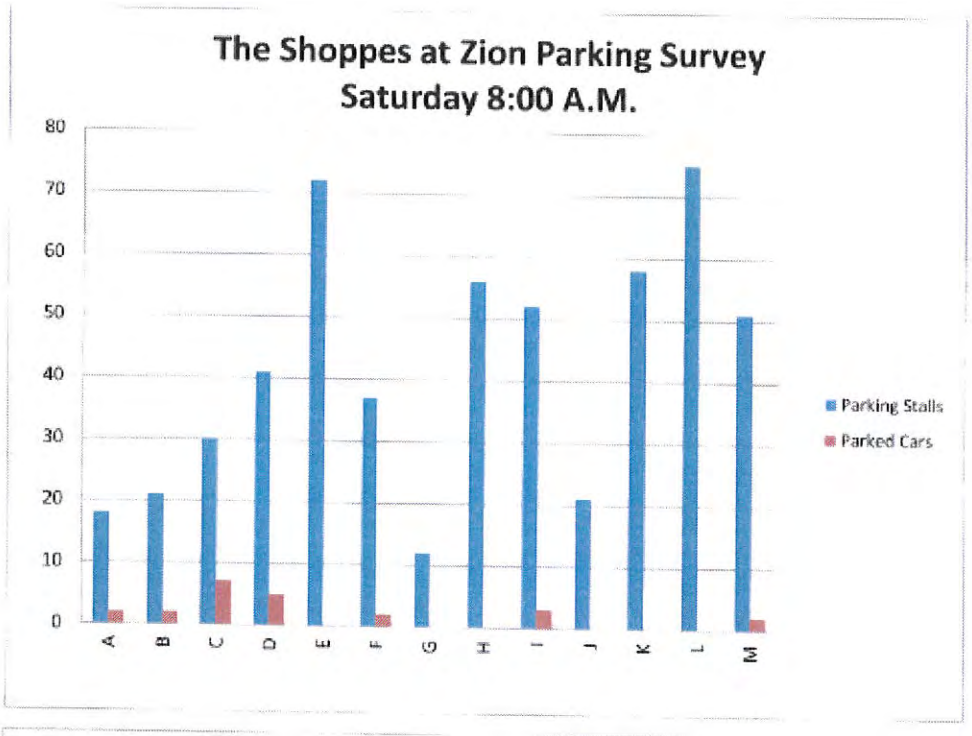


The Shoppes at Zion Parking Utilization
Weekday 8:00 P.M.



The Shoppes at Zion Parking Survey, Saturday

Parking Lot	Parking Spaces	8:00 AM			9:00 AM			10:00 AM			11:00 PM			1:00 PM			2:00 PM			3:00 PM		
		Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized	Parked Cars	Empty Spaces	% Utilized
A	20	4	16	20%	4	16	20%	4	16	20%	4	16	20%	7	13	35%	4	16	20%	4	16	20%
B	20	4	16	20%	4	16	20%	10	10	50%	14	6	70%	17	3	85%	8	12	40%	8	12	40%
C	20	4	16	20%	10	10	50%	10	10	50%	17	3	85%	20	0	100%	10	10	50%	10	10	50%
D	40	5	35	13%	11	29	28%	17	23	43%	18	22	45%	20	20	50%	16	24	40%	20	20	50%
E	25	6	19	24%	7	18	28%	14	11	56%	20	5	80%	20	5	80%	10	15	40%	10	15	40%
F	25	6	19	24%	6	19	24%	14	11	56%	20	5	80%	20	5	80%	9	16	36%	9	16	36%
G	12	6	6	50%	7	5	58%	11	1	92%	12	0	100%	8	4	67%	11	1	92%	6	6	50%
H	20	6	14	30%	9	11	45%	20	0	100%	20	0	100%	13	7	65%	12	8	60%	12	8	60%
I	20	6	14	30%	10	10	50%	20	0	100%	16	4	80%	16	4	80%	13	7	65%	13	7	65%
J	20	6	14	30%	9	11	45%	20	0	100%	17	3	85%	18	2	90%	14	6	70%	14	6	70%
K	20	6	14	30%	7	13	35%	20	0	100%	19	1	95%	20	0	100%	16	4	80%	13	7	65%
L	20	6	14	30%	8	12	40%	20	0	100%	19	1	95%	20	0	100%	16	4	80%	16	4	80%
M	20	6	14	30%	7	13	35%	20	0	100%	20	0	100%	20	0	100%	16	4	80%	16	4	80%
Total	264	66	198	25%	96	168	36%	180	84	68%	213	51	81%	230	34	87%	175	89	66%	167	97	63%


The Shoppes at Zion Parking Survey
Saturday 8:00 A.M.
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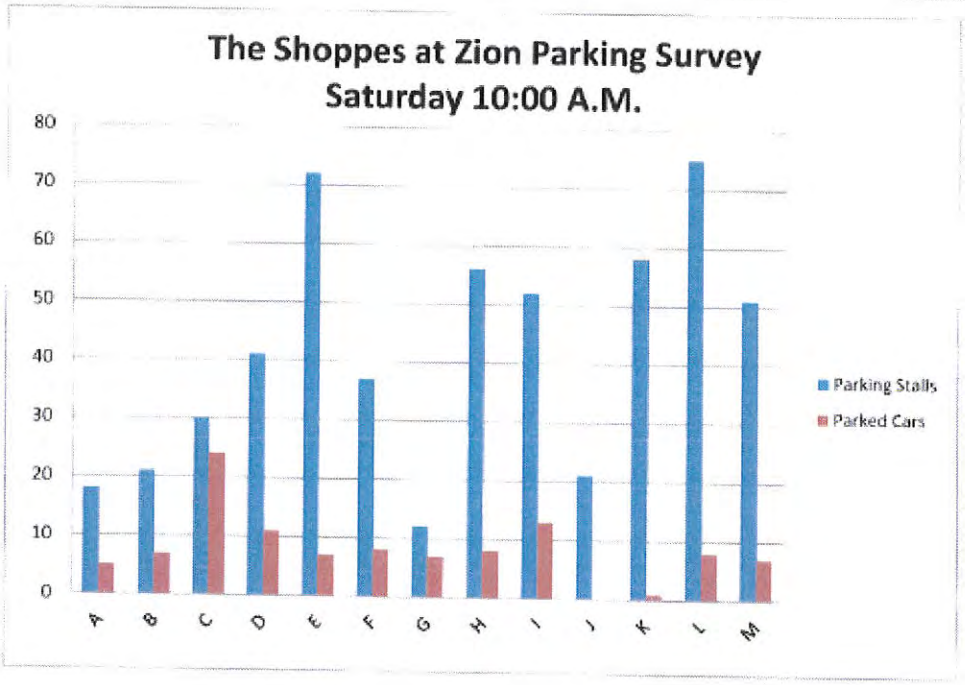
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Saturday 10:00 A.M.
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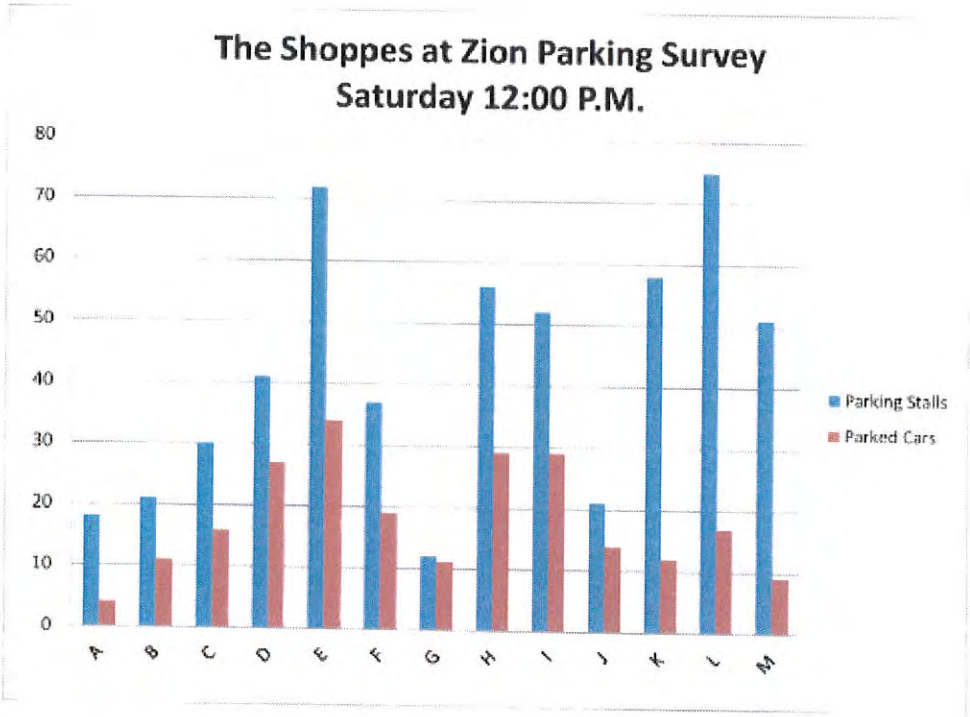
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Saturday 12:00 P.M.
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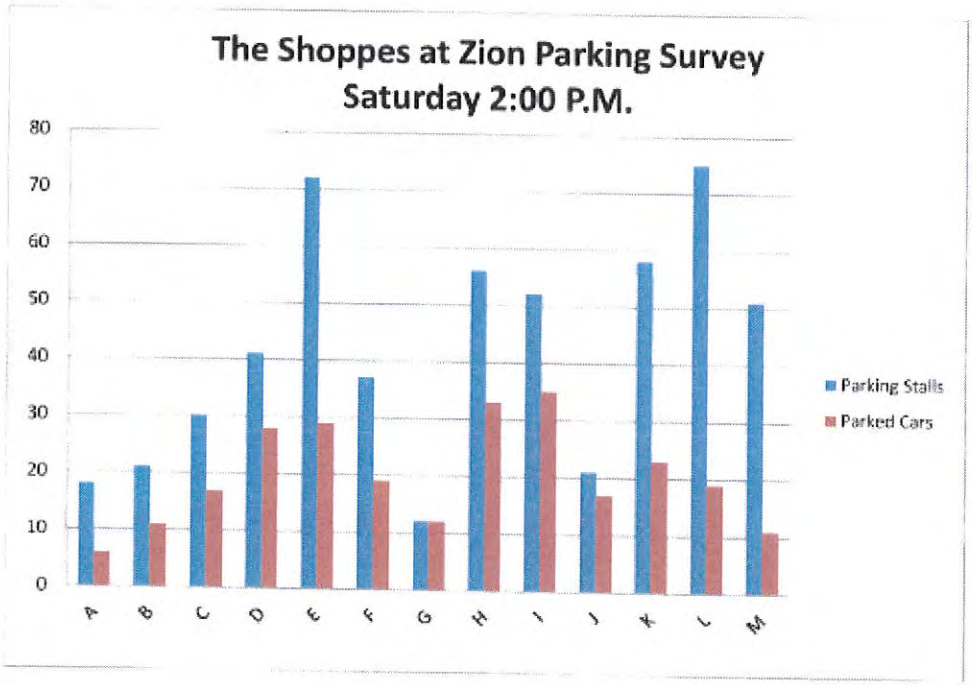
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Saturday 2:00 P.M.
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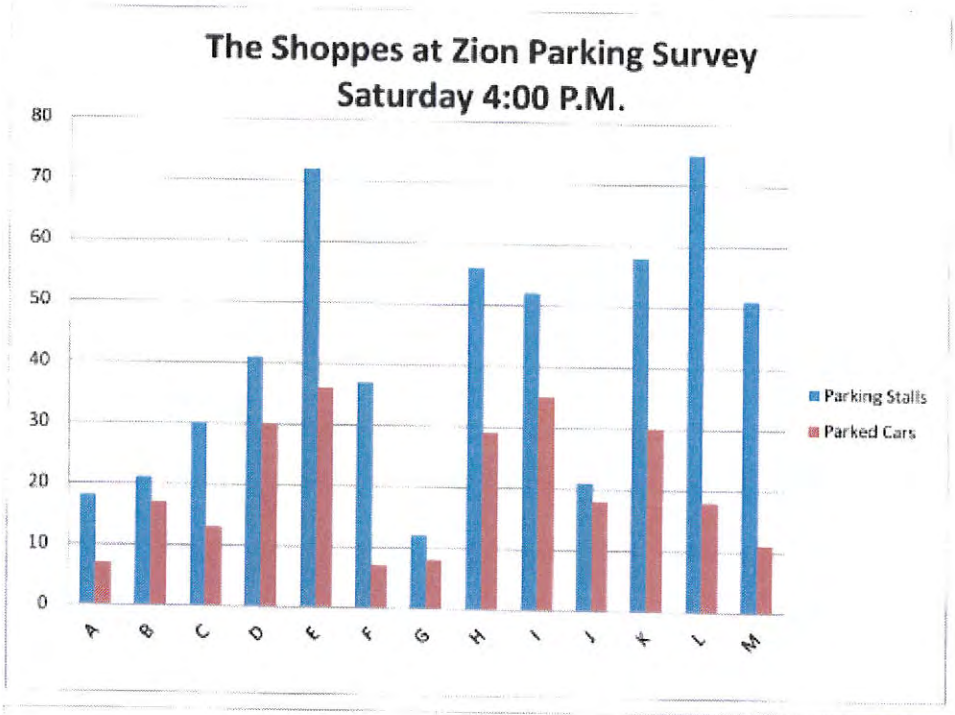
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Saturday 4:00 P.M.
80
70
60
50
40
30
20
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A
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C
D
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F
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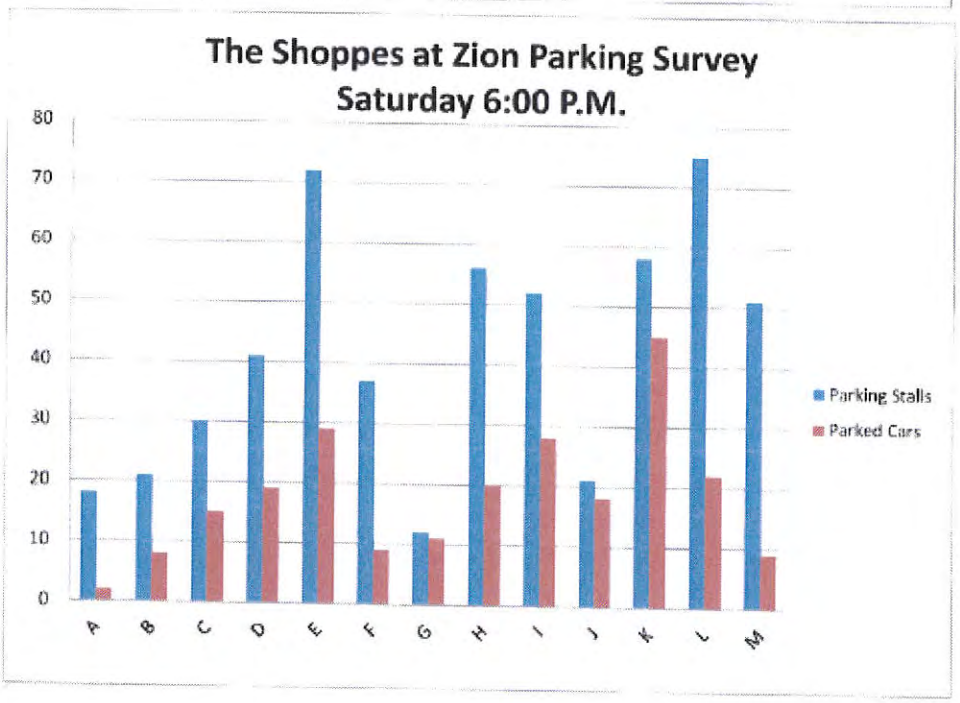
J
K
L
M
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Saturday 6:00 P.M.
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L
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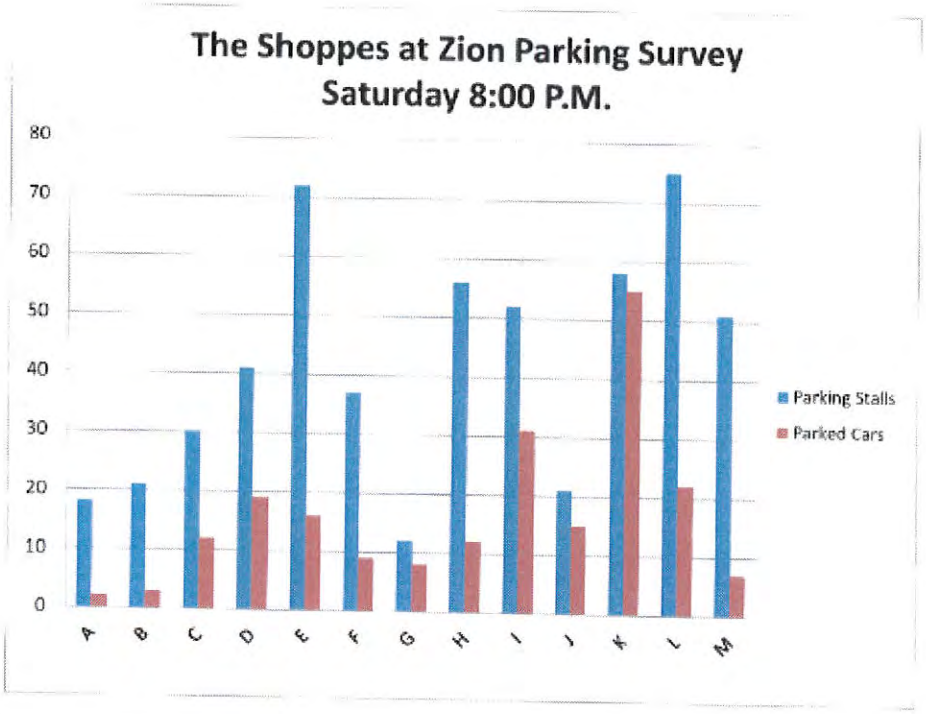
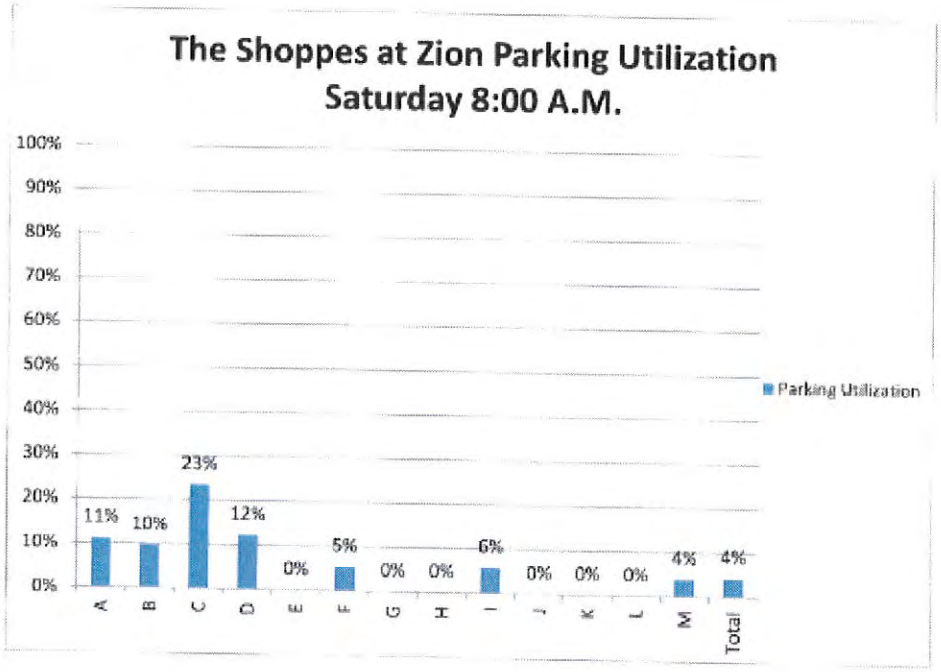
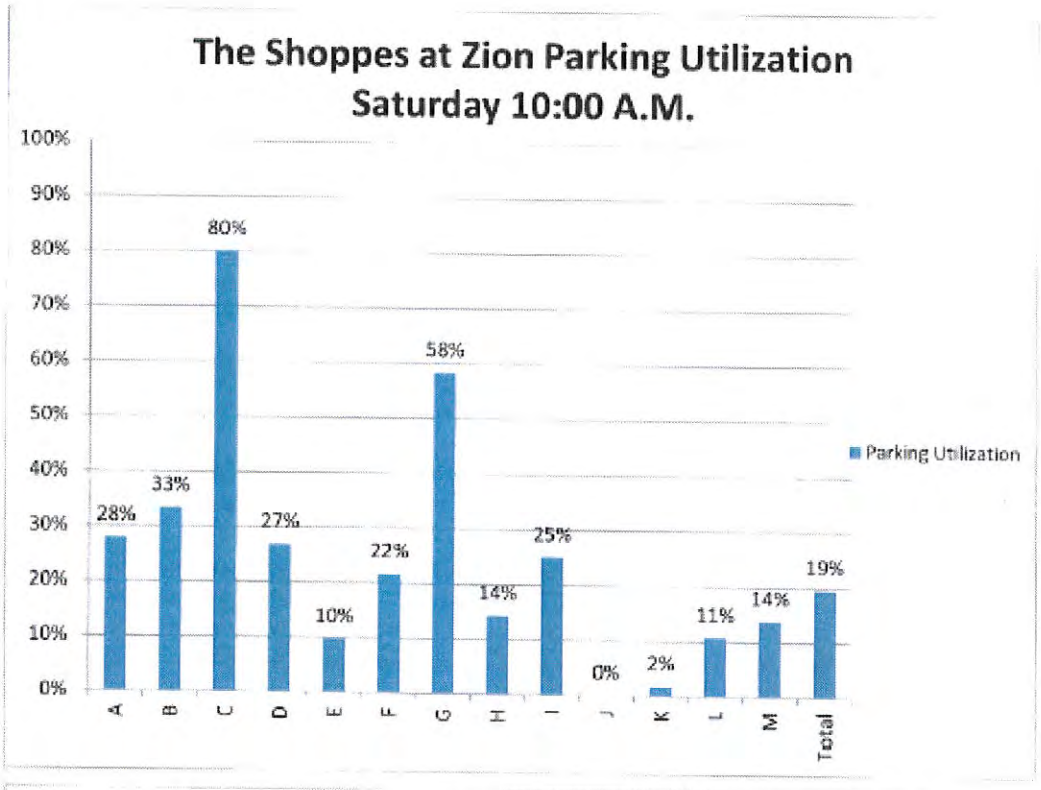
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Survey
Saturday 8:00 P.M.
80
70
60
50
40
30
20
10
0
A
B
C
D
E
F
G
H
I
J
K
L
M
Parking Stalls
Parked Cars


The Shoppes at Zion Parking Utilization
Saturday 8:00 A.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
11%
10%
23%
12%
0%
5%
0%
0%
6%
0%
0%
0%
4%
4%
A
B
C
D
E
F
G
H
I
J
K
L
M
Total
Parking Utilization


The Shoppes at Zion Parking Utilization
Saturday 10:00 A.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
28%
33%
80%
27%
10%
22%
58%
14%
25%
0%
2%
11%
14%
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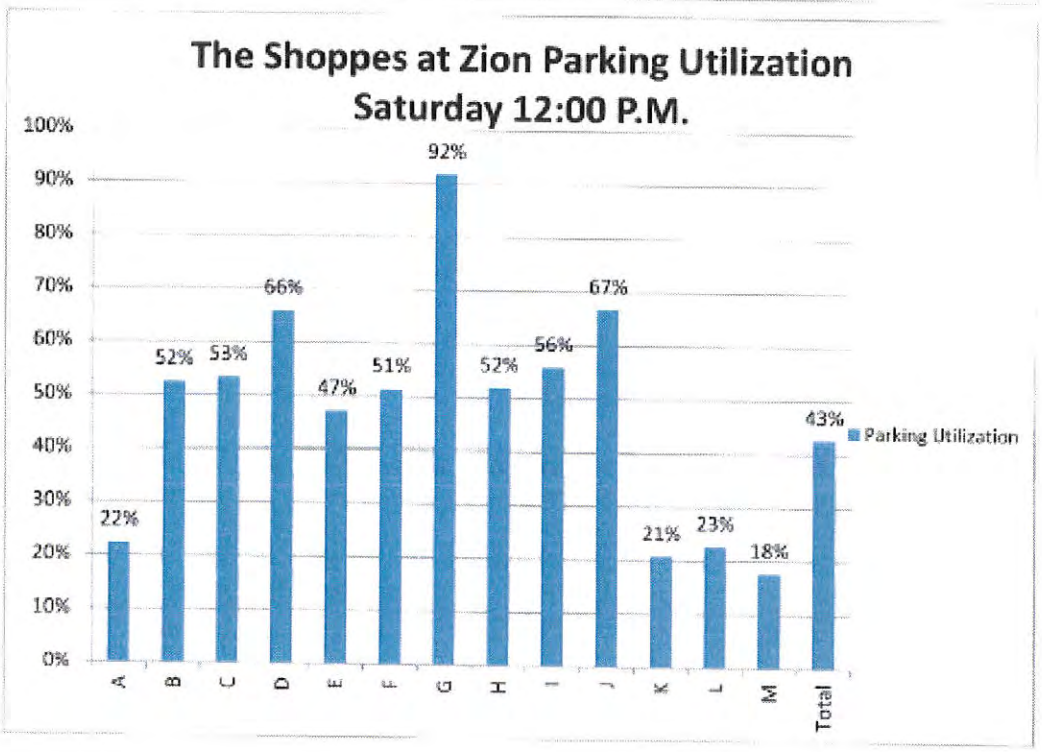
B
C
D
E
F
G
H
I
J
K
L
M
Total
Parking Utilization


The Shoppes at Zion Parking Utilization
Saturday 12:00 P.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
22%
52%
53%
66%
47%
51%
92%
52%
56%
67%
21%
23%
18%
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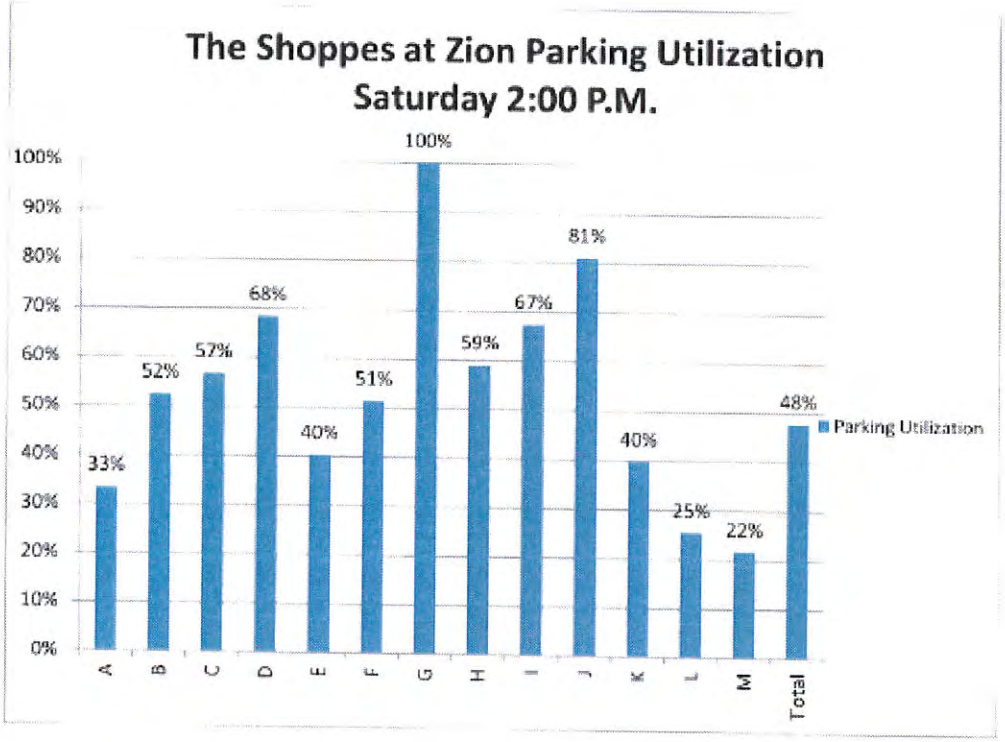
B
C
D
E
F
G
H
I
J
K
L
M
Total
Parking Utilization


The Shoppes at Zion Parking Utilization
Saturday 2:00 P.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
33%
52%
57%
68%
40%
51%
100%
59%
67%
81%
40%
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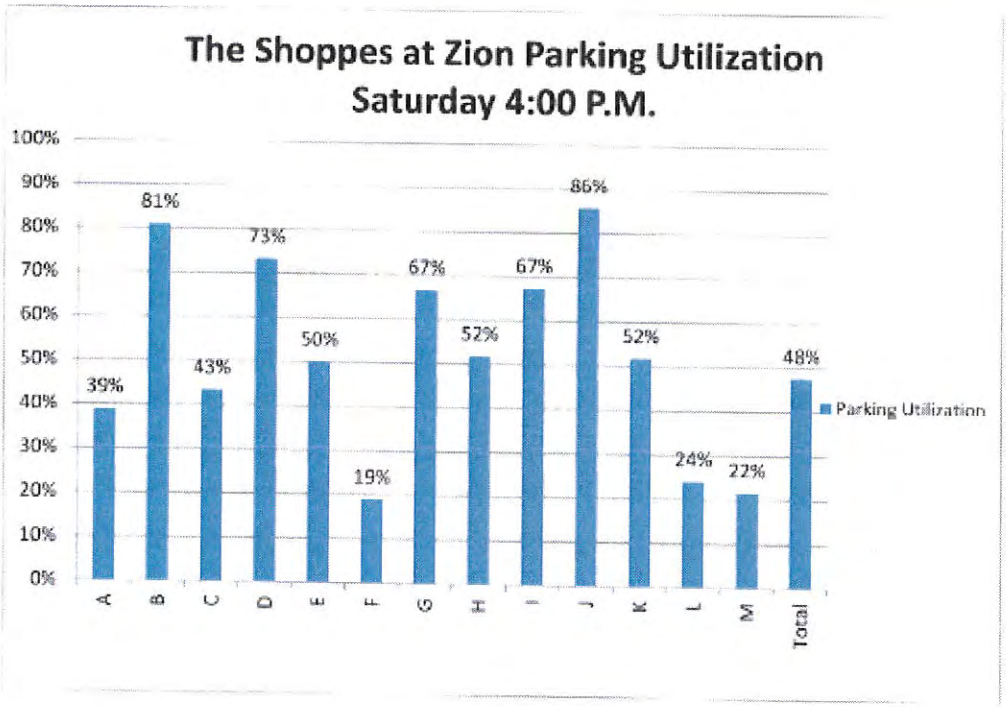
J
K
L
M
Total
Parking Utilization


The Shoppes at Zion Parking Utilization
Saturday 4:00 P.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
39%
81%
43%
73%
50%
19%
67%
52%
67%
86%
52%
24%
22%
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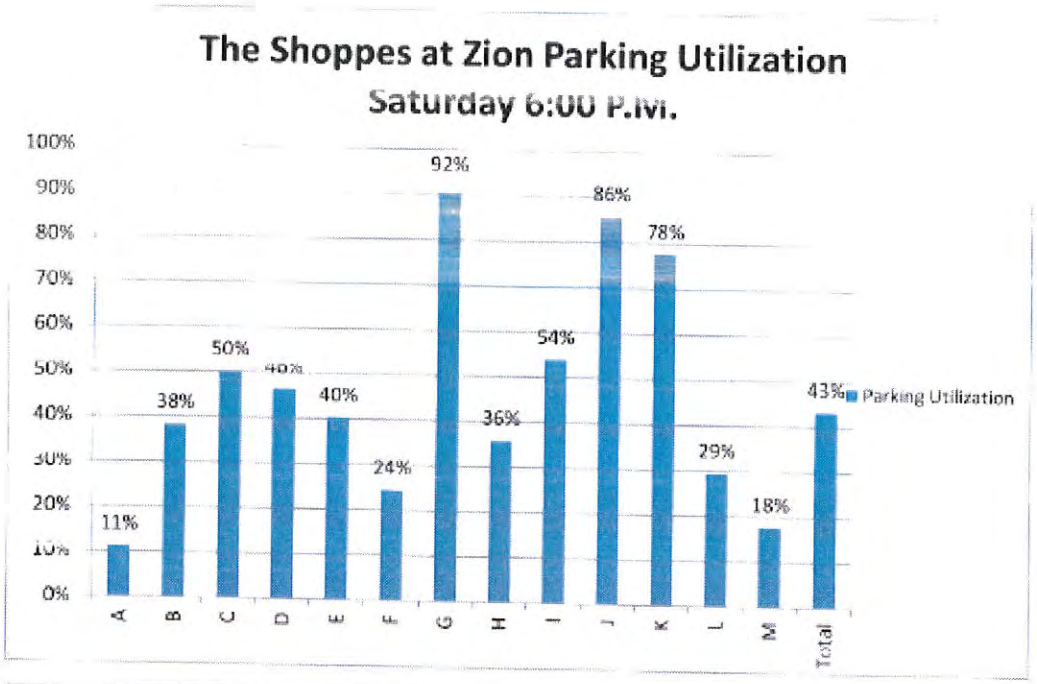
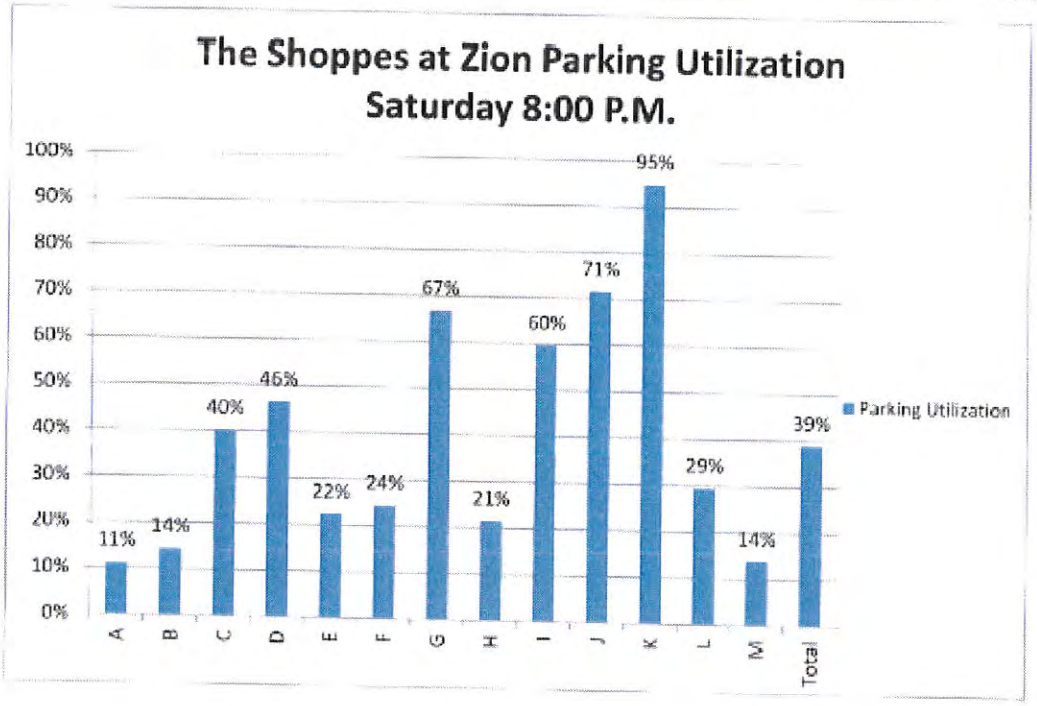
H
I
J
K
L
M
Total
Parking Utilization


The Shoppes at Zion Parking Utilization
Saturday 6:00 P.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
11%
38%
50%
46%
40%
24%
92%
36%
54%
86%
78%
29%
18%
43%
A
B
C
D
E
F
G
H
I
J
K
L
M
Total
Parking Utilization


The Shoppes at Zion Parking Utilization
Saturday 8:00 P.M.
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
11%
14%
40%
46%
22%
24%
67%
21%
60%
71%
95%
29%
14%
39%
A
B
C
D
E
F
G
H
I
J
K
L
M
Total
Parking Utilization

Tenant	Space	S.F.
Runway Fashion Exchange	0	2,800
Hope Ave.	0B	2160
Rue 21	1 & 2	6509
BonWorth	4A	1837
Perfumania	4B	1775
Closed on Sunday	6	1400
Standard Optical	7	1774
Children's Place	8-9	6069
Sol Horizon	10	1778
Van Heusen	11	3430
Eddie Bauer Outlet	12	6721
Dress Barn/Dress Barn Woman	14	8937
The Peaks Sports, LLC	17	2485
Cowboys & Indians	18	3998
Tween Brands Inc	19	3879
Rocky Mtn Chocolate Factory	20	931
Sunglass Hut	21	931
VACANT	23	6102
VACANT	24	3008
Sketchers	25	3506
Styles for Less	26	3006
Gymboree Outlet	27	3063
Downeast Outfitters	28	3888
Famous Footwear	29	4523
Levi Strauss & Co	31	4321
Kitchen Collection	32	2954
Motorsports	33A	3311
Redstone Olive Oil	33B	1500
VACANT	34	2800
Pendleton Outlets	36	5334
Tuesday Morning	37	7632.0
Total Including Vacancy:		112,362
Minus 6,000 of retail:		106,362

Tenant	Space	S.F.
Mongolian BBQ	3	2633
George Cap 1	13	1493
Outback Steakhouse	40	4833
Smashburger	A1	2400
Starbucks	A2	1600
Total Current Restaurant:		12959
Add 6,000:		18959

Total Proposed retail:	106362	1:250 ratio	425
Total Proposed retaurant:	18959	1:100 ratio	190
Parking Needed:			615
Parking Provided:			544
Short:			71

5% vacancy rate (avg. over past 5 years is about 10%)			
Total Square footage:	125,321		
minus 5%	6,266	1:250 ratio	*25
Total:	119,055		
*credit on parking due to vacancy rate.			

International Council of Shopping Centers

From Wikipedia, the free encyclopedia

International Council of Shopping Centers

Founded in 1957, the **International Council of Shopping Centers (ICSC)** is the global trade association of the shopping center industry. Its more than 70,000 members in over 100 countries include shopping center owners, developers, managers, marketing specialists, investors, retailers and brokers, as well as academics and public officials. As the global industry trade association, ICSC links with more than 25 national and regional shopping center councils throughout the world.[1]

Contents

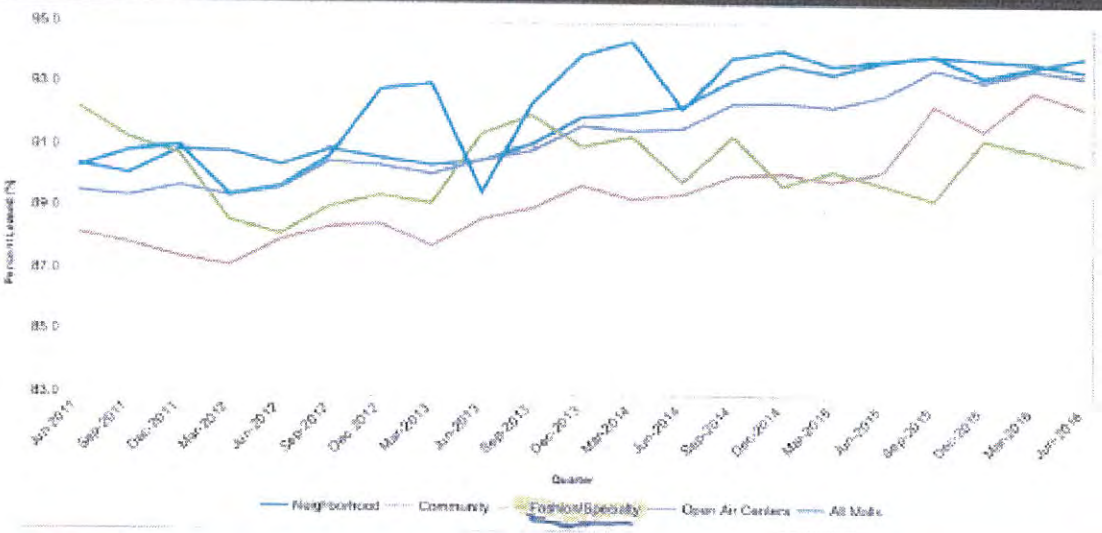
- 1 Mission Statement[2]
- 2 Worldwide Relationships
- 3 Events
- 4 References
- 5 External links

Mission Statement[2]

The mission of the International Council of Shopping Centers (ICSC) is to advance the shopping center industry and to promote its role in the commercial distribution of consumer goods and services by:

- Providing educational programs and publications in all aspects of shopping center development, finance, management, marketing and other specialized areas of professional interest
- Conducting meetings and other programs designed to promote the exchange of ideas among members and to facilitate the conduct of their business
- Collecting and disseminating information pertaining to the shopping center industry, including statistical data and other statistical research
- Developing and maintaining professional certification programs to encourage high standards for shopping center professionals
- Advocating the interest of the shopping center industry to local, state/provincial, federal and international governmental bodies
- Publicizing to the general public promotional and educational shopping center business information

United States Occupancy Rates by Shopping Center Type



Five-Year Occupancy Rate Overview

Percent Leased (%)

	Neighborhood	Community	Power Center	Fashion/Specialty	Regional Mall	Super Regional Mall	Open Air Centers	All Malls	All Centers
Jun-2016	93.8	92.4	94.9	90.5	94.0	94.0	93.4	94.0	93.4
Mar-2016	93.8	92.9	94.4	91.0	93.7	93.7	93.6	93.7	93.5
Dec-2015	93.9	91.6	94.6	91.3	94.2	92.9	93.2	93.3	93.1
Sep-2015	94.0	92.4	94.8	89.4	92.4	94.0	93.6	94.0	93.5
Jun-2015	93.8	90.3	94.8	89.8	93.6	94.0	92.7	93.9	92.8
Mar-2015	93.4	89.9	94.6	90.3	93.9	93.5	92.3	93.7	92.5
Dec-2014	93.7	90.2	94.0	89.8	94.7	93.9	92.5	94.2	92.7
Sep-2014	93.2	90.1	95.2	91.4	94.2	93.8	92.4	93.9	92.6
Jun-2014	92.3	89.5	94.1	89.9	93.4	91.7	91.8	92.2	91.7
Mar-2014	92.1	89.3	94.6	91.4	93.6	94.8	91.5	94.4	92.0
Dec-2013	92.0	89.8	94.8	91.0	92.6	94.6	91.7	94.0	92.1
Sep-2013	91.1	89.0	94.0	92.0	93.6	91.0	90.9	92.4	91.2
Jun-2013	90.6	88.7	94.2	91.4	92.8	88.0	90.6	89.5	90.4
Mar-2013	90.4	87.8	94.0	89.2	92.4	93.3	90.1	93.0	90.6
Dec-2012	90.6	88.5	93.4	89.4	92.1	93.2	90.4	92.8	90.8
Sep-2012	90.9	88.4	93.7	89.1	90.9	90.6	90.5	90.7	90.5
Jun-2012	90.4	88.0	91.2	88.2	90.6	89.3	89.8	89.7	89.6
Mar-2012	90.6	87.1	90.4	88.6	89.7	89.3	89.4	89.4	89.4
Dec-2011	90.9	87.4	91.4	90.7	90.6	91.2	89.7	91.0	89.9
Sep-2011	90.1	87.6	90.6	91.2	91.9	90.3	89.3	90.8	89.6
Jun-2011	90.4	88.1	90.1	92.2	91.1	89.0	89.5	90.3	89.7

Source: National Council of Real Estate Investment Fiduciaries (NCREIF)

past 5 yr. avg. vacancy of 9.63

125,321

12,068 - at 1:250 = 48 spaces

– Claim of fashion /specialty
– Customer count stores visit on avg.

"Tubridy, Mike" <mtubridy@ICSC.org> September 8, 2016 1:08 PM
To: Becky Pendleton <rebecca@gilad-inc.com>
RE: Research Questions

Dear Becky,

A couple of things:

1) It didn't occur to me while I was talking to you, but your center is probably closest to a lifestyle center. On the occupancy rate page I showed you, lifestyle center data per se are not captured. The center type closest to that is fashion/specialty, so it's probably best to use that as a proxy.
2) We don't have the average number of customers per car, but do have average number of stores visited per customer. We have used the latest number to arrive at conversion rates. The last time we published such data was in our Industry Conditions report ("How Do Conversion Rates Fluctuate?", June 27, 2016 issue). You'll find the relevant data in the link below, page 3: "In April, all open-air center shoppers went, on average, to 2.9 establishments per visit in the past seven days when the survey was conducted. The store-visit average diverged little from that initial count over the next two months." (Open-air centers, of course, cover not just lifestyle or power centers, but also neighborhood and community centers. Just keep that in mind. Elsewhere in the document, there are similar data for mall shoppers.)

http://www.icsc.org/research/publications/downloads/Conversion_rates.pdf

Please let me know if this helps.

Regards,

Mike Tubridy
Research Managing Editor

International Council of Shopping Centers
1221 Avenue of the Americas | 41st Floor | New York, NY | 10020
D: +1 646-728-3671 | mtubridy@icsc.org
www.icsc.org

From: Becky Pendleton [mailto:rebecca@gilad-inc.com]
Sent: Thursday, September 08, 2016 2:12 PM
To: Tubridy, Mike
Subject: Research Questions

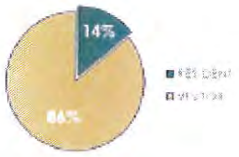
Mr. Tubridy,

Visitor Insights for Washington City, UT

Buxton conducted an in-depth analysis of credit card transactions that occurred within the community of Washington City to identify customers spending money within the community that were not residents.

Credit Card Spend Distribution

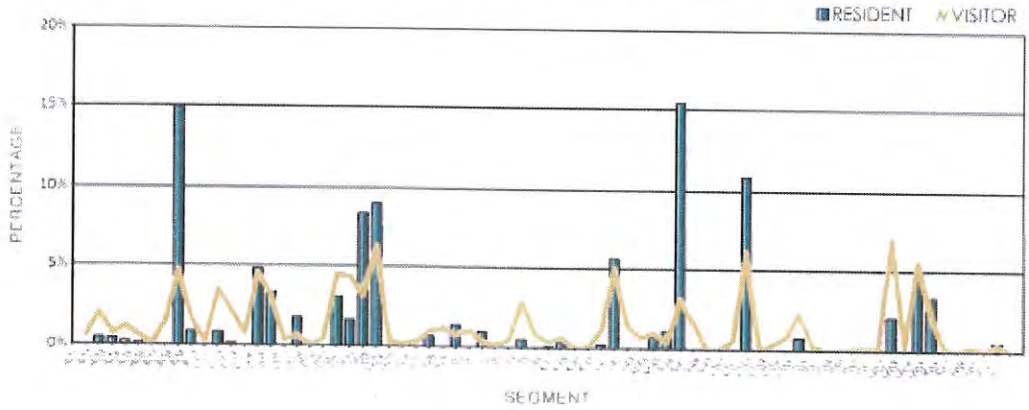
The chart to the right details the ratio of credit card transactions as they relate to those belonging to residents or visitors.



Segmentation of Visitors and Residents

Every US household is classified into one of 71 distinct segments described by that household's lifestyle and spending habits. A comparison has been drawn below to show the distinction of segments of those that are residents of Washington City and those that are visitors.

For more information regarding Mosaic Segmentation, please visit the Mosaic Segmentation Guide.



Demographic Snapshot of Visitor and Resident

Visitor Snapshot:

- Age Range of 45+ (65%)
- Some College (69%)
- Homeowner (77%)
- Income $50K-$200K (54%)
- Married (84%)
- No Children Present (54%)

Resident Snapshot:

- Age Range of 55+ (61%)
- Some College (69%)
- Homeowner (78%)
- Income Less Than $100K (85%)
- Married (90%)
- Children Present (60%)

Roxie Sherwin <roxie@atozion.com>
To: Becky Pendleton <rebecca@gilad-inc.com>
RE: Odd Question

September 15, 2016 4:55 PM

In Utah? 7.

Haha. We did a survey a couple of years ago that said 3 ppl per party. So I guess that would be per car??

Any word on American Eagle?

Roxie
435.986.6612

From: Becky Pendleton [mailto:rebecca@gilad-inc.com]
Sent: Thursday, September 15, 2016 4:18 PM
To: Roxie Sherwin
Subject: Odd Question

Hi Roxie,
I hope all is well. This is probably another one of my odd questions, but do you have any statistic on the average number of people that travel in a car?

Rebecca Pendleton
General Manager
The Shoppes at Zion
ph: 435.674.0800
fx: 435.674-0133
cl: 435.680.7467

ICSC Research

INDUSTRY CONDITIONS

June 27, 2016

How Do Conversion Rates Fluctuate?

Type of Spending Influences Outcomes, According to Latest Consumer Surveys

CONVERSION RATES: HIGHLIGHTS FROM ICSC'S LATEST CONSUMER ENGAGEMENT SURVEY

Regional and Super-Regional Malls

- In April, May and June, most mall patrons went to between one and three stores on average in their last visit.
- Shopper conversion rates—i.e., the proportion of establishments/stores where purchases occurred over stores that were visited—varied only by one percentage point (pp.) in April, May, and June for an overall three-month average of 45%.
- Of the five age groups surveyed, the youngest (18-34 years old) recorded the highest average conversion rate (48%) across the three months, followed closely by the oldest age group (those 65 and older) at 47%.
- On average, females converted at a higher average rate across the three-month period than males (46% to 44%, respectively).
- Shoppers spent 135 minutes on average during their last visit to the malls this spring.
- The youngest cohort spent on average 52.4 minutes more at the mall than the oldest.

Open-Air Centers, Including Convenience, Neighborhood, Community, Power, Lifestyle and Outlet Centers

- Conversion rates for patrons who visited an open-air center in the past seven days reached 65% on average across the three surveys—largely due to necessity or convenience spending at most of those centers.
- Conversion rates at open-air centers varied more widely by month than at malls, ranging from 54% in April to 71% for June.
- The highest average conversion rate for the three-month period was recorded by the oldest age group (74%), with the lowest average belonging to 18-34 year-olds.
- As in the case of malls, average conversion rates for the three-month period for females slightly exceeded those for males (67% versus 64%, respectively).

Introduction

In continuing with this series on consumer intentions during different holidays and seasons, ICSC has begun exploring conversion rates, a metric that highlights the proportion of stores where purchases occurred over stores that were visited. This release focuses on this issue by comparing the results from three consumer engagement surveys, conducted on behalf of ICSC by ORC International on April 8-10, May 16-18, and June 13-15 of this year. It is designed to determine to what extent conversion rates fluctuate by center type, month, age and gender.

Regional and Super-Regional Mall Visitation Activity and Conversion Rates

April survey results show that, for mall patrons in the prior three months who went to at least one store, the average number of stores visited during their last trip was 4. (That figure slightly dips to 3.9 when all patrons are included, because a small percentage of visitors—4%—goes to malls for concerts or other promotions without visiting any tenant.) This store-visit average rose to 4.6 in the May survey, and higher still—4.8—in June.

In each of the three monthly surveys, the greatest percentage of mall patrons responded that they went to between one and three stores during their last visits, ranging from 49% in both May and June to 59% in April. The lowest consistently occurred among those answering that they went to seven or more stores. This latter group also displayed the greatest volatility, an 11 percentage-point (pp.) difference between its June low and May high. (See Chart 1). The large differences in the number of stores visited likely derive from the discretionary nature of mall spending. Mall shoppers, not motivated by purchasing necessities, as at the supermarkets and drug stores that often anchor open-air centers, may shop at multiple establishments to find the item they want.

Table 1 offers an age breakdown for conversion rates across the three months. As previously mentioned, patrons at regional malls reported four stores per visit in April and spent money in 1.8 of those stores, producing a conversion rate of 44%. The latter figure increased slightly to 45% each for May and June, for an average conversion rate of just

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under 45% over the three-month period. Among the age groups, 18-34 year-olds had the highest average conversion rate (48%) across the three months, largely resulting from the jump to 52% recorded in June. The oldest age group was close behind for the three-month average (47%).

Table 1. Regional/Super-Regional Mall Consumer Conversion Rates by Age, Month Comparison

	Total	18-34	35-44	45-54	55-64	65+
April data	44%	46%	37%	40%	48%	48%
May data	45%	45%	46%	45%	43%	48%
June data	45%	52%	43%	37%	42%	46%
Average	*45%*	*48%*	*42%*	*41%*	*44%*	*47%*

The average conversion rate for the three-month period at malls was greater for females (47%) than males (44%). Table 2 shows that only in June was the male conversion rate greater than for females, and that the highest differential between the genders occurred in each of the prior two months (4 pp., in favor of females).

Table 2. Regional/Super-Regional Mall Consumer Conversion Rates by Gender, Month Comparison

	Total	Males	Females
April data	44%	41%	46%
May data	45%	43%	48%
June data	45%	47%	44%
Average	*45%*	*44%*	*46%*

An interesting sidelight is the total time spent at regional and superregional malls. Overall, as seen in Table 3, consumers spent on average 135 minutes during their last visit to a mall this spring. Among the age cohorts, the greatest average number of minutes over the three months surveyed—158.4, for the youngest segment—was nearly 50% higher than for the segment spending the least time, those 65 and older. (Incidentally, the oldest age group also revealed a greater difference—32.2 minutes—between its highest and lowest monthly totals.) At the same time, however, as discussed above, the oldest group nearly matches the youngest in its average conversion rate. (Income

Table 3. Number of Minutes Spent at Regional/Super-Regional Malls by Age

	Total	18-34	35-44	45-54	55-64	65+
April	121.5	145	123.3	119.9	116.1	84.6
May	140.7	161.1	135.2	148.9	119.3	116.8
June	143.8	169.1	140.2	137.7	128.6	116.6
Average	*135.3*	*158.4*	*132.9*	*135.5*	*121.3*	*106.0*

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group breakdowns are reported in Appendix 1 for additional insights.)

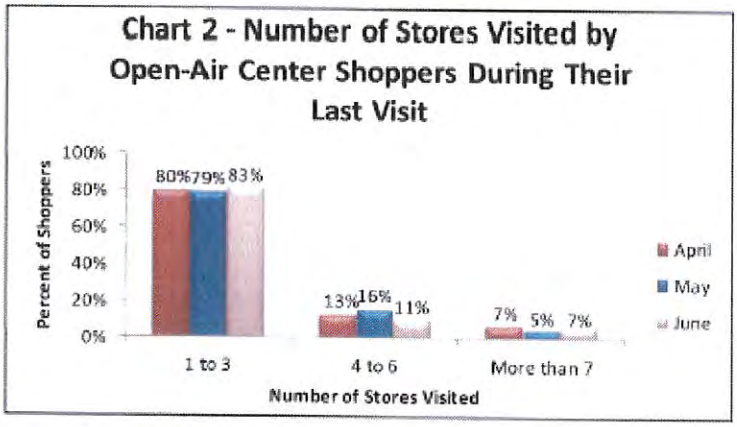
Open-Air Center Visitation Activity and Conversion Rates

In April, all open-air center shoppers went, on average, to 2.9 establishments per visit in the past seven days when the survey was conducted. The store-visit average diverged little from that initial count over the next two months. The real difference among the three monthly surveys, accounting for the variations in conversion rates, occurred when these shoppers were asked about the number of stores where they spent money: 1.6 stores on average in April, 2.0 in May, and 1.9 in June. This resulted in conversion rates of 54%, 70% and 71%, respectively, for the three months, for an average of 65% for the period. (See Table 4.)

Table 4. Open-Air Consumer Conversion Rates by Age, Month Comparison

	Total	18-34	35-44	45-54	55-64	65+
April data	54%	51%	49%	61%	52%	62%
May data	70%	65%	70%	76%	70%	80%
June data	71%	64%	67%	76%	82%	81%
Average	*65%*	*60%*	*62%*	*71%*	*68%*	*74%*

The percentage breakdown for the number of stores visited illustrates the more single-minded focus of the convenience-oriented shoppers who tend to patronize most open-air centers. The share of open-air center shoppers in the one-to-three store group ranged from 79% in May to 83% the following month. Correspondingly smaller percentages clustered in the 4-6 and 7+ store-visited groups. This breakdown appears to have been fairly consistent across all three months. (See Chart 2.)



With regard to age, as seen in Table 4, the results for open-air centers reveal that, as in malls, adults older than 65 exhibited high conversion tendencies, in this case leading the age segments with a three-month average of 74%. However, 18-34 year-olds placed the lowest among these cohorts in open-air centers, with a 60% three-month average conversion rate. The largest swing in conversion rates occurred in the 55-64 age group, with a 30-pp. difference between its April low and June high.

Open-air centers also demonstrated a mostly familiar split along gender lines. Females reported conversion rates ranging from an April low of 58% to May and June highs of 71%, for a three-month average of 67%. Male conversion rates approximately matched females for May and June, but averaged only 64% overall for the three months, largely because their 50% conversion rate in April was 5 pp. lower than for females in the month. (See Table 5.)

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Table 5. Open-Air Consumer Conversion Rates by Gender, Month Comparison

	Total	Males	Females
April data	54%	50%	58%
May data	70%	70%	71%
June data	71%	71%	71%
Average	*65%*	*64%*	*67%*

Conclusion

It has long been a truism of the shopping center industry that most open-air centers are dominated by necessity purchases such as milk or medications. But only now, in this first series of consumer engagement surveys for ICSC Research, has this singular shopper focus been confirmed, and so emphatically.

On a micro level, differences existed when it came to age, gender and point in the calendar year. It was not immediately apparent, for instance, why conversion rates differed hardly at all between males and females in May and June, but significantly in April. Nor was it entirely understandable why 18-34 year-olds had the highest average conversion rates among the age groups for mall shoppers who visited at least one store but the lowest for open-air center shoppers.

These data corroborate the idea that conversion rates are, at least on a short-term basis, a metric subject to noticeable, sometimes wide, variations. The hope is that longer trend lines will allow these data to be examined with greater precision, with clearer patterns emerging in months, age groups and genders.

Appendix 1: Conversion Rates by Income Group

Conversion rates by income group were also generated from the consumer engagement surveys. No clear pattern emerged.

Table 6. Regional/Super-Regional Mall Consumer Conversion Rates by Income, Month Comparison

	Total	Less Than $35,000	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 and Over
April data	44%	45%	39%	43%	52%	40%
May data	45%	48%	38%	45%	47%	47%
June data	45%	46%	46%	44%	44%	46%
Average	45%	46%	41%	44%	48%	44%

Table 7. Open-Air Consumer Conversion Rates by Income, Month Comparison

	Total	Less Than $35,000	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 and Over
April data	54%	49%	61%	57%	52%	56%
May data	70%	66%	77%	71%	65%	78%
June data	71%	63%	78%	72%	66%	79%
Average	65%	59%	72%	67%	61%	71%

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The Shoppes at Zion

Bus Comparison

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
JANUARY	1	5	9	25	21	15	3	5	5	5	11	9	6	8	9	10	3	13	9	8	2	8
FEBRUARY	16	17	10	17	21	9	8	8	6	12	15	9	7	16	10	13	11	14	16	13	7	11
MARCH	20	20	21	27	34	27	13	13	17	37	35	31	22	24	40	21	31	30	22	25	27	25
APRIL	23	35	36	45	48	44	20	26	25	49	51	39	38	48	64	39	57	62	61	48	47	55
MAY	41	80	76	72	80	86	71	55	57	109	102	93	86	114	135	132	142	196	230	165	133	115
JUNE	76	97	94	98	104	110	83	57	78	102	98	95	103	125	117	157	138	177	223	121	127	114
JULY	111	108	106	109	108	115	90	65	105	116	98	111	123	164	104	127	144	179	225	103	149	
AUGUST	123	124	135	111	131	124	115	96	147	137	124	143	154	174	128	135	161	197	220	134	149	
SEPTEMBER	83	117	106	94	125	98	59	68	91	131	137	108	130	147	135	163	170	206	240	136	169	
OCTOBER	54	51	50	69	63	60	44	43	63	59	73	65	48	89	79	97	122	112	93	69	88	
NOVEMBER	25	12	21	19	22	13	9	20	27	27	37	25	20	34	28	24	28	20	17	18	24	
DECEMBER	13	6	14	19	12	7	9	6	13	11	13	13	11	9	12	6	7	10	7	6	12	
TOTAL	586	672	678	705	769	708	524	462	634	795	794	741	748	952	861	924	1014	1216	1363	846	934	328

The Shoppes at Zion

Bus People Comparison

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
JANUARY	30	142	295	537	570	358	83	227	170	221	335	327	248	301	320	323	108	367	318	274	66	274
FEBRUARY	566	541	380	384	625	229	345	192	181	369	588	344	296	589	376	449	387	463	589	431	250	506
MARCH	737	689	887	743	883	828	472	465	630	1365	1262	1165	754	1088	1562	842	1249	1200	891	947	1167	1098
APRIL	823	1179	1122	1432	1645	1640	707	932	916	1963	2242	1525	1388	2039	2585	1633	2303	2666	2535	2053	1918	2268
MAY	1494	2574	2674	2536	3006	3317	2861	2283	2365	4916	4718	3654	3854	5094	5561	5598	5976	8748	10694	6998	5707	4823
JUNE	2571	3204	3302	3497	4067	4153	3412	2708	3476	5028	4383	4326	4721	5815	5279	7109	6037	8352	10703	5169	5640	4466
JULY	4130	3686	4228	4081	4288	5072	4043	3072	5286	5350	4752	5329	5674	7961	5015	5900	6913	8786	11095	4800	6719	
AUGUST	4304	4240	5338	4292	5735	5695	5363	4836	7641	6682	5856	7162	7389	8328	6251	6195	7623	9560	10621	5885	6486	
SEPTEMBER	2778	3729	3662	3588	5101	3900	2512	2956	4185	5812	6011	4804	5605	6765	5788	7031	7636	9244	10686	5834	7124	
OCTOBER	1964	1594	1475	2342	2179	2269	1488	1484	2547	2386	2824	2514	2031	3765	3070	3906	4925	5009	3763	2738	3630	
NOVEMBER	835	306	412	469	688	428	226	722	991	944	1535	1018	849	1473	1115	913	1078	749	646	652	1071	
DECEMBER	330	128	156	334	339	259	385	230	539	378	522	596	488	383	516	238	298	475	315	265	569	
TOTAL	20562	22012	23931	24235	29126	28148	21897	20107	28927	35414	35028	32764	33297	43601	37438	40137	44533	55619	62856	36046	40347	13435

Reference
City Council Minutes April 15, 2004

April 15 2004 City Council Minutes

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 15, 2004, 4:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Daniel McArthur
Council Member Rod Orton
Council Member Suzanne Allen
Council Member Bob Whatcott
Council Member Larry Gardner
Council Member Gail Bunker
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Gay Cragun

SHARED PARKING ARRANGEMENT:

Consider approval of a shared parking arrangement for the Zion Factory Stores.

Community Development Director Bob Nicholson explained that if the square footage of the retail and restaurant space is added, there is not enough parking. However, there is a provision in the City Code which allows a shared parking arrangement where peak hours vary. The applicant has been asked to provide information or evidence that there is enough parking based on the type of tenants. They are requesting permission to build a new pad north of Carl's Jr. for a 3,900 sq. ft. building **to house a Starbucks and JJ Hunan Restaurant**. He explained that staff gets involved in a number of parking disputes, but they are usually between different owners. If there turns out to be a shortage of parking at the Zion Factory Stores, they are the only owners and would be hurting themselves. The Ramada Inn has sent a letter in support of the request and approving a shared parking agreement, and the applicant has a cross-access agreement with Carl?s Jr., even though they do

not have any parking spaces to give up. The Planning Commission recommends approval. Part of the proposal will include the closing of the first entrance into the Factory Stores on Red Cliffs Drive on the east side of the street.

Yehuda Netanel, applicant, explained that he has been monitoring the parking situation for the last 14 years, and used data from the past five years to create a data base. It is important that the property be managed properly and efficiently and he is always striving to improve the project. It is evident that Red Cliffs Drive needs improvement on both sides and he is now in the process of

augmenting the retaining wall and the way cars park near Hollywood Video to improve the curve. In addition, the first entrance to the Factory Stores is a problem and it will have to be closed.

Most tour operators want a Starbucks in the morning and Chinese food for lunch.

Rene Daniels, representing the Zion Factory Stores, advised that more than 60% of the visitors on tour buses are Asian, and 60% of the business at the Zion Factory Stores is from the freeway. She distributed pictures of the parking lot at various times throughout the day. She explained that Starbucks? peak use is 6:00 - 11:00 a.m., while the Results Fitness Center has most of its business before 10:00 a.m., at which time none of the retail businesses are open. Adding Starbucks to the center is crucial to sales of other tenants, and the center is 97% occupied at this time. Starbucks and JJ Hunan will increase tour bus numbers, and the net loss of parking spaces will only be 16 spaces. At the Promenade a hard median will be installed by Staples to make it impossible to turn left on to Red Cliffs Drive.

Council Member Orton inquired of staff if the request complied with the City Code.

Community Development Director Bob Nicholson replied that the request was in compliance with the City Code as the peak use varies.

City Attorney Shawn Guzman advised that Sec. 10-19-9 of the City Code is interpreted to pertain to separate property owners, and this request pertains to the same property owner. There is a question with regard to the shared parking agreement with Ramada Inn and whether or not to count some of those parking spaces.

Rene Daniels commented that the Deputy City Attorney advised it was more important to use Sec. 10-19-5 of the City Code, which was used by the Planning Commission to approve the request.

City Attorney Shawn Guzman advised that the City Council has the right to look at the situation and make a call on whether the shared parking arrangement will work or not, and the ordinance provides flexibility. It appears the requests meets all criteria under Sec. 10-19-5, but the City Council can set optional criteria if the situation warrants it. Section 10-19-5 also allows flexibility so that the City Council can look at each individual location in making a determination.

Yehuda Netanel explained that in looking at Sec. 10-19-5 and taking into consideration the development use and location, the request makes sense due to the diverse nature of the tenants in the south end of the shopping center and those who would be most impacted. There are 544 parking spaces available in the shopping center, and the Planning Commission felt this was adequate for the entire plan.

City Manager Gary Esplin explained that by making employees park behind the shopping center, the number of available stalls in the front of the shopping center would be increased. By interpretation of Sec. 10-19-9, the applicant is 41 parking spaces short of the required amount.

He commented that the proposal makes a good addition to the tax base, and the request is not significant when looking at timing and existing uses, at least with the existing tenants. This may change if the tenant base changes.

Rene Daniels replied that the City would have control of future uses because of the parking requirements, and any additional requests for restaurants would be denied.

City Manager Gary Esplin stated that there could not be any additional restaurants in the Zion Factory Stores without a showing that there was enough parking.

Council Member Gardner commented that employees should be required to park behind the shopping center.

Rene Daniels said that this could be enforced, but has not been up to this point because there was no reason to.

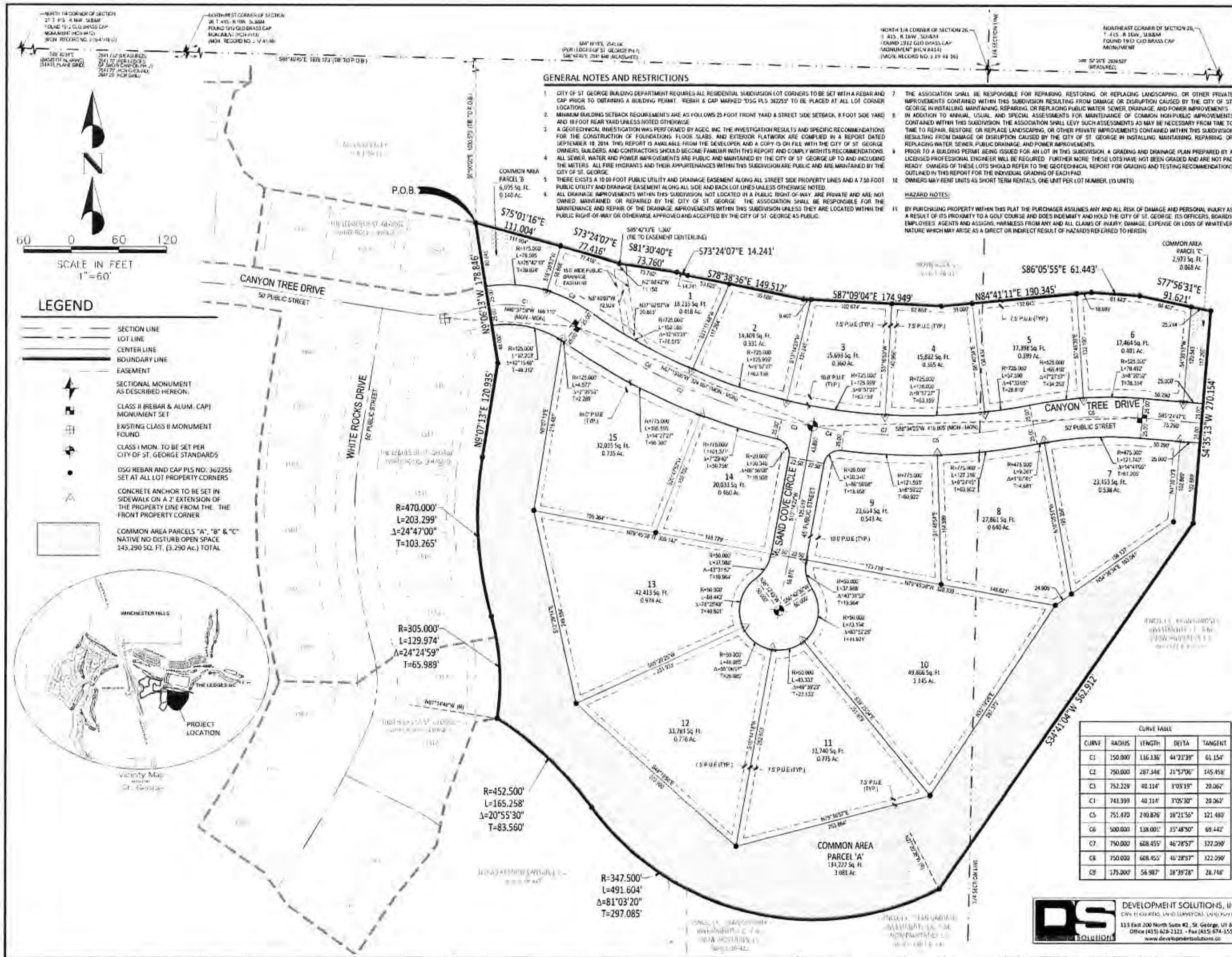
A motion to approve the request was made by Council Member Gardner and seconded by Council Member Allen. Mayor McArthur called for a vote, and all voted aye. The motion carried

ITEM 6A
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

FINAL SUBDIVISION PLAT
The Ledges of St. George Sand Cove Phase 1
Case No. 2016-FP-051

Request:	Consider a 15 Lot Residential Final Subdivision Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at approximately 1480 West and 4900 North (Ledges Development)
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 The Ledges of St. George Sand Cove Phase 1 and authorize the Chairman to sign.



GENERAL NOTES AND RESTRICTIONS

1. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT. REBAR & CAP MARKED "DSG PLS 362255" TO BE PLACED AT ALL LOT CORNER LOCATIONS.
2. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS 25 FOOT FRONT YARD & STREET SIDE SETBACK, 8 FOOT SIDE YARD AND 10 FOOT REAR YARD UNLESS NOTED OTHERWISE.
3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED SEPTEMBER 18, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
4. ALL SEWER, WATER AND POWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE.
5. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
6. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION, NOT LOCATED IN A PUBLIC RIGHT-OF-WAY, ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS THEY ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.
7. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
8. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, PUBLIC DRAINAGE, AND POWER IMPROVEMENTS.
9. PRIOR TO A BUILDING PERMIT BEING ISSUED FOR AN LOT IN THIS SUBDIVISION, A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER WILL BE REQUIRED. FURTHER MORE, THESE LOTS HAVE NOT BEEN GRADED AND ARE NOT PAD READY. OWNERS OF THESE LOTS SHOULD REFER TO THE GEOTECHNICAL REPORT FOR GRADING AND TESTING RECOMMENDATIONS OUTLINED IN THIS REPORT FOR THE INDIVIDUAL GRADING OF EACH PAD.
10. OWNERS MAY RENT UNITS AS SHORT TERM RENTALS, ONE UNIT PER LOT NUMBER. (15 UNITS)

HAZARD NOTES:

11. BY PURCHASING PROPERTY WITHIN THIS PLAT THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A GOLF COURSE AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	150.000'	116.136'	44°21'39"	61.154'
C2	750.000'	287.348'	21°57'06"	145.458'
C3	752.229'	40.114'	3°03'19"	20.062'
C4	743.399	40.114'	3°05'30"	20.062'
C5	751.470	240.876'	18°21'56"	121.480'
C6	500.000	138.001'	15°48'50"	69.442'
C7	750.000	608.455'	46°28'57"	322.390'
C8	750.000	608.455'	46°28'57"	322.390'
C9	175.000'	56.987'	18°39'28"	28.748'

DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North Suite #2, St. George, UT 84770
Office (435) 628-2121 • Fax (435) 674-3555
www.developmentsolutions.co

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, COMMON AREAS, AND EASEMENTS HEREAFTER KNOWN AS:

THE LEDGES OF ST. GEORGE SAND COVE - PHASE 1

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

DATE: ____________

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°48'45" EAST ALONG THE SECTION LINE A DISTANCE OF 1976.173 FEET AND SOUTH 1030.573 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 75°01'16" EAST 111.004 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 19 2014, AS ENTRY NO. 20140035390 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) SOUTH 73°24'07" EAST 77.416 FEET; (2) SOUTH 81°30'40" EAST 73.760 FEET, AND (3) SOUTH 73°24'07" EAST 14.241 FEET; THENCE SOUTH 78°38'30" EAST 149.512 FEET; THENCE SOUTH 87°09'04" EAST 174.950 FEET; THENCE NORTH 84°41'11" EAST 190.345 FEET; THENCE SOUTH 86°05'55" EAST 61.443 FEET; THENCE SOUTH 77°56'31" EAST 91.621 FEET; THENCE SOUTH 04°35'13" WEST 270.155 FEET; THENCE SOUTH 34°41'04" WEST 562.912 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 27°20'30" WEST); THENCE ALONG THE ARC OF A 347.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81°03'20", A DISTANCE OF 491.604 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 452.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°55'30", A DISTANCE OF 165.258 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 81°14'48" WEST), SAID POINT ALSO BEING AN EASTERLY BOUNDARY CORNER OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTRY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION AND THE EASTERLY BOUNDARY OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTRY RECORDER'S OFFICE THE FOLLOWING (4) FOUR COURSES: (1) RUNNING NORTHERLY ALONG THE ARC OF A 305.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°24'59", A DISTANCE OF 129.974 FEET TO A POINT OF REVERSE CURVATURE; (2) RUNNING NORTHERLY ALONG THE ARC OF A 470.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°47'00", A DISTANCE OF 203.299 FEET; (3) NORTH 09°07'13" EAST 120.935 FEET, AND (4) NORTH 09°06'13" WEST 178.846 FEET TO THE POINT OF BEGINNING.

CONTAINS 591,643 SQ. FT. (13.582 ACRES)

OWNER'S DEDICATION:

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

THE LEDGES OF ST. GEORGE SAND COVE - PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, COMMON AREAS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE, IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE UNDERSIGNED OWNER DOES ALSO HEREBY DEDICATE AND CONVEY TO THE LEDGES EAST MASTER ASSOCIATION, ALL OF COMMON AREA PARCELS "A", "B" & "C" AND DEDICATES FOR THE COMMON USE OF THE "SAND COVE OWNERS ASSOCIATION" AND "LEDGES EAST MASTER ASSOCIATION" MEMBERS AND PROPERTY OWNERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS AS SHOWN HEREON. ALL LOTS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE LEDGES EAST MASTER PLANNED COMMUNITY, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, ON FEBRUARY 3, 2015 AS DOC. NO 20150003650 AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE LEDGES OF ST. GEORGE SAND COVE RESIDENTIAL SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE ______ DAY OF ____________ 2016, AS DOCUMENT # ____________ SAID DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ____________, 2016.

THE LEDGES AT SNOW CANYON, L.L.C.
BY: BRETT BURGESS, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ____ DAY OF ____________, 2016, PERSONALLY APPEARED BEFORE ME, BRETT BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF THE LEDGES AT SNOW CANYON, L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND BEING EMPOWERED AND AUTHORIZED BY THE LEDGES AT SNOW CANYON, L.L.C. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT (S)HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

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

NOTARY PUBLIC

Subdivision Final Plat for

THE LEDGES OF ST. GEORGE SAND COVE - PHASE 1

Located in the North One Half of Section 26, Township 41 South, Range 16 West, SLB&M

SHEET 1 OF 2

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF ________ A.D. 20___, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ________ A.D. 20___

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF ________ A.D. 20___

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ____ DAY OF ________ A.D. 20___ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ________ A.D. 20___ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
CITY OF ST. GEORGE

MAYOR
CITY OF ST. GEORGE

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ________ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION:

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

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

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

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

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

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, BARBARA G. HIELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

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

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, BRETT BURGESS, MANAGING MEMBER OF LEDGES AT SNOW CANYON, LLC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

THE LEDGES AT SNOW CANYON, L.L.C.
BY: BRETT BURGESS, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ___ DAY OF _____, 20___ A.D., BRETT BURGESS, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF THE LEDGES AT SNOW CANYON, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF LEDGES AT SNOW CANYON, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO RECORDING THE PLAT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

BY: GILBERT M. JENNINGS
TITLE: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, GILBERT M. JENNINGS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

NOTARY PUBLIC

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

WE, JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: GILBERT M. JENNINGS
TITLE: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, GILBERT M. JENNINGS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

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

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

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

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
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TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO RECORDING THE PLAT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

BY: LARRY H. GARDNER
TITLE: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
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NOTARY PUBLIC

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

WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: LARRY H. GARDNER
TITLE: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

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

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO RECORDING THE PLAT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

BY: FREDERICK M. SNOW
TITLE: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANGER OF F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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BY: FREDERICK M. SNOW
TITLE: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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NOTARY PUBLIC

Subdivision Final Plat for

THE LEDGES OF ST. GEORGE SAND COVE - PHASE 1

Located in the North One Half of Section 26,
Township 41 South, Range 16 West, SLB&M

DEVELOPMENT SOLUTIONS, INC.
113 East 200 North Suite #2 , St. George, UT 84770
Office (435) 628-2123 - Fax (435) 674-3358
www.developmentsolutions.co

ITEM 6B
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

FINAL SUBDIVISION PLAT
Desert Heights Phase 1
Case No. 2016-FP-066

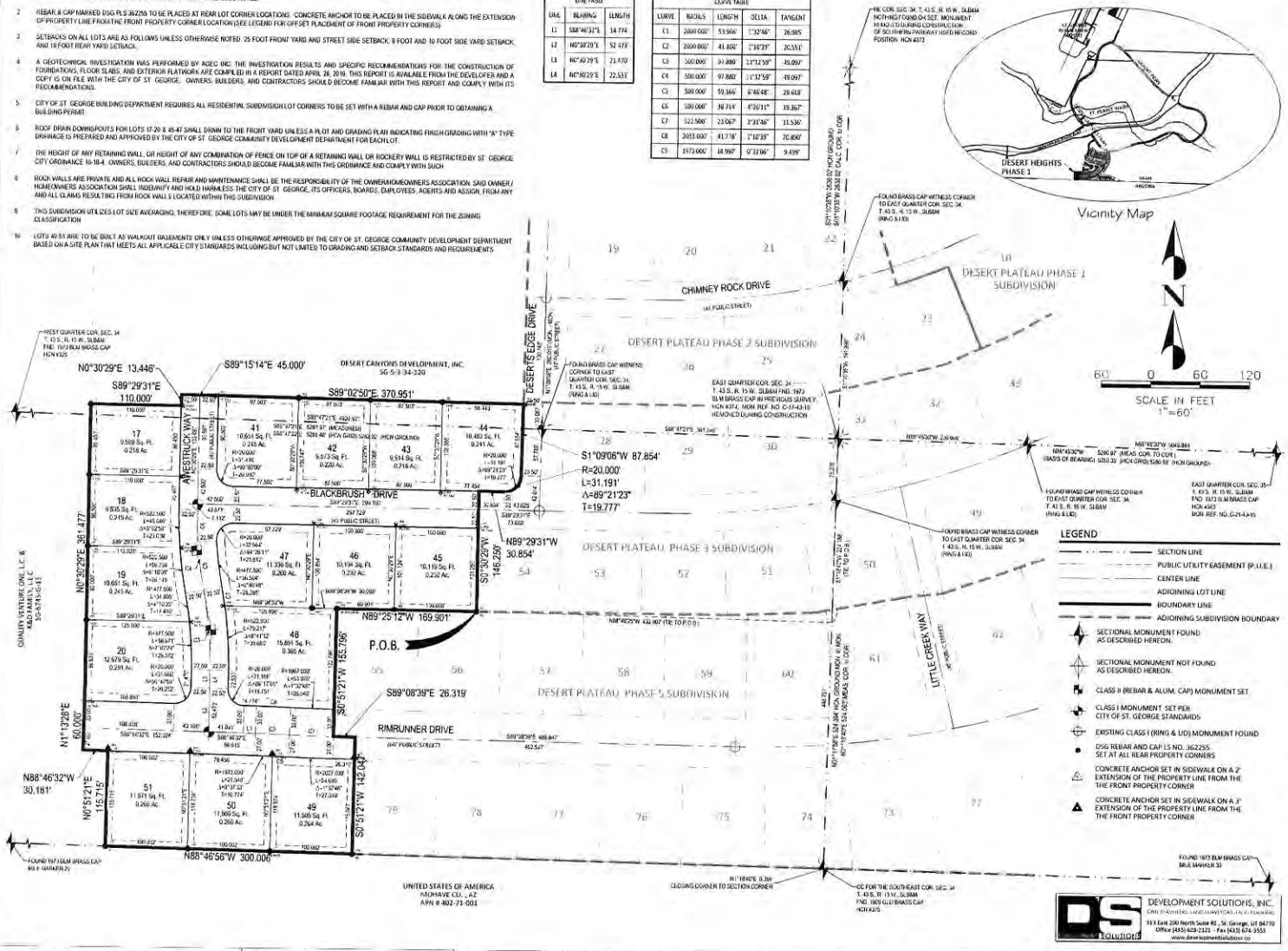
Request:	Consider a 15 Lot Residential Final Subdivision Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at approximately 3300 East and 6300 South (south of the Southern Parkway)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Staff Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Desert Heights Phase 1 and authorize the Chairman to sign.

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK ALONG THE EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR OFFSET PLACEMENT OF FRONT PROPERTY CORNERS)
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD AND STREET SIDE SETBACK, 8 FOOT AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 26, 2016. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. ROOF DRAIN DOWNSPOUTS FOR LOTS 17-20 & 45-47 SHALL DRAIN TO THE FRONT YARD UNLESS A PLOT AND GRADING PLAN INDICATING FINISH GRADING WITH "A" TYPE DRAINAGE IS PREPARED AND APPROVED BY THE CITY OF ST. GEORGE COMMUNITY DEVELOPMENT DEPARTMENT FOR EACH LOT.
7. THE HEIGHT OF ANY RETAINING WALL, OR HEIGHT OF ANY COMBINATION OF FENCE ON TOP OF A RETAINING WALL OR ROCKERY WALL IS RESTRICTED BY ST. GEORGE CITY ORDINANCE 10-18-4. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS ORDINANCE AND COMPLY WITH SUCH.
8. ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/HOMEOWNERS ASSOCIATION. SAID OWNER / HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
9. THIS SUBDIVISION UTILIZES LOT SIZE AVERAGING, THEREFORE, SOME LOTS MAY BE UNDER THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR THE ZONING CLASSIFICATION.
10. LOTS 40-51 ARE TO BE BUILT AS WALKOUT BASEMENTS ONLY UNLESS OTHERWISE APPROVED BY THE CITY OF ST. GEORGE COMMUNITY DEVELOPMENT DEPARTMENT BASED ON A SITE PLAN THAT MEETS ALL APPLICABLE CITY STANDARDS INCLUDING BUT NOT LIMITED TO GRADING AND SETBACK STANDARDS AND REQUIREMENTS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°46'32"E	14.774'
L2	N0°30'29"E	52.473'
L3	N0°30'29"E	21.470'
L4	N0°30'29"E	22.533'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	2000.000'	53.966'	1°32'46"	26.985'
C2	2000.000'	41.802'	1°10'39"	20.551'
C3	500.000'	97.880'	11°12'59"	49.097'
C4	500.000'	59.166'	6°46'48"	29.618'
C5	500.000'	38.714'	4°26'11"	19.367'
C7	522.500'	23.067'	2°31'46"	11.536'
C8	2053.000'	41.718'	1°10'39"	20.890'
C9	1973.000'	18.998'	0°33'06"	9.499'



LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- SECTIONAL MONUMENT NOT FOUND AS DESCRIBED HEREON.
- CLASS II (REBAR & ALUM. CAP) MONUMENT SET
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- DSG REBAR AND CAP LS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER
- CONCRETE ANCHOR SET IN SIDEWALK ON A 3' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER

DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
513 East 200 North Suite #2 , St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

DESERT HEIGHTS - PHASE 1

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

DATE: _____

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE DESERT PLATEAU - PHASE 3 SUBDIVISION, AND A POINT ON THE NORTHERLY BOUNDARY OF THE DESERT PLATEAU - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 01°18'40" WEST ALONG THE SECTION LINE, A DISTANCE OF 224.188 FEET AND NORTH 88°49'25" WEST 432.907 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST ALONG THE CENTER SECTION LINE BETWEEN THE WEST ONE-QUARTER CORNER AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE ALONG THE BOUNDARY OF SAID DESERT PLATEAU - PHASE 5 SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 89°25'12" WEST 169.901 FEET; (2) SOUTH 00°51'21" WEST 155.796 FEET; (3) SOUTH 89°08'39" EAST 26.319 FEET; AND (4) SOUTH 00°51'21" WEST 142.047 FEET TO A POINT ON THE UTAH/ARIZONA STATE BORDER; THENCE NORTH 88°46'56" WEST ALONG SAID UTAH/ARIZONA STATE BORDER, (SAID BORDER BEING MARKED BY A 1973 BUREAU OF LAND MANAGEMENT BRASS CAP MARKING MILE 29 ON THE UTAH/ARIZONA STATE BORDER AND A 1973 BUREAU OF LAND MANAGEMENT BRASS CAP MARKING MILE 30 ON THE UTAH/ARIZONA STATE BORDER), A DISTANCE OF 300.006 FEET; THENCE NORTH 00°51'21" EAST 115.715 FEET; THENCE NORTH 88°46'32" WEST 30.181 FEET; THENCE NORTH 01°13'28" EAST 60.000 FEET; THENCE NORTH 00°30'29" EAST 351.477 FEET; THENCE SOUTH 89°29'31" EAST 110.000 FEET; THENCE NORTH 00°30'29" EAST 13.446 FEET; THENCE SOUTH 89°15'14" EAST 45.000 FEET; THENCE SOUTH 89°02'50" EAST 370.951 FEET TO A POINT IN THE WESTERLY BOUNDARY OF THE DESERTS EDGE DRIVE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 01°09'06" WEST 87.854 FEET TO A POINT OF CURVATURE; AND (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°21'23", A DISTANCE OF 31.191 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF BLACKBRUSH DRIVE AND THE EXTENSION OF THE BOUNDARY OF SAID DESERT PLATEAU - PHASE 3 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION AND THE EXTENSION THEREOF THE FOLLOWING (2) TWO COURSES: (1) NORTH 89°29'31" WEST 30.854 FEET; AND (2) SOUTH 00°30'29" WEST 146.250 FEET TO THE POINT OF BEGINNING.

CONTAINS 215,345.20 SQ. FT. (4.944 ACRES)

OWNER'S DEDICATION:

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

DESERT HEIGHTS - PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF DESERT HEIGHTS RESIDENTIAL SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE ____DAY OF _____, 20____, ENTRY NO. _____, _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____DAY OF _____, 20____

_____
DESERT CANYONS DEVELOPMENT, INC.
BY: CURT GORDON, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20_____, PERSONALLY APPEARED BEFORE ME CURT GORDON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DESERT CANYONS DEVELOPMENT, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN

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

_____
NOTARY PUBLIC

Subdivision Final Plat for

DESERT HEIGHTS - PHASE 1

Located in the East One-Half of Section 34 ,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF THE PLANNING AND ZONING MANAGER	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
_____ PLANNING AND ZONING MANAGER CITY OF ST. GEORGE	_____ ENGINEER CITY OF ST. GEORGE	_____ CITY ATTORNEY CITY OF ST. GEORGE	_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE / _____ MAYOR CITY OF ST. GEORGE	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

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

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

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

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

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

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ____DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME, BARBRA G. HJELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE

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

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

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

DESERT CANYONS DEVELOPMENT, INC.
BY: CURT GORDON, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, CURT GORDON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF DESERT CANYONS DEVELOPMENT, INC., A UTAH CORPORATION, AND THAT THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS (OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS), AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN

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

NOTARY PUBLIC

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

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

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

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN

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

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, RECORDING OF AMNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

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

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, KIM CHRISTENSEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE EXECUTIVE VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN

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

NOTARY PUBLIC

Subdivision Final Plat for

DESERT HEIGHTS - PHASE 1

Located in the East One-Half of Section 34 ,
Township 43 South, Range 15 West, SLB&M

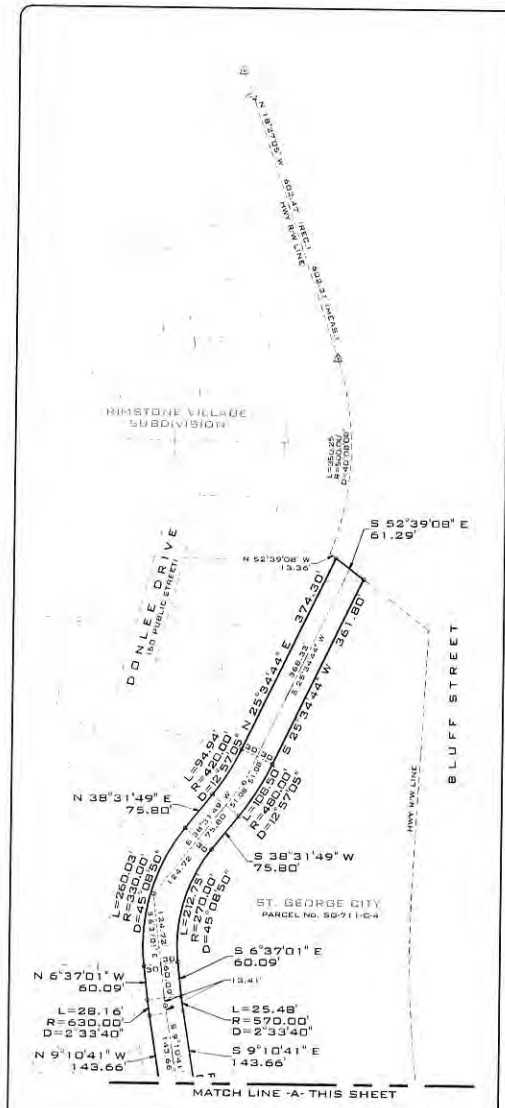
DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS · DEVELOPMENT CONSULTANTS
119 East 200 North Suite #2 , St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3551
www.developmentsolutions.us

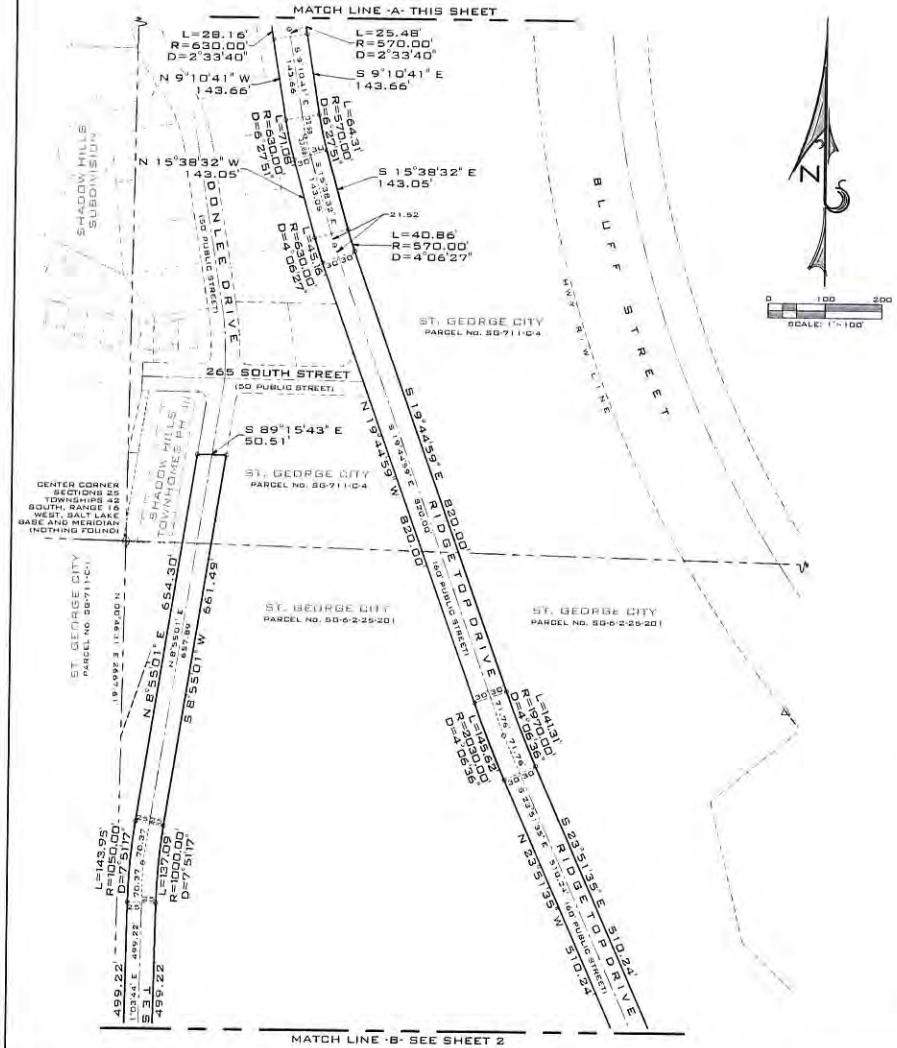
ITEM 6C
Final Plat Roadway Dedication

PLANNING COMMISSION AGENDA REPORT: **10/25/2016**

FINAL SUBDIVISION PLAT
Ridge Top Drive
Case No. 2016-FP-064

Request:	Consider a Final Plat Roadway Dedication
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 500 West and 300 South (old airport)
Zone:	OS & C-2
Staff Comments:	All aspects of this Final Plat Roadway Dedication 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 Plat Roadway Dedication is ready for Planning Commission's consideration for approval.
Staff Recommendation:	Recommend APPROVAL to City Council of this Final Plat Roadway Dedication for Ridge Top Drive and authorize the Chairman to sign.





SURVEYOR'S CERTIFICATE:

I, BRANDON E ANDERSON, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4938716, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC ROADS, AS WELL AS THE EASEMENTS WHICH ARE SHOWN BY THE DASH LINES PARALLEL AND IMMEDIATELY ADJACENT TO THE DESCRIBED AREA BOTH OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

RIDGE TOP DRIVE

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO: 4938716

LEGEND:

- ○ NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- CALCULATED SECTION CORNER

A ROAD DEDICATION PLAT FOR

RIDGE TOP DRIVE

LOCATED IN THE S.E. 1/4 OF SECTIONS 25 & THE N.W. 1/4 OF SECTION 36
T.42S., R.16W., S.L.B.&M.
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 3

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 · WWW.RADVIL.COM

ROAD-DED-PLAT FILE NUMBER:	1-05-2016 DATE:	B.E.A. DRAWN:
1609-15-008 JOB NUMBER:	1" = 100' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF A.D. 20 ____ REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20 ____

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE DAY OF _____, A.D. 20____

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE DAY OF A.D. 20 THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE DAY OF A.D. 20 HEREON ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
CITY OF ST. GEORGE

MAYOR
CITY OF ST. GEORGE

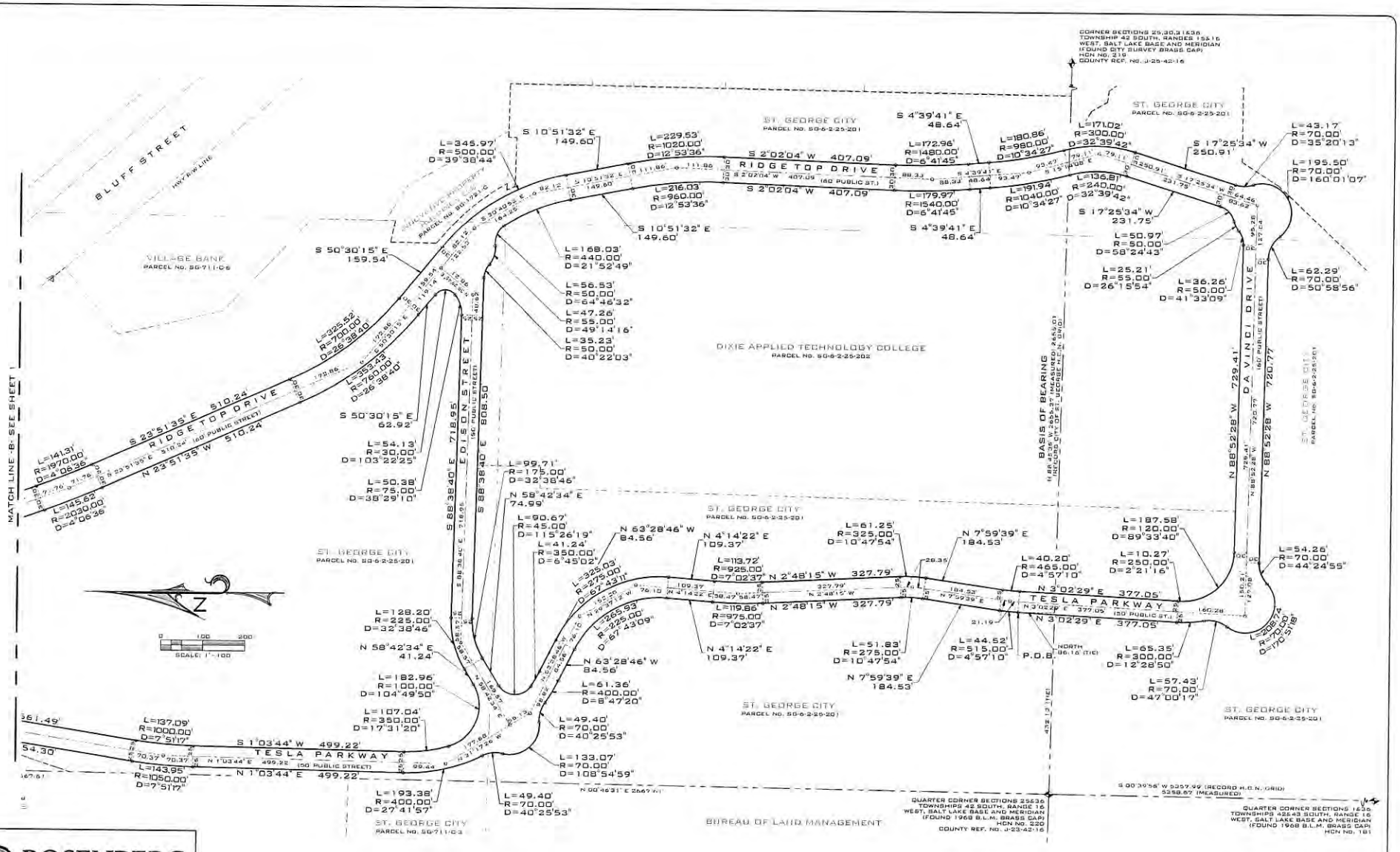
TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF A.D. 20 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8297 www.RADCIVIL.COM

FPLAT_P49.DWG FILE NUMBER:	12/01/2015 DATE:	B.E.A. DRAWN:
1960-PH44-49 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

LEGEND:

- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- CALCULATED SECTION CORNER

A ROAD DEDICATION PLAT FOR

RIDGE TOP DRIVE

LOCATED IN THE S.E. 1/4 OF SECTIONS 25 & THE N.W. 1/4 OF SECTION 36
T.42S., R.16W., S.L.B.&M.
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 2 OF 3

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 88°45'35" EAST 432.13 FEET ALONG THE SECTION LINE AND NORTH 86.16 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 25 AND 36, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTHERLY 44.52 FEET ALONG AN ARC OF A 515.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 86°57'31" EAST, LONG CHORD BEARS NORTH 05°31'04" EAST 44.50 FEET WITH A CENTRAL ANGLE OF 04°57'10");
THENCE NORTH 07°59'39" EAST 184.53 FEET;
THENCE NORTHERLY 51.93 FEET ALONG AN ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 02°00'21" WEST, LONG CHORD BEARS NORTH 02°35'42" EAST 51.75 FEET WITH A CENTRAL ANGLE OF 10°47'54");
THENCE NORTH 02°18'13" WEST 327.79 FEET;
THENCE NORTHERLY 119.98 FEET ALONG AN ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87°11'45" EAST, LONG CHORD BEARS NORTH 00°43'04" EAST 119.79 FEET WITH A CENTRAL ANGLE OF 07°02'27");
THENCE NORTH 04°14'22" EAST 109.37 FEET;
THENCE NORTHWESTERLY 265.93 FEET ALONG AN ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85°45'38" WEST, LONG CHORD BEARS NORTH 29°37'13" WEST 250.72 FEET WITH A CENTRAL ANGLE OF 67°43'09");
THENCE NORTH 63°28'46" WEST 84.56 FEET;
THENCE NORTHWESTERLY 61.36 FEET ALONG AN ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 26°31'14" EAST, LONG CHORD BEARS NORTH 59°05'06" WEST 61.30 FEET WITH A CENTRAL ANGLE OF 08°47'20");
THENCE WESTERLY 49.40 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 35°18'34" WEST, LONG CHORD BEARS NORTH 74°34'23" WEST 48.38 FEET WITH A CENTRAL ANGLE OF 40°25'53");
THENCE NORTHWESTERLY 133.07 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 05°07'19" WEST, LONG CHORD BEARS NORTH 40°39'07" WEST 113.92 FEET WITH A CENTRAL ANGLE OF 108°54'59");
THENCE NORTHERLY 49.40 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 76°12'20" WEST, LONG CHORD BEARS NORTH 06°25'16" WEST 48.38 FEET WITH A CENTRAL ANGLE OF 40°25'53");
THENCE NORTHERLY 193.38 FEET ALONG AN ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 43°31'47" EAST, LONG CHORD BEARS NORTH 12°47'14" WEST 191.50 FEET WITH A CENTRAL ANGLE OF 27°41'57");
THENCE NORTH 01°02'44" EAST 499.22 FEET;
THENCE NORTHERLY 143.95 FEET ALONG AN ARC OF A 1,050.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 88°56'16" EAST, LONG CHORD BEARS NORTH 04°59'23" EAST 143.83 FEET WITH A CENTRAL ANGLE OF 07°51'17");
THENCE NORTH 08°55'01" EAST 694.38 FEET TO AND ALONG THE EASTERLY LINE OF SHADOW HILLS TOWNHOMES PHASE III TO THE SOUTHERLY LINE OF SHADOW HILLS SUBDIVISION;
THENCE SOUTH 89°15'43" EAST 50.51 FEET ALONG THE SOUTHERLY LINE OF SAID SHADOW HILLS SUBDIVISION;
THENCE NORTH 08°55'01" WEST 661.49 FEET;
THENCE SOUTHERLY 137.09 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 81°14'59" EAST, LONG CHORD BEARS SOUTH 04°52'22" WEST 136.98 FEET WITH A CENTRAL ANGLE OF 07°51'17");
THENCE SOUTH 01°02'44" WEST 499.22 FEET;
THENCE SOUTHERLY 107.04 FEET ALONG AN ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°56'16" EAST, LONG CHORD BEARS SOUTH 07°41'56" EAST 106.62 FEET WITH A CENTRAL ANGLE OF 17°31'20");
THENCE EASTERLY 182.98 FEET ALONG AN ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 73°32'24" EAST, LONG CHORD BEARS SOUTH 68°52'31" EAST 158.49 FEET WITH A CENTRAL ANGLE OF 104°49'50");
THENCE NORTH 58°42'34" EAST 41.24 FEET;
THENCE EASTERLY 128.20 FEET ALONG AN ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 31°17'26" EAST, LONG CHORD BEARS NORTH 75°51'57" EAST 126.47 FEET WITH A CENTRAL ANGLE OF 32°38'46");
THENCE SOUTH 88°38'40" EAST 718.95 FEET;
THENCE EASTERLY 50.38 FEET ALONG AN ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°21'20" EAST, LONG CHORD BEARS NORTH 72°06'45" EAST 49.44 FEET WITH A CENTRAL ANGLE OF 38°29'10");
THENCE NORTHERLY 54.13 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 37°27'50" WEST, LONG CHORD BEARS NORTH 01°10'57" EAST 47.08 FEET WITH A CENTRAL ANGLE OF 103°32'25");
THENCE NORTH 50°30'15" WEST 62.92 FEET;
THENCE NORTHWESTERLY 353.43 FEET ALONG AN ARC OF A 760.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 39°29'45" EAST, LONG CHORD BEARS NORTH 37°10'55" WEST 350.25 FEET WITH A CENTRAL ANGLE OF 26°39'40");
THENCE NORTH 23°51'25" WEST 510.24 FEET;
THENCE NORTHERLY 145.62 FEET ALONG AN ARC OF A 2,030.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 66°08'35" EAST, LONG CHORD BEARS NORTH 21°48'17" WEST 145.59 FEET WITH A CENTRAL ANGLE OF 04°06'36");
THENCE NORTH 19°44'59" WEST 820.00 FEET TO, ALONG AND BEYOND THE RIMSTONE VILLAGE 2ND AMENDMENT;
THENCE NORTHERLY 45.16 FEET ALONG AN ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 70°16'01" EAST, LONG CHORD BEARS NORTH 17°41'45" WEST 45.16 FEET WITH A CENTRAL ANGLE OF 04°06'27");
THENCE NORTH 15°38'32" WEST 143.05 FEET;
THENCE NORTHERLY 71.00 FEET ALONG AN ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 74°21'28" EAST, LONG CHORD BEARS NORTH 12°24'30" WEST 71.04 FEET WITH A CENTRAL ANGLE OF 06°27'51");
THENCE NORTH 09°11'41" WEST 142.66 FEET;
THENCE NORTHERLY 28.16 FEET ALONG AN ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 80°49'19" EAST, LONG CHORD BEARS NORTH 07°53'51" WEST 28.16 FEET WITH A CENTRAL ANGLE OF 02°33'40");
THENCE NORTH 06°37'01" WEST 50.09 FEET;
THENCE NORTHERLY 260.03 FEET ALONG AN ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 83°23'59" EAST, LONG CHORD BEARS NORTH 15°57'24" EAST 253.35 FEET WITH A CENTRAL ANGLE OF 45°08'55");
THENCE NORTH 38°31'49" EAST 75.80 FEET;
THENCE NORTHEASTERLY 94.94 FEET ALONG AN ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 51°28'11" WEST, LONG CHORD BEARS NORTH 32°03'17" EAST 94.74 FEET WITH A CENTRAL ANGLE OF 12°57'05");
THENCE NORTH 25°34'44" EAST 374.30 FEET TO THE HIGHWAY RIGHT-OF-WAY LINE OF BLUFF STREET AS DEFINED BY THE STATE ROAD COMMISSION, PROJECT NO. S0417(1);
THENCE SOUTH 52°39'08" EAST 61.29 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE SOUTH 25°34'44" WEST 361.50 FEET;
THENCE SOUTHWESTERLY 138.50 FEET ALONG AN ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 64°25'16" WEST, LONG CHORD BEARS SOUTH 32°03'16" WEST 138.07 FEET WITH A CENTRAL ANGLE OF 12°37'51");
THENCE SOUTH 38°31'49" WEST 75.80 FEET;
THENCE SOUTHERLY 213.75 FEET ALONG AN ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 51°28'11" EAST, LONG CHORD BEARS SOUTH 15°57'24" WEST 207.29 FEET WITH A CENTRAL ANGLE OF 45°08'55");
THENCE SOUTH 06°37'01" EAST 50.09 FEET;
THENCE SOUTHERLY 25.48 FEET ALONG AN ARC OF A 570.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 83°22'59" EAST, LONG CHORD BEARS SOUTH 07°53'51" EAST 25.48 FEET WITH A CENTRAL ANGLE OF 02°33'40");
THENCE SOUTH 09°10'41" EAST 142.66 FEET;
THENCE SOUTHERLY 64.31 FEET ALONG AN ARC OF A 570.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°49'19" EAST, LONG CHORD BEARS SOUTH 12°24'27" EAST 64.29 FEET WITH A CENTRAL ANGLE OF 06°27'51");
THENCE SOUTH 15°38'32" EAST 143.05 FEET;
THENCE SOUTHERLY 40.86 FEET ALONG AN ARC OF A 570.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 74°21'28" EAST, LONG CHORD BEARS SOUTH 17°41'46" EAST 40.85 FEET WITH A CENTRAL ANGLE OF 04°06'27");
THENCE SOUTH 19°44'59" EAST 820.00 FEET;
THENCE SOUTHERLY 141.31 FEET ALONG AN ARC OF A 1,970.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 70°15'01" EAST, LONG CHORD BEARS SOUTH 21°48'17" EAST 141.28 FEET WITH A CENTRAL ANGLE OF 04°06'36");
THENCE SOUTH 23°51'25" EAST 510.24 FEET;

LEGAL DESCRIPTION CONTINUED:

THENCE SOUTHEASTERLY 325.52 FEET ALONG AN ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 66°08'35" EAST, LONG CHORD BEARS SOUTH 37°10'55" EAST 322.60 FEET WITH A CENTRAL ANGLE OF 26°39'40");
THENCE SOUTH 50°30'15" EAST 62.92 FEET;
THENCE SOUTHEASTERLY 348.97 FEET ALONG AN ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 39°29'45" WEST, LONG CHORD BEARS SOUTH 30°46'53" EAST 339.11 FEET WITH A CENTRAL ANGLE OF 99°38'44");
THENCE SOUTH 10°51'32" EAST 149.60 FEET;
THENCE SOUTHERLY 229.53 FEET ALONG AN ARC OF A 1,020.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°08'28" WEST, LONG CHORD BEARS SOUTH 04°24'44" EAST 229.05 FEET WITH A CENTRAL ANGLE OF 12°53'26");
THENCE SOUTH 02°02'04" WEST 407.09 FEET;
THENCE SOUTHERLY 172.96 FEET ALONG AN ARC OF A 1,480.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 87°57'56" EAST, LONG CHORD BEARS SOUTH 01°18'48" EAST 172.86 FEET WITH A CENTRAL ANGLE OF 06°41'45");
THENCE SOUTH 04°39'41" EAST 48.64 FEET;
THENCE SOUTHERLY 180.89 FEET ALONG AN ARC OF A 980.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85°20'19" EAST, LONG CHORD BEARS SOUTH 09°56'54" EAST 180.61 FEET WITH A CENTRAL ANGLE OF 10°34'27");
THENCE SOUTHERLY 171.02 FEET ALONG AN ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 74°45'52" WEST, LONG CHORD BEARS SOUTH 01°05'43" WEST 168.71 FEET WITH A CENTRAL ANGLE OF 32°39'42");
THENCE SOUTH 17°25'34" WEST 250.91 FEET;
THENCE SOUTHERLY 42.17 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 72°34'26" EAST, LONG CHORD BEARS SOUTH 00°14'33" EAST 42.49 FEET WITH A CENTRAL ANGLE OF 35°20'13");
THENCE SOUTHWESTERLY 195.50 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 72°05'21" WEST, LONG CHORD BEARS SOUTH 62°05'54" WEST 137.88 FEET WITH A CENTRAL ANGLE OF 160°10'07");
THENCE NORTHWESTERLY 62.29 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 52°06'29" WEST, LONG CHORD BEARS NORTH 63°23'00" WEST 60.25 FEET WITH A CENTRAL ANGLE OF 50°58'56");
THENCE NORTH 88°52'20" WEST 720.77 FEET;
THENCE WESTERLY 54.38 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°07'31" EAST, LONG CHORD BEARS SOUTH 68°55'04" WEST 52.92 FEET WITH A CENTRAL ANGLE OF 44°24'55");
THENCE NORTHWESTERLY 208.74 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 42°17'23" WEST, LONG CHORD BEARS SOUTH 47°51'44" WEST 139.55 FEET WITH A CENTRAL ANGLE OF 170°51'10");
THENCE NORTHWESTERLY 57.42 FEET ALONG AN ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 52°26'00" WEST, LONG CHORD BEARS NORTH 14°03'47" EAST 55.83 FEET WITH A CENTRAL ANGLE OF 47°00'17");
THENCE NORTHERLY 85.35 FEET ALONG AN ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 80°23'29" EAST, LONG CHORD BEARS NORTH 03°11'56" WEST 85.22 FEET WITH A CENTRAL ANGLE OF 16°30'50");
THENCE NORTH 03°02'33" EAST 377.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT BEING SOUTH 88°45'35" EAST 579.39 FEET ALONG THE SECTION LINE AND SOUTH 42.51 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 25 AND 36, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTHWESTERLY 187.58 FEET ALONG AN ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°07'32" EAST, LONG CHORD BEARS NORTH 44°05'37" WEST 169.05 FEET WITH A CENTRAL ANGLE OF 89°33'40");
THENCE NORTHERLY 10.27 FEET ALONG AN ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°16'47" EAST, LONG CHORD BEARS NORTH 01°51'51" EAST 10.27 FEET WITH A CENTRAL ANGLE OF 02°21'16");
THENCE NORTH 03°02'33" EAST 377.05 FEET;
THENCE NORTHERLY 40.20 FEET ALONG AN ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 86°57'31" EAST, LONG CHORD BEARS NORTH 05°31'04" EAST 40.18 FEET WITH A CENTRAL ANGLE OF 04°57'10");
THENCE NORTH 07°59'39" EAST 184.53 FEET;
THENCE NORTHERLY 51.25 FEET ALONG AN ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 82°00'21" WEST, LONG CHORD BEARS NORTH 02°35'42" EAST 51.19 FEET WITH A CENTRAL ANGLE OF 10°47'54");
THENCE NORTH 02°18'13" WEST 327.79 FEET;
THENCE NORTHERLY 113.72 FEET ALONG AN ARC OF A 925.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87°11'45" EAST, LONG CHORD BEARS NORTH 00°42'04" EAST 113.64 FEET WITH A CENTRAL ANGLE OF 07°02'27");
THENCE NORTH 04°14'22" EAST 109.37 FEET;
THENCE NORTHWESTERLY 325.03 FEET ALONG AN ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85°45'38" WEST, LONG CHORD BEARS NORTH 29°37'13" WEST 306.44 FEET WITH A CENTRAL ANGLE OF 67°43'11");
THENCE NORTH 63°28'46" WEST 84.56 FEET;
THENCE NORTHWESTERLY 41.24 FEET ALONG AN ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 26°31'14" EAST, LONG CHORD BEARS NORTH 60°06'15" WEST 41.21 FEET WITH A CENTRAL ANGLE OF 06°45'02");
THENCE NORTHWESTERLY 96.67 FEET ALONG AN ARC OF A 49.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 33°16'16" EAST, LONG CHORD BEARS NORTH 00°59'25" EAST 76.09 FEET WITH A CENTRAL ANGLE OF 115°26'19");
THENCE NORTH 55°42'34" EAST 74.99 FEET;
THENCE EASTERLY 99.71 FEET ALONG AN ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 31°17'26" EAST, LONG CHORD BEARS NORTH 75°51'57" EAST 98.37 FEET WITH A CENTRAL ANGLE OF 32°38'46");
THENCE SOUTH 88°38'40" EAST 718.95 FEET;
THENCE SOUTH 88°38'40" EAST 89.55 FEET;
THENCE EASTERLY 35.23 FEET ALONG AN ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°21'20" WEST, LONG CHORD BEARS SOUTH 60°27'38" EAST 34.50 FEET WITH A CENTRAL ANGLE OF 40°20'03");
THENCE EASTERLY 47.26 FEET ALONG AN ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 41°43'23" EAST, LONG CHORD BEARS SOUTH 72°53'45" EAST 45.82 FEET WITH A CENTRAL ANGLE OF 49°14'16");
THENCE SOUTHWESTERLY 86.53 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 07°37'53" EAST, LONG CHORD BEARS SOUTH 65°07'37" EAST 53.56 FEET WITH A CENTRAL ANGLE OF 99°14'32");
THENCE SOUTHERLY 168.03 FEET ALONG AN ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 57°13'39" WEST, LONG CHORD BEARS SOUTH 21°47'56" EAST 167.01 FEET WITH A CENTRAL ANGLE OF 21°52'49");
THENCE SOUTH 10°51'32" EAST 149.60 FEET;
THENCE SOUTHERLY 216.03 FEET ALONG AN ARC OF A 960.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°08'28" WEST, LONG CHORD BEARS SOUTH 04°24'44" EAST 215.57 FEET WITH A CENTRAL ANGLE OF 12°53'26");
THENCE SOUTH 02°02'04" WEST 407.09 FEET;
THENCE SOUTHERLY 179.97 FEET ALONG AN ARC OF A 1,540.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 87°57'56" EAST, LONG CHORD BEARS SOUTH 01°18'48" EAST 179.87 FEET WITH A CENTRAL ANGLE OF 06°41'45");
THENCE SOUTH 04°39'41" EAST 48.64 FEET;
THENCE SOUTHERLY 191.94 FEET ALONG AN ARC OF A 1,040.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85°20'19" EAST, LONG CHORD BEARS SOUTH 09°56'54" EAST 191.66 FEET WITH A CENTRAL ANGLE OF 10°34'27");
THENCE SOUTHERLY 136.81 FEET ALONG AN ARC OF A 240.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 74°45'52" WEST, LONG CHORD BEARS SOUTH 01°05'43" WEST 134.97 FEET WITH A CENTRAL ANGLE OF 32°39'42");
THENCE SOUTH 17°25'34" WEST 231.75 FEET;
THENCE SOUTHWESTERLY 50.97 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 72°34'26" WEST, LONG CHORD BEARS SOUTH 46°37'55" WEST 48.88 FEET WITH A CENTRAL ANGLE OF 58°24'03");
THENCE SOUTHWESTERLY 25.31 FEET ALONG AN ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 14°09'42" EAST, LONG CHORD BEARS SOUTH 63°42'20" WEST 24.98 FEET WITH A CENTRAL ANGLE OF 26°15'34");
THENCE WESTERLY 36.26 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 40°25'38" WEST, LONG CHORD BEARS SOUTH 70°20'57" WEST 35.47 FEET WITH A CENTRAL ANGLE OF 41°32'09");
THENCE NORTH 88°52'20" WEST 729.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 630,375 SQUARE FEET OR 14.47 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE-DESCRIBED TRACT OF LAND, FOR GOOD AND VALUABLE CONSIDERATIONS RECEIVED, DOES HEREBY WARRANT, DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PARCELS OF LAND DESCRIBED AND SHOWN ON THIS PLAT AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC AS ROADWAYS AND EASEMENTS FOR UTILITIES OR OTHER PUBLIC USE AS MAY BE DETERMINED BY CITY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2016.

CITY OF ST. GEORGE

_____

MAYOR

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20 ___ BY _____, MAYOR OF THE CITY OF ST. GEORGE.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN _____
THE STATE OF

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2,ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 www.RADIVIL.COM

FPLAT P49.DWG FILE NUMBER:	12/01/2015 DATE:	S.E.A. DRAWN:
1960 PH4-49 JOB NUMBER:	1" = 40' SCALE:	S.E.A. CHECKED:

A ROAD DEDICATION PLAT FOR

RIDGE TOP DRIVE

LOCATED IN THE S.E. 1/4 OF SECTIONS 25 & THE N.W. 1/4 OF SECTION 36
T.42S., R.16W., S.L.B.&M.
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.