

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, November 13, 2018**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

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

Consider a zone change from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to PD-C on approximately 8.01 acres and to approve the proposed "Use List." The property is generally located on the northwest corner of the intersection of **Snow Canyon Parkway and Dixie Downs Road**. The representative is Civil Science. Case No. 2018-ZC-045 (Staff – Ray Snyder)

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

Consider a conditional use permit to allow construction of an approximately 16'4" **RV Garage** on Lot 15 in the Meadow Valley Farms Phase 2 subdivision. The property is located at the intersection of 3910 South and 2520 East Streets. The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The owners are Mr. and Mrs. Larson. Case No. 2018-CUP-023 (Staff – Ray Snyder)

3. **FINAL PLATS (FP)**

A. Consider a twelve (12) lot residential final subdivision plat for "**Bloomington Vacation Villas Phase 2**" located at 3080 South Bloomington Drive East. The property is zoned PD-R (Planned Development Residential). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FP-071 (Staff – Wes Jenkins)

B. Consider a twenty-eight (28) lot residential final subdivision plat for "**Fieldstone Phase 5**" located at 2240 East Street and approximately 3600 South. The property is zoned RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size). The representative is Brad Peterson, Development Solutions. Case No. 2018-FP-072 (Staff – Wes Jenkins)

C. Consider a fourteen (14) lot residential final subdivision plat for "**Fish Rock Phase 1**" located at Ledges Parkway and Movie Rock Drive (at approximately 1610 West and 4670 North). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-062 (Staff – Wes Jenkins)

- D. Consider a twenty (20) lot residential final subdivision plat for “**The Ledges of St George Pocket Mesa Phase 1**” located at Ledges Parkway and Movie Rock Dr. (at approximately 1610 West and 4670 North). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-064 (Staff – Wes Jenkins)
- E. Consider a four (4) lot residential final subdivision plat for “**Meadow Valley Farms Phase 10B**” located at Quarry Ridge Dr. and 4040 South St. (at approximately 2150 East). The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-068 (Staff – Wes Jenkins)
- F. Consider a fourteen (14) lot residential final subdivision for “**The Reserve at River Hollow Phase 2**” located at 2580 East St. and 1240 South Street. The property is zoned RE-20 (Residential Estate 20,000 sq. ft minimum lot size). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FP-065 (Staff – Wes Jenkins)

4. **SUBDIVISION OF 10 LOTS OR LESS WITHOUT A PLAT (LRE)**

Consider a subdivision of two (2) parcels into four (4) parcels for “**C & C Cattle Farms LLC (Chuck Spilker)**” located at 3210 East and 2450 South Street. The property is zoned A-1 (Agricultural). The representative is Scott Woolsey, Alpha Engineering. Case No. 2018-LRE-023 (Staff – Wes Jenkins)

5. **PRELIMINARY PLATS (PP)**

- A. Consider a twelve (12) unit residential preliminary plat subdivision for “**Desert Solace at Desert Canyons**” located at approximately 3100 East Rim Runner Drive. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Curt Gordon, Desert Canyons Development. Case No. 2018-PP-048 (Staff – Wes Jenkins)
- B. Consider a one hundred seventy-three (173) unit town home preliminary plat subdivision for “**Woodland Town Homes**” located 2780 East Street and Mall Drive. The property is zoned PD-R (Planned Development Residential). The representative is Tim Stewart. Case No. 2018-PP-049 (Staff – Wes Jenkins)
- C. Consider a one hundred twenty-six (126) lot preliminary plat subdivision for “**Desert Hollow at Desert Canyons**” located at approximately Broken Mesa Drive and Rim Runner Drive. The property is zoned PD-R (Planned Development Residential). The representative is Curt Gordon, Desert Canyons Development. Case No. 2018-PP-050 (Staff – Wes Jenkins)

6. **MINUTES**

Consider approval of minutes from previous Planning Commission meetings.

7. **CITY COUNCIL ACTIONS – November 1, 2018**

Planning staff will report on the following items heard at City Council

- A. 2018-GPA-017 – River Road & 1450 S (LDR & MDR to COM) - DENIED
- B. 2018-GPA-016 – Below Tech Ridge - OS & LDR to MDR. Also VLDR to OS - Approved
- C. 2018-GPA-015 – Dixie Drive & Canyon View - MDR to MHDR - Approved
- D. 2018-ZCA-040 - Commercial Bldg by Lin's – Approved w/ conditions
- E. 2018-ZCA-044 – Reach Higher (Health Club) – Approved
- F. 2018-ZC-042 – Accent Painting – Approved w/ conditions and use list
- G. 2018-GPA-018 – Green Valley Clean-up – Approved
- H. 2018-CUP-022 – Lot 8 Rim Rock – 3 office buildings – Approved
- I. 2018-CUP-021 – Lot 60 – The Springs – Garage – Approved w/ deed restriction

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



ITEM 1 Zone Change

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

ZONE CHANGE AMENDMENT

Snow Canyon Commercial

Case No. 2018-ZC-045

Background:

Previously on September 20th the City Council heard Case No. 2018-ZC-31 which was a request to change the zoning from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to C1 on 4.89 acres and C2 on 3.13 acres.

The purpose of that zone change was to eliminate the 81 foot wide narrow strip of C-1 zoning that extends north and south along the existing C-2 zoning which makes the area difficult to develop. The amendment was proposed to update the zoning to follow the proposed commercial lot lines that would be developed as a future commercial subdivision plat

However, the City Council had concerns and tabled the item. As a result, the original zone change request has been replaced with this new application for PD-C by the applicant.

Request:

This is a request to consider a zone change from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to PD-C on approximately 8.01 acres and to approve the proposed "Use List."

Note:

Each future project for consideration will require the submission of a ZCA (Zone Change Amendment) with a site plan, landscape plan, elevations, renderings, and color and materials board. No project is being approved at this time.

Owner:

Gayle Ann Wheatley – Triolo Trust, Donald J Triolo Trust

Representative(s):

Civil Science

Location:

Intersection of Snow Canyon Parkway and Dixie Downs Road

Acreage:

8.01 acres

Current Zoning:

C1 and C2

General Plan:

Commercial

**PD Zone Change
Written Text
Snow Canyon Commercial Subdivision**

A. *Use Of Land:* The proposed PD-Commercial zone change is for a parcel of land totaling 8.01 acres. The purpose of the zoning amendment is to combine two existing zones, C-1 and C-2, to PD-C to allow for better use of the property since the existing zoning designation do not align with proposed lot lines. No specific site plans are submitted with this application and will be required at time of development.

B. *Height And Elevations:* The maximum building height is not to exceed 35' unless requested by site specific application.

C. *Density:* Not applicable - Commercial use

D. *Schools, Churches And Open Spaces:* Not applicable

E. *Phasing Plan:* The commercial subdivision will likely develop into three commercial lots. The phasing is unknown at this time as this application does not subdivide the property.

F. *Topography:* The site is relatively flat and drainage will be collected in onsite detention basins per each lot/parcel.

G. *Landscape Plan:* The landscaping proposed will be consistent with the existing desert theme of Snow Canyon Parkway. Very little grass will be installed. Desert trees and plants will be installed per City Standards and tree planters will be installed in the large parking lot area.

H. *Area Reserved For Landscaping:* The landscaping type and areas provided will meet all City Code and be approved per specific site plan at time of development application.

I. *Utilities:* All utilities shall be underground and power transformer equipment shall be screened from streets and from adjacent properties. There is existing sewer, water and storm drain in the adjacent streets and are sized to accommodate this project.

J. *Refuse Storage Areas:* Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets and adjacent properties.

K. *Lighting Plan:* Lighting will be limited to low parking lot lights and minimal lights on the buildings.

L. *Turning Space:* Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead end streets. (1998 Document § 17-4; amd. 2003 Code).

M. *Signs:* No signs are being proposed with this PD but will be per City Code and meet all ordinances at time of application.

Use List

Snow Canyon Commercial PD-C

Lodging, temporary, allowing the following uses:

- Hotel/Motel
- Bed and breakfast
- Timeshare units

Business and financial services, allowing the following uses:

- Bank or financial institution
- Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.)

Food service establishments, allowing the following uses:

- Bakery
- Catering establishment
- Delicatessen
- Ice cream parlor
- Restaurant, drive-in
- Restaurant, sit down

Medical, dental, counseling services, allowing the following uses:

- Counseling center, mental health, alcohol, drugs
- Independent living, assisted living, memory care
- Laboratory, dental or medical
- Medical/dental office or clinic
- Mental health treatment center
- Nursing home
- Optometrist, optician

Retail sale of goods with all operations conducted in an enclosed building, allowing the following uses:

- Drive-through sales (pharmacy, dairy products, etc.)
- Florist shop
- Pharmacy
- Retail goods establishments (predominately indoor sales)
- Vegetable stand

Service businesses, allowing the following uses:

- Barbershop/beauty shop
- Child nursery, daycare, preschool
- Laundry or dry cleaners, laundromat
- Storage rental units
- Mail services
- Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations

2018-ZC-045
Snow Canyon Commercial

C-1 (5.65 ac.) and C-2 (2.36 ac.)

to

PD-C (8.01 ac.)



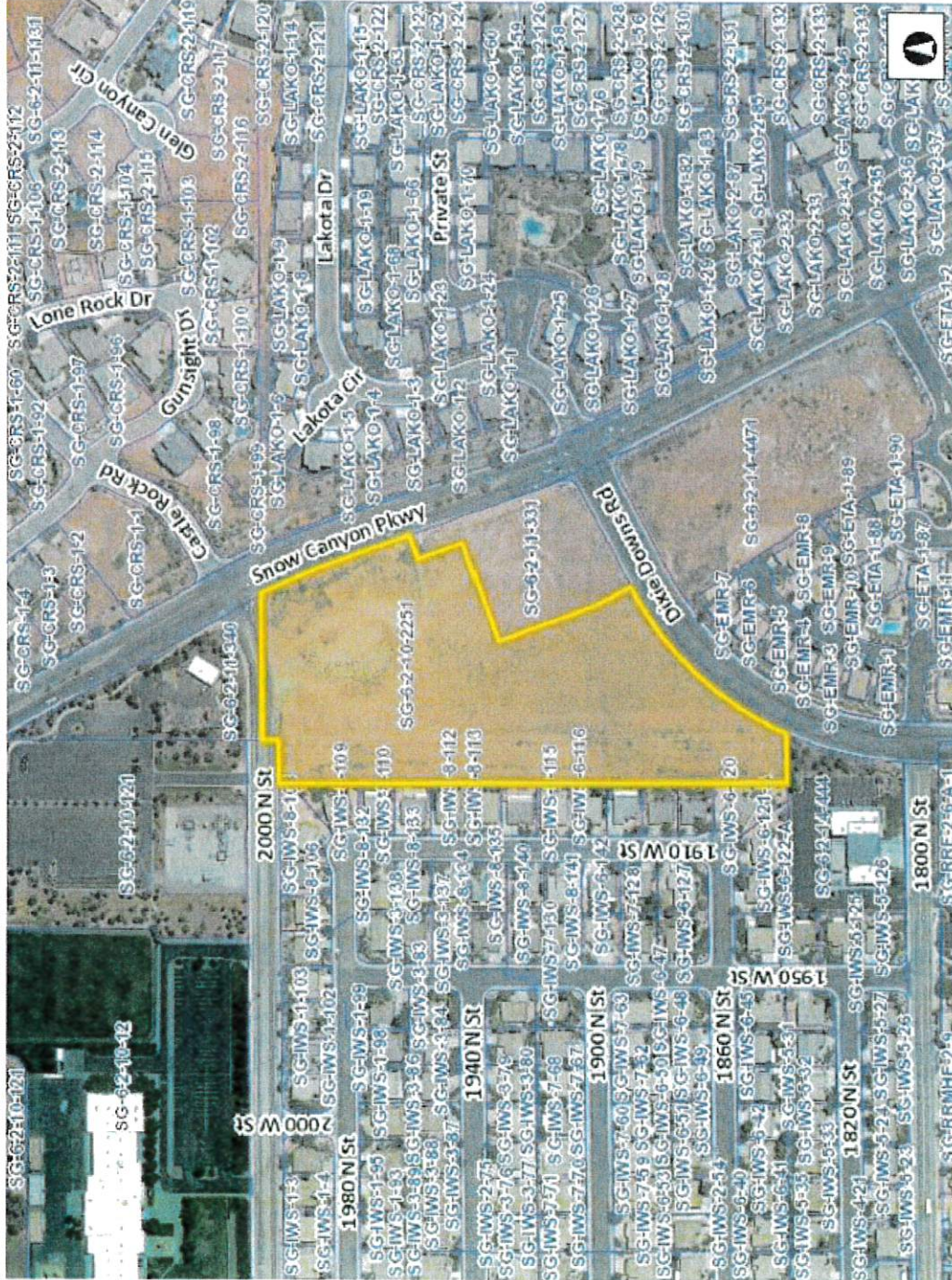
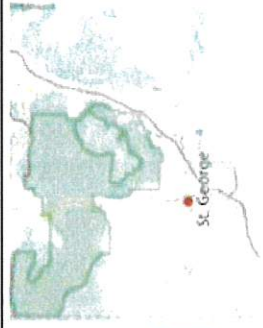
General Plan



Zoning



Zone Change



Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

SG-6-2-14-4471
 Civil Science via Washington County
 Website
 7/15/2018

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

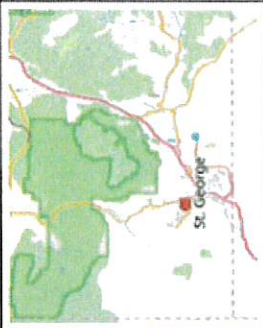
752.3 Feet

376.17

0

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Snow Canyon Com PD-C



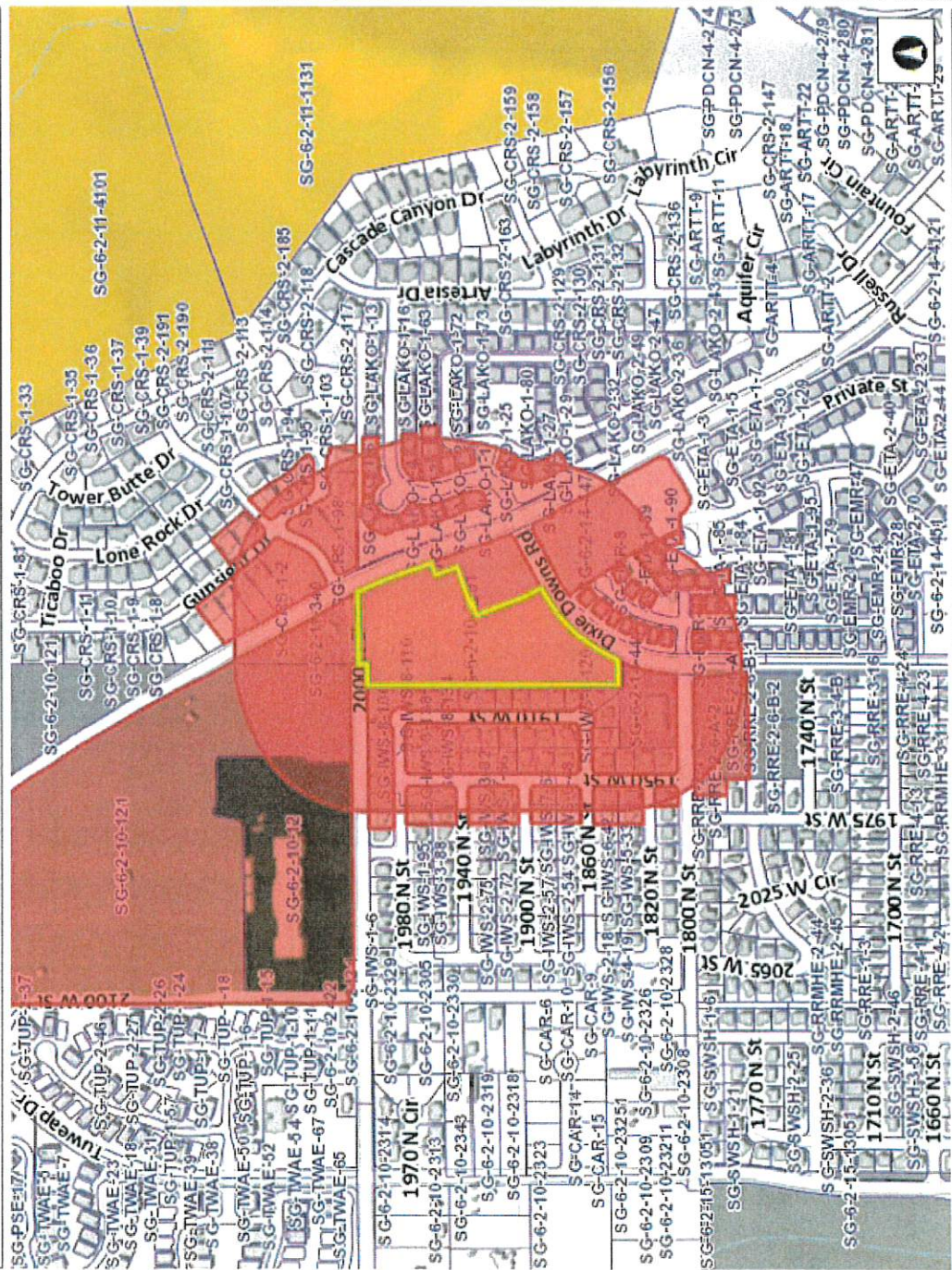
Legend

Parcels

- U.S. Forest Service
- U.S. Forest Service Wildemass
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- State Park
- State of Utah
- Washington County
- Municipality Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

500' RADIUS
10/10/2018
CIVIL SCIENCE



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



WGS_1984_Web_Mercator_Auxiliary_Sphere

1956 N 1910 W
St. George, Utah
November 6, 2018

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

Dear Commissioners,

I cannot say how pleased I am that you are rethinking the zoning on the property located on the west corner of Dixie Drive and Snow Canyon Parkway. I live to the west of the property and the back of my lot abuts the property in question. I support the decision to consider PD-commercial for several reasons.


First, this has always been a residential neighborhood since I have lived here from 2004 to the present time. Planned Unit commercial is better able to fit with the needs and appearance of the neighborhood. The developments in this area range from moderate to high end in Artesia, Lakota Ridge, and Castle Rock and more moderately priced housing in Ironwood, Emerald Cove and Estrella. The neighborhood is similar to the area on 1400 West where a planned development was built a few years ago. It appears to me that this development has had a positive impact on that neighborhood. I envision a development that would include things that benefit the neighborhood but would not cause significant traffic. The entry to that land is difficult. It is a busy intersection and will cause traffic delays when patrons are entering or exiting from either Dixie Drive or Snow Canyon Parkway. There is no other access.

Second, the land on the east side of Dixie Drive is already zoned PD commercial. I feel that this would allow developers to cooperate to make the sites more cohesive architecturally as well as determining which businesses would best fit into this neighborhood. That will benefit the business owners also because if they provide services that are needed in the neighborhood the neighbors will patronize them

Third, I am sure your engineers have looked over that property carefully and know that it is part of the drainage system in this neighborhood. Several years ago, they engineered a French drain but that has since fallen into disrepair. However, rain water still drains through that field as you can easily see by observing the flow patterns. I am concerned that if that land is paved over and that adequate drainage plans are not constructed that the wall on the east side of Ironwood will be severely compromised. I depend on that wall for privacy and safety. Therefore, no matter what is built on that area, careful engineering to manage water flow during our, sometimes, heavy rain storms is essential.

These are just some of my concerns. Thank you for allowing me the opportunity to make you aware of them.

Sincerely,



Marlene M. Deal SG-IWS-8-111





ITEM 2 CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

CONDITIONAL USE PERMIT

Case No. 2018-CUP-023

- Request:** To construct a 16'-3 1/2" high detached residential RV garage and shop. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.
- Property:** Lot 15 – Meadow Valley Farms Phase 2
- Applicant:** Mr. and Mrs. Larson
- Zoning:** RE-20 (Residential Estate 20,000 sq. ft. minimum lot size)
- General Plan:** RR (Rural Residential) & LDR (Low Density Residential)
- APN:** SG-MVF-2-15
- Area:** Lot 15 = 1.00 acres (43,560 sq. ft.)
- Height:** This structure would be **approximately 16'-3 1/2"** to the midpoint of the roof (*building height*), thus necessitating the purpose of this conditional use permit request.
- Garage:** Garage = Single Story = 2,687 sq. ft. (*Approx. 52 ft. x 54 ft.*)
- Setbacks:** Distance from house = Approx. 30 ft. (*Note: a minimum of 6 ft. is required*)
Rear (South) = 3 ft.
Side (West) = 3 ft.
Side (East) = N/A
- Driveway:** A concrete driveway to the new RV garage is required (*and is shown on the site plan*)
- Ordinance:** The Title 10, Chapter 14 "Supplementary and Qualifying Regulations," Section 10-14-12.
- A. Accessory buildings in the residential zones, planned development zone, and traditional neighborhood district: Accessory buildings shall not be constructed upon a lot until the building permit has been issued for the main dwelling:

1. The roof shall **not project across the property line**; *(This will comply – it will not project across the property line)*
2. **Storm water runoff** from the building shall not run onto an adjacent property; *(This will comply – there will not be runoff onto the adjacent property)*
3. All **corner lots** shall maintain twenty five foot (25') setbacks on all street sides; *(This is not a corner lot)*
4. Any accessory building placed over a utility easement shall require **written approval from the joint utility committee**; *(At 3 ft., the applicant will not have to provide a JUC letter with the Building Permit)*
5. Accessory buildings shall **not cover** more than twenty five percent (**25%**) of the **rear yard** area; *(This will not cover more than 25% of the rear yard)*
6. Accessory buildings shall be limited to **one story** and an overall height of fifteen feet (15') for pitched roofs (i.e., gable end roof) and twelve feet (12') for flat roofs (shed style), unless a conditional use permit is granted for a greater height; *(This is a one story building with a gable roof and a CUP is requested for the height of 16'-3")*
7. Main dwelling and accessory buildings must be **separated** a minimum of **six feet (6')**. *(This is separated by approx. 30')*
8. Accessory buildings located **in the rear** of the main dwelling, may be located **zero feet (0') from the rear and side** property lines, provided the building meets all requirements of this chapter. *(N/A - 3 ft. requested – Rear yard)*
9. Accessory buildings **in a side yard**: *(N/A – Not located in the side yard)*
 - a. Provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling; and
 - b. Provided exterior looks similar to the main structure by using the same building materials, colors, roof pitch, and design. (Ord. 2015-12-015, 12-17-2015)

Adj. Land: Single-family residences

Comments: The following are the suggested conditions and findings.

1. **Location and setbacks:** The structure shall be located approx. 30' from the home as presented. The west side yard is approved at 3 ft. The south rear yard is approved at 3 ft. and the east side yard is not applicable.

2. **Easement / JUC:** The proposed structure will not encroach onto the City easement (on the west side) and will not require a JUC (Joint Utilities Committee) review prior to construction.
3. **Concrete Driveway:** The applicant shall provide a paved driveway to the garage.
4. **Single Story:** The structure shall only be a single story.
5. **Color & Materials:** The structures exterior finish and roof shall match the primary unit (home) in its color and materials.

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

Mitigation	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
Similar garages have been constructed in the area.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.

	N/A	F. Traffic	<p>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".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
The detached RV garage and hobby shop will be approximately 16'-3 1/2" in height (to midpoint of roof)		G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>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.</p>
	N/A	H. Hours of Operation	<p>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.</p>
	N/A	I. Saturation / Spacing	<p>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.</p>
A detached RV garage is within the existing character of the zone. A garage of this height is not unusual for this zone.		J. Maintain Character and purpose of zone	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
	N/A	K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

2018-CUP-023

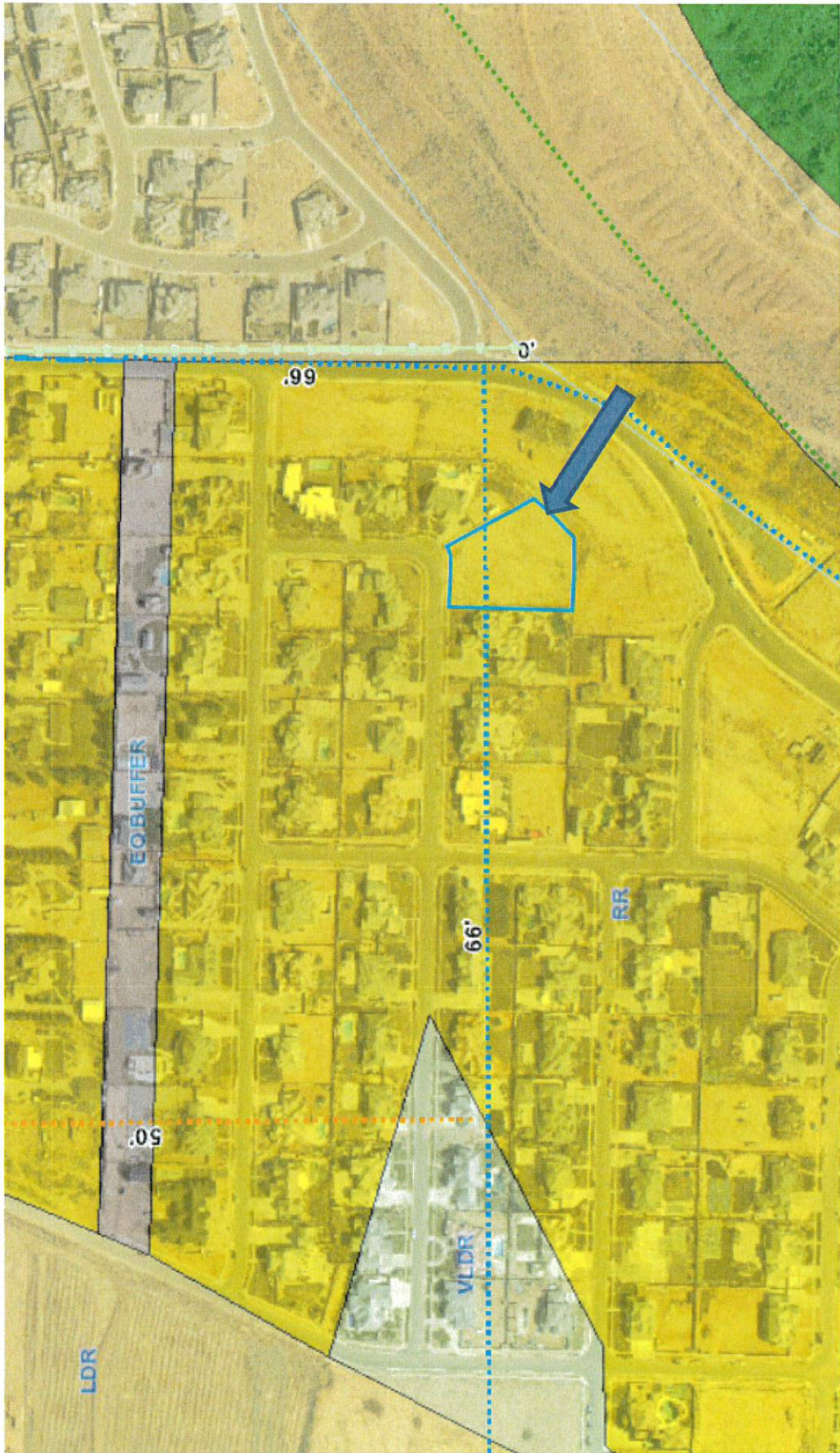
Meadow Vly Farms Ph 2

Lot 15

Garage



General Plan



Zoning



3'-0"

NO DRIVEWAY SHALL BE PERMITTED FROM ONE PROPERTY TO ANOTHER

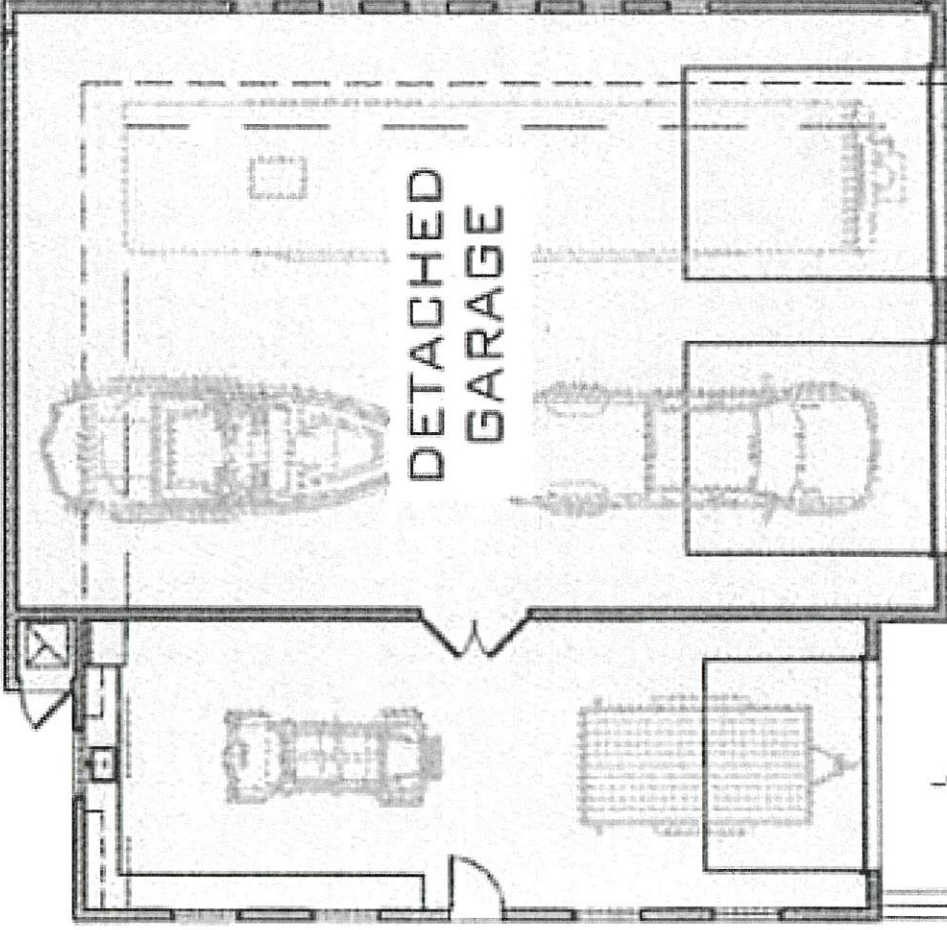
MINIMUM 10'

5.40'
34'48" W

NO DRIVEWAY SHALL BE PERMITTED FROM ONE PROPERTY TO ANOTHER

CREATE SWELL TO DRIVE

3'-0"





225 W. HICKORY ST.
SUITE 200
DALLAS, TEXAS 75201
TEL: 214.766.1111
WWW.LANDWORKSINC.COM

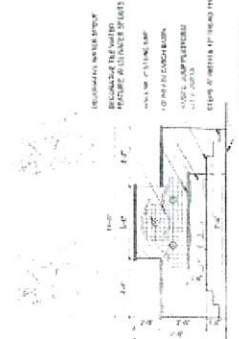


LANDSCAPE ARCHITECT
LARRY W. BROWN
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 12345
STATE OF TEXAS

PROJECT NAME:
**LARSON
RESIDENCE**
3500 N. HICKORY ST., #111
DALLAS, TX 75204
SCALE: 1/8" = 1'-0"

**LANDSCAPE
CONCEPT PLAN**

L00



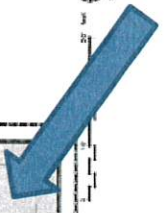
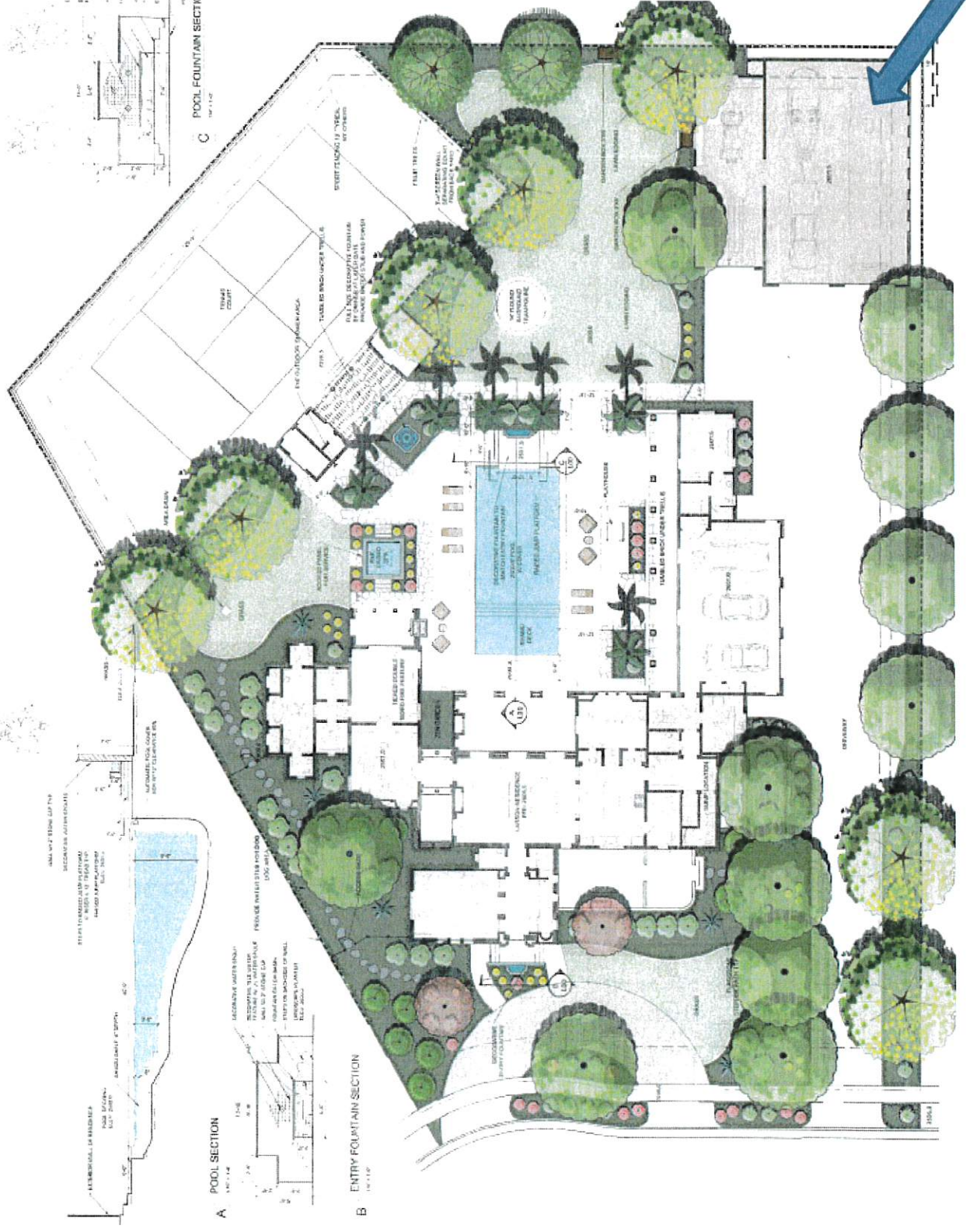
C POOL FOUNTAIN SECTION
1/8" = 1'-0"



A POOL SECTION
1/8" = 1'-0"



B ENTRY FOUNTAIN SECTION
1/8" = 1'-0"





CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN
1000 W. 10th Street, Suite 100
Ogden, UT 84403
Phone: 435.244.1111
www.creative-dimensions.com

CUSTOM HOME FOR
MR. AND MRS. FARSON
MEADOWVALE FARMS LOT #15
51 DECREE WAY
OGDEN, UT 84403

2017-01-01
GARAGE

A1.4

GENERAL NOTES:

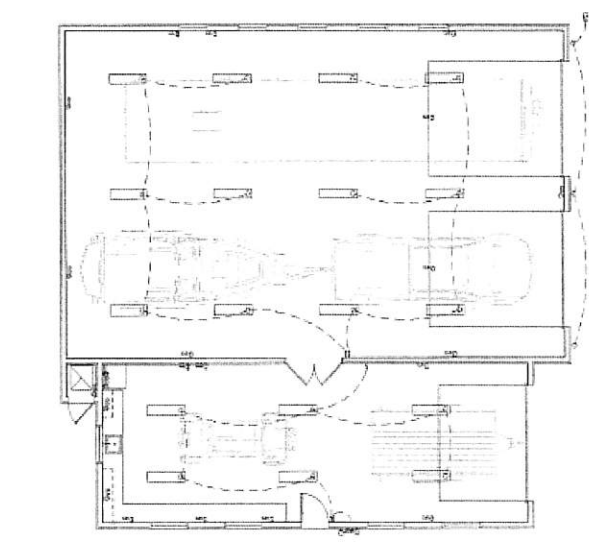
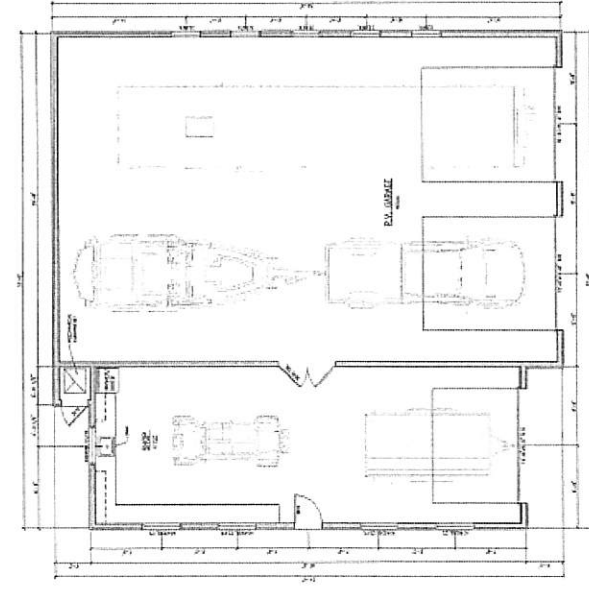
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND SIDEWALKS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL JURISDICTION.

MECHANICAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE MECHANICAL VENTILATION FOR ALL GARAGE BAYS.
2. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC).
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE INSULATION FOR ALL MECHANICAL SYSTEMS.
4. ALL MECHANICAL SYSTEMS SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE CLEARANCE FOR ALL MECHANICAL SYSTEMS.
6. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL JURISDICTION.

PLUMBING NOTES:

1. THE CONTRACTOR SHALL PROVIDE PLUMBING FOR ALL GARAGE BAYS.
2. ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE INSULATION FOR ALL PLUMBING SYSTEMS.
4. ALL PLUMBING SYSTEMS SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE CLEARANCE FOR ALL PLUMBING SYSTEMS.
6. ALL PLUMBING SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL JURISDICTION.

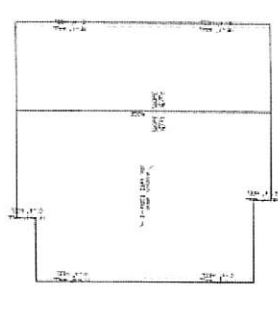
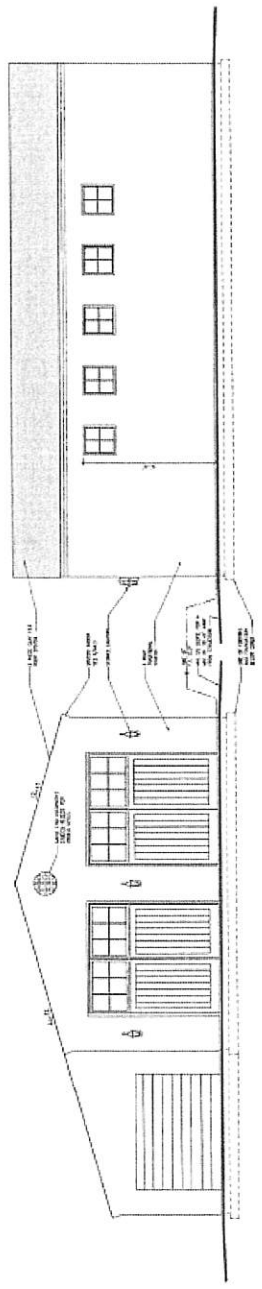


GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND SIDEWALKS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL JURISDICTION.

SYMBOL LEGEND:

- | SYMBOL | DESCRIPTION |
|--------|------------------|
| 1 | 120V AC 15A GFI |
| 2 | 120V AC 20A GFI |
| 3 | 120V AC 30A GFI |
| 4 | 120V AC 40A GFI |
| 5 | 120V AC 50A GFI |
| 6 | 120V AC 60A GFI |
| 7 | 120V AC 70A GFI |
| 8 | 120V AC 80A GFI |
| 9 | 120V AC 90A GFI |
| 10 | 120V AC 100A GFI |
| 11 | 120V AC 110A GFI |
| 12 | 120V AC 120A GFI |
| 13 | 120V AC 130A GFI |
| 14 | 120V AC 140A GFI |
| 15 | 120V AC 150A GFI |
| 16 | 120V AC 160A GFI |
| 17 | 120V AC 170A GFI |
| 18 | 120V AC 180A GFI |
| 19 | 120V AC 190A GFI |
| 20 | 120V AC 200A GFI |



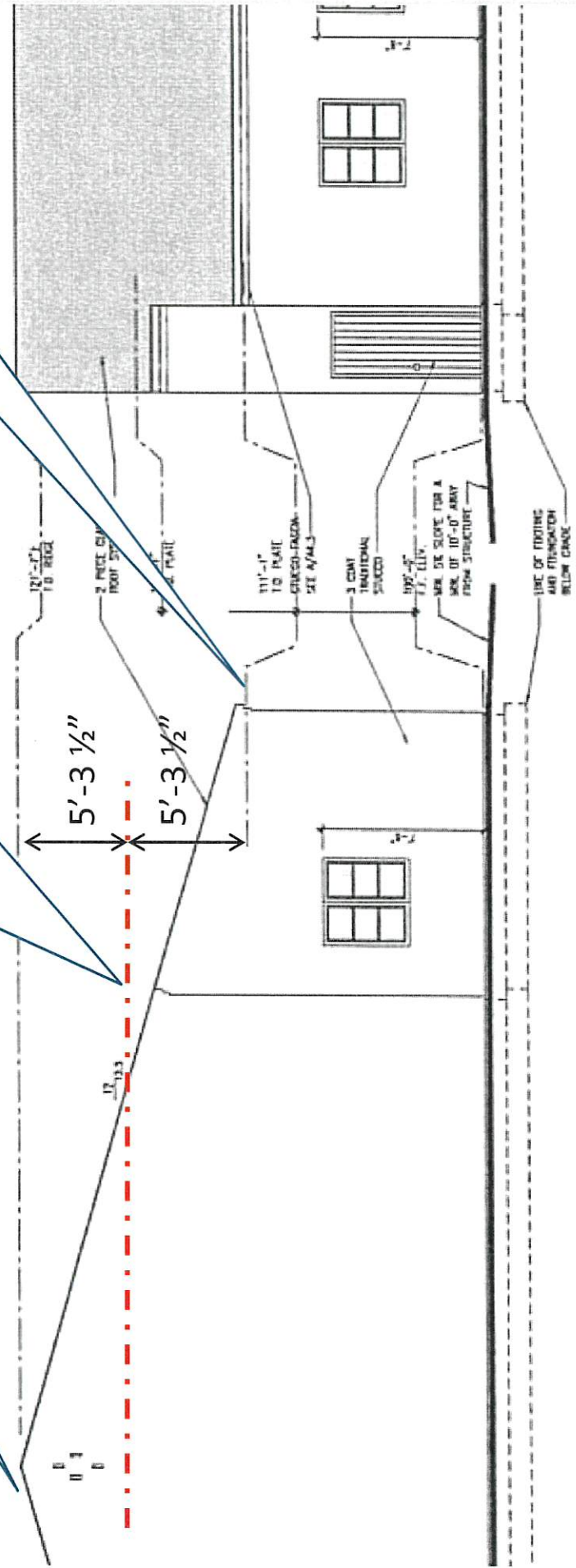
R.V. GARAGE ELEVATIONS
SCALE: 1/8" = 1'-0"

R.V. GARAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

Ridge = 21'-7"

Midpoint = 16'-3 1/2"

T.O. Plate = 11'



12'-7" TO RISE

2 PIECE CURB ROOF SYSTEM

11'-0" TOP PLATE

3 COURSE TRADITIONAL STACKED

10% SLOPE FOR A 10'-0" AWAY FROM STRUCTURE

LINE OF FOOTING AND FOUNDATION BELOW GRADE





Exterior.

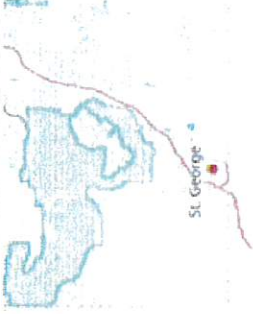
stucco color

landscaping
foot walkway





Title

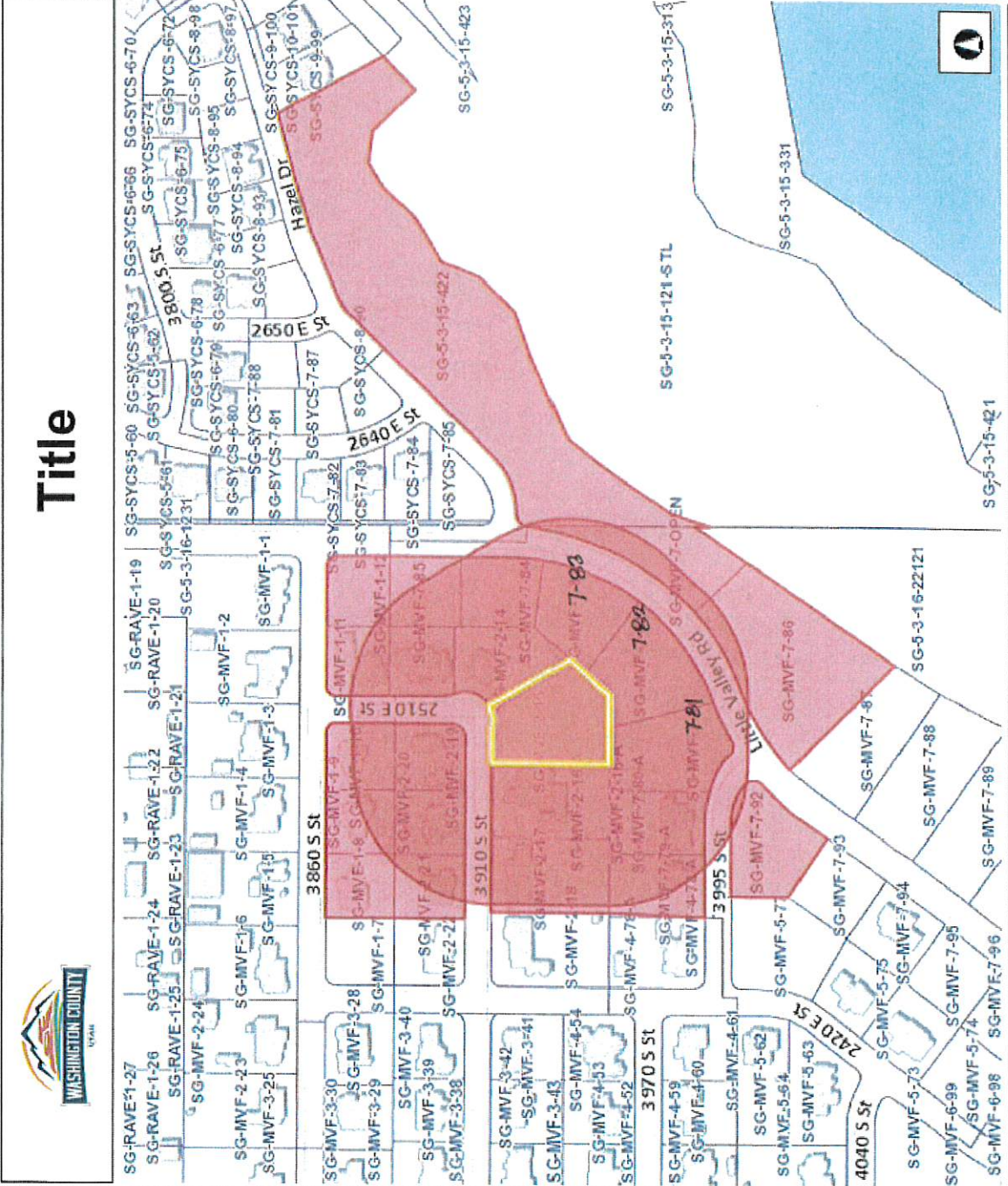


Legend

Parcels	
[White Box]	Ownership
[Light Blue Box]	U.S. Forest Service
[Light Green Box]	U.S. Forest Service Wilderness
[Light Yellow Box]	Bureau of Land Management
[Light Orange Box]	Bureau of Land Management Wildlife
[Light Purple Box]	National Park Service
[Light Red Box]	Shiwiwi Reservation
[Light Blue Box]	Utah Division of Wildlife Resources
[Light Green Box]	Utah Division of Transportation
[Light Yellow Box]	State Park
[Light Orange Box]	State of Utah
[Light Purple Box]	Washington County
[Light Red Box]	Municipally Owned
[Light Blue Box]	School District
[Light Green Box]	Privately Owned
[Light Yellow Box]	Water
[Light Orange Box]	Water Conservancy District
[Light Purple Box]	State Assessed Oil and Gas
[Light Red Box]	Mining Claim

Notes

DISCLAIMER: The information shown on this map was compiled from different GIS data sources. This hard base map facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



WGS_1984_Web_Mercator_Auxiliary_Sphere



Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

FINAL SUBDIVISION PLAT

Bloomington Vacation Villas Phase 2

Case No. 2018-FP-071

- Request:** Consider a 12 Unit Residential Final Subdivision Plat
- Representative:** Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790
- Property:** Located at 3080 S. Bloomington Dr. East
- Zone:** PD-R
- Staff Comments:** This project was originally approved by PC on May 9, 2017 and CC on May 18, 2017 but the developer never requested the Plat to be recorded. This request is to record this Phase over a portion of Phase 1, converting the units to Townhomes, which were originally approved as Condominiums, and vacate the previous approvals from 2017.
- All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all 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 Bloomington Vacation Villas Phase 2 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 12 Unit residential subdivision that is located at 3080 S. Bloomington Dr. East; Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). The Planning Commission recommended _____.



Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

FINAL SUBDIVISION PLAT

Fieldstone Phase 5

Case No. 2018-FP-072

- Request:** Consider a 28 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at 2240 East St. and approximately 3600 South
- Zone:** RE-12.5
- Staff Comments:** All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all 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 Fieldstone Phase 5 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 28 Lot residential subdivision that is located at 2240 East St. and approximately 3600 South; Zoning is RE-12.5 (Residential Estates 12,500 SQ/FT minimum lot size). The Planning Commission recommended _____.

SURVEYORS CERTIFICATE

I, the undersigned, a duly licensed Surveyor in the State of Washington, have surveyed and set out the boundaries of the lots shown on this plat which conform to the plat and have caused the same to be recorded in the Public Records Office of the County of King, Washington. I have examined the original of this plat and the copy therefrom, and have found that the same conform to the original and the copy therefrom, and that the same have been properly and lawfully prepared and recorded in accordance with the laws of the State of Washington.

FIELDSTONE - PHASE 5

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOTS SHOWN ON THIS PLAT MEET THE ELEMENTS OF A SUBDIVISION.



DATE: _____

LEGAL DESCRIPTION

BEING ALL OF THE SOUTHWEST QUARTER OF THE FIELDSTONE - PHASE 3 SUBDIVISION, AND THE NORTHWEST CORNER OF A TRACT OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.M., AND BEING THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.M., AND BEING THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.M., AND BEING THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.M., AND BEING THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.M.

OWNER'S DEDICATION

THE OWNER HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING: [Detailed list of utilities and easements]

FIELDSTONE - PHASE 5

THE CITY AND COUNTY ENGINEER REVIEWER HAS REVIEWED THE FIELDSTONE - PHASE 5 SUBDIVISION AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY AND COUNTY ENGINEER'S ACT AND THE SUBDIVISION ACT. THE CITY AND COUNTY ENGINEER REVIEWER HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY AND COUNTY ENGINEER'S ACT AND THE SUBDIVISION ACT.

ACKNOWLEDGMENT

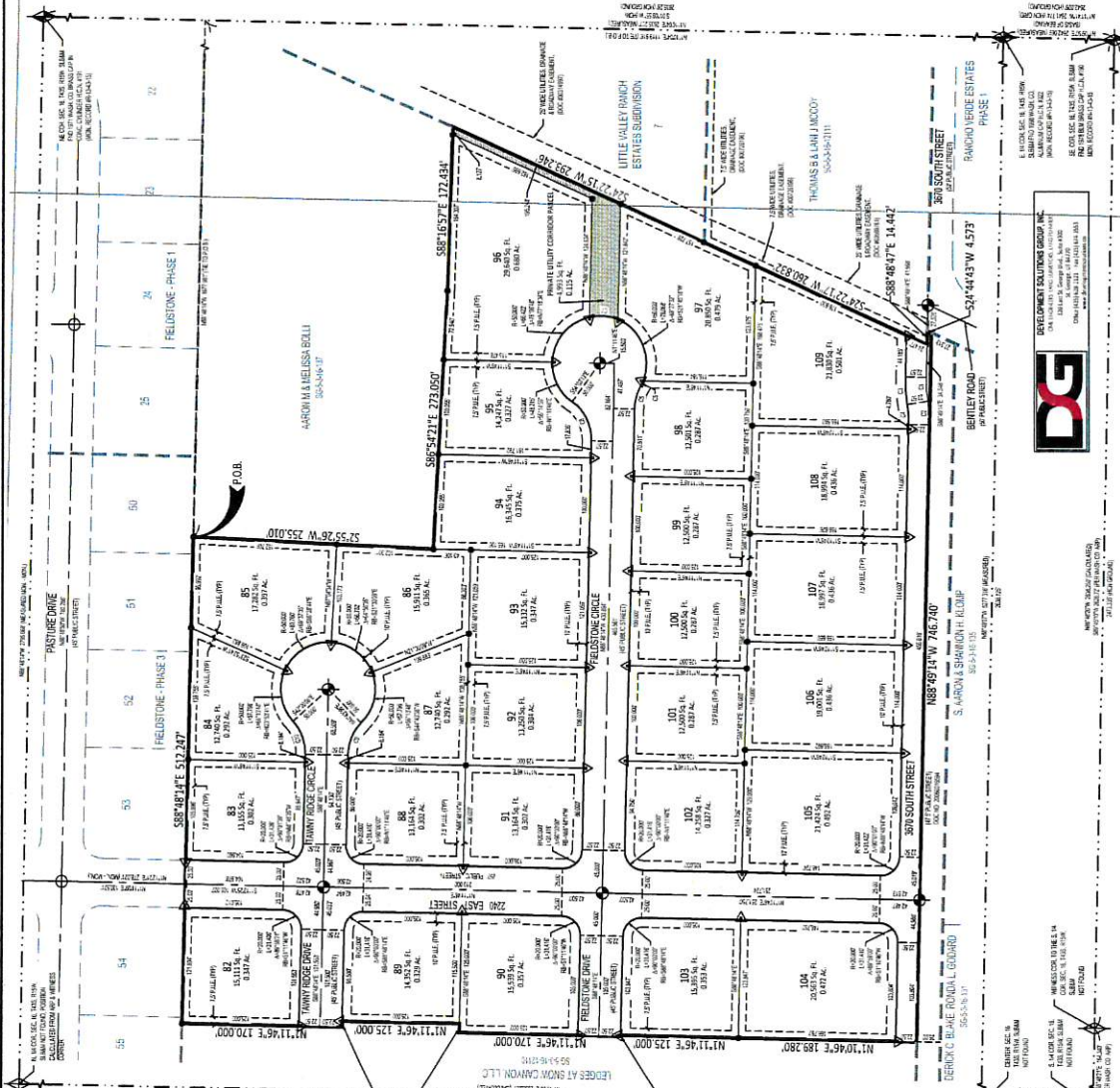
STATE OF WASHINGTON)
COUNTY OF KING)
I, the undersigned, a duly licensed Surveyor in the State of Washington, have surveyed and set out the boundaries of the lots shown on this plat which conform to the plat and have caused the same to be recorded in the Public Records Office of the County of King, Washington.

APPROVAL AND ACCEPTANCE BY THE CITY AND COUNTY ENGINEER REVIEWER

DATE OF REVIEW: _____
BY: _____
CITY AND COUNTY ENGINEER REVIEWER

**Subdivision Final Plat for
FIELDSTONE - PHASE 5
Located in the Northeast Quarter of Section 16,
Township 43 South, Range 15 West, S.L.B.M.**

SHEET 1 OF 2



APPROVAL AND ACCEPTANCE BY THE CITY AND COUNTY ENGINEER REVIEWER WE, THE MAYOR AND CITY ENGINEER OF THE CITY OF ST. GEORGE, WASHINGTON, HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND RECOMMEND THE SAME TO THE BOARD OF SUPERVISORS OF THE CITY OF ST. GEORGE, WASHINGTON.	
DATE: _____	DATE: _____
CITY ENGINEER	MAYOR
CITY OF ST. GEORGE	CITY OF ST. GEORGE

GENERAL NOTES AND RESTRICTIONS

- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBDIVISION AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CITY AND COUNTY ENGINEER'S ACT AND THE SUBDIVISION ACT.
- ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
- ALL BEARINGS ARE GIVEN AS TRUE BEARINGS.
- THE AREA OF EACH LOT IS GIVEN IN SQUARE FEET.
- THE TOTAL AREA OF THE SUBDIVISION IS _____ SQUARE FEET.
- THE TOTAL AREA OF THE SECTION IS _____ SQUARE FEET.
- THE TOTAL AREA OF THE QUARTER SECTION IS _____ SQUARE FEET.
- THE TOTAL AREA OF THE NEARLY QUARTER SECTION IS _____ SQUARE FEET.
- THE TOTAL AREA OF THE SOUTHWEST QUARTER SECTION IS _____ SQUARE FEET.
- THE TOTAL AREA OF THE SOUTHWEST QUARTER SECTION IS _____ SQUARE FEET.

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY OF SECTION
- BOUNDARY OF QUARTER SECTION
- BOUNDARY OF NEARLY QUARTER SECTION
- BOUNDARY OF SOUTHWEST QUARTER SECTION
- BOUNDARY OF SECTION
- BOUNDARY OF QUARTER SECTION
- BOUNDARY OF NEARLY QUARTER SECTION
- BOUNDARY OF SOUTHWEST QUARTER SECTION
- BOUNDARY OF SECTION
- BOUNDARY OF QUARTER SECTION
- BOUNDARY OF NEARLY QUARTER SECTION
- BOUNDARY OF SOUTHWEST QUARTER SECTION

PROJECT
Vicinity Map
NOT TO SCALE

SCALE
1" = 60'
0 60 120

APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR
THE BOARD OF SUPERVISORS OF THE CITY OF ST. GEORGE, WASHINGTON, HAS REVIEWED THE ABOVE SUBDIVISION PLAT AND RECOMMENDS THE SAME TO THE BOARD OF SUPERVISORS OF THE CITY OF ST. GEORGE, WASHINGTON.

DATE: _____	DATE: _____
CITY ENGINEER	MAYOR
CITY OF ST. GEORGE	CITY OF ST. GEORGE

Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

FINAL SUBDIVISION PLAT

Fish Rock Phase 1 Subdivision

Case No. 2018-FP-062

- Request:** Consider a 14 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Ledges Pkwy. and Movie Rock Dr. (at approximately 1610 West and 4670 North)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all 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 Fish Rock Phase 1 Subdivision and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 14 Lot residential subdivision that is located at Ledges Pkwy. and Movie Rock Dr.; Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). The Planning Commission recommended _____.

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE UNDERSIGNED HEREBY ACKNOWLEDGES BY SIGNING THIS PACT TO BE BOUND BY THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT AND TO BE BOUND BY THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT AND TO BE BOUND BY THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT...

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVATION DISTRICT:

THE BOARD OF DIRECTORS OF WASHINGTON COUNTY WATER CONSERVATION DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION THAT...

MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

THE UNDERSIGNED, MORTGAGEE, HEREBY ACKNOWLEDGES THAT THE UNDERSIGNED IS AWARE OF THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT...

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

THE UNDERSIGNED, MORTGAGEE, HEREBY ACKNOWLEDGES THAT THE UNDERSIGNED IS AWARE OF THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT...

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

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ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

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ACKNOWLEDGEMENT

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MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

THE UNDERSIGNED, MORTGAGEE, HEREBY ACKNOWLEDGES THAT THE UNDERSIGNED IS AWARE OF THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT...

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

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ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

THE UNDERSIGNED, MORTGAGEE, HEREBY ACKNOWLEDGES THAT THE UNDERSIGNED IS AWARE OF THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT...

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

MORTGAGEE'S CONSENT TO OWNERS' CONSENT TO WATER IMPACT FEES:

THE UNDERSIGNED, MORTGAGEE, HEREBY ACKNOWLEDGES THAT THE UNDERSIGNED IS AWARE OF THE OBLIGATION TO PAY AN IMPACT FEE AS DESCRIBED IN THE AGREEMENT...

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF WASHINGTON, I, the undersigned, do hereby acknowledge that I am a resident of the State of Ohio and that I am aware of the obligation to pay an impact fee as described in the agreement...

FISH ROCK - PHASE 1 SUBDIVISION
Subdivision Final Plat for
Located in the West one-half of Section 26,
Township 41 South, Range 16 West, SLB&M





Final Subdivision Plat

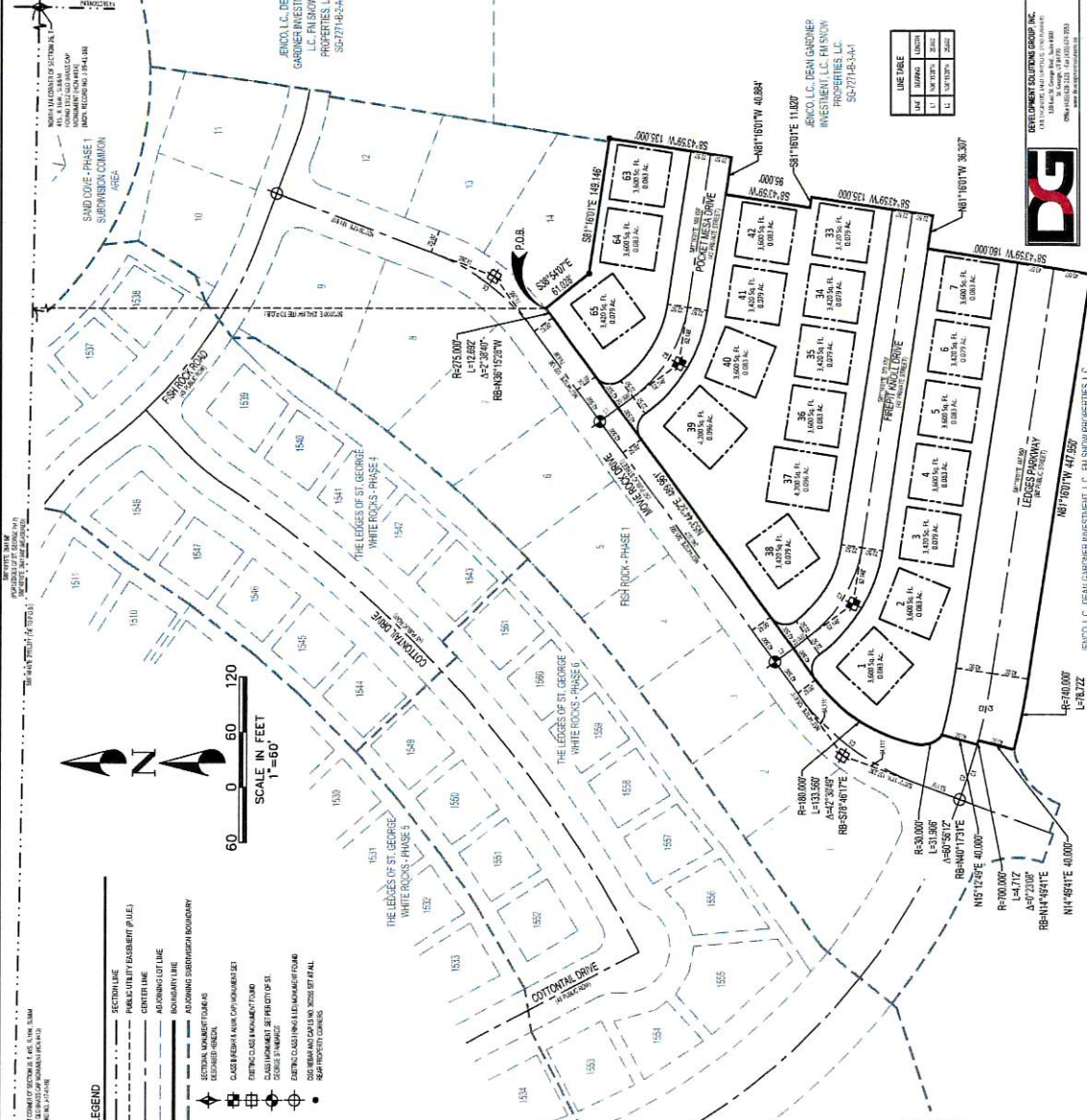
PLANNING COMMISSION AGENDA REPORT: 11/13/2018

FINAL SUBDIVISION PLAT

The Ledges of St. George Pocket Mesa Phase 1

Case No. 2018-FP-064

- Request:** Consider a 20 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Ledges Pkwy. and Movie Rock Dr. (at approximately 1610 West and 4670 North)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all 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 Pocket Mesa Phase 1 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 20 Lot residential subdivision that is located at Ledges Pkwy. and Movie Rock Dr.; Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). The Planning Commission recommended _____.



SURVEYOR'S CERTIFICATE:

I, the undersigned, being duly sworn, certify that this subdivision was prepared by me, or under my supervision, and that I am a duly licensed surveyor in the State of Virginia. I have not been convicted of any crime involving moral turpitude within the last five years. I have not been suspended or annulled from practice by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors.

LEGAL DESCRIPTION:

THE LEDGES OF ST. GEORGE SUBDIVISION COMMON MESA, PART OF THE LEDGES OF ST. GEORGE SUBDIVISION, ACCORDING TO A SUBDIVISION MAP RECORDED IN THE PUBLIC RECORDS OF THE CITY OF ST. GEORGE, VIRGINIA, UNDER MAP NO. 4131174. THE LEDGES OF ST. GEORGE SUBDIVISION COMMON MESA IS A SUBDIVISION OF THE LEDGES OF ST. GEORGE SUBDIVISION, ACCORDING TO A SUBDIVISION MAP RECORDED IN THE PUBLIC RECORDS OF THE CITY OF ST. GEORGE, VIRGINIA, UNDER MAP NO. 4131174. THE LEDGES OF ST. GEORGE SUBDIVISION COMMON MESA IS A SUBDIVISION OF THE LEDGES OF ST. GEORGE SUBDIVISION, ACCORDING TO A SUBDIVISION MAP RECORDED IN THE PUBLIC RECORDS OF THE CITY OF ST. GEORGE, VIRGINIA, UNDER MAP NO. 4131174.

OWNER'S DECLARATION:

I, the undersigned, being duly sworn, certify that I am the owner of the above-described property and that I have the right to convey the same. I have not been convicted of any crime involving moral turpitude within the last five years. I have not been suspended or annulled from practice by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors.

ACKNOWLEDGMENT

I, the undersigned, being duly sworn, certify that I am the owner of the above-described property and that I have the right to convey the same. I have not been convicted of any crime involving moral turpitude within the last five years. I have not been suspended or annulled from practice by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors.

GENERAL NOTES AND RESTRICTIONS:

- ALL LOT WALLS, DRIVE WALLS AND ALCOCK RAILING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE, VIRGINIA, CODES AND ORDINANCES.
- ALL SIDE WALKS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE, VIRGINIA, CODES AND ORDINANCES.
- ALL LOT WALLS, DRIVE WALLS AND ALCOCK RAILING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE, VIRGINIA, CODES AND ORDINANCES.

LEGEND:

SECTIONAL LINE
PROPERTY BOUNDARY
BOUNDARY LINE
BOUNDARY LINE
BOUNDARY LINE

LINE TABLE

LINE NO.	LINE TYPE	LENGTH	AREA
1	SECTIONAL	1.820	3.314
2	SECTIONAL	1.820	3.314
3	SECTIONAL	1.820	3.314
4	SECTIONAL	1.820	3.314
5	SECTIONAL	1.820	3.314

APPROVAL AS TO FORM

I, the undersigned, being duly sworn, certify that the above-described plat is in accordance with the requirements of the City of St. George, Virginia, Code of Ordinances, Chapter 10, Article 4, Sections 10-4-1 through 10-4-3.

ENGINEER'S APPROVAL

I, the undersigned, being duly sworn, certify that I am a duly licensed professional engineer in the State of Virginia. I have not been convicted of any crime involving moral turpitude within the last five years. I have not been suspended or annulled from practice by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors.

APPROVAL OF THE PLANNING COMMISSION

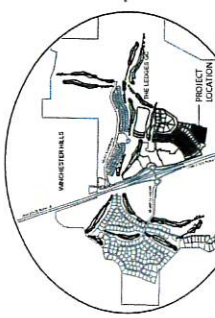
I, the undersigned, being duly sworn, certify that I am a member of the Planning Commission of the City of St. George, Virginia. I have not been convicted of any crime involving moral turpitude within the last five years. I have not been suspended or annulled from practice by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors.

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

I, the Mayor and City Council of the City of St. George, Virginia, do hereby approve and accept the above-described plat as a final plat and authorize the same to be recorded in the Public Records of the City of St. George, Virginia.

APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

I, the undersigned, being duly sworn, certify that I am the Director of the Community Development Department of the City of St. George, Virginia. I have not been convicted of any crime involving moral turpitude within the last five years. I have not been suspended or annulled from practice by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors. I have not been disciplined by the Board of Professional Engineers and Surveyors.



THE LEDGES OF ST. GEORGE POCKET MESA - PHASE 1

Located in the West one-half of Section 26,
Township 41 South, Range 16 West, SLB&M

Subdivision Final Plat for
THE LEDGES OF ST. GEORGE
POCKET MESA - PHASE 1
Located in the West one-half of Section 26,
Township 41 South, Range 16 West, SLB&M



THE LEDGES OF ST. GEORGE, P.O. BOX 500, ST. GEORGE, WY 82091
THE LEDGES OF ST. GEORGE, INC.
 10101 N. Loop West, Suite 100
 Houston, TX 77060-2501
 281-491-3121 Fax 281-491-3123

SHEET 3 OF 3

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNER HEREBY AGREES TO PAY TO THE CITY OF WASHINGTON COUNTY THE IMPACT FEE FOR THE IMPROVEMENTS TO THE PUBLIC UTILITIES AND WATER AND SEWER SYSTEMS AS DESCRIBED IN THE CITY OF WASHINGTON COUNTY WATER CONSERVATION DISTRICT WATER CONSERVATION DISTRICT NO. 1. THE CITY OF WASHINGTON COUNTY HAS ADVISED THAT THE IMPACT FEE IS REQUIRED BY THE CITY OF WASHINGTON COUNTY WATER CONSERVATION DISTRICT NO. 1. THE CITY OF WASHINGTON COUNTY HAS ADVISED THAT THE IMPACT FEE IS REQUIRED BY THE CITY OF WASHINGTON COUNTY WATER CONSERVATION DISTRICT NO. 1.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVATION DISTRICT:

I, the undersigned, hereby acknowledge that the owner of the above described property has notified me of the impact fee obligation and that the owner has provided me with a copy of this notification. I hereby acknowledge that the owner of the above described property is obligated to pay the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1. I hereby acknowledge that the owner of the above described property is obligated to pay the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1.

MORTGAGEE'S CONSENT TO OWNERS' CONSENT OF WATER IMPACT FEES:

I, the undersigned, hereby consent to the above described property owner's consent to the impact fee obligation and to the payment of the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1. I hereby consent to the above described property owner's consent to the impact fee obligation and to the payment of the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1.

OWNERS' ACKNOWLEDGEMENT OF WATER IMPACT FEES:

I, the undersigned, hereby acknowledge that I am the owner of the above described property and that I am obligated to pay the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1. I hereby acknowledge that I am the owner of the above described property and that I am obligated to pay the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1.

NOTIFICATION AND CONSENT TO OWNERS' CONSENT OF WATER IMPACT FEES:

THE OWNER HEREBY AGREES TO PAY TO THE CITY OF WASHINGTON COUNTY THE IMPACT FEE FOR THE IMPROVEMENTS TO THE PUBLIC UTILITIES AND WATER AND SEWER SYSTEMS AS DESCRIBED IN THE CITY OF WASHINGTON COUNTY WATER CONSERVATION DISTRICT NO. 1. THE CITY OF WASHINGTON COUNTY HAS ADVISED THAT THE IMPACT FEE IS REQUIRED BY THE CITY OF WASHINGTON COUNTY WATER CONSERVATION DISTRICT NO. 1.

ACKNOWLEDGEMENT BY IMPROVED LOT OWNER:

I, the undersigned, hereby acknowledge that the owner of the above described property has notified me of the impact fee obligation and that the owner has provided me with a copy of this notification. I hereby acknowledge that the owner of the above described property is obligated to pay the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1. I hereby acknowledge that the owner of the above described property is obligated to pay the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1.

MORTGAGEE'S CONSENT TO RECORD:

I, the undersigned, hereby consent to the above described property owner's consent to the impact fee obligation and to the payment of the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1. I hereby consent to the above described property owner's consent to the impact fee obligation and to the payment of the impact fee for the improvements to the public utilities and water and sewer systems as described in the City of Washington County Water Conservation District No. 1.

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Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

FINAL SUBDIVISION PLAT

Meadow Valley Farms Phase 10B

Case No. 2018-FP-068

- Request:** Consider a 4 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Quarry Ridge Dr. and 4040 South St. (at approximately 2150 East)
- Zone:** RE-20
- Staff Comments:** All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all the Preliminary Subdivision Plat conditions and approvals.

This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
- Staff Recommendation:** Recommend APPROVAL to City Council of this Final Subdivision Plat for Meadow Valley Farms Phase 10B and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 4 Lot residential subdivision that is located at Quarry Ridge Dr. and 4040 South St.; Zoning is RE-20 (Residential Estates 20,000 SQ/FT minimum lot size). The Planning Commission recommended _____.



Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

FINAL SUBDIVISION PLAT

The Reserve at River Hollow Phase 2

Case No. 2018-FP-065

- Request:** Consider a 14 Lot Residential Final Subdivision Plat
- Representative:** Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790
- Property:** Located at 2580 East St. and 1240 South St.
- Zone:** RE-20
- Staff Comments:** All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all 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 Reserve at River Hollow Phase 2 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 14 Lot residential subdivision that is located at 2580 East St. and 1240 South St.; Zoning is RE-20 (Residential Estates 20,000 SQ/FT minimum lot size). The Planning Commission recommended _____.



Subdivision of 10 Lots or Less without a Plat

PLANNING COMMISSION AGENDA REPORT: 11/13/2018

SUBDIVISION OF 10 LOTS OR LESS WITHOUT A PLAT

C&C Cattle Farms LLC (Chuck Spilker)

Case No. 2018-LRE-023

- Request:** Consider a subdivision of 2 parcels into 4 parcels
- Representative:** Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770
- Property:** Located at 3210 East and 2450 South Street
- Zone:** A-1
- Staff Comments:** All aspects of this Subdivision of 10 Lots or Less without a Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all the conditions and approvals.

This Subdivision of 10 Lots or Less without a Plat is ready for Planning Commission's consideration for approval.
- Staff Recommendation:** Recommend APPROVAL to City Council of a subdivision of 10 lots or less without a plat.
- Background:** This request is to subdivide 2 parcels lot into 4 parcels and adjust the lot line to match the existing fence. This is located at 3210 East St. and 2450 South St.; Zoning is A-1 (Agricultural 40,000 SQ/FT minimum lot size). The Planning Commission recommended _____.



ITEM 5A Preliminary Plat

PLANNING COMMISSION AGENDA REPORT 11/13/2018

Preliminary Plat

Desert Solace at Desert Canyons

Case No. 2018-PP-048

- Request:** To approve a Preliminary Plat for a 12-unit residential subdivision to be known as Desert Solace at Desert Canyons
- Location:** Approximately 3100 E. Rimrunner Drive
- Area:** 4.24 acres
- Density:** 2.83 dwelling units per acre
- Applicant:** Desert Canyons Development (Curt Gordon, Representative)
- Zoning:** R-1-10 (Single-Family Residential)
- General Plan:** RES (Residential Undefined)



Adjacent Zones: North R-1-10, Single-Family Residential Zone; PD-R, Planned
Development Residential
South State Line
East R-1-10, Single-Family Residential Zone
West R-1-10, Single-Family Residential Zone

Background:

This preliminary plat is part of the Desert Canyons Development. These single-family home lots will border the state line. Each lot is over 10,000 square feet.

Recommendation:

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Preliminary Plat.

Alternatives:

1. Recommend approval of this Preliminary Plat.
2. Recommend approval with conditions of this Preliminary Plat.
3. Recommend denial of this Preliminary Plat.
4. Table the proposed Preliminary Plat to a specific date.

Possible Motion:

The Planning Commission recommends approval of the Preliminary Plat of Desert Solace at Desert Canyons.

ITEM 5B Preliminary Plat

PLANNING COMMISSION AGENDA REPORT 11/13/2018

Preliminary Plat
Woodland Townhomes
Case No. 2018-PP-049

- Request:** To approve a Preliminary Plat for a 173-unit Townhome subdivision to be known as Woodland Townhomes
- Location:** Approximately 2780 East Street and Mall Drive
- Area:** 14.89 acres
- Density:** 11.62 dwelling units per acre
- Applicant:** Arbor Park Washington Fields, LLC (Tim Stewart, Representative)
- Zoning:** PD-R (Planned Development Residential)
- General Plan:** MDR/HDR (Medium Density and High Density Residential)



Adjacent Zones: North PD-R, Planned Development Residential Zone
South R-1-10, Single-Family Residential Zone
East PD-R, Planned Development Residential Zone
West A-20, Agricultural Zone

Background:

This project was recently rezoned to PD-R at the September 6, 2018 City Council Meeting. The name of this project was previously called Rosewood Townhomes, and it was rezoned to PD-R along with the Brookfield Apartments and Woodlands Twin Homes (2018-ZC-023) as shown to the right. This Preliminary Plat will create 173 dwelling units. With 173 units, the development



will be required to have 34,600 square feet or .79 acres of Recreation Area (200 square feet per dwelling unit). The Preliminary Plat has 6.11 acres of Recreation Areas (this includes all common area within the development). About half of the development lies within the Erosion Hazard Study area; and therefore, a study will be required.

Recommendation:

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Preliminary Plat with the following conditions:

1. An Erosion Hazard Study to be completed.
2. The water line will need to be looped to one of the water mains.
3. The improvements to Mall Drive will need to be completed with Phase 1 of this project.

Alternatives:

1. Recommend approval of this Preliminary Plat.
2. Recommend approval with conditions of this Preliminary Plat.
3. Recommend denial of this Preliminary Plat.
4. Table the proposed Preliminary Plat to a specific date.

Possible Motion:

The Planning Commission recommends approval of the Preliminary Plat of Woodland Townhomes with the mentioned conditions.

ITEM 5C Preliminary Plat

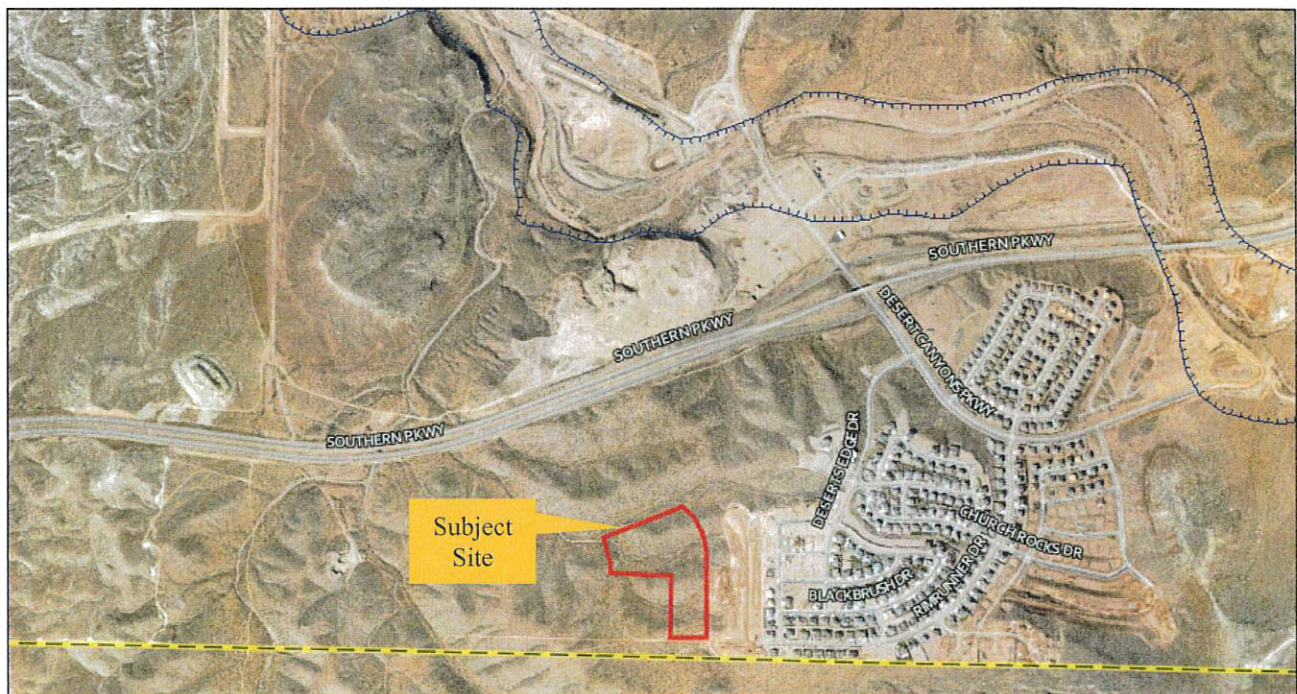
PLANNING COMMISSION AGENDA REPORT 11/13//2018

Preliminary Plat

Desert Hollow at Desert Canyons

Case No. 2018-PP-050

- Request:** To approve a Preliminary Plat for a 126-unit residential subdivision to be known as Desert Hollow at Desert Canyons
- Location:** Approximately Broken Mesa Drive and Rimrunner Drive
- Area:** 17.56 acres
- Density:** 7.17 dwelling units per acre
- Applicant:** Curt Gordon
- Zoning:** PD-R (Planned Development Residential)
- General Plan:** RES (Residential)



Adjacent Zones:

North	R-1-10, Single-Family Residential Zone
South	R-1-10, Single-Family Residential Zone
East	R-1-10, Single-Family Residential Zone
West	R-1-10, Single-Family Residential Zone

Background:

This project was recently rezoned to PD-R at the October 4, 2018 City Council Meeting. This Preliminary Plat will create 126 single family home lots. With 126 units, the development will be required to have 25,200 square feet or .58 acres of Recreation Area (200 square feet per dwelling unit). The Preliminary Plat does have a 25,200 square foot recreation area. A future elementary school is planned for the area to the south of this project.

Recommendation:

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Preliminary Plat.

Alternatives:

1. Recommend approval of this Preliminary Plat.
2. Recommend approval with conditions of this Preliminary Plat.
3. Recommend denial of this Preliminary Plat.
4. Table the proposed Preliminary Plat to a specific date.

Possible Motion:

The Planning Commission recommends approval of the Preliminary Plat of Desert Hollow at Desert Canyons.