

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 **Site Visit** and a **Planning Commission** meeting on **Tuesday, February 26, 2019**. The site visit will commence at 3:00 pm at 5224 North Winchester Hills Drive. The Planning Commission meeting will commence at 5:00 pm in the in the City Council Chambers, 175 East 200 North, St George, Utah.

SITE VISIT (3:00 pm)

Planning Commissioners to meet at 5224 N. Winchester Hills Drive (maintenance/administrative building located just north of the smaller roundabout at Ledges Parkway and Winchester Drive) at 3:00 pm for a site visit of the proposed RV storage locations for The Ledges Planned Development.

Meeting to move to City Hall, City Council Chambers, 175 East 200 North

MEETING (5:00 pm)

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. TABLED ITEM FROM 2/12/2019 PLANNING COMMISSION (ZCA)

(The Public Hearing has been opened and closed)

Consider a zone change amendment for “**The Ledges**” residential Planned Development to establish three (3) RV parking lots. The Ledges is located off of Highway 18, south of the Winchester Hills Development. The applicant is JENCO, LC et.al. and the representative is Stacy Young. Case No. 2019-ZCA-006 (Staff – Carol Davidson)

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

Consider a zone change amendment to the Amira residential planned development to create condominiums from existing rental units, to add three new units, and to establish uses on 5.94 acres. This amendment will also change the zone from R-1-10 (Single Family Residential, 10,000 sq ft minimum lot size) to PD-R (Planned Development Residential) on approximately .49 acres. The property is generally located at 1999 W. Canyon View Drive. The applicant is Amira Dev, LLC and the representative is Dave Nasal. Case No. 2019-ZCA-008 (Staff – Carol Davidson)

3. CONDITIONAL USE PERMITS (CUP)

A. Consider a conditional use permit to allow construction of an approximate 17’-3” high **RV Garage** on Lot 27 in the Crimson Cliffs Phase 2 residential subdivision. The property is located at 2514 E 2220 S. The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The owner is Dan LeRoy. Case No. 2019-CUP-005 (Staff – Ray Snyder)

- B. Consider a conditional use permit to allow construction of an approximate 16'-3" high **RV Garage** at 720 West Indian Hills Drive. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Reggie Anderson Construction. Case No. 2019-CUP-006 (Staff – Ray Snyder)

4. HILLSIDE PERMITS (HS)

- A. Consider a request for a revised Hillside Development Permit to allow for the additional inclusion and development of "Lot 12" within a previously approved eleven lot single family residential development (*Maple Estates*). Located at approximately 2915 E Banded Hills Drive (*generally located between Copper Cliff Drive and Banded Hills Drive*). The representative is Steve Kamlowksy, Development Solutions. Case No. 2019-HS-001.
- B. Consider a request to install an 8 inch (8") **water line** within the hillside overlay zone located at the proposed **Juniper Cove** subdivision. This waterline will be installed between the previously approved Banded Hills Drive and the Juniper Cove subdivisions and will follow the existing disturbed trail within the hillside slope area. The purpose of this waterline is to provide adequate pressure to the Juniper Cove and Teakwood subdivisions by supplying water from the airport tank pressure zone. The representative is Steve Kamlowksy, Development Solutions. Case No. 2019-HS-002.

5. PRELIMINARY PLATS (PP)

- A. Consider a 14-lot residential subdivision for "**Hidden Pinyon at The Ledges Phase 3.**" Located approximately north on Hidden Pinyon Drive, north of Hidden Pinyon Phase 2. The property is zoned PD-R (Planned Development Residential). The representative is Logan Blake. Case No. 2019-PP-008 (Staff – Wes Jenkins)
- B. Consider a 51-lot residential subdivision for "**Amira at Green Valley.**" Located at approximately 1999 W. Canyon View Drive. The property is zoned PD-R (Planned Development Residential). The representative is Eric McFadden. Case No. 2019-PP-009 (Staff – Wes Jenkins)
- C. Consider a 3-lot commercial subdivision for "**Snow Canyon Commercial.**" Located at approximately north of Dixie Downs Road, south of 2000 North Street, and west of Snow Canyon Parkway. The property is zoned PD-C (Planned Development Commercial). The representative is Brandee Walker. Case No. 2019-PP-010 (Staff – Wes Jenkins)

6. AMENDED PRELIMINARY PLATS (PPA)

Consider a 12-lot amended preliminary plat for "**Banded Hills.**" Located north on Banded Hills Drive, south of Maple Estate subdivision. The property is zoned R-1-10 (Single-Family Residential, 10,000 sq ft minimum lot size) with the Hillside Overlay. The representative is Steve Kamlowksy.

7. **FINAL PLATS (FP)**

- A. Consider a thirteen (13) lot residential final subdivision plat for “**Desert Crossing Phase 2.**” Located at Day Dream Way and Broken Mesa Drive (at approx. 3230 East and 6090 South). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-006 (Staff – Wes Jenkins)

- B. Consider a nine (9) lot residential final subdivision plat for “**Desert View Phase 2.**” Located at Broken Mesa Drive and Broken Mesa Court (at approx. 33430 East and 6070 South). The property is zoned PD-R (Planned Development Residential). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-007 (Staff – Wes Jenkins)

- C. Consider a two (2) lot commercial final subdivision plat for “**Estrella Commercial Subdivision.**” Located at Snow Canyon Parkway and Dixie Downs Road (at approx. 1790 West and 1900 North). The property is zoned PD-C (Planned Development Commercial). The representative is Travis Sanders, Civil Science. Case No. 2018-FP-079 (Staff – Wes Jenkins)

- D. Consider a twenty (20) lot residential final subdivision plat for “**Maple Estates Phase 4.**” Located at Copper Cliff Drive and Banded Hills Drive (at approx. 2480 East and 3790 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2018-FP-087 (Staff – Wes Jenkins)

- E. Consider a seventeen (17) lot residential final subdivision plat for “**Moorland Park Phase 2.**” Located at 2780 East Street and Ridgedale Lane (at approx. 2780 East and 1080 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-008 (Staff – Wes Jenkins)

- F. Consider a twenty-four (24) lot residential final subdivision plat for “**Sage Canyon Phase 3.**” Located at Hayrocks Drive and Yant Flat Drive (at approx. 1630 East and 6150 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-010 (Staff – Wes Jenkins)

- G. Consider an eight (8) lot residential final subdivision plat for “**White Sands Phase 4B.**” Located at White Dome and Dwarf Bear Poppy (at approx. 1710 East and 5990 South). The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot sizes). The representative is Brad Petersen, Development Solutions. Case No. 2019-FP-017 (Staff – Wes Jenkins)

8. AMENDED FINAL PLAT (FP)

Consider an amended final subdivision plat for “**Painted Desert Professional Plaza Amended.**” The purpose is to adjust pads #3, #4, and #5 to match the existing buildings and to adjust pad #2 to the proposed location. This request is supported by the HOA, JUC, and staff. Located at 1611 East 2450 South. The property is zoned PD-R (Planned Development Residential). The representative is Brandon Anderson, Rosenberg Associates. Case No. 2018-FPA-021 (Staff – Wes Jenkins)

9. MINUTES

Consider approval of minutes from the November 13, 2018 and December 11, 2018 meetings.

10. CITY COUNCIL ACTIONS – February 21, 2019

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

- A. GPA – Marv Blosch – MDR to COM – expand storage
- B. ZRA – 10-1-11
- C. CUP – Fire Station # 9
- D. CUP – Reserve Garage
- E. CUP – Convert Fire Station # 2

Genna Singh, Development Office Supervisor

Date

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.

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

Zone Change

The Ledges

Case No. 2019-ZCA-006

Request: Remove from the table a Zone Change Amendment to the ‘Ledges’ residential PD-R (Planned Development Residential) to establish three RV storage areas, and for a short-term rental project

Applicant: JENCO, LC et. al.

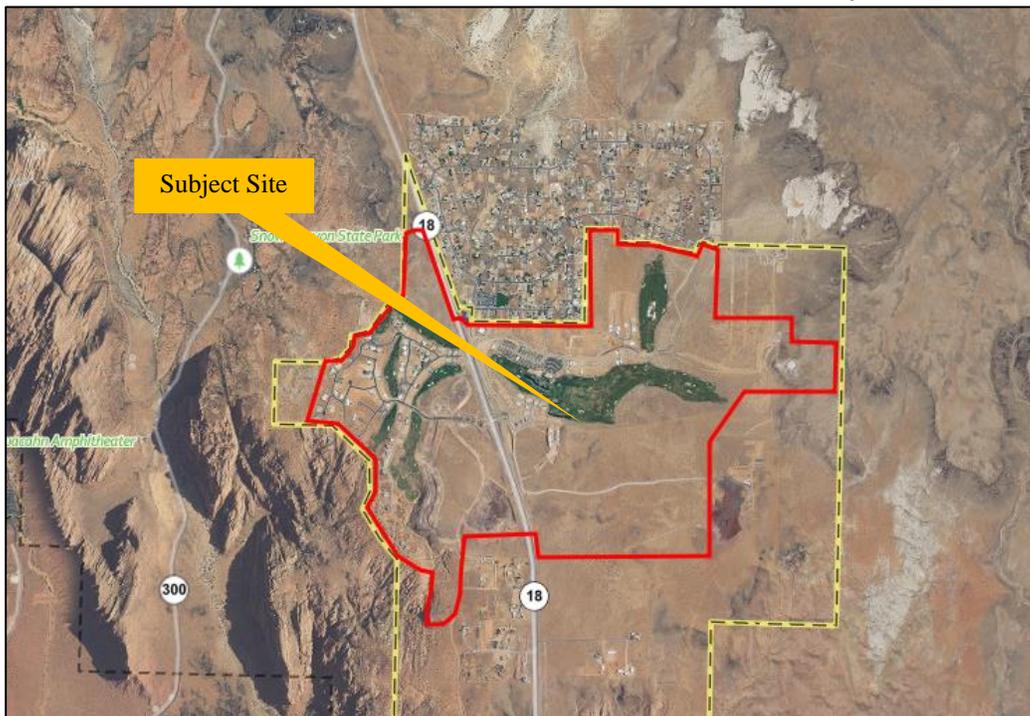
Representative: Stacy Young

Area: 1,093 acres

Location: Generally located off of Highway 18, south of the Winchester Hills Development

Current Zone: PD-R (Planned Development Residential)

General Plan: COM (Commercial) and LDR (Low Density Residential)



entry. There will be a 20' emergency access easement that will run into the Winchester Hills. This will be for emergency access only and will be gated. Please see the attached site plan.

The applicant is asking for site plan approval of all three locations at this time. However, they do not have a site plan for the second and third locations, only the general location. The site plan for these two other locations will be similar to the one presented for this first location. The remaining two sites could be a little bit bigger in size but not larger than 2.5 acres each.

Recommendation:

Staff recommends approval of this Zone Change Amendment with the following conditions:

1. The site plans will meet all the PD requirements.
2. The three RV storage sites cannot be any larger than 2.5 acres. They will be enclosed by a solid wall, with the wall setback at least 25' from the right-of-way and landscaping will be included along the right-of-way.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Possible Motion:

The Planning Commission recommends approval of the Zone Change Amendment to The Ledges PD-R (Planned Development Residential) zone to establish three RV storage areas.

February 11, 2019

St. George City Planning Commission
City of St. George
175 East 200 North
St. George, UT 84770
Attn: Carol.davidson@sgcity.org

Re: Case No. 2019-ZCA-006; Proposed Zone Change for the Ledges Residential Planned Development by JENCO, LC et al., Mr. Stacy Young, and Preliminary Plat for Johnson Arch at the Ledges, Phase I, as submitted to the City Planning Commission for hearing on February 12, 2019

Dear Planning Commission Members and Ms. Davidson:

We reside at 5305 N. Northgate Peaks Drive in the Ledges of St. George, Northgate Peaks subdivision. We received a letter from St. George Community Development Division dated February 2, 2019 regarding a proposed zoning change affecting us. We attended an open house held by Mr. Stacy Young, representing the Developer of the Ledges East, on February 7, 2019, wherein we learned of two proposed changes to the Master Plat for the Ledges East that we find objectionable. We are requesting the Planning Commission and City Council deny the following two elements of the proposed zoning change (Case No. 2019-ZCA-006).

1. Johnson Arch Subdivision and Elimination of Common Area

We reside on the west side of Northgate Peaks Drive and have standing to protest portions of the proposed preliminary plat for the Johnson Arch at the Ledges, Phase I. From the City's posted minutes, we understand the preliminary plant was submitted for the City Council's consideration on January 17, 2019. Please note that the Developer has failed to provide a copy of the plat and proposed zoning change to us or other residents of Northgate Peaks Drive—residents that would be directly affected by the proposed Johnson Arch subdivision.

We purchased a unit on the west side of Northgate Peaks Drive with the understanding that additional residential development would occur between our unit and Winchester Hills. We did our due diligence and studied the Master Plat as shown in Exhibit A. Our purchase was conditioned on the understanding provided by the Master Plat that there would be a buffer of undisturbed native vegetation between our unit and the future subdivision to the west. At prior meetings, representatives of the Developer promised there would be 70 feet of undisturbed native vegetation west of the wall delineating the Northgate Peaks subdivision—just as there is between the walls of Northgate Peaks and Hidden Pinyon (see Exhibit B).

However, on February 7, 2019, Mr. Stacy Young (representing the Developer), told homeowners the promised common area with vegetated buffer has been eliminated. The Developer is now proposing to sell lots up to the west wall of the Northgate Peaks subdivision. When questioned about this change, Mr. Young indicated it would “be like Kayenta” and the Developer would enforce a “no disturbance zone” on these lots.

Given that the Developer has allowed blading and failed to revegetate (Exhibit C), and continues to allow dumping of weeds and trash within the Ledges East (Exhibits D-G), we have no confidence in their commitments to enforce Covenants, Conditions & Restrictions (CC&Rs) for future builders or owners. We respectfully ask the Planning Commission and City Council to amend the Johnson Arch plat and reinstitute the 70-foot wide common area west of the Northgate Peaks wall based on the approved Ledges East Master Plat (Exhibits A and H).

2. Parking Lot in Northgate Peaks Subdivision

On February 7, 2019, Mr. Stacy Young (representing the Developer), indicated they are proposing three recreational vehicle (RV) parking lots in the Ledges East—mostly to accommodate short-term renters in other subdivisions within the Ledges East. While we understand the Neighborhood Declaration for the Ledges of St. George, Northgate Peaks (Document No. 20150032432, Section 10.4(b)), allows the Developer to designate RV parking areas, we request the Planning Commission and City Council deny the zoning change for an RV parking lot at the north end of the Northgate Peaks Drive.

There are multiple reasons for our objection to a Northgate Peaks RV parking lot. One is increased traffic from RVs that would drive through our neighborhood to and from the parking lot. We bought our unit based on the expectation of quiet, light traffic, and absence of air pollution—especially tailpipe emissions.

Another concern is the visual impact of parked RVs. We purchased property in the Northgate Peaks subdivision because of the restrictions on RV parking:

“...recreational vehicles may only be parked in a home’s parking area in preparation for or return from use for a twenty-four (24) hour period in any seven (7) day period, but shall not be parked in the street or any common area.” [Northgate Peaks Residential Architectural Guidelines, Article 3.39(b)]

An important concern of ours and presumably the City of St. George’s is inadequate stormwater management. This month, Northgate Peaks Drive was extended to the north for another 10 units, but without a stormwater drain. With the recent storms, sediment and pollutants were discharged down the drive to the only storm drain in the neighborhood located on Red Racer Driver, between Northgate Peaks and Hidden Pinion subdivisions. This storm drain is overwhelmed every time it rains or the contractors water construction areas. If an impervious RV parking lot gets added to the existing and

planned extensions of Northgate Peaks Drive, stormwater runoff and additional pollution will become even worse.

We would like the Planning Commission and the City Council to know that when Mr. Young was asked how the RV parking would be managed and controlled, he did not provide any details--merely that the Developer would charge for parking and there would be a fence or wall around the lot. No other details were forthcoming regarding security procedures, measures to prohibit people from living in their RV's while in the lot, how fees would be collected, whether the lot would be staffed, etc.

Based on these concerns, we ask that the proposed zone change to allow the Northgate Peaks RV parking lot be denied. However, if approved, we request two things: 1) the other two RV lots be built first so the Developer gains experience in managing such facilities, and 2) that the Developer be required to post a bond with the City to cover costs of removal, remediation, and revegetation of the Northgate Peaks RV parking lot in the future.

3. Summary of Request Regarding Case No. 2019-ZCA-006

In short, as enthusiastic supporters of the Ledges East, we are asking the Planning Commission and City Council to approve other changes in Case No. 2019-ZCA-006, as submitted to the City Planning Commission for hearing on February 12, 2019; however, we request: 1) reinstating the common area between Northgate Peaks Drive and amending the Johnson Arch platted subdivision, and 2) disapproving the RV parking lot at the north end of the Northgate Peaks subdivision. If you have any questions, please feel free to contact us at the address below or at [REDACTED] or [REDACTED]
[REDACTED]

Sincerely,

Nancy Coulam and Alan Schroedl
[REDACTED]
[REDACTED]

Attachments: Exhibits A-H



Exhibit A showing Master Plat



Exhibit B

Unremediated bladed area between Northgate Peaks and Hidden Pinyon subdivisions



Exhibit C



Exhibit D



Exhibit E



Exhibit F



Exhibit G



Exhibit H







Carol Davidson <carol.davidson@sgcity.org>

Ledges Proposal

1 message

Jonathan Porter <jonathanporter3@icloud.com>

Sun, Feb 17, 2019 at 12:02 PM

To: carol.davidson@sgcity.org, A Money Porter <ashporter8@gmail.com>

Hello Carol,

As one of the home owners at the Ledges, we are in favor of the following proposal.

The letter you received from the city informing you of the planning commission meeting tomorrow concerns three RV storage parking lots the developers are proposing. To be clear, these are storage lots, and not any kind of recreational campground. The intent is to provide space at the edges of the project where Ledges homeowners, guests, and renters can store their RV's, boats, trailers, extra cars, etc.

I've attached the new master plan map, which shows the proposed locations for these three storage lots.

Thanks,

J

Sent from my iPhone

February 13, 2019

Community Develop Dept.
City of St. George
175 East 200 North
St. George, UT 84770

Case No. 2019-ZCA-006

My wife and I have a home on the west side of the Ledges community for the last 10 years. We built that home, as did others, understanding that the Ledges and the community around it would be for private homes and upscale multi-level condos. I think the City would be doing us all an injustice to allow to have ANY RV parking lots close to this area.

Please consider the people who bought into this development and made it what it is today. What we really need to service Winchester and the Ledges is commercial facilities such as markets, gas stations, etc. that can be built south of the Ledges and still keep our community what we thought we were buying into...

Regards

Gary Martin



To: Community Development Department
City of St. George

2/13/19

Subject: The Ledges RV Parking Project

We recommend the Planning Commission the current proposal for 3 RV parking areas.

The opinion of the commissioners seemed to be that the developer was doing the residents a favor by providing RV parking in their neighborhood. And, that there was no financial incentive to the developer. The fact is that the site chosen at the north end is property adjoining Winchester Hills. This is wasted area, because they would never be able to sell these lots to Northgate residents. The developer could use this as a sales incentive, by advertising RV parking within the development, and there is already access. If the developer is not getting financial gain from this project, they'll do it as cheaply as possible.

This site would become an eyesore to both Winchester Hills and Ledges residents, because of it's location.

The other reason they chose this site is, that it's the only one of the 3 that has road access. The other 2 would require roads to be built, and utilities installed to provide electricity. The developer doesn't want to commit to that expense.

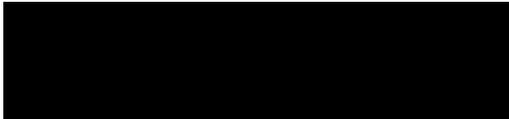
As residents clearly stated, there are other locations on the east side of the property, that would be in low-lying areas, won't restrict views, and would be away from building lots. That location would also never be seen from Hwy 18. The developer will resist this idea, because it would require building a road, with utilities.

I'd recommend, prior to the next meeting on 2/26/19, the Planning Commission make a field trip to the location. Making decisions by looking at maps only, would be a mistake.

Sincerely,
Mike and Nancy Carey



Richard J. Jankiewicz



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

February 13, 2019

To Whom It May Concern;

I attended the meeting, yesterday, concerning the installation of three R.V. storage lots within The Ledges neighborhood. Very good meeting !

This morning I looked out to the proposed area where the one R.V. lot would be located, to the Northeast, at the water tower. This would be an eyesore from my property view.

Please disapprove this plan, as we feel it's just plain ugly and impacts our property values.

Thank you,

A handwritten signature in cursive script that reads "Richard Jankiewicz".

Richard J. Jankiewicz

P.S, I HOPE MY VOTE COUNTS, BEING THIS LETTER IS LATE!

The purpose of this letter is to communicate our strong opposition regarding the recent, major changes being proposed by the developer of the Ledges Community. The proposed RV/Storage areas do not belong within the North Gate sections and should either be denied or re-located to more suitable industrial or commercially zoned areas. RV parking lots have no place in a residential area, as they will detract from the overall “desert scape” beauty and permanently alter the grand vistas of the North Gate section within the Ledges. The proposed locations will absolutely block the majestic views of the white rocks above Snow Canyon. You should not “Pave Paradise to build an RV Parking Lot”.

My wife and I will be completing our home build on North Gate Peaks Drive within a few short weeks, and we are now second guessing our decision. A proposed RV parking lot up the street from our future home was absolutely the worst news we could have imagined. The reasons for our opposition are many such as altering the grand views of the mountains, property devaluations, RV noise, RV traffic up and down quiet residential streets. The list of negatives are many, and the list of positives are very few. Approval of these proposed changes is extremely short sighted. The considerations for both short and long term implications need to be fully understood by the planning commission, since these changes only profit the developer. I am confident if these proposed changes and their locations were part of the original overall plan submitted to the board, you would have surely denied it.

We searched many planned communities in the St. George area, and not a single one checked all the boxes that the Ledges did. We ask the planning board to consider the majority of the opposed voices to these RV parking location changes and not consider approving a very bad plan change by the developer. We simply ask all members of the planning board-would an RV parking area be welcomed on your streets ?

Respectfully,

A solid black rectangular redaction box covering the signature area.

February 11, 2019

St. George City Planning Commission
City of St. George
175 East 200 North
St. George, UT 84770

Dear Planning Commission Members and Ms. Davidson,

As a resident of a home located on Northgate Peaks Drive in the Ledges, I write to express my vehement opposition to the proposed RV parking lot at the end of our street. The case number for this proposal is 2019-ZCA-006.

Until February 7, never have RV parking lot locations been displayed on versions of the Ledges Master plan shared with me or with residents that I know. The requested zoning changes to establish three RV parking lots come as a complete surprise.

My wife and I bought a home in the Northgate Peaks section of The Ledges because of the magnificent expansive views and distance from traffic and associated air pollution. In good faith, we paid a premium to purchase our home in such a location relative to other options.

By placing an RV parking lot at the end of our street, the developer will generate income at the expense of residents of Northgate Peaks. A visible eyesore and the associated noise and air pollution from diesel powered RVs will negatively impact our property values. In the meantime, the developer will gain significant benefit as revenue is generated from RV lot access fees.

I recently visited the end of the newly paved section of Northgate Peaks Drive with and raised a pole to 14 feet in order to show how our views will be impacted. (Large RVs reach 14 feet in height.) As you can see in the attached photos, it appears that there will be a complete obstruction of our view of the majestic White Rocks above Snow Canyon.

Both photos were taken at street level from northwest corner of the termination of the extension of Northgate Peaks Drive looking northwest toward the proposed RV lot site. One photo shows me standing 40 feet from a fence line where the proposed 6-foot wall would stand. In the other, I'm standing 20 feet from the likely wall location. The two locations were chosen to demonstrate the impact of RV's parked at different depths from the street. The super-imposed image in the second photo shows how a six-foot wall would completely block all views of the White Rocks from almost every location along Northgate Peaks Drive. The tops of large RVs protruding above the wall would only further magnify the unsightliness of a structure that should never exist in such close proximity to homes on our street.

It is understood that a small percentage of prospective residents of the Ledges desire a convenient place to park their RVs, boats and trailers. My sole request is that the developer and city planners work to locate an area for the storage space that doesn't negatively impact current homeowners. Under no circumstance should an RV lot be built in such a conspicuous location as the northern end of Northgate Peaks Drive.

Thank you for your consideration,

Dave (and Linda) Weller
5244 N. Northgate Peaks Drive
St. George, UT 84770

Zone Change Amendment

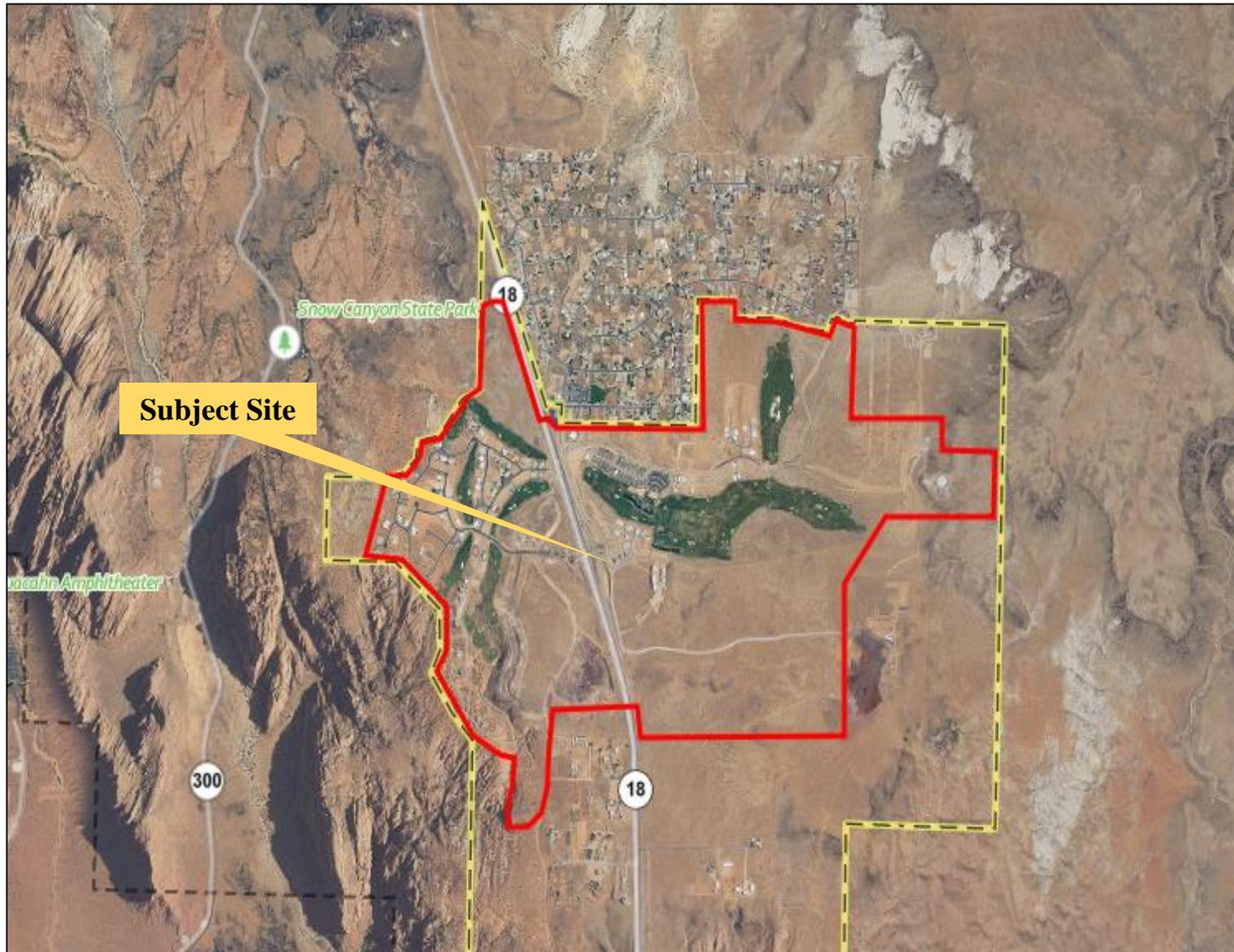
The Ledges

Location: Generally located off of Highway 18, south of the Winchester Hills Development

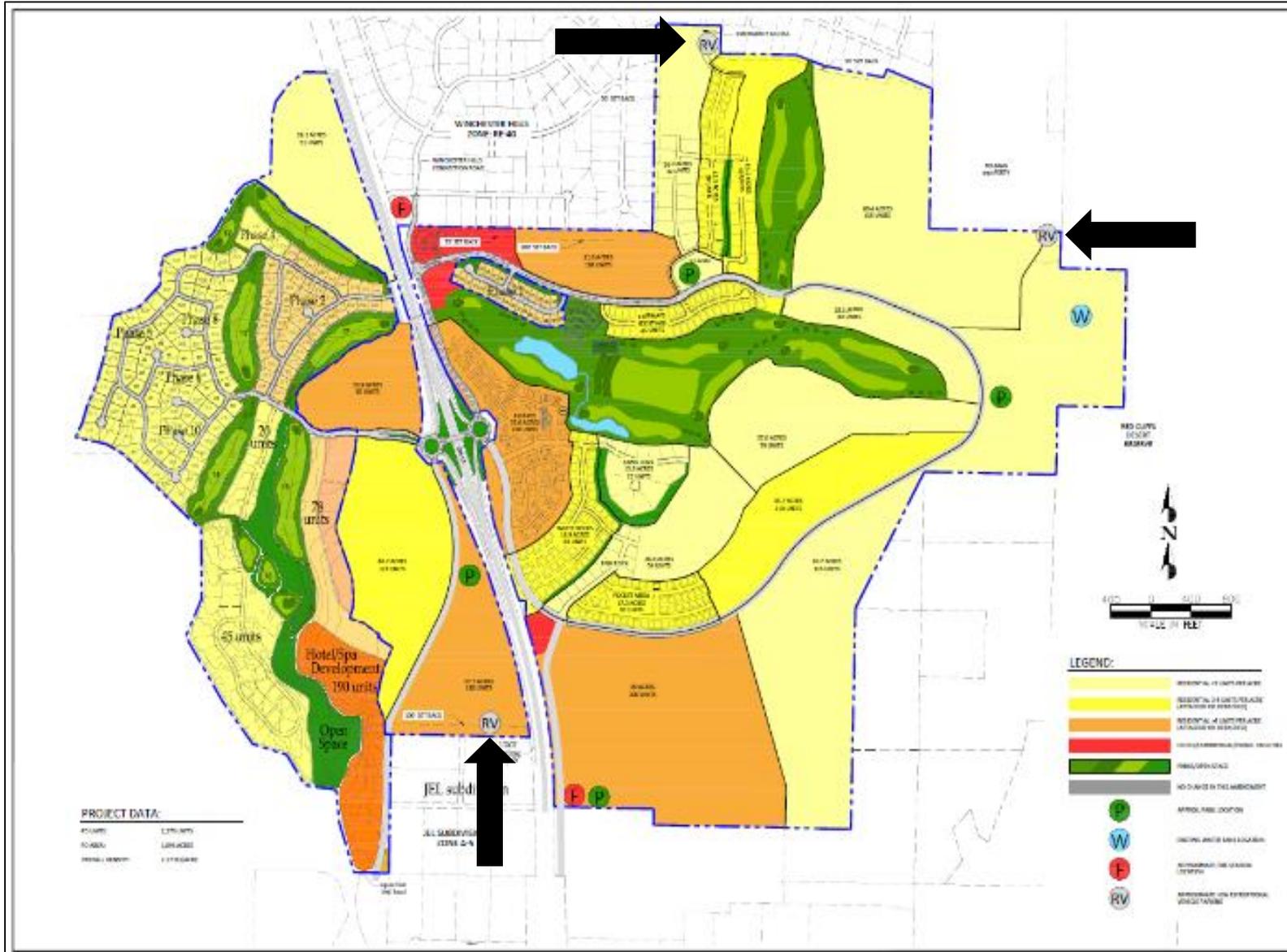
Area: 1,093 acres

Case #: 2019-ZCA-006

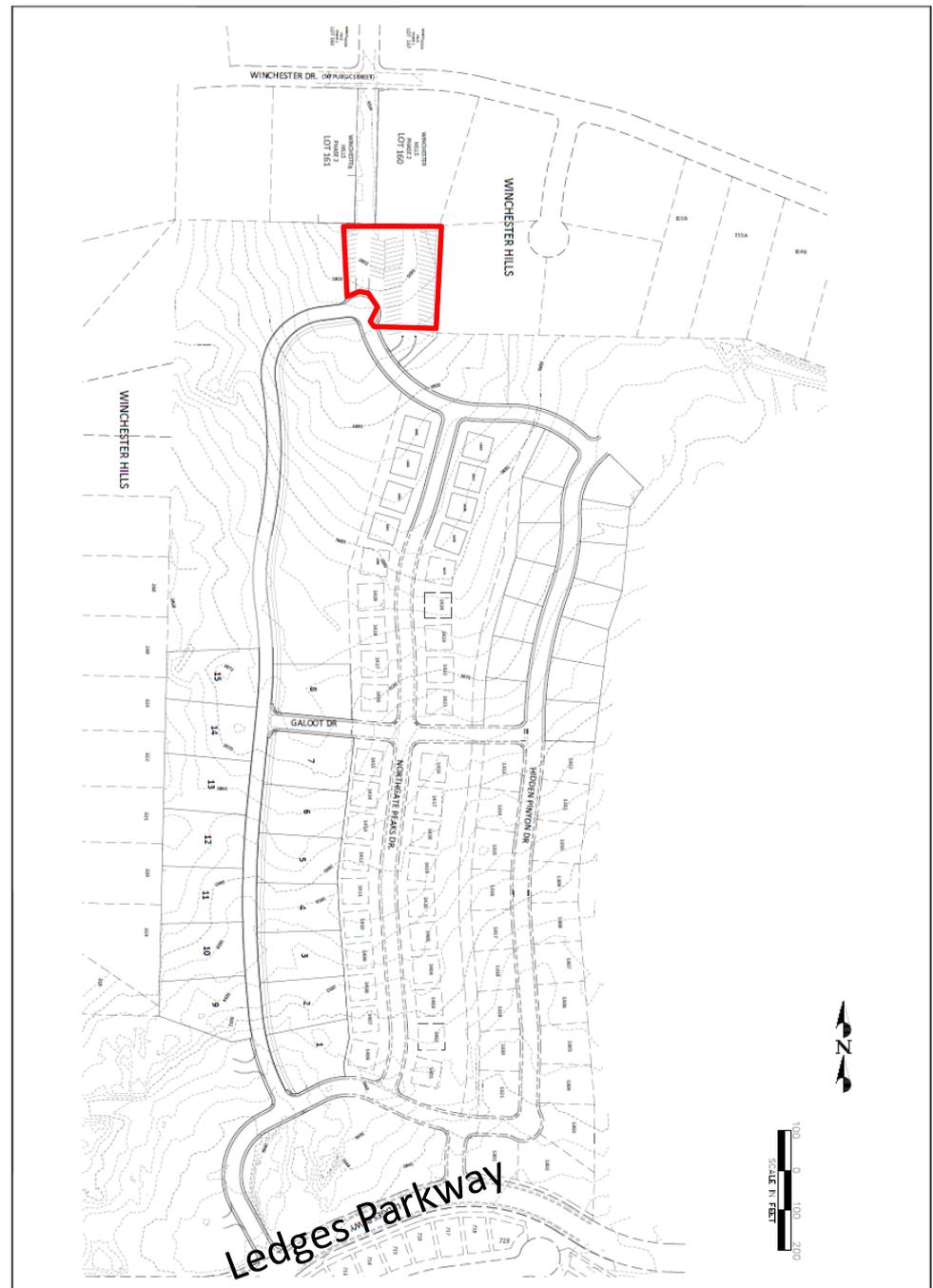
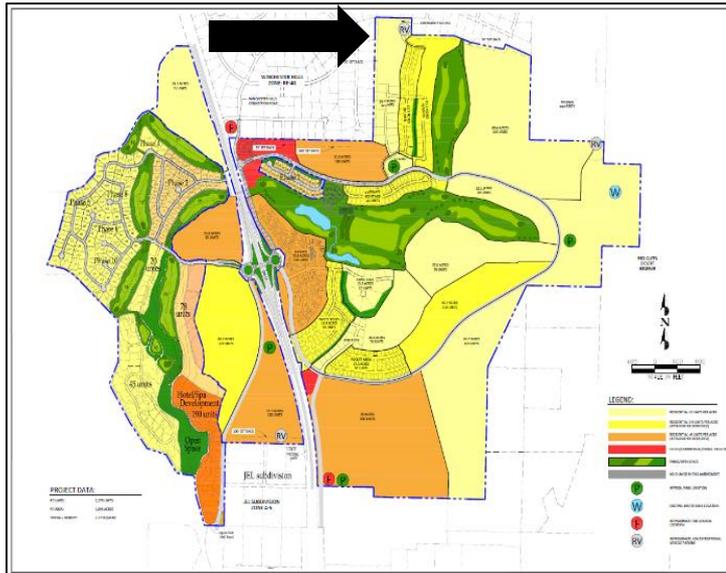
The Ledges Aerial



RV STORAGE AREAS

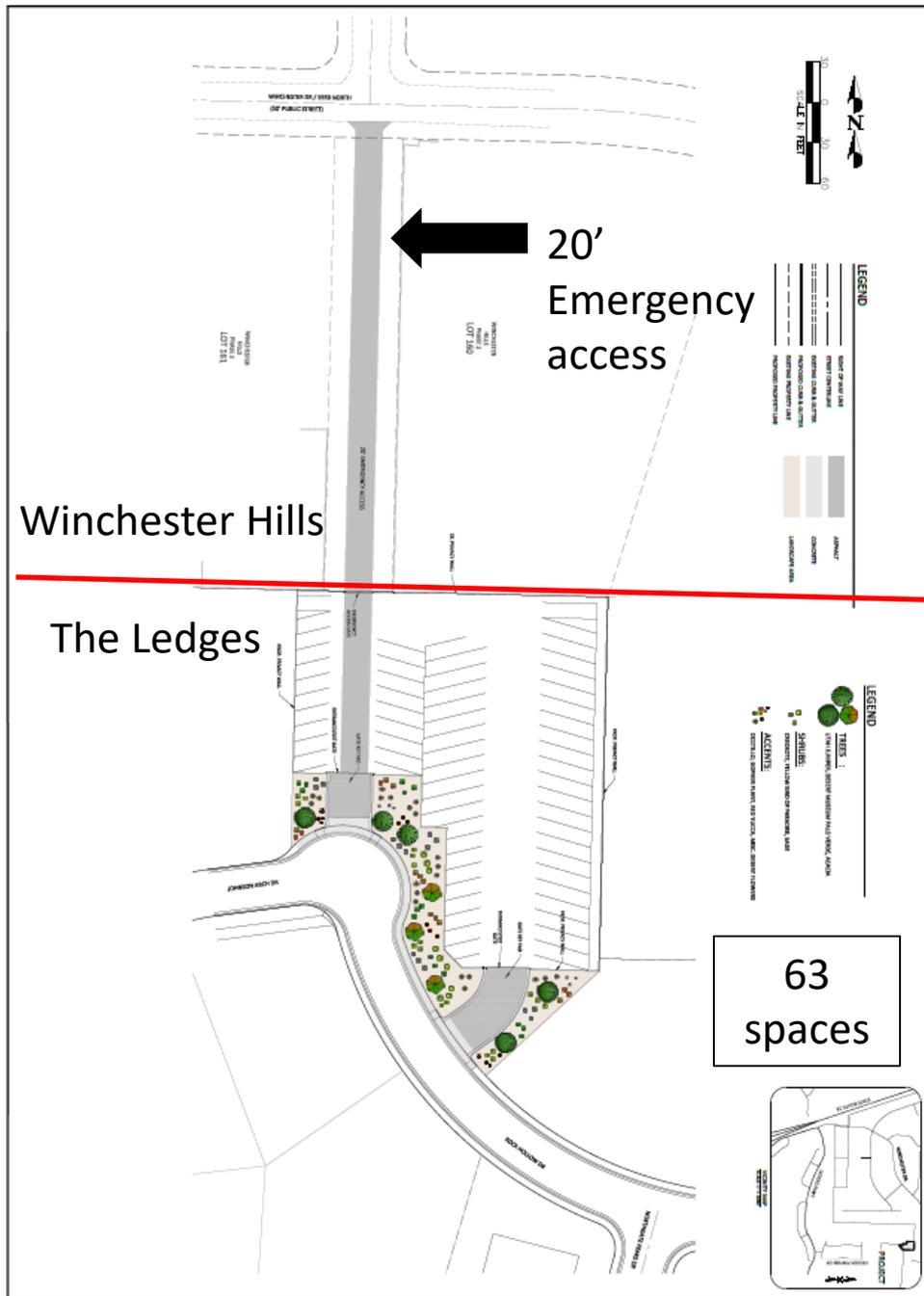


1st RV STORAGE AREA





1st RV STORAGE AREA



View looking north from the end of the existing Northgate Peaks Subdivision



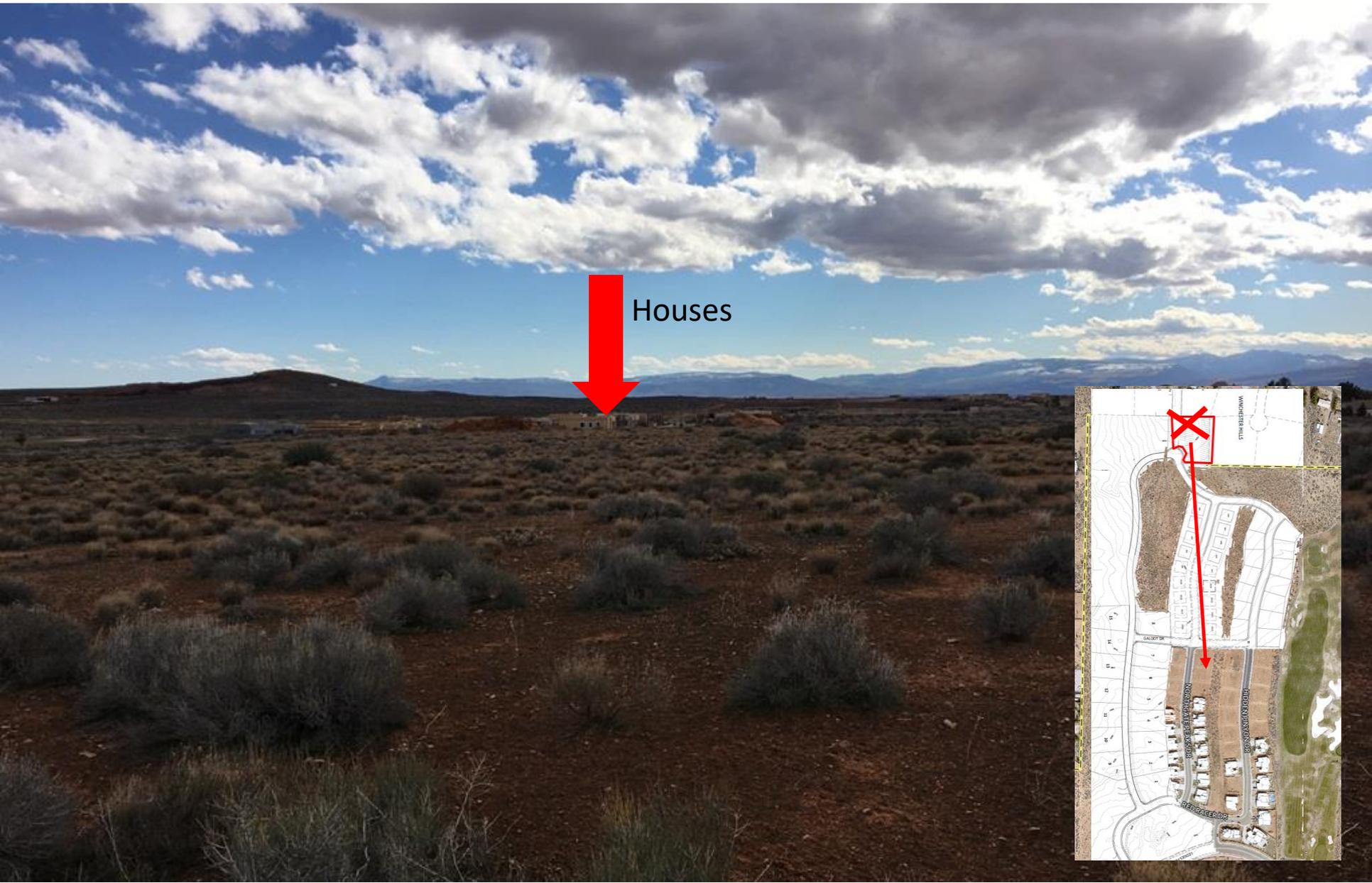
View looking north from the end of the future Northgate Peaks Subdivision



View looking north from the end of the future Northgate Peaks Subdivision



View looking south from where the new RV Storage area will be



Houses





PLANNING COMMISSION AGENDA REPORT: 02/26/2019

Zone Change Amendment
Amira at Green Valley
Case No. 2019-ZCA-008

Request: Consider a Zone Change Amendment to the ‘Amira PD-R (Planned Development, Residential) to create condominiums from existing rental units, to add three new units, and establish uses. Also, to change the zone from R-1-10 (Single Family Residential, 10,000 sq ft minimum lot size) to PD-R (Planned Development, Residential)

Applicant: Amira Dev LLC

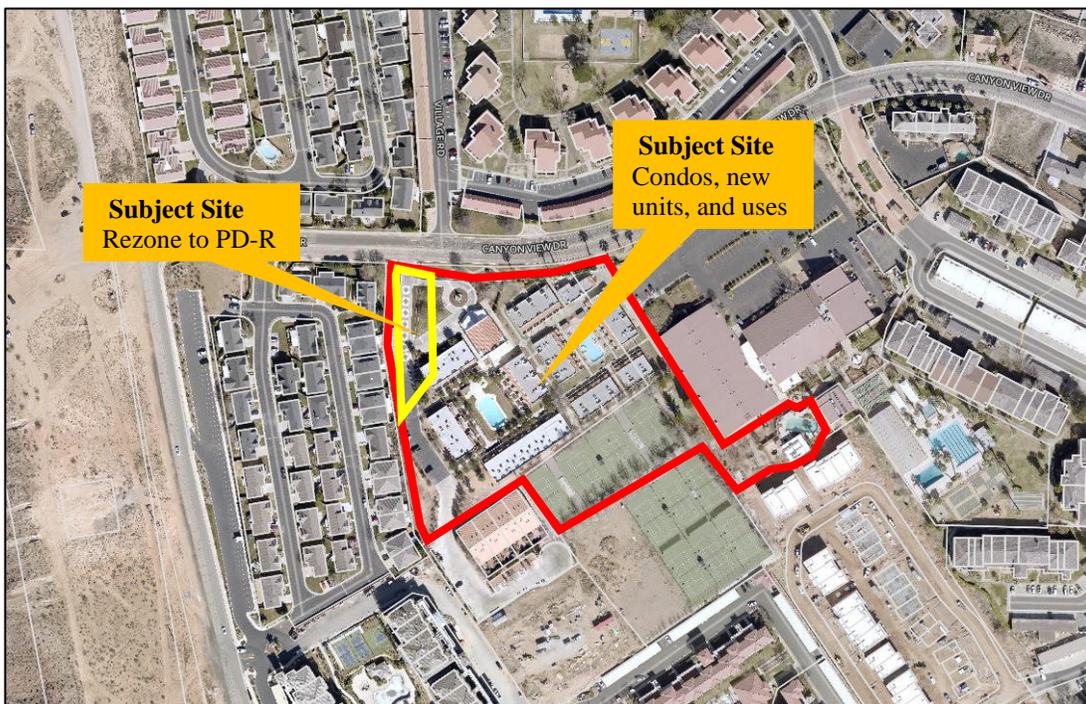
Representative: Dave Nasal

Area: 5.94 acres and .49 acres

Location: Generally located at 1999 W. Canyon View Drive

Current Zone: PD-R (Planned Development Residential)

General Plan: COM (Commercial) and MDR (Medium Density Residential)



Background

This requested Zone Change Amendment will be addressing several items. The items covered in this amendment will include a proposal to create condominiums from existing rental units, a proposal for three new units, and a proposed use list for the commercial building. In addition, the applicant will also be requesting to change the zone from R-1-10 (Single Family Residential, 10,000 sq ft minimum lot size) to PD-R (Planned Development, Residential) for a separate area. Each proposal will be further described below.

- A. First of all, the applicant would like to create condominiums from the existing rental units on this lot. There are currently 47 residential units in this development. The existing units range from 523 square feet to 1358 square feet. There are 35 studio units (523 sq ft), six 1-bedroom units, and six 2-bedroom units. The applicants would also like to designate three locations for three new units to add in the future. We don't have the layout of the three units at this time; the applicant will return with an amendment when they are ready to develop these units. Please refer to the attached image for the location of these three new units.

The three new units have been included in the totals to determine if this development meets the required development standards for a PD-R. The chart below shows that the development does meet all the development standards except for the parking standards.

AMIRA AT GREEN VALLEY DEVELOPMENT STANDARDS			
UNITS: 50		LOT SIZE: 5.94 ACRES -- 258,747 SQUARE FEET	
STANDARD	REQUIREMENT	REQUIRED	PROPOSED
Land Coverage	50% Coverage	2.97 acres 129,374 sf or less	1.08 acres 47,032 sf
Setbacks	PD-R Zoning Regulations and The Ledges Agreement	Front: 25' Side:8' 10' Rear: 10'	Front: 35'+ Side:18'+ Rear: 10'
Parking	2 spaces per unit (1 covered, 1 uncovered) plus 1 guest parking for every 3 units Plus 10 spaces for the spa	50 Covered 77 uncovered 127 Total	94 uncovered REQUESTING REDUCTION IF APPROVED, WILL NEED TO COVER 38 SPACES
Signs	Separate Sign Package Approval		
Height Regulations	35' maximum	35'	<35'
Fences	Ch 18	Solid Fence required along eastern boundary of Commercial	approve at site plan process
Landscaping	30%	1.78 acres 77,624 sf	2.01 acres 87,664 sf
Outdoor Storage	This site is not expected to have outdoor storage		
Solid Waste	In the rear or behind solid fence	Located in rear or with a solid fence	Located in rear or with a solid fence
Recreation Space	200 sf per unit	10,000 sf	37,897 sf

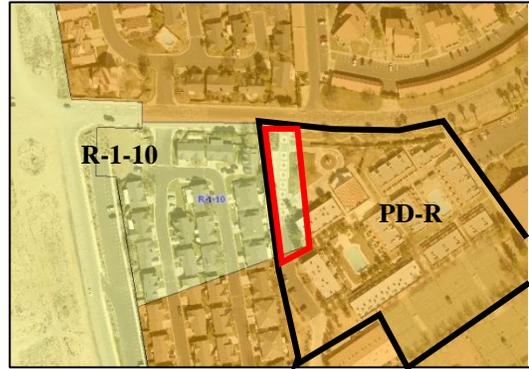
The applicants are proposing to add 45 new parking spaces to the existing 49 spaces. This totals to 94 spaces. With 50 units, the development would be required to have 117 parking spaces with 50 of those spaces covered. In addition, the spa would require an additional 10 spaces. This totals to 127 required spaces. However, the applicant is requesting a parking reduction. They would like to use the 1.5 spaces per unit ratio and reduce the guest parking spaces.

Using the 1.5 parking ratio, the development would be required to have 100 total spaces with 38 spaces being covered. With the additional 10 spaces required for the spa, the total for the development would be 110. Seventeen parking spaces out of the 110 total are required for the guest parking. The applicant is requesting to reduce this number by eight to equal a total of nine guest parking spaces.

There is one existing nonconformity on the property and that is the driveway width. The required width of the driveway is 25'. The existing driveway does not meet this requirement for the entire length of the driveway.

- B. The next proposal is to create a use list for the commercial building that is located on this lot. The applicant is proposing the following uses be added for the commercial building on the property:
1. Health club/spa, fitness center
 2. Park, playground, public open space, visitor center
 3. Massage Establishment
 4. Permanent cosmetics
 5. Museum
 6. Professional or business office
 7. Restaurant, sit down
 8. Bed and Breakfast
 9. Hotel/motel
 10. Timeshare Units
 11. Church
 12. Lodge, fraternal organization, senior center, meeting room or social hall
 13. Reception center, conference center or wedding chapel
 14. Living quarters for manager or security personnel for business which requires 24-hour assistance
 15. Residential units existing single family homes
 16. Barbershop/beauty shop
 17. Child nursery, daycare, preschool

- C. The final proposal is to change the zone from R-1-10 (Single Family Residential, 10,000 sq ft minimum lot size) to PD-R (Planned Development, Residential) for a .49-acre section of this planned development as shown in the image to the right. This rezone request is a clean-up for an area that has been functioning as a PD-R zone but was not included in the rezone from R-1-10 to PD-R when the area was originally developed.



Recommendation:

Staff recommends approval of this Zone Change Amendment with the following conditions:

1. The requested parking reductions are approved.
2. The required covered parking is installed.
3. Parking will need to be reevaluated if the use in the commercial building that houses the spa changes.
4. The driveway width will need to be extended to 25' for the entire length.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Possible Motion:

The Planning Commission recommends approval of the Zone Change Amendment to the Amira at Green Valley PD-R (Planned Development Residential) zone to with the conditions recommended by staff.

Recommendation:

Staff recommends approval of this Zone Change Amendment with the following conditions:

1. The requested parking reductions are approved.
2. The required covered parking is installed.
3. Parking will need to be reevaluated if the use in the commercial building that houses the spa changes.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.
5. The driveway width will need to be extended to 25' for the entire length.

Possible Motion:

The Planning Commission recommends approval of the Zone Change Amendment to the Amira at Green Valley PD-R (Planned Development Residential) zone to with the conditions recommended by staff.

Zone Change Amendment

Amira at Green Valley

Location: Generally located at 1999 W.
Canyon View Drive

Area: 6.43 Total

Case #: 2019-ZCA-008

Amira at Green Valley Aerial



Subject Site
Rezone to PD-R

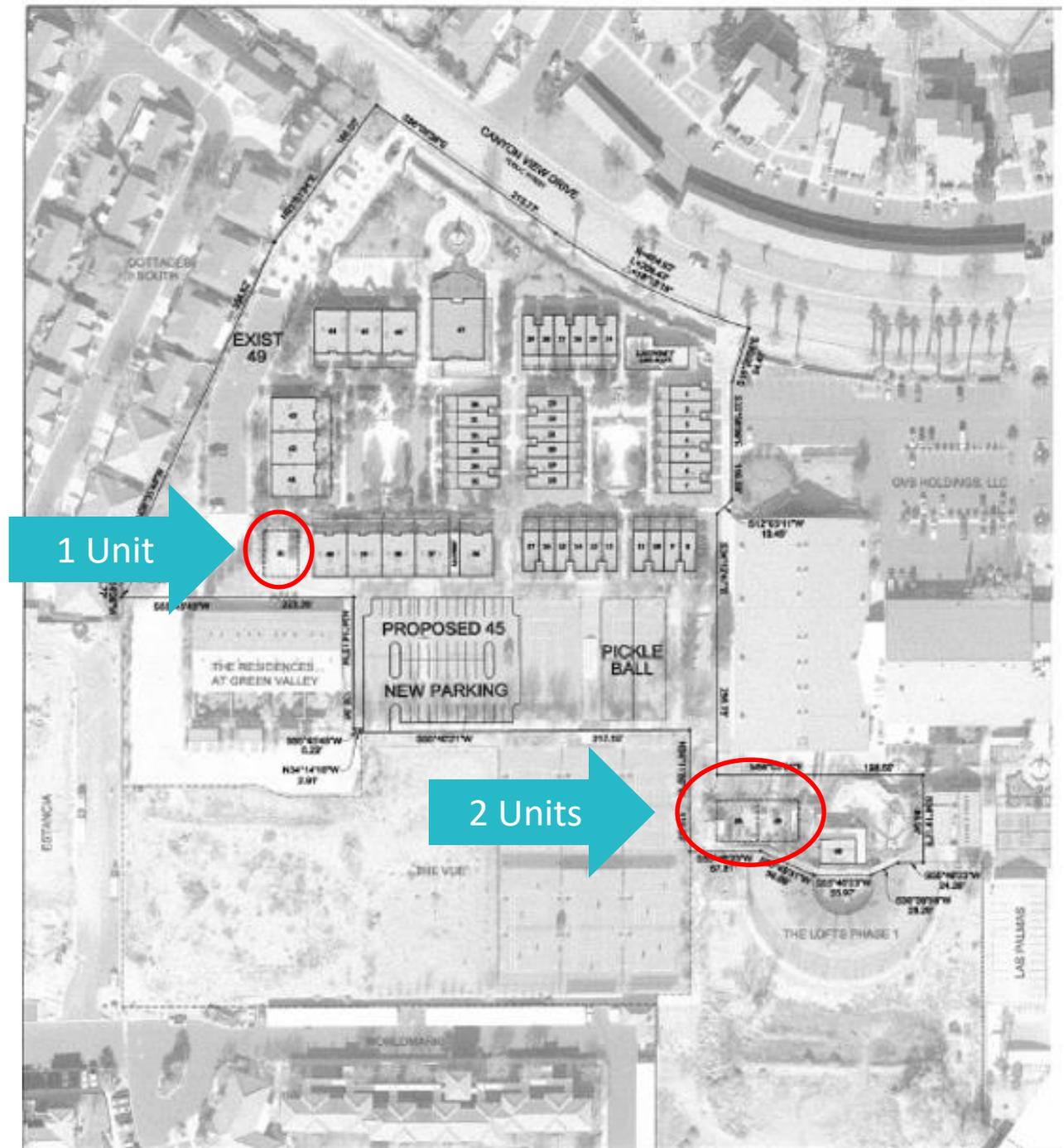
Subject Site
Condos, new
units, and
uses

Amira at Green Valley Aerial



Amira at Green Valley

Location of 3 new units









AMIRA AT GREEN VALLEY DEVELOPMENT STANDARDS

UNITS: 50

LOT SIZE: 5.94 ACRES -- 258,747 SQUARE FEET

STANDARD	REQUIREMENT	REQUIRED	PROPOSED
Land Coverage	50% Coverage	2.97 acres 129,374 sf or less	1.08 acres 47,032 sf
Setbacks	PD-R Zoning Regulations and The Ledges Agreement	Front: 25' Side:8' 10' Rear: 10'	Front: 35'+ Side:18'+ Rear: 10'
Parking	2 spaces per unit (1 covered, 1 uncovered) plus 1 guest parking for every 3 units Plus 10 spaces for the spa	50 Covered 77 uncovered 127 Total	94 uncovered REQUESTING REDUCTION IF APPROVED, WILL NEED TO COVER 38 SPACES
Signs	Separate Sign Package Approval		
Height Regulations	35' maximum	35'	<35'
Fences	Ch 18	Solid Fence required along eastern boundary of Commercial	approve at site plan process
Landscaping	30%	1.78 acres 77,624 sf	2.01 aces 87,664 sf
Outdoor Storage	This site is not expected to have outdoor storage		
Solid Waste	In the rear or behind solid fence	Located in rear or with a solid fence	Located in rear or with a solid fence
Recreation Space	200 sf per unit	10,000 sf	37,897 sf

Amira at Green Valley With 50 Units

2 Parking Spaces per Unit vs 1.5 Parking Spaces per Unit			
	2 spaces per unit	1.5 spaces per unit	Applicant's Request
Covered Parking	50	38	38
Uncovered Parking	50	37	37
Guest Parking	17	17	9
Spa Parking	10	10	10
Totals	127	102	94

Amira at Green Valley Driveway Required width 25'



Amira at Green Valley

Proposed Use List for Existing Commercial Building

1. Health club/spa, fitness center
2. Park, playground, public open space, visitor center
3. Massage Establishment
4. Permanent cosmetics
5. Museum
6. Professional or business office
7. Restaurant, sit down
8. Bed and Breakfast
9. Hotel/motel
10. Timeshare Units
11. Church
12. Lodge, fraternal organization, senior center, meeting room or social hall
13. Reception center, conference center or wedding chapel
14. Living quarters for manager or security personnel for business which requires 24-hour assistance
15. Residential units existing single family homes
16. Barbershop/beauty shop
17. Child nursery, daycare, preschool



R-1-10

R-1-10

PD-R

Recommendation

Staff recommends approval of this Zone Change Amendment with the following conditions:

1. The requested parking reductions are approved.
2. The required covered parking is installed.
3. Parking will need to be reevaluated if the use in the commercial building that houses the spa changes.
4. The driveway width will need to be extended to 25' for the entire length.

ITEM 3A

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

CONDITIONAL USE PERMIT Case No. 2019-CUP-005

- Request:** To construct a detached residential RV garage. 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 27 Crimson Cliffs Phase 2
2514 E 2220 S
- Owner(s):** Dan LeRoy
- Zoning:** RE-20 (Residential Estate 20,000 sq. ft. minimum lot size)
- General Plan:** LDR (Low Density Residential) & OS (Open Space)
- APN:** SG-CCFS-2-27
- Area:** 0.53 acres
- Height:** This structure's height would be **approximately 17'-3"** to the midpoint of the roof (*building height*), thus necessitating the purpose of this conditional use permit request.
- Garage:** 980 sq. ft. (28 ft. x 35 ft. = 980 sq. ft.)
- Side Porch:** 480 sq. ft.
- Loft:** 270 sq. ft.
- Total:** 1,730 sq. ft.
- Setbacks:** Distance from house = Approx. 96 ft. (*Note: a minimum of 6 ft. is required*)
Rear (South) = 7 ft. 6 in.
Side (West) = 4 ft.
Side (East) = Approx. 44 ft.
- Driveway:** A concrete driveway to the new RV garage is required
- 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 a corner lot)*
4. Any accessory building placed over a utility easement shall require **written approval from the joint utility committee**; *(At 4 ft., the applicant will 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 single story RV garage with an attached patio (for pool) with a height of 17'-3" and requires a CUP).*
7. Main dwelling and accessory buildings must be **separated** a minimum of **six feet (6')**. *(This is separated by approx. 96 ft.)*
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. *(7'-6" in rear is requested)*
9. Accessory buildings **in a side yard**: *(This is not in a side yard)*
 - a. Provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling; and
 - b. Provided exterior looks similar to the main structure by using the same building materials, colors, roof pitch, and design. (Ord. 2015-12-015, 12-17-2015)

Adj. Land: Single-family residences

Comments: The following are the suggested conditions and findings.

1. **Location and setbacks:** The structure shall be located approx. 96 ft. from the home as presented. The south (rear) setback is 7'-6" and the west (side) setback is 4'-0".

2. **Easement / JUC:** The proposed structure will encroach onto the City easement (on the west side) and will 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 17'-3" 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>

Letter of Intent

Dan LeRoy

2514 E 2220 S, St George Utah 84790 | 801-850-8347 | danleroy383@yahoo.com

1-22-2019

City of St George
Conditional Use Permit Application

Dear City of St George:

This project is for a detached garage that will allow us to store our vehicles and boat away from the street and front yard. As part of the project we have added an awning for shade near the swimming pool. The reason for this conditional use permit application has to do simply with height.

The tower on our boat is 11 ft off the ground. To accommodate that, we needed to plan on a 12 ft garage door, the engineer that put the plans together recommended the mid-point of the roof to be just over 17 ft (as you will see in the plans). There are currently other detached garages in my neighbor that exceed the height limit, and I hope your will afford us the same opportunity.

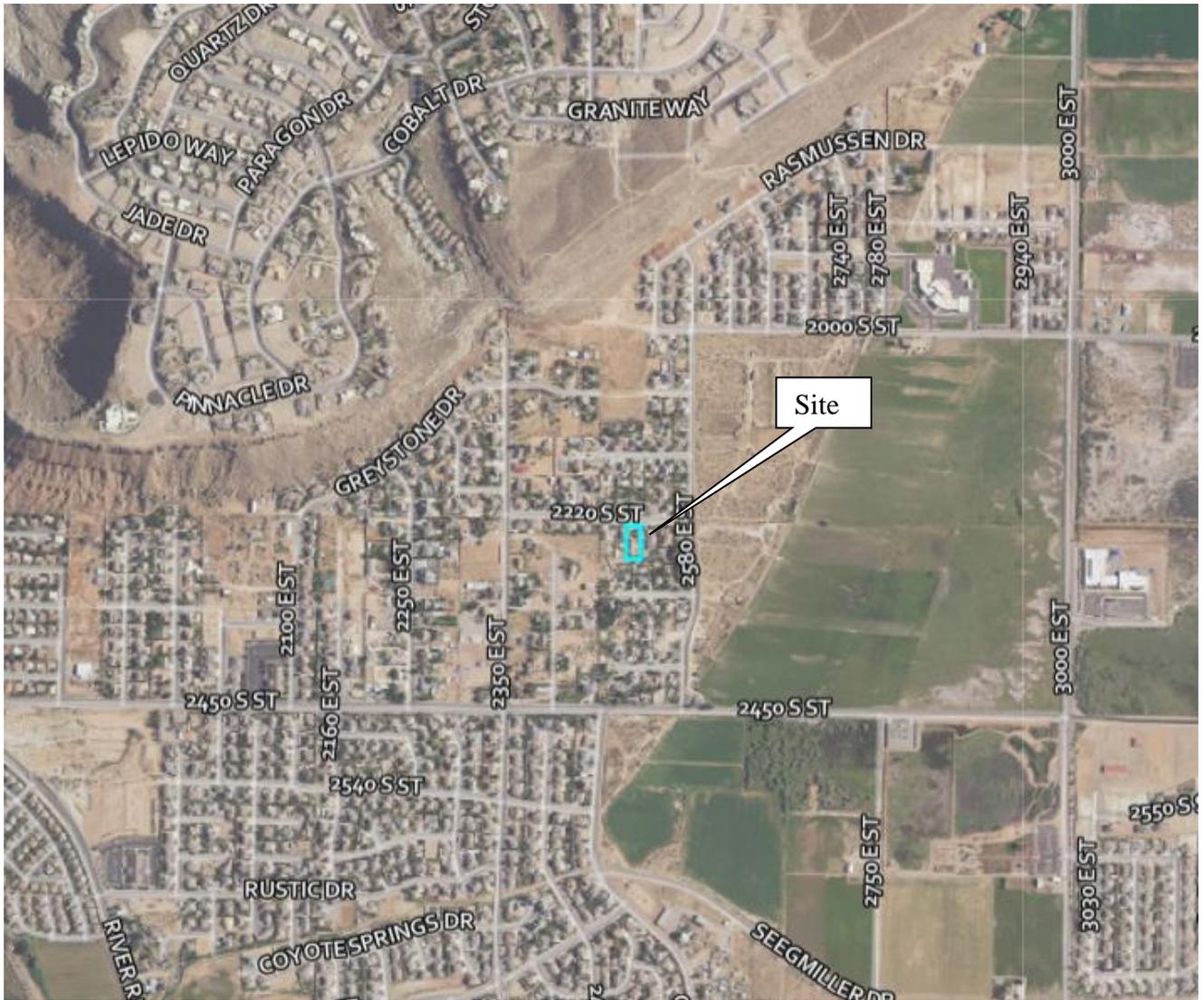
I appreciate your time and consideration.

Sincerely,

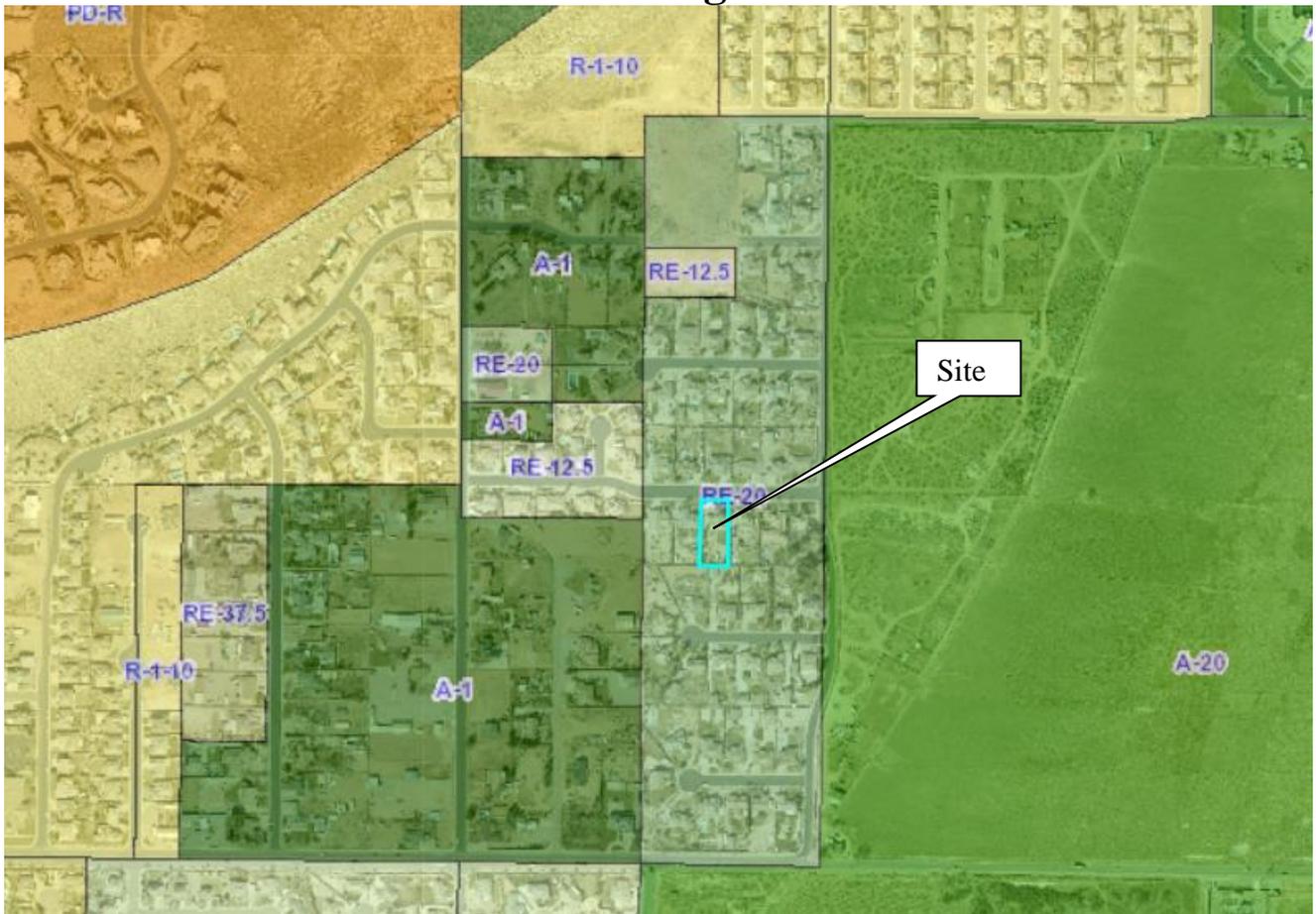


Dan LeRoy

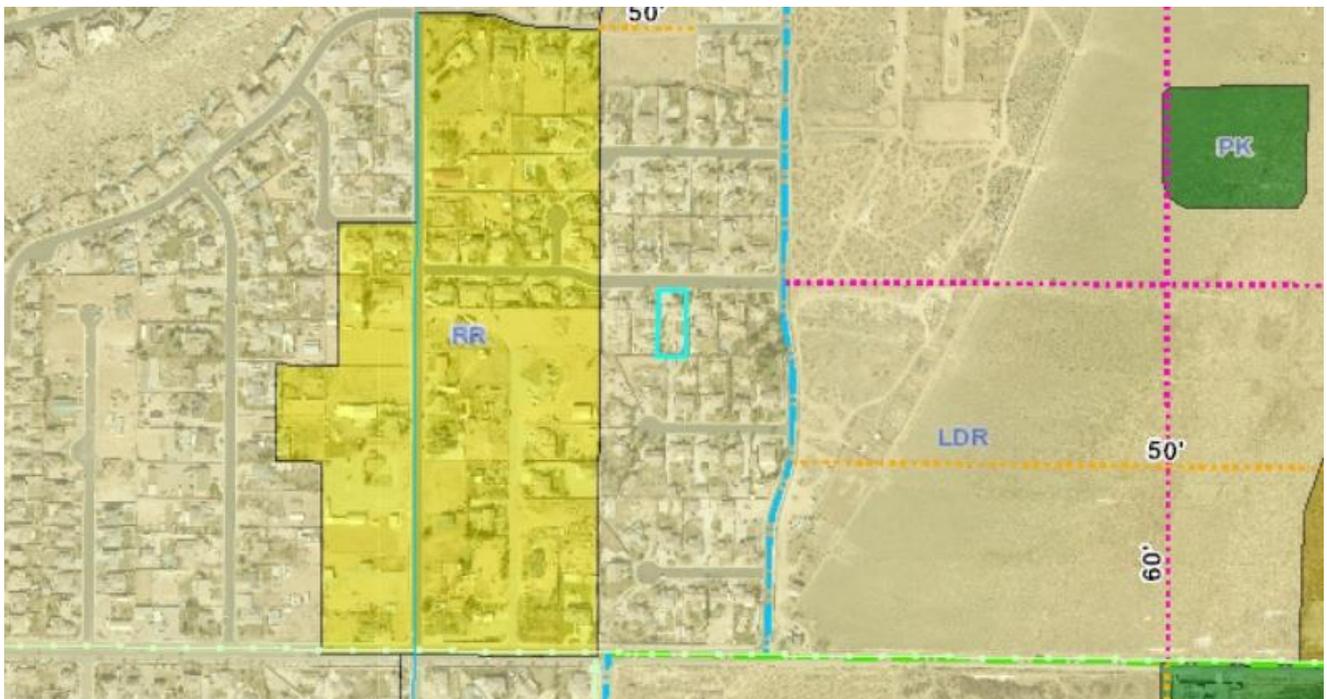
Aerial of Area



Zoning



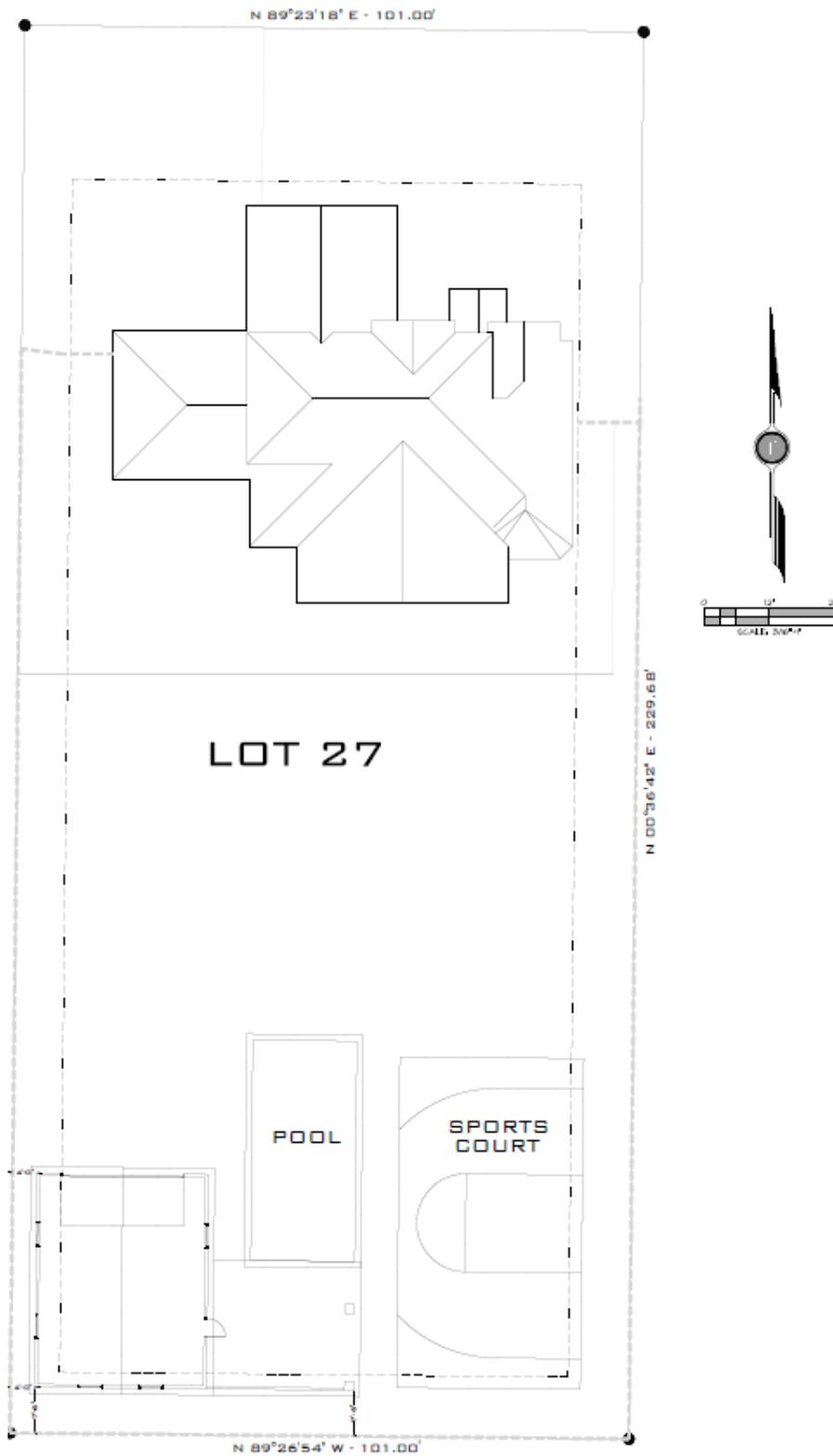
General Plan



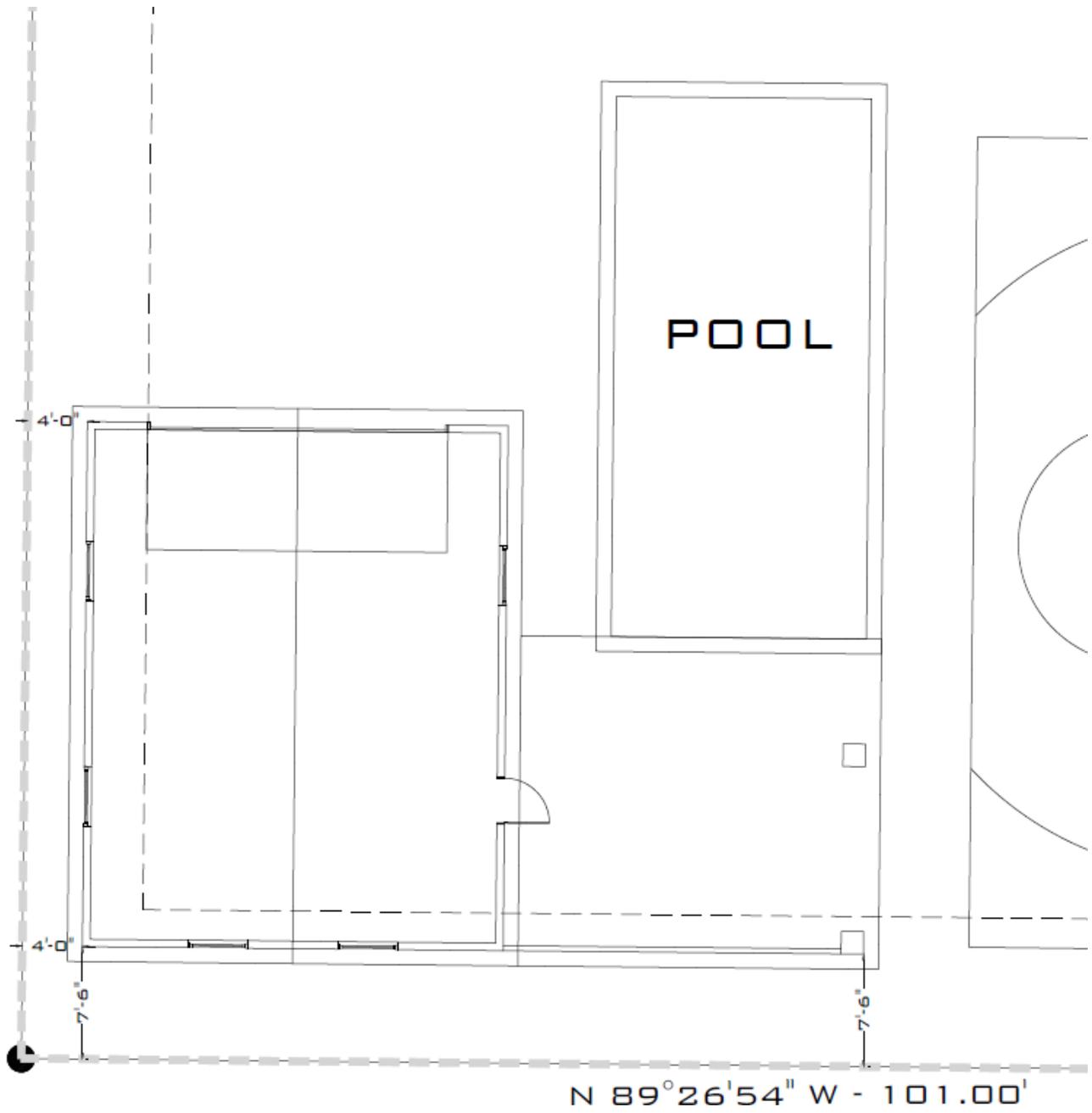
Close up aerial of site



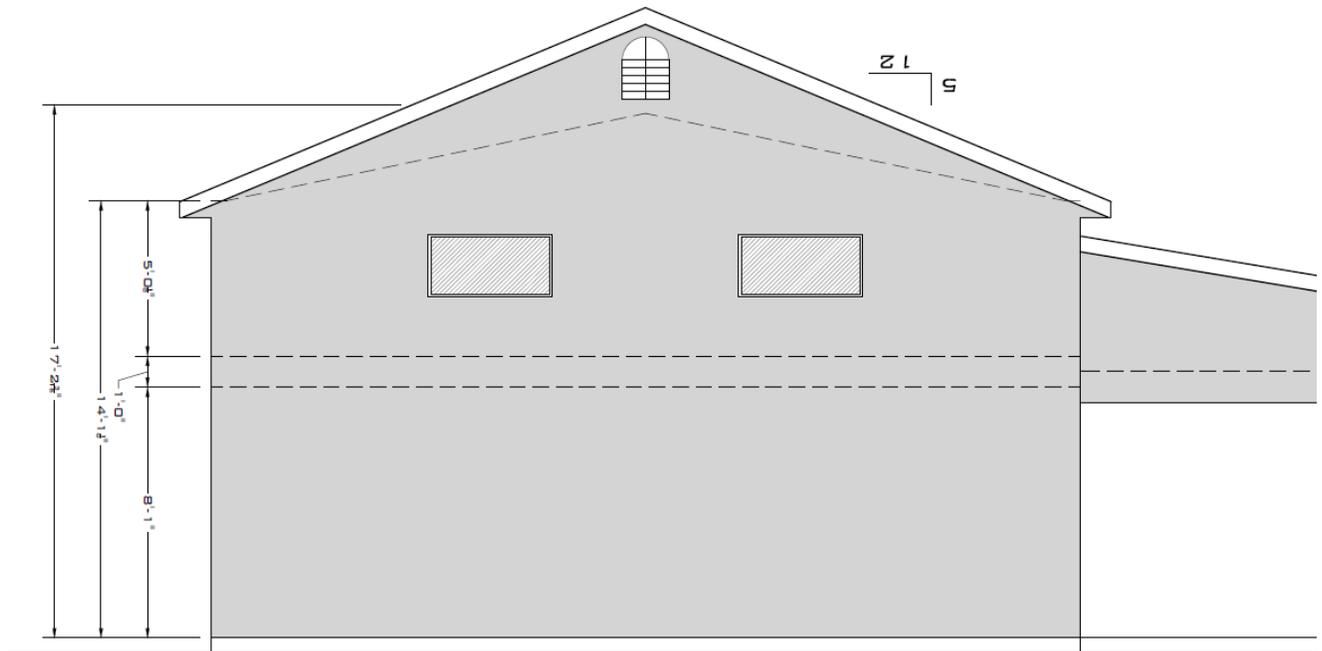
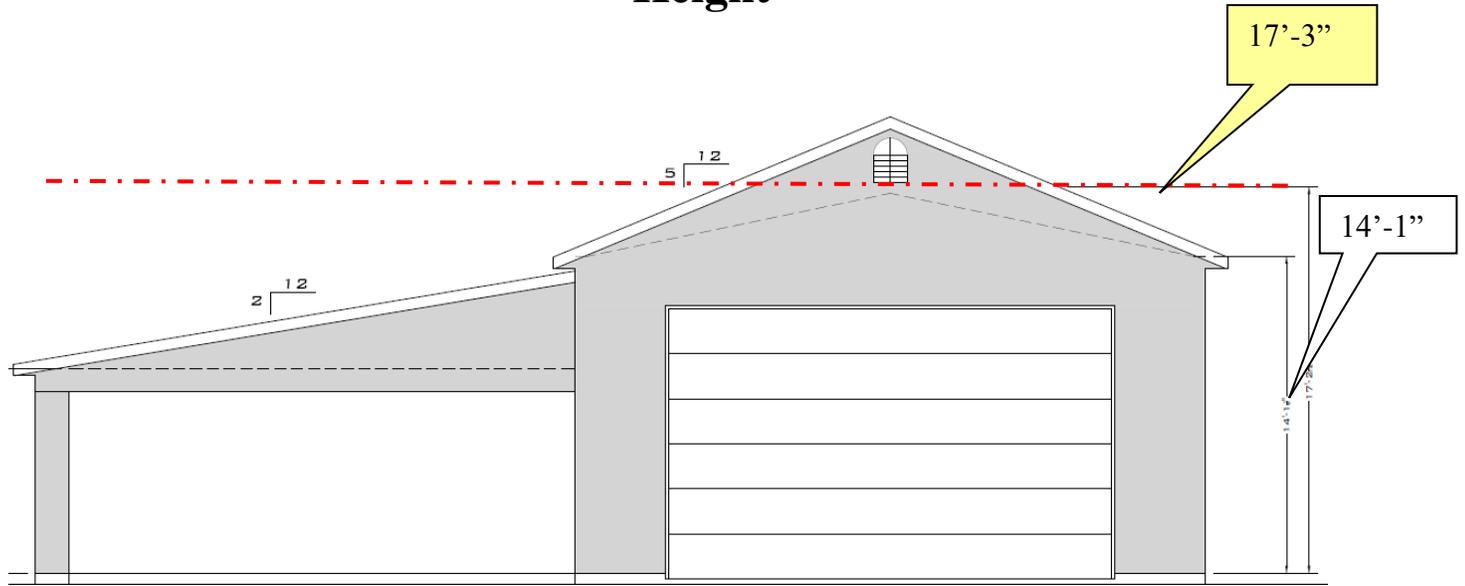
Site Plan



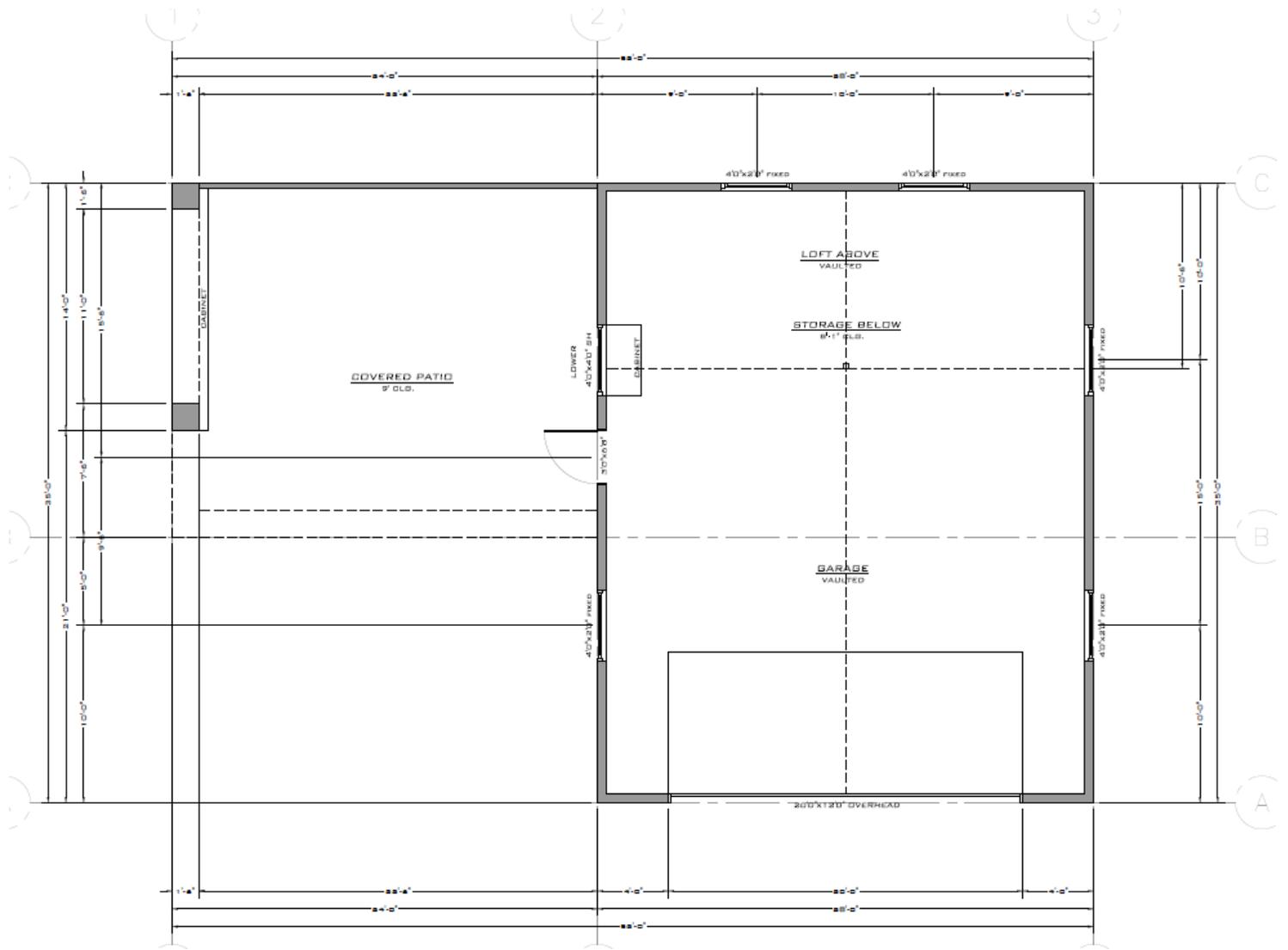
Garage setbacks



Height

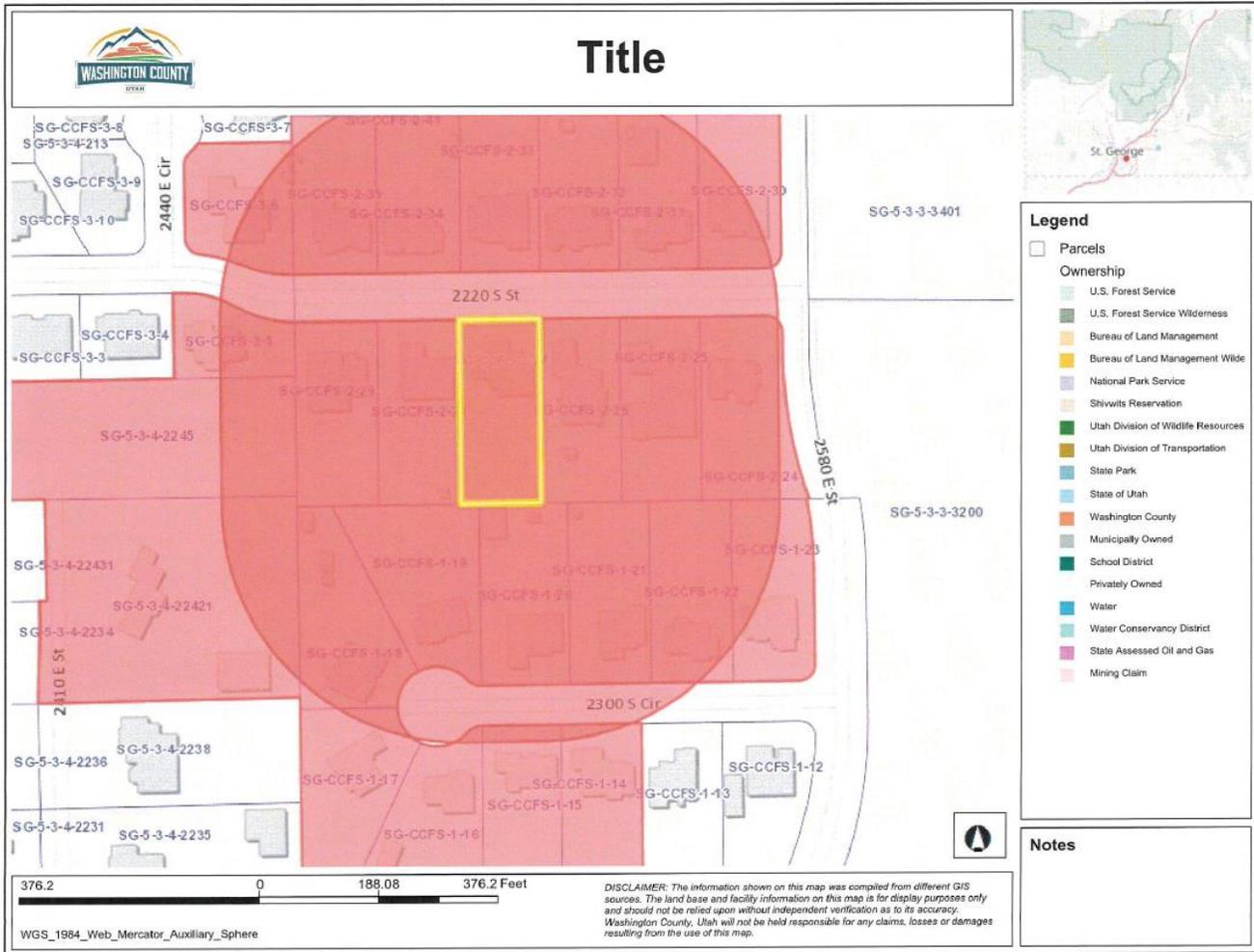


Main Floor Plan



Google Street Views



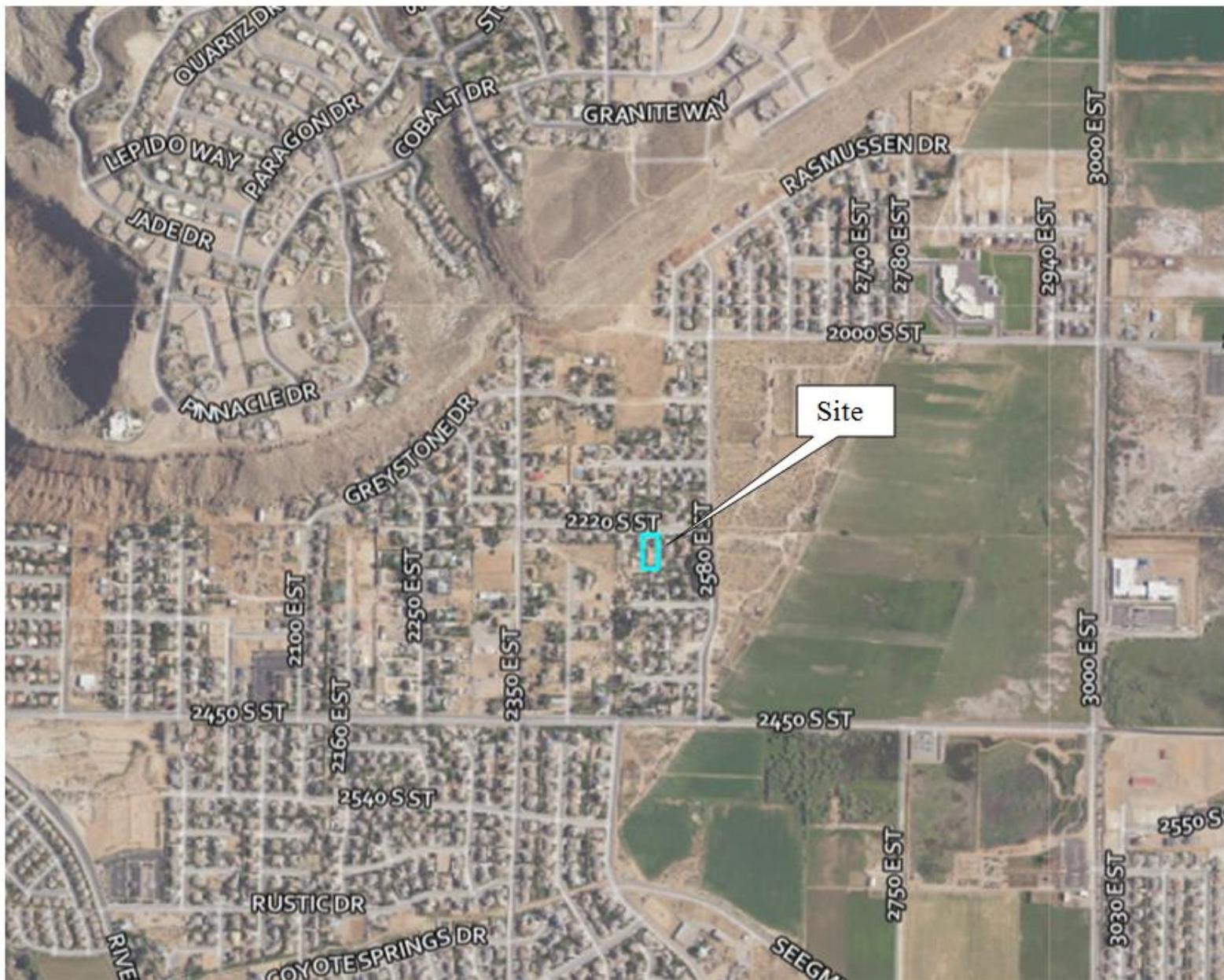


2019-CUP-005

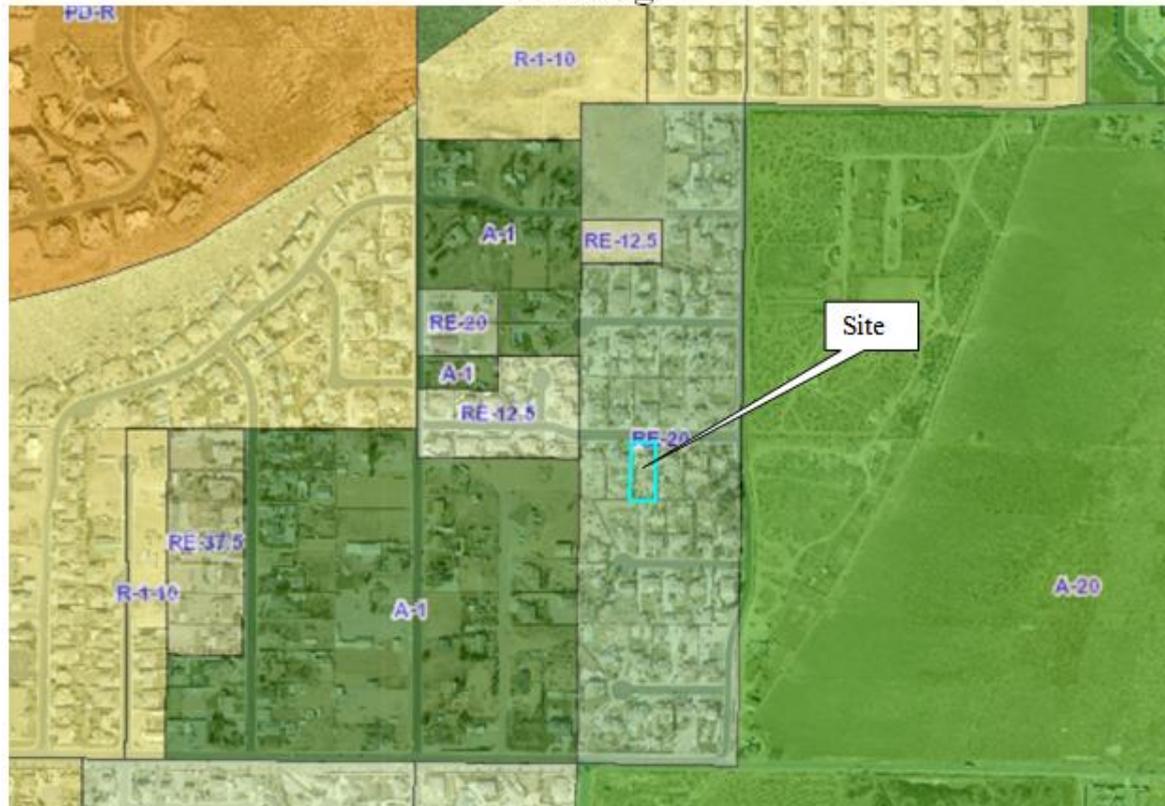
Lot 27 Crimson Cliffs Phase 2

2514 E 2220 S

Aerial of Area



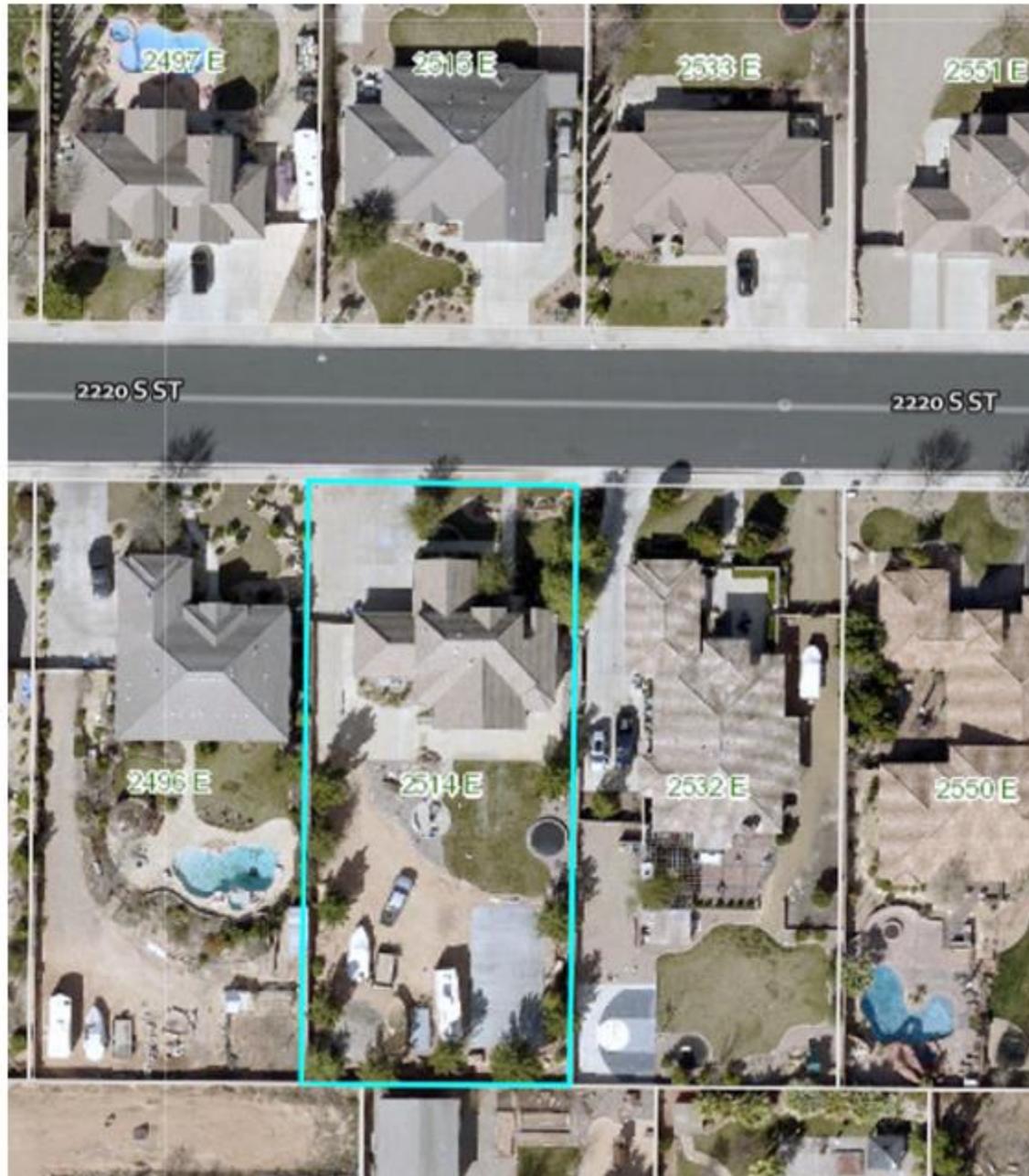
Zoning

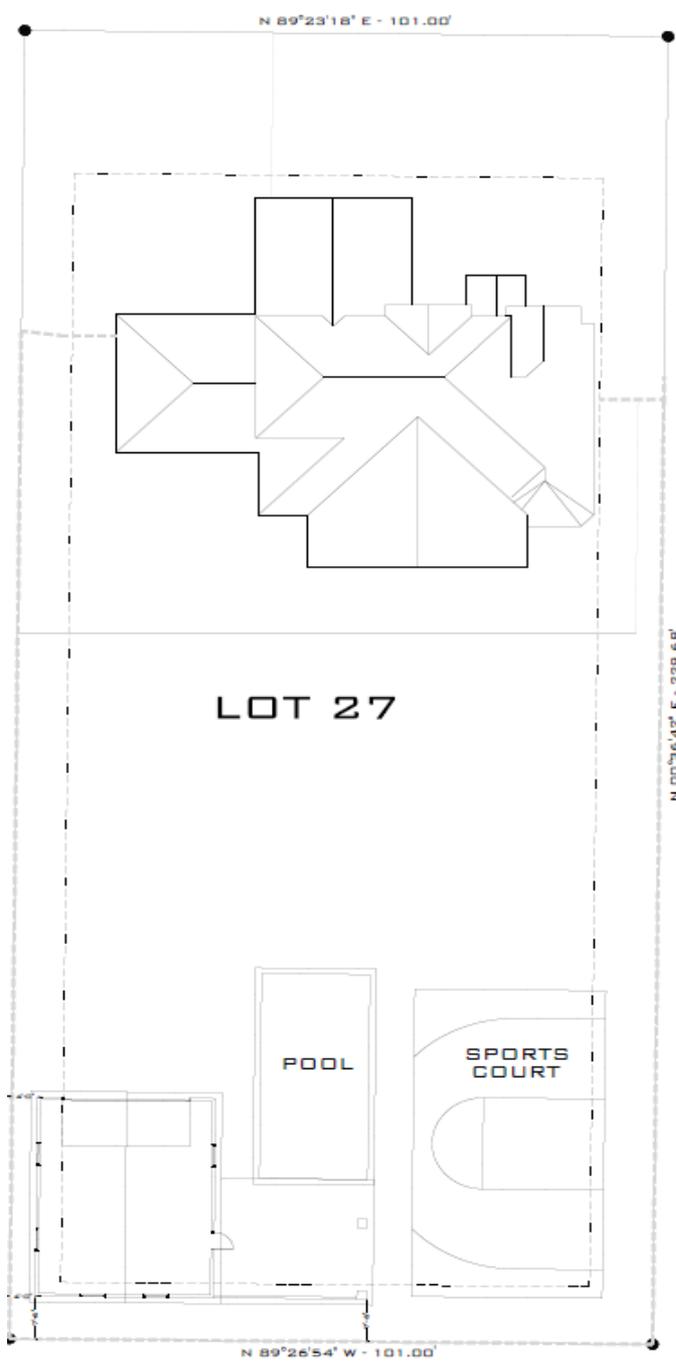


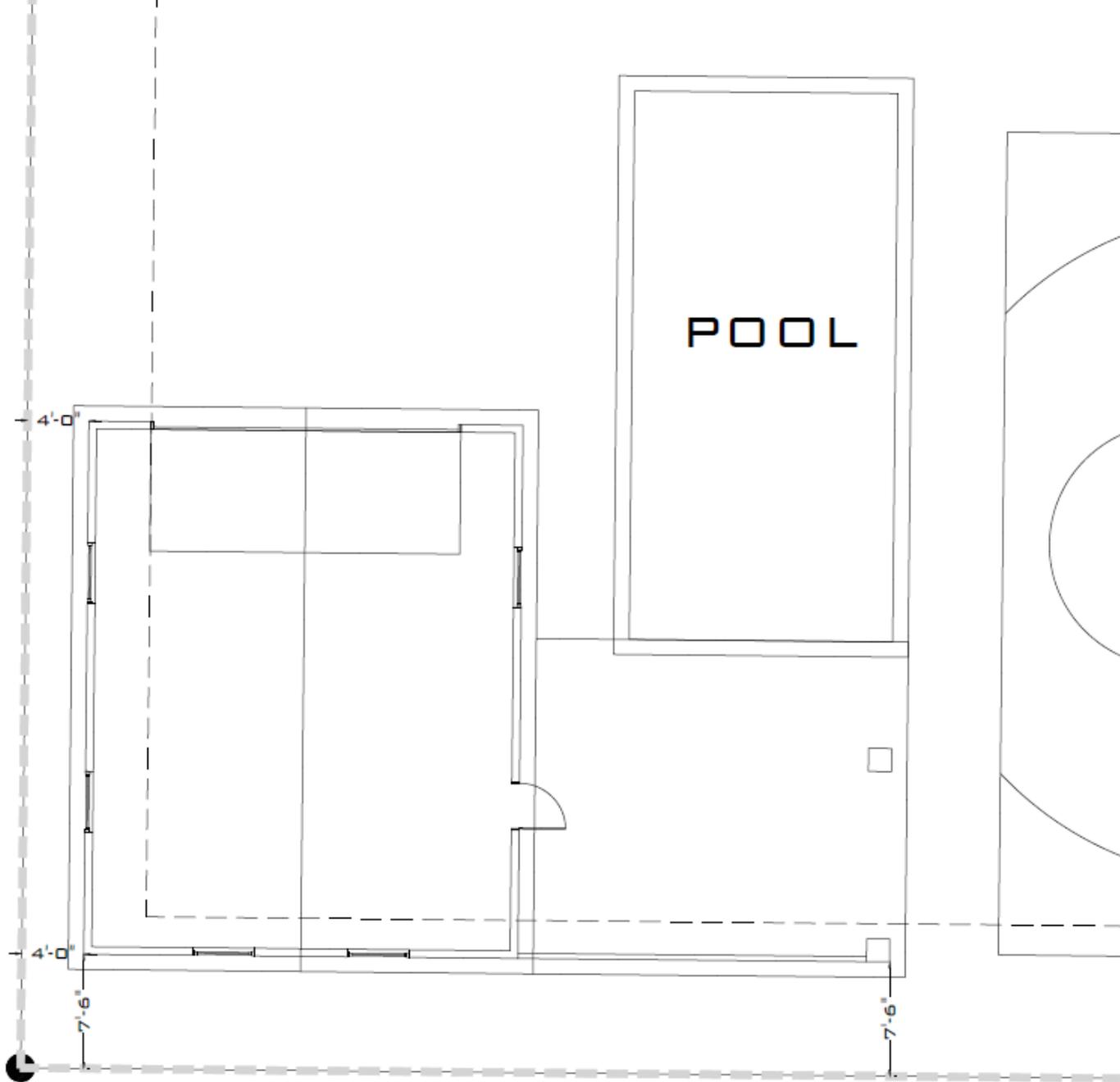
General Plan



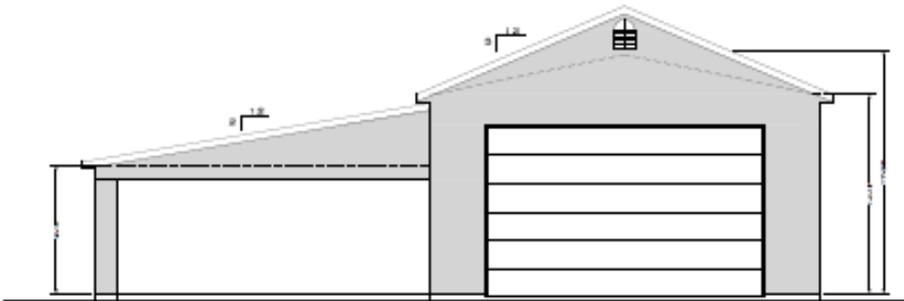
Close up aerial of site



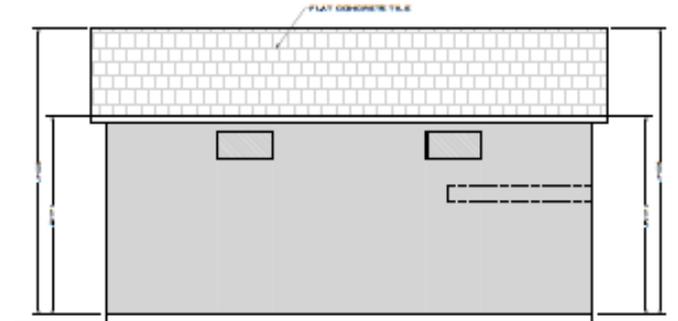




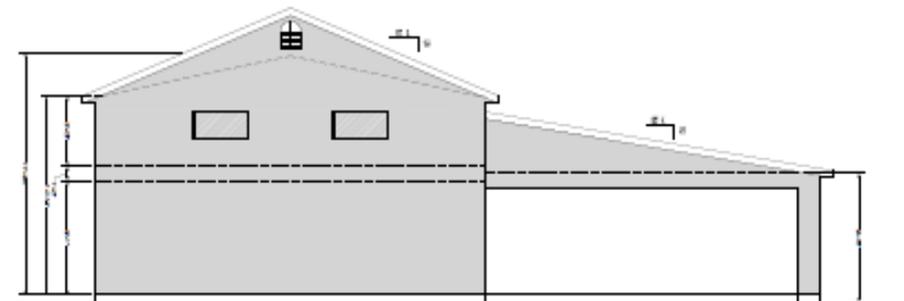
N 89°26'54" W - 101.00'



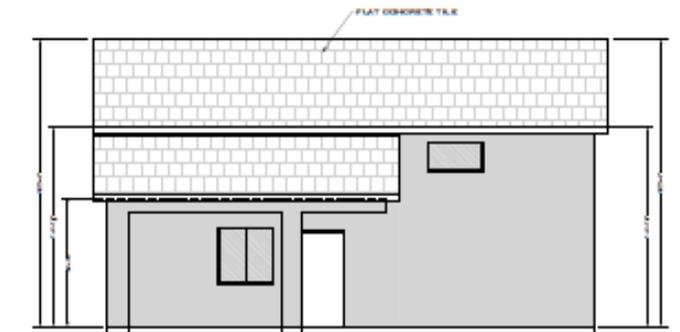
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



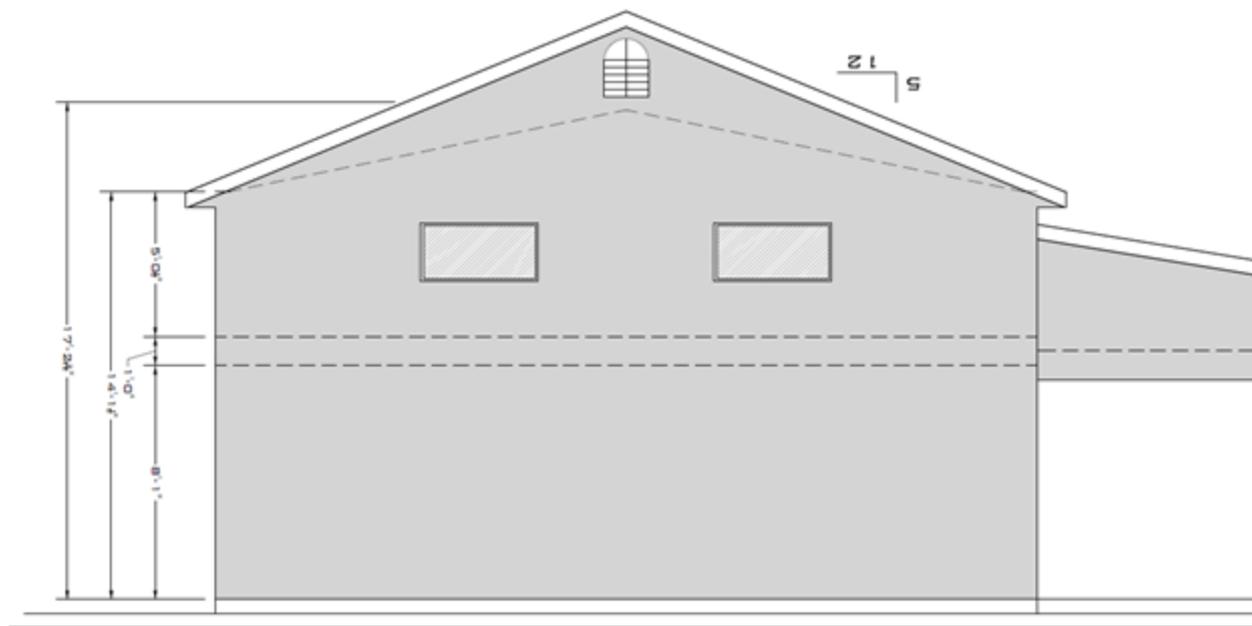
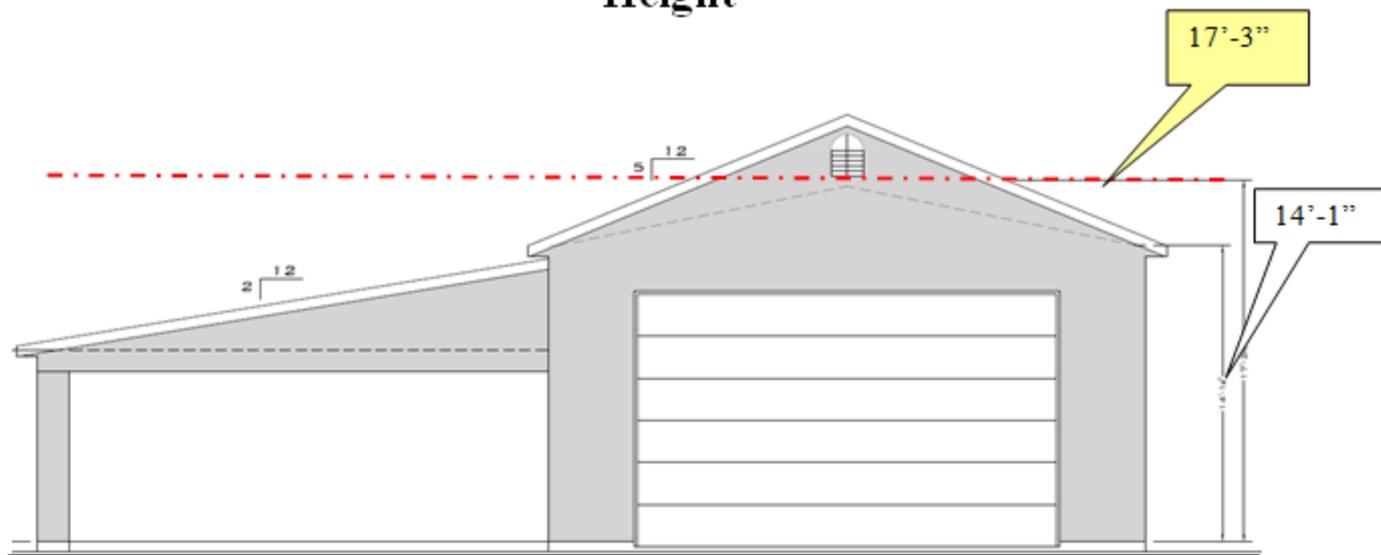
WEST ELEVATION

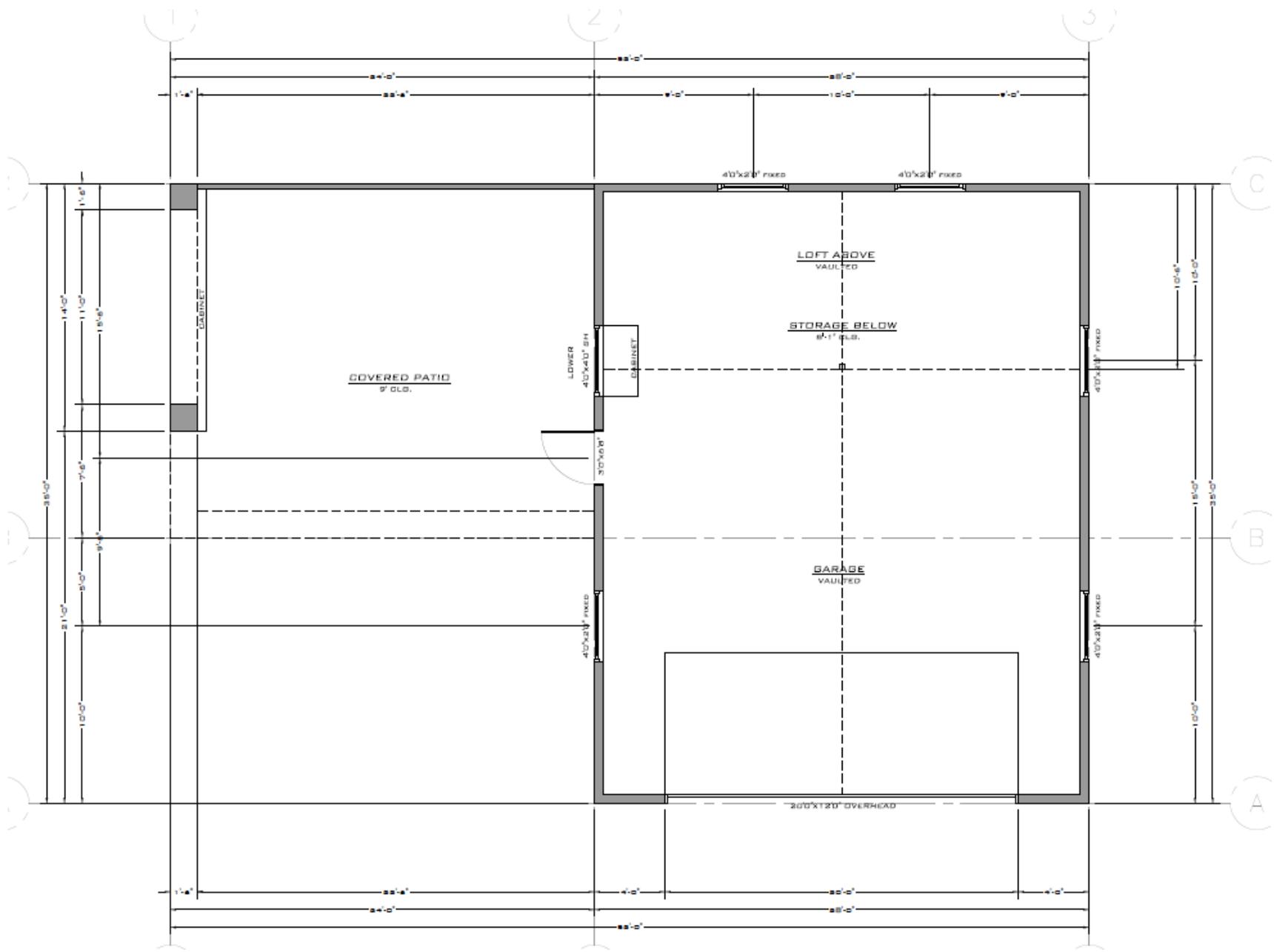
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SCALE	1/4" = 1'-0"
PROJECT	201
CLIENT	201
LOCATION	LOT 27 - 201
DESCRIPTION	DETACHED GARAGE
DESIGNER	JKL DRAFTING & DESIGN
DATE	1/28/20
SCALE	1/4" = 1'-0"
PROJECT	201
CLIENT	201
LOCATION	LOT 27 - 201
DESCRIPTION	DETACHED GARAGE
DESIGNER	JKL DRAFTING & DESIGN

JKL DRAFTING & DESIGN
 46 SOUTH 200 WEST AVENUE, UTAH 84708
 PHONE: (435) 988-8888
 CELL: (435) 615-0550

ELEVATIONS FOR DAN LEROY
 CRIMSON CLIFFS LOT 27 - DETACHED GARAGE
 ST. GEORGE, UTAH

Height





Google Street Views



ITEM 3B

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

CONDITIONAL USE PERMIT Case No. 2019-CUP-006

- Request:** To construct a detached residential RV garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.
- Property:** 720 West Indian Hills Drive
- Owner:** Carter
- Zoning:** R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
- General Plan:** LDR (Low Density Residential) & OS (Open Space)
- APN:** SG-6-2-36-310012
- Area:** 27.30 acres
- Height:** This structure's height would be **approximately 16'-3"** to the midpoint of the roof (*building height*), thus necessitating the purpose of this conditional use permit request.
- Garage:** Garage = Single Story = 18 ft. x 46 ft. = 828 sq. ft.
- Setbacks:** Distance from house = Approx. 60 ft. (*Note: a minimum of 6 ft. is required*)
Rear (South) = zero (to property line) and 6 ft. from existing garage
Side (West) = Approx. 140 ft.
Side (East) = Approx. 200 ft.
- Driveway:** A concrete driveway to the new RV garage is required
- 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 a corner lot)*
4. Any accessory building placed over a utility easement shall require **written approval from the joint utility committee**; *(At zero feet, the applicant will have to discuss with the JUC and may need 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 single story RV garage with a height of 16'-3" and requires a CUP.*
7. Main dwelling and accessory buildings must be **separated** a minimum of **six feet** (6'). *(This is separated by approx. 60 ft.)*
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. *(zero ft. in rear is requested)*
9. Accessory buildings **in a side yard**: *(This is not in a side yard)*
 - a. Provided that it meets all required side and front yard setbacks for the zone and is at least six feet (6') from the main dwelling; and
 - b. Provided exterior looks similar to the main structure by using the same building materials, colors, roof pitch, and design. (Ord. 2015-12-015, 12-17-2015)

Adj. Land: Vacant land surrounding this site and agricultural field across the street.

Comments: The following are the suggested conditions and findings.

1. **Location and setbacks:** The structure shall be located approx. 60 ft. from the home as presented. The north setback is N/A, the west setback is approx. 140 ft., and the east is approx. 200 ft.
2. **Easement / JUC:** The proposed structure may encroach onto the City easement (on the east side) and may 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:

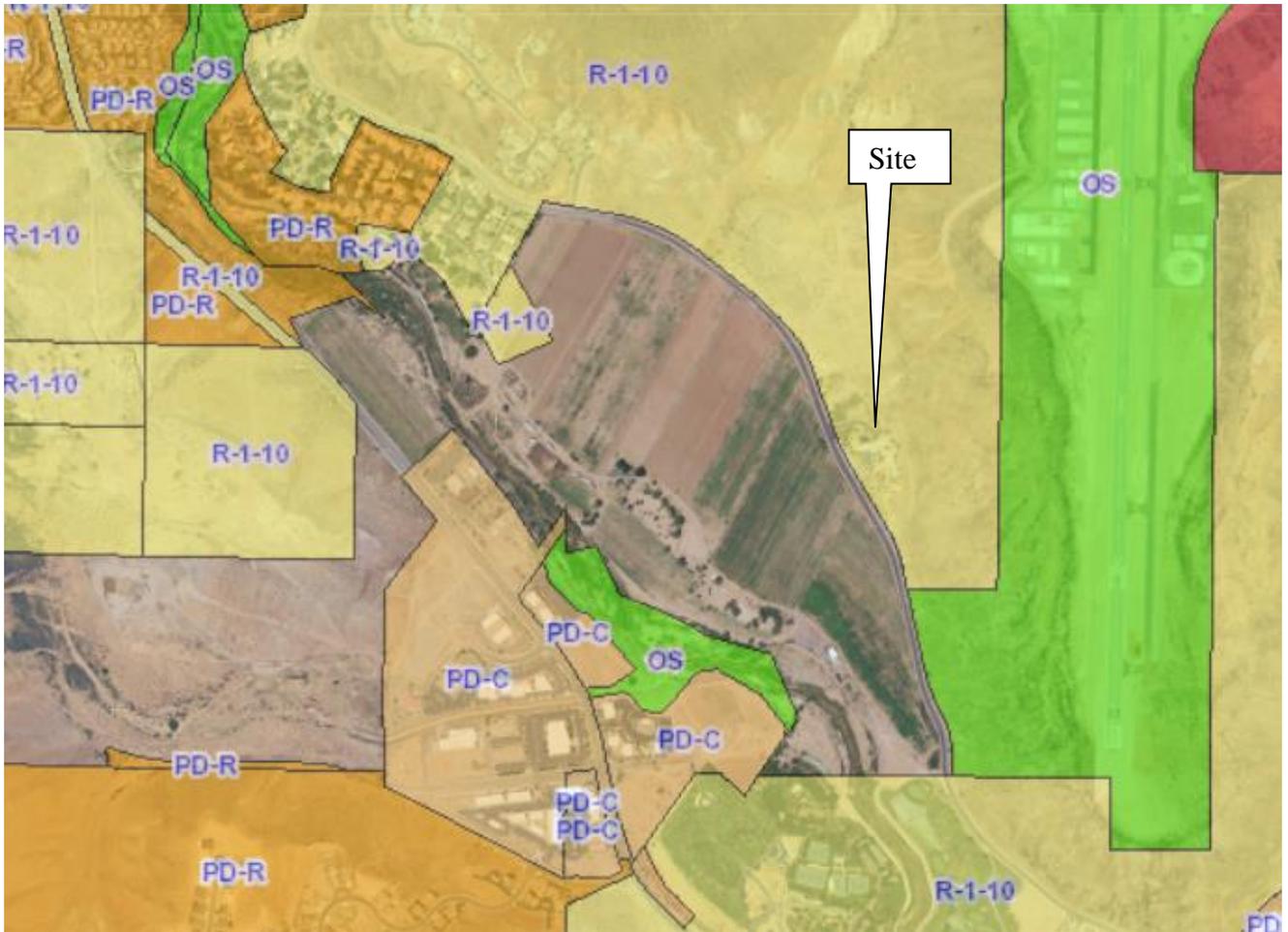
Mitigation	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, 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.
This site is visually hidden away from Indian Hill Drive due to elevation and existing trees 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" 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>

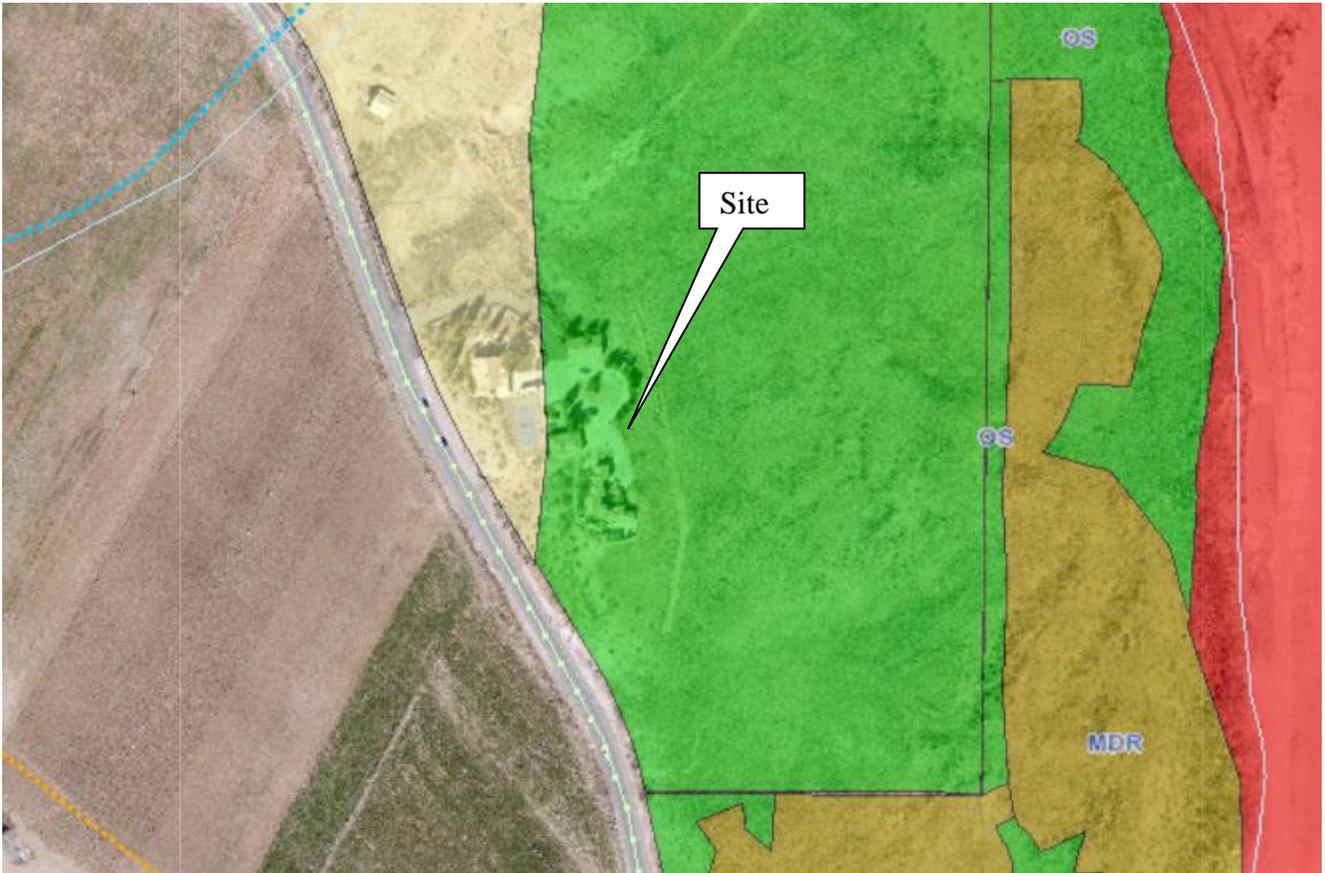
Aerial of Area



Zoning



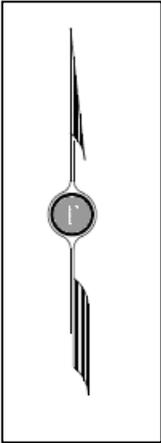
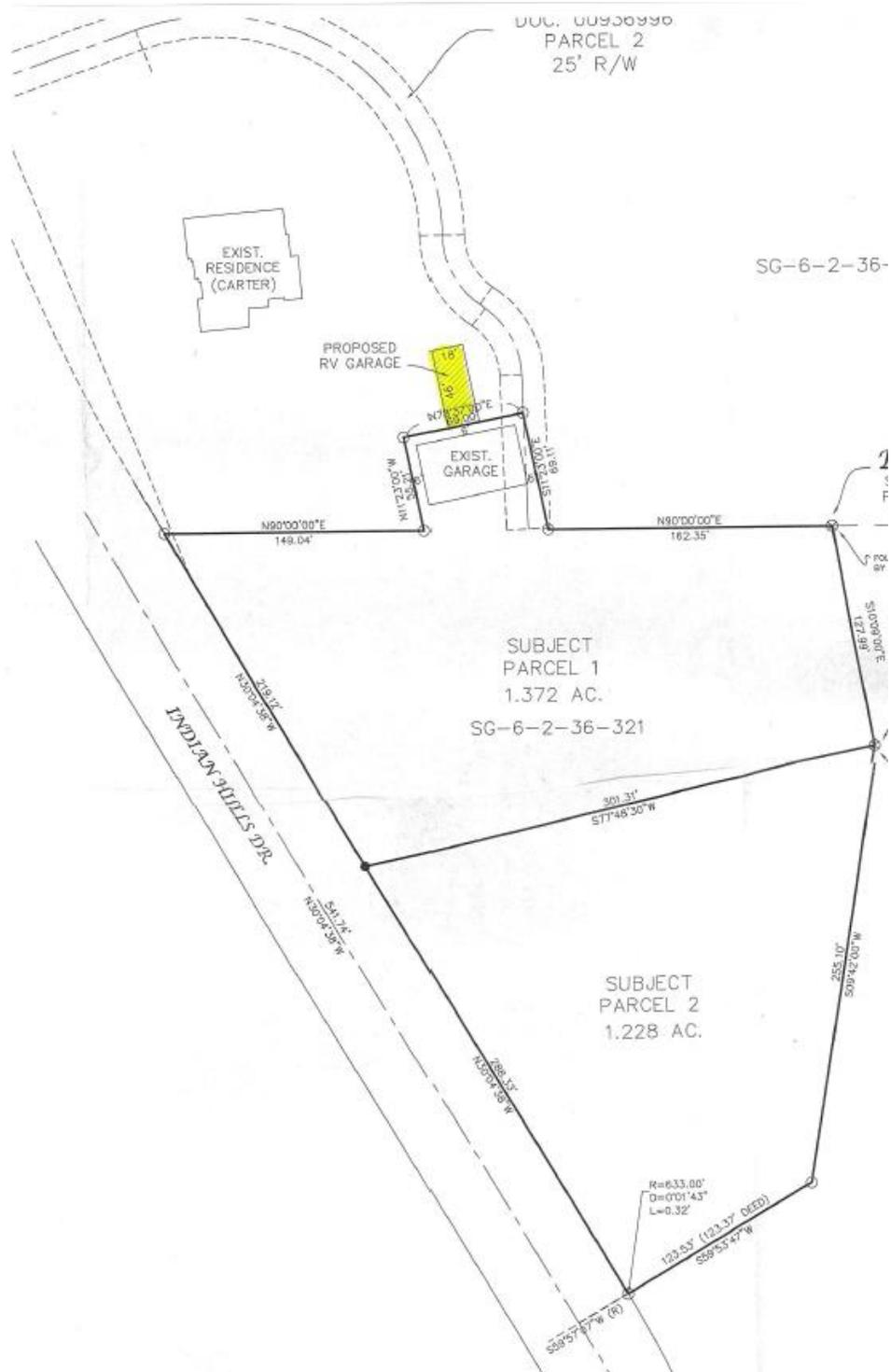
General Plan



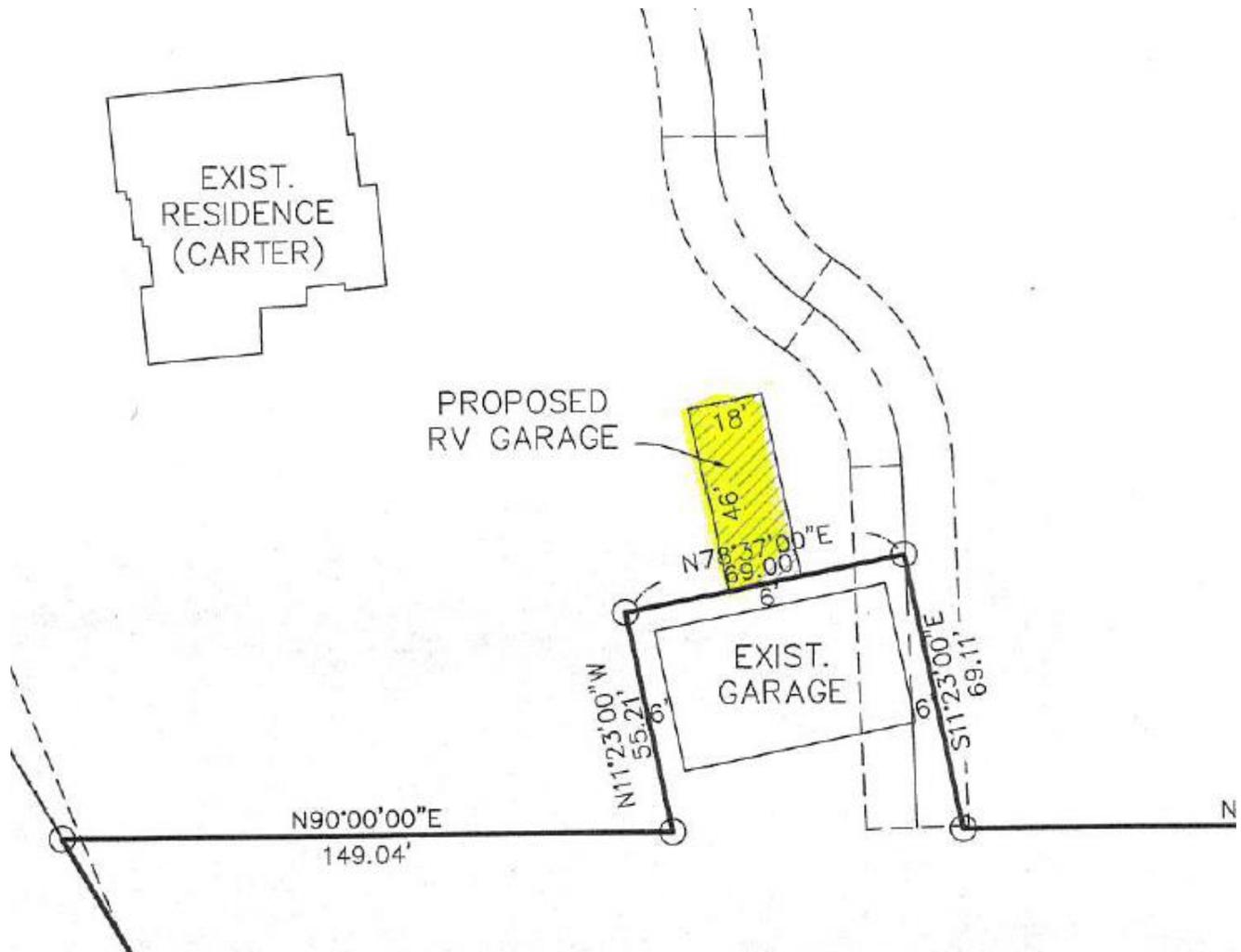
Close up aerial of site



Site Plan



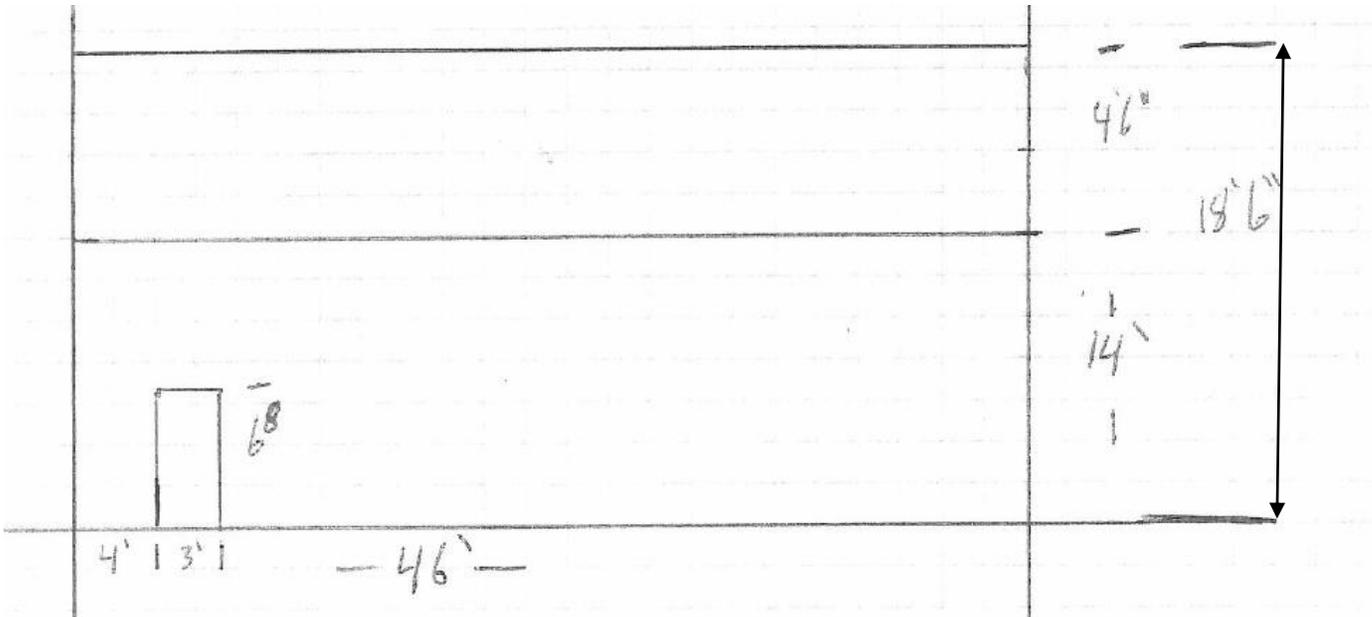
Close-up site Plan



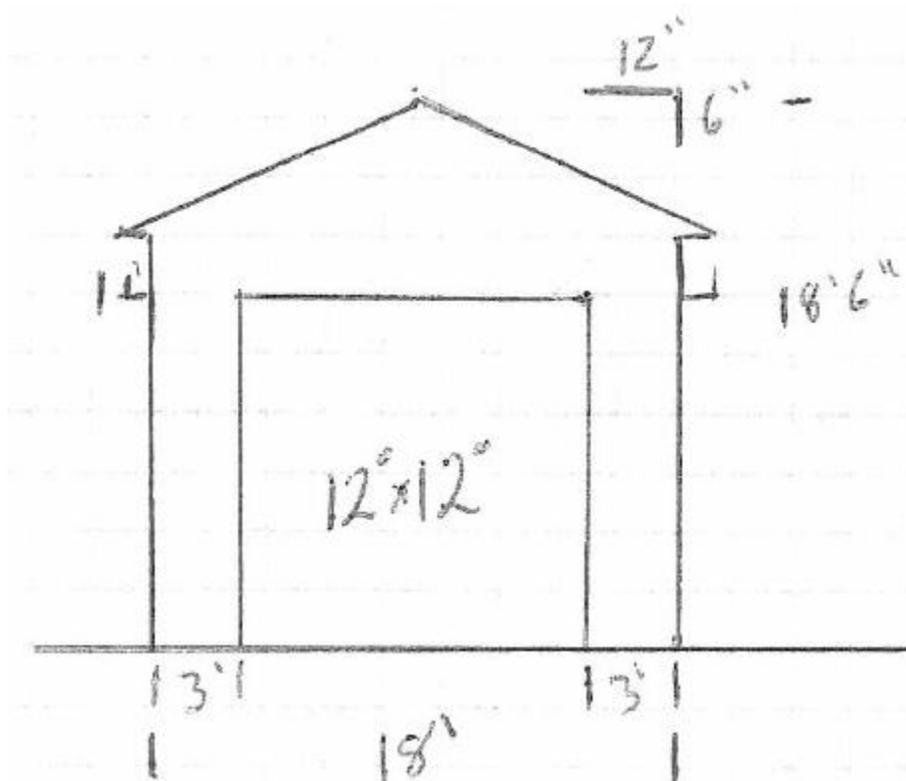
Garage setbacks



Elevations

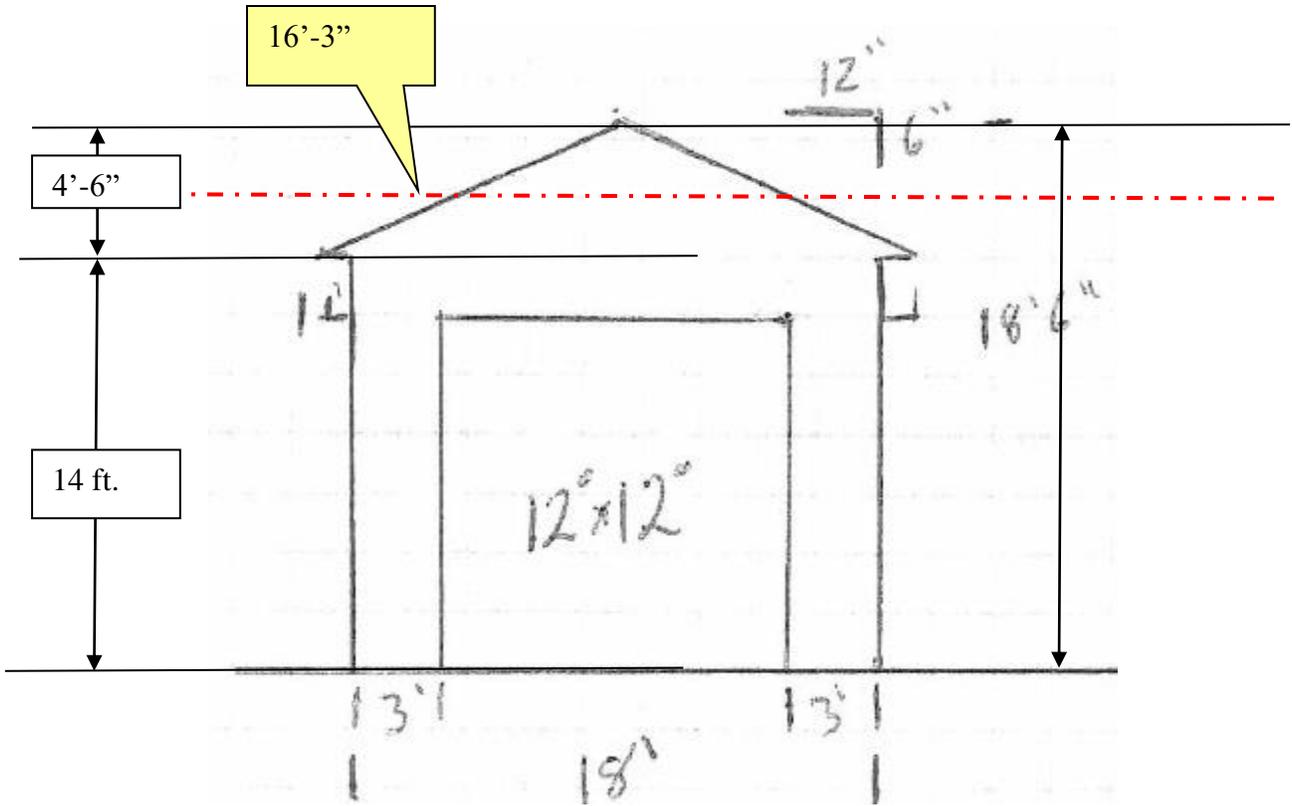


Side

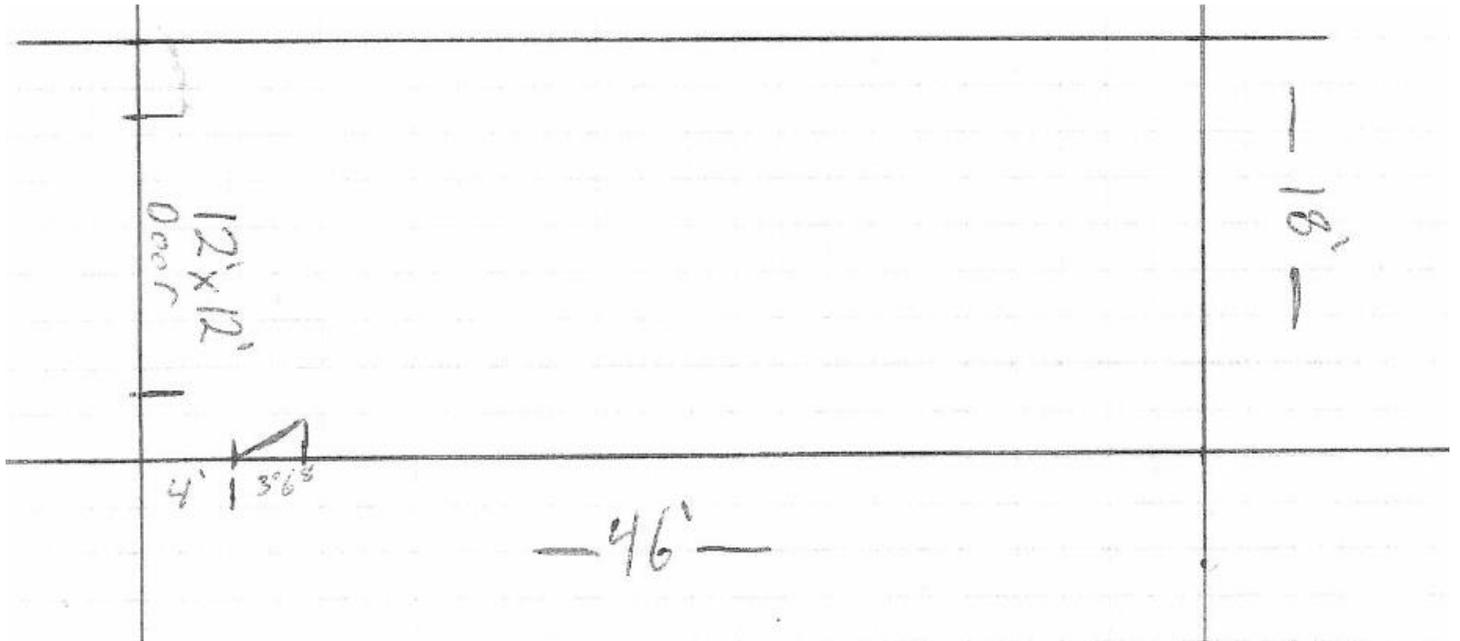


Front

Height



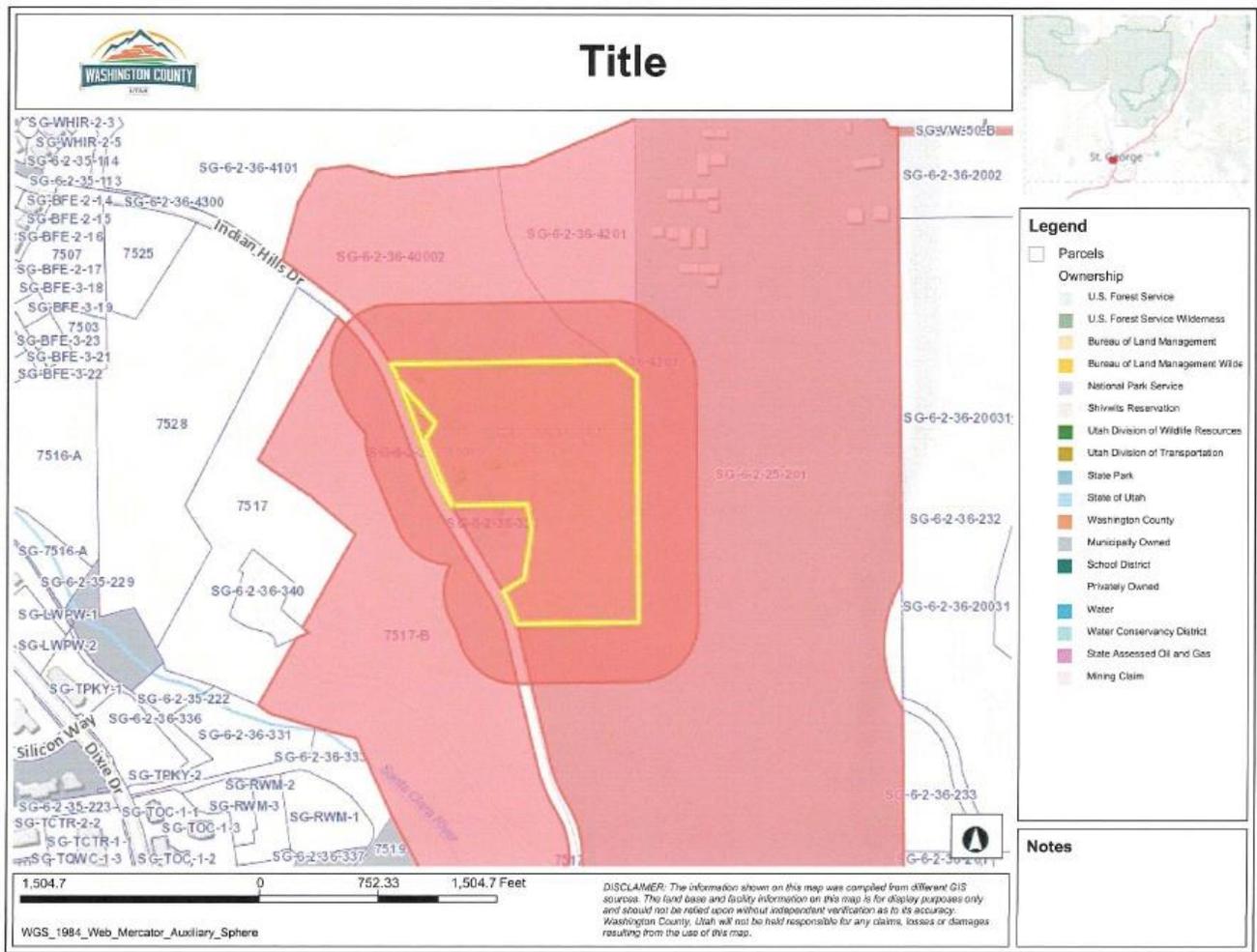
Floor Plan



Google Street Views







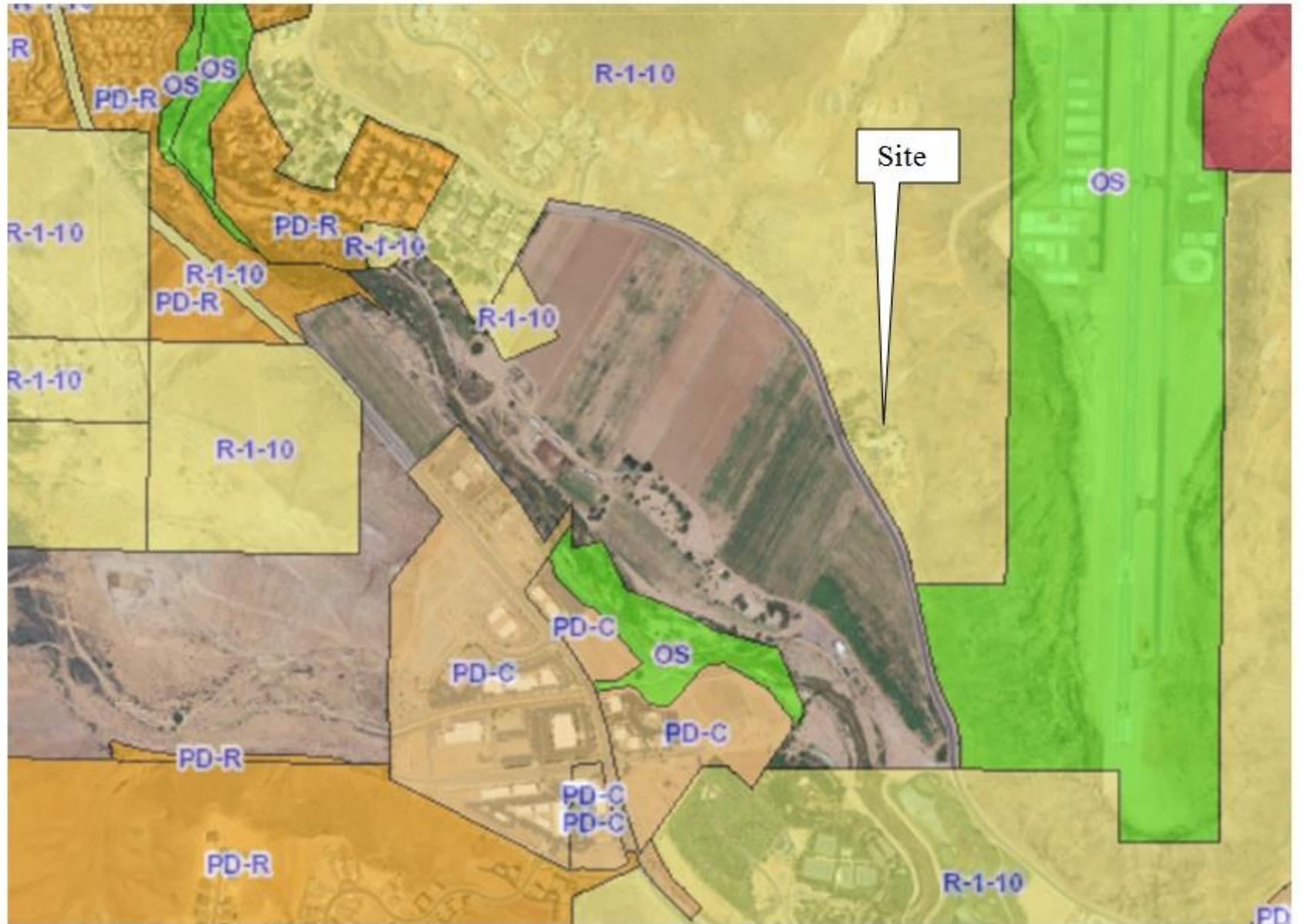
2019-CUP-006

Indian Hills Drive

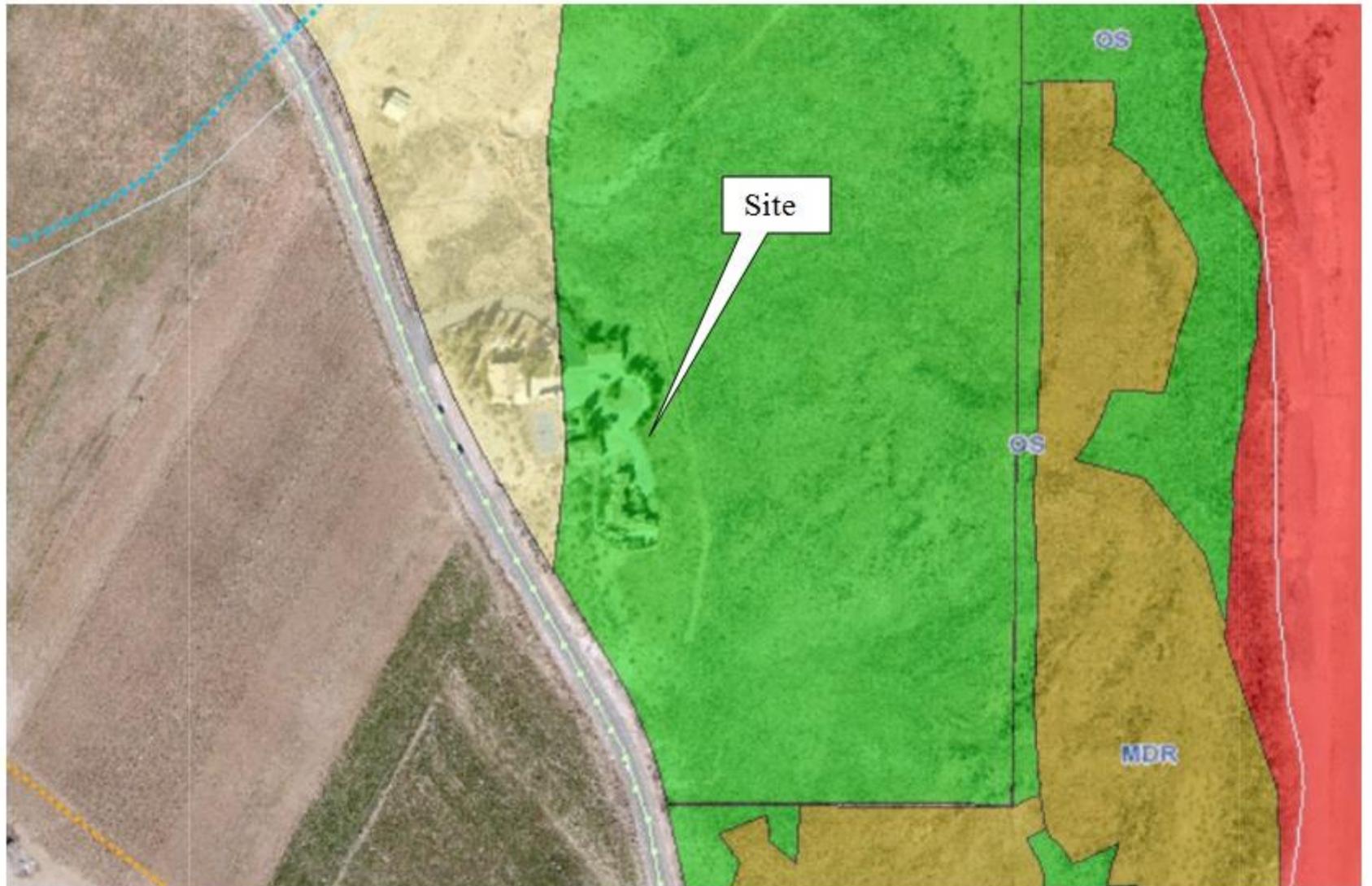
Aerial of Area



Zoning



General Plan





DOC. 00938990
PARCEL 2
25' R/W

SG-6-2-36-

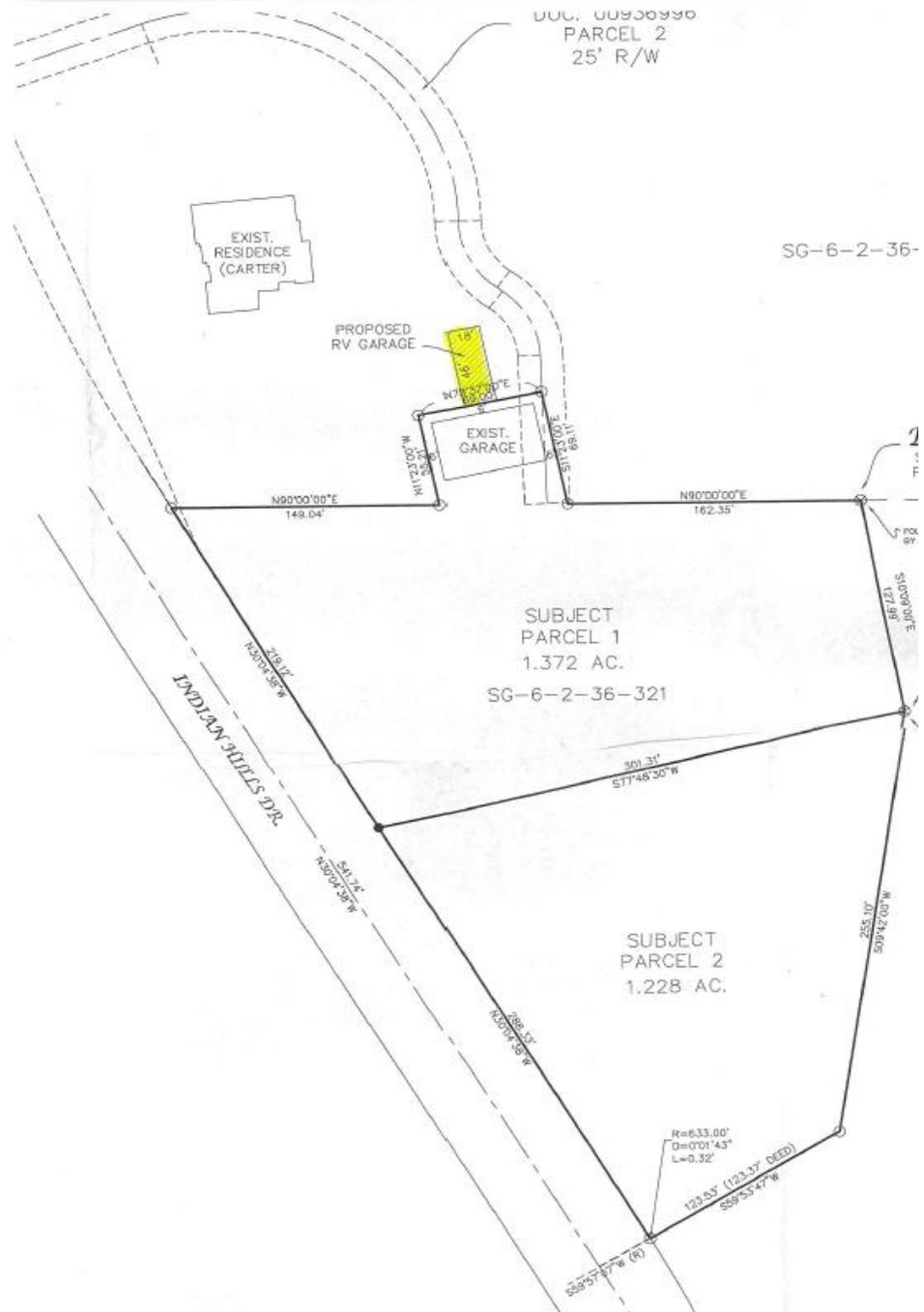
EXIST.
RESIDENCE
(CARTER)

PROPOSED
RV GARAGE

EXIST.
GARAGE

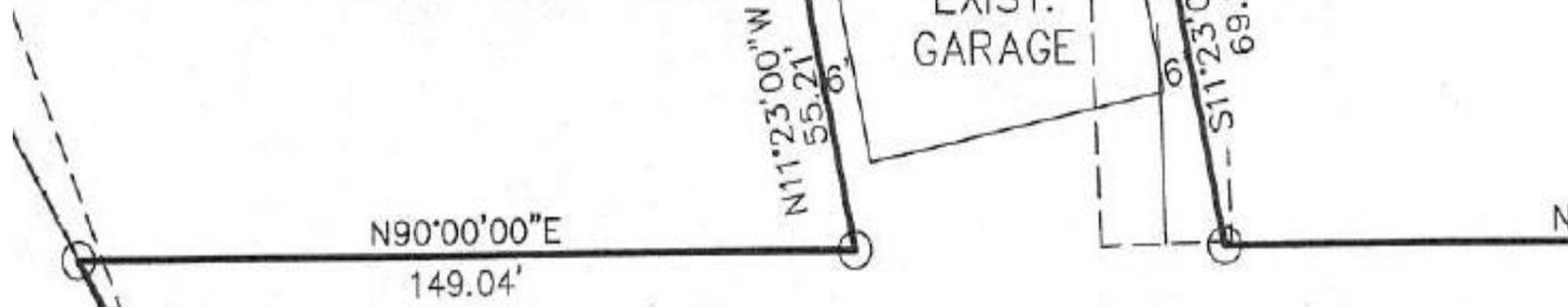
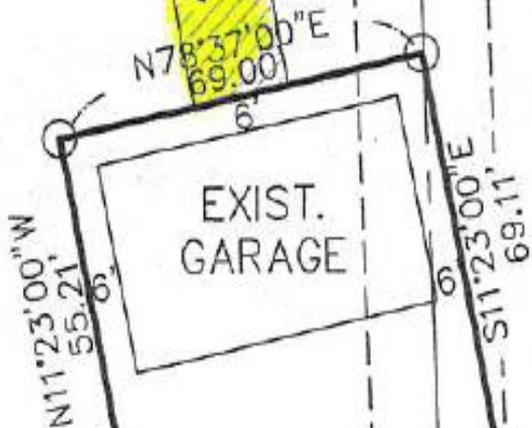
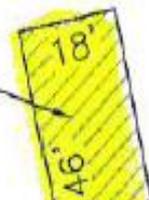
SUBJECT
PARCEL 1
1.372 AC.
SG-6-2-36-321

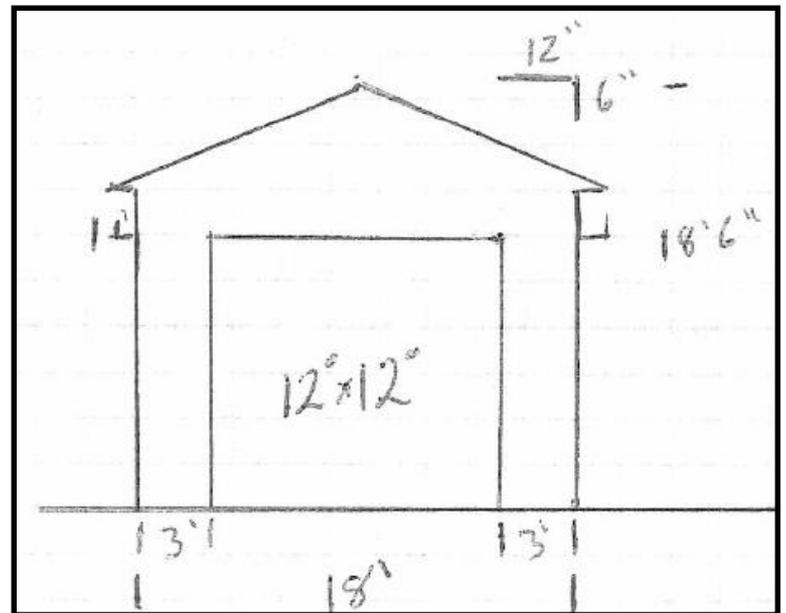
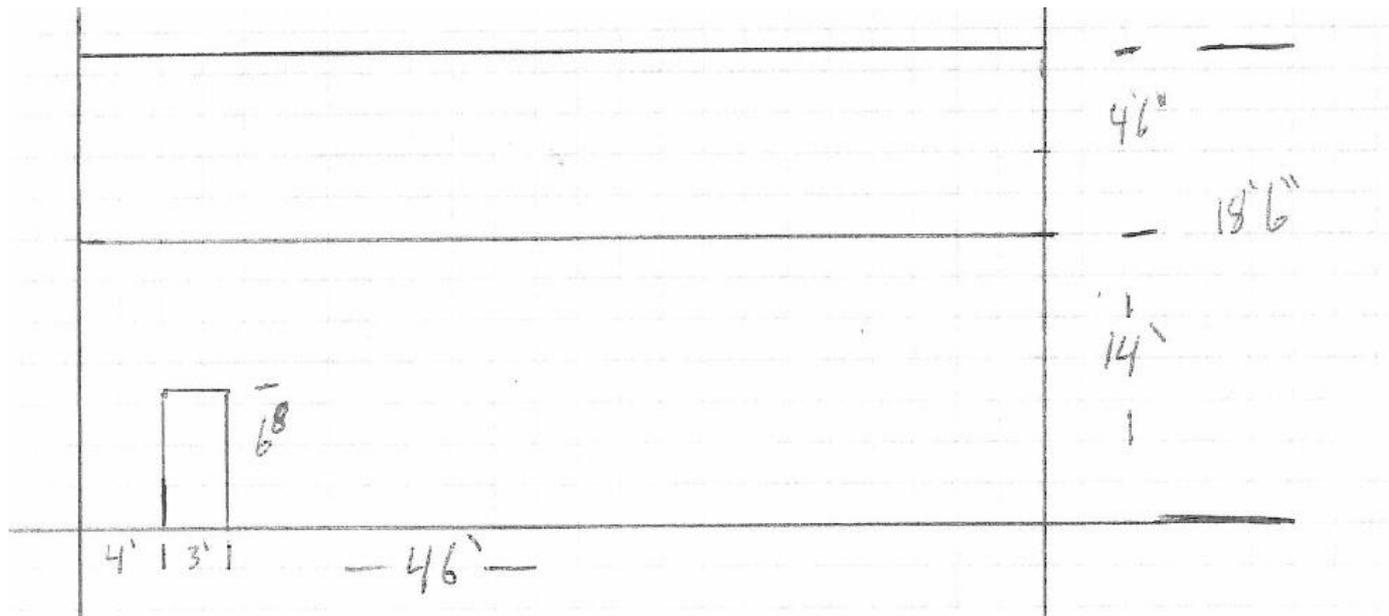
SUBJECT
PARCEL 2
1.228 AC.



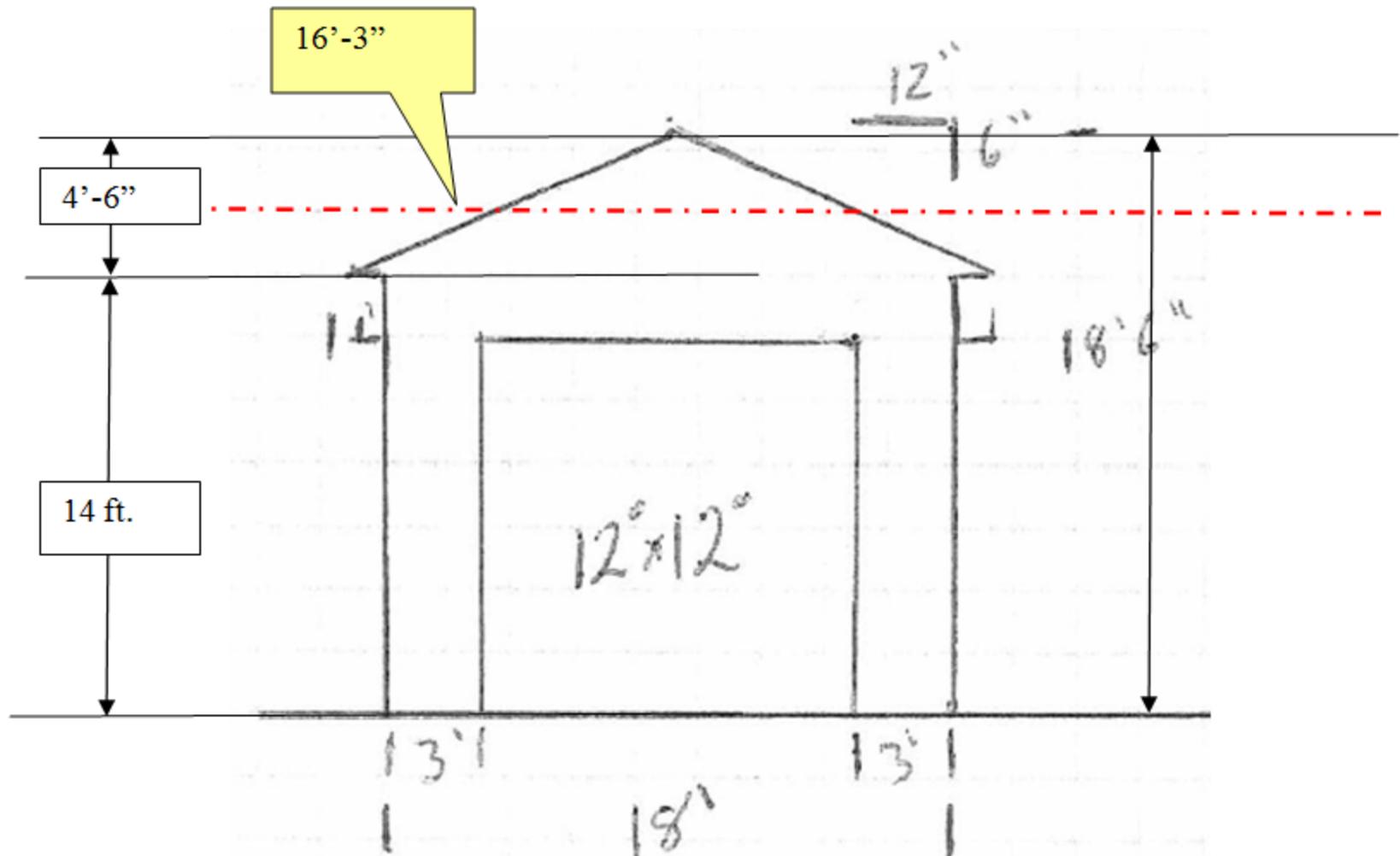


PROPOSED
RV GARAGE

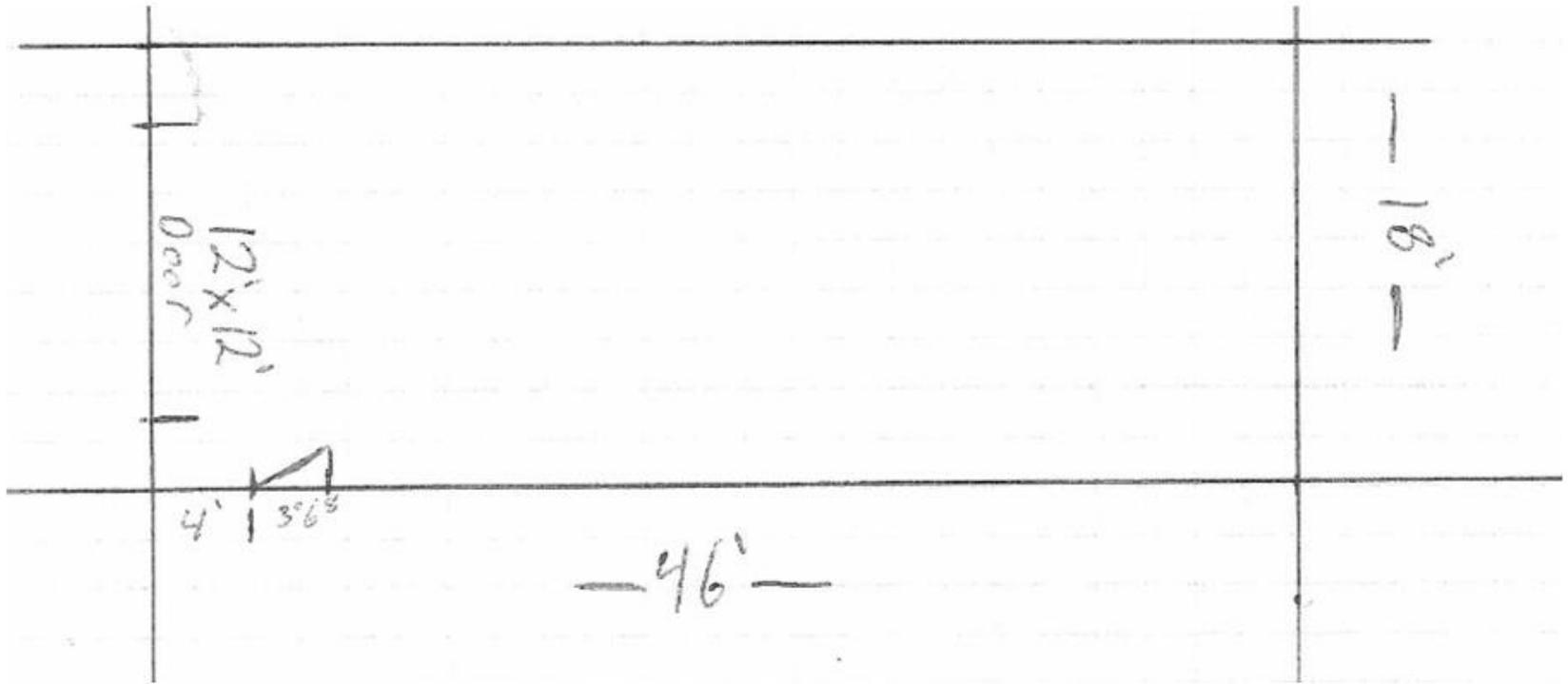




Height



Floor Plan



Google Street Views





ITEM 4A

Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: 02/20/2019
PLANNING COMMISSION MEETING: 02/26/2019

HILLSIDE DEVELOPMENT PERMIT

Banded Hills - REVISED

Case No. 2019-HS-001

Background: Current Request - This is a revision to a previously approved hillside permit. This change is the addition of one (1) new residential lot; Lot No. 12.

Previous Hillside - Previously Case No. 2018-HS-002 was approved by the City Council on May 5, 2018.

Previous Zone Change - Previously Case No. 2018-ZC-048 “Maple Estates Phase 6” was approved by City Council on January 3, 2019. This was a change from OS (Open Space) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zoning. The total area changed in zoning was just 0.16 acres.

Request: A request for a Hillside Development Permit to allow development of the additional Lot 12 to a previously approved single family residential development on “Banded Hills Drive.”

Project: The purpose of this project is to add one lot (Lot 12) to the previously approved eleven (11) residential lots in compliance with the hillside ordinance. This area is within the hillside overlay, but was not specifically looked at or considered with the previous related hillside permit.

Owner: Quality Development

Representative: Steve Kamlowsky

Engineer: Development Solutions Group

APN: SG-5-3-15-311

Location: Located at approximately 2915 E Banded Hills Drive (*generally located between Copper Cliff Drive and Banded Hills Drive*)

Acreage: Previous - Previously approved eleven lot site was 13.25 acres with a disturbed area of 8.93 acres.

This Request - Lot 12 = 0.45 acres
[Total developable area = 9.38 acres]

Zone: R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)

Adjacent zones: North = OS & R-1-10
South = ASBP (Airport)
East = OS
West = R-1-10

Powers & Duties: Section 10-13A-12.B.1 of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

Permit required: Section 10-13A-6:A requires that all major development (i.e., cut greater than 4’, etc.) on slopes above 20% requires a ‘hillside development permit’ granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

Geotech: A Geological Hazard Assessment and Preliminary Geotechnical Report was prepared by AGECEC (*Applied Geotechnical Engineering Consultants, Inc.*) on February 23, 2018 (*Project No. 2172452*). The report includes a summary of conditions and recommended investigations and mitigations to occur with development.

Rockfall: AGECEC prepared a rockfall report with recommendations for mitigations; its included in the “Geologic-Hazard Study” report dated February 13, 2018.

Drainage: A “Drainage Study” dated March 26, 2018, was prepared by Development Solutions Group, Inc. The report is an analysis of on-site and off-site hydrology under current conditions and with proposed development of the site. The report addresses proposed mitigations for handling drainage.

Applicable Ordinance(s):
(*Selected portions*)

10-13A-1: Purpose

The city finds that the health, safety and the general public welfare of the residents of the city will be promoted by establishing standards for the development and excavation of hillside and slope areas located in the city so as to minimize soil and slope instability and erosion, to minimize the adverse effects of grading, cut and fill operations, to preserve the character of the city's hillsides, and to otherwise supplement and amplify the city subdivision and zoning ordinances. The provisions herein are designated to accomplish the following:

- A. Prohibit development of uses which would likely result in a hazardous situation due to slope instability, rock falls or excessive soil erosion.

- B. Provide for safe vehicular circulation and access.
- C. Encourage the location, design and development of building sites in a manner that will minimize the scarring and erosion effects of cutting, filling and grading of hillsides.
- D. Encourage preservation of open space by encouraging clusters or other design techniques to preserve the natural terrain.
- E. Where hillside excavation does occur, require that buildings be located in the cut area to minimize the visual effects of scarring. (1998 Document § 10A-1)

Section 10-13A-4: Density and Disturbance Standards

- A. Schedule: In furtherance of the purposes set forth above, density and site disturbance within the hillside development overlay zone shall comply with the following schedule. Any portion of a development parcel having a slope greater than forty percent (40%) shall not be included in the calculation of the area of such parcel for the purposes of determining conformity with the density requirements below:

Percent Natural Slope	Dwelling Units (DU) / Acre
0-19	See underlying zone
20-29	2 DU/acre, provided the units are clustered on 30 percent (30%) or less of the land area within this slope category. 70 percent of this slope category shall remain undisturbed. The 70 percent area is based upon the overall area/development rather than per lot. Also see subsections A1, A2, and A3 of this section.
30-39	1 DU/10 acres, provided no more than 5 percent (5%) of the site is disturbed, and 95 percent of the site remains undisturbed. If the cumulative area is at least 1 acre but less than 10 acres, the cumulative area shall be allowed 1 DU.
40	Development is not permitted (0%), except as provided for in subsection A4 of this section.

- A.4.** The city council, after considering the recommendation from the hillside review board, and from the planning commission may approve the removal of small hills which contain slopes forty percent (40%) or greater subject to determining the application conforms to all of the following requirements:
 - a. The hill is not contiguous to nor part of a major hillside formation, and
 - b. The removal of such landform will not create a negative aesthetic impact in the opinion of the city council, and
 - c. The land area is zoned for residential, commercial, or industrial development. (Ord. 2013-01-001, 1-3-2013)

Section 10-13A-5: Slope and Slope Areas Determined

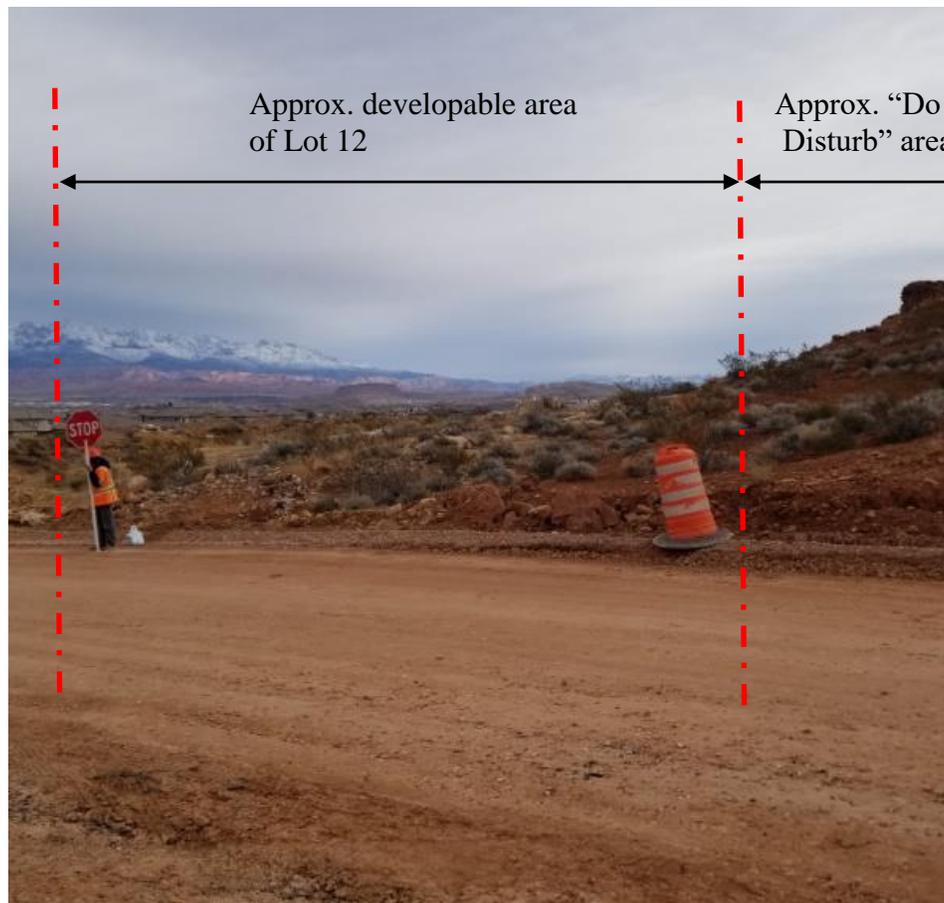
- B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)
3. Determination of Slope Areas for Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

HSRB Motion:

The hillside board recommends approval of Lot 12 as presented in both the plans and as staked on site with the requirement that the rock fall hazard report shall be updated to include Lot 12, and that drainage shall be designed and incorporated into the retaining wall construction. This recommendation is made with the findings that the proposed areas to be removed are insignificant and are not contiguous and that the significant ridgeline shall be protected in place as shown and that a 40 ft. no disturb area shall be established. The proposed areas are depicted on sheet SAM-1.

Hillside Photos – Wednesday Feb. 20, 2019 (Lot 12 area)





Google Maps

Street Photos – Banded Hills





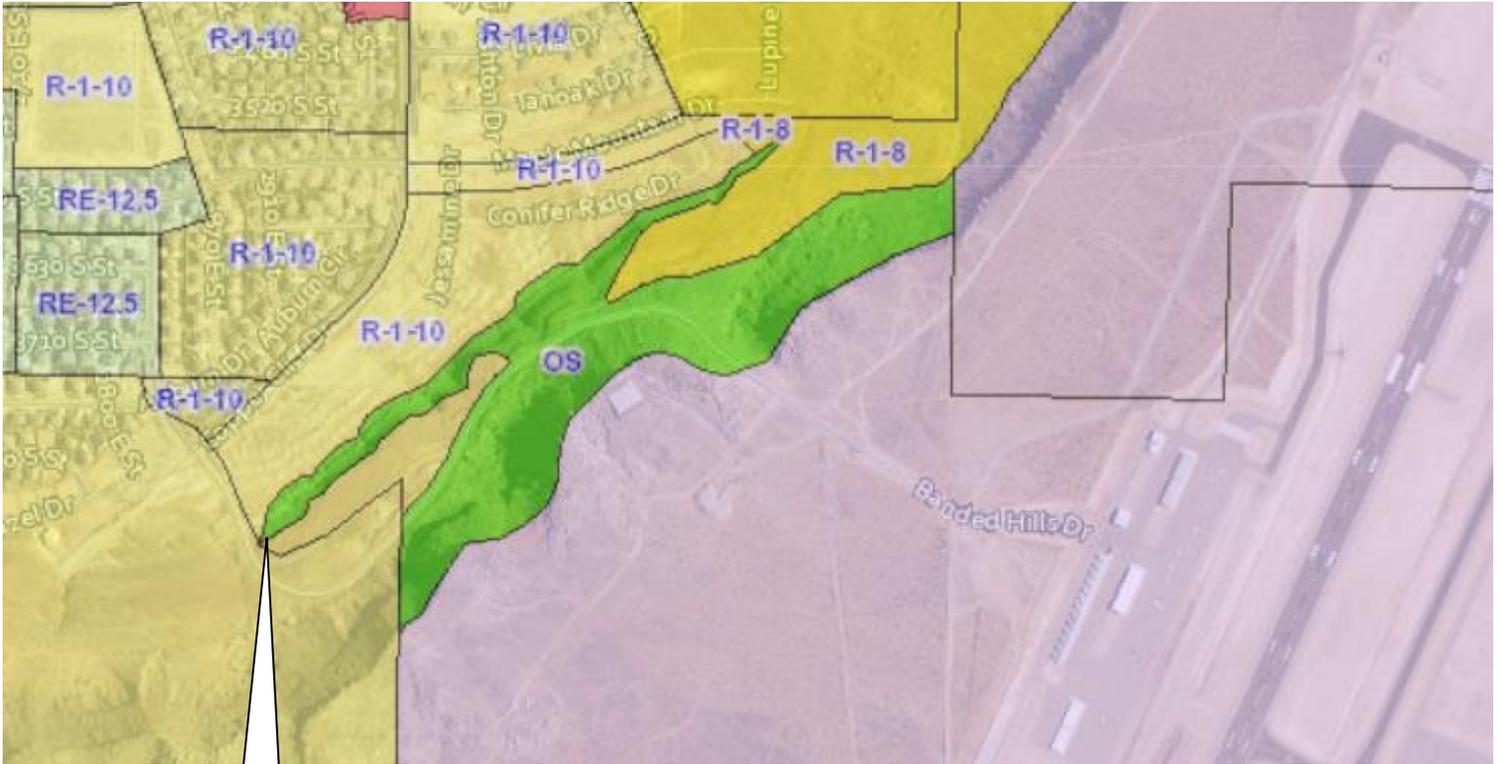
Vicinity - Aerial Map



Site of Lot 12

Zoning Map

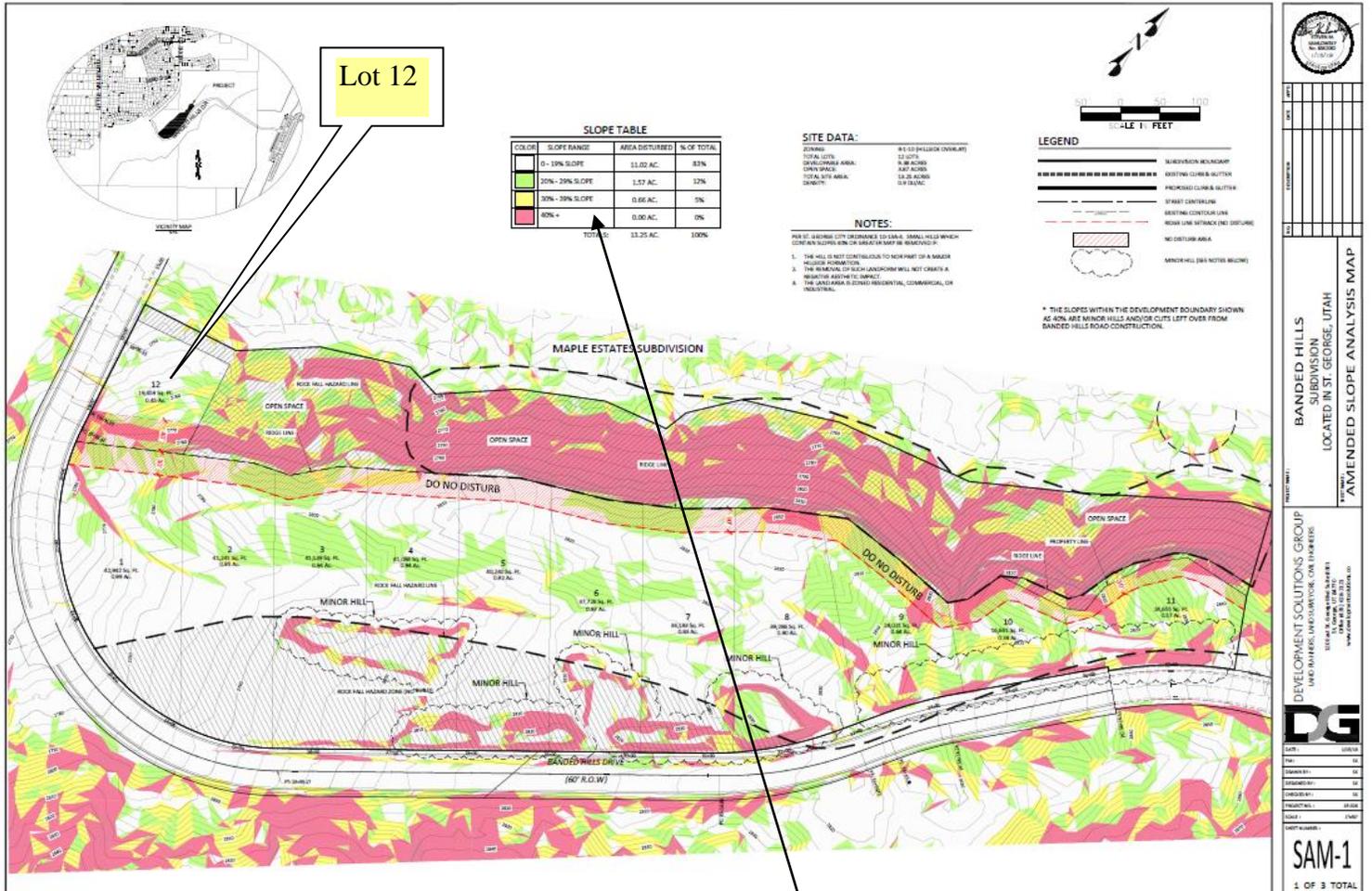
(Note: Zone was changed for Lot 12 to be R-1-10)



Site of Lot 12

Slope Map

(Colored Contour Map)
 (Full size plan is in the HSRB packet)



SLOPE TABLE			
COLOR	SLOPE RANGE	AREA DISTURBED	% OF TOTAL
	0 - 19% SLOPE	11.02 AC.	83%
	20% - 29% SLOPE	1.57 AC.	12%
	30% - 39% SLOPE	0.66 AC.	5%
	40% +	0.00 AC.	0%
TOTALS:		13.25 AC.	100%

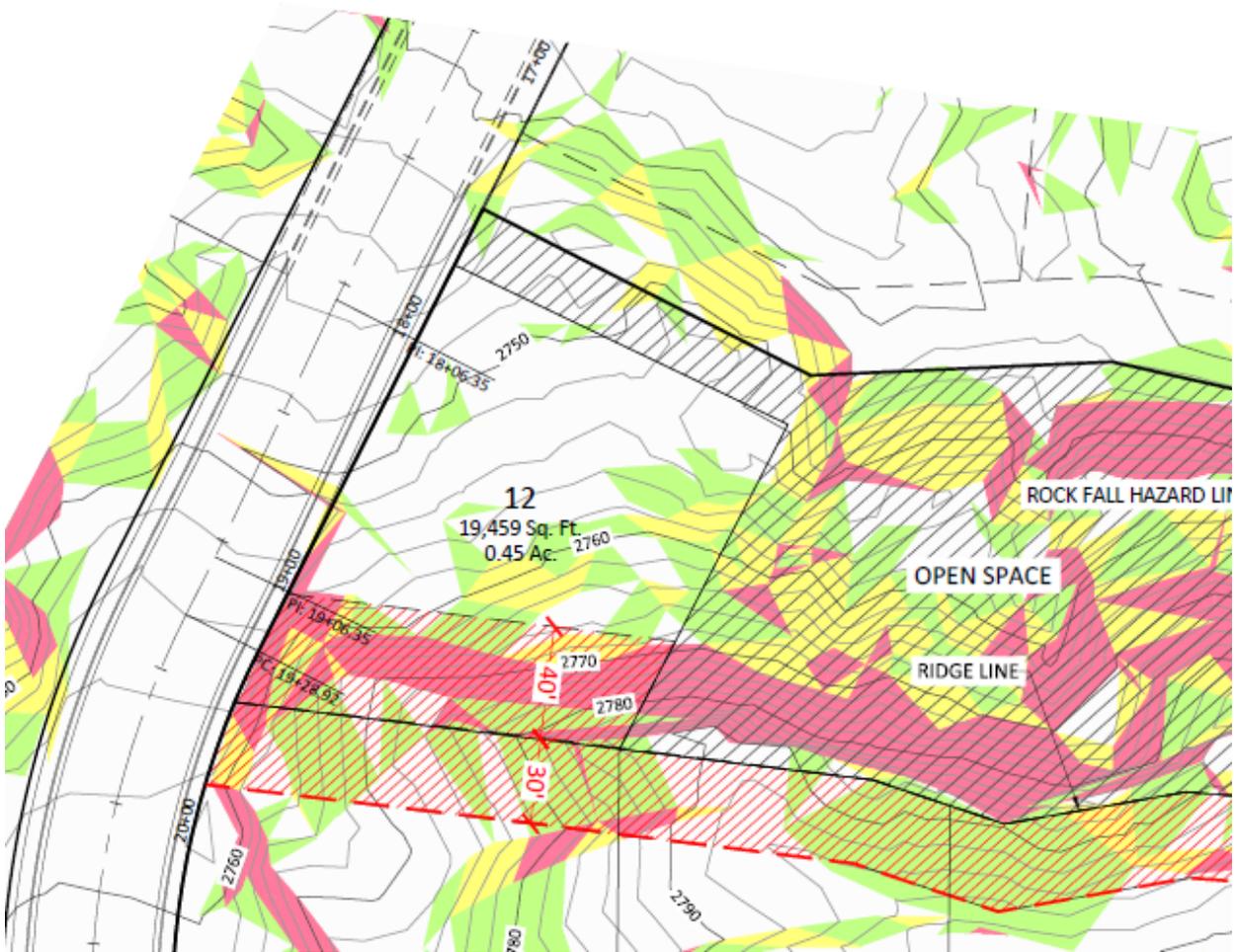
DEVELOPMENT SOLUTIONS GROUP
 1400 N. 1000 E. SUITE 100
 ST. GEORGE, UTAH 84770
 TEL: 435.771.1111
 WWW.DEVELOPMENTSOLUTIONS.COM

BANDED HILLS SUBDIVISION
 LOCATED IN ST. GEORGE, UTAH
 AMENDED SLOPE ANALYSIS MAP

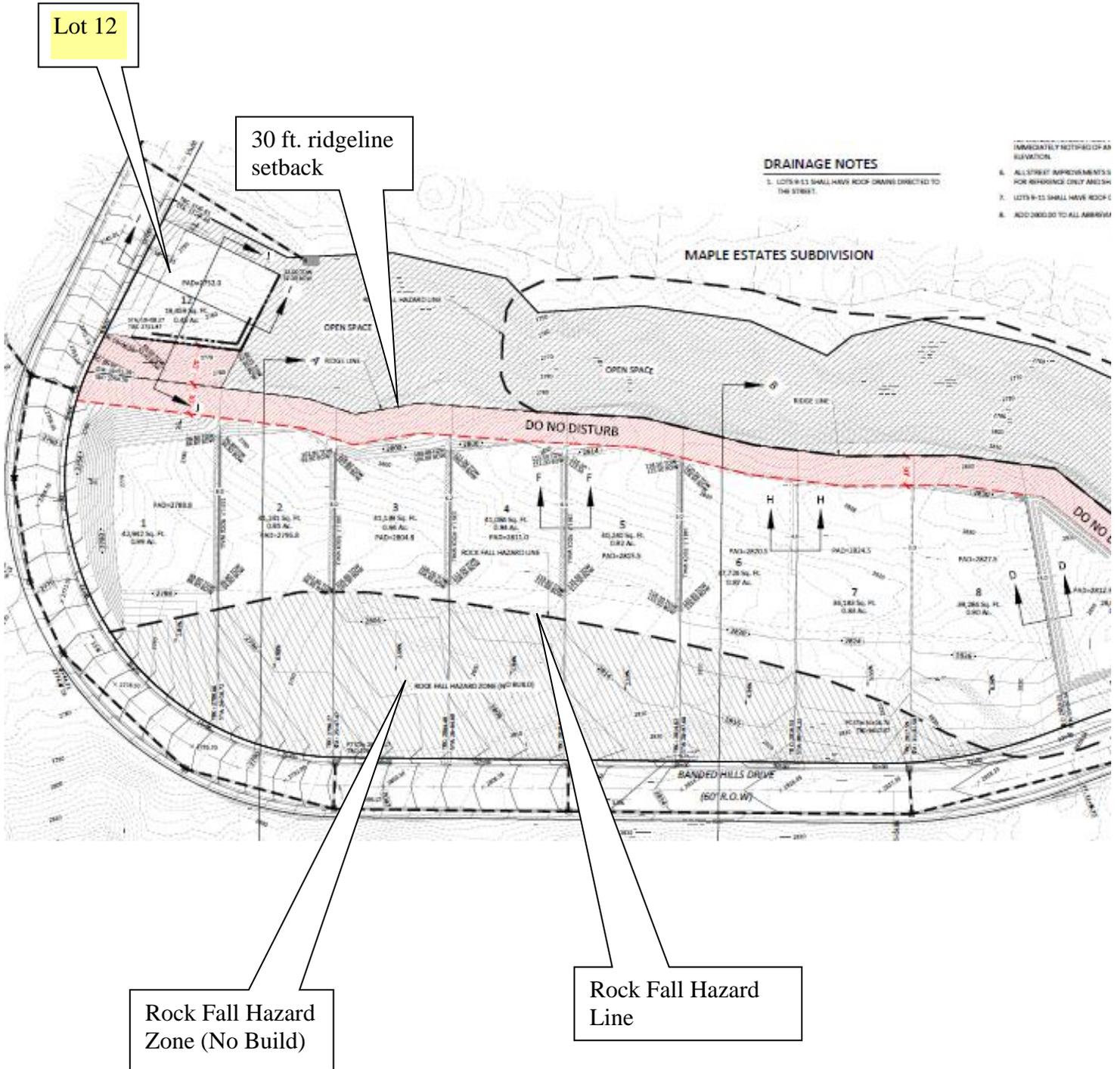
DATE:	08/14/19
DRAWN BY:	SK
CHECKED BY:	SK
PROJECT NO.:	2019-001
SHEET NO.:	11
SHEET TOTAL:	11

SAM-1
 1 OF 3 TOTAL

Detail – Slope Map (Lot 12)

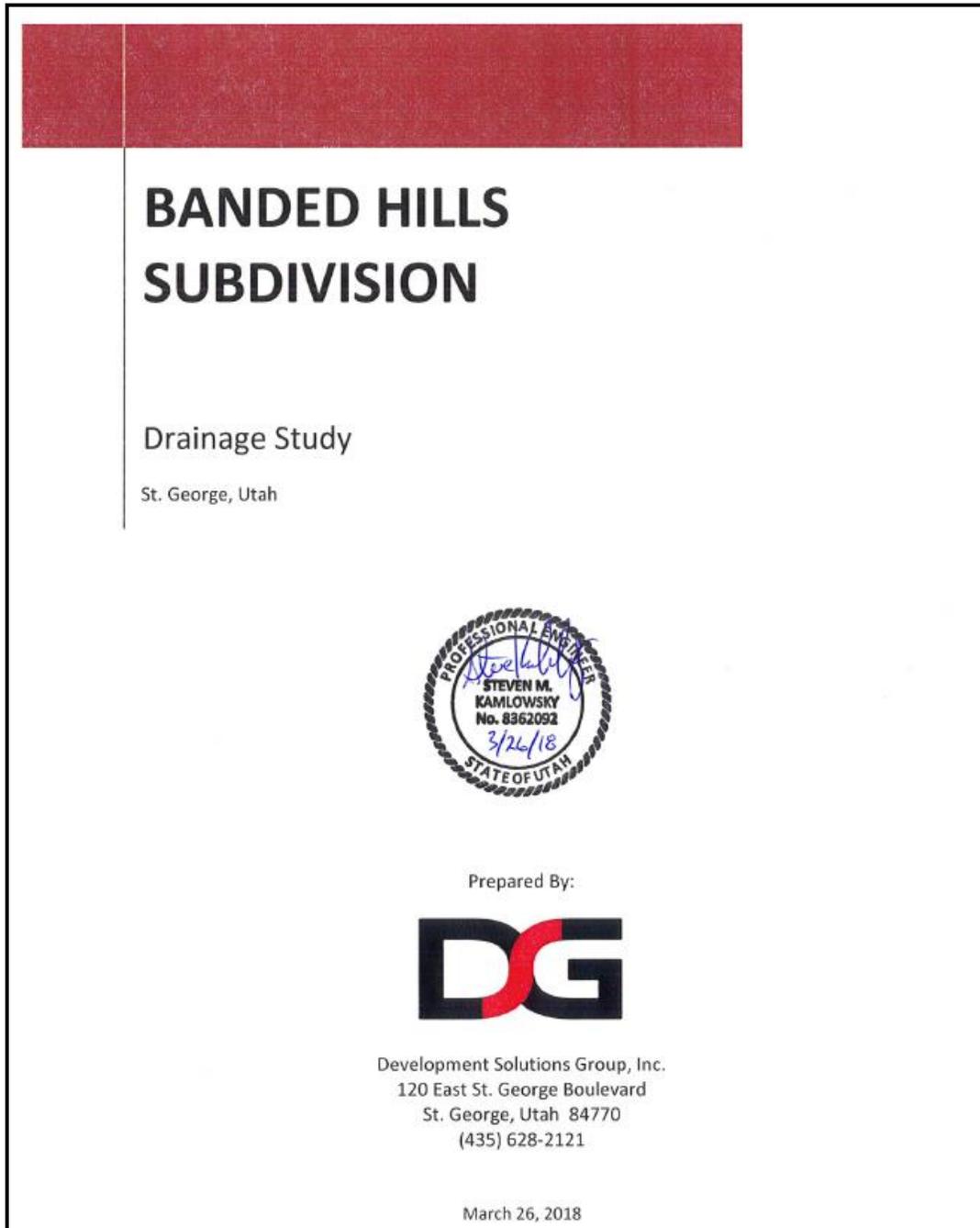


Detail – Grading Plan



Drainage Report

(Only the cover is shown; the full report is 26 pages and is in the HSRB packet and in the project case file)



Geotechnical Report

(Cover only is shown; the full report is 30 pages long and is in the HSRB packet and in the project case file)

	
<p>GEOTECHNICAL INVESTIGATION</p> <p>BANDED HILLS SUBDIVISION</p> <p>ST. GEORGE, UTAH</p>	
<p>PREPARED FOR:</p> <p>DEVELOPMENT SOLUTIONS 120 E ST. GEORGE BOULEVARD #300 ST. GEORGE, UTAH 84770</p> <p>ATTENTION: STEVE KAMLOWSKY, P.E.</p>	
<p>PROJECT NO. 2172452</p>	<p>FEBRUARY 23, 2018</p>
<p>1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044</p>	

Hazard – Rock Fall Report

(Only the cover is shown; the full report is 6 pages and is in the HSRB packet and in the project case file)



February 5, 2018

Development Solutions
120 East St. George Blvd. #300
St George, Utah 84770

Attention: Steve Kamlowksy

Subject: Geologic-hazard Study
Banded Hills Subdivision
Banded Hills Drive
St George, Utah
Project No. 2172453

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to perform a geologic-hazards study for the proposed Banded Hills Subdivision located below the airport bluff, northwest of Banded Hills Drive in St. George, Utah (see Figure 1).

PROPOSED CONSTRUCTION

We understand the area is planned for single-family residences. The approximate area planned for development is shown on Figure 1.

GEOLOGY

The geology for the area was mapped by Hayden and Willis (2011) to consist of the upper unit of the Triassic-age Moenkopi Formation. This unit consists of interbedded siltstone and sandstone. The Triassic-age Shnabkaib Member of the Moenkopi underlies this unit and consists predominantly of siltstone. The Shinarump Conglomerate Member of the Chinle Formation overlies the Moenkopi Formation and makes up the rock near the top of the bluff southeast of the site, the source of the rockfall for the southeast portion of the property. The bedrock exposed on the property is that of the Moenkopi Formation. The bedrock in the area dips down toward the southeast at approximately 17 degrees.

GEOLOGIC-HAZARD EVALUATION

Low-sun-angle aerial photographs from 1960 and aerial photographs from 1938 were reviewed along with site reconnaissance to determine what potential geologic hazards may affect the proposed development. Rockfall and faulting are the two geologic hazards that

ITEM 4B

Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: 02/20/2019
PLANNING COMMISSION MEETING: 02/26/2019

HILLSIDE DEVELOPMENT PERMIT
Water Line – Juniper Cove Subdivision
Case No. 2019-HS-002

Request: A request for a Hillside Development Permit to allow installation of a water line for the Juniper Cove subdivision.

Reference: Previously approved Case No. 2018-HS-007 “Juniper Cove.”

Project: The purpose of this project is to add an eight inch (8”) water line within the hillside overlay zone located at the proposed Juniper Cove subdivision.

Owner: Quality Development

Representative: Steve Kamlowksy

Engineer: Development Solutions Group

APN: SG-5-3-15-121-SLL

Location: This water line will be installed between Banded Hills Drive and the Juniper Cove subdivision and will follow the existing disturbed trail within the hillside slope area.

Acreage: Reference; The Juniper Cove subdivision is on 18.73 acres

Zone: R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)

Adjacent zones: Reference; The Juniper Cove subdivision site is surrounded by R-1-8, OS, & ASBP zoning

Powers & Duties: Section 10-13A-12.B.1 of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

Permit required: Section 10-13A-6:A requires that all major development (i.e., cut greater than 4’, etc.) on slopes above 20% requires a ‘hillside development permit’ granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

Geotech: Reference; Case No. 2018-HS-007 “Juniper Cove.” A geotechnical investigation was prepared by AGECEC on November 12, 2018 (*Project No. 2180169*). This report addresses soil and subsurface water conditions.

Geologic-Hazard: Reference; Case No. 2018-HS-007 “Juniper Cove.” A geologic-hazards study was prepared by AGECEC on May 8, 2018 (Project No. 2180170). This report address hazards which includes rock fall.

Drainage Study: Reference; Case No. 2018-HS-007 “Juniper Cove.” A “Drainage Study” dated November 16, 2018, was prepared by Development Solutions Group. The report is an analysis of on-site and off-site hydrology under current conditions and with proposed development of the site. The report addresses proposed mitigations for handling drainage.

Applicable Ordinance(s):
(Selected portions)

10-13A-1: Purpose

The city finds that the health, safety and the general public welfare of the residents of the city will be promoted by establishing standards for the development and excavation of hillside and slope areas located in the city so as to minimize soil and slope instability and erosion, to minimize the adverse effects of grading, cut and fill operations, to preserve the character of the city's hillsides, and to otherwise supplement and amplify the city subdivision and zoning ordinances. The provisions herein are designated to accomplish the following:

- A. Prohibit development of uses which would likely result in a hazardous situation due to slope instability, rock falls or excessive soil erosion.
- B. Provide for safe vehicular circulation and access.
- C. Encourage the location, design and development of building sites in a manner that will minimize the scarring and erosion effects of cutting, filling and grading of hillsides.

Percent Natural Slope	Dwelling Units (DU) / Acre
0-19	See underlying zone
20-29	2 DU/acre, provided the units are clustered on 30 percent (30%) or less of the land area within this slope category. 70 percent of this slope category shall remain undisturbed. The 70 percent area is based upon the overall area/development rather than per lot. Also see subsections A1, A2, and A3 of this section.
30-39	1 DU/10 acres, provided no more than 5 percent (5%) of the site is disturbed, and 95 percent of the site remains undisturbed. If the cumulative area is at least 1 acre but less than 10 acres, the cumulative area shall be allowed 1 DU.
40	Development is not permitted (0%), except as provided for in subsection A4 of this section.

- D. Encourage preservation of open space by encouraging clusters or other design techniques to preserve the natural terrain.
- E. Where hillside excavation does occur, require that buildings be located in the cut area to minimize the visual effects of scarring. (1998 Document § 10A-1)

Section 10-13A-4: Density and Disturbance Standards

- A. Schedule: In furtherance of the purposes set forth above, density and site disturbance within the hillside development overlay zone shall comply with the following schedule. Any portion of a development parcel having a slope greater than forty percent (40%) shall not be included in the calculation of the area of such parcel for the purposes of determining conformity with the density requirements below:

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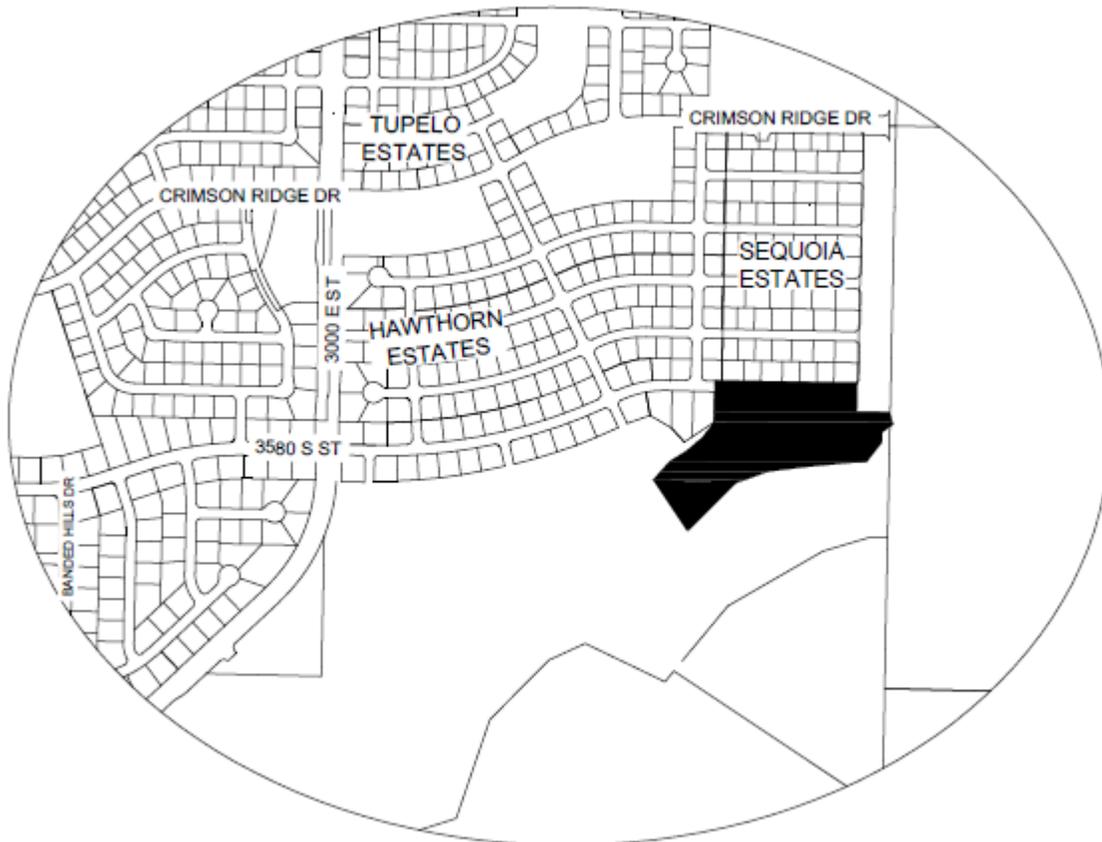
Section 10-13A-5: Slope and Slope Areas Determined

- B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)
- 3. Determination of Slope Areas for Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as

proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

HSRB Motion:

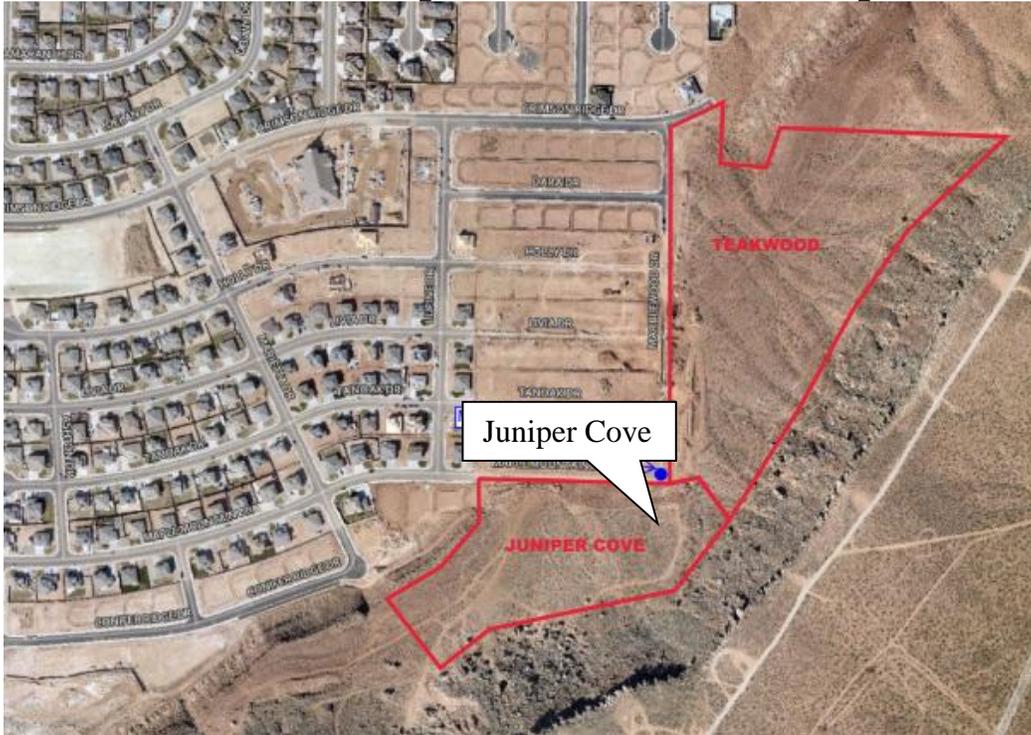
The hillside board recommends approval of this project to add an eight inch (8") water line within a previously disturbed trail in the hillside overlay zone located within the proposed Juniper Cove subdivision with the findings that the proposed areas to be removed are insignificant and are not contiguous and that construction fencing shall be installed to protect the limits of disturbance, and to particularly protect the area in vicinity to the 40% plus slope area. The proposed area is depicted on sheet U-3.



Vicinity - Aerial Map



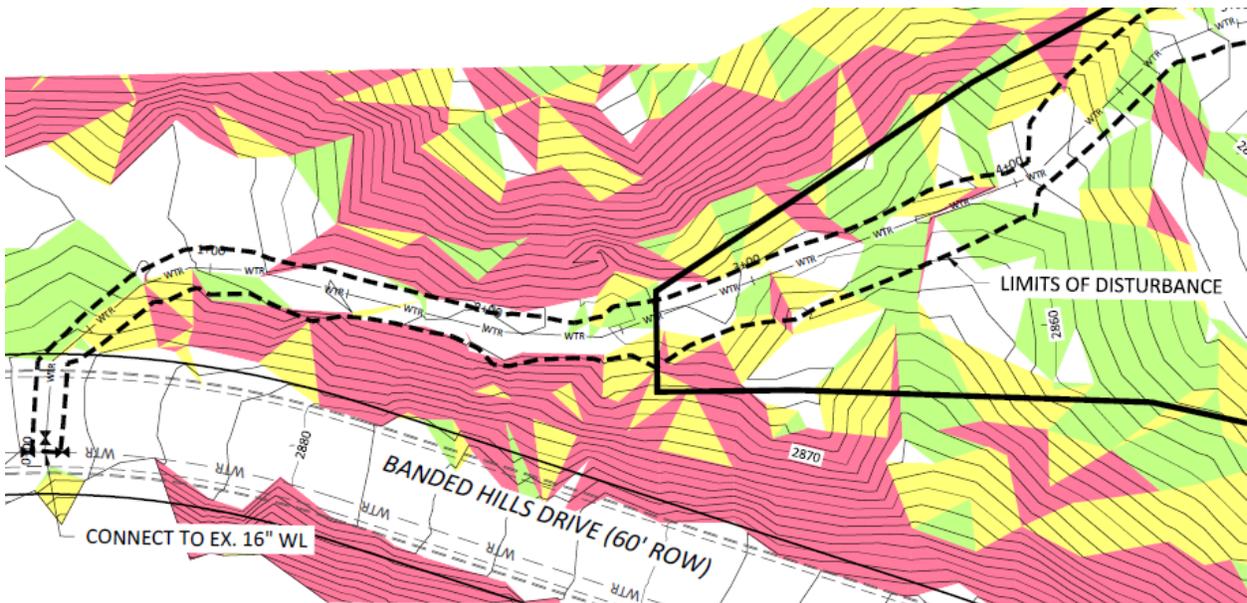
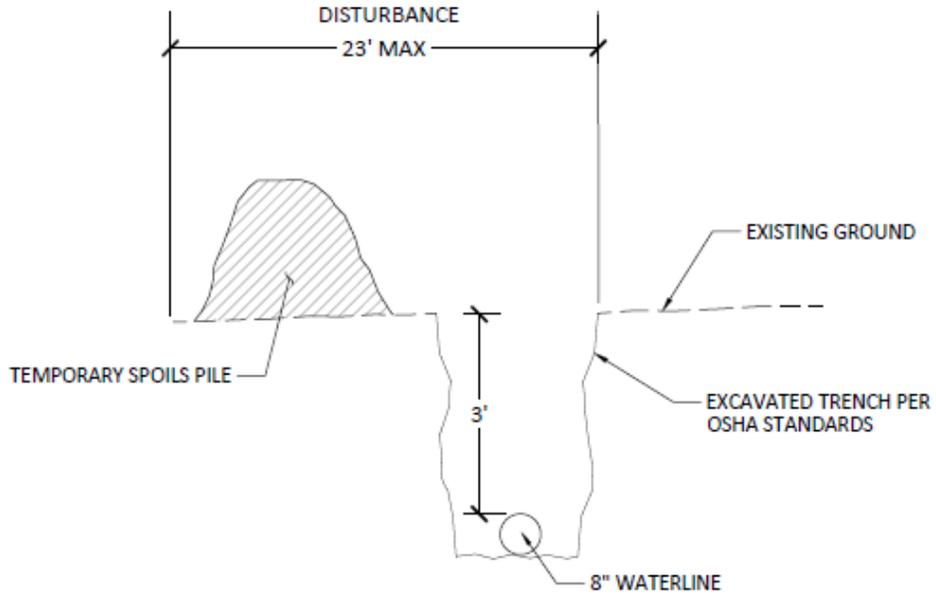
Reference-Relationship of Teakwood and Juniper Cove



8" Water Line Location



Details

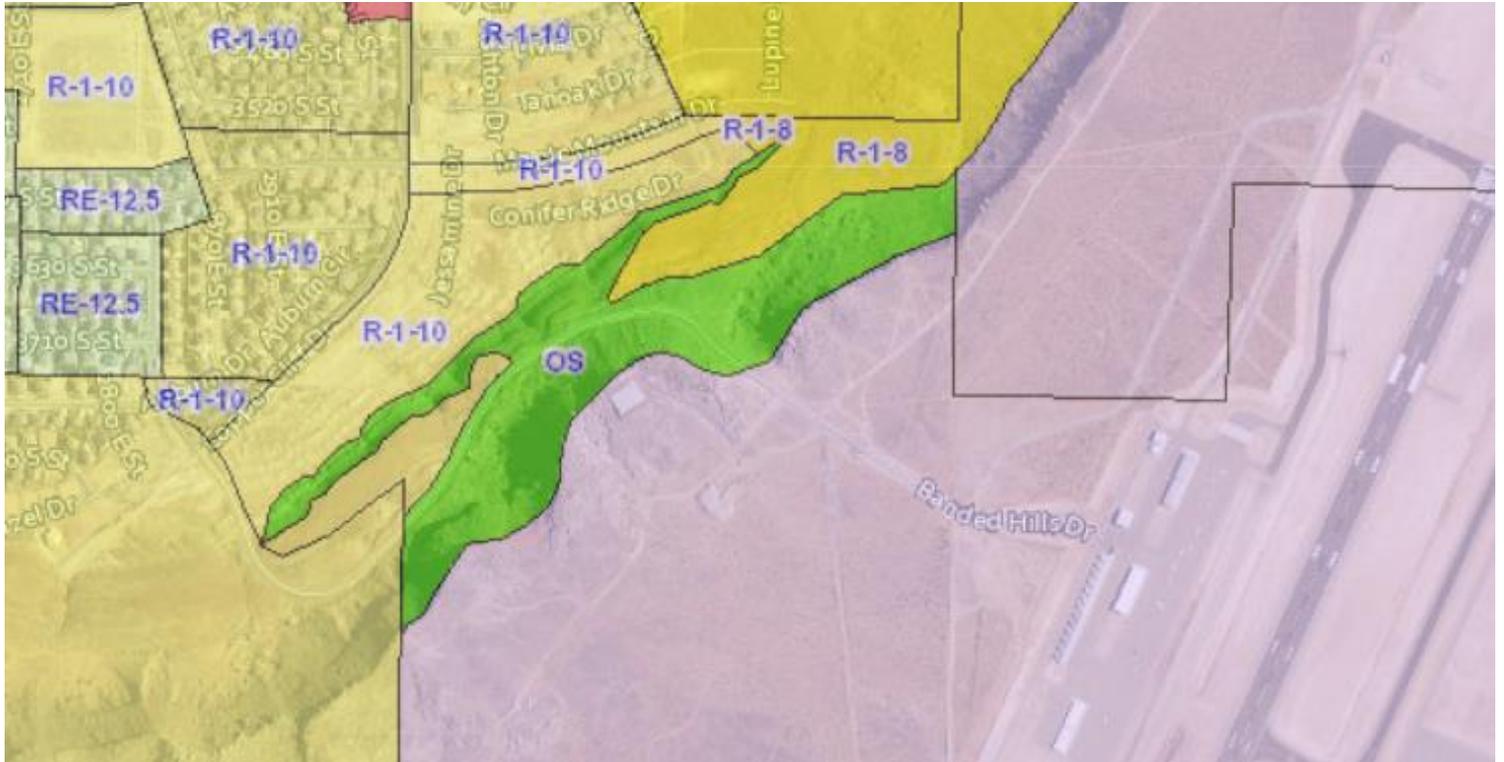


Vicinity - Street Photos – Banded Hills



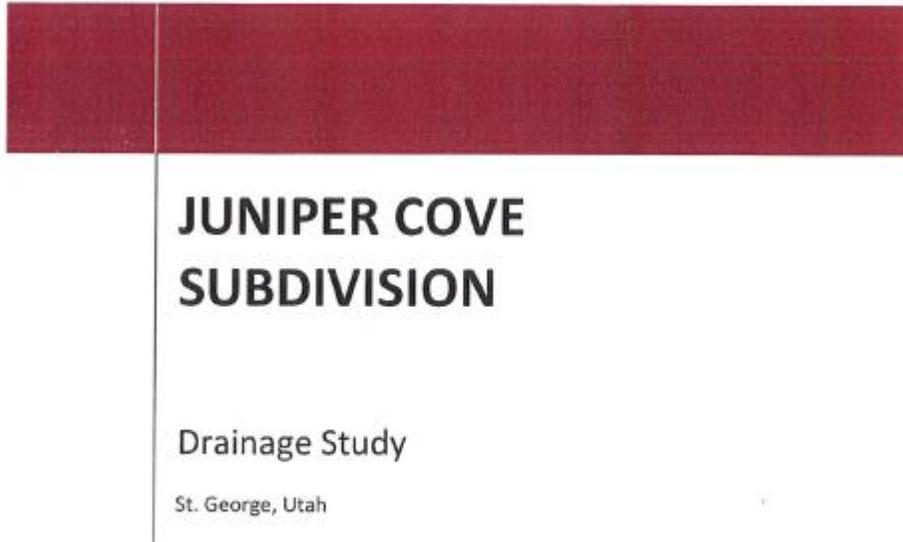


Zoning Map



Drainage Report

(Only the cover is shown; the full report is 37 pages and is in the HSRB packet and in the project case file)



Prepared By:



Development Solutions Group, Inc.
120 East St. George Boulevard
St. George, Utah 84770
(435) 628-2121

November 16, 2018

Geotechnical Report

(Only the cover is shown; the full report is 28 pages and is in the HSRB packet and also in the project case file)



GEOTECHNICAL INVESTIGATION

JUNIPER COVE SUBDIVISION

ST. GEORGE, UTAH

PREPARED FOR:

**DEVELOPMENT SOLUTIONS
120 EAST ST. GEORGE BOULEVARD, SUITE 100
ST. GEORGE, UTAH 84770**

ATTENTION: STEVE KAMLOWSKY, P.E.

PROJECT NO. 2180169

NOVEMBER 12, 2018

Geologic-Hazard Study

(Rock Fall Study)

(Only the cover is shown; the full report is 10 pages and is in the HSRB packet and also in the project case file)



May 8, 2018

Development Solutions
120 East St. George Blvd. #300
St George, Utah 84770

Attention: Steve Kamlowsky

Subject: Geologic-hazard Study
Juniper Cove Subdivision
Marblewood and Maple Mountain Drives
St George, Utah
Project No. 2180170

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to perform a geologic-hazards study for the proposed Juniper Cove Subdivision located below the airport bluff at Marblewood and Maple Mountain Drives in St. George, Utah (see Figure 1).

PROPOSED CONSTRUCTION

We understand the area is planned for single-family residences. The approximate area planned for development is shown on Figure 1.

GEOLOGY

The geology for the area was mapped by Hayden and Willis (2011) to consist of the upper unit of the Triassic-age Moenkopi Formation. This unit consists of interbedded siltstone and sandstone. The Triassic-age Shnabkaib Member of the Moenkopi underlies this unit and consists predominantly of siltstone. The Shinarump Conglomerate Member of the Chinle Formation overlies the Moenkopi Formation and makes up the rock near the top of the bluff south and southeast of the site, the source of the rockfall for the south and southeast portions of the property. The bedrock exposed on the property is that of the Moenkopi Formation. The bedrock in the area dips down toward the southeast at approximately 15 to 17 degrees.

PLANNING COMMISSION AGENDA REPORT 2/26/2019

Preliminary Plat

Hidden Pinyon at The Ledges Phase 3

Case No. 2019-PP-008

Request: To approve a Preliminary Plat for a 14-lot residential subdivision to be known as Hidden Pinyon at The Ledges Phase 3

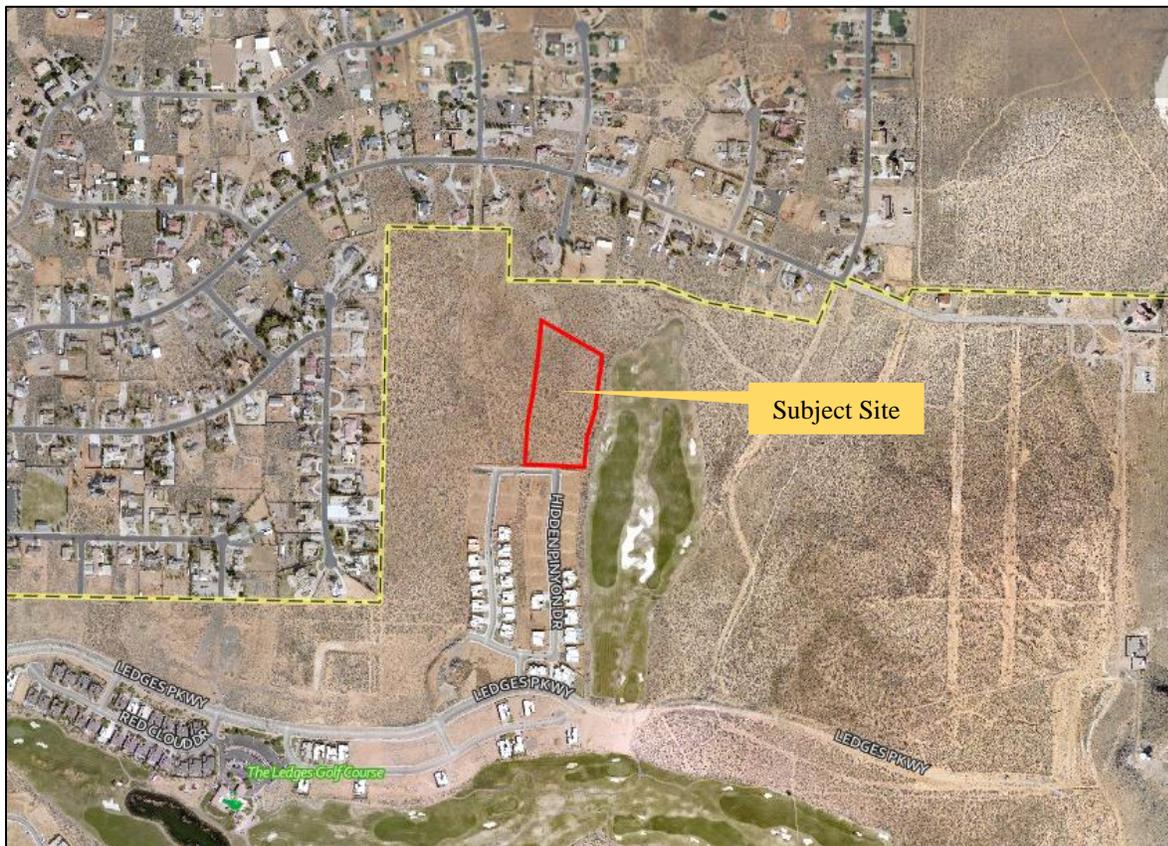
Location: North on Hidden Pinyon Drive, north of Hidden Pinyon Phase 2

Area: 5.27 acres

Applicant: Development Solutions Group on behalf of JENCO, LLC, Logan Blake

Zoning: PD-R (Planned Development Residential)

General Plan: LDR (Low Density Residential)



Adjacent Zones:

North	PD-R (Planned Development Residential)
South	PD-R (Planned Development Residential)
East	PD-R (Planned Development Residential)
West	PD-R (Planned Development Residential)

Background:

This is the third phase of the Hidden Pinyon subdivision within the Ledges development. This preliminary plat will add 14 lots for single-family residential homes. The density for this new preliminary plat will be 2.67 units per acre. This development falls within the Residential 3-4 units per acre zone of the Ledges Master Plan.

This development was originally approved on 2/18/2016, but the final plat was never presented. And since more than a year has passed since the approval of this preliminary plat, the applicant is required to have this preliminary plat approved once again (Title 11.4.3.D.5). This preliminary plat is the same as the original one except it has been reduced by .001 acres.

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 Hidden Pinyon at the Ledges Phase 3.

Preliminary Plat

Hidden Pinyon at The Ledges

Phase 3

Location: North on Hidden Pinyon Drive, north of Hidden Pinyon Phase 2

Area: 5.27 acres

Case #: 2019-PP-008

Hidden Pinyon at the Ledges Phase 3 Aerial



PLANNING COMMISSION AGENDA REPORT 2/26/2019

Preliminary Plat

Amira at Green Valley

Case No. 2019-PP-009

Request: To approve a Preliminary Plat for a 51-lot residential subdivision to be known as Amira at Green Valley

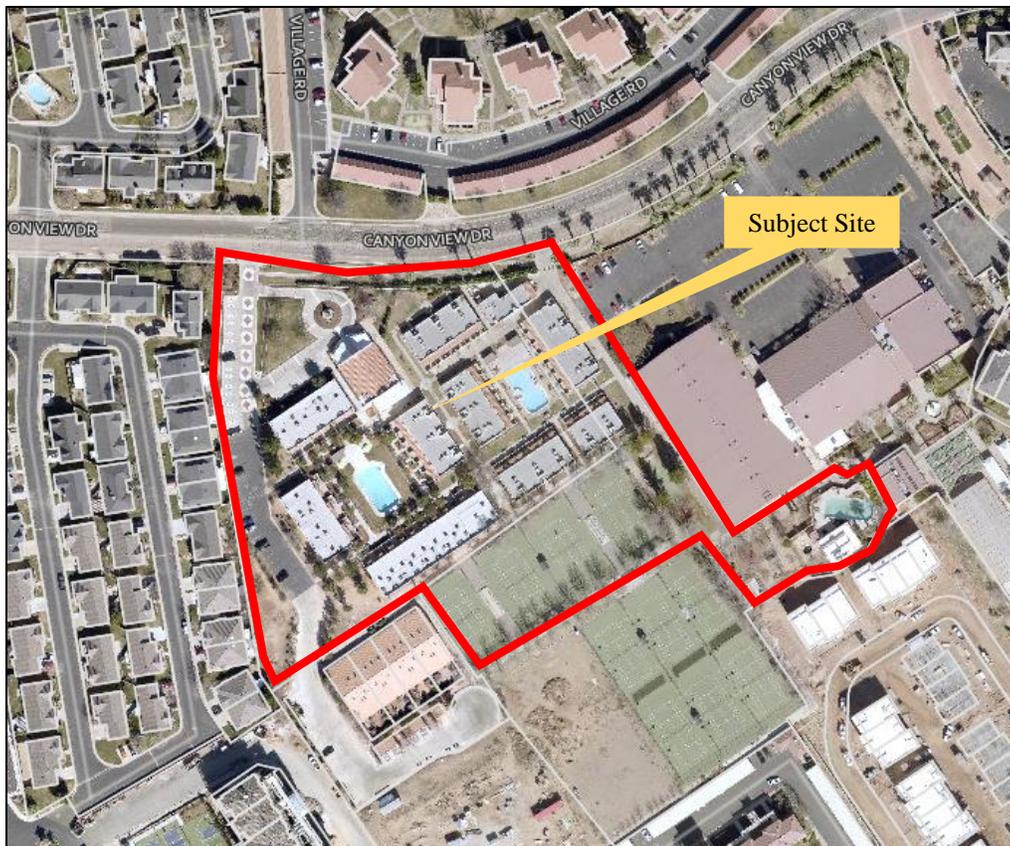
Location: 1999 W. Canyon View Drive

Area: 5.94 acres

Applicant: Premier Design on behalf of GVS Holdings, LLC, Eric McFadden

Zoning: PD-R (Planned Development Residential)

General Plan: MDR (Medium Density Residential)



Adjacent Zones:	North	PD-R (Planned Development Residential)
	South	PD-R (Planned Development Residential)
	East	PD-R (Planned Development Residential)
	West	PD-R (Planned Development Residential)

Background:

This proposed preliminary plat is for an existing development. The units in this development have been operating as hotel units. However, they have been built to allow them to be turned into condominiums. The applicants are proposing to condominiumize this development.

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 condition:

1. A permanent access easement is recorded to allow access through the Vue at Green Valley and the Residences at Green Valley.
2. The rezoning from the R-1-10 to the PD-R zone is approved.
3. The driveway width will need to be extended to 25' wide for the entire length.

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 Amira at Green Valley with the condition mentioned by staff.

Preliminary Plat

Amira at Green Valley

Location: 1999 W. Canyon View Drive

Area: 5.94 acres

Case #: 2019-PP-009

Amira at Green Valley Aerial



Adjacent Zones:	North	OS (Open Space)
	South	PD-C (Planned Development Commercial) and PD-R (Planned Development Residential)
	East	PD-R (Planned Development Residential)
	West	R-1-7 (Single Family Residential 7,000 sq ft minimum lot size)

Background:

This proposed preliminary plat is create three lots within this planned development commercial zone. Lot 1 will be 3.13 acres and will have frontage on Dixie Downs Road. Lot 2 will be 3 acres and will have frontage on Snow Canyon Parkway. Lot 3 will be 1.75 acres and will have frontage on 2000 North Street and Snow Canyon Parkway. It is expected that cross-access easements will be created to help with access to these lots.

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 Snow Canyon Commercial.

Preliminary Plat

Snow Canyon Commercial

Location: North of Dixie Downs Road,
south of 2000 North Street,
& west of Snow Canyon Pkwy

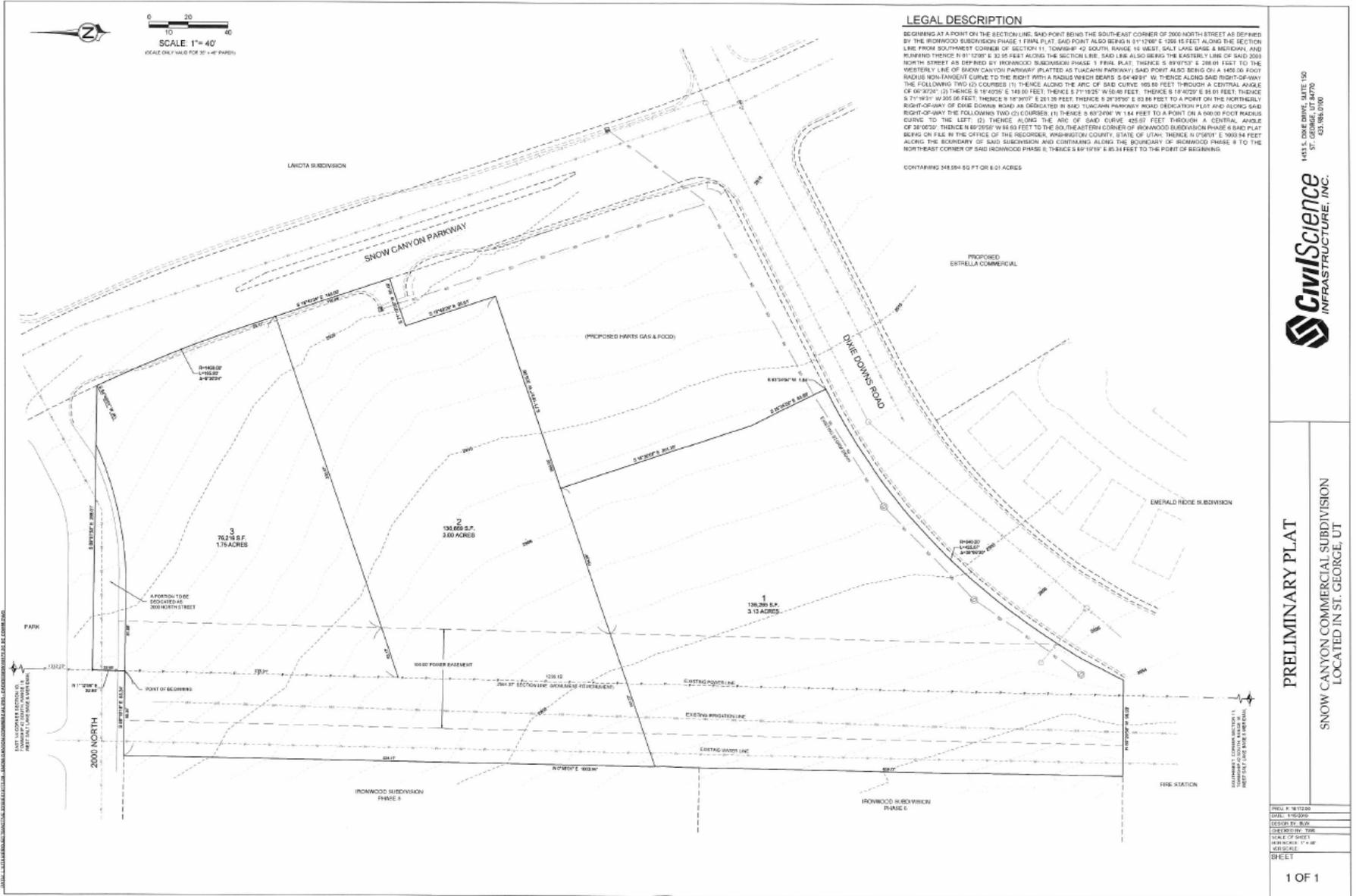
Area: 8.01 acres

Case #: 2019-PP-010

Snow Canyon Commercial Aerial



Snow Canyon Commercial



1475 E. DINE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.786.0700

CivilScience
INFRASTRUCTURE, INC.

PRELIMINARY PLAT
SNOW CANYON COMMERCIAL SUBDIVISION
LOCATED IN ST. GEORGE, UT

PREL. # 181220
DATE: 11/20/20
DESIGN BY: R.W.
CHECKED BY: T.M.
SCALE OF SHEET:
DRAWING NO. 17-1-1
MISC. SCALE:
SHEET

1 OF 1

PLANNING COMMISSION AGENDA REPORT 2/26/2019

Preliminary Plat - Amended

Banded Hills

Case No. 2019-PPA-006

Request: To approve an amended Preliminary Plat for a 12-lot residential subdivision known as Banded Hills

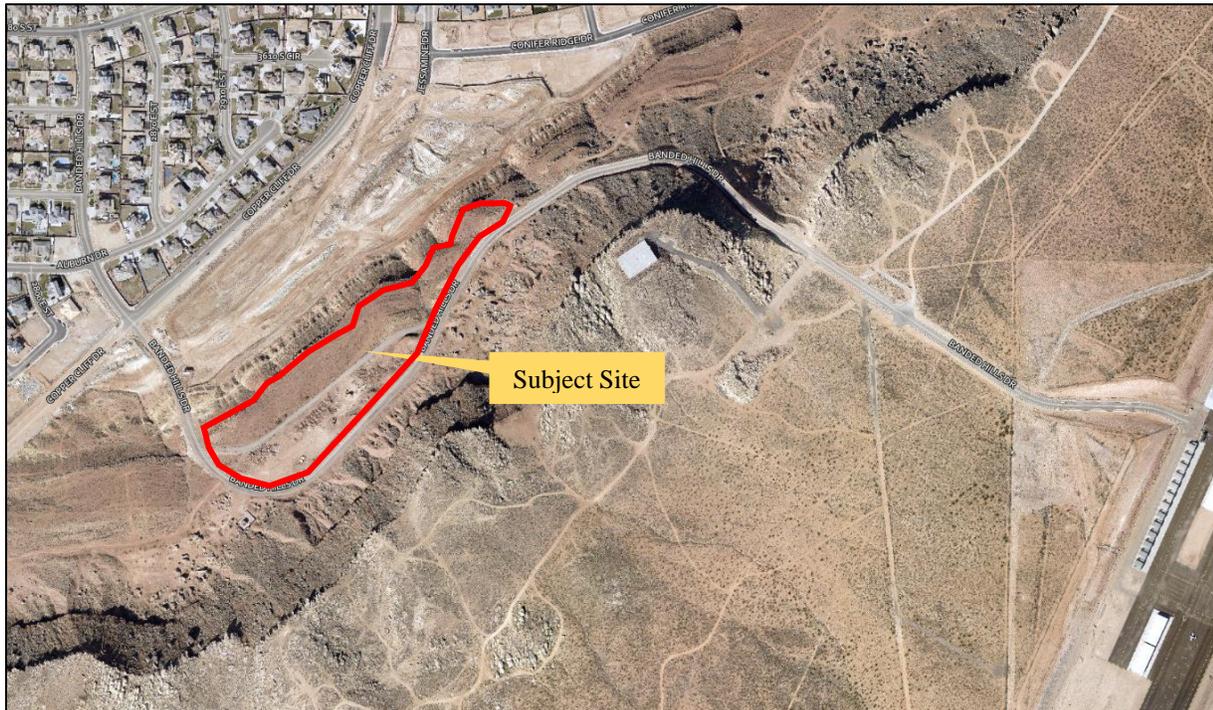
Location: North on Banded Hills Drive, south of Maple Estates subdivision

Area: 13.25 acres

Applicant: Development Solutions Group on behalf of Quality Development, Steve Kamlowsky

Zoning: R-1-10 (Single-Family Residential, 10,000 sq ft minimum lot size) with the Hillside Overlay

General Plan: LDR (Low Density Residential)



Adjacent Zones:	North	R-1-10 (Single-family Residential, 10,000 sq ft min)
	South	OS (Open Space), Hillside Overlay
	East	OS (Open Space), Hillside Overlay
	West	R-1-10 (Single-family Residential, 10,000 sq ft min)

Background:

This request is to amend the Banded Hills plat to add one more lot. This will allow the Banded Hills plat to go from an 11-lot subdivision to a 12-lot subdivision. On 1/3/2019, the City Council changed the zone on a .16-acre parcel to allow for this one lot. The density for this amended plat will be .9 dwelling units per acre.

This subdivision is in the Hillside Overlay. A Hillside permit (2019-HS-001) for this plat will need to be approved in order for this plat to be approved.

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. A hillside permit is approved for this location.
2. The ownership of the open space will be acceptable to the City.

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 Amended Preliminary Plat of Banded Hills with the conditions mentioned by staff.

Amended Preliminary Plat

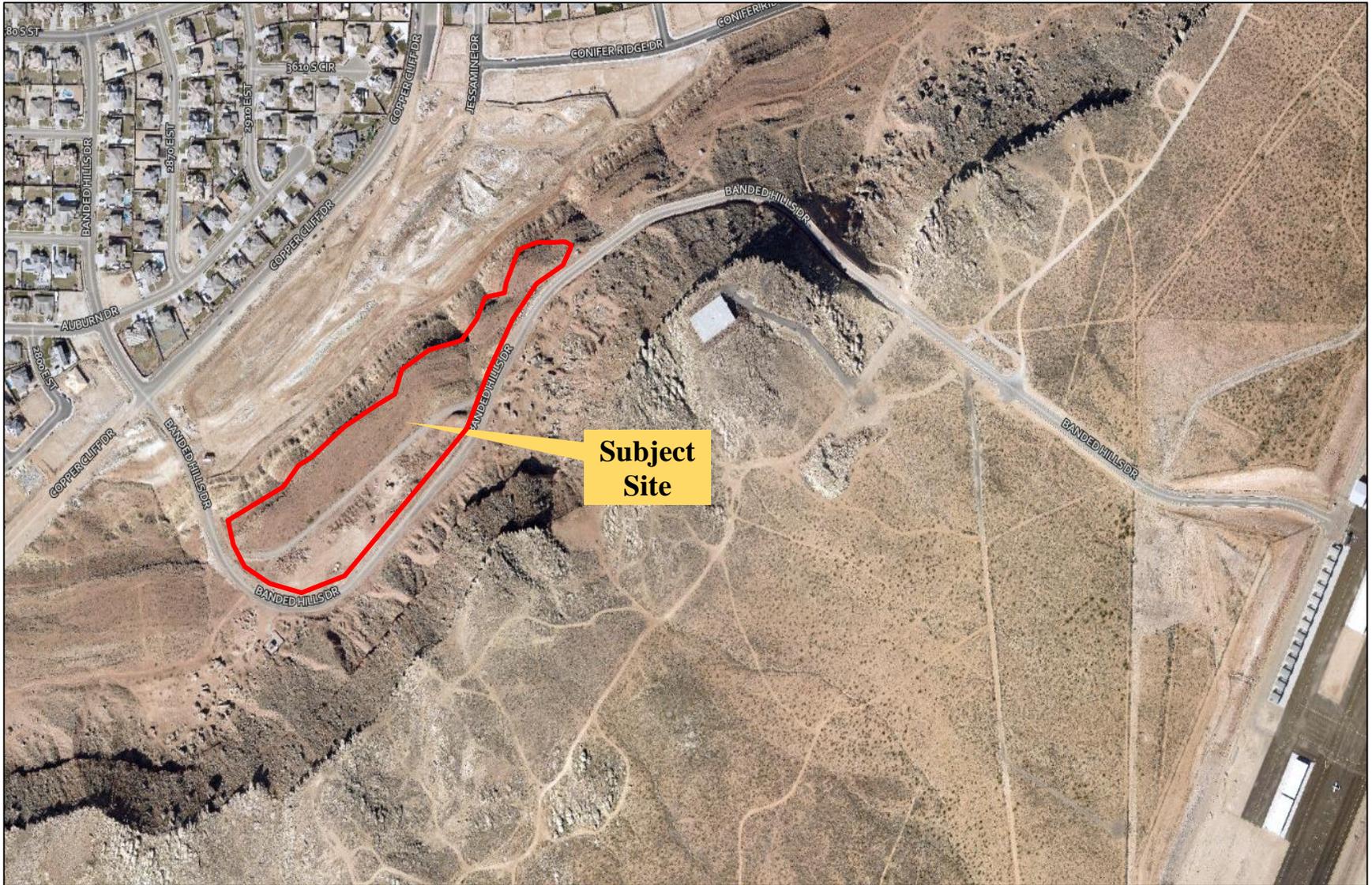
Banded Hills

Location: North on Banded Hills Drive,
south of Maple Estates
subdivision

Area: 13.25 acres

Case #: 2019-PPA-006

Banded Hills Aerial



PLANNING COMMISSION AGENDA REPORT: 02/26/2019

FINAL SUBDIVISION PLAT

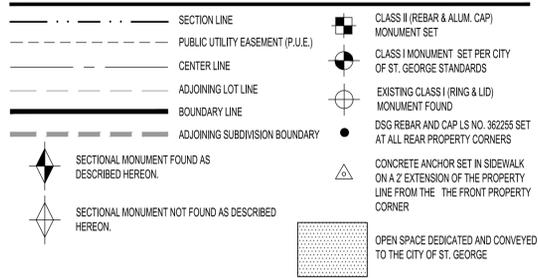
Desert Crossing Phase 2

Case No. 2019-FP-006

- Request:** Consider a 13 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions Group
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Day Dream Way and Broken Mesa Dr (at approximately 3230 East and 6090 South)
- 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.

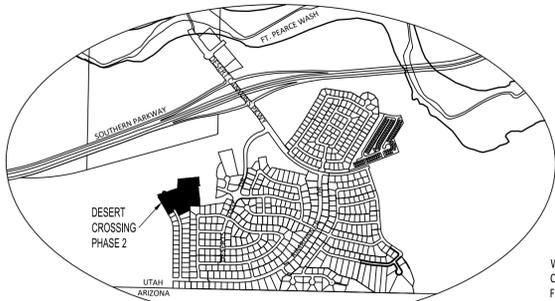
This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
- Staff Recommendation:** Recommend APPROVAL to City Council of this Final Subdivision Plat for Desert Crossing Phase 2 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 13 Lot residential subdivision that is located at Day Dream Way and Broken Mesa Dr; Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size).

LEGEND



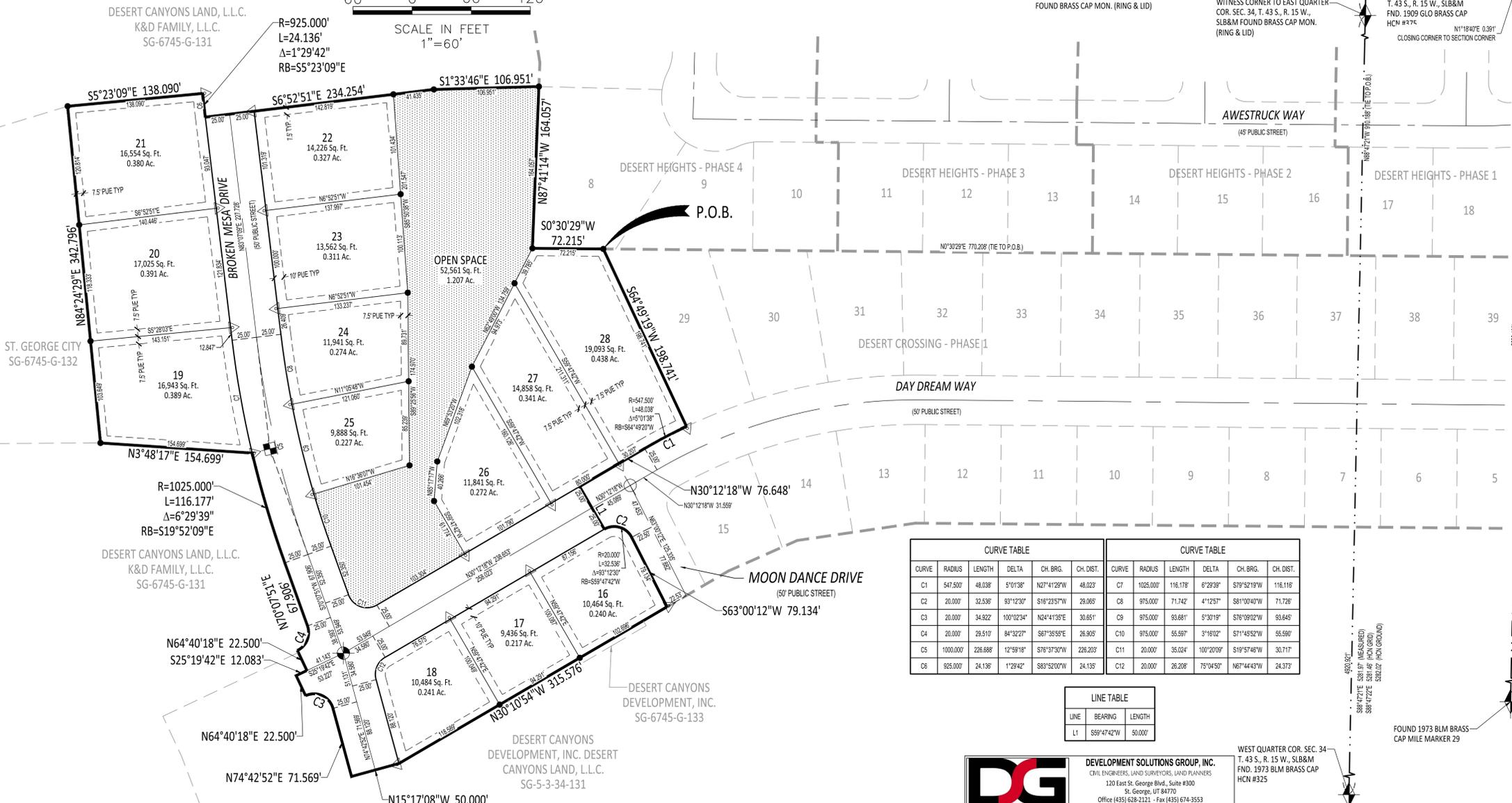
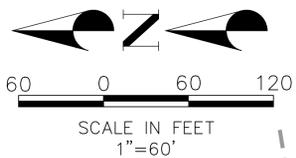
GENERAL NOTES AND RESTRICTIONS

- 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. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR PLUMBING ARE COPILED IN A REPORT DATED APRIL 4, 2018. 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 SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- A SITE GRADING AND DRAINAGE PLAN PREPARED BY A PROFESSIONAL ENGINEER IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT FOR LOTS 16 - 18 WHICH SHOWS HOW RUNOFF FROM ROOF DRAIN DOWN SPOUTS FOR EACH DWELLING AND REAR YARD FOR EACH LOT CAN BE CONVEYED TO THE PUBLIC STREET FRONTAGE ALONG EACH LOT.
- ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
- VEHICULAR ACCESS FOR LOT 16 SHALL BE LIMITED TO DAY DREAM WAY UNLESS A SITE GRADING PLAN IS SUBMITTED WITH THE BUILDING PERMIT APPLICATION TO VERIFY DRIVEWAY LOCATION AND SLOPE MEET CITY ORDINANCE.



Vicinity Map
NOT TO SCALE

NE COR. SEC. 34, T. 43 S., R. 15 W., SLB&M
NOTHING FOUND OR SET. MONUMENT
REMOVED DURING CONSTRUCTION
OF SOUTHERN PARKWAY USED RECORD
POSITION. HCN #373



CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	547.500	48.038	5°01'38"	N27°41'29"W	48.023	C7	1025.000	116.178	6°29'39"	S79°52'19"W	116.116
C2	20.000	32.536	89°12'30"	S16°23'57"W	29.065	C8	975.000	71.742	4°12'57"	S81°00'40"W	71.728
C3	20.000	34.922	100°02'34"	N24°41'38"E	30.651	C9	975.000	83.881	5°30'19"	S78°09'02"W	83.645
C4	20.000	29.510	84°32'27"	S67°35'59"E	26.945	C10	975.000	55.587	3°16'02"	S71°45'52"W	55.589
C5	1000.000	226.688	12°59'18"	S78°37'30"W	226.203	C11	20.000	35.024	100°20'09"	S19°57'46"W	30.717
C6	925.000	24.136	1°29'42"	S83°52'00"W	24.135	C12	20.000	26.208	75°04'50"	N67°44'43"W	24.373

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'42"W	50.000'

DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 • Fax (435) 674-3553
www.developmentolutions.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. ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 11-25-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS HEREAFTER KNOWN AS:

DESERT CROSSING - PHASE 2

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

DATE: _____



LEGAL DESCRIPTION:

BEGINNING AT A THE NORTHEASTERLY BOUNDARY CORNER OF LOT 29, DESERT CROSSING - PHASE 1 SUBDIVISION AND A POINT ON THE WESTERLY BOUNDARY OF THE DESERT HEIGHTS - PHASE 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING NORTH 88°47'21" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 910.188 FEET AND NORTH 00°30'29" EAST ALONG THE WESTERLY BOUNDARY OF DESERT HEIGHTS SUBDIVISION, PHASES 1-4 AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 770.208 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 88°47'21" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 34), AND RUNNING THENCE ALONG SAID DESERT CROSSING - PHASE 1 SUBDIVISION BOUNDARY, THE FOLLOWING (6) SIX COURSES: (1) SOUTH 64°49'19" WEST 198.741 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 64°49'20" WEST); (2) RUNNING NORTHWESTERLY ALONG THE ARC OF A 547.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°01'38", A DISTANCE OF 48.038 FEET; (3) NORTH 30°12'18" WEST 76.648 FEET; (4) SOUTH 59°47'42" WEST 50.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 59°47'42" WEST); (5) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°12'30", A DISTANCE OF 32.536 FEET; AND (6) SOUTH 63°00'12" WEST 79.134 FEET; THENCE NORTH 30°10'54" WEST 315.576 FEET; THENCE NORTH 15°17'08" WEST 50.000 FEET; THENCE NORTH 74°42'52" EAST 71.569 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 100°02'34", A DISTANCE OF 34.922 FEET; THENCE NORTH 64°40'18" EAST 22.500 FEET; THENCE SOUTH 25°19'42" EAST 12.083 FEET; THENCE NORTH 64°40'18" EAST 22.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 64°40'18" EAST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°32'27", A DISTANCE OF 29.510 FEET; THENCE NORTH 70°07'51" EAST 67.906 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1025.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°29'39", A DISTANCE OF 116.177 FEET; THENCE NORTH 84°24'29" EAST 154.699 FEET; THENCE NORTH 84°24'29" EAST 342.796 FEET; THENCE SOUTH 05°23'09" EAST 138.090 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 05°23'09" EAST); THENCE ALONG THE ARC OF A 925.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°29'42", A DISTANCE OF 24.136 FEET; THENCE SOUTH 05°52'51" EAST 234.254 FEET; THENCE SOUTH 01°33'46" EAST 106.951 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF LOT 9, IN SAID DESERT HEIGHTS - PHASE 4 SUBDIVISION, THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 87°41'14" WEST 164.057 FEET; AND (2) SOUTH 00°30'29" WEST 72.215 FEET TO THE POINT OF BEGINNING. CONTAINS 277,757 SQ. FT., (6.376 ACRES)

OWNER'S DEDICATION:

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

DESERT CROSSING - PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) 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, OPEN SPACE AND EASEMENTS. ALL LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF DESERT CROSSING 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.
CURT GORDON, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CURT GORDON PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 CROSSING - PHASE 2

Located in the Northeast Quarter of Section 34,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

<p>APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR</p> <p>I, COMMUNITY DEVELOPMENT DIRECTOR 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.</p> <p>COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>ENGINEER'S APPROVAL</p> <p>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____.</p> <p>ENGINEER CITY OF ST. GEORGE</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.</p> <p>CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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.</p> <p>ATTEST: CITY RECORDER CITY OF ST. GEORGE</p> <p>MAYOR CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>WASHINGTON COUNTY RECORDER</p>
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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.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
NAME: _____
TITLE: _____

STATE OF UTAH } s.s.
WASHINGTON COUNTY

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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, CURT GORDON, PRESIDENT OF DESERT CANYONS DEVELOPMENT, 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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CURT GORDON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 OWNERS CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

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

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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 CROSSING - PHASE 2

Located in the Northeast Quarter of Section 34 ,
Township 43 South, Range 15 West, SLB&M

DG DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

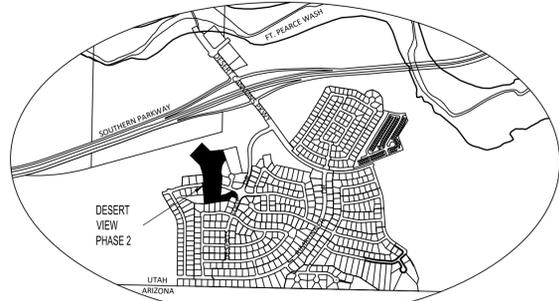
FINAL SUBDIVISION PLAT

Desert View Phase 2

Case No. 2019-FP-007

- Request:** Consider a 9 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Broken Mesa Dr. and Broken Mesa Ct. (at approximately 3340 East and 6070 South)
- 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 Desert View Phase 2 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 9 Lot residential subdivision that is located at Broken Mesa Dr. and Broken Mesa Ct.; Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size).



Vicinity Map
NOT TO SCALE

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 PLAN AND DESCRIBED BELOW. HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 11-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS HEREAFTER KNOWN AS:

DESERT VIEW - PHASE 2

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

DATE: _____



LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE DESERTS EDGE DRIVE ROADWAY DEDICATION AND THE NORTHERLY BOUNDARY OF THE DESERT HEIGHTS - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 01°10'57" EAST 942.769 FEET ALONG THE SECTION LINE AND NORTH 88°49'23" WEST 213.425 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASIN & MERIDIAN (BASIS OF BEARING BEING SOUTH 88°49'30" 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 SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 71°10'01" WEST 100.088 FEET; (2) SOUTH 30°36'48" WEST 83.702 FEET; (3) SOUTH 84°49'24" WEST 126.999 FEET; (4) SOUTH 80°45'43" WEST 259.785 FEET; AND (5) NORTH 87°41'13" WEST 24.359 FEET; TO A POINT ON THE EASTERLY BOUNDARY OF THE DESERT CROSSING - PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) COURSES: (1) NORTH 01°33'48" WEST 106.861 FEET; (2) NORTH 06°52'51" WEST 234.254 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 06°52'51" EAST); (3) RUNNING NORTHEASTERLY ALONG THE ARC OF A 925.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°29'42", A DISTANCE OF 24.198 FEET; AND (4) NORTH 05°20'09" WEST 138.090 FEET; THENCE NORTH 16°50'55" WEST 163.378 FEET; THENCE NORTH 45°34'08" WEST 221.707 FEET; THENCE NORTH 45°17'45" EAST 218.278 FEET; THENCE SOUTH 45°46'24" EAST 190.380 FEET; THENCE NORTH 84°29'15" EAST 208.342 FEET TO THE NORTHWESTERLY BOUNDARY CORNER OF THE DESERT VIEW - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (12) TWELVE COURSES: (1) SOUTH 19°20'08" EAST 180.623 FEET; (2) SOUTH 02°25'25" WEST 138.183 FEET; (3) SOUTH 30°05'04" WEST 92.492 FEET; (4) SOUTH 08°07'26" WEST 119.017 FEET; (5) SOUTH 19°27'46" EAST 56.987 FEET; (6) SOUTH 03°25'25" WEST 126.999 FEET; (7) SOUTH 12°45'43" WEST 50.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 12°45'43" WEST); (8) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 875.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°37'30", A DISTANCE OF 8.545 FEET; (9) SOUTH 08°53'09" WEST 141.973 FEET; (10) NORTH 75°08'42" EAST 102.676 FEET; (11) NORTH 62°05'28" EAST 113.616 FEET; AND (12) SOUTH 69°19'15" EAST 46.536 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DESERTS EDGE DRIVE ROADWAY DEDICATION; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 20°42'45" WEST 100.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 20°42'45" WEST); (2) RUNNING SOUTHERLY ALONG THE ARC OF A 70.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 92°07'49", A DISTANCE OF 112.558 FEET; AND (3) SOUTH 27°48'34" WEST 0.695 FEET TO THE POINT OF BEGINNING.

CONTAINS 345,961 SQ. FT., (7.928 ACRES)

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. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED JULY 16, 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 SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
3. A SITE GRADING AND DRAINAGE PLAN PREPARED BY A PROFESSIONAL ENGINEER IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT FOR LOTS 8 & 11 WHICH SHOWS HOW RUNOFF FROM ROOF DRAIN-DOWN SPOUTS FOR EACH DWELLING AND REAR YARD FOR EACH LOT CAN BE CONVEYED TO THE PUBLIC STREET FRONTAGE ALONG EACH LOT.
4. LOTS 8 & 11 ARE TO BE BUILT AS WALKOUT BASEMENTS ONLY UNLESS OTHERWISE APPROVED BY THE CITY OF ST. GEORGE BASED ON A SITE PLAN THAT MEETS ALL APPLICABLE CITY STANDARDS, INCLUDING BUT NOT LIMITED TO GRADING AND SETBACK STANDARDS AND REQUIREMENTS.
5. ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
6. THERE EXISTS A CROSS ACCESS AND SHARED MAINTENANCE AGREEMENT FOR LOTS 8 & 10 AS SHOWN.

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.
- EXISTING CLASS II MONUMENT FOUND
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- DSG REBAR AND CAP LOTS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- OPEN SPACE DEDICATED AND CONVEYED TO THE CITY OF ST. GEORGE
- CROSS ACCESS AND SHARED MAINTENANCE EASEMENT FOR LOTS 8 AND 22

OWNER'S DEDICATION:

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

DESERT VIEW - PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS PUBLIC STREETS, OPEN SPACE AND EASEMENTS. ALL LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF DESERT VIEW SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 17TH DAY OF OCTOBER, 2014, ENTRY NO. 201400131959 SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____ 20__.

DESERT CANYONS DEVELOPMENT, INC.
CURT GORDON, PRESIDENT

ACKNOWLEDGMENT

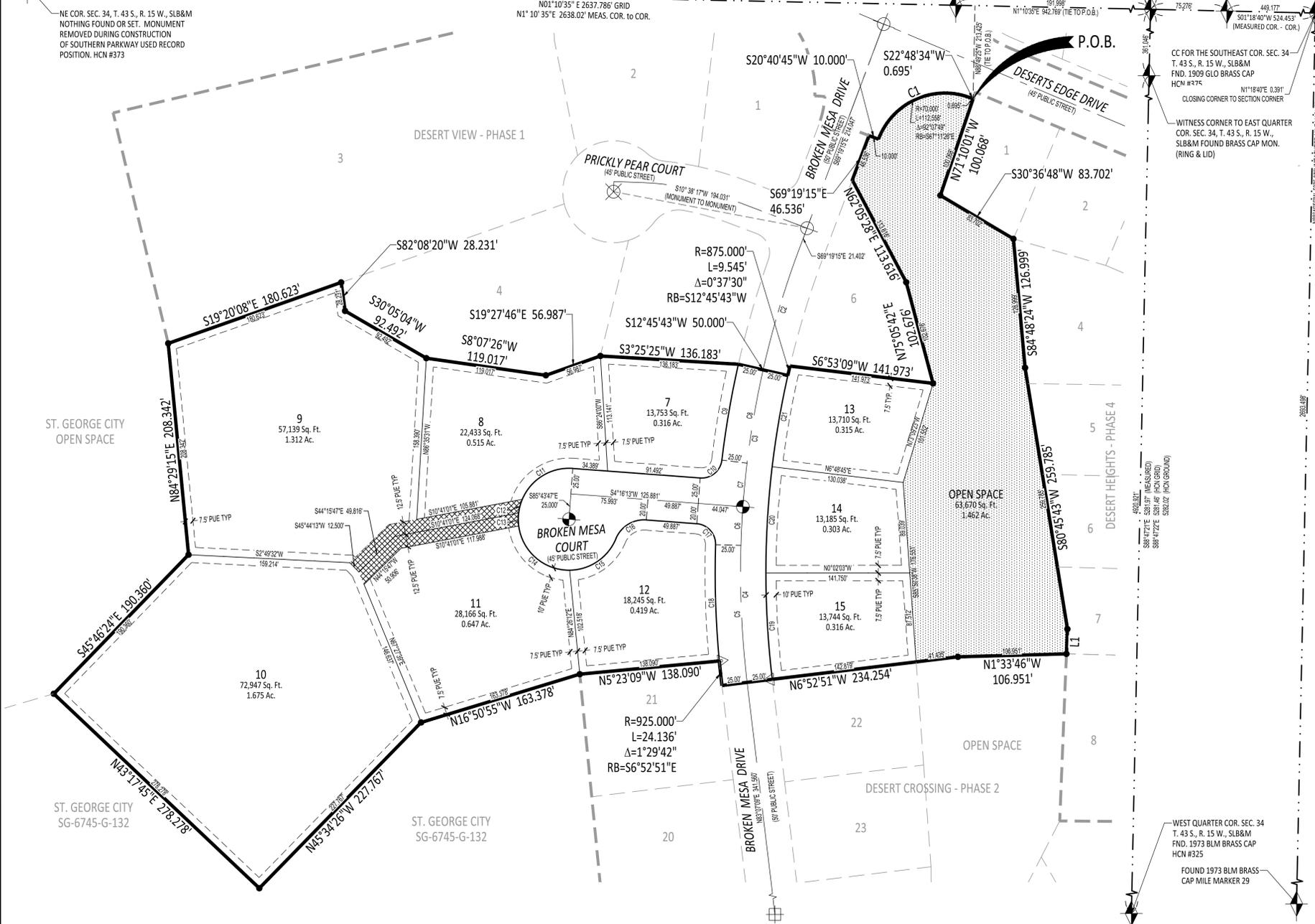
STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THIS THE ____ DAY OF _____, 20__, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED CURT GORDON PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 VIEW - PHASE 2

Located in the Northeast Quarter of Section 34,
Township 43 South, Range 15 West, SLB&M



<p>APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR</p> <p>I, COMMUNITY DEVELOPMENT DIRECTOR 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.</p> <p>COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>ENGINEER'S APPROVAL</p> <p>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__</p> <p>ENGINEER CITY OF ST. GEORGE</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__</p> <p>CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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.</p> <p>ATTEST: CITY RECORDER CITY OF ST. GEORGE</p> <p>MAYOR CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>WASHINGTON COUNTY RECORDER</p>
--	---	---	---	--	---	---

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.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

NAME: _____

TITLE: _____

STATE OF UTAH } s.s.
WASHINGTON COUNTY

ON THIS THE ___ DAY OF _____, 20___ BEFORE ME _____, A

NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE

BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS

DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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, CURT GORDON, PRESIDENT OF DESERT CANYONS DEVELOPMENT, 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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ___ DAY OF _____, 20___ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CURT GORDON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 OWNERS CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

STATE BANK OF SOUTHERN UTAH

BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ___ DAY OF _____, 20___ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

(NO STAMP REQUIRED PER UTAH CODE,

TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

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

STATE BANK OF SOUTHERN UTAH

BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ___ DAY OF _____, 20___ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 VIEW - PHASE 2

Located in the Northeast Quarter of Section 34 ,
Township 43 South, Range 15 West, SLB&M



DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

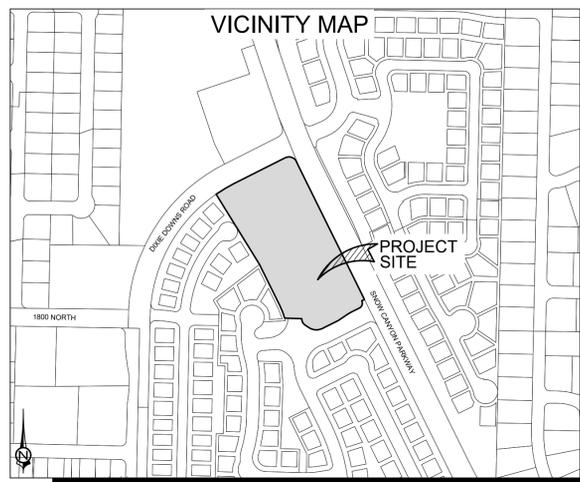
FINAL SUBDIVISION PLAT

Estrella Commercial Subdivision

Case No. 2018-FP-079

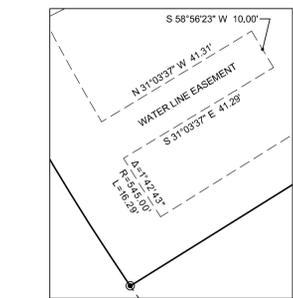
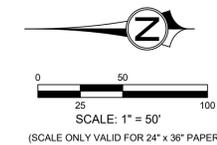
- Request:** Consider a 2 Lot Commercial Final Subdivision Plat
- Representative:** Travis Sanders, Civil Science
1453 S. Dixie Drive, Suite 150
St. George, UT 84770
- Property:** Located at Snow Canyon Parkway and Dixie Downs Road (at approximately 1790 West and 1900 North)
- Zone:** PD-C
- Staff Comments:** 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 Estrella Commercial Subdivision and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 2 Lot commercial subdivision that is located at Snow Canyon Parkway and Dixie Downs Road; Zoning is PD-C (Planned Development Commercial/Manufacturing – all building shall not exceed 50% of the net lot or parcel acreage).



GENERAL NOTES

- 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. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION 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 DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.
- THERE EXISTS A 15.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG SNOW CANYON PARKWAY, DIXIE DOWNS ROAD AND 1795 NORTH FRONTAGE AND A 10.00 FOOT SIDE AND REAR ON ALL OTHER LOT LINES UNLESS OTHERWISE NOTED.
- THERE IS TO BE A CROSS ACCESS AND UTILITY EASEMENT ACROSS THE PRIVATE LOTS AS SHOWN. EASEMENT IS IN FAVOR OF ALL LOTS WITHIN THE SUBDIVISION AND PUBLIC TO OBTAIN ACCESS AND UTILITY CONNECTION.
- EACH LOT WILL NEED A GEOTECHNICAL INVESTIGATION TO BE PERFORMED BY A GEOTECHNICAL ENGINEERING FIRM PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR, SLABS AND EXTERIOR FLATWORK, WILL NEED TO BE COMPILE IN A REPORT SIGNED AND DATED BY SAID FIRM. A COPY WILL NEED TO BE ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.



EAST 1/4 CORNER SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST SALT LAKE BASE & MERIDIAN, 1968 BLM BRASS CAP H.C.N. 110, CO REF NO. T-17-42-16

LEGEND

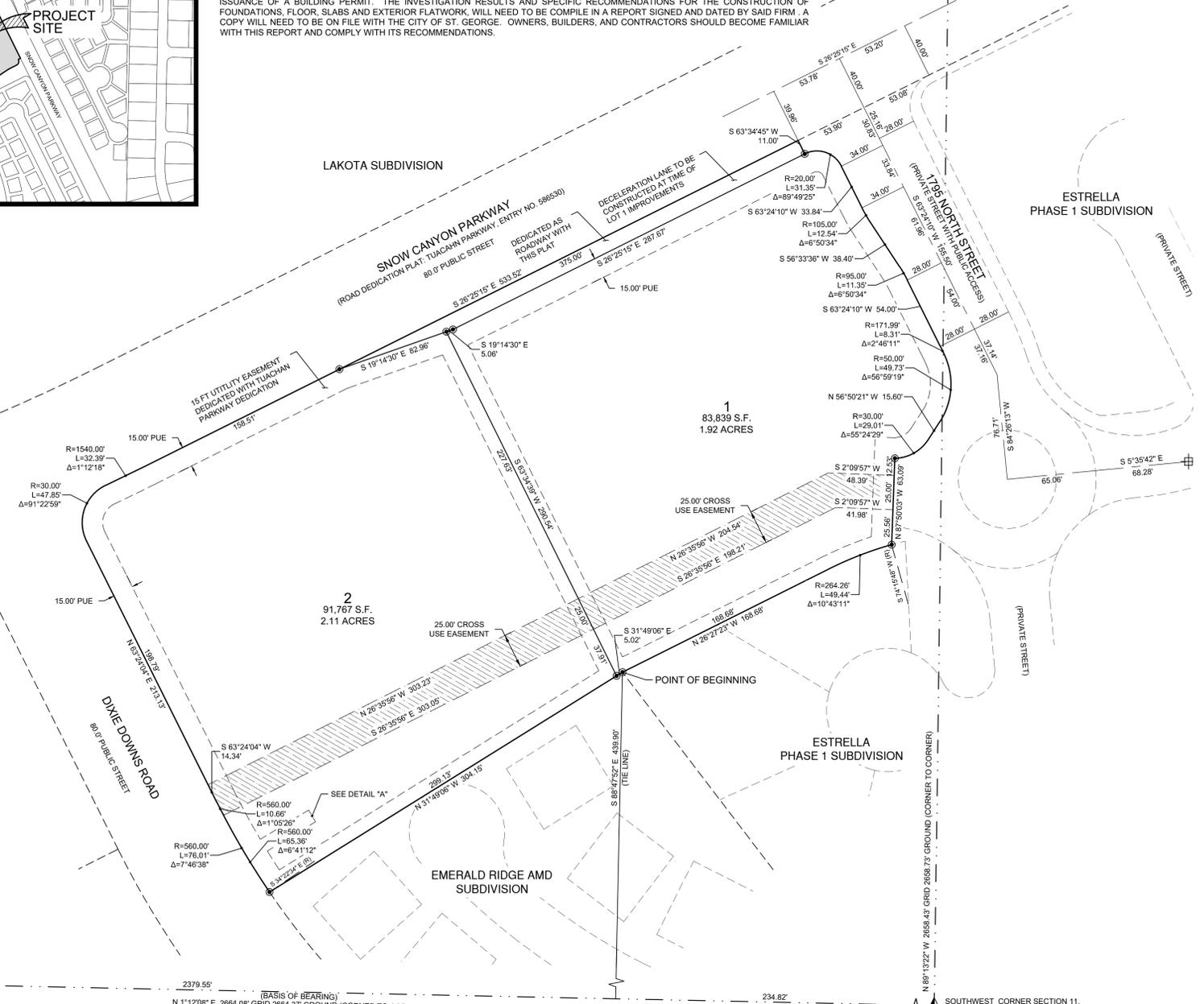
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECT OF LOT LINE.
- SPECIFIES CROSS ACCESS AND UTILITY EASEMENT

LAKOTA SUBDIVISION

SNOW CANYON PARKWAY
(ROAD DEDICATION PLAT: TUACHAN PARKWAY, ENTRY NO. 5885330)
DEDICATED AS ROADWAY WITH THIS PLAT

ESTRELLA PHASE 1 SUBDIVISION

EMERALD RIDGE AMD SUBDIVISION



SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, 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 LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

ESTRELLA COMMERCIAL SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

TRAVIS W. SANDERS, PLS

DATE



PRELIMINARY COPY FOR REVIEW ONLY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°12'08" E 234.82 FEET ALONG THE WEST LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND S 88°47'52" E 439.90 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11, POINT ALSO BEING ON THE EASTERLY BOUNDARY OF EMERALD RIDGE AMENDED SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 31°49'06" W 304.15 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF DIXIE DOWNS ROAD AS DEDICATED IN TUACHAN PARKWAY ROAD DEDICATION PLAT, POINT ALSO BEING ON A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 34°22'34" E, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 76.01 FEET THROUGH A CENTRAL ANGLE OF 7°46'38", (2) THENCE N 63°24'04" E 213.13 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SNOW CANYON PARKWAY, DEDICATED IN SAID TUACHAN PARKWAY ROAD DEDICATION PLAT, POINT ALSO BEING THE POINT OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 47.85 FEET THROUGH A CENTRAL ANGLE OF 91°22'59", TO THE POINT OF A 1540.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 32.39 FEET THROUGH A CENTRAL ANGLE OF 1°12'18", (3) THENCE S 26°25'15" E 533.52 FEET, TO THE NORTHEAST CORNER OF ESTRELLA PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES, (1) THENCE S 63°34'45" W 11.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 63°34'45" W, (2) THENCE ALONG THE ARC OF SAID CURVE 31.35 FEET THROUGH A CENTRAL ANGLE OF 89°49'25", (3) THENCE S 63°24'10" W 33.84 FEET, TO THE POINT OF A 105.00 FOOT RADIUS CURVE TO THE LEFT, (4) THENCE ALONG THE ARC OF SAID CURVE 12.54 FEET THROUGH A CENTRAL ANGLE OF 6°50'34", (5) THENCE S 56°33'36" W 38.40 FEET, TO THE POINT OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 11.35 FEET THROUGH A CENTRAL ANGLE OF 6°50'34", (7) S 63°24'10" W 54.00 FEET, TO THE POINT OF A 171.99 FOOT RADIUS CURVE TO THE RIGHT, (8) THENCE ALONG THE ARC OF SAID CURVE 8.31 FEET THROUGH A CENTRAL ANGLE OF 2°48'11", TO THE POINT OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (9) THENCE ALONG THE ARC OF SAID CURVE 49.73 FEET THROUGH A CENTRAL ANGLE OF 56°59'19", (10) THENCE N 56°50'21" W 15.60 FEET, TO THE POINT OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT, (11) THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET THROUGH A CENTRAL ANGLE OF 65°24'29", (12) THENCE N 87°50'03" W 63.09 FEET, TO A POINT ON A 264.26 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 74°15'48" W, (13) THENCE ALONG THE ARC OF SAID CURVE 49.44 FEET THROUGH A CENTRAL ANGLE OF 10°43'11", (14) THENCE N 26°27'23" W 168.69 FEET, TO THE POINT OF BEGINNING. CONTAINING 179,248 SQ FT OR 4.12 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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, TO BE HEREAFTER KNOWN AS:

ESTRELLA COMMERCIAL SUBDIVISION

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL EASEMENTS SHOWN ON THIS PLAT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR THE PERPETUAL USE OF ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

GAYLE ANN WHEATLEY LIVING TRUST

D. TRIOLO REVOCABLE LIVING TRUST

DATED SEPTEMBER 30, 1990

DATED SEPTEMBER 11, 1979

TRUSTEE: GAYLE ANN WHEATLEY-TRIOLO

TRUSTEE: DONALD J. TRIOLO

TRUSTEE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ S.S.

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME GAYLE ANN WHEATLEY-TRIOLO, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE GAYLE ANN WHEATLEY LIVING TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED SEPTEMBER 30, 1990 AND SHE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN

NOTARY PUBLIC

COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH:

TRUSTEE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ S.S.

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME DONALD J. TRIOLO, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A TRUSTEE OF THE D. TRIOLO REVOCABLE LIVING TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED SEPTEMBER 11, 1979 AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN

NOTARY PUBLIC

COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH:

ESTRELLA COMMERCIAL SUBDIVISION

LOCATED IN
SECTION 11, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

TAX ID # SG-6-2-14-4471

APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR
I, COMMUNITY DEVELOPMENT DIRECTOR 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.

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____.

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

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.

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.

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.

RECORDED NUMBER
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'
SHEET
1
OF
1

ESTRELLA COMMERCIAL SUBDIVISION
LOCATED IN
SECTION 11, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF18172.00
DRAWN BY: BLW/PJW
DATE: 2/7/2019
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'
SHEET
1
OF
1

CivilScience
INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435-986.0100

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

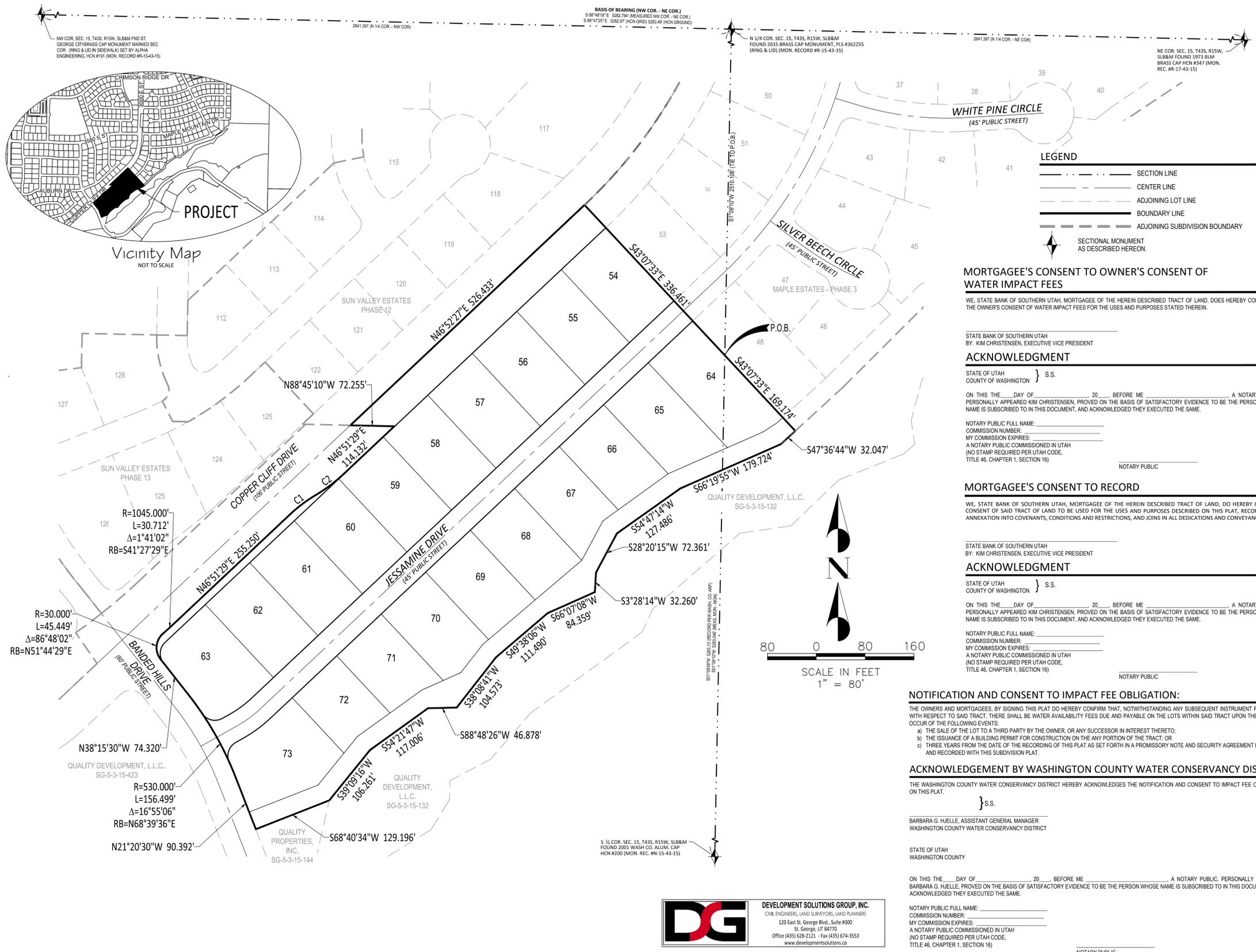
FINAL SUBDIVISION PLAT

Maple Estates Phase 4

Case No. 2018-FP-087

- 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 Copper Cliff Drive and Banded Hills Drive (at approximately 2480 East and 3790 South)
- 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, 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 Maple Estates Phase 4 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 20 Lot residential condominium subdivision that is located Copper Cliff Drive and Banded Hills Drive; Zoning is R-1-10 (Single-Family Residential 10,000 SQ/FT minimum lot size).



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 PLAN 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, OPEN SPACE AND EASEMENTS HEREAFTER KNOWN AS:

MAPLE ESTATES - PHASE 4

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



DATE: _____

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE MAPLE ESTATES - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 1°09'10" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2510.106 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15) AND RUNNING THENCE SOUTH 43°07'33" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 169.174 FEET; THENCE SOUTH 47°36'44" WEST 32.047 FEET; THENCE SOUTH 66°19'55" WEST 179.724 FEET; THENCE SOUTH 54°47'14" WEST 127.486 FEET; THENCE SOUTH 28°20'15" WEST 72.361 FEET; THENCE SOUTH 03°28'14" WEST 32.260 FEET; THENCE SOUTH 66°07'08" WEST 84.359 FEET; THENCE SOUTH 49°38'06" WEST 111.490 FEET; THENCE SOUTH 38°08'41" WEST 104.573 FEET; THENCE SOUTH 88°48'28" WEST 46.878 FEET; THENCE SOUTH 54°21'47" WEST 117.006 FEET; THENCE SOUTH 38°09'16" WEST 106.281 FEET; THENCE SOUTH 68°40'34" WEST 129.196 FEET TO THE NORTHEASTERLY BOUNDARY OF THE BANDED HILLS DRIVE ROAD DEDICATION, RECORDED AS DOC. NO. 20090021919, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID ROADWAY DEDICATION THE FOLLOWING (10) TEN COURSES: (1) NORTH 21°20'30" WEST 90.392 FEET TO A POINT OF CURVATURE; (2) RUNNING NORTHWESTERLY ALONG THE ARC OF A 530.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°55'06", A DISTANCE OF 156.499 FEET; (3) NORTH 38°15'30" WEST 74.320 FEET TO A POINT OF CURVATURE; (4) RUNNING NORTHEASTERLY ALONG THE ARC OF A 30.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°48'02", A DISTANCE OF 45.449 FEET TO A POINT OF REVERSE CURVATURE; (5) RUNNING NORTHEASTERLY ALONG THE ARC OF A 1045.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°41'02", A DISTANCE OF 30.712 FEET; (6) NORTH 46°51'29" EAST 255.250 FEET TO A POINT OF CURVATURE; (7) RUNNING NORTHEASTERLY ALONG THE ARC OF A 237.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°34'41", A DISTANCE OF 52.138 FEET TO A POINT OF REVERSE CURVATURE; (8) RUNNING NORTHEASTERLY ALONG THE ARC OF A 262.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°34'41", A DISTANCE OF 57.626 FEET; (9) NORTH 46°51'29" EAST 114.132 FEET; AND (10) NORTH 88°45'10" WEST 72.255 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SUN VALLEY ESTATES - PHASE 12 AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 46°52'27" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 526.433 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID MAPLE ESTATES - PHASE 3 SUBDIVISION; THENCE SOUTH 43°07'33" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 336.461 FEET TO THE POINT OF BEGINNING.

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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)

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 PLAN, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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)

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAN 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 PLAN 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 PLAN.

} S.S.

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

STATE OF UTAH
WASHINGTON COUNTY

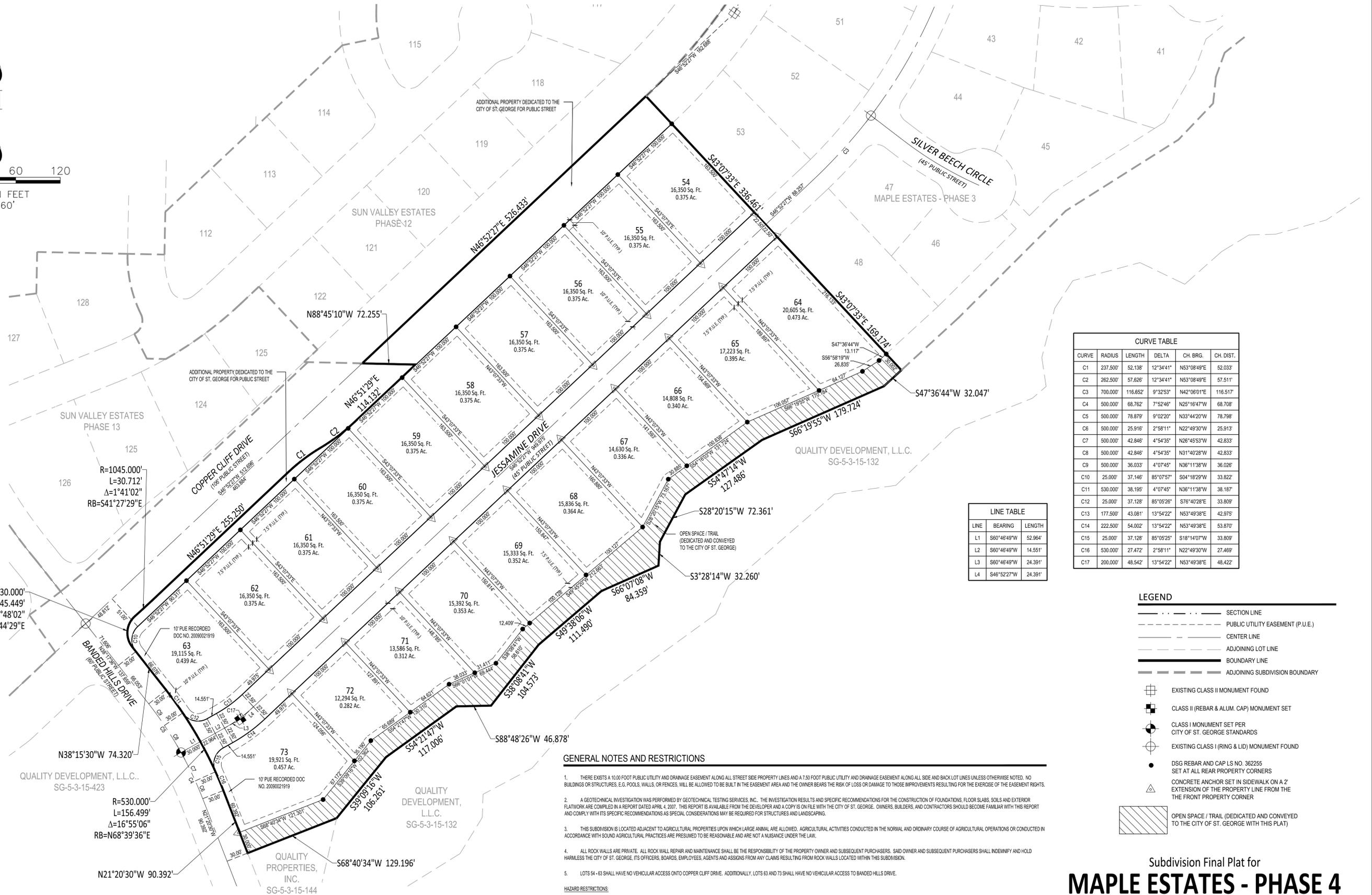
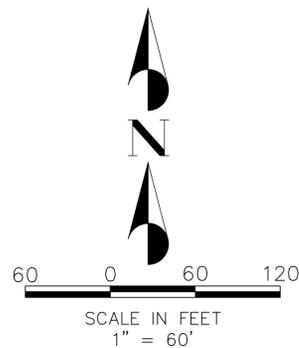
ON THIS _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BARBARA G. HUELLE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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)

DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

<p>APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR</p> <p>I, COMMUNITY DEVELOPMENT DIRECTOR 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.</p> <p>_____ COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>ENGINEER'S APPROVAL</p> <p>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____.</p> <p>_____ ENGINEER CITY OF ST. GEORGE</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.</p> <p>_____ CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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.</p> <p>ATTEST: CITY RECORDER CITY OF ST. GEORGE</p> <p>_____ MAYOR CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>_____ WASHINGTON COUNTY RECORDER</p>
--	---	---	---	--	--	---

Subdivision Final Plat for
MAPLE ESTATES - PHASE 4
Located in Section 15, Township 43 South, Range 15 West, SLB&M
SHEET 1 OF 2



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	237,500'	52,138'	12°34'41"	N53°08'49"E	52,033'
C2	262,500'	57,626'	12°34'41"	N53°08'49"E	57,511'
C3	700,000'	116,652'	9°32'53"	N42°06'01"E	116,517'
C4	500,000'	68,782'	7°52'46"	N25°16'47"W	68,708'
C5	500,000'	78,879'	9°02'20"	N33°44'20"W	78,798'
C6	500,000'	25,916'	2°58'11"	N22°49'30"W	25,913'
C7	500,000'	42,846'	4°54'35"	N26°45'53"W	42,833'
C8	500,000'	42,846'	4°54'35"	N31°40'28"W	42,833'
C9	500,000'	36,033'	4°07'45"	N36°11'38"W	36,026'
C10	25,000'	37,146'	85°07'57"	S04°18'29"W	33,822'
C11	530,000'	38,195'	4°07'45"	N36°11'38"W	38,187'
C12	25,000'	37,128'	85°05'26"	S76°40'28"E	33,809'
C13	177,500'	43,081'	13°54'22"	N53°49'38"E	42,975'
C14	222,500'	54,002'	13°54'22"	N53°49'38"E	53,870'
C15	25,000'	37,128'	85°05'25"	S18°14'07"W	33,809'
C16	530,000'	27,472'	2°58'11"	N22°49'30"W	27,469'
C17	200,000'	48,542'	13°54'22"	N53°49'38"E	48,422'

LINE TABLE

LINE	BEARING	LENGTH
L1	S60°46'49"W	52.964'
L2	S60°46'49"W	14.551'
L3	S60°46'49"W	24.391'
L4	S46°52'27"W	24.391'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- EXISTING CLASS II MONUMENT FOUND
- 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 L.S. NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- OPEN SPACE / TRAIL (DEDICATED AND CONVEYED TO THE CITY OF ST. GEORGE WITH THIS PLAT)

GENERAL NOTES AND RESTRICTIONS

- 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. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND ARE NOT A NUISANCE UNDER THE LAW.
- ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUBSEQUENT PURCHASERS. SAID OWNER AND SUBSEQUENT PURCHASERS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
- LOTS 54 - 63 SHALL HAVE NO VEHICULAR ACCESS ONTO COPPER CLIFF DRIVE. ADDITIONALLY, LOTS 63 AND 73 SHALL HAVE NO VEHICULAR ACCESS TO BANDED HILLS DRIVE.

HAZARD RESTRICTIONS

- 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 HILLSIDE AND/OR ROCK FALL 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.

Subdivision Final Plat for
MAPLE ESTATES - PHASE 4
 Located in Section 15, Township 43 South, Range 15 West, SLB&M

DG DEVELOPMENT SOLUTIONS GROUP, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 120 East St. George Blvd., Suite #300
 St. George, UT 84770
 Office (435) 628-2121 • Fax (435) 674-3553
 www.developmentsolutions.co

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

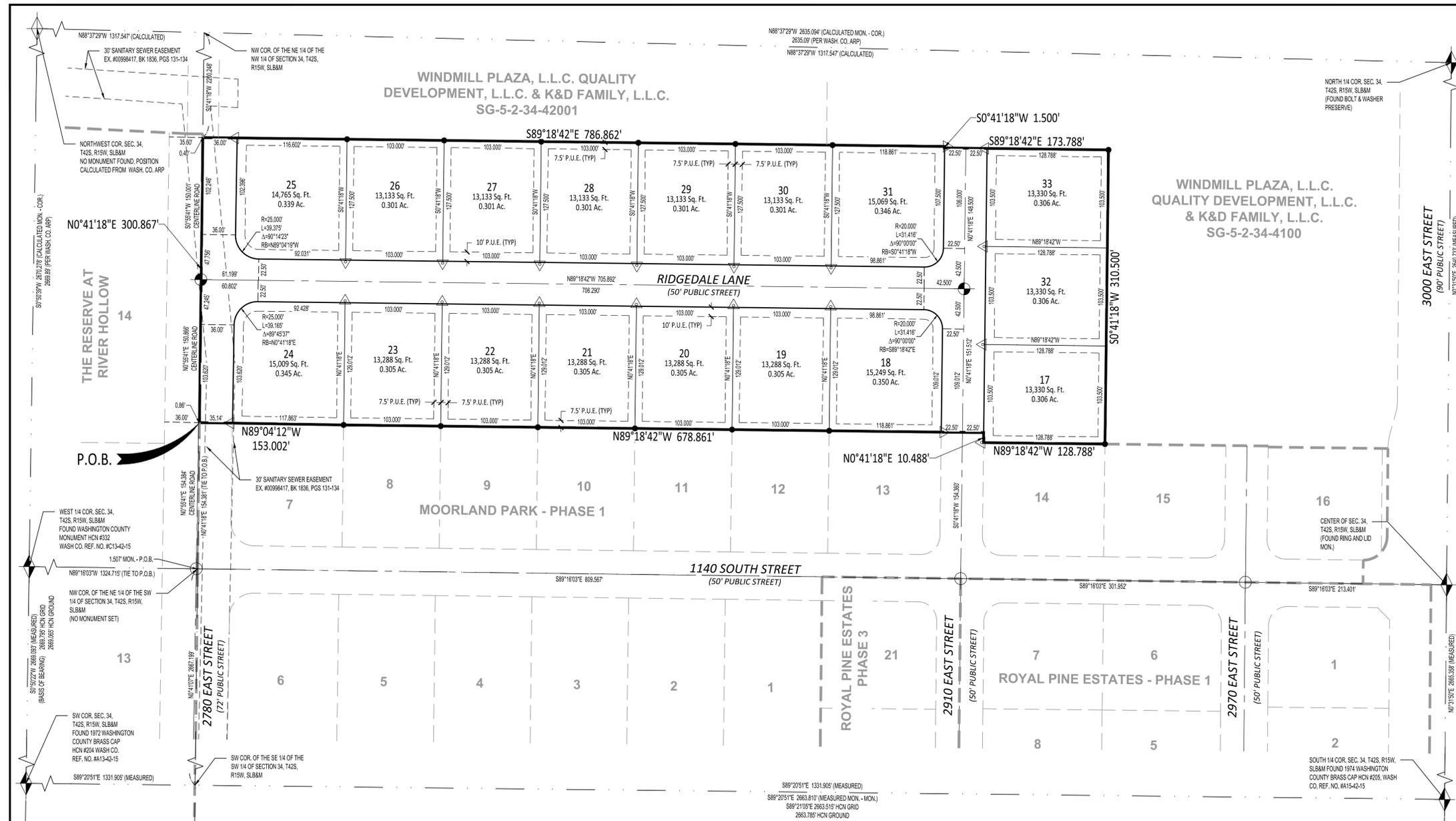
FINAL SUBDIVISION PLAT

Moorland Park Phase 2

Case No. 2019-FP-008

- Request:** Consider a 17 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at 2780 East St. and Ridgedale Ln. (at approximately 2780 East and 1080 South St.)
- 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, 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 Moorland Park Phase 2 and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 17 Lot residential subdivision that is located at 2780 East St. and Ridgedale Ln.; Zoning is R-1-10 (Single-Family Residential 10,000 SQ/FT minimum lot size).



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. I 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:

MOORLAND PARK - PHASE 2

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 NORTHWESTERLY BOUNDARY CORNER OF THE MOORLAND PARK - PHASE 1 SUBDIVISION AS RECORDED WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, AND A POINT ON THE CENTERLINE OF 2780 EAST STREET, A 33,000 FOOT WIDE PLATTED ROAD AS SHOWN ON THE JOSEPH SANDER'S SURVEY OF SECTION 34, AS RECORDED WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°16'03" EAST ALONG THE CENTER SECTION LINE, A DISTANCE OF 1324.715 FEET AND NORTH 00°41'18" EAST ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 154.381 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°41'18" EAST ALONG SAID CENTERLINE, A DISTANCE OF 300.897 FEET; THENCE SOUTH 89°18'42" EAST 786.862 FEET; THENCE SOUTH 00°41'18" WEST 1.500 FEET; THENCE SOUTH 89°18'42" EAST 173.788 FEET; THENCE SOUTH 00°41'18" WEST 310.500 FEET TO THE NORTHERLY BOUNDARY OF SAID MOORLAND PARK - PHASE 1 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) NORTH 89°18'42" WEST 128.788 FEET; (2) NORTH 00°41'18" EAST 10.488 FEET; (3) NORTH 89°18'42" WEST 678.861 FEET; AND (4) NORTH 89°04'12" WEST 153.002 FEET TO THE POINT OF BEGINNING. CONTAINS 290,688 SQ. FT., (6.673 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, AND EASEMENTS HEREAFTER KNOWN AS:

MOORLAND PARK - PHASE 2

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, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE MOORLAND PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 17TH DAY OF MARCH, 2018, ENTRY NO. 20180009504. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 20__.

MOORLAND PARK, L.L.C.
BY: ED BURGESS, MANAGER

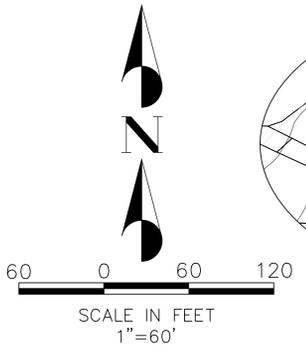
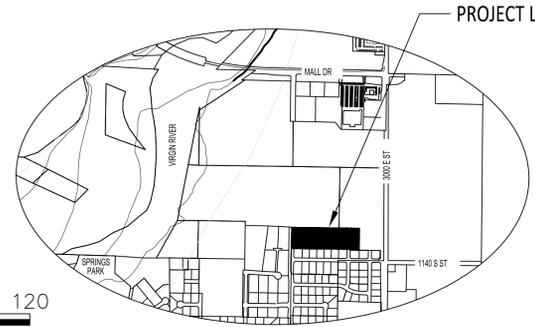
ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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



- 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 I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
 - ⊕ EXISTING CLASS I (RING & LID) MONUMENT FOUND
 - DSG REBAR AND CAPS L.S. NO. 362255 SET AT ALL REAR PROPERTY CORNERS
 - △ CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

- 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. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
 2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 22, 2017. 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 SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
 3. THE GEOTECHNICAL REPORT STATES THAT "DUE TO THE PRESENCE OF RELATIVELY SHALLOW GROUNDWATER, BASEMENTS ARE NOT RECOMMENDED IN THIS AREA. IF SWIMMING POOLS OR BASEMENTS ARE DESIRED IN THIS SUBDIVISION, THEY SHOULD BE EVALUATED ON AN INDIVIDUAL BASIS". EACH INDIVIDUAL REQUEST SHALL INCLUDE SPECIFIC RECOMMENDATIONS FOR POOL SUPPORT AND MITIGATION OF GROUND WATER.
 4. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND ARE NOT A NUISANCE UNDER THE LAW.

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www.developmentsolutions.co

Subdivision Final Plat for
MOORLAND PARK - PHASE 2
Located in The Northwest Quarter of Section 34,
Township 42 South, Range 15 West, SLB&M
SHEET 1 OF 2

<p>APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR</p> <p>I, COMMUNITY DEVELOPMENT DIRECTOR 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.</p> <p>_____ COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>ENGINEER'S APPROVAL</p> <p>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__.</p> <p>_____ ENGINEER CITY OF ST. GEORGE</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__.</p> <p>_____ CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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.</p> <p>_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE</p> <p>_____ MAYOR CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>_____ WASHINGTON COUNTY RECORDER</p>
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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.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
NAME: _____
TITLE: _____

STATE OF UTAH } s.s.
WASHINGTON COUNTY

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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, MANAGER OF MOORLAND PARK, L.L.C., 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.

MOORLAND PARK, L.L.C.
BY: ED BURGESS, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 OWNERS CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

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

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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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
MOORLAND PARK - PHASE 2

Located in The Northwest Quarter of Section 34,
Township 42 South, Range 15 West, SLB&M

DG DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
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PLANNING COMMISSION AGENDA REPORT: 02/26/2019

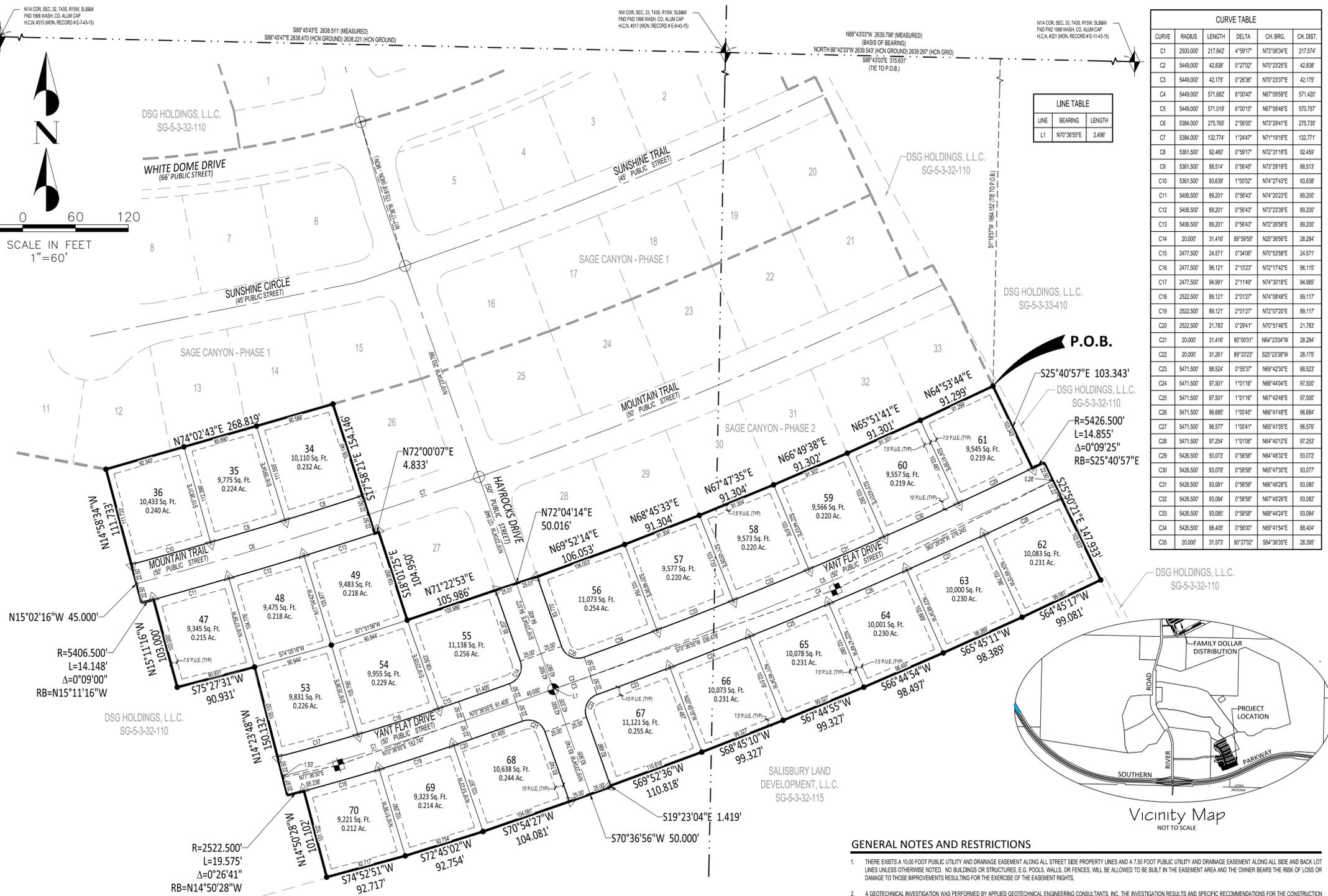
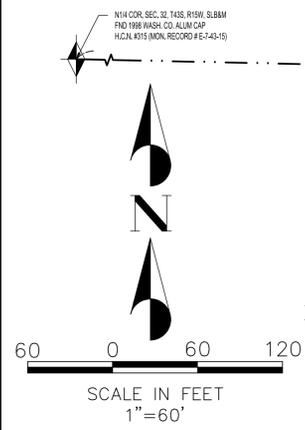
FINAL SUBDIVISION PLAT

Sage Canyon Phase 3 Subdivision

Case No. 2019-FP-010

- Request:** Consider a 24 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at Hayrocks Dr. and Yant Flat Dr. (at approximately 1630 East and 6150 South)
- 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, 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 Sage Canyon Phase 3 Subdivision and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for a 24 Lot residential subdivision that is located at Hayrocks Dr. and Yant Flat Dr.; Zoning is R-1-10 (Single-Family Residential 10,000 SQ/FT minimum lot size).



CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	2500.00'	211.642'	41°59'17"	N73°06'34"E	217.574'
C2	5449.000'	42.838'	0°27'02"	N70°23'25"E	42.838'
C3	5449.000'	42.175'	0°26'36"	N70°23'37"E	42.175'
C4	5449.000'	571.882'	6°00'40"	N67°09'59"E	571.420'
C5	5449.000'	571.019'	6°00'15"	N67°09'48"E	570.757'
C6	5384.000'	276.765'	2°56'05"	N73°28'41"E	275.735'
C7	5384.000'	132.774'	1°24'47"	N71°19'18"E	132.771'
C8	5361.500'	92.460'	0°59'17"	N72°31'18"E	92.459'
C9	5361.500'	88.514'	0°56'45"	N73°29'19"E	88.513'
C10	5361.500'	93.639'	1°00'02"	N74°27'43"E	93.638'
C11	5406.500'	89.201'	0°56'43"	N74°20'23"E	89.200'
C12	5406.500'	89.201'	0°56'43"	N73°23'39"E	89.200'
C13	5406.500'	89.201'	0°56'43"	N72°28'56"E	89.200'
C14	20.000'	31.416'	89°33'23"	S25°23'38"W	28.284'
C15	2477.500'	24.571'	0°34'06"	N70°53'58"E	24.571'
C16	2477.500'	96.121'	2°12'32"	N72°17'42"E	96.115'
C17	2477.500'	94.891'	2°11'49"	N74°30'18"E	94.885'
C18	2522.500'	89.121'	2°01'27"	N74°08'48"E	89.117'
C19	2522.500'	89.121'	2°01'27"	N72°07'20"E	89.117'
C20	2522.500'	21.783'	0°28'41"	N70°51'48"E	21.783'
C21	20.000'	31.416'	90°00'01"	N64°23'04"W	28.284'
C22	20.000'	31.261'	89°33'23"	S25°23'38"W	28.175'
C23	5471.500'	88.524'	0°55'07"	N69°42'30"E	88.523'
C24	5471.500'	97.501'	1°01'16"	N68°44'04"E	97.500'
C25	5471.500'	97.501'	1°01'16"	N67°42'48"E	97.500'
C26	5471.500'	96.685'	1°00'45"	N68°41'48"E	96.684'
C27	5471.500'	96.577'	1°00'41"	N65°41'05"E	96.576'
C28	5471.500'	97.254'	1°01'06"	N64°40'12"E	97.253'
C29	5426.500'	93.073'	0°58'58"	N64°48'32"E	93.072'
C30	5426.500'	93.078'	0°58'58"	N65°47'30"E	93.077'
C31	5426.500'	93.081'	0°58'58"	N66°46'28"E	93.080'
C32	5426.500'	93.084'	0°58'58"	N67°45'26"E	93.082'
C33	5426.500'	93.085'	0°58'58"	N68°44'24"E	93.084'
C34	5426.500'	88.405'	0°56'00"	N69°41'54"E	88.404'
C35	20.000'	31.573'	90°27'02"	S64°38'35"W	28.395'

LINE	BEARING	LENGTH
L1	N70°38'55"E	2.496'

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 38, 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:

SAGE CANYON - PHASE 3 SUBDIVISION

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 SOUTHEASTLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 171.643 FEET AND SOUTH 01°16'57" WEST 1450.086 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE SOUTH 25°40'57" EAST 103.343 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 25°40'57" EAST); THENCE ALONG THE ARC OF A 5426.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°09'25", A DISTANCE OF 14.855 FEET; THENCE SOUTH 25°50'21" EAST 147.933 FEET; THENCE SOUTH 64°45'17" WEST 99.081 FEET; THENCE SOUTH 65°41'11" WEST 98.389 FEET; THENCE SOUTH 66°44'54" WEST 98.457 FEET; THENCE SOUTH 67°44'55" WEST 99.327 FEET; THENCE SOUTH 68°45'10" WEST 99.327 FEET; THENCE SOUTH 69°52'36" WEST 110.818 FEET; THENCE SOUTH 70°54'27" EAST 1.419 FEET; THENCE SOUTH 70°54'27" WEST 104.081 FEET; THENCE SOUTH 70°54'27" WEST 104.081 FEET; THENCE SOUTH 72°45'02" WEST 92.754 FEET; THENCE SOUTH 74°52'51" WEST 92.717 FEET; THENCE NORTH 14°50'28" WEST 101.102 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 14°50'28" WEST); THENCE ALONG THE ARC OF A 2522.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°26'41", A DISTANCE OF 19.575 FEET; THENCE NORTH 14°23'48" WEST 150.132 FEET; THENCE SOUTH 75°23'31" WEST 90.931 FEET; THENCE NORTH 15°11'16" WEST 103.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 15°11'16" WEST); THENCE ALONG THE ARC OF A 5406.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°09'00", A DISTANCE OF 14.148 FEET; THENCE NORTH 15°02'16" WEST 45.000 FEET; THENCE NORTH 14°58'34" WEST 111.733 FEET TO THE SOUTHERLY BOUNDARY OF SAGE CANYON - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 74°02'43" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 268.819 FEET TO THE NORTHWESTERLY BOUNDARY CORNER OF LOT 26, IN SAID SAGE CANYON - PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (11) ELEVEN COURSES: (1) SOUTH 17°52'21" EAST 154.146 FEET; (2) NORTH 72°00'07" EAST 4.833 FEET; (3) SOUTH 18°01'25" EAST 104.950 FEET; (4) NORTH 71°22'53" EAST 105.866 FEET; (5) SOUTH 72°04'14" EAST 50.016 FEET; (6) NORTH 69°52'14" EAST 106.053 FEET; (7) NORTH 68°45'33" EAST 91.304 FEET; (8) NORTH 67°47'39" EAST 91.304 FEET; (9) NORTH 66°49'38" EAST 91.302 FEET; (10) NORTH 65°51'41" EAST 91.301 FEET; AND (11) NORTH 64°53'44" EAST 91.299 FEET TO THE POINT OF BEGINNING. CONTAINS 304,460 SQ. FT., (6.989 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, AND EASEMENTS HEREAFTER KNOWN AS:

SAGE CANYON - PHASE 3 SUBDIVISION

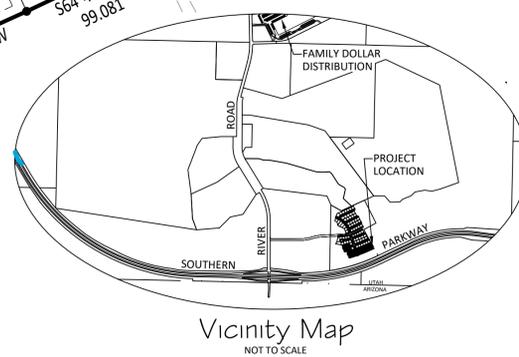
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SAID SAGE CANYON SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 13TH DAY OF JUNE, 2016, ENTRY NO. 20160024542. 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__.

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

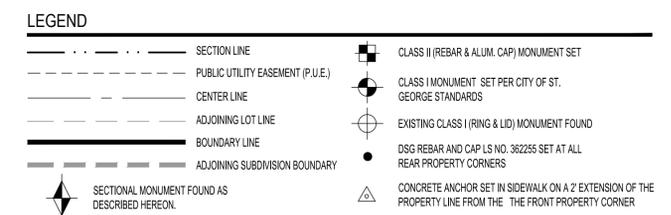
ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON }
ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED RICK SALISBURY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.
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)



GENERAL NOTES AND RESTRICTIONS

- 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. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JUNE 7, 2017. 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 SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- LOT 65 - 56 AND 67 - 68 SHALL HAVE NO DRIVEWAY ACCESS TO HAYROCKS DRIVE UNLESS A SITE GRADING AND DRAINAGE PLAN IS SUBMITTED WITH BUILDING PERMIT SHOWING DRIVEWAY SLOPES MEET CITY ORDINANCE.



APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR	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, COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF ST. GEORGE, HAVE THIS PLAT APPROVED IN ACCORDANCE WITH THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT. COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE	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	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__. CITY ATTORNEY CITY OF ST. GEORGE	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	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	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	_____ WASHINGTON COUNTY RECORDER

Subdivision Final Plat for
SAGE CANYON - PHASE 3 SUBDIVISION
Located in the NE Quarter of Section 32, and the NW Quarter of Section 33
Township 43 South, Range 15 West, SLB&M
SHEET 1 OF 2



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.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
NAME: _____
TITLE: _____

STATE OF UTAH } s.s.
WASHINGTON COUNTY

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

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

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED RICK SALISBURY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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 OWNERS CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

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

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

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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
**SAGE CANYON - PHASE 3
SUBDIVISION**

Located in the NE Quarter of Section 32, and the NW Quarter of Section 33
Township 43 South, Range 15 West, SLB&M

DG DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 • Fax (435) 674-3553
www.developmentsolutions.co

PLANNING COMMISSION AGENDA REPORT: 02/26/2019

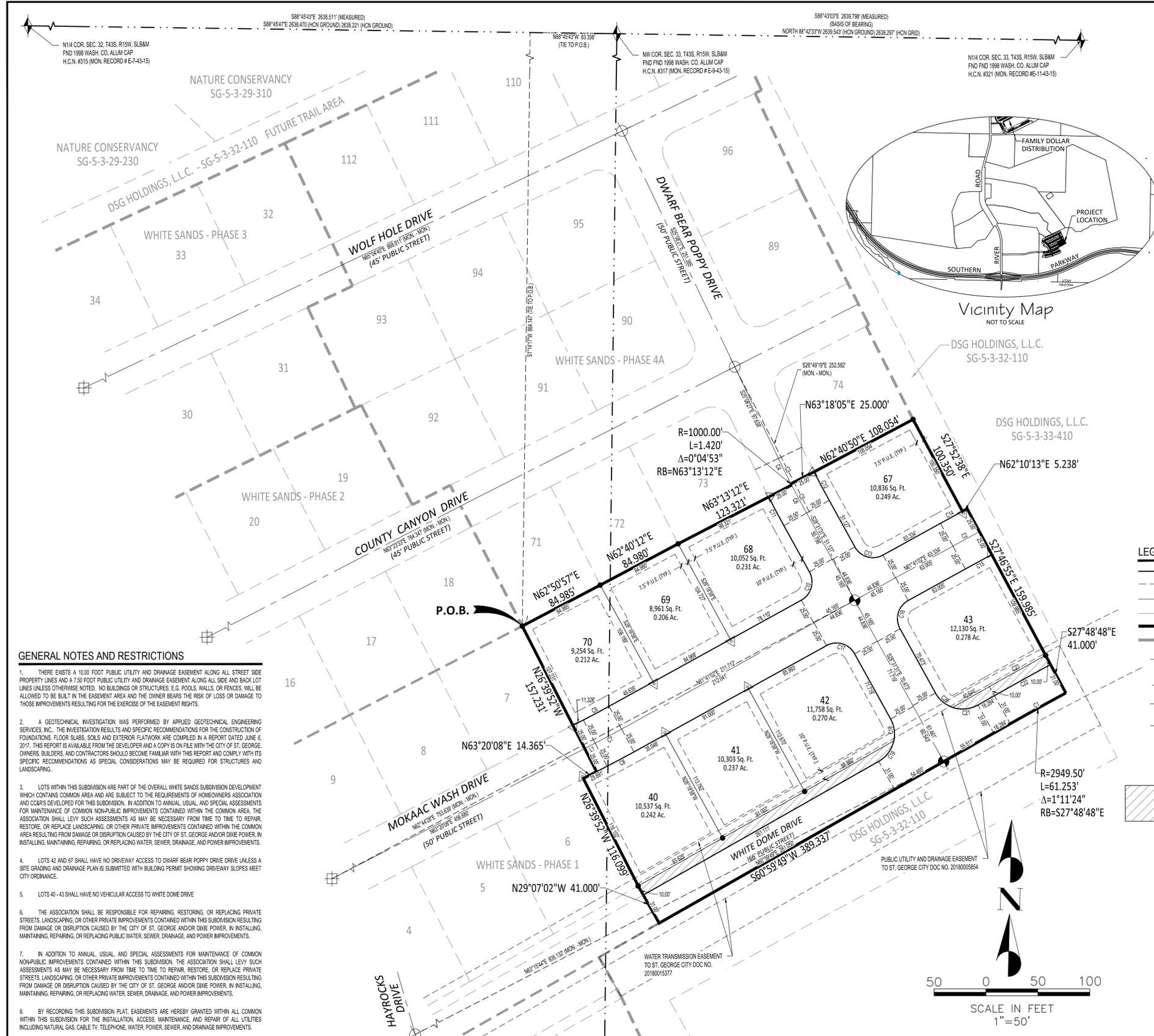
FINAL SUBDIVISION PLAT

White Sands Phase 4B Subdivision

Case No. 2019-FP-017

- Request:** Consider an 8 Lot Residential Final Subdivision Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at White Dome Dr. and Dwarf Bear Poppy Dr. (at approximately 1710 East and 5990 South)
- 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, 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 Sage Canyon Phase 3 Subdivision and authorize the Chairman to sign.
- Background:** This request is to consider a Final Subdivision Plat for an 8 Lot residential subdivision that is located at White Dome Dr. and Dwarf Bear Poppy Dr.; Zoning is R-1-10 (Single-Family Residential 10,000 SQ/FT minimum lot size).



GENERAL NOTES AND RESTRICTIONS

- 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. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JUNE 8, 2017. 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 SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- LOTS WITHIN THIS SUBDIVISION ARE PART OF THE OVERALL WHITE SANDS SUBDIVISION DEVELOPMENT WHICH CONTAINS COMMON AREA AND ARE SUBJECT TO THE REQUIREMENTS OF HOMEOWNERS ASSOCIATION AND COAR'S DEVELOPED FOR THIS SUBDIVISION. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE COMMON AREA, 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 THE COMMON AREA RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE AND/OR DIXIE POWER. IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- LOTS 42 AND 67 SHALL HAVE NO DRIVEWAY ACCESS TO DWARF BEAR POPPY DRIVE UNLESS A SITE GRADING AND DRAINAGE PLAN IS SUBMITTED WITH BUILDING PERMIT SHOWING DRIVEWAY SLOPES MEET CITY ORDINANCE.
- LOTS 40 - 43 SHALL HAVE NO VEHICULAR ACCESS TO WHITE DOME DRIVE
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE AND/OR DIXIE POWER. IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- 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 PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE AND/OR DIXIE POWER. IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.

CURVE TABLE

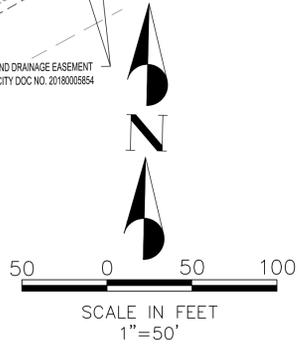
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	2948.500'	61.253'	1°11'24"	S81°35'30"W	61.252'
C2	3125.500'	28.137'	0°32'03"	S61°57'03"W	28.137'
C3	1000.000'	27.182'	1°33'29"	S29°55'11"E	27.191'
C4	1000.000'	28.612'	1°38'22"	S29°57'37"E	28.611'
C5	1000.000'	31.882'	1°49'36"	S27°38'43"E	31.880'
C6	1000.000'	30.462'	1°44'43"	S27°39'10"E	30.461'
C7	1000.000'	28.627'	1°39'06"	N62°30'35"E	28.626'
C8	1025.000'	29.547'	1°39'06"	N62°30'35"E	29.546'
C9	975.000'	28.106'	1°39'06"	N62°30'35"E	28.105'
C10	20.000'	31.489'	90°12'33"	N16°34'45"E	28.336'
C11	1025.000'	31.224'	1°44'43"	S27°39'10"E	31.222'
C12	975.000'	31.065'	1°49'36"	S27°38'43"E	31.063'
C13	20.000'	31.343'	89°47'21"	S73°25'15"W	28.233'
C14	3150.500'	24.131'	0°26'20"	S61°54'12"W	24.131'
C15	3100.500'	28.904'	0°32'03"	S61°57'03"W	28.903'
C16	20.000'	31.489'	90°12'33"	S16°34'45"W	28.336'
C17	20.000'	31.343'	89°47'21"	N73°25'15"W	28.233'
C18	30.000'	21.642'	41°19'57"	N07°51'33"W	21.175'
C19	30.000'	25.232'	48°11'23"	N36°54'07"E	24.495'
C20	30.000'	22.142'	42°17'17"	S49°40'10"E	21.843'
C21	30.000'	25.232'	48°11'23"	N85°05'30"E	24.495'
C22	2960.500'	61.897'	1°11'24"	S61°35'30"W	61.896'
C23	2960.500'	62.105'	1°11'24"	S61°35'30"W	62.104'

LINE TABLE

LINE	BEARING	LENGTH
L1	N63°20'08"E	11.326'

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.
- CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- CLASS I MONUMENT FOUND
- DSG REBAR AND CAP L.S. NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A Z' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- COMMON AREA PARCEL A 3.724 SQ. FT. (0.086 AC.) CONVEYED TO WHITE SANDS OWNERS ASSOCIATION



DEVELOPMENT SOLUTIONS GROUP, INC.
 C.E. ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 120 East St. George Blvd., Suite #300
 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 11-25-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

WHITE SANDS - PHASE 4B SUBDIVISION

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 BOUNDARY CORNER COMMON TO THE WHITE SANDS - PHASE 1, WHITE SANDS - PHASE 2 AND WHITE SANDS - PHASE 4A SUBDIVISIONS; AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°45'43" WEST ALONG THE SECTION LINE, A DISTANCE OF 83.356 FEET AND SOUTH 01°14'17" WEST 864.147 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WHITE SANDS - PHASE 4A SUBDIVISION THE FOLLOWING (6) SIX COURSES: (1) NORTH 62°50'57" EAST 84.985 FEET; (2) NORTH 62°40'12" EAST 84.980 FEET; (3) NORTH 63°13'12" EAST 123.321 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 63°13'12" EAST); (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 1000.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'53", A DISTANCE OF 1.420 FEET; (5) NORTH 63°18'05" EAST 25.000 FEET; AND (6) NORTH 62°40'50" EAST 108.054 FEET; THENCE SOUTH 27°52'38" EAST 100.350 FEET; THENCE NORTH 62°10'13" EAST 5.238 FEET; THENCE SOUTH 27°46'55" EAST 159.385 FEET; THENCE SOUTH 27°46'48" EAST 41.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 27°48'48" EAST); THENCE ALONG THE ARC OF A 2949.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°11'24", A DISTANCE OF 61.253 FEET; THENCE SOUTH 60°59'49" WEST 389.337 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID WHITE SANDS - PHASE 1 SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 29°07'02" WEST 41.000 FEET; (2) NORTH 26°39'52" WEST 116.099 FEET; (3) NORTH 63°20'08" EAST 14.365; AND (4) NORTH 26°39'52" WEST 157.231 FEET TO THE POINT OF BEGINNING.

CONTAINS 135,142 SQ. FT., (3.102 ACRES)

OWNER'S DEDICATION:

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

WHITE SANDS - PHASE 4B SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) 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, COMMON AREAS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF WHITE SANDS SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 6TH DAY OF APRIL, 2018, ENTRY NO. 20180107393. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HERETO UNTO SET MY HAND THIS _____ DAY OF _____, 20____.

FACTION, L.L.C.
 BY: TROY ENCE, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF WASHINGTON }

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED TROY ENCE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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
WHITE SANDS - PHASE 4B SUBDIVISION

Located in the NE Quarter of Section 32, and the NW Quarter of Section 33, Township 43 South, Range 15 West, SLB&M

<p>APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR</p> <p>I, COMMUNITY DEVELOPMENT DIRECTOR 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.</p> <p>_____ COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE</p>	<p>ENGINEER'S APPROVAL</p> <p>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____.</p> <p>_____ ENGINEER CITY OF ST. GEORGE</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.</p> <p>_____ CITY ATTORNEY CITY OF ST. GEORGE</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE</p>	<p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>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.</p> <p>_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE</p> <p>_____ MAYOR CITY OF ST. GEORGE</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>_____ WASHINGTON COUNTY RECORDER</p>
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PLANNING COMMISSION AGENDA REPORT: 02/26/2019

AMENDED FINAL SUBDIVISION PLAT

Painted Desert Professional Plaza Amended

Case No. 2018-FPA-021

Request: Consider an Amended Final Subdivision Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at 1611 East 2450 South St.

Zone: PD-C

Staff Comments: The purpose of this Amended Final Subdivision Plat is to adjust Building Pads #3, #4, and #5 to match existing buildings and to adjust Building Pad #2 to the proposed location. This request has been approved by City Staff, Home Owners Association (HOA), and the Joint Utilities Committee (JUC).

All aspects of this Amended 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 Amended Final Subdivision Plat is ready for Planning Commission's consideration for approval.

Staff Recommendation: Recommend APPROVAL to City Council of this Amended Final Subdivision Plat for Painted Desert Professional Plaza Amended and authorize the Chairman to sign.

Background: This request is to consider an Amended Final Subdivision Plat to adjust Building Pads #3, #4, and #5 to match existing buildings and to adjust Building Pad #2 to the proposed location. This request has been approved by City Staff, Home Owners Association (HOA), and the Joint Utilities Committee (JUC). This is located at 1611 East 2450 South St.; Zoning is PD-C (Planned Development Commercial/Manufacturing – all building shall not exceed 50% of the net lot or parcel acreage).

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
November 13, 2018**

PRESENT: Chairman Nathan Fisher
Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry
Council Member Joe Bowcutt

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Planner II Ray Snyder
Planner III Carol Davidson
Development Office Supervisor Karen Roundy

EXCUSED: Commissioner Todd Staheli

CALL TO ORDER

Chair Fisher called the meeting to order at 5:05 pm
Commissioner Barry led the flag salute.

1. **ZONE CHANGES (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)

Ray Snyder presented item 1, zone change from C1 on 5.65 acres and C2 on 2.36 acres to PD-C on approximately 8.01 acres and to approve the proposed “Use List”. The property location and zoning was shown on the maps. The use list was reviewed, as provided in the Planning Commission packet.

Open Public Hearing

Marlene Diel, Resident of Ironwood

Ms. Diel is concerned that the architecture and the use can be better coordinated with development. She wants to emphasize that this area needs to be properly engineered for drainage issues or the businesses will be in jeopardy, as well as our wall and residence. Please consider the power lines in the area.

Sid Roadah, Castle Rock resident

Mr. Roadah is requesting a light at this intersection with the zoning change.

Mr. Fisher explained that it will not be addressed tonight at this meeting but you can contact staff for the traffic issues and concerns.

Mr. Roadah is also concerned about the area that you are not changing to PD-C, what is planned for PD-C.

Victoria Hales stated that it is zone C-2 and approved for a Harts gas station

Mr. Roadah stated that he heard that Hart's backed out

Victoria Hales explained that she was unaware of that change..

Winn Valingham, resident

Mr. Valingham is concerned about improvements without strict transportation resolutions. These issues need to be resolved before this development is approved. He is also concerned about the left hand turn on Snow Canyon Parkway. In your consideration of the zone change there should be some traffic flow issues other than just changing the zone. This is an area that is not able to handle this traffic.

Nancy Allison, 1931 Lakoda Drive

The people in Castle Rock have some problems but if you have a traffic light in your back yard, there are traffic noise, congestion, and accidents. Lighting is a concern as well. The continual building for several years with a quality of life, living in a construction area.

Close Public Hearing

Commissioner Buehner thanked the public for attending the meeting, public comment, and involvement.

Commissioners discuss the use list concerns. The hotel motel doesn't fit in the neighborhood.

Brandi Walker, Civil Science

Ms. Walker explained that the use list is being kept as tight as possible. We don't have a plan but do feel that the hotel motel will fit in this area.

Councilman Bowcut is concerned about the Hotel motel and the storage rental units.

Brandi Walker, Civil Science

Applicant would like to leave the storage rental units on the list, recognizing that this is a difficult approval.

Chair Fisher stated that he is concerned about the storage rental use as well, but understands that it will be difficult to obtain approval.

Councilman Bowcut will like to have the storage rental units removed from the list.

Commissioner Buehner explained that he is concerned with both the Hotel motel and storage units.

Commissioners, legal, staff and applicant continue to discuss the use list.

Victoria Hales wants it to be clear that there is no overnight stay counseling and treatment center office, office use only, on the medical dental service allowing the following uses treatment centers, mental health, treatment for drugs that there be no overnight or potential overnight stays, those are office only.

MOTION: Commissioner Larkin made a motion to recommend approval to city council of item 1 zone change from C-1 on 5.65 acres and C-2 on 2.36 acres to PD-C and approve the Use List, striking any lodging temporary, hotel, motel, bed and breakfast, timeshare units, storage rental units and under medical/dental services that there be no overnight stay except for the independent living, assisted living, memory care facility or nursing home.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry
NAYS (0)
Motion carries

2. **CONDITIONAL USE PERMITS (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)

Ray Snyder presented item 2 CUP as shown on the slides. Colors and materials will match the house and items A- K in the packet were reviewed.

Victoria Hales stated that a standard indemnification agreement will be required.

Ron Jensen, Jensen and Son's applicant representative

Mr. Jensen explained that the indemnification agreement has been signed and the permit will be pulled for the detached structures. They are fairly common in Meadow Valley Farms and the neighbor to the west has a detached structure as well. The elevations application requested exterior finished and was hopeful that the photos will provide adequate finishes.

MOTION: Commissioner Buehner made a motion to recommend approval of item 2 conditional use permit to allow development of a garage on lot 15 in the Meadow Valley Farms Phase 2 subdivision and find that the detrimental effects of items A-K have been mitigated and are harmonious with the neighborhood.

SECOND: Commissioner Summer Barry

AYES (6)

Chairman Nathan Fisher
Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry

NAYS (0)
Motion carries.

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)

Wes Jenkins presented item 3A as shown on the maps. The applicant has request a change that these will be horizontal not vertical. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Barry made a motion to recommend approval of item 3 A final subdivision plat for Bloomington Vacation Villas Phase 2 located at 3080 South Bloomington Drive East and authorize the chairman to sign.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

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)

Wes Jenkins presented item 3B as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

Victoria Hales asked for clarification on roadway.

Wes Jenkin showed the roadway on the maps and clarified Bentley Drive.

Commissioners and staff review the utilities corridor for future drainage.

MOTION: Commissioner Brager made a motion to recommend approval of item 3 B final subdivision plat for Fieldstone Phase 5 located at 2240 East and approximately 3600 South and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

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)

Wes Jenkins presented item 3C as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

Victoria Hales asked if lot 1 has a landscape strip and privacy wall.

Wes confirmed that lot 1 will have a landscape strip and privacy wall.

Commissioners and staff discuss landscape strip ownership and maintenance.

MOTION: Commissioner Nelson made a motion to recommend approval of item 3 C final

subdivision plat for Fish Rock Phase 1 located at Ledges Parkway and Movie Rock Drive and authorize the chairman to sign.

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

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)

Wes Jenkins presented item 3D as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

Ledges parkway will have a landscape strip and a wall. All of the driveways are in common area.

Staff and legal discuss the requirement of driveways being in a limited common area.

MOTION: Commissioner Larkin made a motion to recommend approval of item 3 D final subdivision plat for The Ledges of St. George Pocket Mesa Phase 1 located at Ledges Parkway and Movie Rock Drive, with the change that limited common area is and land and authorize the chairman to sign.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)
Motion carries.

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)

Wes Jenkins presented item 3E as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

The FEMA 100 year flood line and the city adjusted FEMA flood line was shown on the maps and reviewed by legal and staff.

MOTION: Commissioner Buehner made a motion to recommend approval of item 3 E final subdivision plat for Meadow Valley Farms Phase 10B located at Quarry Ridge Drive and 4040 South Street and authorize the chairman to sign.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

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)

Wes Jenkins presented item 3F as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions of the preliminary plat.

MOTION: Commissioner Barry made a motion to recommend approval of item 3 F final subdivision plat for Reserve at River Hollow Phase 2 and authorize the chairman to sign.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

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)

Wes Jenkins presented item 4 as shown on the maps. All aspects of this final subdivision plat were reviewed and met the conditions and approvals.

The city is working on design drawing to get this road extended over to the new high school and should be done next fall.

Victoria Hales asked if the frontage of the road way continue through the entire front of the property.

Wes explained that they are subdividing them into 4 lots or less.

MOTION: Commissioner Larkin made a motion to recommend approval of item 4 subdivision of 10 lots or less without a plat.

SECOND: Commissioner Buehner

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry
NAYS (0)
Motion carries.

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)

Wes Jenkins presented item 5A preliminary plat for Desert Solace at Desert Canyons as shown on the maps. With three lots required to have walk out basements.

Victoria Hales asked who will own and maintains the landscape strip.

Wes explained that they would like the city to own and maintain.

Commissioners and staff review the landscape strip.

MOTION: Commissioner Buehner made a motion to recommend approval of item 5 A twelve (12) unit residential preliminary plat for Desert Solace at Desert Canyons located at approximately 3100 East Rim Runner Drive and subject to an agreement under terms acceptable to the city under drainage.

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher
Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry

NAYS (0)
Motion carries.

B. Consider a one hundred seventy-three (173) unit townhome preliminary plat subdivision for “**Woodland Townhomes**” 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)

Item Tabled

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)

Wes Jenkins presented item 5C preliminary plat for Desert Hollow at Desert Canyons as shown on the maps.

Commissioner, legal and staff review the slope and drainage.

Ken Miller, Engineer

The slope is consistent about 20’ with a minimum two to one or flatter. It is all common area and maintained by the HOA. It is better to do a 4” to 6” rock mulch and is very resistant to erosion. We will do a short 3’ to 4’ retaining wall at the foot and drainage will be directed between the units.

MOTION: Commissioner Buehner made a motion to recommend approval of item 5C a one hundred twenty-six (126) lot preliminary plat for Desert Hollow at Desert Canyons.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner
Commissioner Summer Barry
NAYS (0)
Motion carries.

6. **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

ADJOURN

MOTION: Commissioner Barry made a motion to adjourn.
SECOND: Commissioner Buehner
Meeting adjourned at 6:18 pm.

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
December 11, 2018**

PRESENT: Chairman Nathan Fisher
Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Planner II Ray Snyder
Planner III Carol Davidson
Development Office Supervisor Karen Roundy

EXCUSED: Council Member Joe Bowcutt
Commissioner Todd Staheli

CALL TO ORDER

Chair Fisher called the meeting to order at 5:08 pm
Commissioner David Brager led the flag salute.

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

Consider a zone change to change property from M-G (Mining and Grazing) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on approximately 16.31 acres for a future residential subdivision to be known as “**Tonaquint Ridge**.” The property is generally located west of the existing Curly Hollow Drive. The applicant is Development Solutions Group. Case No. 2018-ZC-050 (Staff – Carol Davidson)

Carol Davidson presented item 1, zone change from M-G to R-1-10 on approximately 15.31 acres for Tonaquint Ridge subdivision. The property location and zoning shown on the maps.

Chairman Fisher asked if they are extending all of the utilities to this area.

John Willis stated that they are extending all utilities.

Wes Jenkins explained the access, Washington County land to be annex into the city eventually.

Open Public Hearing

Close Public Hearing

Commissioner Brager asked for clarification on the noticing.

John Willis explained 500 feet around the property was noticed.

Victoria Hales stated that it is noticed on the public website in accordance with the law.

MOTION: Commissioner David Brager made a motion to recommend approval to city council of item 1 zone change from A-G to R-1-10.

SECOND: Commissioner Larkin

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries

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

Consider a zone change amendment in the PD-C (Planned Development Commercial) zone for “**Sun River Commons Phase 3**” commercial subdivision to develop a professional office building on 1.43 acres. The proposal is generally located east of Terrible Herbst C-Store & fuel station on Pioneer Road, adjacent to the I-15 UDOT R.O.W. The applicant is ISR-F, LC and the representative is Mr. Scott McCall. Case No. 2018-ZC-051 (Staff – Ray Snyder)

Ray Snyder presented item 2 zone change amendment in the PD-C zone for Sun River Commons Phase 3 to develop a professional office building as shown on the slides. It is also in the Atkinville plan area 2.1. Building, parking spaces, plan allowing for office buildings and is a

permitted use. All items in the staff report are reviewed, including the elevations and 3D renderings. Materials board was shown.

Open Public Hearing

John Carrie, resident at 1729 W Grapevine Drive

Mr. Carrie is concerned about the night sky lighting for office buildings because we don't want any additional sign lighting in the area.

Dannielle Larkin stated that she will recommend no more than 1 foot candle to reduce any unnecessary lighting.

Close Public Hearing

Victoria Hales stated that Sun River Commons has a master sign plan that they will need to follow the requirements of the plan.

Commissioner Buehner stated that he is

MOTION: Commissioner Larkin made a motion to recommend approval to city council of item 2 zone change amendment for a Sun River Commons professional office building, that we agree to the use list, office space only and the lighting be reviewed and recommend that no more than 1 foot candle lighting at the property line and avoid any dark sky lighting fixtures, and approve the colors and materials board as presented, noting that setbacks, landscape, and parking are met.

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries

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

Consider a Building Design and Conceptual Site Plan (BDCSP) for an **expansion of ‘Georgetown Condominiums’** of seven (7) new units. Located at 175 South 1000 East (*east of University and west of freeway*) and the property is zoned R-4 (Multi-Family). The applicant is Lex Ence. Case No. 2018-BDCSP-005 (Staff – Carol Davidson)

Carol Davidson presented item 3 expansion of Georgetown Condominiums as shown on the maps, including zoning and the site plan. Parking, landscaping and existing development reviewed. The elevations will be replicated to have five (5) on one side and two (2) on the other side. Materials will replicate the same materials and colors on the existing units. Staff recommend that the building meet all setbacks and make sure that all of the covered parking is installed.

Commissioner Buehner asked for clarification on compliance on the parking spaces.

Carol Davidson explained that the additions are required to be up to standards for the new development.

Dannielle Larkin asked for clarification on the recreation areas.

Carol Davidson explained that they will still need it for the new development.

Commissioners and staff continue discussion on parking spaces and recreational areas.

Victoria Hales stated that this is a BDCSP, it is an administrative item and if they check the box there is less discretion.

Commissioner and staff review the architectural style and possibility of cosmetic changes.

MOTION: Commissioner David Brager made a motion to recommend approval to city council of item 3 building design conceptual site plan for The Stay at Georgetown Condominiums, include staffs recommendations and include a kind suggestion to consider making the design a bit more compatible, blending with the broader overlay of the area.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry
NAYS (0)
Motion carries

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

Consider a conditional use permit to allow development of a commercial building for a “**Climbing Gym**” on Lot 2 in the Tuscany Commercial Center which will exceed 35 ft. in height. The proposed height is approximately 59’ and is located at the northeast corner of 850 North Street and 2860 East Street (*south of Cal-Ranch*). The property is zoned C-3 (General Commercial). The applicants are Jeff and Jennifer Compas. Case No. 2018-CUP-024 (Staff – Ray Snyder)

Ray Snyder presented item 4 CUP as shown on the slides. The proposed height at the highest is approximately 59 feet, which will exceed 35 feet in height. Items A- K in the packet were reviewed. They have met and exceeded the required setbacks. The applicant narrative was quoted and reviewed.

Commissioner Brager asked about the measurement of the sloped roof.

Ray Snyder explained the way the roof was measured.

Commissioners, staff and legal discuss the height in the area.

Jeff Compass, applicant

Mr. Compass explained that we will have a grease trap for the future, but do not have a plan for a restaurant at this time. Mr. Compass has participated in building several other gyms in Salt Lake City.

Commissioner Larkin stated that she is pleased that they have put extra design and thought into this building.

Commissioner Buehner is pleased with the areas being away from the residential areas, it’s a beautiful work. We hope it is very successful.

MOTION: Commissioner Nelson made a motion to recommend approval of item 4 conditional use permit to allow development of a commercial building for a “Climbing Gym” on lot 2 in the Tuscany Commercial Center and find that the detrimental effects of items A-K have been mitigated and are harmonious with the neighborhood.

SECOND: Commissioner Barry

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

5. **PRELIMINARY PLATS (PP)**

A. consider a one (1) lot commercial subdivision to be known as “**Desert Color Town Center Phase 2 at Desert Color.**” Located on Black Mountain Drive just east of the I-15 Freeway. The property is zoned PD-C (Planned Development Commercial). The applicant is Desert Color St George, LLC. Case No. 2018-PP-054 (Staff – Wes Jenkins)

Wes Jenkins presented item 5A preliminary plat for Desert Color Town Center Phase 2 at Desert Color as shown on the maps.

MOTION: Commissioner Barry made a motion to recommend approval of item 5 A one lot commercial subdivision to be known as Desert Color Town Center Phase 2 at Desert Color.

SECOND: Commissioner Brager

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

B. Consider a four (4) lot commercial subdivision to be known as “**GAS Distomo Oil.**” Located in-between the Southern Parkway, Desert Color Parkway, and Black Mountain Drive. The property is zoned PD-C (Planned Development Commercial). The applicant is Desert Color St George, LLC, Brook Cole representative. Case No. 2018-PP-055 (Staff – Wes Jenkins)

Wes Jenkins presented item 5B preliminary plat for GAS Distomo Oil as shown on the maps.

MOTION: Commissioner Buehner made a motion to recommend approval of item 5 B four (4) lot commercial subdivision to be know as GAS Distomo Oil..

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher

Commissioner Roger Nelson

Commissioner Dannielle Larkin

Commissioner David Brager

Commissioner Don Buehner

Commissioner Summer Barry

NAYS (0)

Motion carries.

C. Consider a six (6) unit subdivision to be known as “**The Enclave at Valderra.**” Located on the west side of Highway 18, east of Petroglyph Drive and south of The Ledges golf course. The property is zoned PD-R (Planned Development Residential). The representative is Alan Wright. Case No. 2018-PP-056 (Staff – Wes Jenkins)

Wes Jenkins presented item 5C preliminary plat for The Enclave at Valderra as shown on the maps.

Victoria Hales asked if they will be joining the Estates at Valderra, she required paperwork on the Home Owners Association.

MOTION: Commissioner Larkin made a motion to recommend approval of item 5C “The Enclave at Valderra” a six (6) unit subdivision preliminary plat, including the requirement of additional 6 parking spaces, legal review of the subdivision HOA documentation and other comments for the master HOA, and landscape on detention area.

SECOND: Commissioner Nelson

AYES (6)

Chairman Nathan Fisher
Commissioner Roger Nelson
Commissioner Dannielle Larkin
Commissioner David Brager
Commissioner Don Buehner
Commissioner Summer Barry
NAYS (0)
Motion carries.

6. **CITY COUNCIL ACTIONS – December 6, 2018**

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

- A. Snow Canyon Commercial (*Change to PD-C & approve “Use List”*)
- B. Canyon View Drive (*Two twin homes*)
- C. Prado (*Commercial center – Dixie Dr & 600 West*)

ADJOURN

MOTION: Commissioner Barry made a motion to adjourn.
SECOND: Commissioner Nelson
Meeting adjourned at 6:06 pm.