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 an electronic **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, August 25, 2020**, commencing at **5:00 p.m**.

The meeting will be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting please see the information below.

Join Zoom Meeting
https://zoom.us/j/98841767581

Meeting ID: 988 4176 7581
One tap mobile
+16699006833,,98841767581# US (San Jose)
+12532158782,,98841767581# US (Tacoma)

Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
Meeting ID: 988 4176 7581
Find your local number: https://zoom.us/u/aeDAqSBc3S
The agenda for the meeting is as follows:
Call to Order
Flag Salute

1. **Zoning Change Amendment (ZCA)** *(Public Hearing)*

Consider a Zone Change Amendment for the Desert Color Residential Planned Development Auburn Hills Phase 18. Desert Color is generally located east of I-15 and south of Southern Parkway and west of Desert Color Parkway. The current zone is PD-R-TNZ-NG (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General) Case No. 2020-ZCA-028 (Staff – Dan Boles)

2. **PRELIMINARY PLATS**

A. Consider a preliminary plat for an eighty (80) lot residential subdivision for Auburn Hills Phase 18 at Desert Color. The site is located at approximately Fire Sky Drive & Carnelian Parkway. The property is on 3.64 acres and is zoned PD-R (Planned Development Residential). The representative is Bob Hermandson. Case No. 2020-PP-028 (Staff – Wes Jenkins)

B. Consider a preliminary plat for a five (5) lot commercial subdivision for Desert Canyon Town Center West Commercial. The site is located at the intersection of Desert Canyons Parkway and Desert Resort Court, which is on the north side of the Southern Parkway. The property is on 12.25 acres and is zoned C-2 (Highway Commercial). The representative is Curt Gordon. Case No. 2020-PP-023 (Staff – Wes Jenkins)

4. **MINUTES**

Consider approval of the minutes from the August 11, 2020 meeting.

5. **CITY COUNCIL ACTIONS – August 20, 2020**

The Community Development Director will report on the items heard at City Council from the August 20, 2020 meeting.

1. ZCA – Hillside Professional - DB
2. ZCA – Southbridge Center Drive Thrus – DB
3. ZCA – Southbridge Center - DB
4. ZCA - Desert Color Resort Ph 2A, 2B, 2C, & 3 – DB
5. ZC – Sandvik Ranch – GG
6. ZC – Factory Power Sports – DB
7. GPA – Small Town Capital – DB
8. GPA – Boulevard South - GG
9. CUP – Seven Wives Inn – GG
10. CUP – Cottage Rental – GG
11. HS – Hillside Professional – DB
12. PP – Stone Cliff Ph 17 – WJ
13. PP – Vistas at the Ledges – WJ
14. PP – White Hills Commercial – WJ
15. PP – Desert Reserve Ph 2 - WJ

_____

Brenda Hatch, Development Office Supervisor

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

St.George
Community Development

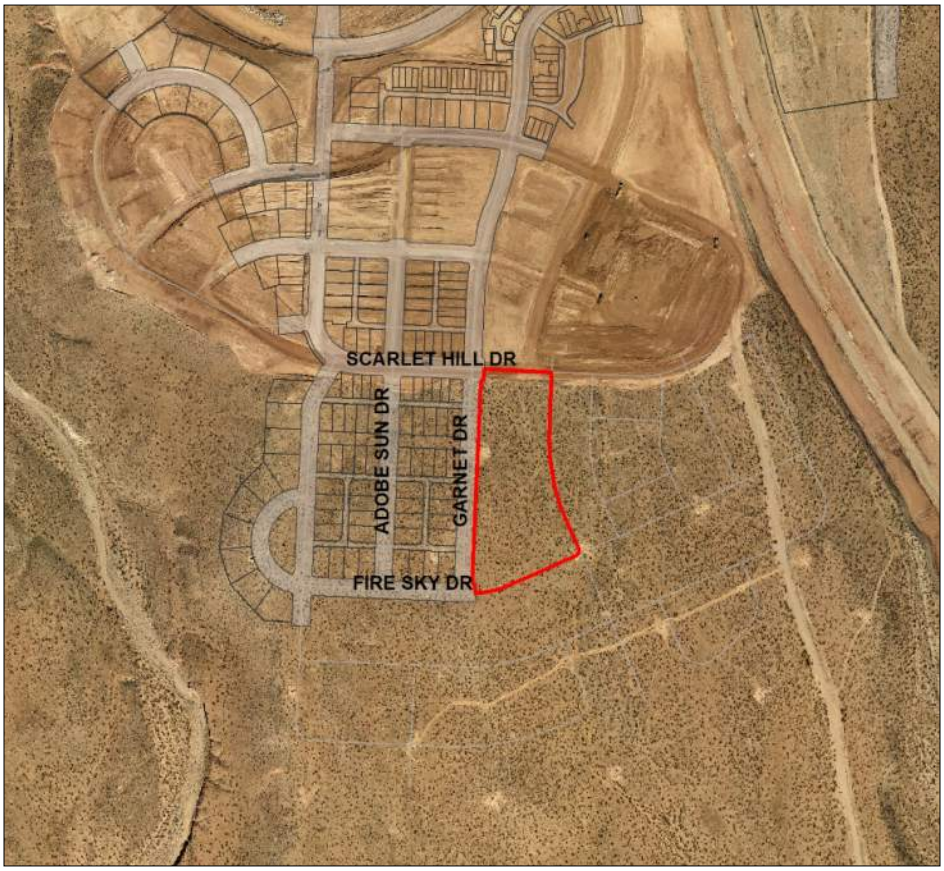
ITEM 1

ZONE CHANGE AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 08/25/2020

Zone Change Amendment
Desert Color Auburn Hills Phase 18
Case No. 2020-ZCA-028

Request:	Consider a Zone Change Amendment to the Desert Color PD-R to develop phase 18 of Auburn Hills in the Desert Color development.
Applicant:	Desert Color St. George, LLC
Representative:	Bob Hermandson
Area:	4.96 Acres
Location:	Generally located east of I-15 and south of Southern Parkway
Current Zone:	PD-R - TNZ-NG (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General)
General Plan:	RES (Residential)



Background:
The 18th phase of Auburn Hills will include 80 units all of which are ten-plex units. Phase seven is located directly north of Auburn Hills Phase One. The applicant is not introducing a new product to the development but is proposing More of the Mews and Mansion townhomes that are currently under construction. They are proposing a slightly modified layout from what was originally anticipated.

The development standards for TNZ-NG zones are as follows:

1. **Pattern of development**. The pattern of development is required to follow the Traditional Neighborhood Zone (TNZ) guidelines found in Chapter 7H of the Zoning Regulations. In Section 7H-1-A-2 of the Zoning Regulations, it suggests the traditional block design to be used for the pattern of development. The traditional block design uses a grid street pattern. The traditional block design also includes street cross-sections that promote pedestrian activity. Off-street parking is to be placed at the rear of the buildings and is designed for pedestrian activity as opposed to creating a car-oriented environment.

   This proposal does use the grid pattern as much as possible within the limits of this space. The plan makes use of streets, alleys, and pedestrian walkways for access. The street cross-sections found in the preliminary plat depict pedestrian friendly corridors. Sidewalks will connect each building and unit to the rights-of-way.

2. **Civic Space.** The TNZ-NG developments, which phase eighteen is, require that 5% be dedicated to civic space. The zone plan also allows the required civic space to be spread out through the overall neighborhood, in this case, Auburn Hills. The applicant has calculated the civic space for Auburn Hills 18 which will be 8.6% of the neighborhood.

3. **Parking.** The parking requirements for Desert Color vary depending on the number of bedrooms with a maximum requirement of two spaces per unit. Each of the units in phase 18 will have a single-car garage in addition to a 20-foot driveway providing enough parking to satisfy this requirement. In addition, guest parking is to be provided at a rate of one stall for every five units. The applicant has provided 18 parking stalls on site which exceeds the requirement for 80 units by two.

4. **Building and Streetscapes.** The applicant is proposing eight separate buildings all of which will be a single style of building. Each building will have the same architecture and materials but will have three different color pallets. The buildings are new to Desert Color but have been approved by the Desert Color DRC. All buildings will face the public right-of-way or civic space as is required in Desert Color.

   There are several architectural guidelines that these units must follow. These items, found in section 3.5 of the zone plan are:

   a. **Guideline A.** Each building that is greater than one story must have a clear delineation between the levels. The proposed buildings all delineate the floor boundaries. Each building is also required to use high quality materials such as brick,

stone, stucco, cement clapboard siding or similar materials. The proposed buildings satisfy this guideline.

b. **Guideline B.** No building can be twice the height of the building adjacent to it or across the street. The proposed buildings are designed at approximately 40'. The buildings to the east in phase four will be 28' while the other phases around the proposed phase 18 are single family which will range in size, but it is anticipated they will exceed 20'. The proposed buildings will be slightly taller in height but will still meet the requirements of the zoning plan and will be in harmony with the other buildings in the vicinity.
c. **Guideline C.** All of the proposed units are required to have a prominent entryway through the use of a porch, stoop or similar feature. All units will have a raised entryway such as a stoop or similar feature. Each entryway is clearly defined.
d. **Guideline D.** The streetscape will be required to adhere to Section 3.2, Local and Collector Street Cross Section standards found in the Desert Color Zoning Plan. Additionally, signage and street lighting is outlined in this section.
e. **Guideline E.** Walls and Fencing. Walls and fencing are not proposed at this time.
f. **Guideline F.** The applicant is not proposing any accessory structures in this phase of the development.
g. **Guideline G.** The landscape standards require a 15' wide landscape strip along the right-of-way of any property facing a public street unless it is occupied by a building, driveway, etc. City code requires that five years after planting, all landscape areas are at least 50% covered with foliage of shrubs, grass and live-vegetative ground cover. A detailed landscape plan will need to be submitted with the construction drawings.

5. **Lighting.** The lighting for these phases will be required to be night-sky friendly fixtures. Pedestrian level lighting is strongly encouraged. A lighting plan has not been submitted with these plans, but staff will ensure that the lighting meets the standards during the site plan process.

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

1. All units will meet the required parking standards whether on street or on site.

Alternatives:

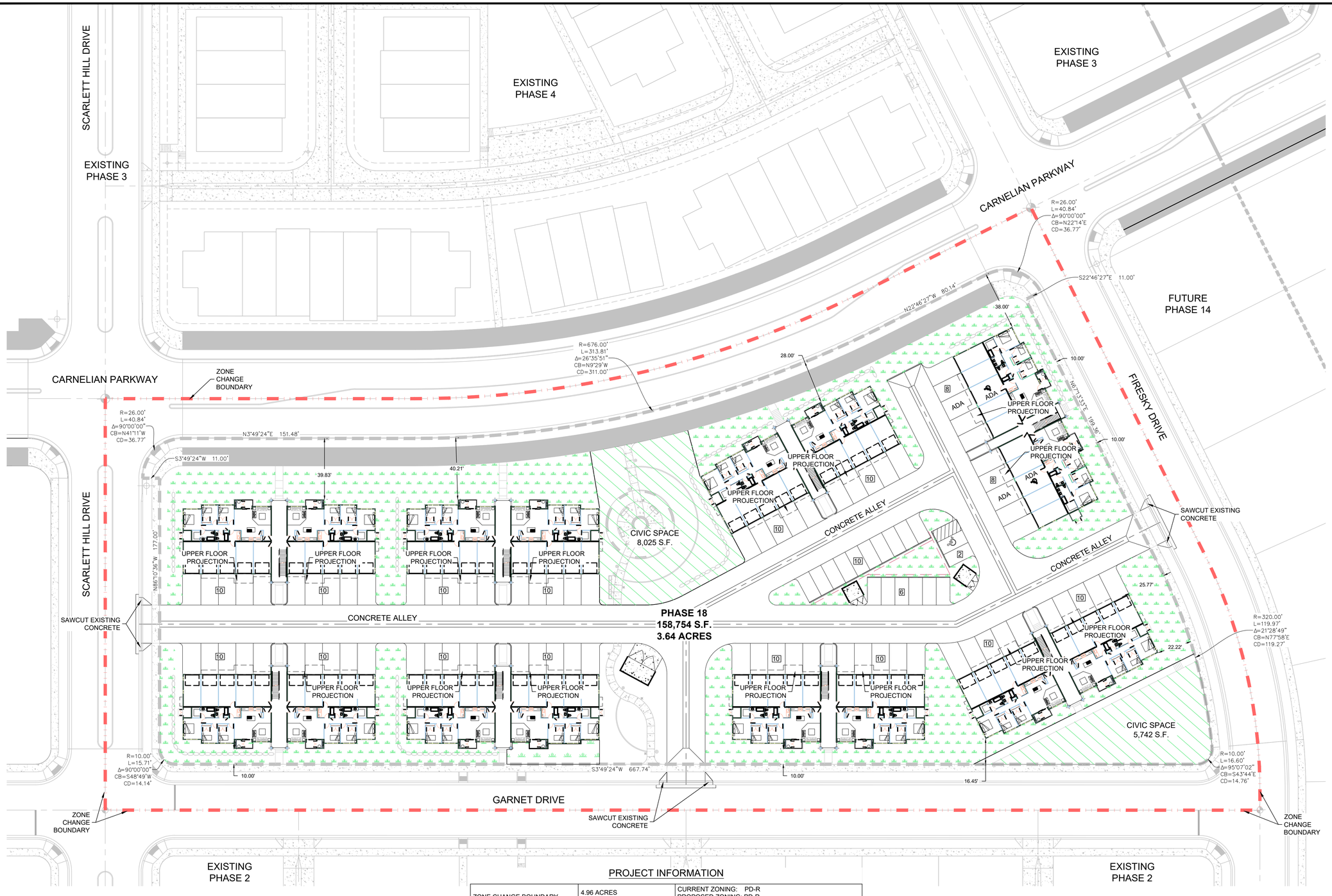
1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Possible Motion:
The Planning Commission recommends approval of the Zone Change Amendment to Auburn Hills Phase 4.

Findings for Approval:

1. The proposed amendment meets the requirements of the Desert Color zoning plan as approved by City Council.
2. There will be adequate parking to facilitate the development.

EXHIBIT A
PROPOSED SITE



OPEN SPACE

CIVIC SPACE

PROJECT INFORMATION

ZONE CHANGE BOUNDARY	4.96 ACRES 216,116 SQ. FT.	CURRENT ZONING: PD-R PROPOSED ZONING: PD-R DENSITY: 80 UNITS / 4.96 ACRES = 16.13 UNITS / ACRE
TOTAL SITE AREA	3.64 ACRES 158,754 SQ. FT.	ZONING: PD-R MASTER PLAN: RESIDENTIAL
BUILDING AREA (FOOTPRINT)	46,620 SQ. FT. 29% OF SITE	BUILDING HEIGHT: 46'-0"
PARKING / IMPERVIOUS AREA	61,779 SQ. FT. 39% OF SITE	OCCUPANCY TYPES: RESIDENTIAL (80 UNITS TOTAL)
LANDSCAPE / OPEN SPACE	36,588 SQ. FT. 23% OF SITE	BUILDINGS WILL BE FIT w/ AUTOMATIC FIRE SPRINKLER
CIVIC SPACE	13,767 SQ. FT. 9% OF SITE	
PARKING DATA SPACES REQUIRED = 176 ADA SPACED REQUIRED = 1	SPACES SHOWN = 178 ADA SPACES SHOWN = 1	PARKING DATA 2 SPACE MIN. PER 3+ BR +0.20 GUEST STALLS PER UNIT

PARKING STALL NOTE

80 UNITS TOTAL
2 STALLS PER UNIT = 160 REQUIRED
0.20 GUEST STALLS PER UNIT = 16
ADA BASED ON GUEST STALLS = 1 VAN ACCESSIBLE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

No.	Date	By	Revision

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

DATE: JULY 2020
DRAWN: TR
APPROVED:
SCALE: 1" = 30'
JOB NO. 201529

SITE PLAN
AUBURN HILLS PHASE 18
LOCATED IN ST.GEORGE, UT 84790

SHEET 1 OF 1 SHEETS

FILE: 201529 - SITE PLAN

X:\Desert Color South Block\201529 - Auburn Hills Phase 18\Drawings\Exhibits\201529 - Site Plan.dwg

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CA	Chilopsis linearis `Burgundy Lace`	Burgundy Lace Desert Willow	24"	6
	LAG LA2	Lagerstroemia indica `Lavender`	Crape Myrtle Multi-Trunk	24" Box	4
	PIS RE2	Pistacia chinensis `Red Push`	Red Push Chinese Pistache	24" Box	10
	PM	Prosopis glandulosa `Maverick` TM	Honey Mesquite	24" Box Multi	4
	PRU VES	Prunus cerasifera `Krauter Vesuvius`	Purple Leaf Plum	24" Box	5
	QI	Quercus ilex	Holly Oak	24" Box	9
	QS	Quercus suber	Cork Oak	24" Box	2
	QUE VIR	Quercus virginiana	Southern Live Oak	24" Box	3
	CT	x Chitalpa tashkentensis	Chitalpa	15 gal.	6
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	CAE GIL	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal.	31
	CP	Ceanothus thyrsiflorus `Perado`	El Dorado California Lilac	15 gal.	17
	DW	Dasylirion wheeleri	Grey Desert Spoon	5 gal.	24
	ERI TUR	Ericameria laricifolia	Turpentine Bush	5 gal.	9
	HS	Hesperaloe parviflora `Surprise Bouquet`	Red Yucca	5 gal.	97
	HY	Hesperaloe parviflora `Yellow`	Yellow Yucca	5 gal.	18
	LAG PLU	Lagerstroemia indica `Monum` TM	Monum Crape Myrtle	5 gal.	62
	LM	Lantana camara `Mary Ann`	Mary Ann Lantana	5 gal.	62
	LH	Lantana x `New Gold`	New Gold Lantana	5 gal.	25
	LAR TRI	Larrea tridentata	Creosote Bush	5 gal.	36
	LG	Leucophyllum frutescens `Green Cloud` TM	Green Cloud Texas Ranger	5 gal.	53
	LR	Leucophyllum langmaniae `Rio Bravo` TM	Texas Ranger	5 gal.	51
	LZ	Leucophyllum zygophyllum `Cimarron` TM	Cimmeron	5 gal.	34
	MD	Myrtus communis `Compacta`	Dwarf Myrtle	5 gal.	6
	NG	Nandina domestica `Gulf Stream` TM	Gulf Stream Heavenly Bamboo	5 gal.	3
	NM	Nandina domestica `Monfar`	Sierra Sunrise Heavenly Bamboo	5 gal.	37
	RB	Rhaphiolepis indica `Ballerina`	Ballerina Indian Hawthorn	5 gal.	70
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	FES GL2	Festuca ovina glauca	Blue Sheep Fescue	1 gal.	42
	HB	Helictotrichon sempervirens `Blue Oats`	Blue Oat Grass	1 gal.	79
	MR	Muhlenbergia capillaris `Regal Mist` TM	Muhly	5 gal.	35
	MW	Muhlenbergia capillaris `White Cloud`	White Muhly Grass	5 gal.	29
	MA	Muhlenbergia lindheimeri `Autumn Glow` TM	Lindheimer's Muhly	5 gal.	22
	MN	Muhlenbergia rigida `Nashville` TM	Purple Muhly	5 gal.	97
	PR2	Pennisetum setaceum `Rubrum`	Purple Fountain Grass	5 gal.	16
PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	HA	Hymenoxys acaulis	Angelita Daisy	1 gal.	19
	SN	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal.	23
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	TUR SOD	Turf Sod	Drought Tolerant Fescue Blend	---	5,393 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	Decorative Gravel "Apache Gold" 1/2" Minus	267.3 cy
7	Crushed Rock Chat `Apache Brown` from Star Nursery, St. George, UT. 3" Depth. Compacted and rolled smooth.	6.4 cy

Total Quantity of Boulders (29)

Landscape Boulders: Color: Anasazi Brown, source: local to St George area; Boulders to be round in shape 2' to 6' in diameter sized according to the following percentages:
10% 6' Largest Diameter
10% 4' Largest Diameter
40% 3' Largest Diameter
40% 2' Largest Diameter

N

0 10 20 40 60
SCALE: 1" = 20'

LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

DESERT COLOR
AUBURN HILLS, PHASE 18
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

visionary HOMES

LICENSED LANDSCAPE ARCHITECT
#4987010-5301
CHRIS ERIC LANGVARDT
STATE OF UTAH
July 17, 2020

DATE:	JULY 17, 2020
PROJECT:	166
DRAWN BY:	DL
REVIEW BY:	EL
VERSION:	CONST. DOCUMENTS
REVISIONS:	

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L201

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N

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LICENSED LANDSCAPE ARCHITECT
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CHRIS ERIC LANGVARDT
STATE OF UTAH
July 17, 2020

DATE:	JULY 17, 2020
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REVISIONS:	

SHEET TITLE:
LANDSCAPE PLAN

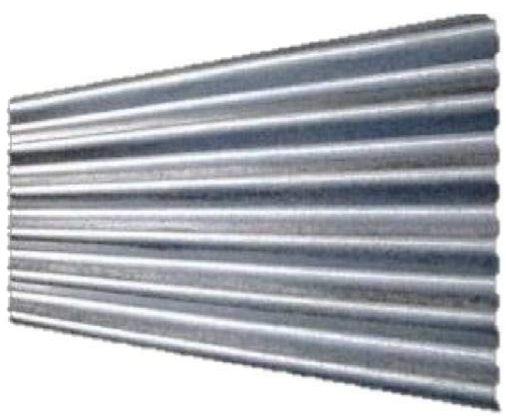
SHEET NUMBER:
L202

EXHIBIT B
PROPOSED ELEVATIONS & MATERIALS

DESERT SAND COLOR WAY

Brown Uintah Ledgestone

Homestead Brown SW 277-C5	Wheat Penny SW7705	Colony Buff SW7723	Maison Blanche SW7526



Steel Grey
Metal Siding

FRONT ELEVATION

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

visionary HOMES

FRONT ELEVATION

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

visionary HOMES

1

REAR ELEVATION

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

visionary HOMES

1

RIGHT SIDE ELEVATION

BUILDING 1B

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

visionary HOMES

1

LEFT SIDE ELEVATION

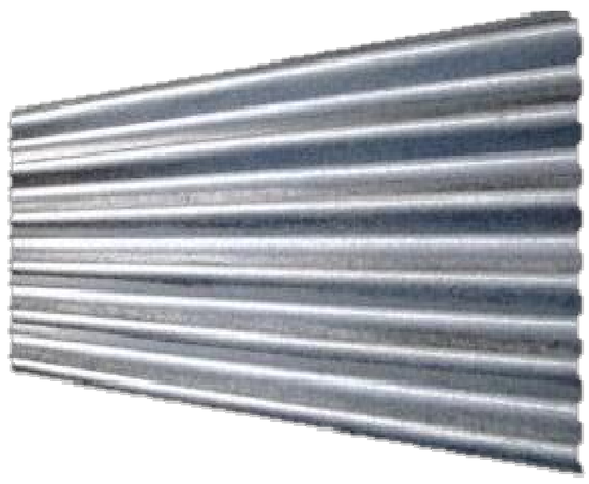
SCALE: 1/8"=1'-0"

visionary HOMES

1

DESERT SHADOW: OPTION 2

HARRISTONE: MIDNIGHT LEDGESTONE
MOTOR: KODIAK REGULAR

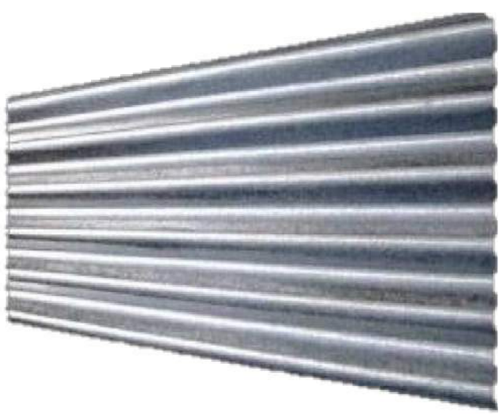


STEEL GREY METAL SIDING

visionary HOMES

COLOR WAY 1

HARRISTONE: MIDNIGHT LEDGESTONE
MOTOR: KODIAK REGULAR



STEEL GREY METAL SIDING

FRONT ELEVATION

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

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FRONT ELEVATION

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

visionary HOMES

1

REAR ELEVATION

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

visionary HOMES

1

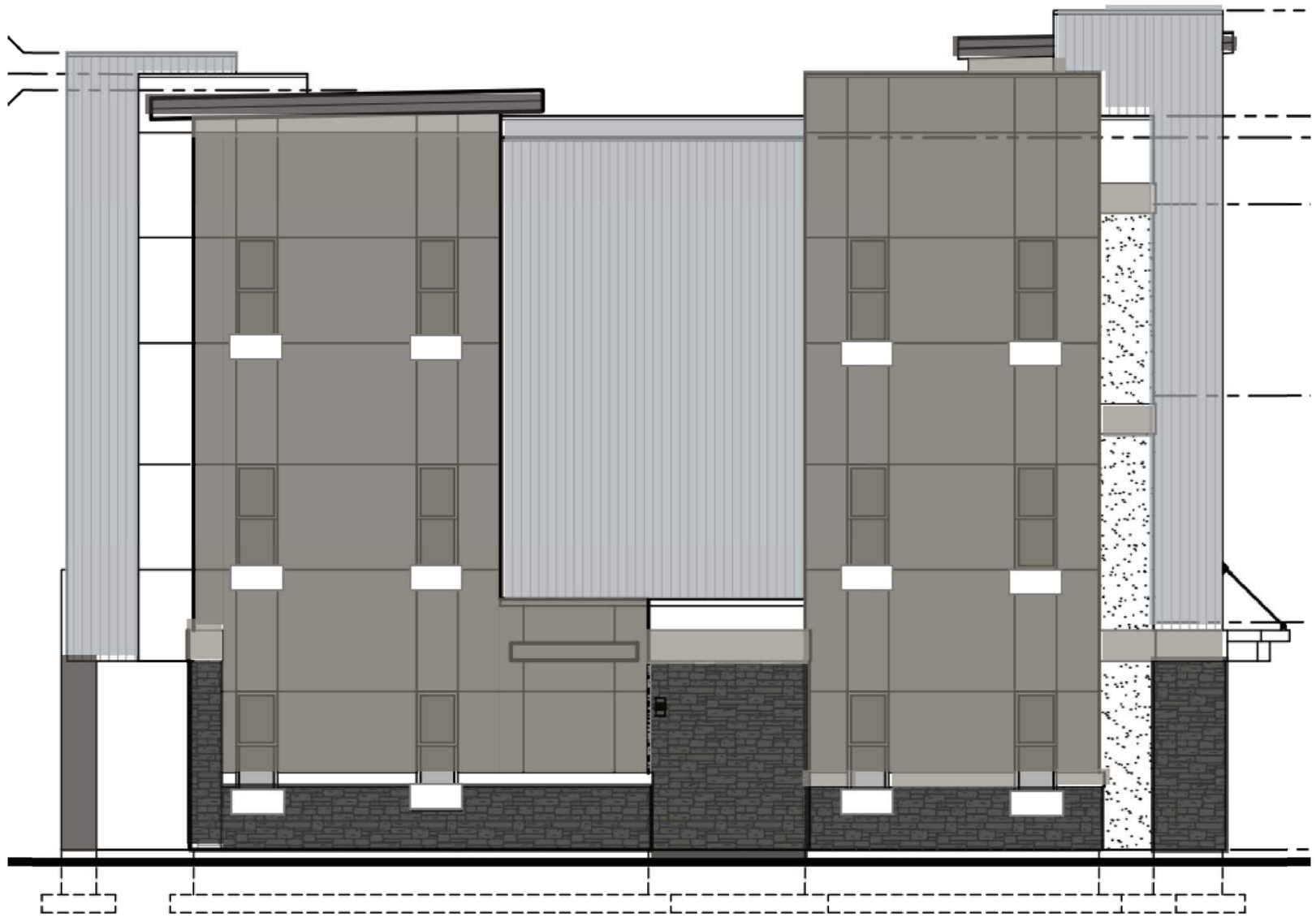
RIGHT SIDE ELEVATION

BUILDING 1B

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

visionary HOMES

1



LEFT SIDE ELEVATION

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

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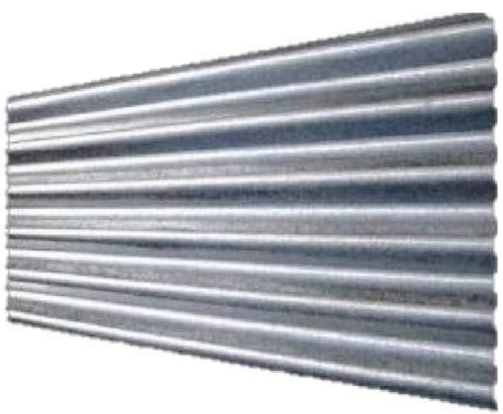
1

COLOR WAY 2

HARRISTONE: MIDNIGHT LEDGESTONE
MOTOR: KODIAK REGULAR



STEEL GREY METAL SIDING

FRONT ELEVATION

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

visionary HOMES

2

FRONT ELEVATION

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

visionary HOMES 2

REAR ELEVATION

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

visionary HOMES

2

RIGHT SIDE ELEVATION

BUILDING 1B

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

visionary HOMES

2

LEFT SIDE ELEVATION

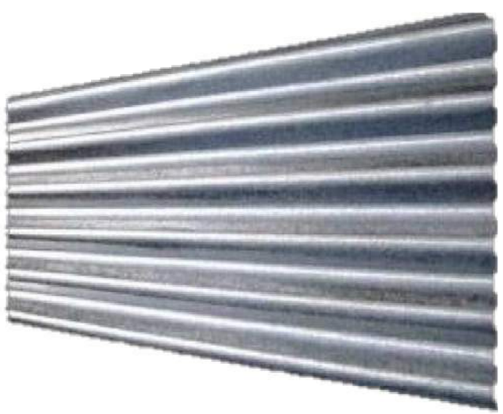
SCALE: 1/8"=1'-0"

visionary HOMES

2

COLOR WAY 3

HARRISTONE: MIDNIGHT LEDGESTONE
MOTOR: KODIAK REGULAR



STEEL GREY METAL SIDING

FRONT ELEVATION

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

visionary HOMES

3

FRONT ELEVATION

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

visionary HOMES

3

REAR ELEVATION

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

visionary HOMES

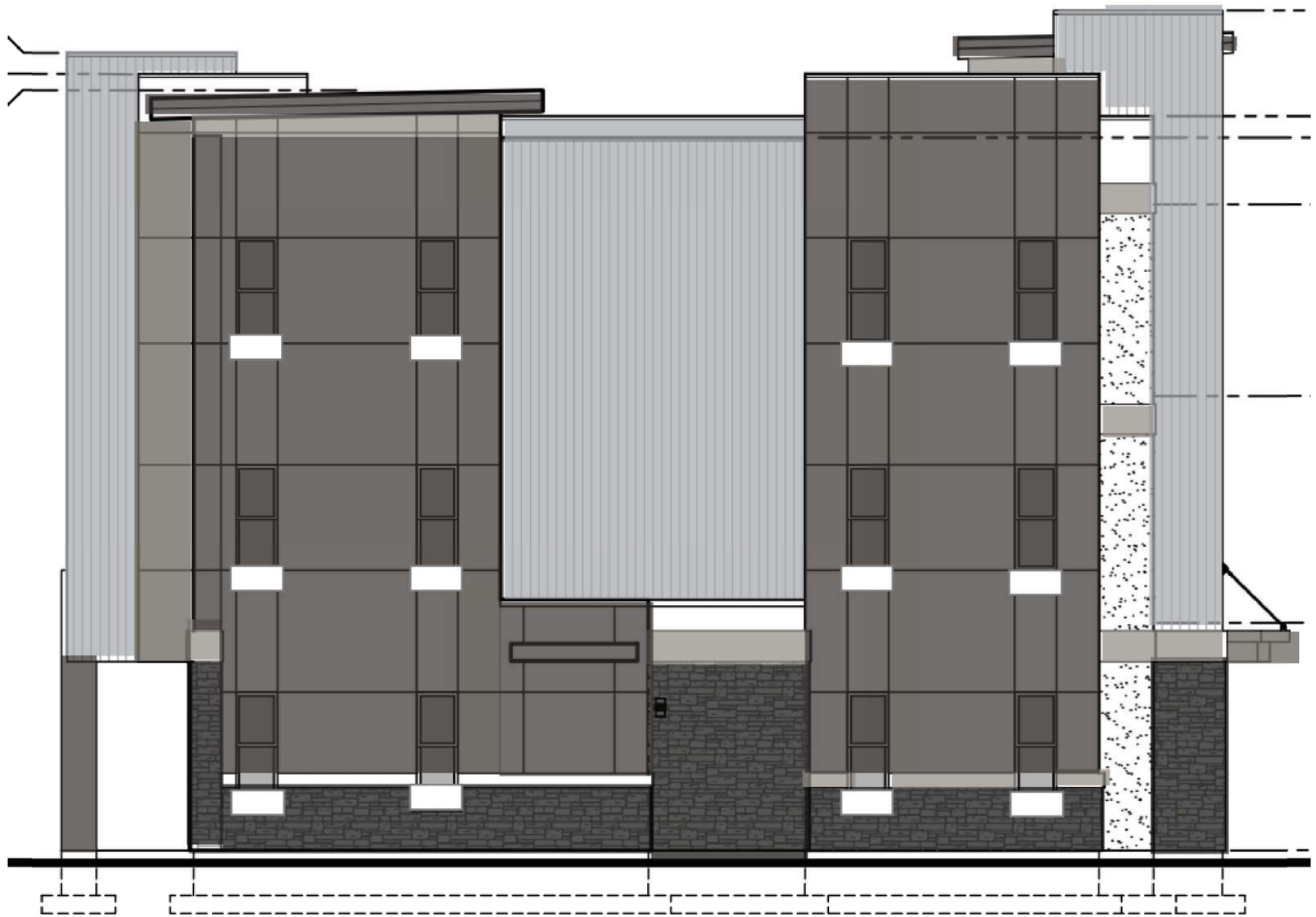
3

RIGHT SIDE ELEVATION

BUILDING 1B

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

visionary HOMES



LEFT SIDE ELEVATION

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

visionary HOMES

3

visionary HOMES

visionary HOMES

EXHIBIT C
POWERPOINT PRESENTATION

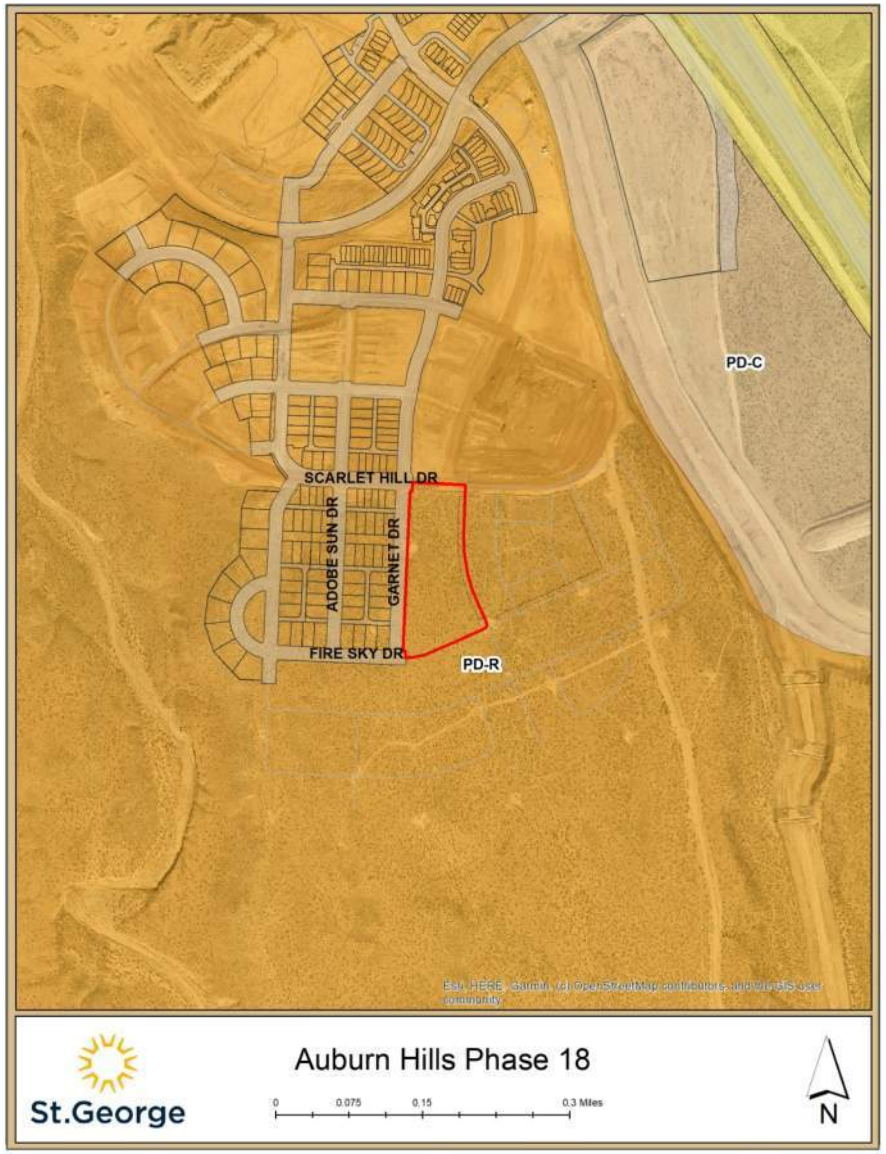
Auburn Hills Phase 18 Zone Change Amendment

Generally Located East of I-15 and South of Southern Parkway

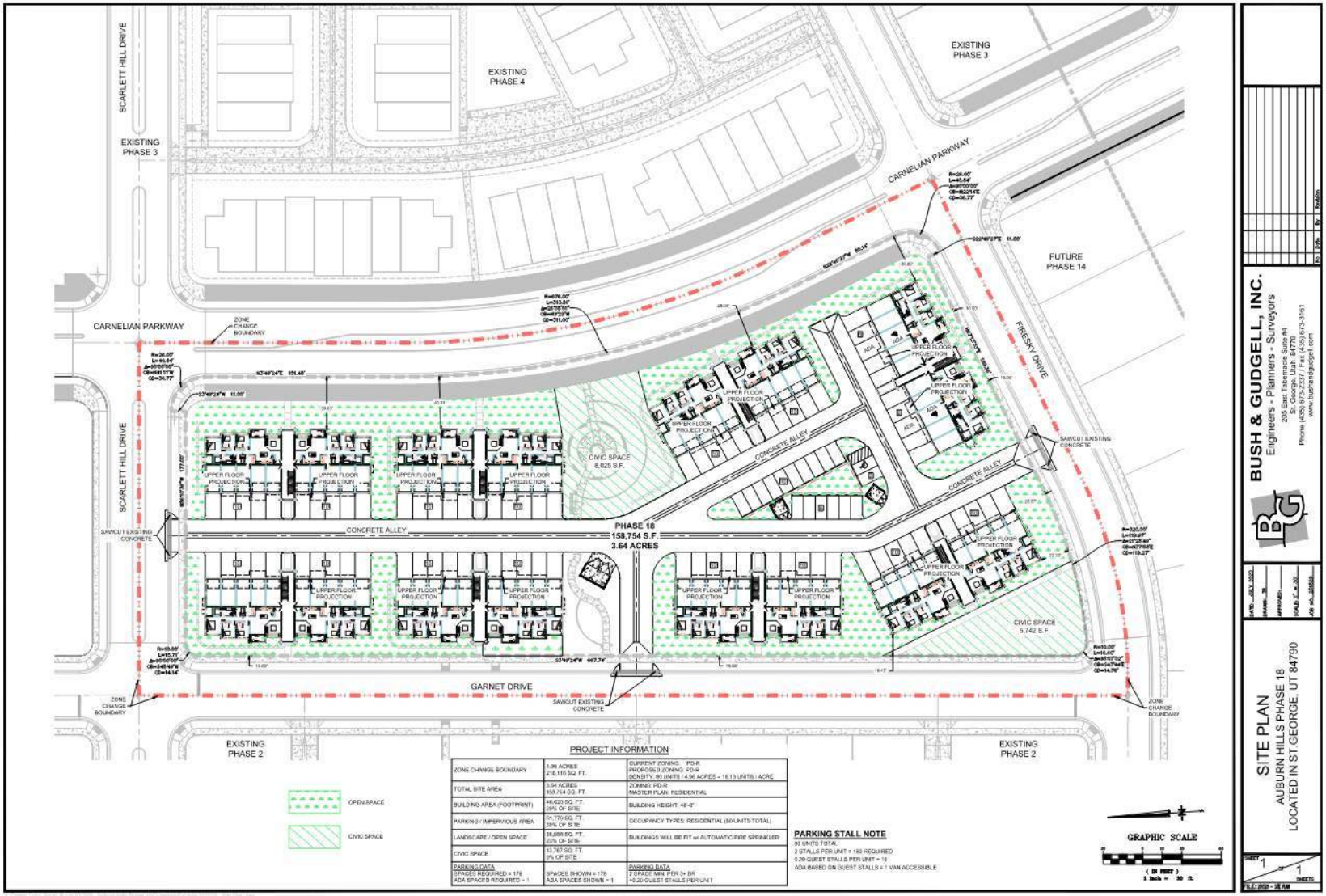
Aerial Map

SCARLET HILL DR
ADOBE SUN DR
GARNET DR
FIRE SKY DR
St.George
Auburn Hills Phase 18
0
0.075
0.15
0.3 Miles
N

Zoning Map


PD-C
SCARLET HILL DR
ADOBE SUN DR
GARNET DR
FIRE SKY DR
PD-R
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS User Community
St.George
Auburn Hills Phase 18
0
0.075
0.15
0.3 Miles
N

Site Plan



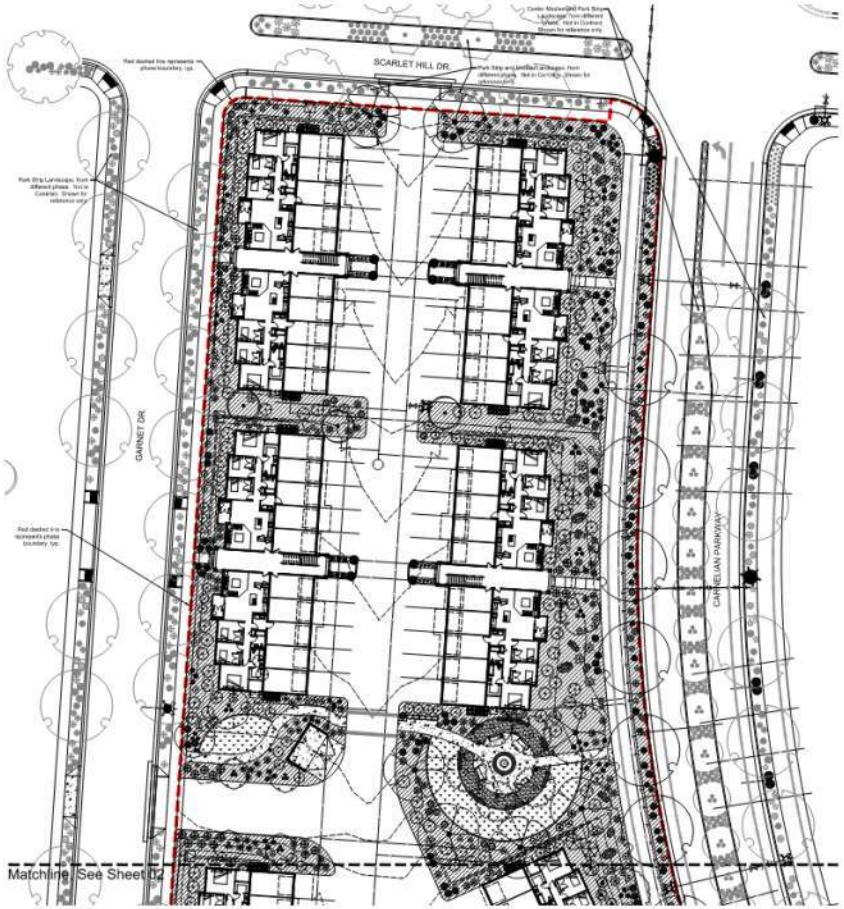
PROJECT INFORMATION

ZONE CHANGE BOUNDARY	4.96 ACRES 216,116 SQ. FT.	CURRENT ZONING: PD-R PROPOSED ZONING: PD-R DENSITY: 80 UNITS / 4.96 ACRES = 16.13 UNITS / ACRE
TOTAL SITE AREA	3.64 ACRES 158,754 SQ. FT.	ZONING: PD-R MASTER PLAN: RESIDENTIAL
BUILDING AREA (FOOTPRINT)	46,620 SQ. FT. 29% OF SITE	BUILDING HEIGHT: 48'-0"
PARKING / IMPERVIOUS AREA	61,179 SQ. FT. 38% OF SITE	OCCUPANCY TYPES: RESIDENTIAL (80 UNITS TOTAL)
LANDSCAPE / OPEN SPACE	35,095 SQ. FT. 22% OF SITE	BUILDINGS WILL BE FIT w/ AUTOMATIC FIRE SPRINKLER
CIVIC SPACE	13,767 SQ. FT. 9% OF SITE	
PARKING DATA SPACES REQUIRED = 176 ADA SPACES REQUIRED = 1	SPACES SHOWN = 176 ADA SPACES SHOWN = 1	PARKING DATA 2 SPACE MIN. PER 3+ BR +0.20 GUEST STALLS PER UNIT

PARKING STALL NOTE

80 UNITS TOTAL
2 STALLS PER UNIT = 160 REQUIRED
0.20 GUEST STALLS PER UNIT = 16
ADA BASED ON GUEST STALLS = 1 VAN ACCESSIBLE

Landscaping



Elevation 1

FRONT ELEVATION

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

REAR ELEVATION

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

RIGHT SIDE ELEVATION

BUILDING 1B

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

Elevation 2

FRONT ELEVATION

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

REAR ELEVATION

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

RIGHT SIDE ELEVATION

BUILDING 1B

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

Elevation 3

FRONT ELEVATION

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

REAR ELEVATION

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

RIGHT SIDE ELEVATION

BUILDING 1B

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

Materials

DESERT SAND: OPTION 1

Brown Uintah Ledgestone

Homestead Brown SW 277-C5

Wheat Penny SW7705

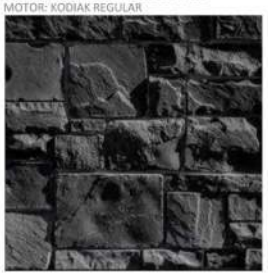
Colony Buff SW7723

Mason Blanche SW7526

Steel Grey Metal Siding

DESERT SHADOW: OPTION 2

HARRISTONE: MIDNIGHT LEDGESTONE
MOTOR: KODIAK REGULAR



DRYVIT: DOVE TAIL

DRYVIT: DOVER SKY

DRYVIT: ALSIDE BRONZE

DRYVIT: SUPER WHITE

STEEL GREY METAL SIDING

visionary HOMES

Renderings

visionary HOMES

Renderings

visionary HOMES

St.George
Community Development

ITEM 2A

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **08/11/2020**

PRELIMINARY PLAT
Auburn Hills Phase 18
Case No. 2020-PP-027

Request:	To approve a preliminary plat for eighty (80) residential units.
Location:	The site is located at approximately Fire Sky Drive & Carnelian Parkway
Property:	3.64 acres
Number of Units:	8 Buildings with 10 Units per Building for a total of 80 Units
Density:	16.12 DU/AC
Zoning:	PD-R
Adjacent zones:	This plat is surrounded by the following zones: North – PD-R South – PD-R East – PD-R West – PD-R
General Plan:	PD-R
Applicant:	Bush & Gudgell
Representative:	Bob Hermandson

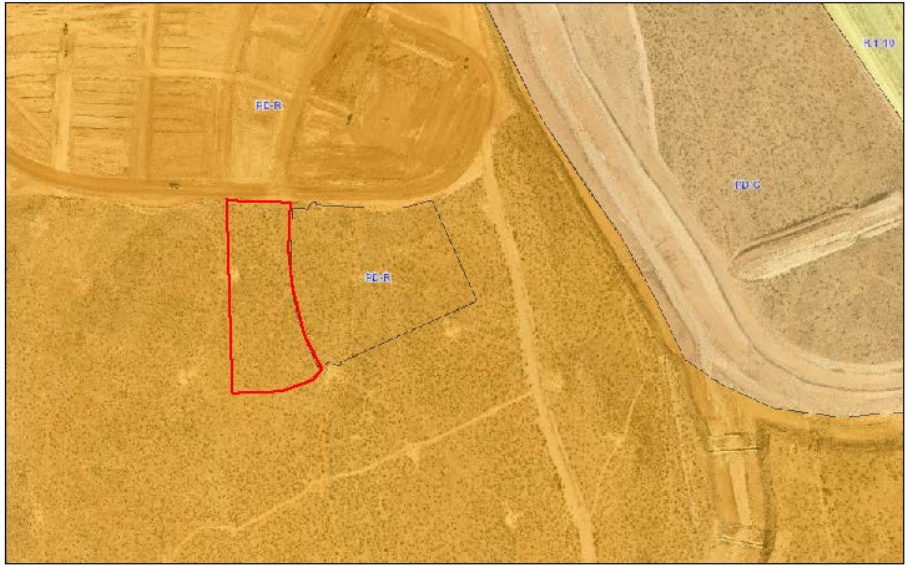
Comments:

Preliminary Plats

August 25, 2020

Preliminary Plat – Auburn Hills Phase 18

Auburn Hills Phase 18



August 10, 2020

1:4,514

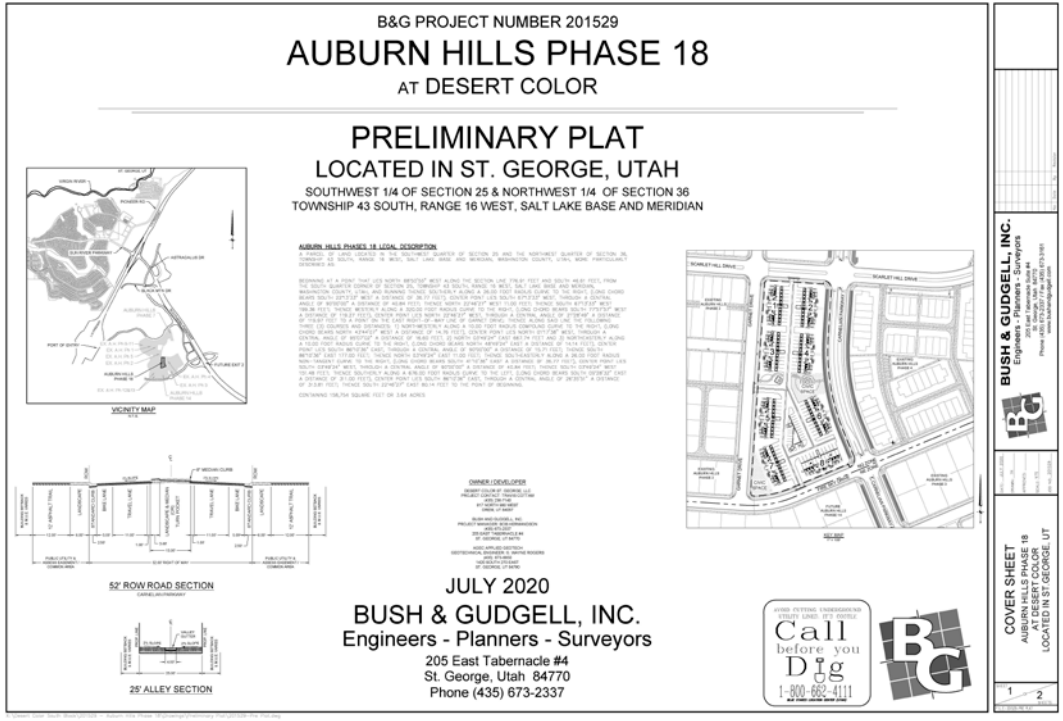
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

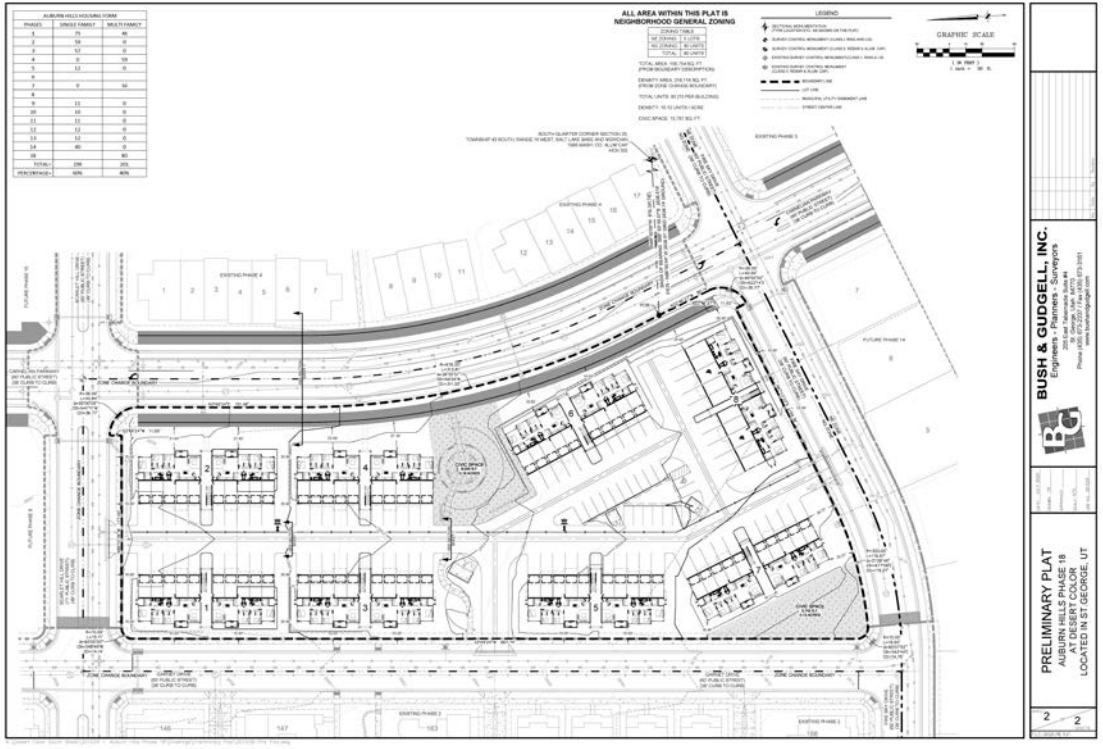
12/2013, 9/2013

Made by the City of St. George GIS Department
SGCityMaps - https://maps.agolcv.arcgis.com/sgcitymaps

Preliminary Plat – Auburn Hills Phase 18



Preliminary Plat – Auburn Hills Phase 18



Preliminary Plat – Auburn Hills Phase 18

Auburn Hills Phase 18

August 10, 2020

1:4,514

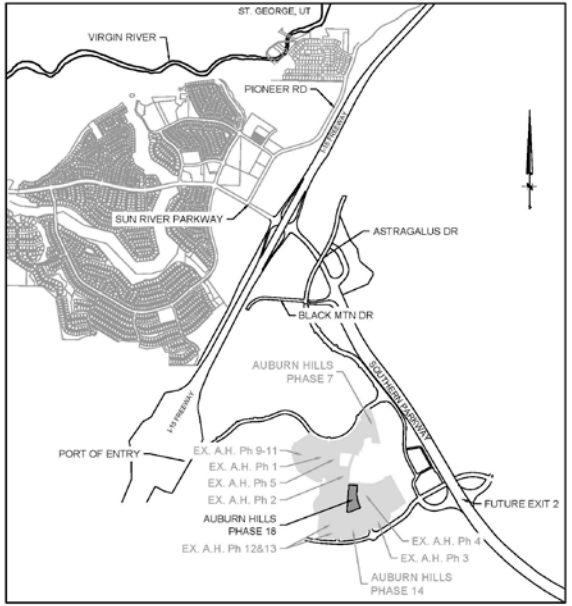
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

12/2013, 9/2013

Made by the City of St. George GIS Department
SGCityMaps - https://maps.sagcity.org/sgcitymaps

Preliminary Plat – Auburn Hills Phase 18



VICINITY MAP
N.T.S.

Preliminary Plat – Auburn Hills Phase 18

St.George
Community Development

ITEM 2B

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **08/25/2020**

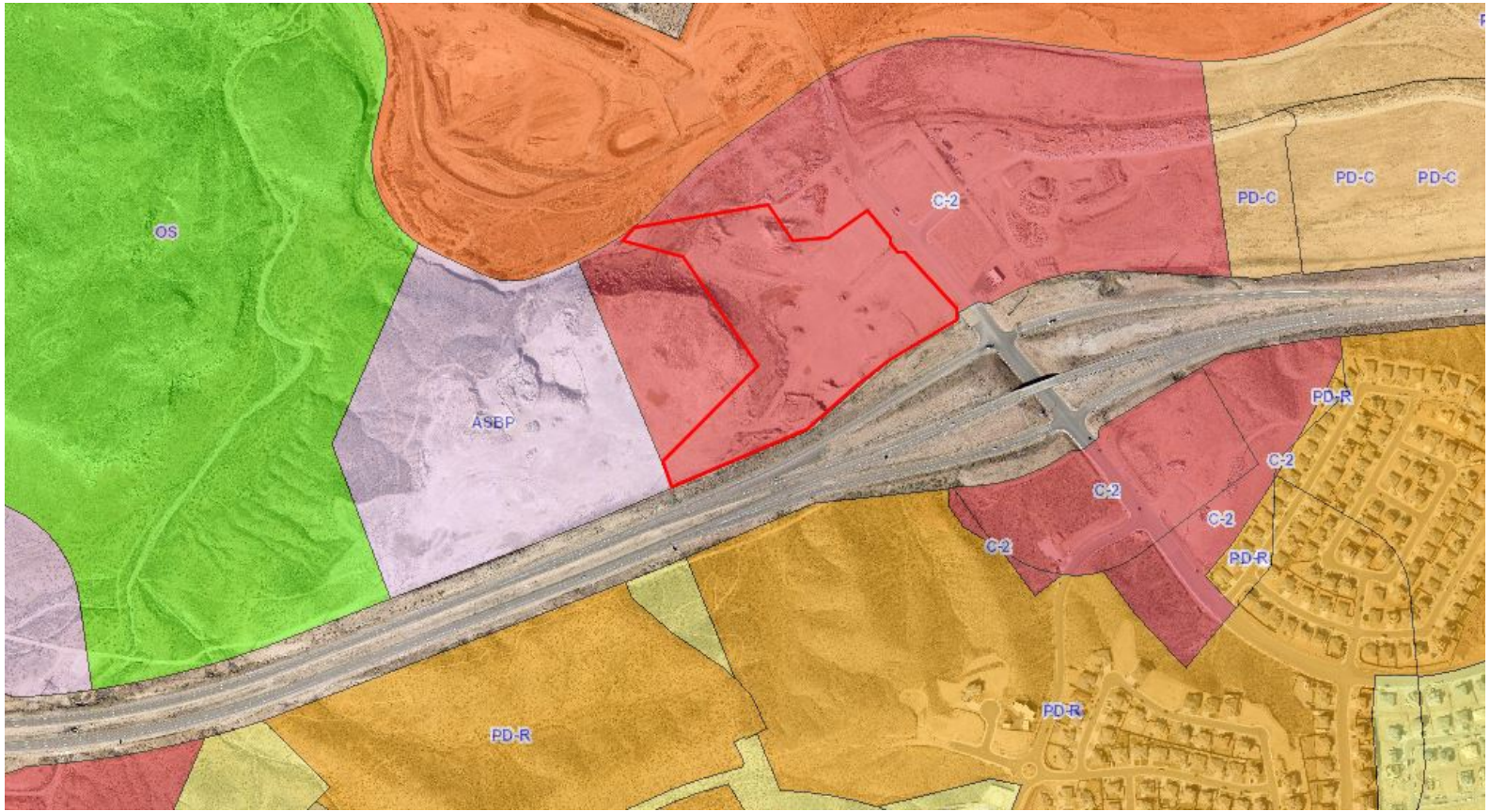
PRELIMINARY PLAT
Desert Canyon Town Center West Commercial
Case No. 2020-PP-023

Request:	To approve a preliminary plat for a five (5) lot commercial subdivision
Location:	The site is located at the intersection of Desert Canyons Parkway and Desert Resort Court, which is on the north side of the Southern Parkway
Property:	12.25 acres
Number of Lots:	5
Density:	N/**A**
Zoning:	C-2
Adjacent zones:	This plat is surrounded by the following zones: North – C-2 South – Southern Parkway East – C-2 West – ASBP
General Plan:	TC (Town Center)
Applicant:	Ken Miller
Representative:	Development Solutions Group

Comments:

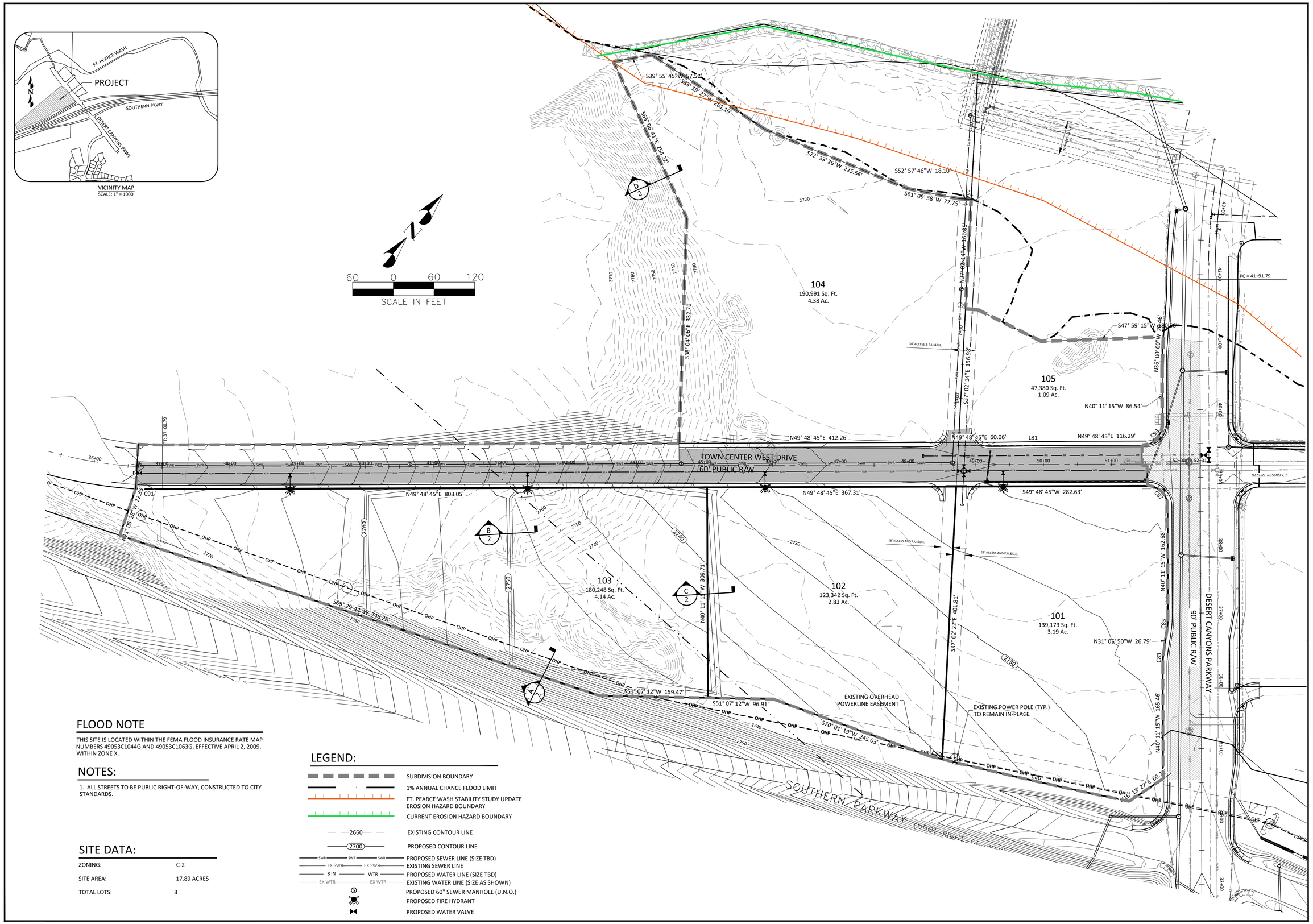
Preliminary Plats

July 14, 2020



Preliminary Plat – Desert Canyons Town Center West

Preliminary Plat – Desert Canyons Town Center West



FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 49053C1044G AND 49053C1063G, EFFECTIVE APRIL 2, 2009, WITHIN ZONE X.

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

SITE DATA:

ZONING:	C-2
SITE AREA:	17.89 ACRES
TOTAL LOTS:	3

LEGEND:

- SUBDIVISION BOUNDARY
- 1% ANNUAL CHANCE FLOOD LIMIT
- FT. PEARCE WASH STABILITY STUDY UPDATE EROSION HAZARD BOUNDARY
- CURRENT EROSION HAZARD BOUNDARY
- 2660 — EXISTING CONTOUR LINE
- 2700 — PROPOSED CONTOUR LINE
- SWR — PROPOSED SEWER LINE (SIZE TBD)
- EX SWR — EXISTING SEWER LINE
- 8 IN WTR — PROPOSED WATER LINE (SIZE TBD)
- EX WTR — EXISTING WATER LINE (SIZE AS SHOWN)
- PROPOSED 60" SEWER MANHOLE (U.N.O.)
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE

PROFESSIONAL ENGINEER
KYLE M. MILLER
No. 187067
8/18/20
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT CANYONS TOWN CENTER WEST COMMERCIAL SUBDIVISION

SHEET NAME : PRELIMINARY PLAT

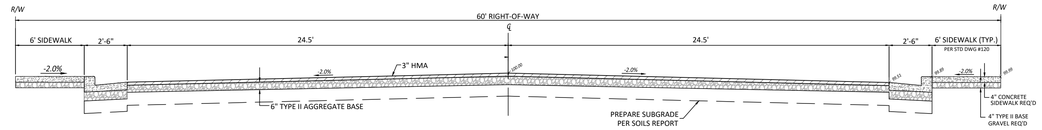
DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,
120 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	8/18/20
PM :	KMM
DRAWN BY :	KMM
DESIGNED BY :	KMM
CHECKED BY :	KM
PROJECT NO. :	20-022
SCALE :	1"=60'

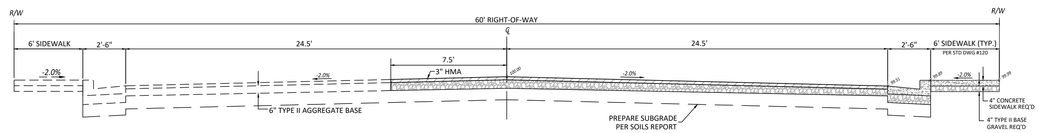
SHEET NUMBER :

PP-1

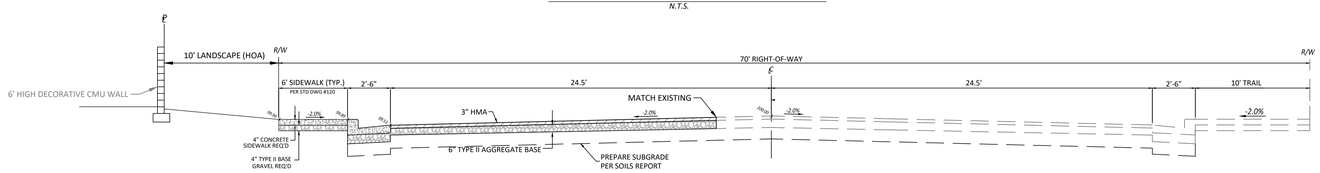
1 OF 2 TOTAL



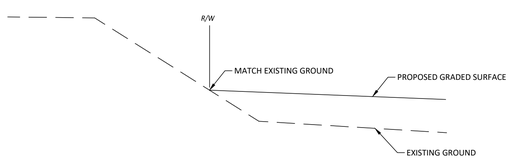
66' STREET SECTION (TYPICAL)
N.T.S.



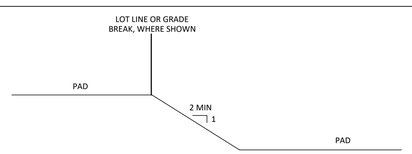
66' ONE-HALF STREET SECTION (TYPICAL)
N.T.S.



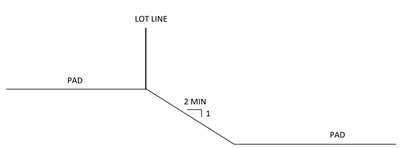
DESERT CANYONS PKWY 1/2 STREET SECTION (TYPICAL)
N.T.S.



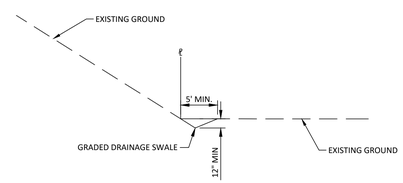
SECTION A
N.T.S.
A
2



SECTION B
N.T.S.
B
2



SECTION C
N.T.S.
C
2



SECTION D
N.T.S.
D
2

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C80	6929.25'	282.62'	2°20'13"	141.33'
C83	156.00'	24.75'	9°05'25"	12.40'
C85	144.00'	22.85'	9°05'25"	11.45'
C87	30.00'	47.12'	90°00'00"	30.00'
C90	6929.25'	18.99'	0°09'25"	9.50'
C91	630.00'	36.12'	3°17'05"	18.06'
C92	30.00'	47.12'	90°00'00"	30.00'
C93	306.00'	22.35'	4°11'06"	11.18'

PROFESSIONAL ENGINEER
MILL M. MILLER
No. 187067
8/18/20
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT CANYONS TOWN CENTER WEST
COMMERCIAL SUBDIVISION

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DEVELOPMENT SOLUTIONS, INC.
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DESIGNED BY :	KMM
CHECKED BY :	KM
PROJECT NO. :	20-022
SCALE :	1"=60'

SHEET NUMBER :
PP-2