NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Public Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a regular meeting at the St. George City offices located at 175 East 200 North, St. George, Utah on Tuesday, January 26, 2020 commencing at 5:00 pm.

The St. George Planning Commission meeting will be held electronically. The meeting will be **broadcast via Zoom**. Persons wishing to comment during the meeting may also do so via Zoom. You may login to the meeting by visiting: https://zoom.us/j/96948666111 or by calling one of the following phone numbers:

One tap mobile
+12532158782,,96948666111# US (Tacoma)
+13462487799,,96948666111# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)

Meeting ID: 969 4866 6111

Find your local number: https://zoom.us/u/acgjdCgwu2
Instructions for participation will be given at the onset of the meeting.

An anchor location will be located at the St. George City Hall Council Chambers located at 175 E 200 N, St. George, Utah. Due to recommendations from the State of Utah and the Centers for Disease Control and Prevention, electronic attendance/participation is strongly encouraged as space at the anchor location will be limited. Please contact Brenda Hatch at (435) 627-4206 with any questions regarding electronic participation in the Planning Commission meeting.

The agenda for the meeting is as follows:
Call to Order
Flag Salute

1. **HILLSIDE PERMIT (HS) Administrative**

   Consider a request for a Hillside Development Permit to allow development of a Restaurant/Multi-Tenant Commercial Building located at approximately 1276 S Black Ridge Drive and 1190 S Bluff Street. The property is zoned C-2 (Highway Commercial) and is approximately 2.13 acres. The Applicant is Commerce Point LLC and the representative is Austin Akin. No. 2019-HS-012. (Staff – Wes Jenkins)

2. CONDITIONAL USE PERMIT (CUP) Administrative

Consider a request for a Conditional Use Permit for the Commerce Pointe Phase 1 commercial development. The applicant is seeking approval of building 1200 on Lot 3 for a multi-use restaurant. The property is located at the northwest corner of South Bluff Street and Black Ridge Dr. The applicant is Commerce Point LLC and the representative is Austin Atkin. Case No. 2021-CUP-002 (Staff – Mike Hadley)

3. ZONING REGULATION AMENDMENT (ZRA) *(Public Hearing)* Legislative

The City of St. George is proposing to amend portions of the City zoning ordinance, Title 10, specifically 10-23-1 as it relates to relates to rooftop landscaping and how much may be counted toward required landscaping totals. The applicant is the City of St. George and the application number is 2021-ZRA-002. (Staff – Dan Boles)

4. ZONE CHANGE (ZC) *(Public Hearing)* Legislative

A. Consider a request to 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 0.86 acres located at approximately 1050 East 600 South. If approved, the applicant will construct a 14-unit apartment building. The applicant is St. George Apt, LLC and the project name is Sharrah Apartments. Case No. 2021-ZC-001 (Staff – Dan Boles)

B. Consider a request to change the zone from A-20 (Agriculture 20) to RE-20 (Residential Estate Lots, 20,000 sq. ft minimum lot size) on approximately 4.851 acres and Agriculture 1 (A-1) on approximately 4.973 acres for a total of approximately 9.824 acres. The property is generally located along Old Seegmiller Rd & 3275 East. The applicant is Monte Holm and the representative is Ryan Thomas, Development Solutions Group. Case No. 2021-ZC-006. (Staff – Mike Hadley)

C. Consider a request to change the zone from A-20 (Agriculture 20) to RE-20 (Residential Estate Lots, 20,000 sq. ft minimum lot size). The property is generally located at 2805 South & 3330 East and is approximately 25.396 acres. Applicant is Quality Properties Inc and the Representative: Ryan Thomas. Case No. 2021-ZC-007. (Staff – Mike Hadley)

D. Consider a request to change the zone from PD-R (Planned Development Residential) to PD-C (Planned Development Commercial). The property is generally located at 47 E 200 N and is approximately 1.48 acres. The applicant is the St. George Art Museum. Case No. 2021-ZC-005. (Staff – Mike Hadley)

5. ZONE CHANGE AMENDMENT (ZCA) *(Public Hearing)* Legislative

A. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment to construct 30 single family units and 8 units of townhomes on an approximately 3.41-acre site. The property is generally located on the south-west corner of Carnelian Parkway and Claystone Drive. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-009. (Staff – Dan Boles)

B. Consider a request for an amendment to the Desert Color PD (Planned Development). The applicant is requesting approval of a zone change amendment to construct six condominium buildings with 10 units in each building for a total of 60 units on an approximately 3.99-acre site. The property is generally located on the north-west corner of Carnelian Parkway and Claystone Drive. The applicant is Desert Color St. George, LLC. Case No. 2021-ZCA-010. (Staff – Dan Boles)

6. PRELIMINARY PLAT (PP) Administrative

A. Consider a request for a ninety-two (92) lot residential subdivision known as Desert Horizon located at approximately 3000 East Broken Mesa Drive in the Desert Canyons development. The property is 24.57 acres and is zoned R-1-7. The applicant is Development Solutions, representative Ken Miller. Case No. 2021-PP-003. (Staff – Wes Jenkins)

B. Consider a request for a thirty-two (32) lot, with thirty-eight (38) units, residential subdivision known as Auburn Hills Phase 8 located at approximately the southeast corner of Carnelian Park and Claystone Drive within the Desert Color development. The property is 3.41 acres and is zoned PD-R. The applicant is Desert Color, representative Bob Hermandson. Case No. 2021-PP-004 (Staff – Wes Jenkins)

C. Consider a request for a six (6) lot, with sixty (60) units, residential subdivision known as Auburn Hills Ph 21 located at approximately the northeast corner of the intersection of Claystone Drive and Carnelian Parkway within the Desert Color development. The property is 3.99 acres and is zoned PD-R. The applicant is Desert Color, representative Bob Hermandson. Case No. 2021-PP-005 (Staff – Wes Jenkins)

7. MINUTES

Consider approval of the minutes from the December 8, 2020 meeting.

8. CITY COUNCIL ACTIONS

The Community Development Director will report on the items heard at City Council from the January 21, 2021 meeting.

1. CUP – Commerce Point Bldg 1100

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
Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **09/23/2020 (Tabled)**
HILLSIDE REVIEW BOARD AGENDA REPORT: **12/16/2020**
PLANNING COMMISSION AGNEDA REPORT: **01/26/2021**

HILLSIDE DEVELOPMENT PERMIT
Commerce Point North
Case No. 2020-HS-012

Background: On September 23rd, the Board convened on site to review the proposal and discuss the details of the application. The discussion focused mainly on the landslide and the potential impacts and mitigation measures for a landslide mitigation. The Board, at that meeting, discussed the need for a more comprehensive report. On December 16, 2020, the Hillside Review Board reconvened on the property and discussed the revised report and ultimately recommended approval of the hillside permit as presented in the revised and attached reports.

Staff has asked a third party to review the hillside materials submitted by the applicant. As of the writing of this staff report, staff is still working through those materials and hope to have more information from that review at the Planning Commission meeting.

Request: This is a request for a Hillside Development Permit to allow development a Restaurant/Multi-Tenant Commercial Building

Stability Report: Project No. 18535

Owner: Commerce Point, LLC

Applicant: Austin Atkin

APN: SG-COMP-1-1, SG-COMP-1-3

Location: Approx. 1276 S Black Ridge Drive/1190 S Bluff Street

Acreage: Approx. 2.13 acres (Lot 1 = 0.54 acres) (Lot 2 = 1.59 acres)

Zoning: C-2

Adjacent zones: C-2 & PD-C

Powers & Duties: Section 10-13A(9) of the St. George City Code, "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(7) 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.

COMMENTS

Hazards: The item of concern for the proposed site is potential for landslide movement. Soils will be reviewed with at the time building permit is reviewed.

Site: The site sits at the bottom of the hillside and, if approved, is proposed to have two buildings, one close to Black Ridge Drive and one adjacent to Bluff Street. The key question is how the applicant plans to deal with the tow of the slope being in the landslide area. For the board's consideration is attached a slope stability analysis and a grading plan.

Landslide: The ancient landslide is reported to not be moving currently, but factors of safety against future movement have to meet industry standards. If the site is to be developed, the developer should be aware of this condition and accept risk of future movement if the landslide reactivates.

MOTION (HSRB)

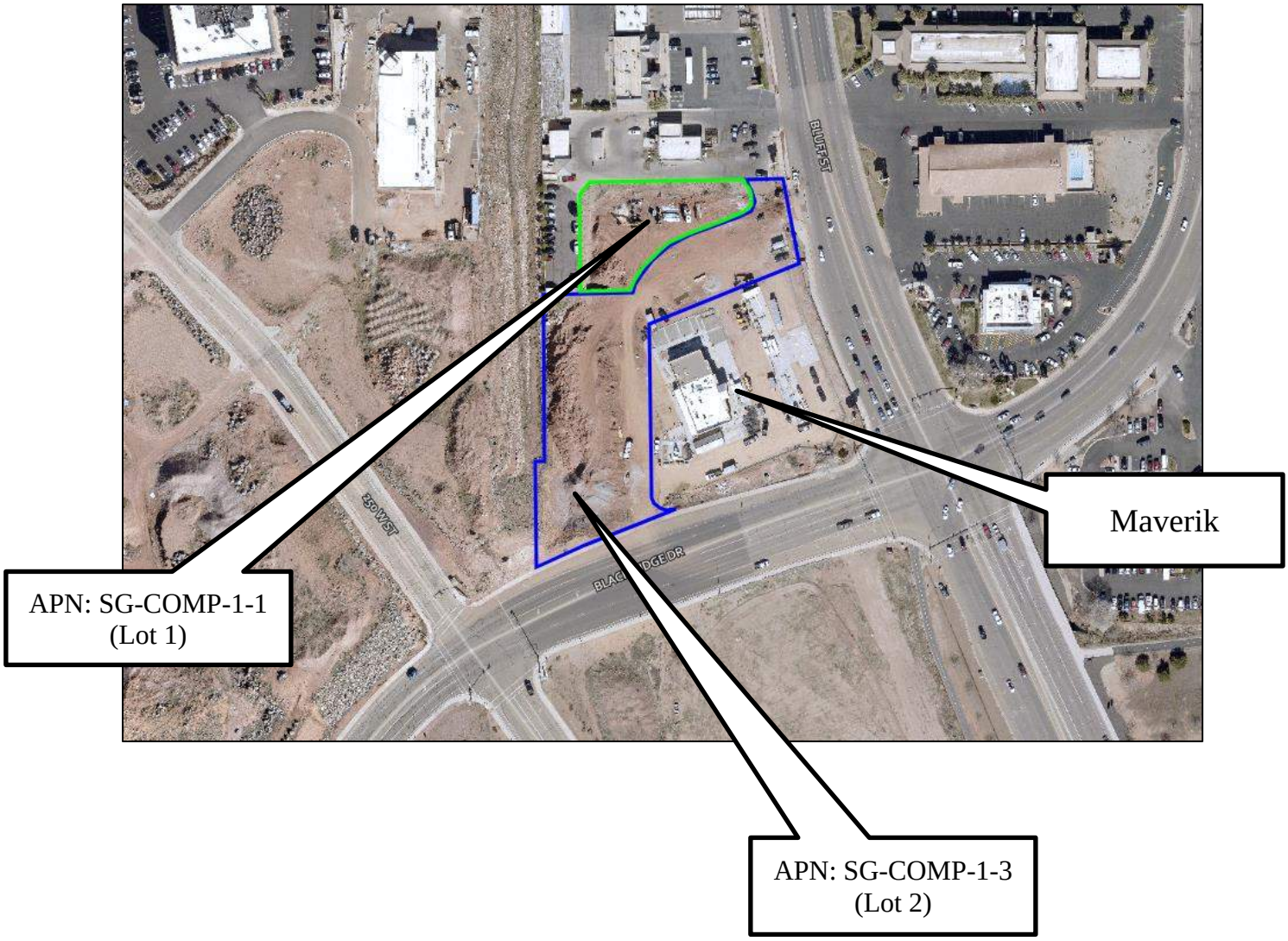
PC Motion Options: Planning Commission can recommend the following to the City Council:

1. Denial of the application
2. Approval of the application as presented
3. Approval with specific conditions and comments added as required.

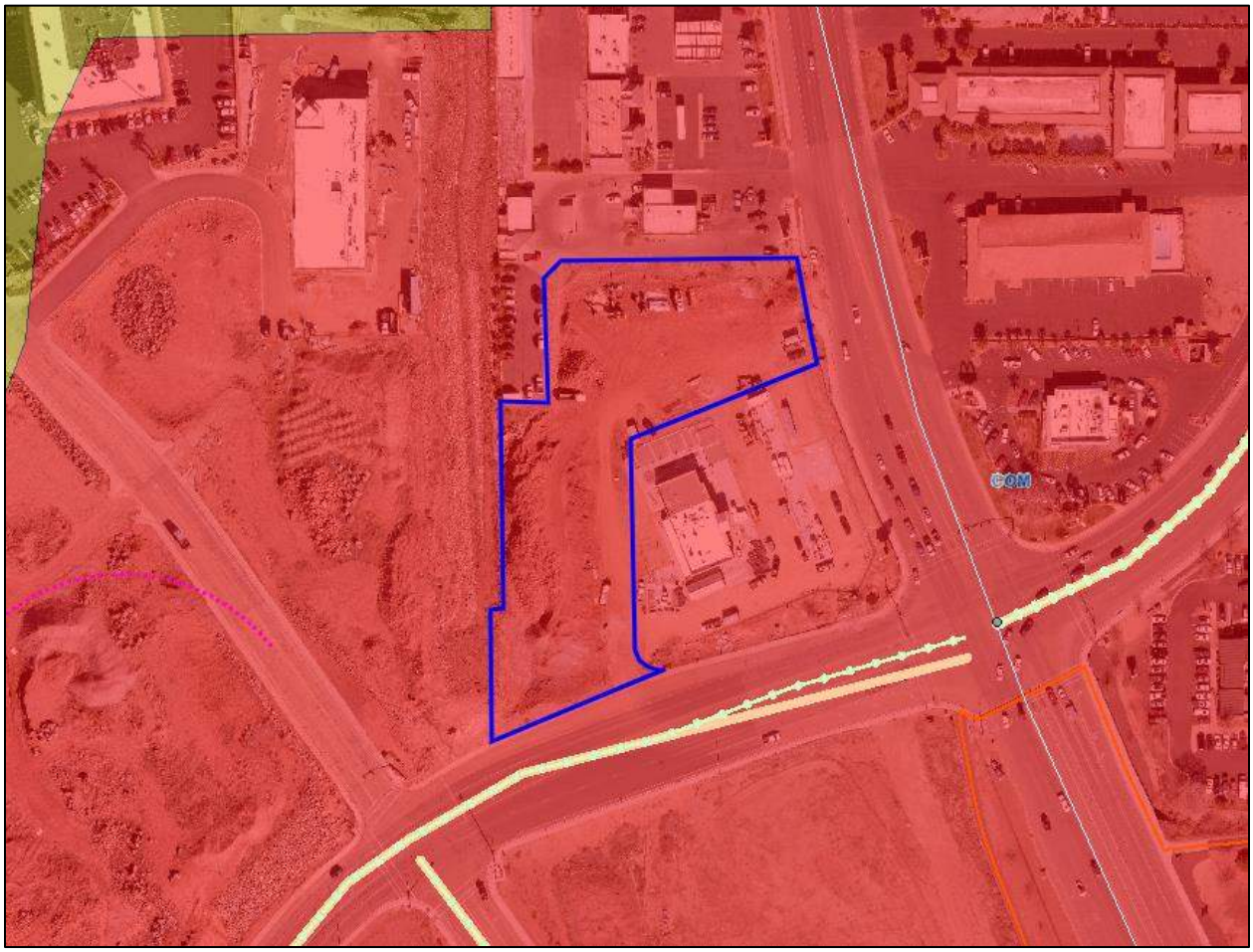
Example Motion: I move the Planning Commission recommend approval of the application for a hillside permit for Commerce Point North as recommended by the Hillside Review Board and as presented in the meeting of January 12, 2021 and in the reports attached to the staff report.

Hillside Overlay Map

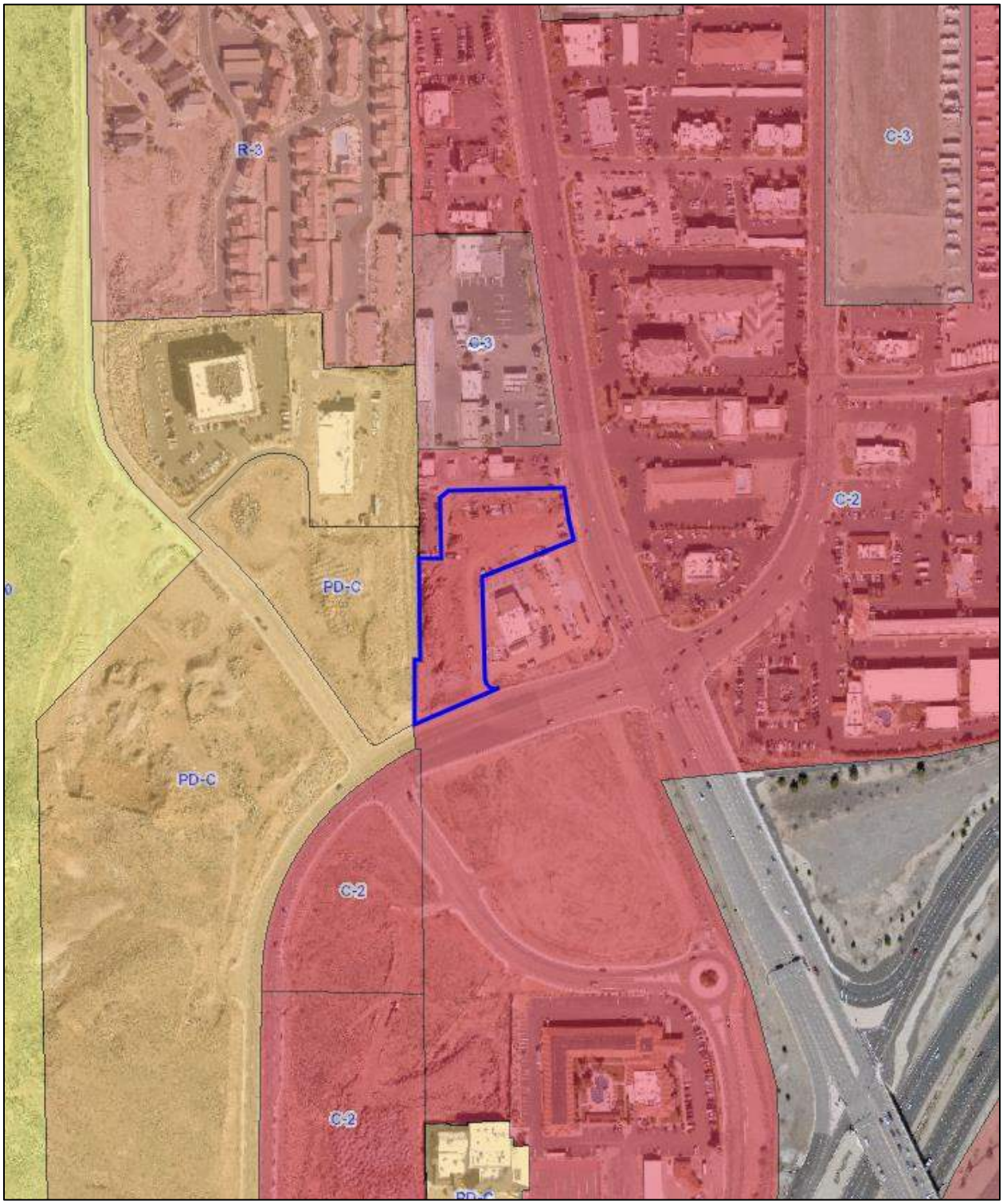
Vicinity Map



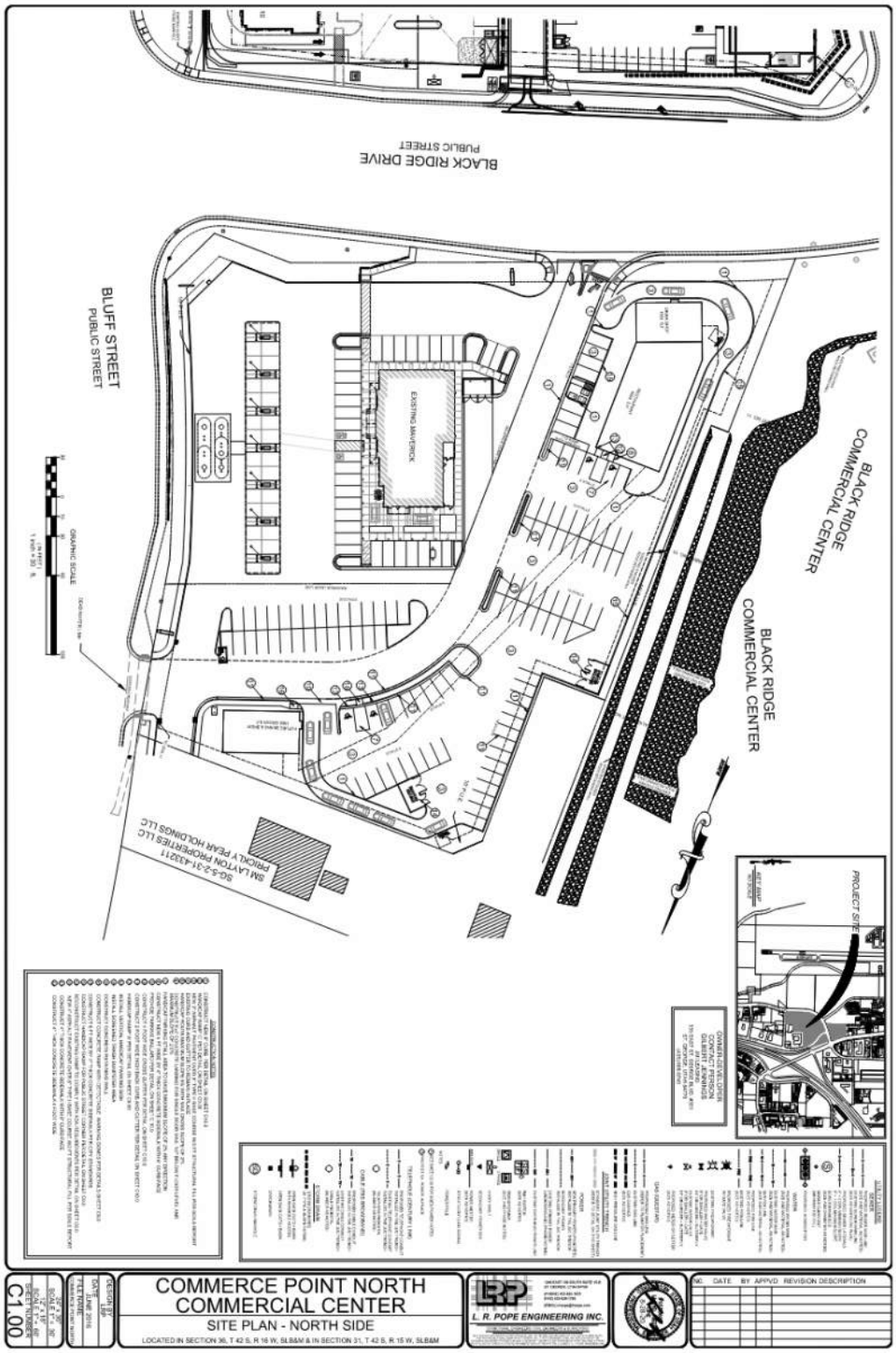
General Plan = COM *(Commercial)*



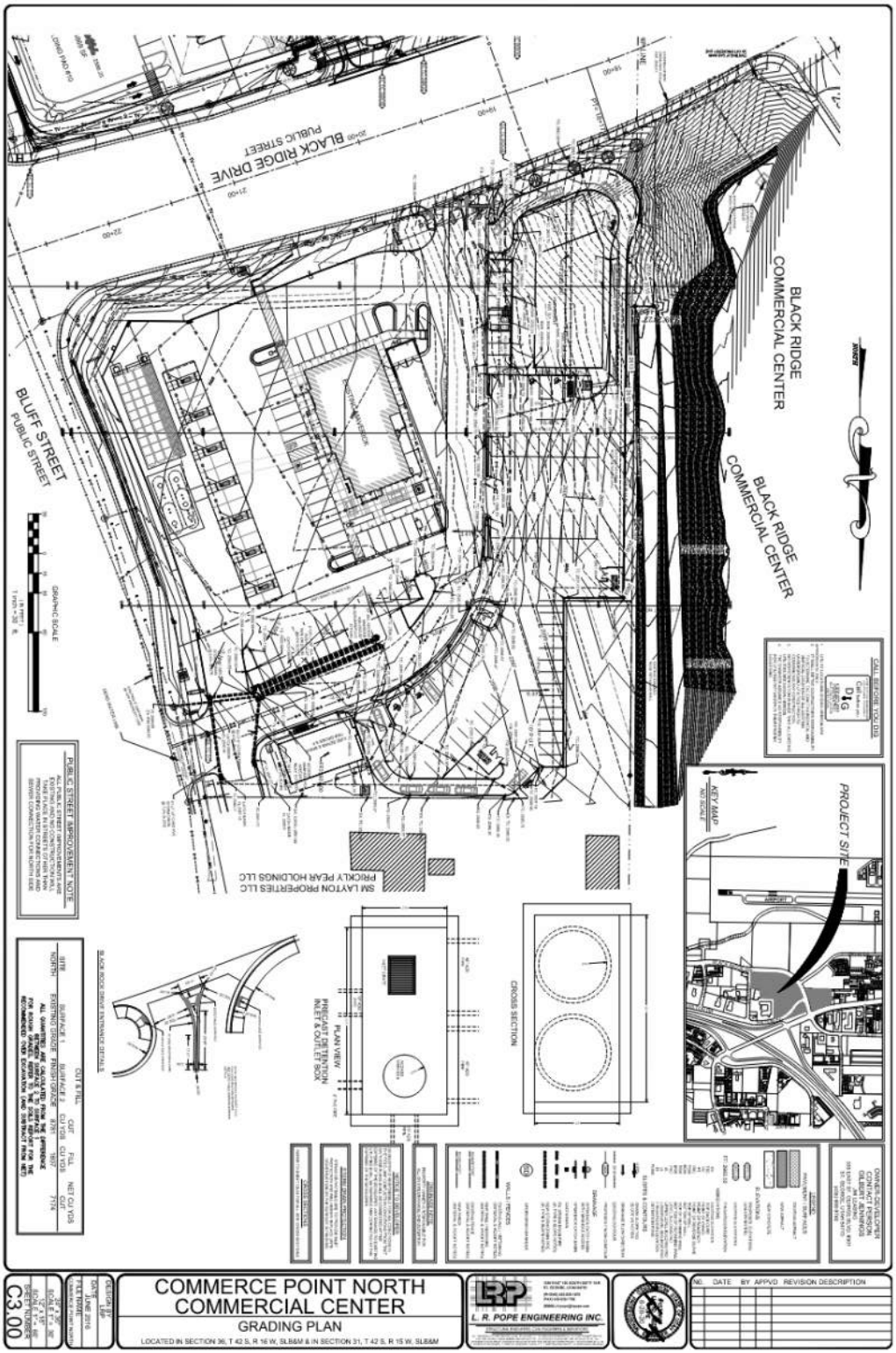
Zoning = PD-C



Concept Site Plan



Grading Plan



Slope Stability Analysis

GEOTECHNICAL TESTING SERVICES, INC.
1509 South 270 East, Suite 8, St. George, UT 84790
(435) 628-9536 (435) 628-9589 – fax

May 24, 2018

Mr. Steve Jennings
Jennings Management, Inc.
335 East St. George Blvd., Suite 301
St. George, UT 84770

Subject: Slope Stability Analysis
Proposed Commerce Point Shopping Center - North Phase
Northwest Corner of Black Ridge Drive and
Bluff Street
St. George, Utah
GTS Project Number 18535

Dear Mr. Jennings:

We have completed our stability analysis of the proposed cut slope that is to be located along the west side of the above noted development. At the current time, the exact geometry of the slope is not known, but for this analysis, we have assumed that a retaining wall will be constructed near the property line as outlined in Table 1. It is our understanding that the property owners located west of the subject property are concerned that if the toe of the slope is cut away on the subject property that it will affect the slope stability of their properties. The approximate property lines are shown on Figure 1.

Table 1
Summary of Proposed Retaining
Wall Location

Section Number	Distance Between Property Line and Retaining Wall (ft)
10	21
11	35
12	4
13	20

Subsurface soils information was obtained from our Geotechnical Investigation performed for this property, GTS Project Number 18535, dated July 28, 2017. To investigate the subsurface soils, three 21.5- to 30.5-foot deep test holes were drilled and two 13.0- to 16-foot deep test pits were excavated across the western portions of the property. The subsurface soils encountered

generally consisted of stiff to very stiff, low to high plastic clay (CL and CH) encountered to the maximum depth of exploration, 30.5 feet. Groundwater was not encountered in our test holes and test pits at the time of our investigation.

We performed unconfined compression tests on samples recovered from our test holes. The unconfined compression tests were run as part of this study, however they were originally sampled for our Geotechnical Investigation. The test holes were drilled and sampled on June 12, 2017 and the unconfined compression testing was performed on December 27 and 28, 2017. In order to perform the unconfined compression tests, the samples were extracted from their liners. The extraction process caused some sample disturbance which can be observed in the reduction in the average dry densities of the samples when compared to the dry densities reported in our Geotechnical Investigation. The unconfined compressions ranged from 1,829 psf to 7,311 psf. Due to the sample disturbance, we feel that these numbers are lower than if they were compared to "fresh" samples that had less disturbance. The samples contained gravel and coarse sand sized particles that caused most of the disturbances. A summary of the test results can be found in Table 2.

TABLE 2
Summary of Laboratory Work

Test Hole Number	Sample Depth (ft.)	Moisture Content (%)	Dry Density (pcf)	Unconfined Compression (psf)
TH-1*****	3.67	14.0	100.4	
TH-1*****	6.17	15.2		
TH-1*****	8.67	15.8	99.4	
TH-1*****	21.0	10.3	101.4	
TH-2*****	6.17	12.5	108.0	
TH-2*****	8.67	17.7	97.7	
TH-2	11.17	18.8	85.4	1829
TH-2*****	15.8	15.8	89.7	
TH-2*****	16.17	15.7	93.0	
TH-2	20.67	12.9	96.5	2973*
TH-2	25.67	11.6	102.0	4191**
TH-3	5.83	11.7	91.1	2733***
TH-3	6.17	12.9	93.4	2733***

Test Hole Number	Sample Depth (ft.)	Moisture Content (%)	Dry Density (pcf)	Unconfined Compression (psf)
TH-3*****	8.67	12.2	118.2	
TH-3	10.8	8.6	104.5	7311***
TH-3	11.17	11.8		7311****
TH-3	15.67	9.3	104.0	3363***
TH-3	20.83	21.1	90.3	2172
Average Results for Geotechnical Investigation		16.4	101.0	
Average Results for Geotechnical Investigation Minus High and Low Density Readings			100.0	
Average Results for Unconfined Compression Testing		13.2	95.9	

* Top portion (about 1/4) of sample broke away upon loading into the testing apparatus.
** About 1/4- to ½- inch deep crumbled gravel located in the side of the sample.
*** Samples were dry and crumbling, did not hold together well.
**** Bottom corner of sample broke away upon loading.
***** Moisture content and dry density information obtained during laboratory testing performed during the original Geotechnical Investigation, GTS Project Number 18535, dated July 28, 2017. Densities were measured while sample was still in the sample liner. All other densities measured during unconfined compression testing were measured after the samples were extracted from the liners.

For this study, the hillside was assumed to consist entirely of the clays encountered during our Geotechnical Investigation. A cohesion value of 2,700 psf and a friction angle of 0 was assumed for the clay. The cohesion value, based upon our observations of the test samples, is expected to be very conservative. The Modified Bishop Method was used for the analysis of the slope both in the existing state and in the proposed configuration. Four different sections were analyzed across the development as shown in Figure 1. Table 3 summarizes the results of the analysis. We analyzed the slope both in a global sense (see Figure 2 for an example of the global analysis) and locally (see Figure 3 for an example of the local analysis).

TABLE 3
Summary of the Slope
Stability Analysis

Section	Factor of Saftey					
	Existing Geometry Global Analysis	Existing Geometry Local Analysis	Proposed Geometry Global Analysis	Proposed Geometry Local Analysis	Change In Factor of Safety - Global Analysis	Change in Factor of Safety - Local Analysis
10	2.900	3.056	2.746	2.746	0.154	0.310
11	3.143	3.701	3.018	3.184	0.125	0.517
12	2.683	2.803	2.596	2.674	0.087	0.129
13	3.546	3.681	3.447	3.378	0.099	0.303

It appears that the maximum reduction in the factor of safety due to the slope cuts is 0.517 which is along Section 11. Section 11 is the location of the maximum cut in the slope and it would be expected to have the greatest reduction in the factor of safety. All other reductions in the factor of safety are under 0.310.

It appears that the proposed cuts in the slope will not affect the stability of the slope to the point as to cause failure of the slope. Changes in the soil or loading conditions above the slope could affect the stability of the hill. The following factors are a partial list of conditions that might affect the stability of the slope at some point in the future. All property owners and managers, both located on the Commerce Point Development and the up slope properties should be made aware of these issues.

- Saturation of the down, mid, and/or up slope soils will cause the soils to weaken and could cause movement of the slope. Saturation of the soils also causes an increase in the weight of the soils which will increase the loading conditions of the slope. Care should be given to the landscaping of all properties, desert type landscaping is recommended. Storm water of the up slope properties should be carefully controlled and monitored and not be allowed to saturate into the subsurface soils. Water should not be allowed to flow over the slope.
- Over steeping of the existing slope will increase the loading conditions of the slope. Any changes of the exiting slope that are required for future development should be analyzed for their impact of the stability of the slope.
- Future development of the up slope properties could cause an increase in the loading conditions of the slope. Adding fill material or any type of building will increase loading and it should be analyzed for its impact on the stability of the slope. Removing material from the up slope properties should decrease the loading conditions and may increase the stability of the slope.

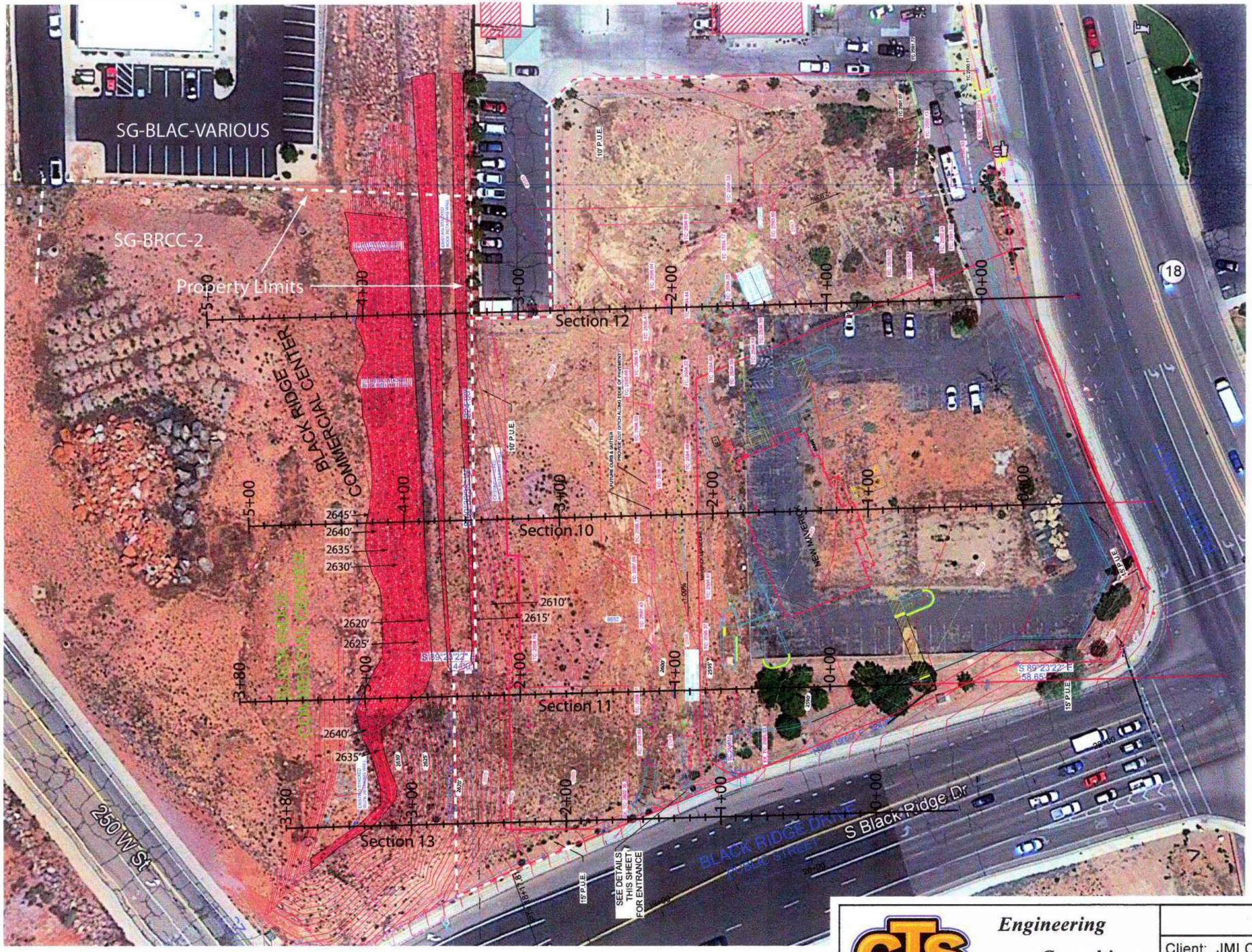
It is the responsibility of the current and future landowners of the property to the west to demonstrate that any proposed development will not impact the Commerce Point Commercial Center property. The over-steeping of the slope and construction of the rock wall/slope that was

performed in the early 2000's is providing a large load to the slope. This load will most likely be the key to the driving force of the slide.

We appreciate the opportunity to be of service to you on this project. Please call us if you have any questions or need additional information.

Very truly yours,
GEOTECHNICAL TESTING SERVICES, INC.

CHRISTOPHER D. VOLKSEN, P.E.
President
CDV/c



GTS Geotechnical Testing Services Inc.

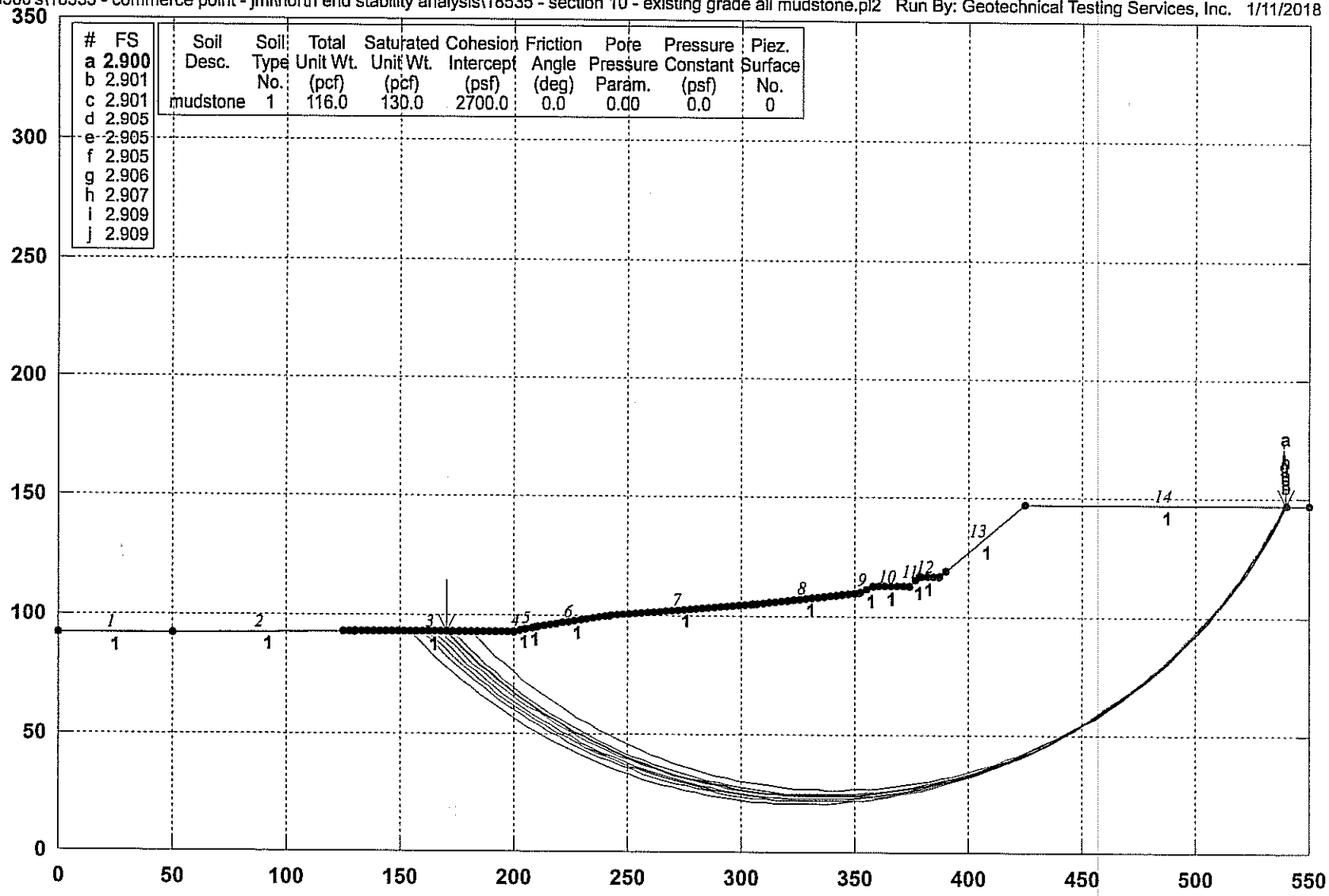
Engineering
Consulting
Testing

SITE PLAN

Client: JMI Constructors
Project: Commerce Point Commercial Center - North Phase
Location: Northwest Corner Bluff St. and Blackridge Dr.
Number: 18535 **Figure 1**

18535 - Commerce Point - N Phase Section10 - Existing Grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 10 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/11/2018 09:43PM



#	FS
a	2.900
b	2.901
c	2.901
d	2.905
e	2.905
f	2.905
g	2.906
h	2.907
i	2.909
j	2.909

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
mudstone	1	116.0	130.0	2700.0	0.0	0.00	0.0	0

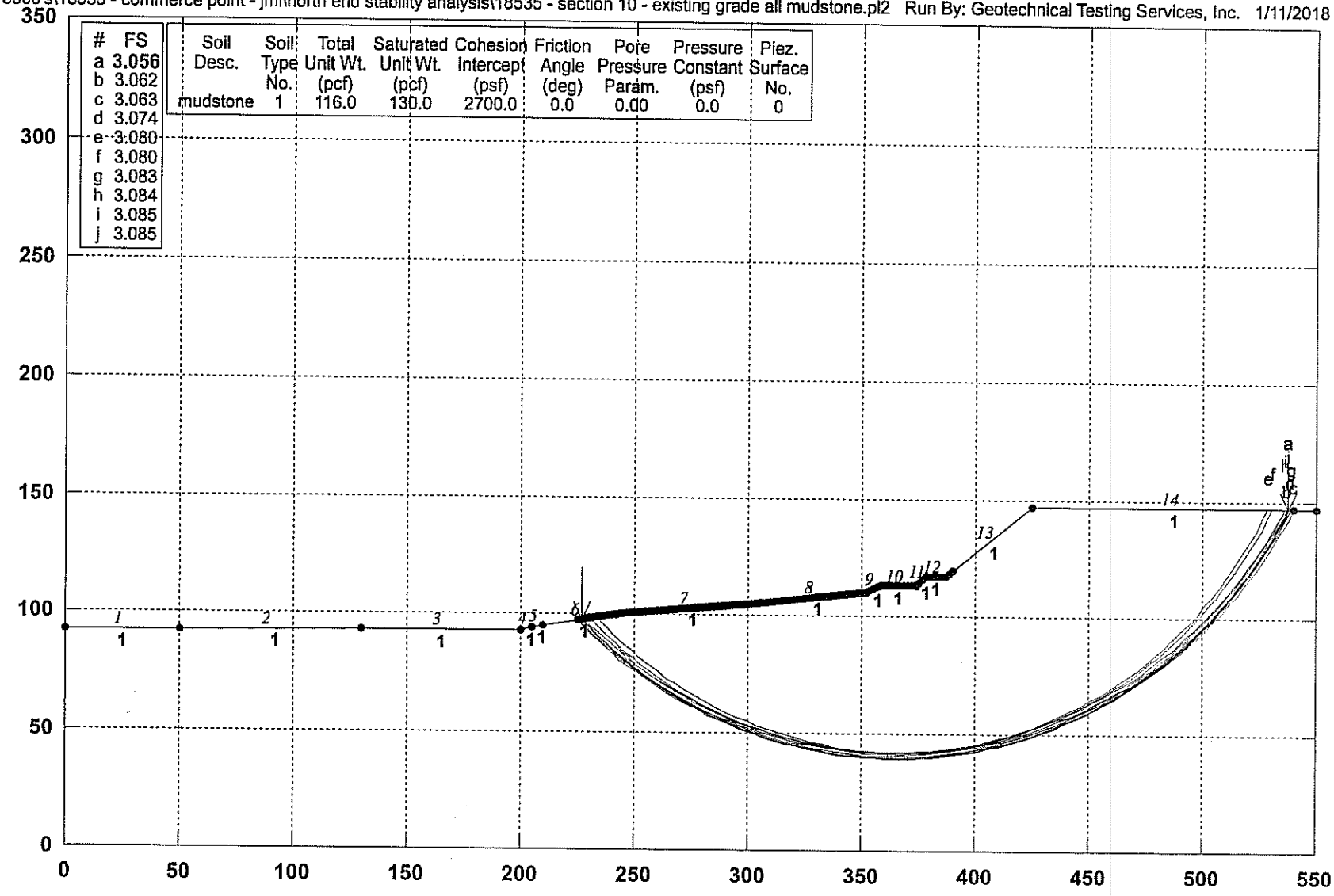
GSTABL7 v.2 FSmin=2.900

Safety Factors Are Calculated By The Modified Bishop Method

Figure 2

18535 - Commerce Point - N Phase Section10 - Existing Grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 10 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/11/2018 09:42PM



GSTABL7 v.2 FSmin=3.056

Safety Factors Are Calculated By The Modified Bishop Method

Figure 3

18535 - Commerce Point - N Phase Section10 - Proposed Grades

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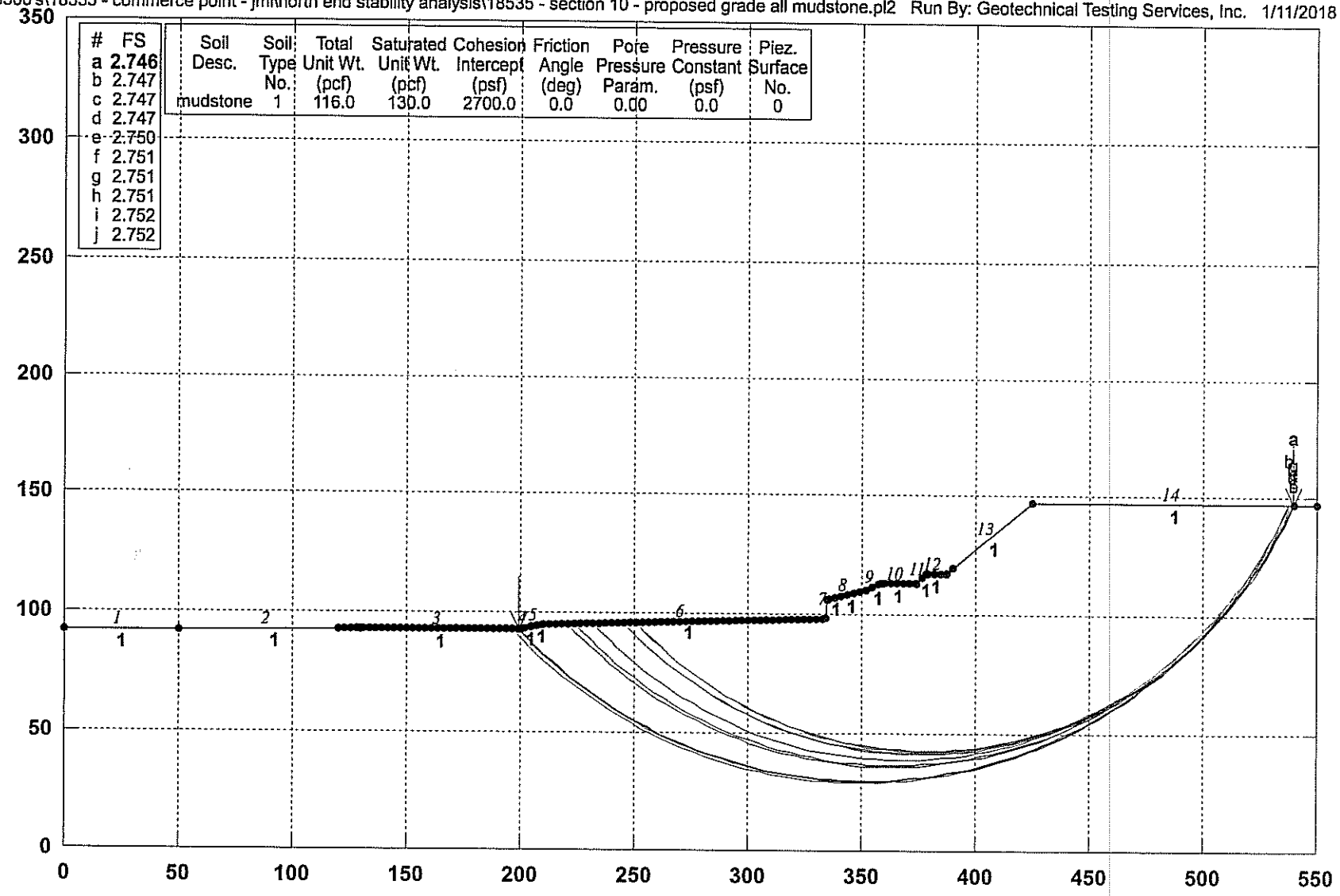

GSTABL7 v.2 FSmin=2.746

Safety Factors Are Calculated By The Modified Bishop Method

Figure 4

18535 - Commerce Point - N Phase Section10 - Proposed Grades

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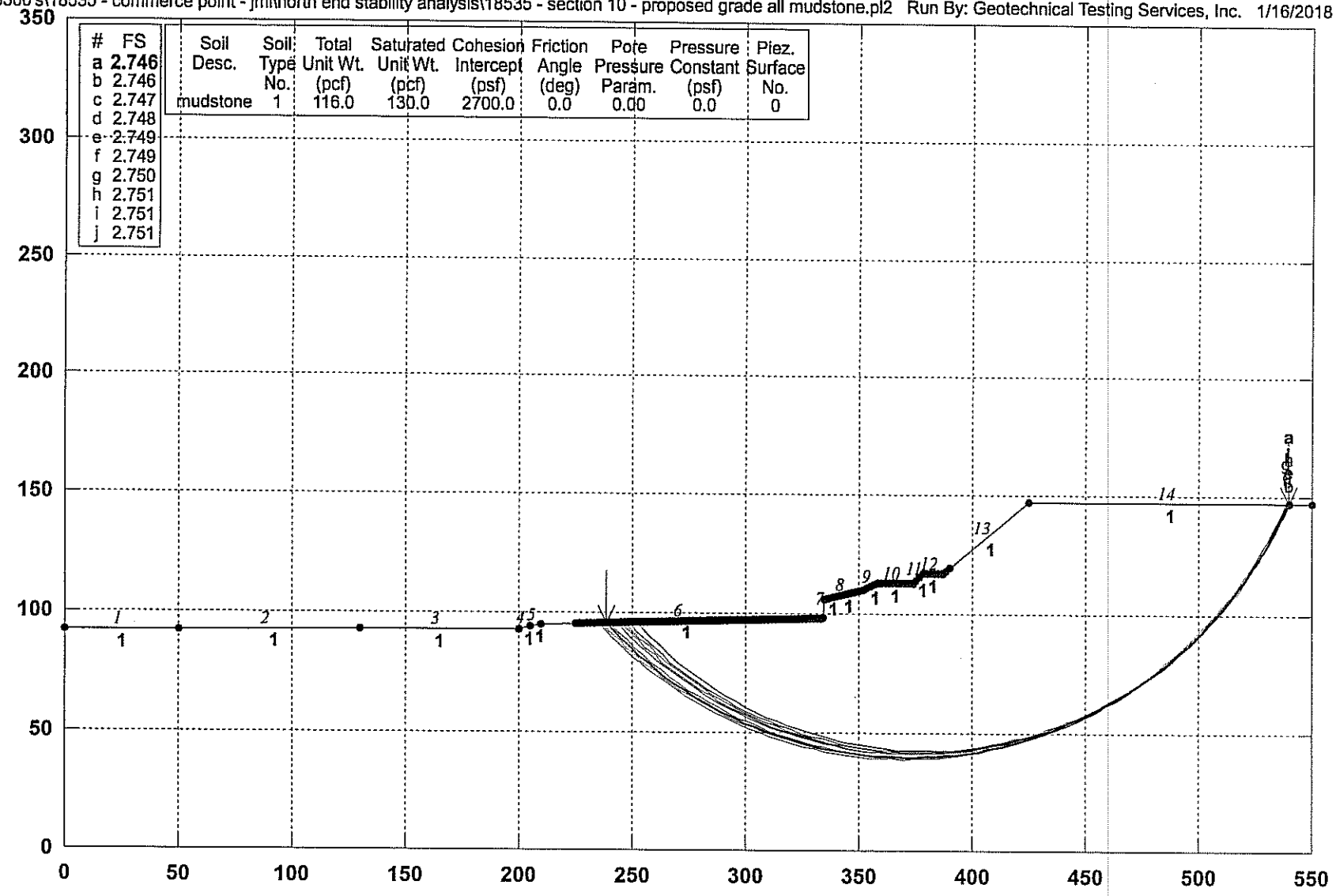


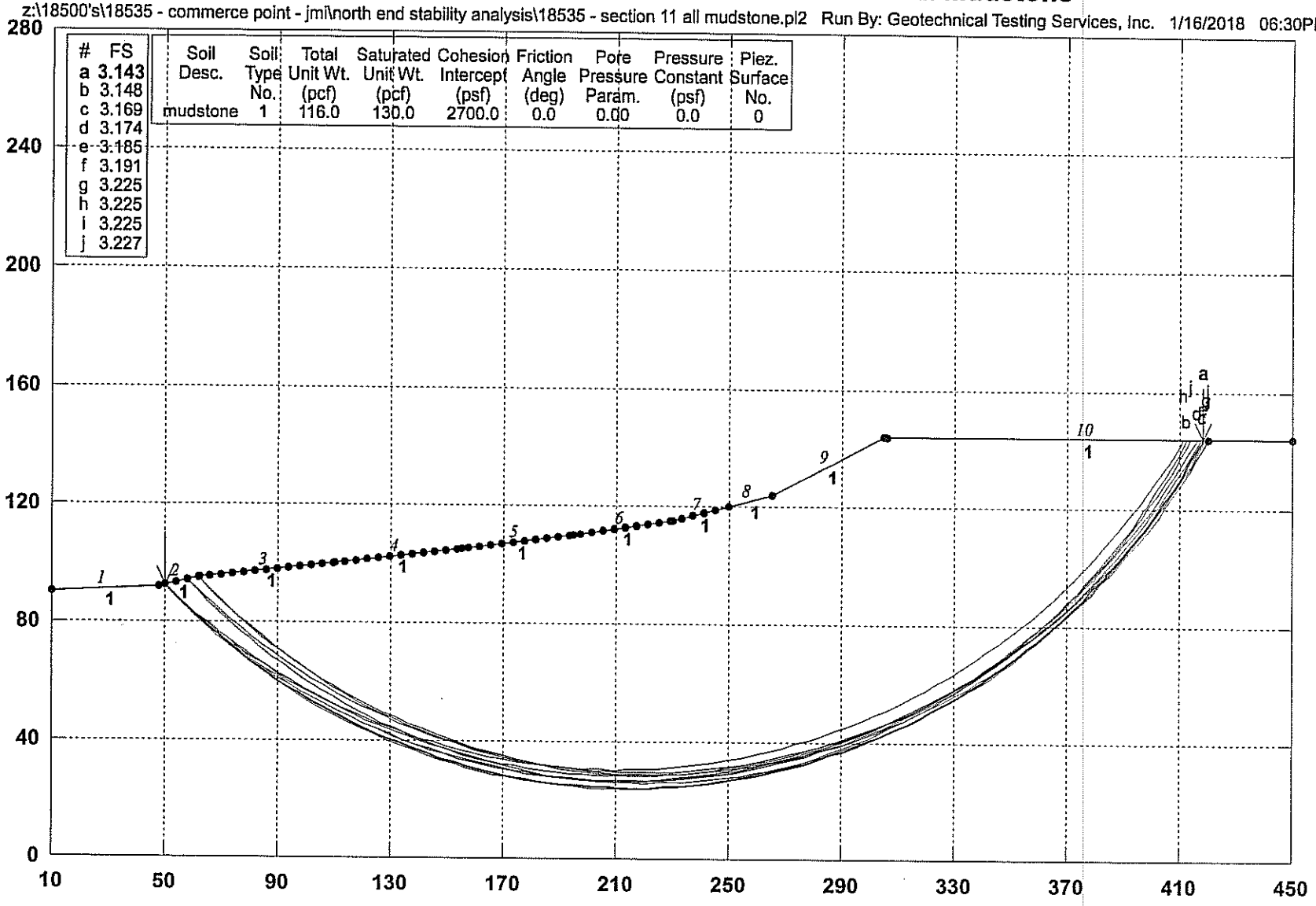
GSTABL7 v.2 FSmin=2.746

Safety Factors Are Calculated By The Modified Bishop Method

Figure 5

18535 - Commerce Point North End Section 11 - All Mudstone

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 11 all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 06:30PM



GSTABL7 v.2 FSmin=3.143

Safety Factors Are Calculated By The Modified Bishop Method

Figure 6

18535 - Commerce Point North End Section 11 - All Mudstone

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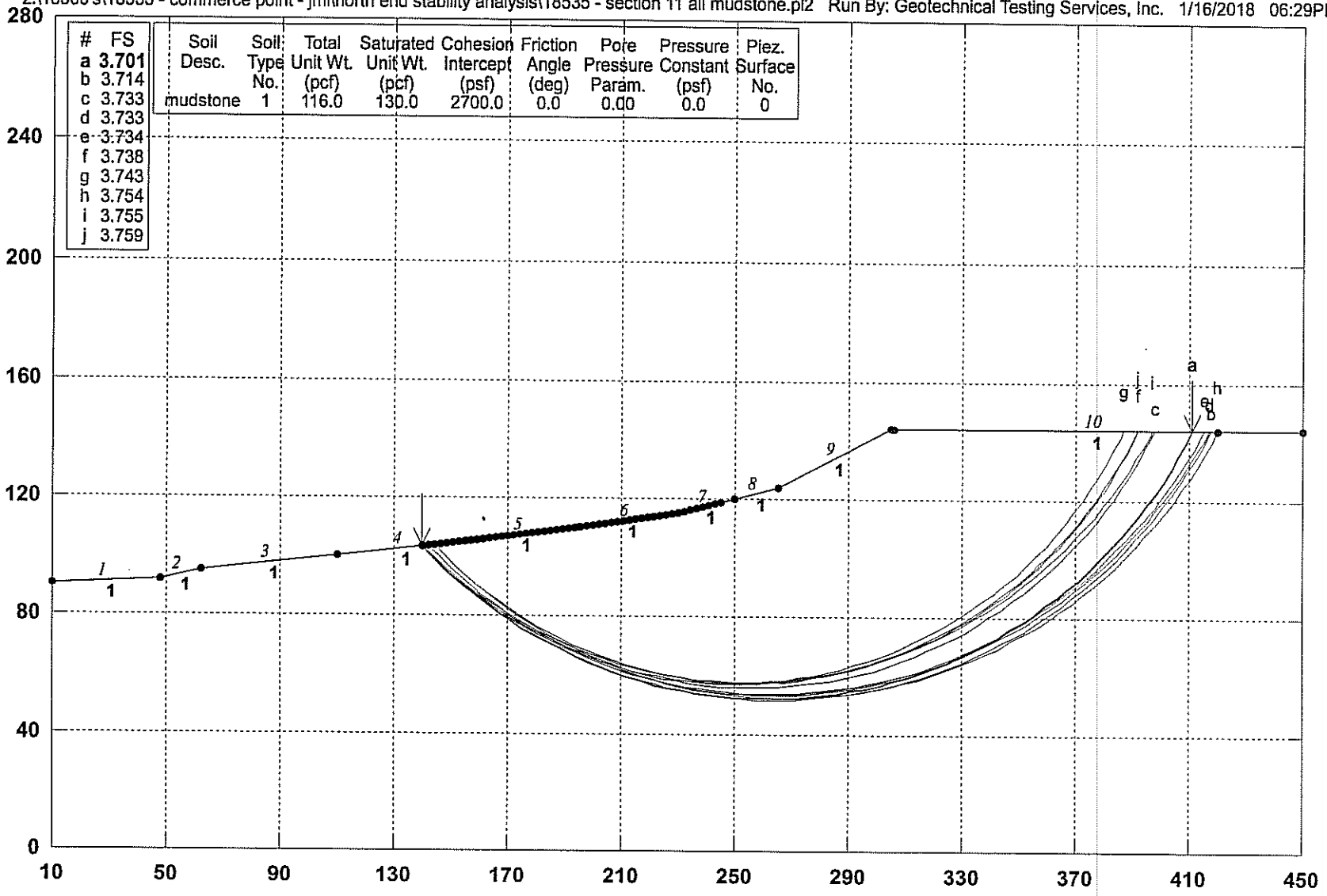


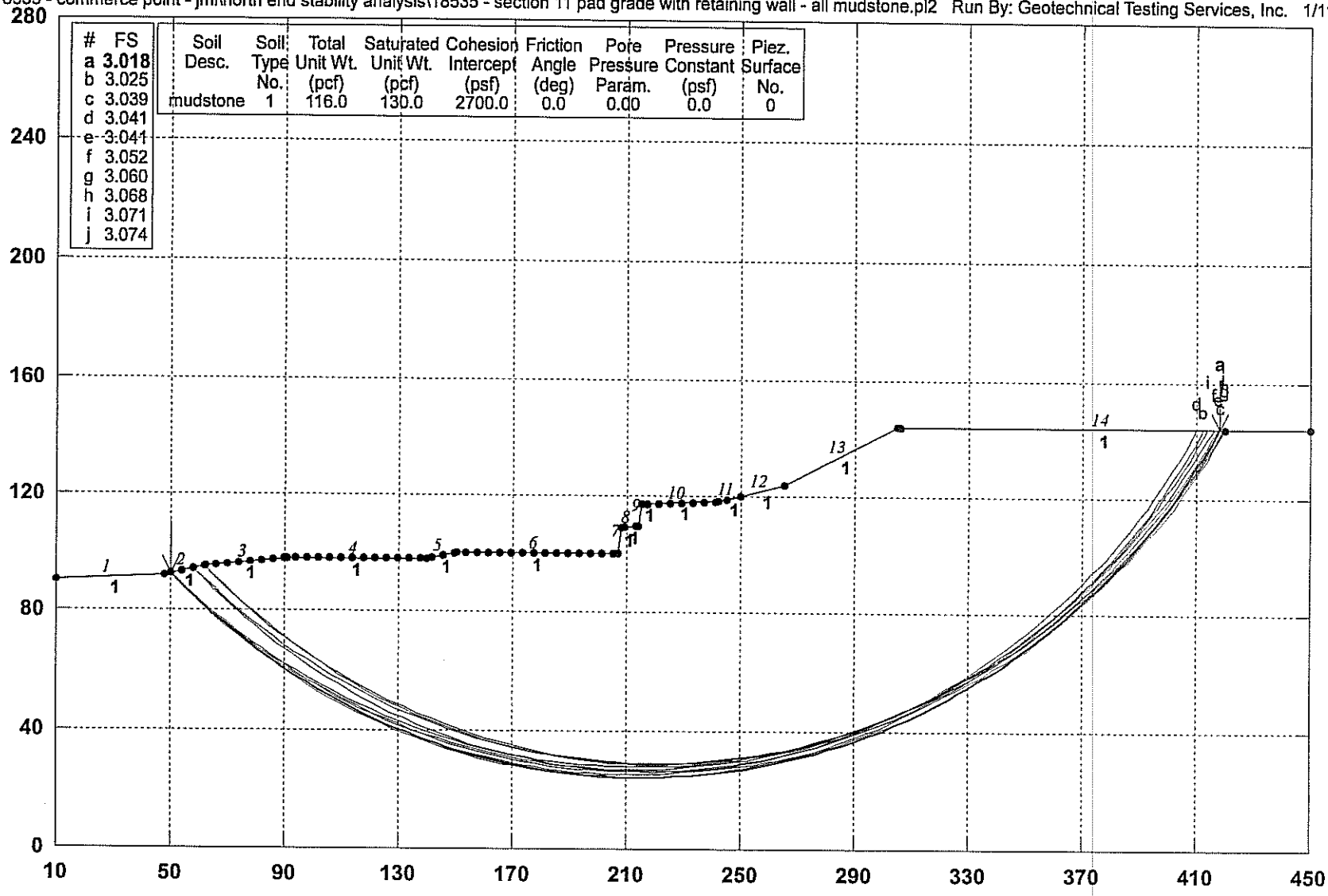
GSTABL7 v.2 FSmin=3.701

Safety Factors Are Calculated By The Modified Bishop Method

Figure 7

18535 - Commerce Point - Section 11 +1' to Pad Grade - 2 R-w's

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 11 pad grade with retaining wall - all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/11/2018 09:30



GSTABL7 v.2 FSmin=3.018

Safety Factors Are Calculated By The Modified Bishop Method

Figure 8

18535 - Commerce Point - Section 11 +1' to Pad Grade - 2 R-w's

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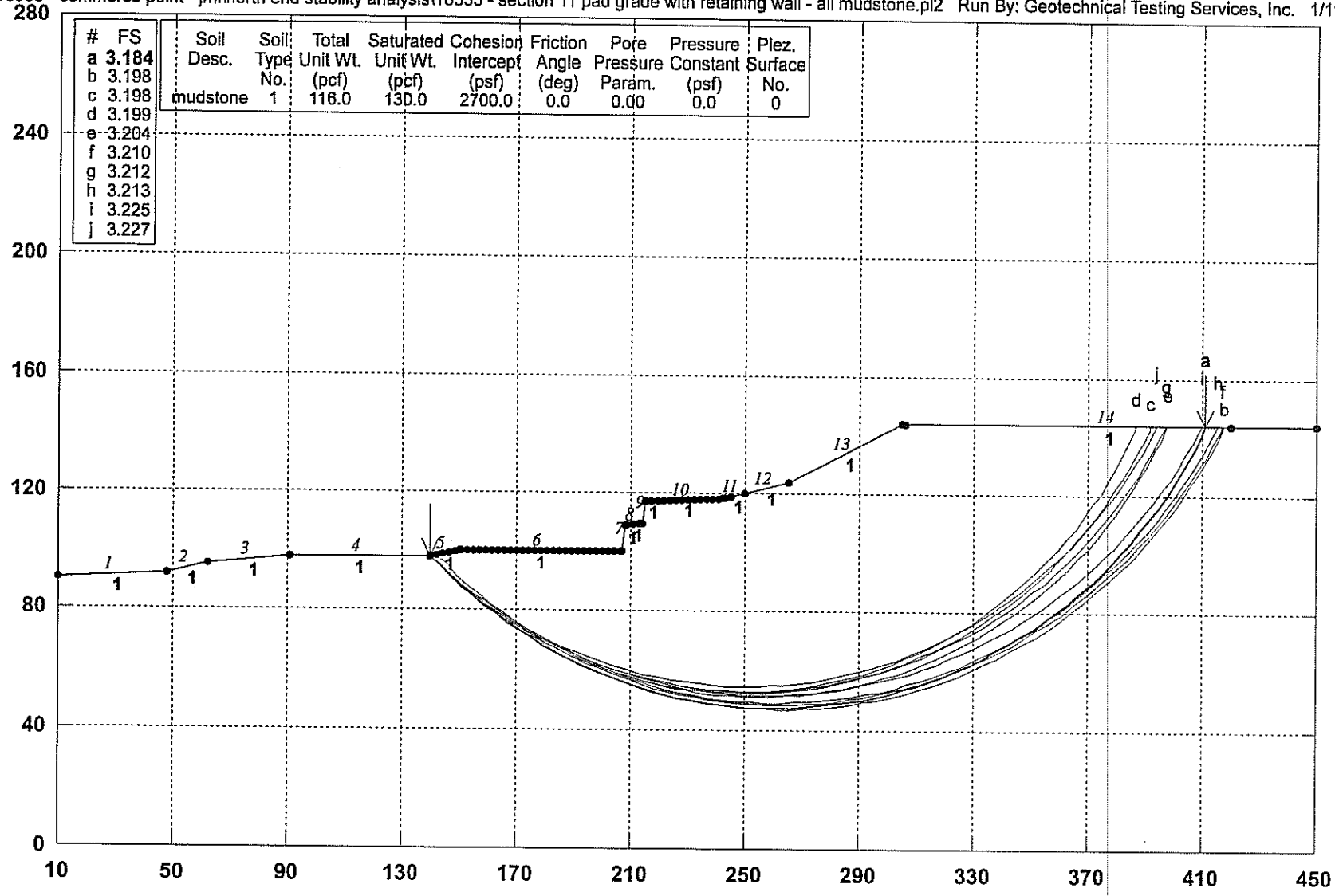


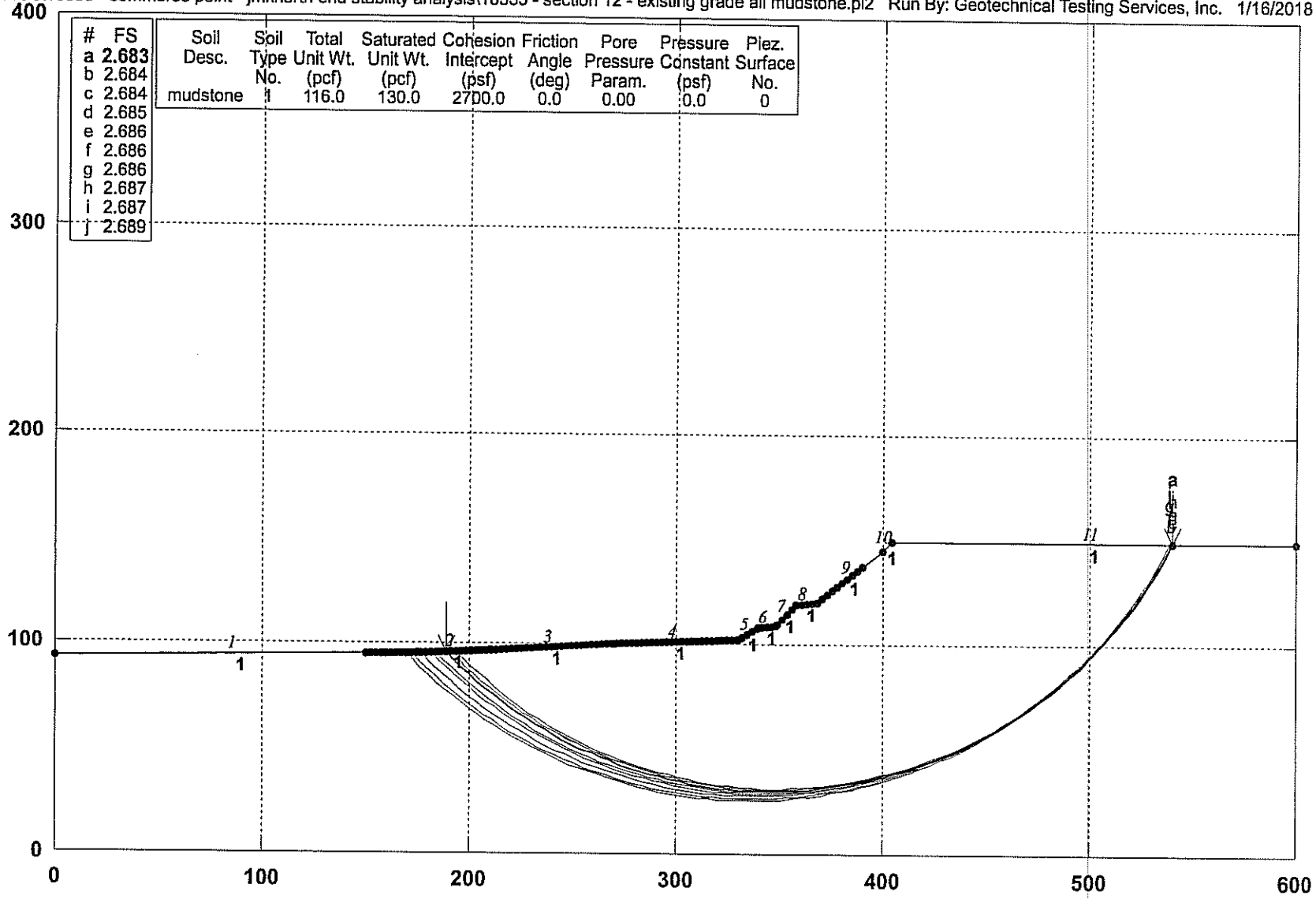
GSTABL7 v.2 FSmin=3.184

Safety Factors Are Calculated By The Modified Bishop Method

Figure 9

18535 - Commerce Point - N Phase Section12 - existing grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 12 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 06:59PM



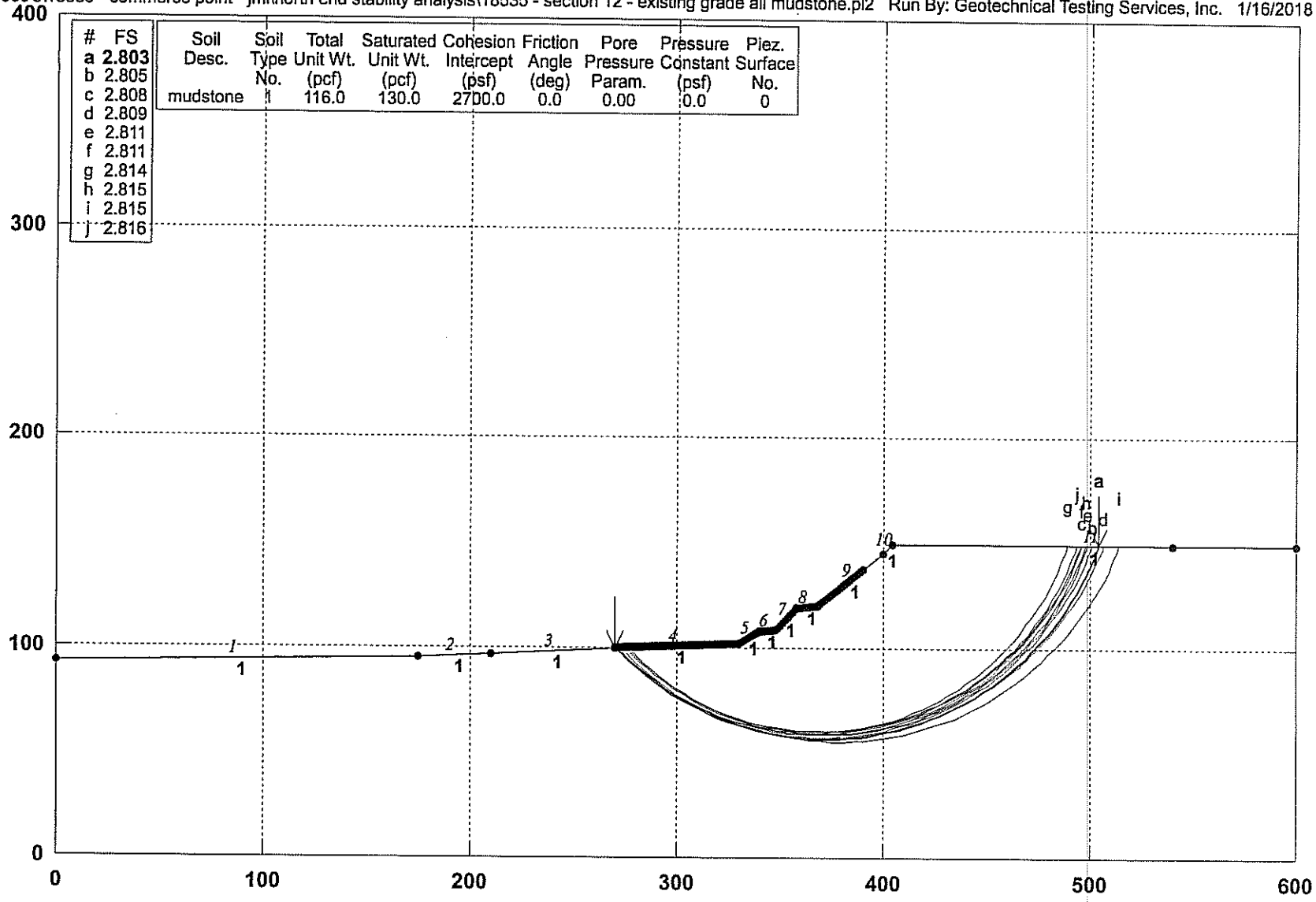
GSTABL7 v.2 FSmin=2.683

Safety Factors Are Calculated By The Modified Bishop Method

Figure 10

18535 - Commerce Point - N Phase Section12 - existing grades

z:\18500's\18535 - commerce point - jm\north end stability analysis\18535 - section 12 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 06:58PM



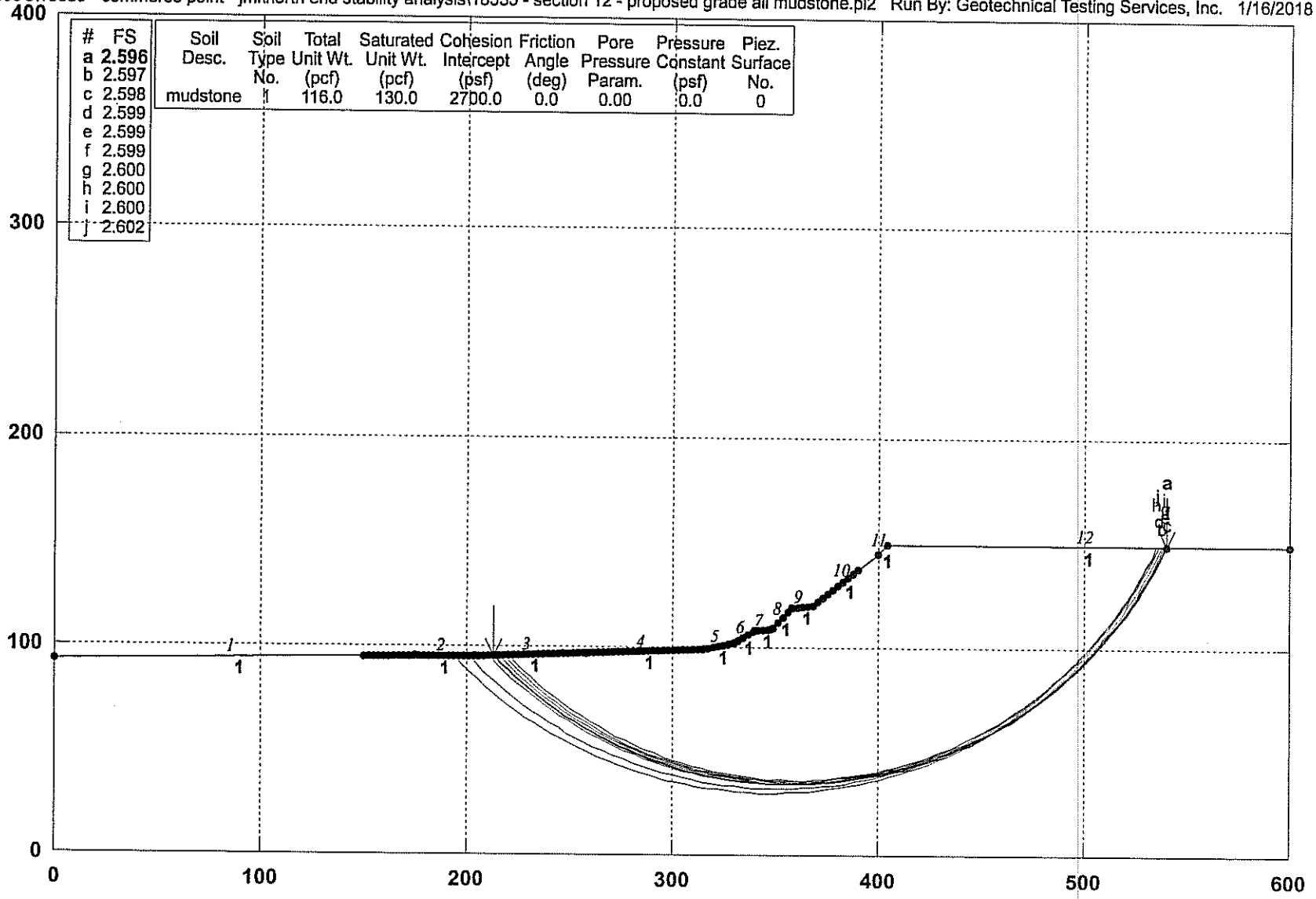
GSTABL7 v.2 FSmin=2.803

Safety Factors Are Calculated By The Modified Bishop Method

Figure 11

18535 - Commerce Point - N Phase Section12 - existing grades Proposed Grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 12 - proposed grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 06:47PM



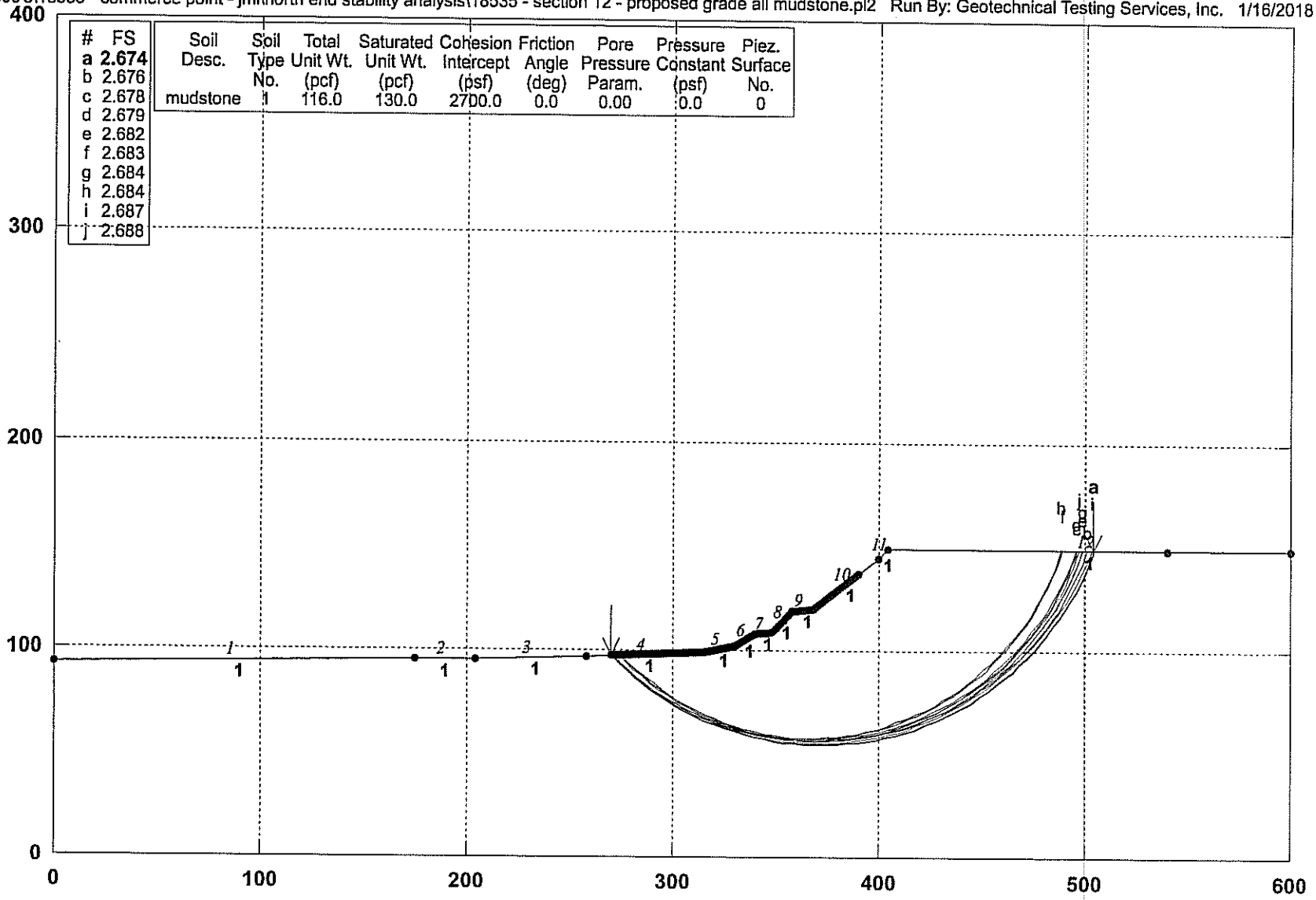
GSTABL7 v.2 FSmin=2.596

Safety Factors Are Calculated By The Modified Bishop Method

Figure 12

18535 - Commerce Point - N Phase Section12 - existing grades Proposed Grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 12 - proposed grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 06:49PM



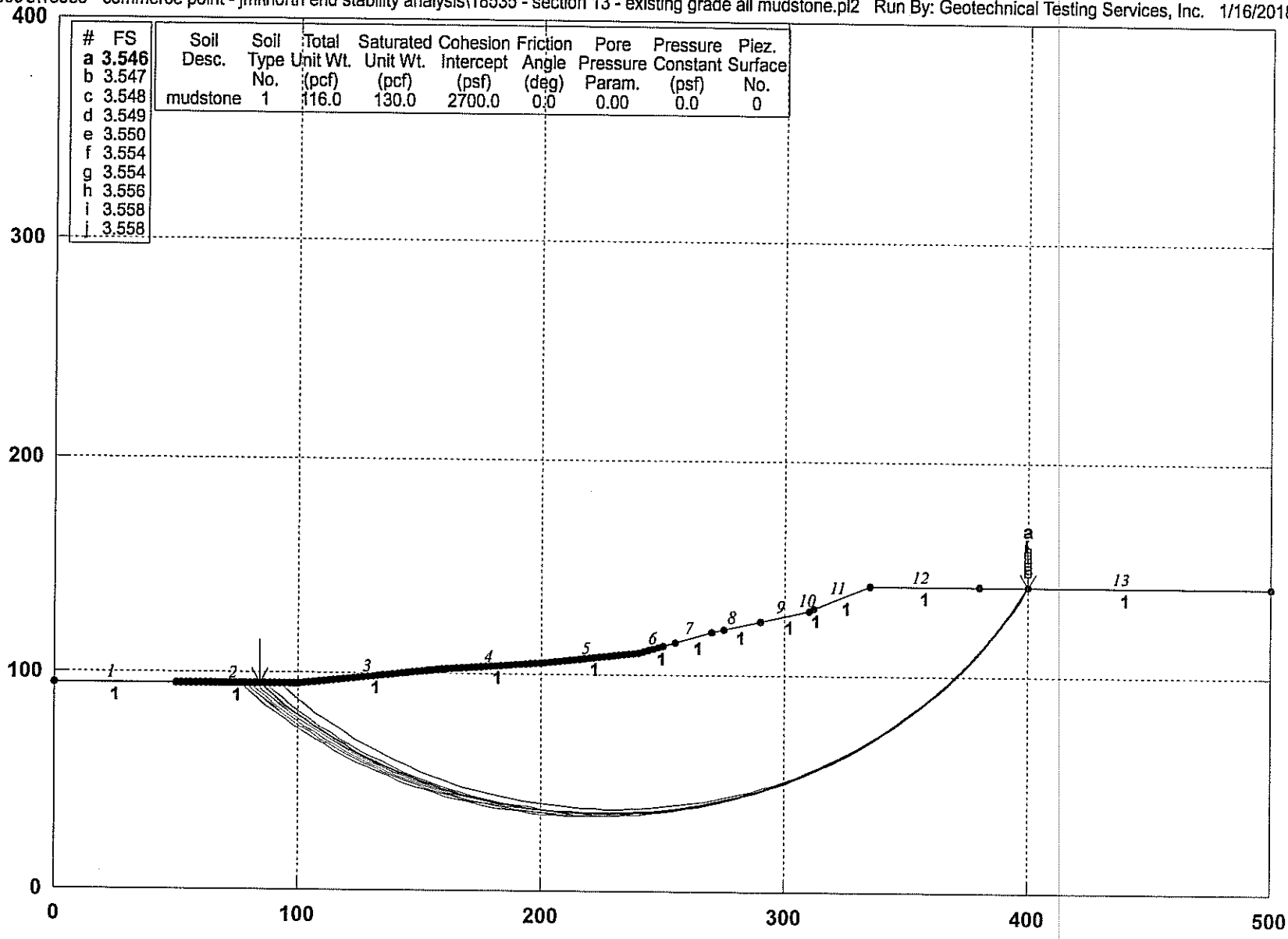
GSTABL7 v.2 FSmin=2.674

Safety Factors Are Calculated By The Modified Bishop Method

Figure 13

18535 - Commerce Point - N Phase Section 13 - existing grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 13 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 07:15PM



#	FS
a	**3.546**
b	3.547
c	3.548
d	3.549
e	3.550
f	3.554
g	3.554
h	3.556
i	3.558
j	3.558

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
mudstone	1	116.0	130.0	2700.0	0.0	0.00	0.0	0

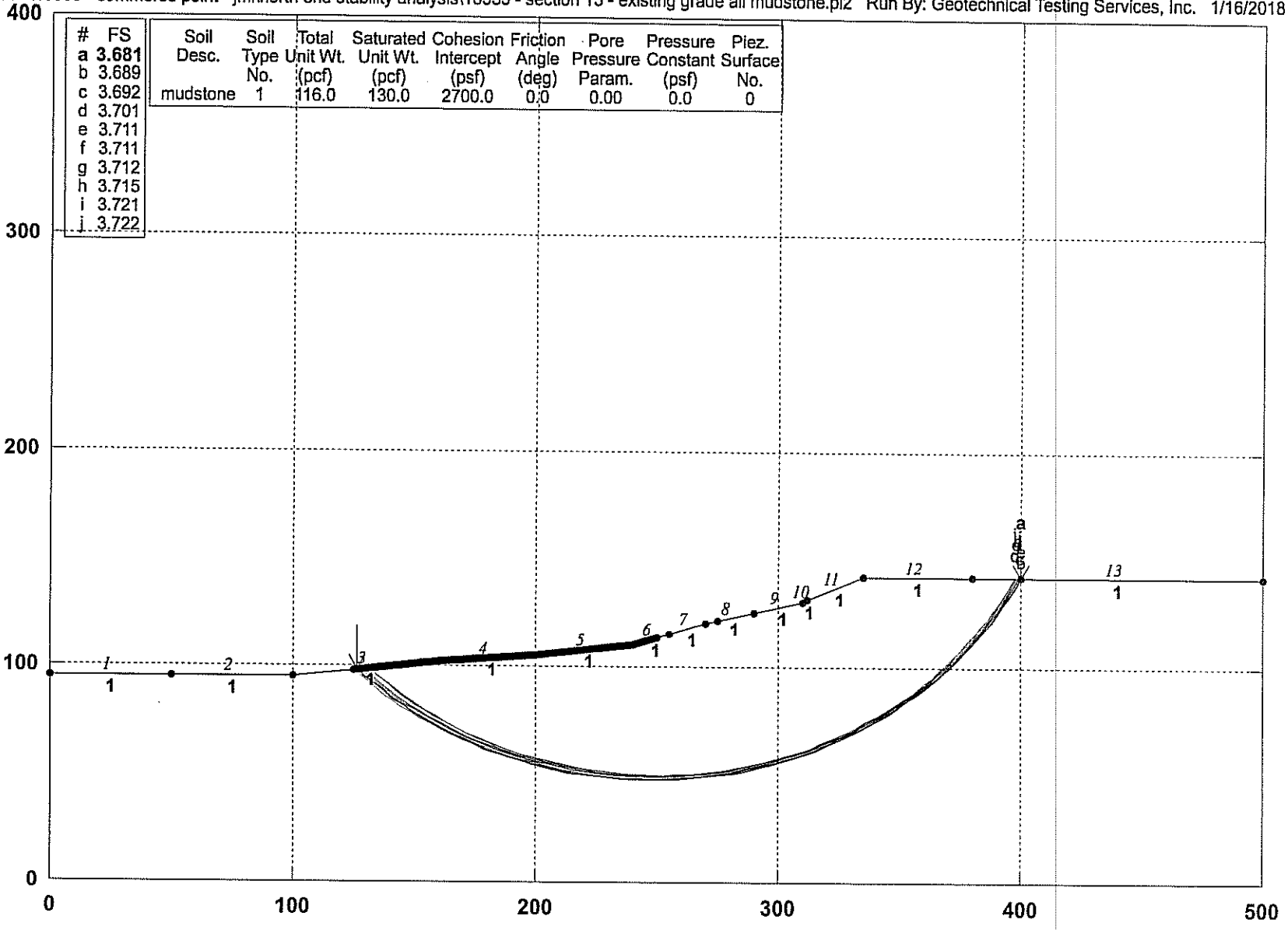
GSTABL7 v.2 FSmin=3.546

Safety Factors Are Calculated By The Modified Bishop Method

Figure 14

18535 - Commerce Point - N Phase Section 13 - existing grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 13 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 07:14PM



#	FS
a	**3.681**
b	3.689
c	3.692
d	3.701
e	3.711
f	3.711
g	3.712
h	3.715
i	3.721
j	3.722

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
mudstone	1	116.0	130.0	2700.0	0.0	0.00	0.0	0

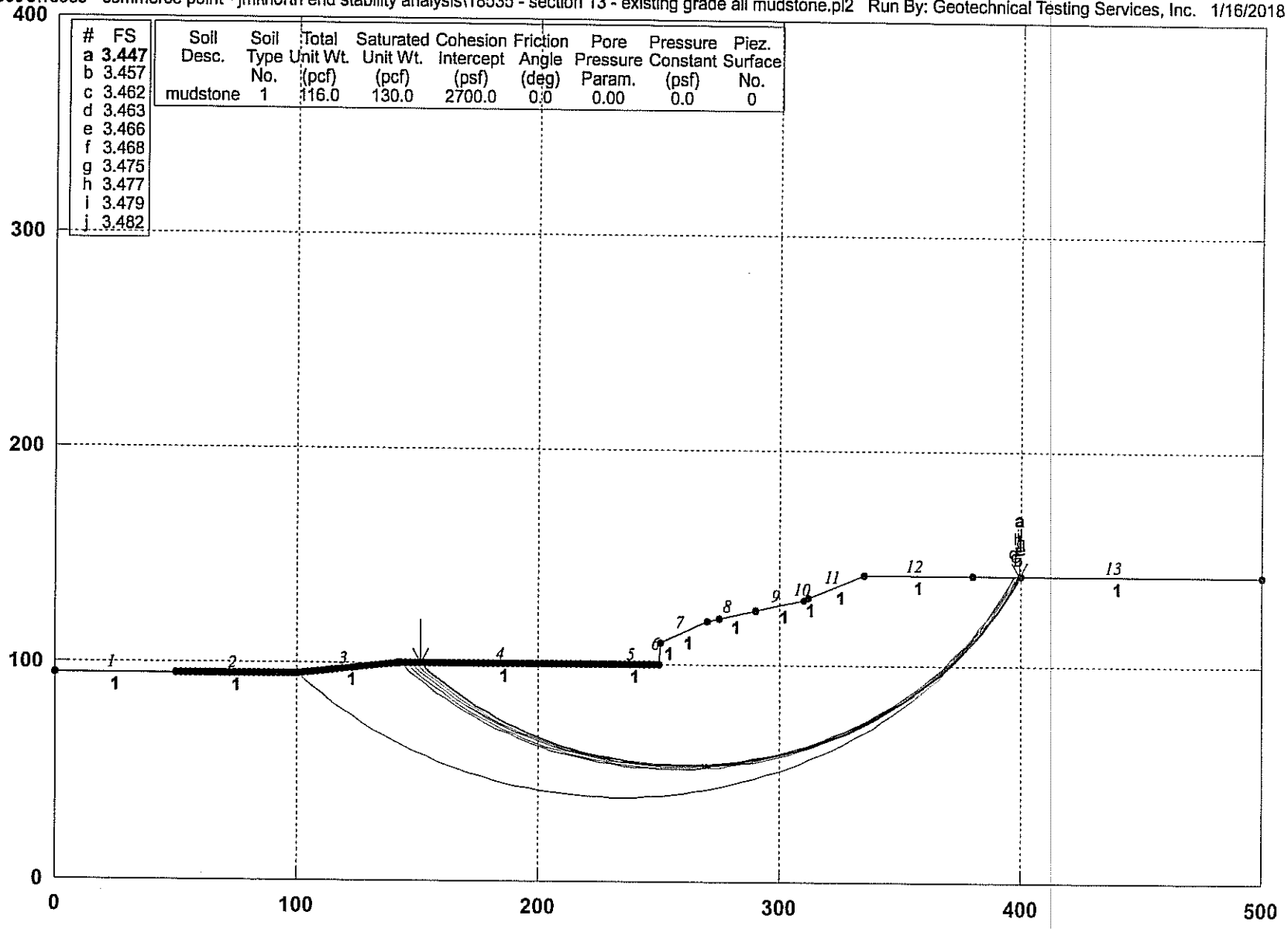
GSTABL7 v.2 FSmin=3.681

Safety Factors Are Calculated By The Modified Bishop Method

Figure15

18535 - Commerce Point - N Phase Section13 - Proposed grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 13 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 07:22PM



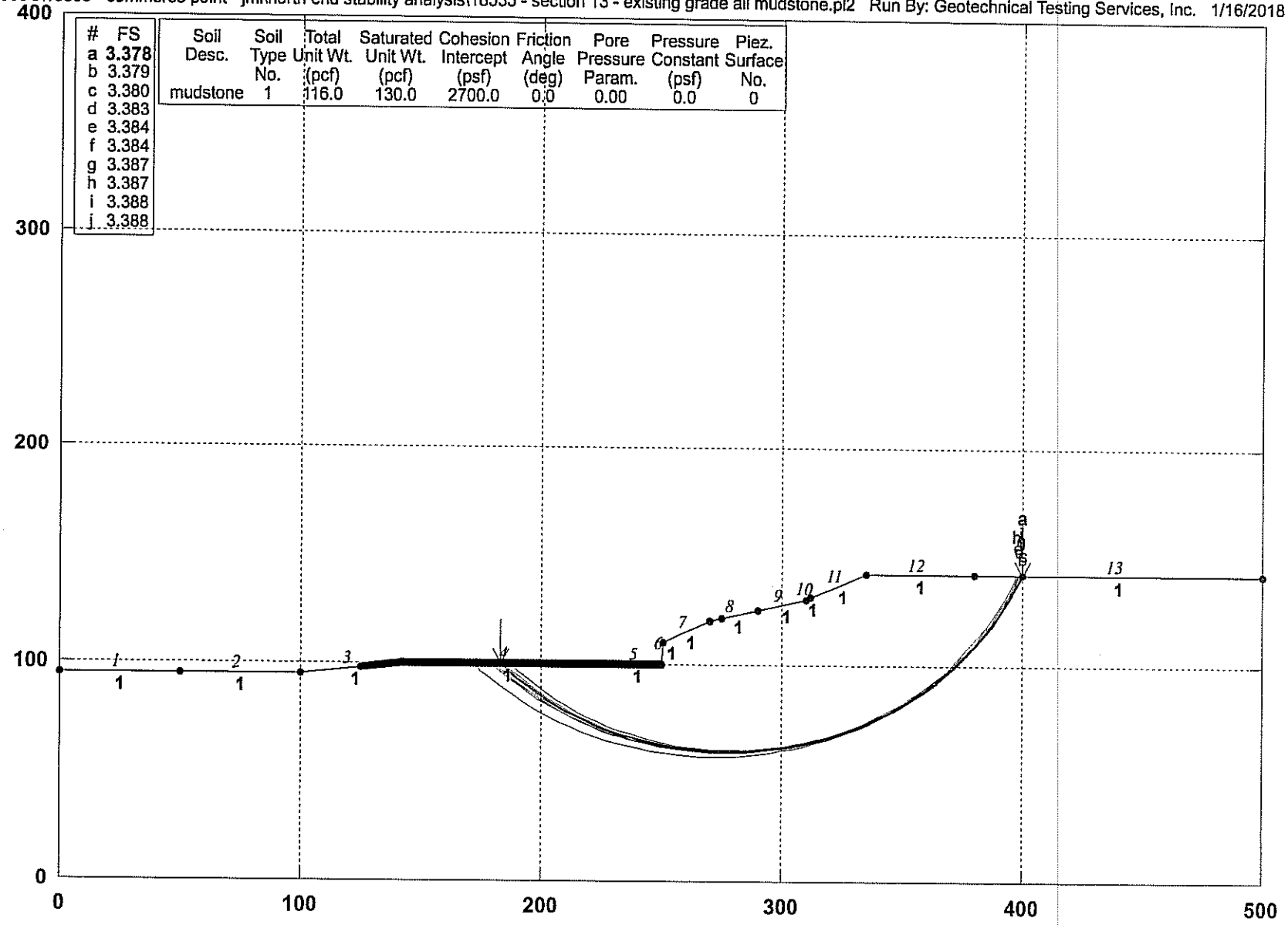
GSTABL7 v.2 FSmin=3.447

Safety Factors Are Calculated By The Modified Bishop Method

Figure 16

18535 - Commerce Point - N Phase Section13 - Proposed grades

z:\18500's\18535 - commerce point - jmi\north end stability analysis\18535 - section 13 - existing grade all mudstone.pl2 Run By: Geotechnical Testing Services, Inc. 1/16/2018 07:23PM



GSTABL7 v.2 FSmin=3.378

Safety Factors Are Calculated By The Modified Bishop Method

Figure 17

Updated Report (December 2020)

GEOTECHNICAL TESTING SERVICES, INC.
735 East Tabernacle Street, St. George, UT 84770
(435) 628-9536 office@gtsstg.com

December 8, 2020

Mr. Steve Jennings
Jennings Management, Inc.
335 East St. George Blvd., Suite 301
St. George, UT 84770

Subject: Slope Stability Analysis
Proposed Commerce Point Shopping Center - North Phase
Northwest Corner of Black Ridge Drive and
Bluff Street
St. George, Utah
GTS Project Number 18535

Dear Mr. Jennings:

As requested, we have analyzed the slope located west of the proposed development to determine if the proposed development will impact the stability of the existing slope. This analyis was performed because the St. George Hillside Commitee was affraid that the proposed development would impact the slope.

An analysis was performed by Applied Geotechnical Engineering Consultants, Applied Geotech, (AGEC), Slope Stability Consultation, Blackstone Hotel Project, AGEC Project Number 2180187, dated September 23, 2019, on the existing slope for a proposed hotel project and they determined that the slope was not stable (Factor of Safety was less than 1) and that a secant wall would need to be constructed along the western property line of our subject property, to stabilize the slope enough to construct the hotel project. Based upon a review of their work, it appears that AGEC assumed that the elevation of our subject property was the elevation of the proposed pad, therefore, if the secant wall is constructed and the elevation of our subject pad is approximately 2602 feet, our subject site is stable.

The concern from the hillside committee was that if the hotel property is not developed and our subject site is, will our subject site affect the stability of the slope. In order to determine this we performed a stability analysis of the slope using GSTABL7. A fairly recent topography map was made of the area which is shown on Figure 1. It appears that AGEC used this topography map for their analysis, although the location of their cross-section is not known at this time. L.R. Pope was able to create several cross-sections through the slope and we chose cross-section 1+00 to perform our analysis because it passes through the proposed development. Using AGEC's profile data of the location of the different soils layers, we were able to create a profile of cross section 1+00 which is shown in Figure 2. It should be noted that there was some "smoothing" of the surface profile lines in areas where the topography fluctuated over short distances.

GSTABL7 uses Modified Bishops Method, Simplified Janbu Method, and Random search for its analysis. The analysis for both the Bishops and Janbu methods are shown in Table 1. The printout of the analysis is shown in Appendix A. We next altered the surface profile of the cross

section to reflect the proposed development. The proposed development requires an over-excavation below the proposed building; therefore, we altered the soil profile located below the building to be in conformance with the Geotechnical Investigation, GTS Project Number 18535, dated July 28, 2017. The profile that was created is shown in Figures 3 and 4. It should be noted that Figure 4 is our hand drawn profile used to input the data used to develop Figure 3. The material that was used to back fill the over-excavation is denoted as "Fill" in our analysis. We again ran Modified Bishops Method and Simplified Jambu Method and the results are summarized in Table 1. Appendix B contains a print out of the analysis. It should be noted that our analysis of the proposed slope indicated the installation of piers along the western side of the building. The piers "geometrically" put in place for our analysis but zero forces were assigned to them; therefore the analysis was run assuming the piers were not in place. Our Random analysis yielded higher factors of safety than the Bishops and Janbu analysis and therefore were not reported.

TABLE 1
Summary of Slope Stability Analysis

Analysis Method	Factor of Safety	
	Existing Slope	Proposed Slope
Modified Bishop Method	1.904	1.933
Simplified Janbu Method	1.862	1.888

It should be noted that our analysis did not show that the slope was unstable like AGEC's analysis. Their analysis showed a factor of safety of less than 1. We ran the exact cross section AGEC used for their analysis through GSTABL7 and our analysis again showed factors of safety greater than 1. Even though our factors of safety are greater than AGEC's, using the principles of dimensional analysis, we can state that the development proposed will not impact the stability of the slope. According to our analysis, the proposed development will improve the stability of the slope.

Even though the proposed development of the subject site will not affect the stability of the slope to the point as to cause failure, changes in the soil or loading conditions above the slope could affect the stability of the hill. The following factors are a partial list of conditions that might affect the stability of the slope at some point in the future. All property owners and managers, both located on the Commerce Point Development and the up slope properties should be made aware of these issues.

- Saturation of the down, mid, and/or up slope soils will cause the soils to weaken and could cause movement of the slope. Saturation of the soils also causes an increase in the weight of the soils which will increase the loading conditions of the slope. Care should be given to the landscaping of all properties, desert type landscaping is recommended. Storm water of

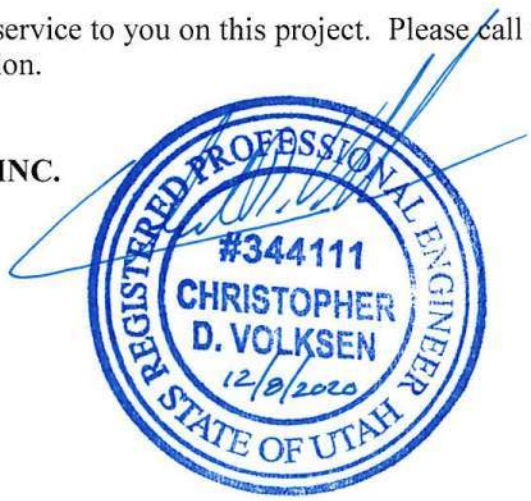
the up slope properties should be carefully controlled and monitored and not be allowed to saturate into the subsurface soils. Water should not be allowed to flow over the slope.

- Over steeping of the existing slope will increase the loading conditions of the slope. Any changes of the exiting slope that are required for future development should be analyzed for their impact of the stability of the slope.
- Future development of the up slope properties could cause an increase in the loading conditions of the slope. Adding fill material or any type of building will increase loading and it should be analyzed for its impact on the stability of the slope. Removing material from the up slope properties should decrease the loading conditions and may increase the stability of the slope.

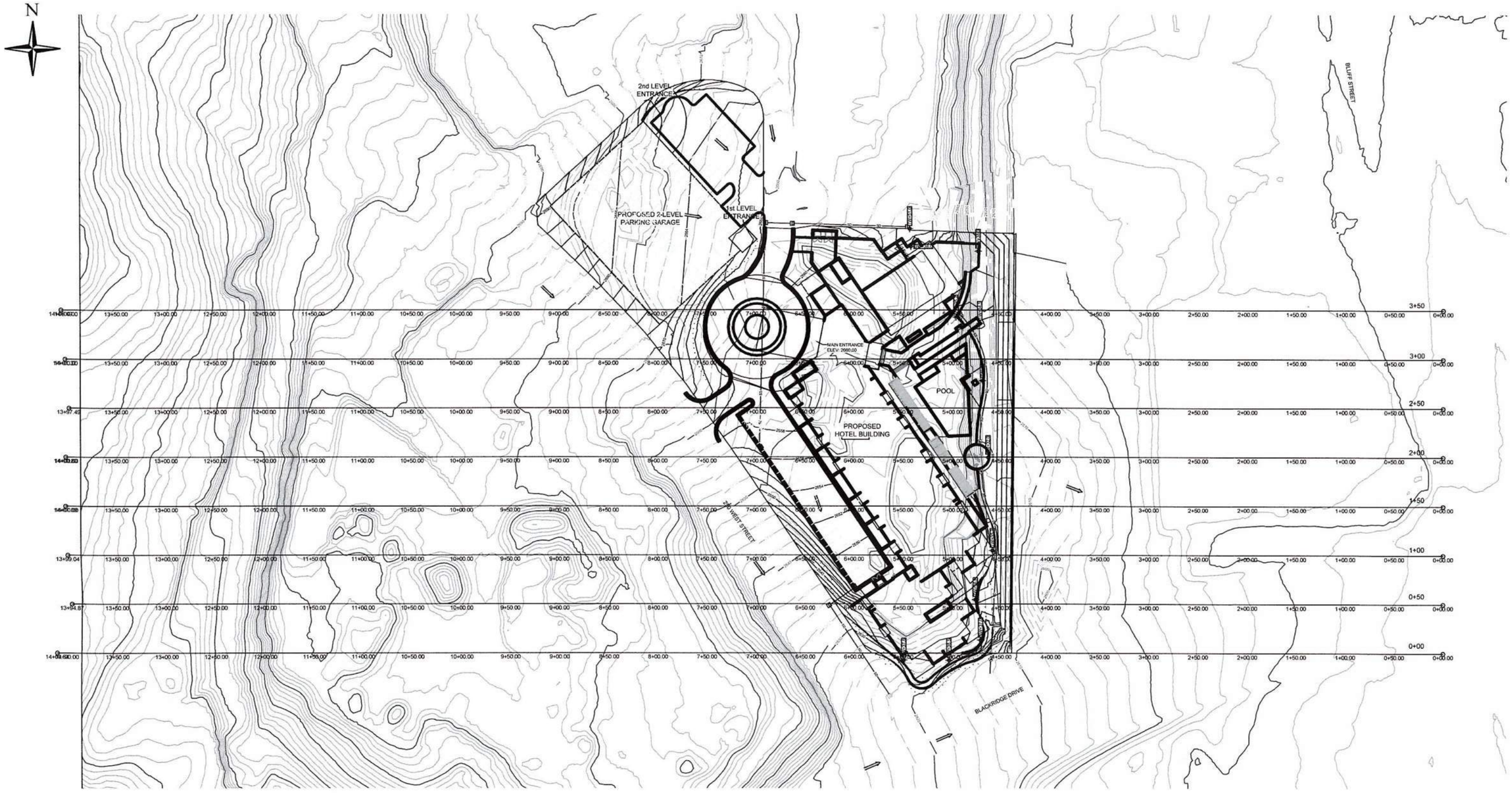
It is the responsibility of the current and future landowners of the property to the west to demonstrate that any proposed development will not impact the Commerce Point Commercial Center property.

We appreciate the opportunity to be of service to you on this project. Please call us if you have any questions or need additional information.

Very truly yours,
GEOTECHNICAL TESTING SERVICES, INC.



CHRISTOPHER D. VOLKSEN, P.E.
President
CDV/c

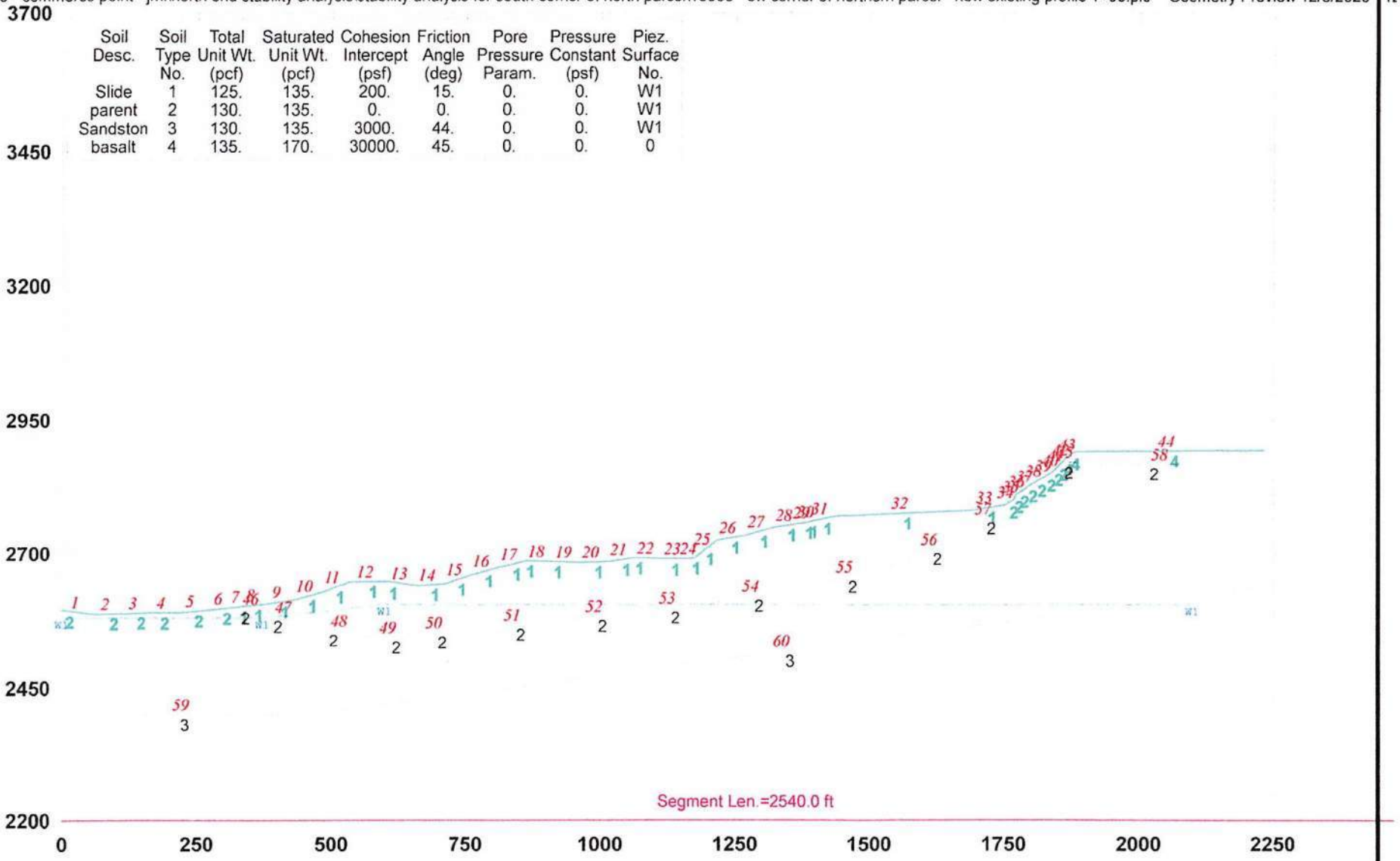


Engineering Consulting Testing	**SITE PLAN**
	Client: Jennings Management, Inc Project: Slope Stability Analysis - North Phase Location: Commerce Point Shopping Center, St. George, UT Number: 18535 **Figure 1**

original Profile - Section 1+00

z:\18500's\18535 - commerce point - jmi\north end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel - new existing profile 1+00.pl0 Geometry Preview 12/8/2020 12

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
Slide	1	125.	135.	200.	15.	0.	0.	W1
parent	2	130.	135.	0.	0.	0.	0.	W1
Sandston	3	130.	135.	3000.	44.	0.	0.	W1
basalt	4	135.	170.	30000.	45.	0.	0.	0



Engineering
Consulting
Testing

Geotechnical Testing Services Inc.

ORIGINAL PROFILE STA 1+00

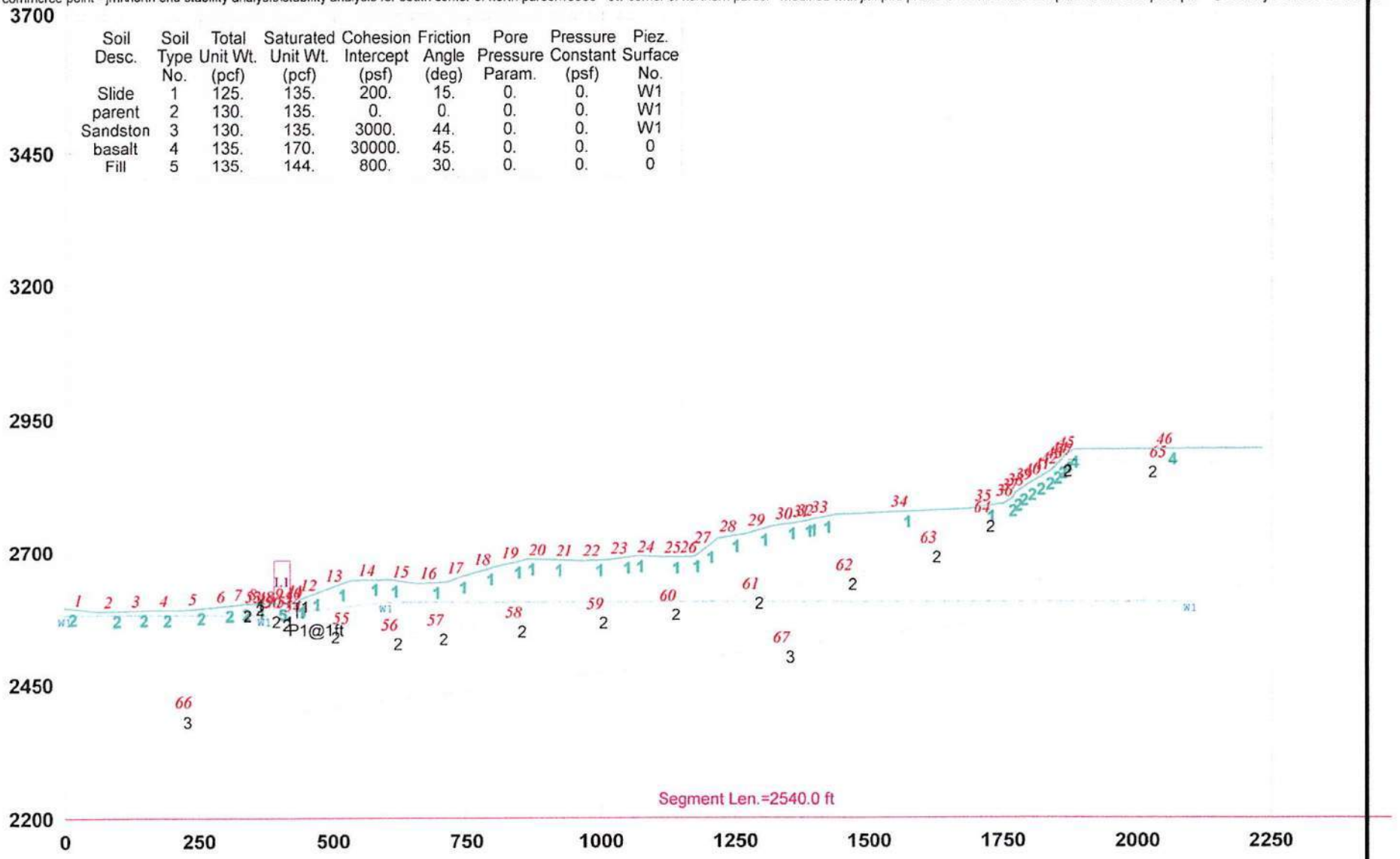
Client: Jennings Management, Inc
Project: Slope Stability Analysis - North Phase
Location: Commerce Point Shopping Center, St. George, UT
Number: 18535

Figure 2

Modified Profile - Section 1+00 JMI Pad mod with soil

z:\18500's\18535 - commerce point - jmi\north end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel - modified with jmi pad profile 1+00 modified soil parameters add piles.pl0 Geometry Preview 12/8/2020

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
Slide	1	125.	135.	200.	15.	0.	0.	W1
parent	2	130.	135.	0.	0.	0.	0.	W1
Sandston	3	130.	135.	3000.	44.	0.	0.	W1
basalt	4	135.	170.	30000.	45.	0.	0.	0
Fill	5	135.	144.	800.	30.	0.	0.	0



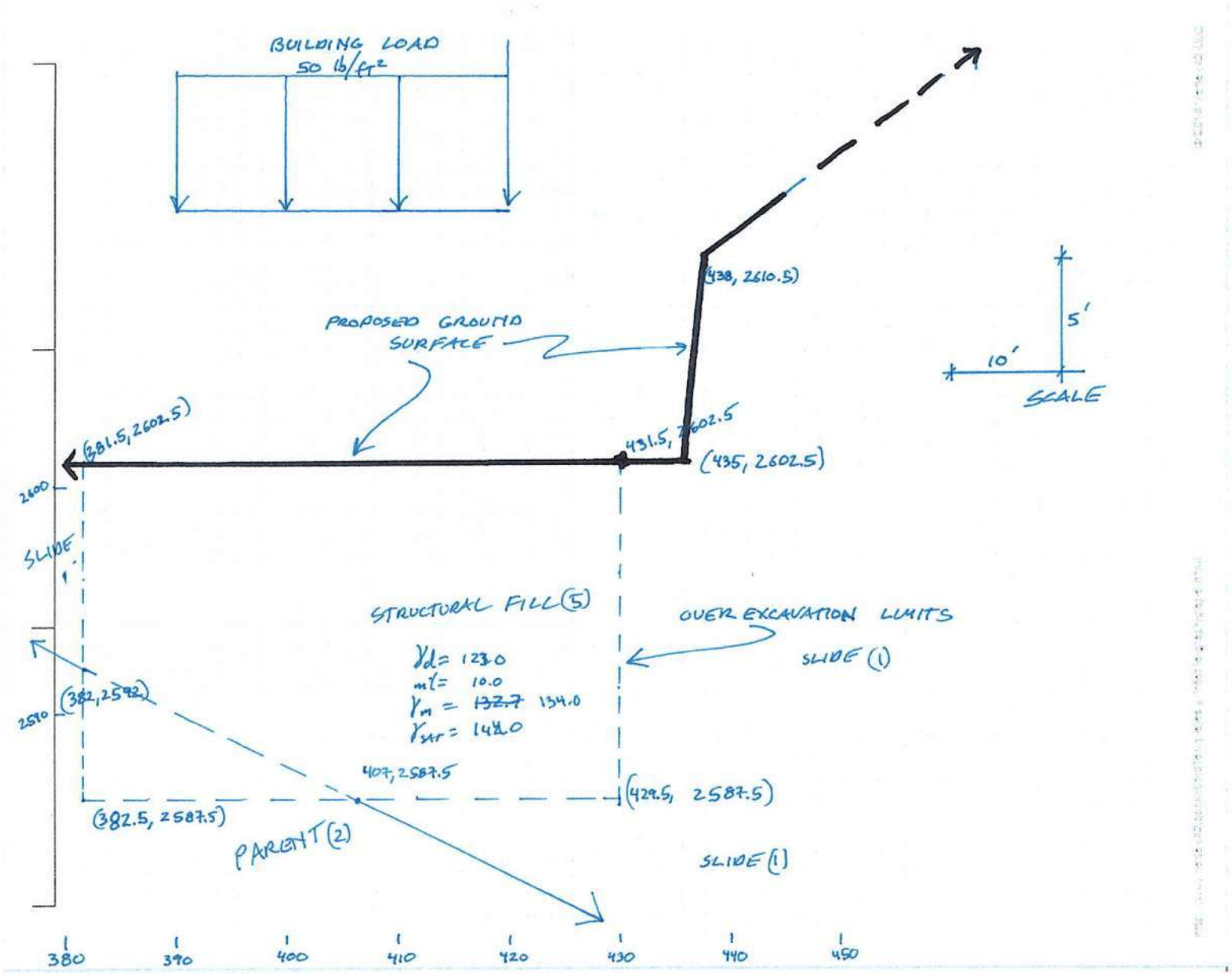
Engineering
Consulting
Testing

Geotechnical Testing Services Inc.

MODIFIED PROFILE STA 1+00

Client: Jennings Management, Inc
Project: Slope Stability Analysis - North Phase
Location: Commerce Point Shopping Center, St. George, UT
Number: 18535

Figure 3



Engineering
Consulting
Testing

Geotechnical Testing Services Inc.

DETAIL OF BUILDING AREA STA 1+00

Client: Jennings Management, Inc
Project: Slope Stability Analysis - North Phase
Location: Commerce Point Shopping Center, St. George, UT
Number: 18535

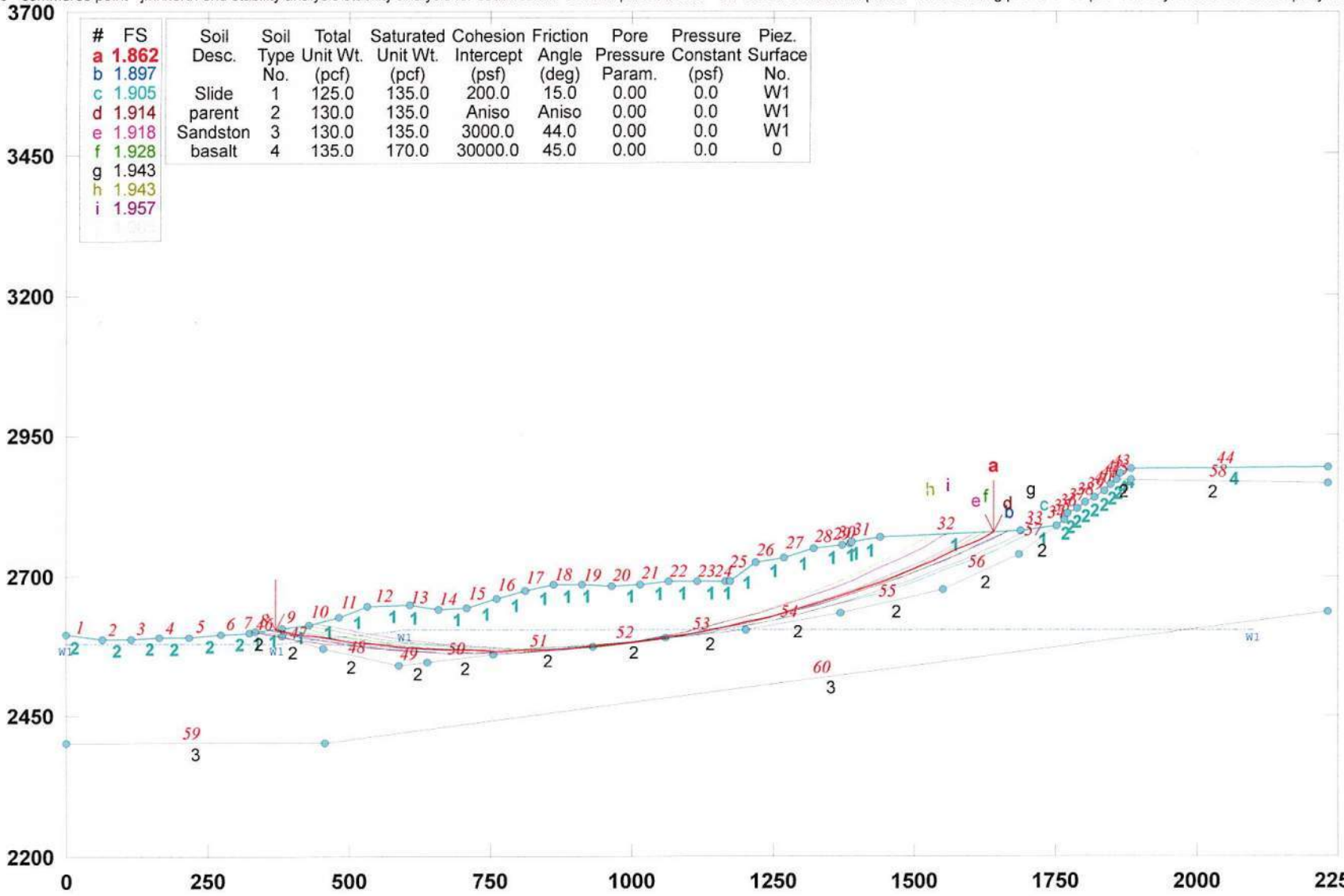
Figure 4

APPENDIX A

Analysis to Existing Slope
Station 1+00

original Profile - Section 1+00

z:\18500's\18535 - commerce point - jmi\north end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel - new existing profile 1+00.pl2 Run By: Insert Name/company Here 12/8/2020 10



#	FS
a	1.862
b	1.897
c	1.905
d	1.914
e	1.918
f	1.928
g	1.943
h	1.943
i	1.957

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
Slide	1	125.0	135.0	200.0	15.0	0.00	0.0	W1
parent	2	130.0	135.0	Aniso	Aniso	0.00	0.0	W1
Sandston	3	130.0	135.0	3000.0	44.0	0.00	0.0	W1
basalt	4	135.0	170.0	30000.0	45.0	0.00	0.0	0

GSTABL7 v.2 FSmin=1.862

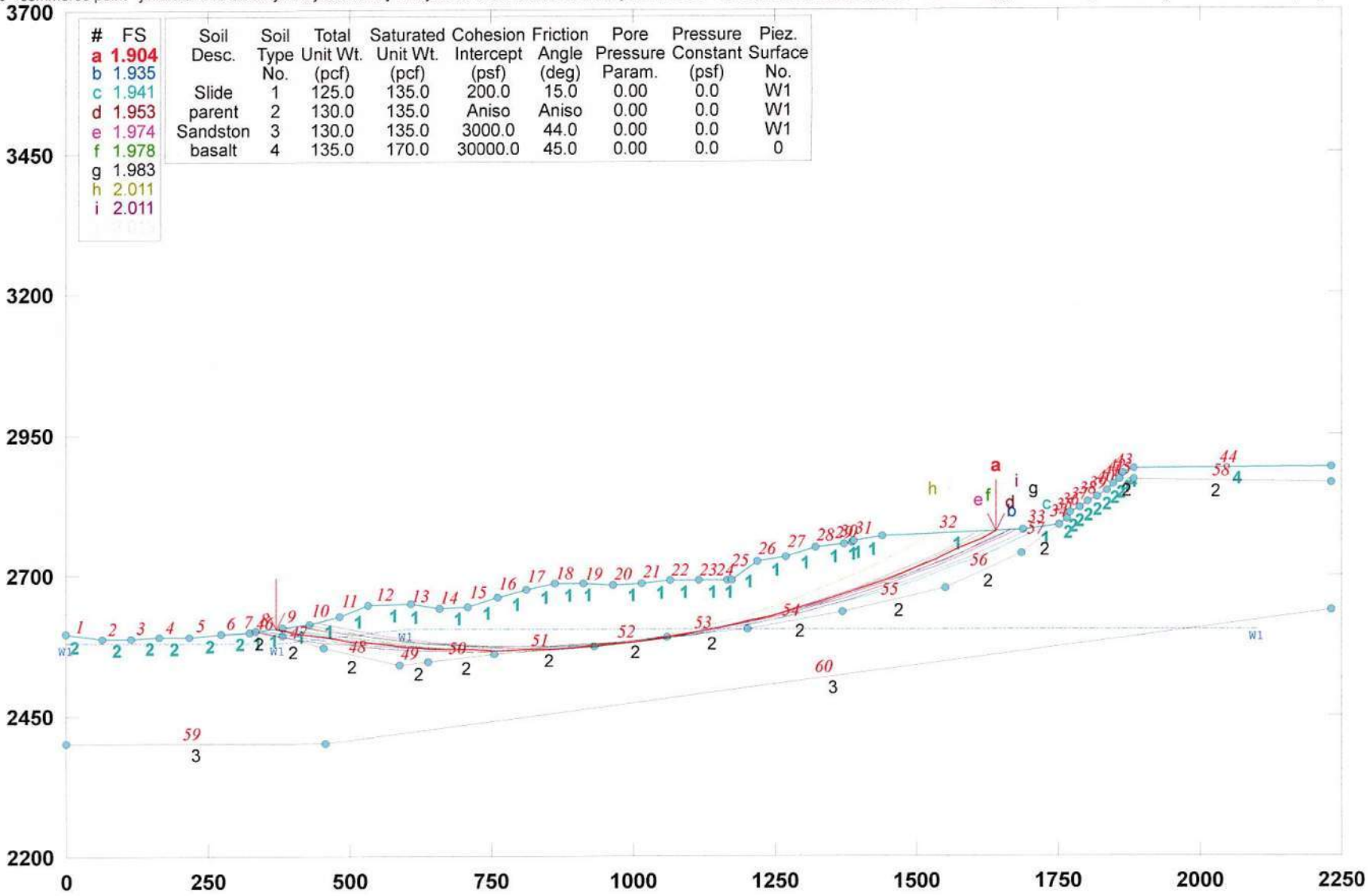
Safety Factors Are Calculated By The Simplified Janbu Method

original Profile - Section 1+00

z:\18500's\18535 - commerce point - jmi\north end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel - new existing profile 1+00.pl2 Run By: Insert Name/company Here 12/8/2020 09

#	FS
a	1.904
b	1.935
c	1.941
d	1.953
e	1.974
f	1.978
g	1.983
h	2.011
i	2.011

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
Slide	1	125.0	135.0	200.0	15.0	0.00	0.0	W1
parent	2	130.0	135.0	Aniso	Aniso	0.00	0.0	W1
Sandston	3	130.0	135.0	3000.0	44.0	0.00	0.0	W1
basalt	4	135.0	170.0	30000.0	45.0	0.00	0.0	0



GSTABL7 v.2 FSmin=1.904

Safety Factors Are Calculated By The Modified Bishop Method

***** GSTABL7 *****

** GSTABL7 by Dr. Garry H. Gregory, Ph.D.,P.E.,D.GE **
** Original Version 1.0, January 1996; Current Ver. 2.005.3, Feb. 2013 **
(All Rights Reserved-Unauthorized Use Prohibited)

****

SLOPE STABILITY ANALYSIS SYSTEM
Modified Bishop, Simplified Janbu, or GLE Method of Slices.
(Includes Spencer & Morgenstern-Price Type Analysis)
Including Pier/Pile, Reinforcement, Soil Nail, Tieback,
Nonlinear Undrained Shear Strength, Curved Phi Envelope,
Anisotropic Soil, Fiber-Reinforced Soil, Boundary Loads, Water
Surfaces, Pseudo-Static & Newmark Earthquake, and Applied Forces.

****

Analysis Run Date: 12/8/2020
Time of Run: 09:57AM
Run By: Insert Name/company Here
Input Data Filename: Z:\18500's\18535 - Commerce Point - JMI\North end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel
Output Filename: Z:\18500's\18535 - Commerce Point - JMI\North end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel
Unit System: English
Plotted Output Filename: Z:\18500's\18535 - Commerce Point - JMI\North end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel

PROBLEM DESCRIPTION: original Profile - Section 1+00

BOUNDARY COORDINATES
44 Top Boundaries
60 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	2595.00	63.00	2587.00	2
2	63.00	2587.00	113.00	2588.00	2
3	113.00	2588.00	165.00	2590.00	2
4	165.00	2590.00	218.00	2590.00	2
5	218.00	2590.00	273.00	2595.00	2
6	273.00	2595.00	324.00	2600.00	2
7	324.00	2600.00	335.00	2602.00	1
8	335.00	2602.00	381.50	2606.00	1
9	381.50	2606.00	431.00	2613.00	1
10	431.00	2613.00	484.00	2628.00	1
11	484.00	2628.00	534.00	2647.00	1
12	534.00	2647.00	608.00	2648.00	1
13	608.00	2648.00	659.00	2640.00	1
14	659.00	2640.00	710.00	2643.00	1
15	710.00	2643.00	761.00	2660.00	1
16	761.00	2660.00	811.00	2674.00	1
17	811.00	2674.00	863.00	2686.00	1
18	863.00	2686.00	913.00	2685.00	1
19	913.00	2685.00	964.00	2683.00	1
20	964.00	2683.00	1015.00	2685.00	1
21	1015.00	2685.00	1066.00	2692.00	1
22	1066.00	2692.00	1115.00	2690.00	1
23	1115.00	2690.00	1167.00	2690.00	1
24	1167.00	2690.00	1175.00	2691.00	1
25	1175.00	2691.00	1218.00	2725.00	1
26	1218.00	2725.00	1269.00	2733.00	1
27	1269.00	2733.00	1323.00	2749.00	1
28	1323.00	2749.00	1374.00	2756.00	1
29	1374.00	2756.00	1386.00	2758.00	1
30	1386.00	2758.00	1390.00	2760.00	1
31	1390.00	2760.00	1439.00	2770.00	1
32	1439.00	2770.00	1687.00	2780.00	1
33	1687.00	2780.00	1752.00	2790.00	1
34	1752.00	2790.00	1767.00	2800.00	2
35	1767.00	2800.00	1772.00	2810.00	2
36	1772.00	2810.00	1787.00	2820.00	2
37	1787.00	2820.00	1802.00	2830.00	2
38	1802.00	2830.00	1820.00	2840.00	2
39	1820.00	2840.00	1837.00	2850.00	2

40	1837.00	2850.00	1847.00	2860.00	2
41	1847.00	2860.00	1857.00	2870.00	2
42	1857.00	2870.00	1865.00	2880.00	4
43	1865.00	2880.00	1882.00	2890.00	4
44	1882.00	2890.00	2232.00	2893.00	4
45	1857.00	2870.00	1882.00	2870.00	2
46	335.00	2602.50	382.00	2592.00	2
47	382.00	2592.00	456.00	2571.24	2
48	456.00	2571.24	588.00	2540.97	2
49	588.00	2540.97	638.00	2545.57	2
50	638.00	2545.57	757.00	2559.08	2
51	757.00	2559.08	931.00	2574.58	2
52	931.00	2574.58	1061.00	2591.46	2
53	1061.00	2591.46	1202.00	2604.83	2
54	1202.00	2604.83	1370.00	2636.42	2
55	1370.00	2636.42	1551.00	2676.21	2
56	1551.00	2676.21	1684.00	2738.22	2
57	1684.00	2738.22	1752.00	2790.00	2
58	1857.00	2870.00	2232.00	2863.00	2
59	0.00	2400.00	457.00	2400.00	3
60	457.00	2400.00	2232.00	2637.00	3

User Specified Y-Origin = 2200.00(ft)
Default X-Plus Value = 0.00(ft)
Default Y-Plus Value = 0.00(ft)

ISOTROPIC SOIL PARAMETERS

4 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	125.0	135.0	200.0	15.0	0.00	0.0	1
2	130.0	135.0	0.0	0.0	0.00	0.0	1
3	130.0	135.0	3000.0	44.0	0.00	0.0	1
4	135.0	170.0	30000.0	45.0	0.00	0.0	0

ANISOTROPIC STRENGTH PARAMETERS

1 soil type(s)

Soil Type 2 Is Anisotropic
Number Of Direction Ranges Specified = 6

Direction Range No.	Counterclockwise Direction Limit (deg)	Cohesion Intercept (psf)	Friction Angle (deg)
1	-90.0	535.00	28.00
2	5.0	535.00	28.00
3	5.1	0.00	8.50
4	10.0	0.00	8.50
5	10.0	535.00	28.00
6	90.0	535.00	28.00

ANISOTROPIC SOIL NOTES:
(1) An input value of 0.01 for C and/or Phi will cause Aniso C and/or Phi to be ignored in that range.
(2) An input value of 0.02 for Phi will set both Phi and C equal to zero, with no water weight in the tension crack.
(3) An input value of 0.03 for Phi will set both Phi and C equal to zero, with water weight in the tension crack.

1 PIEZOMETRIC SURFACE(S) SPECIFIED
Unit Weight of Water = 62.40 (pcf)
Piezometric Surface No. 1 Specified by 4 Coordinate Points
Pore Pressure Inclination Factor = 0.50

Point No.	X-Water (ft)	Y-Water (ft)
1	0.00	2580.00
2	373.09	2580.00
3	600.00	2605.00
4	2100.00	2605.00

A Critical Failure Surface Searching Method, Using A Random Technique For Generating Circular Surfaces, Has Been Specified.
2100 Trial Surfaces Have Been Generated.
50 Surface(s) Initiate(s) From Each Of 42 Points Equally Spaced Along The Ground Surface Between X = 200.00(ft)

and X = 450.00(ft)
Each Surface Terminates Between X =1100.00(ft)
and X =1732.00(ft)
Unless Further Limitations Were Imposed, The Minimum Elevation
At Which A Surface Extends Is Y = 2540.00(ft)
44.00(ft) Line Segments Define Each Trial Failure Surface.
Following Are Displayed The Ten Most Critical Of The Trial
Failure Surfaces Evaluated. They Are
Ordered - Most Critical First.
* * Safety Factors Are Calculated By The Modified Bishop Method * *
Total Number of Trial Surfaces Attempted = 2100
Number of Trial Surfaces With Valid FS = 2100
Statistical Data On All Valid FS Values:
FS Max = 4.097 FS Min = 1.904 FS Ave = 2.596
Standard Deviation = 0.382 Coefficient of Variation = 14.71 %
Failure Surface Specified By 31 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	370.732	2605.074
2	413.968	2596.910
3	457.376	2589.719
4	500.935	2583.503
5	544.622	2578.266
6	588.416	2574.010
7	632.294	2570.737
8	676.234	2568.450
9	720.215	2567.149
10	764.214	2566.835
11	808.209	2567.508
12	852.178	2569.168
13	896.098	2571.814
14	939.948	2575.444
15	983.706	2580.057
16	1027.349	2585.651
17	1070.855	2592.222
18	1114.203	2599.768
19	1157.371	2608.284
20	1200.337	2617.767
21	1243.080	2628.210
22	1285.577	2639.611
23	1327.808	2651.961
24	1369.752	2665.256
25	1411.386	2679.489
26	1452.691	2694.651
27	1493.646	2710.737
28	1534.229	2727.737
29	1574.420	2745.643
30	1614.200	2764.447
31	1641.623	2778.170

Circle Center At X = 756.210 ; Y = 4528.087 ; and Radius = 1961.268
Factor of Safety
*** 1.904 ***
Individual data on the 60 slices

Slice No.	Width (ft)	Weight (lbs)	Water Force Top (lbs)	Water Force Bot (lbs)	Tie Force Norm (lbs)	Tie Force Tan (lbs)	Earthquake Force Hor (lbs)	Earthquake Force Ver (lbs)	Surcharge Load (lbs)
1	10.8	1991.8	0.0	0.0	0.	0.	0.0	0.0	0.0
2	32.5	33767.8	0.0	0.0	0.	0.	0.0	0.0	0.0
3	17.0	34695.3	0.0	0.0	0.	0.	0.0	0.0	0.0
4	26.4	81861.3	0.0	0.0	0.	0.	0.0	0.0	0.0
5	1.7	6650.3	0.0	0.0	0.	0.	0.0	0.0	0.0
6	24.9	115312.6	0.0	4917.4	0.	0.	0.0	0.0	0.0
7	16.9	99868.6	0.0	8956.8	0.	0.	0.0	0.0	0.0
8	33.1	249395.6	0.0	29715.5	0.	0.	0.0	0.0	0.0
9	10.6	92562.6	0.0	12880.5	0.	0.	0.0	0.0	0.0
10	43.8	401279.3	0.0	68702.4	0.	0.	0.0	0.0	0.0
11	11.6	111039.7	0.0	22180.2	0.	0.	0.0	0.0	0.0

12	8.0	77670.8	0.0	16095.1	0.	0.	0.0	0.0	0.0
13	24.3	234193.3	0.0	50707.4	0.	0.	0.0	0.0	0.0
14	26.7	249864.2	0.0	58334.4	0.	0.	0.0	0.0	0.0
15	17.2	160488.8	0.0	38877.4	0.	0.	0.0	0.0	0.0
16	33.8	325078.9	0.0	78096.4	0.	0.	0.0	0.0	0.0
17	10.2	102687.2	0.0	24041.7	0.	0.	0.0	0.0	0.0
18	40.8	454948.3	0.0	96702.5	0.	0.	0.0	0.0	0.0
19	3.2	38833.6	0.0	7652.4	0.	0.	0.0	0.0	0.0
20	44.0	565962.3	0.0	*******	0.	0.	0.0	0.0	0.0
21	2.8	38042.0	0.0	6524.9	0.	0.	0.0	0.0	0.0
22	41.2	583124.8	0.0	94134.5	0.	0.	0.0	0.0	0.0
23	10.8	159760.7	0.0	24021.1	0.	0.	0.0	0.0	0.0
24	33.1	486486.8	0.0	70727.0	0.	0.	0.0	0.0	0.0
25	16.9	243502.6	0.0	34380.1	0.	0.	0.0	0.0	0.0
26	20.6	291241.2	0.0	39934.2	0.	0.	0.0	0.0	0.0
27	6.3	88041.5	0.0	11817.9	0.	0.	0.0	0.0	0.0
28	24.1	327776.3	0.0	42691.2	0.	0.	0.0	0.0	0.0
29	19.7	262198.4	0.0	32124.6	0.	0.	0.0	0.0	0.0
30	31.3	407447.4	0.0	45157.2	0.	0.	0.0	0.0	0.0
31	12.3	158367.7	0.0	15645.9	0.	0.	0.0	0.0	0.0
32	33.7	429714.2	0.0	35693.3	0.	0.	0.0	0.0	0.0
33	5.0	63535.3	0.0	4382.3	0.	0.	0.0	0.0	0.0
34	4.9	61354.4	0.0	4027.3	0.	0.	0.0	0.0	0.0
35	2.2	27233.6	0.0	1731.0	0.	0.	0.0	0.0	0.0
36	41.2	491004.9	0.0	22992.1	0.	0.	0.0	0.0	0.0
37	0.8	9021.4	0.0	261.1	0.	0.	0.0	0.0	0.0
38	25.7	282126.4	0.0	4151.4	0.	0.	0.0	0.0	0.0
39	16.6	173462.2	0.0	0.0	0.	0.	0.0	0.0	0.0
40	9.6	97074.2	0.0	0.0	0.	0.	0.0	0.0	0.0
41	8.0	79208.0	0.0	0.0	0.	0.	0.0	0.0	0.0
42	25.3	272522.7	0.0	0.0	0.	0.	0.0	0.0	0.0
43	17.7	216572.6	0.0	0.0	0.	0.	0.0	0.0	0.0
44	25.1	319205.3	0.0	0.0	0.	0.	0.0	0.0	0.0
45	25.9	321669.3	0.0	0.0	0.	0.	0.0	0.0	0.0
46	16.6	203215.2	0.0	0.0	0.	0.	0.0	0.0	0.0
47	37.4	460172.0	0.0	0.0	0.	0.	0.0	0.0	0.0
48	4.8	58947.1	0.0	0.0	0.	0.	0.0	0.0	0.0
49	41.9	492467.1	0.0	0.0	0.	0.	0.0	0.0	0.0
50	4.2	47646.6	0.0	0.0	0.	0.	0.0	0.0	0.0
51	12.0	132361.1	0.0	0.0	0.	0.	0.0	0.0	0.0
52	4.0	43752.9	0.0	0.0	0.	0.	0.0	0.0	0.0
53	21.4	230837.9	0.0	0.0	0.	0.	0.0	0.0	0.0
54	27.6	285197.6	0.0	0.0	0.	0.	0.0	0.0	0.0
55	13.7	133725.7	0.0	0.0	0.	0.	0.0	0.0	0.0
56	41.0	351611.5	0.0	0.0	0.	0.	0.0	0.0	0.0
57	40.6	272843.8	0.0	0.0	0.	0.	0.0	0.0	0.0
58	40.2	190708.6	0.0	0.0	0.	0.	0.0	0.0	0.0
59	39.8	105503.6	0.0	0.0	0.	0.	0.0	0.0	0.0
60	27.4	21625.9	0.0	0.0	0.	0.	0.0	0.0	0.0

Failure Surface Specified By 32 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	346.342	2602.976
2	389.684	2595.395
3	433.172	2588.703
4	476.788	2582.903
5	520.514	2577.998
6	564.331	2573.990
7	608.221	2570.880
8	652.165	2568.669
9	696.146	2567.359
10	740.144	2566.950
11	784.141	2567.442
12	828.119	2568.835
13	872.059	2571.129
14	915.943	2574.322
15	959.752	2578.414
16	1003.469	2583.401

17	1047.074	2589.283
18	1090.549	2596.057
19	1133.877	2603.720
20	1177.038	2612.269
21	1220.016	2621.700
22	1262.791	2632.009
23	1305.346	2643.192
24	1347.663	2655.244
25	1389.725	2668.161
26	1431.513	2681.936
27	1473.010	2696.565
28	1514.199	2712.040
29	1555.062	2728.355
30	1595.583	2745.504
31	1635.744	2763.479
32	1669.195	2779.282

Circle Center At X = 738.095 ; Y = 4714.530 ; and Radius = 2147.587

Factor of Safety

*** 1.935 ***

Failure Surface Specified By 33 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	389.025	2607.064
2	432.388	2599.604
3	475.891	2593.015
4	519.518	2587.298
5	563.251	2582.457
6	607.072	2578.493
7	650.964	2575.408
8	694.909	2573.203
9	738.889	2571.879
10	782.887	2571.436
11	826.884	2571.875
12	870.865	2573.196
13	914.809	2575.397
14	958.701	2578.479
15	1002.523	2582.439
16	1046.256	2587.276
17	1089.884	2592.989
18	1133.388	2599.575
19	1176.752	2607.031
20	1219.957	2615.354
21	1262.987	2624.542
22	1305.825	2634.590
23	1348.452	2645.494
24	1390.853	2657.250
25	1433.009	2669.853
26	1474.904	2683.299
27	1516.522	2697.581
28	1557.845	2712.694
29	1598.857	2728.632
30	1639.541	2745.388
31	1679.882	2762.957
32	1719.862	2781.330
33	1731.145	2786.792

Circle Center At X = 782.978 ; Y = 4767.327 ; and Radius = 2195.891

Factor of Safety

*** 1.941 ***

Failure Surface Specified By 33 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	328.049	2600.736
2	371.378	2593.083
3	414.854	2586.313
4	458.459	2580.429
5	502.175	2575.434
6	545.983	2571.330
7	589.865	2568.118

8	633.804	2565.799
9	677.781	2564.375
10	721.778	2563.846
11	765.776	2564.213
12	809.758	2565.474
13	853.705	2567.631
14	897.600	2570.681
15	941.423	2574.624
16	985.156	2579.458
17	1028.783	2585.180
18	1072.283	2591.790
19	1115.641	2599.283
20	1158.836	2607.657
21	1201.853	2616.908
22	1244.672	2627.032
23	1287.277	2638.026
24	1329.649	2649.884
25	1371.771	2662.603
26	1413.625	2676.175
27	1455.194	2690.597
28	1496.462	2705.861
29	1537.410	2721.962
30	1578.022	2738.893
31	1618.281	2756.647
32	1658.171	2775.217
33	1666.214	2779.162

Circle Center At X = 725.767 ; Y = 4726.015 ; and Radius = 2162.172

Factor of Safety

*** 1.953 ***

Failure Surface Specified By 29 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	443.903	2616.652
2	486.831	2607.001
3	530.006	2598.518
4	573.394	2591.206
5	616.964	2585.072
6	660.685	2580.121
7	704.523	2576.355
8	748.448	2573.778
9	792.426	2572.391
10	836.425	2572.196
11	880.414	2573.192
12	924.360	2575.380
13	968.230	2578.757
14	1011.993	2583.321
15	1055.616	2589.068
16	1099.067	2595.994
17	1142.315	2604.095
18	1185.327	2613.364
19	1228.073	2623.795
20	1270.521	2635.379
21	1312.639	2648.109
22	1354.397	2661.975
23	1395.764	2676.967
24	1436.710	2693.073
25	1477.205	2710.282
26	1517.219	2728.582
27	1556.723	2747.959
28	1595.687	2768.398
29	1610.938	2776.933

Circle Center At X = 821.627 ; Y = 4196.651 ; and Radius = 1624.523

Factor of Safety

*** 1.974 ***

Failure Surface Specified By 30 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	425.610	2612.238

2	468.716	2603.416
3	512.030	2595.672
4	555.522	2589.011
5	599.168	2583.436
6	642.939	2578.951
7	686.808	2575.560
8	730.748	2573.263
9	774.731	2572.063
10	818.731	2571.960
11	862.720	2572.954
12	906.670	2575.045
13	950.555	2578.231
14	994.346	2582.511
15	1038.017	2587.882
16	1081.541	2594.339
17	1124.890	2601.880
18	1168.037	2610.500
19	1210.956	2620.193
20	1253.620	2630.954
21	1296.003	2642.775
22	1338.077	2655.649
23	1379.817	2669.568
24	1421.198	2684.524
25	1462.192	2700.508
26	1502.775	2717.508
27	1542.921	2735.515
28	1582.606	2754.518
29	1621.805	2774.505
30	1627.522	2777.602

Circle Center At X = 800.837 ; Y = 4335.580 ; and Radius = 1763.718

Factor of Safety

*** 1.978 ***

Failure Surface Specified By 33 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	376.829	2605.598
2	420.132	2597.798
3	463.588	2590.896
4	507.177	2584.896
5	550.881	2579.800
6	594.681	2575.610
7	638.558	2572.328
8	682.494	2569.956
9	726.470	2568.494
10	770.466	2567.943
11	814.465	2568.304
12	858.447	2569.576
13	902.392	2571.759
14	946.284	2574.852
15	990.101	2578.853
16	1033.827	2583.760
17	1077.441	2589.573
18	1120.926	2596.287
19	1164.262	2603.900
20	1207.432	2612.410
21	1250.415	2621.812
22	1293.195	2632.102
23	1335.753	2643.276
24	1378.070	2655.329
25	1420.128	2668.256
26	1461.909	2682.051
27	1503.396	2696.708
28	1544.570	2712.222
29	1585.415	2728.586
30	1625.911	2745.792
31	1666.042	2763.832
32	1705.792	2782.700
33	1706.342	2782.976

Circle Center At X = 775.047 ; Y = 4692.173 ; and Radius = 2124.235

Factor of Safety

*** 1.983 ***

Failure Surface Specified By 28 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	413.415	2610.513
2	456.224	2600.345
3	499.318	2591.463
4	542.658	2583.873
5	586.206	2577.583
6	629.923	2572.599
7	673.770	2568.925
8	717.706	2566.563
9	761.694	2565.517
10	805.693	2565.788
11	849.664	2567.374
12	893.568	2570.275
13	937.366	2574.489
14	981.018	2580.010
15	1024.486	2586.834
16	1067.730	2594.956
17	1110.711	2604.368
18	1153.392	2615.061
19	1195.734	2627.026
20	1237.699	2640.252
21	1279.250	2654.728
22	1320.349	2670.440
23	1360.960	2687.375
24	1401.046	2705.517
25	1440.571	2724.849
26	1479.500	2745.356
27	1517.799	2767.017
28	1528.692	2773.617

Circle Center At X = 774.607 ; Y = 4035.336 ; and Radius = 1469.891

Factor of Safety

*** 2.011 ***

Failure Surface Specified By 31 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	413.415	2610.513
2	456.675	2602.479
3	500.103	2595.410
4	543.678	2589.308
5	587.378	2584.178
6	631.181	2580.021
7	675.066	2576.839
8	719.011	2574.634
9	762.994	2573.408
10	806.993	2573.160
11	850.987	2573.891
12	894.954	2575.601
13	938.872	2578.288
14	982.719	2581.952
15	1026.474	2586.590
16	1070.115	2592.201
17	1113.620	2598.781
18	1156.968	2606.327
19	1200.137	2614.835
20	1243.107	2624.302
21	1285.855	2634.723
22	1328.361	2646.092
23	1370.603	2658.404
24	1412.561	2671.652
25	1454.214	2685.831
26	1495.542	2700.932
27	1536.523	2716.949
28	1577.137	2733.875

29	1617.365	2751.699
30	1657.187	2770.414
31	1675.529	2779.537

Circle Center At X = 796.128 ; Y = 4550.849 ; and Radius = 1977.719

Factor of Safety

*** 2.011 ***

Failure Surface Specified By 30 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	358.537	2604.025
2	401.584	2594.917
3	444.851	2586.921
4	488.310	2580.039
5	531.931	2574.278
6	575.686	2569.641
7	619.546	2566.131
8	663.481	2563.751
9	707.463	2562.501
10	751.463	2562.384
11	795.451	2563.398
12	839.399	2565.543
13	883.277	2568.818
14	927.056	2573.221
15	970.708	2578.749
16	1014.202	2585.397
17	1057.512	2593.163
18	1100.607	2602.040
19	1143.460	2612.022
20	1186.041	2623.104
21	1228.324	2635.277
22	1270.279	2648.534
23	1311.880	2662.865
24	1353.098	2678.263
25	1393.906	2694.715
26	1434.278	2712.212
27	1474.186	2730.741
28	1513.604	2750.291
29	1552.507	2770.848
30	1559.657	2774.865

Circle Center At X = 734.011 ; Y = 4271.946 ; and Radius = 1709.662

Factor of Safety

*** 2.013 ***

**** END OF GSTABL7 OUTPUT ****

APPENDIX B

Analysis to Modified Slope
Station 1+00

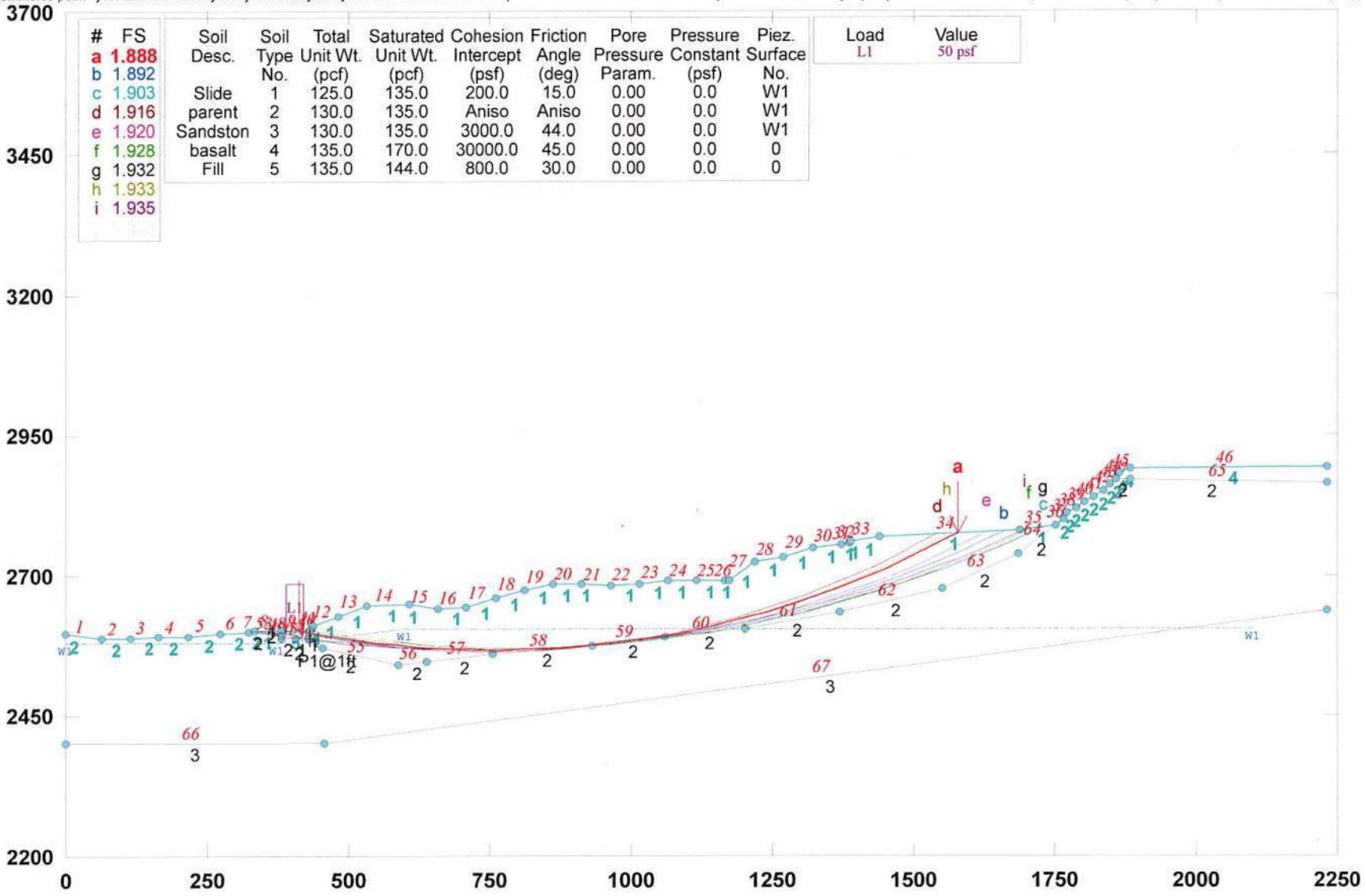
Modified Profile - Section 1+00 JMI Pad mod with soil

z:\18500's\18535 - commerce point - jmi\north end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel - modified with jmi pad profile 1+00 modified soil parameters add piles.pl2 Run By: Insert Name/company Here 12/8/2020

#	FS
a	1.888
b	1.892
c	1.903
d	1.916
e	1.920
f	1.928
g	1.932
h	1.933
i	1.935

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
Slide	1	125.0	135.0	200.0	15.0	0.00	0.0	W1
parent	2	130.0	135.0	Aniso	Aniso	0.00	0.0	W1
Sandston	3	130.0	135.0	3000.0	44.0	0.00	0.0	W1
basalt	4	135.0	170.0	30000.0	45.0	0.00	0.0	0
Fill	5	135.0	144.0	800.0	30.0	0.00	0.0	0

Load	Value
L1	50 psf



GSTABL7 v.2 FSmin=1.888

Safety Factors Are Calculated By The Simplified Janbu Method

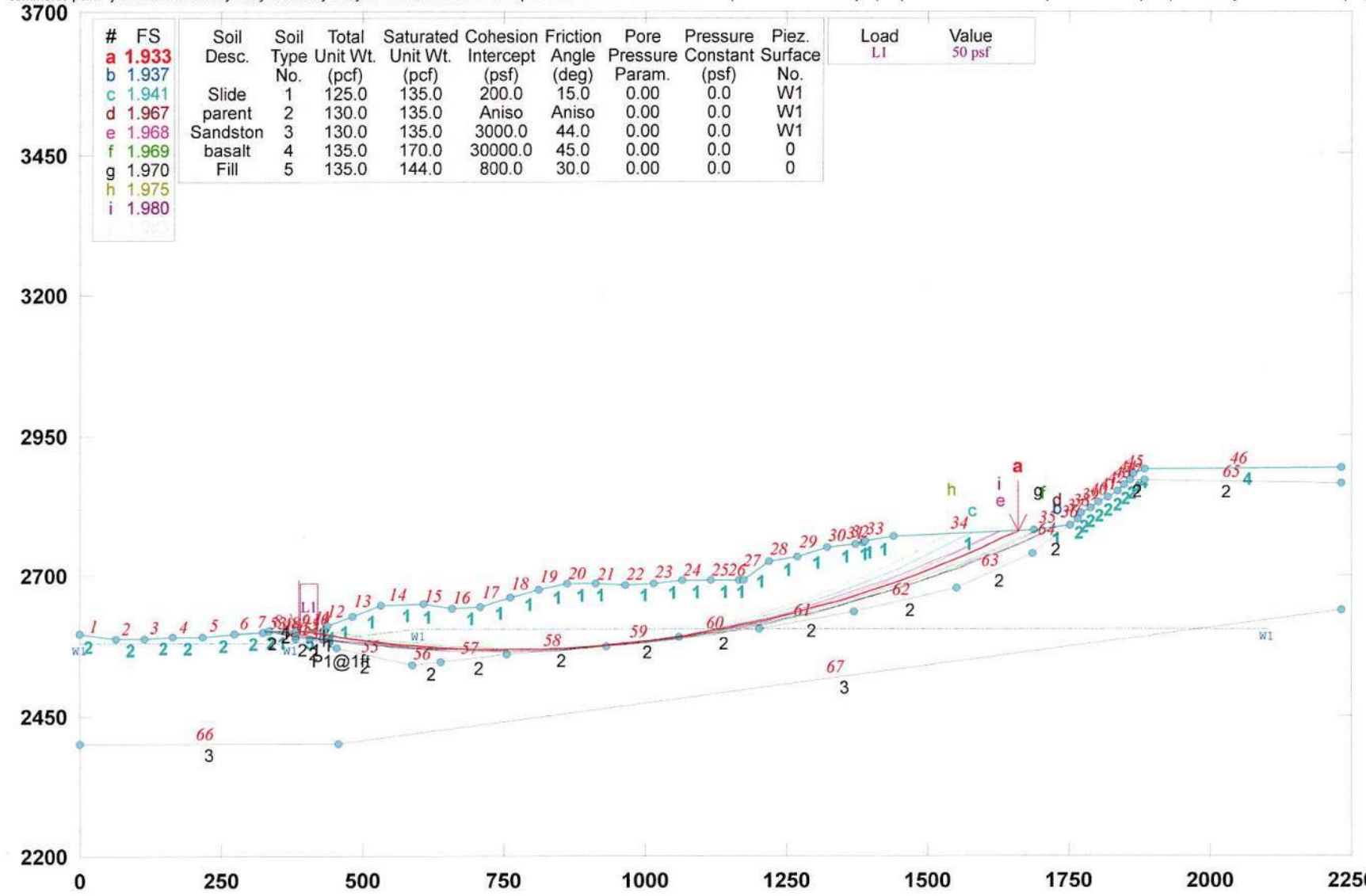
Modified Profile - Section 1+00 JMI Pad mod with soil

z:\18500's\18535 - commerce point - jmi\north end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel - modified with jmi pad profile 1+00 modified soil parameters add piles.pl2 Run By: Insert Name/company Here 12/8/2020

#	FS
a	1.933
b	1.937
c	1.941
d	1.967
e	1.968
f	1.969
g	1.970
h	1.975
i	1.980

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
Slide	1	125.0	135.0	200.0	15.0	0.00	0.0	W1
parent	2	130.0	135.0	Aniso	Aniso	0.00	0.0	W1
Sandston	3	130.0	135.0	3000.0	44.0	0.00	0.0	W1
basalt	4	135.0	170.0	30000.0	45.0	0.00	0.0	0
Fill	5	135.0	144.0	800.0	30.0	0.00	0.0	0

Load	Value
L1	50 psf



GSTABL7 v.2 FSmin=1.933

Safety Factors Are Calculated By The Modified Bishop Method

***** GSTABL7 *****

** GSTABL7 by Dr. Garry H. Gregory, Ph.D.,P.E.,D.GE **
** Original Version 1.0, January 1996; Current Ver. 2.005.3, Feb. 2013 **

****

SLOPE STABILITY ANALYSIS SYSTEM
Modified Bishop, Simplified Janbu, or GLE Method of Slices.
(Includes Spencer & Morgenstern-Price Type Analysis)
Including Pier/Pile, Reinforcement, Soil Nail, Tieback,
Nonlinear Undrained Shear Strength, Curved Phi Envelope,
Anisotropic Soil, Fiber-Reinforced Soil, Boundary Loads, Water
Surfaces, Pseudo-Static & Newmark Earthquake, and Applied Forces.

****

Analysis Run Date: 12/8/2020
Time of Run: 10:09AM
Run By: Insert Name/company Here
Input Data Filename: Z:\18500's\18535 - Commerce Point - JMI\North end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel
Output Filename: Z:\18500's\18535 - Commerce Point - JMI\North end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel
Unit System: English
Plotted Output Filename: Z:\18500's\18535 - Commerce Point - JMI\North end stability analysis\stability analysis for south corner of north parcel\18535 - sw corner of northern parcel
PROBLEM DESCRIPTION: Modified Profile - Section 1+00
JMI Pad mod with soil

BOUNDARY COORDINATES
46 Top Boundaries
67 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	2595.00	63.00	2587.00	2
2	63.00	2587.00	113.00	2588.00	2
3	113.00	2588.00	165.00	2590.00	2
4	165.00	2590.00	218.00	2590.00	2
5	218.00	2590.00	273.00	2595.00	2
6	273.00	2595.00	324.00	2600.00	2
7	324.00	2600.00	335.00	2602.00	2
8	335.00	2602.00	381.50	2602.50	1
9	381.50	2602.50	431.50	2602.50	5
10	431.50	2602.50	435.00	2605.50	1
11	435.00	2605.50	438.00	2610.50	1
12	438.00	2610.50	484.00	2628.00	1
13	484.00	2628.00	534.00	2647.00	1
14	534.00	2647.00	608.00	2648.00	1
15	608.00	2648.00	659.00	2640.00	1
16	659.00	2640.00	710.00	2643.00	1
17	710.00	2643.00	761.00	2660.00	1
18	761.00	2660.00	811.00	2674.00	1
19	811.00	2674.00	863.00	2686.00	1
20	863.00	2686.00	913.00	2685.00	1
21	913.00	2685.00	964.00	2683.00	1
22	964.00	2683.00	1015.00	2685.00	1
23	1015.00	2685.00	1066.00	2692.00	1
24	1066.00	2692.00	1115.00	2690.00	1
25	1115.00	2690.00	1167.00	2690.00	1
26	1167.00	2690.00	1175.00	2691.00	1
27	1175.00	2691.00	1218.00	2725.00	1
28	1218.00	2725.00	1269.00	2733.00	1
29	1269.00	2733.00	1323.00	2749.00	1
30	1323.00	2749.00	1374.00	2756.00	1
31	1374.00	2756.00	1386.00	2758.00	1
32	1386.00	2758.00	1390.00	2760.00	1
33	1390.00	2760.00	1439.00	2770.00	1
34	1439.00	2770.00	1687.00	2780.00	1
35	1687.00	2780.00	1752.00	2790.00	1
36	1752.00	2790.00	1767.00	2800.00	2
37	1767.00	2800.00	1772.00	2810.00	2
38	1772.00	2810.00	1787.00	2820.00	2

39	1787.00	2820.00	1802.00	2830.00	2
40	1802.00	2830.00	1820.00	2840.00	2
41	1820.00	2840.00	1837.00	2850.00	2
42	1837.00	2850.00	1847.00	2860.00	2
43	1847.00	2860.00	1857.00	2870.00	2
44	1857.00	2870.00	1865.00	2880.00	4
45	1865.00	2880.00	1882.00	2890.00	4
46	1882.00	2890.00	2232.00	2893.00	4
47	1857.00	2870.00	1882.00	2870.00	2
48	381.50	2602.50	382.00	2592.00	1
49	382.00	2592.00	382.50	2587.50	2
50	382.50	2587.50	407.00	2587.50	2
51	407.00	2587.50	429.50	2587.50	1
52	429.50	2587.50	431.50	2602.50	1
53	335.00	2602.00	382.00	2592.00	2
54	407.00	2587.50	456.00	2571.24	2
55	456.00	2571.24	588.00	2540.97	2
56	588.00	2540.97	638.00	2545.57	2
57	638.00	2545.57	757.00	2559.08	2
58	757.00	2559.08	931.00	2574.58	2
59	931.00	2574.58	1061.00	2591.46	2
60	1061.00	2591.46	1202.00	2604.83	2
61	1202.00	2604.83	1370.00	2636.42	2
62	1370.00	2636.42	1551.00	2676.21	2
63	1551.00	2676.21	1684.00	2738.22	2
64	1684.00	2738.22	1752.00	2790.00	2
65	1857.00	2870.00	2232.00	2863.00	2
66	0.00	2400.00	457.00	2400.00	3
67	457.00	2400.00	2232.00	2637.00	3

User Specified Y-Origin = 2200.00(ft)
Default X-Plus Value = 0.00(ft)
Default Y-Plus Value = 0.00(ft)

ISOTROPIC SOIL PARAMETERS

5 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	125.0	135.0	200.0	15.0	0.00	0.0	1
2	130.0	135.0	0.0	0.0	0.00	0.0	1
3	130.0	135.0	3000.0	44.0	0.00	0.0	1
4	135.0	170.0	30000.0	45.0	0.00	0.0	0
5	135.0	144.0	800.0	30.0	0.00	0.0	0

ANISOTROPIC STRENGTH PARAMETERS

1 soil type(s)

Soil Type 2 Is Anisotropic
Number Of Direction Ranges Specified = 6

Direction Range No.	Counterclockwise Direction Limit (deg)	Cohesion Intercept (psf)	Friction Angle (deg)
1	-90.0	535.00	28.00
2	5.0	535.00	28.00
3	5.1	0.00	8.50
4	10.0	0.00	8.50
5	10.0	535.00	28.00
6	90.0	535.00	28.00

ANISOTROPIC SOIL NOTES:
(1) An input value of 0.01 for C and/or Phi will cause Aniso C and/or Phi to be ignored in that range.
(2) An input value of 0.02 for Phi will set both Phi and C equal to zero, with no water weight in the tension crack.
(3) An input value of 0.03 for Phi will set both Phi and C equal to zero, with water weight in the tension crack.

1 PIEZOMETRIC SURFACE(S) SPECIFIED
Unit Weight of Water = 62.40 (pcf)
Piezometric Surface No. 1 Specified by 4 Coordinate Points
Pore Pressure Inclination Factor = 0.50

Point No.	X-Water (ft)	Y-Water (ft)

1	0.00	2580.00
2	373.09	2580.00
3	600.00	2605.00
4	2100.00	2605.00

BOUNDARY LOAD(S)

1 Load(s) Specified

Load No.	X-Left (ft)	X-Right (ft)	Intensity (psf)	Deflection (deg)
1	390.00	420.00	50.0	0.0

NOTE - Intensity Is Specified As A Uniformly Distributed Force Acting On A Horizontally Projected Surface.

PIER/PILE LOAD(S)

1 Pier/Pile Load(s) Specified

Pier/Pile No.	X-Pos (ft)	Y-Pos (ft)	Load (lbs)	Spacing (ft)	Inclination (deg)	Length (ft)
1	433.00	2603.79	0.0	1.0	90.00	30.0

NOTE - An Equivalent Line Load Is Calculated For Each Row Of Piers/Piles Assuming A Uniform Distribution Of Load Horizontally Between Individual Piers/Piles.

A Critical Failure Surface Searching Method, Using A Random Technique For Generating Circular Surfaces, Has Been Specified.

2100 Trial Surfaces Have Been Generated.

50 Surface(s) Initiate(s) From Each Of 42 Points Equally Spaced Along The Ground Surface Between X = 200.00(ft)
and X = 450.00(ft)

Each Surface Terminates Between X =1100.00(ft)
and X =1732.00(ft)

Unless Further Limitations Were Imposed, The Minimum Elevation At Which A Surface Extends Is Y = 2540.00(ft)

44.00(ft) Line Segments Define Each Trial Failure Surface.

Following Are Displayed The Ten Most Critical Of The Trial Failure Surfaces Evaluated. They Are Ordered - Most Critical First.

* * Safety Factors Are Calculated By The Simplified Janbu Method * *

Total Number of Trial Surfaces Attempted = 2100

Number of Trial Surfaces With Valid FS = 2100

Statistical Data On All Valid FS Values:

FS Max = 3.441 FS Min = 1.888 FS Ave = 2.492

Standard Deviation = 0.327 Coefficient of Variation = 13.11 %

Failure Surface Specified By 29 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	413.415	2602.500
2	456.594	2594.042
3	499.978	2586.706
4	543.538	2580.495
5	587.243	2575.414
6	631.066	2571.467
7	674.976	2568.656
8	718.944	2566.984
9	762.941	2566.450
10	806.937	2567.056
11	850.902	2568.802
12	894.808	2571.685
13	938.624	2575.704
14	982.321	2580.856
15	1025.870	2587.139
16	1069.242	2594.547
17	1112.408	2603.076
18	1155.338	2612.720
19	1198.004	2623.472
20	1240.377	2635.326
21	1282.429	2648.273
22	1324.132	2662.305
23	1365.457	2677.412
24	1406.377	2693.584
25	1446.865	2710.810
26	1486.893	2729.079

27 1526.434 2748.379
28 1565.463 2768.696
29 1577.930 2775.602

Factor of Safety
*** 1.888 ***

Individual data on the 60 slices

Slice No.	Width (ft)	Weight (lbs)	Water Force Top (lbs)	Water Force Bot (lbs)	Tie Force Norm (lbs)	Tie Force Tan (lbs)	Earthquake Force Hor (lbs)	Earthquake Force Ver (lbs)	Surcharge Load (lbs)
1	6.6	573.4	0.0	0.0	0.	0.	0.0	0.0	329.3
2	11.0	3533.8	0.0	0.0	0.	0.	0.0	0.0	0.0
3	0.5	209.2	0.0	0.0	0.	0.	0.0	0.0	0.0
4	3.5	2356.0	0.0	0.0	0.	0.	0.0	0.0	0.0
5	3.0	3758.1	0.0	0.0	0.	0.	0.0	0.0	0.0
6	18.6	42240.5	0.0	0.0	0.	0.	0.0	0.0	0.0
7	17.3	61321.6	0.0	0.0	0.	0.	0.0	0.0	0.0
8	10.1	45228.9	0.0	890.4	0.	0.	0.0	0.0	0.0
9	16.0	86642.7	0.0	5069.1	0.	0.	0.0	0.0	0.0
10	34.0	243153.2	0.0	24670.8	0.	0.	0.0	0.0	0.0
11	9.5	80173.8	0.0	10205.8	0.	0.	0.0	0.0	0.0
12	43.7	389620.8	0.0	63404.2	0.	0.	0.0	0.0	0.0
13	12.8	120084.6	0.0	23402.2	0.	0.	0.0	0.0	0.0
14	8.0	76528.6	0.0	15585.4	0.	0.	0.0	0.0	0.0
15	23.1	219947.2	0.0	46958.5	0.	0.	0.0	0.0	0.0
16	27.9	259687.4	0.0	60131.4	0.	0.	0.0	0.0	0.0
17	16.0	148117.0	0.0	35794.8	0.	0.	0.0	0.0	0.0
18	35.0	336843.7	0.0	80942.8	0.	0.	0.0	0.0	0.0
19	8.9	89851.3	0.0	21138.3	0.	0.	0.0	0.0	0.0
20	42.1	469568.7	0.0	*******	0.	0.	0.0	0.0	0.0
21	1.9	23510.5	0.0	4668.4	0.	0.	0.0	0.0	0.0
22	44.0	566497.1	0.0	*******	0.	0.	0.0	0.0	0.0
23	4.1	55522.4	0.0	9607.0	0.	0.	0.0	0.0	0.0
24	39.9	566383.3	0.0	92175.5	0.	0.	0.0	0.0	0.0
25	12.1	178846.9	0.0	27084.2	0.	0.	0.0	0.0	0.0
26	31.8	468333.1	0.0	68344.7	0.	0.	0.0	0.0	0.0
27	18.2	262106.2	0.0	37026.8	0.	0.	0.0	0.0	0.0
28	25.6	360037.3	0.0	48926.3	0.	0.	0.0	0.0	0.0
29	11.2	153856.1	0.0	20186.9	0.	0.	0.0	0.0	0.0
30	14.2	190375.4	0.0	24138.4	0.	0.	0.0	0.0	0.0
31	18.3	241840.9	0.0	29036.5	0.	0.	0.0	0.0	0.0
32	26.9	346784.0	0.0	37624.1	0.	0.	0.0	0.0	0.0
33	5.8	73500.8	0.0	7261.9	0.	0.	0.0	0.0	0.0
34	10.9	137079.3	0.0	12778.2	0.	0.	0.0	0.0	0.0
35	40.1	500791.0	0.0	36667.1	0.	0.	0.0	0.0	0.0
36	3.2	39928.3	0.0	2202.2	0.	0.	0.0	0.0	0.0
37	43.2	500020.7	0.0	16991.1	0.	0.	0.0	0.0	0.0
38	2.6	28131.6	0.0	270.7	0.	0.	0.0	0.0	0.0
39	6.0	64003.0	0.0	256.3	0.	0.	0.0	0.0	0.0
40	34.4	348547.5	0.0	0.0	0.	0.	0.0	0.0	0.0
41	11.7	110514.2	0.0	0.0	0.	0.	0.0	0.0	0.0
42	8.0	73833.2	0.0	0.0	0.	0.	0.0	0.0	0.0
43	23.0	228661.7	0.0	0.0	0.	0.	0.0	0.0	0.0
44	20.0	227019.2	0.0	0.0	0.	0.	0.0	0.0	0.0
45	22.4	264495.9	0.0	0.0	0.	0.	0.0	0.0	0.0
46	28.6	325666.5	0.0	0.0	0.	0.	0.0	0.0	0.0
47	13.4	149037.1	0.0	0.0	0.	0.	0.0	0.0	0.0
48	40.6	445726.6	0.0	0.0	0.	0.	0.0	0.0	0.0
49	1.1	12303.5	0.0	0.0	0.	0.	0.0	0.0	0.0
50	41.3	424273.1	0.0	0.0	0.	0.	0.0	0.0	0.0
51	8.5	81492.6	0.0	0.0	0.	0.	0.0	0.0	0.0
52	12.0	110761.2	0.0	0.0	0.	0.	0.0	0.0	0.0
53	4.0	36339.6	0.0	0.0	0.	0.	0.0	0.0	0.0
54	16.4	146011.4	0.0	0.0	0.	0.	0.0	0.0	0.0
55	32.6	269738.4	0.0	0.0	0.	0.	0.0	0.0	0.0
56	7.9	59991.7	0.0	0.0	0.	0.	0.0	0.0	0.0
57	40.0	256077.3	0.0	0.0	0.	0.	0.0	0.0	0.0
58	39.5	168047.8	0.0	0.0	0.	0.	0.0	0.0	0.0

59	39.0	76959.9	0.0	0.0	0.	0.	0.0	0.0	0.0
60	12.5	4989.5	0.0	0.0	0.	0.	0.0	0.0	0.0

Failure Surface Specified By 31 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	389.025	2602.500
2	432.371	2594.947
3	475.872	2588.334
4	519.505	2582.667
5	563.251	2577.947
6	607.089	2574.176
7	650.999	2571.356
8	694.959	2569.489
9	738.950	2568.575
10	782.950	2568.615
11	826.939	2569.609
12	870.896	2571.556
13	914.800	2574.456
14	958.631	2578.307
15	1002.368	2583.106
16	1045.992	2588.853
17	1089.480	2595.544
18	1132.813	2603.177
19	1175.970	2611.747
20	1218.932	2621.250
21	1261.677	2631.683
22	1304.186	2643.039
23	1346.439	2655.315
24	1388.416	2668.503
25	1430.097	2682.599
26	1471.463	2697.594
27	1512.494	2713.483
28	1553.171	2730.258
29	1593.475	2747.910
30	1633.386	2766.432
31	1658.711	2778.859

Factor of Safety
*** 1.892 ***

Failure Surface Specified By 34 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	334.146	2601.845
2	377.561	2594.692
3	421.102	2588.353
4	464.754	2582.830
5	508.502	2578.125
6	552.330	2574.239
7	596.223	2571.174
8	640.166	2568.930
9	684.143	2567.509
10	728.139	2566.912
11	772.138	2567.137
12	816.126	2568.186
13	860.086	2570.058
14	904.003	2572.752
15	947.863	2576.267
16	991.649	2580.602
17	1035.346	2585.756
18	1078.939	2591.726
19	1122.412	2598.511
20	1165.751	2606.109
21	1208.941	2614.516
22	1251.965	2623.729
23	1294.810	2633.747
24	1337.460	2644.563
25	1379.899	2656.177
26	1422.115	2668.582
27	1464.090	2681.775

28	1505.811	2695.751
29	1547.264	2710.505
30	1588.433	2726.032
31	1629.305	2742.327
32	1669.864	2759.384
33	1710.097	2777.197
34	1730.507	2786.693

Factor of Safety
*** 1.903 ***

Failure Surface Specified By 28 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	401.220	2602.500
2	444.290	2593.504
3	487.592	2585.696
4	531.092	2579.083
5	574.758	2573.670
6	618.556	2569.461
7	662.454	2566.458
8	706.417	2564.665
9	750.413	2564.083
10	794.409	2564.711
11	838.370	2566.551
12	882.264	2569.599
13	926.058	2573.854
14	969.718	2579.313
15	1013.212	2585.971
16	1056.505	2593.824
17	1099.566	2602.865
18	1142.362	2613.088
19	1184.860	2624.485
20	1227.029	2637.047
21	1268.836	2650.765
22	1310.249	2665.629
23	1351.238	2681.626
24	1391.771	2698.746
25	1431.818	2716.974
26	1471.347	2736.298
27	1510.330	2756.702
28	1541.512	2774.134

Factor of Safety
*** 1.916 ***

Failure Surface Specified By 30 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	401.220	2602.500
2	444.467	2594.396
3	487.893	2587.314
4	531.474	2581.257
5	575.186	2576.229
6	619.004	2572.233
7	662.905	2569.271
8	706.862	2567.345
9	750.853	2566.455
10	794.853	2566.602
11	838.837	2567.786
12	882.781	2570.007
13	926.661	2573.263
14	970.451	2577.552
15	1014.128	2582.872
16	1057.668	2589.220
17	1101.046	2596.593
18	1144.238	2604.986
19	1187.220	2614.394
20	1229.969	2624.813
21	1272.460	2636.237
22	1314.670	2648.659
23	1356.575	2662.073

24	1398.153	2676.471
25	1439.380	2691.844
26	1480.233	2708.185
27	1520.690	2725.485
28	1560.727	2743.733
29	1600.323	2762.920
30	1629.003	2777.661

Factor of Safety
*** 1.920 ***

Failure Surface Specified By 31 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	431.707	2602.678
2	475.085	2595.301
3	518.610	2588.858
4	562.265	2583.352
5	606.027	2578.785
6	649.877	2575.159
7	693.795	2572.476
8	737.761	2570.737
9	781.754	2569.944
10	825.754	2570.095
11	869.740	2571.192
12	913.693	2573.234
13	957.591	2576.219
14	1001.416	2580.147
15	1045.145	2585.015
16	1088.760	2590.822
17	1132.241	2597.564
18	1175.566	2605.240
19	1218.717	2613.844
20	1261.672	2623.373
21	1304.414	2633.823
22	1346.920	2645.189
23	1389.173	2657.465
24	1431.152	2670.646
25	1472.839	2684.727
26	1514.213	2699.699
27	1555.256	2715.557
28	1595.948	2732.293
29	1636.272	2749.899
30	1676.208	2768.368
31	1705.978	2782.920

Factor of Safety
*** 1.928 ***

Failure Surface Specified By 34 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	346.342	2602.122
2	389.751	2594.936
3	433.289	2588.576
4	476.940	2583.045
5	520.688	2578.345
6	564.518	2574.478
7	608.413	2571.445
8	652.358	2569.246
9	696.337	2567.883
10	740.334	2567.357
11	784.333	2567.667
12	828.318	2568.813
13	872.273	2570.796
14	916.183	2573.614
15	960.031	2577.266
16	1003.802	2581.751
17	1047.479	2587.067
18	1091.048	2593.213
19	1134.492	2600.186
20	1177.796	2607.983

21	1220.943	2616.602
22	1263.919	2626.040
23	1306.708	2636.293
24	1349.294	2647.358
25	1391.662	2659.231
26	1433.796	2671.907
27	1475.682	2685.381
28	1517.305	2699.649
29	1558.648	2714.707
30	1599.698	2730.547
31	1640.439	2747.165
32	1680.857	2764.554
33	1720.937	2782.708
34	1728.735	2786.421

Factor of Safety
*** 1.932 ***

Failure Surface Specified By 28 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	437.805	2610.175
2	480.723	2600.477
3	523.903	2592.023
4	567.310	2584.822
5	610.907	2578.880
6	654.657	2574.201
7	698.525	2570.789
8	742.473	2568.647
9	786.464	2567.778
10	830.462	2568.181
11	874.430	2569.856
12	918.332	2572.802
13	962.129	2577.017
14	1005.787	2582.497
15	1049.267	2589.237
16	1092.535	2597.232
17	1135.553	2606.475
18	1178.286	2616.958
19	1220.698	2628.673
20	1262.753	2641.610
21	1304.417	2655.757
22	1345.654	2671.104
23	1386.430	2687.636
24	1426.710	2705.341
25	1466.462	2724.204
26	1505.651	2744.208
27	1544.246	2765.338
28	1560.576	2774.902

Factor of Safety
*** 1.933 ***

Failure Surface Specified By 33 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	328.049	2600.736
2	371.467	2593.606
3	415.014	2587.305
4	458.672	2581.834
5	502.427	2577.196
6	546.263	2573.393
7	590.162	2570.425
8	634.111	2568.294
9	678.092	2567.001
10	722.089	2566.546
11	766.088	2566.929
12	810.071	2568.150
13	854.022	2570.209
14	897.927	2573.105
15	941.768	2576.837
16	985.531	2581.404

17	1029.198	2586.803
18	1072.755	2593.033
19	1116.185	2600.092
20	1159.473	2607.977
21	1202.602	2616.686
22	1245.558	2626.214
23	1288.325	2636.559
24	1330.887	2647.717
25	1373.228	2659.684
26	1415.334	2672.455
27	1457.189	2686.026
28	1498.778	2700.392
29	1540.085	2715.547
30	1581.096	2731.487
31	1621.796	2748.206
32	1662.171	2765.696
33	1696.865	2781.518

Factor of Safety
*** 1.935 ***

Failure Surface Specified By 30 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	401.220	2602.500
2	444.433	2594.219
3	487.837	2586.998
4	531.404	2580.842
5	575.109	2575.753
6	618.925	2571.736
7	662.826	2568.793
8	706.787	2566.925
9	750.780	2566.133
10	794.779	2566.418
11	838.758	2567.781
12	882.690	2570.219
13	926.549	2573.732
14	970.310	2578.317
15	1013.945	2583.972
16	1057.429	2590.693
17	1100.735	2598.476
18	1143.837	2607.317
19	1186.711	2617.211
20	1229.329	2628.150
21	1271.667	2640.130
22	1313.699	2653.142
23	1355.400	2667.179
24	1396.745	2682.233
25	1437.708	2698.293
26	1478.267	2715.352
27	1518.396	2733.398
28	1558.071	2752.421
29	1597.269	2772.409
30	1605.200	2776.702

Factor of Safety
*** 1.935 ***

**** END OF GSTABL7 OUTPUT ****

St.George
Community Development

ITEM 2
CUP Bldgs ≥ 20,000 sq. ft.

PLANNING COMMISSION AGENDA REPORT: **01/26/2021**

CONDITIONAL USE PERMIT
Commerce Point Bldg. 1200
Case # 2021-CUP-002

Request: Consider a Conditional Use Permit (CUP) to develop Building 1200, a single-story building, on Lot 3 in the Commerce Point Phase 1 commercial subdivision.

Location: The subject property is located at approximately 1300 South Hilton Drive. It is part of the overall Commerce Point (Phase 1, Lot 3, Building 1200) subdivision located at the intersection of Bluff Street and Black Ridge Drive.

Owner/Applicant: Commerce Point, LC

Representative: Austin Atkin

Zoning: C-2 (Highway Commercial)

General Plan: COM (Commercial)

Review criteria (10-17B-3): In reviewing an application for a conditional use permit, the land use authority shall consider whether the application:

Item to Review:	**Staff Comments**
Identifies the maximum intensity of the proposed development and use;	--
Complies with all provisions of the code;	--
Compared to permitted development and uses within the zone, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the development and use, as proposed, considering:	
The size and location of the site;	Overall project comprises approximately 16 acres.
Traffic generation, timing and nature of traffic impacts and the existing condition and capacity of the streets in the area;	Traffic study not required at this time.
Utility demand and available capacity, including storm water retention;	Project must comply with ordinance; items will be further reviewed during the SPR process.

Emergency vehicle access and anticipated average and peak day demand;	--
Location and amount of off-street parking;	6,405 SF x 1/100 = 64 spaces All parking shall comply with ordinance and will be further reviewed during the SPR process.
Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;	Project must comply with ordinance; items will be further reviewed during the SPR process.
Fencing, screening, and landscaping to separate the conditional use from adjoining property and uses;	Project must comply with ordinance; items will be further reviewed during the SPR process.
Building mass, bulk, design and orientation, and the location of buildings on the site including orientation to buildings on adjoining lots or parcels;	See conceptual site plan and elevations.
Usable open space;	Project must comply with ordinance; items will be further reviewed during the SPR process.
Signs and lighting;	Must comply with code and will further be reviewed during the sign permit application process.
Physical design and compatibility with surrounding structures in terms of mass, scale, style, design, and architectural detailing;	--
Noise, vibration, odors, steam, or other factors that might adversely affect people and property on-site and off-site;	--
Control of delivery and service vehicles, loading and unloading zones;	Project must comply with ordinance; items will be further reviewed during the SPR process.
Generation and screening of trash, and automated garbage collection (dumpsters);	Project must comply with ordinance; items will be further reviewed during the SPR process.

Recycling program and pickup areas;	Project must comply with ordinance; items will be further reviewed during the SPR process.
The potential adverse impacts arising from the conduct of patrons, guest, employees, occupants, or their affiliates;	--
Within and adjoining the site, the impacts of the use on public property and environmentally sensitive lands;	Project must comply with ordinance; items will be further reviewed during the SPR process.
Hours of operation, delivery and use;	--
Special hazards arising from the use, or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and	--
Demand for public infrastructure or services.	Project must comply with ordinance; items will be further reviewed during the SPR process.

Conditional use permit standards (10-17B-4):

Upon review and consideration of the criteria identified in section 10-17B-1 and 10-17B-3, compared to the impacts of allowed uses in the zone, the proposal shall:

A. Be compatible in use, scale and design with allowed uses in the zone; and
B. Not compromise the health, safety, or welfare of:
    a. Persons employed within or using the proposed development;
    b. Those residing or working in the vicinity of the proposed use or development;
    c. Property or improvements in the vicinity of the proposed use or development; or
    d. Not imposed disproportionate burdens on the citizens of the city.
C. The land use authority shall issue a conditional use permit, if the applicant has proposed, or if the land use authority can propose, conditions of approval to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards and criteria herein. The conditional use permit shall describe the scope of the permit, and the conditions of approval.

Requirements for Specific Conditional Use Permits (10-17B-9B):

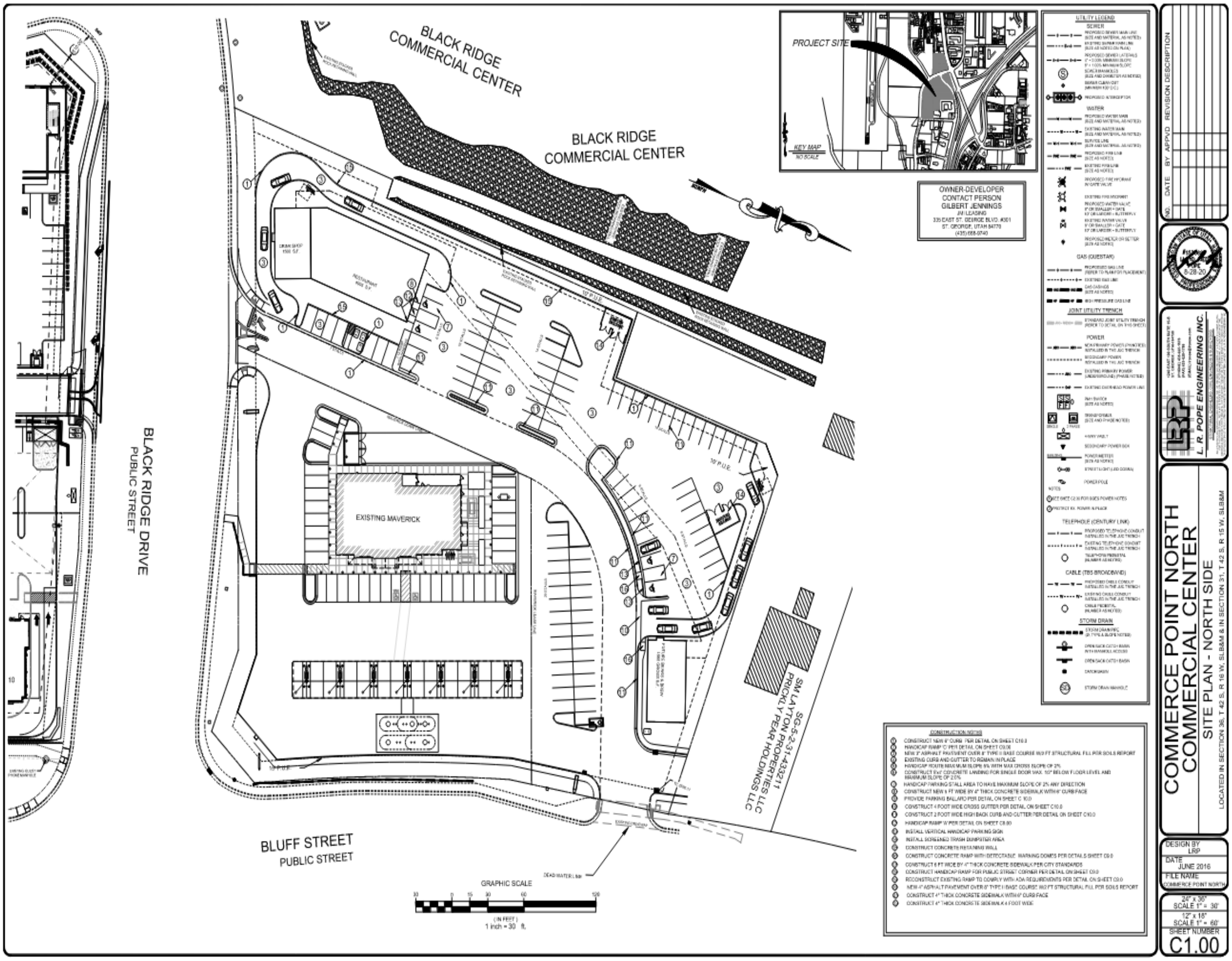
Buildings with ground floor area of twenty thousand (20,000) square feet or greater must meet the following additional standards. Buildings with a ground floor (footprint) area of twenty thousand (20,000) square feet or more, or a site with an aggregate ground floor (footprint) square footage of twenty thousand (20,000) square feet or more, shall meet the following additional standards:

Additional Standards	**Staff Comments**
Vehicle access and parking lots properly designed for safety, efficiency and beauty. Parking lots should be landscaped with shade trees throughout the lot to avoid major heat islands, and to break up large asphalt areas.	Will be further reviewed during SPR.
Enhanced landscaping of the project site that promotes common community appearance.	Will be further reviewed during SPR.
Building façade articulation shall include a variation in base, middle, and top of a building created by variations in color and materials. Articulated tops should consist of pitch dormers, gable ends, cornice detailing, or similar details. The base of a building shall include elements that relate to human scale such as doors, windows, texture, projections, awnings and canopies, ornament, etc. Buildings shall provide visual interest through articulation of the façade through:	
Combinations of significant stepping back or extending a portion of the façade (pop-outs);	--
Vertical divisions using different textures and materials;	--
Divisions into storefronts, with separate display windows and entrances, variation in rooflines by alternating dormers, stepped roofs, gables, or other roof elements; and	--
Arcades, awnings, window bays, arched windows, and balconies at intervals.	--
Building colors are limited to natural, muted tones that emulate the local geologic formations common to the area and blend with the predominant colors of the natural surroundings. Bright, white or contrasting colors shall be limited to trim.	--
A site plan along with colored building elevations of all sides of the building and a three (3) dimensional rendering shall demonstrate that the application complies with each of these criteria.	--

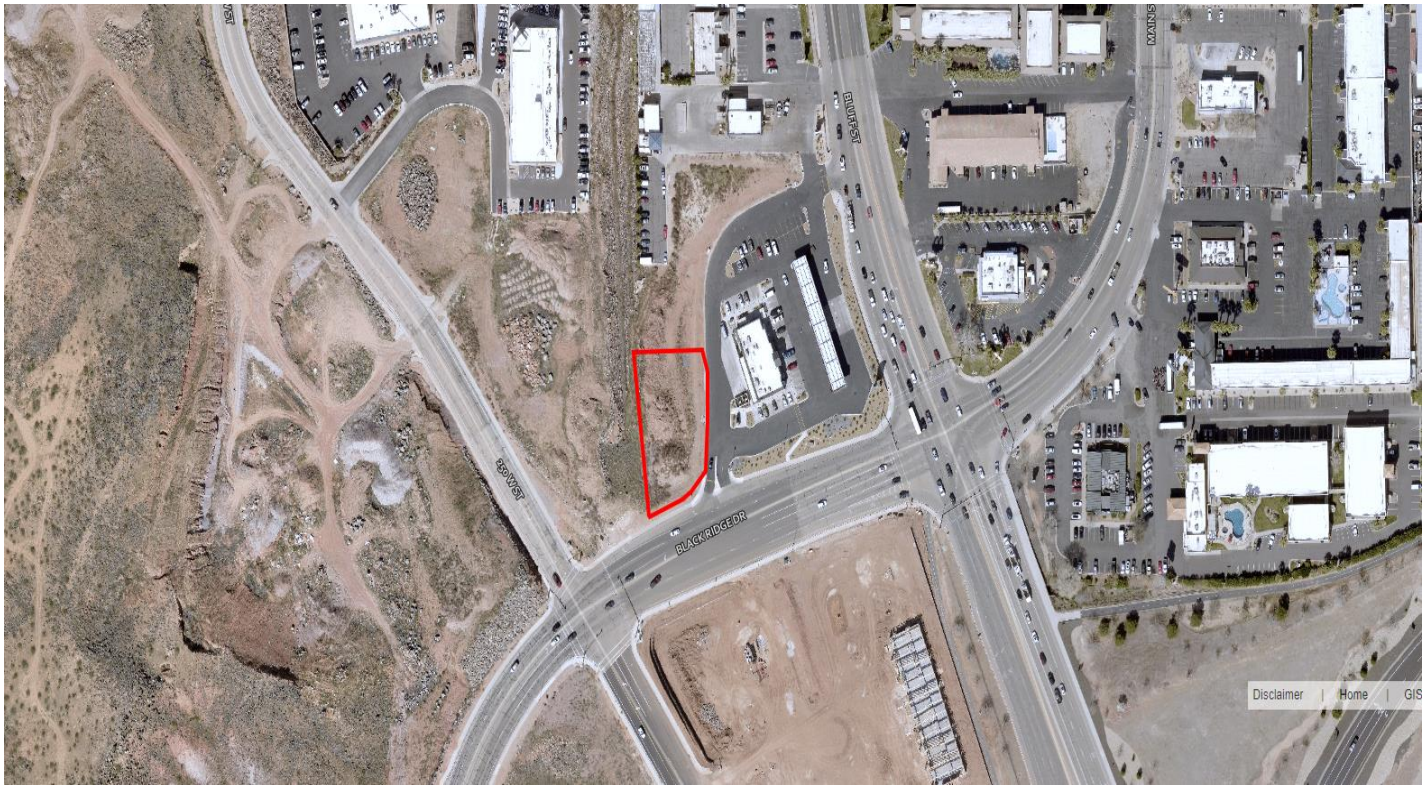
Upon staff evaluation and recommendation, the city council shall review the design plans, upon recommendation from the planning commission, to determine whether the proposed development will be compatible with the character of adjacent and surrounding developments, and whether aesthetically the development is harmonious with the character of the neighborhood in terms of style, materials and colors.	--

Staff Recommendation: Staff recommends approval with adoption of comments made in the staff report and a condition that development must comply with Hillside Development Permit.

SITE PLAN


BLACK RIDGE COMMERCIAL CENTER
BLACK RIDGE COMMERCIAL CENTER
PROJECT SITE
KEY MAP
OWNER-DEVELOPER
CONTACT PERSON
GILBERT JENNINGS
UTILITY LEGEND
EXISTING MAVERICK
BLACK RIDGE DRIVE
PUBLIC STREET
BLUFF STREET
PUBLIC STREET
SG-5-2-31-433211
SM LAYTON PROPERTIES LLC
PRICKLY PEAR HOLDINGS LLC
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
CONSTRUCTION NOTES
L. R. POPE ENGINEERING INC.
COMMERCE POINT NORTH
COMMERCIAL CENTER
SITE PLAN - NORTH SIDE
DESIGN BY
LRP
DATE
JUNE 2016
FILE NAME
SHEET NUMBER
C1.00

AERIAL SITE PLAN



ELEVATIONS

MATERIALS

St.George
Community Development

ITEM 3
ZONING REGULATION AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

AMENDMENTS TO TITLE 10-23-1(B)(11) – Rooftop Landscaping
Title 10-23-1(B)(11) – Minimum Landscaping Standards: Design
Case No. 2021-ZRA-002

Request: To revise Title 10-23-1(B)(11) as it pertains to the allowance of landscaping on rooftops.

Applicant: City of St. George

Background:
In 2020, a series of clean up items of Title 10 were approved by the City Council. One of the items that was a part of those clean up items was a regulation on how much landscaping may be counted towards required landscaping of a project. In attempting to apply the code to a recent application, it became clear that this language needed some clarification. This revision clarifies that it is not 10% of the landscaping on the rooftop, but that 10% of the required landscaping that may be counted towards the required landscape total. It's a seemingly small change that makes a big difference.

Proposed Changes:
The proposed revisions are attached

Recommendation:
Staff recommends approval

Possible Motion:
The Planning Commission recommends approval of the proposed changes to Title 10-23-1(B)(11).

EXHIBIT A

PROPOSED REVISIONS

10-23-1.11:

11. ~~Only ten percent (10%) of proposed rooftop landscaping may be counted towards the total required landscaping requirement.~~ Up to ten percent (10%) of a proposed project's required landscaping may be located on a rooftop or rooftops.

Rooftop Landscaping

Title 10-23-1(B)(11)

11. ~~Only ten percent (10%) of proposed rooftop landscaping may be counted towards the total required landscaping requirement.~~

Existing Language

11. ~~Only ten percent (10%) of proposed rooftop landscaping may be counted towards the total required landscaping requirement.~~ Up to ten percent (10%) of a proposed project's required landscaping may be located on a rooftop or rooftops.

Proposed Language

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

Zone Change
Sharrah Apartments PD Zone Change
Case No. 2021-ZC-001

Request:	Consider a Zone Change from R-1-10 (Residential) to PD-R (Planned Development Residential)
Applicant:	St. George Apt, LLC
Representative:	Karl Sharrah
Area:	0.86 Acres
Proposed Density:	16.27 Units per acre
Location:	The property is generally located at 1050 East 600 South.

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

General Plan: HDR (High Density Residential)

Background:
The site is directly west of a Jehovah's Witness Kingdom Hall and east of an apartment complex. For the most part, the property is situated in an area with other apartments, townhomes and condos. It appears that an apartment building of this nature would not be out of character with the area.

Proposed Site Details:
The property is currently vacant. The applicant is proposing a single apartment building on the site that would have 14 units. On a 0.86-acre site, this would create a density of approximately 16.27 units per acre. The General Plan calls for High density which allows density up to 22 units per acre. The building is proposed to have the parking on the ground floor under the building which will allow the building to maximize its footprint. A one-way loop around the perimeter of the site will allow access to all sides of the building.

Parking: Under section 10-19-4(A)(4) of the St. George zoning code, each unit is required to provide two parking stalls, one of which must be covered, plus one stall for every three units for guest parking. With 14 units, this yields a total requirement of 28 stalls plus 5 stalls for guest parking. The site has been designed with 33 stalls. Due to the size of the property, the site has been designed with all parking under the building on the ground level providing the covered parking required by code.

Elevations: As previously discussed, the site depicts a single, three story building. The parking will be located under the building as the first level. The two stories above the parking level will be dedicated to the apartments, 14 in total. Overall, the building is proposed to be 39 feet in height which meets the 40-foot height restriction in the PD-R zone. The materials to be used are stucco, brick, siding, and metal accent.

Landscaping/Amenities: The site is required to maintain a minimum of 30% landscaping. The site data table shows 27.2% landscaping on the ground. The applicant is proposing to place some of additional landscaping on the rooftop. As of the writing of this report, the applicant is doing some additional calculations to determine how much landscaping will be provided. Staff believes that they will be able to meet the requirement with the addition of some planters.

A PD-R must also provide usable recreation areas, in this case at least 2,800 sq ft. The site depicts a rooftop facility with a spa & sun deck, a lounging area and other furniture for social gatherings. In all, the rooftop plaza is 3,000 sq ft. A full landscape plan will be required and reviewed against the provisions of the code. The site will be required to meet that code in order to obtain a building or grading permit.

Recommendation:

Staff recommends approval of this Zone Change and PD plan. A full set of drawings will be required for site plan and building permit approval. The site will have to be in compliance with all codes and ordinances prior to issuance of a building permit or site plan approval.

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.

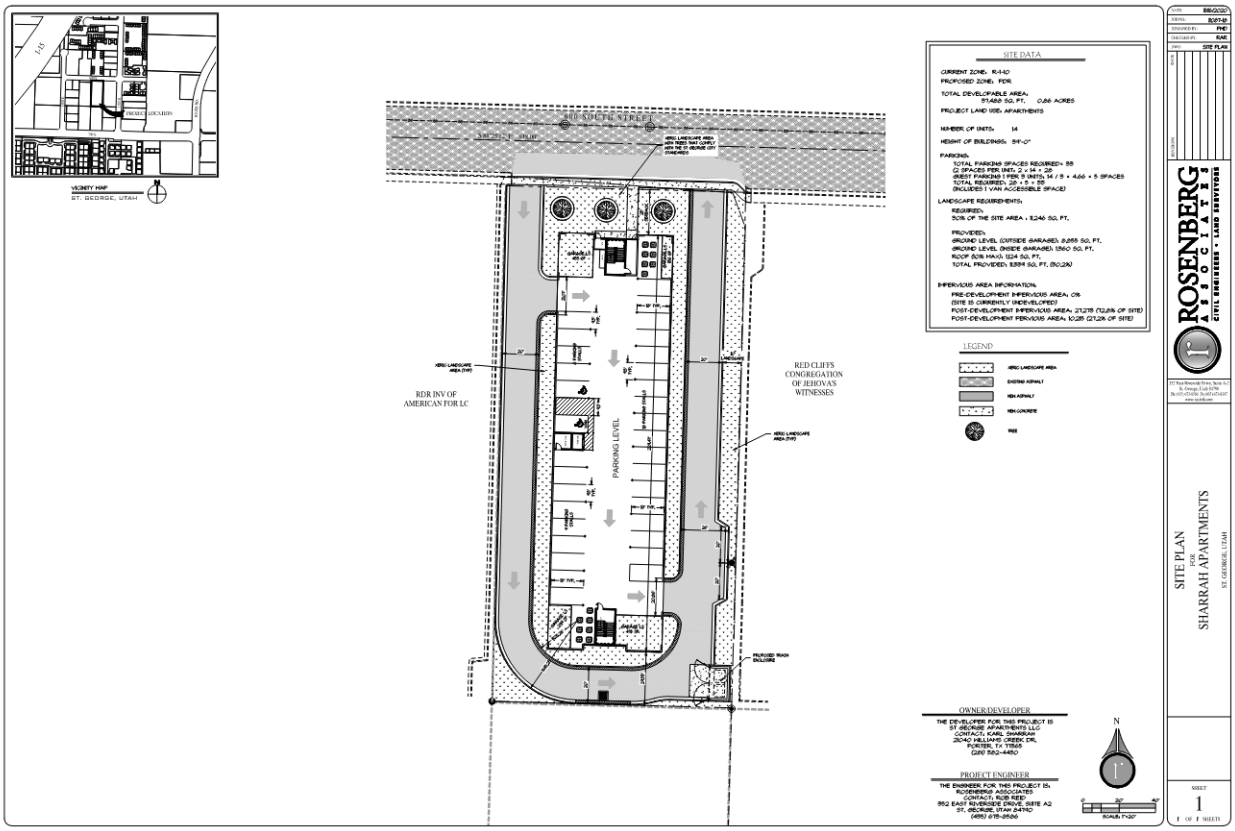
Possible Motion:

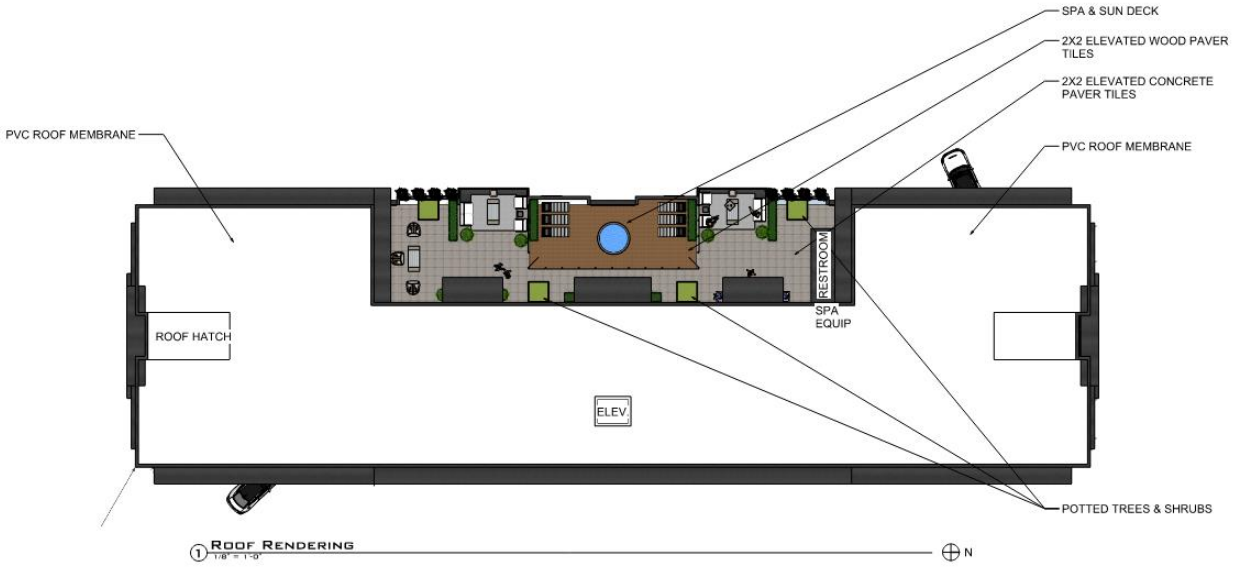
The Planning Commission recommends approval of the Zone Change for the Sharrah Apartments Planned Development.

Findings for Approval:

1. The proposed amendment meets the requirements of section 10-7F of the zoning code.
2. There will be adequate parking to facilitate the development.
3. The applicant is providing the appropriate amenities as required by the zoning code.

EXHIBIT A
PROPOSED SITE





LANDSCAPE SQUARE FOOT SUMMARY

- Plaza Square Footage = 3,000 sf.

EXHIBIT C
PROPOSED ELEVATIONS & MATERIALS

① LOW NORTHEAST PERSPECTIVE
1/8" = 1'-0"

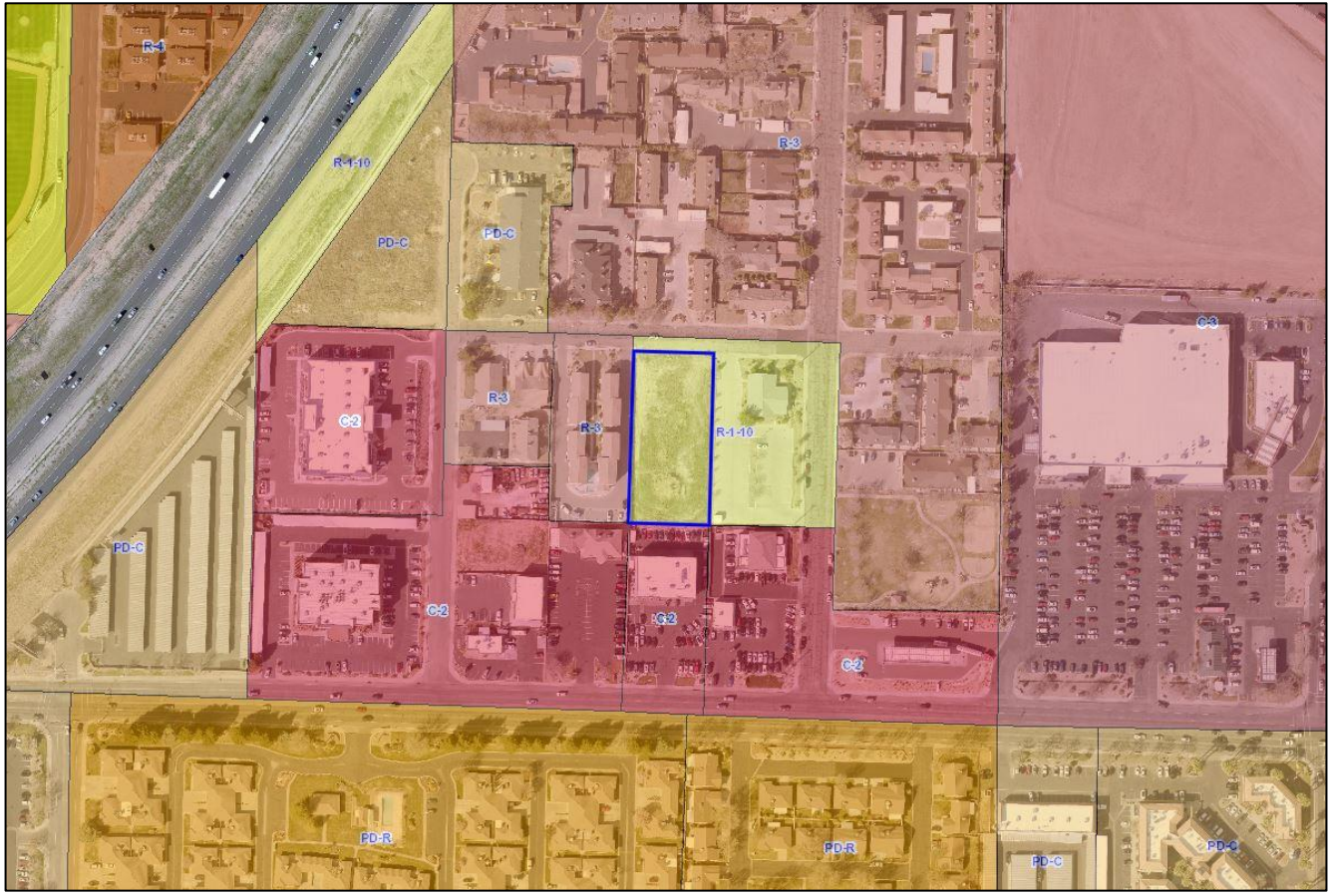
② LOW SOUTHEAST PERSPECTIVE
1/8" = 1'-0"

SHARRAH APARTMENTS
ENTER ADDRESS HERE
CAMPBELL & ASSOCIATES
R2.02

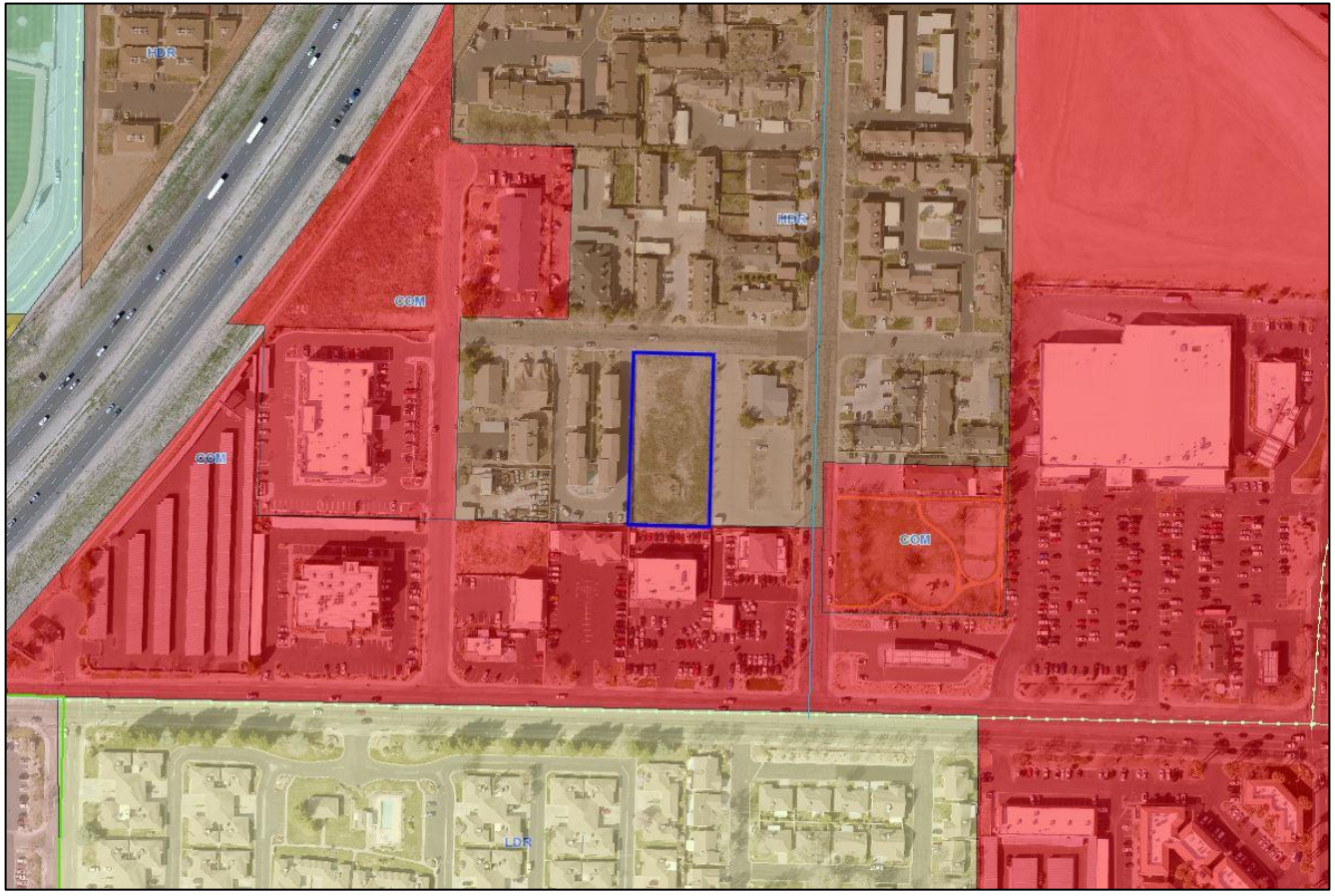
① PERSPECTIVE
1/8" = 1'-0"

Sharrah Apartments
PD Zone Change

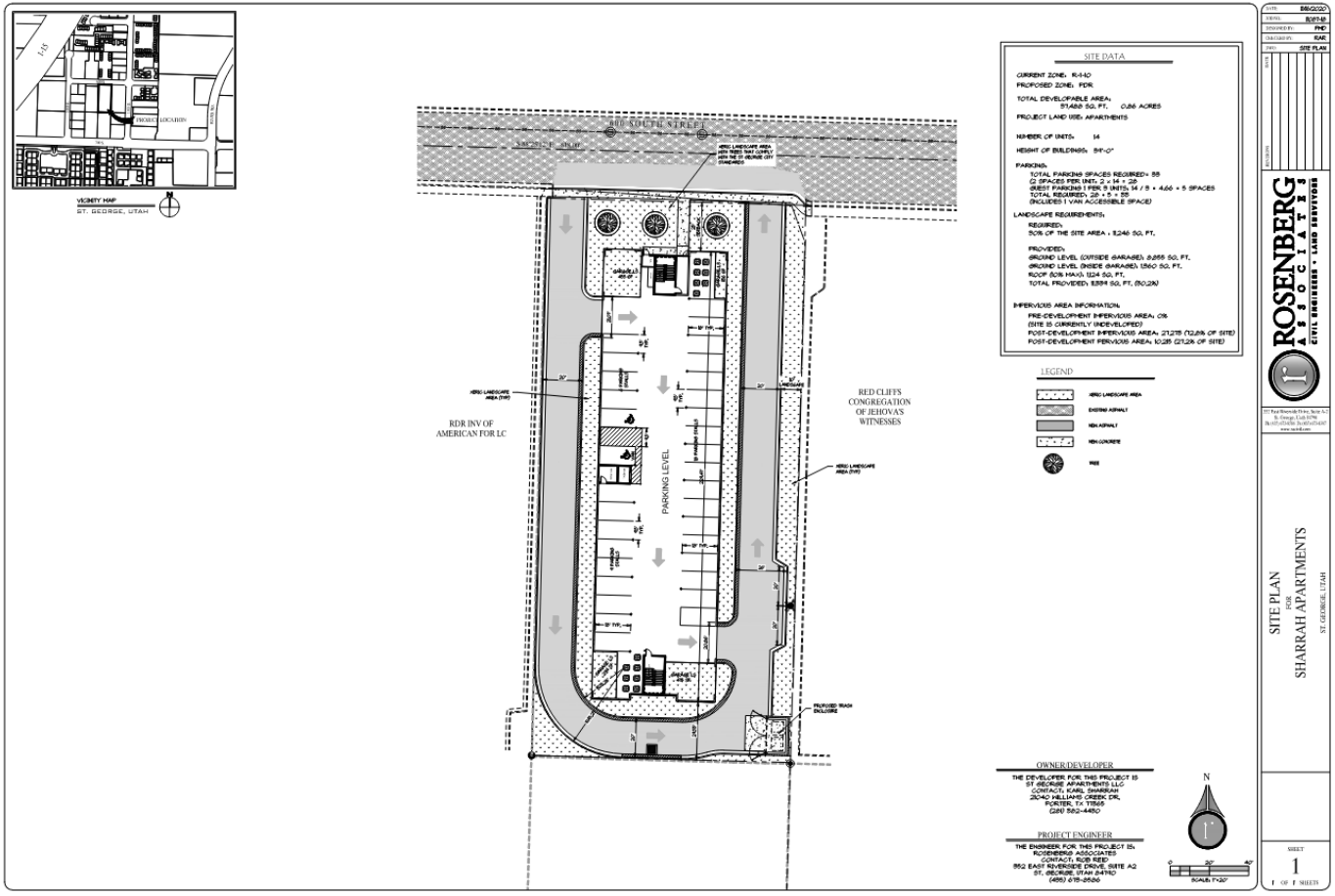
1050 East 600 South



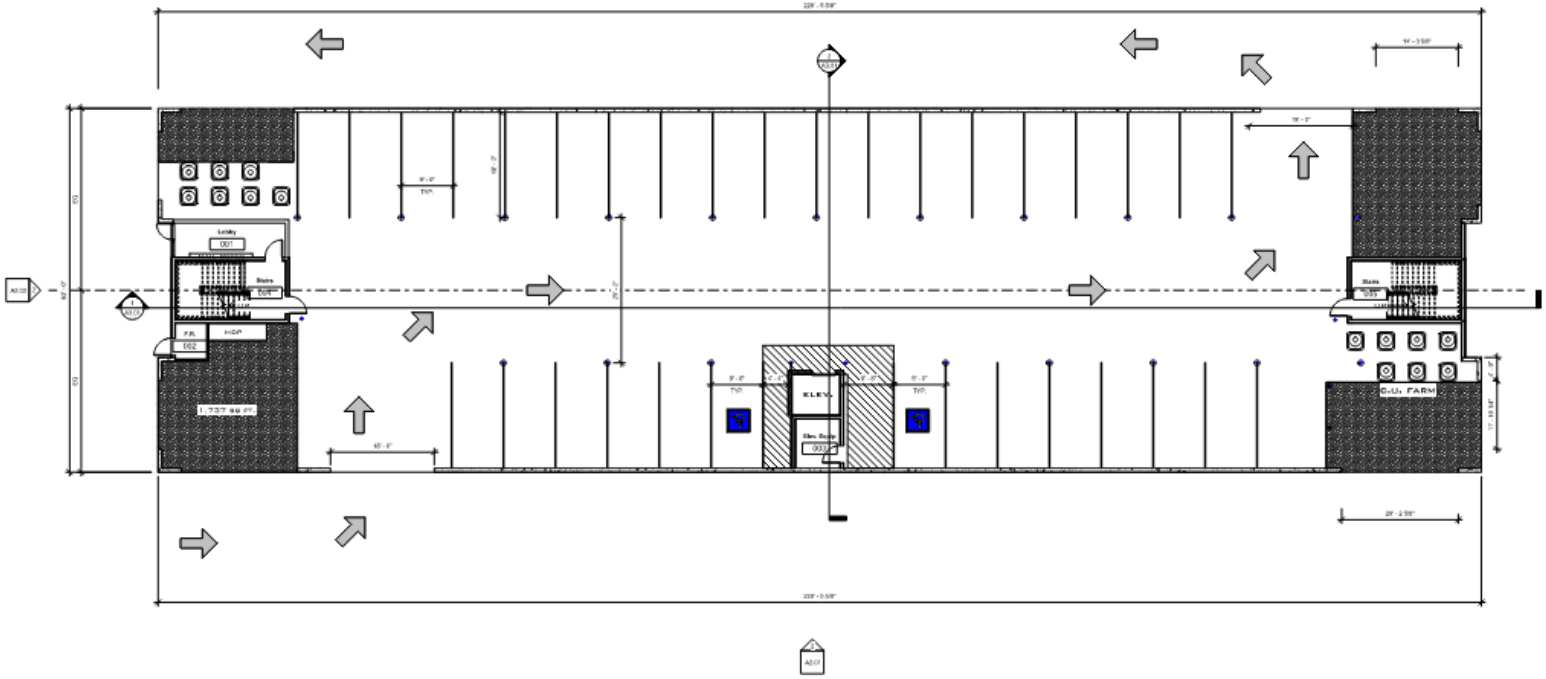
Existing Zoning



Existing General Plan


VICINITY MAP
ST. GEORGE, UTAH
PROJECT LOCATION
880 SOUTH STREET
PARKING LEVEL
RDR INV OF AMERICAN FOR LC
RED CLIFFS CONGREGATION OF JEHOVA'S WITNESSES
SITE DATA
CURRENT ZONE: R-1-10
PROPOSED ZONE: PDR
TOTAL DEVELOPABLE AREA:
91,888 SQ. FT. 0.86 ACRES
PROJECT LAND USE: APARTMENTS
NUMBER OF UNITS: 14
HEIGHT OF BUILDINGS: 34'-0"
PARKING:
TOTAL PARKING SPACES REQUIRED= 55
(2 SPACES PER UNIT, 2 x 14 = 28
GUEST PARKING 1 PER 3 UNITS, 14 / 3 = 4.66 = 5 SPACES
TOTAL REQUIRED, 28 + 5 = 55
(INCLUDES 1 VAN ACCESSIBLE SPACE)
LANDSCAPE REQUIREMENTS:
REQUIRED:
30% OF THE SITE AREA = 8,246 SQ. FT.
PROVIDED:
GROUND LEVEL (OUTSIDE GARAGE): 6,855 SQ. FT.
GROUND LEVEL (INSIDE GARAGE): 1560 SQ. FT.
ROOF (50% MAX): 1124 SQ. FT.
TOTAL PROVIDED: 9384 SQ. FT. (30.2%)
IMPERVIOUS AREA INFORMATION:
PRE-DEVELOPMENT IMPERVIOUS AREA: 0%
(SITE IS CURRENTLY UNDEVELOPED)
POST-DEVELOPMENT IMPERVIOUS AREA: 21,278 (72.8% OF SITE)
POST-DEVELOPMENT PERVIOUS AREA: 10,28 (27.2% OF SITE)
LEGEND
XERIC LANDSCAPE AREA
EXISTING ASPHALT
NEW ASPHALT
NEW CONCRETE
WEB
OWNER/DEVELOPER
THE DEVELOPER FOR THIS PROJECT IS
ST GEORGE APARTMENTS LLC
CONTACT: KAMIL SHARRAH
2040 HILLIANS CREEK DR.
PORTER, TX 77565
(281) 582-4480
PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROB REID
952 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
N
SCALE: 1"=20'
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLAN FOR SHARRAH APARTMENTS
ST. GEORGE, UTAH
SHEET 1
1 OF 1 SHEETS

Site Plan



1 0-PARKING LEVEL
1/8" = 1'-0"

Parking Plan


39' - 0"
39.00'
TOP OF PARAPET
22' - 0"
22.00'
LEVEL 2
11' - 0"
11.00'
LEVEL 1
0"
0.00'
GARAGE LEVEL
1 WEST ELEVATION
1/8" = 1'-0"
POTTED TREES & SHRUBS
DARK BRONZED METAL FASCIA SAME AS WINDOWS
STUCCO
DARK BRONZED METAL SHELVES
WOOD GRAIN SIDING
BRICK
DARK BRONZED METAL BALCONY SAME AS WINDOWS
STUCCO
BRICK
2 EAST ELEVATION
1/8" = 1'-0"
39' - 0"
39.00'
3 NORTH ELEVATION
1/8" = 1'-0"
DARK BRONZED WINDOW FRAMES
4 SOUTH ELEVATION
1/8" = 1'-0"
SHARRAH APARTMENTS
ENTER ADDRESS HERE
CAMPBELL & ASSOCIATES
R2.01

Elevations

① LOW NORTHEAST PERSPECTIVE
1/8" = 1'-0"

② LOW SOUTHEAST PERSPECTIVE
1/8" = 1'-0"

SHARRAH APARTMENTS
ENTER ADDRESS HERE

CAMPBELL & ASSOCIATES

R2.02

Renderings

① PERSPECTIVE
1/8" = 1'-0"

Amenities

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

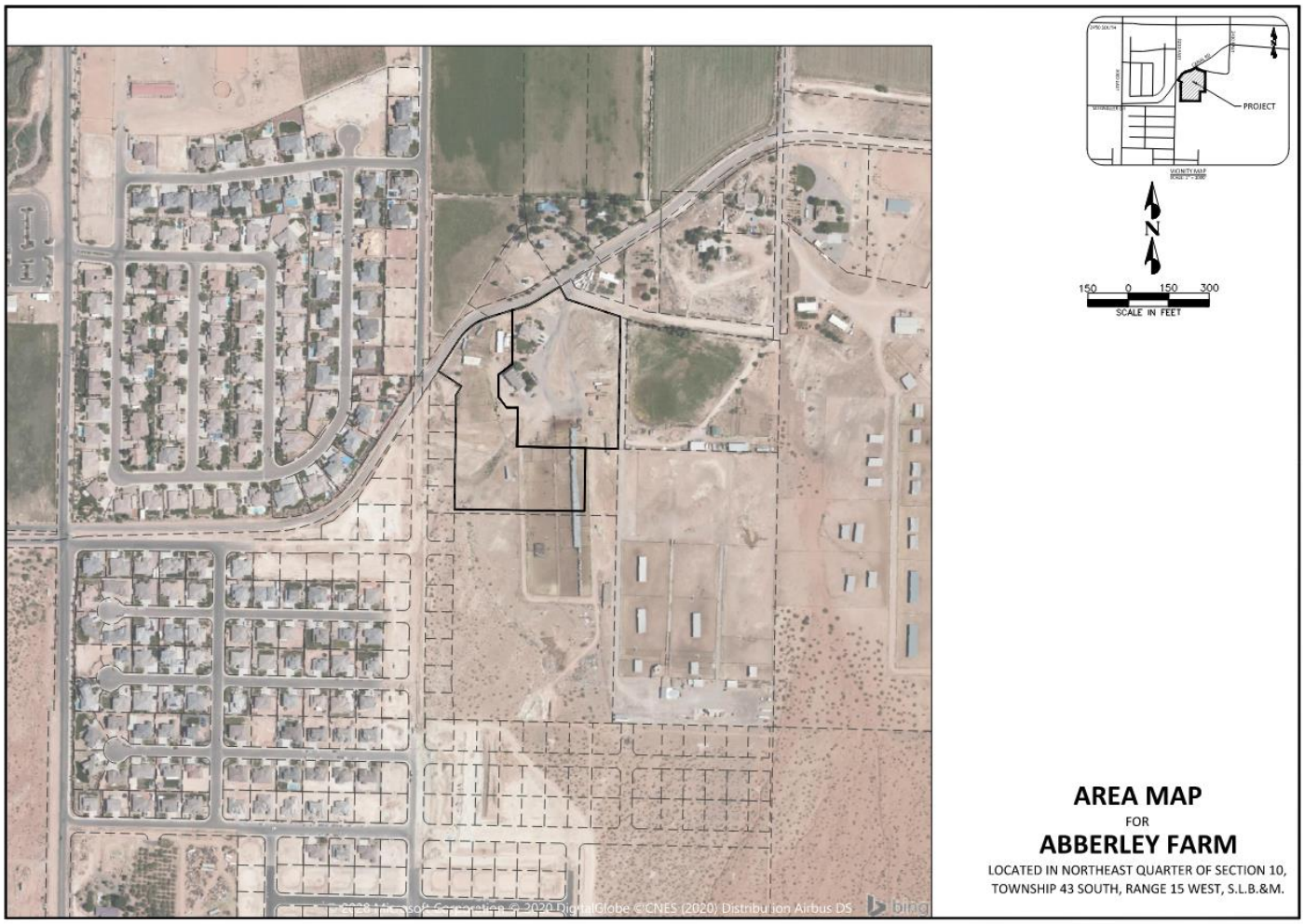
Zone Change
Abberley Farm
Case No. 2021-ZC-006

Request:	The City has received a request for a zone change from A-20 (Agriculture – 20-acre minimum lot size) to RE-20 (Residential Estates – 20,000 square foot minimum lot size.), on approximately 9.824 acres for residential development.
Location:	The site is generally located at approximately Old Segmiller Road & 3275 E.
Area:	9.824 acres
Applicant:	Monte Holm/Ryan Thomas
Zoning:	A-20 (Agriculture)
Residential Uses:	The allowed uses in the Residential Estates zones (specifically the RE-20 zone) are found in Section **10-7A-1** of the Zoning Ordinance. The Residential Estates zones are intended to be just that, residential and allow many agricultural uses on large residential lots. The RE zone also allows for transitioning to smaller residential lots.
General Plan:	The general plan calls for Low Density Residential (LDR) on the property. Both zoning categories would fit this land use category. These are the approved land uses in the LDR classification: R-1-8, R-1-10, R-1- 20, R-1-40, RE-12.5, RE-20, RE-37.5, Planned Development Residential.
Staff Comments:	To the north and east of the subject property is agricultural land (primarily zoned A-1 though there is also land designated A-20. To the south and west of the subject property is A-20, A-1 and R-1-10. Staff recommends that the rezone be approved with the contiguous single family to the west and south and the proposed agricultural buffer on the north, staff believes the rezone is appropriate.
Alternatives:	The Planning Commission has several alternate motions it can make;

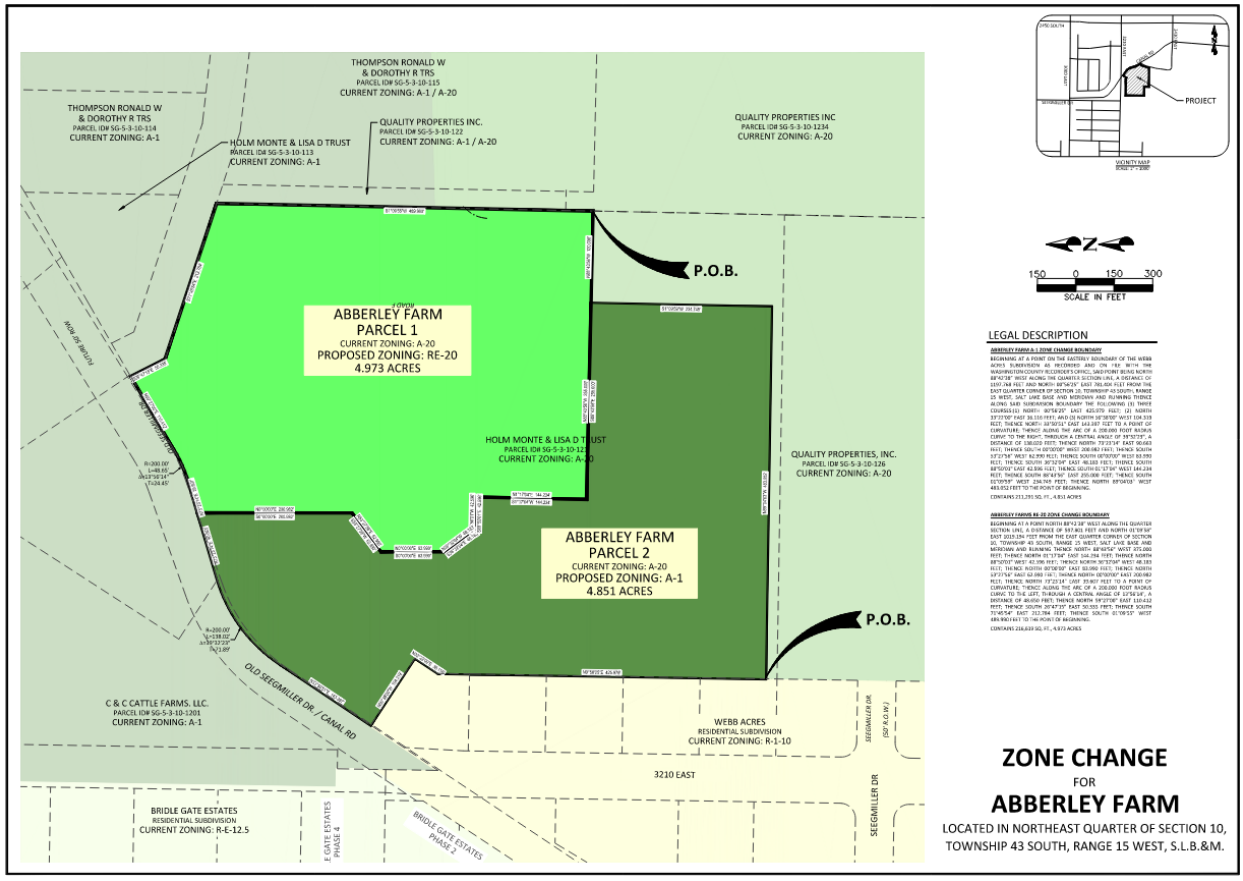
1. Recommend approval of this zone change as proposed by the applicant.
2. Recommend approval with conditions and comments.
3. Recommend denial of this zone change.
4. Table the proposed zone change to a specific date for further discussion.

Possible Motion: The Planning Commission recommends approval of the zone change from A-20 (Agriculture) to RE-20 (Residential Estates with 20,000 square feet minimum lot size).

Area Map


PROJECT
N
150 0 150 300
SCALE IN FEET
AREA MAP
FOR
ABBERLEY FARM
LOCATED IN NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M.

Zone Change Map



Zoning Map

Narrative

Property Location and Purpose of Abberley Farm Zone Change

The subject property is a 9.824-acre parcel south of Seegmiller Road and east of Webb Acres Phase 1. The purpose of this zone change is for the improvement of the property for residential estate and agricultural use.

A. Use of Land

The projected use of the residential estate portion of the property is to create 5 RE-20 lots. Two of these proposed lots will each contain one of the existing homes located on the property. Three of the proposed lots will be for new construction.

The projected use of the A-1 portion of the property will be for agricultural use, such as, riding arena, pasture, garden, barn and other agricultural structure.

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

Zone Change
Webb Acres
Case No. 2021-ZC-007

Request:	The City has received a request for a zone change from A-20 (Agriculture – 20-acre minimum lot size) to RE-20 (Residential Estates – 20,000 square foot minimum lot size) on approximately 25.39 acres for residential development.
Location:	The site is generally located at approximately 2805 South 3330 East.
Area:	25.39 acres
Applicant:	Quality Properties Inc/Ryan Thomas
Zoning:	A-20 (Agriculture)
Residential Uses:	The allowed uses in the Residential Estates zones (specifically the RE-20 zone) are found in Section **10-7A-1** of the Zoning Ordinance. The Residential Estates zones are intended to be just that, residential and allow many agricultural uses on large residential lots. The RE zone also allows for transitioning to smaller residential lots.
General Plan:	The general plan calls for Low Density Residential (LDR) on the property. These are the approved land uses in the LDR classification: R-1-8, R-1-10, R-1- 20, R-1-40, RE-12.5, RE-20, RE-37.5, Planned Development Residential The proposed zone change is aligned with the general plan designation.
Staff Comments:	In May of 2020 this property was proposed with a zone change for A-20 to A-1 and R-1-8. The proposal was denied. This is a new application proposing new zoning to RE-20. To the north and east of the subject property is agricultural land (zoned A-1 and also land designated A-20). To the south and west of the subject property is R-1-10 and R-1-8, both single family residential designations. Staff recommends that the rezone be approved with the understanding that further such recommendations will be very limited as this general area provides an important agricultural need for the city and surrounding areas. However, with contiguous single

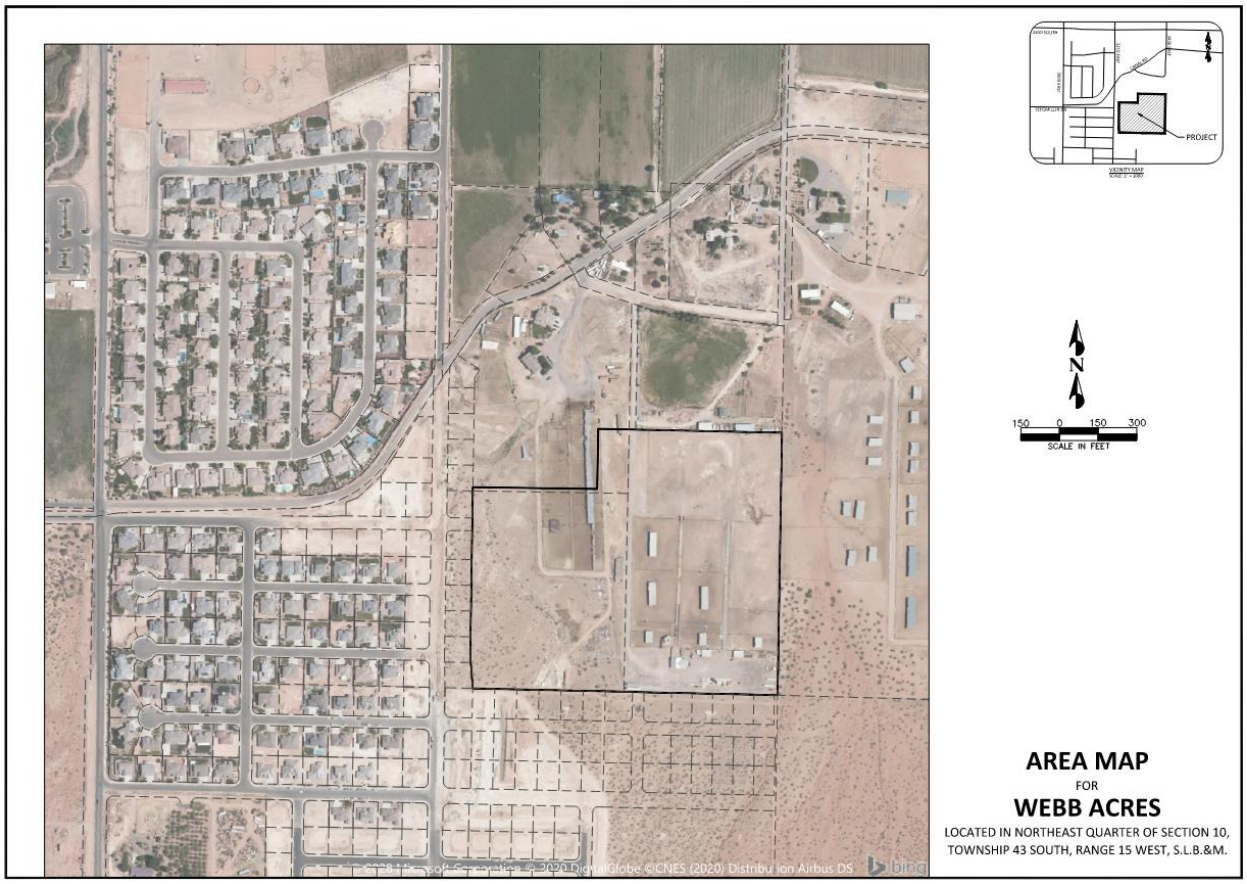
family to the west and south and the proposed agricultural buffer on the north, staff believes the rezone is appropriate.

Alternatives: The Planning Commission has several alternate motions it can make;

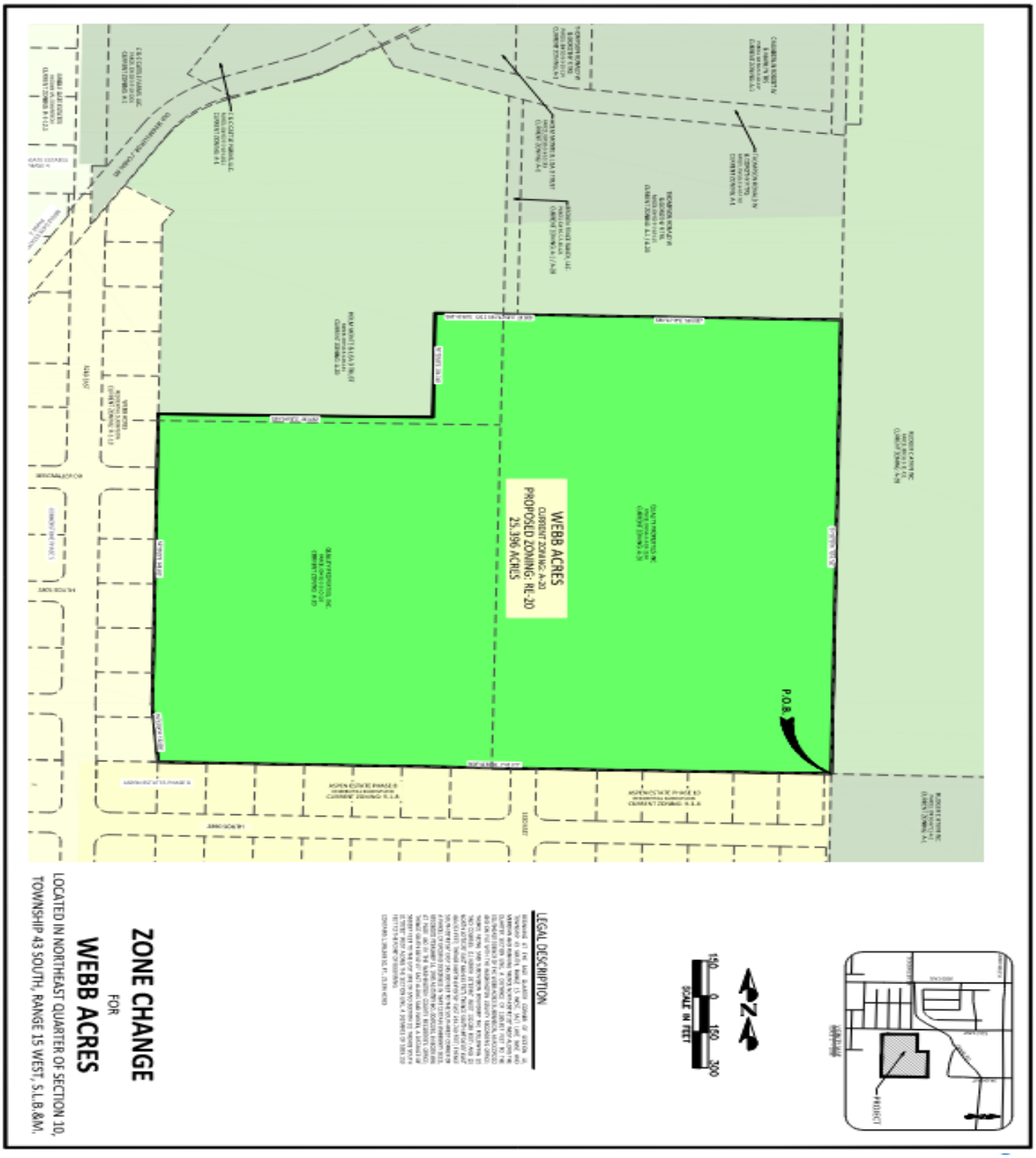
1. Recommend approval of this zone change as proposed by the applicant.
2. Recommend approval with conditions and comments.
3. Recommend denial of this zone change.
4. Table the proposed zone change to a specific date for further discussion.

Possible Motion: The Planning Commission recommends approval of the zone change from A-20 (Agriculture) to RE-20 (Residential Estates).

Area Map


PROJECT
N
150 0 150 300
SCALE IN FEET
AREA MAP
FOR
WEBB ACRES
LOCATED IN NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M.
bing

Zone Change Map



Zoning Map

Narrative

Property Location and Purpose of Webb Acres Zone Change

The subject property is a 25.396-acre parcel east of Webb Acres Phase 1 and north of Aspen Estates phase 8. The purpose of this zone change is for the improvement of the property for residential estate use.

A. Use of Land

The projected use of the property is to create RE-20 lots. The current land use designation on the General Plan is LDR, RE-20 falls within the approved uses.

St.George
Community Development

Item 4D

ZONE CHANGE AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

Zone Change (ZC)
St George Art Museum
Case No. 2021-ZC-005

Request:	Consider a Zone Change to the block surrounding the St George Art Museum.
Applicant:	City of St George
Representative:	Michelle Graves
Area:	Approximately 1.48 Acres
Location:	47 E 200 N.
Current Zone:	PD-R (Planned Development – Residential)
General Plan:	Commercial
Background:	The property is currently zoned PD-R this zoning request is to bring the area into compliance with the general plan and the northwest corner of the property for the St George Museum which is zoned PD-Commercial.
Staff Comments:	Staff recommends approval of this Zone Change with no comments and conditions:
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 for St George Art Museum.

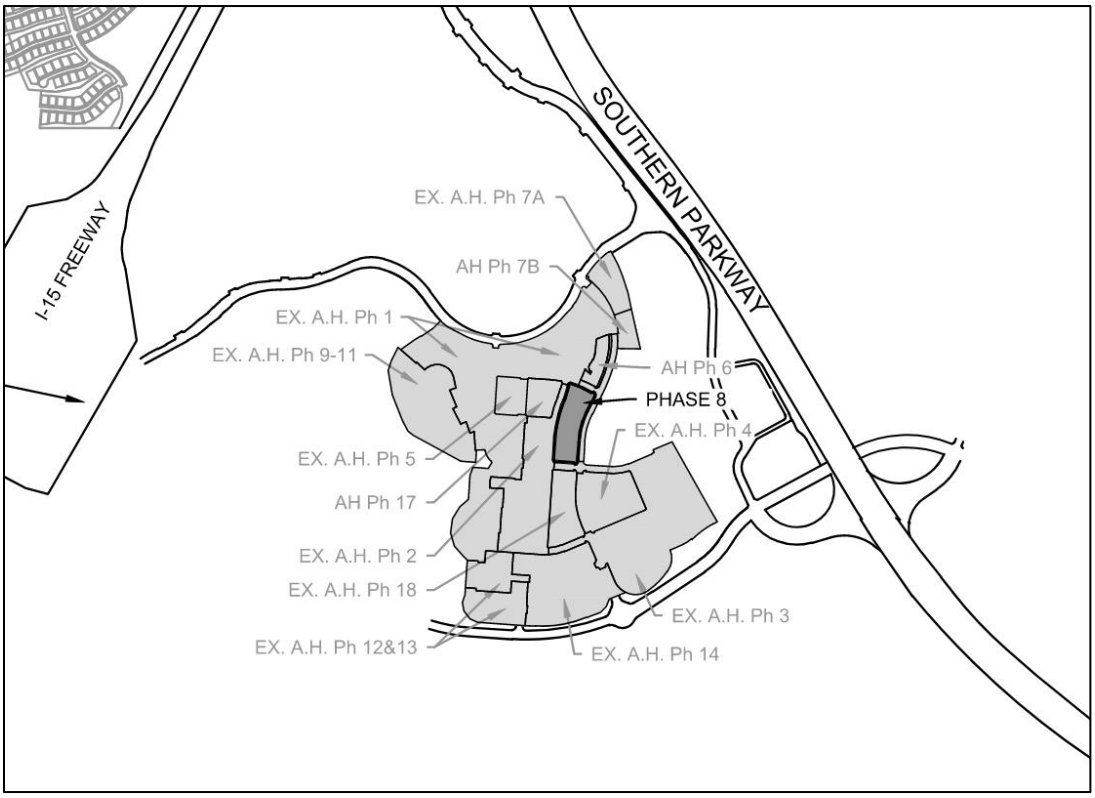
Current Zoning Map

General Plan Map

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

Zone Change Amendment
Desert Color Auburn Hills Phase 8
Case No. 2021-ZCA-009

Request:	Consider a Zone Change Amendment to the Desert Color PD-R to develop phase 8 of Auburn Hills in the Desert Color development.
Applicant:	Desert Color St. George, LLC
Representative:	Bob Hermandson
Area:	3.41 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 8th phase of Auburn Hills will include 38 units which will be a mix of 30 single family lots and eight townhomes. Phase six is located directly north of Auburn Hills Phase Eight with phases Two and 18 to the west and south respectively. The applicant is not introducing a new product to the development but is proposing more of the Boulevard Townhomes that were approved and are currently under construction in other phases of the Desert Color project. Typically, single family residences only come to the Planning Commission in the form of a plat. Planning Commission is only reviewing the multi-family portion of this phase.

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. This particular phase is showing opens space around the townhomes though no specific civic space is called out. The applicant has calculated the civic space for Auburn Hills overall to be in excess of 8%.

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 two-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. That would yield a requirement of two stalls for guest parking. The Desert Color zone plan allows on street parking to be counted toward guest parking. There is sufficient parking in front of the townhomes in this case.

4. **Building and Streetscapes.** The applicant is proposing two separate buildings which will both be Boulevard Townhomes, either Desert Spanish or Desert Territorial. The buildings have been approved in the original phases of Desert Color and are under construction. All buildings will face the public right-of-way as is required in Desert Color. The Desert Color DRC has approved of the elevations of the proposed buildings.

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 to be two stories. The buildings across the street will come before the Planning Commission soon and will be the same or very similar buildings. The buildings in the single-family portion of this phase will be one and two stories and will be in harmony with this requirement.
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 Eight.

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 either on site or on street to facilitate the development.

EXHIBIT A
PROPOSED SITE

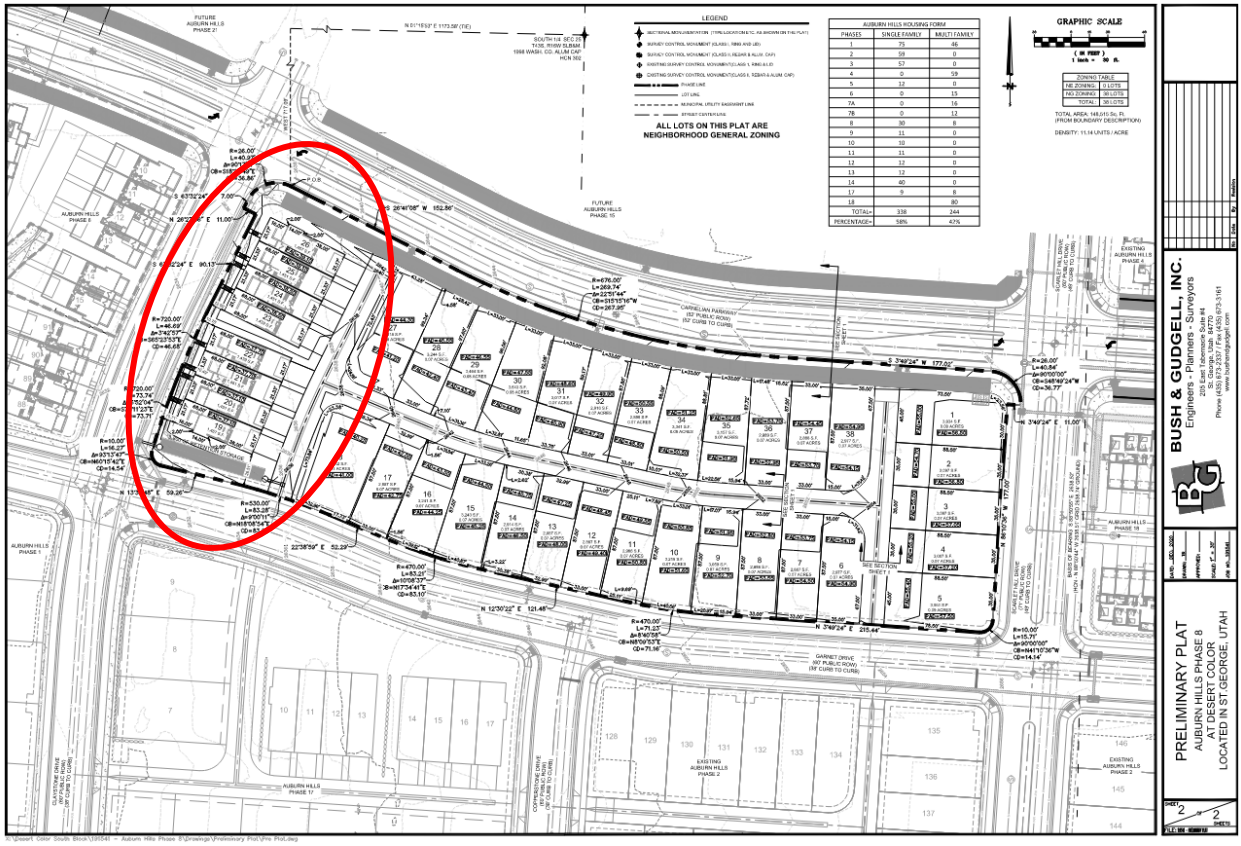


EXHIBIT B
PROPOSED ELEVATIONS & MATERIALS

left

rear

right

front

HOLMES HOMES
A family tradition since 1970

BOULEVARD TOWNHOMES
DESERT SPANISH

Material Location	Color
Main Stucco Body	SW6154 Origami White
Secondary Stucco Body	SW9111 Antler Velvet
Board &Batten Body	NA
Stucco/Composite Trim	SW6160 Best Bronze
Accent	SW6160 Best Bronze
Front Doors	SW9100 Umber Rust
Roof Surface	Golden Rod
Stone	NA
Aluminum Fascia/Gutter	Dark Bronze
Garage Door	Brown

DESERT COLOR
St George, UT

September 10, 2018 | SF180115.00

BSB DESIGN
BSBDesign.com

left

rear

right

front

HOLMES HOMES
A family tradition since 1970

BOULEVARD TOWNHOMES
DESERT TERRITORIAL RANCH

Material Location	Color
Main Stucco Body	SW9111 Antler Velvet
Secondary Stucco Body	N/A
Board &Batten Body	SW2819 Downing Slate
Stucco/Composite Trim	SW6160 Best Bronze
Accent	SW6160 Best Bronze
Front Doors	SW6160 Best Bronze
Roof Surface	Black Canyon
Stone	Platinum Ledge
Aluminum Fascia/Gutter	Dark Bronze
Garage Door	Almond

DESERT COLOR
St George, UT

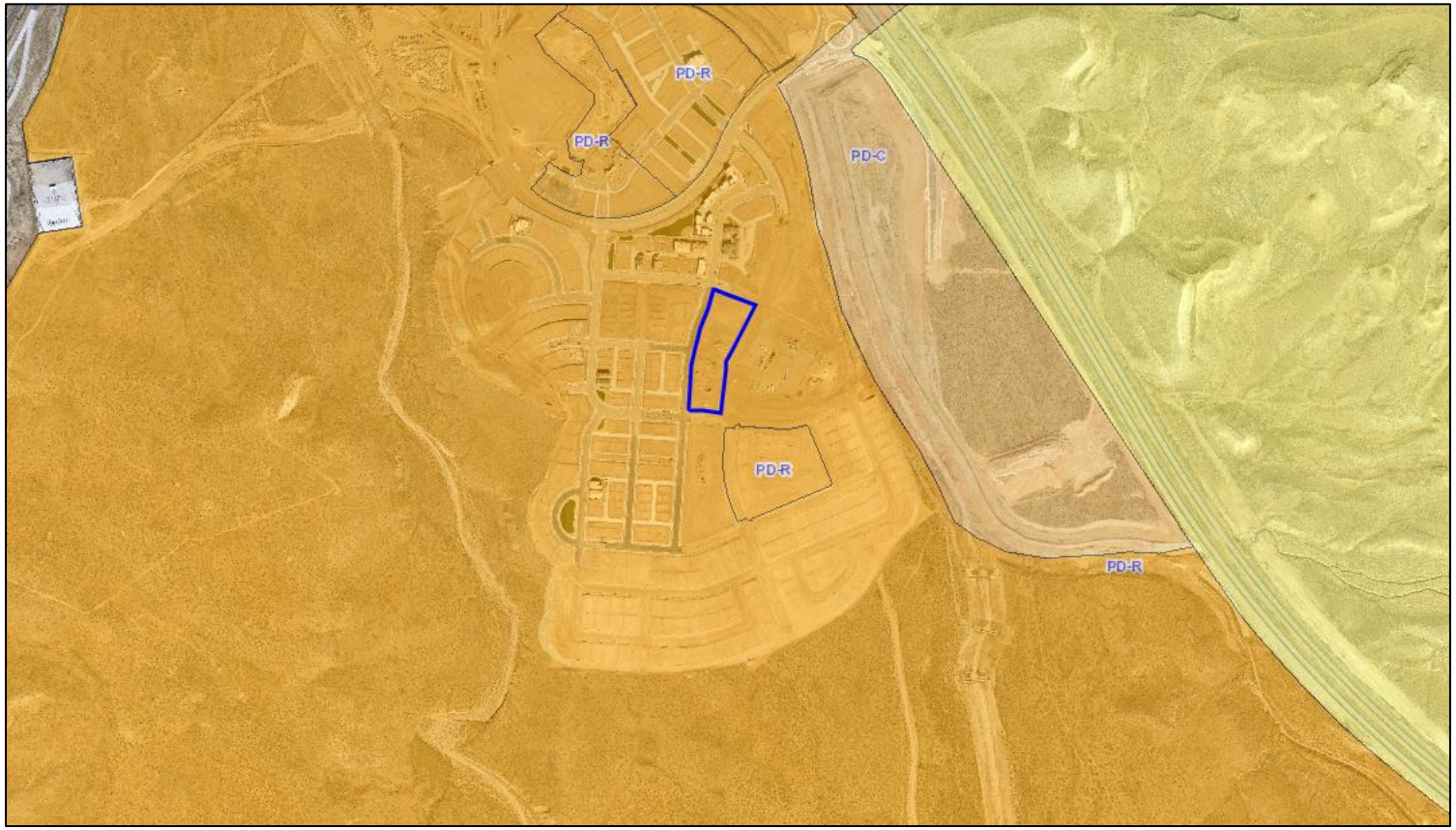
September 10, 2018 | SF180115.00

BSB DESIGN
BSBDesign.com

EXHIBIT C
POWERPOINT PRESENTATION

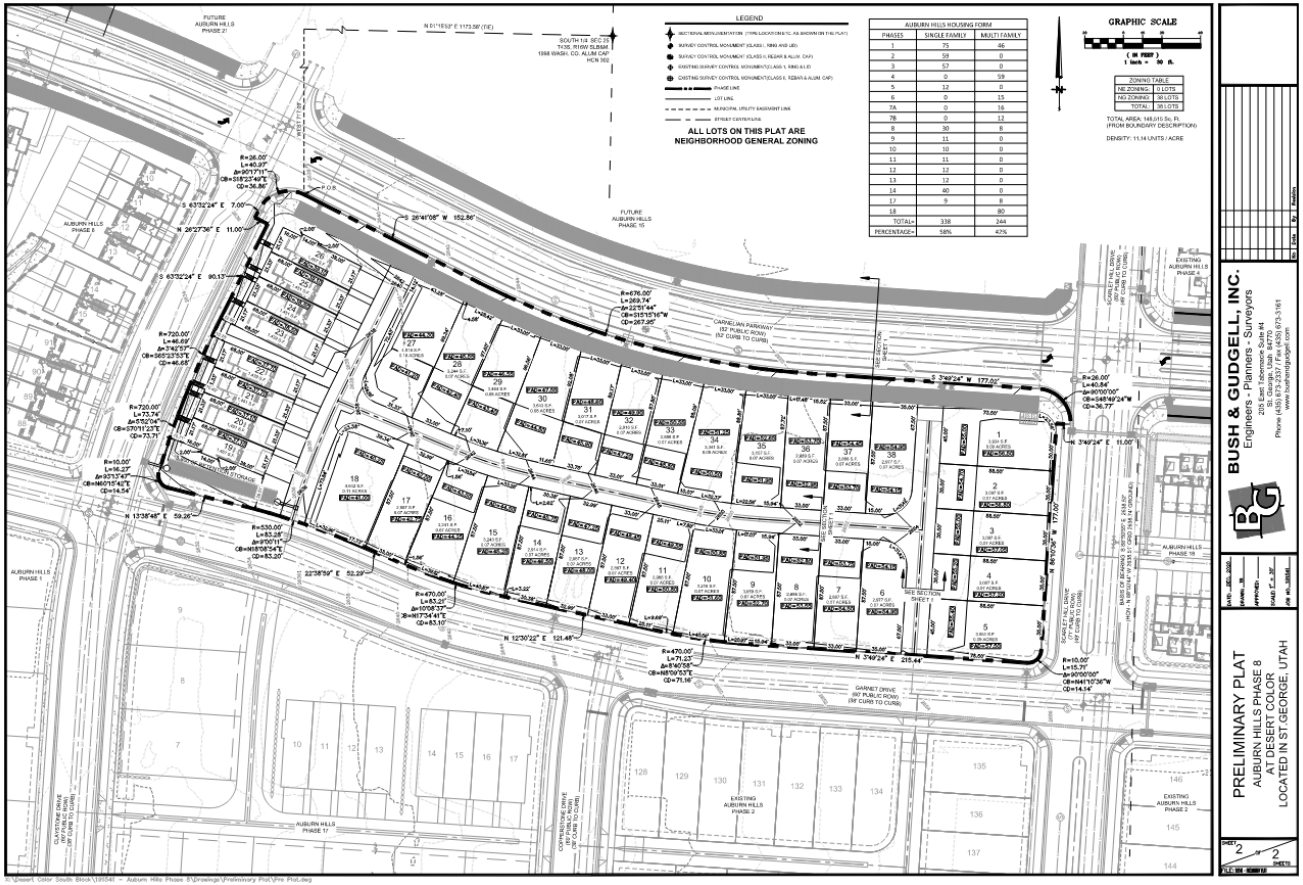
Auburn Hills Phase Eight
Desert Color PD Amendment

2021-ZCA-009

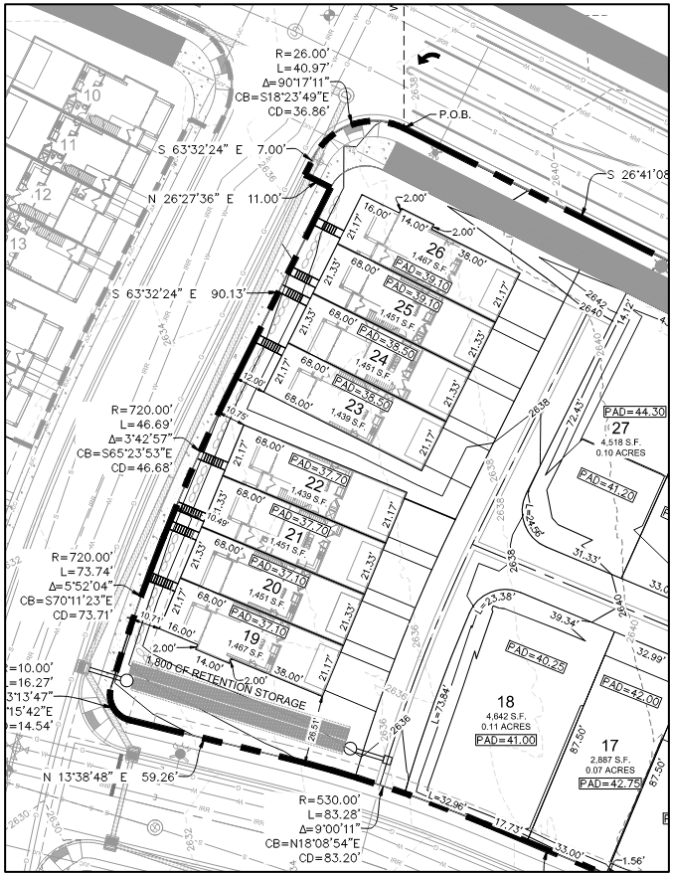


Existing Zoning

Existing General Plan


LEGEND
ALL LOTS ON THIS PLAT ARE NEIGHBORHOOD GENERAL ZONING
AUBURN HILLS HOUSING FORM
PHASES | SINGLE FAMILY | MULTI FAMILY
1 | 75 | 46
2 | 58 | 0
3 | 57 | 0
4 | 0 | 59
5 | 12 | 0
6 | 0 | 15
7A | 0 | 16
7B | 0 | 12
8 | 30 | 8
9 | 11 | 0
10 | 10 | 0
11 | 11 | 0
12 | 12 | 8
13 | 12 | 0
14 | 40 | 0
17 | 9 | 8
18 | 80 | 0
TOTAL= | 338 | 244
PERCENTAGE= | 58% | 42%
GRAPHIC SCALE
ZONING TABLE
NE ZONING | 0 LOTS
NO ZONING | 35 LOTS
TOTAL | 35 LOTS
TOTAL AREA: 146,015 Sq. Ft. (FROM BOUNDARY DESCRIPTION)
DENSITY: 11.14 UNITS / ACRE
CARAMELMAN PARKWAY
GARNET DRIVE
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
PRELIMINARY PLAT
AUBURN HILLS PHASE 8
AT DESERT COLOR
LOCATED IN ST GEORGE, UTAH

Site Plan


R=26.00'
L=40.97'
Δ=90°17'11"
CB=S18°23'49"E
CD=36.86'
P.O.B.
S 63°32'24" E 7.00'
N 26°27'36" E 11.00'
S 63°32'24" E 90.13'
R=720.00'
L=46.69'
Δ=3°42'57"
CB=S65°23'53"E
CD=46.68'
R=720.00'
L=73.74'
Δ=5°52'04"
CB=S70°11'23"E
CD=73.71'
N 13°38'48" E 59.26'
R=530.00'
L=83.28'
Δ=9°00'11"
CB=N18°08'54"E
CD=83.20'
1,800 CF RETENTION STORAGE
26
1,467 S.F.
PAD=39.10
25
1,451 S.F.
PAD=39.10
24
1,451 S.F.
PAD=38.50
23
1,439 S.F.
22
1,439 S.F.
PAD=37.70
21
1,451 S.F.
PAD=37.70
20
1,451 S.F.
PAD=37.10
19
1,467 S.F.
PAD=37.10
27
4,518 S.F.
0.10 ACRES
PAD=44.30
PAD=41.20
18
4,642 S.F.
0.11 ACRES
PAD=41.00
PAD=40.25
17
2,887 S.F.
0.07 ACRES
PAD=42.75
PAD=42.00

Site Plan

left

rear

right

front

HOLMES HOMES
A family tradition since 1890

BOULEVARD TOWNHOMES
DESERT SPANISH

Material Location	Color
Main Stucco Body	SW6154 Origami White
Secondary Stucco Body	SW9111 Antler Velvet
Board &Batten Body	NA
Stucco/Composite Trim	SW6160 Best Bronze
Accent	SW6160 Best Bronze
Front Doors	SW9100 Umber Rust
Roof Surface	Golden Rod
Stone	NA
Aluminum Fascia/Gutter	Dark Bronze
Garage Door	Brown

DESERT COLOR
St George, UT

September 10, 2018 | SF180115.00

BSB DESIGN
BSBDesign.com

Elevations

left

rear

right

front

Material Location	Color
Main Stucco Body	SW9111 Antler Velvet
Secondary Stucco Body	N/A
Board &Batten Body	SW2819 Downing Slate
Stucco/Composite Trim	SW6160 Best Bronze
Accent	SW6160 Best Bronze
Front Doors	SW6160 Best Bronze
Roof Surface	Black Canyon
Stone	Platinum Ledge
Aluminum Fascia/Gutter	Dark Bronze
Garage Door	Almond

HOLMES HOMES
A family tradition since 1890

BOULEVARD TOWNHOMES
DESERT TERRITORIAL RANCH

DESERT COLOR
St George, UT

BSB DESIGN
BSBDesign.com

September 10, 2018 | SF180115.00

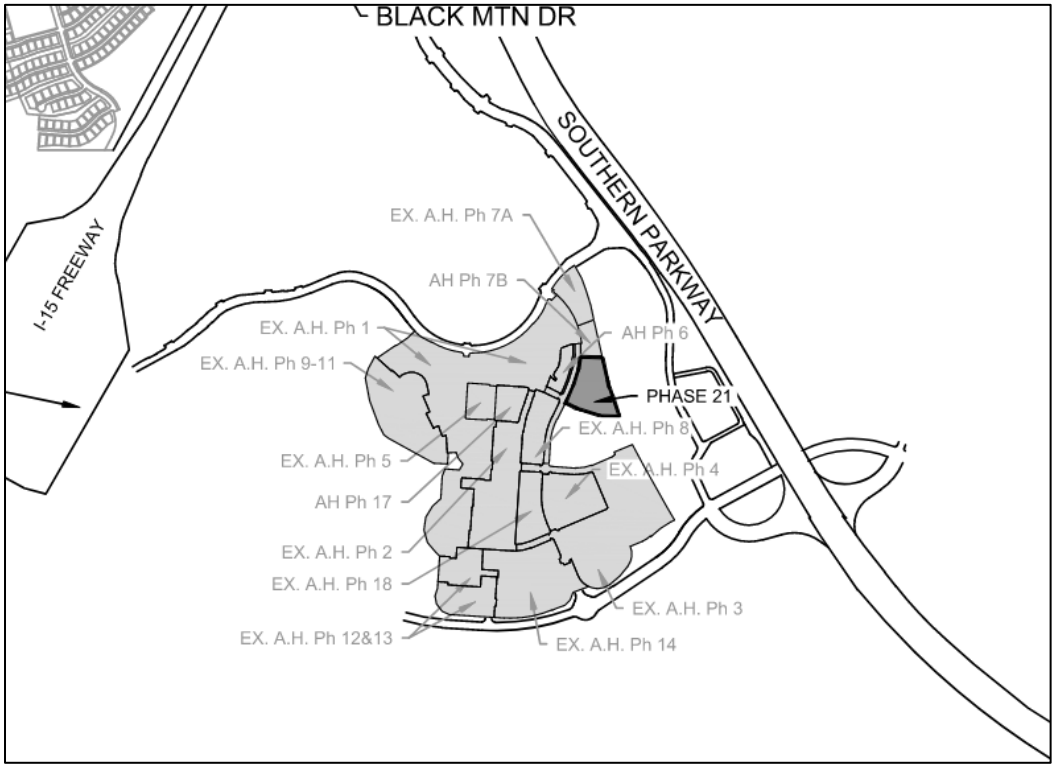
Elevations

Materials

PLANNING COMMISSION AGENDA REPORT: 01/26/2021

Zone Change Amendment
Desert Color Auburn Hills Phase 21
Case No. 2021-ZCA-010

Request:	Consider a Zone Change Amendment to the Desert Color PD-R to develop phase 21 of Auburn Hills in the Desert Color development.
Applicant:	Desert Color St. George, LLC
Representative:	Bob Hermandson
Area:	3.99 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 21st phase of Auburn Hills will include six new buildings all of which are ten-plex units for a total of 60 units. Phase seven is located directly north of Auburn Hills Phase 21 with phase 6 directly west. This product will, if approved, be a new product introduced into the Desert Color development though consistent with the zoning plan approved by City Council.

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, drive-aisles, and sidewalks 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 twenty-one 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 21 which will be 6.4% 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 21 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 for a total of 12 required guest stalls. The applicant has provided 28 parking stalls on site which exceeds the requirement for 60 units by 16.

4. **Building and Streetscapes.** The applicant is proposing six separate buildings all of which will be a single style. Each building will have the same architecture and materials but will have four different color pallets (see attached). 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 34'. The buildings to the west in phase six will be two stories as will phase 7B to the north. To the south will be an elementary school and the Atkinville Wash is located adjacent to the property to the east. 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. Additionally, each ground unit will have a porch that will satisfy this requirement. 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 PD 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 21.

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.

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

January 5, 2021

RE: PD Secondary Zone Change Application – Auburn Hills, Phase 21

Dear Council / Commission members,

With this Planned Development Secondary Zone Change request, the applicant desires to provide the detailed information regarding the development of 3.99 acres of land (a portion of Parcel # SG-5-3-31-433-SLL). Currently, the land is owned by the State of Utah (SITLA) and under a development agreement with the applicant. The land will be developed as an addition to the Auburn Hills development in Desert Color. As the site plan shows, Phase 21 will hold a total of 60 units. This will result in a density of 15.02 development units per acre at this location. This development will be in harmony with the adjacent properties and the Desert Color. Your consideration of this request is greatly appreciated.

Sincerely,

Adam Allen
Operations Manager
Bush and Gudgell

EXHIBIT A
PROPOSED SITE

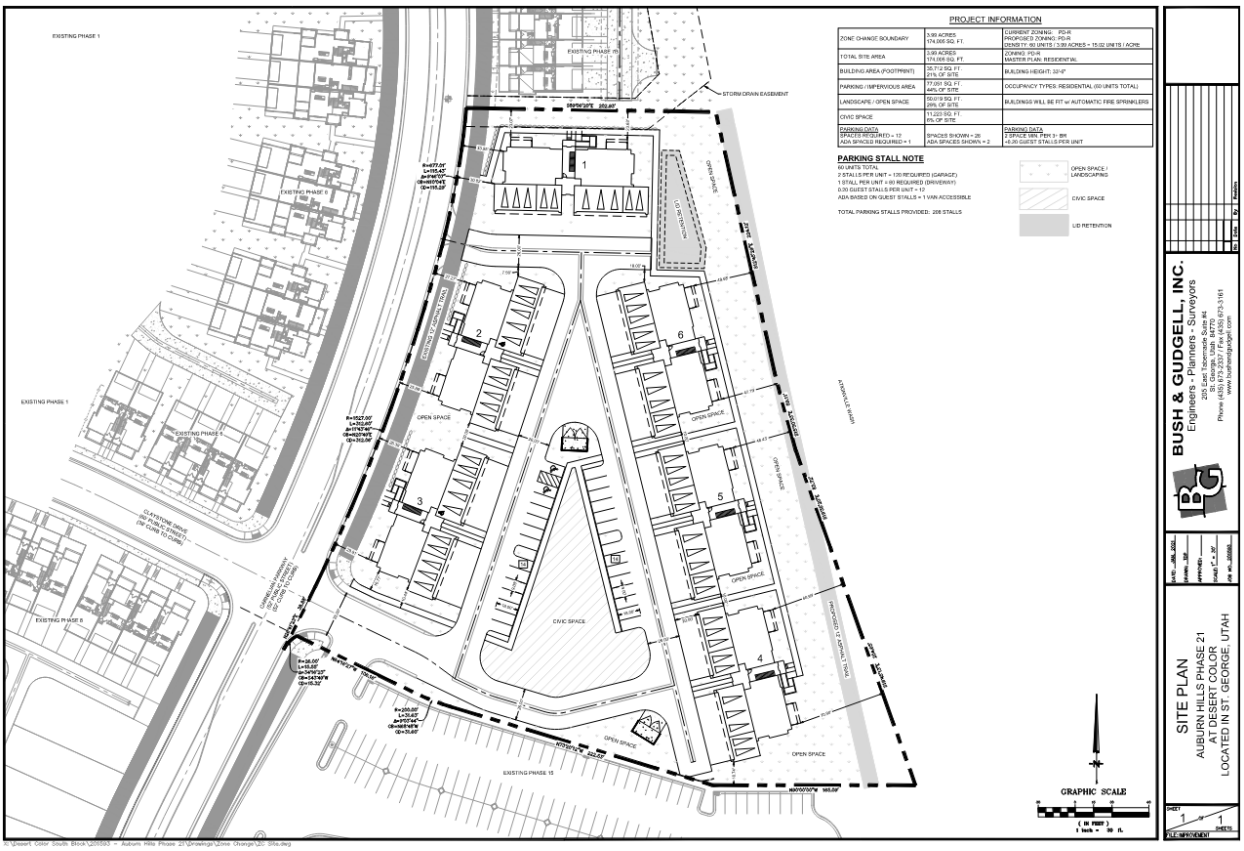


EXHIBIT B
PROPOSED ELEVATIONS & COLORS

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

BUILDING ELEVATIONS

10-PLEX
SCHEME B

HOLMES HOMES

AUBURN HILLS
DESERT COLOR

JZMK PARTNERS

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ACCESSIBLE BUILDING ELEVATIONS

10-PLEX
SCHEME A
Alternate for accessible building locations

HOLMES HOMES

AUBURN HILLS
DESERT COLOR

JZMK PARTNERS

04
WINDOWS
VINYL
BRONZE

05
RAILINGS/AWNINGS/TRELLIS
PPG 1085-7
Fig Branches

06
LOUVERS
PPG 0998-3
Kalispell

01
BODY COLOR 1
PPG 0999-1
In The Cloud

02
BODY COLOR 2
PPG 0999-4
Steeped Tea

03
BODY COLOR 3
PPG 1136-6
Spruce Shade

COLOR/MATERIAL SCHEME A

HOLMES HOMES — AUBURN HILLS DESERT COLOR — JZMK PARTNERS

04
WINDOWS
VINYL
BRONZE

05
RAILINGS/AWNINGS/TRELLIS
PPG 1077-6
Salted Pretzel

01
BODY COLOR 1
PPG 0993-2
Train

02
BODY COLOR 2
PPG 0993-6
Old Silk

03
BODY COLOR 3
PPG 1153-5
Chalky Blue

COLOR/MATERIAL SCHEME B

HOLMES HOMES — AUBURN HILLS DESERT COLOR — JZMK PARTNERS

04
WINDOWS
VINYL
BRONZE

05
RAILINGS/AWNINGS/TRELLIS
PPG 1000-7
Chocolate Lab

01
BODY COLOR 1
PPG 1075-3
Casual Elegance

02
BODY COLOR 2
PPG 1000-5
Bear Cub

03
BODY COLOR 3
PPG 1082-6
Cowboy Hat

COLOR/MATERIAL SCHEME C

HOLMES HOMES — AUBURN HILLS DESERT COLOR — JZMK PARTNERS

04
WINDOWS
VINYL
BRONZE

05
RAILINGS/AWNINGS/TRELLIS
PPG 1005-6
Oswego Tea

01
BODY COLOR 1
PPG 1000-7
Willow Springs

02
BODY COLOR 2
PPG 1005-5
Elephant Gray

03
BODY COLOR 3
PPG 1093-4
Somber

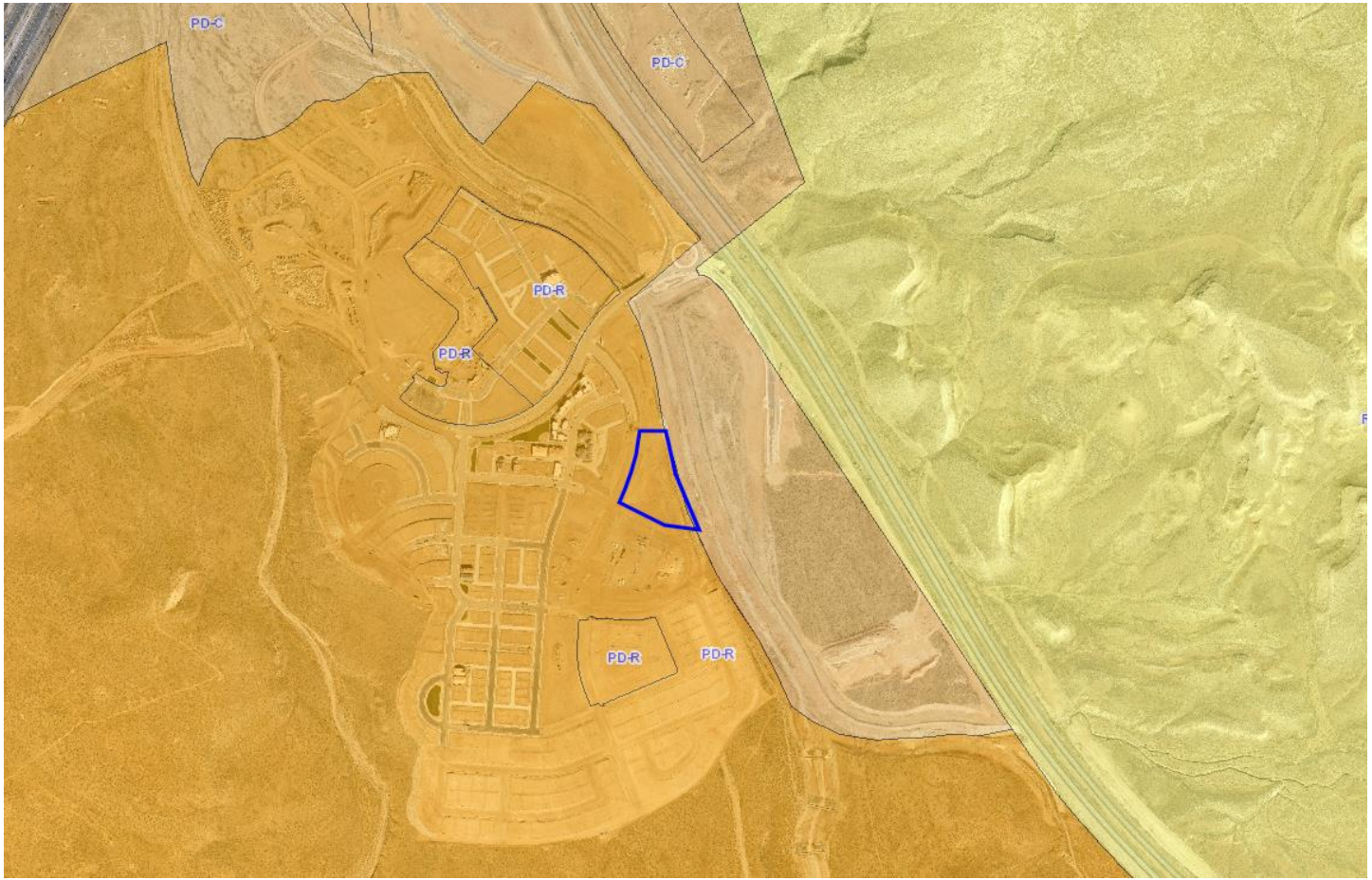
COLOR/MATERIAL SCHEME D

HOLMES HOMES — AUBURN HILLS DESERT COLOR — JZMK PARTNERS

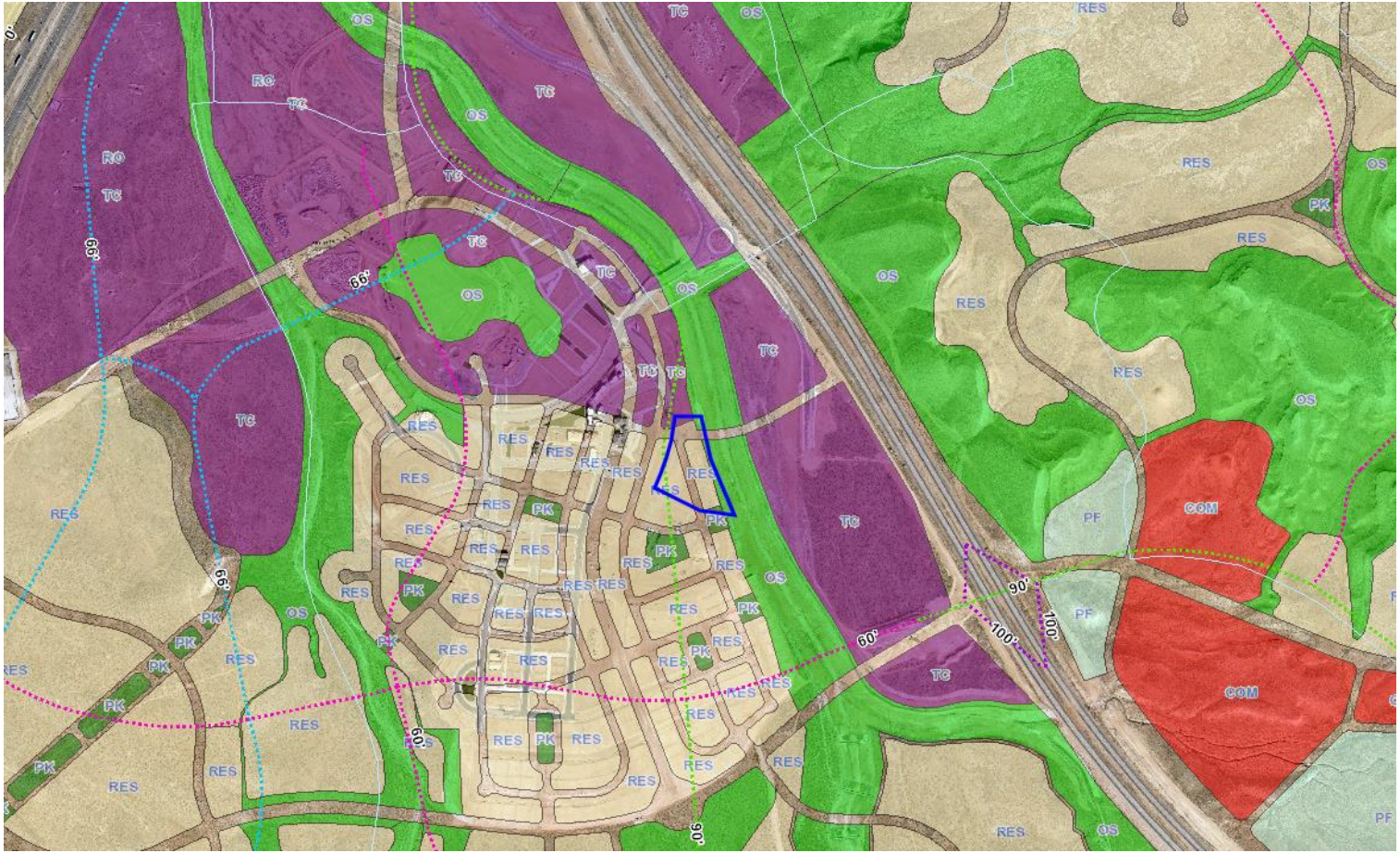
EXHIBIT C
POWERPOINT PRESENTATION

Auburn Hills Phase Twenty-One Desert Color PD Amendment

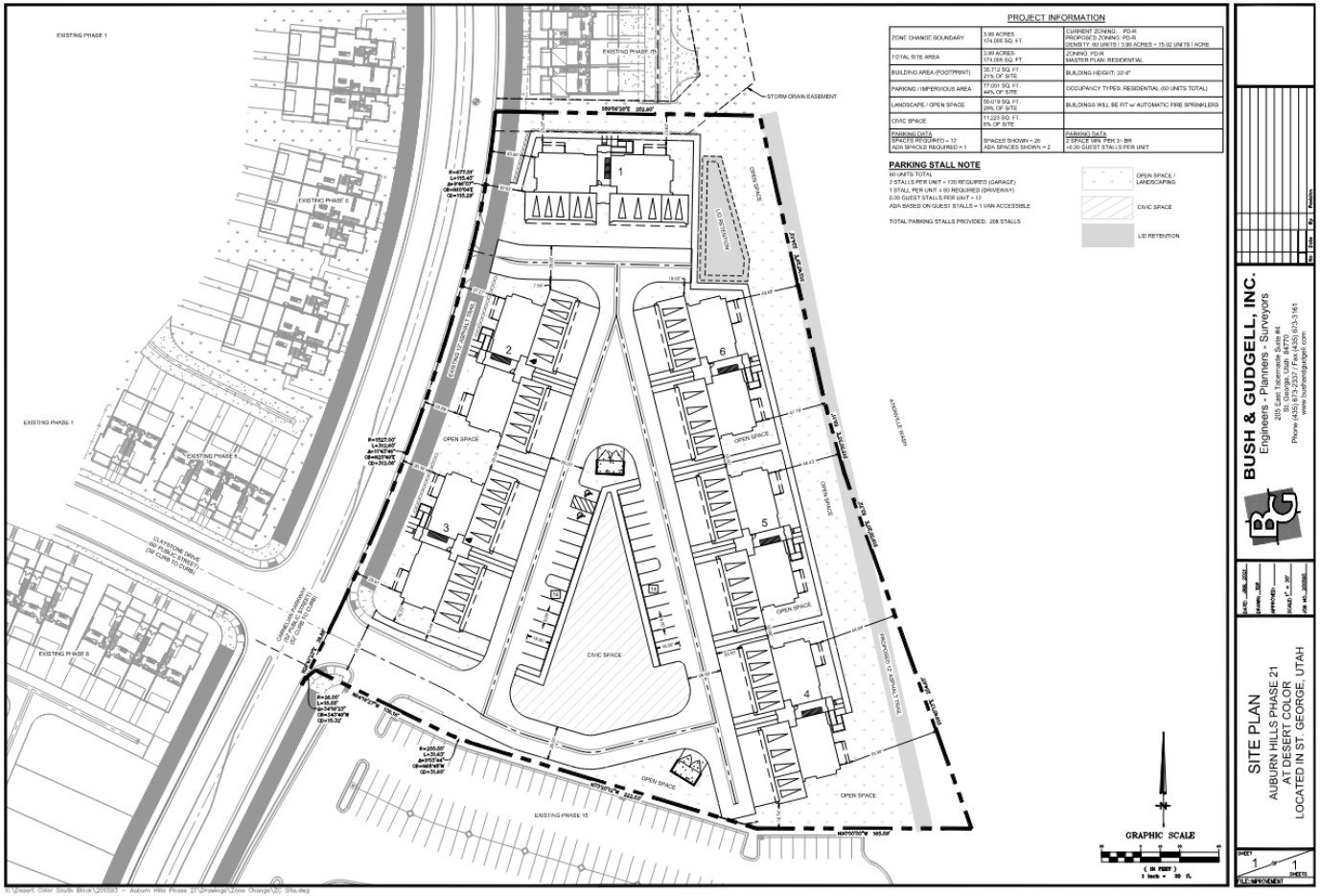
2021-ZCA-010



Existing Zoning



Existing General Plan


PROJECT INFORMATION
ZONE CHANGE BOUNDARY
3.99 ACRES
174,005 SQ. FT.
CURRENT ZONING: PD-R
PROPOSED ZONING: PD-R
DENSITY: 60 UNITS / 3.99 ACRES = 15.02 UNITS / ACRE
TOTAL SITE AREA
3.99 ACRES
174,005 SQ. FT.
ZONING: PD-R
MASTER PLAN: RESIDENTIAL
BUILDING AREA (FOOTPRINT)
36,712 SQ. FT.
21% OF SITE
BUILDING HEIGHT: 32'-0"
PARKING / IMPERVIOUS AREA
77,091 SQ. FT.
44% OF SITE
OCCUPANCY TYPES: RESIDENTIAL (60 UNITS TOTAL)
LANDSCAPE / OPEN SPACE
50,019 SQ. FT.
29% OF SITE
BUILDINGS WILL BE FIT w/ AUTOMATIC FIRE SPRINKLERS
CIVIC SPACE
11,223 SQ. FT.
6% OF SITE
PARKING DATA
SPACES REQUIRED = 12
ADA SPACES REQUIRED = 1
SPACES SHOWN = 26
ADA SPACES SHOWN = 2
PARKING DATA
2 SPACE MIN. PER 3+ BR
+0.20 GUEST STALLS PER UNIT
PARKING STALL NOTE
60 UNITS TOTAL
2 STALLS PER UNIT = 120 REQUIRED (GARAGE)
1 STALL PER UNIT = 60 REQUIRED (DRIVEWAY)
0.20 GUEST STALLS PER UNIT = 12
ADA BASED ON GUEST STALLS = 1 VAN ACCESSIBLE
TOTAL PARKING STALLS PROVIDED: 208 STALLS
OPEN SPACE / LANDSCAPING
CIVIC SPACE
LID RETENTION
EXISTING PHASE 1
EXISTING PHASE 2
EXISTING PHASE 15
STORM DRAIN EASEMENT
OPEN SPACE
CIVIC SPACE
LID RETENTION
PROPOSED 12' ASPHALT TRAIL
GRAPHIC SCALE
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, UT 84770
Phone (435) 673-3200 / Fax (435) 673-3161
www.bushandgudgell.com
SITE PLAN
AUBURN HILLS PHASE 21
AT DESERT COLOR
LOCATED IN ST. GEORGE, UTAH

Site Plan


ELEVATION A
ELEVATION B
ELEVATION C
BUILDING ELEVATIONS
10-PLEX
SCHEME B
HOLMES HOMES
AUBURN HILLS
DESERT COLOR


ELEVATION A
ELEVATION B
ELEVATION C
ELEVATION D
ACCESSIBLE BUILDING ELEVATIONS
10-PLEX
SCHEME A
Alternate for accessible building locations
HOLMES HOMES
AUBURN HILLS
DESERT COLOR
JZMK
PARTNERS

Elevations

04
WINDOWS
VINYL
BRONZE

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RAILINGS/AWNINGS/TRELLIS
PPG 1085-7
Fig Branches

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Elephant Gray

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PPG 1093-4
Somber

Color Schemes

RENDERING

HOLMES HOMES

AUBURN HILLS
DESERT COLOR

RENDERING

HOLMES HOMES

AUBURN HILLS
DESERT COLOR

JZMK PARTNERS

Renderings

RENDERING

HOLMES HOMES

AUBURN HILLS
DESERT COLOR

RENDERING

HOLMES HOMES

AUBURN HILLS
DESERT COLOR

JZMK PARTNERS

Renderings

St.George
Community Development

ITEM 6A

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **01/26/2021**

PRELIMINARY PLAT
Desert Horizon
Case No. 2021-PP-003

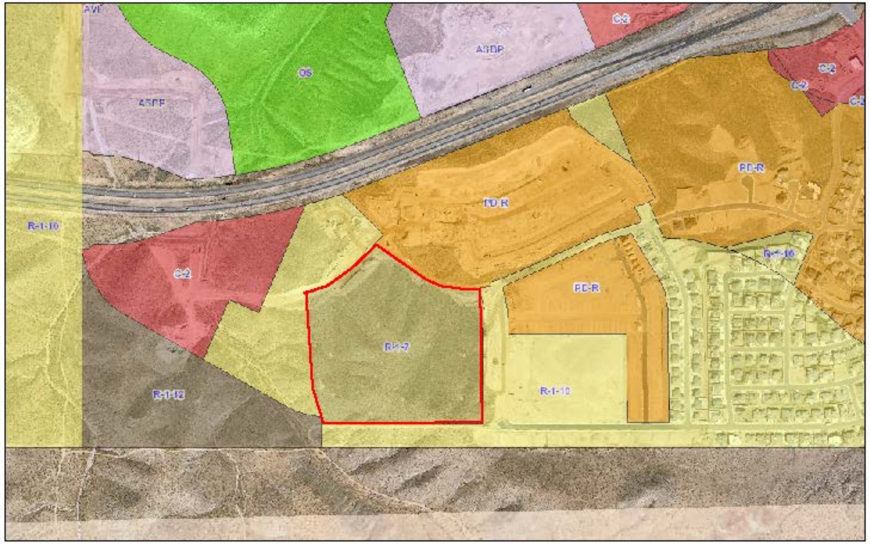
Request:	To approve a preliminary plat for Ninety-two (92) Residential Lot
Location:	The site is located at approximately 3000 East Broken Mesa Drive in the Desert Canyons development.
Property:	24.57 acres
Number of Lots:	92
Density:	3.7 DU/AC
Zoning:	R-1-7
Adjacent zones:	This plat is surrounded by the following zones: North – PD-R/R-1-10 South – R-1-10 East – R-1-10 West – R-1-10
General Plan:	RES (Residential)
Applicant:	Development Solutions Group
Representative:	Ken Miller
Comments:	

Preliminary Plats

January 26, 2021

Preliminary Plat – Desert Horizon

2021-PP-003 Desert Horizon



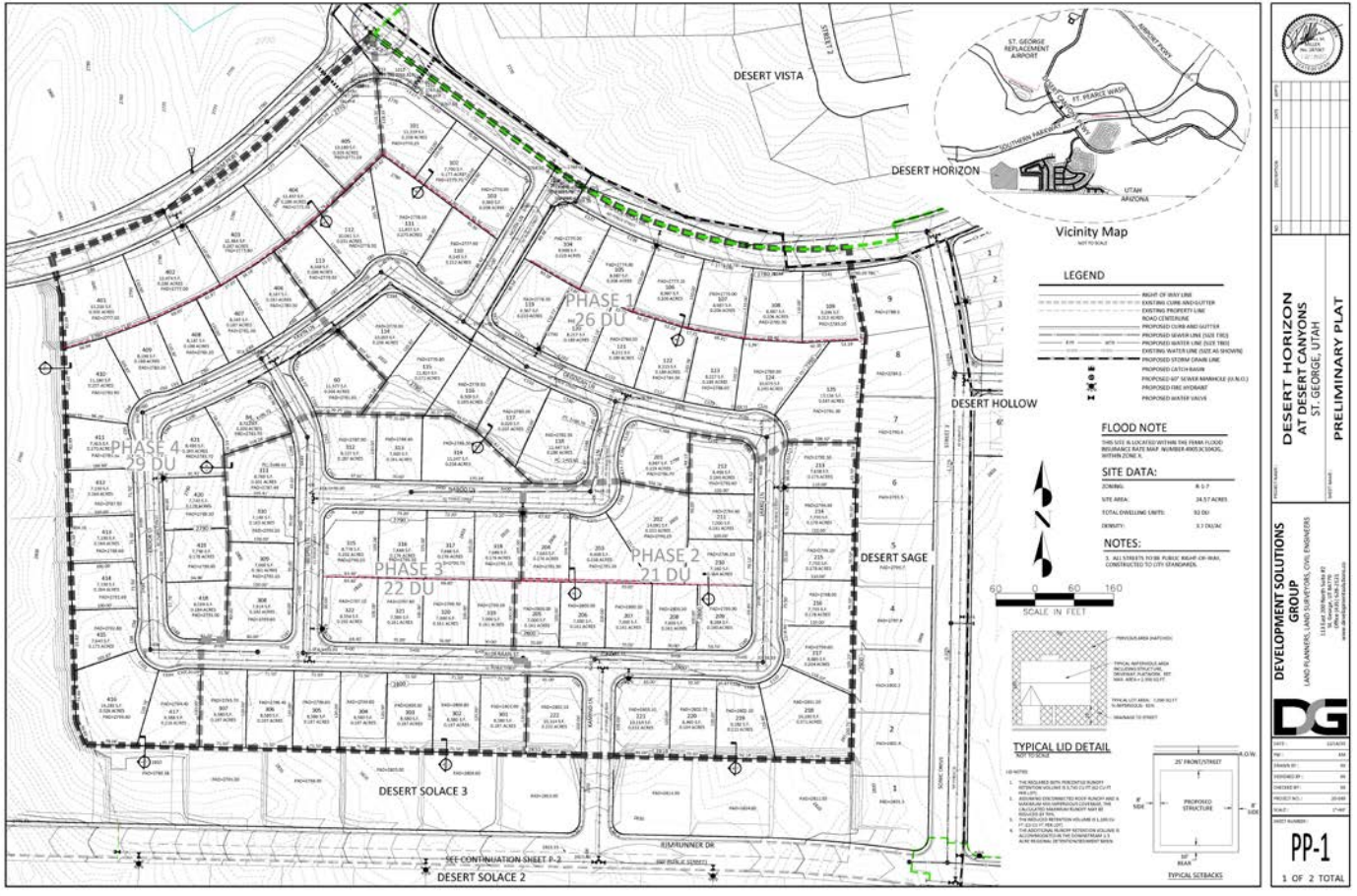
December 23, 2020

1:9,028

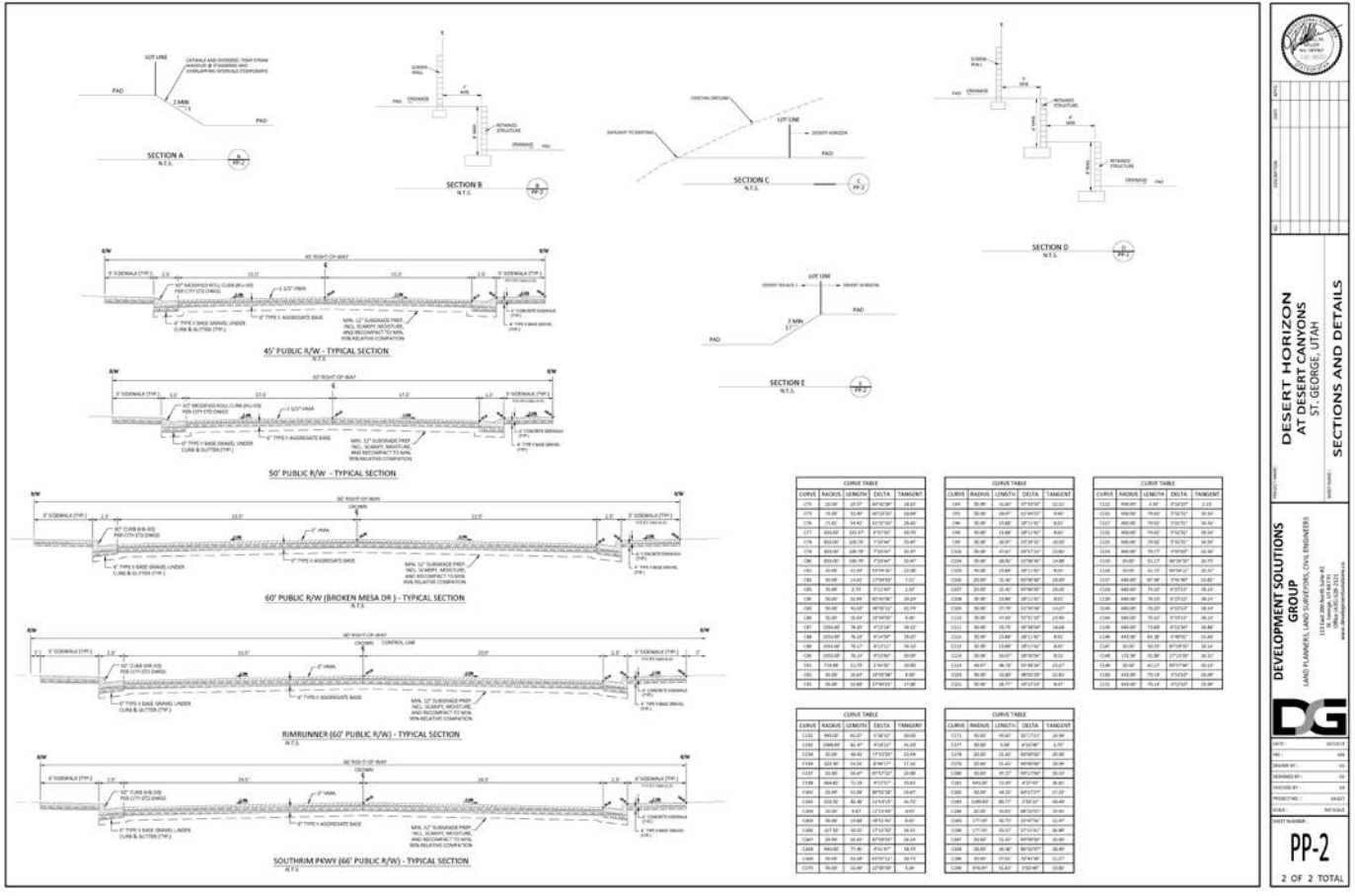
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Preliminary Plat – Desert Horizon



Preliminary Plat – Desert Horizon



Preliminary Plat – Desert Horizon

St.George
Community Development

ITEM 6B

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **01/26/2021**

PRELIMINARY PLAT
Auburn Hills Phase 8
Case No. 2021-PP-004

Request:	To approve a preliminary plat for 30 single family dwelling units and two 4-plexes for a total of 38 dwelling units.
Location:	The site is located within the Desert Color development on the southeast corner of Carnelian Parkway and Claystone Drive.
Property:	3.41 acres
Number of Lots:	38
Density:	11.14 DU/AC
Zoning:	PDR
Adjacent zones:	This plat is surrounded by the Desert Color planned development:
General Plan:	RES (Residential)
Applicant:	Desert Color
Representative:	Bob Hermandson, Bush & Gudgell

Comments:

B&G PROJECT NUMBER 191541

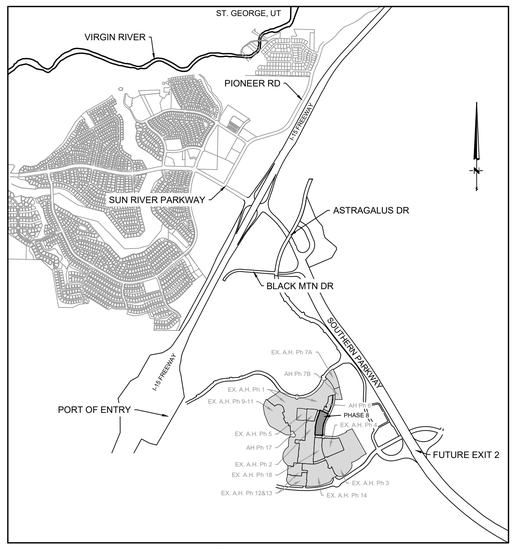
AUBURN HILLS PHASE 8

DESERT COLOR

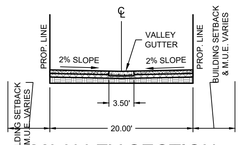
PRELIMINARY PLAT

LOCATED IN ST. GEORGE, UTAH

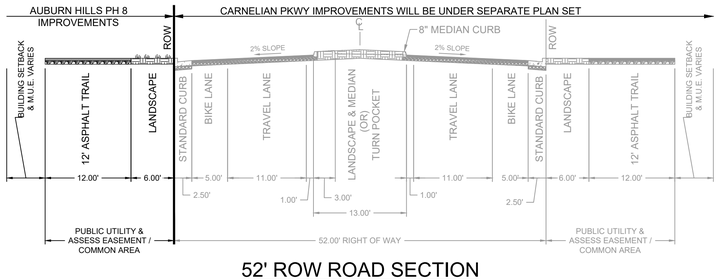
SOUTHWEST 1/4 OF SECTION 25 ,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP
N.T.S.



20' ALLEY SECTION



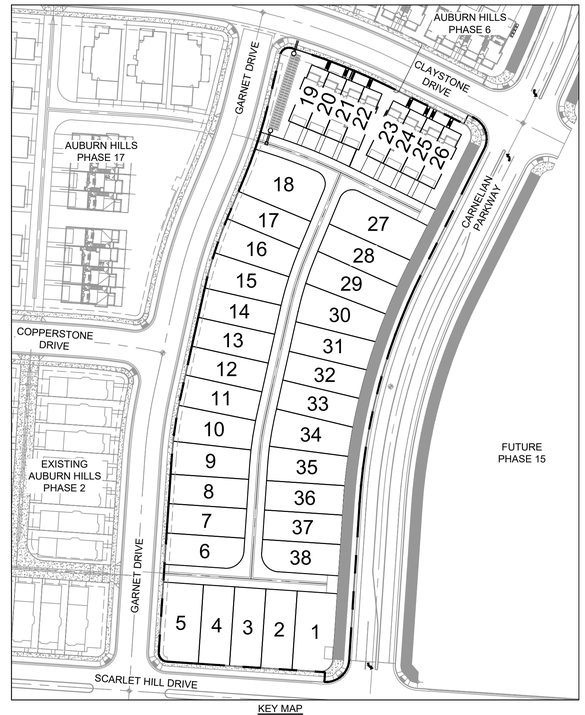
52' ROW ROAD SECTION
CARNELIAN PARKWAY

AUBURN HILLS PHASES 8 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 01°15'53" EAST ALONG THE CENTER QUARTER SECTION LINE 1173.58 FEET AND WEST 717.09 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 26°41'08" WEST 152.86 FEET; THENCE SOUTHERLY ALONG A 676.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 15°15'16" WEST A DISTANCE OF 267.95 FEET), CENTER POINT LIES SOUTH 63°18'52" EAST THROUGH A CENTRAL ANGLE OF 22°51'44", A DISTANCE OF 269.74 FEET; THENCE SOUTH 03°49'24" WEST 177.02 FEET TO THE NORTH LINE AUBURN HILLS PHASE 3A, DOCUMENT NO. 20200044649, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF SCARLET HILLS DRIVE THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTHWESTERLY ALONG A 26.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°49'24" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 86°10'36" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET, 2) NORTH 03°49'24" EAST 11.00 FEET AND 3) NORTH 86°10'36" WEST 177.00 FEET TO THE EAST LINE OF AUBURN HILLS PHASE 2, DOCUMENT NO. 20190053706, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF GARNETT DRIVE, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING NINE (9) COURSES: 1) NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°10'36" WEST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET, 2) NORTH 03°49'24" EAST 215.44 FEET, 3) NORTHERLY ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 08°09'53" EAST A DISTANCE OF 71.16 FEET), CENTER POINT LIES SOUTH 86°10'36" EAST THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 71.23 FEET, 4)NORTH 12°30'22" EAST 121.48 FEET, 5) NORTHERLY ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 17°34'41" EAST A DISTANCE OF 83.10 FEET), CENTER POINT LIES SOUTH 77°29'38" EAST THROUGH A CENTRAL ANGLE OF 10°08'37", A DISTANCE OF 83.21 FEET, 6) NORTH 22°38'59" EAST 52.29 FEET, 7) NORTHERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 18°08'54" EAST A DISTANCE OF 83.20 FEET), CENTER POINT LIES NORTH 67°21'01" WEST THROUGH A CENTRAL ANGLE OF 09°00'11", A DISTANCE OF 83.28 FEET, 8) NORTH 13°38'48" EAST 59.26 FEET, AND 9) NORTHEASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 60°15'42" EAST A DISTANCE OF 14.54 FEET), CENTER POINT LIES SOUTH 76°21'12" EAST THROUGH A CENTRAL ANGLE OF 93°13'47", A DISTANCE OF 16.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLAYSTONE DRIVE, THENCE ALONG SAID RIGHT OF WAY LINE, EASTERLY ALONG A 720.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 70°11'23" EAST A DISTANCE OF 73.71 FEET), CENTER POINT LIES SOUTH 16°52'35" WEST THROUGH A CENTRAL ANGLE OF 05°52'04", A DISTANCE OF 73.74 FEET; THENCE LEAVING SAID AUBURN HILLS PHASE 2 AND RUNNING THENCE SOUTHEASTERLY ALONG A 720.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 65°23'53" EAST A DISTANCE OF 46.68 FEET), CENTER POINT LIES SOUTH 22°44'39" WEST THROUGH A CENTRAL ANGLE OF 03°42'57", A DISTANCE OF 46.69 FEET; THENCE SOUTH 63°32'24" EAST 90.13 FEET; THENCE NORTH 26°27'36" EAST 11.00 FEET; THENCE SOUTH 63°32'24" EAST 7.00 FEET; THENCE SOUTHERLY ALONG A 26.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 18°23'49" EAST A DISTANCE OF 36.86 FEET), CENTER POINT LIES SOUTH 26°27'36" WEST THROUGH A CENTRAL ANGLE OF 90°17'11", A DISTANCE OF 40.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 148,515 SQ.FT. OR 3.41 ACRES



KEY MAP
1" = 80'

OWNER / DEVELOPER

DESERT COLOR ST. GEORGE, LLC
PROJECT CONTACT: TRAVIS COTTAM
(435) 236-7140
817 NORTH 980 WEST
OREM, UT 84057

BUSH AND GUDGELL, INC.
PROJECT MANAGER: BOB HERMANDSON
(435) 673-2337
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

AGEC APPLIED GEOTECH
GEOTECHNICAL ENGINEER: G. WAYNE ROGERS
(435) 673-6850
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790

DECEMBER 2020

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

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: DEC. 2020
DRAWN: TR
APPROVED:
SCALE: N.T.S.
JOB NO.: 191541

COVER SHEET
AUBURN HILLS PHASE 8
AT DESERT COLOR
LOCATED IN ST.GEORGE, UTAH

SHEET 1 OF 2 SHEETS

FILE: 19541 - PRELIMINARY PLAT

X:\Desert Color South Block\191541 – Auburn Hills Phase 8\Drawings\Preliminary Plat\Pre Plat.dwg

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SURVEY CONTROL MONUMENT (CLASS I, RING AND LID)
- SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)
- EXISTING SURVEY CONTROL MONUMENT(CLASS 1, RING & LID
- EXISTING SURVEY CONTROL MONUMENT(CLASS II, REBAR & ALUM. CAP)
- PHASE LINE
- LOT LINE
- MUNICIPAL UTILITY EASEMENT LINE
- STREET CENTER LINE

ALL LOTS ON THIS PLAT ARE NEIGHBORHOOD GENERAL ZONING

AUBURN HILLS HOUSING FORM		
PHASES	SINGLE FAMILY	MULTI FAMILY
1	75	46
2	59	0
3	57	0
4	0	59
5	12	0
6	0	15
7A	0	16
7B	0	12
8	30	8
9	11	0
10	10	0
11	11	0
12	12	0
13	12	0
14	40	0
17	9	8
18		80
TOTAL=	338	244
PERCENTAGE=	58%	42%

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

ZONING TABLE	
NE ZONING:	0 LOTS
NG ZONING:	38 LOTS
TOTAL:	38 LOTS

TOTAL AREA: 148,515 Sq. Ft.
(FROM BOUNDARY DESCRIPTION)

DENSITY: 11.14 UNITS / ACRE

FUTURE AUBURN HILLS PHASE 21

N 01°15'53" E 1173.58' (TIE)

SOUTH 1/4 SEC 25
T43S, R16W SLB&M.
1998 WASH. CO. ALUM CAP
HCN 302

WEST 717.09

P.O.B.

S 26°41'08" W 152.86'

FUTURE AUBURN HILLS PHASE 15

AUBURN HILLS PHASE 6

S 63°32'24" E 7.00'

N 26°27'36" E 11.00'

S 63°32'24" E 90.13'

R=26.00'
L=40.97'
Δ=90°17'11"
CB=S18°23'49"E
CD=36.86'

R=720.00'
L=46.69'
Δ=3°42'57"
CB=S65°23'53"E
CD=46.68'

R=720.00'
L=73.74'
Δ=5°52'04"
CB=S70°11'23"E
CD=73.71'

R=10.00'
L=16.27'
Δ=93°13'47"
CB=N60°15'42"E
CD=14.54'

N 13°38'48" E 59.26'

R=530.00'
L=83.28'
Δ=9°00'11"
CB=N18°08'54"E
CD=83.20'

22°38'59" E 52.29'

R=470.00'
L=83.21'
Δ=10°08'37"
CB=N17°34'41"E
CD=83.10'

N 12°30'22" E 121.48'

R=470.00'
L=71.23'
Δ=8°40'58"
CB=N8°09'53"E
CD=71.16'

R=676.00'
L=269.74'
Δ=22°51'44"
CB=S15°15'16"W
CD=267.95'

CARNELIAN PARKWAY
(52' PUBLIC ROW)
(52' CURB TO CURB)

S 3°49'24" W 177.02'

SEE SECTION SHEET 1

R=26.00'
L=40.84'
Δ=90°00'00"
CB=S48°49'24"W
CD=36.77'

N 3°49'24" E 11.00'

SCARLET HILL DRIVE
(60' PUBLIC ROW)
(49' CURB TO CURB)

EXISTING AUBURN HILLS PHASE 4

AUBURN HILLS PHASE 18

BASIS OF BEARING S 88°50'55" E 2638.52'
(HCN - N 88°50'44" W 2638.51' GRID 2638.74' GROUND)

N 86°10'36" W 177.00'

SEE SECTION SHEET 1

SCARLET HILL DRIVE
(71' PUBLIC ROW)
(49' CURB TO CURB)

N 3°49'24" E 215.44'

R=10.00'
L=15.71'
Δ=90°00'00"
CB=N41°10'36"W
CD=14.14'

GARNET DRIVE
(60' PUBLIC ROW)
(38' CURB TO CURB)

AUBURN HILLS PHASE 1

CLAYSTONE DRIVE
(60' PUBLIC ROW)
(38' CURB TO CURB)

AUBURN HILLS PHASE 17

COPPERSTONE DRIVE
(60' PUBLIC ROW)
(38' CURB TO CURB)

EXISTING AUBURN HILLS PHASE 2

EXISTING AUBURN HILLS PHASE 2

1,800 CF RETENTION STORAGE

LOT	AREA	PAD
1	3,934 S.F. 0.09 ACRES	PAD=56.50
2	3,097 S.F. 0.07 ACRES	PAD=56.80
3	3,097 S.F. 0.07 ACRES	PAD=57.05
4	3,097 S.F. 0.07 ACRES	PAD=57.20
5	3,961 S.F. 0.09 ACRES	PAD=57.50
6	2,977 S.F. 0.07 ACRES	PAD=54.90
7	2,887 S.F. 0.07 ACRES	PAD=54.50
8	2,888 S.F. 0.07 ACRES	PAD=53.55
9	3,059 S.F. 0.07 ACRES	PAD=52.70
10	3,219 S.F. 0.07 ACRES	PAD=51.60
11	2,966 S.F. 0.07 ACRES	PAD=50.80
12	2,887 S.F. 0.07 ACRES	PAD=49.40
13	2,887 S.F. 0.07 ACRES	PAD=48.00
14	2,914 S.F. 0.07 ACRES	PAD=46.50
15	3,243 S.F. 0.07 ACRES	PAD=45.25
16	3,241 S.F. 0.07 ACRES	PAD=44.25
17	2,887 S.F. 0.07 ACRES	PAD=42.75
18	4,642 S.F. 0.11 ACRES	PAD=41.00
19	1,467 S.F.	PAD=37.10
20	1,451 S.F.	PAD=37.10
21	1,451 S.F.	PAD=37.70
22	1,439 S.F.	PAD=37.70
23	1,439 S.F.	PAD=38.50
24	1,451 S.F.	PAD=38.50
25	1,451 S.F.	PAD=39.10
26	1,467 S.F.	PAD=39.10
27	4,518 S.F. 0.10 ACRES	PAD=44.30
28	3,244 S.F. 0.07 ACRES	PAD=45.55
29	3,464 S.F. 0.08 ACRES	PAD=46.55
30	3,643 S.F. 0.08 ACRES	PAD=47.55
31	3,017 S.F. 0.07 ACRES	PAD=48.60
32	2,916 S.F. 0.07 ACRES	PAD=49.90
33	2,898 S.F. 0.07 ACRES	PAD=50.55
34	3,341 S.F. 0.08 ACRES	PAD=51.25
35	3,157 S.F. 0.07 ACRES	PAD=52.65
36	2,889 S.F. 0.07 ACRES	PAD=53.70
37	2,888 S.F. 0.07 ACRES	PAD=54.45
38	2,977 S.F. 0.07 ACRES	PAD=54.90

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

No.	Date	By	Revision

DATE: DEC. 2020
DRAWN: TR
APPROVED:
SCALE: 1" = 30'
JOB NO. 191541

PRELIMINARY PLAT

AUBURN HILLS PHASE 8
AT DESERT COLOR
LOCATED IN ST.GEORGE, UTAH

SHEET 2 OF 2 SHEETS

FILE: 1954I - PRELIMINARY PLAT

X:\Desert Color South Block\191541 – Auburn Hills Phase 8\Drawings\Preliminary Plat\Pre Plat.dwg

St.George
Community Development

ITEM 6C

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **01/26/2021**

PRELIMINARY PLAT
Auburn Hills Phase 21
Case No. 2021-PP-005

Request:	To approve a preliminary plat for a six (6) lot residential subdivision with a 10-plex on each lot which is 60 total dwelling units.
Location:	The site is located within the Desert Color subdivision at the northeast corner of the intersection of Claystone Drive and Carnelian Pkwy
Property:	3.99 acres
Number of Lots:	6
Density:	6.66 DU/AC
Zoning:	PDR
Adjacent zones:	This plat is surrounded by the Desert Color planned development.
General Plan:	RES (Residential)
Applicant:	Desert Color
Representative:	Bob Hermandson, Bush and Gudgell

Comments:

B&G PROJECT NUMBER 201593

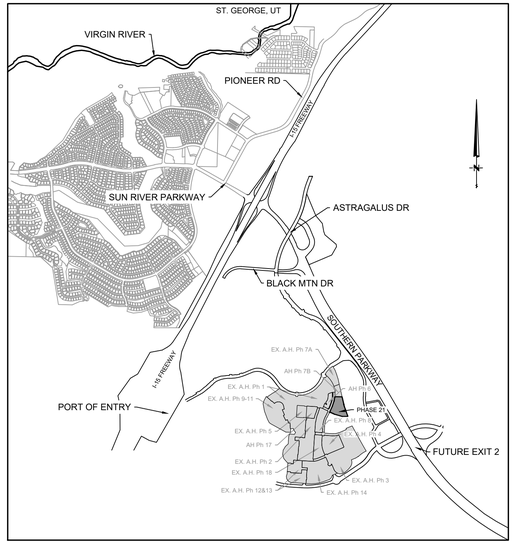
AUBURN HILLS PHASE 21

AT DESERT COLOR

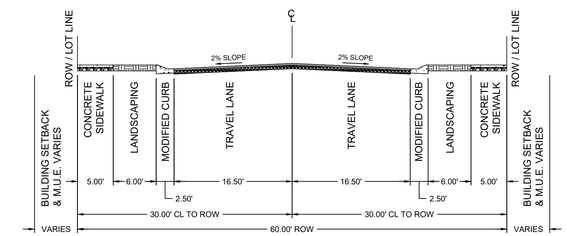
PRELIMINARY PLAT

LOCATED IN ST. GEORGE, UTAH

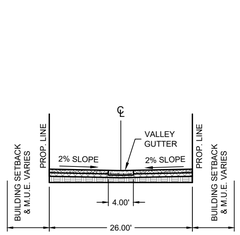
SOUTHWEST 1/4 OF SECTION 25 ,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



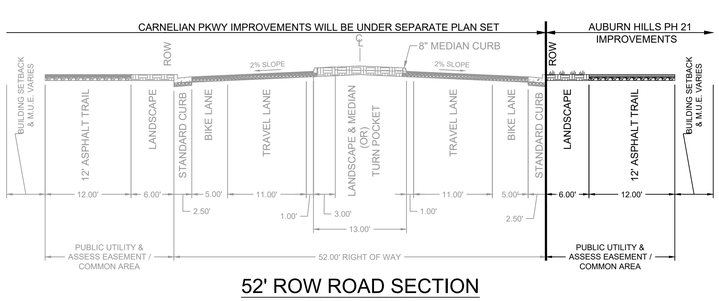
VICINITY MAP
N.T.S.



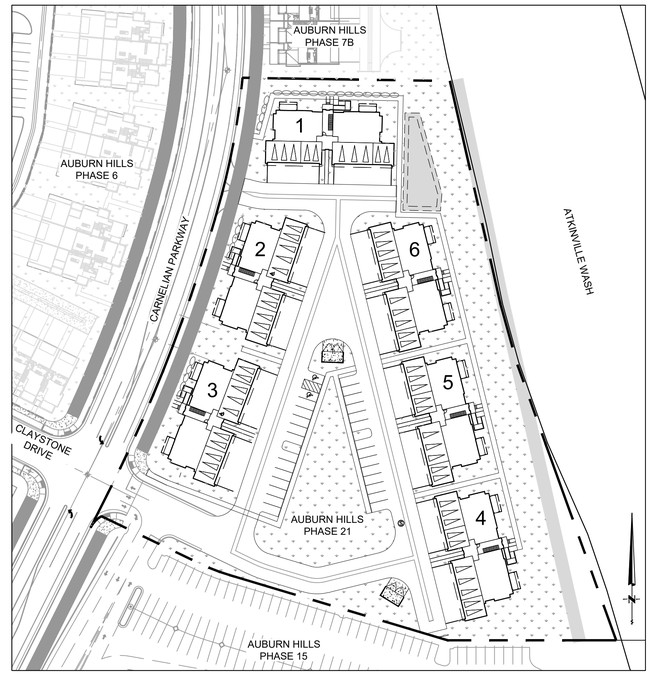
60' ROW ROAD SECTION
CLAYSTONE DRIVE



26' ALLEY SECTION



52' ROW ROAD SECTION
CARNELIAN PARKWAY



KEY MAP
1" = 70'

OWNER / DEVELOPER

DESERT COLOR ST. GEORGE, LLC
PROJECT CONTACT: TRAVIS COTTAM
(435) 236-7140
817 NORTH 980 WEST
OREM, UT 84057

BUSH AND GUDGELL, INC.
PROJECT MANAGER: BOB HERMANDSON
(435) 673-2337
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

AGEC APPLIED GEOTECH
GEOTECHNICAL ENGINEER: G. WAYNE ROGERS
(435) 673-6850
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790

DECEMBER 2020

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

No	Date	By	Revision

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205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: DEC. 2020
DRAWN: TDP
APPROVED:
SCALE: N.T.S.
JOB NO. 201593

COVER SHEET
AUBURN HILLS PHASE 21
AT DESERT COLOR
LOCATED IN ST. GEORGE, UTAH

SHEET 1 OF 2 SHEETS

FILE: PRELIMINARY PLAT

X:\Desert Color South Block\201593 - Auburn Hills Phase 21\Drawings\Preliminary Plat\AH Phase 21 - Preliminary Plat.dwg

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

ZONING TABLE	
NE ZONING:	0 LOTS
NG ZONING:	60 LOTS
TOTAL:	60 LOTS

TOTAL AREA: 174,004 Sq. Ft.
(FROM BOUNDARY DESCRIPTION

DENSITY: 6.66 UNITS / ACRE

CIVIC SPACE: 11,200 Sq. Ft.

PARKING: 2 STALLS PER UNIT (PRIVATE)
1/3 STALL PER UNIT (COMMON)

STALLS REQUIRED: 140
STALLS PROVIDED: 148 TOTAL

NOTE: ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION

AUBURN HILLS HOUSING FORM		
PHASES	SINGLE FAMILY	MULTI FAMILY
1	75	46
2	59	0
3	57	0
4	0	59
5	12	0
6	0	15
7A	0	16
7B	0	12
8	30	8
9	11	0
10	10	0
11	11	0
12	12	0
13	12	0
14	40	0
17	9	8
18		80
21		60
TOTAL=	338	304
PERCENTAGE=	53%	47%

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SURVEY CONTROL MONUMENT (CLASS I, RING AND LID)
- SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)
- EXISTING SURVEY CONTROL MONUMENT(CLASS 1, RING & LID
- EXISTING SURVEY CONTROL MONUMENT(CLASS II, REBAR & ALUM. CAP)
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- MUNICIPAL UTILITY EASEMENT LINE
- STREET CENTER LINE

EXISTING AUBURN HILLS PHASE 1

AUBURN HILLS PHASE 7B

S89°06'20"E 202.93'

COMMON AREA
27072.05 SQ. FT.
0.62 AC

R=677.01'
L=115.43'
Δ=9°46'07"
CB=N10°04'E
CD=115.29'

PAD=28.70

CONNECT TO EXISTING WATER, GAS, SEWER & POWER

SDIB # (1)
GRATE = 2627.98
18" INV OUT = 2623.48

2,378 CF
LID RETENTION

L.F. @ 2.38%

SDIB # (2)
GRATE = 2627.50
18" INV IN = 2622.94
18" INV OUT = 2622.94

PVC Pipe 54 LF @ 1.00%

12' ASPHALT TRAIL
(TO BE MAINTAINED BY HOA)

ATKINVILLE WASH

EXISTING AUBURN HILLS PHASE 1

AUBURN HILLS PHASE 6

R=1527.00'
L=312.60'
Δ=11°43'46"
CB=N20°49'E
CD=312.06'

CLAYSTONE DRIVE
(60' PUBLIC ROW)
(38' CURB TO CURB)

301 LF 10" SDR 35 @ 2.36%
2626.82(S INV)
2619.70(N I.D. INV)

EXISTING 8" SEWER

CONNECT TO EXISTING IRRIGATION WATER & GAS

CIVIC SPACE
11,200 SQ. FT.
0.25 AC

"60" SSMH # (3) 9.00' VF
RIM = 2635.82
8" INV OUT = 2626.82

SEE SECTION

AUBURN HILLS PHASE 8

R=26.00'
L=15.55'
Δ=34°16'23"
CB=S43°49'W
CD=15.32'

N26°41'23"E 38.88'

N64°16'27"W 106.16'

R=200.00'
L=31.63'
Δ=9°03'44"
CB=N68°48'W
CD=31.60'

CARNELIAN PARKWAY
(52' PUBLIC ROW)
(52' CURB TO CURB)

N73°20'12"W 222.53'

EXISTING PHASE 15

12' ASPHALT TRAIL
(TO BE MAINTAINED BY HOA)

COMMON AREA
27072.05 SQ. FT.
0.62 AC

N90°00'00"W 165.09'

POINT OF BEGINNING

N90°00'00"E 153.51'

S1°15'53"W 1040.32' (TIE)

SOUTH 1/4 SEC 25
T43S, R16W SLB&M.
1998 WASH. CO. ALUM CAP
HCN 302

BASIS OF BEARING S1°15'53"W 2640.99'
(HCN - N1°15'52.07"E 5281.93' GRID 5282.39' GROUND)

BUSH & GUDGELL, INC.
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St. George, Utah 84770
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www.bushandgudgell.com

No.	Date	By	Revision

DATE: DEC. 2020
DRAWN: TDP
APPROVED:
SCALE: 1" = 30'
JOB NO. 201593

PRELIMINARY PLAT
AUBURN HILLS PHASE 21
AT DESERT COLOR
LOCATED IN ST. GEORGE, UTAH

SHEET 2 OF 2 SHEETS

FILE: PRELIMINARY PLAT

X:\Desert Color South Block\201593 – Auburn Hills Phase 21\Drawings\Preliminary Plat\AH Phase 21 – Preliminary Plat.dwg

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

PRESENT: Chairman Nathan Fisher
Commissioner David Brager
Commissioner Roger Nelson
Commissioner Natalie Larsen
Commissioner Emily Andrus
Commissioner Vardell Curtis
Commissioner Ray Draper

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Bryan Pack
Planner III Dan Boles
Planner II Genna Goodwin
Development Office Supervisor Brenda Hatch

EXCUSED:

CALL TO ORDER/FLAG SALUTE

Chair Fisher called the meeting to order at 5:07 pm. He read the determination to conduct without an anchor location.

Commissioner Brager led the flag salute.

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

Consider a zone change amendment to the Boulder Creek Crossing PD (Planned Development) on approximately 1.51 acres. The property is generally located on the north-west corner of River Road and 1450 South. The PD amendment would allow for the construction of a bank. The applicant is Alta Bank represented by Dale Buxton. Case No. 2020-ZCA-053 (Alta St. George Branch) (Staff – Dan Boles) THIS ITEM HAS BEEN POSTPONED AND WILL BE RE-NOTICED.

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

A. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 11.54 acres located east of River Road on the north side of White Dome Drive west of the White Sands subdivision. This PD proposes 79 detached single-family units. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-056 (White Trails PD 1-3) (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This will have a density of 6.85 units per acre. The general plan here does have two designations, MDR and HDR, the proposed density falls within the MDR limitations. They will be required to

have two amenities over at least 15,800 sq. ft., they've got two different areas proposed exceeding that square footage. They would like to put in a sport court area and a kid's playground area. They will have 2 car garages for each unit, and they have provided the 27 guest parking stalls required by the code. They have 4 elevation options all in muted colors.

Chair Fisher – It seems like this planning commission is going to be a White Dome. Can you just go over what we will be looking at in the same area? Just to give us an idea of where they fit in.

Genna Goodwin – It's going to be a mix of both so the 4 I have will be single family and townhomes and I think Dan's are a mix as well, all located in this area. The general plan for all this area is MDR and HDR.

Ryan Thomas – As we looked at developing this area, the topography is unique where it drops down from the existing subdivisions and then it flattens out as you get to River Road. We decided to use that topography as a buffer between the low-density units and the medium density units. There will be a horizontal distance as well as a vertical distance in some cases.

Commissioner Larsen – Who will maintain the open space?

Ryan Thomas – The HOA's of the projects they are adjacent to.

Chair Fisher opened the public hearing.

Chair Fisher explained how to indicate if someone would like to speak on the issue.

Amy Brinkerhoff – Why do they need the zone change when I was under the understanding that the owner could already have residential. Some of the zoning was commercial before and granted more residential. I've voiced my concerns, a lot of people in this area feel like that if we voice our concerns they are not taken into consideration. I think the less dense the better. If we could keep the density down it would be better, we will have more traffic.

Chair Fisher – Because this is a PD, even though the zone was acquired in a previous application, now that they have the detail of what they want to construct, they are required to come in and provide that detail and it is treated as a change of the zone insofar as it's adding that detail. As far as density and all of that hasn't changed but they have provided more detail.

Genna Goodwin – I think what the misunderstanding is, is that they went through the general plan process, that's the first layer of our map. Now they are going through the zone change process showing us the products they would like to put there with that general plan designation.

Janet Call – Amy lead into the question we have. How are they going to accommodate the increase in traffic flow? We went in and asked about stop lights and stop signs. We haven't heard anything back. At this point there is only one existing access in the subdivision that we are in. We see there are some roads there in this new subdivision. You are talking about a lot more traffic, what is going to be done for it?

Chair Fisher closed the public hearing.

Wes Jenkins – The City used the general plan to update the road master plan for these areas. White Dome Drive is the 66' collector for this area. We have asked the applicant to do a traffic study that will be required before the preliminary plat comes through. They will do a study to see if the roads still work with the plan.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature and on the phone.

Commissioner Draper – Is there going to be a stop light?

Wes Jenkins – No there will be only one access to River Road from this subdivision. They are looking at doing a frontage road through Desert Canyons. As far as the traffic light, that is why we are asking for the traffic study. The school being built out there triggered the requirement for the traffic study.

Commissioner Larsen – Do they know how many students will attend that High School?

Wes Jenkins – I don't, it won't have a boundary, it will be county wide.

Commissioner Larsen – So those students won't be full time because it is a Tech School so they will come and go?

Wes Jenkins – It will be a full-time high school, but it won't have sports.

Commissioner Draper – I went out to look at the area, it will be beautiful once it is developed. I think this looks like a good program; my only concern is that traffic coming into River Road. Right now, we don't have to worry about that traffic, and they will do that with the preliminary plats.

Commissioner Larsen – I like where they put the playground, but I am concerned about the lot size, R-1-8 is pretty small.

Commissioner Nelson – I like that there is a different product out there, there is a lot of bigger, larger family homes here and this is something that more people can afford I imagine. I think I would like to see of the commercial get developed too that's in that area, but I get it, we need rooftops to support those businesses.

Commissioner Andrus – I agree with that, in area where there is some development but not a lot. At first there will be a lot more pressure I guess on River Road. As more houses and more commercial is built, the idea is that eventually people will be able to work and go the grocery store and do all of their daily activities down in that area once commercial is developed, but we have to go through some learning steps first, some baby steps first. I think based on the master plan and the roads that are planned out there, that there is access and it's been thought about and I think the traffic studies will be a good indicator of what signals or things like that need to be put in to help with that.

Chair Fisher – One thing I would add is one thing we learned from Little Valley, we originally planned for the four corners commercial and slowly that eroded let's be careful not to do the same thing in this area as well. My guess is there will be a high demand for this product and more product, more homes down there and it will be tempting to invade the commercial in order to put more homes out there. I just say we keep an eye on that and maintain some careful discussion in the future if that is going to happen and plan for the future.

MOTION: Commissioner Draper made a motion to recommend approval of Item 2A a zone change from R-1-10 Single Family to PD-R on approximately 11.54 acres.
SECOND: Commissioner Curtis
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis

Commissioner Roger Nelson Commissioner Ray Draper NAYS (0) Motion Carries unanimous recommend approval

Chair Fisher – I just wanted to bring up that there have been a couple of versions of the determination, I read the new one that I was emailed but it isn't the one that was included in the packet.

Bryan Pack – I would recommend that we acknowledge that they were made a part of the record.

Chair Fisher – Both of the signed determinations have been made a part of the record that has been submitted and that is the basis for the determination.

B. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 12.82 acres located east of River Road on the north side of White Dome Drive south of the White Dome Nature Preserve. This PD proposes 85 detached single-family units. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-057 (White Trails PD 4-6) (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – We just saw phases 1-3, this is now phases 4-6. It will be the same product type. This project will have a density of 6.63 units per acre, that does fall within the MDR range which is the general plan for the area. This one will also require two amenities over 17,000 sq. ft. They have proposed a rec area here in the center of about 19,800 sq. ft. exceeding that requirement. They propose a kid's equipment area and an exterior social area. These will have the two car garages; they are required 29 guest stalls and they have provided 33. They will use the same elevations we saw with the last zone change.

Chair Fisher – I know the last one did adjoin the main road, White Dome Road, this one is in an area, do we have roads there yet? I am assuming we will have to approve the others and make a condition on anything that is landlocked on the approval of the plats together?

Genna Goodwin – Right, when they plat, we will make sure they have access.

Commissioner Larsen – Is there supposed to be two areas of rec, or just one great big one?

Genna Goodwin – They need two amenities; this one area will have both amenities.

Commissioner Nelson – Is that a walkway that extends north of the cul-de-sac towards the rec area?

Genna Goodwin – It does look like a little landscape area; I can let Ryan address that when he comes on.

Ryan Thomas – There is a walkway to the rec area, we wanted to give people convenient access. We thought it would be a lot easier for the residents than walking around the block.

Commissioner Nelson – I really like to see that.

Commissioner Larsen – So are there no sidewalks on this either, it's just driveways?

Ryan Thomas – There is sidewalk on both sides, it's a 50 ft. public right of way which will have a 5 ft. sidewalk on both sides of the southern through road. The northern through road will be a 45 ft. public right of way with 5 ft. sidewalk on both sides.

Commissioner Curtis – As far as the amenities, it indicates a playground equipment, I am assuming that will be covered. What about the social area?

Ryan Thomas – Speaking with the builder he said it would have an awning where people can meet up with a BBQ area and tables.

Discussion on common area.

Ryan Thomas – You see where the detached garages are? That road will go all the way through to River Road. We did detached garages to give people a little more room when backing out and to reduce on street parking.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature, and on the phone. There is no one that would like to speak to this issue.

Commissioner Curtis – I know we received a copy of correspondence from the regional director for the Nature Conservancy in our packet, they weren't in opposition, but they did mention some things that they would like considered. I think the developer should have access to that letter, so they know what they were.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2B a zone change from R-1-10 to PD-R on approximately 12.82 acres including staff comments.
Discussion on the open space and whether to include it in the motion
SECOND: Commissioner Brager
AMENDED MOTION: Commissioner Nelson made a motion to recommend approval of Item 2B a zone change from R-1-10 to PD-R on approximately 12.82 acres including staff comments include that if there are any areas that will be left natural that are disturbed during construction they will be revegetated.
SECOND: Commissioner Brager
Discussion on open space
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

C. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 4.86 acres located east of River Road on the north side of White Dome Drive. This PD proposes 58 attached townhome units comprised of duplexes and 4-plexes. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-055 (White Cliffs PD). (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – This is the same area, just south of what you just saw. This has a density of 11.93 units per acre and it does fall in the HDR. They will be required to have 2 amenities. Each unit will have 2 reserved parking stalls, the provide more than the required guest parking.

Commissioner Andrus – Is there one door on each side to access?

Ryan Thomas – Yes, it kind of makes people feel like they have their own entrance into the building.

Commissioner Andrus – I think those look really nice; they are cool looking.

Chair Fisher opened the public hearing.

Gailen Call – I am seeing 16 buildings, is that correct?

Chair Fisher – Yes

Gailen Call – And how many units per building?

Chair Fisher – They are a mixture of duplexes and fourplexes.

Gailen Call – Will all of these be going at the same time?

Peggy Brady – They were thinking the developer was going to raise the lot levels so it would impede the view from White Sands? Will dirt be brought in to raise those lots?

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature and on the phone.

Ryan Thomas – The first item we saw was White Trails and then White Cliffs, they are different builders, but they are probably going to overlap. I think it would be too much money to bring in dirt to raise those lots. We are talking of about 40 feet lower than White Sands, so their view won't be impeded.

Discussion on open space and the desire to keep it natural.

MOTION: Commissioner Curtis made a motion to recommend for approval Item 2C a zone change from R-1-10 to PD-R on approximately 4.86 acres including the comment on re vegetating the disturbed vegetation and that the HOA will take care of it.
SECOND: Commissioner Draper
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)

Motion Carries unanimous recommend approval

D. Consider a zone change from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to PD-R (Planned Development Residential) on approximately 8.22 acres located east of River Road on the south side of White Dome Drive west of the Sage Canyon subdivision. This PD proposes 66 attached townhome units comprised of duplexes and 4-plexes. The applicant is Prime Directive Development and the representative is Ryan Thomas. Case No. 2020-ZC-058 (White Dome Townhomes) (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – Now we are on the other side of White Dome Drive. This project has a density of 8.xx per acre and does fall within the MDR general plan. They will be required to have 2 amenities. The project will have 22 guest stalls meeting the requirement, the units will have 2 car garages.

Ryan Thomas – There is some open space to the east of the units, and we will keep it natural if we can, the HOA will maintain those areas.

Chair Fisher opened the public hearing.

Gailen Call – We have 3 going on at White Dome and what I would really like to see is some traffic issues taken care of before these even get started. Before any of these start, I would like to see our traffic issues addressed. We could really use some stop signs and traffic lights. We would also like lighting to see where we are going. That's my concern.

Peggy Brady – I want to ditto what Gailen was saying because we are neighbors. We have several bus stops on White Dome, people are speeding through there. If not a stop light or sign can we consider putting a speed bump on White Dome?

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom, the chat feature and on the phone.

Wes Jenkins – There is no intention to put a traffic signal on White Dome Drive, as far as stop signs, we can visit internally as staff about that.

Chair Fisher – From what I have seen staff is very diligent in trying to manage the growth and the traffic.

Commissioner Larsen – Is there a timeline on the traffic signal for River Road?

Wes Jenkins – No, right now it wouldn't require a stop light on River Road. That is something we will have to look at to see if it will be needed now that the school is going to be developed.

Commissioner Larsen – So is it my understanding that before turning dirt on this property they will need to finish the traffic study?

Wes Jenkins – Yes, they will use that study to evaluate what needs to be provided for this development.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2B a zone change from R-1-10 to PD-R including staff comments and any space that is disturbed will be revegetated.
SECOND: Commissioner Larsen

ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

E. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to OS (Open Space) on approximately 7.01 acres located west of the White Sands and Sage Canyon Subdivision on the north and south side of White Dome Drive. The purpose of the zone change is to protect the hillside and leave it in a natural state. The open space will also act as a buffer between the existing subdivisions and the existing MDR land use designation on the west side of the open space. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-059 (Southern Hills Open Space) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – I want to mention that these next several items are straight zone changes, they are not the PD-R's, so you will not see the elevations. This one is to open space, it's just to keep the hillsides protected and there wouldn't be any construction in that open space zone.

Commissioner Curtis – Would this be in response or at least address the letter that we received from the Nature Conservation District?

Ryan Thomas – No, these open space areas don't border the Nature Conservancy District.

Chair Fisher – I thought Mr. Thomas said that they are trying to maintain the elevations that exist on the north side of this project which would be the border of the Preserve. Did I not understand that correctly?

Ryan Thomas – We are going to keep a 20 to 30-foot grading transition zone between White Dome and the PD project, number 2 that we heard and then also 2 more projects that Dan will present.

Chair Fisher – And that is intended to be undisturbed as well, correct?

Ryan Thomas – No, it will be so that we don't have to disturb going to the White Dome and so we can give the residents a usable back yard. Then the transition will be from the edge of that back yard to the preserve. It will be a grading transition from 2 feet to 10 feet as far as the vertical change.

Chair Fisher opened the public hearing. Please indicate if you would like to speak with the chat feature, with a reaction button on Zoom or *9 on the phone.

Peggy Brady – I would like to thank the applicant very much for doing this.

Chair Fisher closed the public hearing.

Chair Fisher – For the record we will indicate that multiple opportunities, multiple vehicles for speaking on this issue have been provided through Zoom using the reaction button, the chat feature and *9 on the phone.

MOTION: Commissioner Draper made a motion to recommend approval of Item 2E a zone change from R-1-10 to single family open space.
SECOND: Commissioner Brager
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

F. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 9.24 acres generally located approximately 800' south of White Dome Drive and adjacent to Southern Parkway and west of the Sage Canyon Subdivision. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-060 (White Hills) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – When the property was annexed into the City it was designated with the R-1-10 zone, they can develop under that, but they are asking for the R-1-7. This is in the MDR master plan and the R-1-7 is the largest of lot size in the MDR master plan.

Commissioner Larsen – What is Sage Canyon zoned?

Dan Boles – I believe they are R-1-10, so these are a little smaller. This will have about 45 units.

Discussion on medium density residential.

Ryan Thomas – The setbacks are 25 ft in the front, 8 ft on each side and 10 ft in the back, that is where you lose the density.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher – Opportunities have been provided through the chat feature on the Zoom video conference and also by *9 on the telephone to speak to this issue.

Commissioner Larsen – I do have a concern with the lot size, I think the lot is small.

Commissioner Andrus – I think that if you are transitioning from the R-1-10 to the duplexes and the higher density I think the R-1-7 gives a good transition.

Commissioner Draper – I will echo Emily; I think it will be a good transition.

Chair Fisher – I agree, I think with the topography challenges the R-1-7 is probably the best way to go. I think it's a good transition.

MOTION: Commissioner Andrus made a motion to recommend approval of Item 2F to change the zone from R-1-10 to R-1-7.
SECOND: Commissioner Curtis
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

G. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 14.73 acres generally located approximately 1000' north of White Dome Drive and adjacent to White Dome Conservation Area and west of the White Sands Subdivision. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-061 (White Canyon) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is a very similar application. You can see for the most part the general plan indicates MDR, there is a bit of HDR but mostly MDR.

Commissioner Andrus – Will the road go through there?

Ryan Thomas – That is the alignment of where the future road will go.

Chair Fisher opened the public hearing.

Amy Brinkerhoff – I have a question about the area that borders the preserve? It's kind of a hill area, is it reserved for open space?

Chair Fisher – Are you referring to the blue line between the property and the preserve?

Amy Brinkerhoff – Yes. I think this should stay R-1-10, I think there is a lot of high density and at some point, you should allow the people who live here to have a say. I think you should take into consideration that the developer has got whatever he wanted and that should be a compromise to the people who live here.

Chair Fisher closed the public hearing.

Chair Fisher - Opportunities have been provided through the chat feature on the Zoom video conference and also by *9 on the telephone to speak to this issue.

Ryan Thomas – That property was going to be dedicated to the City, but they decided they didn't want it, that is why it didn't make it into the open space this time. I will be coming back in and designating that to open space. The property between on the north side of White Canyon will be retained by the developer, we hope to make a bike trail there.

Chair Fisher – We anticipate at some point that it will be owned by the City, or will the developer be involved indefinitely?

Ryan Thomas – I hope the bike trail will work and the City will consider it an amenity.

Commissioner Draper – Will there be only one access to this? Or will you have a second access?

Ryan Thomas – That road will go all the way through to River Road.

Commissioner Andrus – I am curious to hear your thoughts on why you are asking for R-1-7 on this piece? I know you said on the other one the layout made sense with this, have you considered an R-1-8?

Ryan Thomas – When I laid it out, I have been getting about 7500 square feet so if there was a R-1-7.5 I would go for that. R-1-7 is the least dense allowed in the MDR so that's why we went for that.

Commissioner Curtis – I like the idea that they are

MOTION: Commissioner Curtis made a motion to recommend for approval of Item 2G from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) as it is consistent with the general plan.
SECOND: Commissioner Nelson
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

Chair Fisher – Discussed matching the zones to the general plan.

H. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to R-1-7 (Single Family Residential, 7,000 sq. ft lot sizes) on approximately 12.40 acres generally located north of White Dome Drive and River Road and south of the White Dome Nature Preserve. The applicant is Prime Directive Development, Inc. Case No. 2020-ZC-062 (White Ridge) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is just off River Road in the northwest corner of the development. The general plan calls for MDR. Staff does recommend approval.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Chair Fisher - Opportunities have been provided through the chat feature on the Zoom video conference and by *9 on the telephone to speak to this issue.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2H a zone change from R-1-10 to R-1-7 including staff comments.
SECOND: Commissioner Draper
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

I. Consider a zone change to change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft lot sizes) to M-1 (Manufacturing) on approximately 123.13 acres generally located west of River Road and south of Enterprise Drive. The applicant is Austin Atkin representing Fort Pierce Development. Case No. 2020-ZC-063 (Fort Pierce Industrial Phase 8) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This would become an extension of Fort Pierce. The R-1-10 is a holding zone that we use when properties are annexed into the City. For the most part the general plan calls for business park just like the rest of Fort Pierce. Staff is recommending approval.

Chair Fisher opened the public hearing. Please indicate if you would like to speak on this item on the chat feature, or a reaction on Zoom or *9 on the telephone.

Chair Fisher closed the public hearing.

Chair Fisher – The record will reflect that there hasn't been any indication of the chat feature, reaction button through Zoom, or *9 on the telephone.

Commissioner Larsen – I think it looks great.

Commissioner Draper – I think it is exactly what should be down there.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 2I as present by staff.
SECOND: Commissioner Nelson
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus

Commissioner Natalie Larsen Commissioner Vardell Curtis Commissioner Roger Nelson Commissioner Ray Draper NAYS (0) Motion Carries unanimous recommend approval

J. Consider a zone change to change the zone from G&G (Gravel & Grazing) to PD-C (Planned Development Commercial) on approximately 6.0 acres generally located 2,000 feet east of the Fish Rock subdivision. If approved, the applicant is proposing RV storage on the property. The applicant is Stacy Young representing DE-MAR, LLC/Ledges at Snow Canyon. Case No. 2020-ZC-054 (High Point Storage) (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is the site; they will need to bring an access road in here. This site has been used for excavation of rock over the years. You saw the general plan not too long ago and it was designated commercial. You can see 6 canopies are being proposed for RV storage. There is an area near the entrance that will be RV storage with no canopy. The canopies will be 22 feet in height. They are meeting the drive aisle widths, and there is landscaping at the entrance. There are proposing phasing. There will be 149 stalls on about 6 acres. It will be surrounded by a masonry block wall. If approved, we will require a photometric plan to be sure it meets the ordinance.

Chair Fisher – Is the elevation of this lower because of the mining that was done?

Dan Boles – Yes, you can see that it is lower in the pictures.

Commissioner Larsen – Will the road come to the south?

Commissioner Draper – Will the road be improved, or will it be dirt for a while?

Dan Boles – It will need to be paved.

Commissioner Larsen – I know you said landscaping on the entrance, but will there be landscaping anywhere else?

Dan Boles – It isn't required anywhere else; it is commercial all around there.

Discussion on landscape.

Stacy Young – The location of the facility is really tricky. We brought in a plan a couple years ago with some smaller RV storage lots sprinkled around the project, that met a lot of opposition. We took that feedback and we went back to the drawing board. This type of facility makes sense on the highway, but no one likes that as the entry to your City. This area is a mined-out cinder cone. On all three sides, the west, the south and the east you have steep slopes 30 to 140 feet tall. This facility will be almost entirely invisible from anywhere in the project or just about anywhere else you could stand. The slope on most sides of this is a gradual upward with the natural rise. It's really an ideal site, the only place you might be able to see anything is to the north and we already have some very large canopied arenas and barns there at the equestrian center, so you are not really blocking any views. We worked pretty hard to figure out the solution we're really happy with this location. Dan's description of the access is exactly right, there will be a road that isn't exactly where the dirt road is today. We're in the process of extending power and water trunk lines around that part of the golf course up there. One of the other feedbacks that we got with our prior application that the two concerns were, what these types of facilities will

look like and the second one was the traffic concern. This works really well from that standpoint as well because until the last quarter mile it's on a large collector road that doesn't have any homes or anything else fronting it. It's not going through anyone's neighborhood.

Chair Fisher opened the public hearing. Anyone who would like to address this issue please indicate with the chat feature, the reaction button on the Zoom conference or *9 on the telephone.

Chair Fisher – For the record there was no indication by the chat feature, the reaction button on Zoom or *9 on the telephone.

Chair Fisher closed the public hearing.

Commissioner Nelson – This makes a lot of sense, it's tucked out of the way, I like it.

Commissioner Draper – It's far enough away so if anyone builds around it, they know what's there, it's a perfect location.

MOTION: Commissioner Curtis made a motion to recommend for approval of item 2J a zone change from gravel and grazing to planned development commercial.
SECOND: Commissioner Nelson
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

3. **LANDMARK SITE DESIGNATION**

Consider a request to approve a Landmark Site Designation at 163 S Main to be known as the JJ Milne Home. The applicant is Alex Lindgren. (Staff – Genna Goodwin)

Genna Goodwin presented the following:

Genna Goodwin – In the ordinance there are certain criteria that need to be met. Sections A2A through A2C need to be met, all three must be met. As far as staff can see from what the applicant has provided and what we can find in our permitting systems, all three are met. In sections A2D through A2H at least one needs to be met. They are proposing that three of these have been met. The applicant has done quite a bit of research on the home, it was built in 1928 by the Milne family. It is a craftsman style bungalow and it maintains the original integrity and authenticity in which it was built. The original owner of the home JJ Milne played a significant role in the trucking industry in the area. The trucking line was started in 1916. The applicant has done their research to meet the criteria in that second section. The Historic Preservation Commission has recommended approval. Planning Commission makes a recommendation and then it will go to City Council for final approval.

MOTION: Commissioner Larsen made a motion to recommend approval to the City Council a landmark site designation for the JJ Milne home. Motion was amended to say that it meets all the requirements the City requires to make it a landmark designation site.
SECOND: Commissioner Draper
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

4. **PRELIMINARY PLATS (PP)**

A. Consider a nine (9) lot residential preliminary plat for "Desert Solace Phase 3." Generally located at 3000 East and Rim Runner Drive. The property is zoned R-1-12 (Single Family Residential). The representative is Ken Miller. Case No. 2020-PP-038. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

Wes Jenkins – It is near the Arizona border and by Desert Solace Phase 2.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 4A a nine (9) lot residential preliminary plat for Desert Solace Phase 3.
SECOND: Commissioner Larsen
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

B. Consider a one (1) lot commercial preliminary plat for "High Point Storage." Located at approximately 910 West and 4700 North. The property is zoned PD-C (Planned Development Commercial). The representative is Logan Blake. Case No. 2020-PP-039. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is the one that Dan just presented tonight. They will have to dedicate and improve the road out to the site, with a minimum of 32 feet of asphalt. Curb and gutter is not required at this time.

MOTION: Commissioner Larsen made a motion to recommend approval of a one (1) lot commercial preliminary plat for High Point Storage as recommended by staff.
SECOND: Commissioner Draper
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

5. **MINUTES**

Consider approval of the minutes from the November 10, 2020 meeting.

MOTION: Commissioner Nelson made a motion to approve the minutes from the November 10, 2020 meeting.
SECOND: Commissioner Curtis
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval

6. **CITY COUNCIL ACTIONS – December 3, 2020**

The Community Development Director will report on the items heard at City Council from the December 3, 2020 meeting.

1. ZCA - Summit Estates
2. HS – Summit Estates
3. PP – Summit Estates
4. ZC - Washington Fields Clinic
5. ZC – Rustic Drive and River Rd
6. ZC – PA-9 at Divario
7. ZC – PA-10 at Divario
8. ZC – Dixie Drive Open space
9. CUP – Spiritual LLC

John Willis – Discussed the departure of David Brager and Roger Nelson from the Planning Commission and thanked them for their service on the Planning Commission.

7. **ADJOURN**

MOTION: Commissioner Brager made a motion to adjourn at 7:38 pm.
SECOND: Commissioner Nelson
ROLL CALL VOTE:
AYES (7)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
Commissioner Ray Draper
NAYS (0)
Motion Carries unanimous recommend approval