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, April 27, 2021 commencing at 5:00 pm.

The meeting will also be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting you may do so by visiting: https://us06web.zoom.us/j/83470012087 or by calling one of the following phone numbers:

One tap mobile
+16699006833,,83470012087# US (San Jose)
+12532158782,,83470012087# US (Tacoma)

Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Meeting ID: 834 7001 2087
Find your local number: https://us06web.zoom.us/u/kdTrlnrK7x

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. **LANDMARK SITE Administrative**

   Consider a request to change to approve a Landmark Site Designation at 464 East 500 South to be known as the Thomas Cottam Home. The applicant is Jason Lindsey. 2021-HPC-002 (Staff – Mike Hadley)

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

   A. Consider a request for a zone change amendment to the Gateway Commons PD. The property currently is zoned PD-C (Planned Development Commercial). The property owner is requesting an amendment to the current PD-C (Planned Development Commercial) zone to amend the use list on the property which is located at 1580 W Gateway Dr. The property is Lot 7 of the Gateway

Commons subdivision and is approximately 2.02 acres. The applicant is The Humane Society and the Representative is Craig Cook. Case No. 2021-ZCA-027 (Staff – Mike Hadley)

B. Consider a request for a zone change amendment for the Desert Color PD (Planned Development) in order to review elevations for approximately 57 townhomes on approximately 18.06 acres located north-east of Carnelian Parkway, south of Auburn Hills. The applicant is Desert Color St. George, LLC and the representative is Bob Hermandson. The project will be known as Desert Color, Sage Haven. Case No. 2021-ZCA-033 (Staff – Dan Boles)

C. Consider a request for a zone change amendment for the Gateway Commons Commercial PD (Planned Development). The zone change amendment would allow the applicant to construct two buildings on lot 1 of the Gateway Commercial subdivision on approximately 1.1 acres located at 1549 W Gateway Dr. The applicant is Garage Doors Only LLC and the representative is James Bertsciti. The project will be known as Garage Doors Only. Case No. 2021-ZCA-034 (Staff – Mike Hadley)

3. GENERAL PLAN AMENDMENT (GPA) *(Public Hearing)* Legislative

A. Consider a request to change the General Plan from Medium Density Residential (MDR 4.1-9 dwelling units per acre)/Commercial (COM) to Commercial (COM) on approximately 12.0 acres generally located at 2800 S River Road. The applicant and representative is Tim Stewart. The project will be known as Horseman Center General Plan Amendment. Case No. 2021-GPA-007. (Staff – Mike Hadley)

B. Consider a request to change the General Plan from Low Density Residential (LDR - 1-4 dwelling units per acre) to Medium Density Residential (MDR - 4.1-9 acres per unit) on approximately 63.55 acres generally located at 1150 W Curly Hollow Dr. The applicant and representative is Marvin Watt. The project will be known as Queensland Heights General Plan Amendment. Case No. 2021-GPA-005 (Staff – Mike Hadley)

THIS ITEM HAS BEEN WITHDRAWN

C. Consider a request to change the General Plan from COM (Commercial) to HDR (High Density Residential) on approximately 8.7 acres located generally at 2400 S Pioneer Rd. The applicant is McGillis Investment Co & Wright Development Group and the representative is Thomas Hunt. The project will be known as St. George Pioneer Crossing. Case No. 2021-GPA-006 (Staff – Dan Boles)

D. Consider a request to change the General Plan from COM (Commercial) to HDR (High Density Residential) on approximately 1.85 acres located generally at 250 West between 800 S and 900 S. The applicant is Wasatch Commercial Builders and the representative is Josh Lyon. The project will be known as Soleil Ridge General Plan Amendment. Case No. 2021-GPA-004 (Staff – Dan Boles)

4. PRELIMINARY PLAT (PP) Administrative

A. Consider a request for a one (1) lot commercial subdivision known as Summit Athletic Club located at the intersection of Tuweap Drive (2220 West) and Sunset Blvd. The property is 2.35 acres and is

zoned C-2. The applicant is Rosenberg Associates, representative Jared Bates. Case No. 2021-PP-024. (Staff – Wes Jenkins)

B. Consider a request for a two (2) lot, commercial subdivision known Dino Dash Car Wash – Dixie Drive located at the intersection of Stardust Drive and Dixie Drive. The property is 2.36 acres and is zoned C-3. The applicant is Rosenberg Associates, representative Jared Bates. Case No. 2021-PP-023 (Staff – Wes Jenkins)

C. Consider a request for a fifty-eight (58) lot, residential subdivision known as White Cliffs located on the north side of White Dome Drive at approximately 1300 East and White Dome Drive. The property is 4.86 acres and is zoned PD-R. The applicant is Development Services Group, representative Ryan Thomas. Case No. 2021-PP-022 (Staff – Wes Jenkins)

D. Consider a request for a sixty-six (66) lot, residential subdivision known as White Dome Townhomes located on the south side of White Dome Drive at approximately 1400 East and White Dome Drive. The property is 8.22 acres and is zoned R-1-7. The applicant is Development Services Group, representative Ryan Thomas. Case No. 2021-PP-021 (Staff – Wes Jenkins)

E. Consider a request for a seventy-nine (79) lot, residential subdivision known as White Trails Phases 1-3 located on the north side of White Dome Drive at approximately 1400 East and White Dome Drive. The property is 11.54 acres and is zoned PD-R. The applicant is Development Services, representative Ryan Thomas. Case No. 2021-PP-020 (Staff – Wes Jenkins)

5. CITY COUNCIL ACTIONS

John Willis the Community Development Director will report on the items heard at City Council from the April 15, 2021 meeting.

1. 2021-ZCA-025 Desert Color Resort Ph 5
2. 2021-ZCA-026 Dino Crossing ph. 2 Master Sign Plan Amendment
3. 2021-ZC-028 PA-17 Ascesa at Divario
4. ZCA – PA-3 at Divario
5. PP – Desert Color Resort Ph 5

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

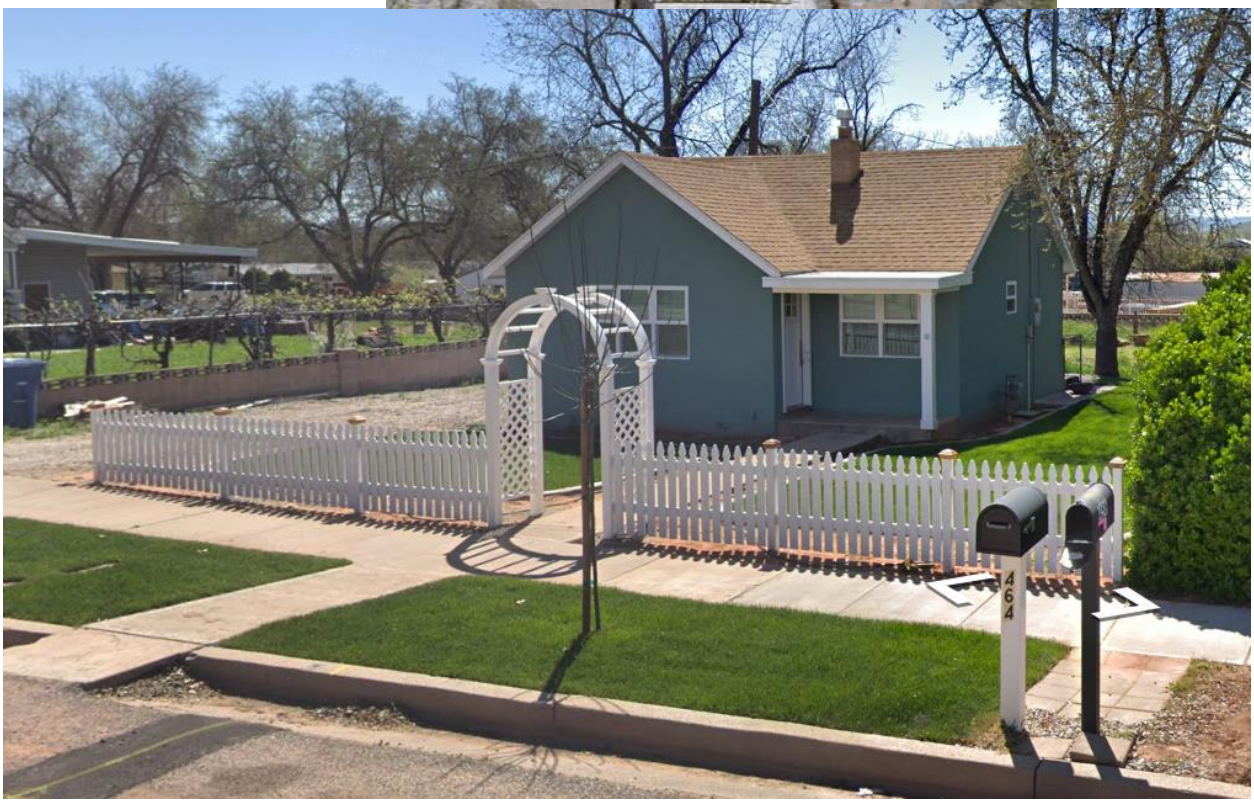
Landmark Site Designation

HISTORIC PRESERVATION COMMISSION AGENDA REPORT: **03/31/2021**
PLANNING COMMISSION AGENDA REPORT **04/27/2021**

Thomas Cottam home
Case No. 2021-HPC-002

Request:	Consider a request from Jason Lindsey to designate a historic landmark site at 464 East 500 South as the Thomas Cottam Home.
Applicant:	Jason Lindsey
Zone:	R-1-8 (Single Family Residential 8,000 sq ft lot sizes)
Location:	464 East 500 South
Background:	Homes within the City that meet criteria outlined in Title 10, Chapter 13 may be considered for a landmark site designation. Landmark site designations help preserve historic properties.


500 S ST
456 E
464 E
Lot
Lot


464



Ordinance: Potential sites to be considered for landmark designation must meet criteria outlined in Title 10, Chapter 13.

Must meet all criteria in A2a – A2c		
A2a	It is located within the boundaries of St. George City	*YES*
A2b	The building or structure was constructed before 1970	*Per applicant the home was built in 1920*
A2c	There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	*Per applicant, the home maintains the original integrity and authenticity in which it was built.* *No bldg. permits on file to modify exterior of home.* *REF* *18-1449 - electrical* *19-0212 – fireplace/gas* *21-0433 – detached casita*
Must meet at least one (1) criteria in A2d – A2h		
A2d	*It is* currently listed in the National Register of Historic Places, or it has been officially determined	*NO*

	eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6. Properties listed on or determined to be eligible for the national register must still retain their integrity	
A2e	It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	*NO*
A2f	It is associated with lives of persons significant in the history of the city, state or nation	*See narrative and applicant presentation below*
A2g	It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction	*NO*
A2h	It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	*NO*

Applicant's Narrative:
The property's first private ownership was issued to Thomas Judd and was shortly thereafter deeded to George Albert Smith. The Smith family then sold the home to Thomas P. Cottam in 1892. Several years after purchasing the land, Thomas P. Cottam built the home in 1920.

The Cottam family moved to St. George in 1862.. Thomas became a key member of the St. George community from a young age. He rendered many years of service to his church, The Church of Jesus Christ of Latter Day Saints. He served as a deacon, bishop, stake presidency member, and patriarch. He also served as Assistant to the Temple President and Temple President.

Thomas P. Cottam was also a civic leader. He ws on the St. Goerge City Council from 1898-1900, Mayor of St. George from 1900-1904, and a member of the Utah Legislature from 1905-1908.

464 E 500 S

A Brief History

II. Property Information Narrative
Section A: Must meet ALL of these requirements

1. Is it located within the boundaries of the City of St. George? - Yes
2. Is it a minimum of fifty (50) years old? - Yes
3. Does it retain its historic integrity in that there are no major alterations or additions that have obscured or destroyed the significant historic features? - Yes

II. Property Information Narrative
Section B: Must meet at least ONE of these requirements:

4. Is it currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6(s)?

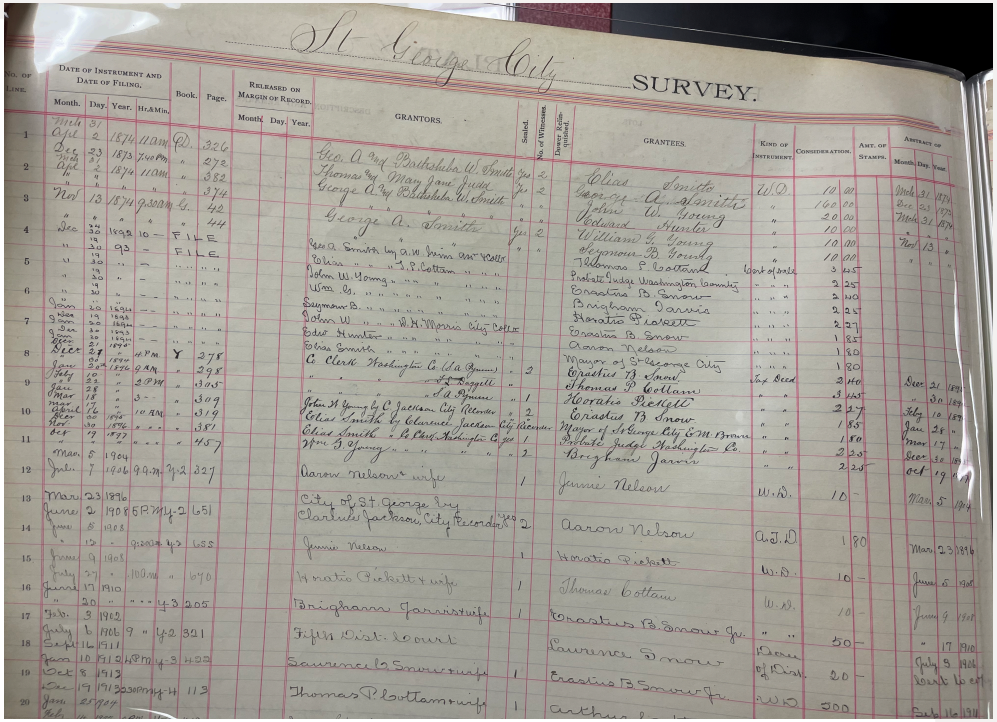
5. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation?

✓ 6. Is it associated with lives of persons significant in the history of the city, state or nation? - Yes (see attached)

7. Does it embody the distinctive characteristics of a rare or unique type, period or method of construction, or that represents the work of an architect or builder recognized as a master in his/her field, or that possesses high artistic values or style, or that represents a significant and distinguishable entity whose components may lack individual distinction?

8. Has it yielded or may likely to yield information important in prehistory or history (archeological sites, for example)?





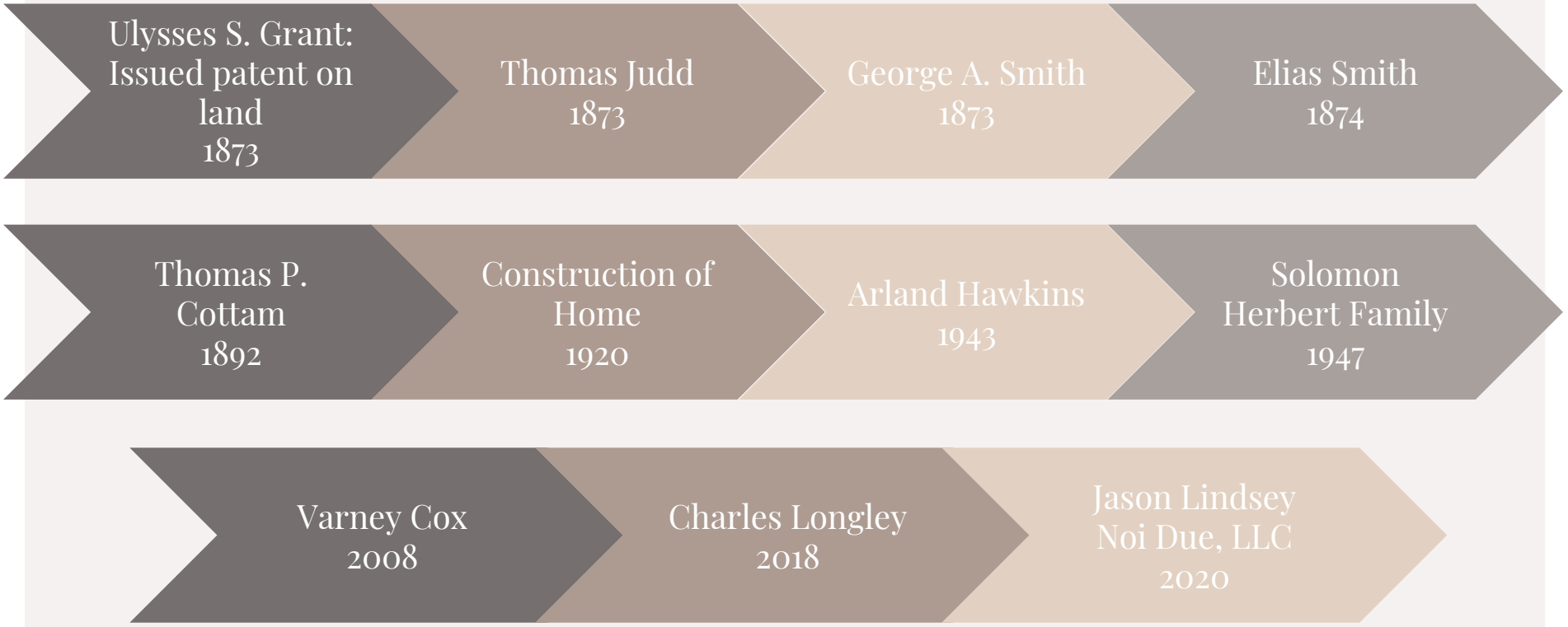
The following history was researched and collected by current owner at the Washington County Records Office

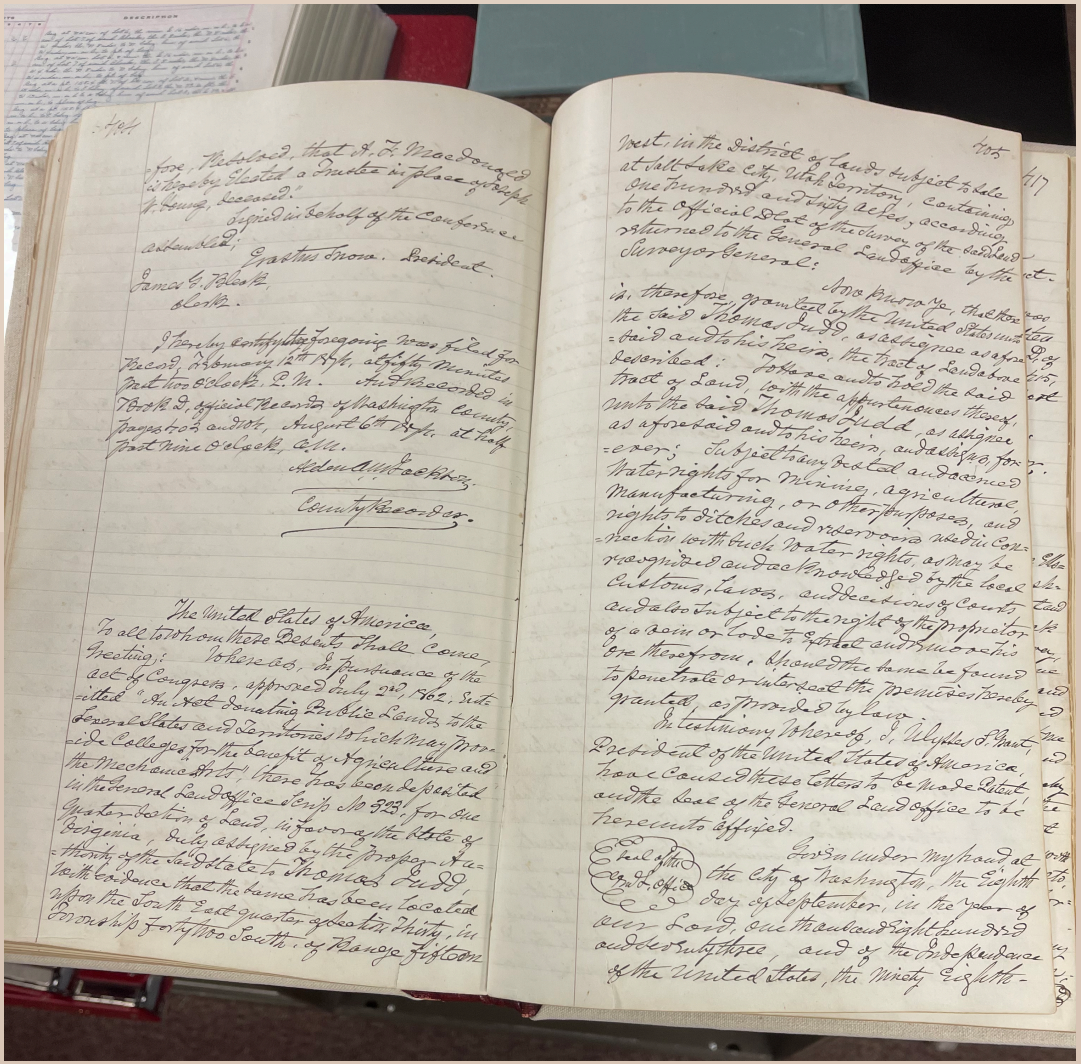


There was another home built by Thomas P. Cottam on the northwest corner of Tabernacle and 200 E. This property was demolished along with the Daniel D. McArthur home to make room for the new Washington County administration building in the mid 1960s.

We are not aware of any other standing homes in St. George built by Thomas P. Cottam during his lifetime.

Ownership History





The original record of the land patent. Written to Thomas Judd from the United States government per Ulysses S. Grant, President of the USA.



Home History

This property's first private ownership was issued to Thomas Judd, and was shortly thereafter deeded to George Albert Smith.

The Smith family sold to Thomas P. Cottam in 1892. Several years after purchasing the land, Thomas P. Cottom built the home in 1920.

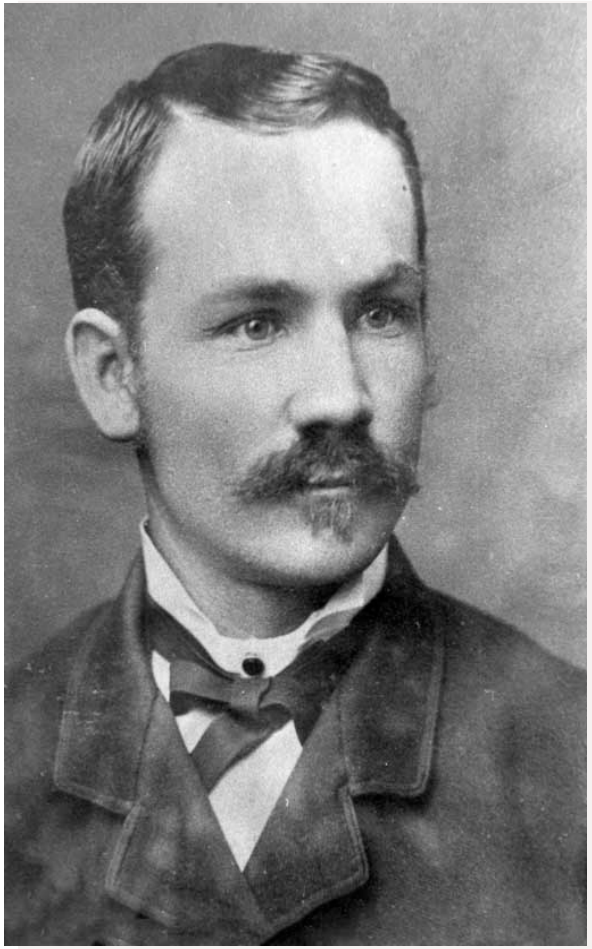
The property remained in his family for over 50 years (from 1892 to 1943), although he died in 1926.

Thomas P. Cottam

The Cottam family moved to St. George in 1862, when Thomas was 5 years old. The family endured many of the hardships that pioneers experienced at this time.

Thomas became a key member of the St. George community from a young age. He first served in his church as president of the Deacon's then Elder's quorum.





In 1887 Cottom was set apart as the Bishop of the 4th Ward of St. George by President Wilford Woodruff.

In 1901 he was set apart to serve in the Stake Presidency and in 1917 was ordained Patriarch by Elder James E. Talmage.







Cottam served as an assistant to President David H. Cannon and succeeded him as Temple President in 1924.

Civic Service

Thomas P. Cottam served as member of the St. George City council for 11 years between 1898-1900.

He served as Mayor of St. George between 1900 and 1904

Cottam then was a member of the Utah Legislature from 1905 to 1908



From the Thomas P. Cottam funeral address:

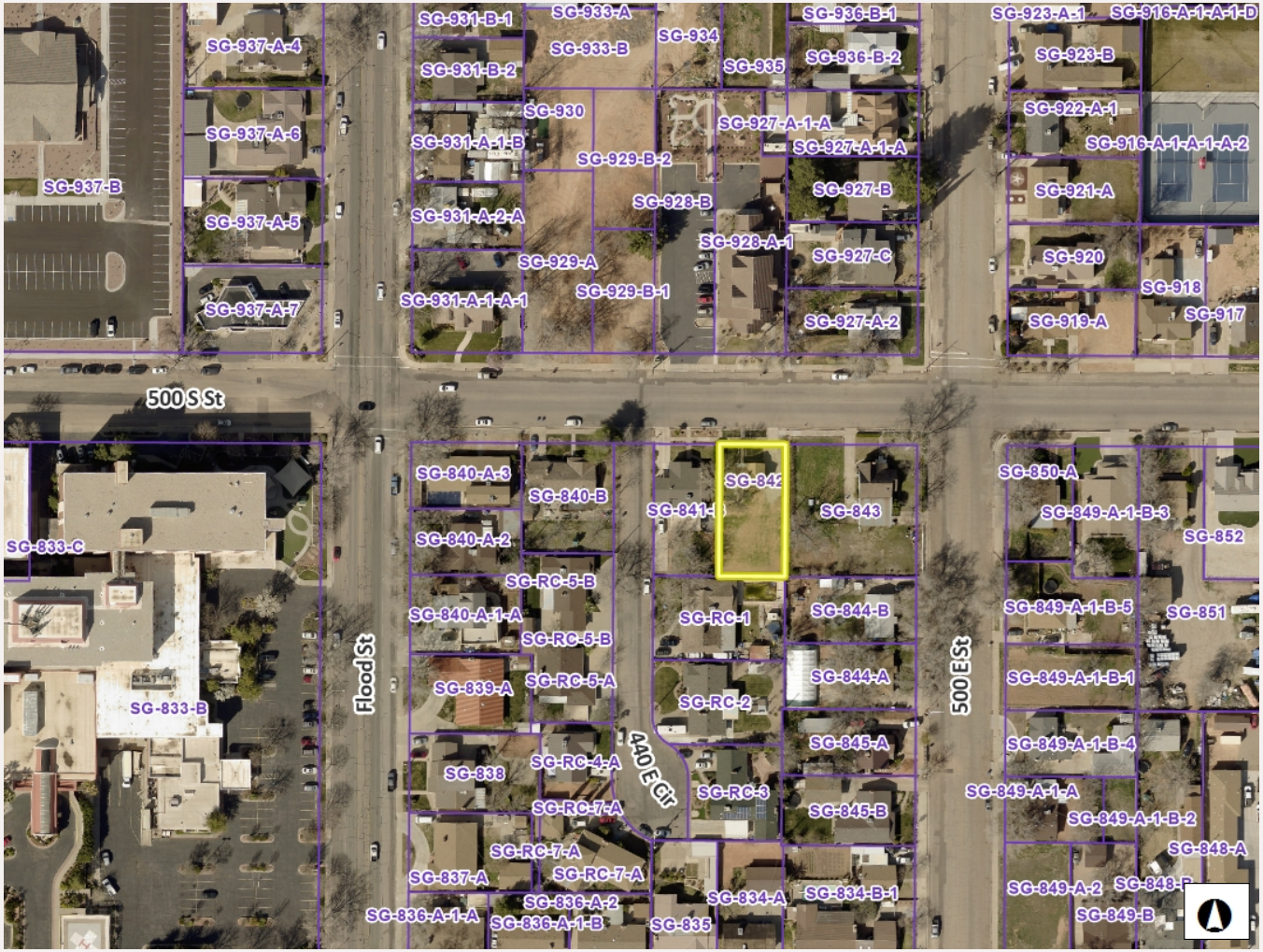


President E.H. Snow

"President Cottam was one of the best men that had lived in the world. As a man he was all that we could expect; honest, truthful, thrifty, trustworthy. As a neighbor, no better ever lived. As a citizen, he was patriotic. He was loyal to his home, to his state, and to the nation. For twenty-four years he had travelled much over the Stake, in all kinds of conveyances and all kinds of weather. He loved the poor, and would sacrifice much for their good. He loved justice and hated injustice. As a friend, there was none like him. In the passing of Brother Cottam, this county has lost one of its best and noblest characters."



Photo taken March 2021



Property Location

Thomas Cottam Home

Request to designate a Historic Landmark Site

464 East 500 South



Project Location – 464 E 500 S



Street View



Street View

Landmark Designation Criteria

- It is located within the boundaries of St. George City - Yes
- The building or structure was constructed before 1970 – built 1920
- There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way – Maintains original integrity in which it was built.
- It is associated with lives of persons significant in the history of the city, state or nation – Thomas Cottam was a prominent individual in history of St George City.

Home Timeline:

- Ulysses S Grant issued patent in 1873 to Thomas Judd.
- Deeded to George Albert Smith in 1875.
- Sold to Thomas P Cottam in 1892.
- Home constructed in 1920.
- Home remained in the Cottom family for 50 years.
- Purchased by Jason Lindsey in 2020.

St.George
Community Development

ITEM 2A

ZCA AMENDMENT

PLANNING COMMISSION AGENDA REPORT: (Tabled) 04/13/2021
PLANNING COMMISSION AGENDA REPORT: 04/27/2021

ZONE CHANGE AMENDMENT
Gateway Commons
Case No. 2021-ZCA-027

Review:	This item was tabled at the Planning Commission meeting on 4/13/2021. There was much discussion and public comment at the meeting if this was the right location for this use. There were also concerns about the effect of this use in the neighborhood.
Request:	The subject application is a request to amend the Gateway Commons approved PD-C zone to add/amend certain animal uses to the approved uses list for Gateway Commons project.
Applicant:	The Humane Society of Utah
Representative:	Craig Cook
Location:	Approximately Red hills Parkway and I-15 Underpass.
Acreage:	2 acres (single parcel).
Current Zone:	PD-C (Planned Development Commercial)
General Plan:	COM (Commercial)
.	
Ordinance:	This project is submitted for review in compliance with Section 10-8D (Planned Developments).
Background:	The Humane Society of Utah was incorporated in 1960 and has been serving Utah for over 60 years. The Humane Society is looking to open a large facility in Southern Utah. They recently opened a spray/neuter and vaccine clinic on Sunset Blvd. The new proposed facility would be a full-service shelter/clinic.
Proposed Change:	The applicant is proposing to add the animal uses in the PD-C (Planned Development Commercial) zone to the list of allowed uses in the approved Gateway Commons development. The animal uses were proposed for the (PD-C) Planned Development Commercial

section earlier in the meeting. This proposal is contingent on approval of the proposed new uses.

Noticing: Notice letters were sent out as required by state and city code.

Department Comments: The application was routed to the various departments. There were no comments or concerns presented regarding this application.

PC Options: The Planning Commission has several options:

1. Recommend approval as presented.
2. Recommend changes.
3. Table the item to await the submittal of additional information.
4. Recommend denial.

Example – Approval: The Planning Commission recommends approval of the Zone Change Amendment to the City Council.

Exhibit A
Applicant Narrative

Mr. John Willis February 7, 2021
Director, Community Development
St. George, Utah

Re: Planning and Zoning for TAX ID SG-GCS-7

Dear Mr. Willis:

It was a pleasure for Dr. John Ziegler and me to speak with you on Friday concerning our plans to build a new animal shelter and low-cost spay and neuter clinic in your city. As requested, this letter is sent to inform you about our background, potential plans, and the problem we now see with the current zoning status.

The Humane Society of Utah was incorporated in 1960 and has been serving Utah for over 60 years. Our facility is located at 4242 South 300 West in Murray, Utah. We employ over 100 full time and part time employees as well as using the services of hundreds of volunteers.

Our present state of the art facility is approximately 42,000 square feet. The building consists of a receiving shelter for people to turn in their animals, an adoption shelter for people to adopt new pets; a foster department for animals needing special care; a cat and kitten shelter which consists of "condos" and "villas" rather than steel cages; an education center for presentation to school children and the public at large; a training department to train dogs for adoption; a resource department to help keep animals in their homes; a low cost vaccine clinic, an affordable spay/neuter clinic; an advocacy department; a fundraising department; a transportation department and our administrative offices.

With a budget of nearly $8 million, we adopt over 8000 animals to new homes, spay and neuter over 7,000 animals, provide over 130,000 low- cost vaccinations, and educate thousands of children each year. We are a 501C(3) organization that receives no funds from any government source or any national animal welfare organization. Our sole source of income is through the clinic, adoption shelter, and donations.

In 1991 we opened a small branch office in St. George on St. George Blvd that provided limited services. For various reasons we closed the facility after 18 months of operation. Since that time we have assisted

various rescue groups and government animal controls in St. George and Washington County with legal advice, food and medical donations, and regularly transport animals to Salt Lake when the local shelter are overwhelmed.

We have many members who live in St. George all year long and others who live there during the winter months. For many years we have received calls and correspondence from our members requesting that we establish a presence in St. George once again. The members complain that there were no low-cost spay and neuter clinics in St. George or a clinic for low cost vaccinations. They also inform us that the local government shelters in Washington County were often over crowded and that the local rescue groups were having difficulty maintaining funding and finding volunteers.

Last year, the Board of Directors decided to establish a low cost spay-neuter, vaccination clinic to help remedy this problem. You are probably aware that we have now rented a facility at 1192 West Sunset Blvd that opened in September after experiencing Covid-19 delays. The new clinic employs a full-time vet and 7 techs and assistants. We are nearly fully booked over a month in advance for spay/neuters and have received a warm welcome from the community.

With the clinic now operating at full capacity, the Board of Directors has now authorized HSU to takes steps necessary for the building of a brand new facility that will include most of the services contained in our Murray operation but on a smaller scale. The Murray building is adjacent to I-15 and provides both a convenient location and a tremendous advertising opportunity with our two electronic billboards. With this in mind, we have undertaken a search of existing St. George raw land that would meet our needs and have concludedthat lot 7 of the Twin Lakes Planned Development (Tax ID SG-GCS-7) would be perfect for our new facility.

Our new St. George building will be considerably smaller than our Murray building since the Washington County area does not have the same large population. We anticipate a building of around 15,000 square feet. The two-acres of lot 7 should provide adequate space as well as being both convenient and prominently visible. We believe this building will probably cost around $3,000,000 or more. When built, this facility will employ 30 or more employees and will significantly reduce the strain on the St. George Municipal Animal Shelter and all local government and rescue groups in Washington County.

We presently have funds to purchase the land of lot 7 for $1,200,000. After the land is purchased, we will begin a capital campaign and hopefully will raise the necessary funds to build the facility in the next couple of years. At the present time, we are under contract with the owners of lot 7 and have until March 1 to complete our due diligence. While we initially were told that the parcel was completely zoned for our needs, our investigation shows otherwise and requires minor changes to the present zoning status.

I have been an appellate lawyer for nearly 50 years and, as such, have dealt with a half dozen zoning cases. However, I have learned that each city or government entity may have rules and regulations that are peculiar to that jurisdiction and that generalities cannot always be applied. I have attempted to identify the provisions of Section 10 of the St. George City Code that are applicable to our situation but understand that these may not be

applicable while other unflagged sections may actually apply. With this limitation in mind, I present the following analysis.

We have been informed that Lot 7 is in a PD-C zone. Section 10-8D-1 St. George City Code provides for planned development zones. There is no specific allowed use listed for animal related uses but uses in C-1, C-2, C-3 and C-4 are incorporated as permitted uses. Accordingly, Article B of the Code concerning all four Commercial Zones provides the following as to animals:

Animal boarding/care for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed Building.

Animal hospital and veterinarian clinic, including care of large animals (no boarding.)

Under the Code's definitions, "small animal" is defined as "An animal that, on average will reach a mature weight of no more than 15 pounds and does not include a rabbit or chicken."

Section 10-8D-2 provides for the general requirements of a "planned development." Subdivision A.2 states that each zone change application shall include "A detailed list of proposed land uses."

The seller of the property has provided HSU with a "Proposed Use List" which lists numerous categories of use. The applicable uses to our needs pertain to "animal services, including the following and similar uses"

Animal boarding for small animals only and boarded for less than 30 Days a year, provided conducted completely within enclosed building.

Animal hospital and veterinarian clinic, including overnight care for small animals, provided conducted completely within enclosed building.

Animal shelter (nongovernment) for small animals only, provided completely within enclosed building and housing no more than 30 animals.

It is unclear if the above list has been approved by the city or was only a submission by the developer. It is also unclear as to how this list interacts with the other zoning sections I have cited since there are contradictions and inconsistencies when they are all analyzed. Finally, it is unclear as to the procedure that is used to amend or modify the present zoning status of PD-C.

If the Proposed Use List controls our use of this property, then we

have two immediate problems. First, the definition of "small animal" as contained in the City Code would limit our affected animals to cats and very small dogs. Even an average size 40-pound dog would not be allowed in either the shelter or the clinic. Likewise, the public would be prohibited from surrendering any animal in excess of 15 pounds which constitutes the overwhelming majority of the dogs we receive. Second, we cannot run a successful operation with a limit of only 30 animals. We are estimating that there would always be around 100 to 150 animals in our shelter at one time including other domestic pets such as rabbits, gerbils, guinea pigs etc.

If the Proposed Use List can be amended without needing to amend the City Code we would suggest that the term "domestic companion animal" be substituted for "small animal" thereby eliminating the weight limitation and expanding the definition to include all pets that are adopted as companion animals. Finally, the 30-animal limitation would have to be eliminated entirely so that the shelter would be allowed to operate at its full capacity.

On the other hand, if the City Code is controlling as to the zoning limitations, then the definition of "small animal" in section 10 would have to be amended to include a reasonable terminology that might use "domestic companion animal" in its place. Additional changes may also be required to insure our shelter is in full compliance with all regulations.

We greatly appreciate the time you, your staff, and the mayor have devoted to our request for zoning approval. Unfortunately, because of our contractual time constraints we would greatly appreciate any expedited process, if possible.

Very Truly Yours
S/CRAIG S. COOK
Craig S. Cook
President and General Counsel
The Humane Society of Utah

Cc: Dr. John Ziegler, HSU Vice President
Mr. Vaughn Maurice, HSU Executive Director

SITE


COTTONWOOD SPRINGS RD
TWIN LAKES DR
700 N ST
1700 E ST
GATEWAY DR
GATEWAY DR
RED HILLS PKWY
RED CLIFFS DR
RED HILLS PKWY
RED CLIFFS DR
1680 E ST

Exhibit B
Approved Use List for Gateway Commons PD-C

Proposed Twin Lakes PDC Use List	
Amusement centers, recreation and entertainment facilities, including the following and similar uses:	
	Bowling alley
	Dance studio, martial arts studio
	Golf course (miniature)
	Health club/spa, fitness center
	Indoor archery range
	Indoor entertainment activities such as paintball, miniature golf, arcade
	Indoor shooting range
	Park, playground, public open space, visitor center
	Recreation center, gymnasium
	Rollerskating rink
	Swimming pool, commercial indoor or outdoor
	Theater, motion picture or live performance
Animal services, including the following and similar uses:	
	Animal boarding for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed building
	Animal hospital and veterinarian clinic, including overnight care for small animals, provided conducted completely within enclosed building
	Animal shelter (nongovernment) for small animals only, provided conducted completely within enclosed building and houses no more than 30 animals
Automobile and vehicle services, including the following and similar uses:	
	Automobile, new or used sales and service with following conditions: 1) customer parking spaces to be posted, 100 ft minimum lot width is required, a building is required, display pads are limited to two (2) per 100 LF and any landscaping displaced shall be provided for)
	Automobile parking lot with the following conditions: 1) fully improved hard surface (asphalt or concrete), 2) landscaping (shall comply with Section 10-25), 3) lighting shall be dark sky style, not exceed 1 fc at property line, and not exceed 40 fc on site.
	Automobile parts sales (new parts only)
	Automobile rental
	Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building
	Car wash, recirculating water system manual or auto spray
	Tire sales and service
Business and financial services, including the following and similar uses:	
	Bank or financial institution
	Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.)
	Telemarketing or call centers
Food service establishments, including the following and similar uses:	

Zone Change Amendment – Gateway Commons

2021-ZCA-027

Vicinity Map



Zoning Map



General Plan Map



Proposed Twin Lakes PDC Use List
Amusement centers, recreation and entertainment facilities, including the following and similar uses:
Bowling alley
Dance studio, martial arts studio
Golf course (miniature)
Health club/spa, fitness center
Indoor archery range
Indoor entertainment activities such as paintball, miniature golf, arcade
Indoor shooting range
Park, playground, public open space, visitor center
Recreation center, gymnasium
Rollerskating rink
Swimming pool, commercial indoor or outdoor
Theater, motion picture or live performance
Animal services, including the following and similar uses:
Animal boarding for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed building
Animal hospital and veterinarian clinic, including overnight care for small animals, provided conducted completely within enclosed building
Animal shelter (nongovernment) for small animals only, provided conducted completely within enclosed building and houses no more than 30 animals
Automobile and vehicle services, including the following and similar uses:
Automobile, new or used sales and service with following conditions: 1) customer parking spaces to be posted, 100 ft minimum lot width is required, a building is required, display pads are limited to two (2) per 100 LF and any landscaping displaced shall be provided for)
Automobile parking lot with the following conditions: 1) fully improved hard surface (asphalt or concrete), 2) landscaping (shall comply with Section 10-25), 3) lighting shall be dark sky style, not exceed 1 fc at property line, and not exceed 40 fc on site.
Automobile parts sales (new parts only)
Automobile rental
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building
Car wash, recirculating water system manual or auto spray
Tire sales and service
Business and financial services, including the following and similar uses:
Bank or financial institution
Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.)
Telemarketing or call centers
Food service establishments, including the following and similar uses:

The Human Society Case No. 2021-ZCA-027

Inbox

Gary C. Barlow [redacted] Mon, Mar 22, 8:48 AM (8 days ago)

to me, [redacted]

To: Community Development Department City of St. George:

My name is Gary Barlow I own JG Investment Company LLC I am partners with Niota Investment LLC we own lots 2,3 and 4 in the Gateway Commons Subdivision directly across from the proposed site. We are absolutely opposed to a zone change amendment. We have purchased our lots in a high valued commercial area. This application change would devalue our property. The Human Society needs to get land in an approved zone or an Industrial zone.
With our current plans this would completely degrade our property values. We purchased this property knowing of the commercial zoning and retail possibilities, that is why we purchased this high value property.
As far as we are concerned if this zone change is approved we would take necessary legal action to stop this zone change amendment, to protect our property values and the current zoning. Thank you for your time and consideration.
Note: We would like this letter to be read at the March 23 Meeting.
Gary Barlow JG Investment LLC

Sent from my iPad

Gateway Common, Lot 7

Inbox

Rick Vanden Boomen [redacted] Mon, Mar 22, 1:48 PM (8 days ago)

to me

Hi Mike Hadley,

My name is Rick Vanden Boomen. I am the owner of a small business called Bath Fitter, we remodel Baths and Showers.

We purchased the lot beside lot 7 to build a new office for Bath Fitter. We will have a showroom and warehouse for employees to work from and customers to come visit. We built our building larger than needed for further growth and to lease out space to similar companies like us and other small businesses. I purchased the lot with an understanding that I would be located around other office, retail and business space. Therefore I oppose the rezone for the Human Society which isn't the same use. I feel it will diminish the value, appeal and rentability of the surrounding property. Please don't allow this parcel to be rezoned.

Thank you,
Rick Vanden Boomen

Fwd: The Humane Society Case No. 2021-ZCA-027

Inbox

sean julian [redacted] 23, 2021, 2:32 PM (7 days ago)

to me, [redacted]

To: Community Development Department City of St. George:

Jasana Real-Estate LLC also supports the email sent by Gary Barlow yesterday. I own the 1.5 acre property directly north of where the proposed Humane Society would be built. As Mr. Barlow states in his email below, this is high end commercial real-estate for retail and rezoning would negatively impact property values and our potential retail business we plan to build.

Thank you,

Sean Julian
Owner/Operator
Bloomington Market and Taco Time
[redacted]
Saint George, UT 84790
Chevron: [redacted]
Taco Time: [redacted]
Fax: [redacted]
Email: [redacted]
Web: www.bloomingtonmarket.com

DISCLAIMER
The information contained in this e-mail and attachments, if any, is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not use, copy, distribute or disclose the e-mail and its attachment, or any part of its content or take any action in reliance of it. If you have received this e-mail in error, please e-mail the message back to the sender by replying and then deleting it. We cannot accept responsibility for loss or damage arising from the use of this e-mail or attachments, and recommend that you subject these to your virus checking procedures prior to use.

From: Gary C. Barlow [redacted]
Sent: Monday, March 22, 2021 12:10 PM
To: sean julian [redacted]
Subject: Fwd: The Human Society Case No. 2021-ZCA-027

Sean this is the email I sent to the city regarding the humane society.

Sent from my iPad

Begin forwarded message:

From: "Gary C. Barlow" [redacted]
Date: March 22, 2021 at 8:48:17 AM MDT
To: michael.hadley@sgcity.org
Cc: [redacted] "Gary C. Barlow"
[redacted]
Subject: The Human Society Case No. 2021-ZCA-027

To: Community Development Department City of St. George:

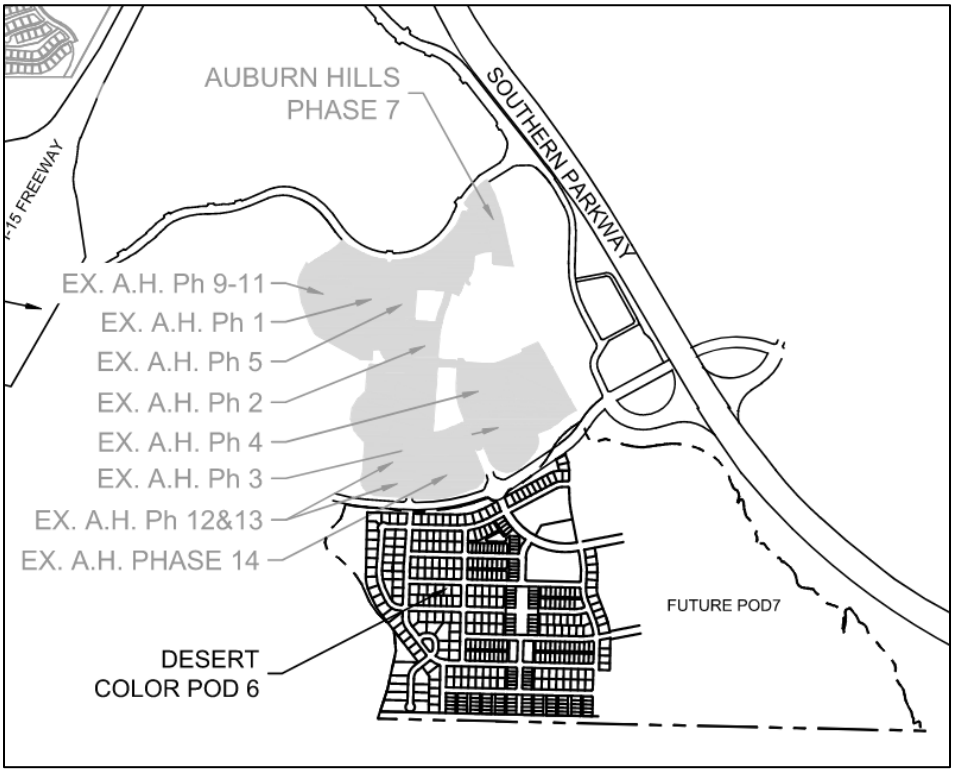
My name is Gary Barlow I own JG Investment Company LLC I am partners with Niota Investment LLC we own lots 2,3 and 4 in the Gateway Commons Subdivision directly across from the proposed site. We are absolutely opposed to a zone change amendment. We have purchased our lots in a high valued commercial area. This application change would devalue our property. The Human Society needs to get land in an approved zone or an Industrial zone.
With our current plans this would completely degrade our property values. We purchased this property knowing of the commercial zoning and retail possibilities, that is why we purchased this high value property.
As far as we are concerned if this zone change is approved we would take necessary legal action to stop this zone change amendment, to protect our property values and the current zoning. Thank you for your time and consideration.
Note: We would like this letter to be read at the March 23 Meeting.
Gary Barlow JG Investment LLC

Sent from my iPad

PLANNING COMMISSION AGENDA REPORT: 04/27/2021

Zone Change Amendment
Desert Color Sage Haven Visionary
Case No. 2021-ZCA-033

Request:	Consider a Zone Change Amendment to the Sage Haven neighborhood of Desert Color for the remaining multi-family buildings not yet approved.
Applicant:	Desert Color St. George, LLC
Representative:	Bob Hermandson
Area:	18.06 Acres
Location:	Generally located east of I-15 and south of Southern Parkway and south of Auburn Hills.
Current Zone:	PD-R - TNZ-NG & NE (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge)
General Plan:	RES (Residential)



Background:
In February of this year, The Planning Commission approved the first plat in Sage Haven which is located directly south of Auburn Hills in desert Color. Sage Haven consists of 65 will multi-family units which need architectural approval. All buildings received approval with the exception of one builder which hadn't finalized the buildings design. The Planning Commission approved the layout of the building with the understanding that the remaining buildings would be reviewed in the future. That is this application.

Planning Commission will find attached the layout for the site along with the appropriate elevations that have not been approved. 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. Additionally, the Desert Color DRC has reviewed and approved the architecture of the proposed buildings.
b. **Guideline B.** No building can be twice the height of the building adjacent to it or across the street. The proposed buildings will be situated to meet 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, porch 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 though the single-family units may be allowed accessory structures.
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 be submitted with the construction drawings.

1. **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. Any comments by the various departments will need to be addressed.

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 Desert Color Sage Haven Visionary as proposed.

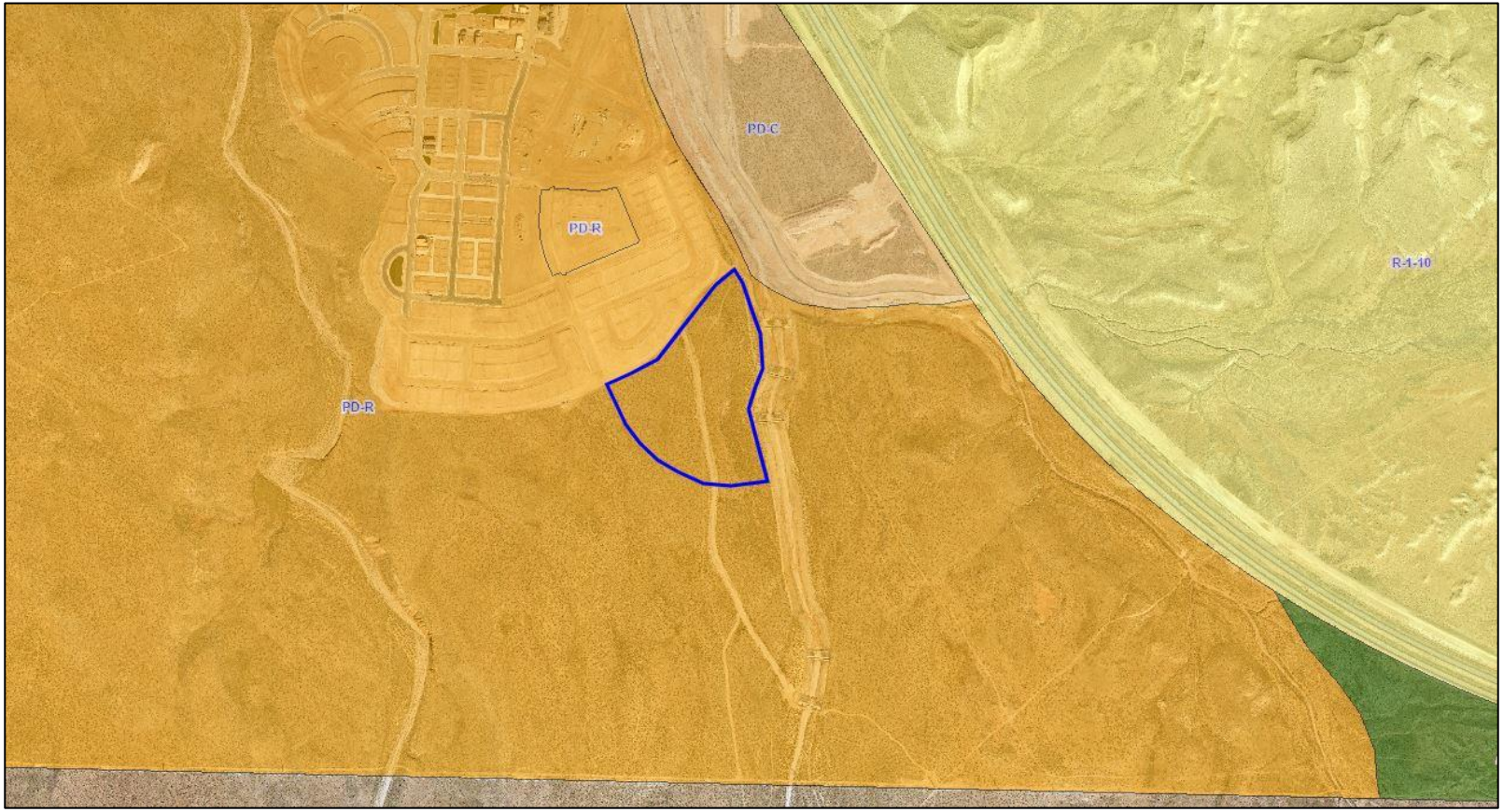
Findings for Approval:

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.

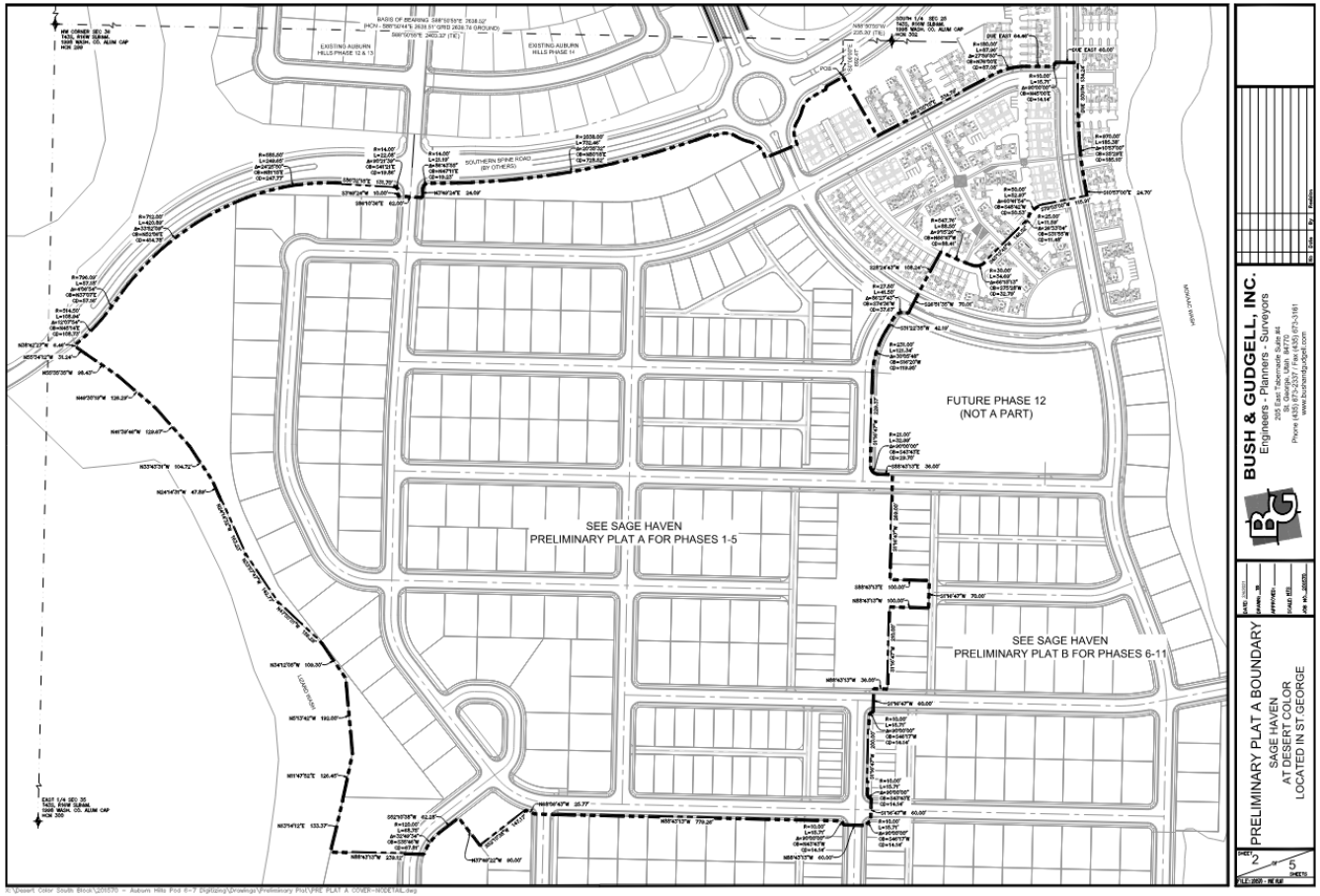
EXHIBIT A
POWER POINT PRESENTATION

Sage Haven Visionary
Desert Color PD Amendment

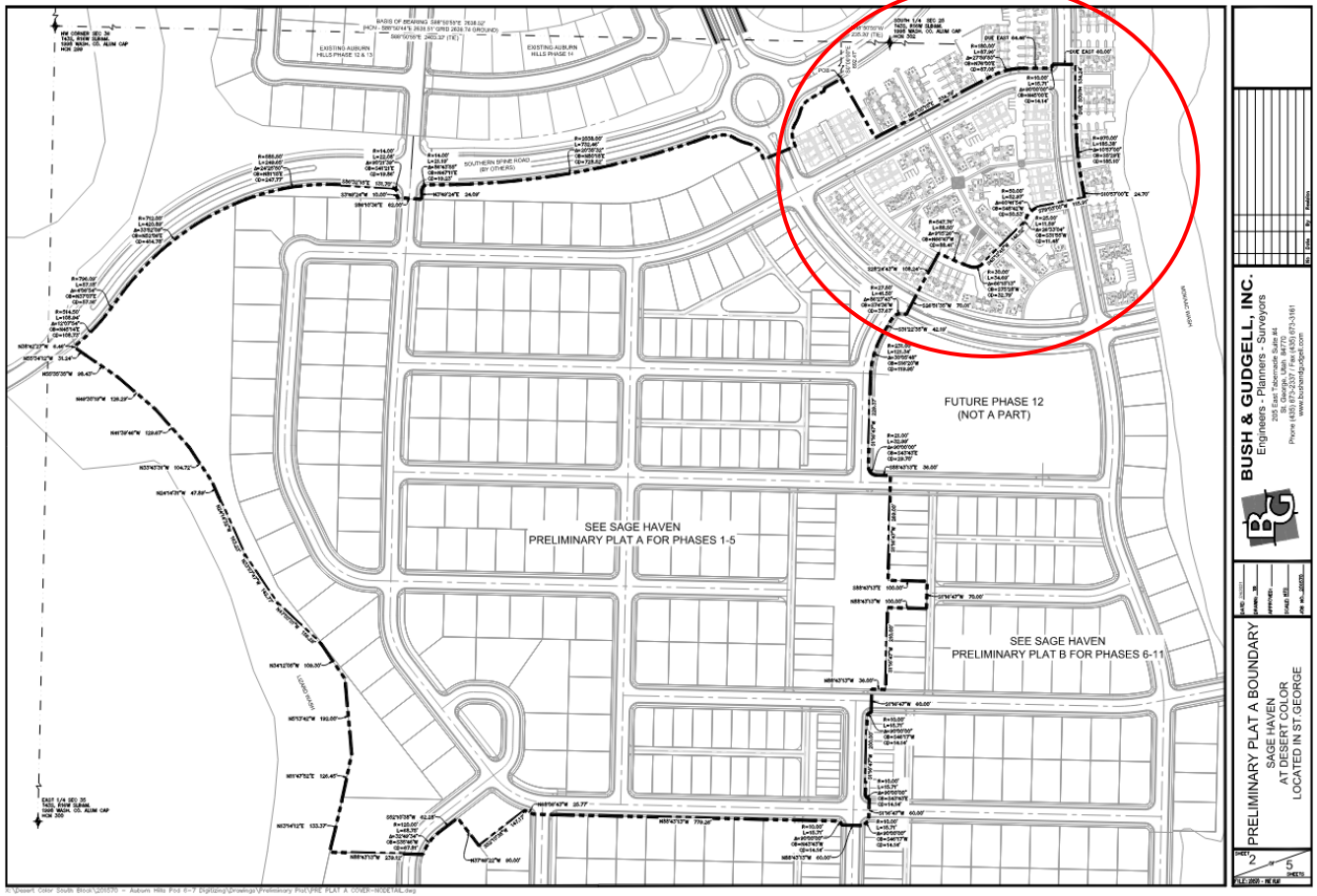
2021-ZCA-033



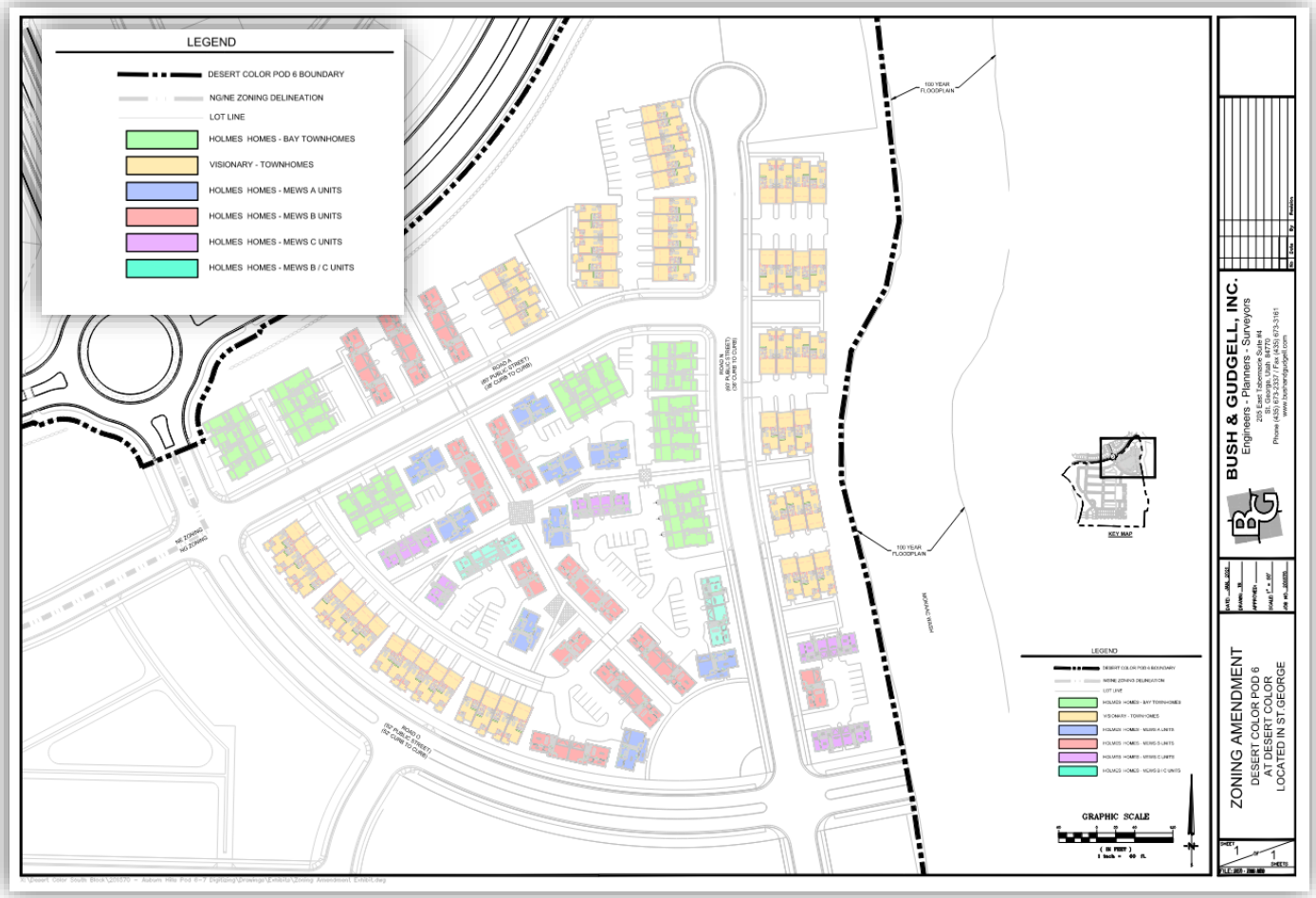
Existing Zoning



Sage Haven Plats A & B



Sage Haven Plats A & B


LEGEND
DESERT COLOR POD 6 BOUNDARY
NG/NE ZONING DELINEATION
LOT LINE
HOLMES HOMES - BAY TOWNHOMES
VISIONARY - TOWNHOMES
HOLMES HOMES - MEWS A UNITS
HOLMES HOMES - MEWS B UNITS
HOLMES HOMES - MEWS C UNITS
HOLMES HOMES - MEWS B / C UNITS
100 YEAR FLOODPLAIN
KEY MAP
GRAPHIC SCALE
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
ZONING AMENDMENT
DESERT COLOR POD 6
AT DESERT COLOR
LOCATED IN ST.GEORGE

Site Plan


MATERIALS SHOWN:
·HARDBOARD LAP SIDING
·STUCCO SIDING
·STONE
·TILE ROOFING
2040 SQ. FT
1614 SQ FT
1741 SQ FT
1741 SQ FT
1614 SQ FT
2040 SQ. FT
2040 SQ. FT
1614 SQ FT
1741 SQ FT
1741 SQ FT
1614 SQ FT
2040 SQ. FT
visionary HOMES
STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT 84341
(435) 753-1480
Plan current up to: Addendum
Proj: DCAH0TC
Client: 4-PLEX
STYLE: TRADITIONAL
ELEVATIONS
Date: 03/19/2021
Drawn By: Courtney S
Checked by:
SCALE: 1/4" = 1'-0"
SHEET:
ARCH E1 SIZE SHEET (30"X42")

Elevations



Elevations



Elevations





Elevations



Elevations



Materials

St.George
Community Development

ITEM 2C

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 04/27/2021

ZONE CHANGE AMENDMENT
Garage Doors Only
Case No. 2021-ZCA-034

Request: This is a request for an amendment to the Twin Lakes/Gateway Commons PD (Planned Development) to allow for a new commercial building within the development. The site is lot 1 and 1.1 acres.

In June of 2018, the property was rezoned to PD-C (Planned Development Commercial). At the time of approval, the City Council approved a use list for the zone with the understanding that any future buildings would have to go through the process for an amendment of the PD. This application is to approve a site and building elevations, etc.

Current Project: This PD amendment is requested to approve conceptual layout of lot one of the Gateway Commons subdivision. No changes to the use list or zoning designation is being proposed.

Project Name: Garage Doors Only

Representative: James Bertschi

Location: The property is located on the north-west corner of E Gateway Dr. and Cottonwood Springs Road.



Acreage: Approximately 1.1 acres (47,746 sq ft)

Current Zone: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Adjacent zones: North = Open Space, East = PD-C, West = R-3, South = Freeway (not zoned)

Ordinance: This project is submitted for review in compliance with Section 10-8D-6 "Planned Development - Commercial Standards."

Building: The are two proposed buildings. Building one is a 10,500 square foot footprint. Building two is a 4,464 square footprint. The applicant has provided color elevation and materials. There will be three colors to add variety to the building. There is some vertical and horizontal relief throughout the building on all sides.

Height: At its highest point, building one will stand at 29'2" tall.
At its highest point, building two will stand at 32'2" tall.

Parking: Retail/Office – 3,000/250 = 12 spaces
Warehouse – 9,500/1000 = 10 spaces
Commercial – 3000/500 = 6 spaces
Total = 28 spaces required
Total provided = 31 spaces.

The site plan depicts a total of 31 stalls to be constructed on the site which meets the minimum required parking.

Landscaping/Wall: City Code requires 15' along the public street, as well as, 5% of the parking lot. The applicant is meeting both of those landscaping requirements.

In addition to the landscaping that is required as stated above, the site is required to provide a wall along the Cottonwood Springs Rd. The fence is required as a buffer to the property across the street that is zoned R3 (Residential Multifamily). The applicant has run into issues with providing the fence. The fence cannot be in the right of way. However, once on the site, there is an immediate retaining wall and drop off. If placed at the bottom of the retaining wall, the wall provides no screening or protection to the neighboring property across the street. Staff would suggest that the Planning Commission consider

the requirement for the fence and make an appropriate recommendation to the City Council.

Uses: The use list was approved with the original application in 2018. No changes to the use list are being proposed with this application.

Signs: Any proposed sign will require review and a sign permit application.

Staff Comments: Staff recommends approval of the application with consideration of the following comments:

1. Use List – The use list was approved in 2018. No changes are being proposed at this time. Each individual business will be required to conform to the use list as approved.

2. Roadways – All roads on both sides of the site have been improved. Entrance to the site will be from Gateway Drive. There will be no access from Cottonwood Springs Drive.

3. Design – Conceptual building elevations, colors, and materials have been provided for review and discussion.

4. SPR – If PD amendment is approved, future SPR (Site Plan Review) applications and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).

5. Building Height – The applicant is requesting a building height of 29’2’ & 32’2”. This is compliant with city code which allows 50’ in the PD-C zone.

6. Phasing – This is the second lot to be built on in the overall development.

7. Lighting – A photometric plan has been submitted and attached for review. The photometric plan will be reviewed in detail at the site plan stage.

8. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required. A landscape plan has been submitted for initial review and attached to this staff report.

9. Buildings – Renderings of the building have been submitted. With each PD amendment in the development, building details will be provided.

10. Residential Protection - Where a PD Commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a solid masonry wall and a minimum ten foot (10') wide planting strip. In this case, they will need to provide the 15’ of landscaping and a wall adjacent to the road which adjoins the R3 to the west. If the Planning Commission recommends that no wall be required, please make a motion so stating.

Staff Comments: The Planning Commission has several options:

1. Recommend approval as presented.
2. Recommend changes.
3. Table the item to await the submittal of additional information.
4. Recommend denial.

DESIGN ASSOCIATES INCORPORATED

73 East 100 South, ST. GEORGE UTAH 84770
(435) 628-2377 ph. (435) 673-3580 fax

March 25, 2021

City of St. George Zoning Department

Subject: **Garage Doors Only new Facility**
Lot 1, Gateway Commercial Subdivision
St. George City, Utah

ZONE CHANGE AMENDMENT PROJECT DESCRIPTION:

Garage Doors Only development will consist of two buildings located on the same lot. Garage Doors Only will be the primary business operating from this development and will occupy the majority of Building #1 as well as Building #2. The remainder of Building #1 will be lease space for a future tenant. Please see the Conceptual Site Plan submitted with this letter for more information on site design and building locations.

Garage Doors Only will have 1,500 sq. ft. of office space, the remainder of their utilized space will be for storage/inventory. No manufacturing or fabrication of garage doors will occur on this site.

The lease space will utilized by a tenant with a use that complies with the approved use list for the Planned Commercial Development.

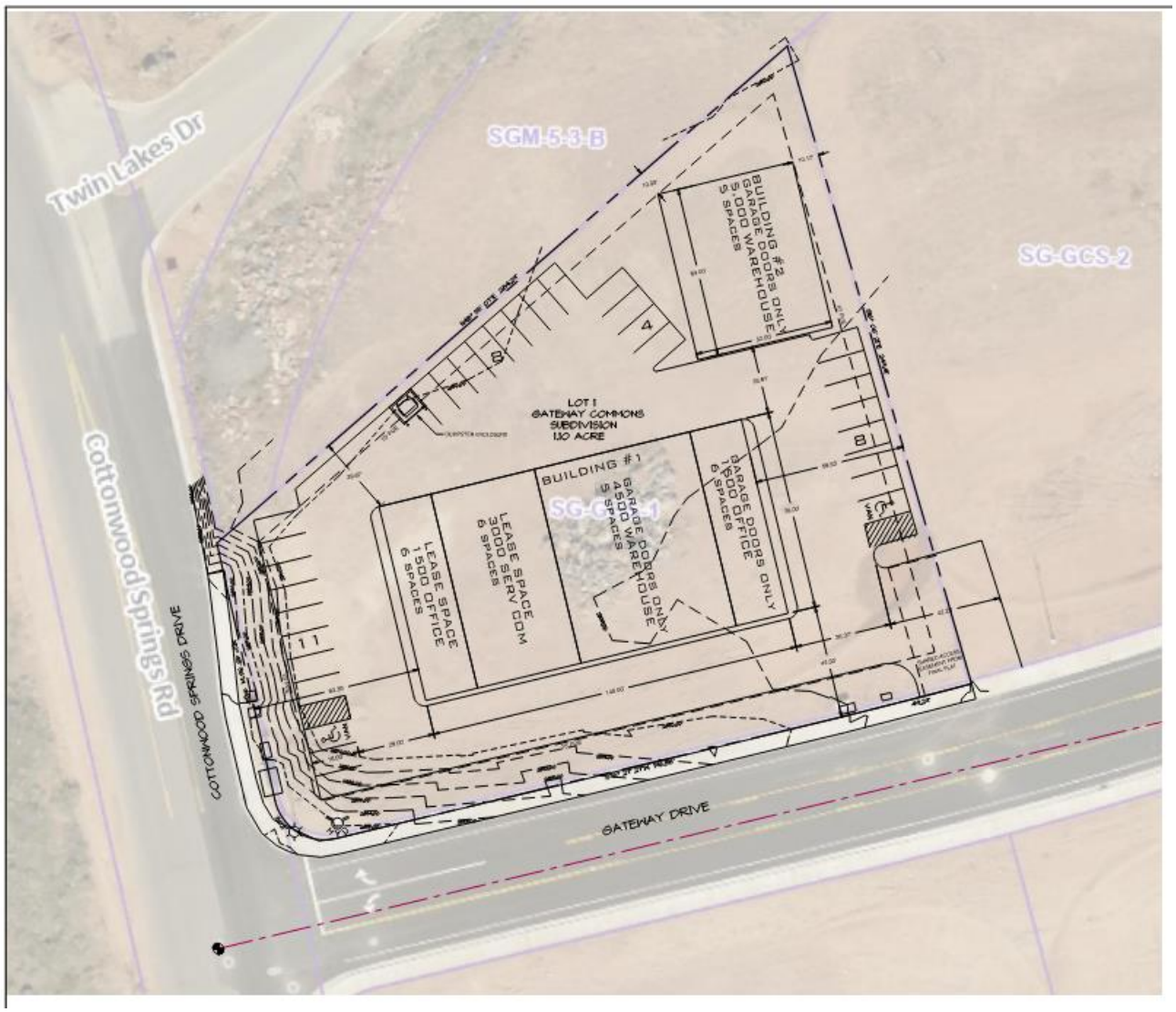
Thank you for working with us to get this project moving forward.

Jeff J. Mathis
Architect
MRW Design Associates

Zoning Map



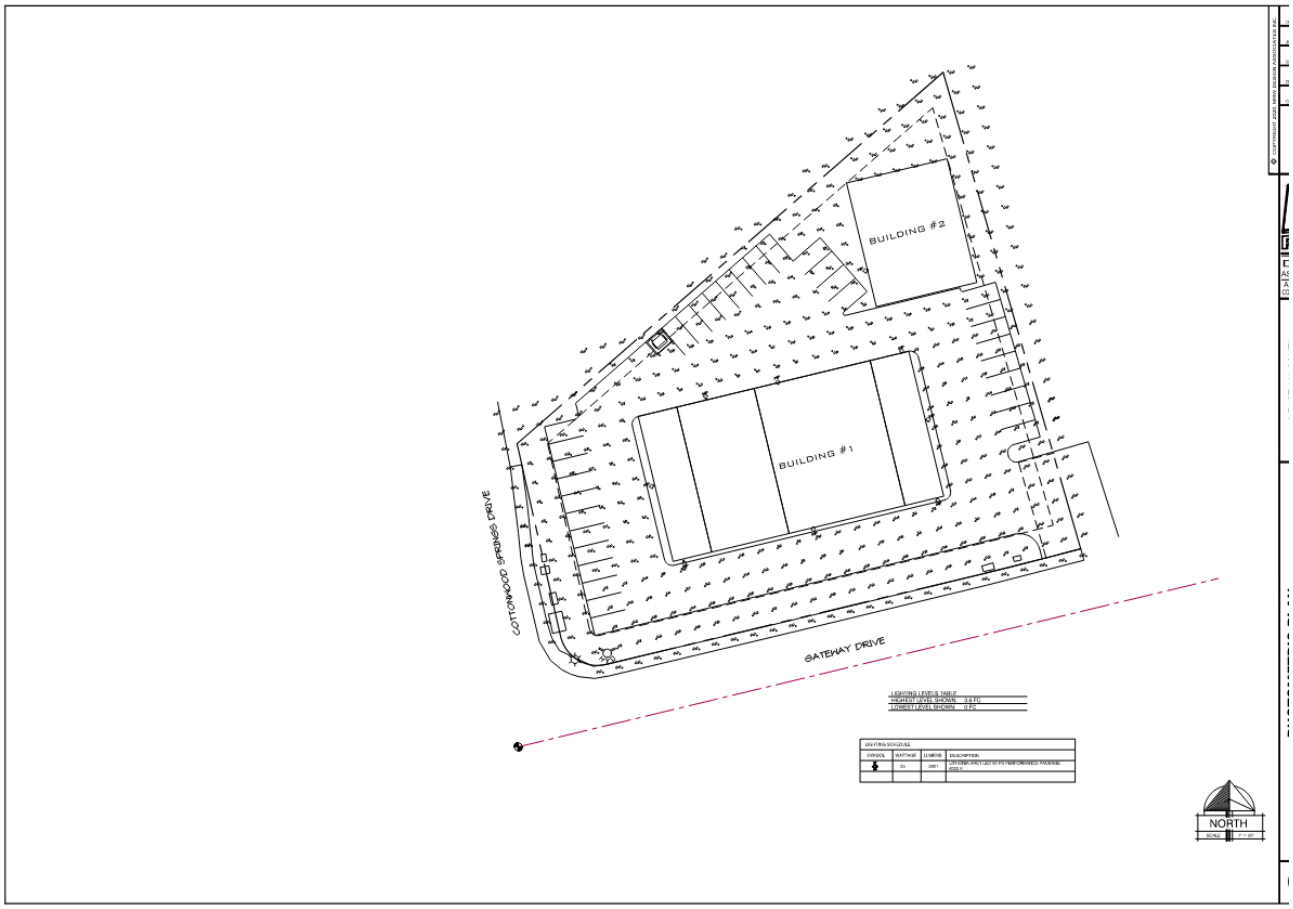
Proposed Site Plan



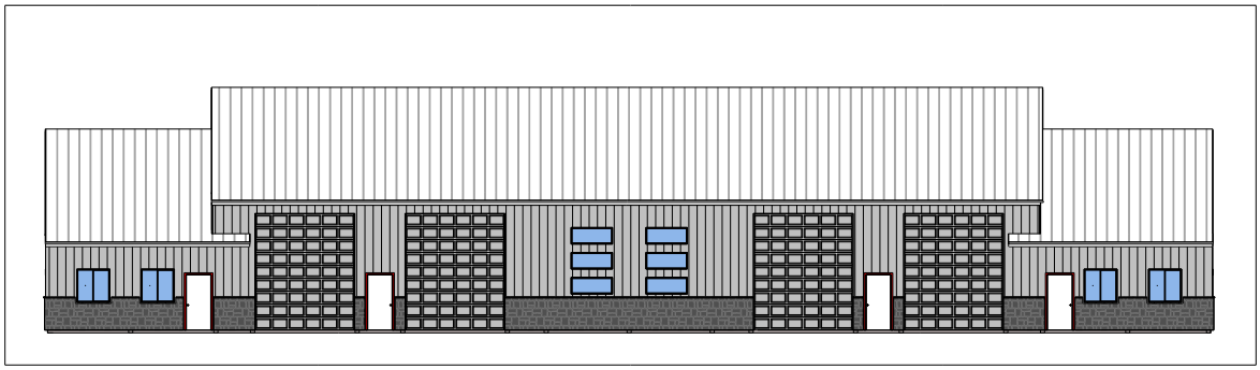
Conceptual Landscape Plan

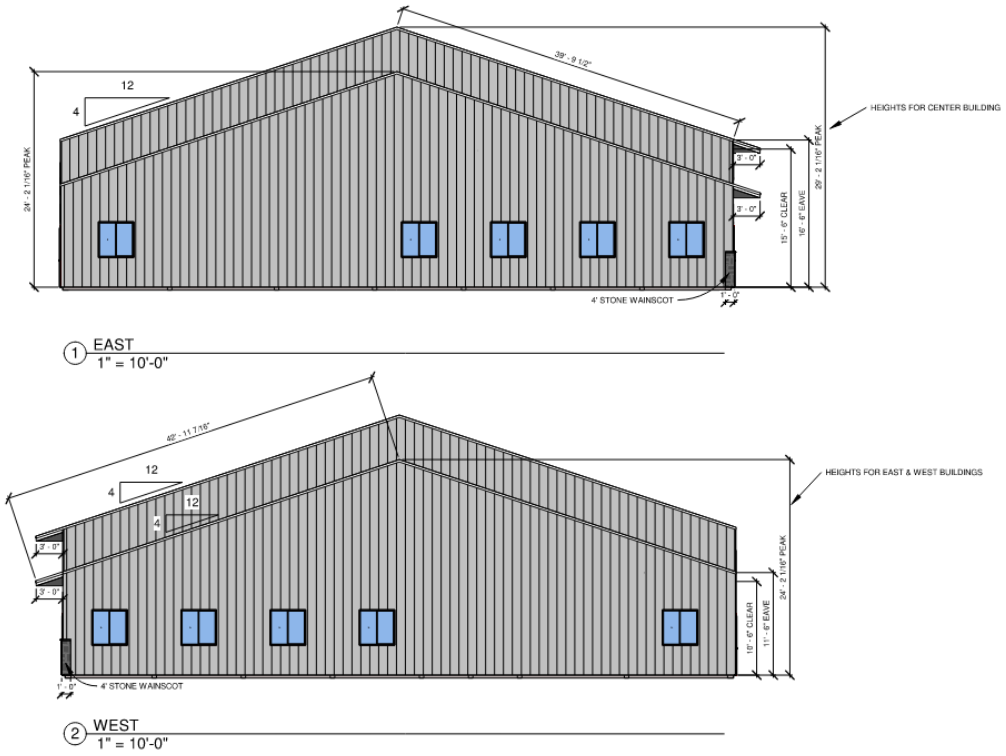


Photometric Plan

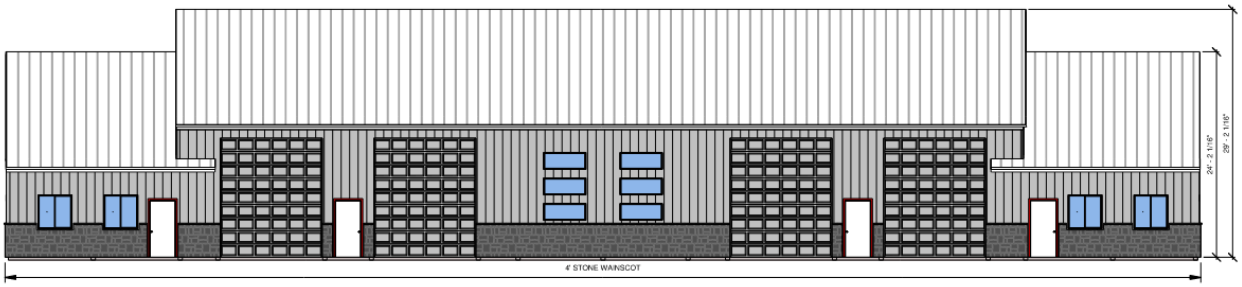


Building Elevations & Renderings

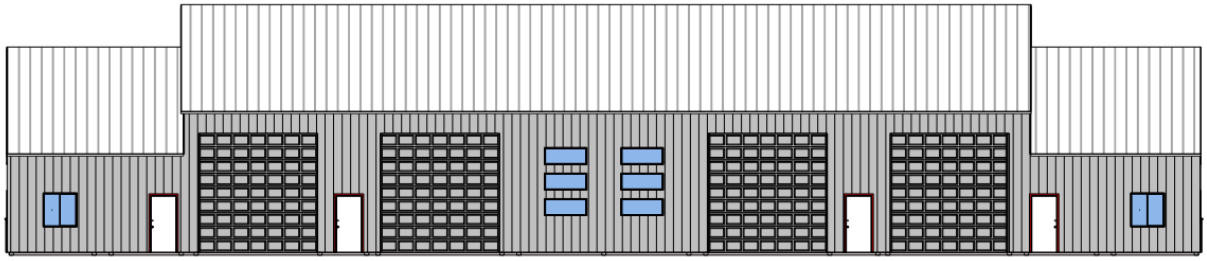




ROOF: R19 INSULATION, OSB COVERED WITH 29 GA. METAL SHEETING



① NORTH ELEVATION
1" = 10'-0"



② SOUTH ELEVATION
1" = 10'-0"

Materials Board



Zone Change Amendment- Garage Doors Only

2021-ZCA-034

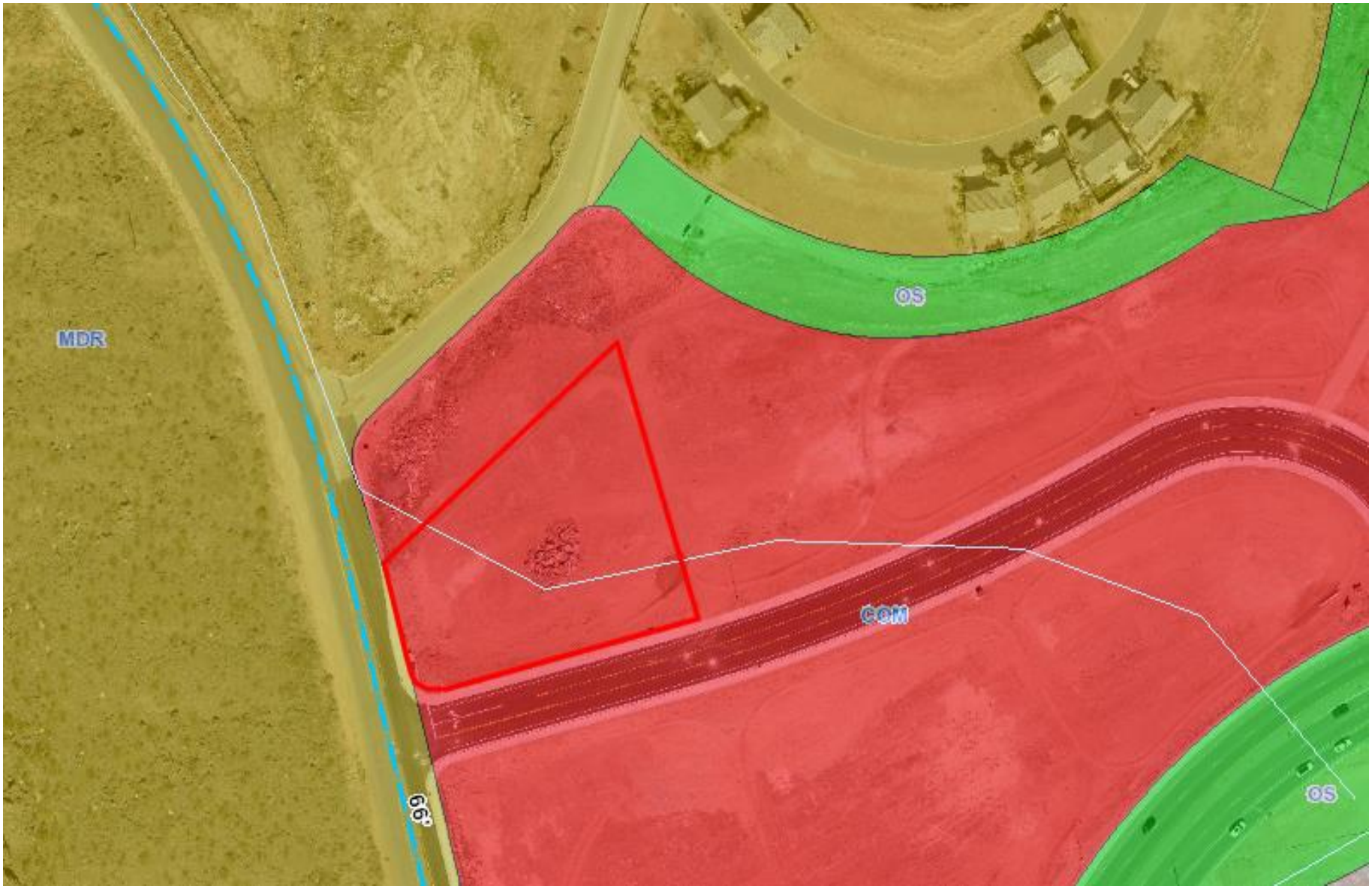
Vicinity Map



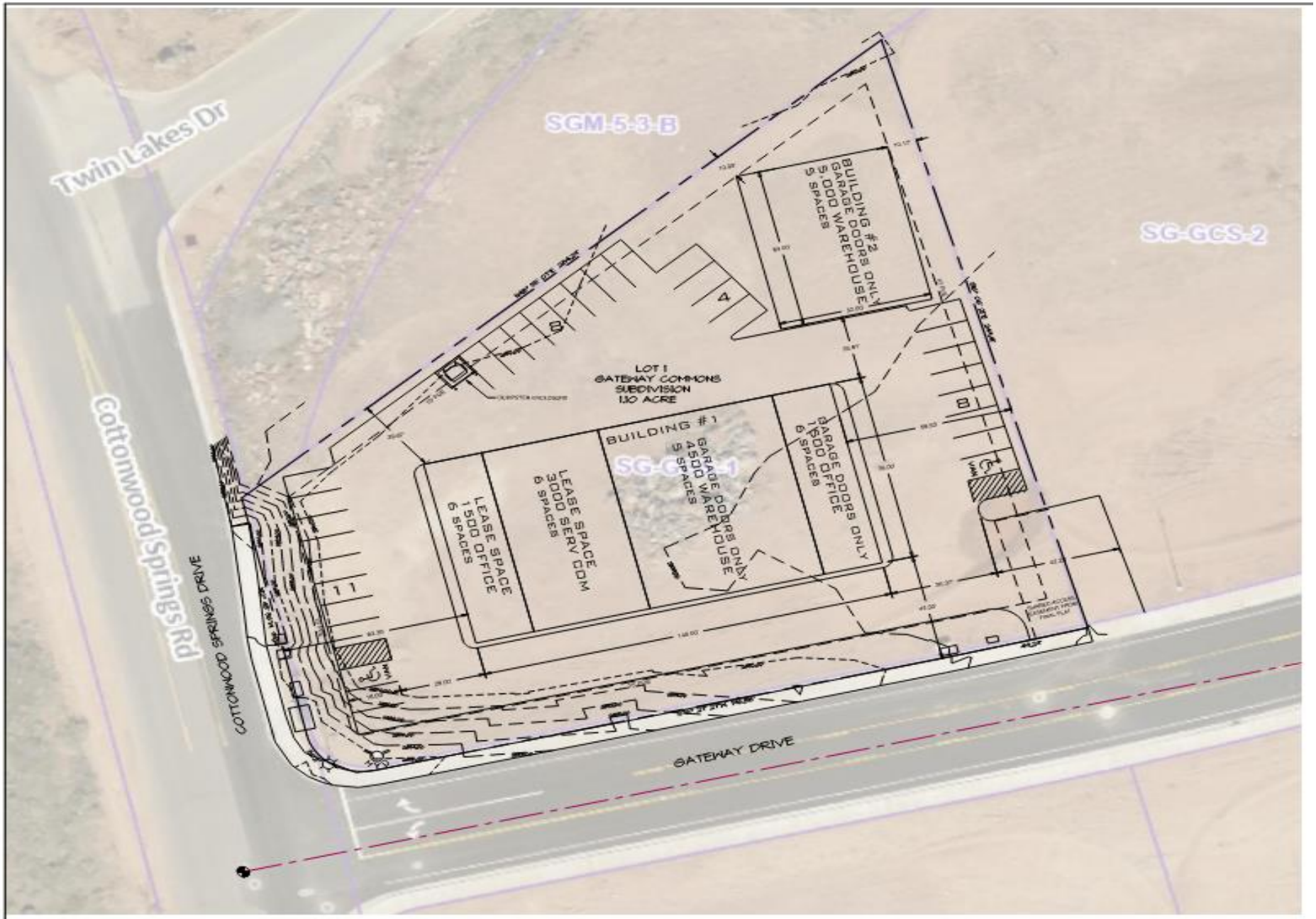
Zoning Map



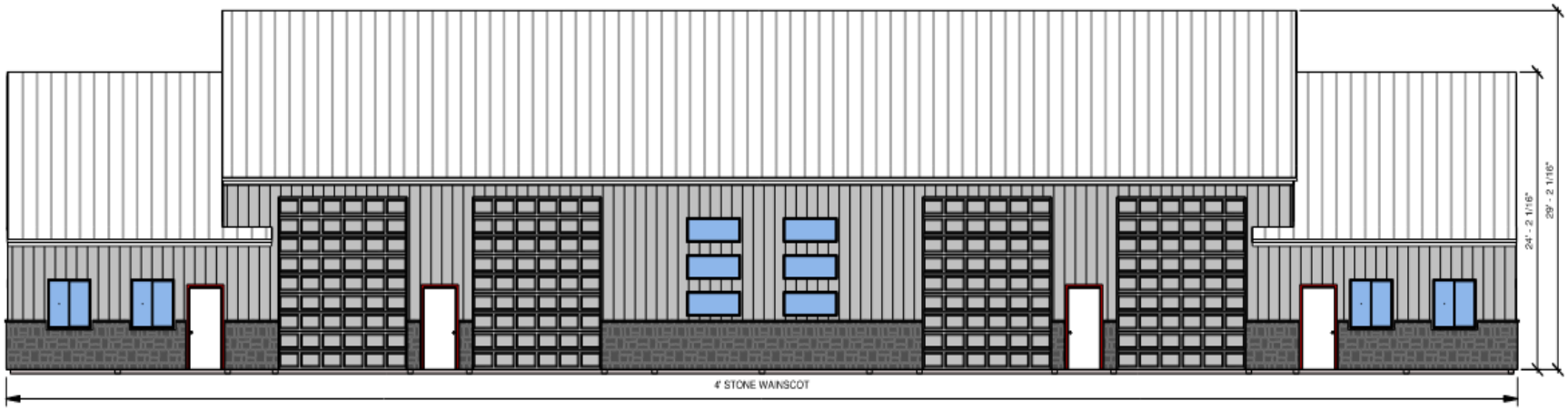
General Plan Map



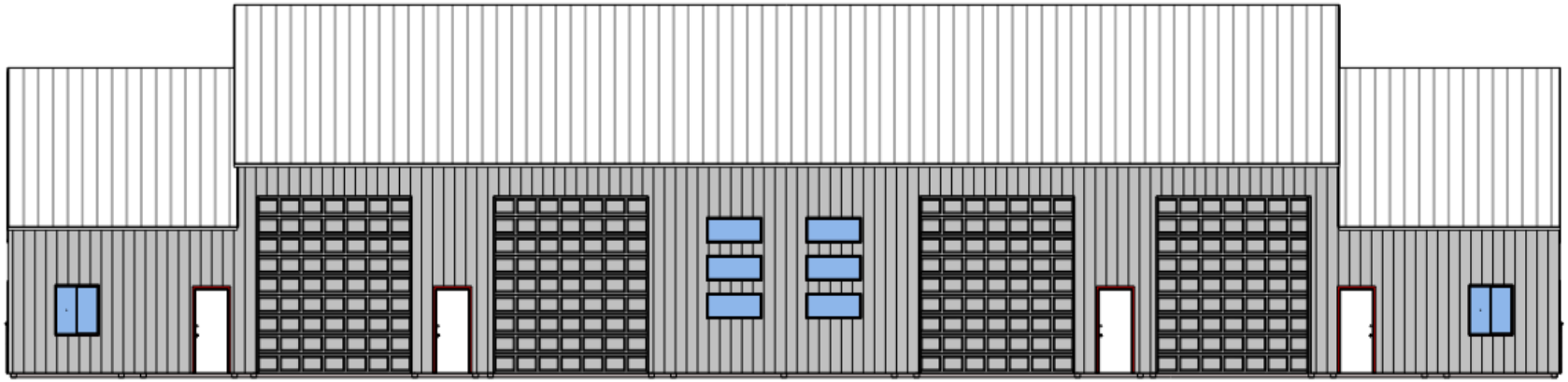
Site Plan


Twin Lakes Dr
SGM-5-3-B
SG-GCS-2
SG-GCS-1
Cottonwood Springs Rd
COTTONWOOD SPRINGS DRIVE
GATEWAY DRIVE
LOT 1
GATEWAY COMMONS
SUBDIVISION
1.10 ACRE
BUILDING #2
GARAGE DOORS ONLY
5,000 WAREHOUSE
5 SPACES
BUILDING #1
LEASE SPACE
1500 OFFICE
6 SPACES
LEASE SPACE
3000 SERV COM
8 SPACES
GARAGE DOORS ONLY
4500 WAREHOUSE
9 SPACES
GARAGE DOORS ONLY
1500 OFFICE
6 SPACES

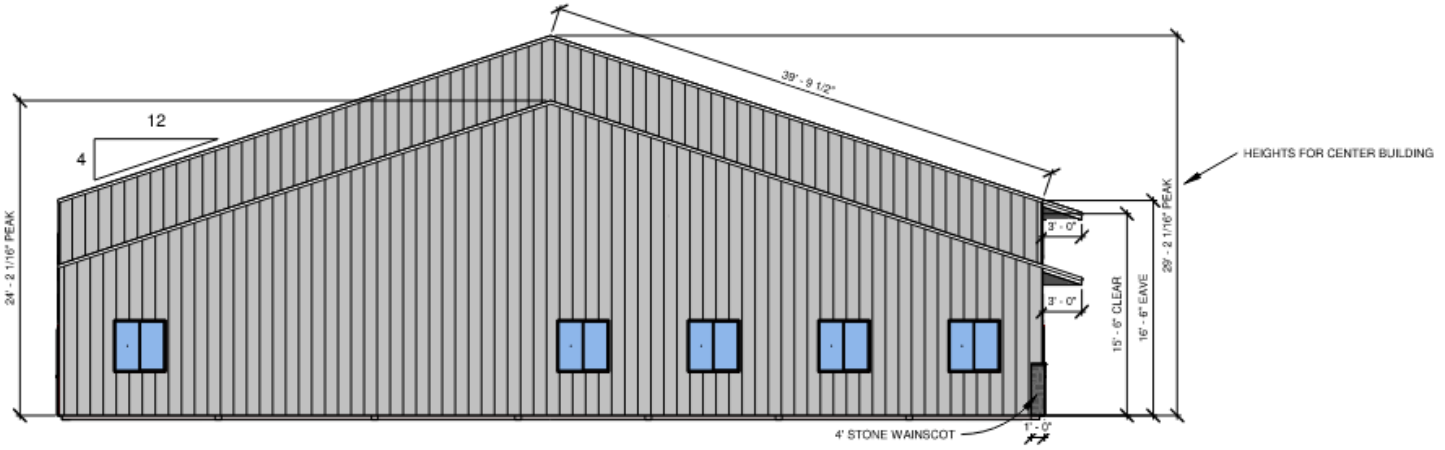
ROOF: R19 INSULATION, OSB COVERED WITH 29 GA. METAL SHEETING



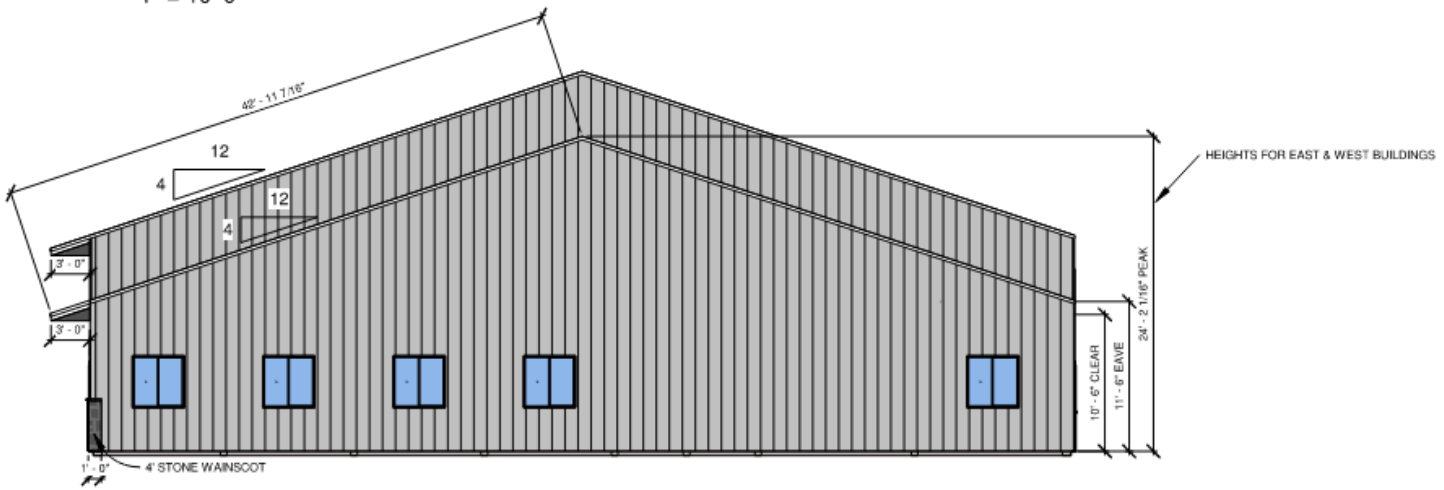
1 NORTH ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



1 EAST
1" = 10'-0"



2 WEST
1" = 10'-0"

Garage Doors Only

Lot 1, Gateway Commercial Subdivision

Building #1



Building #2













St.George
Community Development

GENERAL PLAN AMENDMENT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

General Plan Amendment
Horseman Center
Case No. 2021-GPA-007

Request:	A request to amend the General Plan from FP (Flood Plain), MDR (Medium Density Residential) and COM (Commercial) to PD-C (Planned Development Commercial) on approximately 12.00 acres.
Location:	Generally located west of River Road near the intersection of 2800 South Street and River Road
Area:	The total acreage is approximately 12.00 acres.
Applicant:	Tim Stewart
Current General Plan:	FP (Flood Plain) and MDR (Medium Density Residential) & Commercial
Current Zoning:	A-20 and OS
Requested General Plan:	COM on 12.00 acres.
Background:	This is a General Plan Amendment for land generally located northwest of the intersection of South River Road and 2800 South Street. The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. Portions of this property are in the floodway and 100-year floodplain. No buildings or any vertical structures can be built within the floodway and will be subject to FEMA guidelines and approvals.
Recommendation:	Staff recommends approval of this proposed General Plan Amendment.

Alternatives:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Table the proposed General Plan Amendment to a specific date.

PC Motion: The Planning Commission recommends approval of the General Plan Amendment to amend the General Plan from FP (Flood Plain), MDR (Medium Density Residential) & Commercial to PD-C (Planned Development Commercial) on a total area of approximately 12.00 acres. No commercial buildings or vertical structures can be built within the floodway zone.

Vicinity Map

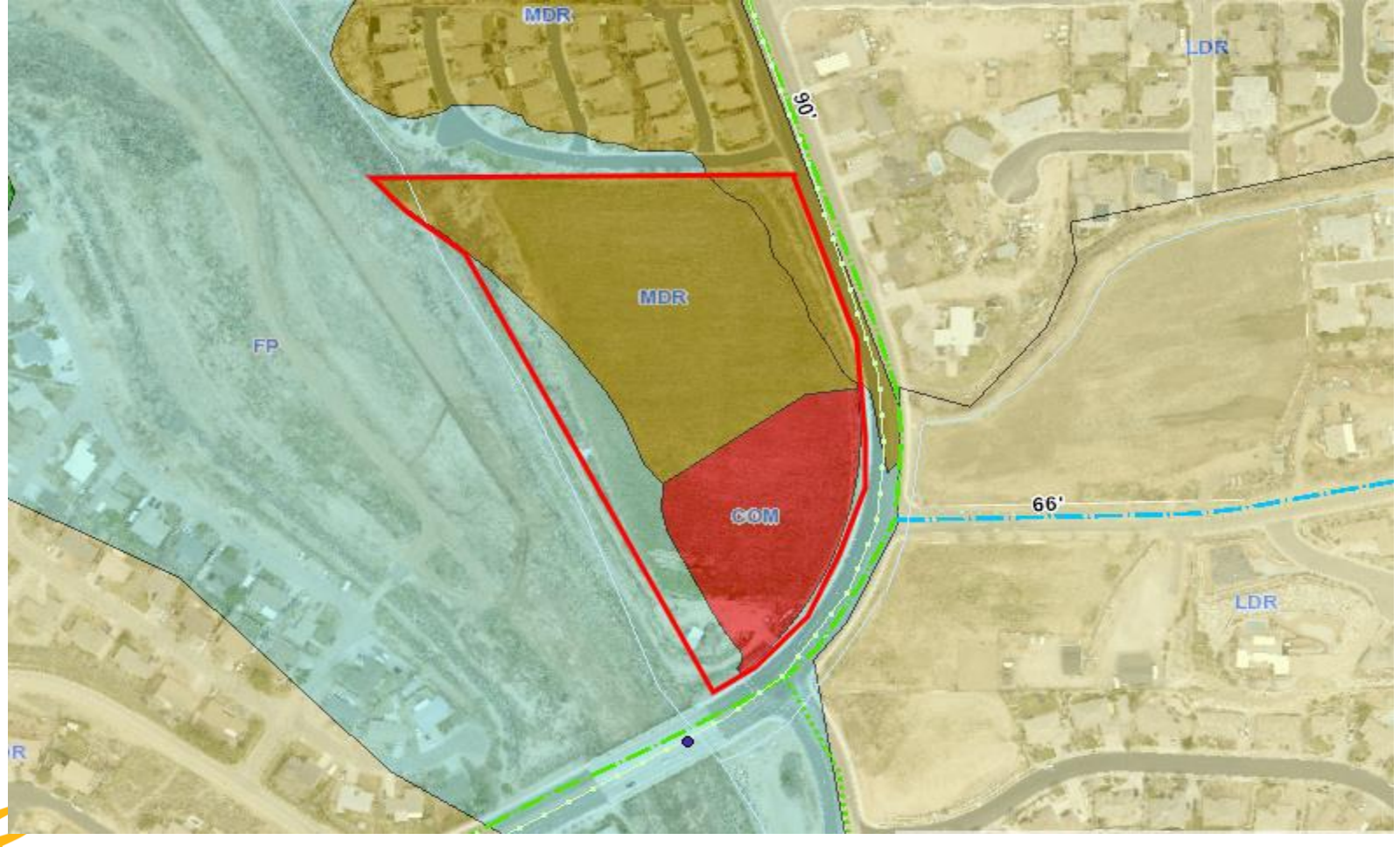


General Plan Amendment
Horseman Center

2021-GPA-007



Subject Property



Existing General Plan



Zoning Map

St.George
Community Development

ITEM 3C

GENERAL PLAN AMENDMENT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

General Plan Amendment
St. George Pioneer Crossing
Case No. 2021-GPA-006

Request: A request to change a portion of COM (Commercial) land use designations to HDR (High Density Residential)

Background: Typically, the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October). This application fits within the required time period.

Location: The property is generally located at 2400 South Pioneer Rd (directly north of Walmart).

Applicant: McGillis Investment C & Wright Development Group

Representative: Thomas Hunt

Area: Area to be amended is approximately 8.7 acres

Current Zoning: Current zoning on the property is PD-C (Planned Development Commercial).

Current General Plan: The General Plan currently designates this property as COM (Commercial).

Request: The applicant is asking that the land use designation on the property be changed to High Density Residential. This would allow the property owner to pursue a zone change to a high density, multi-family residential zone. If this general plan amendment is approved, a zone change would be required.

General Plan Category	Corresponding Zoning Categories
COM (Commercial)	C-2 C-3 Planned Development Commercial
HDR (High Density Residential) 16-22 Units per acre (139-191 units)	R-3 R-4 PD-R

Recommendation:

There are a number of concerns that staff has about this request. First, access to this location for multi-family residential is not ideal. Staff is concerned that a high-density residential development would be an island surrounded by commercial development which may become less desirable over time.

The high-density residential category allows for a range of 16-22 units per acre. Currently, the property only has one point of access. Any multi-family development requires two points if ingress/egress per fire code or they will be limited to fifty units. Given the limited access to and through the property and the Walmart to the south, staff is concerned that a second access may not be secured.

The area around Walmart is a commercial area and it has been anticipated that it would remain that way. Potential conflict with commercial traffic, noise from the commercial development, and light pollution makes this a less than ideal location for a residential use. Ultimately, if the surrounding property was not developed, we may not have the same concerns we have today. Given the current built circumstances previously discussed, staff is recommending denial of the application.

Alternatives:

1. Recommend approval of this General Plan Amendment as proposed by the applicant.
2. Recommend denial of this General Plan Amendment as recommended by staff.
3. Table the proposed General Plan Amendment to a specific date.

Possible Motion:

The Planning Commission recommends denial of the General Plan Amendment to change from a COM (Commercial) land use designation to HDR (High Density Residential) as recommended by staff.

Findings for denial:

1. The proposal does not fit organically in area or the character of that particular section of Pioneer Rd.
2. The area is primarily a commercial area and comes with commercial impacts not ideal for a residential development.
3. Access required for a residential development is limited.

EXHIBIT A

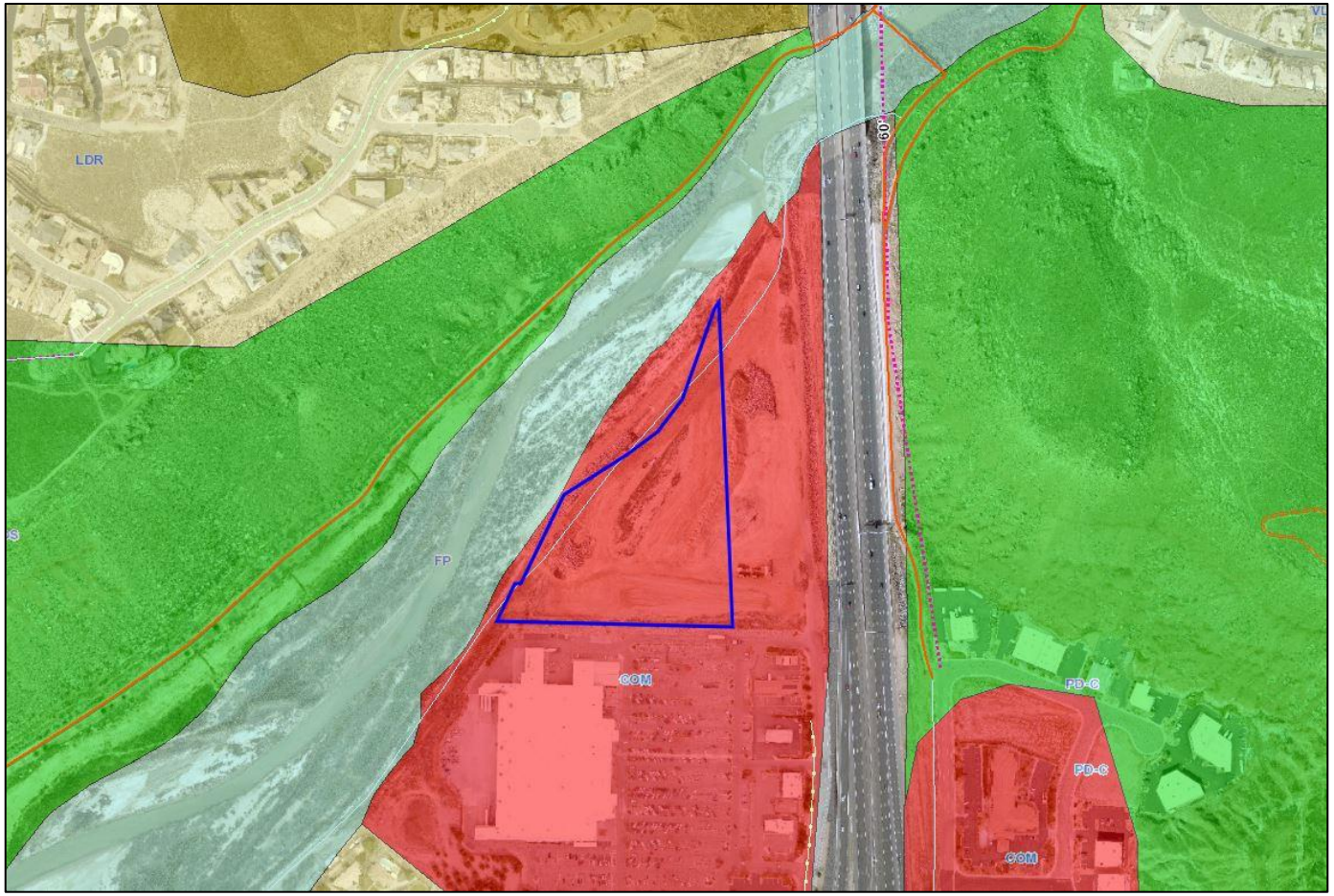
POWERPOINT PRESENTATION

General Plan Amendment
St. George Pioneer Crossing

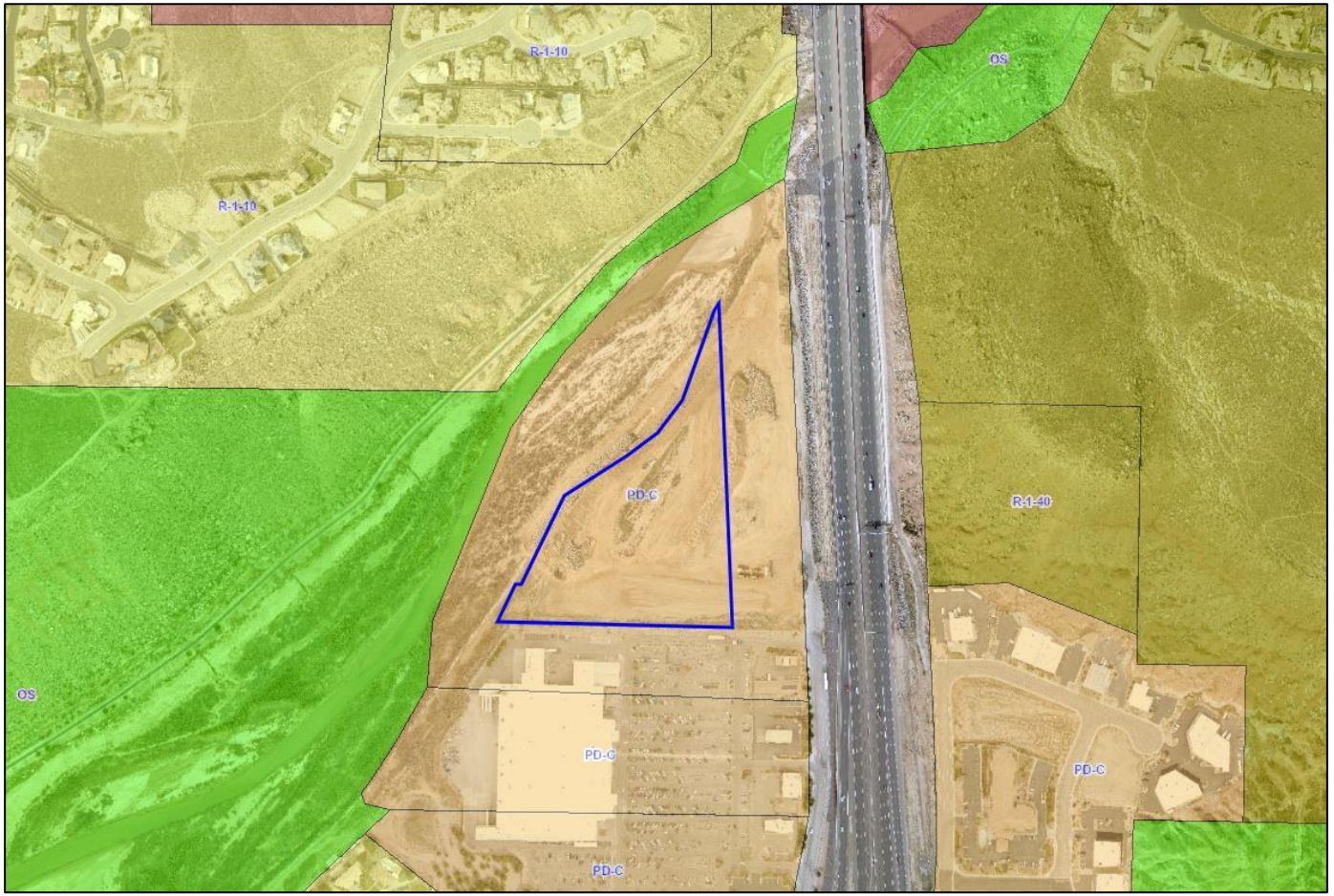
2021-GPA-006



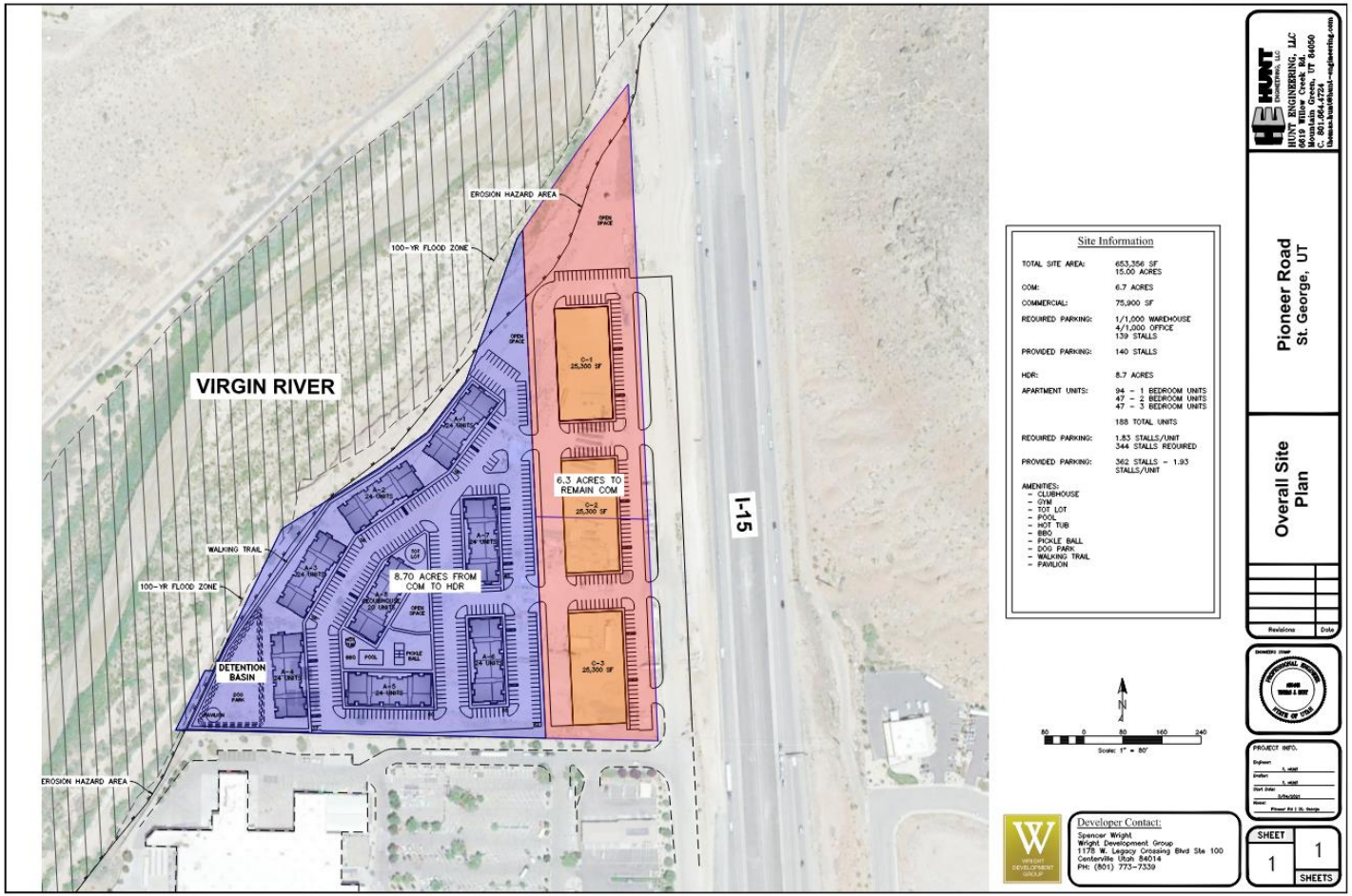
Subject Property



Existing General Plan



Zoning Map


VIRGIN RIVER
EROSION HAZARD AREA
100-YR FLOOD ZONE
WALKING TRAIL
DETENTION BASIN
8.70 ACRES FROM COM TO HDR
6.3 ACRES TO REMAIN COM
I-15
C-1 25,300 SF
C-2 25,300 SF
C-3 25,300 SF
A-1 24 UNITS
A-2 24 UNITS
A-3 24 UNITS
A-4 24 UNITS
A-5 24 UNITS
CLUBHOUSE 20 UNITS
TOT LOT
BBQ
POOL
PICKLE BALL
DOG PARK
PAVILION
OPEN SPACE
Site Information
TOTAL SITE AREA: 653,356 SF 15.00 ACRES
COM: 6.7 ACRES
COMMERCIAL: 75,900 SF
REQUIRED PARKING: 1/1,000 WAREHOUSE 4/1,000 OFFICE 139 STALLS
PROVIDED PARKING: 140 STALLS
HDR: 8.7 ACRES
APARTMENT UNITS: 94 - 1 BEDROOM UNITS 47 - 2 BEDROOM UNITS 47 - 3 BEDROOM UNITS
188 TOTAL UNITS
REQUIRED PARKING: 1.83 STALLS/UNIT 344 STALLS REQUIRED
PROVIDED PARKING: 362 STALLS - 1.93 STALLS/UNIT
AMENITIES:
- CLUBHOUSE
- GYM
- TOT LOT
- POOL
- HOT TUB
- BBQ
- PICKLE BALL
- DOG PARK
- WALKING TRAIL
- PAVILION
N
80 0 80 160 240
Scale: 1" = 80'
Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
(435) 654-4474
Pioneer Road
St. George, UT
Overall Site Plan
Revisions
Date
PROJECT INFO.
SHEET 1
1 SHEETS

Exhibit

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Building on property.

1 message

'Leann J Christensen' via PlanningCommission <planningcommission@sgcity.org> Sat, Apr 17, 2021 at 10:46 AM
Reply-To: Leann J Christensen [redacted]
To: planningcommission@sgcity.org

From: Leann Christensen

Please consider the traffic flow of interstate 15 and Brigham if you allow high density housing in the area of 2400 South Pioneer Rd. St. George Utah near the Walmart shopping.

I have tried to understand the traffic flow of a roundabout and I can't. There is a pilot gas station on one side of the 15 freeway with a lot of big rig truck and trailers which is insane and a Walmart on the other side of the 15 freeway in that location and it makes navigating the circle eight roundabout almost impossible to navigate.

The back up on Pioneer makes it very difficult to navigate when you're trying to exit the Walmart, Zion bank, the Wendy's, the Wells Fargo bank and all the small businesses in that area. Getting into those businesses would be equally difficult if you add more road traffic from residence.

In my opinion it would be
ANOTHER traffic nightmare in St. George Utah.

Thank you,
Leann Christensen
[redacted]
St George, UT

Sent from my iPhone

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Case # 2021-GPA- 006

1 message

SHARON [redacted] Fri, Apr 16, 2021 at 8:43 AM
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

My concern is for the additional traffic at the Round a bout. It is so dangerous right now. Adding traffic would cause a nightmare. Have you driven the round a bout at peak times? It's a free for all. Twice now I've seen wrong way drivers narrowly escaping head on crashes. It's crazy.

Another area impacted by additional traffic is the Terrible Hurst Gas Station at Pioneer Rd. and Sun River Parkway. Since building the gas station people trying to turn left from Pioneer to go to the freeway sit for very long times before being able to turn. Near accidents. They need a light.

Thank you

Sharon Waldvogel

Sent from Mail for Windows 10

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Case No. 2021-GPA-006

1 message

Gregg Turk [redacted] Sat, Apr 17, 2021 at 8:28 AM
To: planningcommission@sgcity.org

Case No. 2021-GPA-006 This would be really bad planning as the two lane round and round about are already a total mess. Not enough in and out traffic potential to handle any more. Please oppose.

--
Gregg Turk
SunRiver
St George, UTAH

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

High Density housing on Pioneer road near Walmart

1 message

'SANDRA JOHANNESSEN' via PlanningCommission <planningcommission@sgcity.org> Fri, Apr 16, 2021 at 4:08 PM
Reply-To: SANDRA JOHANNESSEN [redacted]
To: planningcommission@sgcity.org

The roundabout going to that area is already bad enough, but to add High Density housing in there you won't be able to get anywhere. I was T-Boned in that intersection and it seems to have numerous traffic accidents. In fact the that turnoff is a nightmare as if you are coming from Bloomington Hills and want to head south you have to go through 2 roundabouts. When there is anything going on in St. George both Walmart's are hit hard making traffic and parking a nightmare. Something needs to be done with that intersection before you start building new places to live.
Sandra Johannessen

Sent from my iPad

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Pioneer Crossing Case No. 2021-GPA-006

1 message

Ellen Thorp [redacted] Sat, Apr 17, 2021 at 9:01 AM
To: planningcommission@sgcity.org

To the St George City Planning Commission,

This is to register a comment regarding the above mentioned development.

I would like to object to this development. There is already a traffic problem at the circle at Brigham Road. I feel that introducing more high density housing would only exacerbate the problem. This would create undue delays, indeed, accidents and perhaps fatalities would increase.

Thank you for your consideration of my comments.

Sincerely,

Ellen Thorp
[redacted]
St George, UT 84790

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Pioneer Rd HDR

1 message

Cathy Robinson [redacted] Fri, Apr 16, 2021 at 4:11 PM
To: planningcommission@sgcity.org

I am very concerned about a plan to build high density residential at 2400 S Pioneer Rd. I am at the roundabout and area almost daily, and the amount of traffic now is overflowing. More residential and traffic will make it impossible to access that area safely and in a timely manner, and several times lately I have encountered accidents. Please do no allow additional residential. What is needed are more stores and shopping for all the residences in this area.

Cathy Robinson
Resident of Sun River.
[redacted]

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Planning Commission - April 27, 2021

1 message

Kathy Currie [redacted] Sat, Apr 17, 2021 at 6:48 AM
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

Planning Commission:

Our comments are related to the topic of rezoning the area north of Walmart off of Pioneer and Brigham from commercial to high density residential. As a SunRiver resident, Walmart is our closest shopping (grocery store) without getting on the interstate. It is an easy drive on Pioneer until one reaches the roundabout. Most times it is a bottleneck to navigate.

Adding businesses to that location would increase traffic. However, adding high density residential would create gridlock and increase accidents. Please consider it is just not vehicles, but constant semi tractor trailers.

We understand growth is inevitable, however please take into consideration the addition of residences in Desert Color as well as the current existing homes before approving this zoning change.

A study of cars currently traveling through the roundabout on a daily basis should be conducted before any decision is made.

Thank you,
John and Kathy Currie
[redacted]
Saint George, UT 84790

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

proposed High Density Residential @ 2400 Pioneer Road

1 message

Shirley Woods [redacted] Sat, Apr 17, 2021 at 9:48 AM
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

Adding high density residential at this location would create more traffic congestion on Pioneer Road and on the Brigham Road roundabout, conflicting with the commercial businesses in the area. I shop frequently in this locale, and there is already too much traffic congestion. If more traffic is added, I would probably avoid the area entirely, taking my shopping elsewhere.

Shirley Woods

[redacted]

St. George, UT 84790

Sent from Mail for Windows 10

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Rezone of Property

1 message

Dale Thompson [redacted] Thu, Apr 22, 2021 at 2:30 PM
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

I have never written to anyone in the city before about an issue, but I'm very concerned about the property on 2400 Pioneer Road that was just changed from commercial to residential. Have any of you ever tried to get anywhere around Walmart during the day or in the evening from 3:30 to 7:00 pm? It is a nightmare. At lunch time Wendy's is backed up on to Pioneer Road and in the evening you can't get anywhere around that area, it's insane. You take your life in your hands every time you are near the round-a-bout. Everyone is in a hurry. So, I think it is ludicrous to add more houses and traffic in the area. Someone is going to get hurt or killed.

Thank you for your time.

Shirley Thompson

Sun River

Sent from Mail for Windows 10

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Rezoning of area near Pioneer and Brigham

1 message

'Kim Aldrich' via PlanningCommission <planningcommission@sgcity.org> Sat, Apr 17, 2021 at 7:14 AM
Reply-To: Kim Aldrich [redacted]
To: planningcommission@sgcity.org

Planning Commission:

We are emailing our concerns regarding the potential rezoning of the area north of Walmart off of Pioneer and Brigham from commercial to high density residential. Walmart is our closest grocery source - it is the sole provider for SunRiver, Bloomingtom and Bloominton Hills as well as further outlying areas. The roundabout that must be traversed to access Walmart and the highway is a bottleneck most of the time now but it will be a nightmare after adding high density residential in this location. It will create gridlock and increase accidents especially with the aged population of SunRiver attempting to navigate it.

We understand growth is inevitable, however please take into consideration the addition of people that will be utilizing Walmart in the new Desert Color development as well as the current existing areas before approving this zoning change. Walmart is the only nearby source for all of these needs!

Surely a traffic evaluation of the roundabout will be conducted before any decision is made.

Thank you,
Kevin and Kim Braun
[redacted]
SunRiver

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Rezoning

1 message

Carol Ross [redacted] Fri, Apr 16, 2021 at 8:55 PM
To: planningcommission@sgcity.org

Please do not consider Rezoning the land next to WalMart . The roundabout in that area is already busy and very dangerous. Semi's and cars coming off the freeway to gas up across to the other side of I-15 already adds to the neighborhood and Walmart traffic. WalMart is a huge draw! We don't need more!!

Thanks for listening!
Carol Ross
[redacted]
SunRiver

Sent from Carol

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

St. George Pioneer Crossing. Case No. 2021-GPA-006

1 message

pstorer@sunrivertoday.com [redacted] Fri, Apr 16, 2021 at 8:37 AM
To: planningcommission@sgcity.org

I am concerned about the new high density development proposed on Pioneer Road.

The roundabout at Brigham Road is already overburdened. It would seem that expensive major changes would be needed to accommodate this development.

Who would be footing the bill on this?

I request you do not approve this development.

Pat Storer

[redacted]

St. George, UT 84790

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Stop the growth on Pioneer Rd!

1 message

sherry burright [redacted] Fri, Apr 16, 2021 at 8:44 AM
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

The already overcrowded roundabout on Brigham Rd. will bring more long lines and more accidents! Please stop the growth!!! Danny and Sherry Burright

Sent from Outlook

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Zoning change

1 message

Diane Johnson [redacted] Fri, Apr 16, 2021 at 7:55 PM
To: planningcommission@sgcity.org

With regards to a request for a change of zoning to residential from commercial at approximately 2400 Pioneer Road: Really? High density residential with hundreds of vehicles added to the insane traffic mess at the roundabout now?? Please don't add to this mess. It is so frustrating and dangerous already. I hope "Planning" is indeed what you are doing—planning for a sane and safe city.

Thank you for carefully considering a no vote for this approval for your constituents.

Diane Johnson
Michael Hardy
[redacted]

Sent from my iPhone

St.George
Community Development

ITEM 3D

GENERAL PLAN AMENDMENT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

General Plan Amendment
Soleil Ridge (FKA The Cove)
Case No. 2021-GPA-004

Request: A request to change a portion of COM (Commercial) land use designations to HDR (High Density Residential)

Background: Typically, the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October). This application fits within the required time period.

Location: The property is generally located west of Bluff Street at approximately 250 West between 800 & 900 South.

Representative: Josh Lyon, Wasatch Commercial Builders, LLC

Area: Area to be amended is approximately 1.85 acres

Current Zoning: Current zoning on the property is C-2 (Commercial).

Current General Plan: The General Plan currently designates this property has COM (Commercial).

Requested General Plan: On May 5, 2020, the City Council approved a portion of the property located to the west as HDR (High Density Residential) and OS (Open Space). On November 9, 2020, The City Council amended approximately 1.7 acres in the same vicinity from COM (Commercial) to HDR. On February 4, 2021, the City Council amended the general plan map again to include another piece of property 1.28 acres in size. The applicant has identified one more property to be included into the future project. Therefore, the applicant is now requesting to extend the approved HDR for these 1.85 acres. This would increase the HDR to approximately eleven acres.

The property of the proposed general plan amendment lies in the hillside overlay and is therefore subject to the hillside ordinance. Depending on the situation, this may render some of the property undevelopable, but the applicant, if this land use change is approved, will be subject to those requirements and processes. The property previously amended and mentioned above went through the Hillside

Review Board but stalled going any further. This addition will likely trigger further review by the Hillside Review Board.

General Plan Category	Possible Zoning Categories
COM (Commercial)	C-2 C-3 Planned Development Commercial
HDR (High Density Residential)	R-3 R-4 Planned Development Residential

Recommendation:
There will be additional processes to go through such as zone changes and hillside reviews before anything will be constructed on the site. Further, the viability of commercial that far off of Bluff Street is questionable. Because of those reasons, staff is comfortable with high density residential in the area and is recommending approval of the General Plan Amendment.

Alternatives:
1. Recommend approval of this General Plan Amendment as proposed by the applicant.
2. Recommend denial of this General Plan Amendment.
3. Table the proposed General Plan Amendment to a specific date.

Possible Motion:
The Planning Commission recommends approval of the General Plan Amendment to change from COM (Commercial) land use designations to HDR (High Density Residential) as recommended by staff.

Findings for approval:
1. The amendment is harmonious with other land uses in the area.
2. The land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
3. There are other steps to go through prior to any development on the property.

EXHIBIT A

APPLICANT'S NARRATIVE

General Plan Amendment Statement

It is proposed to amend the St. George City General Plan for property located to the west of the existing Red Lion Hotel between W. 900 S. Street and W. 800 S. Street.

A. Existing General Plan: St. George City's existing General Plan for this area is identified as Commercial (COM) with the policy intent of establishing areas generally arranged as auto-oriented development centers.

B. Proposed General Plan Amendment: This General Plan Amendments requests the parcel with tax ID # SG-VW-5-6-A be planned for High Density Residential (HDR) with policy intent of multi-family high density residential uses such as apartments, condos, etc. The intent of the General Plan Amendment is to match the property immediately to the west that was recently changed to High Density Residential (HDR) and add this property to that project.

EXHIBIT B

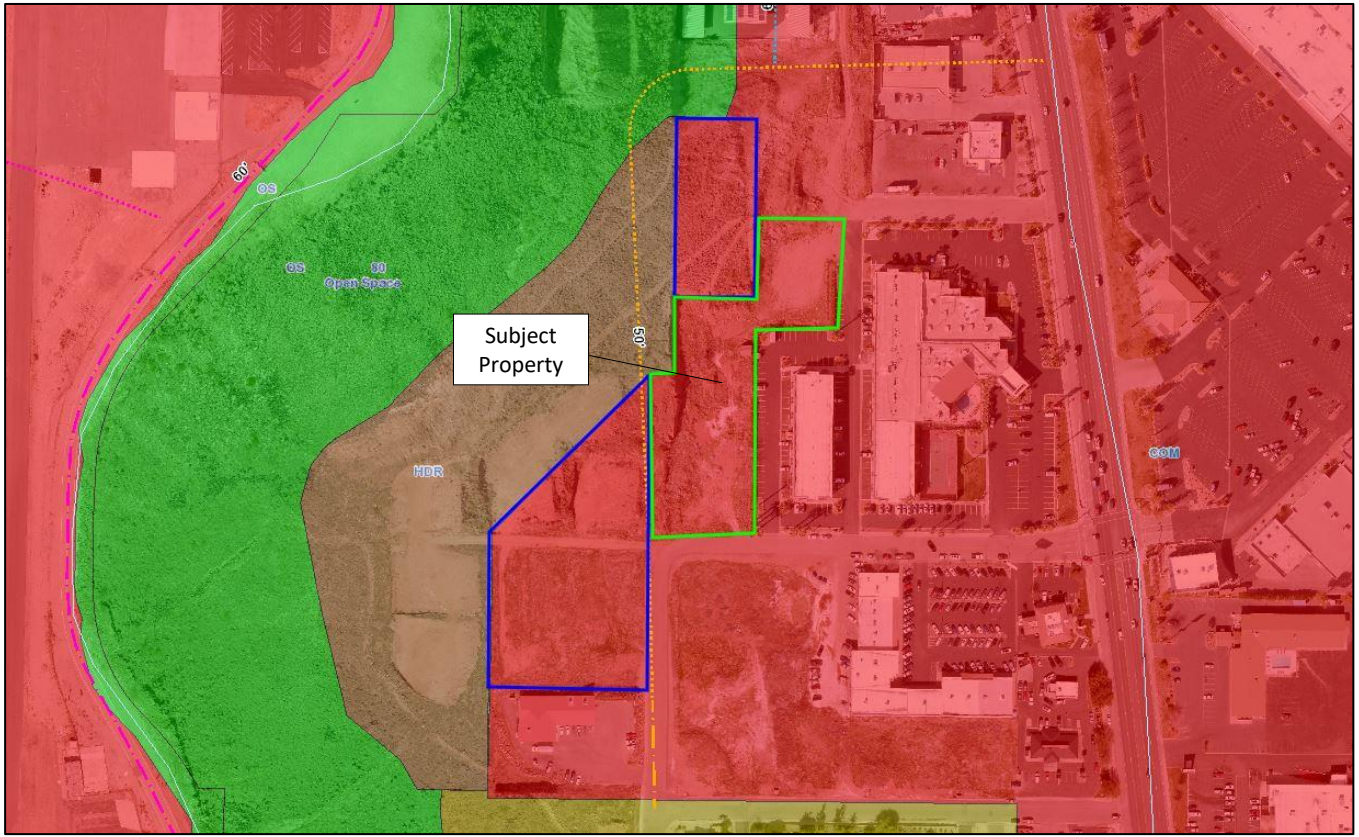
POWERPOINT PRESENTATION

General Plan Amendment
Soleil Ridge (The Cove)

Located at 250 West between 800 & 900 South



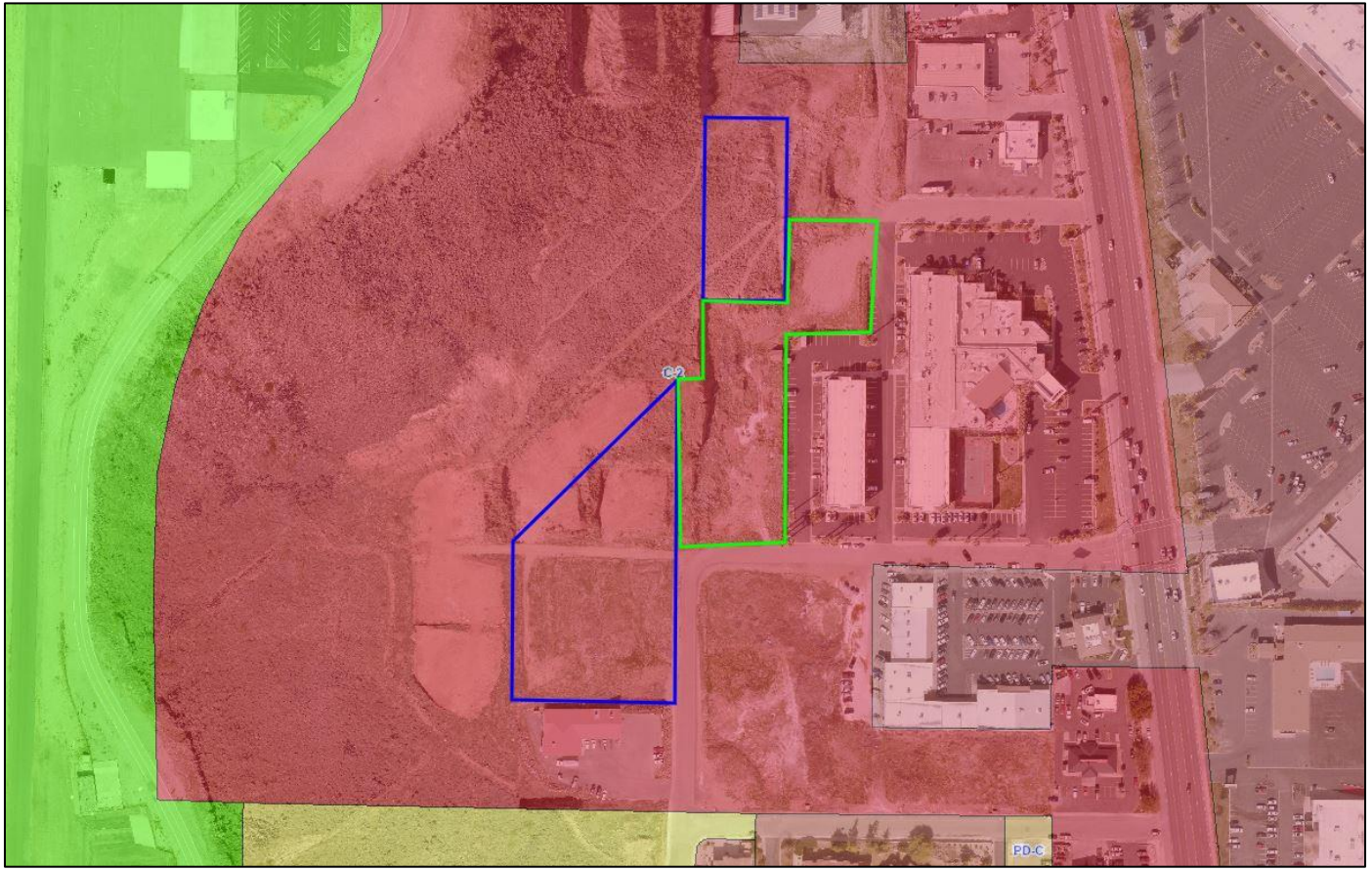
Subject Property



Items outlined in blue were previously changed to HDR (map has not been updated).

The area in green is the area proposed to be changed to HDR.

Existing General Plan



Zoning Map

St.George
Community Development

ITEM 4A

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

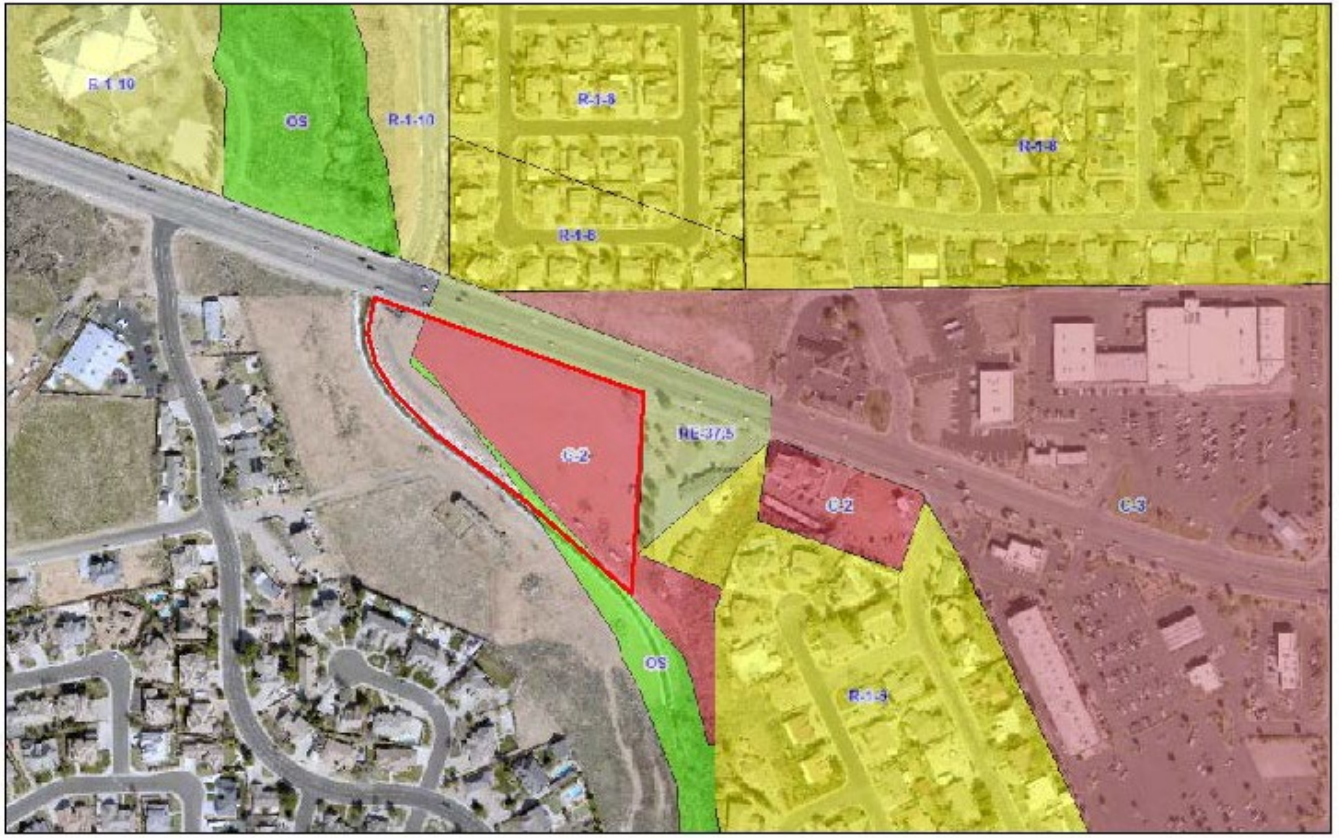
PRELIMINARY PLAT
Summit Athletic Club
Case No. 2021-PP-024

Request:	To approve a preliminary plat for a one (1) lot commercial subdivision.
Location:	The site is located at the intersection of Tuweap Drive (2220 West) and Sunset Blvd
Property:	2.35 acres
Number of Lots:	1
Density:	N/A
Zoning:	C-2
Adjacent zones:	This plat is surrounded by the following zones: North – C-3 South – OS/Santa Clara City East – C-2 West – OS/Santa Clary City
General Plan:	OS (Open Space)
Applicant:	Rosenberg Associates
Representative:	Jared Bates

Comments:

Preliminary Plats

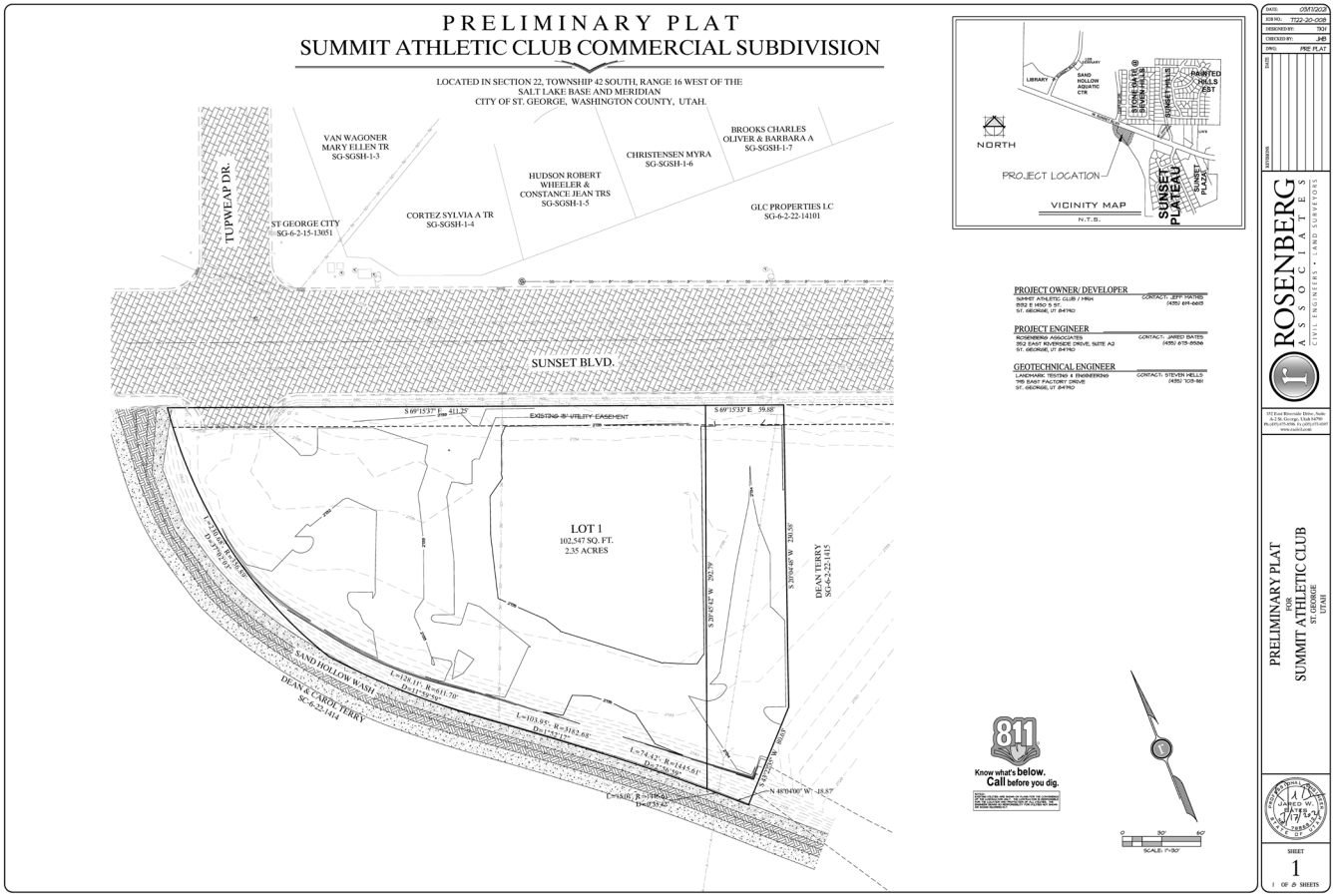
April 27, 2021



Preliminary Plat – Summit Athletic Club



Preliminary Plat – Summit Athletic Club



Preliminary Plat – Summit Athletic Club

St.George
Community Development

ITEM 4B

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

PRELIMINARY PLAT
Dino Dash Car Wash – Dixie Drive
Case No. 2021-PP-023

Request: To approve a preliminary plat for a two (2) lot commercial subdivision.

Location: The site is located at the intersection of Stardust Drive and Dixie Drive

Property: 2.36 acres

Number of Lots: 2

Density: N/A

Zoning: C-3

Adjacent zones: This plat is surrounded by the following zones:
North – C-3
South – PD-R
East – C-3
West – R-1-8

General Plan: COM

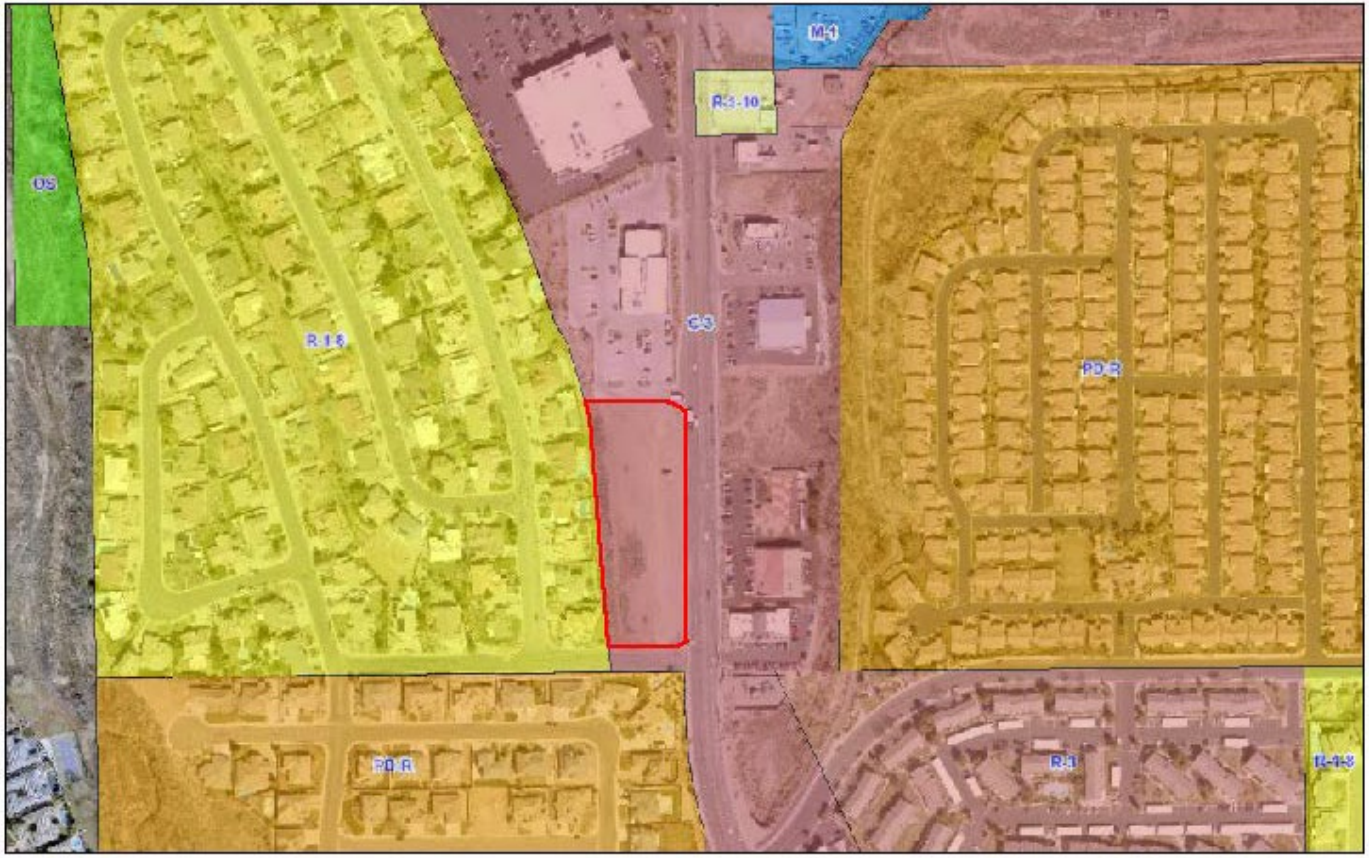
Applicant: Rosenberg Associates

Representative: Jared Bates

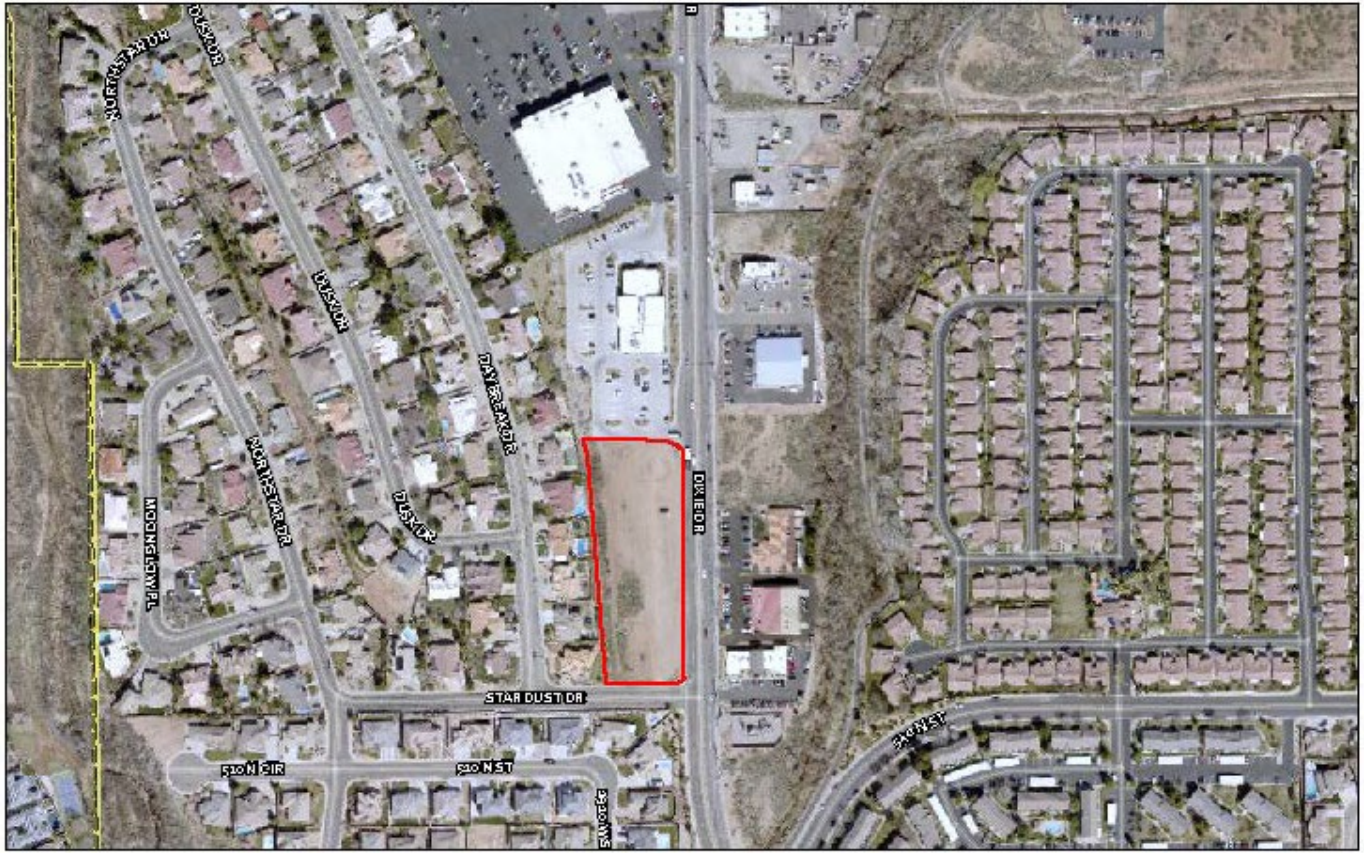
Comments:

Preliminary Plats

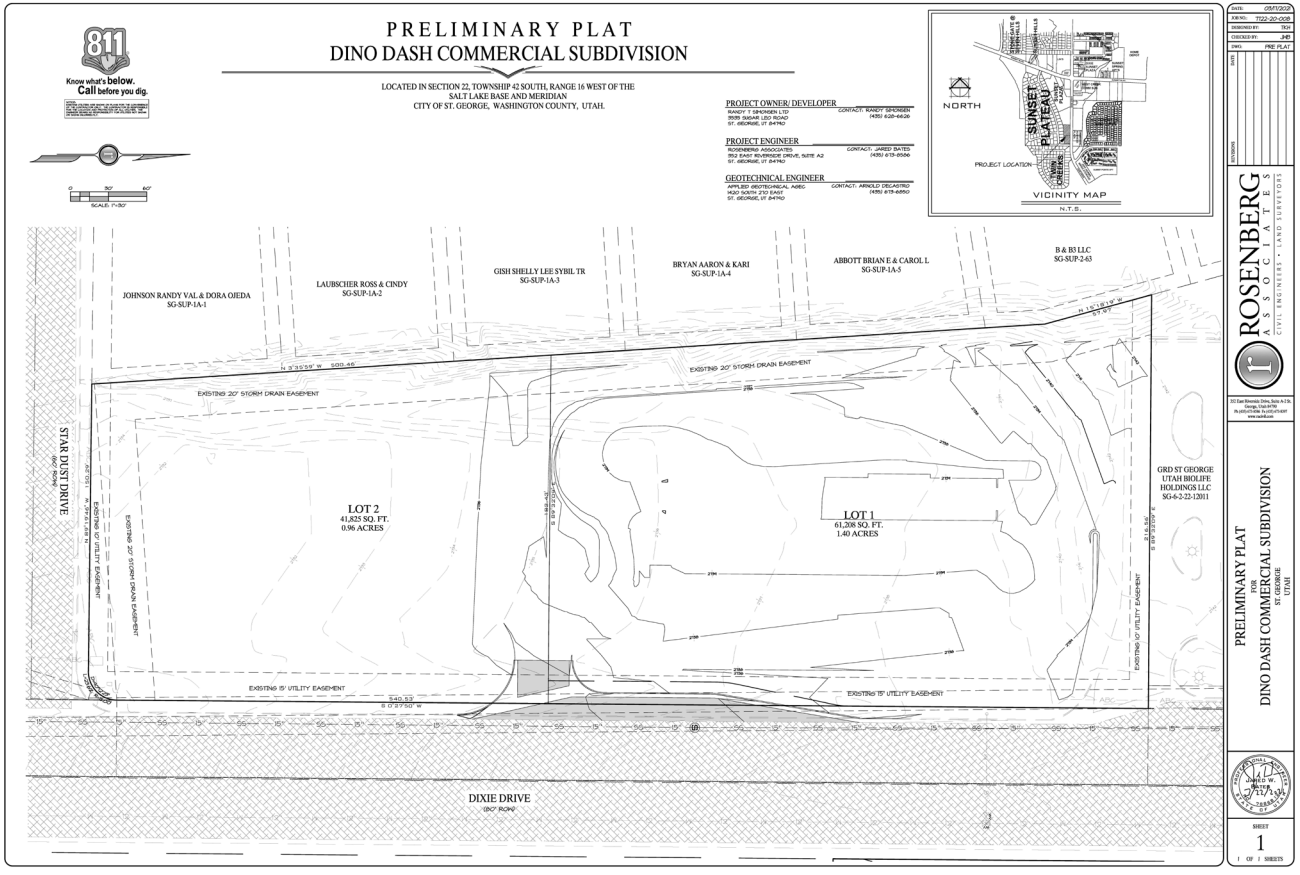
April 27, 2021



Preliminary Plat – Dino Dash Commercial Subdivision



Preliminary Plat – Dino Dash Commercial Subdivision



Preliminary Plat – Dino Dash Commercial Subdivision

St.George
Community Development

ITEM 4C

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

PRELIMINARY PLAT
White Cliffs
Case No. 2021-PP-022

Request: To approve a preliminary plat for a fifty-eight (58) lot residential subdivision.

Location: The site is located on the north side of White Dome Drive at approximately 1300 East and White Dome Drive

Property: 4.86 acres

Number of Lots: 58

Density: 11.93 DU/AC

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – PD-R
East – PD-R
West – PD-R

General Plan: HDR

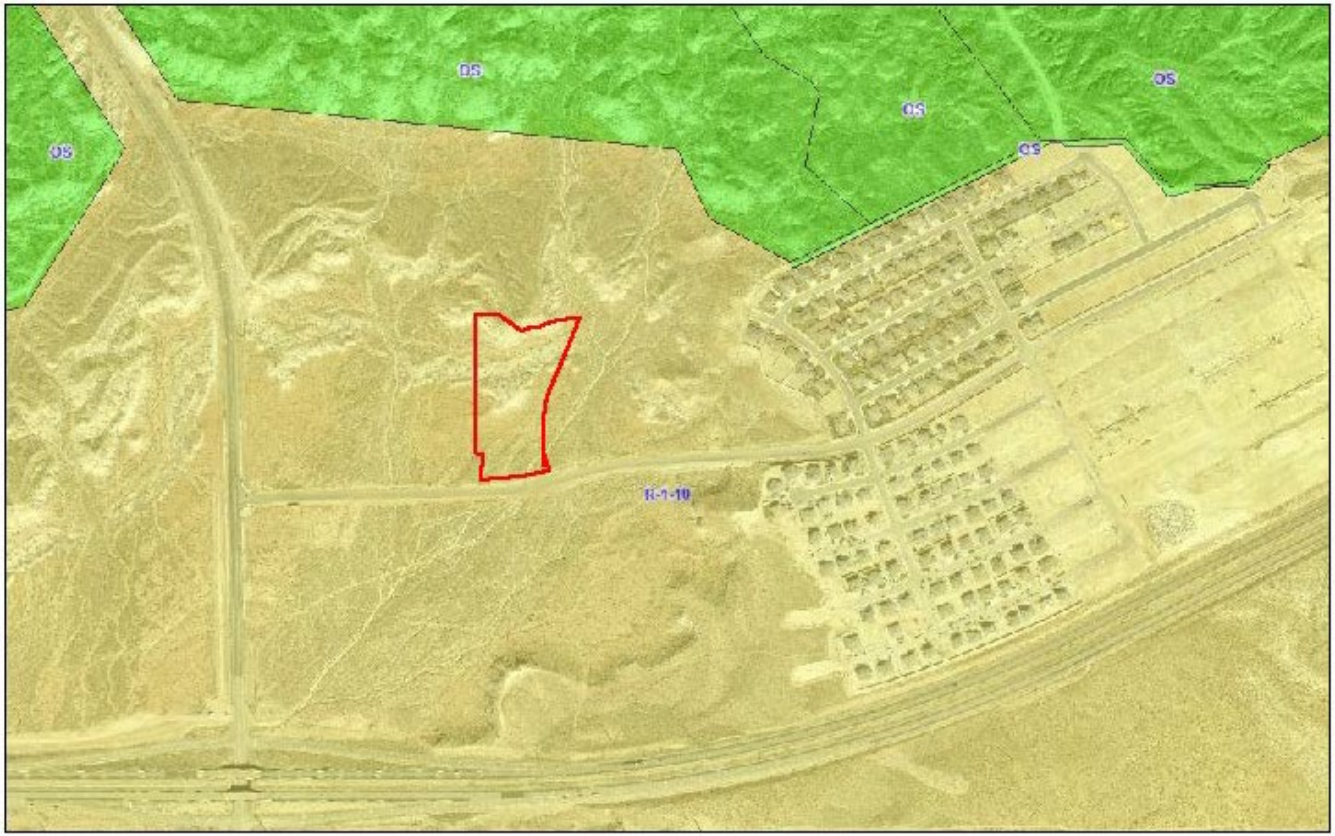
Applicant: Development Services Group

Representative: Ryan Thomas

Comments:

Preliminary Plats

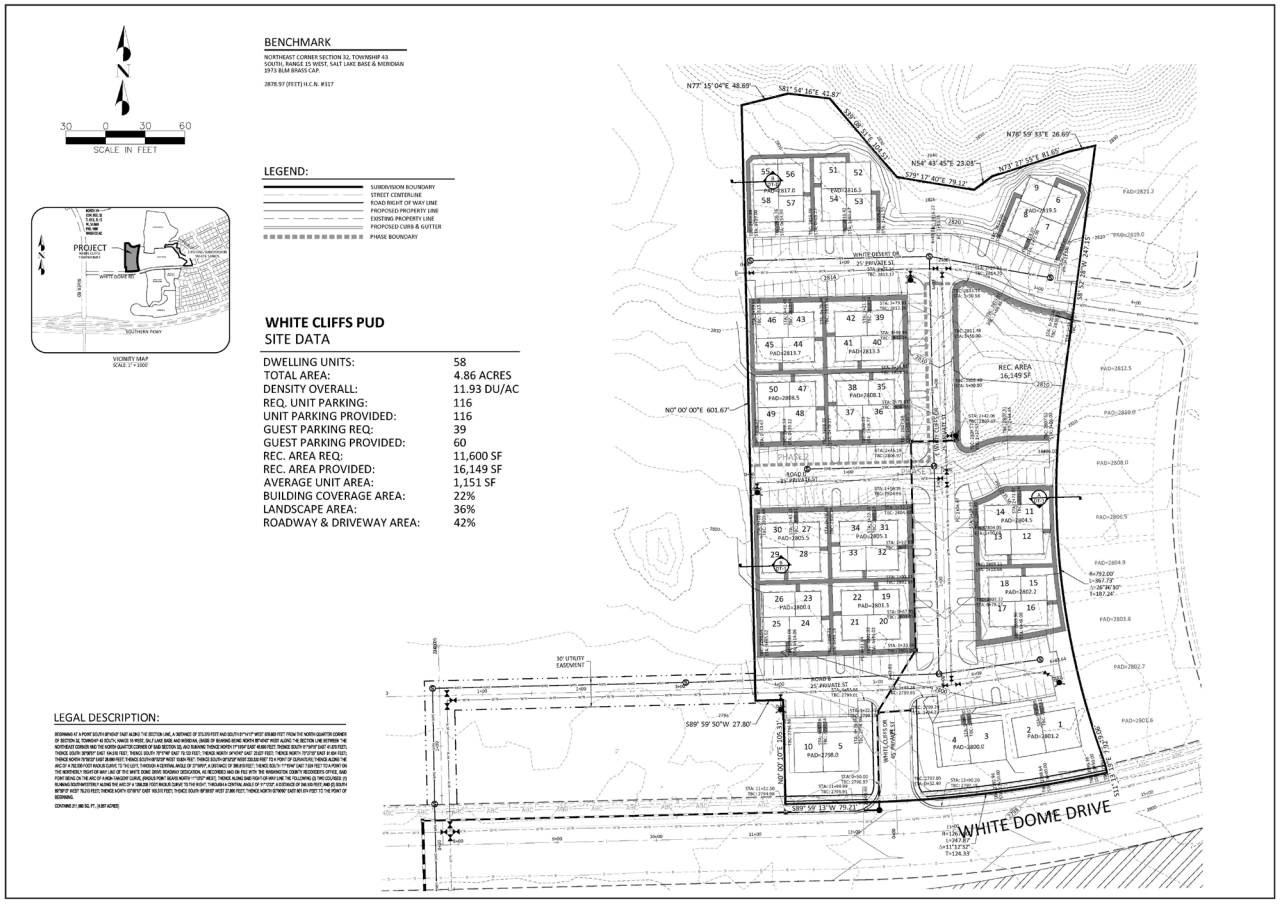
April 27, 2021



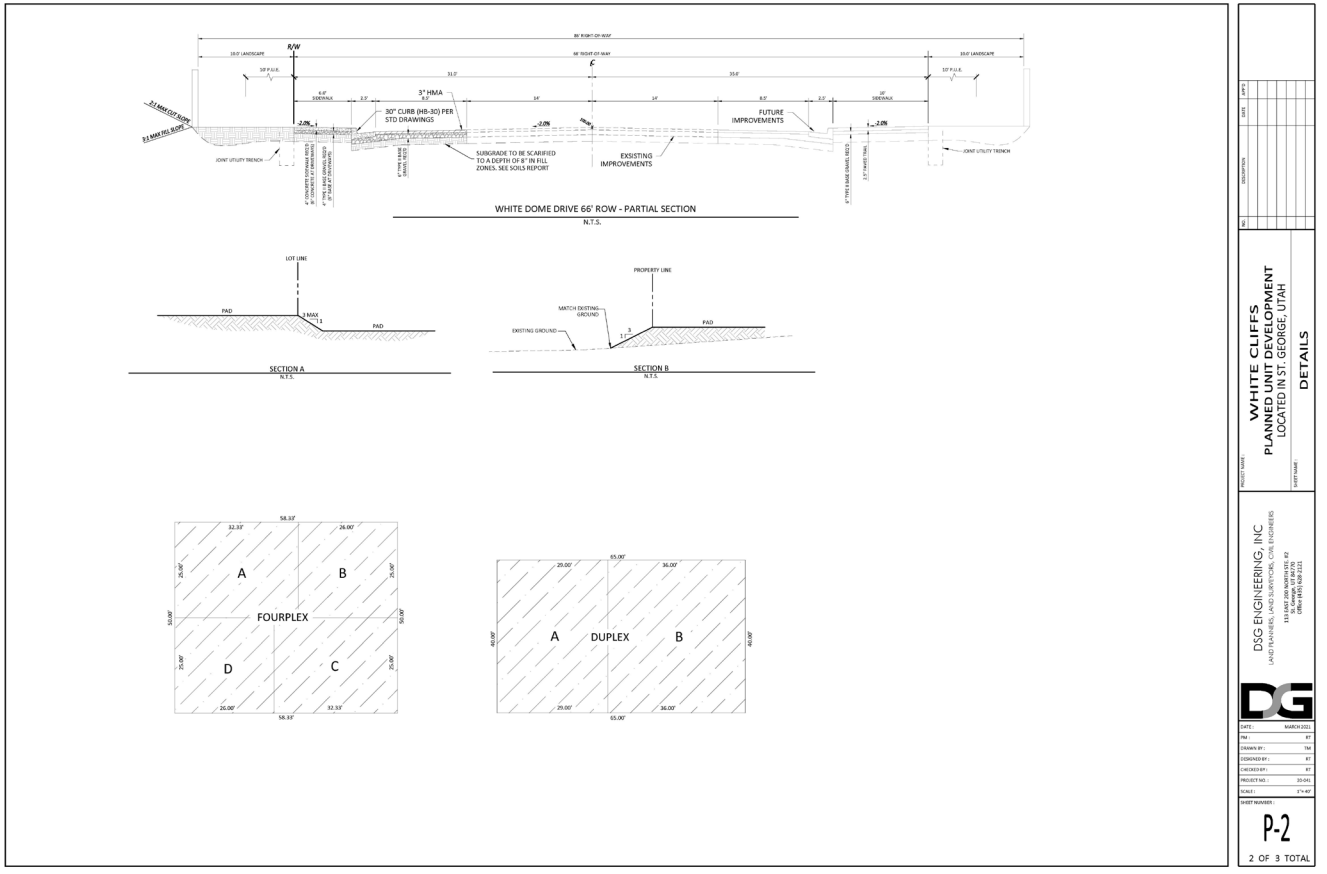
Preliminary Plat – White Cliffs



Preliminary Plat – White Cliffs



Preliminary Plat – White Cliffs



Preliminary Plat – White Cliffs

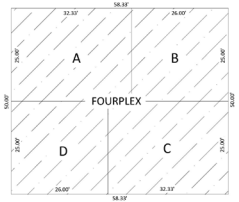
LID NOTES:

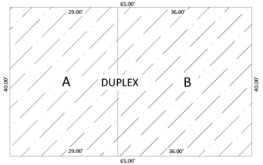
SITE AREA:	4.86 ACRES
TOTAL LOT AREA:	2.49 ACRES
LOT AREA PERCENTAGE OF SITE:	51.2%
SITE PERVIOUS AREA:	1.77 ACRES
SITE IMPERVIOUS AREA:	3.48 ACRES
SITE IMP %:	71.7%
SITE WQRV:	3,466 CU FT
TOTAL DWELLING UNITS:	58 UNITS

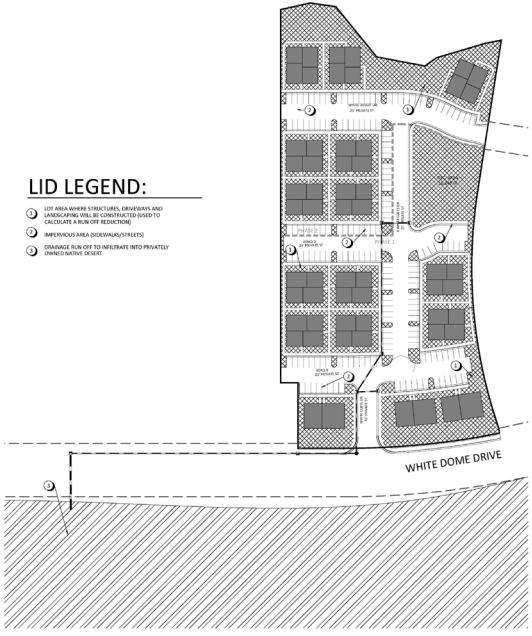
1. THE REQUIRED 80TH PERCENTILE RUNOFF RETENTION VOLUME IS 3,466 CU FT.
2. ASSUMING DISCONNECTED ROOF RUNOFF AND MAX 57% IMPERIOUS COVERAGE PER LOT, THE CALCULATED MAXIMUM RUNOFF MAY BE REDUCED BY 63% FOR LOT AREAS.
3. THE REDUCED RETENTION VOLUME FOR SITE INCLUDING TOTAL SITE AREA WITH LOTS, COMMON AREA, PAVEMENT AND SIDEWALK COMBINED IS 2,341 CU FT
4. THE ADDITIONAL RUNOFF RETENTION VOLUME IS ACCOMMODATED IN THE DOWNSTREAM DESERT TO THE SOUTH-WEST, PRIVATELY OWNED DETENTION/SEDIMENT BASIN OF APPROXIMATELY 4 - ACRE-FT VOLUME CAPACITY.

LID LEGEND:

1. LOT AREA WHERE STRUCTURES, DRIVEWAYS AND LANDSCAPING WILL BE CONSTRUCTED (USED TO CALCULATE A RUN OFF REDUCTION)
2. IMPERVIOUS AREA (SIDEWALKS/STREETS)
3. DRAINAGE RUN OFF TO INFILTRATE INTO PRIVATELY OWNED NATIVE DESERT







WHITE CLIFFS
PHASE 1 - 2
LOCATED IN ST. GEORGE, UTAH

PRELIMINARY PLAT - LID DETAIL

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

DATE: MARCH 2021
PM: MT
DRAWN BY: MT
DESIGNED BY: BT
CHECKED BY: BT
PROJECT NO.: 20-042
SCALE: 1"=60'

LID-1
3 OF 3 TOTAL

Preliminary Plat – White Cliffs

St.George
Community Development

ITEM 4D

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

PRELIMINARY PLAT
White Dome Townhomes
Case No. 2021-PP-021

Request:	To approve a preliminary plat for a sixty-six (66) lot residential subdivision.
Location:	The site is located on the south side of White Dome Drive at approximately 1400 East and White Dome Drive.
Property:	8.22 acres
Number of Lots:	66
Density:	8.03 DU/AC
Zoning:	R-1-7
Adjacent zones:	This plat is surrounded by the following zones: North – PD-R South – R-1-7 East – OS/R-1-7 West – PD-C
General Plan:	MDR
Applicant:	Development Services Group
Representative:	Ryan Thomas

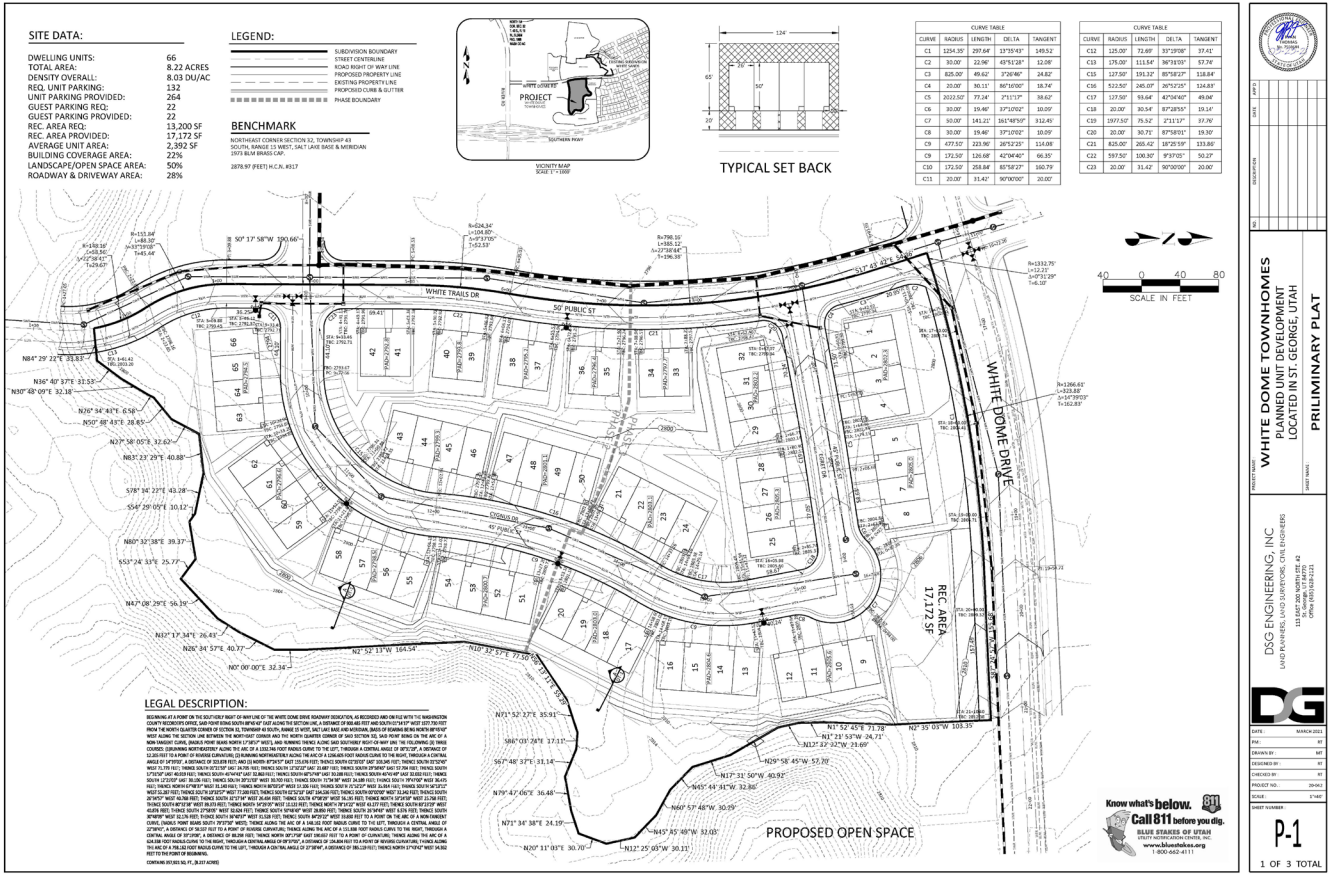
Comments:

Preliminary Plats

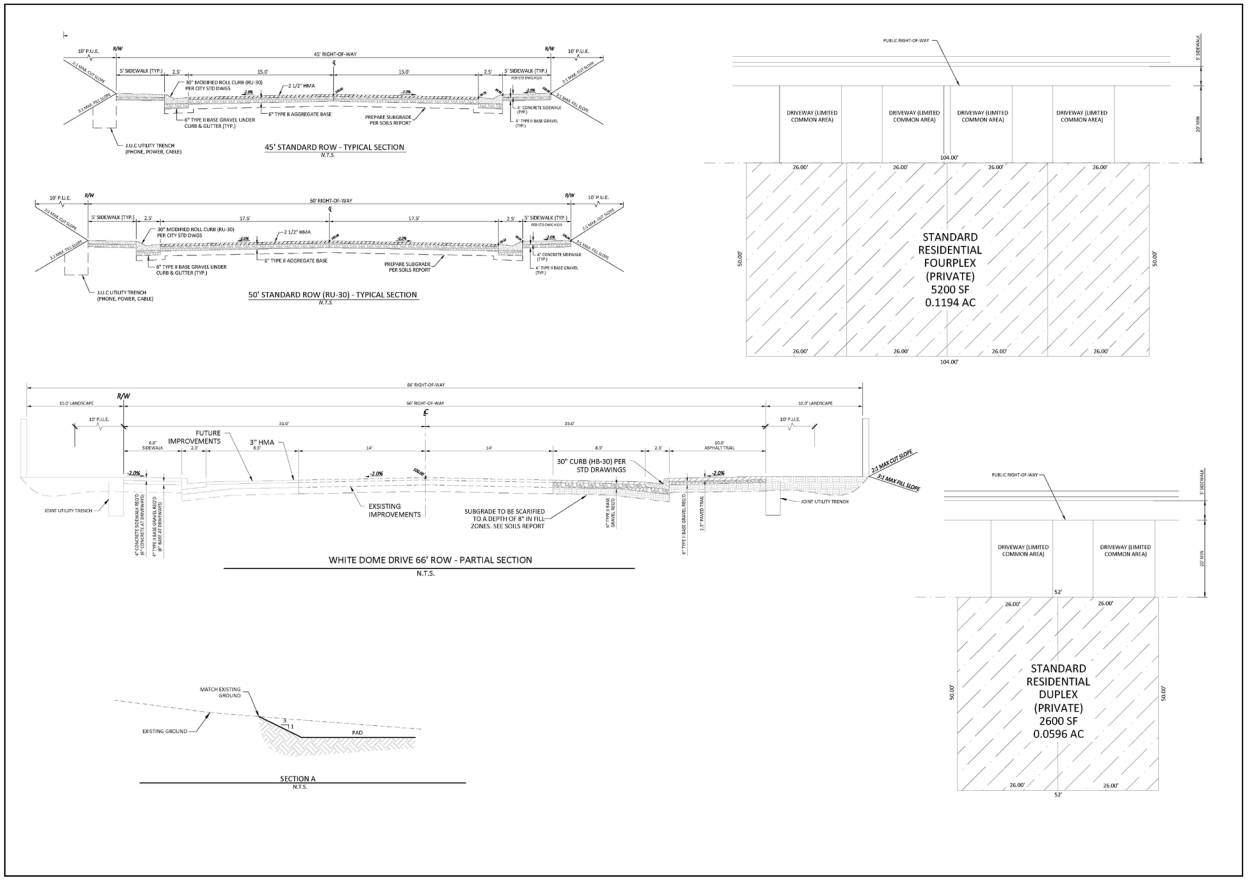
April 27, 2021



Preliminary Plat – White Dome Townhomes



Preliminary Plat – White Dome Townhomes

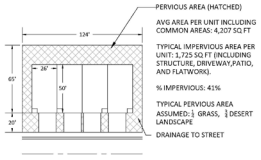


Preliminary Plat – White Dome Townhomes

LID NOTES:

SITE AREA:	8.22 ACRES
TOTAL LOT AREA:	6.39 ACRES
LOT AREA PERCENTAGE OF SITE:	77.8%
SITE PERVIOUS AREA:	3.78 ACRES
SITE IMPERVIOUS AREA:	4.44 ACRES
SITE IMP %:	54%
SITE WQRV:	2,252 CU FT
TOTAL DWELLING UNITS:	66 UNITS

1. THE REQUIRED 80TH PERCENTILE RUNOFF RETENTION VOLUME IS 2,252 CU FT.
2. ASSUMING DISCONNECTED ROOF RUNOFF AND MAX 41% IMPERIOUS COVERAGE PER LOT, THE CALCULATED MAXIMUM RUNOFF MAY BE REDUCED BY 68% FOR LOT AREAS.
3. THE REDUCED RETENTION VOLUME INCLUDING COMMON AREA, LOTS, PAVEMENT AND SIDEWALK COMBINED AREA IS 1,056 CU FT
4. THE ADDITIONAL RUNOFF RETENTION VOLUME IS ACCOMMODATED IN THE DOWNSTREAM DESERT TO THE SOUTH-WEST, PRIVATELY OWNED DETENTION/SEDIMENT AREA OF 32 ACRES.



TYPICAL LID DETAIL

LID NOTES:

1. LOT AREA WHERE STRUCTURES, DRIVEWAYS AND LANDSCAPING WILL BE CONSTRUCTED
2. IMPERVIOUS AREA (STRUCTURES, DRIVEWAYS, STREETS, WALKWAYS)
3. DRAINAGE RUN OFF TO INFILTRATE INTO PRIVATELY OWNED NATIVE DESERT



WHITE DOME TOWNHOMES
PHASE 1 & 2
LOCATED IN ST. GEORGE, UTAH

PRELIMINARY PLAT - LID DETAIL

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 E 400 300 NORTH STE. #2
ST. GEORGE, UTAH 84770
Office (435) 628-3233

DATE: MARCH 2022
PM: KT
DRAWN BY: MT
DESIGNED BY: KT
CHECKED BY: KT
PROJECT NO.: 20-040
SCALE: 1"=60'

SHEET NUMBER:
LID-1
3 OF 3 TOTAL

Preliminary Plat – White Dome Townhomes

PLANNING COMMISSION AGENDA REPORT: **04/27/2021**

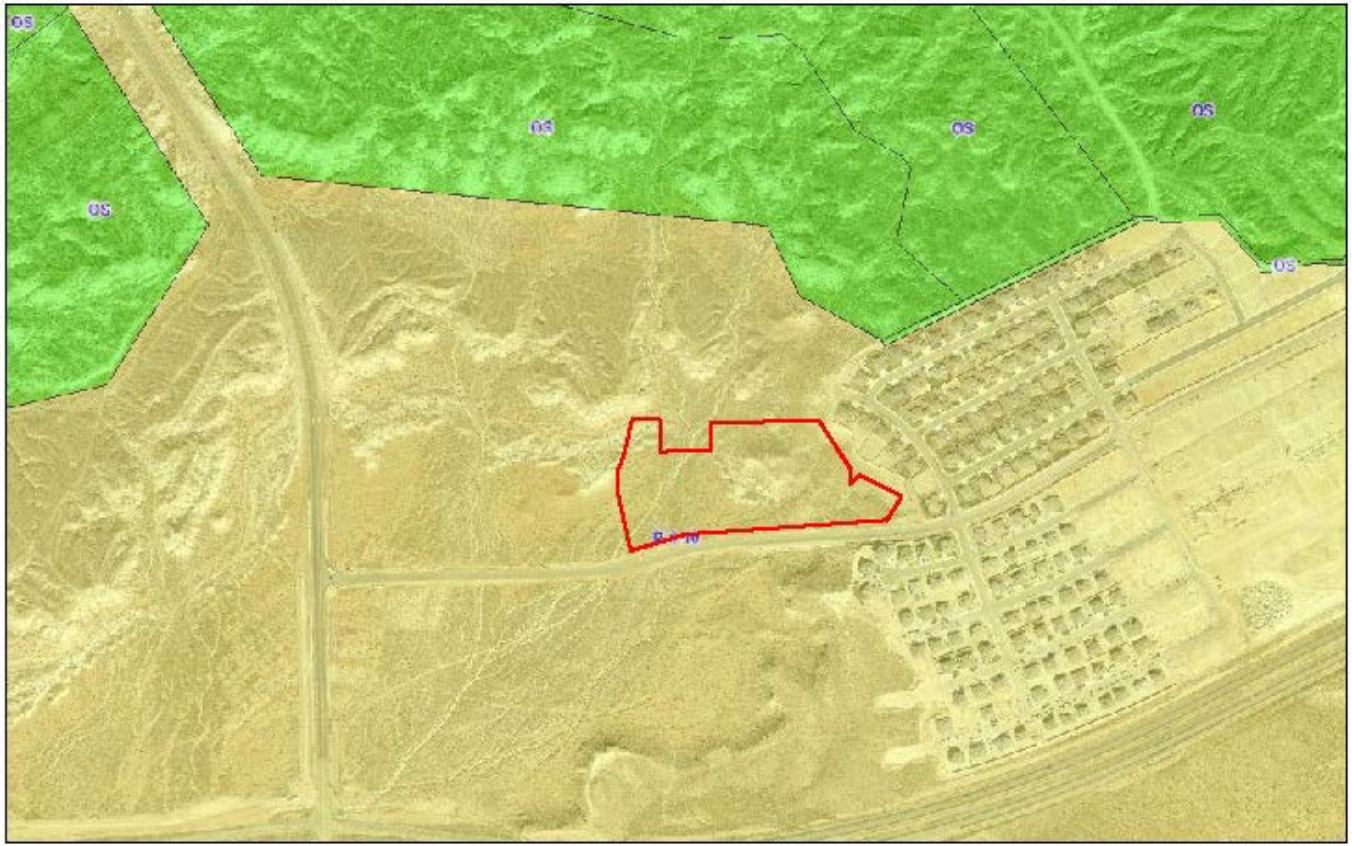
PRELIMINARY PLAT
White Trails Phases 1-3
Case No. 2021-PP-020

Request:	To approve a preliminary plat for a seventy-nine (79) lot residential subdivision.
Location:	The site is located on the north side of White Dome Drive at approximately 1400 East and White Dome Drive.
Property:	11.54 acres
Number of Lots:	79
Density:	6.85 DU/AC
Zoning:	PD-R
Adjacent zones:	This plat is surrounded by the following zones: North – R-1-7 South – PD-R East – R-1-10 West – PD-R
General Plan:	MDR
Applicant:	Development Services Group
Representative:	Ryan Thomas

Comments:

Preliminary Plats

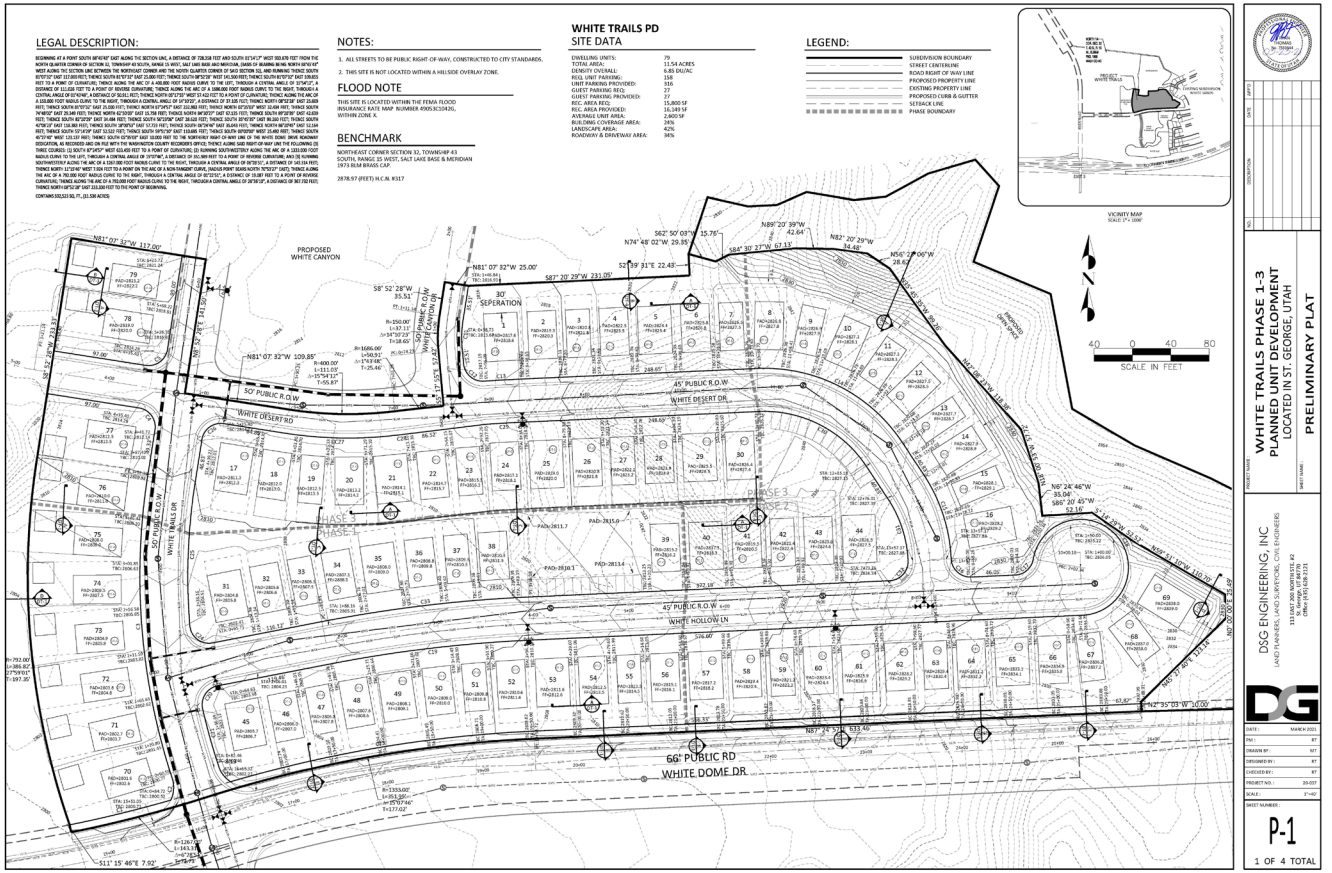
April 27, 2021



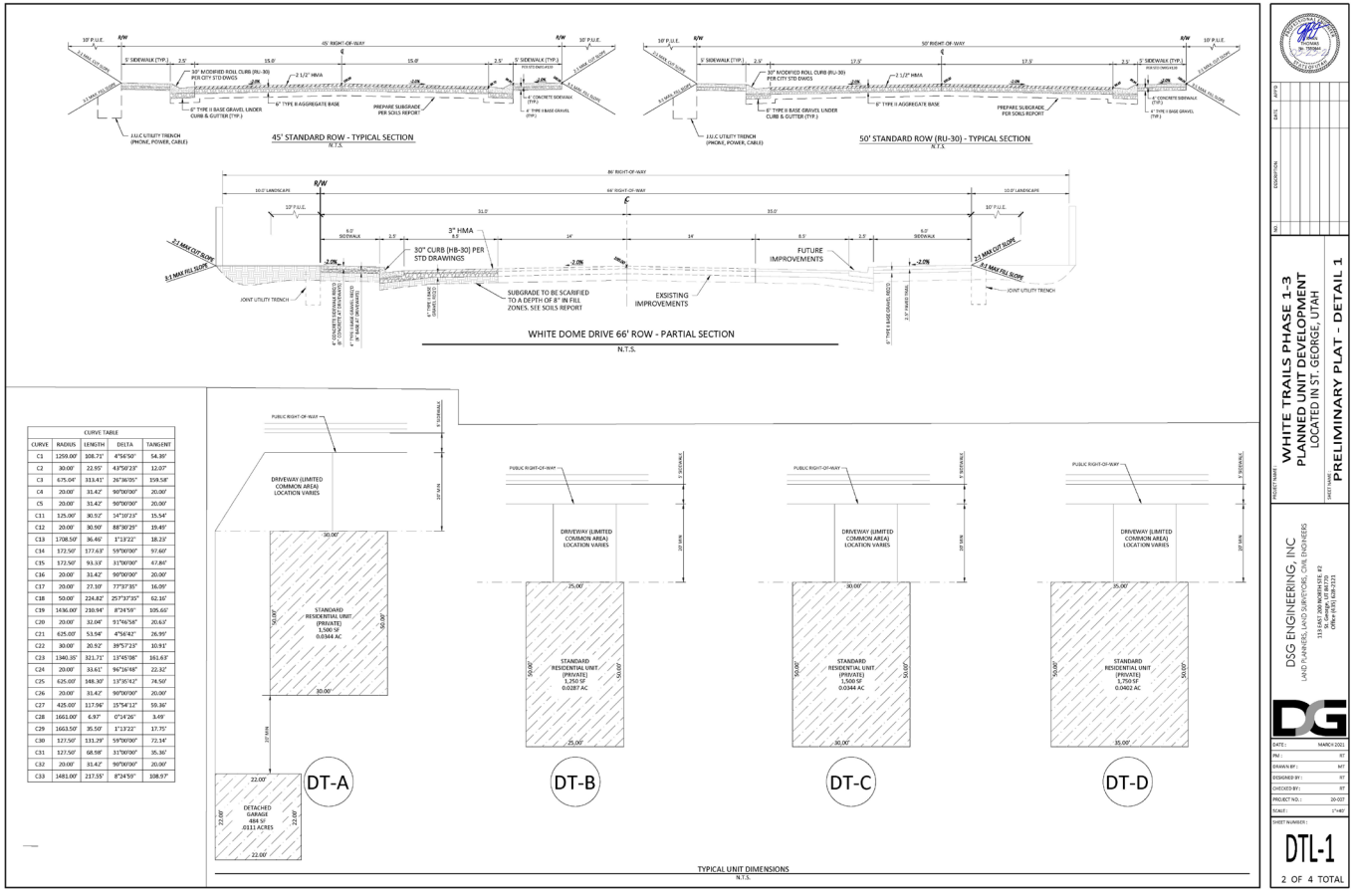
Preliminary Plat – White Trails Phase 1-3



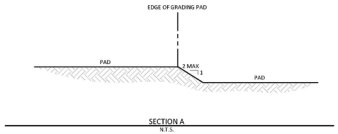
Preliminary Plat – White Trails Phases 1-3



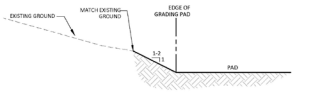
Preliminary Plat – White Trails Phases 1-3



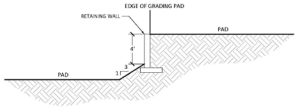
Preliminary Plat – White Trails Phases 1-3



SECTION A
N.T.S.



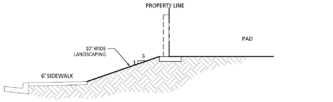
SECTION B
N.T.S.



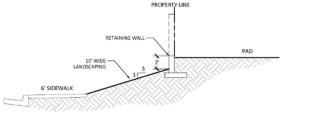
SECTION C
N.T.S.



SECTION D
N.T.S.



SECTION E
N.T.S.



SECTION F
N.T.S.

WHITE TRAILS PHASE 1-3
PLANNED UNIT DEVELOPMENT
LOCATED IN ST. GEORGE, UTAH

PRELIMINARY PLAT – DETAIL 2

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

DATE: MARCH 2021
PM: RT
DRAWN BY: MT
DESIGNED BY: RT
CHECKED BY: RT
PROJECT NO.: 20-007
SCALE: 1"=40'

DTL-2

3 OF 4 TOTAL

Preliminary Plat – White Trails Phases 1-3

LID NOTES:

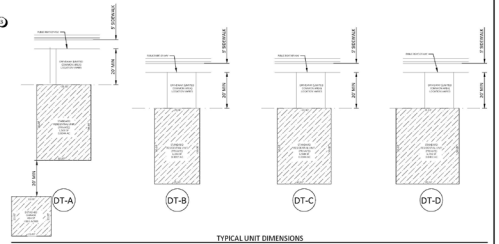
SITE AREA:	11.59 ACRES
TOTAL LOT AREA:	8.40 ACRES
LOT AREA PERCENTAGE OF SITE:	72.8%
SITE PERVIOUS AREA:	4.58 ACRES
SITE IMPERVIOUS AREA:	6.96 ACRES
SITE IMP %:	60.30%
SITE WQRV:	5,831 CU FT
TOTAL DWELLING UNITS:	79 UNITS

1. THE REQUIRED 80TH PERCENTILE RUNOFF RETENTION VOLUME IS 5,831 CU FT
2. ASSUMING DISCONNECTED ROOF RUNOFF AND MAX 45% IMPERIOUS COVERAGE PER LOT, THE CALCULATED MAXIMUM RUNOFF MAY BE REDUCED BY 64% FOR LOT AREAS.
3. THE REDUCED RETENTION VOLUME INCLUDING LOTS, PAVEMENT AND SIDEWALK COMBINED AREA IS 3,119 CU FT
4. THE ADDITIONAL RUNOFF RETENTION VOLUME IS ACCOMMODATED IN THE DOWNSTREAM DESERT TO THE SOUTH-WEST, PRIVATELY OWNED DETENTION/SEDIMENT BASIN OF APPROXIMATELY 4 ACRE FT.



LID LEGEND:

1. LOT AREA WHERE STRUCTURES, DRIVEWAYS AND LANDSCAPING WILL BE CONSTRUCTED (USED TO CALCULATE A RUN OFF REDUCTION)
2. IMPERVIOUS AREA (SIDEWALKS/STREETS)
3. DRAINAGE RUN OFF TO INFILTRATE INTO PRIVATELY OWNED NATIVE DESERT



TYPICAL UNIT DIMENSIONS
N.T.S.

WHITE TRAILS
PHASE 1 - 3
LOCATED IN ST. GEORGE, UTAH

PRELIMINARY PLAT - LID DETAIL

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

LID-1
3 OF 3 TOTAL

Preliminary Plat – White Trails Phases 1-3