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

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, September 28, 2021**, commencing at **5:00 p.m**.

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

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

A. Consider a request to change the zone from C-2 (Commercial) to PD-R (Planned Development Residential) on approximately 19.72 acres located generally west of the 900 South and 250 West intersection. The applicant is proposing 223 units on the property. The applicant is Wasatch Commercial Builders and the representative is Josh Lyon. The project will be known as Soleil Ridge Apartments. Case No. 2021-ZC-064 (Staff – Dan Boles)

B. Consider a request to change the Zoning from A-1 (Agricultural) to PD-C (Planned Development Commercial) to allow for the development of a new commercial building. The property is approximately 11.42 acres. This property is generally located on the southeast corner of Mall Drive and 3000 East Street. Please see map on back. The applicant is Suburban Land Reserve Inc., and the representative is Rollin Johnson. The project will be known as The Fields at Mall Drive Phase 3 – Fat Cats. Case No. 2021-ZC-069 (Staff – Carol Davidson)

C. Consider a request to change the Zoning from A-1 (Agricultural) to R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to allow for the development of a new residential subdivision. The property is approximately 44.73 acres. This property is generally located east of 3000 East Street between 1180 South and 1450 South. Please see map on back. The applicant is Suburban Land Reserve, Inc and the representative is Rollin Johnson. The project will be known as SRL Fields. Case No. 2021-ZC-070 (Staff – Carol Davidson)

D. Consider a request to change the Zoning from A-1 (Agricultural) to PD-R (Planned Development Residential to allow for the development of a new residential subdivision. The property is approximately 41.01 acres. This property is generally located east of 3000 East Street and south of Merrill Road. Please see map on back. The applicant is Property Reserve Inc., and the representative is David Hicks. The project will be known as The Park at Temple View. Case No. 2021-ZC-071 (Staff – Carol Davidson)

E. Consider a request to change the zone from R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size), to PD-C (Planned Development Commercial) on approximately 8.83

acres located generally at 900 S River Road. The applicant is proposing commercial development on the proposed parcels. The applicant is Old Course Development and the representative is Civil Science. The project will be known as 900 S Properties. Case No. 2021-ZC-066 (Staff – Mike Hadley)

F. Consider a request to change the zone from R-4 (Multi Family) to C-3 (Commercial) on approximately 0.26 acres located at 45 S 800 E the applicant is proposing the Hope Pregnancy Care Center on the property. The applicant is Hope Pregnancy Care Center and the representative is Amy Fox. The project will be known as Hope Pregnancy Care Center. Case No. 2021-ZC-065 (Staff – Mike Hadley)

G. Consider a request to change the zone from R-1-10 (Residential Single Family, 10,000 sq ft minimum lot size) to OS (Open Space) on approximately 37.24 acres located along the Virgin River south of Riverside Drive. The applicant is Pass DeBuck LLC and the representative is Brandee Walker/Civil Science. The project will be known as Open Space. Case No. 2021-ZC-068 (Staff – Mike Hadley)

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

Consider a request for a zone change amendment for the Boulder Creek Commons North PD-C (Planned Development Commercial) zone in order to review elevations and site layout for a Quench It soda/snack shop on approximately 0.78 acres located approximately 1450 S 1450 E. The representative is Brandee Walker. The project will be known as Quench It. Case No. 2021-ZCA-067 (Staff – Mike Hadley)

3. HILLSIDE DEVELOPMENT PERMIT (HS) Administrative

Consider a request a Hillside Development Permit on Soleil Ridge. The property is generally located west of Bluff Street at approximately 300 West and 900 South. The property is currently zoned C-2 (Commercial) and OS (Open Space). The owner is Soleil Ridge Partners, LLC. Case No. 2021-HS-007 (Staff – Wes Jenkins)

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

Consider a request to portions of the city zoning ordinance, specifically Title 10-17A-3 and 10-7B-1, as it relates to Accessory Dwelling Units (ADU). The applicant is the City of St. George, and the application number is 2021-ZRA-009 (Staff – Dan Boles)

5. PRELIMINARY PLAT (PP) Administrative

A. Consider a request for a five (5) lot residential subdivision known as The Fields at Mall Drive Phase 3 located at the southwest corner of the intersection of Mall Drive and 3000 East. The property is 11.42 acres and is zoned PD-C. The applicant is Suburban Land Reserve, Inc, representative Rollin Johnson. Case No. 2021-PP-045. (Staff – Wes Jenkins)

B. Consider a request for a ten (10) lot residential subdivision known as Desert Garden Cove located Along Valley View Drive at approximately 950 West. The property is 6.35 acres and is zoned PD-R. The applicant is Civil Science, representative Brandee Walker. Case No. 2021-PP-046. (Staff – Wes Jenkins)

C. Consider a request for a two (2) lot residential subdivision known as Tuweap Drive Development located along Tuweap Drive at approximately 1850 North Tuweap Drive. The property is 2.74 acres and is zoned A-1. The applicant is Civil Science, representative Brandee Walker. Case No. 2021-PP-047. (Staff – Wes Jenkins)

D. Consider a request for a two (2) lot commercial subdivision known as Riverside Automotive located at approximately Riverside Drive and Foremaster Drive. The property is 2.55 acres and is zoned C-3. The applicant is Civil Science, representative Brandee Walker. Case No. 2021-PP-048. (Staff – Wes Jenkins)

6. MINUTES

Consider a request to approve the meeting minutes from the August 24, 2021, and September 14, 2021, meeting.

7. CITY COUNCIL ACTIONS

John Willis the Community Development Director will report on the items heard at City Council from the September 23, 2021, meeting.

1. 2021-ZRA-010 Airport Vicinity Uses 10-10-1
2. 2021-ZCA-055 Building 4 at The Foundry
3. 2021-ZC-008 Twin Lakes
4. 2021-HS-006 Twin Lakes
5. 2021-PP-043 Palermo Pass (PA-6)
6. 2021-PP-034 Twin Lakes Townhomes

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

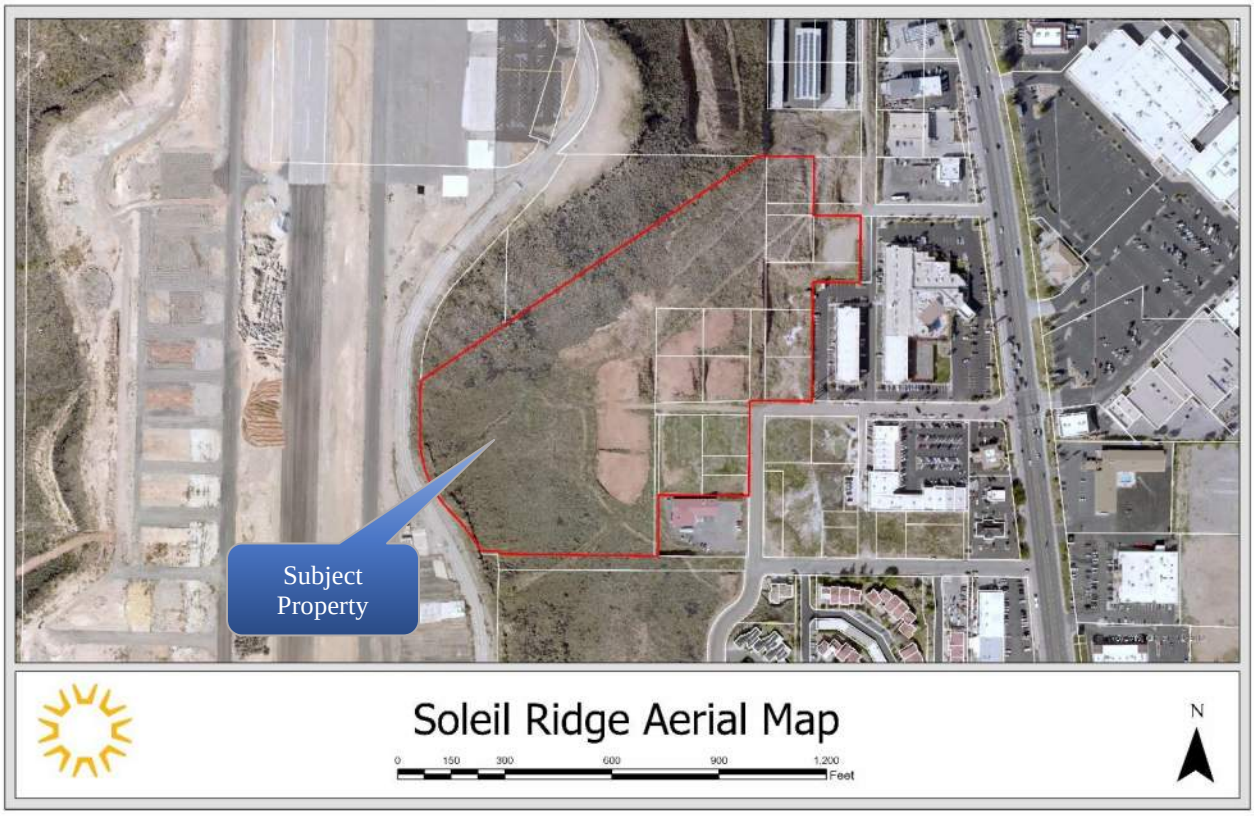
ITEM 1A

ZONE CHANGE

PLANNING COMMISSION AGENDA REPORT: 09/28/2021

Zone Change
Soleil Ridge Apartments
Case No. 2021-ZC-064

Request:	Consider a Zone Change from C-2 (Highway Commercial) to PD-R (Planned Development Residential)
Applicant:	Wasatch Commercial Builders
Representative:	Josh Lyon
Area:	19.72 Acres
Location:	The property is generally located west of the 900 South and 250 West intersection.



Current Zone: C-2 (Highway Commercial)

General Plan: HDR (High Density Residential)

Background:
The property was originally subdivided into blocks and lots in 1946 as the Worthen Subdivision. This subdivision was later amended and extended as the 1948 Addition to Worthen Subdivision and extended again in 1955. The lots were sold off and used primarily for corrals and sheds. Lots were graded and terraced to accommodate these uses which accounts for the level spaces on the property today. It isn't clear when those uses were removed from the property, but it has remained vacated for many years. Much of the property is sloped leading up to the old airport or future Tech Ridge property. This sloped area is proposed to remain undisturbed hillside property.

Proposed Site Details:
Currently, the site is free from any buildings or structures and is comprised of a number of lots and parcels that have been assembled together. As previously discussed, the site has several level pads that were previously used to keep animals which use has since been abandoned. The combined acreage of property is approximately 19.72 acres.

The proposed site plan depicts seven apartment buildings, parking structures and amenity/landscaping areas. In order calculate density on the property, a slope survey was conducted to determine which areas are up to 20%, 21-30%, 31-40%, and 40% plus. The ordinance allows a percentage of the property to be calculated based on its slope for the purposes of calculating density. In this case a total of 224 total units would be allowed given the slope (over 6.5 acres is over 40% which may not be factored into the density calculation).

General Plan: Over the past year and a half, four applications have been made to change the general plan as property has been amassed. All four proposed changes have been approved with the final result being High Density Residential land use (up to 22 units per acre) on the property. If density is calculated on the entire 19.72 acres, the density is 11.3 units per acre. If it is calculated based on the project area to be disturbed, the density is 21.56 units per acre. In either case, the density meets the requirement for less than 22 units per acre.

Parking: Under section 10-19-4(A)(4) of the St. George zoning code, each unit is required to provide two parking stalls, one of which must be covered, plus one stall for every three units for guest parking. With 500 units, this would yield a total requirement of 521 stalls (2x223=446+75 guest stalls). 223 of the stalls must be covered. The site is providing a total of 526 stalls which meets the requirement for both resident and guest parking.

Part of the proposal for the parking is incorporating two parking structures. Those parking structures are concrete which is to be expected. However, staff is concerned with the appearance of plain concrete parking structures. Staff is suggesting that they make improvements through change of materials and/or coloring and stamping the concrete to provide visual interest. The applicant is also proposing smaller garages on the northern portion of the property. Any garages must be open to all residents and guests and may not be charged by the owner.

Elevations: Each building has been designed individually. That said, they are all proposed to be between 52.5 and 54.5 feet tall and four stories. The maximum height of buildings in the PD-R zone is forty feet tall. Section 10-7F-4(C) provides an allowance for the increased height. It states:

> C. *Height Regulations:* No residential dwelling shall be erected to a height less than ten feet (10') and no structure shall be greater than forty feet (40'). The city council, after recommendation from the planning commission, may approve increased building height upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:
>
> 1. Proposed setbacks provide an appropriate buffer to neighboring properties;
> 2. Increased landscaping enhances the project and reduces any negative impacts;
> 3. Site layout and design enhance the project and reduce any negative impacts;
> 4. The massing and building scale is appropriate for the location;
> 5. The proposed height increase is appropriate for the area; and
> 6. The increase in height is consistent with any applicable master plan.

The materials to be used are varying colors of cement lap siding (Hardie Board), stone and stucco with metal facia highlights. The materials and colors have been chosen to complement each other. The hillside ordinance requires that the colors be earth tones which they have accommodated.

Landscaping/Amenities: The site is required to maintain a minimum of 30% landscaping/open space. The site has been designed with 30% formal landscaping. Additionally, the site will leave the six plus acres on the west side that is hillside in a natural state (this is not worked into the landscaping calculation). Additionally, a multi-family development must provide usable recreation areas, in this case at least 44,600 sq ft. The applicant is indicating approximately 45,000 sq ft of usable amenity area. The site depicts a pickleball court, a clubhouse, pool, BBQ area, Spa, and other outdoor amenity areas. The details on all of the amenities and landscaping will be reviewed at the time of site plan.

Hillside Review: In August of 2020, the property was under different ownership which was pursuing a different layout. That layout went to the Hillside Review Board but went no further. In August of this year, under new ownership (current owner) the application went to the Hillside Review Board for their review. That application will be presented along with this zone change application and will have all details regarding that application.

City Parcel: There is an approximately 400’x11’ “sliver” parcel that is owned by the city on the southern portion of the site. The site plan shows a portion of a structure that overlaps that parcel. The applicant will need to obtain a title report that shows the history of that parcel prior to moving forward to the Cit Council. They will also need to work with the city on resolving that issue with that parcel either purchasing the property or removing it from the site.

Staff Comments: Staff in general is supportive of this application. There are, however, a number of items that need attention which are listed in the motion. Planning Commission should consider these items and make a specific motion to address those items.

Recommendation:
If the Planning Commission finds that the proposed development is consistent and blends well with its surroundings, staff recommends approval of this Zone Change and PD plan with conditions.

Alternatives:

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

Possible Motion: "I move that we forward a positive recommendation to the City Council for the zone change for Soleil Ridge Apartments as presented, case no. 2021-ZC-064, based on the findings and subject to the conditions listed in the staff report (with the following additional conditions…)."

Findings for Approval:

1. That a zoning map amendment application was filed by the applicant in accordance with section 10-1-8 of the St. George city code.
2. That the height and architecture is appropriate for the area.
3. That there is adequate ingress and egress to the site.
4. The density meets the requirements of the general plan of 22 units per acre.

Conditions of Approval:

1. That the applicant adds additional materials, texturing and color to the concrete parking structures on the site.
2. That the applicant provides a title report outlining the history of the city owned "sliver" property prior to being placed on a City Council agenda and that the applicant work with the city to resolve any issues surrounding this parcel.
3. That no additional charges are placed for private parking.
4. That an increase in height is approved.
5. That the site must meet codes as provided in city codes.

EXHIBIT A

APPLICANT NARRATIVE

MULTIFAMILY PRESENTATION



WASATCH GROUP + SOLEIL RIDGE

MULTIFAMILY PRESENTATION

Soleil Ridge

OVERVIEW

Soleil Ridge is a culmination of forward thinking design appeal and eco-friendly living. This project combines a modern, sophisticated feel with all the comforts you want in a home.

Situated in the heart of downtown St. George, Soleil Ridge brings a standard of living to the area that will add value to the residents and community for years to come.

Proposed Use of Land

Proposed Land Use

The development of Soleil Ridge is created as a multi-family use project that incorporates premium living to help accommodate the growth of the City of St. George. The project percentage coverage includes the following:

Landscape - 30.1%
Building Coverage (Actual Building Footprint) - 21%
Parking Area - 27.3%

MULTIFAMILY PRESENTATION - SITE PLAN





NOT FOR CONSTRUCTION

6/4
LOFTSIXFOUR

DESIGNING OUTDOOR
LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE DUE AND EXPRESS WRITTEN PERMISSION FROM LOFT SIX FOUR. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

SOLEIL RIDGE HILLSIDE
250 W 900 S /
ST GEORGE / UTAH

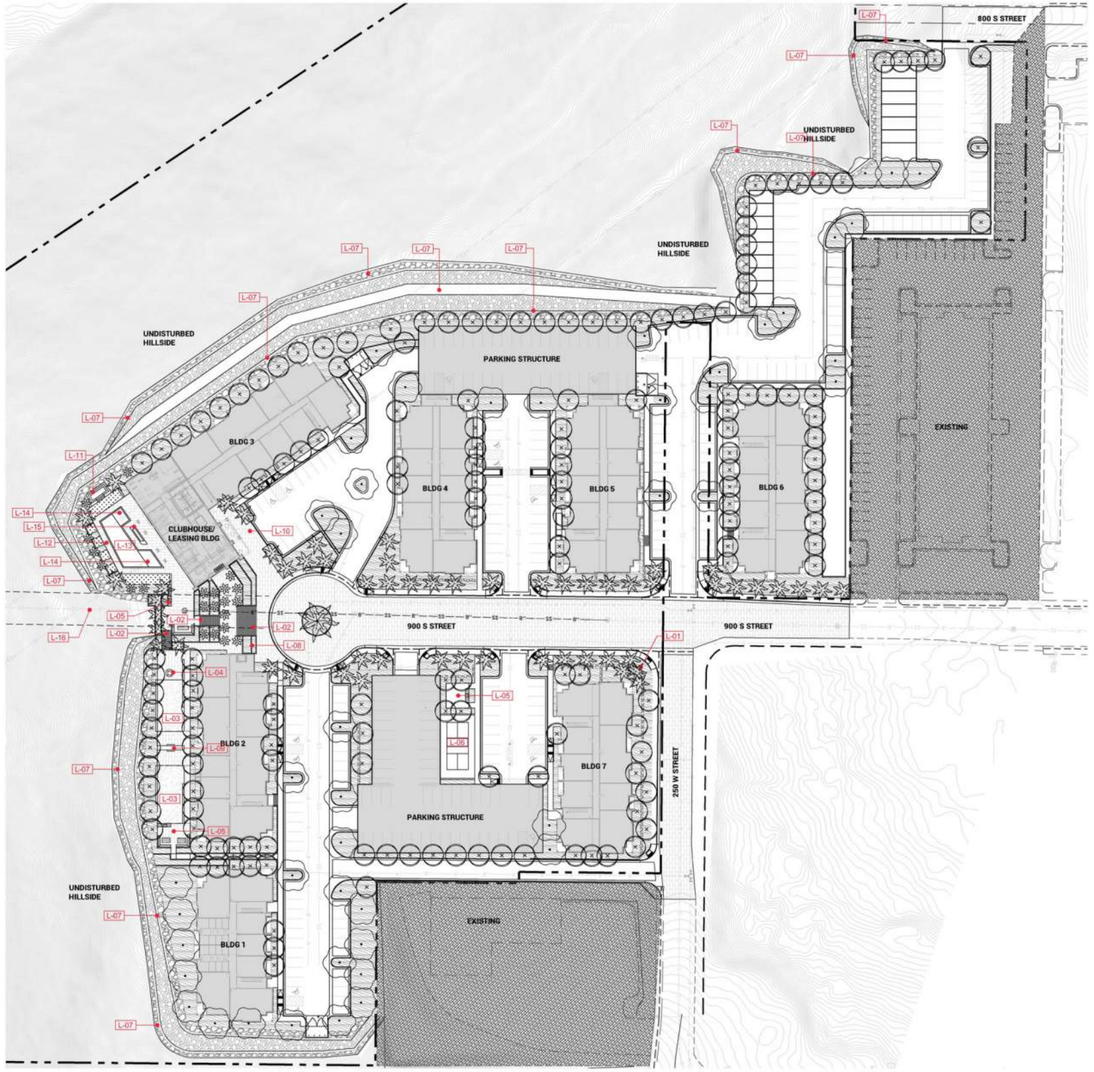
DATE //	2021-08-24
PROJECT NO. //	2112
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE //
COLOR SITE
DEVELOPMENT PLAN

SHEET //
CP101

MULTIFAMILY PRESENTATION - SITE PLAN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONT.
	FOCAL PALM TREE	30'	BOX
	LARGE DECIDUOUS / SHADE TREE	2" CAL.	
	MEDIUM PALM TREE	20'	BOX
	MEDIUM/SMALL DECIDUOUS	2" CAL.	
	SMALL PALM TREE	10'	BOX

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	HZONE
	4"-6" RIP RAP / LANDSCAPE ROCK	N/A	
	LANDSCAPE AREA 50% OF ALL LANDSCAPE AREA SHALL BE COVERED BY WATER EFFICIENT PLANT MATERIAL PER CITY REQUIREMENTS.	N/A	
	SYNTHETIC TURF	N/A	
	TURF SOD	SOD	

SUMMARY DATA

TOTAL SITE: 377,717 SF 8.67 ACRES 100%

REQUIRED LANDSCAPE AREA:

DEVELOPED AREA:	113,315 SF (30%)
PARKING AREA: (PARKING AREA INCLUDED IN 30%)	3,382 SF (3%)

PROPOSED LANDSCAPE AREA:

DEVELOPED AREA:	113,500 SF (30.1%)
PARKING AREA:	8,728 SF (12.9%)
TOTAL LANDSCAPE AREA:	113,500 SF (30.1%)

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
L-01	MONUMENT SIGN LOCATION - PER PLAN		
L-02	CONCRETE STAIRS		
L-03	SYNTHETIC TURF		
L-04	FIRE/PATIO AREA		
L-05	BBQ/PATIO AREA		
L-06	OUTDOOR PATIO/PICKLEBALL		
L-07	HILLSIDE RETAINING WALL(S) (BY OTHERS)		
L-08	SIGNAGE		
L-09	TV SEATING/LOUNGE AREA		
L-10	ENTRY PLAZA		
L-11	SPA		
L-12	POOL PATIO		
L-13	POOL		
L-14	BEACH ENTRY		
L-15	FIRE PIT		
L-16	SEWER LINE		

0 50' 100' 150' feet
1" = 50'

NOT FOR CONSTRUCTION

6/4 LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

THE DESIGNS SHOWN AND DESCRIBED HERE IN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE DULY AND EXPRESS WRITTEN PERMISSION FROM LOFT SIX FOUR. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND SERVICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

PROFESSIONAL LANDSCAPE ARCHITECT # 5197921 Brandon A. Reed STATE OF UTAH

SOLEIL RIDGE HILLSIDE

250 W 900 S /
ST GEORGE / UTAH

DATE //	2021-08-24
PROJECT NO. //	2112
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE // OVERALL LANDSCAPE PLAN

SHEET // LP101

Height & Elevations

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



SOUTH ELEVATION



NORTH ELEVATION

BLACKBOX
design studios

1415 E 2100 S
SALT LAKE CITY, UTAH
84105
WWW.BLACKBOXSLC.COM

CLUBHOUSE - COLORED ELEVATIONS

SOLEIL RIDGE

0 4' - 0" 8' - 0" 16' - 0"

AUGUST 2021

A9

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



EAST ELEVATION



WEST ELEVATION

BLACKBOX
design studios
1415 E 2100 S
SALT LAKE CITY, UTAH
84105
WWW.BLACKBOXSLC.COM

CLUBHOUSE - COLORED ELEVATIONS

SOLEIL RIDGE

0 4' - 0" 8' - 0" 16' - 0"

AUGUST 2021

A10

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



EAST ELEVATION



WEST ELEVATION

BLACKBOX
design studios
1415 E 2100 S
SALT LAKE CITY, UTAH
84105
WWW.BLACKBOXSLC.COM

APARTMENT BUILDING 1 - COLORED ELEVATIONS

SOLEIL RIDGE

0 4' - 0" 8' - 0" 16' - 0"

A11

AUGUST 2021

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



NORTH ELEVATION



SOUTH ELEVATION

BLACKBOX
design studios
1415 E 2100 S
SALT LAKE CITY, UTAH
84105
WWW.BLACKBOXSLC.COM

APARTMENT BUILDING 1 - COLORED ELEVATIONS

SOLEIL RIDGE

0 4' - 0" 8' - 0" 16' - 0"

A12

AUGUST 2021

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



EAST ELEVATION



WEST ELEVATION

BLACKBOX
design studios
1415 E 2100 S
SALT LAKE CITY, UTAH
84105
WWW.BLACKBOXSLC.COM

APARTMENT BUILDING 2 - COLORED ELEVATIONS

SOLEIL RIDGE

0 4'-0" 8'-0" 16'-0"

A13

AUGUST 2021

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



NORTH ELEVATION



SOUTH ELEVATION

BLACKBOX
design studios
1415 E 2100 S
SALT LAKE CITY, UTAH
84105
WWW.BLACKBOXSLC.COM

APARTMENT BUILDING 2 - COLORED ELEVATIONS

SOLEIL RIDGE

0 4' - 0" 8' - 0" 16' - 0"

A14

AUGUST 2021

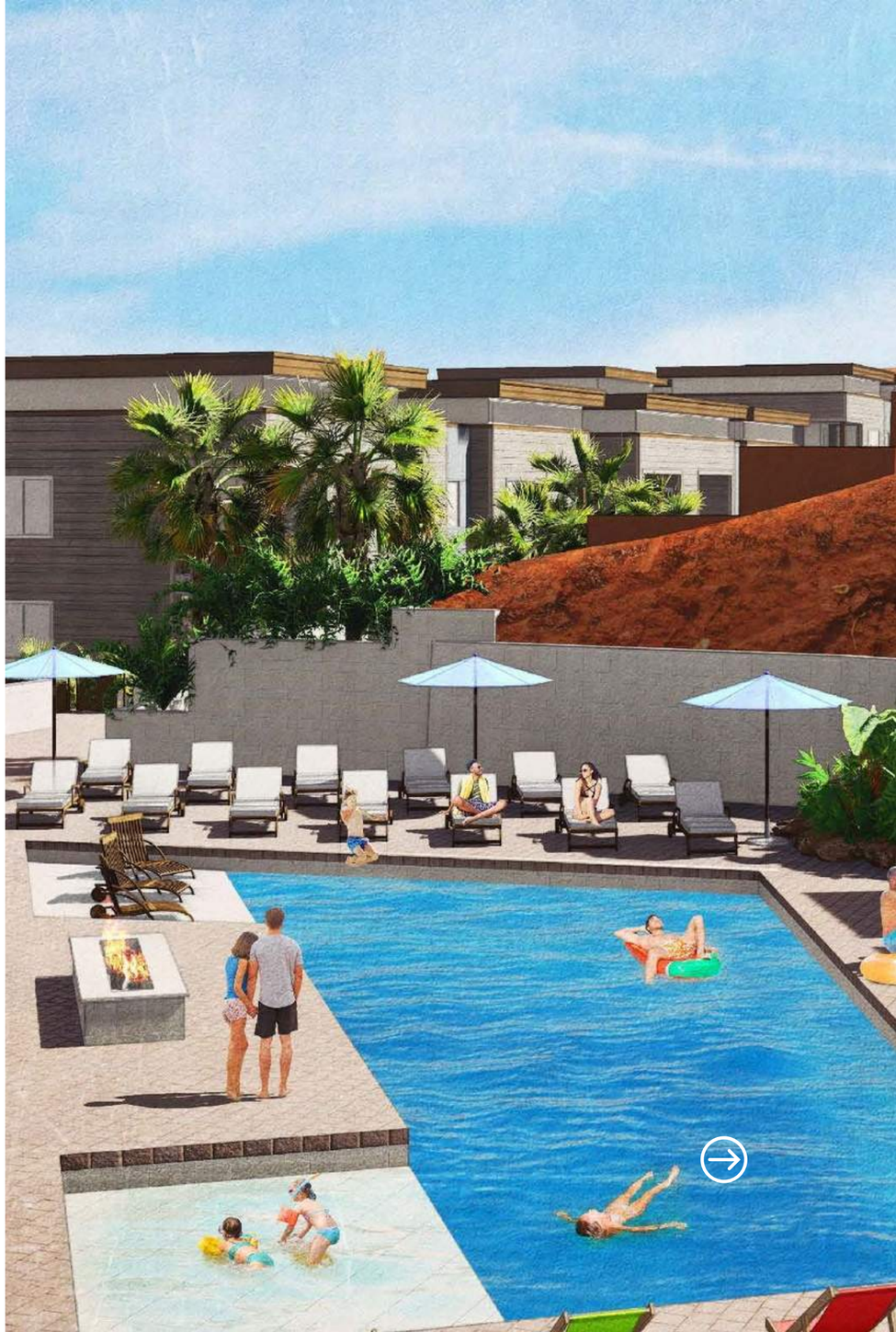
Density

The site is proposed to have 223 units on the site. The architectural materials are comprised of natural tones that complement the hillside redrock. Large format stone veneer is used as a base for the clubhouse and apartment buildings, creating a fresh and contemporary aesthetic. The clean and simple massing of the buildings provide a sophisticated backdrop for the desert landscaping that brings the final touch to the overall project.



Schools, Churches & Open Spaces

A pool and open space leisure area will be located next to the clubhouse on the NorthWest end of the site as well as a pickleball court in the Southern part of the community.

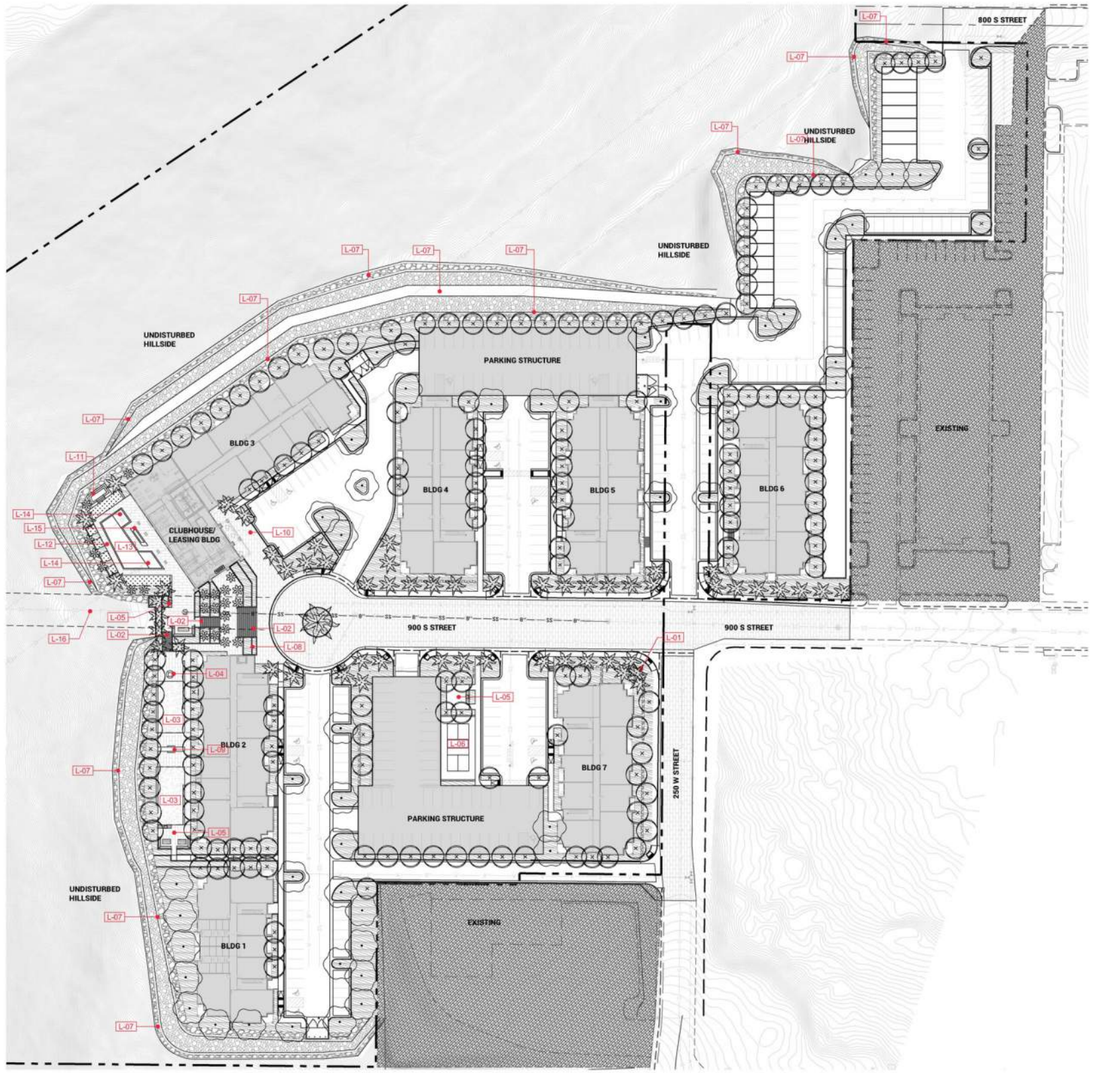


Phasing Plan

We are not anticipating any phasing for this project other than construction sequencing.

Topography

This information is provided in the project area base map.



Landscape Plan

Our proposed landscape plan is provided with the plans submitted.



Area Reserved for Landscaping

Landscaping is being provided in various areas on the site as shown on the landscape plan where we are meeting the 30% requirement.



Utilities

Utilities are going to be provided to the site through underground sources with the transformers screened and placed out of sight.

Refuse Storage Areas

Refuse storage areas are provided on the site in convenient locations and are being screened from view while being accessible to refuse trucks.

Lighting Plan

Lighting is provided on the plans submitted and will accentuate the buildings and provide visibility for residents.



Turning Space

Adequate turning space and circulation for fire access has been provided.



Signs

Monument sign will be located at the entrance to the property and will be placed on the retaining wall.

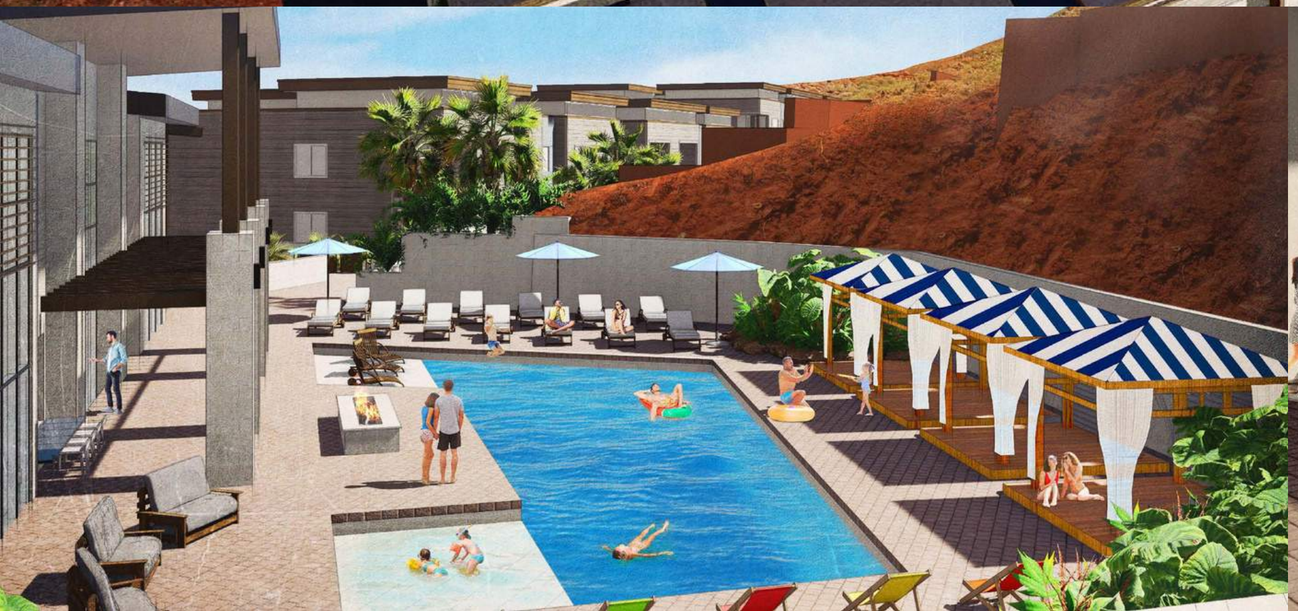


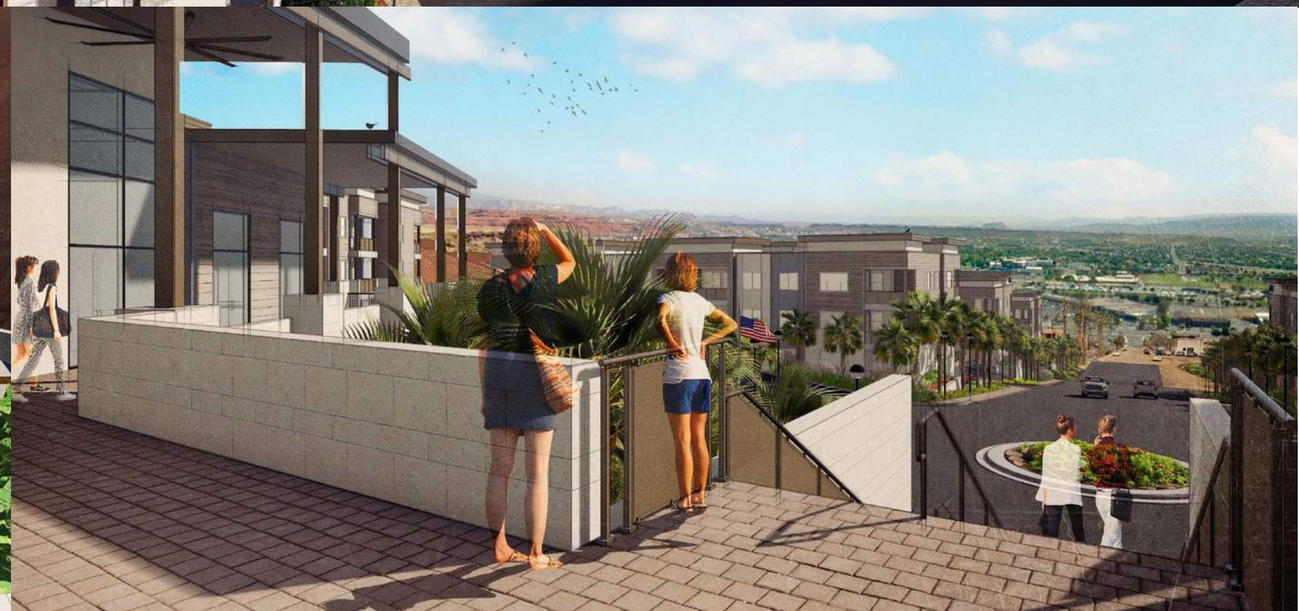

LEASING





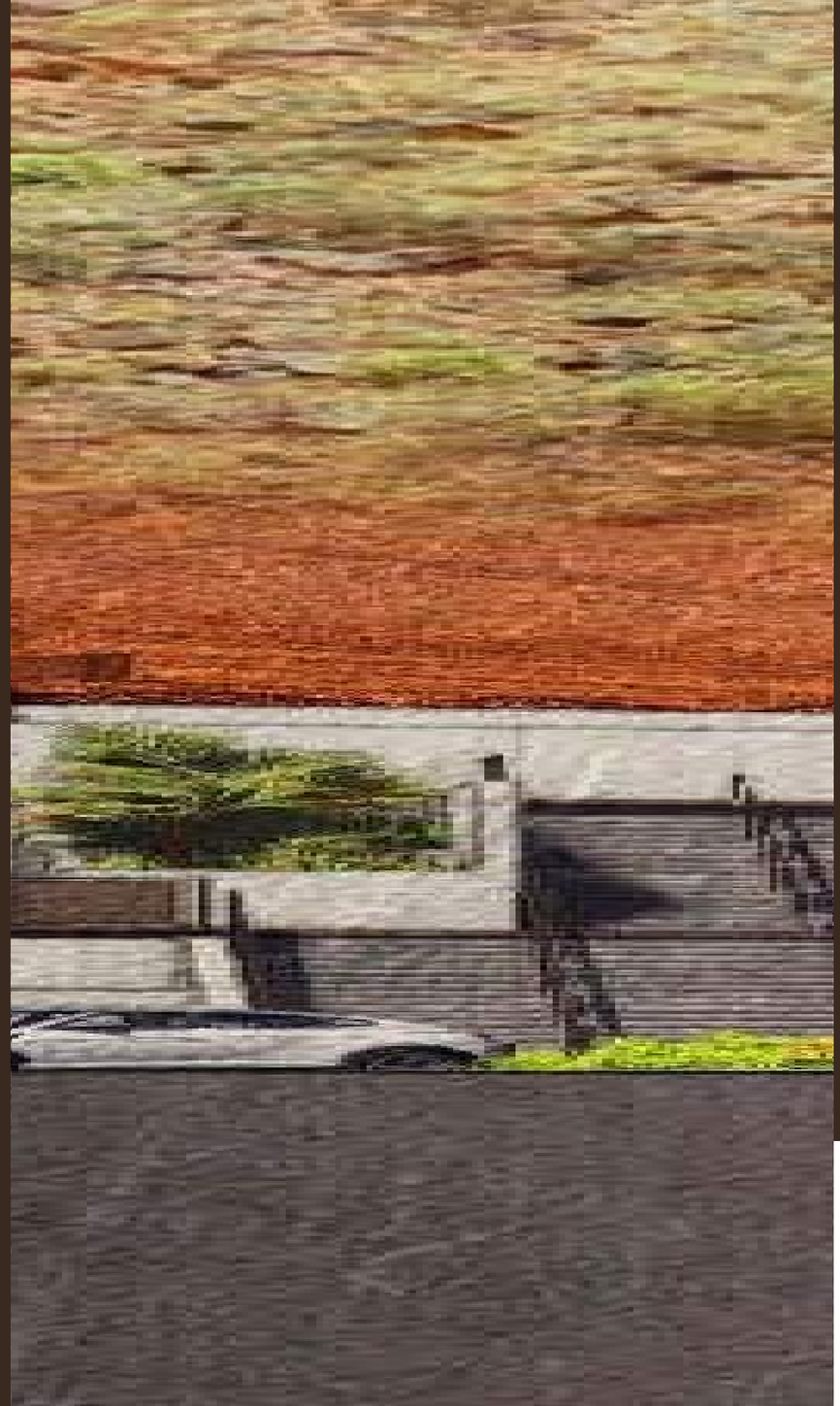

SOLEIL
SOLEIL VILLAGE







SOLEIL RIDGE



WEBSITE

www.wasatchgroup.com

EXHIBIT B

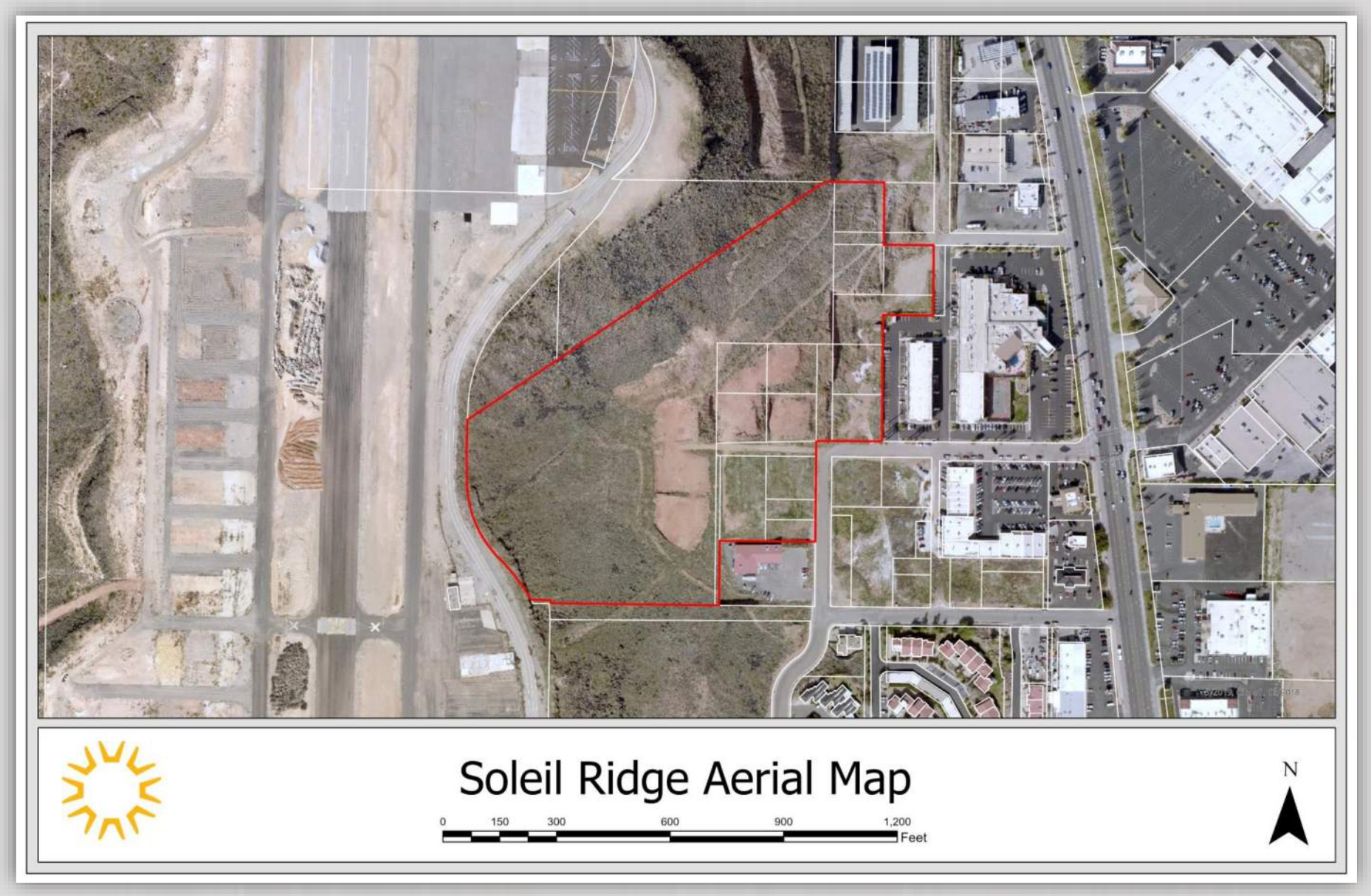
POWERPOINT PRESENTATION

Soleil Ridge Apartments Zone Change

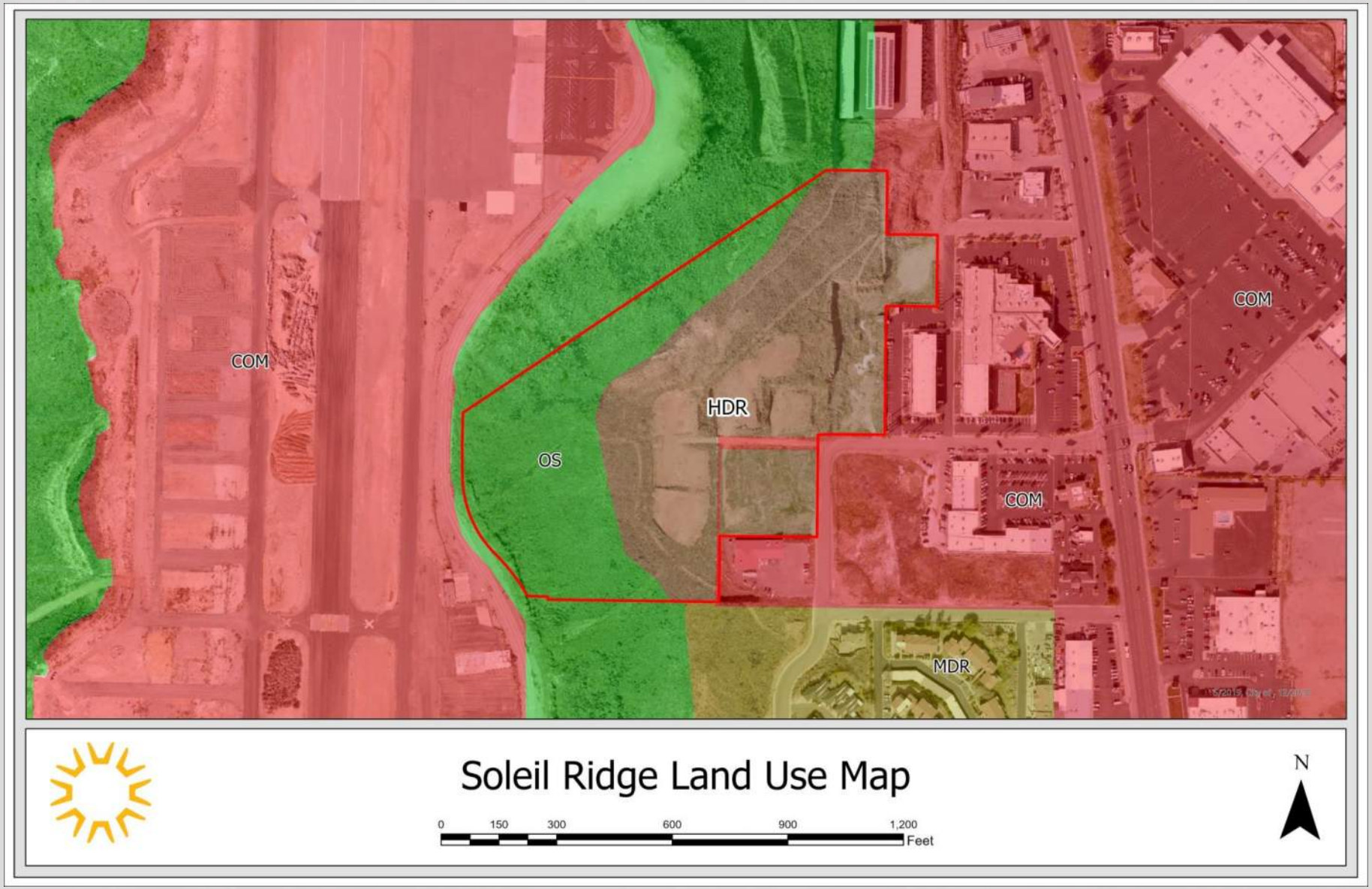
2021-ZC-064



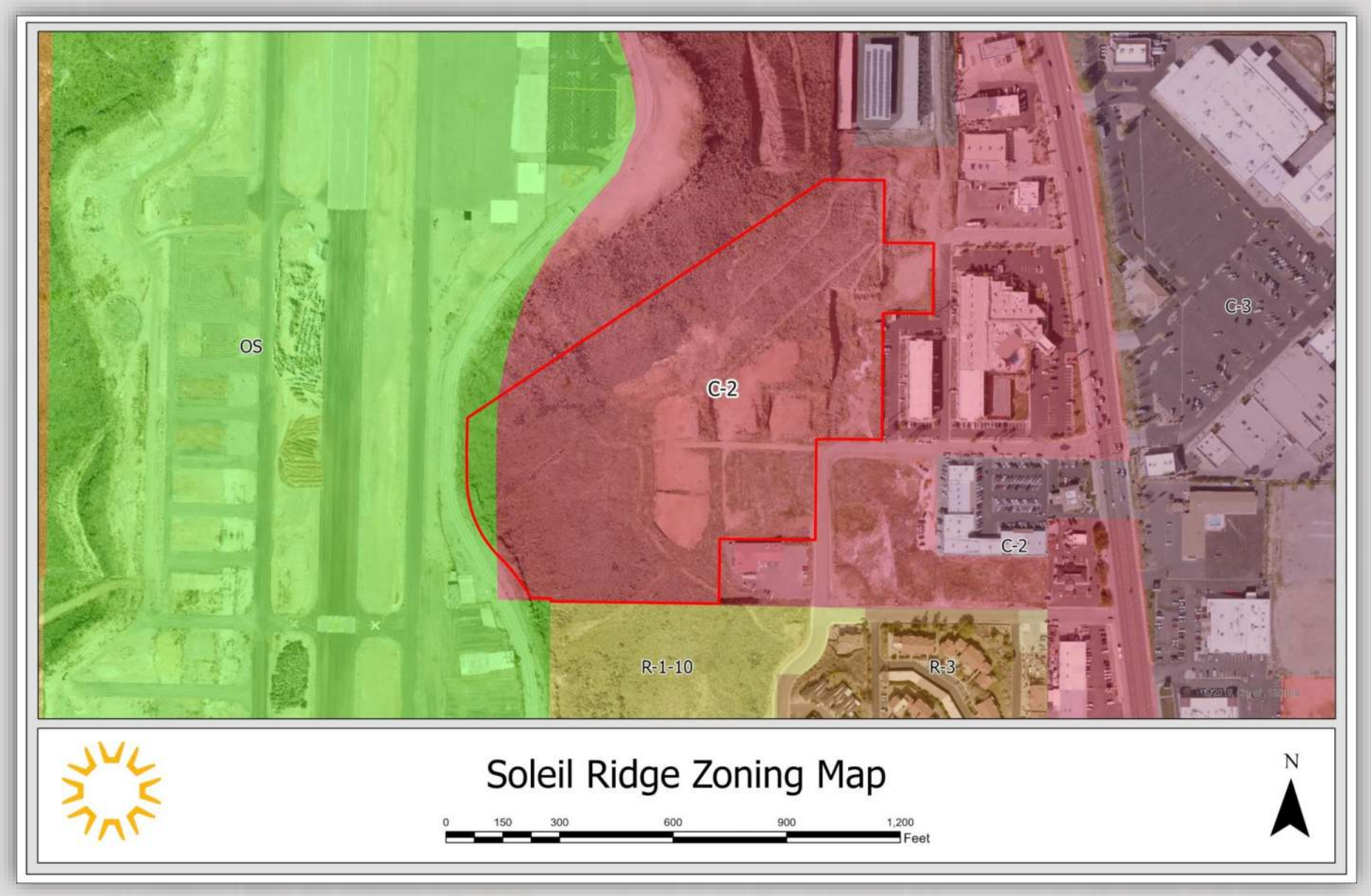
Aerial Map



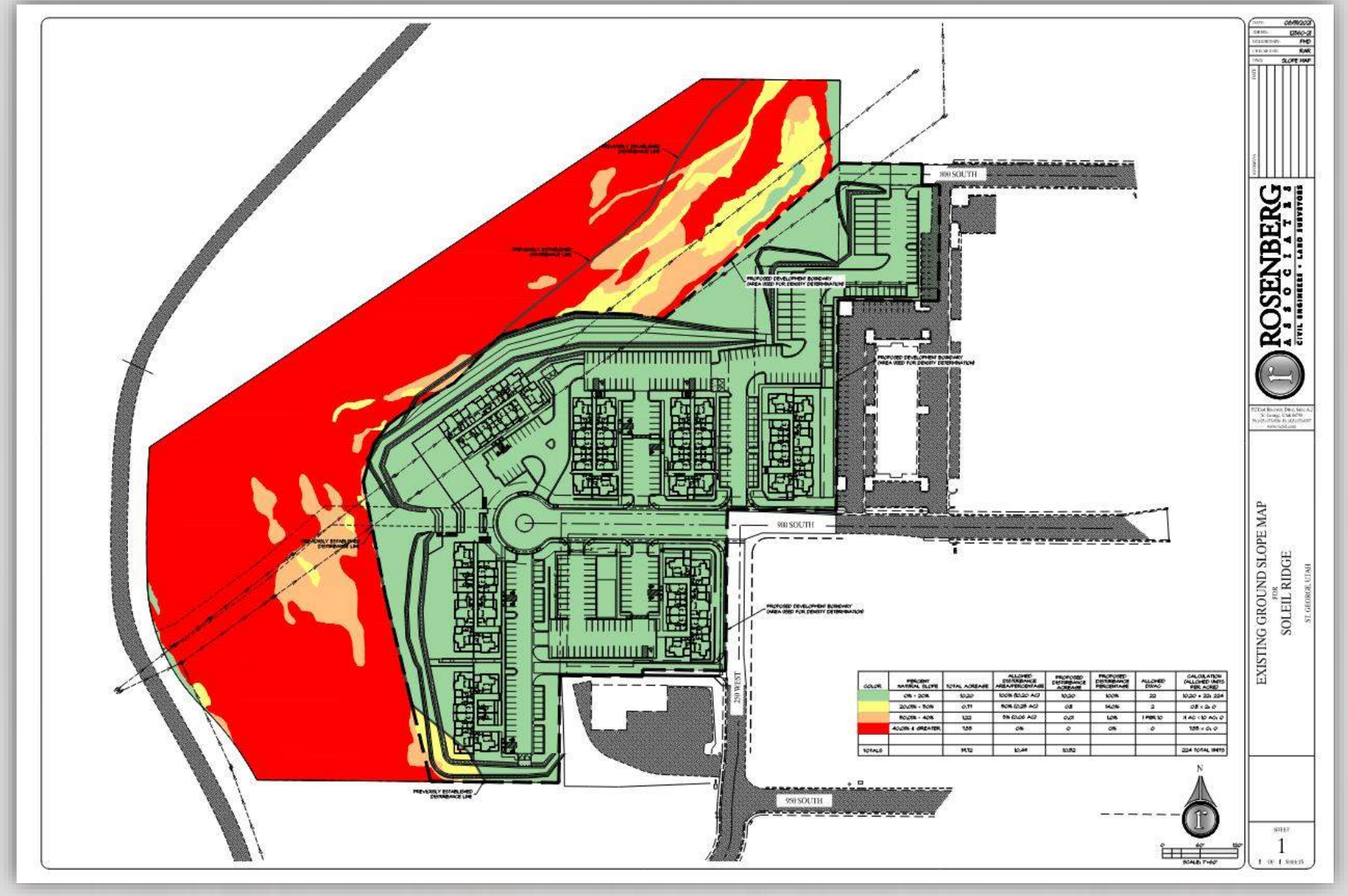
Land Use Map


COM
HDR
OS
COM
COM
MDR
Soleil Ridge Land Use Map
0
150
300
600
900
1,200
Feet
N

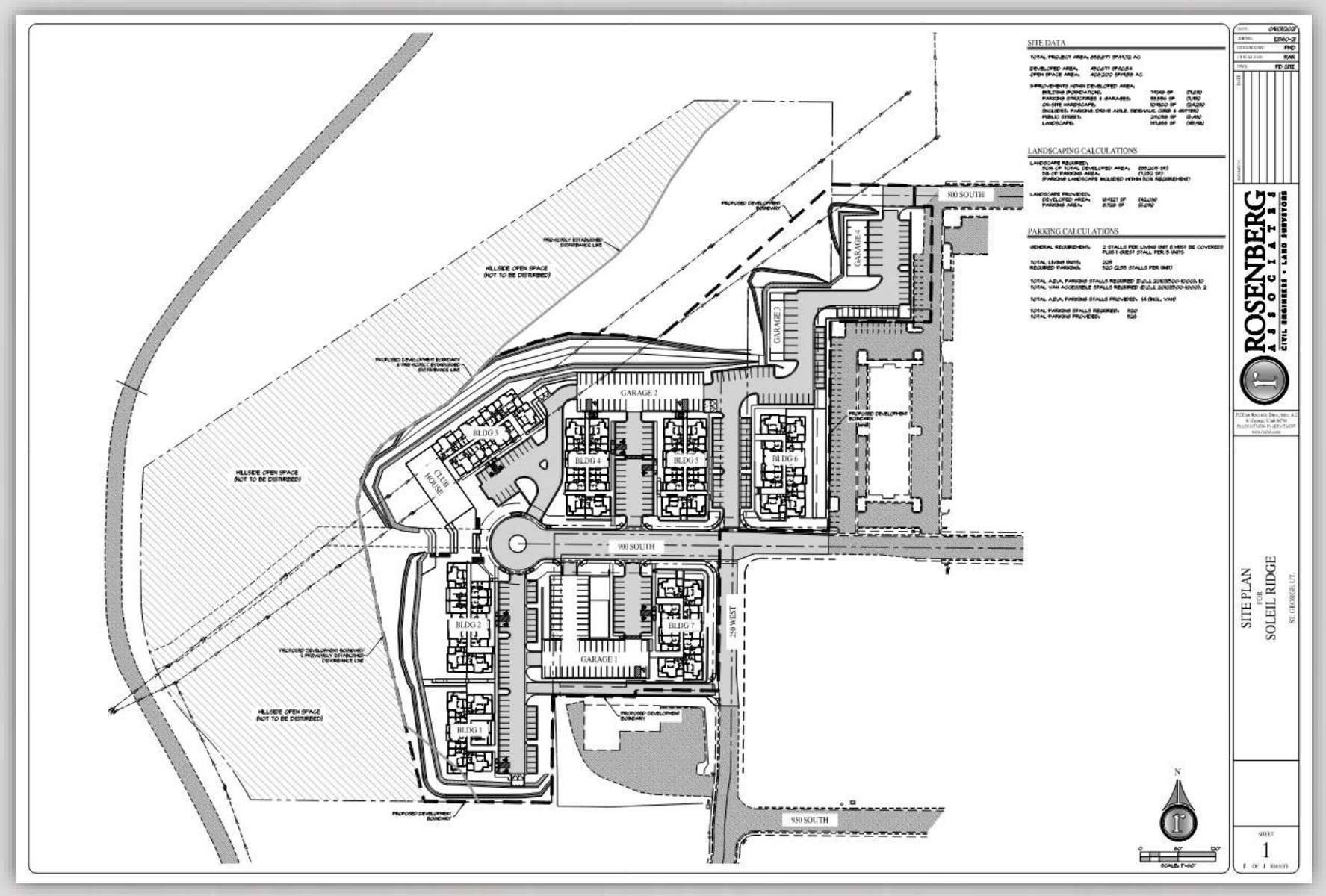
Zoning Map


OS
C-2
C-3
C-2
R-1-10
R-3
Soleil Ridge Zoning Map
0
150
300
600
900
1,200
Feet
N

Slope Map


300 SOUTH
900 SOUTH
950 SOUTH
250 WEST
PROPOSED DEVELOPMENT BOUNDARY (AREA USED FOR DENSITY DETERMINATION)
PREVIOUSLY ESTABLISHED DRAINAGE LINE
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
EXISTING GROUND SLOPE MAP
FOR
SOLEIL RIDGE
ST. GEORGE, UTAH
SHEET
1

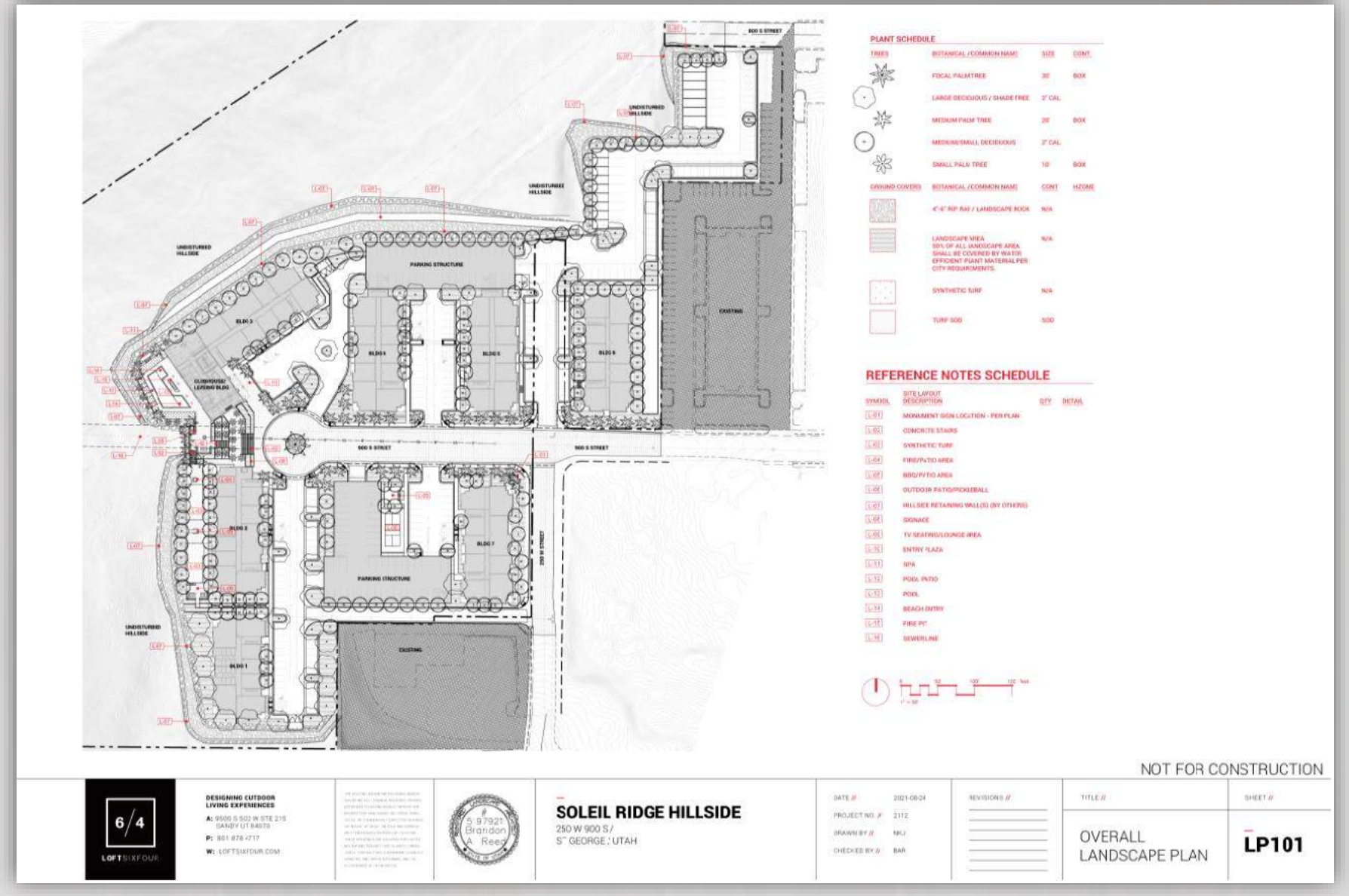
Site Plan


SITE DATA
LANDSCAPING CALCULATIONS
PARKING CALCULATIONS
900 SOUTH
950 SOUTH
250 WEST
GARAGE 1
GARAGE 2
GARAGE 3
GARAGE 4
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
CLUB HOUSE
HILLSIDE OPEN SPACE (NOT TO BE DISTURBED)
PROPOSED DEVELOPMENT BOUNDARY
PREVIOUSLY ESTABLISHED DISTURBANCE LINE
ROSENBERG ASSOCIATES
CIVIL ENGINEERS - LAND SURVEYORS
SITE PLAN FOR SOLEIL RIDGE
ST. GEORGE, UT.
SHEET 1

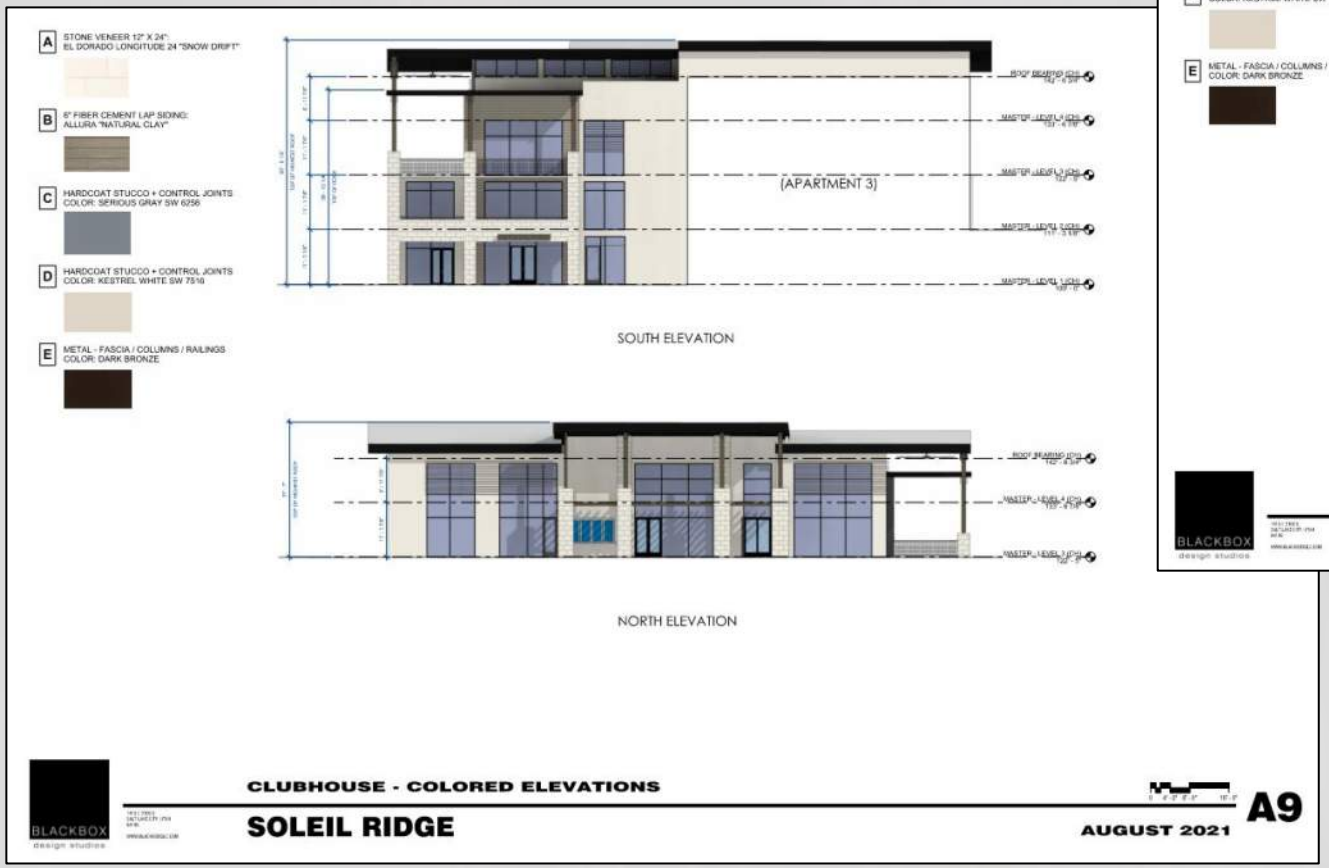
Site Plan/Landscaping

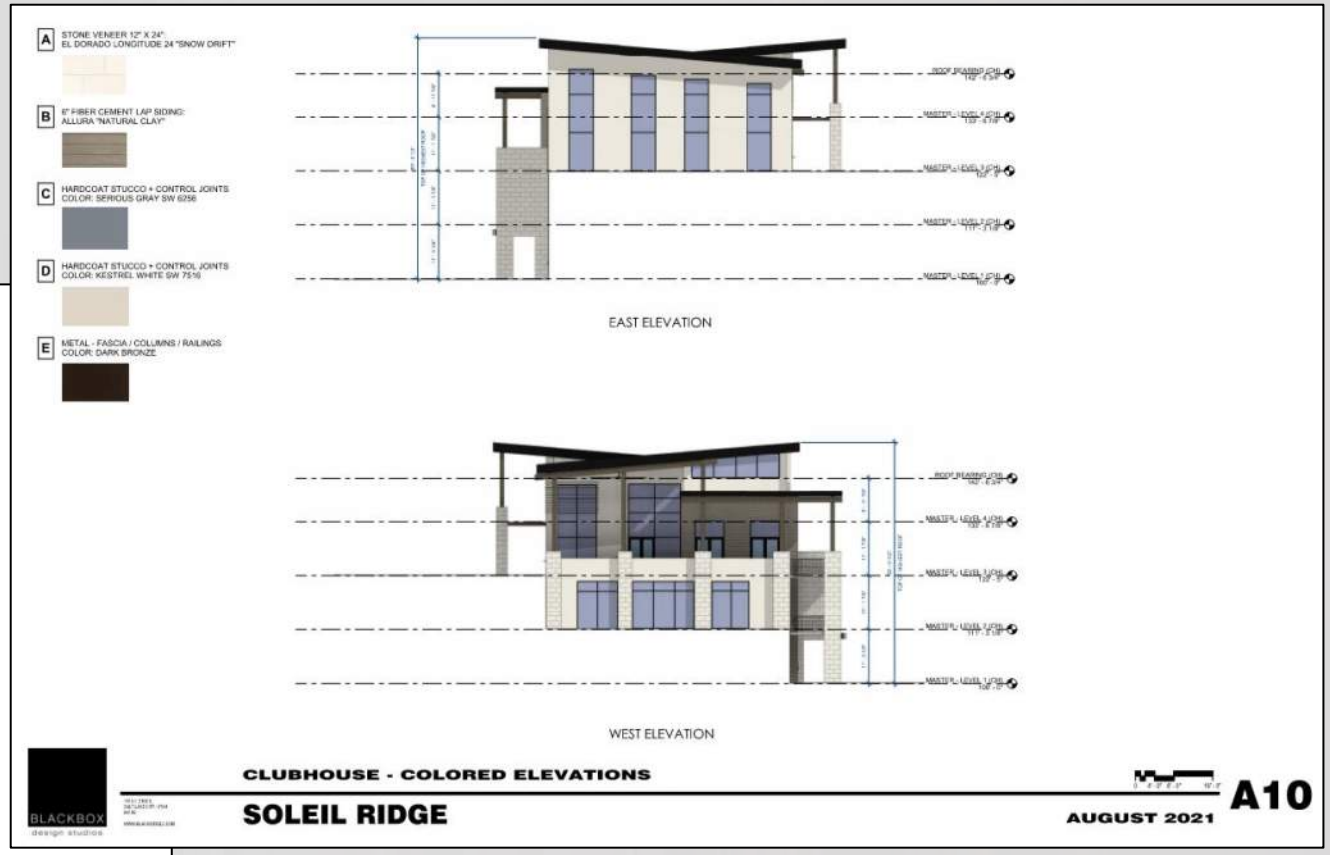


Amenities

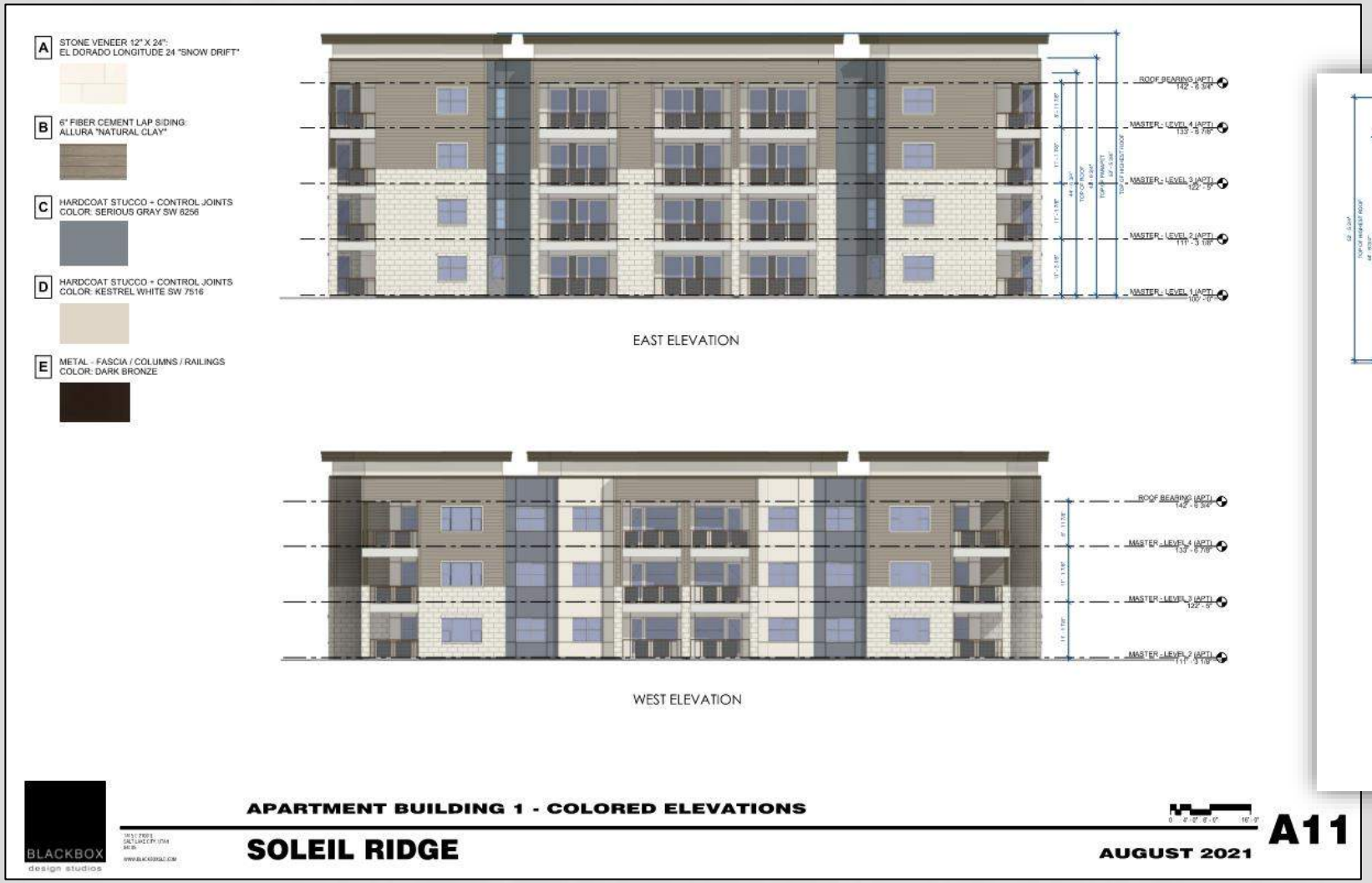

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
NOT FOR CONSTRUCTION
6/4
LOFTSIXFOUR
DESIGNING OUTDOOR LIVING EXPERIENCES
SOLEIL RIDGE HILLSIDE
250 W 900 S /
S" GEORGE ; UTAH
OVERALL LANDSCAPE PLAN
LP101

Clubhouse Elevations



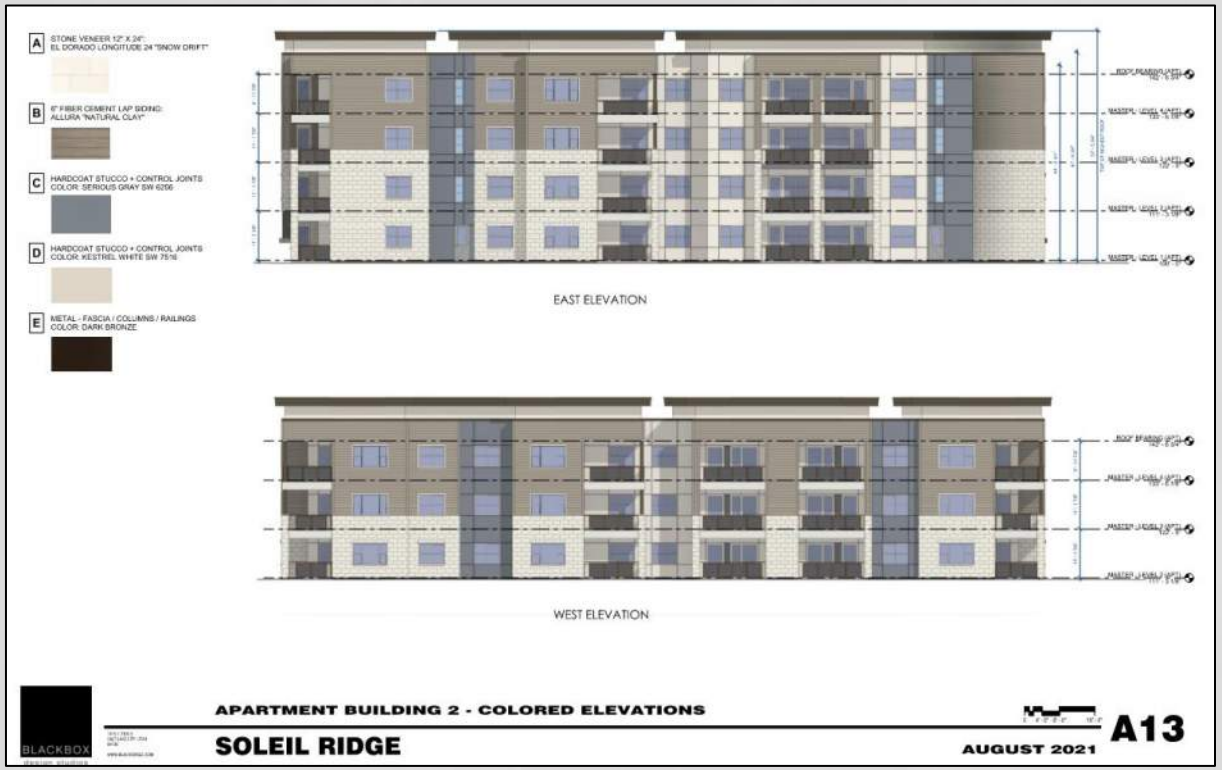


Elevations


A
STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"
B
6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"
C
HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256
D
HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516
E
METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE
EAST ELEVATION
WEST ELEVATION
BLACKBOX
design studios
APARTMENT BUILDING 1 - COLORED ELEVATIONS
SOLEIL RIDGE
AUGUST 2021
A11


NORTH ELEVATION
SOUTH ELEVATION

Elevations


A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"
B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"
C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256
D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516
E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE
EAST ELEVATION
WEST ELEVATION
BLACKBOX
APARTMENT BUILDING 2 - COLORED ELEVATIONS
SOLEIL RIDGE
AUGUST 2021
A13


A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"
B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"
C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256
D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516
E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE
EAST ELEVATION
WEST ELEVATION
BLACKBOX
APARTMENT BUILDING 3 - COLORED ELEVATIONS
SOLEIL RIDGE
AUGUST 2021
A15

Elevations


A STONE VENEER 12" X 24"
EL DORADO LONGITUDE 24 "SNOW DRIFT"
B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"
C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6258
D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516
E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE
EAST ELEVATION
WEST ELEVATION
BLACKBOX
design studios
APARTMENT BUILDING 4 - COLORED ELEVATIONS
SOLEIL RIDGE
AUGUST 2021
A17


A STONE VENEER 12" X 24"
EL DORADO LONGITUDE 24 "SNOW DRIFT"
B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"
C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6258
D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516
E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE
RIDGE
EAST ELEVATION
WEST ELEVATION
BLACKBOX
design studios
APARTMENT BUILDING 5 - COLORED ELEVATIONS
SOLEIL RIDGE
AUGUST 2021
A19

Elevations

A STONE VENEER 12" X 24":
EL DORADO LONGITUDE 24 "SNOW DRIFT"

B 6" FIBER CEMENT LAP SIDING:
ALLURA "NATURAL CLAY"

C HARDCOAT STUCCO + CONTROL JOINTS
COLOR: SERIOUS GRAY SW 6256

D HARDCOAT STUCCO + CONTROL JOINTS
COLOR: KESTREL WHITE SW 7516

E METAL - FASCIA / COLUMNS / RAILINGS
COLOR: DARK BRONZE



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

BLACKBOX design studios

APARTMENT BUILDING 6 & 7 - COLORED ELEVATIONS

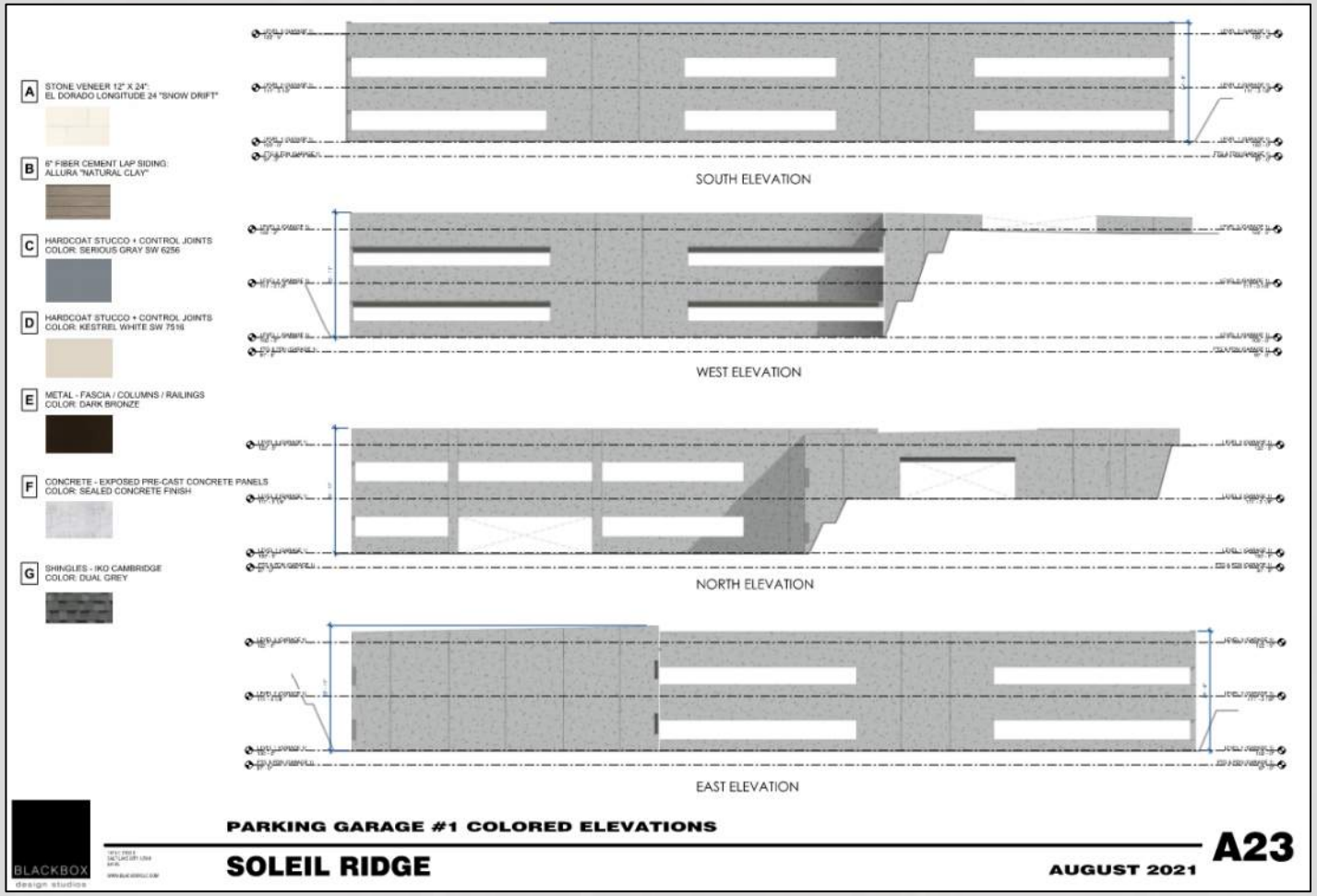
SOLEIL RIDGE

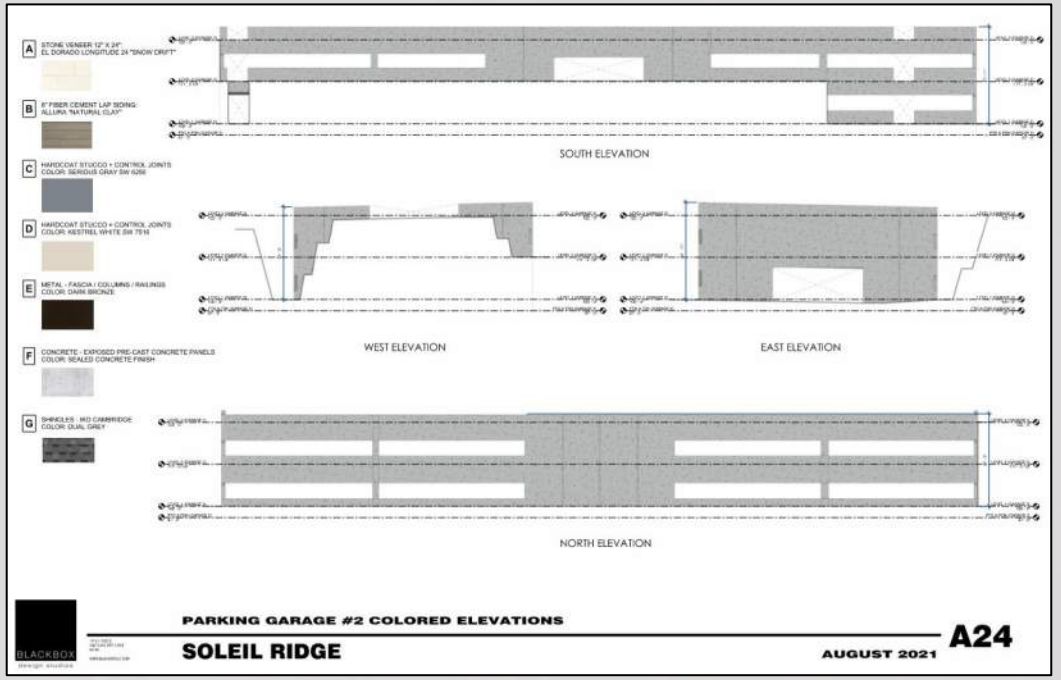
0 4'-0" 8'-0" 16'-0"

A21

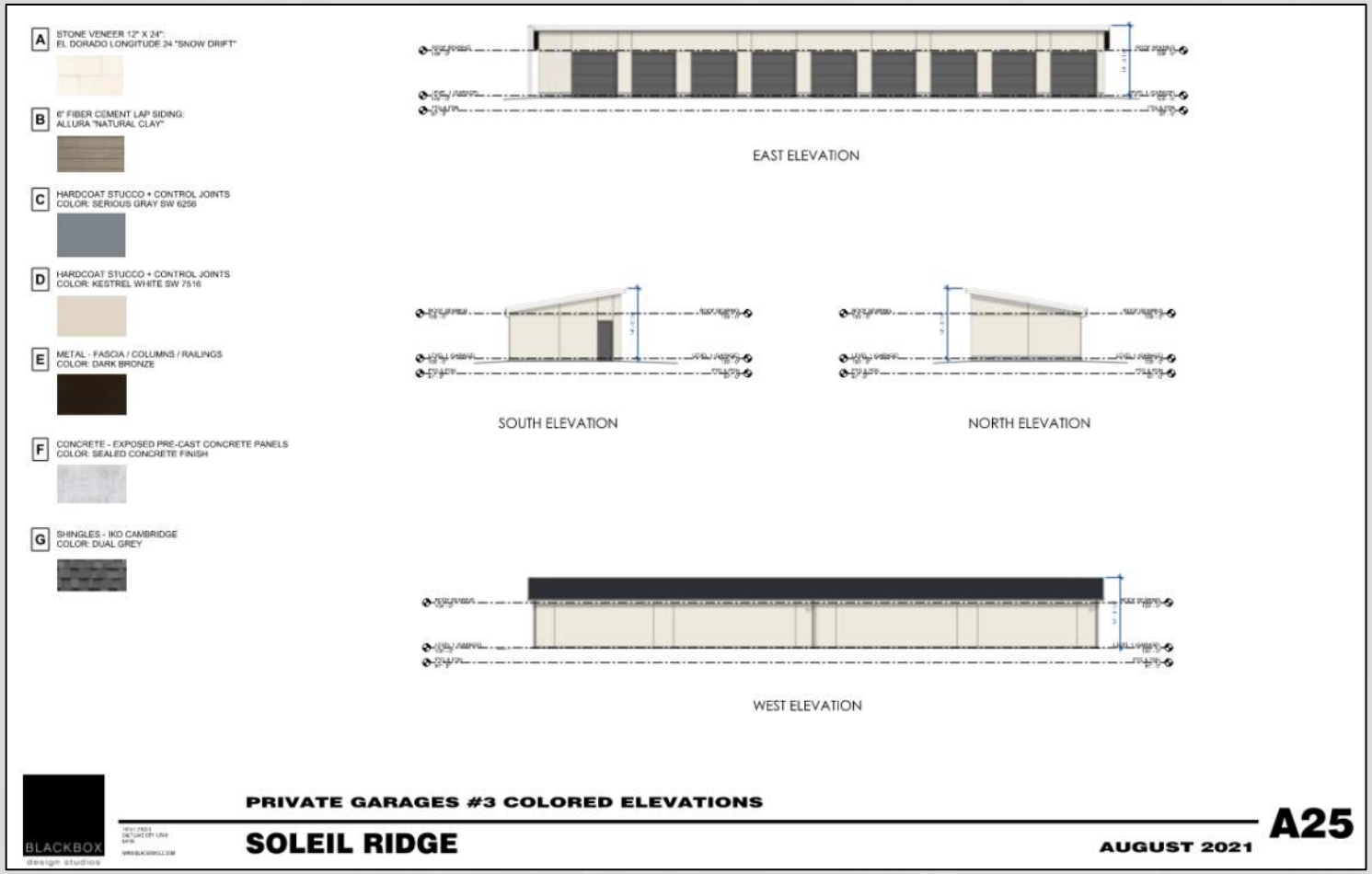
AUGUST 2021

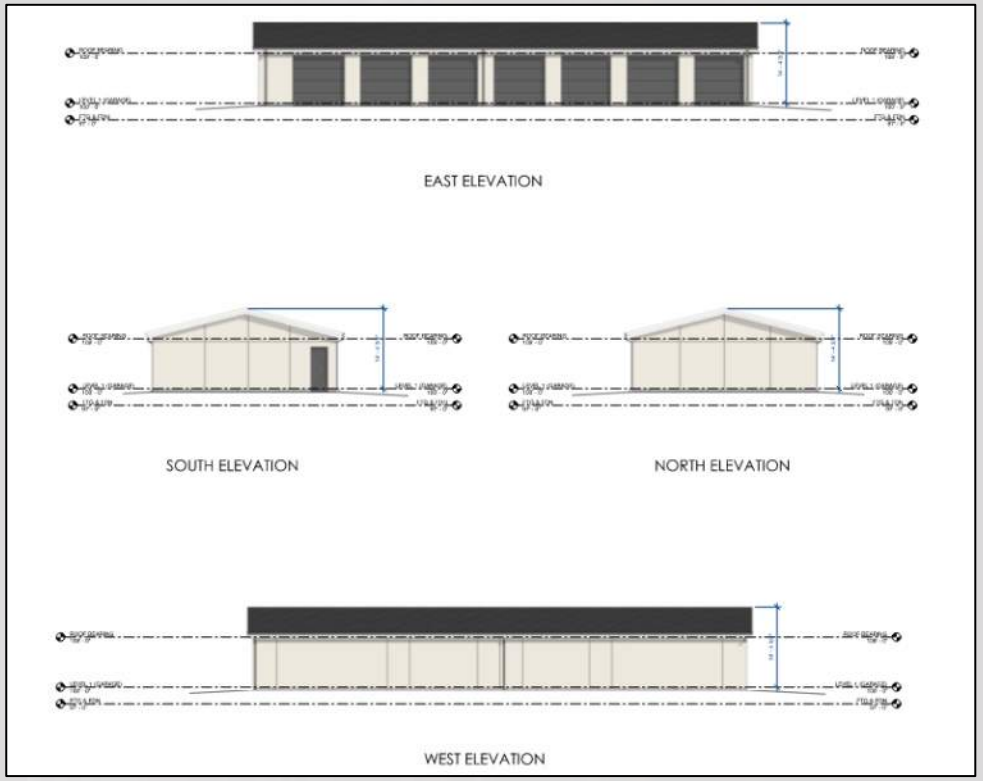
Parking Structure Elevations





Garage Elevations





Renderings


BLACKBOX
design studios
RENDER 01 - LOOKING NORTH TO THE CLUBHOUSE
SOLEIL RIDGE
AUGUST 2021


BLACKBOX
RENDER 04 - LOOKING TOWARDS POOL DECK
SOLEIL RIDGE
A4
AUGUST 2021

Renderings


BLACKBOX
design studios
RENDER 03 - AERIAL LOOKING WEST
SOLEIL RIDGE
AUGUST 2021


BLACKBOX
design studios
RENDER 02 - LOOKING WEST LEADING UP TO CLUBHOUSE
SOLEIL RIDGE
AUGUST 2021
A2

Renderings


RENDER 05 - OVERLOOK NEAR CLUBHOUSE
SOLEIL RIDGE
AUGUS


RENDER 06 - LOOKING TOWARDS BUILDING 3 & CLUBHOUSE
SOLEIL RIDGE
AUGUST 2021
A6

Renderings


BLACKBOX
design studios
RENDER 07 - FROM A BALCONY IN BUILDING 2
SOLEIL RIDGE
AUGUST 2021


BLACKBOX
design studios
RENDER 08 - FROM A BALCONY IN BUILDING 5
SOLEIL RIDGE
A8
AUGUST 2021

St.George
Community Development

ITEM 1B
Zone Change

PLANNING COMMISSION AGENDA REPORT: 9/28/202

The Fields at Mall Drive Phase 3 – Fat Cats Zone Change (Case No. 2021-ZC-069)		
Request:	This is a request to rezone 11.42 acres from A-1 (Agricultural) to PD-C (Planned Development) to develop a new commercial center.	
Applicant:	Suburban Land Reserve Inc	
Representative:	Rollin Johnson	
Location:	The property is located on the southeast corner of Mall Drive and 3000 East.	
General Plan:	COM (Commercial)	
Existing Zoning:	A-1 (Agricultural)	
Surrounding Zoning:	North	Washington City
	South	A-1 (Agricultural)
	East	A-1 (Agricultural)
	West	PD-C (Plan Development Commercial)
Land Area:	Approximately 11.42 acres	



BACKGROUND:
This Zone Change request is to create a new planned development commercial (PD-C) zone for the purpose of developing a new commercial center to be located at the corner of Merrill Road (Mall Drive) and 3000 East Street. The PD-C will have a total of five lots. Lot 1 will be the biggest lot and will be developed first.

An approval of this application will approve the Fields at Mall Drive Phase 3 – Fat Cats PD and the layout and design of the Fat Cats building on Lot 1. When developed, Fat Cats will contain 61,000+ square feet. Fat Cats is an entertainment venue that offers movie theaters, bowling, arcades, miniature golf, and dining all in one building.

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		The site plan provided does not have measurements on it.	The required setbacks for the Fat Cats will be 20' along 3000 E and Merrill Rd. The required setbacks for the other two sides will be 30' each. The site plan provided appears to meet the setback requirements.
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan provided does not show any proposed pedestrian circulation plans	At the site plan review process the applicant will be required to have a pedestrian circulation plan.
Uses	10-8D-2	Please see the proposed use list	The use list provided
Height and Elevation	10-8D-2	The highest point of the roofline is at 44'	This meets requirements as a PD-C zone allows for a 50' height.
Phasing Plan	10-8D-2	None	N/A
Landscape Plan	10-8D-2	Landscape plans have not been provided.	5% of the parking lot will need to be landscaped. There will also need to be 15' wide landscaped sections along the right-of-ways.
Utilities	10-8D-2	None shown	Will work through JUC at site plan approval process.

Signs	10-8D-2	Signage for the Fat Cats building have been provided.	The applicants plan to meet the requirements of the sign ordinance.
Lighting	10-8D-2	Building accent and parking lot lighting have been provided. A photometric plan has not been provided.	The parking lot lighting appears to meet the night sky regulations. We will need more information on the wattage of the accent lighting. The entire lighting will need to be at 1.0 foot candle or less at the property lines. The narrative states they will meet our requirements at the site plan process.
Lot Coverage	10-8D-6	Fat Cats (61,068sf) covers 22% of Lot 1 (275,734.8 sf)	The PD-C zone allows coverage up to 50%. This meets regulations.
Solid Waste	10-8D-6	The site plan does show the location of solid waste at the rear of the building. There does appear to be a wall and gate around it.	During site plan review, the location at details of the solid waste will be reviewed and required to be compliant.
Buffer - Protection of Residential Property	10-8D-6	No landscaping plans have been provided.	The applicant will be required to put in a buffer strip along the two side property lines that will abut residential. The buffer strips will need to be at least 10’ wide with required landscaping and 6’ solid wall.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	There are 435 parking stalls shown. Parking was determined as: **Bowling** 2 stalls per lane @ 20 lanes = 40 stalls **Arcade** 1 stall per 250sf @ 3,000sf = 12 stalls **Auditorium** 1 stall per 3 seats @	The parking will be required to meet the parking regulations found in Title 10-19.

		800 seats = 267 stalls **<u>Interior Mini Golf</u>** 1 stall per hole @ 9 holes = 9 stalls **Total = 328 stalls required**, over 107 stalls	
EVCS And Bike Parking	10-19-6	No bike parking is shown. No EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging station for at least 4 parking stalls.

<u>RECOMMENDATION</u>:
Staff recommends approval of this Zone Change with the following condition:

1. The applicant meets all requirements found in Section 10-8D of the Zoning Regulations.

<u>ALTERNATIVES</u>:
1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change to a specific date.

<u>POSSIBLE MOTION</u>:
The Planning Commission recommends approval of the Fields at Mall Drive Phase 3 – Fat Cats zone change from A-1 (Agricultural) to PD-C (Planned Development Commercial) with the conditions and comments outlined in the staff report.

<u>FINDINGS FOR APPROVAL</u>:
1. The proposed amendment meets the requirements of the original zone change as approved by City Council.
2. There will be adequate parking on site to facilitate the development.

Exhibit A
Applicant's Narrative

THE FIELDS AT MALL DRIVE PHASE 3

A Proposed Planned Development Commercial Subdivision

1.0 INTRODUCTION

1.1 Application for Zone Change

Suburban Land Reserve is proposing to change the zoning for 11.4 acres of A-1 property located south of Merrill Road and East of 3000 East Street to Planned Development (PD) Commercial. It is the intent of the developers to reserve the use of the project for five (5) retail commercial sites. The project will be known as The Fields at Mall Drive Phase 3 Subdivision.

Lot 1 (Fat Cats) is proposed for specific site approval concurrently with the proposed PD Commercial subdivision approval to be a new Fat Cats retail facility.

1.2 Background

Suburban Land Reserve received general plan approval for the proposed property uses from the St. George City Council on January 8, 2015. The general plan approval encompassed property owned by Suburban Land Reserve on both sides of Mall Drive and 3000 East Streets. Later in 2015 The Fields at Mall Drive Commercial PD Subdivision – located on the south side of Mall Drive – was approved and platted with the first lot to be developed featuring a Lin's Marketplace grocery store. Additional commercial facilities have also been completed including Mountain America Credit Union and a dentist office.

The Fields at Mall Drive Phase 2 PD Commercial was approved in 2017 and opened up the north side of Mall Drive for development, with the Revere Health Medical Campus completed and the Southwest Spine and Pain Center currently under construction.

1.3 Contents of Written Text

This written text will address the requirements of Section 10-8D-2 of the City of St. George Zoning Ordinance, in the order outlined therein.

2.0 USE OF LAND

2.1 Land Use Breakdown

The proposed land use breakdown for the project land area, building pad area, parking spaces, and landscape area proposed for the subdivision is listed in Table 1. Refer to the Zone Change Site Plan for illustration. Lot 1 is illustrating the exact area being proposed for layout. The remaining lots shown as unfinished lots/building pads only. The actual configuration and layout of these lots will be determined as these lots are sold and specific proposals are brought to the City of St. George during the site plan review process.

TABLE 1 – Proposed Land Use Breakdown

Location	Land Area (acres)	Building Pad Area (sq ft)	Building Pad (sq ft)	Parking Re-quired (each)	Parking Provided (each)	Parking Lot Landscape (%)	Landscape (%)
Lot 1 – Fat Cats	6.33	275,839	61,068	328	423	2.6	15
Lot 2 – Comm. Retail	1.47						
Lot 3 – Comm. Retail	0.77						
Lot 4 – Comm. Retail	0.93						
Lot 5 – Comm. Retail	1.07						

Fat Cats parking breakdown

Bowling	
2 spaces per lane @ 20 lanes	40 Spaces
Arcade	
1 space per 250 SF @ 3,000 SF	12 spaces
Auditorium	
1 space per 3 seats @ 800 seats	267 spaces
Interior Mini Golf	
1 space per hole @ 9 holes	9 spaces
TOTAL	**328 spaces**

2.2 Proposed Commercial Uses

A proposed use list is below and is included with the zone change application packet. It is the intent of SLR to utilize all of the lots for commercial retail services with the specific uses depending on the entities that are interested in purchasing these lots in the future. Refer to the tables included with the packet for additional information.

- Fat Cats which will offer Bowling, Movies, Arcade, Mini-Golf, Restaurant and Bar

- Restaurants: R&R BBQ, Costa Vida, Kneaders, Raising Cane Chicken, Other Fast Casual
- Other Food: Fiiz, Starbucks, Dutch Bros
- Retail: Walgreens, National Cell phone store etc.

Other potential uses are included at the end of this document.

3.0 BUILDING HEIGHT AND ELEVATIONS

3.1 Proposed Building Features

Illustrated building features for Lot 1 – the Fat Cats Commercial – have been prepared by TK Architects International and are included in the application package to show building height, layout, dimensions, etc. Buildings proposed on other lots in the future will be examined individually and be required to go through the site plan review process with the City of St. George. Future buildings will be required to be complimentary to the colors, architectural features, and site features used for the Fat Cats Commercial.

3.2 Architectural Renderings and Materials Samples

TK Architects International has prepared colored building elevation exhibits for Lot 1, which will form the basis for the design of future buildings and site features in the proposed PD Commercial subdivision. The proposed contemporary-style building colors are complimentary whites, light greys, and light earth-tone wood, glass, and metallic finishes, with contrasting red sandstone accent walls. Materials samples have been included on the application sample board. The roof lines are flat, but broken up at various heights to add interest to the overall building design.

4.0 PROJECT DENSITY

The calculated project land area and building area is listed in Table 2. Refer to the Zone Change Site Plan for illustration.

TABLE 2 – Project Density

Location	Land Area (acres)	Maximum Building Footprint	
		(sq ft)	(%)
Lot 1 – Commercial Retail	6.33	61,068	60%
Lot 2 – Use to be Determined	1.47	TBD	TBD
Lot 3 – Use to be Determined	0.77	TBD	TBD
Lot 4 – Use to be Determined	0.93	TBD	TBD
Lot 5 – Use to be Determined	1.07	TBD	TBD

5.0 SCHOOLS, CHURCHES AND OPEN SPACES

No areas are currently being reserved in the proposed project limits for use as a school, church, or open space.

6.0 PHASING PLAN

The project will be developed in a single phase, with a single preliminary plat for all five lots being submitted concurrently with the PD Commercial zone change. It is anticipated that one final plat will also be prepared for all five lots.

7.0 TOPOGRAPHY

The existing site topography slopes downhill from east to west, and from south to north, but at a relatively flat grade of less than 1%. The land is currently being farmed. The significant geographic feature on this property is the large storm water drainage channel bordering the north side of the property. The developer is currently working with the City of St. George to masterplan an extension of a large storm water drainage pipeline to run along the east side of the property – within a future 50-foot-wide easement – and connecting to the existing channel. The property is currently located outside of the FEMA 100-year floodplain boundary; however, the existing channel capacity will need to be maintained for 100-year design capacity.

8.0 LANDSCAPE PLAN

The Zone Change Site Plan denotes areas designated for improved landscaping. Landscaping will be comprised mainly of low water use plants and trees matching the landscaping in Phase 1 and Phase 2. Tree species planted along the public street right-of-way will match varieties approved in the City of St. George Street Tree Ordinance.

A detailed site landscape plan denoting plant layout, materials, sizes and details, as well as irrigation layout and details, will be submitted with the construction plans as each building site is developed.

9.0 AREA RESERVED FOR LANDSCAPING

Table 1 in Section 2.1 denotes the percentage of area reserved for landscaping in the proposed parking lot areas for Lot 1 and for the common areas in the overall site plan. The east boundary and south boundary include a minimum 10-foot-wide landscape strip to allow for separation of the commercial from the proposed future residential areas. The frontage along 3000 East Street will

include a 15-foot minimum-width landscape strip that includes a 10-foot-wide paved pedestrian trail to match the City of St. George Trails Masterplan. Additional landscaping will be provided with each individual building pad submittal.

10.0 UTILITIES

Utilities to all the properties are available on or near the site. All new utilities will be underground.

11.0 REFUSE STORAGE AREAS

All refuse storage areas will be screened so that materials stored within these areas shall not be visible from access streets and adjacent properties. Exact locations for refuse are not shown on the Zone Change Site Plan but will be determined with each individual building pad submittal.

12.0 LIGHTING PLAN

Typical site lighting is anticipated to match Phase 1 and Phase 2 consisting of a shoe box style light fixtures mounted on an 18-foot-high pole, spaced approximately 50 to 60 feet apart. Light styles will be similar to the existing site lighting at the Lin's grocery store and Revere Health Medical Campus. Building lighting will also be utilized with design complimentary to the site fixtures.

All proposed light fixtures shall contain a night sky cut-off to minimize glare. All site lighting shall be spaced to illuminate less than one foot-candle at property perimeters to protect the view of neighboring residential property owners.

A detailed site lighting and photometric plan, denoting lighting layout and proposed fixture details, will be submitted with the construction plans as each building site is developed.

13.0 ACCESS AND TURNING SPACE

13.1 Site Access

Access to the site will be from Merrill Road to the north, and from 3000 East Street to the west, in the locations shown on the Zone Change Site Plan. Additional acceleration and deceleration lanes have been pre-determined in conjunction with the design of 3000 East Street.

13.2 Interior Site Access

The site layout as proposed by the included Site Plan have provided for safe and convenient turning space for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc. Parking areas have been configured to maximize more than one point of access, and to minimize 'dead-end' situations.

14.0 SIGNING

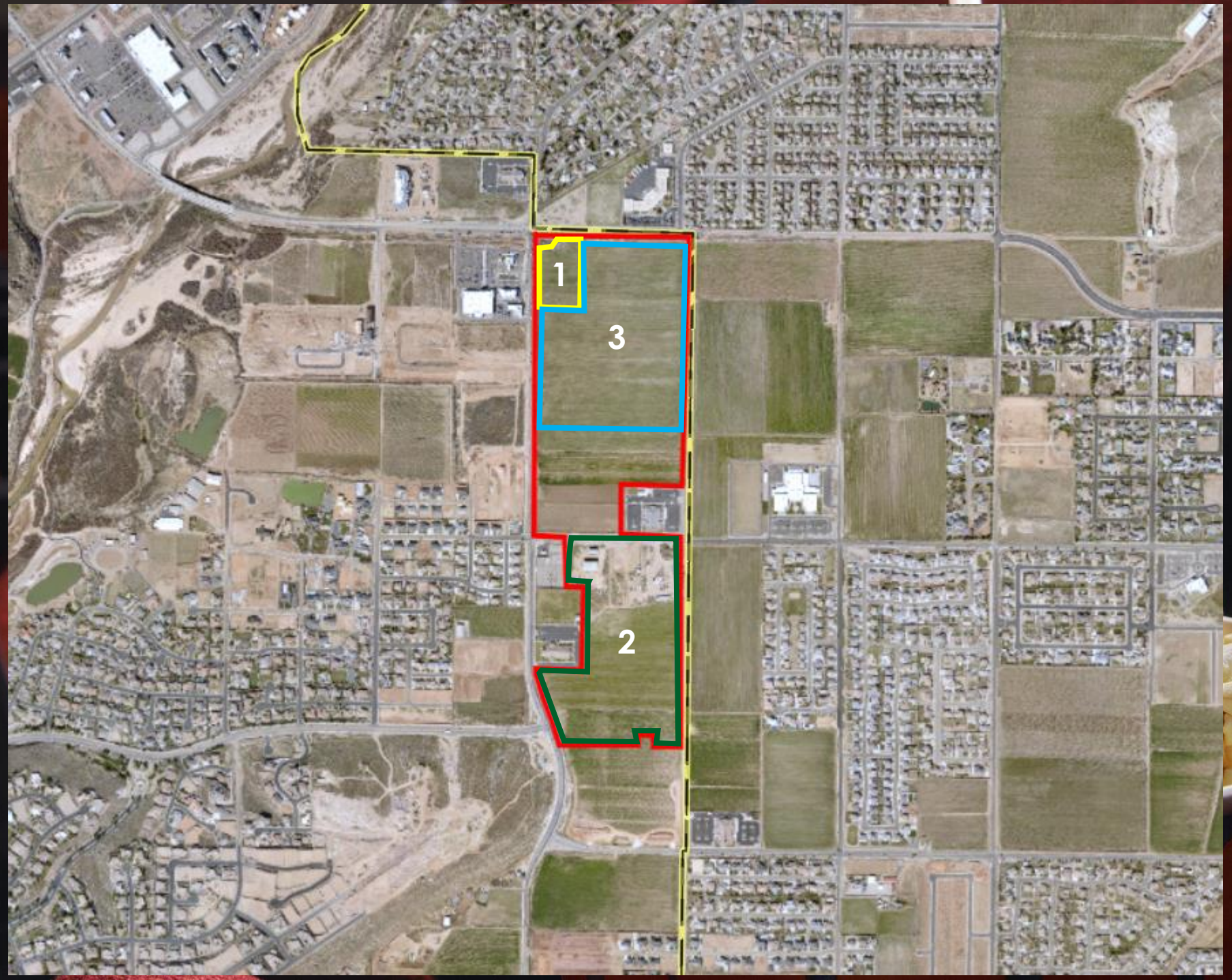
We anticipate that monument signage will be utilized at select locations within the project and viewable from 3000 East Street and Merrill Road in accordance with Section 9-13 of the City of St. George Signs and Displays Ordinance. No specific sign approvals or variances to the code are being proposed with this application.

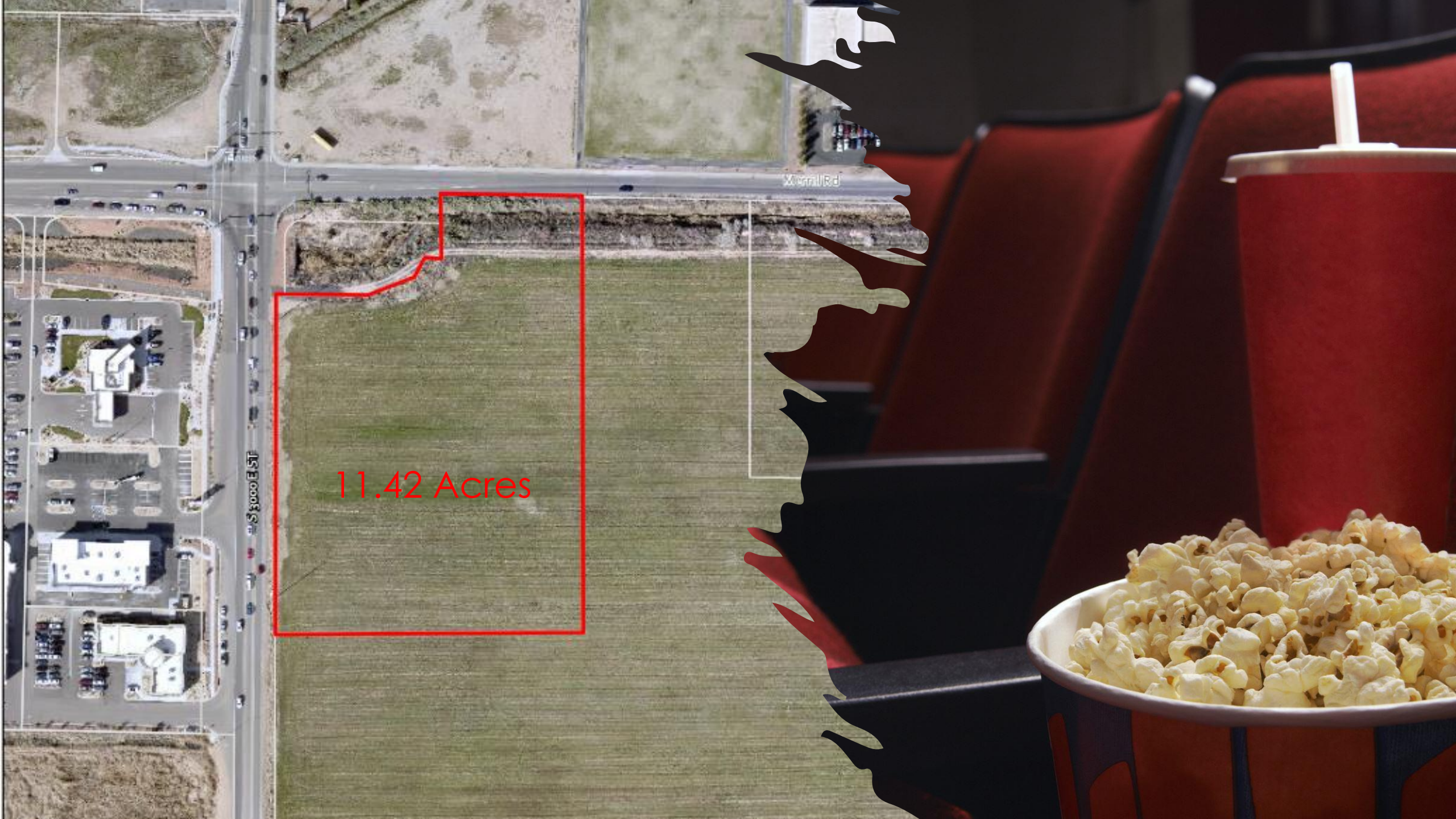
Exhibit B
PowerPoint Presentation

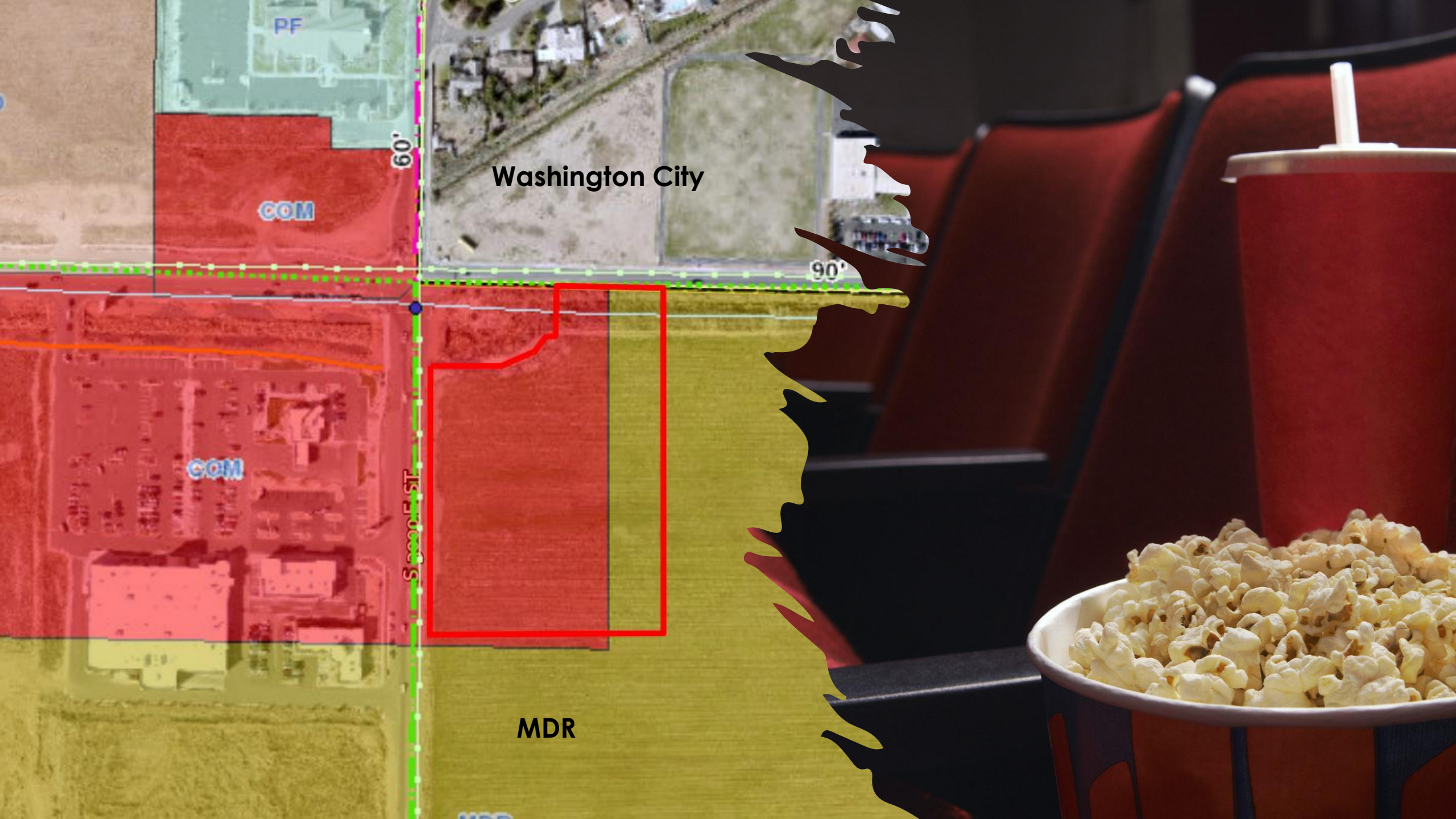


The Fields at Mall Drive Phase 3 Fat Cats

2021-ZC-069


1
3
2


11.42 Acres


PF
60'
COM
Washington City
90'
COM
S 3rd St
MDR


PD-C
A-1
PD-C
PD-R

Merrill Rd

S 3000 E ST

LOT 1
279,859 SF
6.39 ACRE

LOT 2
64,229 SF
1.47 ACRE

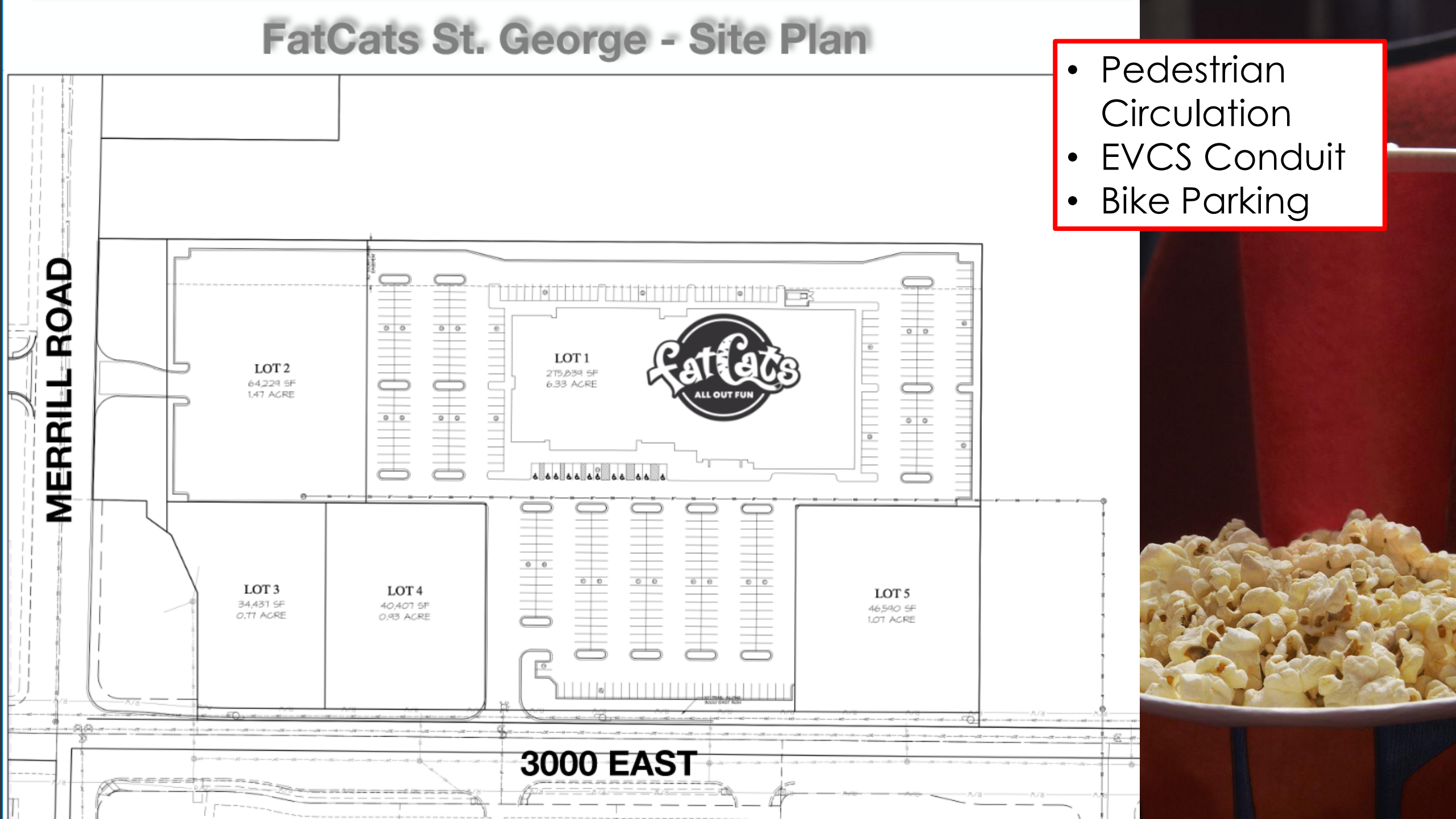
LOT 3
34,451 SF
0.71 ACRE

LOT 4
40,401 SF
0.93 ACRE

LOT 5
46,590 SF
1.07 ACRE

FatCats St. George - Site Plan

- Pedestrian Circulation
- EVCS Conduit
- Bike Parking




Phase 1



Queen Creek, AZ - Opened July 2021





8 Luxury Seat Theaters





Large Screen, Premium ATMOS Sound





20 Bowling Lanes with LED lighting





Fresh-food grill, arcade and glow golf





Exterior Renderings - North/West Elevations



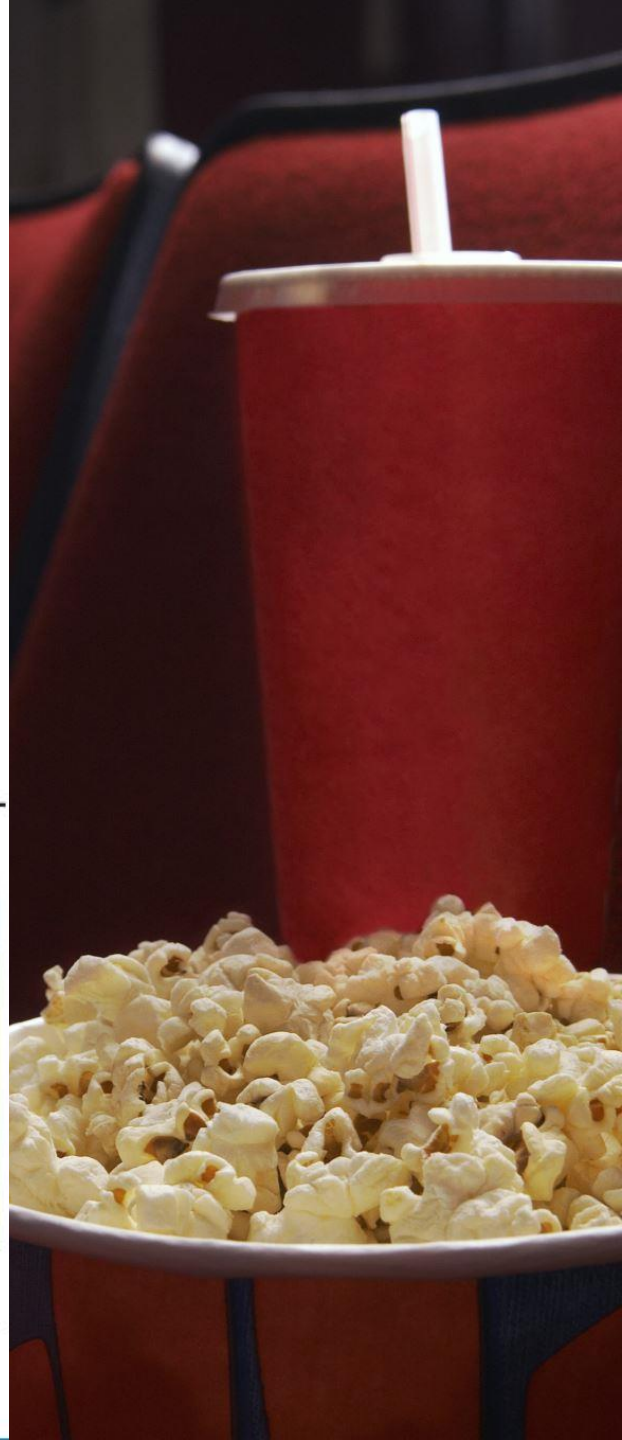
North Elevation

*Parapet heights range from 40’ to 42’



West Elevation

*Parapet heights range from 35’ to 42’



Exterior Renderings - South/East Elevations



South Elevation

*Parapet heights range from 35’ to 40’



East Elevation

*Parapet heights range from 35’ to 44’



Building Materials



1
Ground-Face CMU with integral color
Manufacturer: Echelon MesaStone
Color: Durango



2
Groun- Face CMU with integral color
Manufacturer: Echelon MesaStone
Color: Huntington Gray



3
Split-face CMU with integral color
Manufacturer: Echelon MesaStone
Color: Black Canyon



4
CMU Block - Painted
Manufacturer: Sherwin-Williams
Color: 7511 Bungalow Beige



5
CMU Block - Painted
Manufacturer: Sherwin-Williams
Color: 9170 Acier



6
CMU Block - Painted
Manufacturer: Sherwin-Williams
Color: 7068 Grizzle Gray



7
EIFS - Painted
Manufacturer: Sherwin-Williams
Color: 7048 Urbane Bronze



Building Materials



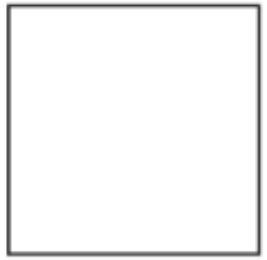
8
Wood Cladding
Manufacturer: NewTech Wood
Series: Ultrashield
Color: Walnut



9
Metal Panels
Manufacturer: Apolic
Product: Metal Panel
Color: Top Black



10
Metal Panels
Manufacturer: Apolic
Product: Metal Panel
Color: Matte RRM Grey



11
White acrylic
White face backlit with RGB lighting



12
Metal Storefront
Manufacturer: EFCO
Series: 401 (NT)
Color: Black
http://www.efcocorp.com/products/detail/3/9/24

FatCats - rear building facade





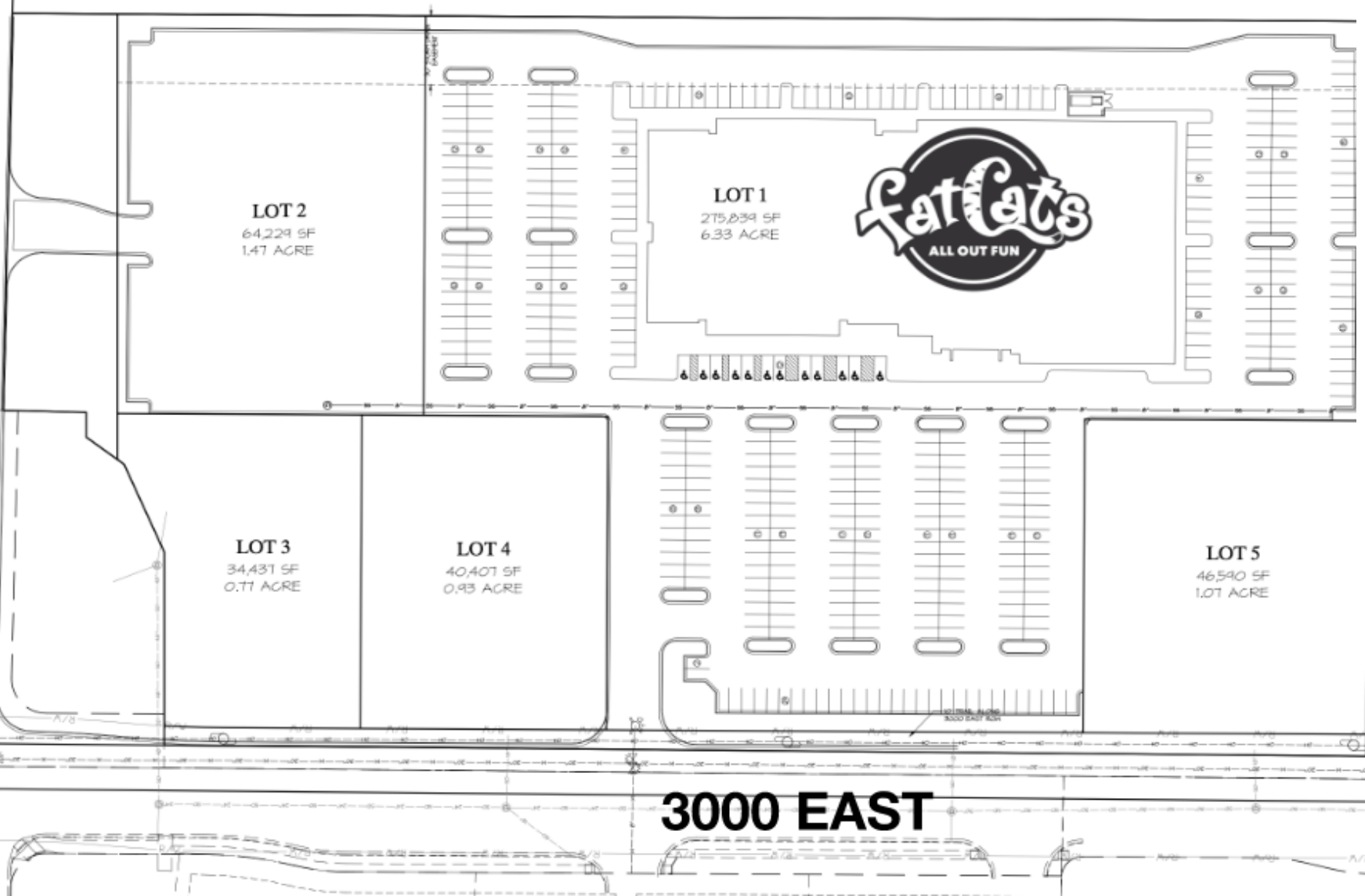
Landscaping & Buffer



Landscaping & Buffer



PARKING



Fat Cats parking breakdown

Bowling

2 spaces per lane @ 20 lanes — 40 Spaces

Arcade

1 space per 250 SF @ 3,000 SF — 12 spaces

Auditorium

1 space per 3 seats @ 800 seats — 267 spaces

Interior Mini Golf

1 space per hole @ 9 holes — 9 spaces

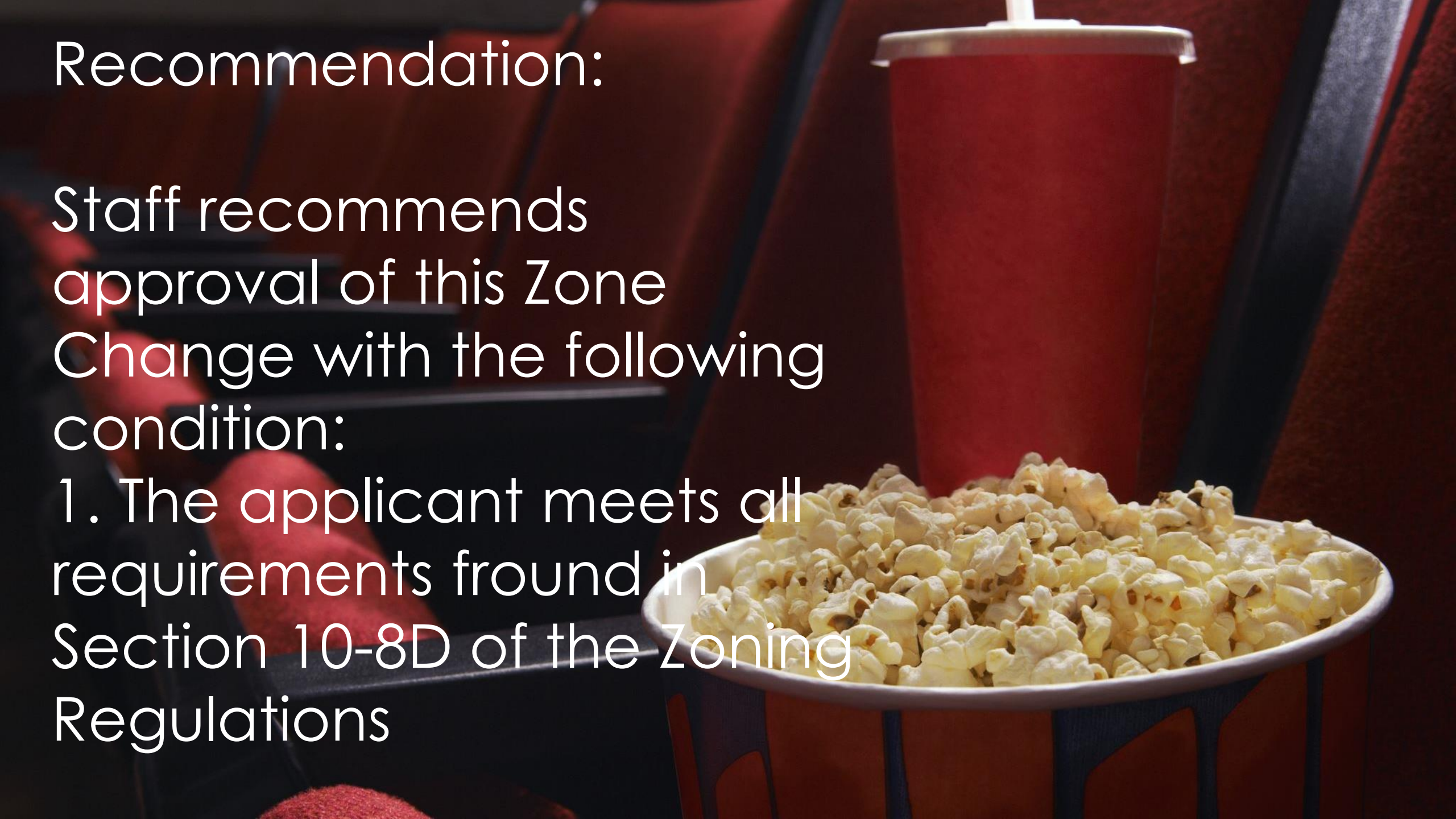
TOTAL — **328 spaces**



Recommendation:

Staff recommends approval of this Zone Change with the following condition:

1. The applicant meets all requirements fround in Section 10-8D of the Zoning Regulations



St.George
Community Development

ITEM 1C

Zone Change

PLANNING COMMISSION AGENDA REPORT: 9/28/2021

SLR Fields Zone Change (Case No. 2021-ZC-070)		
Request:	To change the zone from A-1 (Agricultural) to R-1-10 (Single Family Residential)	
Applicant:	Suburban Land Reserve, Inc	
Representative:	Rollin Johnson	
Location:	East of 3000 East Street between 1180 S and 1450 S	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-1 (Agricultural)	
Surrounding Zoning:	North	A-1 (Agricultural)
	South	A-1 (Agricultural)
	East	Washington City
	West	A-1 (Agricultural), PD-AP (Planned Development Administrative Professional
Land Area:	Approximately 44.73 acres	



BACKGROUND:
This request to change the zoning on 44.73 acres of land located east of 3000 East Street, between 1180 South and 1450 South from A-1 (Agricultural) to R-1-10 (Single Family Residential). With the R-1-10 zone, the lots will be a minimum of 10,000 square feet for each lot. Lot averaging is allowed with the R-1-10 zone; however, the applicant will not be requesting lot averaging. The maximum density for this location will be four units per acre, which means they will not be allowed to have more than 178 home at this location. Nevertheless, figuring in the land needed for public right-of-ways to gain access to these lots will most definitely reduce the number of total lots.

RECOMMENDATION:
Staff recommends approval of this zone change.

ALTERNATIVES:
1. Recommend approval as presented.
2. Recommend denial.
3. Table the proposed zone change to a specific date.

POSSIBLE MOTION:
The Planning Commission recommends approval of the Zone Change from A-1 (Agricultural) to R-1-10 (Single Family Residential) on 44.73 acres located east of 3000 E, between 1180 S and 1450 S.

FINDINGS FOR APPROVAL:
1. The proposed zone change meets the requirements of the R-1 (Single Family Residential) zone.
2. The proposed zone change is in harmony with the General Plan Future Land-Use Designation of LDR (Low Density Residential).

Exhibit A
Applicant's Narrative

Narrative

The proposed zone change request is to change the zoning of the property owned by Suburban Land Reserve, Inc south of 1140 South and north of the proposed LDS Red Cliffs Temple and East of 3000 East to the east Corporate Boundary of the City of St. George, from A-1 to R-1-10 allowing for the development of single family lots meeting the requirements of the R-1-10 zone (10,000 sq ft minimum lot size).

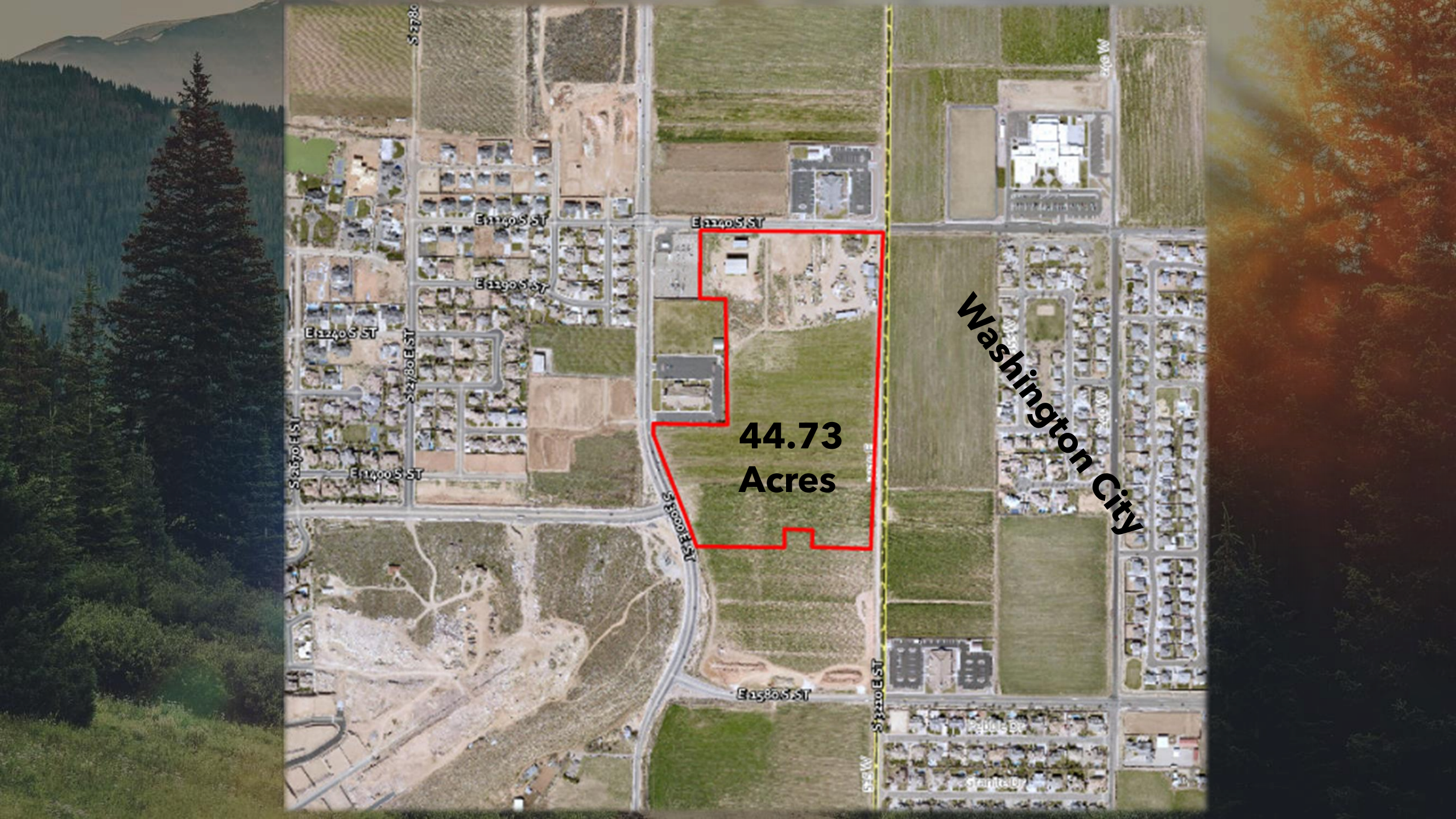
Exhibit B
PowerPoint Presentation

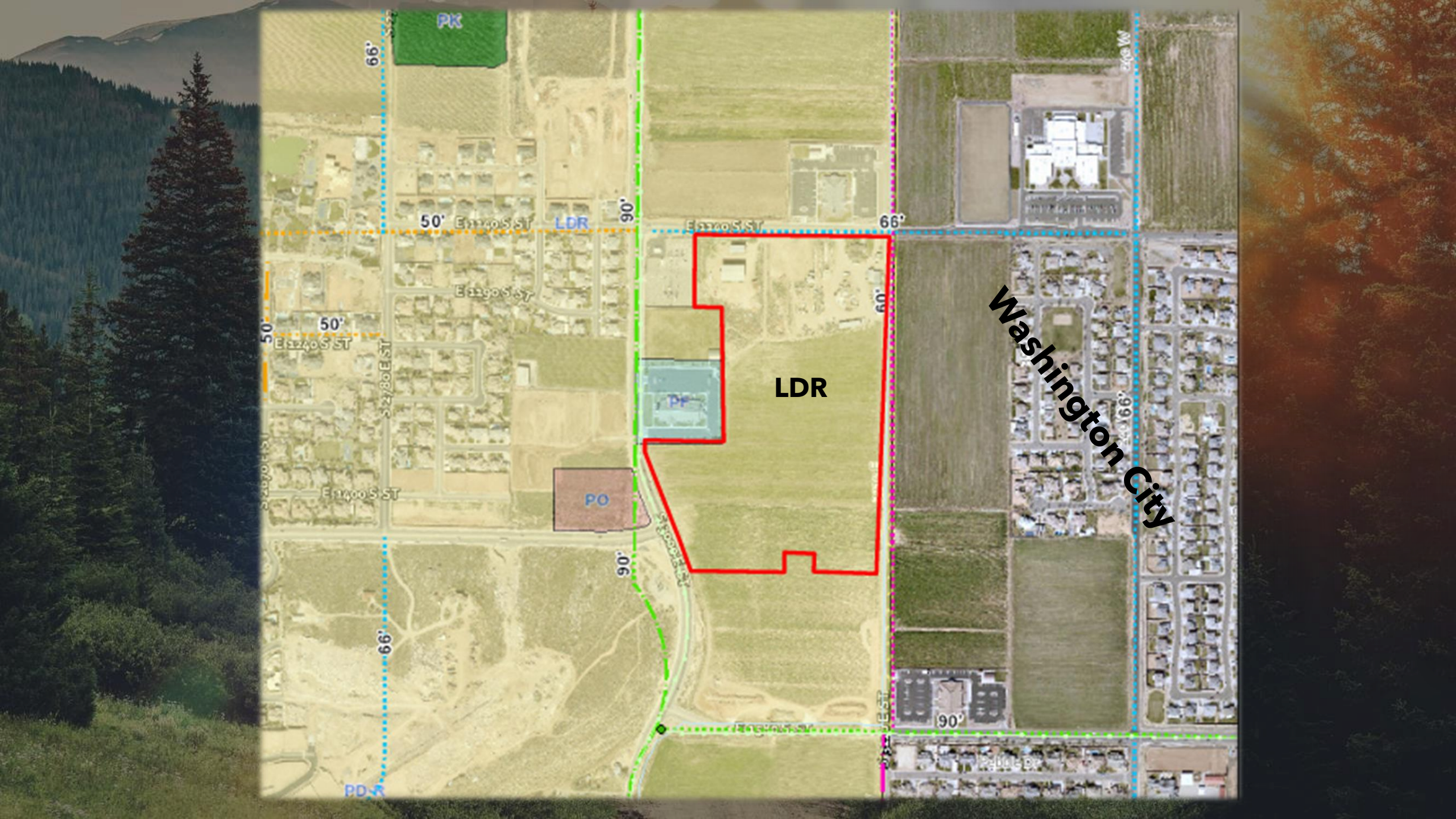


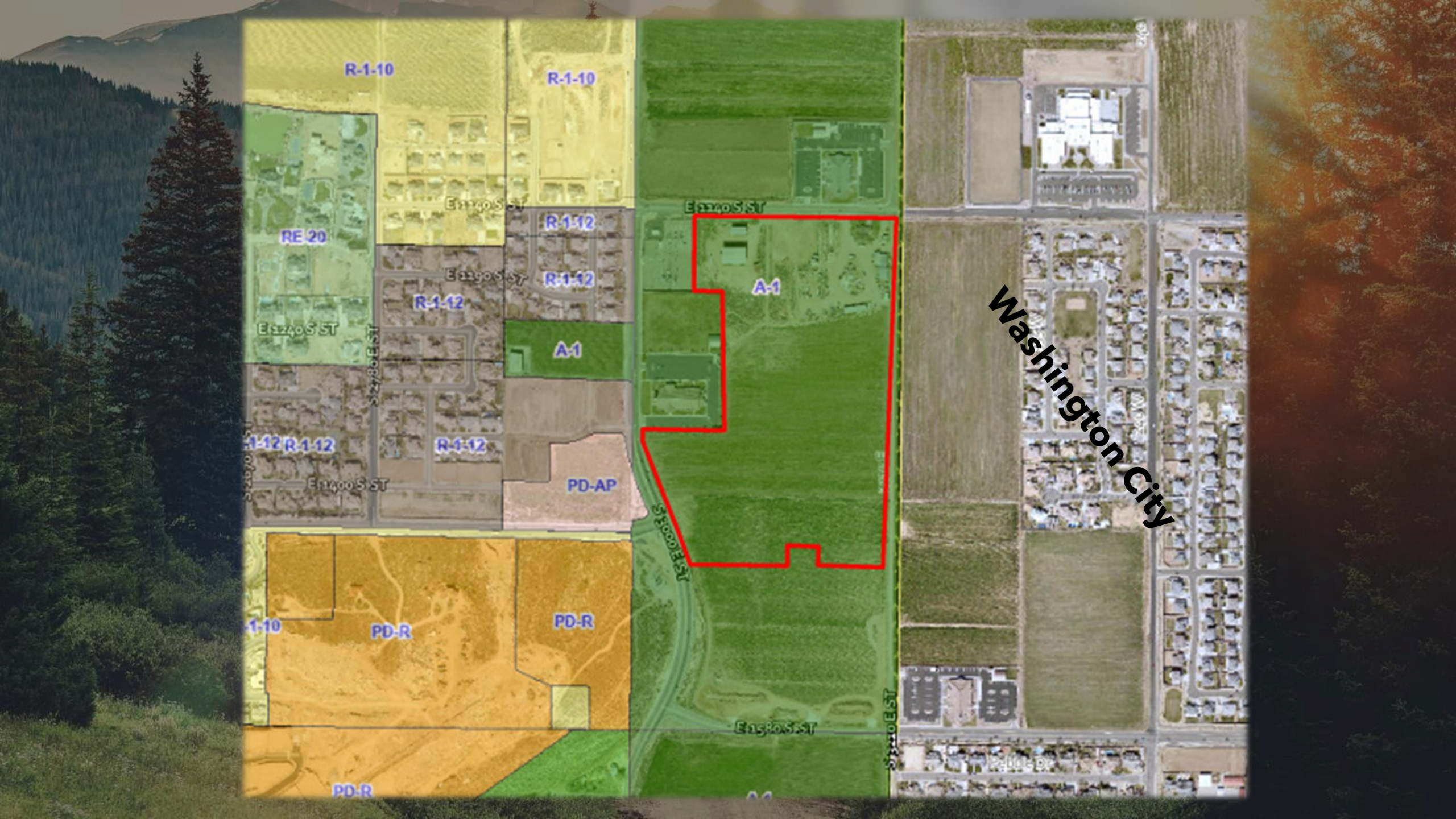
SLR FIELDS

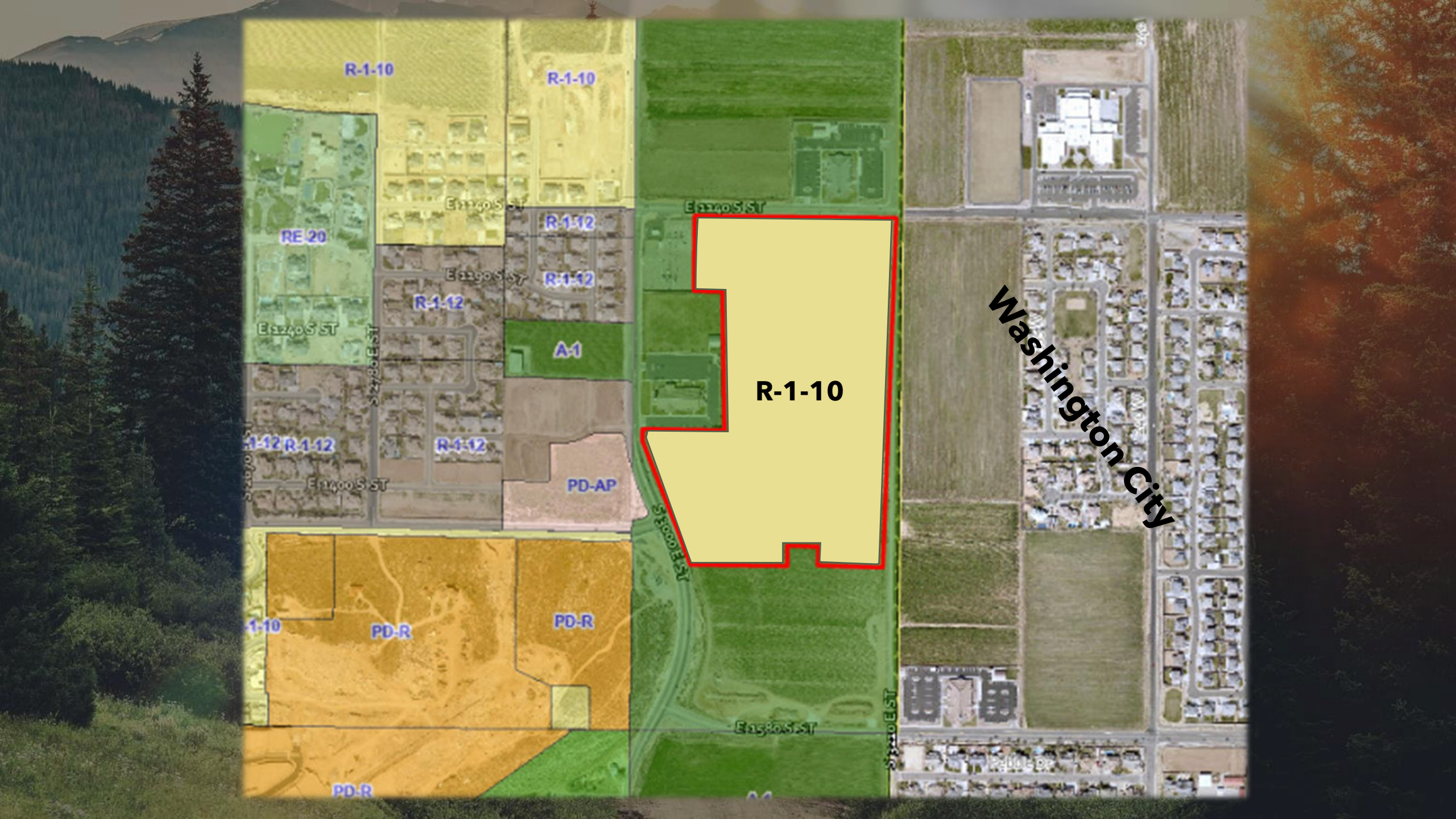
2021-ZC-070


1
3
2


44.73
Acres
Washington City
E 1140 S ST
E 1190 S ST
E 1240 S ST
E 1400 S ST
E 1580 S ST
S 2780 E ST
S 2670 E ST
S 1000 E ST
S 700 E ST


PK
LDR
PF
PO
LDR
Washington City
66'
90'
50'
60'
E 1140 S ST
S 2780 E ST


R-1-10
R-1-10
E 1240 S ST
RE 20
R-1-12
R-1-12
R-1-12
E 1240 S ST
A-1
S 700 E ST
R-1-12
R-1-12
R-1-12
E 1400 S ST
PD-AP
A-1
S 700 E ST
PD-R
PD-R
PD-R
E 1580 S ST
S 700 E ST
Washington City


R-1-10
R-1-10
RE 20
R-1-12
R-1-12
R-1-12
R-1-12
A-1
R-1-10
R-1-12
R-1-12
PD-AP
PD-R
PD-R
PD-R
Washington City


Staff recommends approval of this zone change.

St.George
Community Development

ITEM 1D

Zone Change

PLANNING COMMISSION AGENDA REPORT: 9/28/2021

The Park at Temple View Zone Change (Case No. 2021-ZC-071)		
Request:	To change the zoning from A-1 (Agricultural, one acre lot size) to PD-R (Planned Development Residential to allow for the development of a new residential subdivision.	
Applicant:	Property Reserve Inc	
Representative:	David Hicks	
Location:	East of 3000 East Street and south of Merrill Road	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	A-1 (Agricultural, one acre lot size)	
Surrounding Zoning:	North	Washington City, A-1 (Agricultural, one acre lot size) (with a request to change to PD-C)
	South	A-1 (Agricultural, one acre lot size)
	East	Washington City
	West	PD-C (Planned Development Commercial), PD-R (Planned Development Residential), R-1-10 (Single Family Residential)
Land Area:	Approximately 41.01 acres	



BACKGROUND:
The applicant is proposing to develop a 268-unit subdivision. This subdivision will be located south of Merrill Road and east of 3000 E Street, along the eastern boundary of St. George. This development will be called The Park at Temple View and is intended to have a view corridor that will extend from Merrill Road down to the new Red Cliffs temple that is currently under construction. The view corridor will serve as a private trail system for the residents of this development.

The units will vary with single-family, duplex, and townhome units. This development will consist of single and two-story units. Each unit will have either a single-car or double car garage and 128 guest parking spaces will be provided. Each unit will also have their own private outdoor space with the single-family homes having an enclosed rear yard.

There will be many amenities provided with this development. They will include a clubhouse with a library, tech center, outdoor fireplaces, kitchen, and workout room. There will also be a pool, pickleball courts, putting green, outdoor BBQ areas, playgrounds, and a dog park. There will also be an internal trail system as well as connection to the public trail system that will flank 3000 E Street and along the eastern city border (running north and south).

The applicants will be asking for a **variation** for their monument signs. The variation will be to allow for two monument signs per each entrance off 3000 E and Merrill Road. There will be a total of four monument signs. Our regulations only allow for one monument sign per entrance. They will also be asking to increase the height from the permitted 10’ to 15’.

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-7F-4	There are no setbacks listed on the plans provided.	These minimum setbacks will need to be followed: Front: 15’ Front with garage: 20’ Side between single family: 3’ Side and rear under 20’ tall: 20’ Side and rear over 20’ tall: 30’ Side and rear on separate lot: 8’ Rear adjacent to street with wall: 20’
Uses	10-7F-2	Residential and amenity space	This meets regulations

Height and Elevation	10-7F-2	Proposed maximum height of units: 31’6” Proposed maximum height of clubhouse: 34’. See plans for elevations	The maximum height for this zone is 40’. The proposed structures meet the height requirements.
Density	10-7F-2	The density will be 6.52 du/ac	This meets the density requirements for the MDR zone which is between 5-9 du/ac
Schools, Churches, OS	10-7F-2	None proposed	N/A
Phasing Plan	10-7F-2	There will be two phases. 126 units will be completed with phase 1 and 142 units will be completed with phase 2	Four required amenities will be required to be completed before 50% of the housing units are finaled
Landscape Plan	10-7F-2	The landscaping plan is attached.	They will be required to have at least 30% of the area landscaped. They are meeting regulations by having 38% of the area landscaped.
Utilities	10-7F-2	None shown	This will be coordinated with JUC during the site plan review process.
Solid Waste	10-7F-2	None shown	This will be coordinated with JUC during the site plan review process.
Lighting	10-7F-2	The proposed lighting plan includes standard street lighting as well as bollard lighting along the center trail and uplighting for the monument entryway signs.	The street lighting will need to meet city standards. The bollard lighting meets our regulations and will be privately maintained. The lighting for the monument signs will need to meet the night sky standards.
Turning Space	10-7F-2	There will be two full movement intersections added. One to 3000 E. and one to Merrill Road. There will also be circulation throughout	The street widths and design will meet city standards for turning capabilities. The intersection on 3000 East will line up with a future intersection on the west side of the road.

		the development.	
Signs	10-7F-2	There will be four entry monument signs. Two will be located at the intersections on 3000 E and two at Merrill Road	The applicant will be seeking a **variation** from the sign regulations to allow more than one monument sign facing one street and to increase the height of each sign to 15'.
Amenities	10-7F-5	There are many amenities planned for this development. They include a clubhouse (with library, tech center, outdoor fireplaces, kitchen, workout room), pool, putting green, lawn area, BBQ areas, pickleball courts, two playgrounds, and a dog park.	They are required to have at least four amenity spaces and that the four amenity spaces are completed before 50% of the housing units are completed. They are exceeding this requirement and staff will ensure that the required amenities are completed before the 134th unit is completed.
Overlay Zones	10-13	N/A	N/A
Parking	10-19	Most units will have a two-car garage and a driveway in front of the two-car garage. There are some units with a one-car garage and a driveway in front of it. There will also be 128 guest parking spaces.	They meet the parking requirements for each unit (one covered and one uncovered). With 268 units, they will be required to put in 90 guest parking spaces (one per three units). They are over the guest parking requirement by 38 spaces.
EVCS And Bike Parking	10-19	Electronic Vehicle Charging Station (EVCS) conduit is not shown. Bike parking is not shown.	For their clubhouse, they will be required to put in conduit for one EVCS and a bike rack that holds at least two bikes (preferably more).

RECOMMENDATION:
Staff recommends approval of this zone change and variation with the condition that it meets all other required regulations.

ALTERNATIVES:
1. Recommend approval as presented.
2. Recommend denial.
3. Table the proposed zone change to a specific date.

POSSIBLE MOTION:

The Planning Commission recommends approval of the Zone Change from A-1 (Agricultural, one acre lot size) to PD-R (Planned Development Residential) for The Park at Temple View development with the variation with the condition mentioned by staff.

FINDINGS FOR APPROVAL:

1. The proposed zone change meets the requirements found in Section 10-7F of the Zoning Regulations.
2. There will be adequate parking on site to facilitate the development.

Exhibit A
Applicant's Narrative

Hello,

We propose a single-family rental development that will include the following:

1. single and two-story homes.
2. single story duplex homes.
3. 6-plex town homes, some with single-story ramblers on each end.
4. 4-ples town homes, some with single-story ramblers on each end.

This 41.01-acre project will have a total of 268 units, with a density of 6.52 du/ac.

This project will include a Class A Clubhouse with library, tech center, outdoor fireplaces, kitchen, elevator, workout room and pool. The SF of the clubhouse is approx. 12,400 SF with the fitness area approx. 7700 SF and the clubhouse and breezeway approx. 4700 SF. An 800 SF storage building, and 800 SF pool equipment building will also be built. Pickleball courts, putting green, outdoor BBQ's, playgrounds, and a dog park will be included.

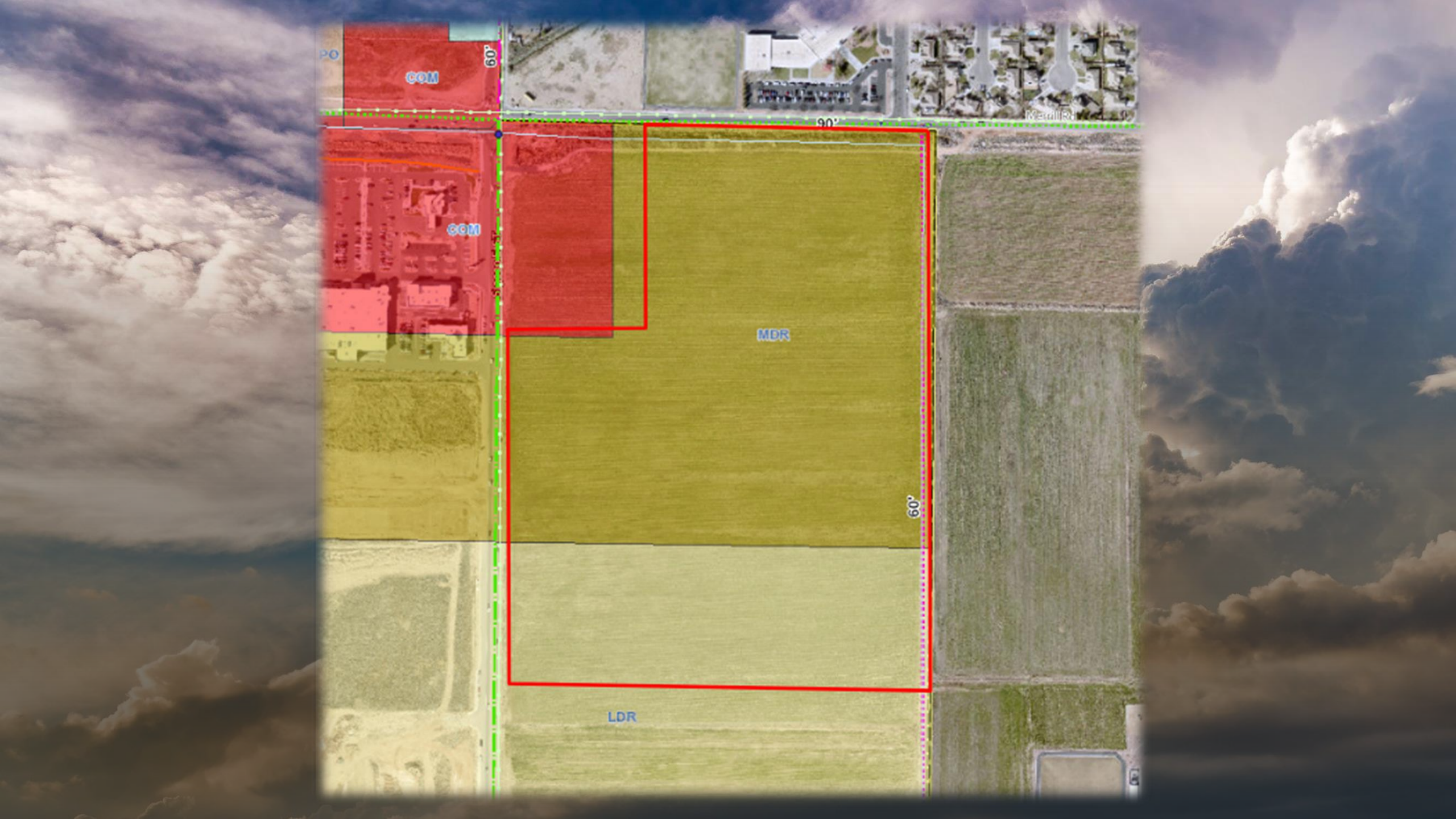
The open space landscaping, both Xeroscape and turf landscape areas total 15.67 acres or 38%. This total does not include any of the playgrounds, pickle ball courts, pool area, or walkways. Parking areas including, both driveways and on-street parking total 2.582 acres or 6.2%.

Exhibit B
PowerPoint Presentation

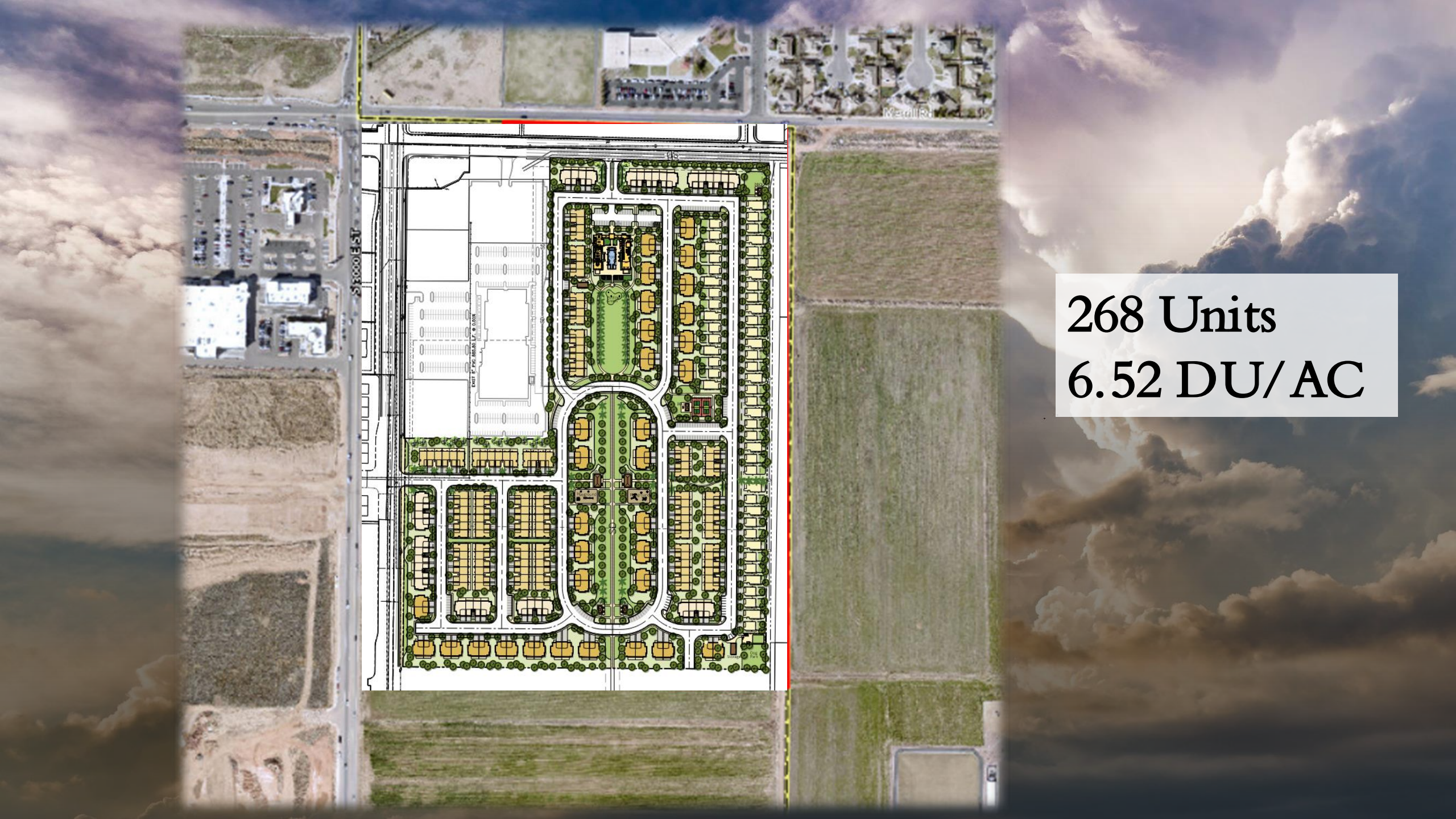

THE PARK AT TEMPLE VIEW
2021-ZC-071

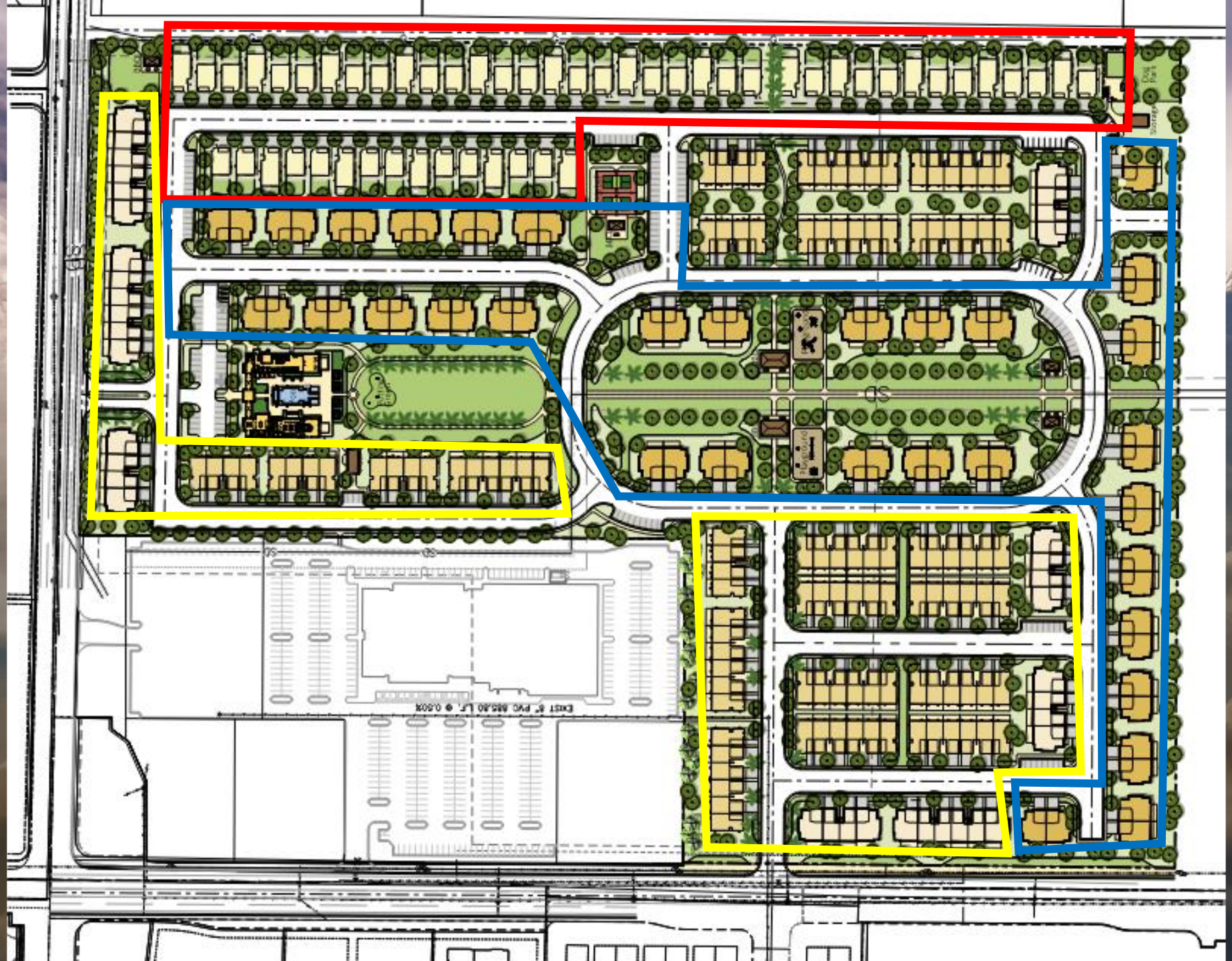

1
3
2

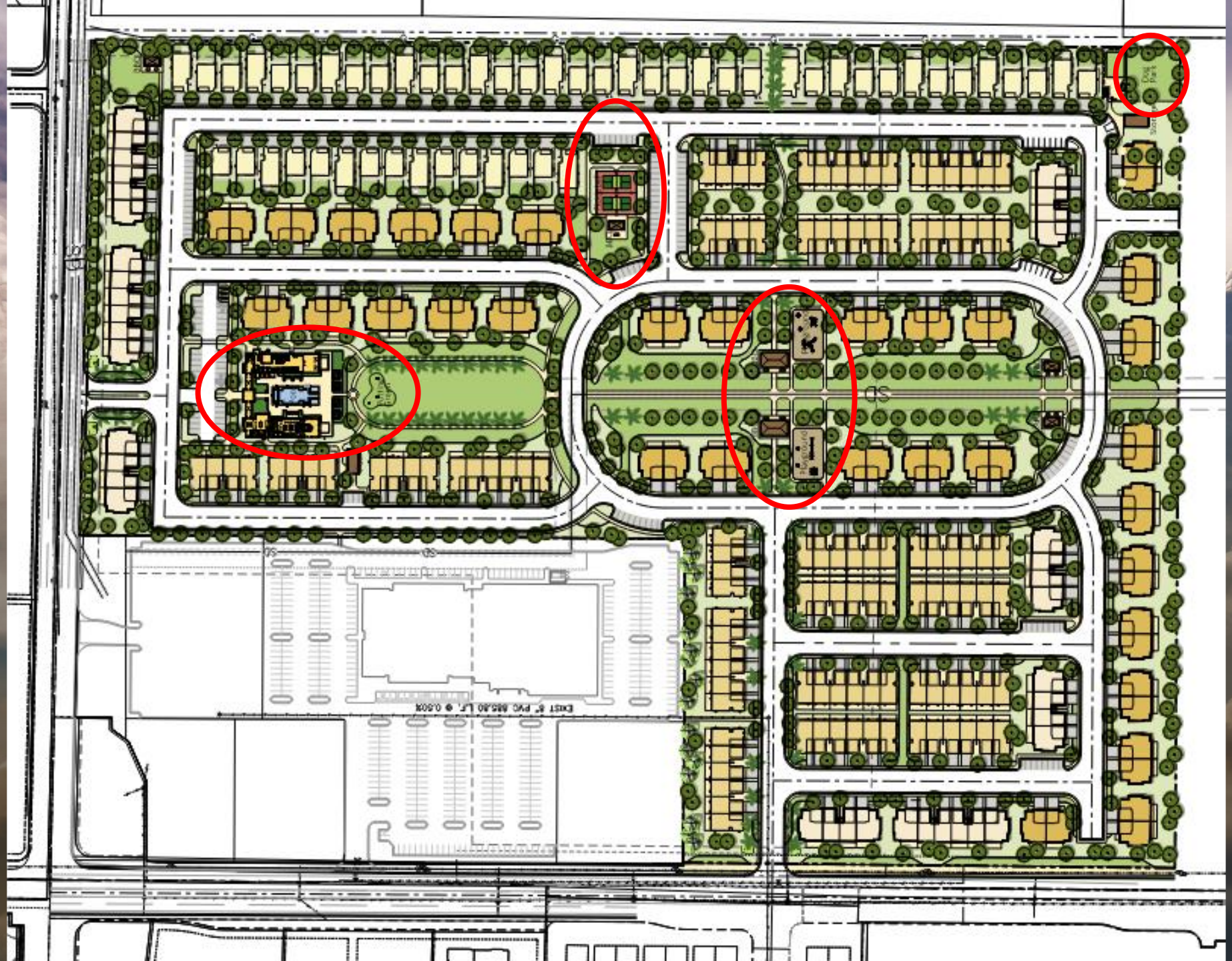

41.01 Acres

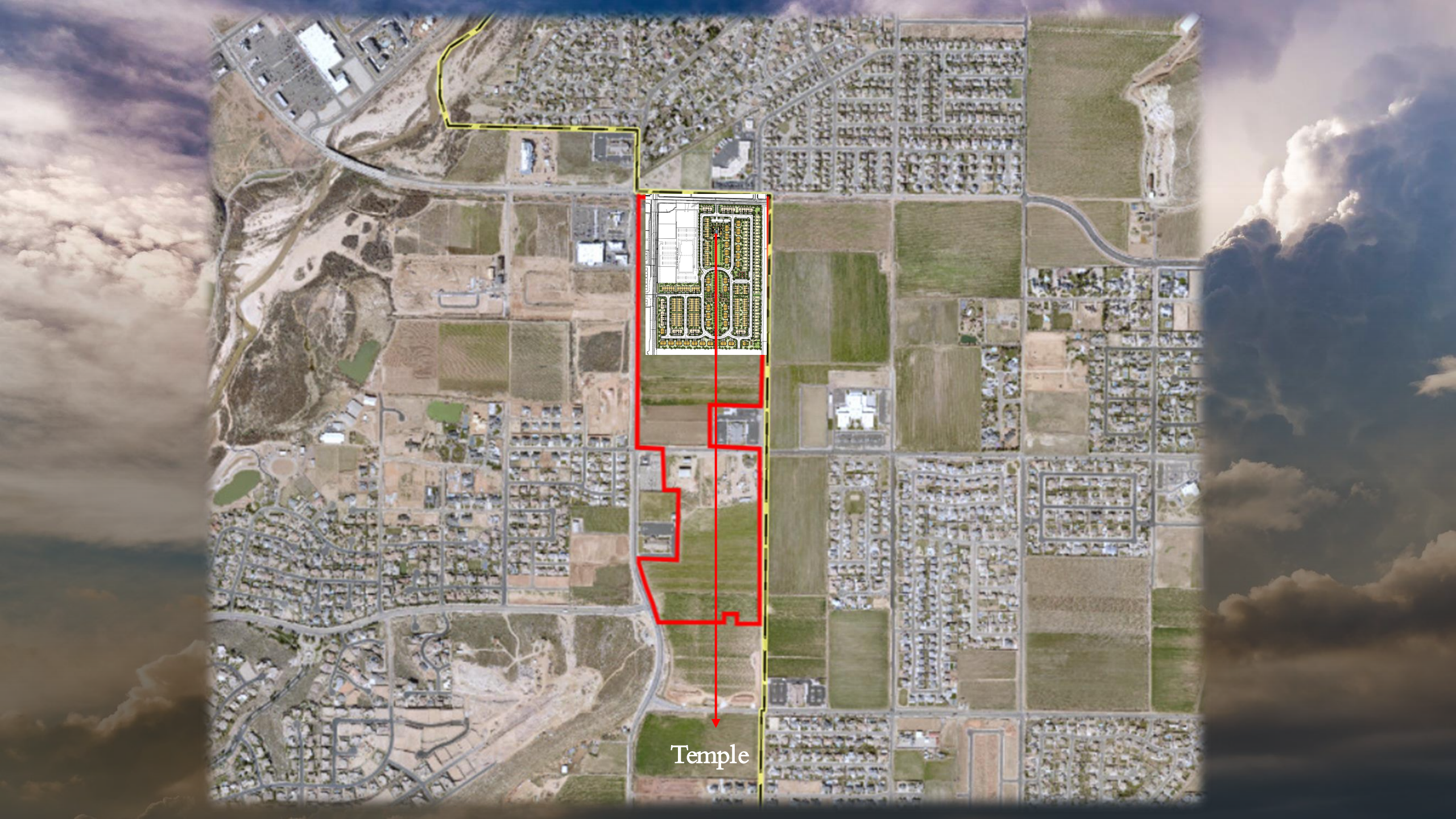

PO
COM
60'
90'
COM
MDR
60'
LDR

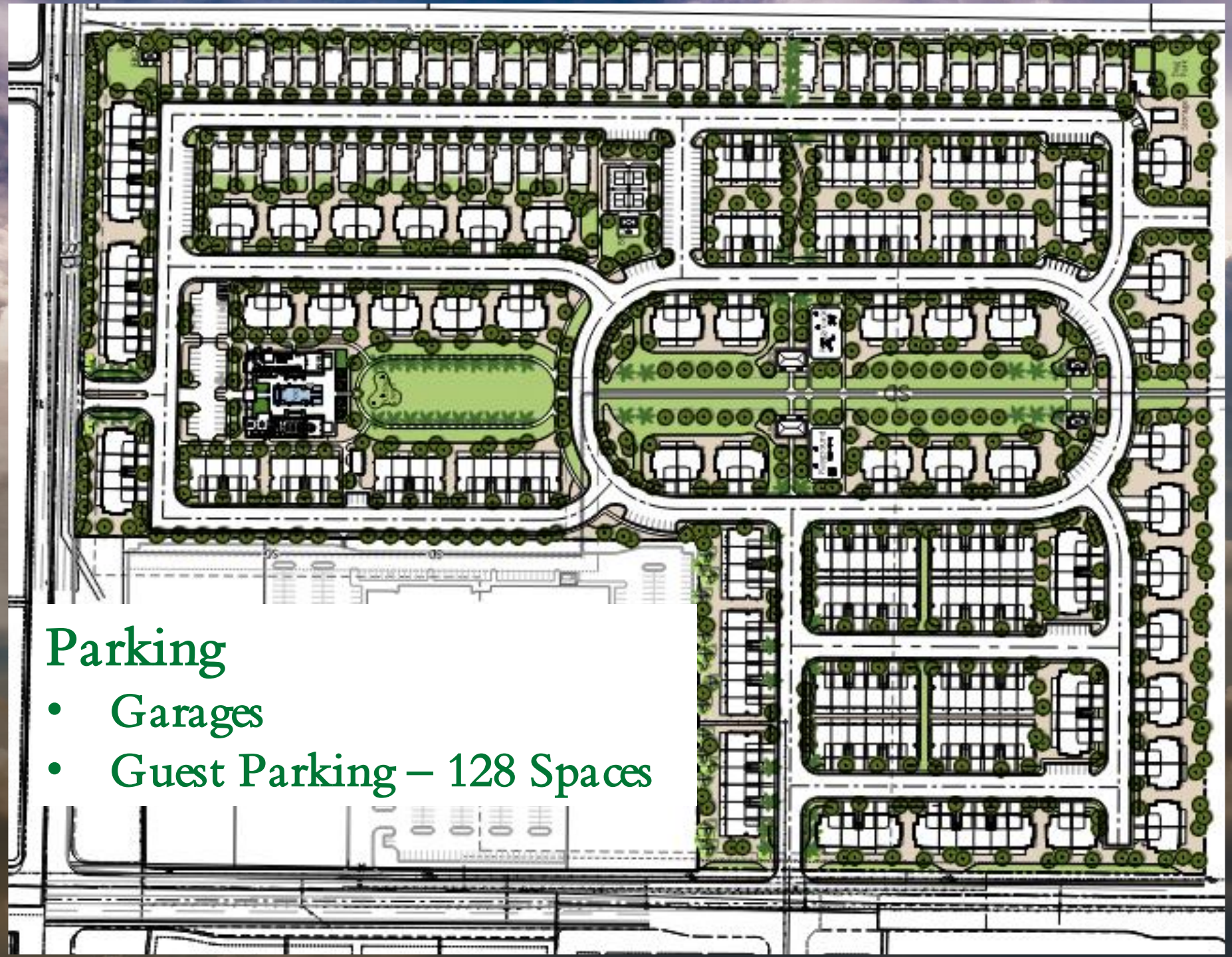

PD-C
A-20
PD-C
PD-R
PD-R
R-1-10
A-1


268 Units
6.52 DU/AC



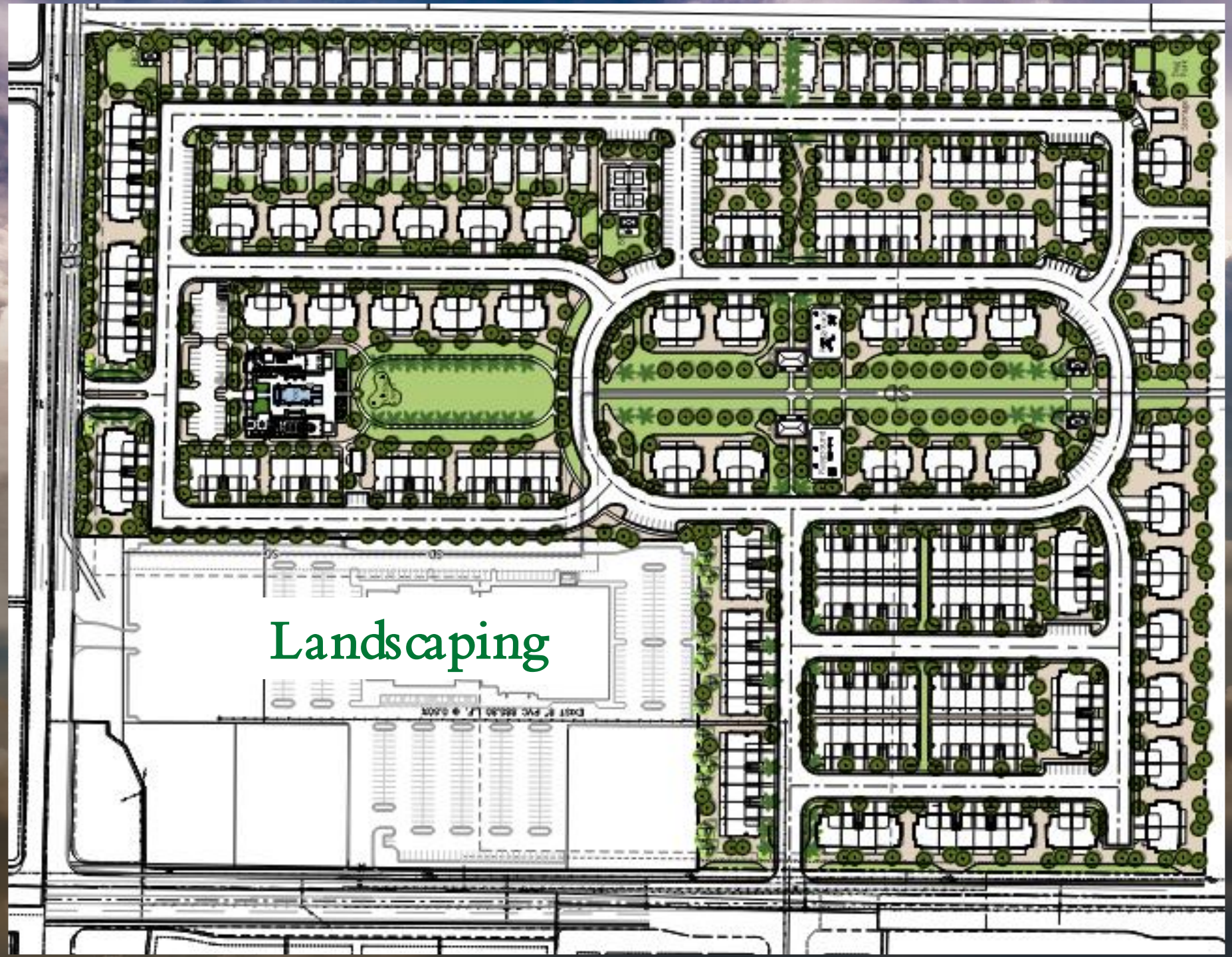


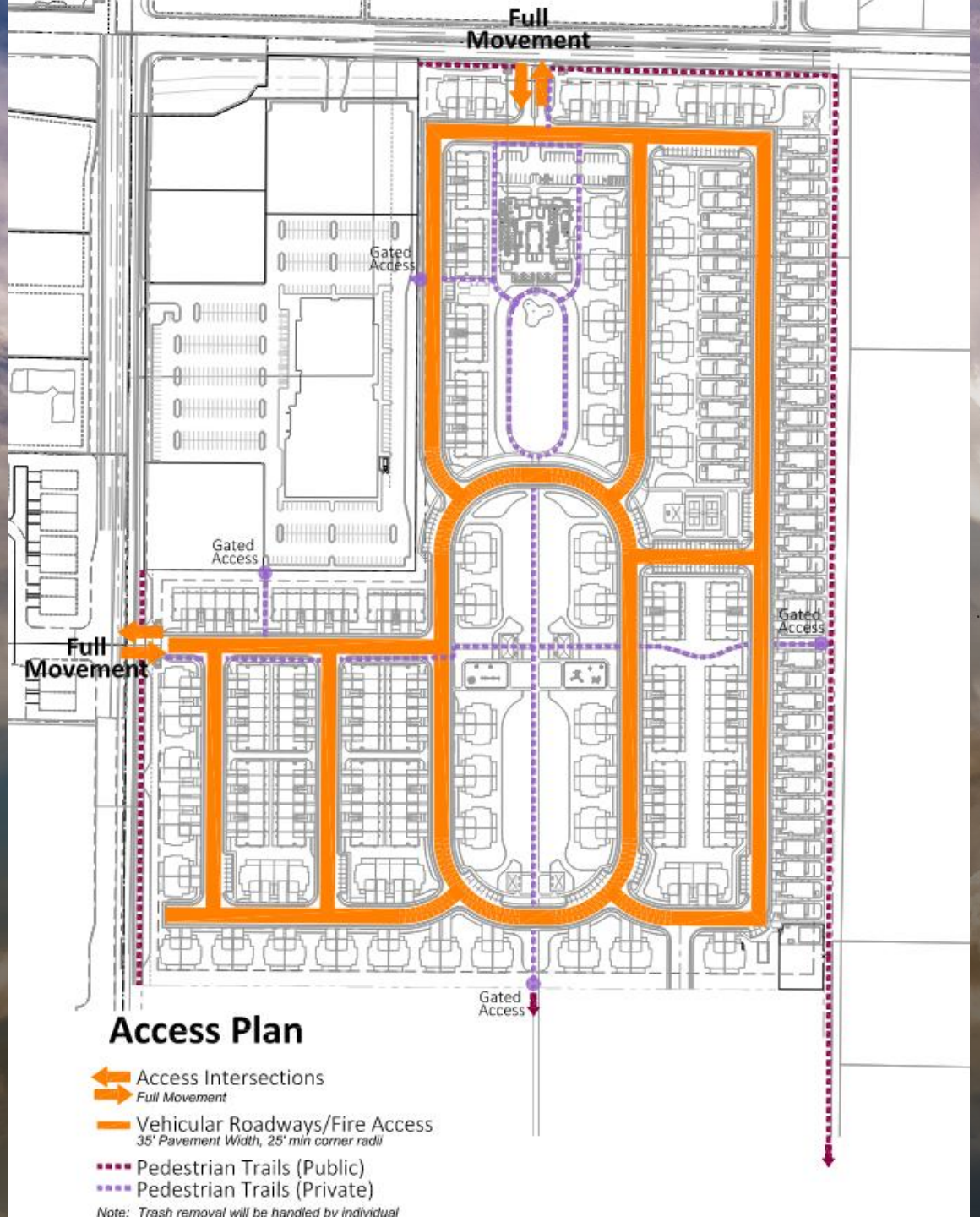

Temple

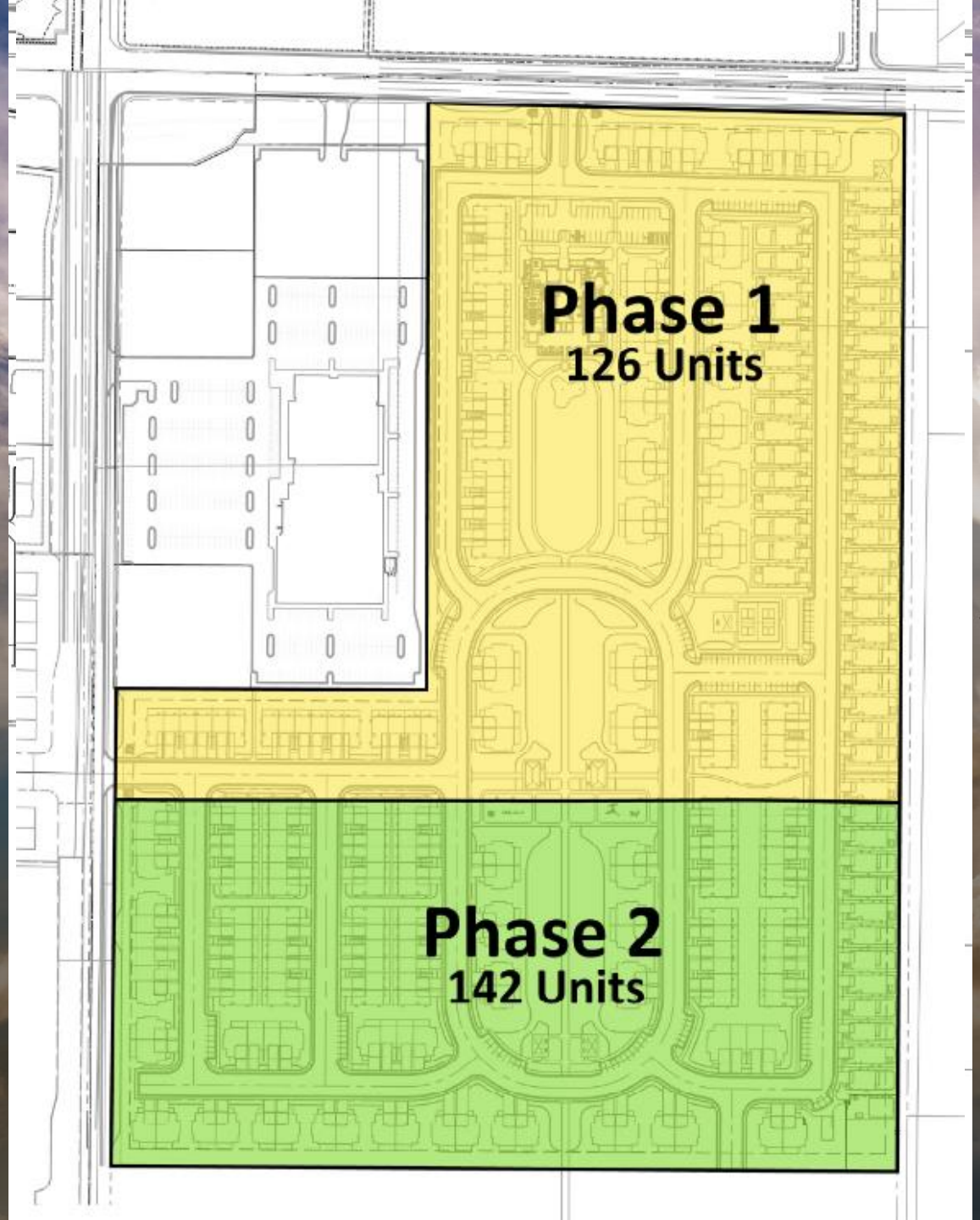


Parking

- Garages
- Guest Parking – 128 Spaces


Landscaping


Full Movement
Gated Access
Gated Access
Full Movement
Gated Access
Gated Access
Access Plan
Access Intersections
Full Movement
Vehicular Roadways/Fire Access
35' Pavement Width, 25' min corner radii
Pedestrian Trails (Public)
Pedestrian Trails (Private)
Note: Trash removal will be handled by individual


Phase 1
126 Units
Phase 2
142 Units

Project Signage

Primary Entry Monuments



Sign Variation Request

- Two signs per street
- 15’ height


The Park at Temple View
The Park at Temple View


THE PARK AT TEMPLE VIEW

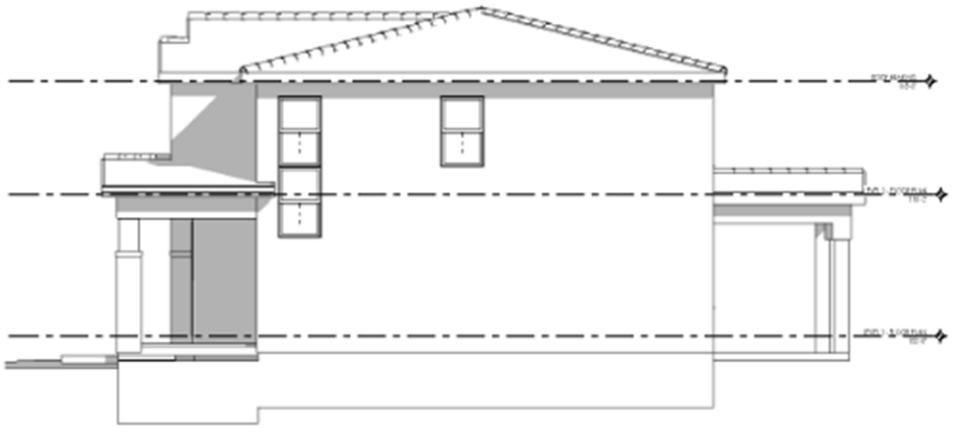

THE PARK AT TEMPLE VIEW











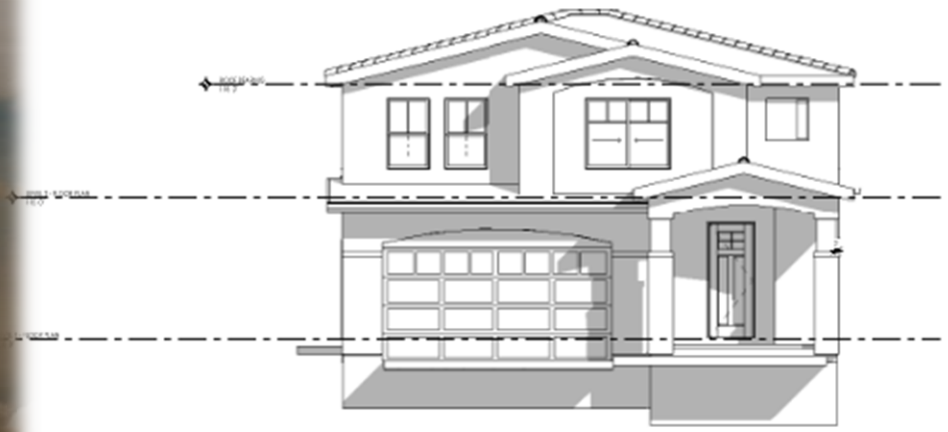
EAST ELEVATION Copy 1

1



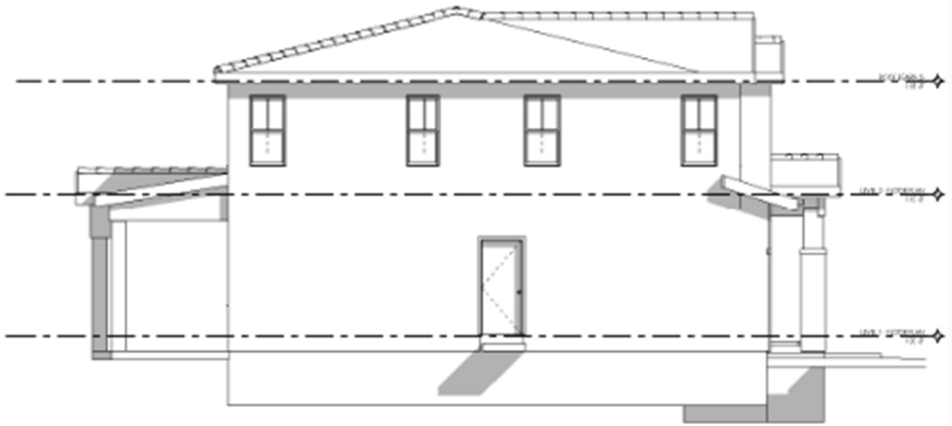
NORTH ELEVATION Copy 1

2



SOUTH ELEVATION Copy 1

3

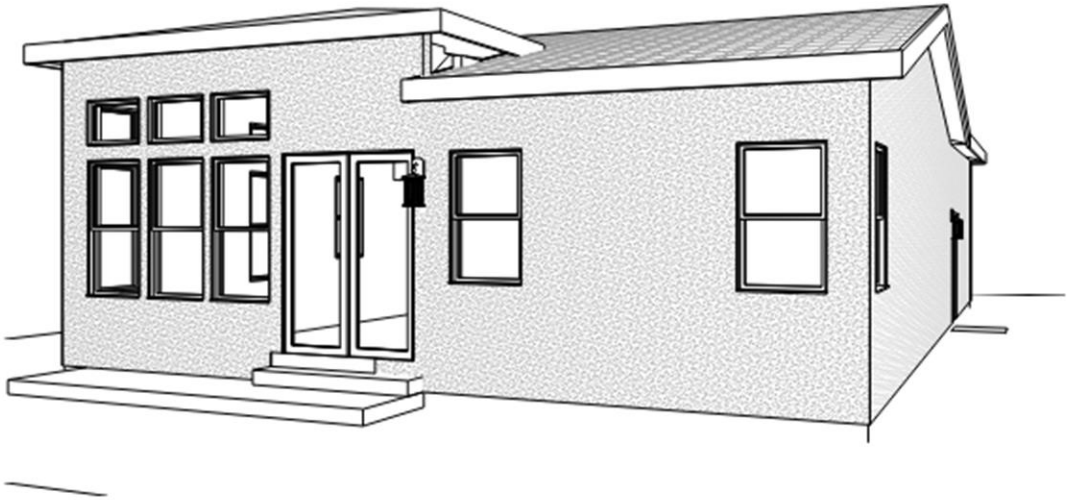


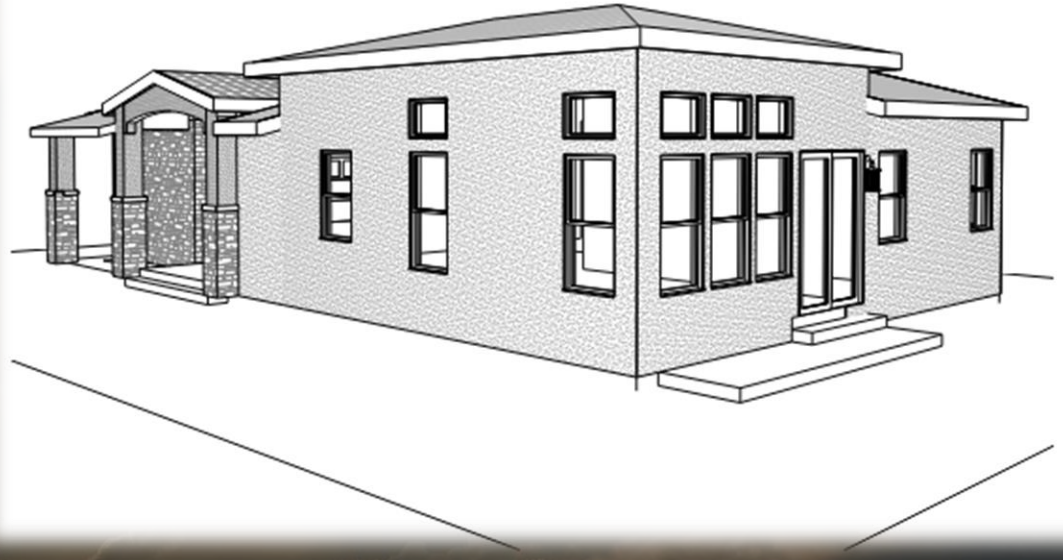
WEST ELEVATION Copy 1

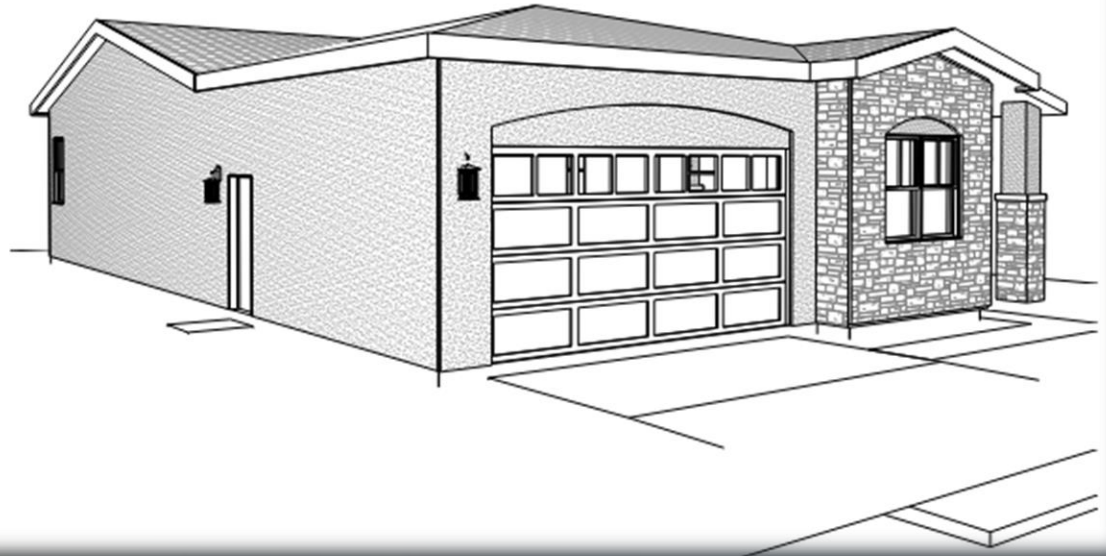
4

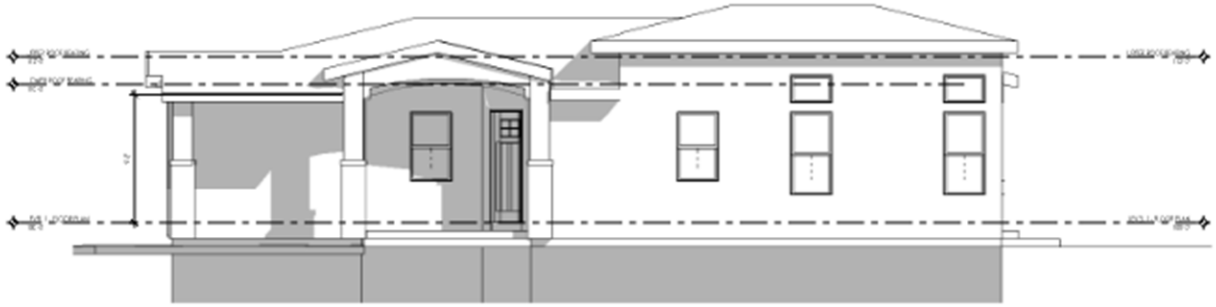












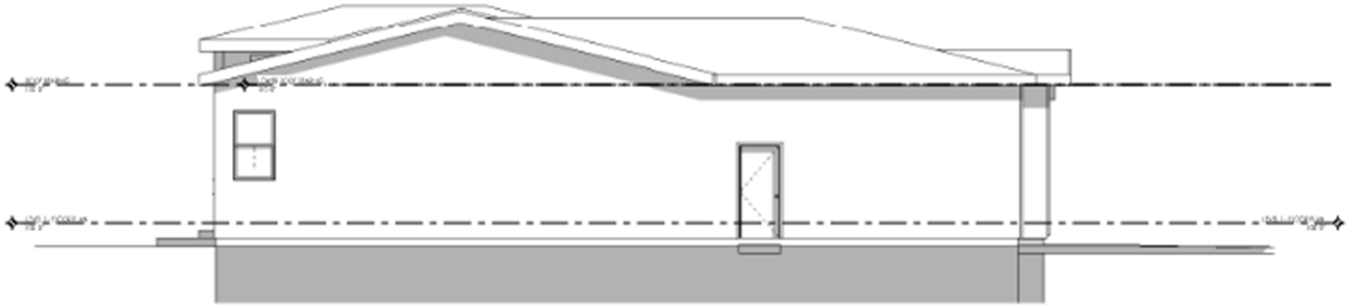
EAST ELEVATION Copy 1



NORTH ELEVATION Copy 1

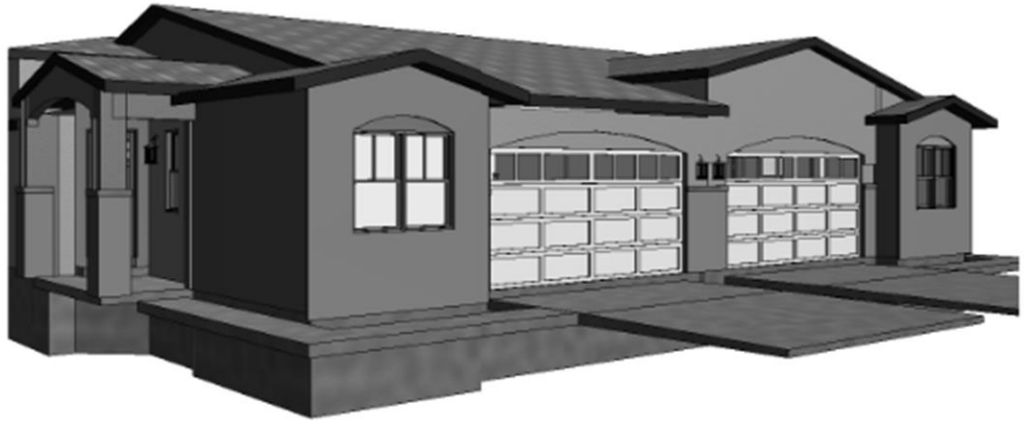


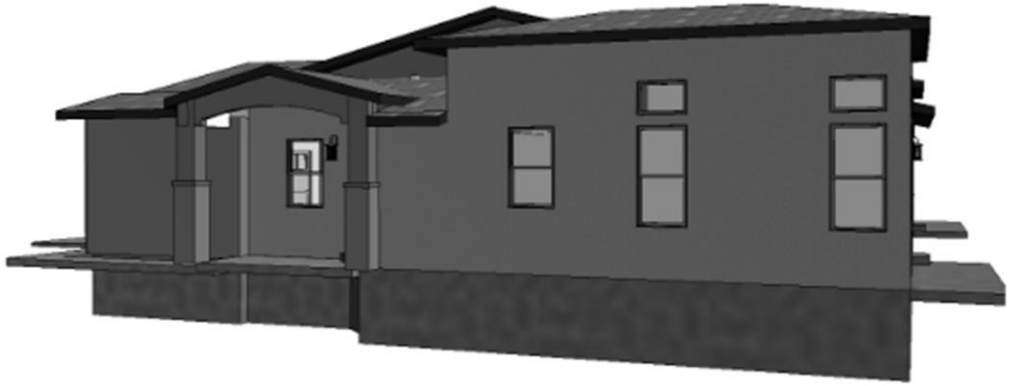
SOUTH ELEVATION Copy 1



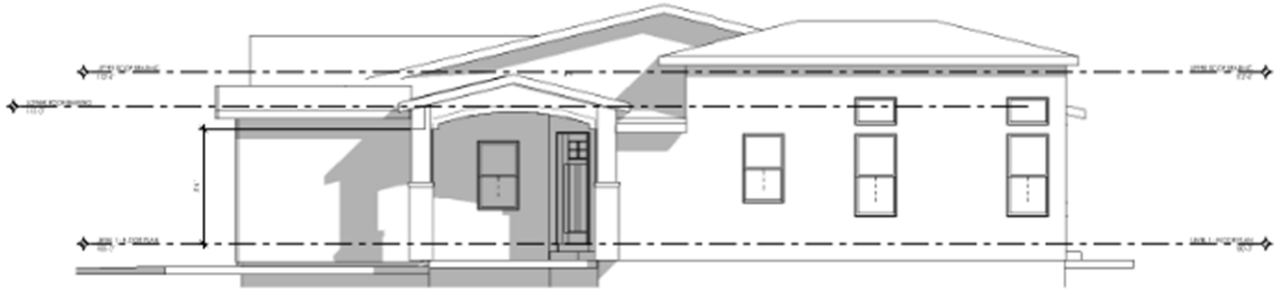
WEST ELEVATION Copy 1



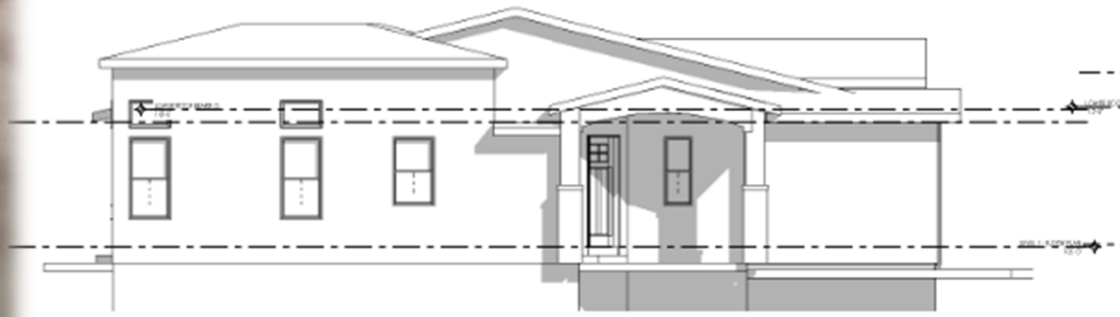








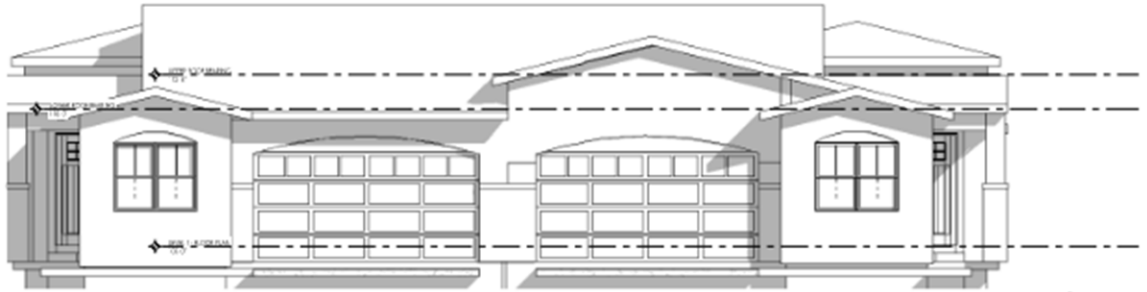
EAST ELEVATION Copy 1



WEST ELEVATION Copy 1



NORTH ELEVATION Copy 1



SOUTH ELEVATION Copy 1









EAST ELEVATION Copy 1





SOUTH ELEVATION Copy 1



WEST ELEVATION Copy 1

Staff recommends approval of this zone change and variation with the condition that it meets all other required regulations.

PLANNING COMMISSION AGENDA REPORT: **09/28/2021**

Zone Change
900 South Properties
Case No. 2021-ZC-066

Request: To rezone the property from R-1-10 (Sigle Family Residential minimum 10,000 sq ft lot) to PD-C (Planned Development Commercial).

Applicant: Old Course Development/Blue Mountain Holdings LLC

Area: Approximately 8.83 acres

Location: The property is generally located at 900 S River Road.

Current Zone: The property is zoned R-1-10.

General Plan: COM (Commercial)

Staff Comments: The purpose of this proposed zone change request is to change the existing zoning of R-1-10 to match the newly acquired general plan land use designation of commercial. The proposed PD-C zoning is in congruence with the general commercial zones The proximity to major roadways such as river road, 900 south street, and the proposed extension of 1450 east street to riverside drive makes this proposal in accord with a commercial use. There is residential development to the south of this proposal. When this proposal went through with the General plan amendment the major concerns were traffic and access to the residential to the south. The residents were in support of the commercial designation as opposed to more residential development.

Proposed Uses List: The following is the proposed use list for the PD-C (Planned Development Commercial):

1. Financial, Medical and Professional services
2. Restaurant
3. Office
4. Counseling center, Mental health, Alcohol, Drugs (nonresidential, less than 24 hours.

5. Storage Units
6. Nursing home (assisted living)
7. Retail Shops:
    a. Drive through sales (pharmacy, dairy products, etc.)
    b. Office supply, office machines sales and sales.
8. Service Businesses:
    a. Childcare center
    b. Mortuary
    c. Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities).
    d. Personal care service (as defined in City Code)
    e. Personal instruction service (as defined in City Code)

Recommendation: Staff recommends approval of this Zone Change with the condition that Storage Units is removed as a use.

Alternatives:

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

Possible Motion: The Planning Commission recommends approval of the requested Zone Change from R-1-10 (Single Family Residential minimum 10,000 sq ft lot) to PD-C (Planned Development Commercial). on approximately 8.83 acres.

Zone Change

900 South Properties

AMENDMENT NARRATIVE

The purpose of this proposed zone change request is to change the existing zoning of R-1-10 to match the newly acquired general land use designation of commercial. The proposed PD-C zoning and provided use list are in harmony with the general commercial zones while being sensitive to the neighboring residential uses. The proximity to major roadways such as river road, 900 south street, and the proposed extension of 1450 east street to riverside drive provides these parcels more than adequate access and adjacent commercial uses.

PROJECT INFO
APPLICANT: BLUE MOUNTAIN HOLDINGS LLC
AREA: APPROXIMATELY 8.83 ACRES
CURRENT ZONING: R-1-10
PROPOSED: PD-C (initial)

PARCEL ID NUMBERS
SG-5-2-32-1314
SG-5-2-32-1301
SG-5-2-32-1313
SG-5-2-32-1311
SG-5-2-32-1107
SG-5-2-32-1320
SG-5-2-32-1304
SG-5-2-32-1140
SG-5-2-32-1319
SG-5-2-32-1103

Exhibit A



900 South Properties

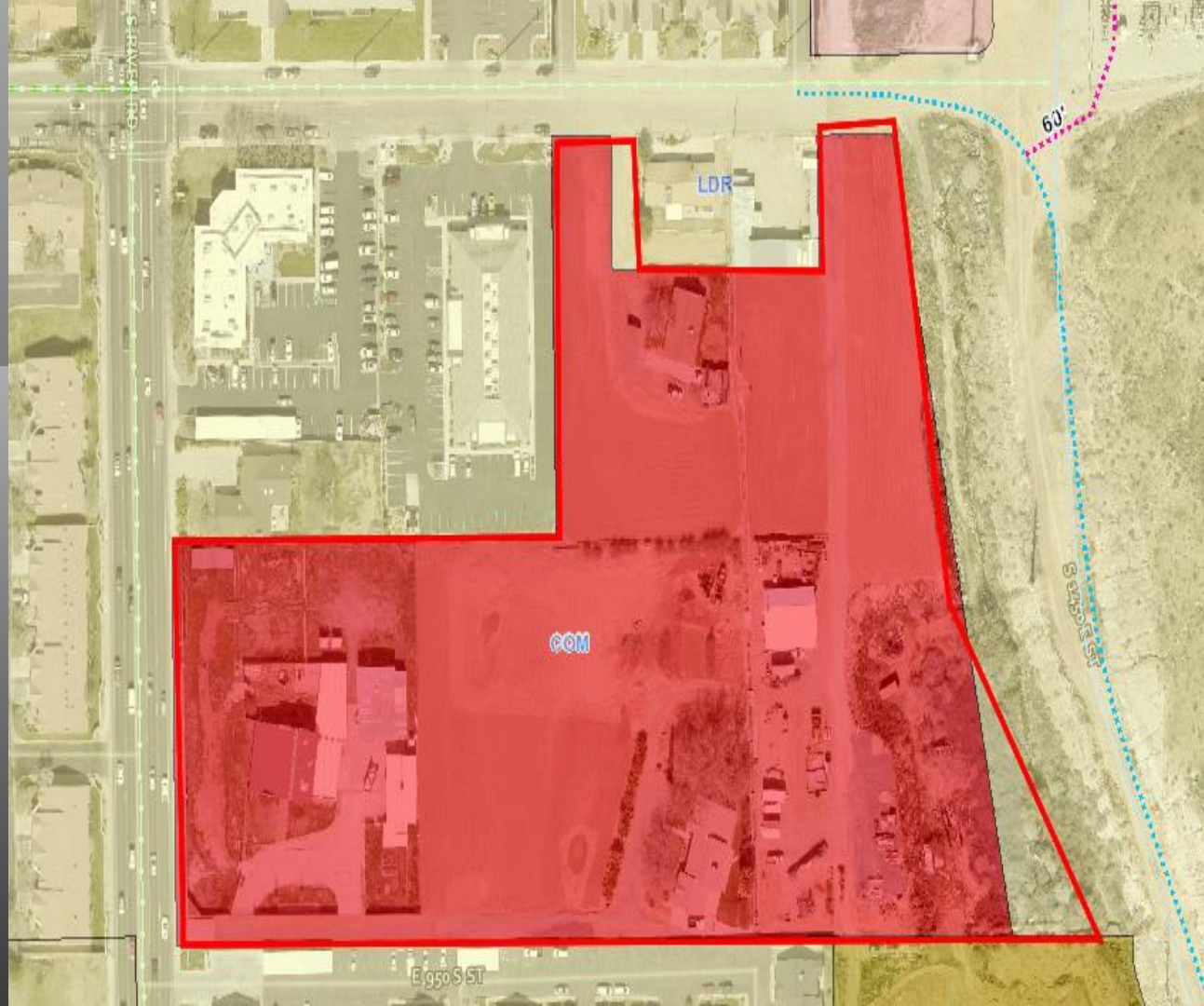
Zone Change

2021-ZC-066

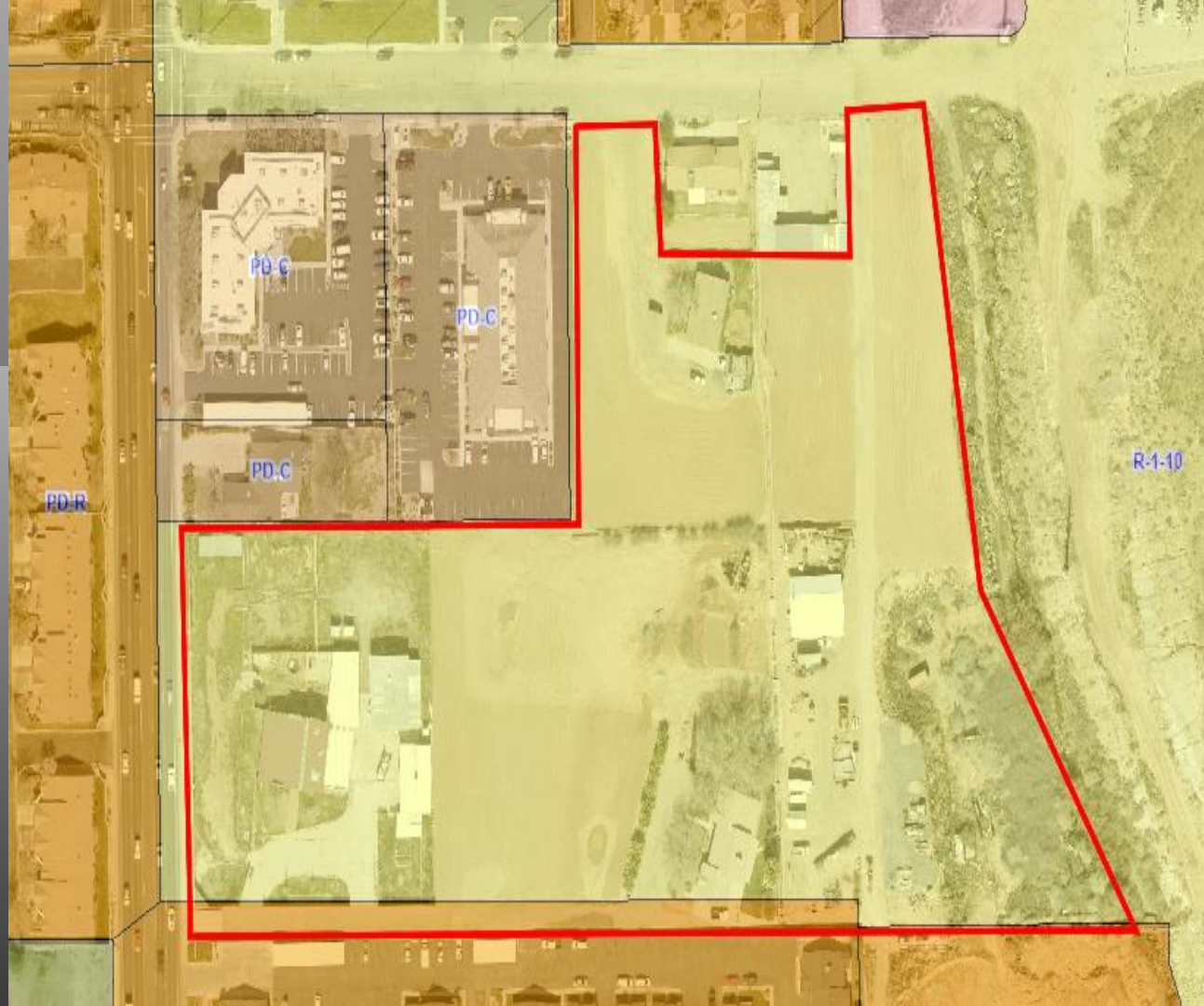
Aerial Map



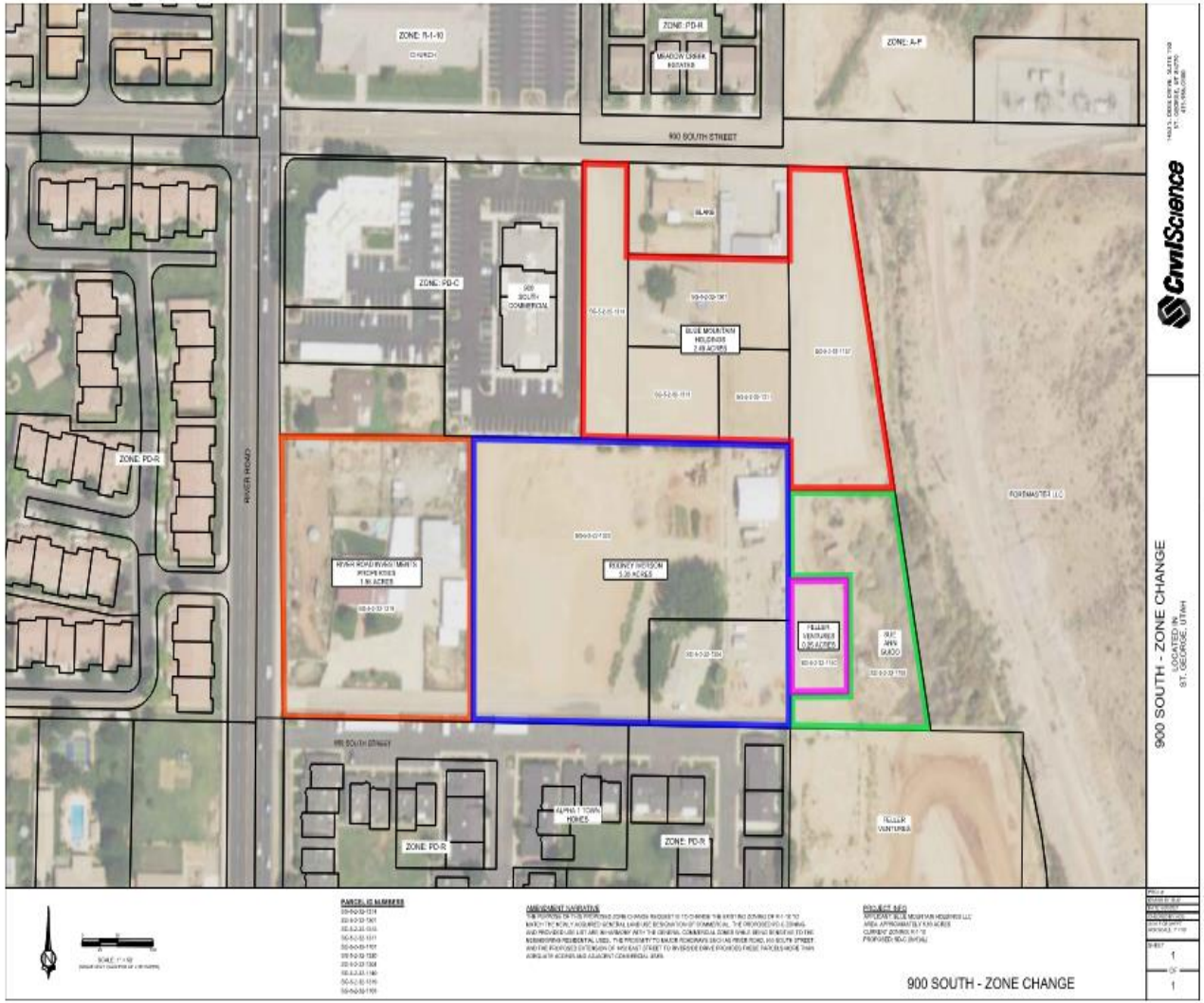
General Plan Map



Zoning Map



Site Plan Map



Proposed Use List

- **<u>900 South Properties</u>**
  - **PD-C Zoning**
    - **Use List**

- Financial, medical and professional services
- Restaurant
- Office
- Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)
- Mental health treatment center, with overnight stay
- Storage units
- Nursing home (assisted living)
- Retail Shops:
  - Drive-through sales (pharmacy, dairy products, etc)
  - Office supply, office machines sales and sales
- Service Businesses:
  - Child care center
  - Mortuary
  - Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)
  - Personal care service (as defined in City Code)
  - Personal instruction service (as defined in City Code)

PLANNING COMMISSION AGENDA REPORT: 09/28/2021

Zone Change
Hope Pregnancy Care Center
Case No. 2021-ZC-065

Request:	Consider a zone change from R-4 (Multi Family) to C-3 (Commercial) on approximately 0.26 acres. The proposal is for the Hope Pregnancy Care Center.
Applicant:	Hope Pregnancy Care Center.
Representative:	Amy Fox
Area:	0.26 acres
Location:	Located at 45 S 800 E.
Current Zone:	R-4 (Multi Family)
General Plan:	COM (Commercial).
Background:	Hope Pregnancy Care Center is a faith-based, 501c3 nonprofit pregnancy resource center serving Southern Utah since 2005. We offer limited ultrasounds, STI testing, options information, parenting classes, post abortion support and sexual risk avoidance programs for schools. All our services are free. As a life-affirming center, we do not offer or refer for abortion. The applicant is going to use the existing building that is on the property.
Parking:	To the south of the proposed property is a church with a large parking lot. The Hope Pregnancy Care Center has a written agreement to use that parking lot as needed.
Uses/Zoning:	This proposal is to change the zoning to a zone that the proposed use is allowed. The Care Center rezone and use is consistent with the proposed zoning.
Recommendation:	Staff recommends approval of this Zone Change.

Alternatives:

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

Possible Motion: The Planning Commission recommends approval of the Zone Change for the Hope Pregnancy Care Center to the City Council.



Hope Pregnancy Care Center

Zone Change

2021-ZC-065

Aerial Map


852 E
818 E
Apartment 2
45 S
S 800 E ST
865 E
783 E
781 E
95 S
68 S
56 S
32 S
18 S

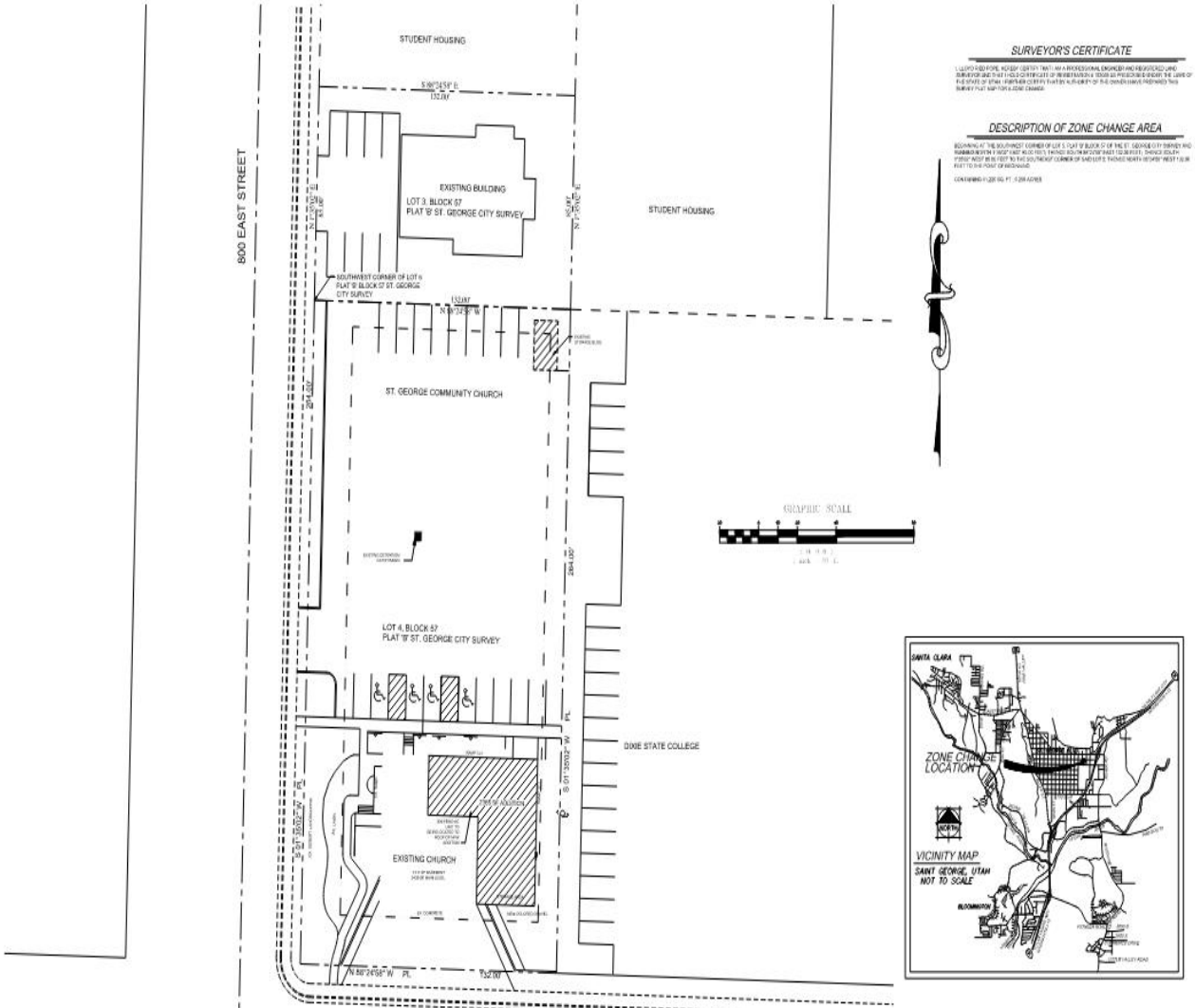
General Plan Map



Zoning Map



Site Plan Map



PLANNING COMMISSION AGENDA REPORT: 09/28/2021

Zone Change
Open Space
Case No. 2021-ZC-068

Request:	Consider a zone change from the R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zone to the OS (Open Space).
Applicant:	Pass DeBuck LLC.
Representative:	Brandee Walker/Civil Science
Area:	37.24 acres
Location:	The site is generally located on the south side of Riverside Drive and approximately 1400 E.
Current Zone:	R-1-10
General Plan:	LDR and FP
Staff Comments:	This property is City owned. Most of the property is around the river and floodplain.
Recommendation:	Staff recommends approval of this Zone Change.

Alternatives:

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

Possible Motion: The Planning Commission recommends approval of the requested Zone Change from the R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zone to the OS (Open Space) zone on approximately 37.24 acres.


E RIVERSIDE DR
E RIVERSIDE DR
S 1350 E ST
S 1280 E ST
E 1200 S CIR
E 1230 S ST
S RIVER RD

Open Space

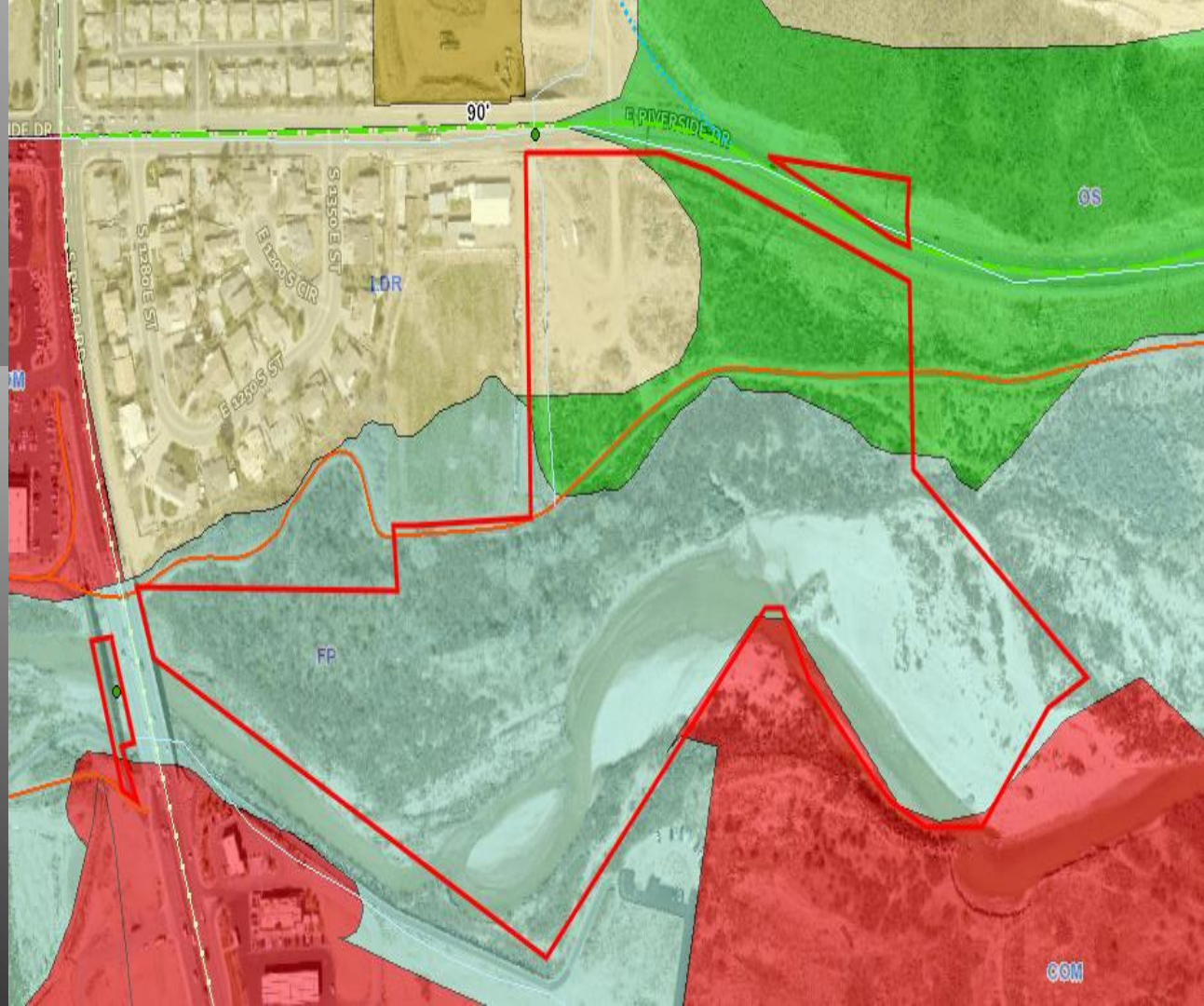
Zone Change

2021-ZC-068

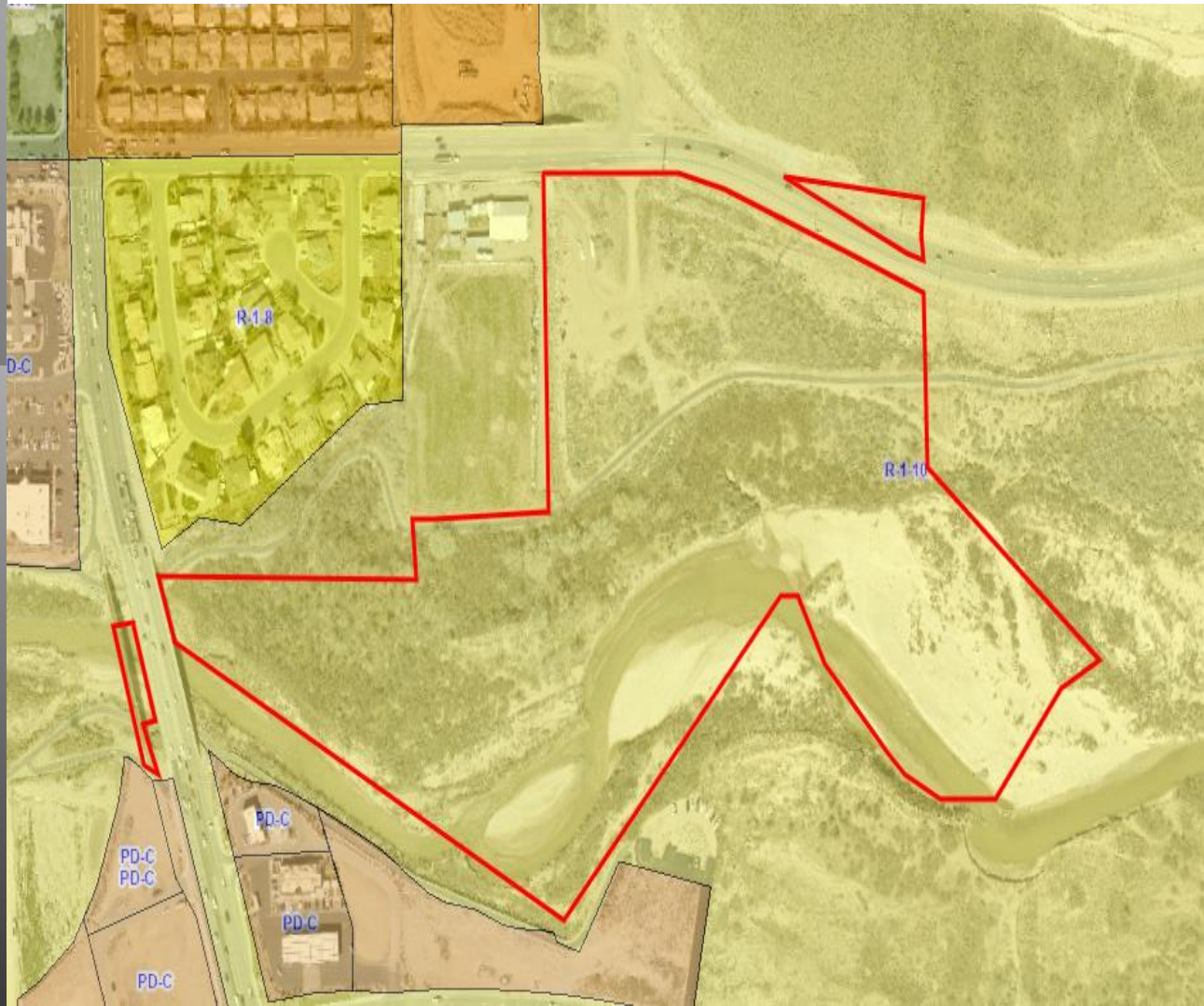
Aerial Map


E RIVERSIDE DR
S RIVER RD
S 1280 E ST
E 1200 S CIR
S 1350 E ST
E 1250 S ST

General Plan Map



Zoning Map



PLANNING COMMISSION AGENDA REPORT: 09/28/2021

ZONE CHANGE AMENDMENT
Quench It
Case No. 2021-ZCA-067

Request:	This is a request for an amendment to the Boulder Creek Commons North PD-C (Planned Development Commercial) on approximately 0.786 acres. The proposal is for a commercial business called Quench It.
Current Project:	This PD amendment is requested to approve site layout and elevations for a Quench It soda/snack shop. No changes to the use list or zoning designation is being proposed.
Project Name:	Quench It
Representative:	Brandee Walker
Location:	The property is located approximately at 1450 S 1450 E.



Acreage:	Approximately 0.786 acres.
Current Zone:	PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Adjacent zones: North = R-1-10 (currently under review to be zoned open space), East = PD-C, West = PD-C, South = PD-C

Building: The building is a 1,000sq. ft. drive thru building. The building contains only a kitchen. There will be no lobby or entry into the building only drive thru and walk-up service.

Height: The building height is 20' 9" at the tallest point.

Parking: Kitchen area = 4 stalls for 1,000 sq. ft. at 1 per 250 sq. ft.
Outdoor Dining = for 500 sq. ft of dining area at 1 per 100 sq. ft.
Total = 9 spaces required
Total provided = 9 spaces.

Landscaping: The applicant has provided a landscape plan. The plan does meet the required 50% live plant requirement. The plan does need trees along 1450 south added. Trees should be 20' apart.

Uses: The use list was approved with the original application. 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 with the PD-C approval. No changes are being proposed at this time.

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

3. 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*).

4. Building Height – The applicant is requesting a building height of 20' 9". This is compliant with city code which allows 50' in the PD-C zone.

5. Phasing – This is the first lot to be built on in the overall development.

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

7. 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.

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

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.

Possible Motion:
I move that the Planning Commission recommend approval of the Quench It soda shop to the City Council as presented.

Finds for approval:

1, The proposed amendment meets the requirements of the City ordinances for development.
2. The proposed amendment complies with the zoning requirements.

Quench It

PD-C Written Text

Quench-It is a soda/shake shack shop focusing on convenience, speed and great recipes. We are locally owned and operated. We are big in giving back to the community, schools and the PTA. Customers are looking to feed their snack addiction of sweet sugary treats and caffeinated drinks and this company will provide those items and more for customers.

Quench-It it will have 3 to 4 employees at one given time fulfilling orders.

Hours of operations will be:

Monday thru Thursday: 7am to 9:00pm
Friday: 7am to 10pm
Saturday: 8am to 10pm
Sunday: Closed

Description of the Proposed Use of Land: The application is for Phase 1 only at this time which is to contain a 1,000 SF drive thru building. The building is all kitchen with no entry to the general public as all sales will be through the drive thru and walk up window. Parking calculations have been provided on the colored site plan.

Height and Elevations: The building height is 20'-9" at the tallest point with a stucco and brick finish (see accompanying materials board and provided renderings).

Density: The proposed 1,000 SF commercial building will be located on the Phase 1 portion of the parcel which is approximately 0.78 acres. The entire parcel is 1.236.

Schools, Churches and Open Spaces*:* NA

Phasing Plan: Phase 1 will be constructed at this time for the soda shop with Phase 2 being a proposed donut shop (by separate application). Phase lines have been delineated on the site plan.

Topography: Existing ground contours have been provided, however the site has been prior graded and is currently a flat pad. The FEMA 100 Year Floodway has been shown on the map with a note clarifying the parcel is located within the erosion hazard area of the Virgin River.

Landscape Plan: A landscape plan has been provided with this application.

Area Reserved for Landscaping: The approximate area designated as landscape is 0.22 acres. The existing public trail is located along the north boundary of the project with access being provided to the trail.

***Utilities**:* All necessary utilities are adjacent to the parcel and shown on the site plan.

Refuse Storage Areas: A enclosed and screened dumpster is being proposed along the private drive area.

Lighting Plan: A photometric and site lighting plan has been provided with this application.

Turning Space: The driveways being proposed meet Fire Department requirements as well as conform to the approved PD for Boulder Creek Commons.

Signs: A sign proof has been provided with this application showing the signage located on the building.

Area Map



Quench It

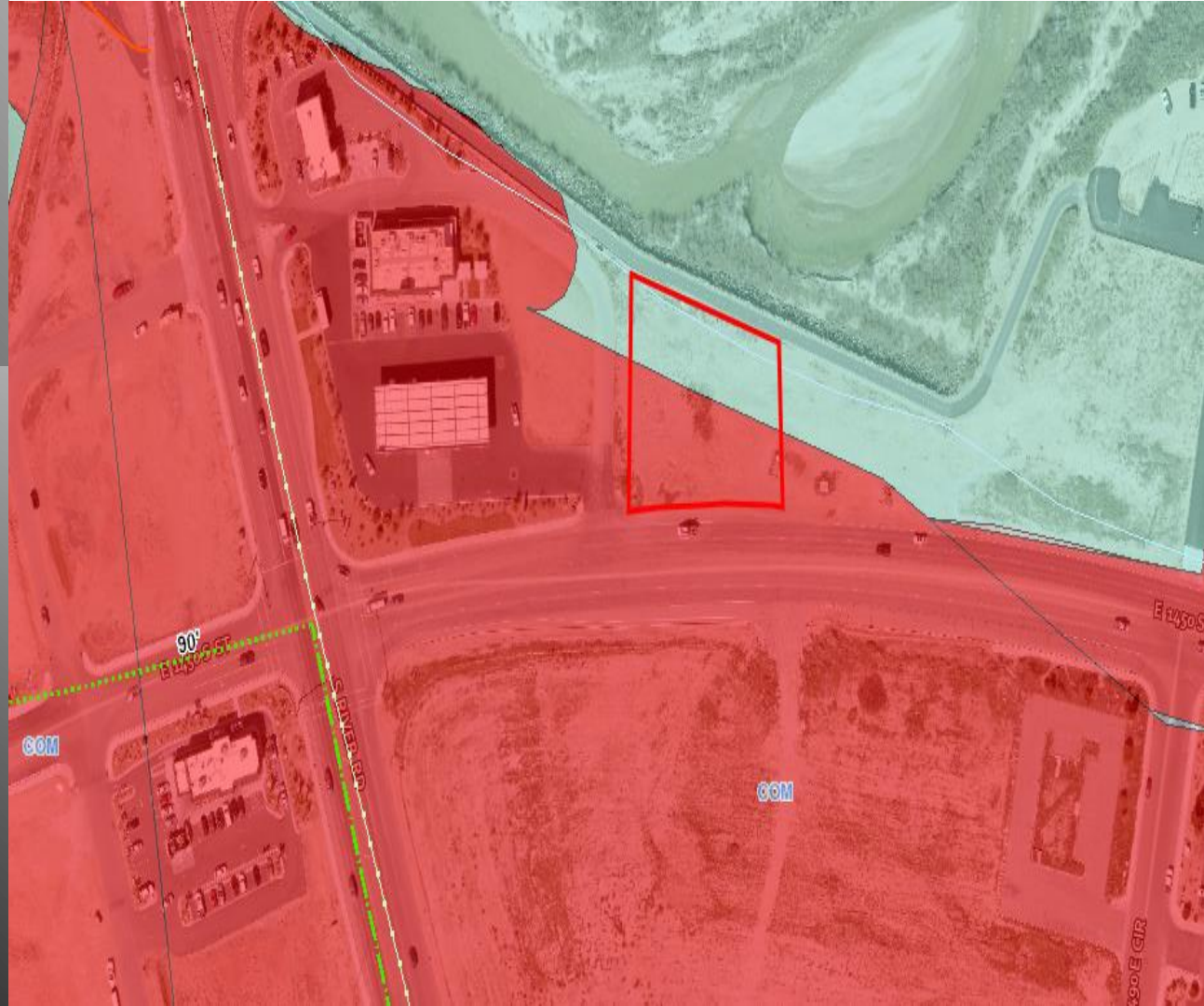
Zone Change Amendment

2021-ZCA-067

Aerial Map



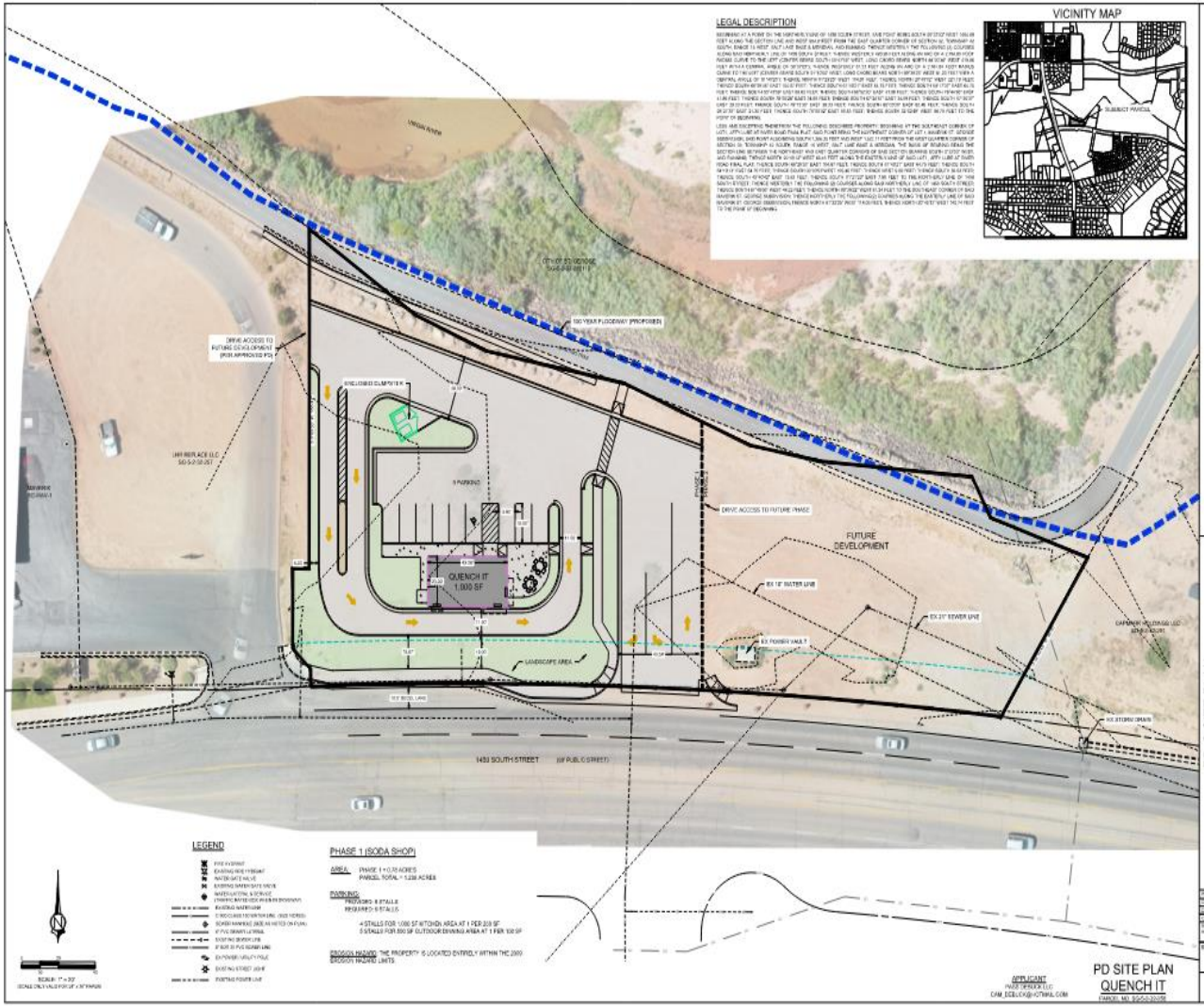
General Plan Map



Zoning Map

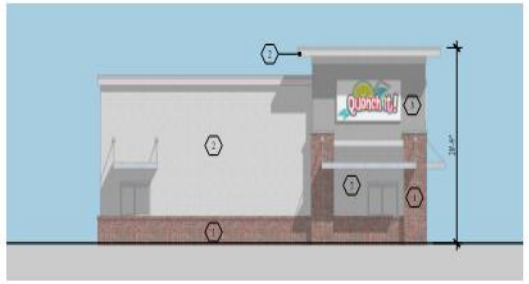


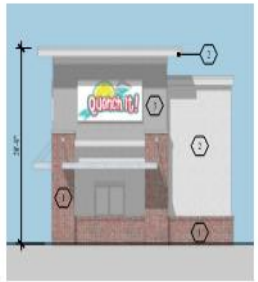
Site Plan Map

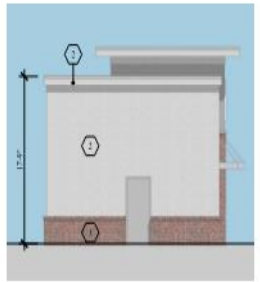


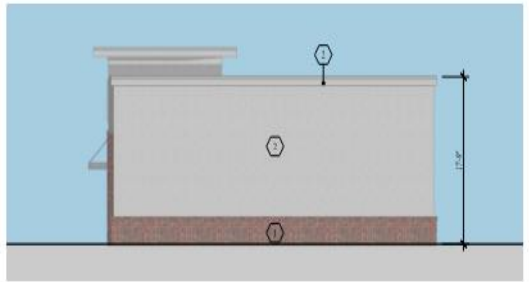
Elevations









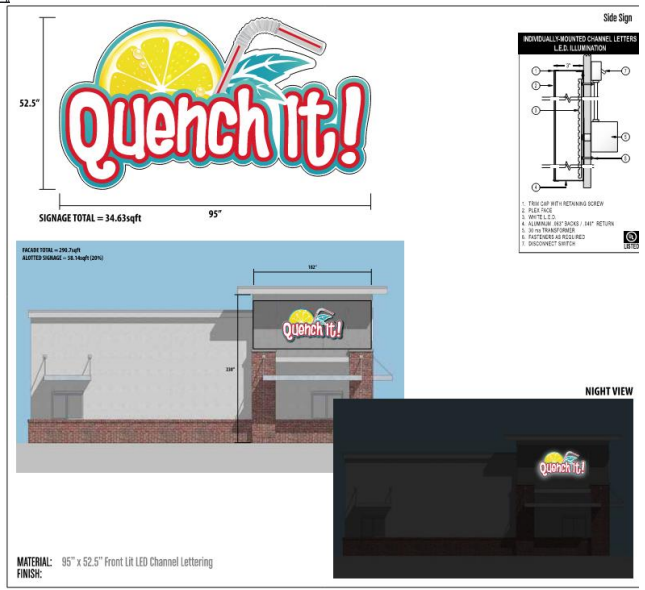




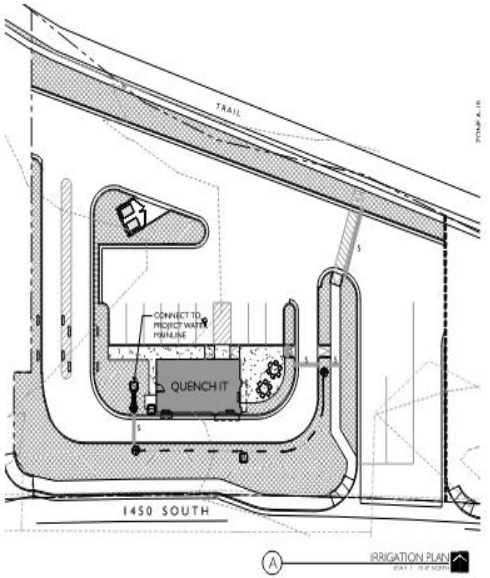


Signage

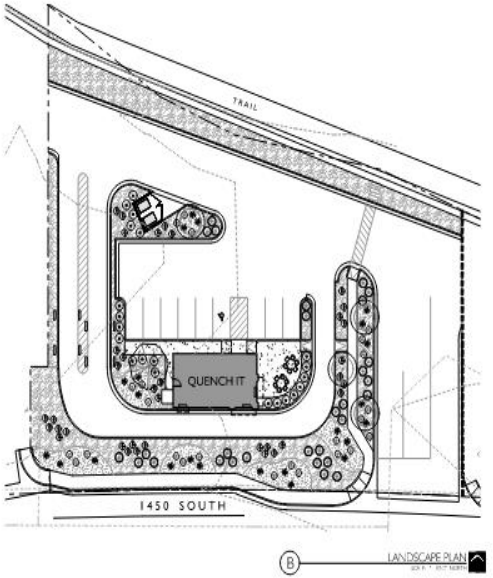

48"
Quench It!
87"
SIGNAGE TOTAL = 29sqft
INDIVIDUALLY-MOUNTED CHANNEL LETTERS
L.E.D. ILLUMINATION
NIGHT VIEW


Side Sign
52.5"
Quench It!
95"
SIGNAGE TOTAL = 34.63sqft
INDIVIDUALLY-MOUNTED CHANNEL LETTERS
L.E.D. ILLUMINATION
NIGHT VIEW
MATERIAL: 95" x 52.5" Front Lit LED Channel Lettering
FINISH:

Landscape Plan Map



A IRRIGATION PLAN



B LANDSCAPE PLAN

IRRIGATION SCHEDULE

SYM	MODEL
	Drip Emitter - Rainbird Xeri-Bug XB-10PC w/ PC-CBR-PK Diffuser Cap - 2.0 Hrzb. 47 Pres
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
	Controller - Rainbird ESPME3 - 4 Stations
	Backflow Preventer - 1"
	Pop-up Waste - 1"
	Lateral Pipe - Schedule 40 PVC
	1" Sch 40 PVC Mainline
	Irrigation Sleeving (See Plan)

Valve #
GPM
Valve Size

LANDSCAPE SCHEDULE

Qty	Botanical Name	Common Name	Size
	TREES		
1	Cercidium 'Desert Museum'	Desert Museum Palo Verde	1 3/4" / 24" Box
4	Pinus tarocia	Aleppo Sentry Tree	1 3/4" / 24" Box
	SHRUBS		
29	Dalea greggii	Trailing Indigo Bush	5 Gal.
23	Hesperaloe parviflora	Red Yucca	5 Gal.
21	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Texas Sage	5 Gal.
24	Salvia greggii 'Pink'	Pink Autumn Sage	5 Gal.
	ORNAMENTAL GRASSES		
36	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	1 Gal.
	MULCH		
1,915 S.F.	Crushed Stone, 1", w/ Weed Barrier - Match Adjacent Old Dominion		3" Depth
6,170 S.F.	Crushed Stone, 2" - 4", w/ Weed Barrier - Match Adjacent Old Dominion		3" Depth

St.George
Community Development

Item 3
Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **08/18/2021**
PLANNING COMMISSION AGENDA REPORT: **09/28/2021**

HILLSIDE DEVELOPMENT PERMIT
Soleil Ridge
Case No. 2021-HS-007

Request: This is a request for a Hillside Development Permit for "Soleil Ridge"

Location: The property is generally located west of Bluff Street at approximately 300 West and 900 South.

Proposed: The property is proposed to be developed into a multi-family residential project.

Background: The City Council has approved a number of amendments to change a portion of OS (Open Space) and COM (Commercial) land use designations to HDR (High Density Residential) and areas of OS (Open Space) to COM (Commercial). The applicant intends to submit a zone change application after the hillside permit process. The applicant will need to submit all requirements for the zone change prior to being put on an agenda.

Owner: Soleil Ridge Partners, LLC

Applicant: Wasatch Commercial Builders

Geological Hazards: AGEC has provided a letter dated January 6, 2020, titled "Geological Hazard Assessment" and it was submitted with the hillside application. The hazards discussed in the letter include: 1) Rockfall Evaluation, 2) Landslide Evaluation, 3) Debris Flow, and 4) Fault Rupture

Geotech: Produced by AGEC, July 1, 2020, is attached to this report.

Drainage: A preliminary drainage study prepared by Rosenberg Associates and dated July 27, 2021; Job # 191258 was submitted with the hillside application.

Current Zoning: The current zoning on the property is primarily C-2. There is a small sliver of OS (Open Space) designated at the top of the bluff as well. Now that the General Plan amendment was approved by council, zoning will have to be changed in the future to conform to how the applicant would like to develop the property.

General Plan: The General Plan Land Use Map is HDR and Open Space.

Area: The area is just approximately 16 acres.

Surrounding: The surrounding properties to the south and east are commercial businesses. Properties to the north and west are currently undeveloped hillside.

Powers & Duties: Section 10-13A-8(B)(1) of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations to "adopt, modify or reject a proposal" to the Planning Commission (PC).

Permit required: Section 10-13A-7 requires that all major development (i.e., cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

Applicable Ordinance(s):
(Selected portions)

10-13A-1: Density and Disturbance Standards

A. The hillside development overlay zone (HDOZ) limits development densities and provides specific development incentives to transfer underlying zone densities from hillsides (sending areas), to less steep slopes or more safe development areas (receiving areas), within a development.

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

10-13A-2: Slope and Slope Areas Determined

A. Slope shall be determined for each significant portion of a development parcel.

B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one-inch equals one hundred feet (1" = 100') scale maximum.

2. *Verification through Field Surveys:* The city engineer or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.

C. *Determination of Slope Areas:* Using the contour map, natural slopes shall be calculated using points identified as natural slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%), and shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining project density. Small washes or outcrops, which have slopes distinctly different from surrounding property, and are not part of the contiguous topography, may be excluded from the slope determination.

Staff Comments: The Hillside Review Board has recommended approval of the hillside permit. The permit request now advances forward to the Planning Commission (PC) for review and recommendation and then on to the City Council (CC) for approval or denial.

1. Hillside Permit - A hillside permit is required per ordinance and the HSRB will make recommendations to the PC & CC.
2. Zoning – Currently the zoning is C-2 and OS, but the applicant will have to approach the city council with a zone change request in order to proceed with the development.
3. Development – It's proposed to grade the area as presented.
4. Geotechnical Investigation – All earthworks shall comply with the recommendations and mitigations presented in Geotech Report.
5. Drainage – Drainage shall comply with the Drainage Study by Rosenberg Associates dated July 27, 2021.
6. Grading Permit - If approved, the applicant will work with staff for submittal of a Grading Permit with the required accompanying civil engineering plan set (for plan review).

Example Motion: I move we forward a positive recommendation to the City Council for the Soleil Ridge Hillside Permit as recommended by the Hillside Review Board (HSRB) along with the conditions from the HSRB.

HSRB Conditions: The Hillside Review Board held a public meeting on August 18, 2021, regarding this request and issued a recommendation for approval with the following conditions:

1. They need a detailed final Geotechnical Report that addresses the rockfall mitigation plan, provides the slope detail on maximum stable slopes and protection against erosion or disturbance.
2. They address the mapped landslide on the south side of the project if it's actually on the project or not
3. The drainage be accounted for at the top of these rock disturbed area and sloped walls
4. A provision must be provided to clean out the drainage at the bottom of the walls so those don't get clogged up and not function all the time.
5. A provision to maintain unravelling of the slopes and have access to the slopes should that condition occur.
6. We recommend that they look at building three and try to either steepen the slope or adjust the location of the building so that the disturbance line behind building three matches the existing disturbance line or closely matches the disturbance line.

Proposed Site Plan



CONCEPT PLANTING SCHEDULE

PROPOSED TREE
WATERWISE AND DROUGHT TOLERANT DECIDUOUS AND EVERGREEN TREES
-

EXISTING HILLSIDE ZONE
PROTECT IN PLACE - NO IRRIGATION REQUIRED
-

RESTORE HILLSIDE PLANTING ZONE
15' WIDE TRANSITION ZONE FROM PRESERVED EXISTING HILLSIDE TO PROPOSED PLANTING AREAS - IRRIGATION SYSTEM TO BE TEMPORARY UNTIL NATIVE PLANTINGS ARE RESTORED TO PRISTINE EXISTING CONDITION
-

LANDSCAPE AREAS
LANDSCAPE AREAS SHALL COMPLY WITH LOCAL CITY STANDARDS AND SHALL BE A COMBINATION OF LOW WATER TREES AND PLANTINGS WITH DRIP IRRIGATION
-

HILLSIDE RETAINING WALL LANDSCAPE ZONE
LANDSCAPE AREA ON DISTURBED HILLSIDE WHALL BE WATER-WISE AND DRIP IRRIGATED SUCH AS NOT TO COMPROMISE THE EXISTING HILLSIDE AND RETAINING WALLS
-

PROJECT AMENITIES
EXTERIOR AMENITIES FOR RESIDENTS
-

NOT FOR CONSTRUCTION

6/4
LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES

A: 9500 S 500 W STE 215
SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM LOFT SIX FOUR. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS,GOVERNMENT AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

SOLEIL RIDGE HILLSIDE

250 W 900 S /
ST GEORGE / UTAH

DATE //	2021-07-28
PROJECT NO. //	2112
DRAWN BY //	NKJ
CHECKED BY //	BAR

REVISIONS //

TITLE //
HILLSIDE REVIEW PLAN

SHEET //
LH101

Slope Map

PREVIOUSLY ESTABLISHED DISTURBANCE LINE

PREVIOUSLY ESTABLISHED DISTURBANCE LINE

PREVIOUSLY ESTABLISHED DISTURBANCE LINE

PREVIOUSLY ESTABLISHED DISTURBANCE LINE

COLOR	PERCENT NATURAL SLOPE	TOTAL ACREAGE	ALLOWED DISTURBANCE AREA/PERCENTAGE	PROPOSED DISTURBANCE ACREAGE	PROPOSED DISTURBANCE PERCENTAGE	ALLOWED DU/AC	CALCULATION (ALLOWED UNITS PER ACRE)
	0% - 20%	5.65	100% (5.65 AC)	5.65	100%	22	5.65 x 22= 124
	20.01% - 30%	0.22	30% (0.06 AC)	0.09	40.1%	2	0.09 x 2= 0
	30.01% - 40%	0.77	5% (0.04 AC)	0.04	5%	1 PER 10	.4 AC < 10 AC= 1
	40.01% & GREATER	6.58	0%	0.02	3%	0	6.58 x 0= 0
	PREVIOUSLY DISTRUBED AREA	5.79	100% (5.79 AC)	5.79	100%	22	5.79 x 22= 127
TOTALS		18.99	11.54	11.54			252 TOTAL UNITS

N

0 60' 120'

SCALE: 1"=60'

DATE: 06/23/2021
JOB NO.: 12560-21
DESIGNED BY: FMD
CHECKED BY: RAR
DWG: SLOPE MAP

REVISIONS
DATE:

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

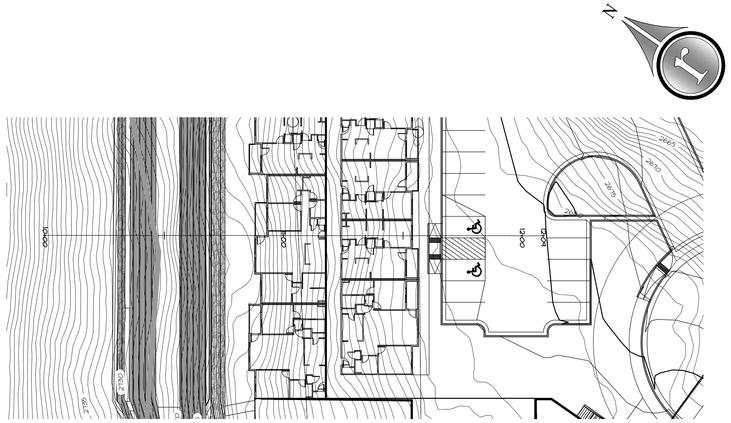
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

EXISTING GROUND SLOPE MAP
FOR
SOLEIL RIDGE APARTMENTS
ST. GEORGE, UTAH

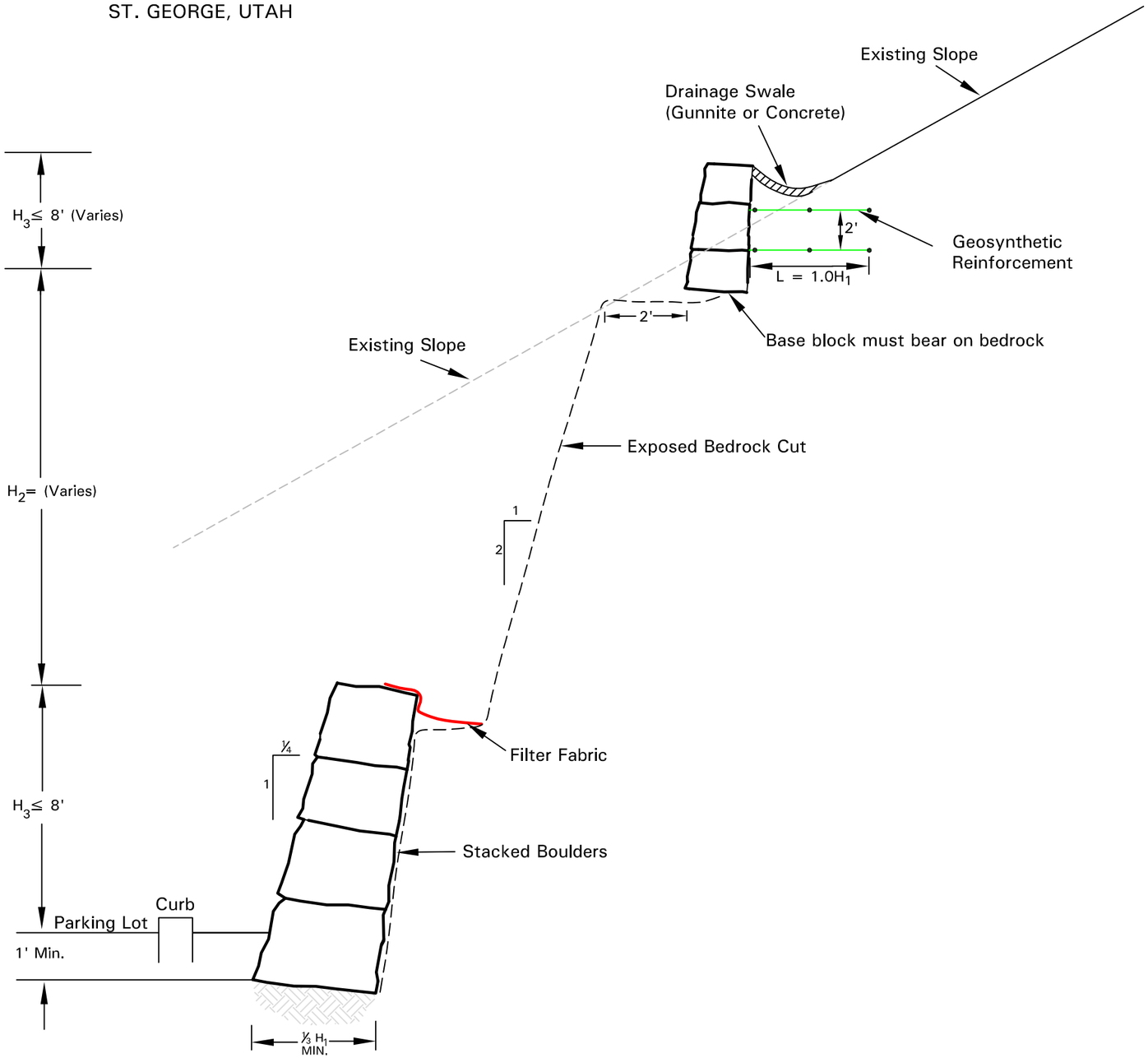
STATE OF UTAH
No. 189106
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER

SHEET
1
1 OF 1 SHEETS

Hillside Submittal Plans


N
BLDG 3
3+00
3+50
4+00
4+50
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
11+00
11+50
12+00
12+50
13+00
13+50
14+00
14+50
15+00
15+50
16+00
16+50
17+00
17+50
18+00
18+50
19+00
19+50
20+00
20+50
21+00
21+50
22+00
22+50

THE COVE
ST. GEORGE, UTAH



LICENSED PROFESSIONAL ENGINEER
07/31/20
No. 177876
G. WAYNE
ROGERS
STATE OF UTAH

By: G. Wayne Rogers, P.E.

2192092	AGEC	ROCKERY FACED SLOPE DESIGN	Figure 1

THE COVE
ST. GEORGE, UTAH

Geosynthetic Reinforcement Schedule ¼:1 (H:V) Slope

Top Tier Boulder Faced Fill Slope Height (ft)	Geosynthetic Reinforcement Required	* Geogrid	Geosynthetic Vertical Spacing (ft)	Grid Lengths (L)
			S_1	L_1
$H_T \leq 8$	Yes	Mirafi 5XT	1	$1.0H_T$

* Approved Equivalents - Tensar UX1500HS = Miragrid 5XT = Fortrac 80/30-20 = Macaafari WG5

Boulder Slope Construction Notes:

1. Stacked boulders should consist of durable material resistant to weathering and approved by AGEC. Boulders should typically range from 2 to 4 feet in size with boulder sizes decreasing as they are stacked. Typical materials suitable for this application include basalt, limestone and some sandstones. The on-site sandstone should be suitable.
2. The slope/boulder foundation subgrade should be cleared of vegetation, rock or other obstacles and the surface level and smooth such that depressions and humps do not exceed 6 inches.
3. The boulders placed at the base of each tier should be embedded at least 1 foot below the lowest adjacent grade.
4. The subgrade should be properly prepared by compacting to at least 95% of ASTM D-1557.
5. The boulders should be stacked no steeper than ¼:1 (H:V). Less steep slopes may be required at the engineers discretion.

Geosythetic Notes:

1. Geosynthetic reinforcement should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
2. The placement of the geosynthetic reinforcement should be observed by a representative of AGEC to verify the specified geosynthetic is being used and properly placed. It should be stretched by hand until taut and free of wrinkles. Individual lengths of the geosynthetic reinforcement should be overlapped at least 1 foot.
3. The filter fabric should consist of Mirafi 140N non-woven filter fabric or equivalent.

Grading Notes:

1. The onsite sand may be used as backfill.
2. Backfill placed behind boulders and in reinforced areas should be tested frequently to verify compaction is at least 95% of the maximum dry density as determined by ASTM D-1557. We recommend a testing frequency of each lift of fill placed staggered approximately every 50 lineal feet. If the fill is not properly compacted, the stability of the slope will be reduced.
3. Backfill should be placed/spread over layers of specified geosynthetic in such a way which minimizes wrinkles and/or movement of the geosynthetic. Backfill within 3 feet of the boulders should be compacted with hand compaction equipment. Rubber-tired equipment may be utilized to compact the fill without causing damage to the geosynthetic. Track-mounted equipment should not be operated directly on the geosynthetic. At least 12 inches of fill should be placed above the geosynthetic prior to operating track-mounted equipment.

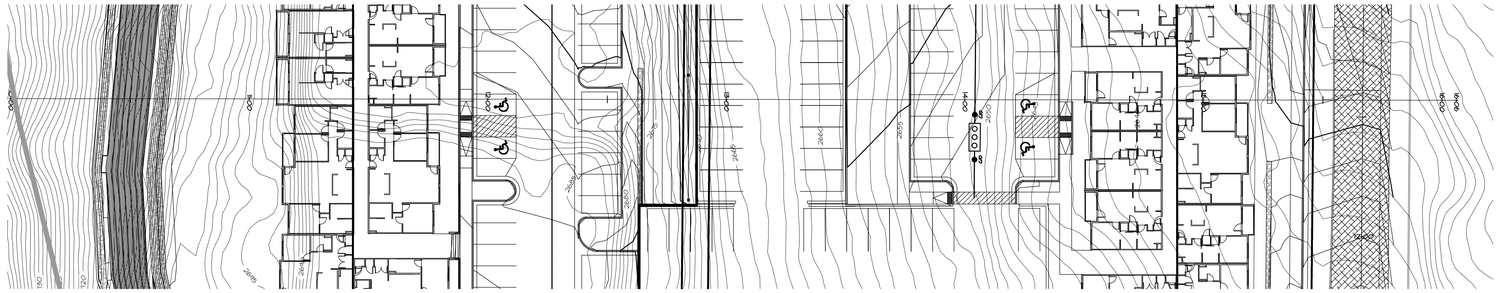


By: G. Wayne Rogers P.E.



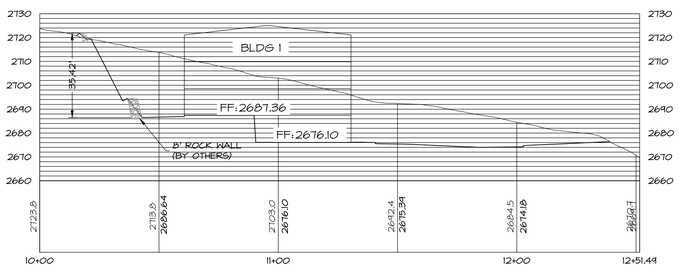
SECTION 1 - PLAN VIEW

SCALE: 1" = 30'



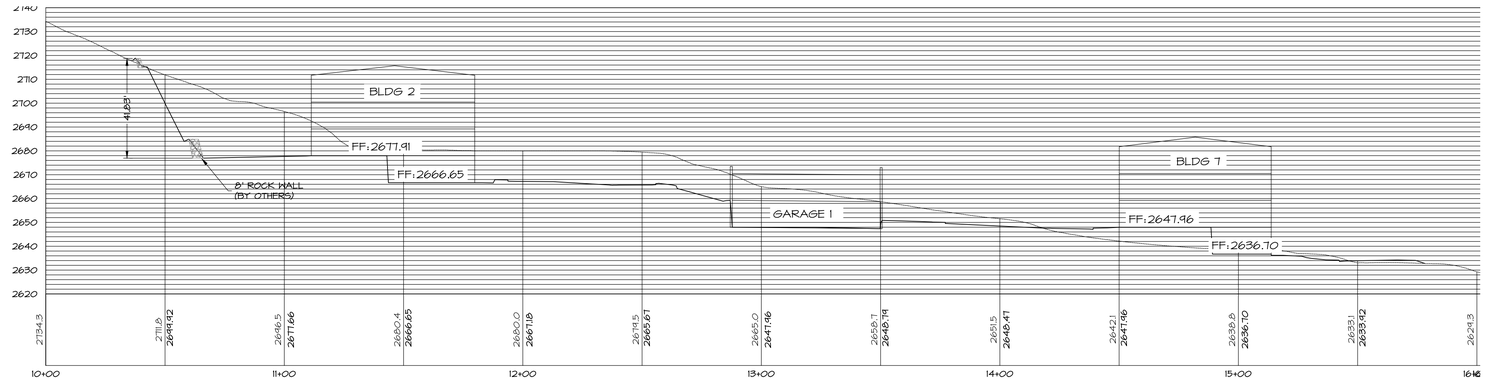
SECTION 2 - PLAN VIEW

SCALE: 1" = 30'



SECTION 1 - PROFILE

SCALE: 1" = 30'



SECTION 2 - PROFILE

SCALE: 1" = 30'

N

0 30' 60'

SCALE: 1"=30'

DATE: 01/21/2021
JOB NO.: 12560-21
DESIGNED BY: FMD
CHECKED BY: RAR
DWG: HILLSIDE

REVISIONS DATE:

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE CROSS SECTIONS - 1
FOR
SOLEIL RIDGE
ST. GEORGE, UT

SHEET
1
1 OF 2 SHEETS

Drainage Report

PLIMINARY DRAINAGE CONTROL REPORT

FOR HILSIDE REVEW
SOLEIL RIDGE APARTMENTS
St. George, Utah

Prepared For:

Wasatch Commercial Builders
1820 W Printers Row
West Valley City, Utah 84119



ROSENBERG ASSOCIATES
Project No: 12560-21

July 27, 2021

This report for the drainage design of the Soleil Ridge Apartments on 900 South Bluff Street was prepared by me (or under my direct supervision) in accordance with the provisions of the City of St. George Drainage Manual and was designed to comply with the provisions thereof. It is understood that the City of St. George does not assume liability for drainage facilities design.

Copyright 2021 Rosenberg Associates
All Rights Reserved

ROSENBERG ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

TABLE OF CONTENTS

1.0 PROJECT LOCATION 1

2.0 EXISTING DRAINAGE CONDITIONS 1

2.1 Existing On-Site Drainage 1
2.2 Existing Off-Site Drainage 1
2.3 Previous Drainage Studies/Related Drainage Studies 1

3.0 DEVELOPED DRAINAGE CONDITIONS 2

3.1 Developed On-Site Drainage 2
3.2 Developed Off-Site Drainage 2

4.0 HYDROLOGIC ANALYSIS 3

4.1 Hydrologic Calculations 3
4.2 Comparison of Peak Flow Values 3

5.0 PROPOSED DRAINAGE IMPROVEMENTS 4

5.1 Detention and Retention Requirements 4

6.0 CONCLUSIONS 4

FIGURES AND TABLES

Table 1 – Hydraulic Model Input 3
Table 2 – Hydraulic Model Output 3

APPENDIX

Figure 1 – *Vicinity Map*
Figure 2 – *Existing Drainage Conditions*
Figure 3 – *Proposed Developed Drainage Conditions*
Figure 4 – *Excerpt from FEMA Flood Insurance Rate Map*

HEC-HMS Modeling Input Information

HEC-HMS Modeling Output Information

NRCS Soil Report

1.0 PROJECT LOCATION

The proposed study area is located near 250 West and 900 South in St. George, Utah. The site encompasses parcels SG-6-2-36-110, SG-VW-50-A-1, and SG-VW-5-6-A.

See Figure 1 – *Vicinity Map*

2.0 EXISTING DRAINAGE CONDITIONS

2.1 EXISTING ON-SITE DRAINAGE

The combined area of the properties is 19.12 total acres, of which it is anticipated that 9.29 acres will be developed with this project. The site is bound on the west side by Airport Road, to the east by 250 West St. and Red Lion Hotel (Parcel SG-VW-2-5-A), To the north by Parcels SG-6-2-36-14011 and SG-6-2-36-13312, and to the south by Parcel SG-VW-50-B and Auto Value Parts Store (Parcel SG-VW-49-C).

The site is currently undeveloped, the west portion of the site is not developable due to slopes exceeding 40%. There is evidence of previous rough grading and disturbance on the lower/east portions of the site. Current vegetation consists of grasses and small weeds and native sagebrush.

2.2 EXISTING OFF-SITE DRAINAGE

A 3-D surface was obtained of the site and immediate surrounding area for determining existing tributary drainage of the site. It has been determined that a portion of the upper mesa drains off the hill from east to west and continues onto the subject site. The site is generally sloped from west to east with existing storm water draining mostly as sheet flow accumulating and draining mainly onto 900 S St.

See Preexisting Exabit EX-1

2.3 PREVIOUS DRAINAGE STUDIES/RELATED DRAINAGE STUDIES

A preliminary drainage study was performed for *The Cove* by Bush and Gudgell Engineering dated 4/29/2020 for portions of this site.

2.4 FLOODPLAIN INFORMATION

According to the FEMA National Flood Hazard Layer FIRMette map the subject area is in an Area of Minimal Flood Hazard numbered 49053C1029G, dated April 2, 2009, the site is located Zone X. The project area is located outside the Erosion Hazard Zone.

2.5 REQUIRED PERMITS/PLANS

Proposed earthwork will require a grading permit and the proposed Storm Water Pollution Prevention Plan (SWPPP) should comply with the City of St. George's established best management practices. The grading plan, geotechnical report, and SWPPP (including NOI and NOT) will be submitted independent of this study prior to construction.

A completed Long-Term Storm Water Maintenance Plan will be submitted with the project construction plans accompanied by the Long-Term Storm Water Maintenance Agreement, signed by the property owner.

2.6 HILLSIDE CONCERNS

Hillside areas on the west portion of the property contribute drainage to the site. Grading and drainage plans will need special considerations to accommodate hillside drainage and control discharge velocities.

3.0 DEVELOPED DRAINAGE CONDITIONS

3.1 DEVELOPED ON-SITE DRAINAGE

The proposed development of the site will convey offsite runoff from the steep hillsides in drainage channels behind proposed retaining walls and then conveyed through the site with drain pipes. This offsite drainage is ultimately conveyed to Bluff Street. On-site drainage will be captured and directed to proposed underground detention basins located in the parking areas. Detained storm water will be released to 900 South Street and then to Bluff Street. The detention/retention areas will be sized for a 100-year 3-hour design storm event.

See Figure 3 – *Post Drainage Exhibit EX-2*

3.2 DEVELOPED OFF-SITE DRAINAGE

Offsite improvements are not proposed at this time with this development.

4.0 HYDROLOGIC ANALYSIS

4.1 HYDROLOGIC CALCULATIONS

HEC-HMS[1] Version 4.8 was used to perform the hydrologic analysis for this study. Curve numbers for existing and developed conditions were calculated using a custom Natural Resources Conservation Service (NRCS). The Farmer-Fletcher distribution is used for the 3-hour storm events and the SCS Type II distribution is used for the 24-hour storm events. Simulated precipitation values were determined using the Point Precipitation Frequency Estimates (St. George Gauge Station) from the NOAA Atlas 14[2]. Utilizing the model input values listed in Table 1, the HEC-HMS model yielded the design storm peak flow values summarized in Table 2.

TABLE 1 – HYDRAULIC MODEL INPUT

Hydraulic Element		Hydraulic Properties		Area		
		Lo (ft)	*S (%)*	*(sq ft)*	*(acre)*	*(sq mi)*
Pre SA-1	Pre-Developed Site	1,465	20.1	1,515,825	34.80	0.05437
Post Off	Offsite Only	847	23.8	1,111,297	25.51	0.03986
Post Site	Developed Site Area Only	758	14.0	404,528	9.29	0.01451

TABLE 2 – HYDRAULIC MODEL OUTPUT

Hydrologic Element	10-Year 3-Hour	100-Year 3-Hour
	(cfs)	(cfs)
Pre SA-1	9.00	9.50
Post Off	7.20	27.50
Post Site	12.40	43.20
Increase	3.40	33.70

4.2 Comparison of Peak Flow Values

Based on information shown in Table 2, the proposed project increases runoff within the site by 3.4 cfs during the 100-year 3-hour design storm event.

[1] U.S. Army Corps of Engineers, Hydraulic Engineering Circular Hydrologic Modeling System (HEC-HMS) software, Version 4.6.1.

[2] NOAA's National Weather Service. Precipitation Frequency Data Server. Retrieved February 24, 2017

5.0 PROPOSED DRAINAGE IMPROVEMENTS

5.1 DETENTION AND RETENTION REQUIREMENTS

The City of St. George Drainage Manual[3] requires the peak storm runoff exiting a site not be increased by new development and be limited to 0.20 cfs/acre. A detention volume of 56,340 cubic-feet has been estimated to limit the peak storm water runoff to 0.20 cfs/acre of 1.86 cfs. It is anticipated that detention will be provided with some surface detention basins along with underground detention networks to provide the required detention volume.

6.0 CONCLUSIONS

It is the opinion of Rosenberg Associates the proposed recommendations and drainage improvements included in this study and shown in the improvement plans will effectively convey storm water through the site. A final drainage control report should be prepared in conjunction with the grading and drainage improvement plans. Drainage improvement designs are intended to be compliant with the City of St. George drainage requirements and computations/methods used to create designs were completed using the current standard of care.

[3] City of St. George Drainage Manual, Bowen Collins and Associates, John Humphrey, May 2009.

APPENDIX

Figure 1 – *Vicinity Map*

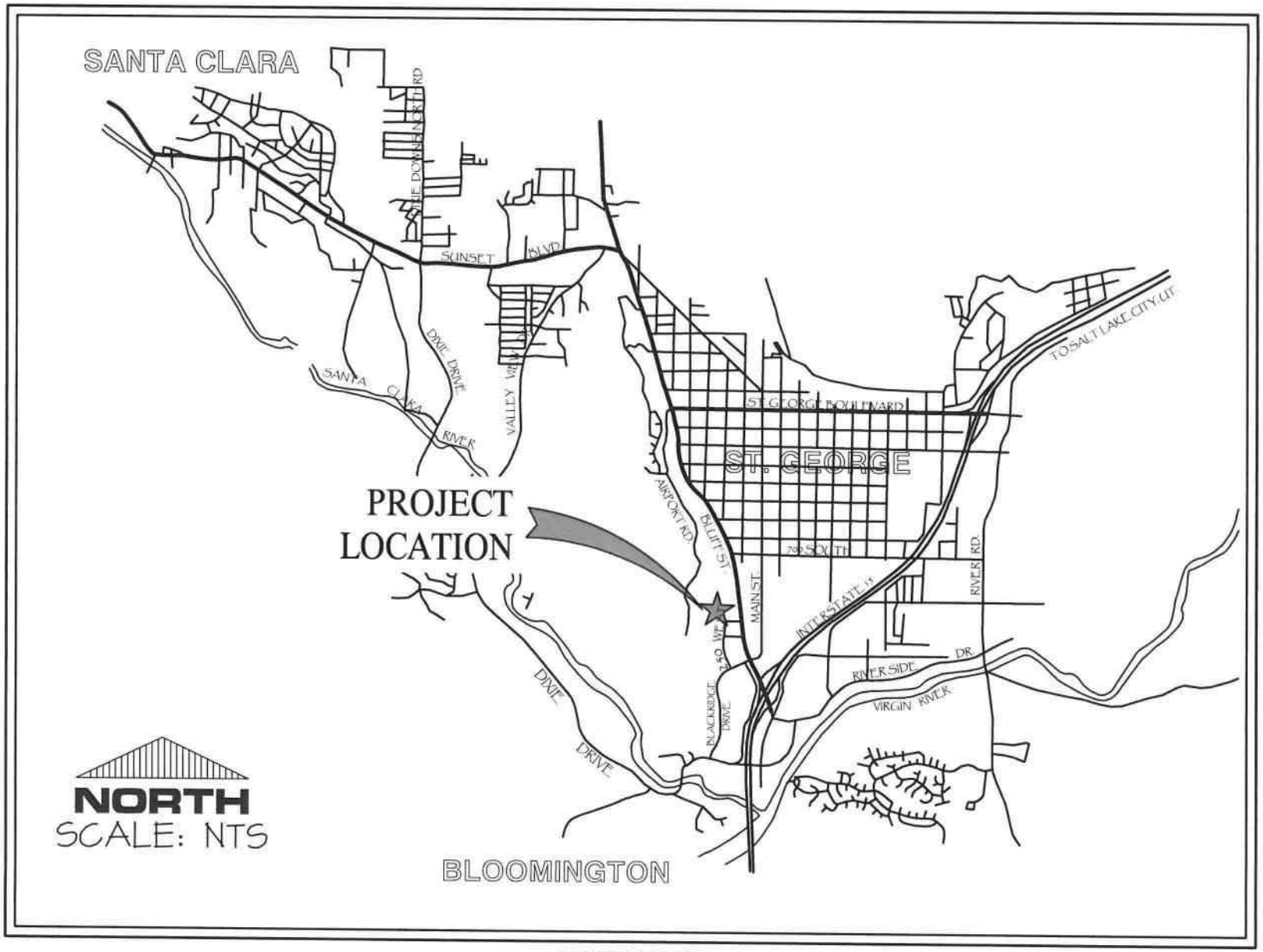
Figure 2 – *Existing Drainage Conditions*

Figure 3 – *Developed Drainage Conditions*

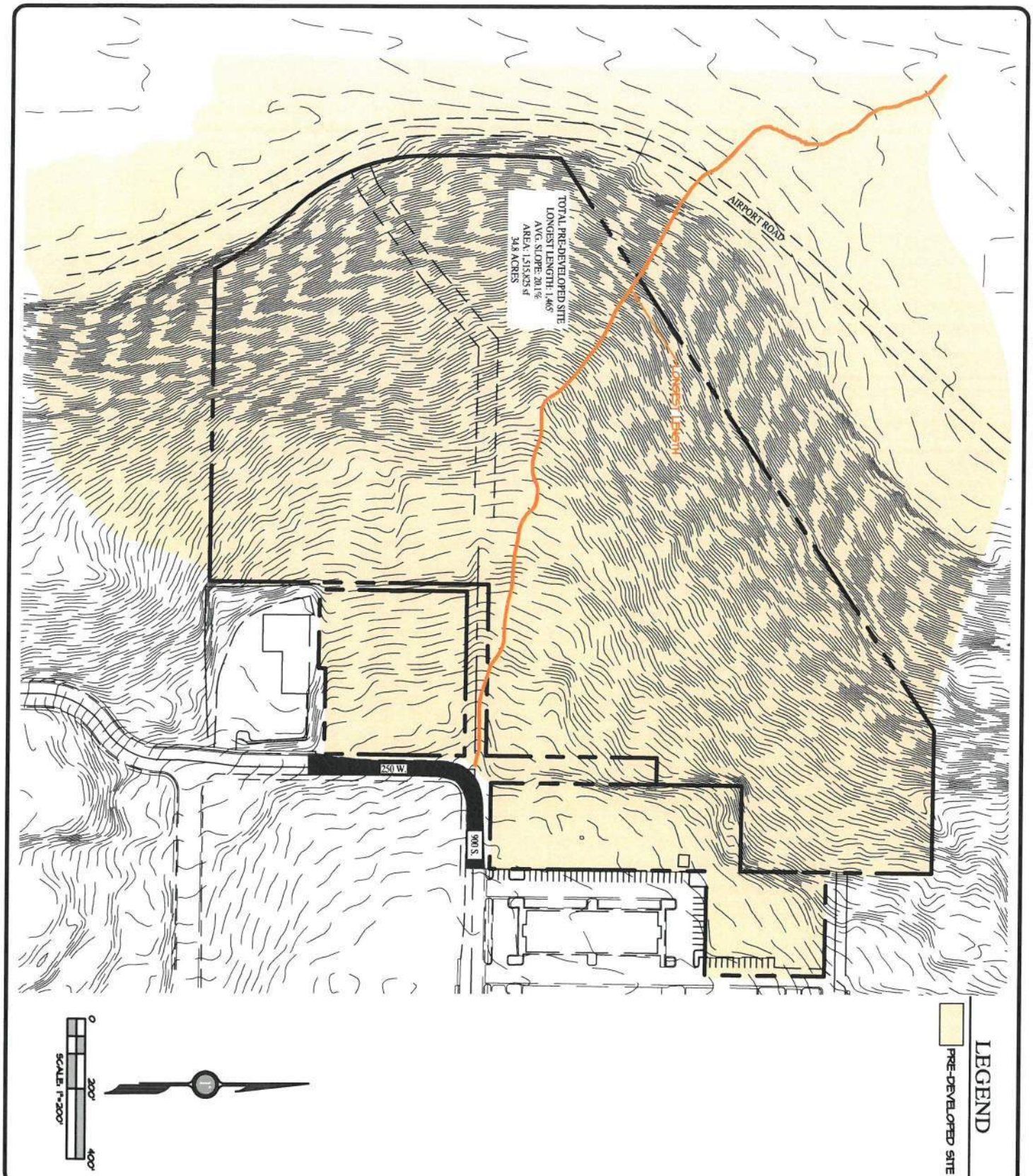
HEC-HMS Modeling Input Information

HEC-HMS Modeling Output Information

NRCS Soil Report



VICINITY MAP
FOR
WASATCH COMMERCIAL BUILDERS
1820 WEST PRINTERS ROW
WEST VALLEY CITY, UT 84116



PREEXISTING DRAINAGE EXHIBIT

FOR

SOLEIL RIDGE APARTMENTS

ST. GEORGE UT

SHEET EX-1

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

357 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 FX (435) 673-8597
www.rosenbergassociates.com

DATE:	06/24/22
JOB NO.:	12660-3
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	TOPO/DRAIN BASIN

POST DRAINAGE EXHIBIT

FOR

SOLEIL RIDGE APARTMENTS

ST. GEORGE UT

SHEET EX-2

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8097
www.rosenbergassociates.com

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

DATE:	08/24/23
JOB NO:	12800-3
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	TOPO/DRAIN BASIN

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

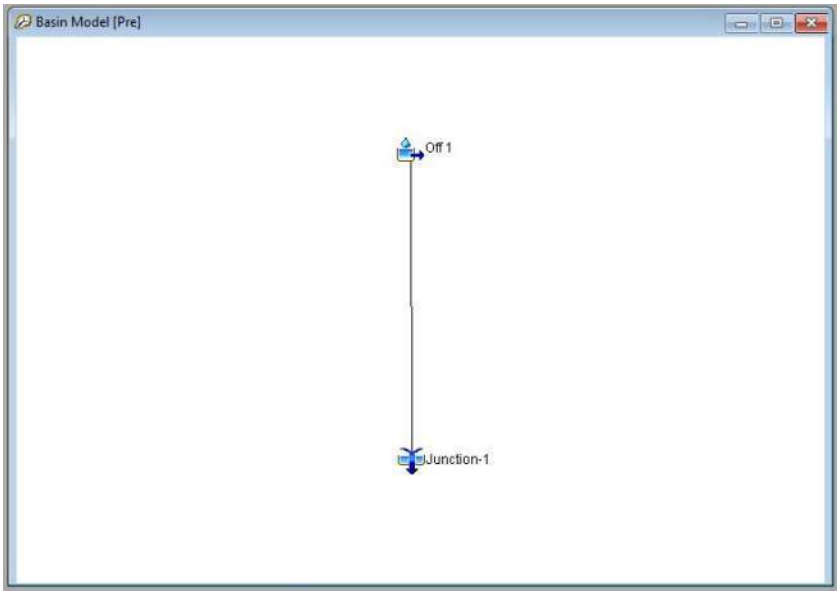
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/28/2021 at 1:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

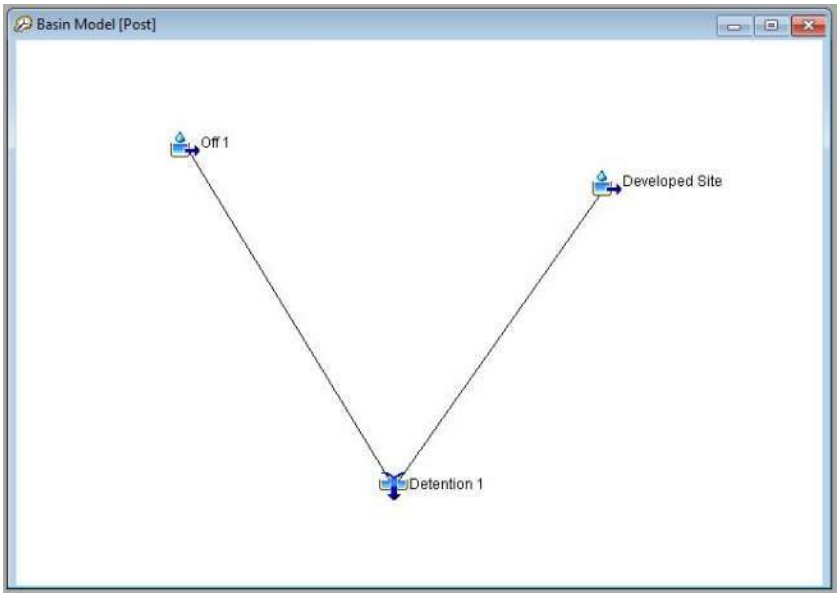
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HEC-HMS MODELING INPUT INFORMATION

PRE-DEVELOPED BASIN MODEL

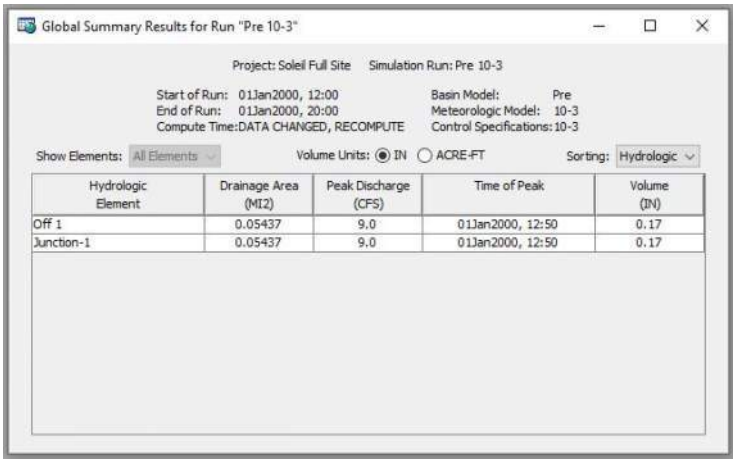


POST-DEVELOPED BASIN MODEL



HEC-HMS MODELING OUTPUT INFORMATION

PRE-DEVELOPED 10-YEAR 3-HOUR DESIGN STORM MODEL RESULTS



Global Summary Results for Run "Pre 10-3"

Project: Soleil Full Site Simulation Run: Pre 10-3

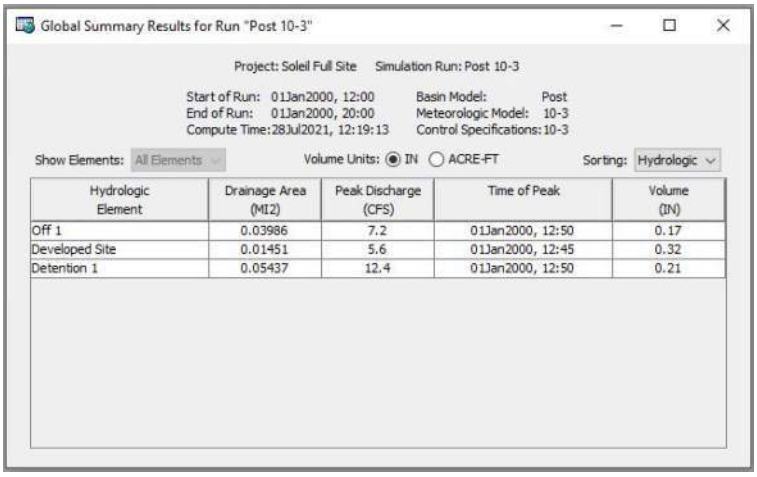
Start of Run: 01Jan2000, 12:00
End of Run: 01Jan2000, 20:00
Compute Time: DATA CHANGED, RECOMPUTE

Basin Model: Pre
Meteorologic Model: 10-3
Control Specifications: 10-3

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Off 1	0.05437	9.0	01Jan2000, 12:50	0.17
Junction-1	0.05437	9.0	01Jan2000, 12:50	0.17

POST-DEVELOPED 10-YEAR 3-HOUR DESIGN STORM MODEL RESULTS



Global Summary Results for Run "Post 10-3"

Project: Soleil Full Site Simulation Run: Post 10-3

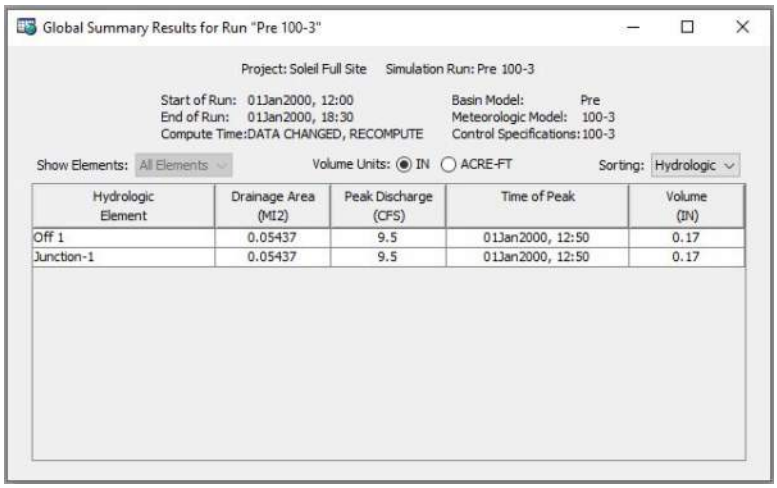
Start of Run: 01Jan2000, 12:00
End of Run: 01Jan2000, 20:00
Compute Time: 28Jul2021, 12:19:13

Basin Model: Post
Meteorologic Model: 10-3
Control Specifications: 10-3

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Off 1	0.03986	7.2	01Jan2000, 12:50	0.17
Developed Site	0.01451	5.6	01Jan2000, 12:45	0.32
Detention 1	0.05437	12.4	01Jan2000, 12:50	0.21

PRE-DEVELOPED 100-YEAR 3-HOUR DESIGN STORM MODEL RESULTS



Global Summary Results for Run "Pre 100-3"

Project: Soleil Full Site Simulation Run: Pre 100-3

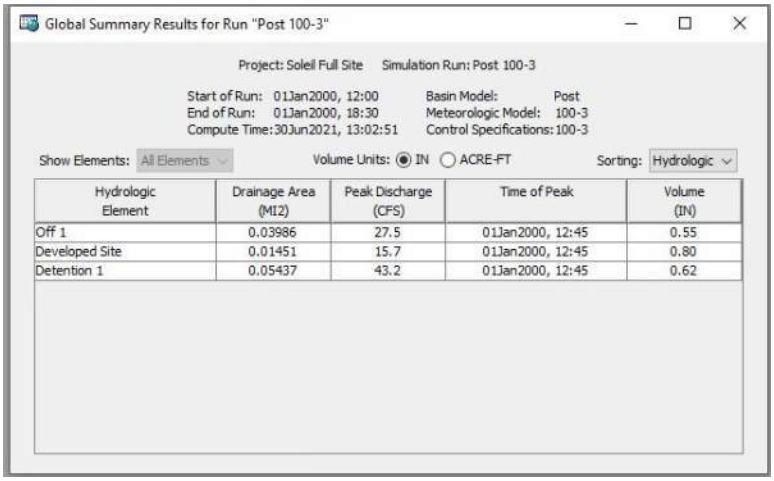
Start of Run: 01Jan2000, 12:00
End of Run: 01Jan2000, 18:30
Compute Time: DATA CHANGED, RECOMPUTE

Basin Model: Pre
Meteorologic Model: 100-3
Control Specifications: 100-3

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Off 1	0.05437	9.5	01Jan2000, 12:50	0.17
Junction-1	0.05437	9.5	01Jan2000, 12:50	0.17

POST-DEVELOPED 100-YEAR 3-HOUR DESIGN STORM MODEL RESULTS



Global Summary Results for Run "Post 100-3"

Project: Soleil Full Site Simulation Run: Post 100-3

Start of Run: 01Jan2000, 12:00
End of Run: 01Jan2000, 18:30
Compute Time: 30Jun2021, 13:02:51

Basin Model: Post
Meteorologic Model: 100-3
Control Specifications: 100-3

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Off 1	0.03986	27.5	01Jan2000, 12:45	0.55
Developed Site	0.01451	15.7	01Jan2000, 12:45	0.80
Detention 1	0.05437	43.2	01Jan2000, 12:45	0.62

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: Drainage Study Hydrology Information CHKD: RAR DATE: 28-Jul-21

EXISTING PRE-DEVELOPMENT CONDITION WATERSHED

Hydraulic Element		Hydraulic Properties		Area		
		Lo (ft)	*S (%)*	*(sq ft)*	*(acre)*	*(sq mi)*
Pre SA-1	Pre-Developed Site	1,465	20.1	1,515,825	34.80	0.05437
Post Off	Offsite Only	847	23.8	1,111,297	25.51	0.03986
Post Site	Developed Site Area Only	758	14.0	404,528	9.29	0.01451

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: Hydraulic Routing CHKD: RAR DATE: 28-Jul-21

Hydraulic Element		Routed Length (ft)	Average Slope (%)	Manning's Roughness (n)	Culvert Diameter (in)	Bottom Width (ft)	Side Slopes (H:1V)
C1	Routing 2580 to SA1	644	1.70	0.016	-	2.0	2.50
C2	Routing 2580 to SA1	894	0.50	0.010	24	N/A	N/A
C3	Routing 2580 to SA2	894	0.50	0.010	24	N/A	N/A

TYPICAL MANNING'S n VALUES

0.013 - Poly Pipe	0.023 - Dirt
0.017 - CM Pipe	0.026 - Grass
0.015 - Concrete	0.035 - Gravel
0.016 - Asphalt	0.040 - Riprap

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: NRCS Curve Number CHKD: RAR DATE: 28-Jul-21

NRCS CURVE NUMBER (CN) CHART

Land Use Description	SCS Curve Number (CN) Values									
	Group A		Group B		Group C		Group D		Totals	
	CN	%	CN	%	CN	%	CN	%	CN	%
Cultivated Land										
Cultivated Land; Without Conservation Treatment	72		81		88		91			
Cultivated Land; With Conservation Treatment	62		71		78		81			
Pasture or Range Land										
Pasture or Range Land; Poor Condition	68		79		86		89			
Pasture or Range Land; Good Condition	39		61		74		80			
Open Spaces (Lawns, Parks, etc.)										
Open Space; Poor Condition; Grass Cover < 50%	68		79		86		89			
Open Space; Fair Condition; Grass Cover 50% to 75%	49		69		79		84			
Open Space; Good Condition; Grass Cover > 75%	39		61		74		80			
Impervious Areas										
Impervious Areas; Paved Parking Lots, Roofs, Driveways	98		98		98		98			
Impervious Areas; Streets and Roads; Paved; Curbs and Storm Sewers	98		98		98		98			
Impervious Areas; Streets and Roads; Paved; Open Ditches (w/ Right-of-Way)	83		89		92		93			
Impervious Areas; Streets and Roads; Gravel (w/ Right-of-Way)	76		85		89		91			
Impervious Areas; Streets and Roads; Dirt (w/ Right-of-Way)	72		82		87		89			
Urban Commercial and Industrial Districts										
Urban Districts; Commercial and Business; Average 85% Impervious	89		92		94		95			
Urban Districts; Industrial; Average 72% Impervious	81		88		91		93			
Residential Districts										
Residential Districts; 1/8 Acre (Town Houses); Average 65% Impervious	77		85		90		92			
Residential Districts; 1/4 Acre; Average 38% Impervious	61		75		83		87			
Residential Districts; 1/3 Acre; Average 30% Impervious	57		72		81		86			
Residential Districts; 1/2 Acre; Average 25% Impervious	54		70		80		85			
Residential Districts; 1 Acre; Average 20% Impervious	51		68		79		84			
Residential Districts; 2 Acre; Average 12% Impervious	46		65		77		82			
Western Desert Urban Areas										
Natural Desert Vegetation (Pervious Areas Only)	63		77		85		88			
Artificial Desert Landscaping	96		96		96		96			
Developing Urban Area (No Vegetation)										
Newly Graded Area (Pervious Only)	77		86		91		94			

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: NRCS Curve Number CHKD: RAR DATE: 28-Jul-21

NRCS WEIGHTED AVERAGE CN VALUES

Land Use Description	SCS Curve Number (CN) Values									
	Group A		Group B		Group C		Group D		Totals	
	CN	%	CN	%	CN	%	CN	%	CN	%
Pre SA-1									85	100
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	100	88		85	100
Post Off									85	100
Natural Desert Vegetation (Pervious Areas Only)	63		77		85	100	88		85	100
##									90	100
Residential Districts; 1/8 Acre (Town Houses); Average 65% Impervious	77		85		90	100	92		90	100

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: SCS Lag Time CHKD: RAR DATE: 28-Jul-21

EXISTING PRE-DEVELOPMENT CONDITION

Hydrologic Element	SCS CN	Longest Length Lo (ft)	Average Slope S (%)	t_c (hr)	Lag Time (hr)	Lag Time (min)
Pre SA-1	85.0	1,465	20.10	0.136	0.082	4.90
Post Off	85.0	847	23.80	0.081	0.048	2.91
Post Site	90.0	758	14.00	0.080	0.048	2.87

TIME OF CONCENTRATION

$$t_c = \frac{1.67\, L_O^{\,0.8} \left(\frac{1000}{CN} - 9 \right)^{0.7}}{1900 \sqrt{S_{percent}}}$$

Where: CN = SCS runoff curve number
S = Average slope in percent
Lo = Length in ft

SCS LAG TIME

13.46 SCS Lag = 0.6*t_c

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: SCS TR-55 Tc and Lag CHKD: DATE:

SCS TR-55 LAG TIME **SUBAREA GRE-B130**

GRE-B130 SHEET FLOW TRAVEL TIME

Manning roughness, n	0.011		Smooth surfaces (concrete/asphalt/gravel/bare soil)
Flow length, L (300 ft max)	100	ft	
2-year 24-hour rainfall, P_2	1.160	in	
Average Slope, S	6.67	%	
Travel Time, T_t	0.0207	hr	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} S^{0.4}}$
	1.24	min	

GRE-B130 SHALLOW CONCENTRATED FLOW TRAVEL TIME

Paved surface? (Y/N)	Y		
Flow length, L	760	ft	
Average Slope, S	12.30	%	
			$V = 16.1345\,(s)^{1/2}$ unpaved
Average velocity, V	7.13	ft/sec	$V = 20.3282\,(s)^{1/2}$ paved
Travel Time, T_t	0.0296	hr	$T_t = \frac{L}{3600V}$
	1.78	min	

GRE-B130 OPEN CHANNEL FLOW TRAVEL TIME 1

Estimated average channel geometry:

Bottom width	10	ft	
Side slopes	5.0	H:1V	
Flow depth	1.0	ft	
Manning roughness, n	0.032		sand/earth bottom w/ soil-cement sides
Flow length, L	3,229	ft	
Average Slope, S	6.90	%	
Hydraulic radius, r	0.743		r = area/wetted perimeter
Average velocity, V	10.0	ft/sec	$V = \frac{1.49\, r^{2/3} s^{1/2}}{n}$
Travel Time, T_t	0.0894	hr	$T_t = \frac{L}{3600V}$
	5.37	min	

GRE-B130TIME OF CONCENTRATION, Tc **0.1398 hr** **T_c = sum all travel times T_t**

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: SCS TR-55 Tc and Lag CHKD: DATE:

8.39 min

GRE-B130 LAG TIME, L **0.0839 hr** **$L = 0.6\ T_c$**

5.03 min

MANNING ROUGHNESS VALUE FOR SHEET FLOW		USE
Smooth surfaces (concrete/asphalt/gravel/bare soil)		0.011
Fallow (no residue)		0.050
Cultivated soils:	Residue cover ≤20%	0.060
	Residue cover >20%	0.170
Grass:	Short grass prairie	0.150
	Dense grasses	0.240
	Bermuda grass	0.410
	Range (natural)	0.130
Woods:	Light underbrush	0.400
	Dense underbrush	0.800

MANNING ROUGHNESS VALUE FOR OPEN CHANNEL FLOW		USE
Asphalt surfaces:	Unobstructed	0.016
	Cars present	0.020
Pipeline:	Corrugated metal	0.025
	Plastic or HDPE smoothwall	0.010
Concrete surfaces:	Trowel finish	0.013
	Float or light broom finish	0.015
	Heavy broom finish	0.016
	Unfinished	0.017
Channels:	sand/earth bottom w/ bare earth sides	0.022
	sand/earth bottom w/earth/grass/weeds sides	0.025
	sand/earth bottom w/earth/trees/shrubs sides	0.032
	sand/earth bottom w/shotcrete sides	0.022
	sand/earth bottom w/ soil-cement sides	0.025
	sand/earth bottom w/ concrete sides	0.020
	sand/earth bottom w/ dry rubble or riprap sides	0.033
Natural channels:	sand bottom w/ tree/shrub sides	0.035
	sand bottom w/ rock sides	0.032
	rock bottom w/ rock sides	0.060
Overbank floodplain:	desert brush, normal density	0.060

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: Model Results CHKD: RAR DATE: 28-Jul-21

EXISTING PRE-DEVELOPMENT CONDITION

Hydrologic Element	10-Year 3-Hour (cfs)	100-Year 3-Hour (cfs)
Pre SA-1	9.00	9.50
Post Off	7.20	27.50
Post Site	12.40	43.20
Increase	3.40	33.70

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

PROJECT NO. 12560-21

PROJECT: Soleil Ridge 900 South Bluff Civil BY: DSH DATE: 28-Jul-21

SUBJECT: Detention Calculations CHKD: RAR DATE: 28-Jul-21

Total Developed Area ***9.29 acres***

MaximumRelease Allowed From Developed Area ***1.86 cfs*** *(0.2 cfs per acre)*

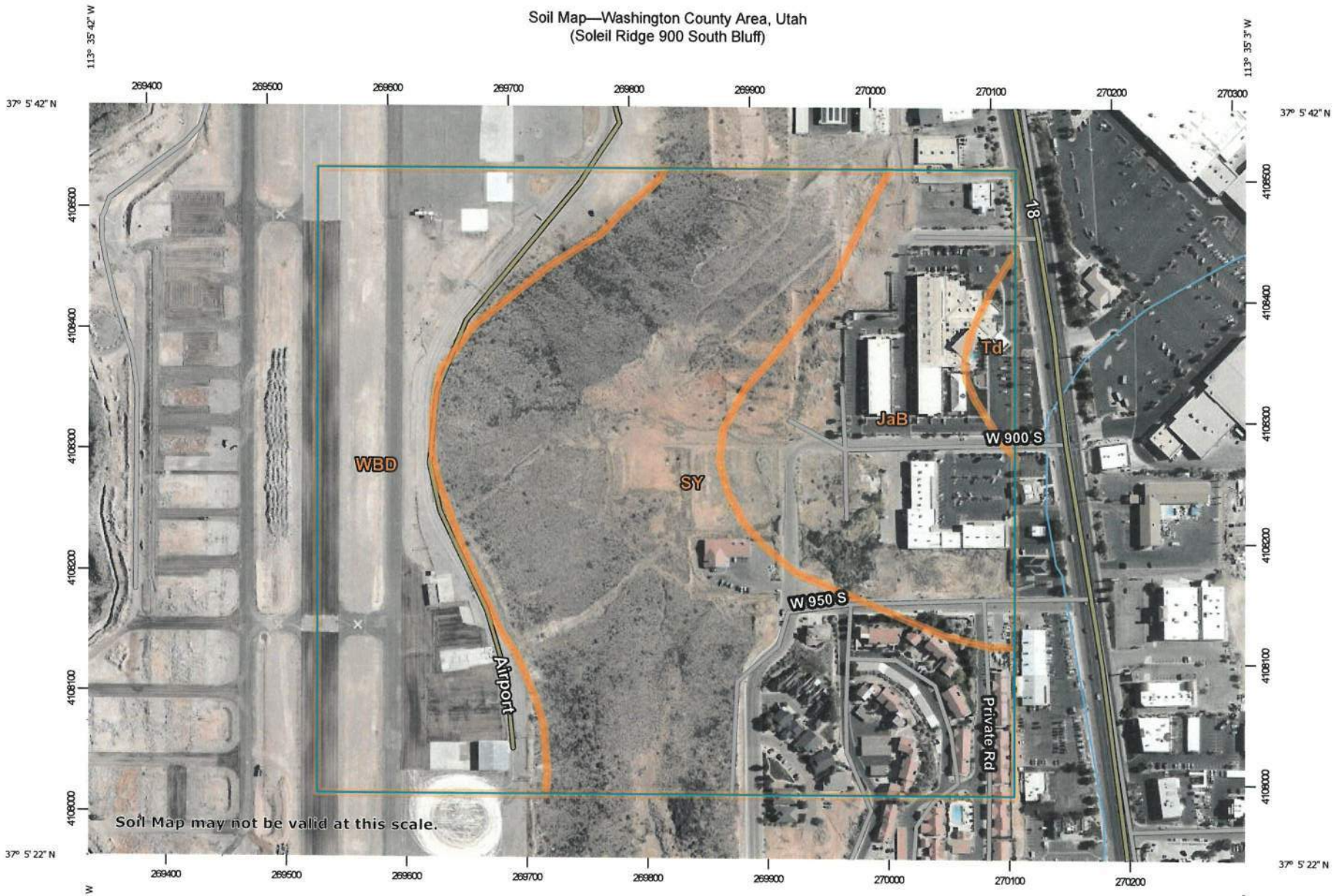
Max release allowed with offsite flows passing through:

100-year 3-hour storm = 1.86 cfs + 9.5 cfs OFF-1 **11.36 cfs**

100-YEAR 3-HOUR STORM HYDROGRAPHS

Time	Hydrographs			
	Post	Allowed	Detainied	Volume
(hour)	(cfs)	(cfs)	(cfs)	(cf)
12:25	0	11.36	0.0	0.00
12:30	0	11.36	0.0	0.00
12:35	4.8	11.36	0.0	0.00
12:40	31.3	11.36	31.3	9,390.00
12:45	43.2	11.36	43.2	12,960.00
12:50	38	11.36	38.0	11,400.00
12:55	27.2	11.36	27.2	8,160.00
13:00	20.5	11.36	20.5	6,150.00
13:05	15.6	11.36	15.6	4,680.00
13:10	12	11.36	12.0	3,600.00
13:15	9.3	11.36	0.0	0.00
13:20	8	11.36	0.0	0.00
13:25	7.1	11.36	0.0	0.00
13:30	6	11.36	0.0	0.00
13:35	3.1	11.36	0.0	0.00
13:40	2.2	11.36	0.0	0.00
13:45	2	11.36	0.0	0.00
13:50	1.9	11.36	0.0	0.00
13:55	1.9	11.36	0.0	0.00
14:00	1.9	11.36	0.0	0.00
14:05	1.9	11.36	0.0	0.00
14:10	1.9	11.36	0.0	0.00
14:15	1.9	11.36	0.0	0.00
14:20	1.9	11.36	0.0	0.00
14:25	1.9	11.36	0.0	0.00
14:30	1.9	11.36	0.0	0.00
14:35	1.9	11.36	0.0	0.00
14:40	1.9	11.36	0.0	0.00
14:45	1.9	11.36	0.0	0.00
14:50	1.9	11.36	0.0	0.00
14:55	1.9	11.36	0.0	0.00
15:00	2	11.36	0.0	0.00
15:05	0.6	11.36	0.0	0.00
15:10	0.1	11.36	0.0	0.00
15:15	0	11.36	0.0	0.00
15:20	0	11.36	0.0	0.00
15:25	0	11.36	0.0	0.00
15:30	0	11.36	0.0	0.00
Total				**56,340**

Soil Map—Washington County Area, Utah
(Soleil Ridge 900 South Bluff)



Map Scale: 1:4,390 if printed on A landscape (11" x 8.5") sheet.

N

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 14, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 1, 2018—Aug 1, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
JaB	Junction fine sandy loam, 1 to 2 percent slopes	16.2	21.8%
SY	Stony colluvial land	37.0	49.8%
Td	Tobler silty clay loam	1.1	1.4%
WBD	Winkel gravelly fine sandy loam, 1 to 8 percent slopes	20.0	27.0%
Totals for Area of Interest		**74.3**	**100.0%**

Geotechnical Report

AGEC
Applied GeoTech

GEOTECHNICAL INVESTIGATION
& HILLSIDE EVALUATION

THE COVE

ST. GEORGE, UTAH

PREPARED FOR:

HOLDAWAY CONSTRUCTION
38 E. 590 N.
HURRICANE, UTAH 84737

ATTN:

BRENT HOLDAWAY

PROJECT NO. 2192092 **JULY 1, 2020**

1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044

TABLE OF CONTENTS

SUMMARY. . . . . Page 1

SCOPE. . . . . Page 3

SITE CONDITIONS. . . . . Page 3

FIELD STUDY. . . . . Page 4

SUBSURFACE SOIL CONDITIONS. . . . . Page 4

GEOLOGY. . . . . Page 4
- A. Geomorphology of the Area. . . . . Page 5
- B. Stratigraphy of the Area. . . . . Page 5

GEOLOGIC HAZARDS. . . . . Page 6
- A. Liquefaction. . . . . Page 6
- B. Flooding. . . . . Page 6
- C. Expansive Soil/Bedrock. . . . . Page 6
- D. Landslides. . . . . Page 6
- E. Rock Fall. . . . . Page 6
- F. Faults. . . . . Page 6

PROPOSED CONSTRUCTION. . . . . Page 7

RECOMMENDATIONS. . . . . Page 7
- A. Site Grading. . . . . Page 8
- B. Foundation Recommendations. . . . . Page 12
- C. Concrete Slab-on-Grade. . . . . Page 13
- D. Lateral Earth Pressures. . . . . Page 14
- E. Seismicity. . . . . Page 15
- F. Soil Corrosion. . . . . Page 16
- G. Pavement. . . . . Page 17
- H. Construction Testing and Observations. . . . . Page 18
- I. Geotechnical Recommendations Review. . . . . Page 19

LIMITATIONS. . . . . Page 19

REFERENCES. . . . . Page 20

Vicinity Map — Figure 1
Site Plan — Figure 2 and 2a
Logs, Legend and Notes of Exploratory Borings and Test Pits — Figures 3-6

SUMMARY

1. This report is a preliminary geotechnical study and also a part of the hillside submittal for St. George City Hillside Ordinance. A final report with details for design and construction will be provided up completion of the laboratory testing and evaluation of the proposed construction.

2. The site was evaluated by drilling 8 borings and observing the excavation of 4 test pits at the approximate locations shown on Figure 2 and 2a. The subsurface profile observed within the borings and test pits consisted of varied thicknesses of sand and gravel and clay overlying various types of bedrock. The bedrock varies from siltstone to shale to claystone.

   The bedrock is mapped as Dinosaur Canyon member of the Moenave Formation. Portions of the bedrock appear to be expansive. Laboratory testing is currently in progress to identify the layers and magnitude of the expansive characteristics.

3. Groundwater was encountered at various depths from 14 to 50 feet below the surface. Fluctuations in groundwater may occur over time. An evaluation of such fluctuations was beyond the scope of this report. Springs or seepages were not observed on the site. The affect of the groundwater will be evaluated and recommendations provided in the final report.

4. The topography of the site consists of a moderately steep to more gentle hillside sloping down to the east and south. The site is a cove or bowl type shape. The site is proposed to be graded by small cuts on the west and north and filling to the east and south. There will be significant cuts for the lower parking levels and building levels.

5. Based on the proposed grading, we anticipate that the majority of the cuts will be in the sands and gravels and will expose the various bedrock layers. We anticipate that the cuts for buildings will be shored temporarily and retained permanently. The upper cut on the parking area will be retained using stacked rock slopes.

6. AGEC has previously provided a Geologic hazard Assessment dated January 6, 2020. This report is attached. The geologic hazard of potentially expansive bedrock layers has not been addressed in the previous report. This hazard is discussed in this report.

7. The proposed structures may be supported on conventional spread footings bearing on a properly prepared subgrade. As an alternative, micropiles or deep foundations may be utilized. Following completion of the laboratory testing and final details of construction, detailed foundation recommendations will be provided.

8. The on-site sand and gravel soils, free of organics and debris, are suitable for use as structural fill, site grading fill, and utility trench backfill. There are occasional surface cobbles and boulders along with limited subsurface materials that are oversized for use as fill materials. The oversized material will require processing to remove the larger particles such that the maximum particle size is 6 inches and at least 50 percent of the material

passes the No. 4 sieve. Larger materials may be used on slopes for erosion protection or placed in deeper fills, provided they are properly nested. The on-site claystone bedrock is not suitable for use as structural fill, but may be used as fill in non-structural areas or as trench backfill, wall backfill, or at least 4 feet below pavement areas.

9. Positive drainage of the surface soils within the development is critical and should be maintained throughout the development. We recommend the piping of surface drainage and in no case should be ponding of water be allowed adjacent to or up-gradient of structures.

SCOPE

This report presents the results of a preliminary geotechnical investigation and hillside evaluation for the proposed Cove Development to be located in St. George, Utah, as shown in Figure 1. This report presents the subsurface conditions encountered, laboratory test results, and recommendations for the project. AGEC has previously completed a Geologic-hazard Assessment for the project dated January 6, 2020.

A field exploration of 8 borings and 4 test pits were conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed development. AGEC has also utilized the proposed grading plans and conceptual plans to develop our recommendations. Additional details will be provided in a final report following completion of the laboratory testing.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. The report is intended to meet the requirements for evaluation for St. George City Hillside developments. The findings, conclusions and recommendations for design and construction are included in this report.

SITE CONDITIONS

The subject site consists of the parcel shown on Figure 1. The property is located west of the proposed 250 West at approximately 900 South and encompasses the hillside area or “bowl” type area as shown on the attached Figures 1, 2 and 2a. The property is moderately steep with a flatter area at the base of the hillside. Portions of the property have been previously graded with pad areas along the north and western portions of the planned construction area. The property is sparsely covered with vegetation consisting of small brush and grasses.

FIELD STUDY

On June 4-10, 2020, an engineer from AGEC visited the site for a subsurface investigation. Eight borings were drilled using a truck mounted rig using hollow stem augers. Portions of the bedrock were cored using mud rotary or air to removed cuttings from a 2.5 inch HQ core barrel for continuous sampling. The 4 test pits were excavated with a track excavator. The locations are shown on Figure 2 and 2a.

SUBSURFACE SOIL CONDITIONS

The subsurface profile observed within the borings and test pits consisted of varied thicknesses of sand and gravel and clay overlying various types of bedrock. The bedrock varies from siltstone to shale to claystone.

The bedrock is mapped as Dinosaur Canyon member of the Moenave Formation. Portions of the bedrock appear to be expansive. Laboratory testing is currently in progress to identify the layers and magnitude of the expansive characteristics.

The preliminary boring and test pit logs are shown on Figures 3 to 6 with the legend and notes on Figure 7. These logs will be updated following the classification data provided from laboratory testing in a final report.

GEOLOGY

The geologic conditions at the site were evaluated based on a review of geologic literature, and a site geologic reconnaissance.

A. **Geomorphology of the Area**

The site is located along the east slope of the West Black Ridge or edar Bench Lava Flow in St. George, Utah as shown on Figure 1. The site is also located on the north side of the Virgin River Anticline. This area is part of the St. George Basin which is bound on the north by the Pine Valley Mountains, on the east by the Hurricane Cliffs, on the west by the Beaver Dam Mountains, and on the south by the Mount Trumball area.

Bedrock in the St. George basin mainly consists of Upper Permian and Lower Jurassic sandstone, shale, siltstone, limestone, gypsum, and conglomerate. These beds are folded to the southeast into the northeast trending Virgin anticline. Several north-trending faults are present within the St. George Basin, the most prominent of which is the Washington Fault (Christensen and Deen, 1983).

The St. George Basin is characterized by basalt capped buttes and cuestas that were once stream channels along which lava flowed. Erosion of the surrounding softer sedimentary rocks over time has resulted in an inverted topography of old stream channel becoming resistant basalt ridges such as the Middleton Black Ridge and the West Black Ridge (Christenson and Deen, 1983).

The geologic structure within the basin is dominated by the Virgin anticline which trends northwest to southeast and is located south of the site. The Virgin anticline is a broad, generally symmetrical fold with maximum flank dips of 25 to 30 degrees to the northwest and southeast (Christenson and Deen, 1983).

The geologic conditions at the site were evaluated based on a review of geologic literature, boring and test pit exploration and a reconnaissance of the site.

B. Stratigraphy of the Area

The stratigraphy of the area consists of Upper Triassic to Lower Jurassic- aged bedrock of the Moenave Formation. There is alluvium (Holocene to lower Pleistocene aged) deposits over the Chinle that cover the majority of the site. The top of the ridge is capped by the Lava Ridge lava flow, which consists of Basalt of the lower Pleistocene aged deposit.

GEOLOGIC HAZARDS

Based on review of geologic literature and site reconnaissance, the following information is provided concerning geologic hazards.

A. Liquefaction

Relatively shallow bedrock was encountered across the site. Thus, based upon subsurface conditions encountered our experience in the area, the subsurface soils below the developed areas are considered to be a non-liquefiable during a severe seismic event to the depths investigated.

B. Expansive Soil/Bedrock

The presence of potentially expansive layers of bedrock is identified by the geologic mapping hazard by Lund and others, 2008. The expansive bedrock is mapped as the Dinosaur Canyon member of the Moenave Formation. Our laboratory testing is currently in progress. Our experience in the area also indicate that claystone bedrock on the project site is moderately expansive.

An evaluation and analysis along with detailed recommendations to address this concern for expansive layers will be provided in a final report.

D. Landslides

See attached document.

E. Rock Fall

See attached document.

F. Faults

Based on previous work by Christenson and Deen (1983), Willis and Higgins (1995) Lund and others (2008), the inferred location of the St. George Fault is located further east near River Road.

PROPOSED CONSTRUCTION

The Cove Development will consist of developing the property with two 2 apartment/townhome type buildings. The buildings will be multiple levels with underground parking. The buildings are to be constructed with reinforced concrete on the garage level and wood framing on the above grade levels. We anticipate wall loads on the order of 8 to 10 kips per lineal foot and column loads up to 300 kips.

There will be access to the site from 900 South and 250 West which will be further improved as a part of the site development. There is an existing sewer up the 900 South roadway alignment. The anticipated traffic for the different areas consists of a Traffic Index of 7 for the Public Roads and a 5 for the parking and access areas.

The proposed grading consists of significant temporary cuts for construction. The cuts will be retained or shored during construction. The hill side cuts above the parking area are proposed to be retained by rockery faced slopes. The fills will be located in walkout areas and in the lower area on the west side of the project.

The proposed construction, or building loads are estimated and should be verified to refine our recommendations in the final report.

RECOMMENDATIONS

Based on our experience in the area, the subsurface conditions encountered, our engineering analysis, and the proposed construction, the following recommendations are provided. A final report will be provided that defines the expansive bedrock characteristics following completion of the lab testing. The final report will include overexcavation depths for buildings, foundation alternatives such as micropiles and shoring recommendations.

A. Site Grading

Based on the subsurface conditions and proposed grading provided by Bush & Gudgell Engineering, the following is provided:

1. Subgrade Preparation

General: Prior to placing structural fill, site grading fill or concrete, the site should be grubbed to remove vegetation and soil containing roots and organics.

Expansive Bedrock Removal - Buildings and Structures: We recommend that a separation be provided between the expansive claystone and the building pad grades. The thickness of removal will be defined and provided in a final report as the laboratory testing is completed. The claystone should be removed below structures, entry areas and canopies, extending at least 5 feet beyond the perimeter of the structure. The limits of removal should be determined by survey and documented following removal.

Expansive Bedrock Removal - Roadways and Flatwork*:* We recommend providing at least a separation of 4 feet below the proposed subgrade elevation and the surface of the expansive mudstone. The material should be removed a distance of at least 2 feet beyond the edge of roadway/flatwork improvements .

2. Excavation/Slopes

Based on the proposed grading, we anticipate that the majority of the cuts will be in bedrock. The cuts are significant and will require shoring or permanent retaining. Details will be provided in a final report.

The upper cuts will be in the sands and gravels with portions of the parking cuts extending into the bedrock. In order to maintain stable slopes, they should be retained or slopes should be graded no steeper than 2:1 Horizontal to Vertical (H:V). Fill slopes should be graded no steeper than 2:1 (H:V).

To control erosion and weathering, the bedrock cut slopes should be protected by erosion protection. This would be particularly critical where softer bedrock is exposed. Benches may also be cut into the slopes to assist in controlling drainage and erosion. Benches should be at least 5 feet in width and should be constructed at intervals in accordance with the 2018 IBC. In lieu of facing bedrock cuts, they could be flattened to a 3:1 (H:V) slope.

Fill slopes should be constructed by overbuilding the slope and then cutting back the slope face to the desired grade to provide a properly compacted slope face. Fill placed on existing slopes steeper than 3:1 (H:V) should be keyed into the existing slope using a benching procedure. Benches should be of sufficient width to allow for operation of compaction equipment.

Utility trenches excavated in the on-site soils should be excavated in accordance with OSHA requirements using a OSHA Soil Class C (1½:1 H:V) for overburden soils and Soil Class A (½:1 H:V) for trenches excavated into the bedrock. Steeper trenches may require the use of shoring or a trench box to provide as safe work environment. Safe trench excavation is the responsibility of the contractor.

3. Materials

Import materials should be non-expansive, non-gypsiferous, granular soil. Listed below are the materials recommended for imported fill.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	**-200** <35%, **LL** <30% Maximum size: 4 inches Solubility < 1%
Roadways	Base course	CBR>50%, **200** <12% Maximum size: ¾ inch
Underslab	Base course	**-200** <12% Maximum size: 1 inch

-200 = Percent Passing the No. 200 Sieve
LL = Liquid Limit

The on-site silt, sand and gravel soils and fill soils, free of organics and debris, are suitable for use as structural fill, site grading fill, and utility trench backfill. The on-site claystone is not suitable for use as structural fill or site grading fill, but may be used as fill in non structural areas, trench backfill, wall backfill, or at least 4 feet below pavement areas. An AGEC engineer should observed the bedrock removal to determine suitability for its intended use.

4. Compaction

Compaction of fill materials placed at the site should equal or exceed the following percentages when compared to the maximum dry density as determined by ASTM D-698 or ASTM D-1557:

Area	Percent Compaction ASTM D-698*	Percent Compaction ASTM D-1557**
Subgrade	90	90
Footings/foundations	NA	95
Slabs/Pad Fill (over excavation)	100	95
Utility trench backfill (Structural Areas)	100	95
Wall Backfill (Structural Areas)	100	95

* Fine-grained or processed mudstone/clay.

** Granular site grading/structural fill

Fill should be placed in lifts which do not exceed the capability of the equipment used. Generally 6 to 8 inch lifts are adequate for heavy rubber tire equipment. Lift thicknesses should be reduced to 4 inches for hand compaction equipment. Fill placed at the site should be properly moisture conditioned prior to placement and should be tested to verify proper compaction.

Fill materials should be properly moisture conditioned prior to placement. Fine-grained should be moisture conditioned to 0 to 4 percentage points over the optimum moisture content as determined by ASTM D-698. Granular soil should be

moisture conditioned to within 2 percentage points of the optimum moisture content as determined by ASTM D-1557.

5. Drainage

The following drainage recommendations should be implemented:

- Positive site drainage should be maintained during the course of construction. In no case should water be allowed to pond adjacent to buildings/foundations.

- After construction has been completed, positive drainage of surface water away from the structures should be maintained throughout the life of the structures. We recommend a minimum slope of 6 inches in the first 10 feet from the perimeter of the structures. Hard or impermeable surfaces may be used to direct water away from buildings.

- Roof gutters should also be utilized with downspouts which extend out away and down slope from buildings. Preferably, downspouts should discharge off-site.

- Landscaping that requires water (grass) should be limited to reduce the potential for wetting of foundation support soils and to reduce the potential future accumulation of perched water on top of the bedrock.
- We also recommend that desert landscaping, which requires little to no water, be used adjacent to concrete or masonry walls which will be backfilled to reduce salt migration of soluble salts and the subsequent salt weathering on cement containing elements. The below grade portions of walls/fences which are backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should also be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering and sulfate attack on concrete/masonry.

6. Subsurface Drainage Protection

A perimeter subsurface drain should be provided around the basement of each structure.

The drain system should consist of 1 foot of gravel adjacent the perimeter foundation supporting the building. A 4 inch perforated PVC pipe should be placed in the bottom of the gravel zone sloped at a 1% grade (minimum) to drain by gravity. Prior to backfilling, Mirafi 140N filter fabric should be placed over the gravel.

B. Foundation Recommendations

Based on the subsurface conditions, the proposed grading provided by Bush & Gudgell Engineering and that the proper separation from expansive soils has been provided, the following foundation recommendations are provided for support of slab on grade foundations. If the expansive soils are not removed to provide the proper separation, the use of micropiles or a deep foundation system should be used. Recommendations for deep foundation systems are not included in this report. If requested, those recommendations can be provided.

1. Foundations

   The proposed structures may be supported on conventional spread footings with slab-on-grade floors supported on a properly prepared subgrade as indicated in the Subgrade Preparation section of this report.

2. Bearing Material

   Footings should bear on properly compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report.

3. Bearing Pressure

   Spread footings bearing on properly compacted structural fill may be designed for a net allowable bearing pressure of 2,500 pounds per square foot (psf). Spot footings supporting columns or footings with a width of greater than 3 feet may be

designed for a net allowable bearing pressure of 3,000 psf. If larger footings are anticipated, the bearing pressures may be increased with further evaluation.

4. Temporary Loading Conditions

The bearing pressure indicated above may be increased by one-half for temporary wind and seismic loads.

5. Footing Width and Embedment

Spread footings should have a minimum width of 18 inches and exterior or unheated footings should be embedded at least 12 inches below the lowest adjacent grade.

6. Settlement/Heave

Based on the subsoil conditions encountered and the anticipated building loads, we estimate a total settlement/heave for the foundation designed as indicated above to be up to approximately 1 inch. Differential settlement is estimated to be approximately ½ inch.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on a properly compacted subgrade as recommended in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested to verify compaction meets the recommendations provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course should be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted structural fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. We recommend the basement walls be designed in an at-rest condition.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Granular Backfill (Sand or Gravel)	35 pcf	55 pcf	350 pcf
Granular Backfill - Earth Pressure Coefficient	0.28	0.44	-
On-site Clay Soil/Processed claystone	50 pcf	65pcf	190 pcf
On-site Clay Soil/Processed claystone - Earth Pressure Coefficient	0.45	0.59	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading using the appropriate earth pressure coefficient and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the

wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

Care should be taken to prevent percolation of surface water into the backfill material adjacent to the retaining walls. The risk of hydrostatic buildup can be reduced by placing a subdrain behind the walls consisting of free-draining gravel wrapped in a filter fabric.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weights should be modified as follows according to the Mononobe-Okabe method assuming a level backfill condition:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
	Granular Backfill
Active	7 pcf increase
At-rest	no increase
Passive	18 pcf decrease

The resultant of the seismic increase should be placed up ⅓ from the base of the wall.

4. Safety Factors

The given values assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismicity

Listed below is a summary of the site parameters as required by the 2018 International Building Code and ASCE 7, Chapter 20:

Description	Seismic Event - 2% PE in 50 Yrs
	Value
2018 IBC Site Class	C
PGA	0.22g
S_s (0.2 second period)	0.505g
S_1 (1 second period)	0.164g
F_{PGA}	1.2
F_a	1.298
F_v	1.5

The values provided above were generated using the ASCE 7-16 Siesmic Hazard tool.

Based on the observed subsurface conditions, a ground motion hazard analysis (GMHA) as per ASCE 7-16 is not required by the 2018 International Building Code. A 10-percent decrease in design seismic load might be achieved if shear wave velocities are measured on site. If this is requested, we propose to perform a Refraction Microtremor (ReMi) survey to measure subsurface shear wave velocity.

F. Soil Corrosion

Our experience has shown that portions of the on-site soil/bedrock and many imported soils may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

G. Pavement

Based on the subsoil conditions encountered and the laboratory test results, the following recommendations are given:

1. Analysis

   Asphaltic Concrete: The flexible pavement analysis is based on UDOT and AASHTO design methods and a 20 year design life. The following parameters were considered for our analysis:

   - Base course that meets specifications which would correspond to a Structural Coefficient (a_2) of at least 0.12. Asphalt that provides a Structural Coefficient (a_1) of at least 0.40.

   - Drainage Coefficient = 1.0.
   - The subgrade support soils consists generally of silty sand to gravel. Based on the on-site soils, a M_R value of 15,000 psi was used for the subgrade based upon an estimated California Bearing Ratio (CBR) value of 10 percent and the relationship between CBR and Resilient Modulus (M_R).
   - Serviceability Index: P_o=4.2, P_t=2.5.
   - Reliability of 90 percent.
   - Standard Deviation (S_o) = 0.45.

2. Subgrade Support

   We anticipate the subgrade materials will consist of compacted on-site silty sand to gravel. Our design assumes a properly compacted subgrade. Prior to placing base course or pavement area grading fill, the subgrade should be prepared as recommended in the Subgrade Preparation section of this report.

3. Pavement Thickness

Based on the anticipated traffic, a 20 year design life, PCC and AASHTO design methods, the following pavement sections are recommended.

	Flexible Pavement	
Area	Asphaltic concrete (inches)	Base Course (inches)
300 West, 900 South	3	8
Acces/Entrance Road	2.5	8
Parking areas	2.5	6

4. Pavement Materials

The pavement materials should meet AASHTO and City of St. George Specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is high quality material with a CBR of at least 60 percent. Asphalt material should have a Marshall stability of at least 1,800 pounds.

5. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided. We further recommend a yearly maintenance program including crack sealing and a surface treatment such as a “slurry seal” to extend the pavement life and reduce water infiltration into the subsurface soils.

H. Construction Testing and Observations

We recommend testing fill, concrete, and asphalt materials at a frequency which meets or exceeds St. George City minimum testing frequency requirements for city improvements.

We also recommend the following:

1. Verify the subgrade is properly prepared/compacted in accordance with the recommendations provided in the Subgrade Preparation section of this report.

2. Verify that foundation subgrade is properly compacted prior to placement of concrete.

3. Conduct compaction testing on fill placed below foundations, in building pads, and paved areas. We recommend testing each foot of fill placed.

4. Conduct construction materials testing of soils, concrete and asphalt materials and special inspections as required for the proposed construction by St. George City and the structural engineer.

5. Conduct special inspections on the proposed building as required by the 2018 International Building Code and the structural engineer.

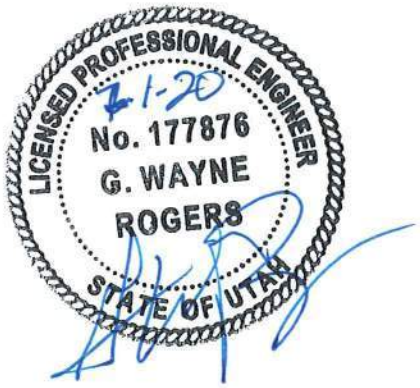
I. Geotechnical Recommendation Review

The client should familiarize themselves with the information contained in this report. If specific questions arise or if the client does not fully understand the conclusions/recommendations provided, AGEC should be contacted to provide clarification.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the subsurface investigation, laboratory test results and our experience in the area. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



G. Wayne Rogers, P.E.

P:\2019 Project Files\2192000\2192092 - GT The Cove\Report.wpd

REFERENCES:

Christenson, G.E. and Deen, R.D., 1983, Engineering Geology of the St. George area Washington County, Utah: Utah Geological and Mineral Survey Special Studies 58, 32 p., scale 1:24,000.

Lund, W.R., Knudsen, T.R., Vice, G.S., and Shaw, L.M., 2008, Geologic hazards and adverse construction conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah, Utah Geological Survey Special Study 127, 14 plates, scale 1:24,000.

Hayden, Janice, M and Willis, Grant C. UGS Map 251DM. 2011, Geologic Map of the St. George Quadrangle, Washington County, Utah, Utah Geological Survey.



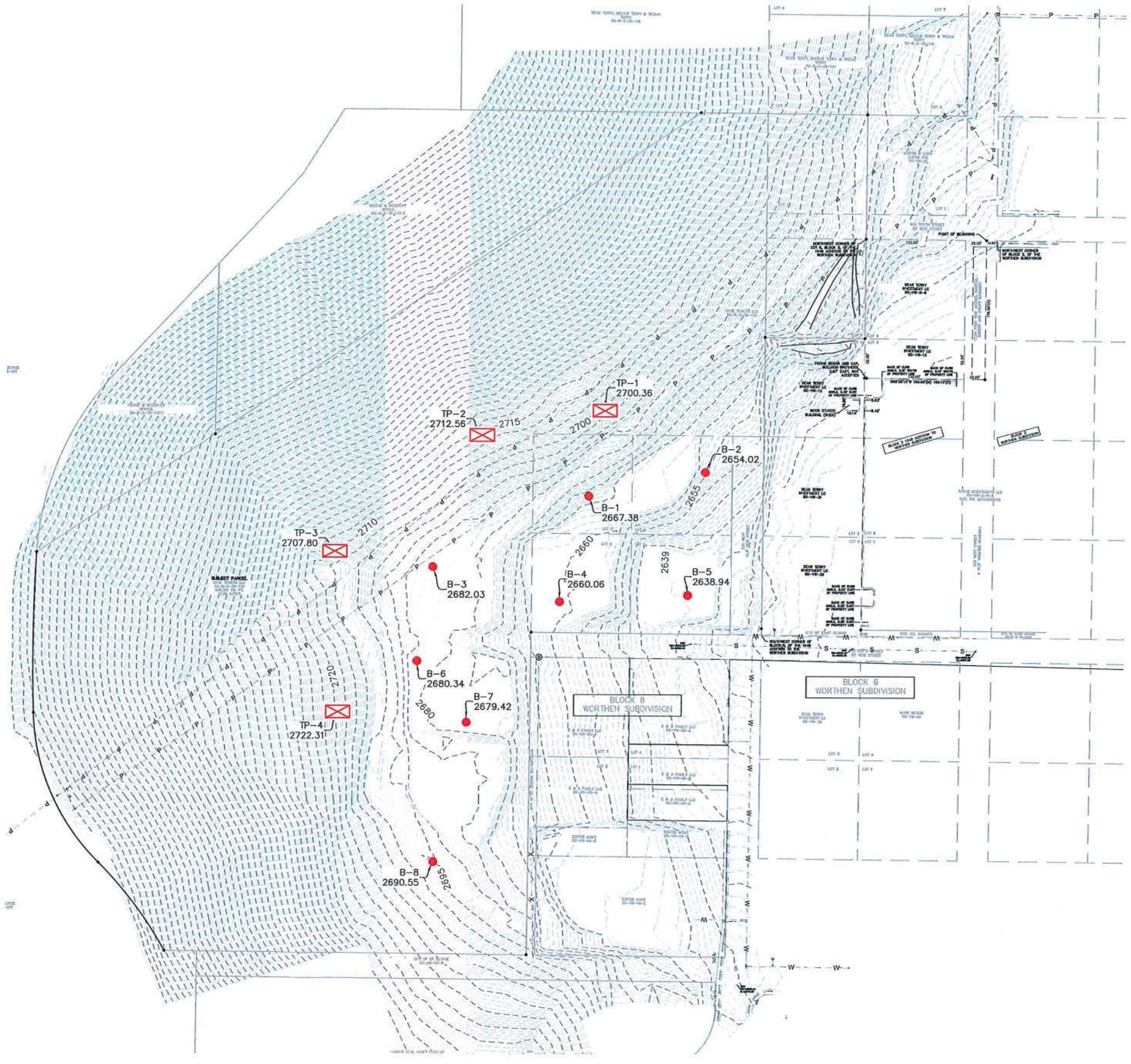
THE COVE
ST. GEORGE, UTAH

N

Not to Scale

2192092	AGEC	Vicinity Map	Figure 1

THE COVE
ST. GEORGE, UTAH



- Approximate boring location
- Approximate test pit location

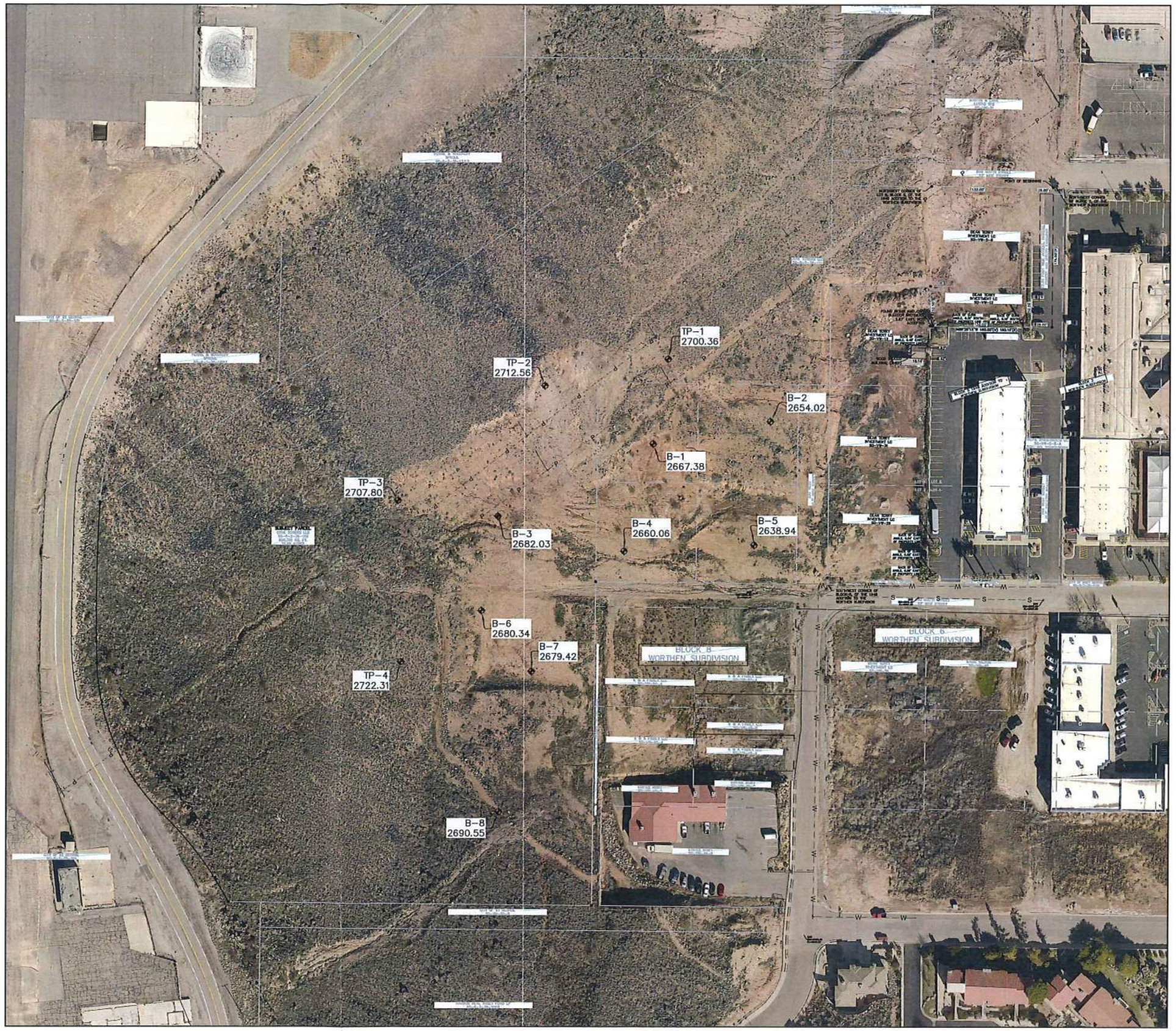
N

0 150 300 feet

Approximate Scale

2192092	AGEC	Site Plan	Figure 2

THE COVE
ST. GEORGE, UTAH

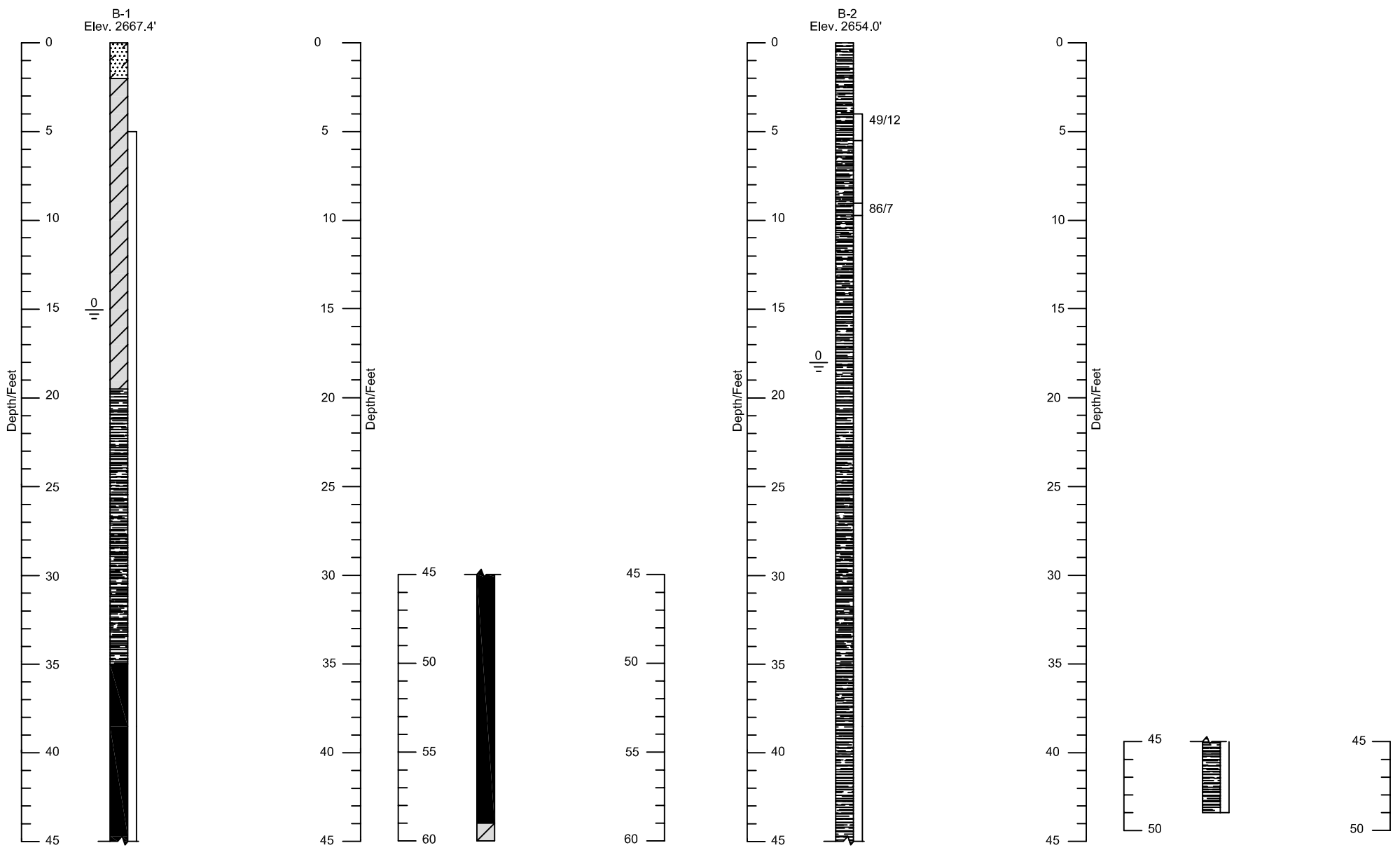


N

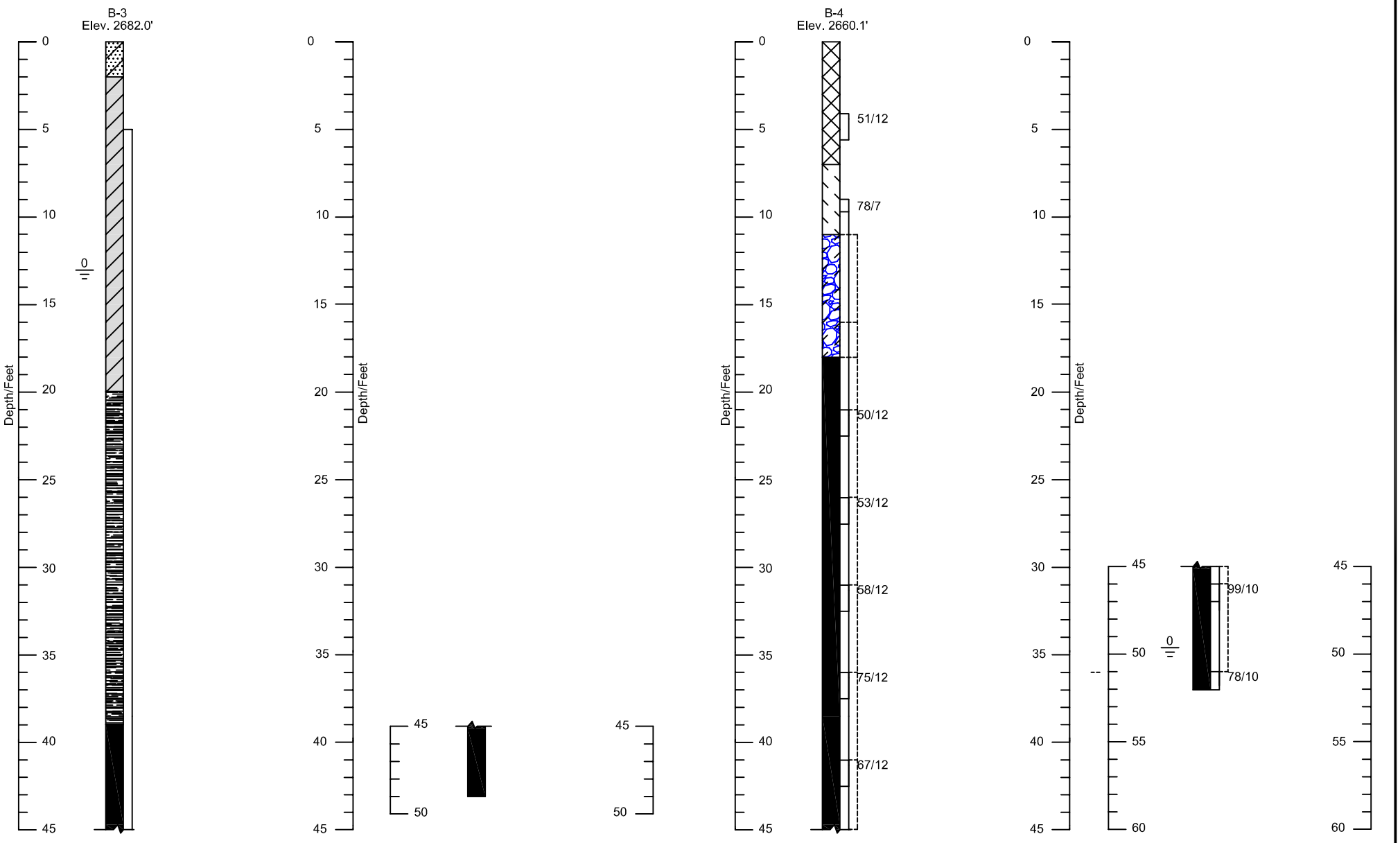
0 200 400 feet

Approximate Scale

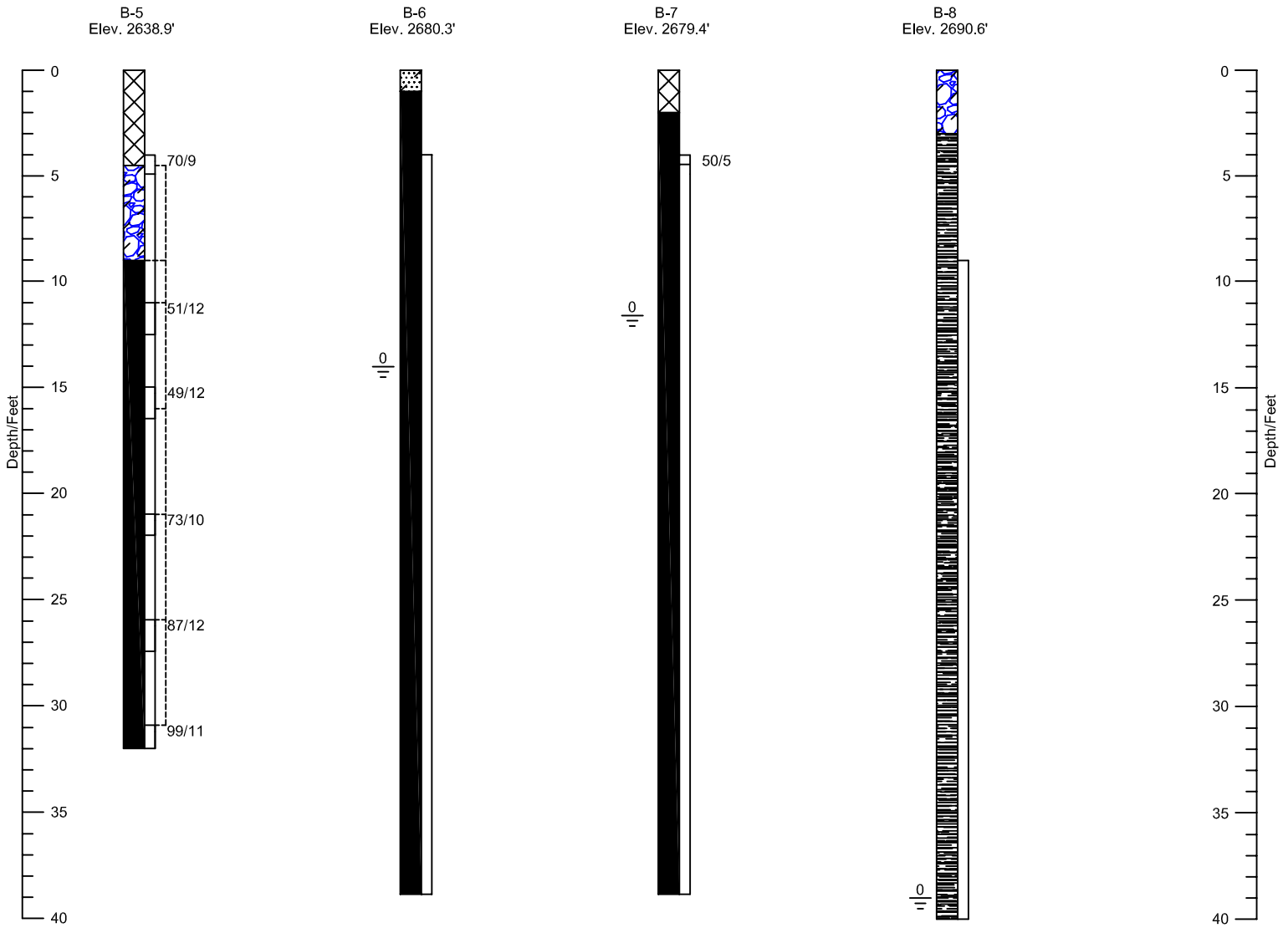
2192092	AGEC	Site Plan	Figure 2a



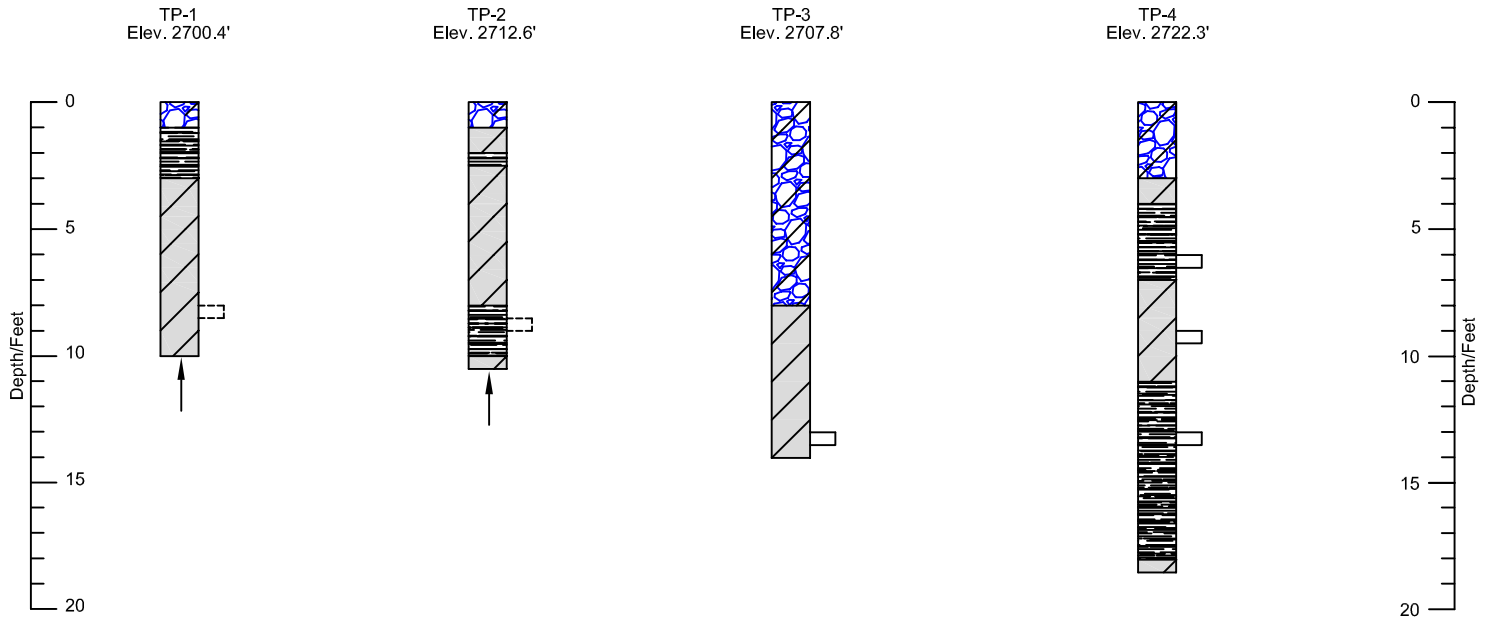
2192092 | AGEC | Logs of Exploratory Borings | Figure 3



2192092 | AGEC | Logs of Exploratory Borings | Figure 4



2192092	AGEC	Logs of Exploratory Borings	Figure 5



2192092	AGEC	Logs of Exploratory Borings	Figure 6

LEGEND:



Fill; Silty to Clayey Sand with Gravel, poorly compacted, slightly moist, and reddish brown in color.



Fat Clay (CH); medium stiff, moist, and reddish brown in color.



Clayey Sand (SC); medium dense, slightly moist, and reddish brown in color.



Silty Sand (SM); medium dense, moist, and reddish brown in color.



Clayey Gravel (GC); dense, moist, basalt cobbles and boulders, and black to red in color.



Silty Gravel with Sand (GM); dense, moist, basalt cobbles and boulders, and black to red in color.



Shale Bedrock; moderately hard, slightly moist, low to medium plastic, layered, gypsum, and red in color.



Claystone Bedrock; soft to moderately hard, moist, medium to high plastic, gypsum streaks, and red with white in color.



Siltstone Bedrock; moderately hard, slightly moist, non to low plastic, sandstone lenses/layers, and red-brown in color.



California drive sample taken. The symbol 10/12 indicates that 10 blows from a 140 pound hammer falling 30 inches were required to drive the sampler 12 inches.



Indicates core sample taken.



Indicates relatively undisturbed block sample taken.



Indicates disturbed sample taken.



Indicates the depth to free water and the number days after excavation the measurement was taken.

Indicates practical trackhoe refusal on boulders, sandstone bedrock, or limestone bedrock.

NOTES:

1. The borings were drilled on June 4, 5, 8, 9, and 10 with a truck mounted drill rig equipped with 8-inch hollow-stem augers. The test pits were excavated on June 9 and 10, 2020 with a trackhoe. Portions of the bedrock were cored using a 2½ inch diameter HQ bit using either air or mud rotary.
2. The locations and elevations of the borings and test pits were measured by survey by Bush and Gudgell, Inc.
3. The boring and test pit locations and elevations should be considered accurate only to the degree implied by the method used.
4. The lines between the materials shown on the logs represent the approximate boundaries between material types and the transitions may be gradual.
5. Water level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in the water level may occur with time.



B-1 @ 5-15 ft.



B-1 @ 15-24 ft



B-1 @ 24-32 ft.



B-1 @ 32-41 ft.



B-1 @ 41-50 ft.



B-1 @ 50-58 ft.



B-1 @ 58-60 ft.



B-2 @ 9-23 ft.



B-2 @ 23-32 ft.



B-2 @ 32-42 ft.



B-2 @ 42-44 ft.



B-3 @ 4-19 ft.



B-3 @ 19-29 ft.



B-3 @ 29-39 ft.



B-3 @ 39-49 ft.



B-6 @ 4-14 ft.



B-6 @ 14–26 ft.



B-6 @ 26-34 ft.



B-6 @ 34-39 ft.



B-7 @ 4-17 ft.



B-7 @ 17-26 ft.



B-7 @ 26-36 ft.



B-7 @ 36-39 ft.



B-8 @ 9-22 ft.



B-8 @ 22-29 ft.



B-8 @ 29-34 ft.



B-8 @ 34-39 ft.

AGEC
Applied GeoTech

January 6, 2020

Holdaway Construction
38 East 590 North
Hurricane, Utah 84737

Attention: Brent Holdaway
EMAIL: bholdaway@live.com

Subject: Geologic-hazard Assessment
Proposed Cove Development
300 West 900 South
St George, Utah
Project No. 2192092

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to evaluate geologic hazards for the proposed Cove development to be constructed at approximately 300 West 900 South in St George, Utah.

PROPOSED CONSTRUCTION

We understand a mixed-use development consisting of retail, restaurant and residential facilities is planned for the east portion of the property. The west side of the developed area will be cut into the slope of the hillside.

GEOLOGY

The geology of the site is mapped by Hayden and Willis (2011) to consist of talus and landslide deposits on the hillside and bedrock near the base of the slope. The relatively flat east side of the property is mapped as mixed eolian and alluvial deposits. The bedrock is the Springdale Sandstone Member of the Kayenta Formation overlying the Whitmore Point Member of the Moenave Formation overlying the Dinosaur Canyon Member of the Moenave Formation. The bedrock dips gently down in a north/east direction.

Low-sun-angle aerial photographs from 1981, color aerial photographs from 2000, black and white aerial photographs from 1960 and lidar data from 2017 were reviewed to evaluate geologic hazards in the area. The resolution of the photographs along is not sufficient to allow evaluation of rockfall. In addition, the area planned for development had been disturbed

by the time of the photographs. Landslide deposits can be identified on the aerial photographs south of the site. The landslide mapped on the northwest slope above the proposed development area is not apparent from the aerial photographs or lidar. The area mapped as landslide is terraced suggesting there may be creep or shallow-depth movement of the ground in this area. The affected soil does not appear to extend more than about 2 or 3 feet deep.

ROCKFALL EVALUATION

There are outcrops of basalt above the property with some areas of rock that could potentially become dislodged, particularly during a major earthquake, and result in rockfall hazard for the proposed development. The rocks are generally less than 5 feet in size. The approximate extent of the rockfall hazard is presented on Figure 2. This is based on field observation and experience with similar sites in the area. The extent of the potential rockfall hazard cannot be well defined due to land disturbance and likely removal of rocks in the runout zone.

The area planned for buildings could be protected from rockfall hazards by constructing a barrier along the uphill side of the development or removal of the source rocks.

The rockfall-protection berm, assumed to be constructed just up slope of the west and northwest cut slopes for the development, should have a height of at least 8 feet, a top width of at least 6 feet and an upslope face of ½ horizontal to 1 vertical or steeper. It is important to have a steep upslope face for the berm so rocks are not directed over the berm. The berm should be reinforced using geogrid to maintain a steep upslope face. The reinforcement spacing and slope construction will depend on the type of fill used and reinforcement selected. Internal design of the berm reinforcement could be provided upon request.

LANDSLIDE EVALUATION

The landslide on the northwest side of the property appears to be less than 2 or 3 feet deep and is not expected to be a hazard for the proposed development if slopes are adequately reinforced. This should be evaluated in the geotechnical study for the site.

OTHER GEOLOGIC HAZARDS

Other geologic hazards considered for this study are debris flow and fault rupture. Based on geologic mapping for the area, our site reconnaissance, and review of aerial photographs and lidar data, these are not considered hazards at the site.

LIMITATIONS

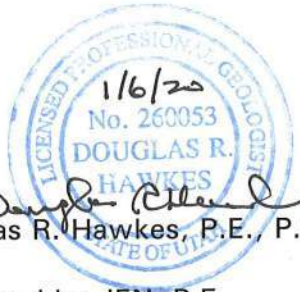
This letter has been prepared in accordance with generally geologic engineering practices in the area for the use of the client. The conclusions and recommendations included in the letter are based on conditions observed during our field study, topographic information provided and

our experience with similar type projects. If conditions are significantly different from those described in this letter, we should be notified to reevaluate the recommendations given.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

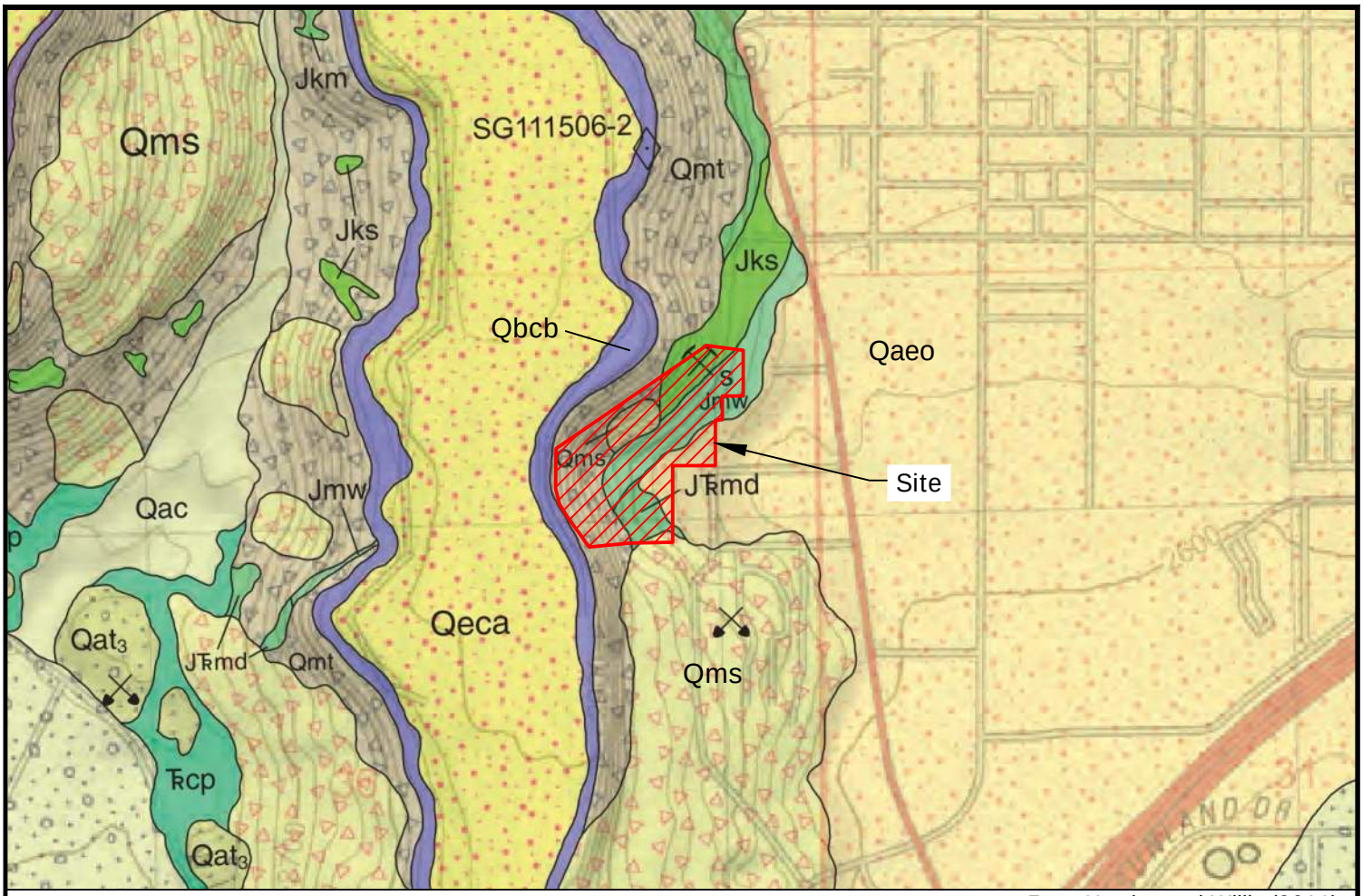


Douglas R. Hawkes, P.E., P.G.

Reviewed by JEN, P.E.
DRH/rs
Enclosures

Reference:

Hayden, J.M. and Willis, G.C., 2011; Geologic map of the St George 7.5' quadrangle, Washington County, Utah, Utah Geological Survey Map 251DM.



From Hayden and Willis (2011)

EXPLANATION OF SYMBOLS AND GEOLOGIC UNITS IN AREA OF PROPOSED DEVELOPMENT

Qmt - Talus deposits (Holocene to upper Pleistocene)

Qms - Landslide deposits (Holocene to middle Pleistocene).

Qeca - Eolian and alluvial deposits with thick calcic soil on lava flows (Holocene to lower Pleistocene).

Qaeo - Mixed alluvial and eolian deposits (Holocene to middle Pleistocene).

Qbcb - Cedar Bench lava flow (lower Pleistocene)

Jks - Springdale Sandstone Member of the Kayenta Formation (Lower Jurasic)

Jmw - Whitmore Point Member of the Moenave Formation (Lower Jurassic)

JTrmd - Dinosaur Canyon Member of the Moenave Formation (Lower Jurassic to Upper Triassic).

——— — — Geologic contact between units, dashed where approximate.

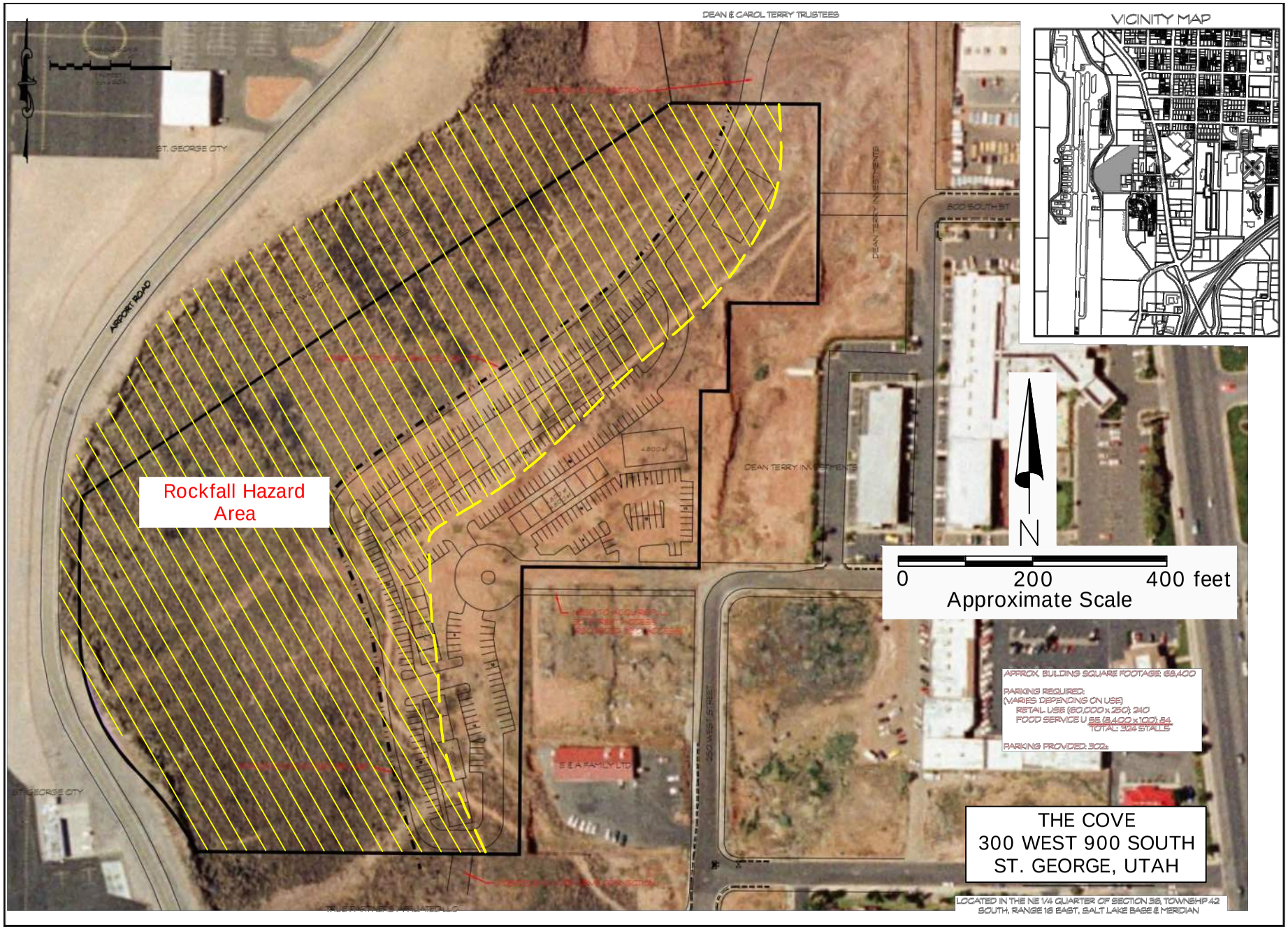
Normal fault, bar and ball on down thrown side, dashed where approximate, dotted where concealed.

N

0 1000 2000 feet

Approximate Scale

THE COVE
300 WEST 900 SOUTH
ST. GEORGE, UTAH



2192092	AGEC	Rockfall Hazard Area	Figure 2

Hazards Report

AGEC
Applied GeoTech

January 6, 2020

Holdaway Construction
38 East 590 North
Hurricane, Utah 84737

Attention: Brent Holdaway
EMAIL: bholdaway@live.com

Subject: Geologic-hazard Assessment
Proposed Cove Development
300 West 900 South
St George, Utah
Project No. 2192092

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to evaluate geologic hazards for the proposed Cove development to be constructed at approximately 300 West 900 South in St George, Utah.

PROPOSED CONSTRUCTION

We understand a mixed-use development consisting of retail, restaurant and residential facilities is planned for the east portion of the property. The west side of the developed area will be cut into the slope of the hillside.

GEOLOGY

The geology of the site is mapped by Hayden and Willis (2011) to consist of talus and landslide deposits on the hillside and bedrock near the base of the slope. The relatively flat east side of the property is mapped as mixed eolian and alluvial deposits. The bedrock is the Springdale Sandstone Member of the Kayenta Formation overlying the Whitmore Point Member of the Moenave Formation overlying the Dinosaur Canyon Member of the Moenave Formation. The bedrock dips gently down in a north/east direction.

Low-sun-angle aerial photographs from 1981, color aerial photographs from 2000, black and white aerial photographs from 1960 and lidar data from 2017 were reviewed to evaluate geologic hazards in the area. The resolution of the photographs along is not sufficient to allow evaluation of rockfall. In addition, the area planned for development had been disturbed

by the time of the photographs. Landslide deposits can be identified on the aerial photographs south of the site. The landslide mapped on the northwest slope above the proposed development area is not apparent from the aerial photographs or lidar. The area mapped as landslide is terraced suggesting there may be creep or shallow-depth movement of the ground in this area. The affected soil does not appear to extend more than about 2 or 3 feet deep.

ROCKFALL EVALUATION

There are outcrops of basalt above the property with some areas of rock that could potentially become dislodged, particularly during a major earthquake, and result in rockfall hazard for the proposed development. The rocks are generally less than 5 feet in size. The approximate extent of the rockfall hazard is presented on Figure 2. This is based on field observation and experience with similar sites in the area. The extent of the potential rockfall hazard cannot be well defined due to land disturbance and likely removal of rocks in the runout zone.

The area planned for buildings could be protected from rockfall hazards by constructing a barrier along the uphill side of the development or removal of the source rocks.

The rockfall-protection berm, assumed to be constructed just up slope of the west and northwest cut slopes for the development, should have a height of at least 8 feet, a top width of at least 6 feet and an upslope face of ½ horizontal to 1 vertical or steeper. It is important to have a steep upslope face for the berm so rocks are not directed over the berm. The berm should be reinforced using geogrid to maintain a steep upslope face. The reinforcement spacing and slope construction will depend on the type of fill used and reinforcement selected. Internal design of the berm reinforcement could be provided upon request.

LANDSLIDE EVALUATION

The landslide on the northwest side of the property appears to be less than 2 or 3 feet deep and is not expected to be a hazard for the proposed development if slopes are adequately reinforced. This should be evaluated in the geotechnical study for the site.

OTHER GEOLOGIC HAZARDS

Other geologic hazards considered for this study are debris flow and fault rupture. Based on geologic mapping for the area, our site reconnaissance, and review of aerial photographs and lidar data, these are not considered hazards at the site.

LIMITATIONS

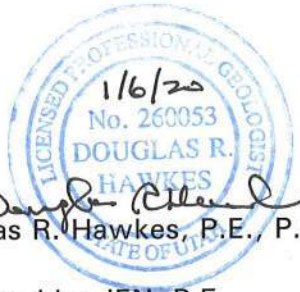
This letter has been prepared in accordance with generally geologic engineering practices in the area for the use of the client. The conclusions and recommendations included in the letter are based on conditions observed during our field study, topographic information provided and

our experience with similar type projects. If conditions are significantly different from those described in this letter, we should be notified to reevaluate the recommendations given.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

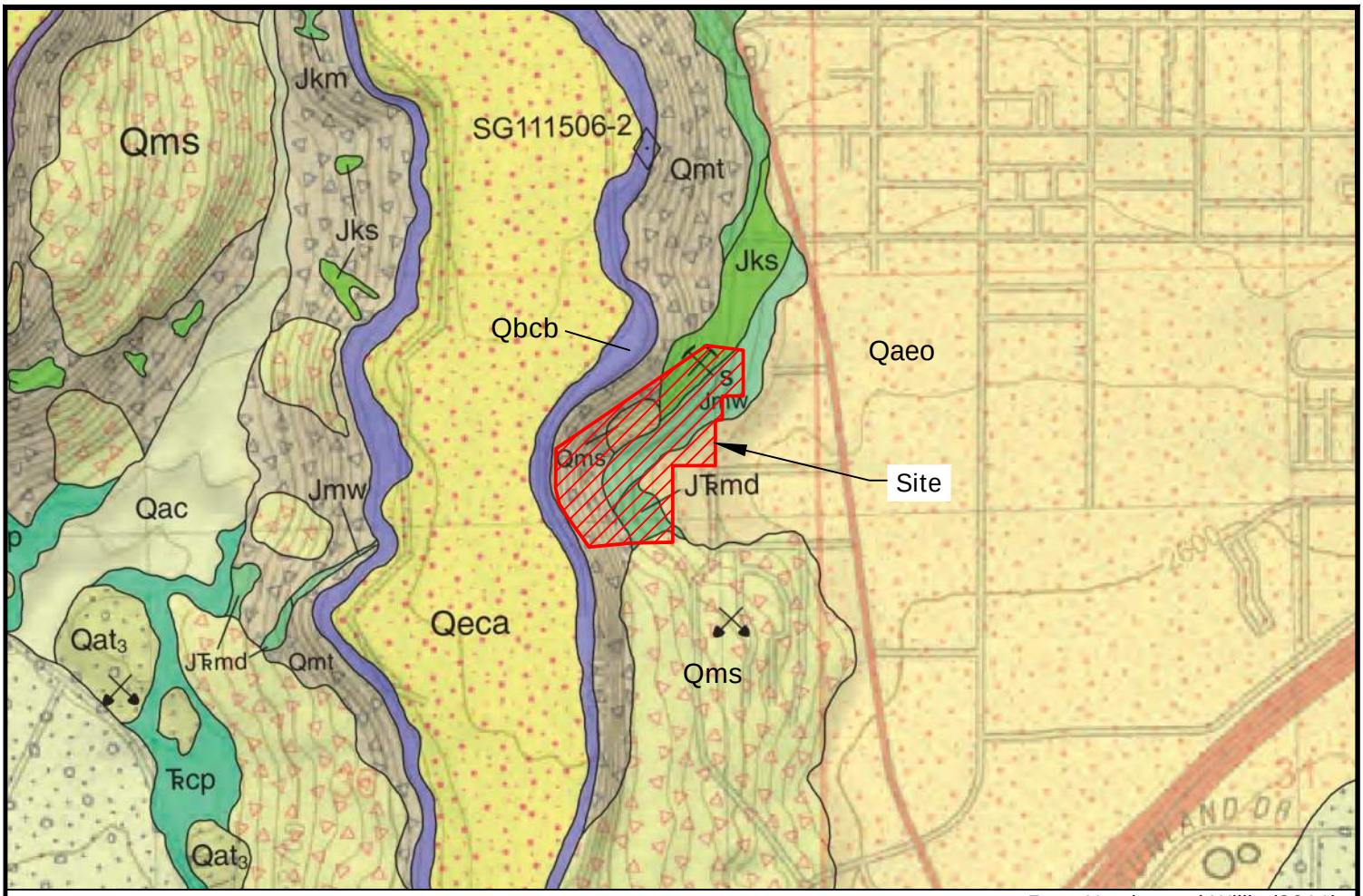


Douglas R. Hawkes, P.E., P.G.

Reviewed by JEN, P.E.
DRH/rs
Enclosures

Reference:

Hayden, J.M. and Willis, G.C., 2011; Geologic map of the St George 7.5' quadrangle, Washington County, Utah, Utah Geological Survey Map 251DM.



From Hayden and Willis (2011)

EXPLANATION OF SYMBOLS AND GEOLOGIC UNITS IN AREA OF PROPOSED DEVELOPMENT

Qmt - Talus deposits (Holocene to upper Pleistocene)

Qms - Landslide deposits (Holocene to middle Pleistocene).

Qeca - Eolian and alluvial deposits with thick calcic soil on lava flows (Holocene to lower Pleistocene).

Qaeo - Mixed alluvial and eolian deposits (Holocene to middle Pleistocene).

Qbcb - Cedar Bench lava flow (lower Pleistocene)

Jks - Springdale Sandstone Member of the Kayenta Formation (Lower Jurasic)

Jmw - Whitmore Point Member of the Moenave Formation (Lower Jurassic)

JTrmd - Dinosaur Canyon Member of the Moenave Formation (Lower Jurassic to Upper Triassic).

——— — — Geologic contact between units, dashed where approximate.

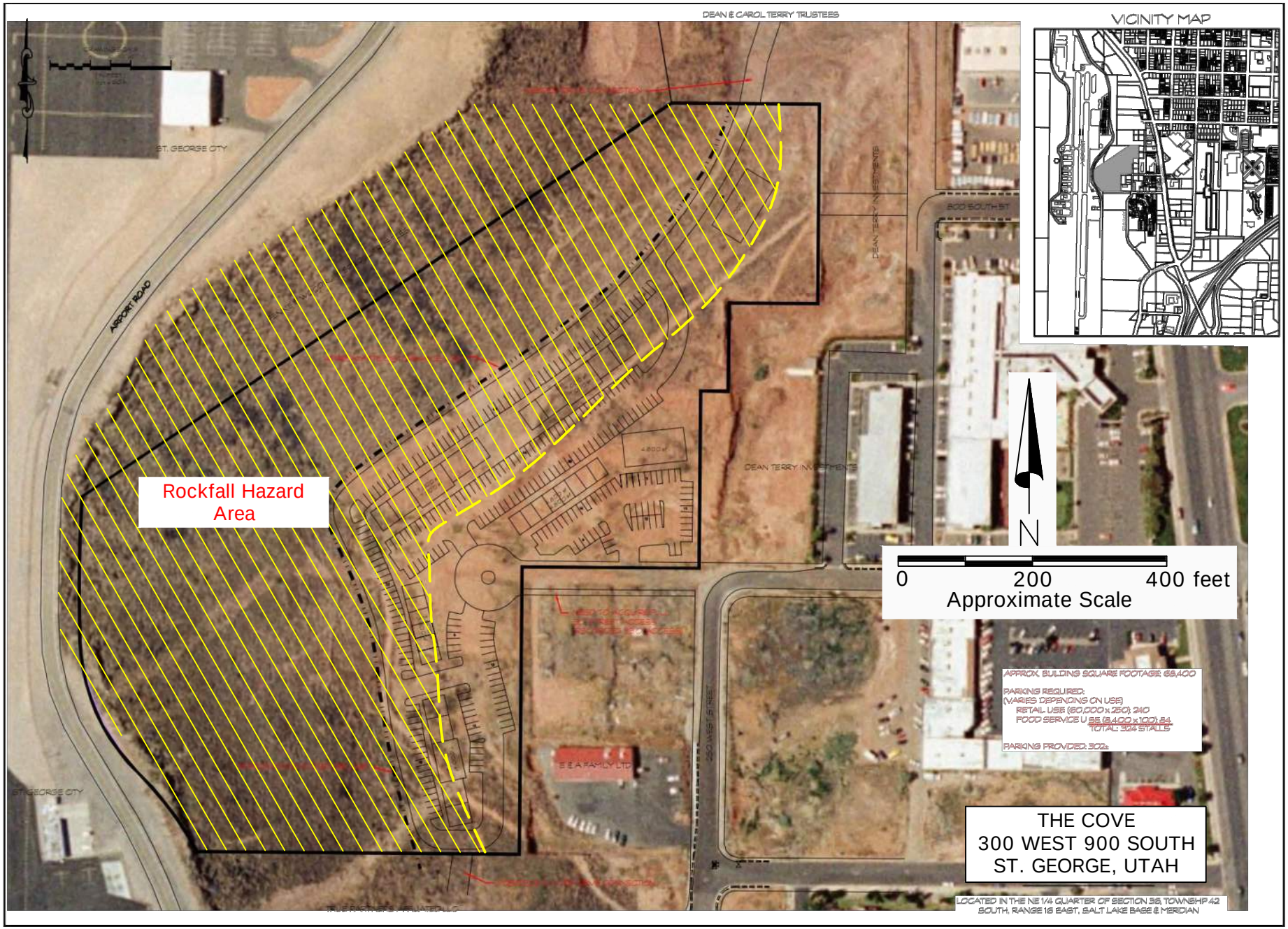
Normal fault, bar and ball on down thrown side, dashed where approximate, dotted where concealed.

N

0 1000 2000 feet

Approximate Scale

THE COVE
300 WEST 900 SOUTH
ST. GEORGE, UTAH



2192092	AGEC	Rockfall Hazard Area	Figure 2

St.George
Community Development

ITEM 4

ZONING REGULATION AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 09/28/2021

AMENDMENTS TO TITLE 10-7B-1 & 10-17A-3
Title 10-7B-1 & 10-17A-3
Case No. 2021-ZRA-009

Request: To revise Title 10-7B-1 & 10-17A-3 as it pertains to Accessory Dwelling Units, specifically updating the city code to comply with recent changes to State regulations.

Applicant: City of St. George

Background:
In October of 2019, the City Council approved a comprehensive revision of Title 10 or zoning code. As part of that re-write, accessory dwelling units (ADU) were allowed and standards for such dwellings were incorporated. An ADU as defined in Title 10 is, "*A subordinate residential living area created within a single-family dwelling or a detached building on the same residential lot as a single-family dwelling which meets the requirements of chapter 17A of this title."* ADU's have not been universally accepted in all communities throughout the state and the state, this past legislative session, stepped in and made internal ADU's (within the footprint or attached to the primary structure) an allowed use throughout the state. Fortunately, St. George City had made that decision with the re-write and so there is very little in the code to amend. This code will:

1. Remove the limitation on square footage on an ADU located in a primary structure; and
2. Clarify the need for parking; and
3. Clarify the size limitations on detached ADU's.

The amendments to the state code did not affect detached ADU's but staff had noted that there had been some issues in the recent past and thought that item number three was important to clarify at this time.

Proposed Changes:
The proposed revisions are attached.

Findings:
1. That it is in the best interest of the city to update city zoning regulations periodically; and
2. The Utah State legislature made recent changes to state code regarding internal accessory dwelling units (ADU's), and
3. The proposed revisions will bring the city zoning ordinance into compliance with state code.

Recommendation:
Staff recommends approval of the application as presented.

Possible Motion: “I move that we forward a positive recommendation to the City Council for the changes to title 10 as proposed by staff, case no. 2021-ZRA-009, based on the findings listed in the staff report.”

EXHIBIT A

PROPOSED REVISIONS

10-7B-1:

ALLOWED USES:

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

A. Uses indicated by the letter "P" below are permitted in the designated zone.

B. Uses indicated by the letters "PS" are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in chapter 17 of this title.

C. Uses indicated by the letter "C" are conditional uses in the designated zone.

Allowed Uses

		R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary		P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use		P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary		PS	PS	PS	PS	PS	PS	PS
Communication transmission facilities, including wireless, primary, height over 50'		C	C	C	C	C	C	C
Public utility facilities, primary		PS	PS	PS	PS	PS	PS	PS
Public utility facilities accessory uses; accessory structures		P	P	P	P	P	P	P
Religious facility, primary		P	P	P	P	P	P	P
School, public or charter, primary		P	P	P	P	P	P	P
Short term residential rental		PS	PS	PS	PS	PS	PS	PS
Single-family dwelling, primary		P	P	P	P	P	P	P
Single-family dwelling	Accessory structure and use	P	P	P	P	P	P	P
	Agriculture	P	P	P	P	P	P	P

		R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
accessory uses:	Apiaries/beekeeping					PS	PS	PS
	Childcare, in-home babysitting	P	P	P	P	P	P	P
	Childcare, family	P	P	P	P	P	P	P
	Greenhouse, high tower or plant nurseries (no retail)	P	P	P	P	P	P	P
	Guesthouse				PS	PS	PS	PS
	Home occupation	P	P	P	P	P	P	P
	Accessory dwelling unit	PS	PS	PS	PS	PS	PS	PS
	Small animals (not produced for food) up to 8 animals	P	P	P	P	P	P	P
	Urban hens and rabbits – Up to 6 adult hens and 4 adult rabbits per 1,000 sf of lot area – No more than 16 animals per lot, up to 10 rabbits	P	P	P	P	P	P	P
	Urban hen/rabbit coop, pen or cage – Up to 8' tall and 200 sf – Allowed only in rear yard, at least 20' from lot line (unless solid perimeter fence); required effective manure management	P	P	P	P	P	P	P

10-17A-3:
ACCESSORY DWELLING UNIT – SPECIFIC STANDARDS:

An accessory dwelling unit shall meet the following additional standards:

A. *Ownership:* An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.

B. *Occupancy:* The city shall only permit an accessory dwelling unit when an owner-occupant lives on the property within either the principal or accessory dwelling unit. Short-term rental of an accessory dwelling unit is not permitted.

C. The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a "family" as defined in this title.

D. *Number of Accessory Units per Parcel:* An accessory dwelling unit (ADU) shall be allowed only on parcels containing a single-family dwelling. Only one (1) accessory dwelling unit or guesthouse shall be allowed on a lot or parcel.

E. *Not a Unit of Density:* Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

F. *Parking:* An additional off-street parking space is required. Tandem parking is not allowed for accessory dwelling units. *If an accessory dwelling unit is created within an existing garage or carport, parking spaces contained therein shall be replaced elsewhere on the property.*

G. *Size and Location Requirements:*

1. If located within a single-family dwelling:

~~a. No accessory dwelling unit shall occupy more than forty percent (40%) of the gross square footage of the single-family dwelling. The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is located in a basement that includes habitable space below the garage.~~

~~b.~~ *Entrance Locations:* Entrances to accessory dwelling units that are located within a single-family dwelling are permitted in the following locations:

(1) An existing entrance to the single-family dwelling.

(2) On the side or rear of the building. Stairs leading to an ADU in the basement are permitted to encroach into the side yard.

(3) Exterior stairs leading to an entrance above the first level of the principal structure must not be visible from the street.

2. If located in a detached accessory building:

a. The accessory dwelling unit must meet the setbacks for the main structure for the zone.

b. The accessory dwelling unit and all accessory structures combined on the parcel must not cover more than twenty-five percent (25%) of the rear lot area. (The rear lot area is the area lying between the rear lot line and rear wall of the single-family dwelling extended to the side lot lines.)

c. A detached accessory dwelling unit shall not exceed a gross floor area of eight hundred (800) square feet. *In no case shall a detached accessory dwelling unit exceed the square footage or height of the primary structure on the property.*

d. *Height:* The maximum height of a detached accessory building containing an accessory dwelling unit shall not exceed the height of the single-family dwelling on the property or exceed twenty-five feet (25') in height, whichever is more.

3. *Design:* Architectural design, materials, and construction shall match the primary residential structure.

4. *Application Requirement:* Any homeowner who resides in a single-family dwelling and whose property is in a residential zone and desires an accessory dwelling unit is required to obtain an accessory dwelling permit. The accessory dwelling permit shall be in addition to any building permits that may be necessary to create the accessory dwelling unit. The applicant shall submit the following as part of the application for an accessory dwelling permit:

a. A site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, any proposed building and its dimensions from buildings and property lines, and the location of parking stalls.

b. Detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.

c. Written verification that the applicant is the owner of the property and has permanent residency in the existing single-family dwelling where the request is being made. A recorded deed restriction acknowledging that the single-family dwelling will remain owner-occupied, in order for an accessory dwelling unit to be rented.

d. Rental dwelling business license.

PLANNING COMMISSION AGENDA REPORT: **09/28/2021**

PRELIMINARY PLAT
The Fields at Mall Drive Phase 3
Case No. 2021-PP-045

Request: To approve a preliminary plat for a five (5) lot commercial subdivision.

Location: The site is located at the southeast corner of the intersection of Mall Drive and 3000 East.

Property: 11.42 acres

Number of Lots: 5

Density: N/A

Zoning: PD-C

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

General Plan: COM

Applicant: Suburban Land Reserve, Inc

Representative: Rollin Johnson

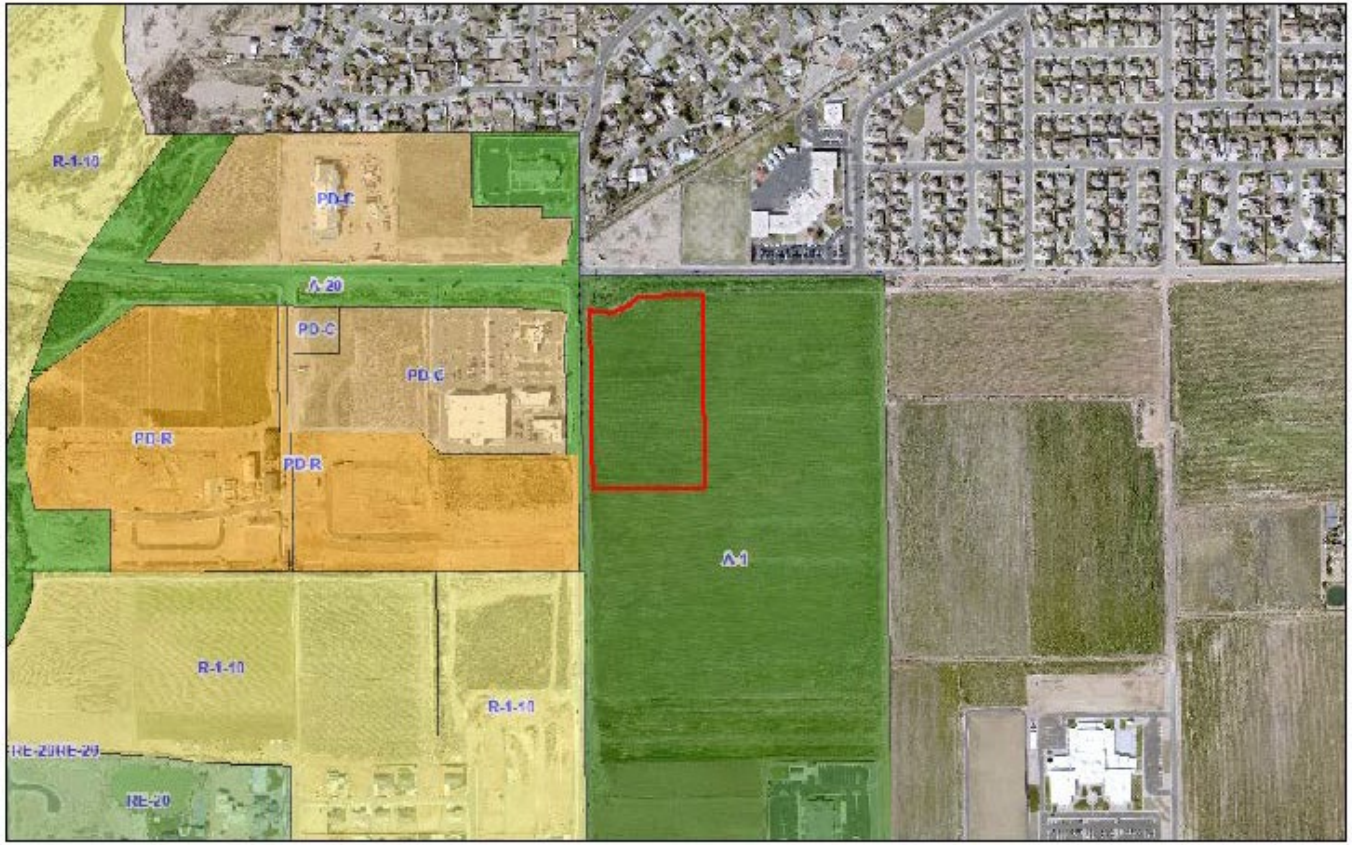
Comments:

Preliminary Plats

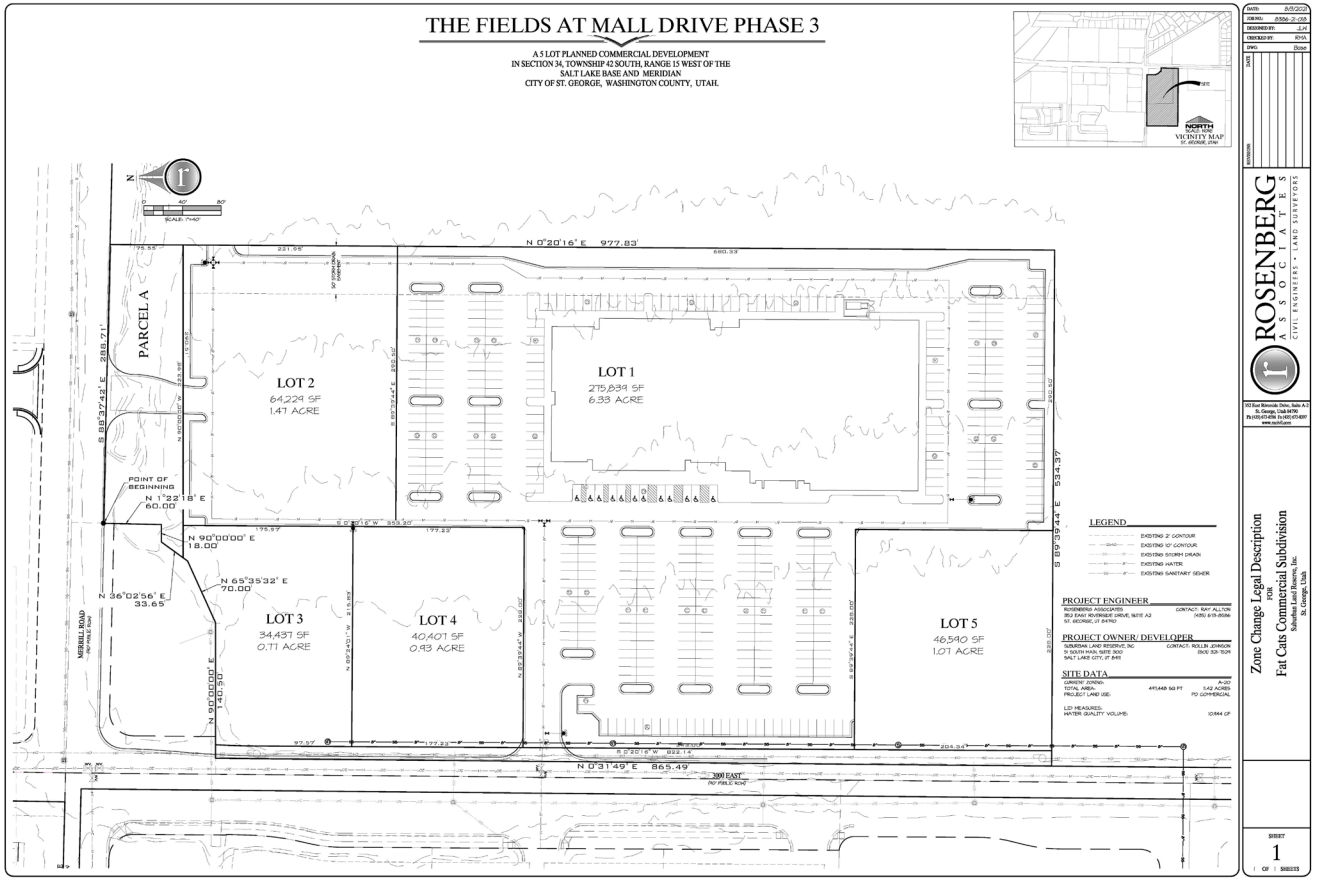
September 28, 2021



Preliminary Plat – The Fields at Mall Drive



Preliminary Plat – The Fields at Mall Drive



Preliminary Plat – The Fields at Mall Drive

St.George
Community Development

ITEM 5B

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **09/28/2021**

PRELIMINARY PLAT
Desert Garden Cove
Case No. 2021-PP-046

Request: To approve a preliminary plat for a ten (10) lot residential subdivision.

Location: The site is located along Valley View Drive at approximately 950 West.

Property: 6.35 acres

Number of Lots: 10

Density: 1.57 DU/AC

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – C-3
South – R-1-10
East – R-1-10
West – PD-R and C-3

General Plan: MDR/LDR

Applicant: Civil Science

Representative: Brandee Walker

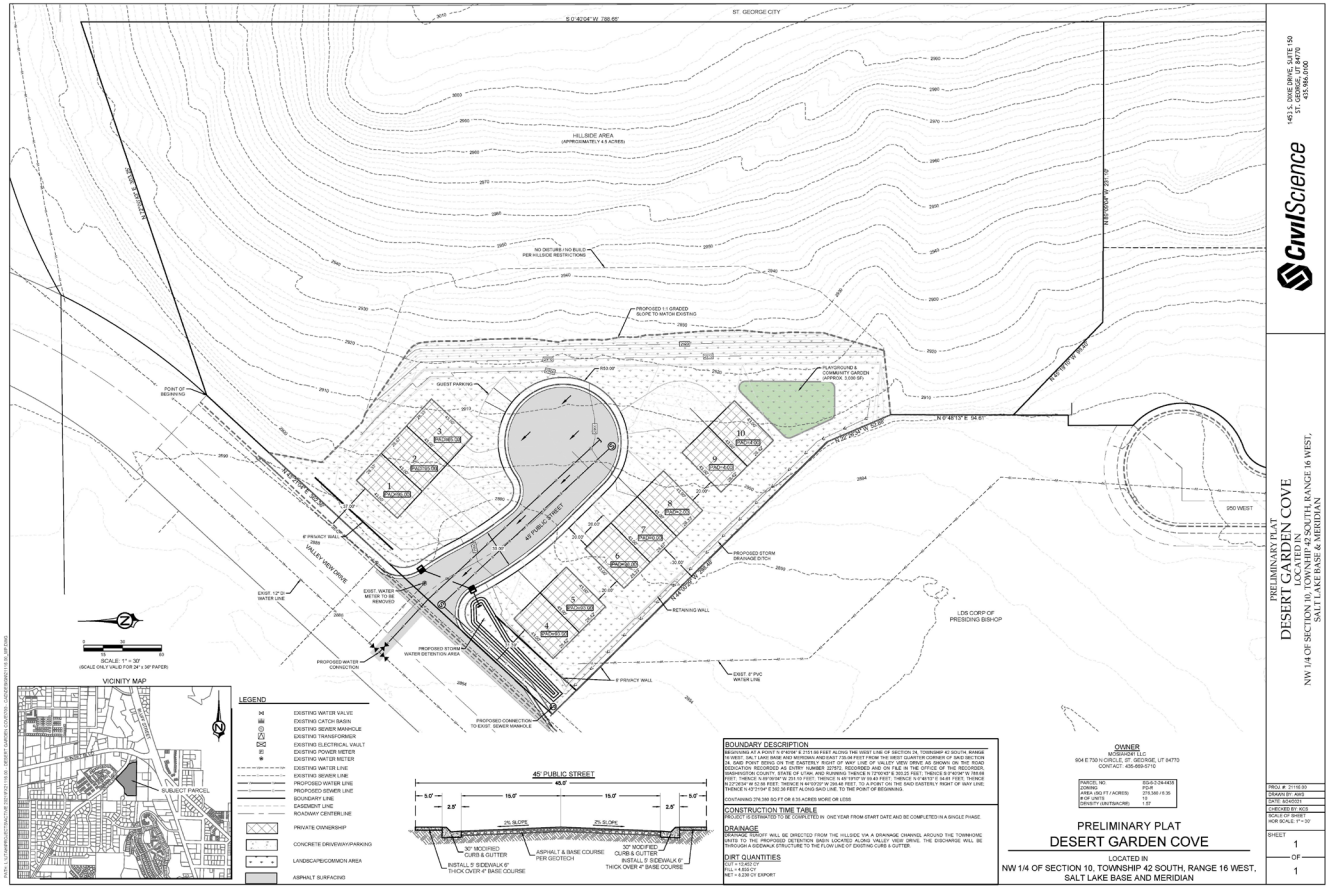
Comments:

Preliminary Plats

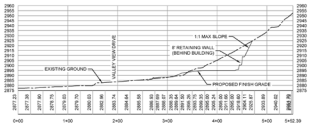
September 28, 2021



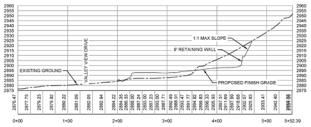
Preliminary Plat – Desert Garden Cove



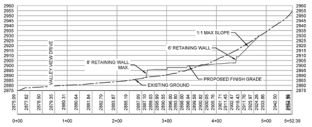
Preliminary Plat – Desert Garden Cove



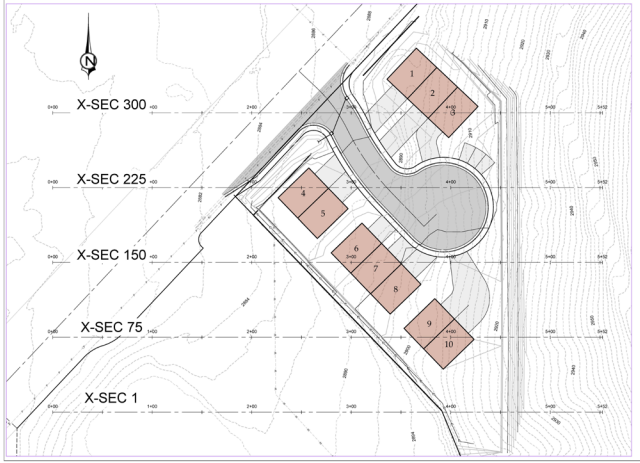
X-SEC1-Left-300.000
H: 1"=20'
V: 1"=10'
STA: 0+00 TO STA: 5+52

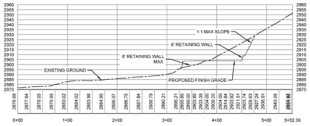


X-SEC1-Left-225.000
H: 1"=20'
V: 1"=10'
STA: 0+00 TO STA: 5+52

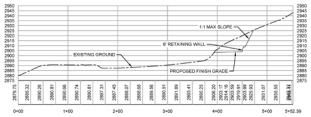


X-SEC1-Left-150.000
H: 1"=20'
V: 1"=10'
STA: 0+00 TO STA: 5+52





X-SEC1-Left-75.000
H: 1"=20'
V: 1"=10'
STA: 0+00 TO STA: 5+52



X-SEC1
H: 1"=20'
V: 1"=10'
STA: 0+00 TO STA: 5+52

1455 S. RIVER DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

DESERT GARDEN COVE
HILLSIDE DEVELOPMENT REVIEW
CROSS SECTIONS

PROJ. # FF 21116.00
DRAWN BY CS
DATE 4/21/2021
CHECKED BY RLW
SCALE OF SHEET
HOR SCALE 1" = 20'
VER SCALE 1" = 10'
SHEET 3 OF 3

Preliminary Plat – Desert Garden Cove

PLANNING COMMISSION AGENDA REPORT: **09/28/2021**

PRELIMINARY PLAT
Tuweap Drive Development
Case No. 2021-PP-047

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

Location: The site is located along Tuweap Drive at approximately 1850 North Tuweap Drive.

Property: 2.74 acres

Number of Lots: 2

Density: .72 DU/AC

Zoning: A-1

Adjacent zones: This plat is surrounded by the following zones:
North – A-1
South – A-1
East – R-1-10
West – A-1

General Plan: OS

Applicant: Civil Science

Representative: Brandee Walker

Comments:

Preliminary Plats

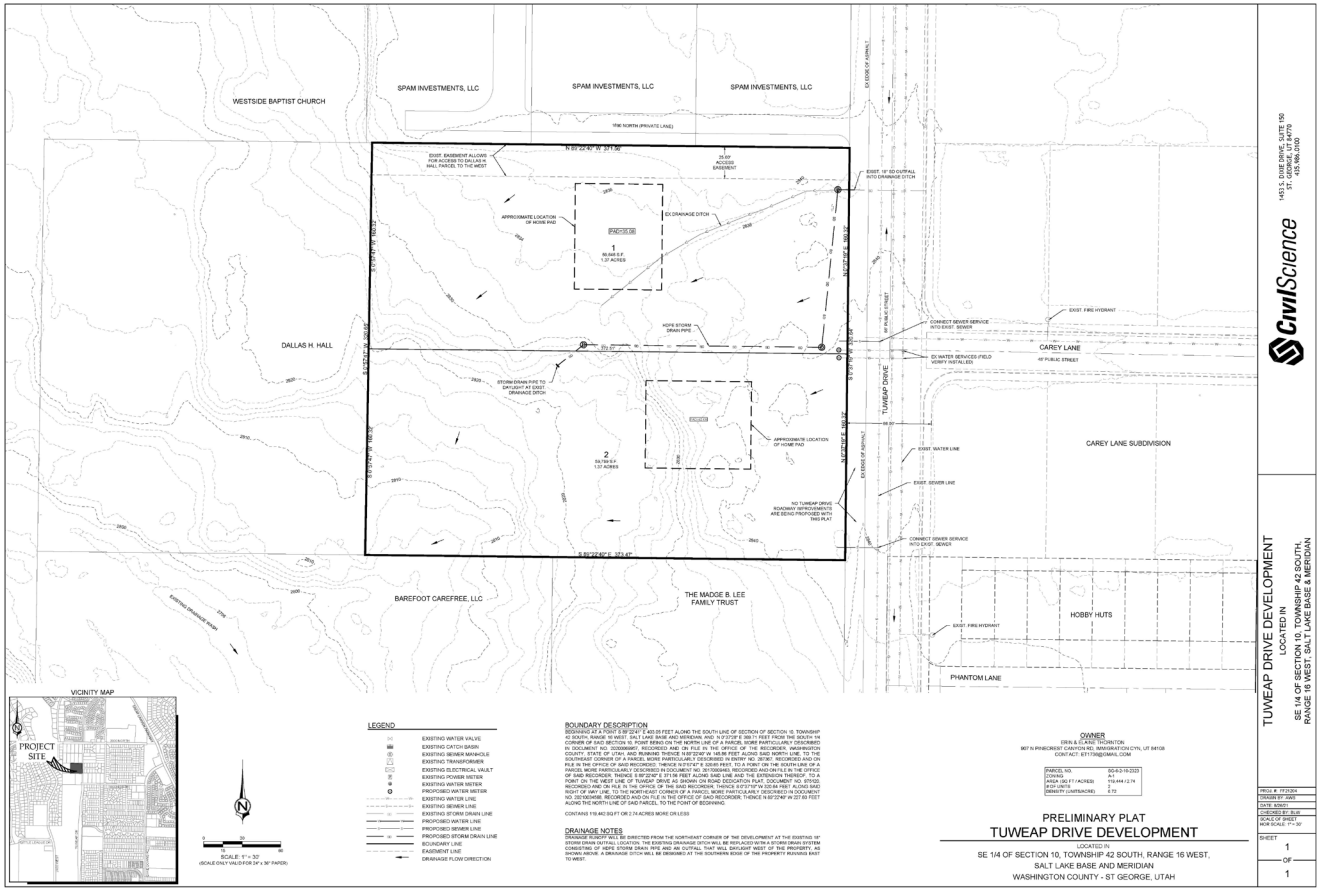
September 28, 2021



Preliminary Plat – Tuweap Drive Development



Preliminary Plat – Tuweap Drive Development



Preliminary Plat – Tuweap Drive Development

PLANNING COMMISSION AGENDA REPORT: **09/28/2021**

PRELIMINARY PLAT
Riverside Automotive
Case No. 2021-PP-048

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

Location: The site is located at approximately Riverside Drive and Foremaster Drive

Property: 2.55 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 – C-3
East – RE-20
West – R-1-10

General Plan: COM

Applicant: Civil Science

Representative: Brandee Walker

Comments:

Preliminary Plats

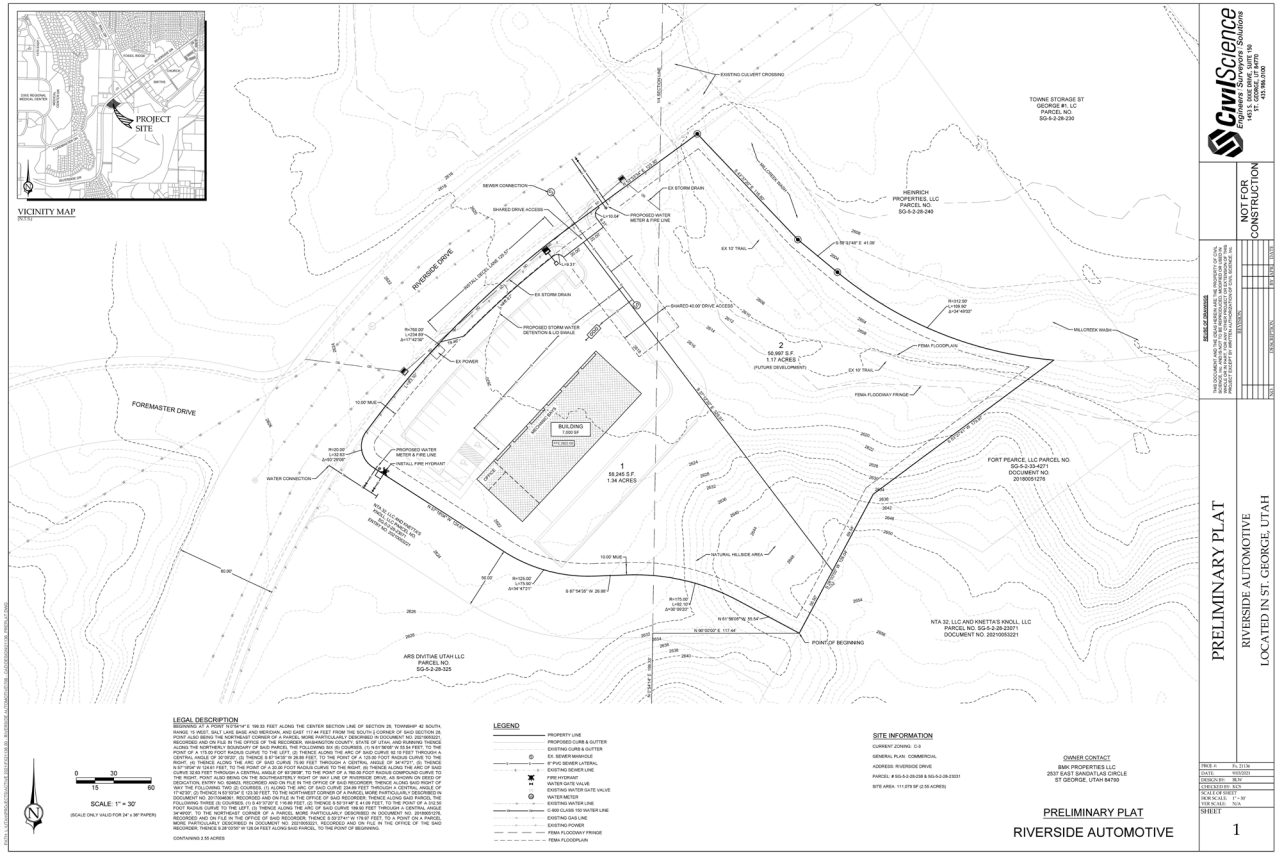
September 28, 2021



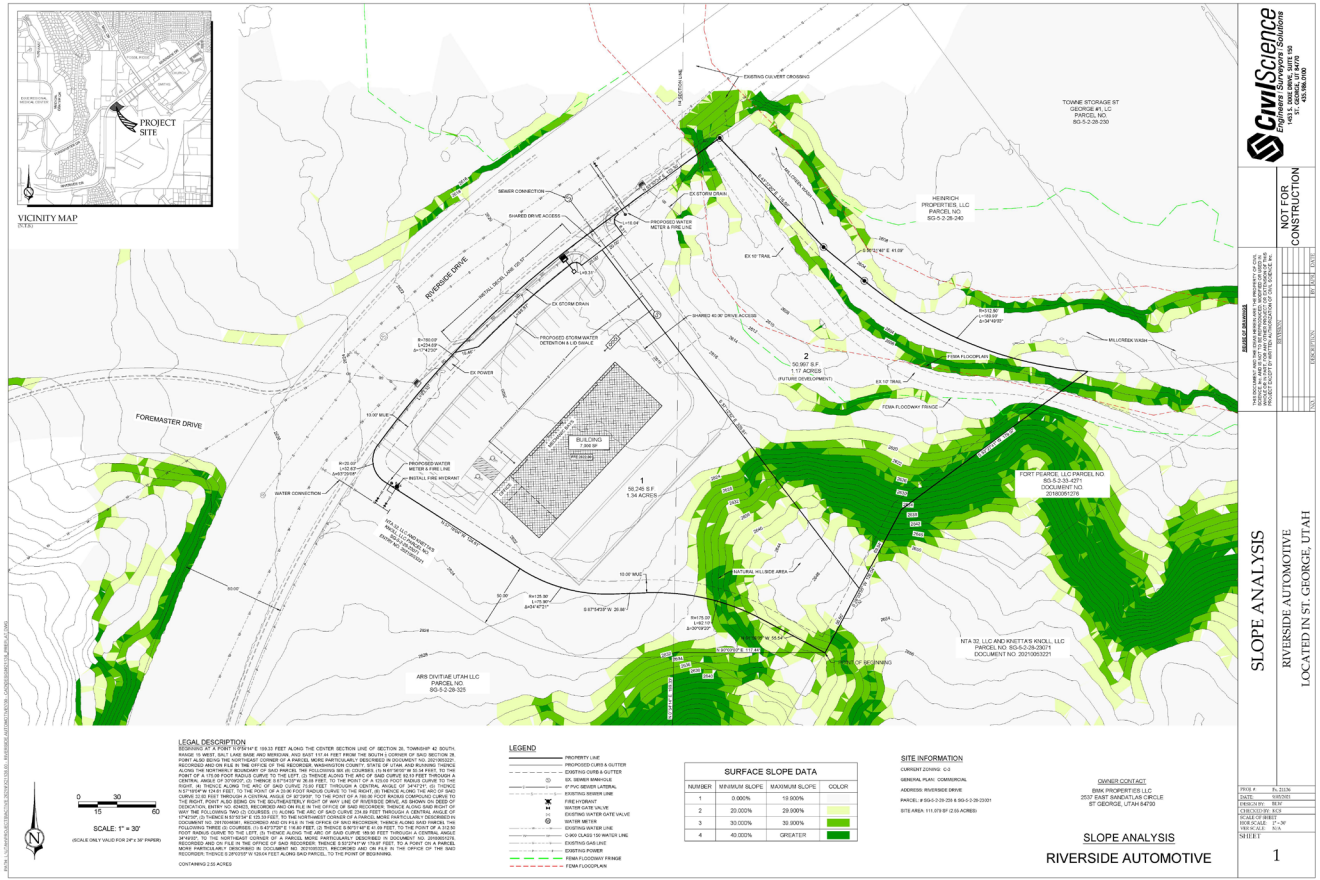
Preliminary Plat – Riverside Automotive



Preliminary Plat – Riverside Automotive



Preliminary Plat – Riverside Automotive



Preliminary Plat – Riverside Automotive

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

Public Notice

PRESENT: Commissioner Larsen
Commissioner Emily Andrus
Commissioner Steve Kemp
Commissioner Elise West
Commissioner Nathan Fisher
Commissioner Austin Anderson

CITY STAFF: Community Development Director John Willis
Assistant Public Works Director Wes Jenkins
Assistant City Attorney Bryan Pack
Planner III Dan Boles
Planner III Carol Davidson
Planner III Mike Hadley
Development Office Supervisor Brenda Hatch

EXCUSED: Chairman Ray Draper

CALL TO ORDER/FLAG SALUTE

Pro tempore Chair Larsen called the meeting to order at 5:00 pm. Commissioner Anderson led the flag salute.

Pro tempore Chair Larsen gave Shawn Guzman the floor.

Shawn Guzman – I am privileged today to introduce our new Assistant City Attorney Collin Simonsen.

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

Consider a request to change the zone from OS (Open Space) and R-3 (multi-Family) to PD-R (Planned Development Residential) on approximately 4.96 acres located north of Gateway Dr, east of Cottonwood Springs Rd, and west of the Twin Lakes Resort subdivision. The proposal consists of 43 townhome units made up of 9 buildings with varying unit counts. The applicant is TCBH, LLC and the representative is Bob Hermandson, Bush & Gudgell, Inc. The project will be known as Twin Lakes. Case No. 2020-ZC-008 (Staff – Mike Hadley)

Mike Hadley presented the following:

Austin Anderson – I am going to recuse on items 1, 4 and 5.

Mike Hadley – We would like to do all three items 1, 4 and 5 together.

Pro tempore Chair Larsen – Let's do Items 2 and 3 first, then do those three together.

Mike Hadley – This does have the zone change, hillside and the preliminary plat, Wes will come up and discuss the hillside.

After Hillside presentation.

Mike Hadley – Showed elevations of the townhomes. One comment we put in your staff report is that the townhomes that sit along Cottonwood Springs should be dressed up, so they are not so flat.

Bob Hermandson – Twin Lakes have been around for a long time. I think I have worked on it since the early 2000's. There are many things in this area that were done old-school style. There are a lot of challenges with the property. The drainage, the intent of the facility is for the offsite drainage. We are cleaning up the right of way and making it public. This is basically a big sink hole, and we are going to fill it up with dirt, that gives us a full access through there.

Commissioner Fisher – Are you raising up along the western side or are you going to have to retain all in there?

Bob Hermandson – We are retaining some in here still. In total we are adding 70,000 yards to this little, tiny project which is like 13-14 feet of grade increase in some areas.

Commissioner West – My dad used to live in a mobile home in Twin Lakes. What is the attraction of putting that development there to you?

Bob Hermandson – To have townhomes in town. The second reason is to feather this in something consistent density wise. We are fixing the drainage issues.

Commissioner West – Is the property across the street buildable?

John Willis – It is zoned R-3 and visually looking at the slopes it would be really hard to meet our hillside ordinance.

Commissioner Kemp – What are the soil concerns you will have to deal with here?

Bob Hermandson - By using so much fill by the time we get to the pads, it will be good.

Commissioner Larsen – Talk to me about the parking.

Bob Hermandson – Because we provided double car garages and the 20-foot driveways I thought we were double parked. After talking with Wes and Mike today, I have enough room to fix it, I will add parking to the LID, I will add 13 more, at that point I would be 3 over. They also have room in their driveways even though that can't be used to meet code. It should be very well parked.

Commissioner Kemp – What is your retaining material on the commercial side?

Bob Hermandson – It is a 2-tier block wall.

Commissioner Larsen – In regard to the elevations do you know what you might want to do with the buildings that are along Cottonwood Drive?

Bob Hermandson – Yes, I would like to wrap the stone features for the columns through the door panels and then every other one have a different hardy board type we will also want the scribe lines in the stucco. That is what we are considering.

Commissioner West – Will there be a fence?

Bob Hermandson – There be block walls, 6-foot traditional privacy walls.

Commissioner Fisher – I think that you around those windows on the rear and on the side, some more relief, some more character. I think the front looks great; I think what you are talking about with the Hardy Board would add even more to the front.

Commissioner Kemp – That type of Hardy Board and some other element to the back, where those pop outs change.

Bob Hermandson – I think that's a great idea, I think the stone features will be covered up by the wall, but my vision of this is that the Hardy Board would be up here, which I think would be the perfect wrapping idea to have it here.

Pro tempore Chair Larsen – I think it's just getting away from one solid something and have the break up in it.

Bob Hermandson – I think that is a great idea, I'm happy to do that no problem.

Commissioner Fisher – On the sides if you consider something else to give it some relief instead of just a flat wall with windows without any pop outs or shutters or anything else.

Bob Hermandson – I think the scribe lines and either shutters or pop outs would be great. In this architectural style having the pop outs over the windows with a different color, I think would be a great feature to add. The shutters are something I didn't think would fit this style, but the pop outs would.

Pro tempore Chair Larsen opened the public hearing.

Pro tempore Chair Larsen closed the public hearing.

Commissioner Fisher – I think it's a great project.

Commissioner Kemp – I think it's a good project, I like the ideas that Bob suggested to dress up the backs and sides.

Commissioner Fisher – I think it fits the area with the different densities and the commercial in the area. It will be great for the area, good for the community.

Commissioner Kemp – I also like the idea that there will be potentially attainable housing close to downtown.

MOTION: Commissioner Fisher recommend approval of item number 1 a zone change as presented with staff's comments and recommendations with regards to the drainage, adopting all of the suggestions that were made by the applicant and Planning Commission, that those be a minimum of the additions that they make to the elevations leaving it open for any additional relief that they might provide, incorporating the changes that the applicant referred to during his comments as far as the changes in parking to add at least 10 more stalls to the parking requirement.
SECOND: Commissioner Kemp
ROLL CALL VOTE:
AYES (4)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

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

Consider a request for a zone change amendment for The Foundry PD (Planned Development) in order to review elevations and site layout for building 4 of the Foundry development on approximately 1.56 acres located approximately 904 W 1600 S. The representative is Chris Peterson. The project will be known as Building 4 The Foundry. Case No. 2021-ZCA-055.

Mike Hadley presented the following:

Mike Hadley – It is in the Tonaquint area. The current zoning is PD-C. The proposed building is in the northwest corner of the PD.

Commissioner Kemp – It looks like the building is sitting close to the property line, what is the setback there?

Mike Hadley – I think in the PD-C it is 20 feet but I'm not sure.

Commissioner Kemp – I assume that there is a cross access and parking agreement between all the owners.

Mike Hadley – Yes

Chris Peterson – I wanted to mention that we asked for a smaller setback on the southwest corner, we thought the setback was 10 feet and we need 5 feet because of drainage issues. It is a separate parcel.

Pro tempore Chair Larsen – Can we get clarification on the setbacks?

Carol Davidson – In a PD-C the side setbacks are 0, the front is 20 feet, and the back is 10 feet.

Commissioner Fisher – It would seem if that were considered as the side then it would be ok if the setback is 0, if that is considered the back then you are asking for a 5-foot setback instead of 10 feet.

Chris Peterson – Yes.

Commissioner Fisher – Can you move the building so it can meet the setbacks?

Chris Peterson – No because Kay Traveler put in some drain lines that no one knew about.

Commissioner Fisher – We could go to the public hearing while the staff works on the clarification.

Pro tempore Chair Larsen opened the public hearing.

Pro tempore Chair Larsen closed the public hearing.

Commissioner Fisher – I think it looks great, if there is an issue then we could give them the 5-foot setback.

Bryan Pack – It would be better to define this as an internal lot line and have the 0 setback rather than try to reduce the setback.

Mike Hadley – It is its own lot in the PD, so it would be and internal lot line.

John Willis – The language is internal lot line can be a 0 setback in the PD-C.

MOTION: Commissioner Kemp made a motion to approve item 2, subject to the discussion and understanding that the lot line has been requested to be 0 between this property and the neighboring property which are part of the same PD-C.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (5)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Nathan Fisher
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

3. HISTORIC PRESERVATION LANDMARK STATUS (HPC) Administrative

Consider a request to designate the home at 274 South 200 West as a landmark site to be known as the Sevy Home. The applicant is Cimarron Chacon. Historic Preservation Commission Case No. 2021-HPC-006. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This home was built in 1938. In St. George there were several granaries in the City. This property has one of them, it is listed on the field guide to existing granaries. The granary was inside the porch area. There have been a few additions to it. There was a front porch added to the property. The color of the building is true to what they think the original color was when it was constructed. Before this applicant purchased the home the previous owners made an addition to the home, and it became part of the home. The applicant also made an addition and completely enclosed the granary and added a room. The applicants have made another addition to the rear, they have extended this part out a little more but left the granary wall visible. The applicant worked with the Utah Historical Society when she purchased the home, it was in poor condition, and they wanted to restore it. The roof line was extended, and the dormer was added. There was a second story added with 1 or 2 bedrooms. Carol went over the requirements for Landmark status in City code. While there have been changes to the building the applicant thinks that it would still meet a, b, and c. then it must meet at least one of the other requirements. The applicant feels that the architecture of the building was significant because it is a modest home, it was made of lumber. The granary is adobe. Basically, a modest simple home that was typical for those times. There is a recommendation from a Mr. Kirk Huffaker in your packet. We did take this to the Historic Preservation Commission, and it was passed with a vote of 4 to 1.

Pro tempore Chair Larsen – So if this is considered a landmark can they build another home on the lot and rent out the front?

Carol Davidson – Yes, the lot is only .15 and accessory buildings cannot take up more than 25% of the back yard.

Cimmaron Chicon – There are two homes like this one here, the other is dilapidated and about to fall down. They called it a vernacular cottage at the Historic Preservation Commission, and I think that is fitting. We worked with the Utah Heritage Foundation, and we are one of the few homes that received money for a renovation. All the original wood and structure is still there in the house. We put the addition on the back so that it would support the house, it holds the house up. There are very few of these homes left. I did get a chance to meet the owner's son.

Commissioner Kemp – Is your intent to get a conditional use permit and rent it as a short-term rental if you get the landmark status?

Cimmaron Chicon – We would like to; our intention is to rent it when we are not around. It only fits 4 people.

Elise West – It says that there are two bedrooms upstairs.

Cimarron Chicon – There are 3 rooms upstairs but the middle room doesn't have any windows so we can't call it a bedroom. One of the other rooms is my office and it has a lock and key on it and won't be accessible to renters.

Commissioner Kemp – What would they need for parking if they got a short-term rental here?

Carol Davidson – They would need 2 parking spaces, at least one covered.

Bryan Pack – This one is close; I would advise that you make findings with this motion to give City Council direction.

Discussion on whether the home meets the requirements.

Commissioner Kemp – I like the property; I think that it needs to move forward. I have a hard time making the findings.

Pro tempore Chair Larsen – I grew up in a small home like this that had the front porch added over time. I used to live really close to this home. I would hate to see this home go; I think the simplicity of it is what makes it speak to the day and age that it was built.

Commissioner Anderson – I think the granary is what makes it significant.

Commissioner Andrus – In the packet they show a map of all those granaries, and I think that is significant that there is a map, and this is on it. Given what we have been given in our packet, the Historic Commission's recommendation and then also this map of the existing granaries that were built back then, I think to that is enough findings that it did have some significance.

Commissioner Fisher – I am not as concerned about that as I am about all the changes that have been made externally. I know they need to make changes to update it and things like that, but I guess I'm not convinced with what has been presented. It seems like it has been changed enough I don't know what we are preserving at that point, how similar it is to the prior. The addition on the back has changed it significantly. So, for me it's more C is the issue than G. Not to say it can't be, but I think we have limited information here and from what I do see when I look at it externally, with the addition on the back, it has changed it significantly, things were enclosed before the addition went on but maybe internally it's similar enough, but I don't have enough evidence in front of me to demonstrate that.

Bryan Pack – Any motion needs to have findings as to why you are making the motion. That the addition on the back does not disqualify it for C. And that the architecture is unique for this area to qualify it under G. Or if not recommending approval, similar findings then why it doesn't meet the requirements. Whether you recommend approval or denial this will go to City Council for review.

Commissioner Kemp – I am trying to find in G, I think maybe characteristics of a rare or unique type because there is not a lot of this out there anymore. Or method of construction, being built out of wood when most of the buildings at that time were built out of adobe block because there wasn't access to lumber. I'm trying to find a way there.

Bryan Pack – Those are defensible in my mind. If that's the basis of your motion, I think that is a sufficient assumption.

Commissioner Kemp – I think that it needs to be preserved, and I think that the purpose of this ordinance is to, the purpose of the process is to give people motivation to maintain these older

homes and by giving them the ability to create a revenue stream from them to help maintain them. I really like that ordinance; I want to find a way to make that work.

More discussion on what qualifies the home.

Cimmaron Chicon – The entire granary is enclosed within the house; the speculation is that the granary was built first. The granary could be as old as the 1800's. It is now used as a closet in our laundry room, it is about 6 feet by 6 feet. This was had cut wood and wagoned all the way from Carmel through the Zion tunnel from Carmel Junction. The foundation is on lava rocks just like the temple.

MOTION: Commissioner Anderson made a motion to recommend approval of the petition of the Sevy Home located at 274 S 200 W to become a local landmark, I base that motion off of the granary and the historic preservation commission's recommendation for approval, this is a rare construction in this part of the city in this era and along with the granary the alterations that have been made have not significantly altered the historic value of the property.
SECOND: Commissioner Kemp
ROLL CALL VOTE:
AYES (4)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Austin Anderson
NAYS (1)
Commissioner Nathan Fisher
Motion Carries unanimous recommend approval

4. HILLSIDE PERMIT (HS) Administrative

Consider a request for a Hillside Development Permit on Twin Lakes. The property is located east of Twin Lakes Dr approximately between 700 N and 800 N. The property is currently zoned Open Space & R-3 (Residential multi-family). The owner is Twin Lakes Rhino LLC. Case No. 2021-HS-006. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – I will present the hillside and the preliminary plat together. This is where the old par 3 golf course was. The hillside felt like all of the places that they wanted to disturb that did not meet the ordinance was manmade. They hillside committee felt like the disturbance shouldn't count in those categories. They do lie withing the rockfall hazard zone, the hillside committee felt like the old road that still sits there would collect and capture the rocks that came off the hillside. They requested at the bottom of the toe over 10 feet and leave that in place to capture any other rockfall that would happen in that area. The road is a landing area, and it will capture the rocks. They did an analysis of their drainage; they have quite bit that comes down through there. They have a plan to pipe it out. We will look at their drainage study to make sure it will work.

Commissioner Fisher – Would it all be surface?

Wes Jenkins – Yes it would then collect into pipes and piped out of the site. Right now, there are private roads between them and the other development there, we requested that the roads become public so there are not 3 different owners for the streets.

Discussion on drainage continued.

Wes Jenkins – I'll turn it back to Mike for the zone change.

Commissioner Kemp – I think everything has been covered pretty well as far as the hillside permit and what was said as far as the drainage and those issues and how we are going to be negating the potential rockfall areas with the existing roadways, I think it's a good use of those roadways. They are areas that have already been disturbed.

MOTION: Commissioner Kemp made a motion to recommend to the City Council approval of Item number 4 the hillside permit as discussed and with the comments made by staff.
SECOND: Commissioner Fisher
ROLL CALL VOTE:
AYES (4)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

5. PRELIMINARY PLAT (PP) Administrative

A. Consider a request for a Fifty-Four (54) lot commercial subdivision known as Twin Lakes Townhomes located at the approximately Cottonwood Springs Road and Twin Lakes Drive. The property is 6.82 acres and is zoned OS. The applicant is Bush and Gudgell, representative Ryan Lay. Case No. 2021-PP-034. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

MOTION: Commissioner Andrus made a motion to recommend approval to the City Council of the preliminary plat for the Twin Lakes Townhomes incorporating comments and the changes that we've discussed in regard to parking and drainage.
SECOND: Commissioner Kemp
ROLL CALL VOTE:
AYES (4)
Commissioner Steve Kemp

Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

6. CITY COUNCIL ACTIONS

John Willis the Community Development Director will report on the items heard at City Council from the August 19, 2021, meeting.

1. 2021-ZCA-036 Desert Color Regency
2. 2021-ZC-047 Lot 29 Zone Change (Bloomington)
3. 2021-ZC-048 PA-1 Divario Multi Family
4. 2021-ZCA-049 Desert Providence
5. 2021-ZCA-050 Desert Reserve Ph 3
6. 2021-ZC-051 Desert Solace Ph 4
7. 2021-ZCA-052 Nichols Landing Commercial Subdivision
8. 2021-HPC-004 Fredrick Blake Home 135 S 100
9. 2021-HS-004 Knettas Knoll
10. 2021-ZC-035 Desert Garden Cove
11. 2021-HS-003 Desert Garden Cove
12. 2021-PP-039 Knettas Knoll
13. 2021-PP-037 Southern View PD
14. 2021-PP-038 South Desert Townhomes
15. 2021-PP-033 Desert Color Regency
16. 2021-PP-041 US Food Chef's Store Commercial Subdivision
17. 2021-PP-042 Abberly Farms Amended and Extended

** Reminder of work meeting with City Council on Thursday August 26, 2021, at 4:00 pm regarding General and Downtown Plan Updates

7. ADJOURN

MOTION: Commissioner Fisher moved to adjourn at 6:40 pm
SECOND: Commissioner Kemp
ROLL CALL VOTE:
AYES (5)
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Larsen
Commissioner Elise West
Commissioner Nathan Fisher
Commissioner Austin Anderson
NAYS (0)
Motion Carries unanimous recommend approval

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

PRESENT: Chairman Ray Draper
Commissioner Natalie Larsen
Commissioner Emily Andrus
Commissioner Austin Anderson
Commissioner Nathan Fisher
Commissioner Steve Kemp

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Paula Houston
Planner III Dan Boles
Planner III Michael Hadley
Planner III Carol Davidson
Development Office Supervisor Brenda Hatch

EXCUSED: Commissioner Elise West

CALL TO ORDER/FLAG SALUTE
Chair Draper called the meeting to order at 5:04 pm. Commissioner Curtis led the flag salute. Chair Draper indicated that item 1E is postponed.

1. ZONING CHANGE AMENDMENT (ZCA) *(Public Hearing)* Legislative

A. Consider a request for a zone change amendment for The Tonaquint Center PD-C (Planned Development Commercial) zone in order to review elevations and site layout for Lot 6 of the Tonaquint Center Phase 2 2nd Amendment for the TDC Office Building on approximately 1.13 acres located approximately 1108 W 1600 S. The representative is Kason Traveller/Brandon Hall. The project will be known as TDC Office Building. Case No. 2021-ZCA-056. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – To the east is Dixie Drive. The general plan designation is commercial, zoning is PD-C. The building will be used as offices for call centers that are in the Tonaquint area.

Colby Traveler – This is just additional office for our staff, not a call center.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Fisher – It looks like a nice building.

Commissioner Kemp – I think it will be great, I'm glad to see that road dedicated.

MOTION: Commissioner Andrus made a motion to recommend approval to City Council of the PD-C amendment located at 1108 W 1600 S for a building on lot 6 of the Tonaquint Data Center. SECOND: Commissioner Larsen ROLL CALL VOTE: AYES (6) Chairman Ray Draper Commissioner Steve Kemp Commissioner Emily Andrus Commissioner Natalie Larsen Commissioner Austin Anderson Commissioner Nathan Fisher NAYS (0) Motion Carries unanimous recommend approval

B. Consider a request for a zone change amendment for The Walmart Bloomington PD-C (Planned Development Commercial) zone in order to review elevations for a paint facelift and an addition to the Online Shopping area of the current building located approximately 2610 Pioneer Road. The representative is Kristen Spillman. The project will be known as Walmart 3220 St George Expansion. Case No. 2021-ZCA-056. (Staff – Mike Hadley)

Mike Hadley presented the following:

Mike Hadley – On the south end of the Walmart they have the online shopping pickup area, they are expanding that from 14 to 33. They will also update the paint, but they will stay with the natural earth tones. They are working on the landscaping on the southern portion, they will replace that with a more xeriscape look.

Zel Cantrell – Mike did a fantastic job on what we are planning on doing. It is about a 5,000 square foot expansion.

Heather Maxwell – The building is ready for a remodel and new paint; Walmart wanted to update the colors and add more branding.

Chair Draper – How much will the colors change?

Heather Maxwell – They will not change the colors.

Chair Draper – So that landscaping that is dead, it's not going to stay what it was, you will go with xeriscape instead?

Zel Cantrell – Yes, we are replacing 25% because of the drought. All of that was dead.

Commissioner Larsen – And are you removing all of that turf?

Zel Cantrell – Yes, most of the turf will be removed.

Chair Draper – And is that ok with the City?

Mike Hadley – Yes, and I have spoken with the landscaper out there to get some water on those trees.

Commissioner Kemp – What size is the store, you said this was a 5,000 sq foot addition.

Heather Maxwell – It is about 20,000 square feet.

Chair Draper opened the public hearing.

Pat Storer – They are increasing the parking space and I have used this quite a bit, exiting this area is hard. I'm wondering what they will do with the traffic. It's dangerous there.

Zel Cantrell – We are not doing any modifications to any of the drive aisles.

Chair Draper closed the public hearing.

Commissioner Anderson – I would like to make sure that the landscaping is done as part of this approval. We don't want to lose trees, especially in this area.

Discussion on the landscape continued.

MOTION: Commissioner Kemp made a motion to recommend for approval Item 1B a zone change amendment to the Walmart PD-C located at 2610 Pioneer Road with the condition that the landscaping improvements be completed in approximately the same amount of time as they make the changes to the property.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

C. Consider a request for a zone change amendment to the approved PD-C (Planned Development Commercial) zone to allow some changes to the master sign program on the mall property. The site is approximately 39.37 acres located on the southwest intersection of Red Cliffs Drive and Mall Drive. The applicant is Red Cliffs Mall and the representative

is Ryan Cain. The project will be known as Red Cliffs Mall Master Sign Program Amendment. Case No. 2021-ZCA-058. (Staff – Dan Boles)

Chair Draper – I do work for YESCO sign company, but I don't have anything to do with this project. It will not affect my judgement.

Dan Boles presented the following:

Dan Boles – You saw this back in April, they made some facelifts to the mall and some improvements to the entryway. Part of that was a sign package. As the sign company came to pull the sign permits they realized that it wasn't exactly what it needs to be. There are 3 things they are asking for. This sign nothing is changing, they said it was 30 ft, but it is actually 42 ft not 30. The second is that the signs be spaced 100 ft from the intersection, that being said the entry way to the mall is about 70 feet and they would like to keep it that way.

Commissioner Andrus – When you say entryway is it what is currently existing?

Dan Boles – No it will be new, there will be one entry way instead of the two that are currently there. The last is they were approved for 5 of these signs, but they would like 7.

Commissioner Larsen – How tall are those signs?

Dan Boles – They are 25 sq. ft.

Commissioner Kemp – And are they directional or advertising?

Dan Boles – We don't really control what goes on the signs.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Larsen – I feel like that is a lot of signage for that space, for that area.

Commissioner Fisher – I think if it were on the exterior I would have more of an issue, they are interior.

Commissioner Kemp – It is 40 acres.

Commissioner Andrus – The one concern I would have been if we have those big rock signs on either side of the entry we need to make sure they are not blocking people's view and I think the ordinance will do that.

MOTION: Commissioner Fisher made a motion to recommend approval of Item 1C to amend the master sign plan.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (6)

Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

D. Consider a request for a zone change amendment for the Desert Color PD (Planned Development) zone. The zone change amendment would allow the applicant to construct a sixteen (16) residential unit building on the site. The site is approximately 0.47 acres and is located generally west of the lagoon, north of Lagoon Parkway. The applicant is Cole West Development and the representative is Eric Day. The project is known as Desert Color Resort Phase 5 Lot 501. Case No. 2021-ZCA-060. (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is one of the lots that were left over, the amenity is the lagoon, clubhouse, and pool. They are meeting their parking requirement, not asking for any waiver or deviations on that. It is 16 units on about a half-acre. They are proposing some living space and landscape on top, a space where you can lounge. It is about 42 feet in height. They will use hardy board; stucco and some metal composite accents.

Commissioner Larsen – Where is the civic space, I thought they were supposed to have 5%.

Dan Boles – That is per area, this is not one of them.

Commissioner Larsen – I have a concern with the density going up and them not having a playground or grass to play on.

Dan Boles – This is part of the entire phase 5 and phase 5 is meeting the requirement.

Commissioner Kemp – What about covered parking?

Dan Boles – There is parking beneath the overhang of the building.

Commissioner Kemp – And how many are there?

Dan Boles – There are 8, they will need to put up more covered parking.

Commissioner Larsen – You said proposed for the landscape and living space, so will that be included?

Eric Day – It does include some plantings, a hot tub, and a full kitchen.

Chair Draper – And some more covered parking?

Eric Day – That is the first I've heard of that requirement but yes we will put it in.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

Commissioner Kemp – Do we have a zone that allows 33 units an acre?

John Willis – Yes, we have mixed use and student housing. Joule Plaza and City View are projects that are approved with the higher density per acre.

Commissioner Kemp – I am concerned, when you think of City View here in town, it's 4 or 5 stories and I'm concerned about that density out there at Desert Color.

John Willis – This is 40 ft in height, it isn't the same massing you have seen in Joule Plaza. Joule Plaza is about 65 feet tall. The density is hard to calculate because it is one lot in a larger project.

Commissioner Anderson – I don't know if there needs to be some screening on that top because the residents on the south will be looking down on it.

Bob Hermandson – The resort is down below; we would be happy to work with some screening there. I know the density sounds high, but if you look overall at phase 5, it's not. Phase 5 meets the civic space requirement even without the lagoon.

Paula Houston – One way to look at is like clustering. So, the housing is very dense, but they have all those other things going on around it.

MOTION: Commissioner Larsen made a motion to recommend approval of Item 1D with the condition that they will meet the covered parking requirement and they will screen the south and west to the roof top to screen from the neighboring property.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

E. Consider a request for a zone change amendment to the Desert Color PD (Planned Development) zone. The application is a request for approval of a zone change amendment in order to construct the next phase of Sage Haven in the Desert Color development. This proposed phase is 4.90 acres. This phase would create 100 new units of multi-family housing. The location of the proposed pod is in the north-east portion of Sage Haven on the north-east corner of Silver Birch Drive and Emerald Point Drive. Case No. 2021-ZCA-061. (Staff – Dan Boles)

THIS ITEM HAS BEEN POSTPONED

F. Consider a request for a zone change amendment the Atkinville Interchange Area Commercial PD (Planned Development) zone. The applicant is seeking approval of a design and site plan for a new 96,158 square foot patio furniture building. The property is approximately 5.06 acres. The project is located on the south side of Nighthawk Drive, Pioneer Road, and Sandpiper Drive. The applicant is Sun River Leasing LLC, and the representative is Christopher Webb. The project will be known as Sun River Patio Furniture. Case No. 2021-ZCA-062. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This area has one more lot that can be developed but this is only for that portion. The general plan is E which is part of the Atkinville PD. The height of the building will be 35 ft at the highest point. The limit is 35 ft in this area. They do meet the setbacks; they do have sufficient utilities and we do not have any sign requests from the applicant of this time. They will dedicate 5, 411 square feet to office space, the rest will be show room. They are meeting their parking requirement. They will have a dedicated turning lane from Pioneer Rd, they will need to put in the left-hand turning lane if it isn't already there. Street lighting will be provided. Right now, it is not lit on Pioneer or Nighthawk but when they develop they will be required to put in City street lights. We are looking for access from the ROA to these areas, that will be checked during the site plan review. The landscaping does not seem to meet the 15ft foot, but we will verify that with the Site Plan process. They will be required to put in a buffer with a 6-foot wall on Sand Piper Drive. The landscaping will be on the other side of the wall so that the residents along there see the landscaping and not just a 6-foot wall. We will make sure that the lighting plan meets ordinance during the site plan review. The next project after this one is basically a mirror image. Staff does recommend approval with the condition that they meet all of the requirements they are supposed to meet.

Commissioner Kemp – So they are required to put in electric charging stations in the parking lot.

Carol Davidson – Yes, one percent of the required parking is to be electric charging, they don't have to put in the station, they just have to put in the conduit so that a future station could be there.

Chair Draper – I do work with YESCO but have never discussed this project. It will not affect my vote tonight. I just wanted to make that clear.

Matt Loo – What you have before you, with both projects is 12 acres that we are seeking development on. The entire property there is about 77 acres. There are about 65 acres left that we are working through a master plan on. To be honest I think us as the developer that we do a better job of communicating with the residents of Sun River, we propose holding neighborhood meetings before submitting going forward in the future. We see that is an important link. It was a 23–24-year project with over 4,000 residents living there. The success of this project is due to both working together with the good residents as well as the developer team and those that work for us as contractors. We would like to work toward collaborating and working with the residents. We have some interesting anchors that I believe, would be very helpful and positive to the community as far as providing added resources nearby. I have had the opportunity to visit with the home association president, I believe they are having a meeting sometime in the next week or so, we would love to be a part of if we are invited.

Chair Draper – Are both of these lots north of the fire station?

Matt Loo – Yes, we need to be sensitive to the landscaping and we need to make sure these lots look better than they do today.

Commissioner Kemp – I know there is some slope between Pioneer and Sandpiper, how much?

Matt Loo – I don't know that specifically off the top of my head.

Carol Davidson – There isn't too much elevation change with this property, the next one we discuss there is.

Commissioner Larsen – So are you trying to get this to be a gathering spot for this neighborhood?

Matt Loo – This will be retail. It's a service that's needed in this area. We are only talking about 12 acres tonight, but we have the other 65 acres that gives us the flexibility to provide the services needed in that area.

Chair Draper opened the public hearing.

Mike McFarland – I would like to address the C-2 versus C, this is not an appropriate change. These people came to you a few years ago wanting to put car dealerships up there, that would have been C-2. This is a smokescreen; they have been known to break promises for years. I would ask that you please recuse yourself if you do business with them. Secondly, C is adequate for the mall, it's adequate for Walmart, C-2 opens an unlimited door. I cannot believe that anybody looking at this would think for a minute that the patio furniture retailer would be willing to put up a 20-million-dollar building. This is not true, this is a dream and a wish list to open up that lot and those other lots to anything that they want to put in there, which C-2 pretty much does. If this patio furniture building were to be built as it is, they would immediately be violating it because they would be manufacturing that would be an M-1 or M-2. The planning department has not read restrictions on a buffer

zone, because of its height they would need to put in a 33 ft. buffer zone not a 10 ft. I am concerned what the type of things that would be opened up to with a C-2 zoning. Twenty years ago, they were promising a two-story boutique type mall in the open area where the hotel was built and behind it. That is what they promoted, that's what we were going to get. There was going to be retail below and residential above so that people could own a business and live above it. That's what they voted, which is like The District in Las Vegas which has been very successful. They're always talking about the people that want to come there, but never come. This morning they made a release to the news that there would be 200 new jobs created, we don't have people looking for jobs in this town now.

Steve Lindley – I am the president of the Sun River community association. Steve read from a prepared statement. Please see email attached to these minutes for content.

Derek Shubman – Continued to read from the prepared statement attached to these minutes.

Gary Tooms – Continued to read from the prepared statement attached to these minutes.

Douglas Brown – Continued to read from the prepared statement attached to these minutes. I think it is imperative that we look at the traffic study. To make sure traffic from these businesses are not coming through our community. We loved it when we moved in here and we encourage the Planning Commission to stick with the original plan that we had for the development in that area.

Curly Carey – I live far enough away from this development that I can't see it. I ride my bike on Sandpiper quite often and I don't like fighting with semis, garbage trucks and delivery trucks. With both of these we know they are show rooms, but we don't know what they will have deliveries for. They will need deliveries continually. Both of these lots tend to fill with water. I don't see where that water drains now. On a positive note, I will be glad to see the dirt gone.

Sonya Webber – I don't know exactly all the planning. There seemed to be a discrepancy when she said there wasn't an elevation difference between Pioneer and Sandpiper. It appears to me that when they developed SunRiver they put all the extra dirt on these lots and built them way up instead of hauling out that dirt and gravel. So right now, even looking at that development, how are they putting that driveway in there? I want to express that I do not agree when they say the elevations are level or that there isn't a discrepancy between the two of them. I also want to reiterate that Pioneer is the natural road for development and traffic, not Sandpiper for the safety of all the residents of SunRiver.

Chair Draper closed the public hearing.

Bob Hermandson – Thanks for all the comments. Commercial following residential is challenging. Rooftops always come first and then we have commercial rolling in after. On the Patio Furniture, the area is currently zoned C-2, we are presenting an application that meets the current zone. This meets the requirement. The owner has a location on Bluff Street currently. We feel we submitted an application that meets the standard of C-2. We are not asking for a zone change; we are meeting the existing zone.

Commissioner Kemp – So isn't this PD-C, with a C-2 use list?

Carol Davidson – Yes, it is actually the Atkinville PD-C, it's called community commercial, but it is the use list for C-2.

Commissioner Kemp – Why is the access where it is? Are you trying to minimize the access on Pioneer Parkway?

Bob Hermandson – Yes, this was already cut in. It is where it was always intended to be.

Discussion continued regarding access to the property.

Commissioner Larsen – Will this buildings be fitted with equipment for restaurants such as grease traps, those kind of things? It would be nice to have that there.

Bob Hermandson – Currently, no it isn't, because this will be owner occupied.

Discussion continued on being prepared for other uses down the road.

Commissioner Kemp – Has anyone talked about doing the traffic study? I noticed on the next item you have access coming off of Nighthawk.

Matt Loo – The theory on the traffic study is to draw the traffic to Pioneer. We are hoping that a traffic study will help us move traffic away from the private streets to utilize the access on Pioneer.

Bob Hermandson – There is some elevation change, I think it would be challenging grading wise to make that happen.

Discussion continued regarding access and traffic.

Commissioner Anderson – The landscape buffer between the SunRiver residents and the building meet the code?

Carol Davidson – No but it will need to meet the code with 15 feet of landscape.

John Willis – The 33-foot mentioned is a building setback not landscape, if you look at their plan the building is setback 40 feet, and they are meeting the code.

Commissioner Larsen – So there was some concern about manufacturing, they won't be manufacturing here, will they?

John Willis – This is the Atkinville PD, it does have the C-2 use list and it does not include manufacturing.

Commissioner Fisher – To be fair though some assembling can be done in the building, correct?

John Willis – Yes.

Commissioner Anderson – The other concern was the night sky.

John Willis – They will need to meet the night sky ordinance; the Monster Storage was done prior to the night sky ordinance.

Discussion continued on night sky ordinance.

Commissioner Fisher – Was permitted with standards added with the Title 10 changes?

John Willis – It was, we took a lot of those uses that did have impact and we created standards for them and made them a staff administrative item instead of a Conditional Use Permit.

Commissioner Fisher – Would that apply now to this one?

John Willis – This one is a little bit different because it is a PD, so if a use came in later, beyond this building being approved, it would have the permitted with standards.

Commissioner Larsen – I am concerned about the traffic. I know that when we did the grocery store on Snow Canyon Parkway we limited garbage trucks and delivery hours and things like that.

Commissioner Fisher – I would like our local traffic expert Commissioner Andrus's opinion on that.

Commissioner Andrus – I think this is an ideal location for something like this. That frontage road provides access directly to an interchange, so you are not going to have random people winding through the neighborhood unless they're coming from the neighborhood. I would be surprised that something like this would even warrant a traffic study, the uses don't generate a lot of traffic. This type of retail has really low traffic generation. To me, the way that they have its setup so those trucks are coming in the back, and then Sandpiper will be walled on both sides with buffer in between, to me that brings piece to my mind on that subject. I think this really is an ideal location, it is what you would look for in a C-2 zone, it's right on the frontage, blocked by 2 walls, that's exactly what you would look for. It doesn't get better than this.

Chair Draper – And there is a lot less traffic for commercial rather than residential.

Commissioner Fisher – It accomplishes what we struggle with in some of the other areas where we put in so many rooftops. When we talk about traffic, if we don't have things like this out there, then the traffic is coming into town. It serves the area; it lends itself to allow for more neighborhood commercial in that area, so we don't have the traffic from the Southern Parkway area coming all the way into town to be able to get the services they need.

Commissioner Andrus – Yes, I agree, getting commercial started out here would be a huge benefit to everyone. To the community of SunRiver themselves and then also to all of River Road and those interchanges through St. George.

Commissioner Kemp – I want to thank Matt for his willingness to meet with the residents and already having met with them. And looking at the rest of this project and maybe doing a traffic study for more intense uses.

MOTION: Commissioner Fisher made a motion to recommend approval to City Council of item 1F a zone change amendment to the Atkinville interchange area commercial PD as presented, they are required to meet all the standards applicable to them in the ordinance.
SECOND: Commissioner Andrus
Commissioner Kemp - Would
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

G. Consider a request for a zone change amendment to the Atkinville Interchange Area Commercial PD (Planned Development) zone. The applicant is seeking approval of a design and site plan for a new 79,903 square foot flex commercial building. The property is approximately 6.98 acres. The project is located on the north side of the intersections of Nighthawk Drive, Pioneer Road, and Sandpiper Drive. The applicant is Integra Investment Group, and the representative is Christopher Webb. The project will be known as Sun River Flex Commercial. Case No. 2021-ZCA-063. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This is the other space just to the north. The general plan use is commercial, and the zoning is PD-C. The site plan does meet the setbacks from all 4 property lines. The height will be 28 feet with a few peaks at 33 feet. They do not have any sign requests with the application. There will not be an entrance off of Pioneer, it is too steep for an entrance. There will be an entrance off of Nighthawk and off of Sandpiper. If there isn't a center turning lane they will be required to put that in. The parking requirement, they are going to split this one up. It will be a mix of showroom and retail. More than half is dedicated for retail. They are only doing the shell; they don't currently have any tenants. About 60% will be retail the rest will be showroom. They will need to meet pedestrian, bike parking and electronic charging requirements. They will be required to put in the 15-foot landscape strip all along the roads. We are asking them to put the buffer wall at the top of the property and then landscape from there down. The residents that I

talked to in that area are most concerned about the dirt. They will need to meet the night sky requirement and we will check that during the site plan review. This looks a lot like the last building. Just like the other item, warehouse is not allowed in C-2, but showroom is. Staff does recommend approval of this project with the condition that they meet all zoning requirements during site plan review.

Commissioner Kemp – Is the plan for these small commercial spaces and then the small interior hallway?

Matt Loo – Yes, that is so we can move product around. The store fronts are on Pioneer, Nighthawk and Sandpiper.

Commissioner Kemp – This is the place where the grease traps and the things Natalie mentioned should be considered.

Commissioner Larsen – Neighborhood friendly, so that residents don't have to travel to pick up a prescription, to get that cup of coffee. Hopefully grocery items here and there.

Matt Loo – I learned in my visit with Mr. Lindley, it's a captive audience for sure. For example, there is a credit union there and the credit union wished that they had met with the residents. If they had they would have known to put safe deposit boxes in. There are no deposit boxes there. It is important to have communication with the four or five thousand folks that reside there.

Chair Draper opened the public hearing.

Mike McFarland – I object to that because you have been double teamed by two representatives and we only get 3 minutes. You should have recused yourself. I have never met with this man, There have been a lot of promises that have not been delivered. This panel did not approve the Hampton Inn, the City Council did with a maximum height. Did anyone check the height? It's above the maximum height. If they are assembling a product, that's manufacturing. C-1 and C-2 ok, we're hearing that this is already approved for C-2. I had to spend 3 days going through your information that didn't tell me anything about this. I had to search and search through City documents. I couldn't find anything saying this was C-1 or C-2, just PD-C. This little piece of property you're talking about now, you'll notice the northern border, the Council required the northern border to be brought down before anything can be put there. That has not been done and is not being done. Who comes back to enforce these things? It was not permitted properly when it was graded.

Steve Lindley – We have a requirement that there be a wall from the commercial property that abuts residential the commercial property, why do we have a gap there? Why is there not a wall there? You as a Planning Commission, it seems like you are overlooking that requirement. That's my concern. Why do we go around things when we say this is a requirement? That's why we have to be clear, we need to know what to expect. I do appreciate some of the other options

Les Trice – In the residential area they are 15 to 20 feet above my house already. The main thing is that they promised they wouldn't use Sandpiper to come down into our area. There is no stop sign, so they come down that hill and they get going pretty fast. The traffic has probably increased 100%, the traffic will increase much more. People will go down that road and deliveries will come in on 4100 or Las Colinas and come up that hill to get into delivering things all hours of the day and night. The lighting, all of our bedrooms are right there in the back. If the light shines down into our houses it will make it difficult to sleep. We would like to have something there that is nice and that we can appreciate and support, but we want it done right.

Douglas Brown – I spoke earlier about my concern about the traffic. Again, there is no access on Pioneer to this property. I think the developer is doing that because they have already raised the elevation of the road and they feel that is kind of a restriction. It brings the elevation of that property a lot higher. I don't have a problem with the type of business that is going in that area, I think it would probably benefit the communities, but I think they should look at doing something with the elevation so that they can actually get some of the traffic access off of Pioneer Road.

Gary Timms – As a physical therapist we stress health and safety. Safety in particular is one of our strongest suits. We have a wonderful community. We appreciate entrepreneurship and I think these businesses could actually probably do a pretty good job too. While I can appreciate double walls and buffers and such, I don't think we are appreciating the amount of traffic that is going to go through that area specifically of the back there. It is a direct access to SunRiver and for traffic to be set on that area, whether it's deliveries, whether it's cars that are just coming on the normal trips. This will be significantly more and that will cause a significant safety issue. I think since this is directly impacting the folks at SunRiver and to the north of us, I think that challenge should be accepted.

Sylvia Webber – My concern is again the elevation issues between Sandpiper and Pioneer. I have a problem with the incongruity of the statements at the very beginning of the meeting and now with multiple people stating that the elevation is a problem but at the beginning the elevation wasn't a problem. This site was basically a dumping ground for the dirt and for the rocks. They didn't haul it out because it was too expensive. To not address the traffic, with a study. With the break in the wall how does that make it a sound barrier how does that make it a buffer that you are trying to create. I understand this will probably move because you've already approved stage number 1. It makes me understand why I hate politics because you don't get listened to.

Irma Torres – There is so much traffic as it is now, I had to relocate my bedroom to the front of the house. I was able to see inspiration point before, but now the wall is 35 ft high. It needs landscaping and less traffic. There's way too much traffic and it's just going to get worse.

Richard Anderson – At the beginning of the whole presentation tonight you showed a slide that showed two pieces of property, there are 3 pieces there. You presented the middle piece of property as the northern piece of property and then made decisions based on that

assumption. One of the things I have not heard spoken about tonight are the roundabouts on Pioneer. Yesterday when I left my home I was car number12 on the way in line to get on to the roundabout. These two projects are just going to influence that is a worse way.

Curly Carey – My concern with this one is the same as the other, that is the traffic on Sandpiper, specifically the truck traffic. As the trucks come out, if they do it right they will go by the fire station and then go up on Pioneer, but if they do it wrong they will go into Riverstone. There is no real good way out of there, other than through residential streets. I think we need to consider if it's an arterial we need to consider access on both ends. Eventually we will have all the development on Bluegrass. Expressed more concern about trucks on Sandpiper. Expressed concern about drainage. My other concern is that they are going to put street lights on Sandpiper.

Chair Draper closed the public hearing.

Chair Draper – On the north end with the parking lot lights, we do have an ordinance that will make sure it is only 1 foot candle at the property line. We can also shield it to knock that light down much more and maybe we need to do that on Sandpiper also. The other concern is the water, it will be handled through you guys. There are only two lots there, the third one is over by the fire station.

Commissioner Larsen – My thought is on traffic. I live a long way from commercial and I always have to keep coming back to commercial. If you can keep some of the commercial services in your neighborhood then you are keeping traffic out of that roundabout. Then every time you need to go to the dentist or whatever, you are not driving back into town. I don't think I would visit this commercial because I live too far away from it. Unless I was going to go buy a piece of furniture. I do see it as a residential gathering spot. I think it could be very neighborhood friendly because SunRiver is a such a tight neighborhood. I commend you for looking after each other. I've been to a few events with friends out there and the sense of community they have we could learn from to be good neighbors. I think this could be a really good thing if it is done right and if the community is allowed to have a voice in it.

Chair Draper – A wall wouldn't be required at the entrance, right?

Carol Davidson – Correct.

Commissioner Larsen – Is there a way we could limit delivery times, so they're not all night?

Pablo Gotay – We have discussed that with the owner, and they are willing to consider limiting the delivery times to business hours.

Commissioner Larsen – That would be really helpful for the neighbors not to have the lights, not to have the noise in the middle of the night with doors opening and shutting and things like that.

Discussion on delivery time continued.

Commissioner Fisher – As far as the landscaping, from what we are seeing there, that will be landscaping all the way down the slope of that rock?

Carol Davidson – They will have to finish all of that, it is only a 10-foot requirement for the buffer, but they can't leave it unfinished.

Chair Draper – They need to maintain that, correct? When all the weeds fall down there and the junk and the dirt, they have to clean that up, so the neighbors aren't?

Carol Davidson – Correct, yes.

John Willis – Since this is a PD I think it would be beneficial have that as a condition that the landscape sloping be landscaped and the block wall on the top of the slope just as part of the motion if the Planning Commission feels that's important.

Commissioner Anderson – Was there a grading permit?

John Willis – There was a grading permit. When this originally came forward, probably 6 years ago, there was a plat and I know a lot of residents came out at that time. We went out and took a look. It did have a grading permit. We did verify it.

Commissioner Larsen – And the drainage will be addressed like any other development?

John Willis – Yes, so there are certain things we look at with a PD. Other things are just standards, like the lighting is a standard and some of these other requirements are standards. One thing you may want to limit is any light poles 50 ft from the top of this slope. You could also drop the height of the poles to maybe 15 ft just for a portion along this area to help mitigate the lighting.

Commissioner Kemp – How do you feel about that north elevation, there are a couple delivery doors, but no store front? Do we have to have on building lighting?

John Willis – Those are usually for safety. You reduce the height. You could drop the ones on the building to 10 ft. The tradeoff is that might require more lights to light up the same area.

Commissioner Fisher – So by providing those limitations, at the same time we don't want to provide a crime hazard area where somebody can be mugged. They will still be required to meet the certain lighting, lumens in that area, right?

John Willis – Yes, in this instance where you are kind of tolerant of the residential, it is good to drop the lighting down and away from the edge.

Commissioner Andrus – I want to express my confidence in the City's ordinances. I have a lot of confidence in our City ordinances and our City staff.

Commissioner Larsen – I do understand the frustrations, sensitivity to lighting.

Commissioner Fisher – Yes, lighting has been a sensitive subject for several years and I know staff has worked really hard to protect from that.

MOTION: Commissioner Anderson made a motion to recommend approval of Atkinville area zone change amendment for the SunRiver flex commercial project with the conditions outlined in the staff report and also that the slope to the north, that we will have trees and plants and the wall will be at the top of the slope, and the lighting poles restricted to 15 ft on the north side and pulled back at least 50 feet and that deliveries will be made during business hours and landscaping will be on 4 sides of slope.
SECOND: Commissioner Fisher
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

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

Consider a request to amend portions of the City zoning ordinance, Title 10, as it relates to the airport vicinity use list. The applicant is the City of St. George, and the application number is 2021-ZRA-010. (Staff – Carol Davidson)

Carol Davidson presented the following:

Carol Davidson – This application is all about the airport use list. There are 3 zones in the airport area. We felt a strong desire to get a use list that will coincide with the area. As shown in your staff report any addition is in green, any deletion is in red with a strike through. Several uses seemed like they could be combined into one use. We combined several uses under general heading.

Commissioner Fisher – Do we use that term and similar uses?

Paula Houston – That is not an actual use itself, it is a title.

John Willis – I would say let's make it the same as commercial with a heading and then listing the uses.

Carol Davidson – We will have the uses of Manufacturing general and light indoor only and then Manufacturing heavy. All of these fit into the light one or the heavy one.

Commissioner Fisher – So everything but the heavy must be indoors?

Carol Davidson – I think everyone wanted everything to be indoors. We don't list manufacturing heavy as indoor only.

Commissioner Kemp – I propose it stay that way, at some point we need to do something outside. We are dealing with thousands of acres that we need to fill. Is there any use that is being eliminated that isn't being merged into a different category?

Carol Davidson – Yes.

Commissioner Fisher – What is the purpose of indoor only?

Carol Davidson – I'm not sure. Carol described uses and the changes. The entire list is in the staff report.

Commissioner Andrus – What does ancillary mean?

Carol Davidson – Something that goes with the use.

Commissioner Kemp – Why are car washes eliminated?

Shirlayne Quayle – As we looked at the use list we realized when the Airport was created the list was adopted and it wasn't really applicable to what was out there. The goal here was to simplify it and to help us do a better job planning out all those land uses. As we were going through here, car washes, the rental car agencies have a car wash there. I think it will be included with that use. We were trying to package the uses in a way that made more sense. There were 5 or 6 people giving input so there is probably some cleanup.

John Willis – We have the opportunity here to get our airport correct. To use it as an economic driver for the airport. We want to make sure we have the best and highest use around the airport. We want the uses to support our airport and make sure that it's developed in a way that we want it to be developed.

Shirlayne Quayle – Keep in mind that we have 3 different zones.

John Willis – Described the different zones and what they are.

Commissioner Kemp – It gives me concern to eliminate some of these uses at that interchange, the residents will need some of those uses for the residents out there.

Discussion on carwashes and the regulation of them.

John Willis – Showed the map to show the location of the zones.

Commissioner Kemp – What uses have been deleted that have not been combined with other uses besides carwashes?

John Willis – Storage rental units, RV storage.

Commissioner Fisher – I think you will find that when you reduce the use list and condensed it you will probably want to put them back in because you will get tired of being asked about them.

John Willis – The carwash, RV Storage, RV park, and the self-storage were deleted, there were only a handful that were deleted. We were trying to make it as user friendly as we think the commercial zone is. And that was to make it consistent with the other zones. This is actually a very big deal; it is much easier to add uses versus we don't want the use.

Commissioner Kemp – Has truck terminal been included in something else?

John Willis – I recommend we add that back in. We will make sure we add that back in. We want to make sure that those types of uses are located around our airport.

Commissioner Kemp – Have we removed large truck repair? I just think about those guys need to be able to fix their trucks there.

John Willis – Here is freight forwarding service and distribution center, that is the truck right there. We can add specifically into the list. I think we feel comfortable with all the work that has been done, but we can change it in the future.

Chair Draper opened the public hearing.

Chair Draper closed the public hearing.

MOTION: Commissioner Kemp made a motion to recommend to City Council approval of Item 2 a zoning regulation amendment as discussed with the conditions and additions made during the discussion.
SECOND: Commissioner Fisher
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

3. PRELIMINARY PLAT (PP) Administrative

Consider a request for a one hundred eighty-nine (189) lot residential subdivision known as Palermo Pass at Divario located within the Divario development along Divario Canyon Drive and the future extension of Alienta Drive. The property is 64.17 acres and is zoned R-1-10. The applicant is L.R. Nelson Consulting Engineers, Inc, representative Clayton Neilsen. Case No. 2021-PP-043. (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is south of everything that has been developed so far. As part of this project, they will have to build Allienta Drive. It will tie into Divario Canyon Drive. There is a portion in the very southwest corner of the project will need to be the last phase because the water department is unsure if they can meet the state requirement for water pressure.

Commissioner Larsen – So how do we get Allienta to not be a fast track through those neighborhoods?

Wes Jenkins – I don't know right now; we will have to look at it as it develops.

Clayton Nielson – I know you have concerns about Allienta. You only have 7 or 8 lots that front on that road.

Discussion continued on the speed of traffic and how control it.

Rick Rosenberg – The roadway dedications are on their way through to help with some of that north south traffic in there. There was also some discussion with the Burgess properties to the south, so I think we have about 50% of those properties that want to come in with the Annexation and then that right of way will be obtained through that property.

MOTION: Commissioner Fisher made a motion to recommend approval to City Council Item 3 the 189-lot subdivision including staff's comments and conditions.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

4. MINUTES

Consider a request to approve the meeting minutes from the August 10, 2021, meeting.

MOTION: Commissioner Kemp made a motion to approve the minutes from the August 10, 2021, meeting.
SECOND: Commissioner Larsen
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

5. CITY COUNCIL ACTIONS

John Willis the Community Development Director will report on the items heard at City Council from the September 2, 2021, meeting.

1. 2021-ZCA-053 The Flats at Grand Views at Green Valley
2. 2021-ZC-054 Washington County Parking Garage
3. 2021-HPC-006 Sevy Home 274 S. 200 W
4. PP Southern View Townhomes
5. PP Southern View PD
6. 2021-ZC-035 Desert Garden Cove
7. 2021-HS-003 Desert Garden Cove
8. 2021-PP-039 Knettas Knoll

6. ADJOURN

MOTION: Commissioner Fisher made a motion to adjourn.
SECOND: Commissioner Anderson
ROLL CALL VOTE:
AYES (6)
Chairman Ray Draper
Commissioner Steve Kemp
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Austin Anderson
Commissioner Nathan Fisher
NAYS (0)
Motion Carries unanimous recommend approval

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

My comment from last night

1 message

Steve Lindley [redacted] Wed, Sep 15, 2021 at 11:15 AM
To: Brenda Hatch <brenda.hatch@sgcity.org>

Brenda, here are my comments from last night, thanks for all you do for the City!

City Planning considerations

As St George has moved south towards the boarder the Bloomington expansion became a good standard to model with homes and businesses near I-15. The layout and design of the businesses enhanced the Bloomington area west of I-15. Today the many businesses are nicely laid out and fit in the community with no over powering structures that detract from the surroundings. The Future of Sunriver could use the Bloomington model to enhance the Sunriver community to the west of I-15. Sunriver is a unique and attractive community that needs to maintain and build upon the needs of the area. Keeping this an attractive community with businesses along the Pioneer frontage road would be a preferred layout to keep traffic out of the private streets and neighborhoods to provide safety and security for the mostly retired residents of Sunriver.

We appreciate the City Planning guidelines developed in 2017 and consider this a key guide, directive and standard for all development in the St George Community. The thought, time, and special considerations this document gives to the members of this community helps everyone to know what is expected of development in St George. I appreciate the work that Carol has done on this project in bringing forth information to the public on what to expect from this development and the review of this project.

The standard of having the businesses put in landscaping, attractive walls and spacing provides a great barrier to the neighborhoods - Carol stated in a note to me "***I do also want to mention that anywhere these properties abut residential zones they will be required to put in a 6' wall and a 10' landscaping strip as a buffer" .*** This buffer should be as noted in the presentation to provide safety, protection and privacy for the neighborhoods surrounding these businesses - and should be followed in all cases.

The maximum height of the buildings and set backs to be followed is also to be commended - the views neighbors have of the surrounding landscape needs to be protected as stated in our City Planning Documents to not block the rear view of neighborhoods with buildings.

One of the problems for the residents of the Bloomington Community that exists today due to a previously approved plan that was not complete is the night lighting of Monster Storage on Pioneer. This lighting exceeds the city planning documents and blocks the night sky. As our previous Mayor Pike pointed out in 2019 - this extreme lighting slipped by the city Planning / council and should have never been approved because it impedes the night sky for many Bloomington residents.

Safety & Security of Homeowners and Residents - Traffic Patterns:

The Planners are recommending these plans with some changes as noted in the presentation. However, we feel there has not been adequate review of the impact on the traffic patterns in the Sunriver area that presents a safety, security and welfare concerns for the homeowners / residents.

The two development properties before us include parking for 187 vehicles in each development for close to 400 parking spaces between workers and customers. If the open hours are from 9 am to 9 pm and average time spent in a store is 1 hour, we could experience **300 cars/hour over a 12 hour day for 3,600 cars/day or 25,000 cars/week** - this does not include delivery trucks, semi's or other vehicles that will now utilize the streets.

Which streets are we talking about - We would have hoped it would be Pioneer road which is the natural entrance and exit to these business as seen from I-15. This would prevent unwanted traffic in neighborhoods with easy access from I-15 to Sunriver Parkway or Brigham Rd to Pioneer road.

The plans and designs are NOT what the community or future customers would expect: The plans calls for (or hope for) traffic to use exit 2 to go West on Sunriver Parkway with a traffic light to head North on Pioneer Road, then turn west on

Bluegrass, or Nighthawk, or Los Colinas or W 4100 S Streets to end up on Sandpiper road. Hopefully the customer is the entrance to the back side of the business and has not gotten lost and found themselves taking turns into the neighborhoods with or without private street designation.

Now if the customer sees a new neighborhood and decides to take a drive they will quickly end up on a designated "private" street. Causing increased traffic into neighborhoods where the maintenance and support is paid by Association fees and not city taxes.

Pioneer is the natural entrance and exit to these business. This would minimize unwanted traffic in neighborhoods with easy access from I-15 to Sunriver Parkway or Brigham Rd to Pioneer road (a frontage road).

Why is this a concern?

The concern is for the safety and security of homeowners / residents who are 55 - 96 years old. They have needs for quiet, stable, safe and secure neighborhoods. Many of the residents are single women who are the most vulnerable in our community. When they see someone they do not know on their street or get a knock at their door they unfortunately become fearful. Increased traffic brings solicitors who are not allowed in the Sunriver Community however, they will come anyway once they become exposed to these neighborhoods where the streets are private and over 2,300 homes. It also opens up the community to people looking for a place to burglarize or other things to happen that would concern any senior citizen, grandmother or great grandmother who happens to live alone or lives with an ailing spouse.

If you have ever heard a call from someone who is frightened or scared or concerned with some unknown person on their street, then you need to start answering my phone. I serve on the board of Trustees because I care about my neighbors, their retirement needs and interests - but more importantly their safety and security. We recently had a seminar on how to keep ourselves safe, secure and protected - this was presented by the our local police whom we support and appreciate all they do for us. Our ballroom was packed with people interested in their safety and security - especially with the increase of crime in the City and our nation.

Unfortunately our community was NOT designed to be gated and that's not who we are as a community. We want to make sure businesses, traffic, and access remains safe and secure for this retirement community.

Sunriver 55+ Community

The developer did a great job setting up the Sunriver communities, now the businesses need to help protect the safety and welfare of our Senior Citizens to live productive, active, and peaceful lives. These Residents contribute to Food Banks, volunteer in soup kitchens, schools, for other Seniors who need special assistance and the list goes on…

Today the residents enjoy the peace, quiet, solitude, safety and security of this community. We need to consider the needs of our few remaining years in our lives. These are widows, widowers, couples, veterans, disabled veterans, retired - Police, fire, City workers, Successful business men and women, parents, grandparents, and great grandparents.

Steve's Personal Story and relates to the community we have in Sunriver:
My mom lives in her home where nurses visit every other week, care givers that come in three times a week. I know that she is having a good day when I can see on the camera I have in her home, when she is playing the piano, playing a game with a friend, or talking to a friend who cares about her. She knows to not succumb to solicitors who come to try and take advantage of her because I take care of her bills and finances. She lives about 1,200 miles from where we live today and yet she feels safe and secure because children and friends look out for her. Here in Sunriver we have a number of residents who don't have someone to look out for them and so we as neighbors look out for one another. When a stranger knocks on our door or drives down the street we feel unsafe and less secure for ourselves and our neighbors. We need businesses in our neighborhood who show a little compassion and care for our over 5,000 residents in this small area who want to do business with them and want to feel safe and secure in our neighborhood.

Last Friday afternoon I received a call from Matt Loo who wanted to meet with me as President of our Community Association representing 2,308 homes, over a billion dollars worth of real estate, Generating over $10M in property tax revenue (supporting schools, library, bonds, etc) and bring over $11M to the local and area economy. Adding almost $1M in sales tax to the community.

Matt sat down with me on Monday and we discussed some of these concerns, and he would like to work with the community to bring businesses to this area that will support our local needs and hopefully our goals for safety and welfare

of those who live in Sunriver. Matt sees a need for a traffic study to be done for this area. I look forward to having Matt Represent the development in this area and feel he will work with the community for our good and their profit. I look forward to support local businesses and enjoy being good neighbors. We will work together to keep the vision of Sunriver alive and enjoy the this beautiful part of St George and what the developers put together with their blood, sweat and tears that led to their success and our great community.

Our recommendation is we wait until the traffic engineer looks at how the plans can be adjusted to move the traffic planned from Sandpiper to Pioneer Rd. This will give the Sunriver / Bloomington / Atkinville communities a buffer for all residents in this area.

Thank you for your time, all you do for this community and listening to our concerns regarding Safety, welfare and security of Sunriver!