

**PLANNING COMMISSION AGENDA REPORT: 04/12/2022**

<b>Dixie Drive Apartments</b> General Plan Amendment (Case No. 2022-GPA-005)	
<b>Request:</b>	Consider approval of an ordinance changing the general plan future land-use map from Commercial (COM) to High Density Residential (HDR) on approximately 7 acres located on the west side of Dixie Drive just south of Gap Canyon Parkway for a project to be known as Dixie Apartments.
<b>Applicant:</b>	Tonaquint Inc
<b>Representative:</b>	Tim Stewart
<b>Location:</b>	West side of Dixie Drive, south of Gap Canyon Parkway
<b>Existing General Plan:</b>	Commercial (COM)
<b>Proposed General Plan:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	Single Family Residential, minimum lot size 10,000 sf (R-1-10)
<b>Land Area:</b>	Approximately 7 acres



**BACKGROUND:**

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This proposal is for approximately 7 acres of undeveloped land. The parcel totals 10.13 acres. The application will be leaving approximately 3.13 acres as commercial potential along Dixie Drive. The purpose of this request is to change the land use map from commercial to a high-density residential classification to be able to build high density housing at this location. High Density Residential land allows 16- 22 dwelling units per acre.

The adjacent land to the west and south has the land-use designation of Low Density Residential (LDR) and the adjacent land to the north is Commercial (COM) with the land to the east being COM and Park (PK). If approved, this would reduce the size of the commercial land use and increase the density of this general location.

The existing zoning for this site is Single Family Residential, minimum lot size 10,000 sf (R-1-10). To the south and to the west are all single family residentially zoned properties as well. This property is also within the hillside overlay and will be required to go to the Hillside Review Board before any development can occur.

**RECOMMENDATION:**

Due to the proximity of Low Density Residential property that surrounds this land and the amount of existing and approved High Density Residentially designated properties in this area, staff recommends a better fit for the land use designation for this property would be Medium Density Residential.

**ALTERNATIVES:**

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

**POSSIBLE MOTION:**

The Planning Commission recommends approval of this General Plan Amendment with staff's recommendation to change the land use designation to Medium Density Residential.

**FINDINGS FOR APPROVAL:**

1. The proposed land-uses are compatible with the surrounding land uses in this area.
2. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
3. Vacant sites that are less desirable for residences (such as busy intersections) might be suitable for individual commercial or business establishments

## **Exhibit A**

### **Applicant's Narrative**

Tonaquint Inc. proposes a General Plan Amendment for Parcel #SG-6-3-1-4431; located at approximately 1700 S Dixie Drive. It is proposed to amend the general plan from Commercial (COM) to High Density Residential (HDR) to allow for the development of the Dixie Drive Apartments project. The subject parcel is 10.13 acres located at the intersection of Dixie Drive and Gap Canyon Parkway. Adjacent properties to the south and west are general planed as Low Density Residential (LDR) and adjacent propertied to the north and east are general planed as Commercial (COM).

**Exhibit B**  
**Public Comments**



Carol Davidson &lt;carol.davidson@sgcity.org&gt;

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**Case No. 2022-GPA-005**

1 message

**Adam Meyer** [REDACTED]

Fri, Apr 22, 2022 at 2:37 PM

To: "carol.davidson@sgcity.org" &lt;carol.davidson@sgcity.org&gt;

Mrs. Davidson,

I am not able to attend the meeting related to Case No. 2022-GPA-005 due to my work travel schedule, so please accept my written comments for the public hearing on April 26, 2022.

This letter is regarding the request for a general plan amendment to change the land use from Commercial (COM) to High Density Residential (HDR) on the 10.13 acres located West of Dixie Drive and just South of Gap Canyon Parkway.

When I purchased my property in 2008, I knew the empty neighboring lots would eventually be developed, so my concern isn't having a neighbor, but amending this to a High Density Residential area seems like nothing but a selfish investment for the City and Developer without any regard for the natural resources to sustain this, or any residential building for that matter.

St. George only receives 10" of rainfall per year on average compared to the US average of 38". We only receive 2" of snowfall compared to the US average of 28". The average family uses, on average, 300 gallon of water per day! With a population nearing 200,000 back in mid-2021 (probably much higher now), means that we need 60,000,000 gallons of water per year to sustain a population of 200,000 not including agricultural, swimming pools etc. Considering we are, and have been in a Severe drought with no foreseeable end in sight, proposing to add ANY residential housing, much less **High Density** Residential areas is irresponsible and negligent for the City to consider much less approve!

Furthermore, Dixie Drive today isn't capable of handling the current volume much less the additional traffic associated with High Density Residential housing. There are times due to high traffic, excessive speed and island that prevent you from turning in to the center median, that it may take 10 minutes OR MORE to turn left from Gap Canyon Parkway on to Dixie Drive! It is difficult and dangerous! So, taxpayers will eventually be on the hook for the cost of road modifications as well if this change is approved.

And just like that, we're on the road to all the problems that population density leads to. Higher cost of living, depletion of natural resources, traffic congestion, car accident rates, higher property crime.....I could go on.

I feel its time to stop the greedy growth and start making decisions that are data driven! Can our natural resources sustain the growth we are seeing? I would propose that question to the division that handles our Natural Resources let that determine if you approve or disapprove this project.

People are fleeing out of communities to escape exactly what you are going to create by over crowding our City for the sake of money.

Thank you for your time.

Adam Meyer

[REDACTED]

[REDACTED]

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**Exhibit C**  
**PowerPoint Presentation**



A close-up photograph of an olive branch with several small, round olives in various stages of ripeness (green to dark purple) and elongated green leaves. The branch is in the foreground, slightly out of focus. The background is a soft-focus sunset or sunrise scene with warm orange and yellow light filtering through clouds and distant trees.

# Dixie Drive Apartments

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GENERAL PLAN AMENDMENT





Gap Canyon Pkwy

W 1600 S ST

W INDIAN HILLS DR

S DIXIE DR

S MESAPALMS DR

Aerial



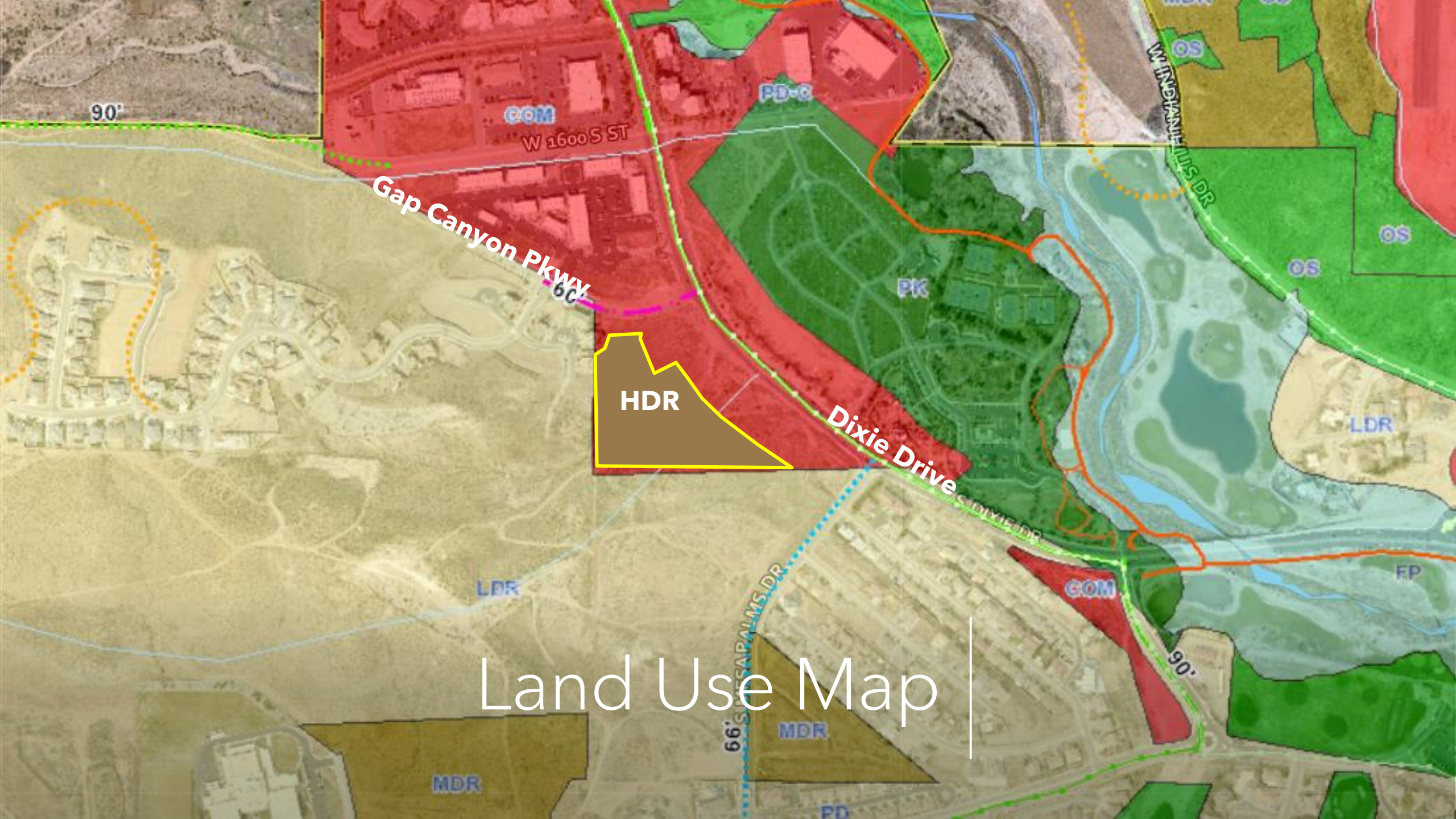


Gap Canyon Pkwy

Dixie Drive

Zoning





90'

COM

W 1600 S ST

PB-C

Gap Canyon Pkwy

66'

HDR

Dixie Drive

PK

OS

OS

OS

LDR

LDR

66' SYCAMORE PALMS DR

MDR

COM

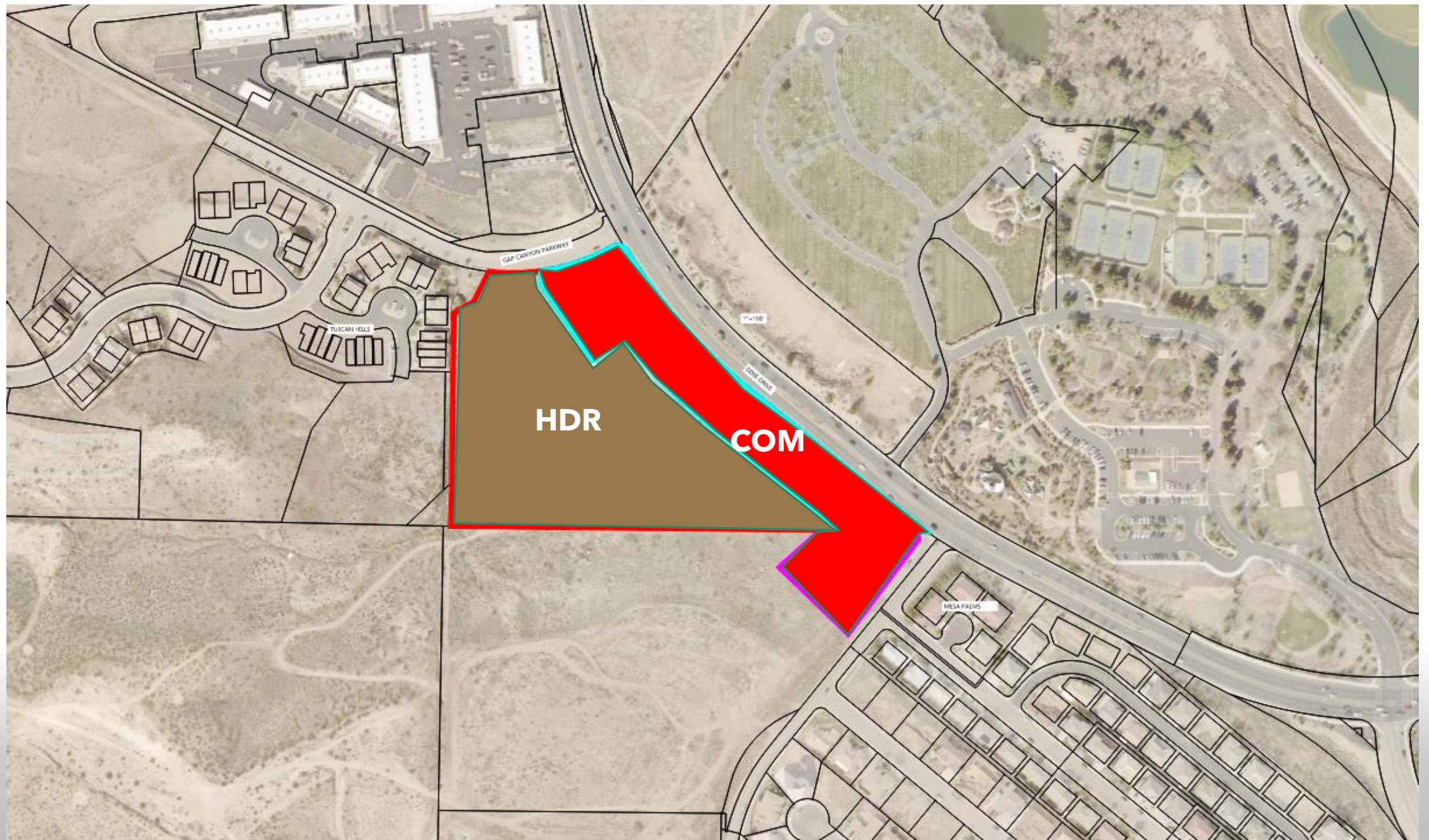
FP

90'

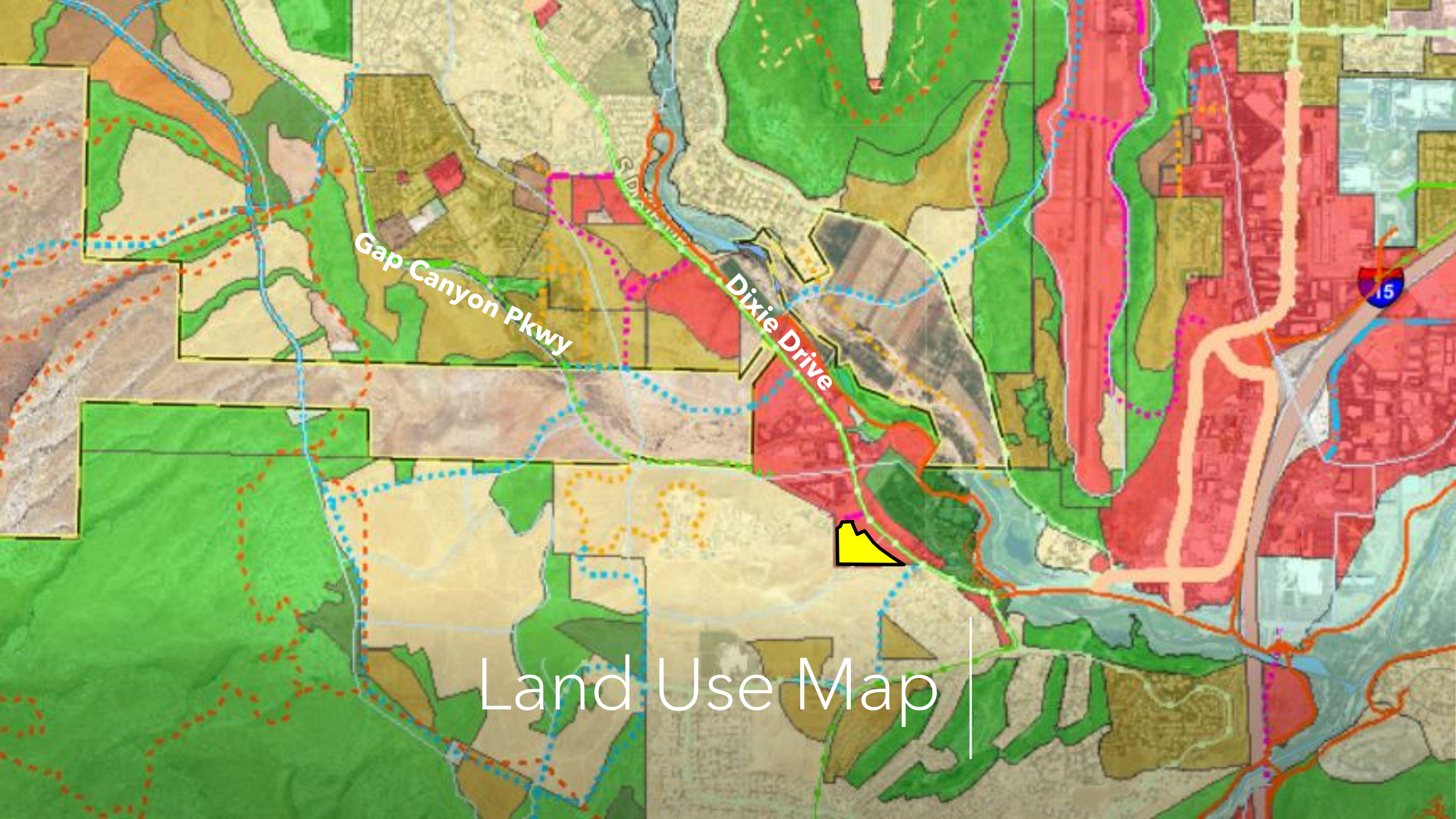
PD

Land Use Map









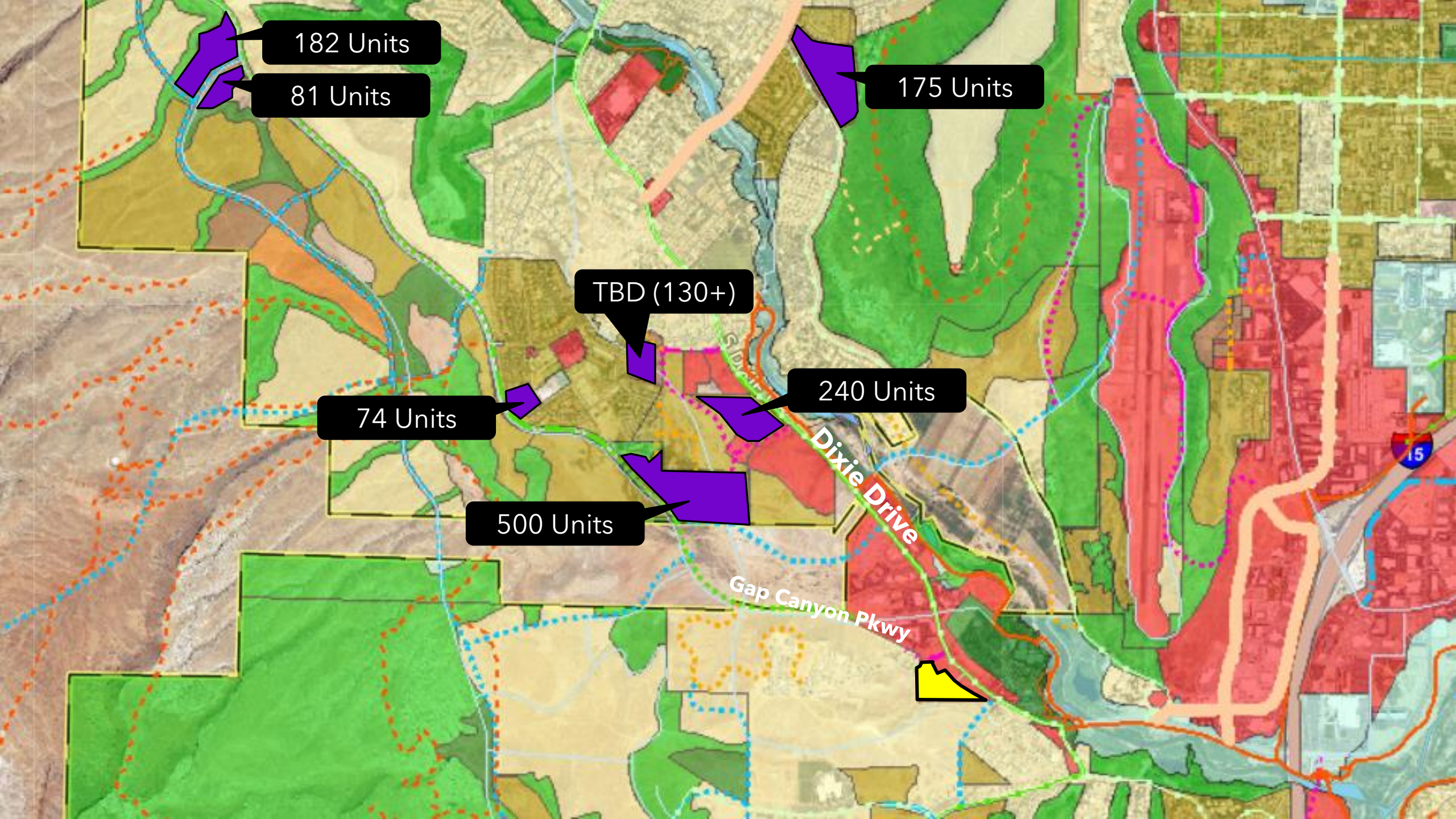
Gap Canyon Pkwy

Dixie Drive

15

Land Use Map |





182 Units

81 Units

175 Units

TBD (130+)

240 Units

74 Units

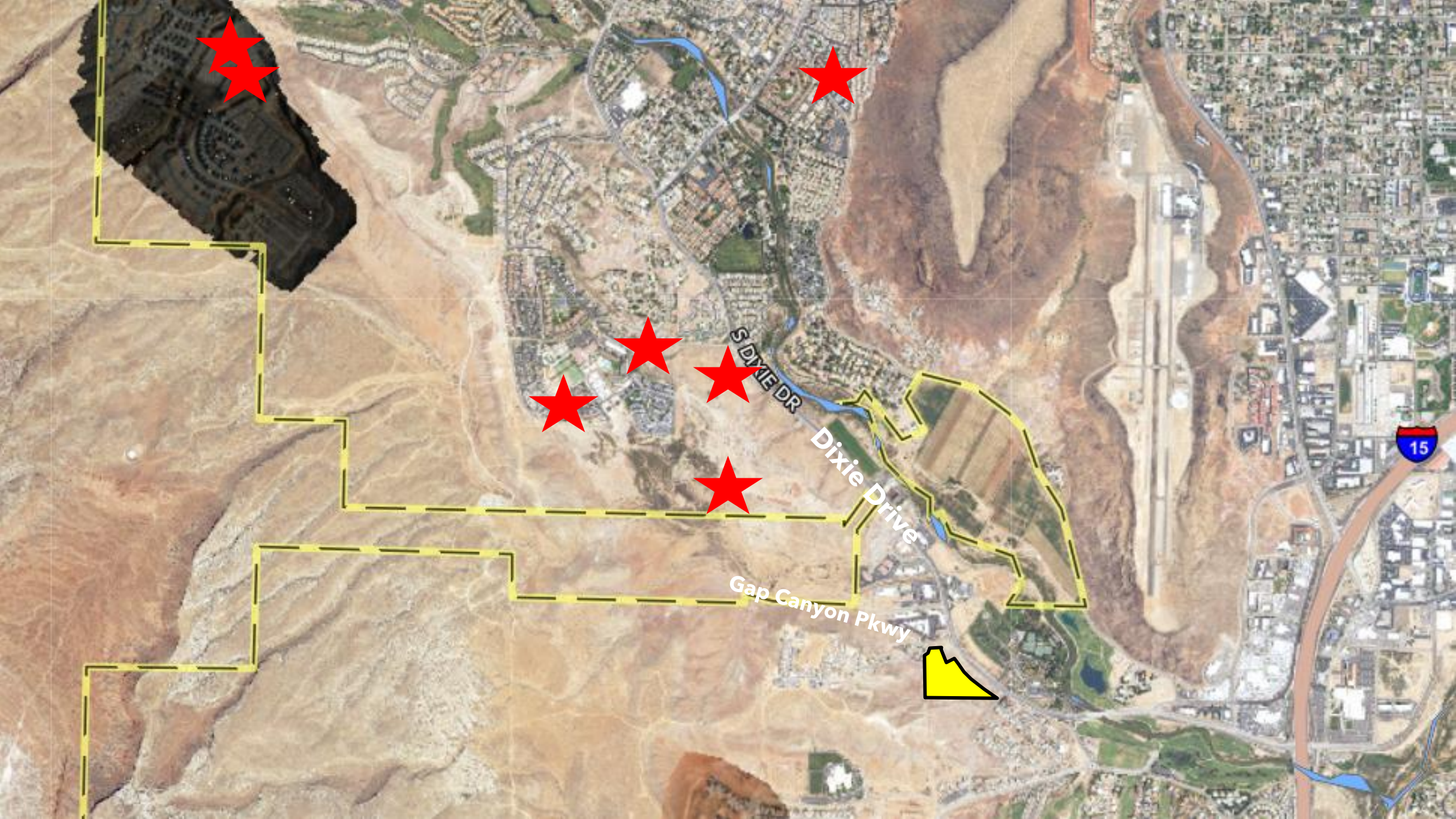
500 Units

Dixie Drive

Gap Canyon Pkwy

15







A close-up photograph of an olive branch with several small, dark purple olives and green leaves. The branch is in the foreground, and the background is a soft-focus sunset with warm orange and yellow light. A dark, semi-transparent rectangular box is overlaid on the right side of the image, containing the text.

# Dixie Drive Apartments

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RECOMENDATION



PLANNING COMMISSION AGENDA REPORT: 04/26/2022

CONDITIONAL USE PERMIT

**Atlas Cell Tower LLC**

Case # 2022-CUP-004

**Request:** Consider a Conditional Use Permit (CUP) to construct an 80' tall, unmanned telecommunication facility at 1842 W Sunset Blvd

**Location:** SG-NCS-4

**Applicant:** Atlas Cell Tower, LLC

**Representative:** Carri Wullner

**General Plan:** Com (Commercial)

**Zoning:** C-3 (COM)

**Background:** Atlas Tower is proposing a new telecommunications tower. The new tower would be in the C3 zone at the property address of 1842 W Sunset Blvd. This request does require a conditional use permit. The facility will be roughly 1,600 square feet and house an 80' monopole tower that can accommodate up to four wireless carriers.

**Height:** 80' to top of monopole. The submitted plans show a 60' monopole. The applicant will need to submit updated plans for the site plan review process showing the true proposed height if approved for 80' pole.

**Fencing:** The City requires a 6'4" solid masonry wall enclosure. The applicant will be required to install the solid masonry fence.

**Ordinance(s):**

10-8B-1: ALLOWED USES:

**Allowed Uses Commercial**

	C-1	C-2	C-3	C-4
<b>Service businesses, limited to the following uses:</b>				
Body piercing, ancillary to a permitted use		P	P	P
Carpet and rug cleaning		P	P	P
Child care center	P	P	P	P
Communication transmission facilities, including wireless, primary		PS	PS	PS
<b>Communication transmission facilities, including wireless, primary, height over 50'</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>

10-17B-3: REVIEW CRITERIA:

In reviewing an application for a conditional use permit, the land use authority shall consider whether the application:

- A. Identifies the maximum intensity of the proposed development and use;
- B. Complies with all provisions of the code; and
- C. Compared to permitted development and uses within the zone, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the development and use, as proposed, considering:
  1. The size and location of the site;
  2. Traffic generation, timing and nature of traffic impacts and the existing condition and capacity of the streets in the area;
  3. Utility demand and available capacity, including storm water retention;
  4. Emergency vehicle access and anticipated average- and peak-day demand;
  5. Location and amount of off-street parking;
  6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;
  - 7. Fencing, screening, and landscaping to separate the conditional use from adjoining property and uses;**
  - 8. Building mass, bulk, design and orientation, and the location of buildings on the site including orientation to buildings on adjoining lots or parcels;**
  9. Usable open space;
  10. Signs and lighting;
  - 11. Physical design and compatibility with surrounding structures in terms of mass, scale, style, design, and architectural detailing;**
  12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property on site and off site;
  13. Control of delivery and service vehicles, loading and unloading zones;



14. Generation and screening of trash, and automated garbage collection (dumpsters);
15. Recycling program and pickup areas;
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;
17. Within and adjoining the site, the impacts of the use on public property and environmentally sensitive lands;
18. Hours of operation, delivery and use;
19. Special hazards arising from the use, or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and
20. Demand for public infrastructure or services

10-17B-4: CONDITIONAL USE PERMIT STANDARDS:

...the proposal shall:

- A. **Be compatible in use, scale and design with allowed uses in the zone; and**
- B. Not compromise the health, safety, or welfare of:
  1. Persons employed within or using the proposed development;
  2. Those residing or working in the vicinity of the proposed use or development;
  3. Property or improvements in the vicinity of the proposed use or development; or
  4. Not impose disproportionate burdens on the citizens of the city.

**Staff Recommendation:**

Review criteria of note has been formatted in **bold**.

Staff recommends approval of the proposed CUP with findings that the Application requirements per 10-17B-1, the review criteria per 10-17B-3 and the Conditional Use Permit Standards in 10-17B-4 have been met.

The preferred design is an 80' tall monopole structure enclosed with a 6'4" tall masonry fence.

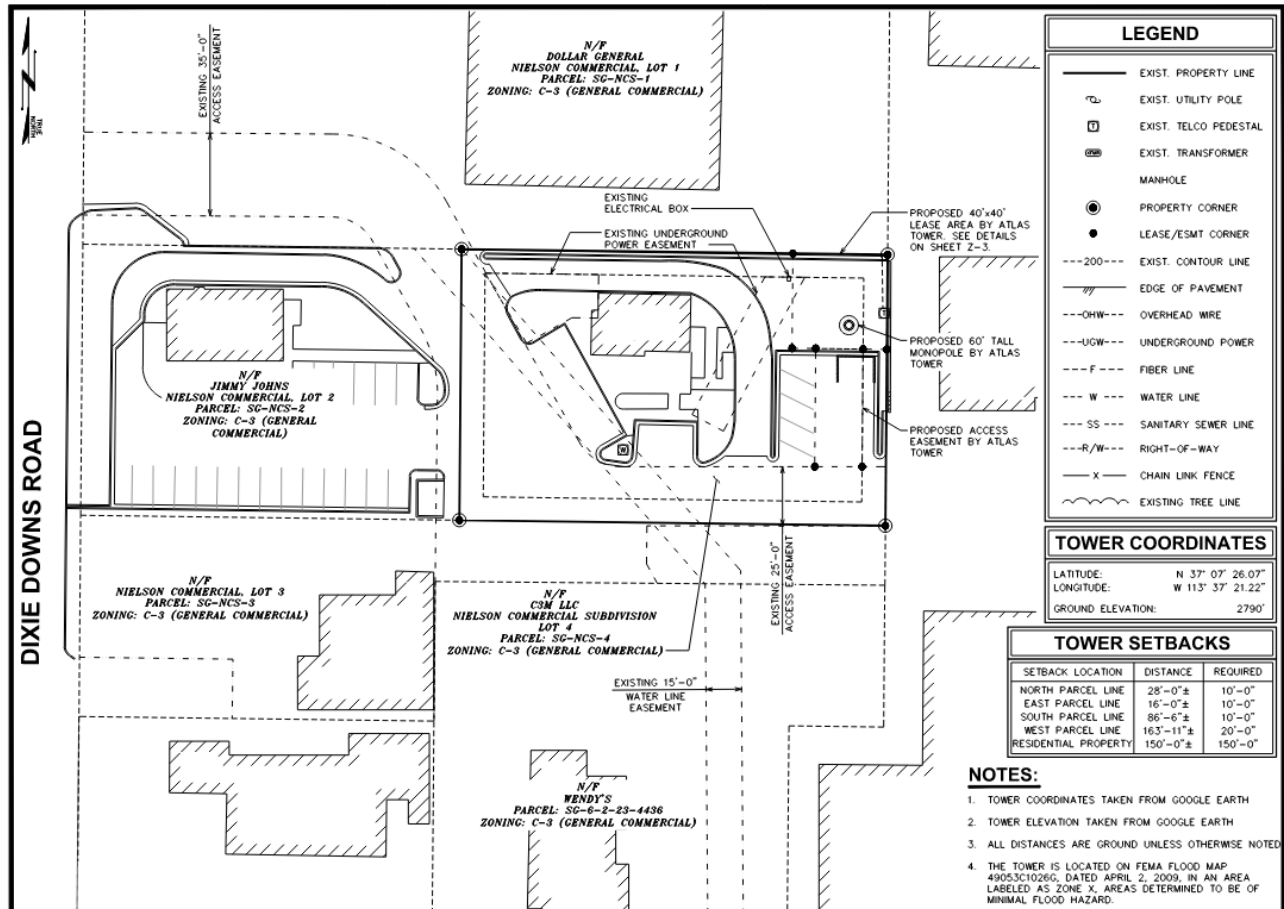
Site



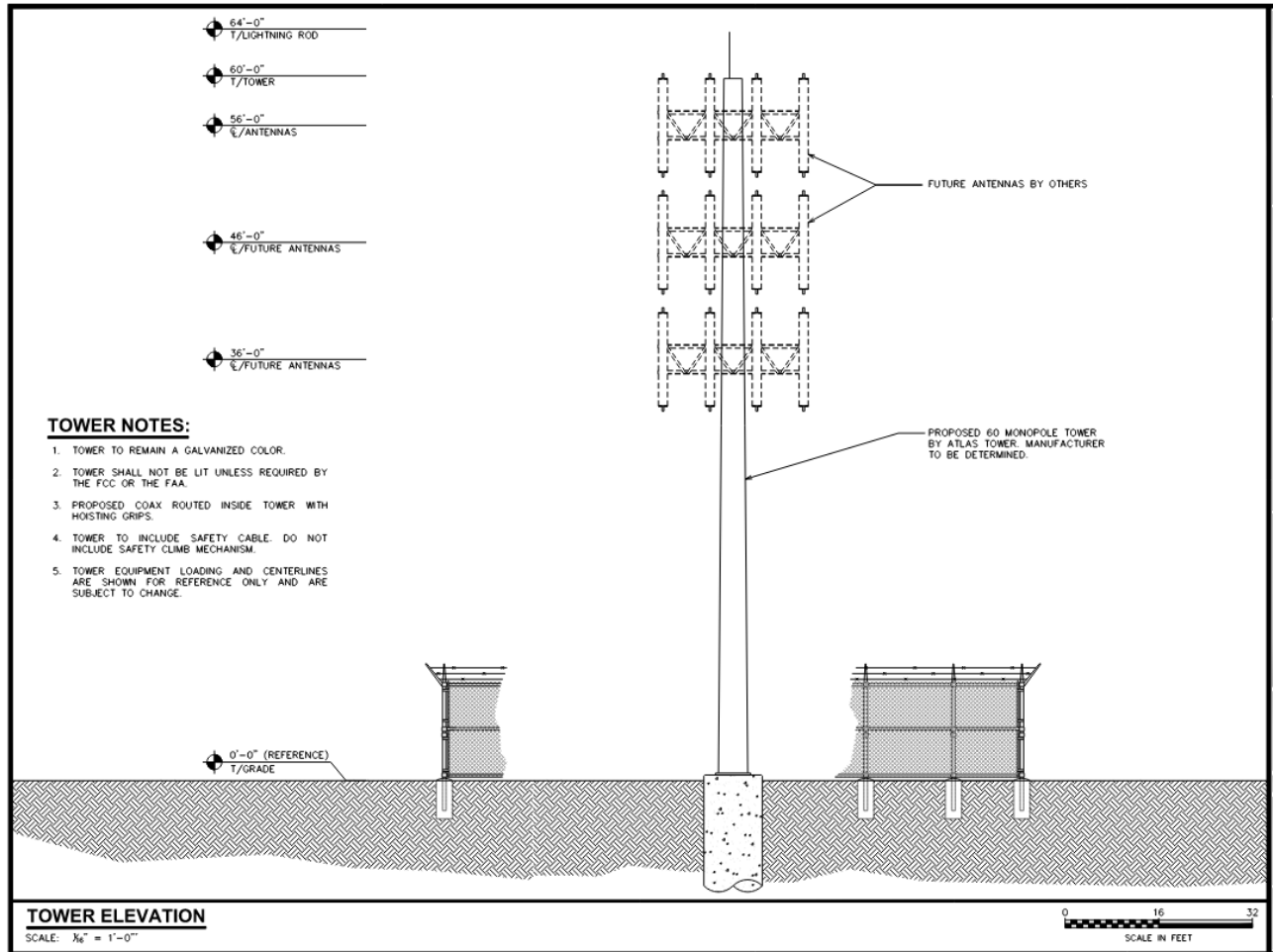
**Zoning C-3**



## Site Plan



## Height (Monopole)







# Atlas Cell Tower

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2022-CUP-004

# Location

2022-CUP-004





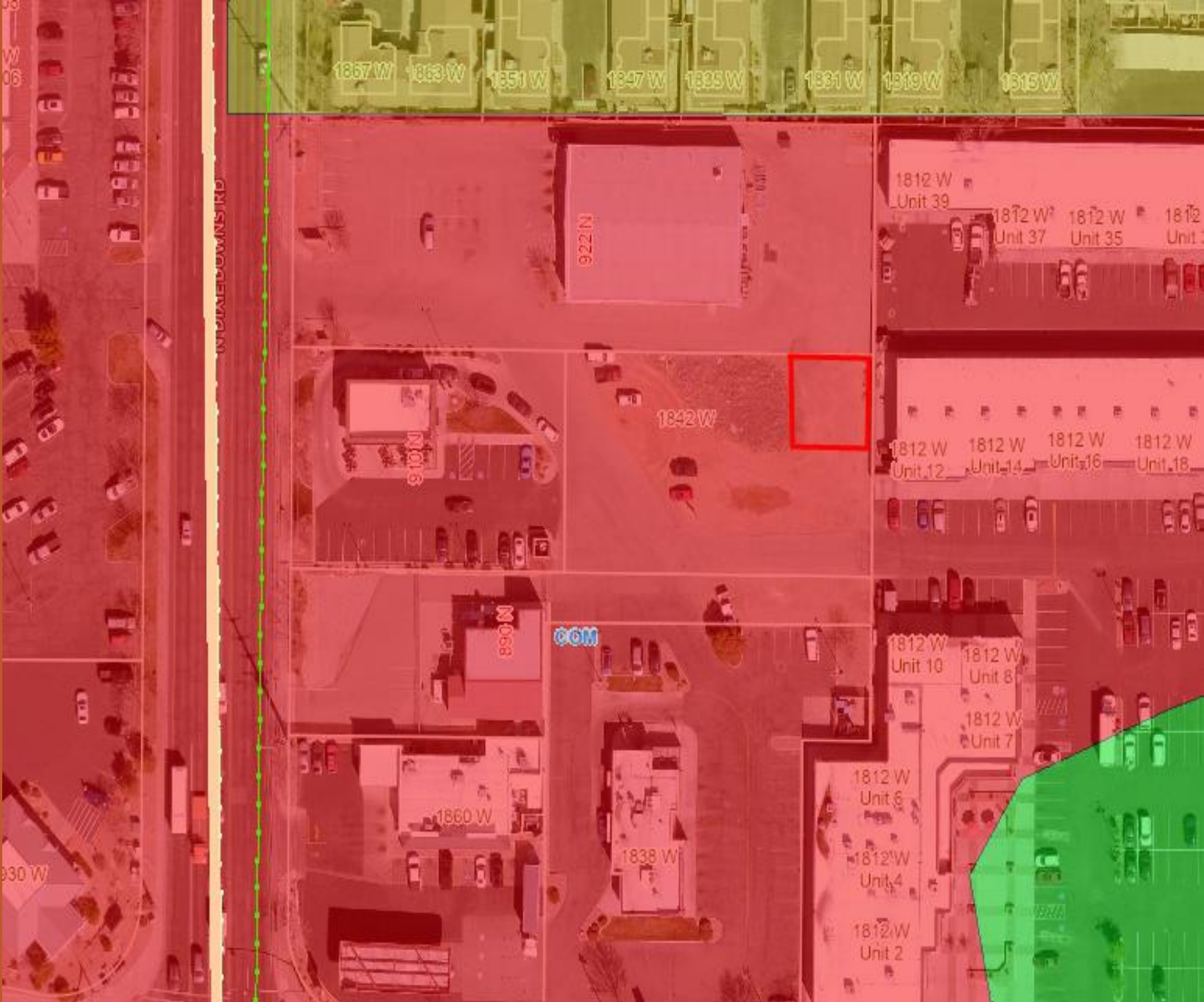
# Zoning

2022-CUP-004



# General Plan

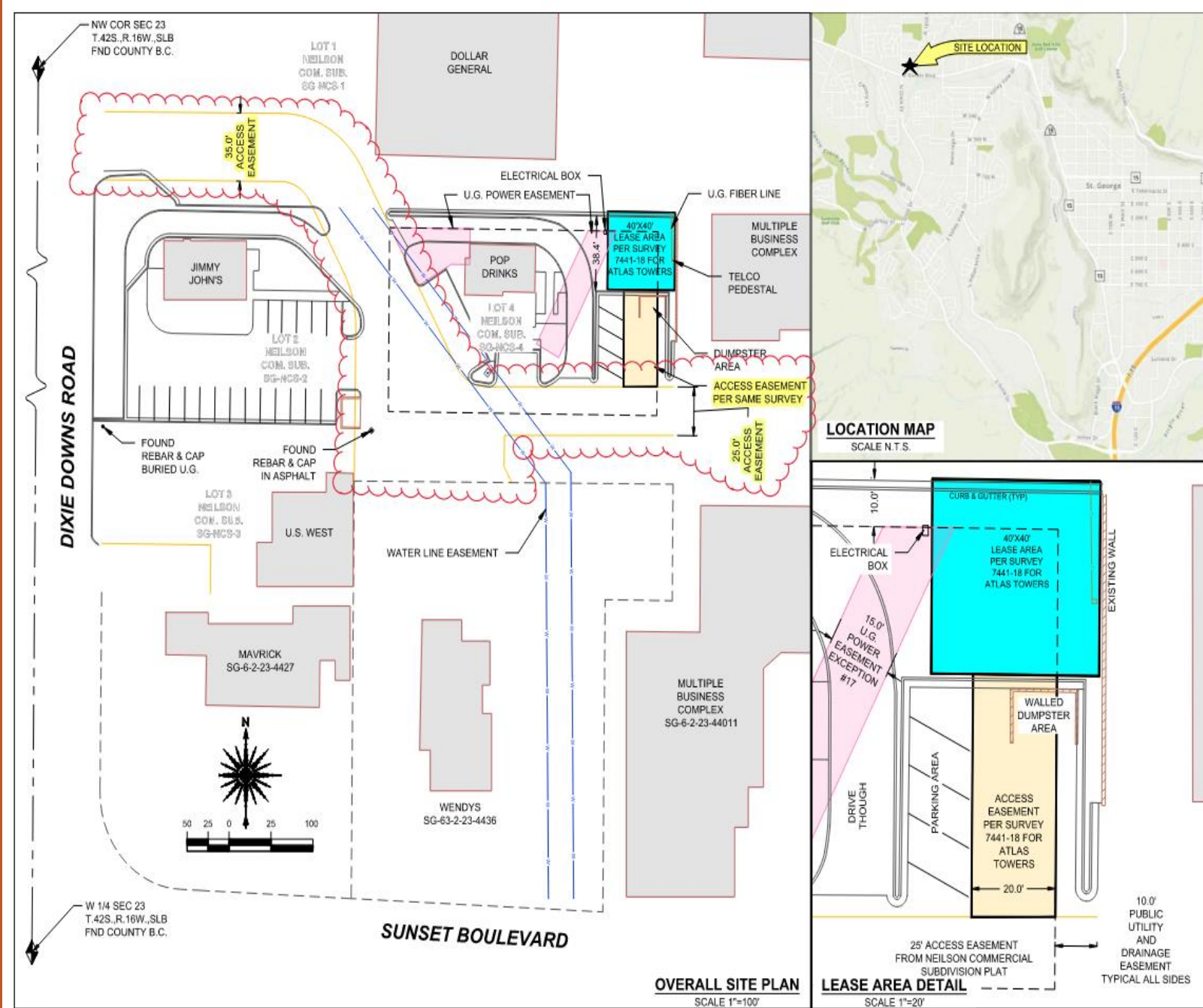
2022-CUP-004





# Site Plan

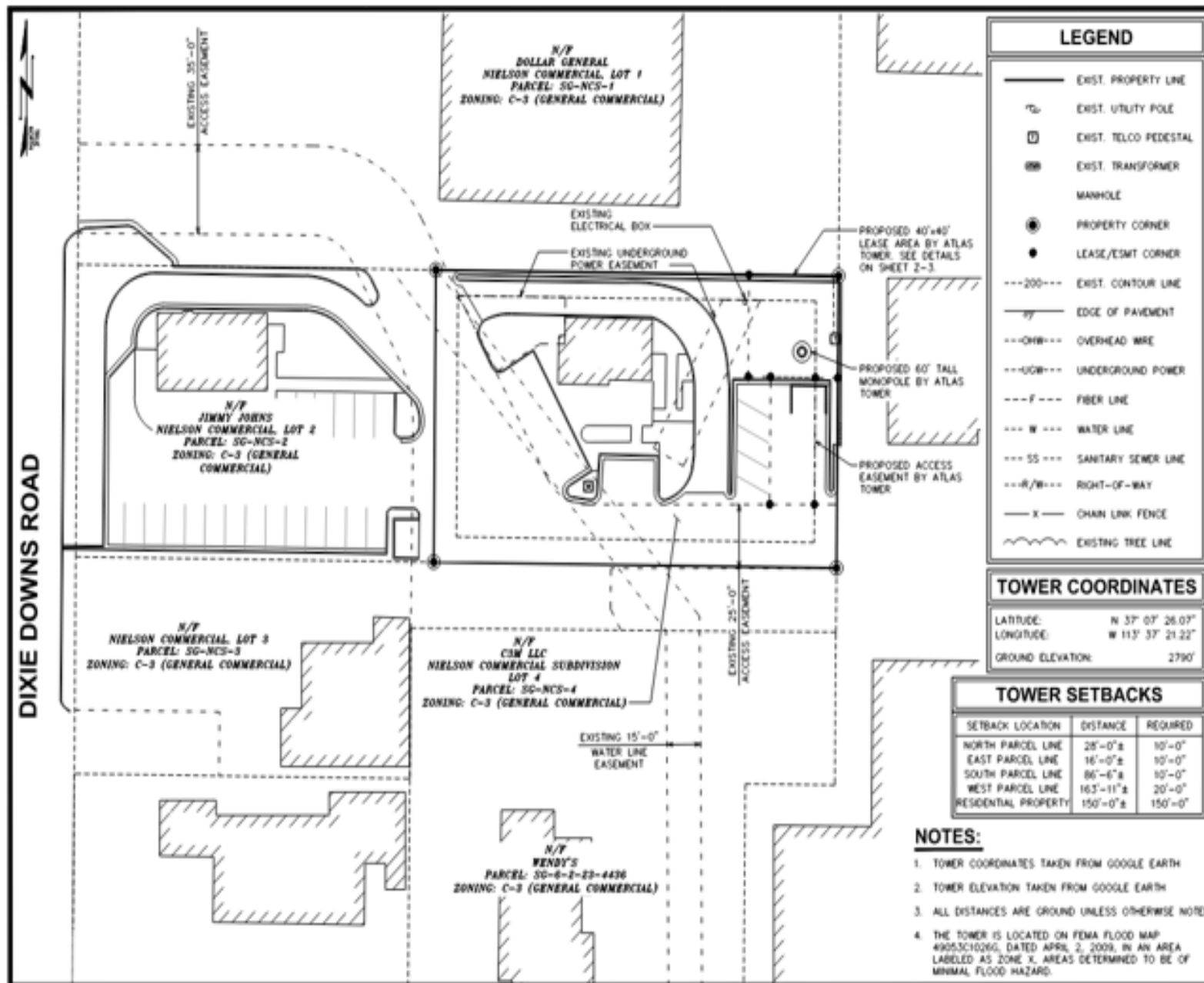
2022-CUP-004





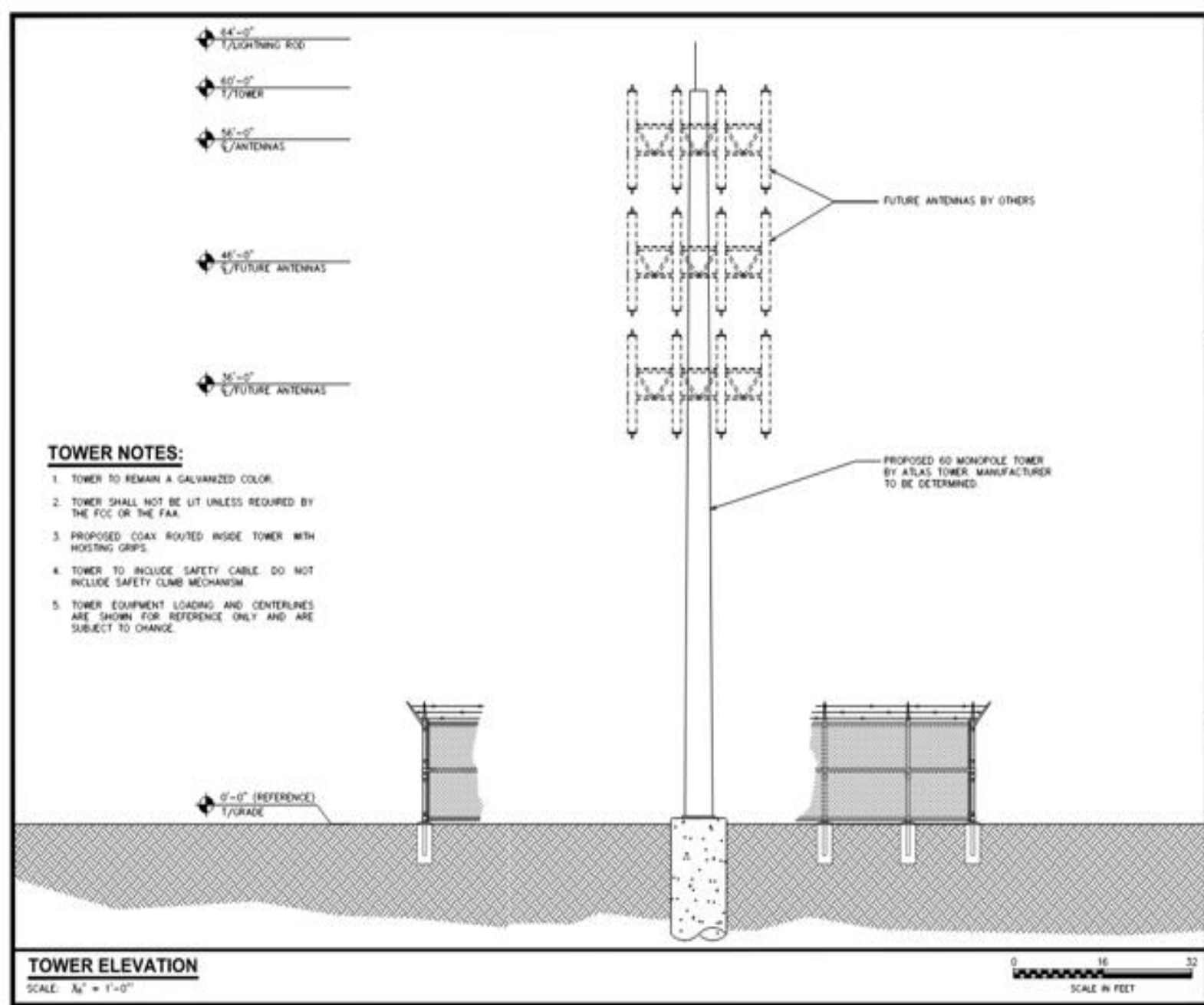
# Site Plan

2022-CUP-004



# Monopole

2022-CUP-004



TEP#:145978.311153



GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER 1, LLC, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF UTAH.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2000 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE – STEEL.

PROJECT INFORMATION:

ST. GEORGE - C3M

1842 W SUNSET BLVD  
ST. GEORGE, UT 84770  
(WASHINGTON COUNTY)

PLANS PREPARED FOR:

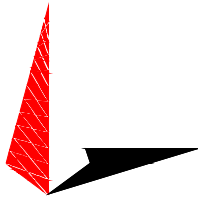


OFFICE: (303) 448-8896

PLANS PREPARED FOR:

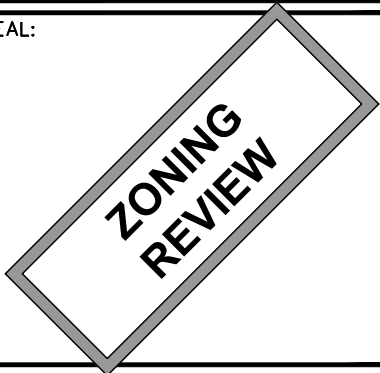


3002 BLUFF ST, SUITE 300  
BOULDER, CO 80301  
OFFICE: (303) 448-8896



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



4	03-24-22	ZONING
3	01-18-22	ZONING
2	01-16-19	ZONING
1	01-02-19	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: NMC

SHEET TITLE:

GENERAL NOTES

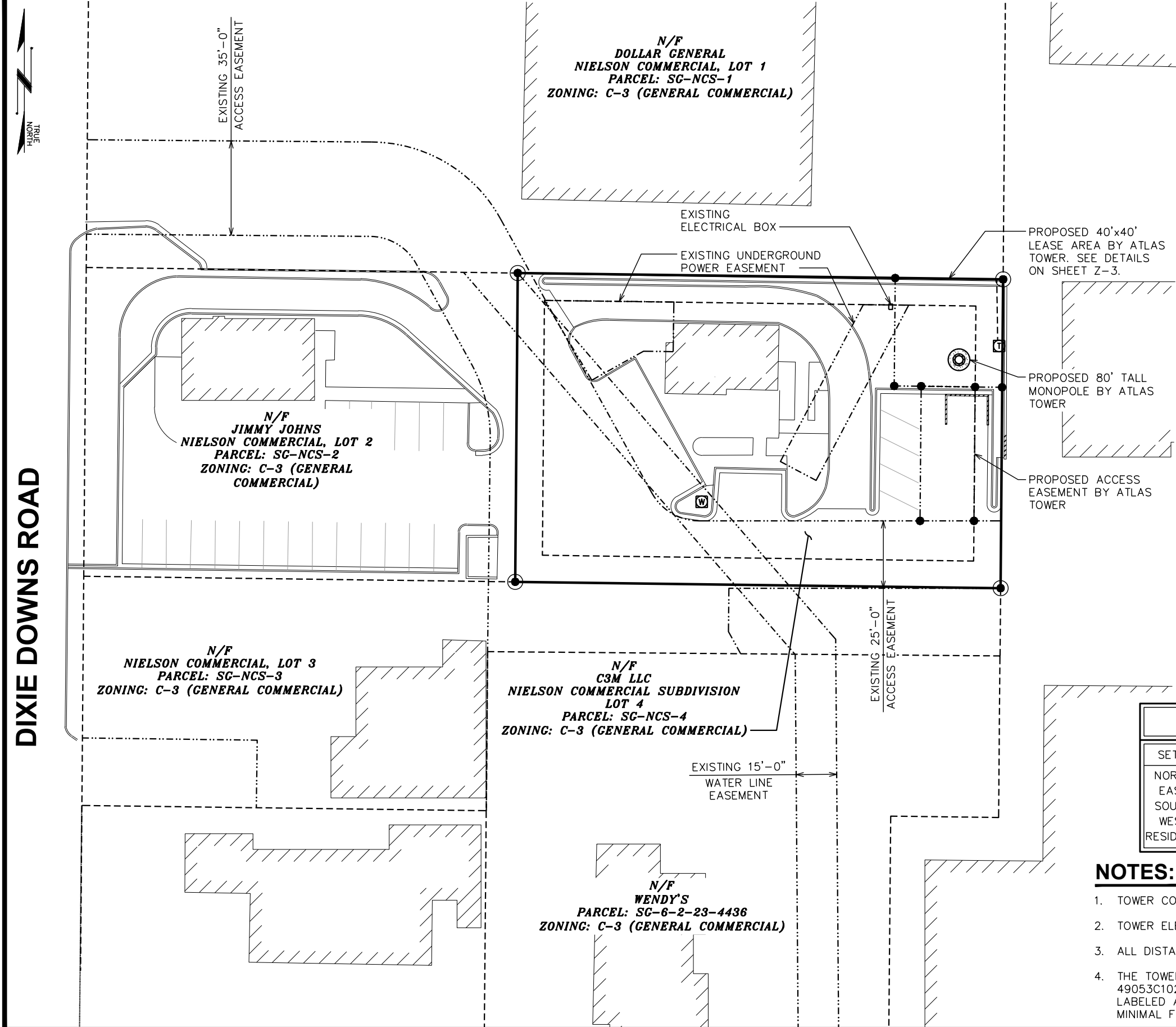
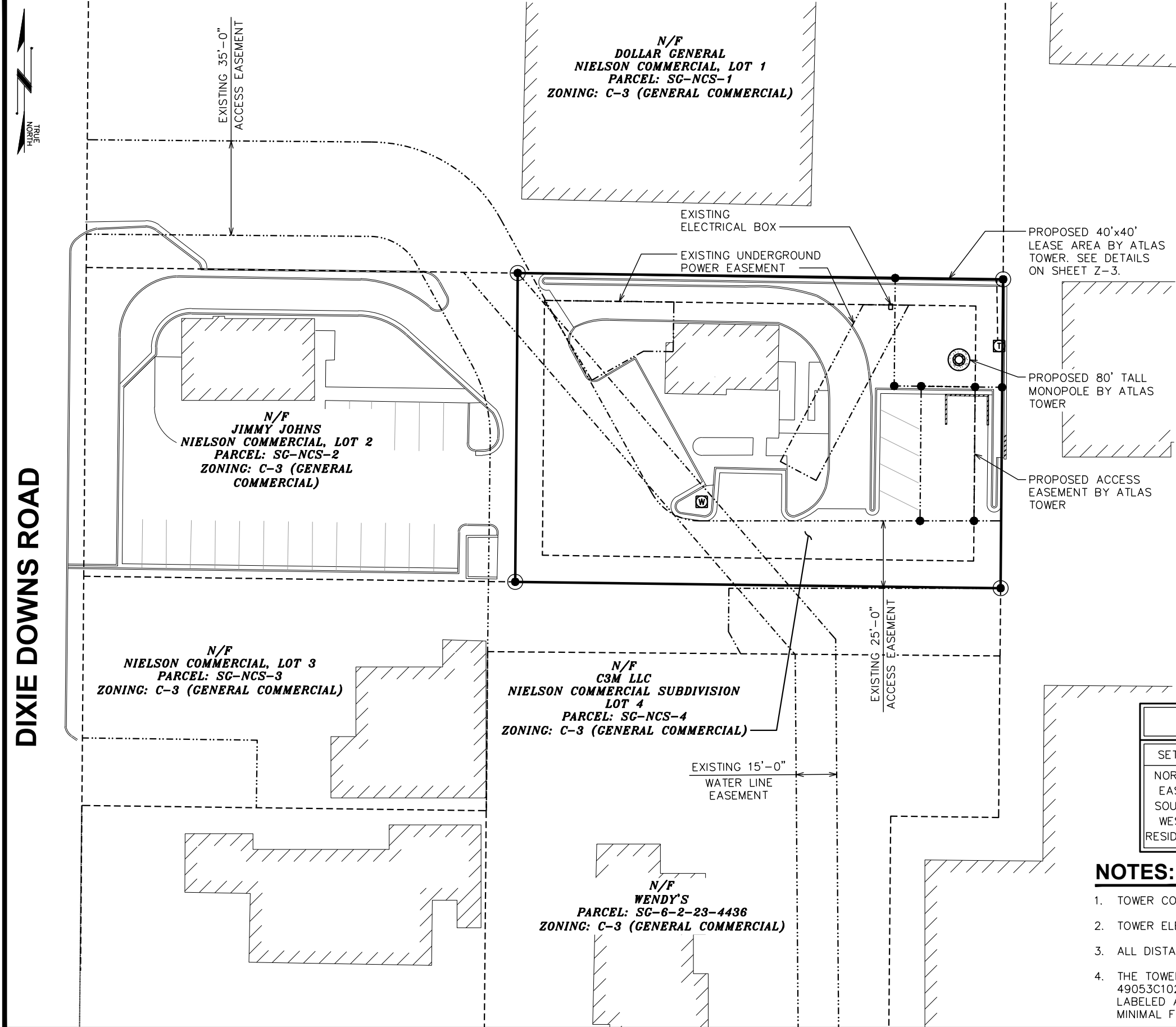
SHEET NUMBER:

N-1

REVISION:

4

TEP#:145978.311153



LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- EXIST. TRANSFORMER
- MANHOLE
- PROPERTY CORNER
- LEASE/ESMT CORNER
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- UNDERGROUND POWER
- FIBER LINE
- WATER LINE
- SANITARY SEWER LINE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- EXISTING TREE LINE

TOWER COORDINATES

LATITUDE: N 37° 07' 26.07"  
LONGITUDE: W 113° 37' 21.22"  
GROUND ELEVATION: 2790'

TOWER SETBACKS

SETBACK LOCATION	DISTANCE	REQUIRED
NORTH PARCEL LINE	28'-0"±	10'-0"
EAST PARCEL LINE	16'-0"±	10'-0"
SOUTH PARCEL LINE	86'-6"±	10'-0"
WEST PARCEL LINE	163'-11"±	20'-0"
RESIDENTIAL PROPERTY	150'-0"±	150'-0"

NOTES:

- TOWER COORDINATES TAKEN FROM GOOGLE EARTH
- TOWER ELEVATION TAKEN FROM GOOGLE EARTH
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- THE TOWER IS LOCATED ON FEMA FLOOD MAP 49053C1026G, DATED APRIL 2, 2009, IN AN AREA LABELED AS ZONE X, AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD.

PROJECT INFORMATION:  
**ST. GEORGE - C3M**  
1842 W SUNSET BLVD  
ST. GEORGE, UT 84770  
(WASHINGTON COUNTY)

PLANS PREPARED FOR:  
**WiBlue Inc.**  
OFFICE: (303) 448-8896

PLANS PREPARED FOR:  
**ATLAS TOWER**  
USA • INTERNATIONAL  
3002 BLUFF ST, SUITE 300  
BOULDER, CO 80301  
OFFICE: (303) 448-8896

**TOWER ENGINEERING PROFESSIONALS**  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:  
**ZONING REVIEW**

4	03-24-22	ZONING
3	01-18-22	ZONING
2	01-16-19	ZONING
1	01-02-19	ZONING
REV	DATE	ISSUED FOR:

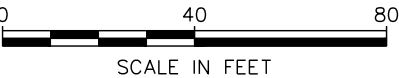
DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER: **Z-1** REVISION: **4**  
TEP#: 145978.311153

SITE PLAN

SCALE: 1" = 40'



TOWER NOTES:

- 1. TOWER TO REMAIN A GALVANIZED COLOR.
- 2. TOWER SHALL NOT BE LIT UNLESS REQUIRED BY THE FCC OR THE FAA.
- 3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
- 4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
- 5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

84'-0"  
T/LIGHTNING ROD

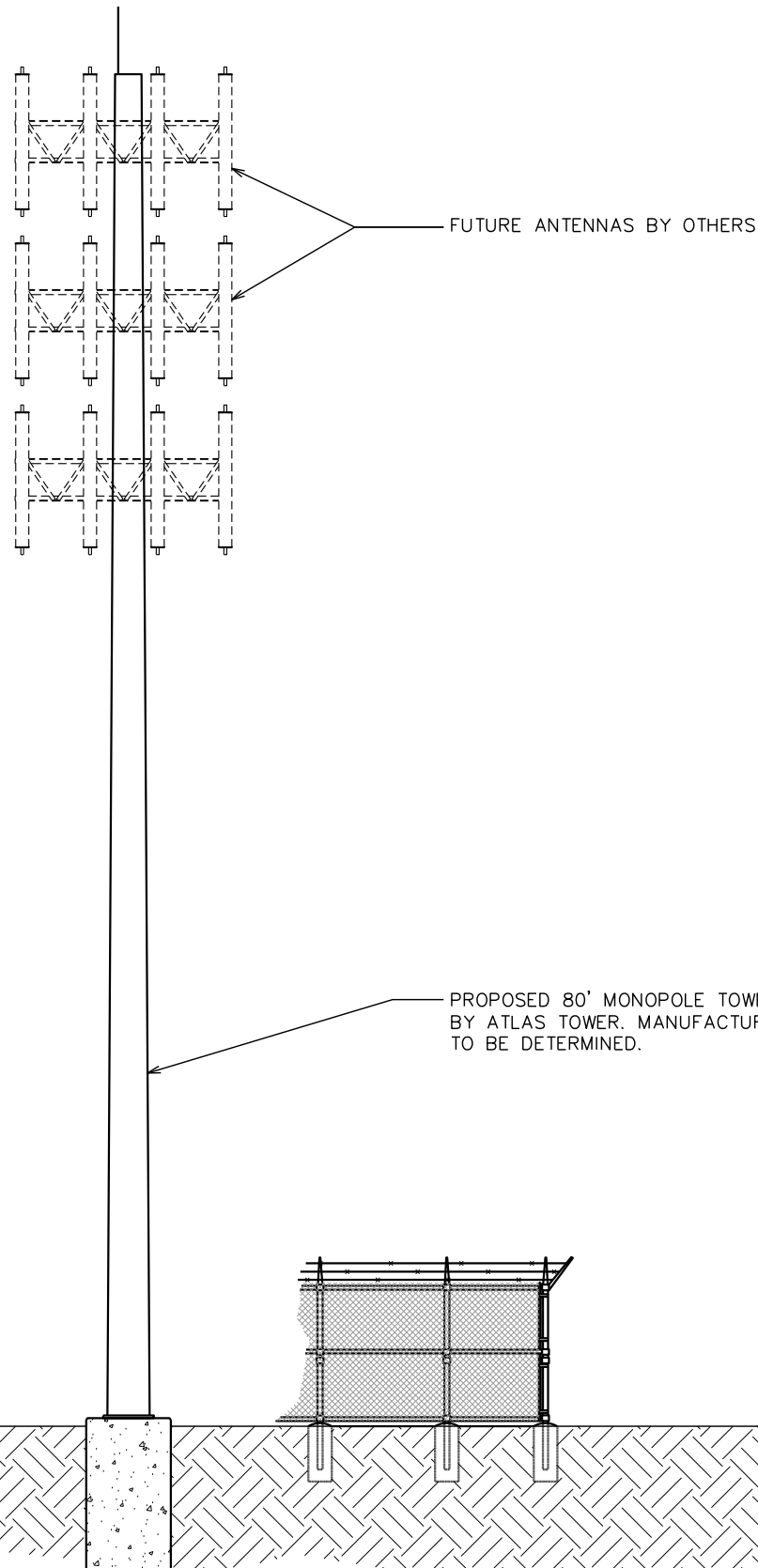
80'-0"  
T/TOWER

76'-0"  
CL/ANTENNAS

66'-0"  
CL/FUTURE ANTENNAS

56'-0"  
CL/FUTURE ANTENNAS

0'-0" (REFERENCE)  
T/GRADE



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SEAL:  
**ZONING REVIEW**

4	03-24-22	ZONING
3	01-18-22	ZONING
2	01-16-19	ZONING
1	01-02-19	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES      CHECKED BY: NMC

SHEET TITLE:  
**TOWER ELEVATION**

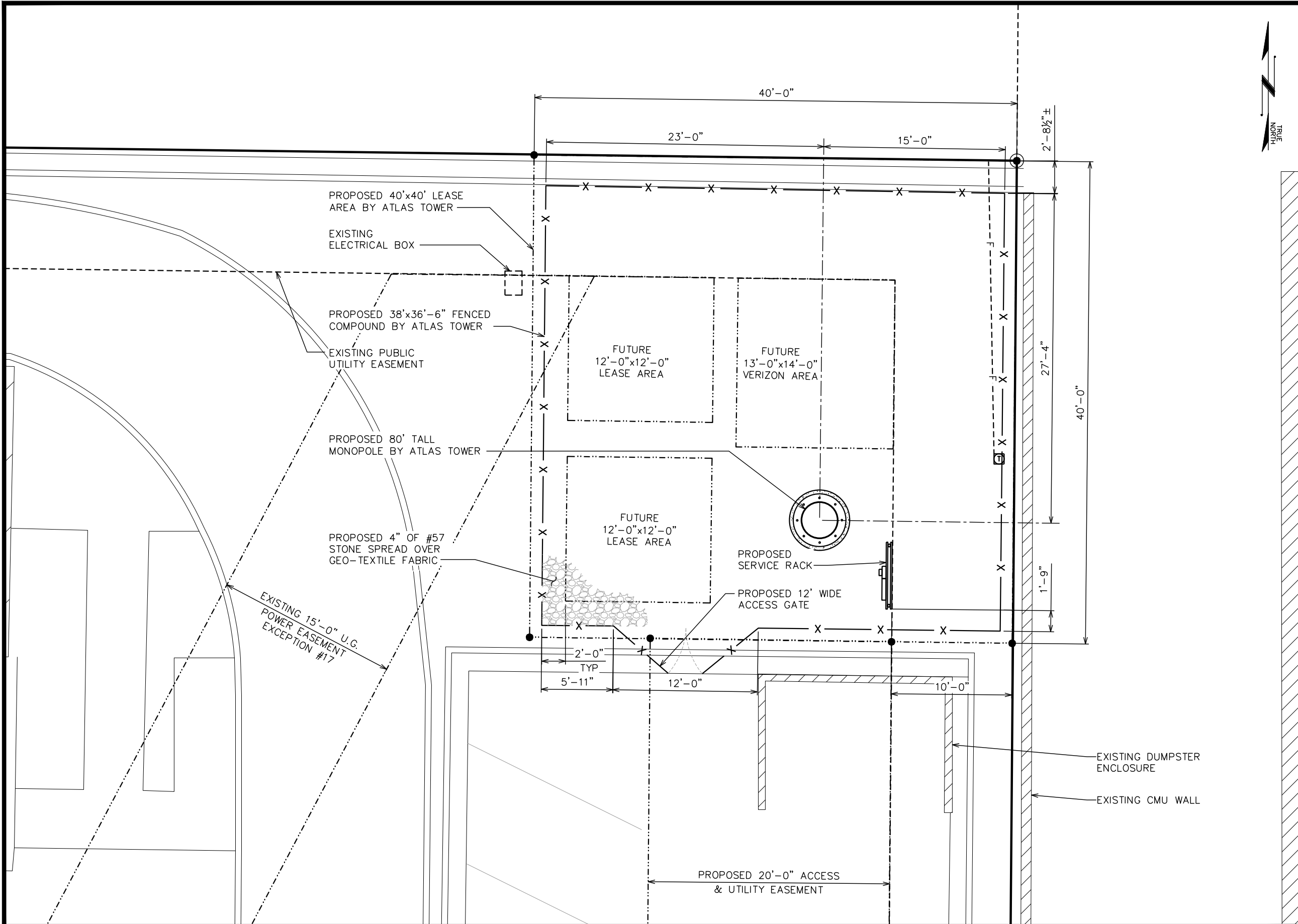
SHEET NUMBER: **Z-2**      REVISION: **4**  
TEP#: 145978.311153

TOWER ELEVATION

SCALE: 3/32" = 1'-0"

0 8 16  
SCALE IN FEET





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SEAL:  
**ZONING REVIEW**

4	03-24-22	ZONING
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2	01-16-19	ZONING
1	01-02-19	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:  
**COMPOUND DETAIL**

SHEET NUMBER: **Z-3** REVISION: **4**  
TEP#: 145978.311153

**COMPOUND DETAIL**

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

