

**NOTICE OF WORK MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, April 24, 2025 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

1. **Update from Victim Services.**
2. **Review of Draft St. George City Police Department Tow Rotation Application and Agreement**
3. **Adjourn and reconvene in a Regular Meeting of the City Council.**

**** THE COUNCIL WILL MOVE TO
THE CITY COUNCIL CHAMBERS
FOR THE CITY COUNCIL REGULAR MEETING****

**NOTICE OF REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, April 24, 2025, commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Mayor's recognitions and updates.**
 - a. **Read a proclamation proclaiming May 1 – 7, 2025 as Youth Week.**

2. **Consent Calendar.**

a. **Consider approval of a Construction Manager at Risk agreement with Big-D Construction for the Airport remodel and expansion pre-construction services.**

BACKGROUND and RECOMMENDATION: The Construction Manager at Risk (CMAR) process allows the City staff, architect and contractor to collaboratively develop the project scope, optimize design, improve quality, manage costs and share risks. This enables greater owner control, collaboration, innovation, better risk management, time and cost savings. The CMAR process comprises two phases: design (pre-construction) and construction. Approval of this agreement commits the City to pay for the pre-construction phase of the agreement only in the amount of \$105,000. Staff recommends approval.

3. **Consider approval of a request to designate the Miles Romney Home as a local landmark site; the home is on approximately .40 acres located at 255 South 100 West. (Case No. 2025-HPC-022 - Miles Romney Home)**

BACKGROUND and RECOMMENDATION: The proposal is to approve the home at 255 South 100 West as a local landmark site based on the code requirements in section 10-13E-4. The Historic Preservation Commission heard this item at their meeting on March 19, 2025 and recommended approval with a unanimous vote. At their meeting held on April 8, 2025 the Planning Commission forwarded a positive recommendation with a 5-0 vote.

4. **Consider approval of Ordinance No. 2025-023 amending the Atkinville Interchange PD-C (Planned Development Commercial) zone on approximately 2.01 acres located southeast of Pioneer Road on the existing private road. (Case No. 2024-PDA-006 - In-N-Out Burger)**

BACKGROUND and RECOMMENDATION: The proposal is for an In-N-Out Burger Restaurant. The underlying general plan is COM (Commercial). At their meeting held on March 25, 2025, the Planning Commission held a public hearing, and recommended approval with conditions, and with a vote of 4-0; there was one positive comment at the hearing.

5. **Consider approval of Ordinance No. 2025-024 amending the Dinosaur Crossing PD-C (Planned Development Commercial) zone and approve the design and site plan on approximately 0.66 acres located at the northeast corner of Dinosaur Crossing Drive and Mall Drive. (Case No. 2025-PDA-011 - Valvoline at Dinosaur Crossing)**

BACKGROUND and RECOMMENDATION: In May 2015, the City Council approved a zone change request (2015-ZC-006) to rezone approximately 28.8 acres to establish the Dinosaur Crossing PD-C (Planned Development Commercial) zone, which approved the development of a Smith's Marketplace and included future retail and service commercial businesses. When the PD-C was established, a list of permitted uses was approved. The use of "Automobile parts sales, tire sales, and oil/lube services" is included as a permitted use in the PD-C. The Planning Commission held a public hearing for the project on April 8, 2025 and recommended approval of the project with a 5-0 vote with conditions.

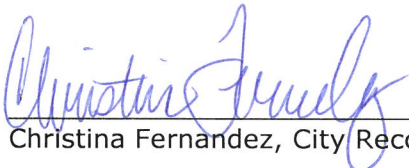
6. **Consider approval of Ordinance No. 2025-025 changing the zone from R-1-10 (Single-Family Residential 10,000 SF minimum lot size) to R-1-6 (Single-Family Residential 6,000 SF minimum lot size) on approximately 1.06 acres generally located at the northern end of the 950 West Circle cul-de-sac, north of 730 North Circle. (Case N. 2025-ZC-006 - Ridge West Lot 58)**

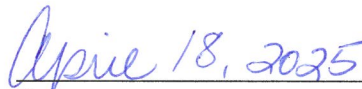
BACKGROUND and RECOMMENDATION: The applicant is seeking to change the zone from R-1-10 (Single-Family Residential, 10,000 square foot minimum lot size) to R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size). The Planning Commission held a public hearing on March 25, 2025 and recommended approval of the zone change with a 4-0 vote.

7. **Consider approval of Ordinance No. 2025-026 changing the zone from C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 5.73 acres generally located on the north side of 850 North and west of 2957 East. (Case No. 2025-ZC-007 - St. George Hobby Garages - Mill Creek Commercial Center Lot 1-D)**

BACKGROUND and RECOMMENDATION: In 2000 a commercial subdivision known as Mill Creek Commercial Center was approved which included this property. Grading and building projects have been completed in close proximity to this lot for projects such as Costco (2000), Sportsman's Warehouse (2005), Millcreek Multi-tenant Commercial Center (2006), and Tai Pan (now C-A-L Ranch, 2007). On March 25, 2025, the Planning Commission held a public hearing for the request and recommended approval with conditions.

8. **Appointments to Boards and Commissions of the City.**
9. **Reports from Mayor, Councilmembers, and City Manager.**
10. **Request a closed meeting to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


Date

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, 627-4674, at least 24 hours in advance if you have special needs.

PROCLAMATION

WHEREAS, the Benevolent and Protective Order of Elks has May 1 - 7 as Youth Week to honor America's Junior Citizens for their accomplishments and to give fitting recognition of their service to Community, State, and Nation; and

WHEREAS, St. George Elks Lodge#1743 will sponsor an observance during that week in tribute to the junior citizens of this community; and

WHEREAS, no event could be more deserving of our support and participation than one dedicated to these young people who represent the nation's greatest resource, and who in the years ahead will assume the responsibility for the advancement of our free society; and

WHEREAS, our Youth need the guidance, inspiration and encouragement which we alone can give in order to help develop those qualities of character essential for future leadership and go forth to service America; and

WHEREAS, to achieve this worthy objective we should demonstrate our partnership with Youth, our understanding of their hopes and aspirations and a sincere willingness to help prepare them in every way for the responsibilities and opportunities of citizenship.

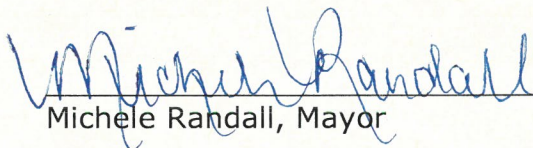
NOW, THEREFORE, I, Michele Randall, Mayor, along with the City Council of the City of St. George, Utah, do hereby proclaim May 1 - 7, 2025 as

YOUTH WEEK

in the City of St. George, and urge all departments of government, civic, fraternal, and patriotic groups, and our citizens generally, to participate wholeheartedly in its observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of St. George, Utah this 24th day of April, 2025.




Michele Randall, Mayor

Agenda Date: 04/24/2025

Agenda Item Number: 2a

Subject:

Consider approval of a Construction Manager at Risk agreement with Big-D Construction for the Airport remodel and expansion pre-construction services.

Item at-a-glance:

Staff Contact: Dustin Warren

Applicant Name: City of St. George

Reference Number: 25-199

Address/Location:

4550 S. Airport Parkway

Item History (background/project status/public process):

The Construction Manager at Risk (CMAR) process allows the City staff, architect and contractor to collaboratively develop the project scope, optimize design, improve quality, manage costs and share risks. This enables greater owner control, collaboration, innovation, better risk management, time and cost savings. The CMAR process comprises two phases: design (pre-construction) and construction. Approval of this agreement commits the City to pay for the pre-construction phase of the agreement only in the amount of \$105,000.

Staff Narrative (need/purpose):

The Airport design team advertised and sent an RFP for qualified contractors to submit proposals for an Airport Construction Manager at Risk (CMAR) for the Terminal expansion and remodel project. We received four proposals and interviewed three qualified contractors. Following interviews, the Airport design team ranked each group on 1. Project team 2. Experience with similar projects 3. Approach to perform the work 4. Scope of services provided, and 5. Fees. Big-D ranked the highest based on the criteria used. The CMAR agreement comprises two phases. Phase 1 design (pre-construction) and Phase 2 Construction. Approval of this agreement commits the City to pay for the pre-construction phase of the agreement only in the amount of \$105,000. Following the design phase, Big-D will present a Guaranteed Maximum Price (GMP). At that point, we will return to the City Council for approval before construction (Phase 2). If the City disagrees with the GMP as proposed, we can terminate the agreement and go out to bid.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: \$105,000

Amount approved in current FY budget for item: \$0

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

Airport restricted funds for FY25 and FY26

Description of funding source:

Airport restricted funds for FY25 and FY26

Recommendation (Include any conditions):

Staff recommends approval

25-199 - RFP - CONSTRUCTION MANAGER AT-RISK ST GEORGE REGIONAL AIRPORT TERMINAL EXPANSION

Scoring Summary

Active Submissions

| | Total | Responsiveness to the Request for Proposal. | Experience as a team with similar projects. | Ability of CMAR to meet the requirements of the work to be performed. | Extent to which CMAR conveys understanding of vision and unique demands of the work. | Anticipated Costs for CMAR services provided. |
|--------------------------|-----------|---|---|---|--|---|
| Supplier | / 100 pts | / 20 pts | / 30 pts | / 20 pts | / 20 pts | / 10 pts |
| Big-D Construction (B83) | 89.97 | 18.8 | 26.33 | 18 | 18.33 | 8.5 |
| (A44) | 86.63 | 17.8 | 27 | 16.33 | 17.67 | 7.833 |
| (C48) | 64.33 | 15 | 17.5 | 13 | 12.67 | 6.167 |
| (U46) | 56.33 | 13 | 15.67 | 10 | 12.67 | 5 |

Agenda Date: 04/24/2025

Agenda Item Number: 03

Subject:

Consider approval of a request to designate the Miles Romney Home as a local landmark site; the home is on approximately .40 acres located at 255 South 100 West. (Case No. 2025-HPC-022 - Miles Romney Home)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: The Greyhound Trust

Reference Number: 2025-HPC-002

Address/Location:

255 South 100 West

Item History (background/project status/public process):

The proposal is to approve the home at 255 South 100 West as a local landmark site based on the code requirements in section 10-13E-4. The Historic Preservation Commission heard this item at their meeting on March 19, 2025 and recommended approval with a unanimous vote. At their meeting held on April 8, 2025 the Planning Commission forwarded a positive recommendation with a 5-0 vote.

Staff Narrative (need/purpose):

The owner of the home at 255 S 100 W Street would like to designate this home as a local landmark in the City of St. George. This home falls within the boundaries of the St. George Arts District and was built in 1862 by Miles Romney shortly after he moved to the area. Miles Romney was the superintendent for both the original St. George Temple and the Brigham Young winter home and office. His name appears on the old Pioneer Map as the parcel owner of this home. He is the ancestor of Mitt Romney, the American businessman, former Governor of Massachusetts, former U.S. Senator and Presidential Candidate. This property is listed as a contributing building on the RLS survey provided by the consultant for the proposed St. George Historic District. The RLS survey shows the home built in 1865, the construction material as stucco/plaster, the plan type as other residential and the style as Greek Revival.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a positive recommendation with a 5-0 vote.



HISTORIC PRESERVATION COMMISSION AGENDA REPORT: 03/19/2025

PLANNING COMMISSION AGENDA REPORT: 04/08/2025

CITY COUNCIL AGENDA REPORT: 04/24/2025

| Miles Romney Home Local Landmark Designation (Case No. 2025-HPC-002) | |
|--|---|
| Request: | To consider a request to designate a Local Landmark Site. |
| Applicant: | The Greyhound Trust |
| Representative: | Katie Woods |
| Location: | 255 South 100 West St. George, UT 84770 |
| General Plan: | DTTN, Downtown Traditional Neighborhood |
| Zoning: | RCC (Residential Central City) |
| Land Area: | Approximately .40 acres |



BACKGROUND:

The owner of the home at 255 S 100 W Street would like to designate this home as a local landmark in the City of St. George. This home falls within the boundaries of the St. George Arts District and was built in 1862 by Miles Romney shortly after he moved to the area. Miles Romney was the superintendent for both the original St. George Temple and the Brigham Young winter home and office. His name appears on the old Pioneer Map as the parcel owner of this home. He is the ancestor of Mitt Romney, the American businessman, former Governor of Massachusetts, former U.S. Senator and Presidential Candidate.

There have been no major exterior alterations to the exterior of this building. The shed in the backyard was replaced as the prior shed was dilapidated. The shed matches the coloring and style of the home and is set back far enough that there is no effect on the historical nature/view of the home from the street.

This property is listed as a contributing building on the RLS survey provided by the consultant for the proposed St. George Historic District. The RLS survey shows the home built in 1865, the construction material as stucco/plaster, the plan type as other residential and the style as Greek Revival.

The Historic Preservation Commission recommended approval of the Miles Romney Home to be designated as a local landmark citing it met items a through c and met item f of Section 10-13E-4 in that it is associated with lives of persons significant in the history of the city, state or nation.

In order to be eligible to become a landmark site, the home must meet the criteria found in Section 10-13E-4 of our Zoning Regulations. Please see the criteria below:

| REQUIREMENTS TO BECOME A LOCAL LANDMARK | | |
|--|---|---|
| Must Meet All Criteria Below | | |
| a. | It is located within the boundaries of St. George City | YES |
| b. | The building or structure was constructed before 1970 | YES - Per applicant the home was built in 1862 |
| c. | There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way. | YES - Per applicant, there have been no improvements made to the home itself other than minor cosmetic ones. The shed in the backyard was replaced as the prior shed was dilapidated. The shed matches the coloring and style of the home and is set back far enough that there is no effect on the historical nature/view of the home from the street. |
| Must Meet at Least One Criteria | | |
| d. | NATIONAL REGISTER <i>It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of <u>36 CFR 60.6</u>. Properties listed on or determined to be eligible for the national register must</i> | NO |

| | | |
|----|--|---|
| | still retain their integrity | |
| e. | EVENTS It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation | NO |
| f. | PERSON It is associated with lives of persons significant in the history of the city, state or nation | YES, Miles Romney (please see attached documentation) |
| g. | ARCHITECTURE / CONSTRUCTION It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction | NO |
| h. | ARCHAEOLOGICAL It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example). | NO |

RECOMMENDATION:

The Planning Commission forwarded a positive recommendation with a 5-0 vote.

ALTERNATIVES:

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

POSSIBLE MOTION:

"I move that we approve the Miles Romney Home to be designated as a local landmark based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed local landmark meets the required criteria found in Section 10-13E-4 of the Zoning Regulations.

EXHIBIT A
Applicant's Narrative

The "Miles Romney Home"
255 S. 100 W., St. George, UT 84770
Detailed Project Narrative:

I am fortunate to own and live in the above home. I purchased this property in 2020 because I desired to live in downtown St. George, and the property and house were very cute, quaint, and had many large, mature pecan trees in the yard. This creates a very peaceful place to live, and I have enjoyed it very much. I am a native of St. George, and I really love living here. I have lived in this property since 2020 as my primary residence, and have only grown fonder of this home and the downtown area.

I am almost done building a new primary residence in St. George. Instead of selling this property or renting it out as a landlord, I would love to utilize it as my law office. I have been a lawyer since 2009. I currently rent office space, but would like to qualify the above address as the new location for my law office (The Law Office of Kristin K. Woods, PLLC). I am a sole practitioner with two assistants, so I am a small operation. One of my assistants works from her home. I will only regularly have two employees at the office during the day, and I only see one client at a time. This means Traffic impact and parking will be very minimal, and the backyard is large and open enough to develop parking spaces behind the house, so there will be no impact on street parking.

Since I have moved into the home, there have been no improvements made to the home itself, besides minor cosmetic ones. The largest change to the property is that I upgraded the shed in the backyard, as the prior one was dilapidated. However, I made efforts with the new shed to match the coloring and style of the home as best as possible, and the backyard shed is set back far enough that there is no effect on the historical nature/view of the home from the street. I did this consciously, and with an eye toward preserving the historical nature of the property.

If I am allowed to proceed with this project, I would have the incentive and motivation to invest financial resources into restoring this property and making it look very nice. This will simultaneously help me as a business owner, and will help the city as a whole as I invest resources into beautifying and restoring a piece of St. George's early history.

The house needs extensive renovation, particularly on the exterior. The home needs to be re-faced (plaster, I believe), re-painted, windows replaced/restored, and this home contains a beautiful wooden trim at the top that I would like to restore. On the interior, improvements to the condition of the flooring and the bathrooms are the most important for the purposes of an office. The interior is completely functional (I have lived in it for 5 years) but could be improved to be more comfortable and useable.

Previous owners have done prior work to this property, including upgrading water/sewer pipes and electricity, so the "bones" of the house have been fine, and there are no emergent issues with vital functions.

I would be hiring a contractor to oversee this project, as I do not have the expertise to do it myself.

I believe that this home fulfills subsection e, f, and g because of the individual who built it. Miles Romney was the superintendent of construction for the St. George Temple, and the architect who designed the St. George Tabernacle and the Brigham Young Winter Home and Office. Both of these buildings are listed on the U.S. National Register of Historic Places. He was a noteworthy early Mormon pioneer who had the trust of Brigham Young. His name appears on the old Pioneer Map as the parcel owner of my current home. He is also the ancestor of noteworthy politician Mitt Romney. He's an important person in the history of St. George and the United States, and I would love for the city to memorialize his house as a noteworthy place. I have attached some documents that talk about Mr. Romney and his history. Further, the Romney Home is recognized by the Washington County Historical Society, and I have attached that as well.











PIONEER MAP CITY OF ST. GEORGE WASHINGTON COUNTY — UTAH

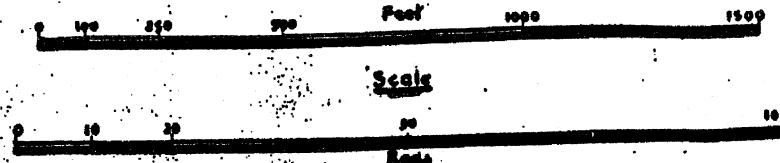
showing
LOCATION of ORIGINAL SETTLERS
Compiled from Records and Information Supplied to
ALBERT E. MILLER
by

ANTHONY W. IVINS
GEORGE T. COTTAM
ALEX FULLERTON
BRIGHAM JARVIS

CHARLES F. FOSTER
MARTHA CRAGUM COX
SPENCER WILTBANK
JOHN MARTIN LARSON

The above caption, or title, is that carried on the original map prepared by Albert E. Miller, of which this drawing is a copy, except that the words Pioneer and Washington County, Utah, are added here. This drawing is

Compiled for and Copyrighted by NICHOLAS G. MORGAN, SR.



St. George blocks are 32 rods (528 ft) square, with each divided into 8 lots 8 x 16 rods in size. The lots are numbered clockwise, commencing at the southeast corner, as shown here on Blocks 9 and 10, Plat "C". The principal streets are 90 feet wide and intersect at right angles except as shown on the drawing.



WASHINGTON COUNTY HISTORICAL SOCIETY (Washington County, Utah)

MILES ROMNEY HOME

St. George, Utah

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LOCATION

255 South 100 West
St. George, UT 84770

Plat A, Block 3, Lot 3 on the [old pioneer map](#) of St. George.

DESCRIPTION

TBD

HISTORY

Miles Romney came to St. George in 1862 and built this house shortly thereafter.

He sold this house to John P. Atkin.

Lucile Pitchforth bought the house and the family still lives there. Herbert is the current occupant.

BIOGRAPHY

Miles Romney [click here](#).

John P. Atkin died and left a wife and two daughters, Abbie and Annie.

PHOTOS

TBD

REFERENCES

TBD



WIKIPEDIA
The Free Encyclopedia

Miles Romney

Miles Romney (July 13, 1806 – May 3, 1877) was a British convert to Mormonism, Mormon pioneer and early settler of the American west, including St. George, Utah. In 1837, Romney and his wife, Elizabeth, joined the Church of the Latter Day Saints in a baptism ceremony just south of Preston, Lancashire, England.^[1] Soon after, they emigrated to the United States to join with the Church of Jesus Christ of Latter Day Saints in Nauvoo, Illinois.

Early life

Romney was born in Dalton-in-Furness, Lancashire in 1806. He was the son of George Romney, Jr. (whose father, George Romney, Sr., was first cousin to the English portrait artist also named George Romney^{[1][2]}) and Sarah King. On November 16, 1830, he married Elizabeth Gaskell.^[3] The couple eventually had nine children, including Miles Park Romney, and moved to the Preston area where they may have been practising members of the Church of England congregation at St Mary's parish church in Penwortham.^[1]

Romney worked as a carpenter in the area,^[1] also working in nearby Preston. Seven years after the founding of Church of Christ (renamed the Church of Jesus Christ of Latter Day Saints in 1838), in 1837 seven missionaries were sent to Northwest England, and started preaching in Preston. Romney and his wife were early converts, baptized in the River Ribble at Preston.^[1] They later emigrated to join other members of the Church in Nauvoo, Illinois.

United States

Once in the United States, Romney worked as an architect,^[4] designing or assisting in building early temples, tabernacles and other buildings important to the Church of Jesus Christ of Latter-day Saints (LDS Church). Romney worked in both Nauvoo and westward in Utah, and assisted in building the Nauvoo Temple.



Miles Romney



Elizabeth Gaskell
Romney (1809–1884)

After coming to Utah, Romney went with a group of pioneers to settle St. George, Utah. There he served as superintendent of construction for the St. George Utah Temple, the first LDS temple completed in the state of Utah.^[5] As an architect, Romney designed the St. George Tabernacle and Brigham Young Winter Home and Office, the latter with his son, Miles Park Romney. Both are listed on the U.S. National Register of Historic Places.^{[6][7]} Miles Romney supervised the construction of the St. George Temple and Tabernacle.^[8]

Romney died in St. George, Utah, on May 3, 1877, from complications suffered from a fall while working on the St. George Temple.

Romney is an ancestor of politicians George W. Romney and Mitt Romney.

See also

- Romney-Pratt family

References

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- Bennett, Archibald Fowler (1951), *A Guide for Genealogical Research* (<https://books.google.com/books?id=FrFpAAAAMAAJ&q=%22portrait+painter%22>), Genealogical Society of the Church of Jesus Christ of Latter-day Saints, pp. 154–157
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- Mitt Romney, *Turaround* (Washington: Regnery Publishing, 2004) p. 8
- https://npgallery.nps.gov/NRHP/GetAsset/NRHP/77001325_text
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- Romney, Catharine Cottam; Hansen, Jennifer Moulton (ed.) (1992), *Letters of Catharine Cottam Romney, Plural Wife* (<https://books.google.com/books?id=cWww69owr1kC>), University of Illinois Press, ISBN 9780252018688



St. George Tabernacle, designed by Romney, was completed in 1876



Brigham Young's winter home in St. George, Utah, completed in 1871



U.S. & WORLD

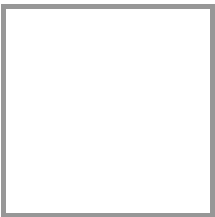
Mitt's LDS roots run deep

By Deseret News | Jul 2, 2007, 12:23am MDT

Michael Kranish and Michael Paulson, Boston Globe

 GRID VIEW





NANTES, France — Elder Romney didn't even have time to put on his shoes.

| |
|--|
| The series |
| » Series link — Special report from The Boston Globe |

The 19-year-old missionary was in his apartment when a woman burst in to say some Frenchmen were beating up one of his fellow Mormons down the street.

The barefoot Mitt Romney, who had been in France for just six months, joined his roommates in rushing into the snowy night.

They found a team of rugby players, drowning their sorrows after a lost match, hassling two female missionaries. The women had cried out "Allez-y!" which means "go on," rather than "Allez-vous en," meaning "go away." The male missionary who leapt to their defense had been punched out. Romney ended up with a badly bruised jaw.

"There were about 20 guys, very large and very muscular, and we were a group of very young and very small American guys," Romney would recall 40 years later. "If you get into a fight with Muhammad Ali, you don't return the punch, you just put your arms up."

In a lifetime of good fortune, the January 1967 rumble in Nantes stands out as a rare moment of defeat. But as a snapshot of his 30 months as an LDS missionary, it is less

exceptional: His time in France posed one of the great challenges of his life. It was marked by frustration and, ultimately, tragedy. The victories were visible only in hindsight.

Day after day, he knocked on doors urging people, most of them Catholic but many of them hostile to religion and often to the United States as well, to join The Church of Jesus Christ of Latter-day Saints. Mormonism was a religion of mystery to most French people, recognized mostly for its history of polygamy and, in a country that takes its wine seriously, for its prohibition against alcohol.

Serving as a missionary was an LDS tradition. From the very start, in the 1830s, the Latter-day Saints had sent out missionaries to preach the gospel.

"Your presiding officers have recommended you as one worthy to represent the Church of our Lord as a Minister of the Gospel," said the letter sent to missionaries in 1966 by David O. McKay, who as church president was revered as a living prophet by Mormons.

For 2 1/2 years, Romney would wear the dark suits and white shirts of an LDS missionary. He would be allowed to call home only on Christmas and Mother's Day. There would be no drinking, no smoking, no sex and no dating. He would be alone only in the bathroom — Mormon missionaries are paired always with a companion to reduce the opportunity for mischief. All of his time, all of his energy, would be devoted to trying to persuade the people of France to join the LDS Church.

France was, of course, glamorous and beautiful, and the missionaries had half a day off each week for "diversions," which often meant a chance to visit a chateau. But France was also one of the most inhospitable countries to Mormonism.

The first Mormon missionary had arrived in 1849, but the missionaries had been evicted during the reign of Napoleon III and fled again during World War II. By the

time Romney arrived, there were just 6,500 LDS Church members in the entire country.

"Being in a foreign place in a foreign language with a foreign faith, you really do a lot of soul-searching about what you believe and what you're going to do with the rest of your life," Romney would recall decades later.

Romney said he found inspiration in the story of a Utah chemist, Henry Eyring, who, hobbled by cancer, nonetheless struggled to help his church weed an onion patch, only to learn that the row he had worked on didn't need weeding. Eyring, as Romney tells the story, responded, "Well, that's OK, I didn't come here for the onions."

"He came to respond to the call of service," Romney said, "and I think that's what happens to young men or young women who go on a mission."

LDS roots

Romney's family history is intertwined with that of the LDS Church. The Romneys came from the English village of Dalton-in-Furness, about 280 miles northwest of London, and immigrated to America in response to the same kind of missionary work that Mitt would perform.

Mormonism was in its infancy in 1837 when the Romney family, headed by a carpenter named Miles Archibald Romney, heard a missionary speak near their home about the story of the religion's founder and prophet, Joseph Smith.

Born in the little village of Sharon, Vt., Smith was praying in the woods of western New York when, according to his account, he saw "a pillar of light exactly over my head." Two personages, God and Jesus, appeared before him, telling him that other churches "were all wrong." Several years later, in the same woods, the angel Moroni appeared to him, directing him to a set of golden plates on which was recorded the

history of an Israelite tribe that migrated to America and became the ancestors of the Native Americans.

The Romneys were so moved by the missionary's story that they were baptized as Mormons and, in 1841, they journeyed to Nauvoo, Ill., where Smith had established a Mormon community. On Aug. 18, 1843, the Romneys had a son named Miles Park Romney, the great-grandfather of Mitt Romney.

A year later, Smith was assassinated and the Mormons were driven out of Nauvoo, headed for a new promised land of Utah.

The Mormons believed that the great mountains of the West would protect them from persecution and from hostility toward polygamy. Mormon men had begun taking "plural wives" after Smith said God told him to revive the Old Testament practice of polygamy.

When Miles Park Romney turned 18, he followed instructions from Mormon leader Brigham Young that he find a wife. On May 10, 1862, Miles married a woman who would eventually bear him 10 children, Hannah Hood Hill. One month later, with Hannah pregnant, Miles left to perform church missionary duties in England for nearly 3 years.

Two months after the marriage, on July 8, 1862, President Abraham Lincoln signed an antibigamy act, which prohibited polygamy in Utah and the other territories. Miles believed strongly in the church's practices and was committed to his mission to bring converts to America. He laid out his beliefs in England in an article titled "Persecution."

"Many, now, wonder why it is that we are so despised," Miles wrote. But Miles stood by his faith, writing that "from the earliest ages of the history of man, Truth and those who strictly adhere to its principles have been unpopular."

Miles returned to Utah in October 1865, meeting his 2-year-old daughter for the first time. The family was poor, possessing a small cook stove, a bed, three chairs and a small table. Miles, a carpenter, bought land and built a two-room wooden house. Hannah became pregnant again, and a second daughter was born.

"We were happy," Hannah recalled, in an autobiography written for her family when she was 80 years old. "We had two sweet little girls to bless our home and make it more happy and they bound us together in love and union."

Addition to marriage

It was then, in 1867, that Miles P. Romney had a fateful meeting with Young.

"Brother Miles P., I want you to take another wife," Young requested, according to Hannah's autobiography.

Miles faced the choice of obeying U.S. law, under which polygamy was illegal, or the head of The Church of Jesus Christ of Latter-day Saints. He chose the church.

Hannah was distraught.

"I felt that was more than I could endure, to have him divide his time and affections," Hannah wrote later. "I She "used to walk the floor and shed tears of sorrow. If anything will make a woman's heart ache, it is for her husband to take another wife, but I put my trust in my Heavenly Father and prayed and pleaded with him to give me strength to bear this great trial."

Then Hannah performed her duty: She prepared a room for her husband's new wife, Caroline Lambourne. Hannah wrote, "I was able to live in the principle of polygamy and give my husband many wives." But her despair deepened when her younger daughter died at 10 months.

Soon, Young gave Miles and his two wives a new mission: Sell your home, and move to the southern Utah town of St. George. The new settlement about 300 miles south of Salt Lake was in a vast desert, surrounded by red-toned ridges in a region where summer temperatures often topped 100 degrees.

Young prophesied that, "There will yet be built between these volcanic ridges, a city, with spires and towers and steeples, with homes containing many inhabitants." The Romneys sold their Salt Lake City home and moved to St. George, where they lived "in a little shanty, a small board room and a wagon box," Hannah wrote.

From the shanty, the Romneys wrote themselves into church history as builders. Miles played a major role in the construction of St. George Temple. Then, Brigham Young hired Miles to build a two-story addition to his winter home in St. George. Miles took on the task with zeal, constructing one of the most lavish residences in Utah, a sandstone brick dwelling with an elaborate porch painted red and green. The restored home is visited today by Mormons from around the world, who are told of Miles's role in building the house. Pictures of Young and Romney hang in an adjoining building.

But while Miles was prospering as a builder, he had increasing trouble handling two wives. Hannah wrote that Caroline "was very jealous of me.... She wanted all my husband's attention. When she couldn't get it there was always a fuss in the house. (Miles), being a just man, didn't give way to her tantrums."

Miles and Caroline had two children, whom Hannah helped to care for. But Caroline was not satisfied. She asked Young for permission to return to her parents in Salt Lake City. The separation was "the severest trial ever experienced" by Miles, according to "Life Story of Miles Park Romney," written by his son, Thomas. Miles and Hannah "made a special trip of three hundred miles by wagon to try to induce Carrie to return to her home in Saint George. But all their pleadings were in vain," and a divorce was granted, according to the biography.

Miles, meanwhile, was climbing in prominence in the church. He was given a new responsibility: defeat a congressional effort to enforce antipolygamy prohibitions.

Miles and four other Mormon leaders signed a letter stating that "the Anti-polygamy bill ... is unconstitutional and is an act of special legislation and ostracism, never before heard of in a republican government and its parallel hardly to be found in the most absolute despotisms, disfranchising and discriminating, as it does, 200,000 free and loyal citizens, because of a particular tenet in their religious faith."

Miles and the others said the legislation violated the Declaration of Independence's guarantee that all men had the rights of "life, liberty and the pursuit of happiness" and the Constitution's guarantee of freedom of religion.

The lobbying paid off and the bill died in the Senate, but other antipolygamy laws remained on the books.

For a brief time, with Caroline having left, Miles and Hannah were once again in a single-wife marriage. It was then, in 1871, that Hannah gave birth to Gaskell, the grandfather of Mitt Romney.

Two years after Gaskell's birth, however, Miles met the fair-skinned Catharine Cottam, who had flowing hair, a serene smile, and was described by her brother as the "prettiest girl in St. George." Miles married Catharine in Salt Lake City on Sept. 15, 1873.

Hannah, seven months pregnant, did not attend the wedding. Instead, she prepared a room for Catharine, whom she called "a girl of good principles and a good Latter-day Saint."

"I cannot explain how I suffered in my feelings while I was doing all this hard work, but I felt that I would do my duty if my heart did ache," Hannah wrote.

Two months after Miles and Catharine were married, the child of Miles and Hannah died during delivery. Hannah blamed herself.

"I felt I had caused it by doing so much hard work," Hannah wrote.

Nearly four years later, Miles married again, taking as his wife Annie M. Woodbury, a schoolteacher.

Miles's life in St. George with Hannah, Catharine and Annie briefly settled into a comfortable, devout routine. But church leaders in Salt Lake City intervened, devising a plan to plant Mormon communities in an arc throughout the West. Miles was told by church leaders to uproot his family and help settle the town of St. Johns, Ariz.

The journey of almost 500 miles was harrowing, requiring the wagon trains to skirt the northern rim of the Grand Canyon.

"Here you can see the river hundreds of feet below you winding its way between perpendicular banks of solid rock without a tree to be seen and devoid of vegetation," Catharine wrote her parents, as quoted in a volume compiled by her great-granddaughter, titled, "Letters of Catharine Cottam Romney, Plural Wife."

Finally, the Romneys arrived in St. Johns. It was a sparsely settled town, a Wild West amalgamation of gun-toting farmers and laborers, including American Indians and Mexicans, who were especially resentful of new settlers such as the Mormons. The local newspaper, the Apache Chief, urged on May 30, 1884, that "the shotgun and rope" be used to get rid of Mormon settlers.

"Hang a few of their polygamist leaders such as ... Romney ... and a stop will be put to it," the newspaper said.

Catharine began to fear her surroundings, writing, "I believe there are some as

wicked people here as can be found anywhere on the footstool of God."

The tensions accelerated as local authorities sought to try Romney on charges of polygamy. To avoid prosecution, Miles sent Catharine and Annie into hiding.

But authorities brought new charges, alleging that Miles lied about having title to his land. One night, a marshal arrived at the Romney home after midnight, demanding that Miles surrender.

"The marshal had a gun in one hand and handcuffs in the other," Hannah wrote.

A colony in Mexico

Miles fled to Utah, where he was told by church leaders "to go to Old Mexico and build a city of refuge for the people that would have to go there on account of persecutions of polygamy," Hannah wrote. Miles agreed and decided it was safest to go with only one of his wives, Annie. He left behind Hannah and Catharine and their children, hoping they would reunite in the coming months.

After weeks of travel, Miles reached a vantage point in the Mexican mountains.

Gazing upon a valley that extended for miles on the banks of the Piedras Verdes River, Miles Romney saw mesquite and cactus carpeting the flatlands, with stands of scrub oak shading the riverbanks. The valley floor was 5,000 feet high, providing a climate cool enough to support peach and apple trees. Beyond brown hills, the towering, pine-covered peaks of the Sierra Madre curtained the valley, catching the winter snows that would provide ample water for irrigation. This would be the colony of Juarez — Colonia Juarez.

At first, Miles was desperately poor and responsible for an enormous family. He lived out of a wagon, and then a crude hut.

On Dec. 27, 1885, shortly after helping establish the colony, Miles despaired of his plight. He feared federal marshals might come to Mexico to arrest him. He was uncertain about the fate of Hannah and Catharine.

"I sometimes think that I am only an injury now to both my family and my friends," Miles wrote to Catharine's brother Thomas. "I have borrowed my friends' money, and my family receive no support from me, and the prospect ahead seems as black as midnight darkness."

Soon, Hannah arrived. Then, more than a year after Romney arrived in Mexico, Catharine joined them. A festive reunion followed, with Miles, his three wives, and their children. "21 of us all together had a splendid dinner," Catharine wrote her parents.

The town, meanwhile, began to take shape, due in significant part to Gaskell Romney. At 15, he helped build the canal that irrigated the fields, and helped build a family farm known as Cliff Ranch, in the mountains overlooking Colonia Juarez.

Then the family's world came crashing down once again. Back in Utah, some of the same LDS leaders who had urged Romney to create a refuge for polygamy now turned against the practice.

In September 1890, church President Wilford Woodruff issued what was called the Manifesto: "I now publicly declare that my advice to the Latter-day Saints is to refrain from contracting any marriage forbidden by the law of the land."

The careful wording of the Manifesto might have given some solace to the Romneys. They may have believed that Woodruff was referring to the law in the United States, not Mexico. They continued their practice of plural marriage but even more isolated than before. Indian attacks and crop failures were common.

Miles moved to a nearby town called Colonia Dublan and, in 1897, seven years after

the Manifesto, married for a fifth time, to a wealthy widow named Emily Henrietta Eyring Snow, the only wife with whom he did not have children.

Gaskell, meanwhile, married Anna Amelia Pratt, who would become Mitt Romney's grandmother. Anna descended from one of the most important families in the LDS faith. Her grandfather, Parley Pratt, had 12 wives and was chosen by Joseph Smith as one of the 12 apostles.

Gaskell and Anna broke with their family traditions and did not engage in plural marriage.

After 12 years of marriage, the couple had a boy whom they named George W. Romney, the fourth of their seven children.

Revolution and return

The family lived happily in Mexico, where Gaskell and his family operated a prosperous ranch. But in 1912, after a revolution that ousted dictator Porfirio Diaz, rebel factions began mounting attacks throughout the countryside. Gaskell and other Mormons stockpiled guns. In July, the Romneys learned that hundreds of revolutionaries were nearby.

The family, including 5-year-old George, packed whatever they could carry and boarded an overloaded train to El Paso. For years afterward, the often-destitute Romneys moved from house to house, from California to Idaho to Utah. Gaskell eventually rebuilt his life, constructing homes in Salt Lake City and becoming bishop of the church's wealthiest ward. In the Great Depression, Gaskell "lost all he had and more," a family biography says.

He regained his financial footing from an unlikely source: Mexico. He had never given up trying to obtain financial compensation from the Mexican government for losing his family property.

Twenty-six years after the Romneys were forced from Mexico, the case of "Gaskell Romney vs. United States of Mexico" was heard in Salt Lake City in 1938. Gaskell requested \$28,753 in damages. He was awarded \$9,163, court records show — a sizable amount then.

The records say Gaskell gave half of the award to his son, George, which would have helped to put him on his road to becoming chairman of American Motors and governor of Michigan.

In 1941, three years after receiving the Mexican financial settlement, the Romneys made a sentimental return to Mexico, retracing the route of Miles P. Romney and his wives from Utah to Arizona to Mexico. Throughout the journey, Gaskell told George about his hardships but also his pride in establishing the remote Mormon outpost.

"Despite his many hardships he was never bitter about them," George wrote about his father. "His religion and the Kingdom of God always came first, and as a result he enabled his children to live through economic difficulties without their feeling deprived or losing faith in their future."

It was a lesson that George would impart to Mitt.

Mission test

Mitt Romney's missionary work began not in glamorous Paris but in gritty Le Havre, a seaport along the English Channel.

The one-bedroom apartment that he shared with three other missionaries had no telephone, no television and no radio. There were also no Mormons in Le Havre, so the four American missionaries would hold worship in their apartment, taking turns preaching and singing and offering each other the sacrament of bread and water.

"I remember we went down and we went to a place where they had used mattresses off of ships, and so these mattresses were quite good mattresses but they were very narrow, and so we got some cinder blocks and some plywood doors and a mattress and that's what we had for beds," said Donald K. Miller, then Romney's senior companion, and now a dentist in Calgary.

The missionaries would wake up at 6 a.m., eat breakfast, study the Bible, the Book of Mormon and French, and knock on doors, with breaks for meals and a required bedtime of 10 p.m. They traveled on Solex motorized bicycles, wearing their suits and carrying satchels with pamphlets about Mormonism.

"You knock on the door very simply, you say, 'Bonjour, Madame. Nous sommes deux jeunes Americains,'" Romney would recall. "That means 'We are two young Americans.' And continuing, 'We're talking to people in your neighborhood about our faith and wonder if you'd like to ...' BANG! The door shuts. And most people assumed we were salesmen and said, 'No, I don't want any,' and would shut the door. A lot of people would say, 'Americans? Get out of Vietnam!' BANG!"

Romney became a passionate defender of America's role in Vietnam. And he worked hard to memorize key French words and phrases that would help in his missionary work.

"Whenever we had a discussion he hadn't learned, he would go have a long, hot bath, and when he would come out, he would have the discussion memorized," Miller recalled. "I was dumbfounded."

Romney also stood out for his rarefied background. One of his fellow missionaries, Gerald Anderson, now an Alberta agrologist, recalled how Romney, on a trip to Paris, stunned everyone with his familiarity with the fine French perfumes in a shop on the Champs Elysees.

At the urging of a church official from Utah, Romney encouraged his fellow missionaries to read "Think and Grow Rich!" a 1937 self-help book by Napoleon Hill that had been reissued in 1960. The book argued that wealth and success grew out of the rigorous application of personal beliefs. There was little that was rich or comfortable in the missionary experience, but fellow missionaries say Romney applied himself with the faith of a true believer.

In the "Conversion Diary," then a newsletter of the French Mission, he is mentioned repeatedly for standout numbers of hours spent door-knocking, numbers of copies of the Book of Mormon distributed and numbers of invitations for return visits. He was promoted through the ranks, first to zone leader in Bordeaux, and then to the highest position attainable by a missionary, that of assistant to the mission president in Paris.

But his time in Paris was marred by the car accident that killed Leola Anderson, wife of the mission president, Duane Anderson. Romney was driving when the crowded Citroen was hit by another car.

Romney's injuries were serious enough that his father asked Mitt's brother-in-law, Dr. Bruce Robinson, to fly to France to oversee the medical care. But within a few weeks, Mitt was seemingly back to normal, and his friends were struck by how quickly he threw himself back into work, determined not to let the tragedy slow the mission.

"His resilience was truly astounding," said Joel H. McKinnon, who was the senior assistant to the president in the mission home. "He would have 20 ideas in 35 minutes, and it'd take me a week to have that many.... He didn't seem to be particularly pensive or particularly concerned about the accident, as to what had happened to him and how close he'd come to death.... He was back and ready to work."

In the absence of the mission president, who had returned to the United States after his wife's death, Romney took on a greater leadership role. It was during this period, in late 1968, that some people say they saw the first glimpses of the super-organized achiever who many knew in later years.

He devised innovative ways to engage the French. In a letter to his parents, he talked about reaching out to people through "singing, basketball exhibitions, archeology (sic) lectures, street meetings.... Why even last Sat night my comp (companion) and I went into bars, explaining that we had a message of great happiness and joy."

Noticing some French people's interest in America, he staged USA nights to show slides about America; in one city he offered a talk on American politics. In November, just before finishing his mission, he gave a talk at a missionary conference based upon the Book of Alma in the Book of Mormon, about "desire" and "how we can obtain anything we want in life — if we want it badly enough" according to a missionary's journal.

Romney would go on to great material success, and the LDS Church continued to play a big role in his life. Over the years, he would give millions of dollars to the church, following a LDS requirement for tithing, or contributing 10 percent of one's income; he would visit temples throughout the world; and he would serve in several key church roles, as bishop of a ward in Belmont and president of the Boston stake, a group of about a dozen congregations in eastern Massachusetts.

In the late 1990s, a new LDS temple, serving all of the Northeast, rose over his hometown of Belmont.

Now, as he runs for president, he points to his time in France as a key moment in his spiritual development: "I came to know my faith a great deal better by virtue of my two years in France."

On the campaign trail, he angered some Mormons by denouncing the church's history of plural marriage, saying on CBS's "60 Minutes," "I can't imagine anything more awful than polygamy."

But his family's history, like that of his church, is an ever-present part of his life: In the first-floor hallway of his home the portraits of five generations of Romneys hang in an unbroken line: Miles Archibald, Miles Park, Gaskell, George and Mitt.

Contributing: Michael Kranish reported from Mexico; Michael Paulson reported from France. Globe correspondent Julie Chazyn contributed from France.

Next: Study, sweat and profit

EXHIBIT B
PowerPoint Presentation

Miles Romney Home



[illegible]





| REQUIREMENTS TO BECOME A LOCAL LANDMARK | | |
|---|--|---|
| Must Meet All Criteria Below | | |
| a. | It is located within the boundaries of St. George City | YES |
| b. | The building or structure was constructed before 1970 | YES - Per applicant the home was built in 1862 |
| c. | There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way. | YES - Per applicant, there have been no improvements made to the home itself other than minor cosmetic ones. The shed in the backyard was replaced as the prior shed was dilapidated. The shed matches the coloring and style of the home and is set back far enough that there is no effect on the historical nature/view of the home from the street. |
| Must Meet at Least One Criteria | | |
| d. | NATIONAL REGISTER It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6. Properties listed on or determined to be eligible for the national register must still retain their integrity | NO |
| e. | EVENTS It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation | NO |
| f. | PERSON It is associated with lives of persons significant in the history of the city, state or nation | YES, Miles Romney (please see attached documentation) |
| g. | ARCHITECTURE / CONSTRUCTION It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction | NO |
| h. | ARCHAEOLOGICAL It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example). | NO |

MILES ROMNEY

- Superintendent of construction for the St. George Temple
- Designed the St. George Tabernacle
- Designed the Brigham Young winter home and office with his son Miles Park Romney
- Supervised construction of both the St. George Temple and the Tabernacle
- Ancestor of the politician Mitt Romney

RECOMMENDATION/POSSIBLE MOTION

- The Planning Commission forwarded a positive recommendation with a 5-0 vote.
- “I move that we approve the Miles Romney Home to be designated as a local landmark based on the findings listed in the staff report.”

Agenda Date: 04/24/2025

Agenda Item Number: 04

Subject:

Consider approval of Ordinance No. 2025-023 amending the Atkinville Interchange PD-C (Planned Development Commercial) zone on approximately 2.01 acres located southeast of Pioneer Road on the existing private road. (Case No. 2024-PDA-006 - In-N-Out Burger)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Todd Smith - In-N-Out Burger

Reference Number: 2024-PDA-006

Address/Location:

Located southeast of Pioneer Road on the existing private road, southeast of the existing Terribles convenience store and west of the I-15 exit 2 south-bound off ramp.

Item History (background/project status/public process):

The proposal is for an In-N-Out Burger Restaurant. The underlying general plan is COM (Commercial). At their meeting held on March 25, 2025, the Planning Commission held a public hearing, and recommended approval with conditions, and with a vote of 4-0; there was one positive comment at the hearing.

Staff Narrative (need/purpose):

The site will contain a 3,887 ft restaurant, required parking, drive through queuing, landscaping, etc. The site is proposed to access off of the private drive that the office building, Del Taco and gas station access as well as cross access with the Del Taco on the east side. In addition to the seating in the building (approximately 2,472 ft), there will be an outside seating patio which is approximately 3,000 ft. All of this area has been accounted for and has been calculated into the parking requirements. The proposed site needs approval from the City Council to move this plan forward.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On March 25, 2025, the Planning Commission held a public hearing to receive comment on the proposed PDA. One comment was made in favor of the project and the Planning Commission recommends approval of the application with a 4-0 vote and with the following conditions: 1. That the preliminary plat is approved, and a final plat is submitted to the city and recorded at the County Records office. 2. That the site provides cross access with Del Taco which meets the 25 wide pavement requirement. 3. That all signage is reviewed and approved by the city prior to installation.

PLANNING COMMISSION AGENDA REPORT: 03/25/2025
CITY COUNCIL AGENDA REPORT: 04/24/2025

| In-N-Out Burger Planned Development Amendment (Case No. 2024-PDA-006) | |
|--|---|
| Request: | Consider an amendment to an approved PD-C (Planned Development Commercial) on approximately 2.01 acres, for the purpose of adding a 3,887 ft ² restaurant for a project to be known as In-N-Out. |
| Applicant: | In-N-Out Burger |
| Representative: | Todd Smith |
| Location: | Located southeast of Pioneer Road on the existing private road, southeast of the existing Terrible's convenience store and west of the I-15 exit 2 south-bound off ramp. |
| General Plan: | COM (Commercial) |
| Existing Zoning: | PD-C (Planned Development Commercial) |
| Surrounding Zoning: | North PD-C (Planned Development Commercial) |
| | South PD-R (Planned Development Residential) |
| | East PD-C (Planned Development Commercial) |
| | West PD-C (Planned Development Commercial) |



IN-N-OUT BURGER

0 190 380 760 1,140 1,520 Feet



BACKGROUND:

This is a request to build an In-N-Out Burger restaurant on an approximately 2.01 acres (87,746 ft²) site. The site is considerably larger than is typical for an In-N-Out (initially a 1.4-acre site, the property owner later acquired additional land to improve flow, stacking, and parking.). The property is located generally southeast of Pioneer Road on the existing private road, southeast of the existing Terrible's gas and convenience store and west of the I-15 exit 2 south-bound off ramp. This location falls in Area 2.1 of the Atkinville Interchange Area Master Plan which was adopted in November of 2006. This area of Atkinville sets C-2 zoning as the standard for permitted uses. "Restaurant" is a permitted use in the C-2 use and thus on this property.

The site will contain a 3,887 ft² restaurant, required parking, drive through queuing, landscaping, etc. The site is proposed to access off of the private drive that the office building, Del Taco and gas station access as well as cross access with the Del Taco on the east side.

One of the concerns that the Sun River Commons group had regarding the smaller, 1.4 acre site plan was the ability to queue a sufficient number of cars for the drive through. This site offers a queuing ability of 31 vehicles before it even gets to the parking lot. For comparison, the Washington In-N-Out location can queue about 15 vehicles in the drive-through lane before reaching the parking lot, with an additional 30 queuing spaces adjacent to nearby buildings. This simply gives a reference to how much the proposed site can handle just in their drive-through lane.

In addition to the seating in the building (approximately 2,472 ft²), there will be an outside seating patio which is approximately 3,000 ft². All of this area has been accounted for and has been calculated into the parking requirements.

Please see the zoning requirement details below:

| Zoning Requirements | | | |
|-----------------------------|----------------|---------------------------|--|
| Regulation | Section Number | Proposal | Staff Comments |
| Setbacks | | See attached site plan. | The required setbacks are: Front/Street Side: 20' Side/Rear: 0' and 10' |
| Uses | 10-8D-2 | Restaurant | Area 2.1 allows C-2 uses which includes restaurant as a permitted use. |
| Height and Elevation | 10-8D-2 | Approximate Height: 23'6" | The maximum height allowed in a PD-C is 50'. The Atkinville Interchange Area Zone Plan further limits the height to 35'. This proposal meets both regulations. |

| | | | |
|--|---------|--|---|
| Landscape Plan | 10-8D-2 | A conceptual landscape plan has been included. | The plans show a landscape strip along the front of the site that varies between 6 and 30 feet. Trees will be required to be at least 30' on center. |
| Utilities | 10-8D-2 | None shown | All utilities will be determined and designed during the JUC process. We will ensure this is completed during the site plan approval process. |
| Signs | 10-8D-2 | None shown | Any signs will need to meet the sign regulations found in Title 9-13 and Atkinville/SunRiver entitlements. |
| Lighting | 10-8D-2 | Please see photometric plan in the presentation | The lighting will need to be at or below 1.0 foot candles at the property line with dark sky lighting. |
| Lot Coverage | 10-8D-6 | The proposed building covers just 3.5% of the lot. | The PD-C zone allows building coverage up to 50%. |
| Solid Waste | 10-8D-6 | This development shows the solid waste location. | The solid waste location is proposed to be screened with walls and gates. |
| Buffer Protection of Residential Property | 10-8D-6 | N/A | N/A |
| Parking | 10-19-5 | The restaurant will have 4,415 ft ² of dining space (including outdoor patio) and 2,472 ft ² of kitchen space. Parking provided: 77 spaces | The requirement is: 1 space per 100 ft ² of dining area (including outdoor patio) = 44. 1 space per 250 ft ² of kitchen space = 10 Required = 54, Exceed parking requirement by 23 Spaces |
| EVCS And Bike Parking | 10-19-6 | Bike rack is shown near drive thru and future EV conduit as required. | They will be required to have conduit to one parking space for a future EVCS and a bike rack that holds at least two bikes. |

PLANNING COMMISSION:

On March 25, 2025, the Planning Commission held a public hearing on the In-N-Out proposal. There was one comment received in favor of the application. The Planning Commission recommended approval of the application 4-0 with the following conditions:

1. That the preliminary plat is approved, and a final plat is submitted to the city and recorded at the County Recorder's office.
2. That the site provides cross access with Del Taco which meets the 25' wide pavement requirement.
3. That all signage is reviewed and approved by the city prior to installation.

ALTERNATIVES:

1. Approve as presented.
2. Approve with additional conditions.
3. Deny the request as presented.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

"I move that we approve the PD amendment for In-N-Out Burger as presented, case no. 2024-PDA-006, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed use is a permitted use found in the Atkinville Interchange Area Zone Plan and the C-2 zone.
2. The proposed project meets the Planned Development Commercial general requirements found in Section 10-8D-2.
3. That the building meets the height and coverage requirements for the PD-C zone.
4. The building height (23'6") is well below the 35' (Atkinville) and 50' (PD-C) limits.
5. Parking (77 spaces) exceeds the required 54 spaces.
6. That the ability to queue 31 spaces in the drive through and more on the site is sufficient for the proposed use.

Exhibit A

Applicant's Narrative

13502 Hamburger Lane
Baldwin Park, Ca 91706-5885
626-813-8200



The Best Enterprise
Is A Free Enterprise™

Project Description

Proposed In-N-Out Burgers Restaurant

4617 S. Pioneer Road Sun River Commons St. George UT

In-N-Out Burgers proposes to develop a new In-N-Out Burger restaurant with a drive-through at 4617 S. Pioneer Rd. St George in the Sun River Commons development.

The proposed In-N-Out restaurant will be 3,887 square feet with indoor seating for 84 guests, and outdoor seating for 76 guests. The site is approximately 2 acres and improvements will include an approx. 500 square foot covered trash enclosure, a drive-through with dedicated onsite queuing for 31 cars. Onsite vehicle circulation is excellent, with no “dead-end” parking aisles, and two access points including shared access from the private road and cross-access point that allows for easy entry and exit.

The proposed plan will feature a 3,887 square-foot building, 23,899 square feet or 27% of the lot as landscape area, 38,024 square feet or 43% of the site for parking area, 9,007 square feet or 10% of site for the drive through portion. Please see the submitted site plan for additional details.

In-N-Out cooks all its burgers and fries to order – nothing is pre-cooked and there are no cooked food holding bins. This restaurant will be equipped with three burger grills. Two grills will always operate, and activation of the third grill will be done in response to high dine-in or, more typically, high drive-through demand as activating the third grill significantly increases the speed at which drive-through orders are delivered to customer vehicles. In addition, standard store operating procedure dictates that as soon as the drive-through queue reaches the 10th car (where the menu board/order speaker is located) In-N-Out Associates are deployed outside to take orders using hand-held ordering tablets. The use of these tablets puts orders into the kitchen faster than ordering at the menu board, and, when combined with increased production from the third grill, the result is extremely fast and efficient food production with the shortest possible food wait times, and therefore the shortest possible drive-through vehicle queues.

Awareness of the queue reaching the menu board is enhanced with outdoor cameras and indoor monitors. There will be between 4 and 6 outdoor cameras on this site, with 3 or 4 of them specifically viewing the drive-through lane. These cameras display on multiple monitors located inside the restaurant including at the manager’s office, above the grills, and at both the pay and pickup windows.

Construction for the restaurant will be done in a single phase and take approximately 8 months, with a typical progression of construction activities. These activities, some of which would run concurrently, include site preparation and limited grading of about 4 to 6 weeks, building construction of about 4 months, paving and striping of about 3 weeks, and landscaping of about 2 weeks.

The restaurant will operate 7 days a week, from 10:30 AM to 1:00 AM Sunday through Thursday, and from 10:30 AM to 1:30 AM on Friday and Saturday. The restaurant, drive-thru, and parking lot, as with all In-N-Out Burgers restaurants, will be well-lit and meticulously maintained. The restaurant will be staffed by approximately 10 to 15 Associates per shift, with 3 shifts per day.

13502 Hamburger Lane
Baldwin Park, Ca 91706-5885
626-813-8200



The Best Enterprise
Is A Free Enterprise™

There is no delivery dock or designated delivery parking bay required on the premises as deliveries are made only by In-N-Out owned and operated vehicles, after the restaurant is closed to the public, between the hours of 2 AM and 9 AM.

No alcoholic beverages will be served.

Exhibit B

Public Comment

In-N-Out

1 message

Deborah Parks <dmgparks@icloud.com>
To: dan.boles@sgcity.org

Thu, Mar 20, 2025 at 6:17 PM

Dear Mr. Boles,

We are super excited for In-N-Out to be our new neighbor and give our whole-hearted support!

Lance and Deborah Parks
Sun River Villas
1160 W Graham Dr
St George, UT 84790
909-628-4216

Exhibit C

PowerPoint Presentation

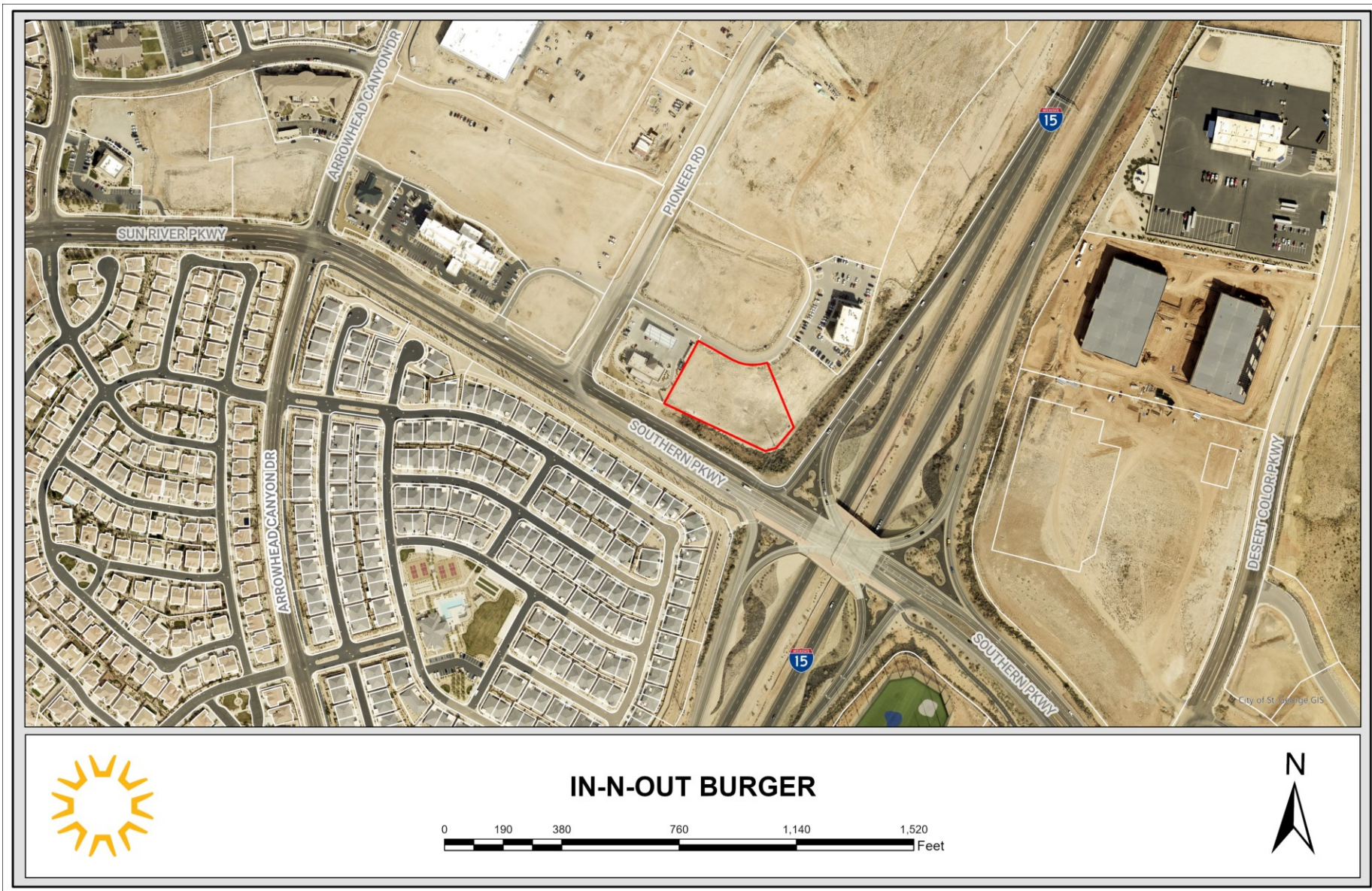
IN-N-OUT BURGER

PD Amendment

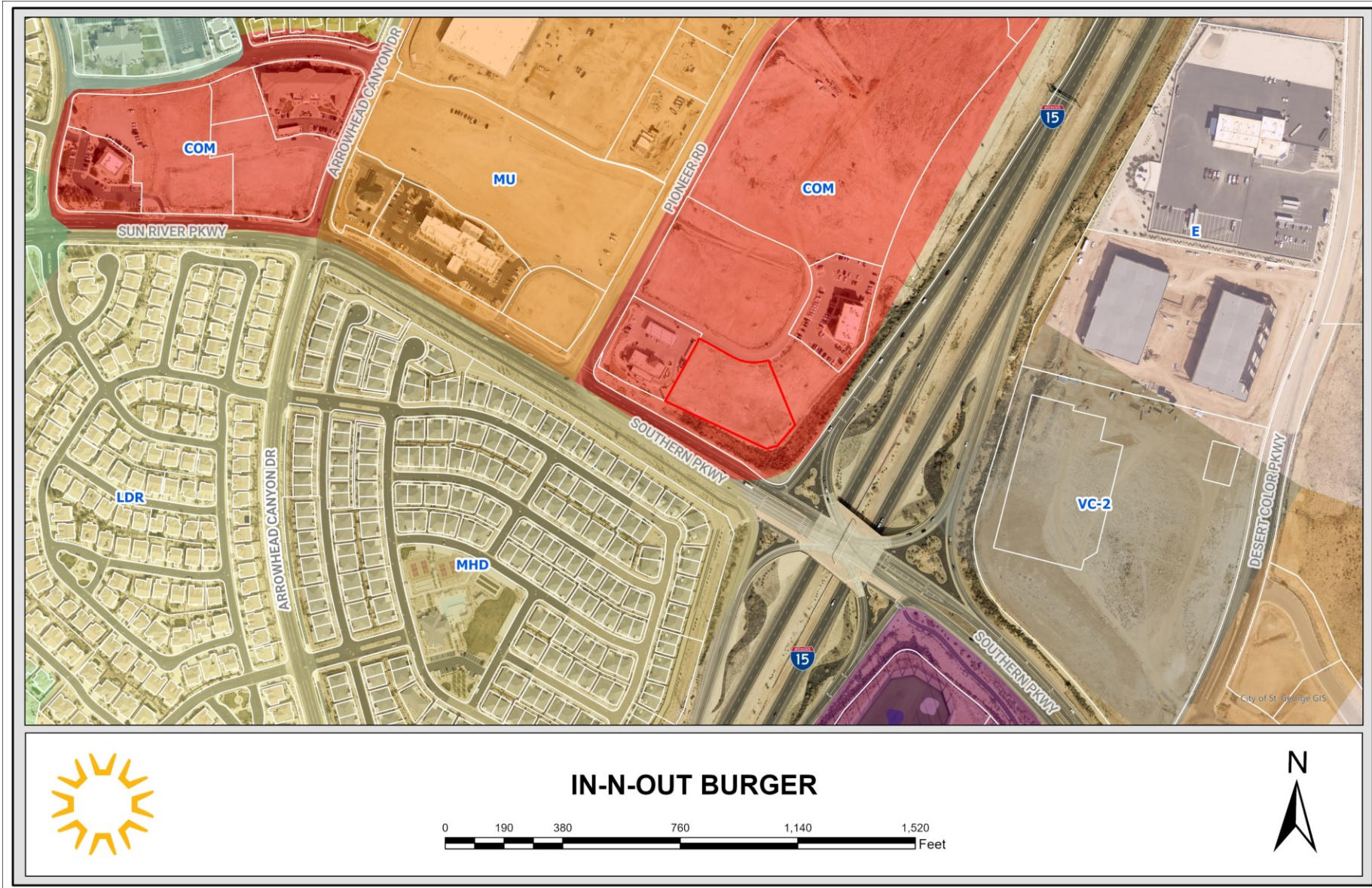
IN-N-OUT
BURGER

2024-PDA-006

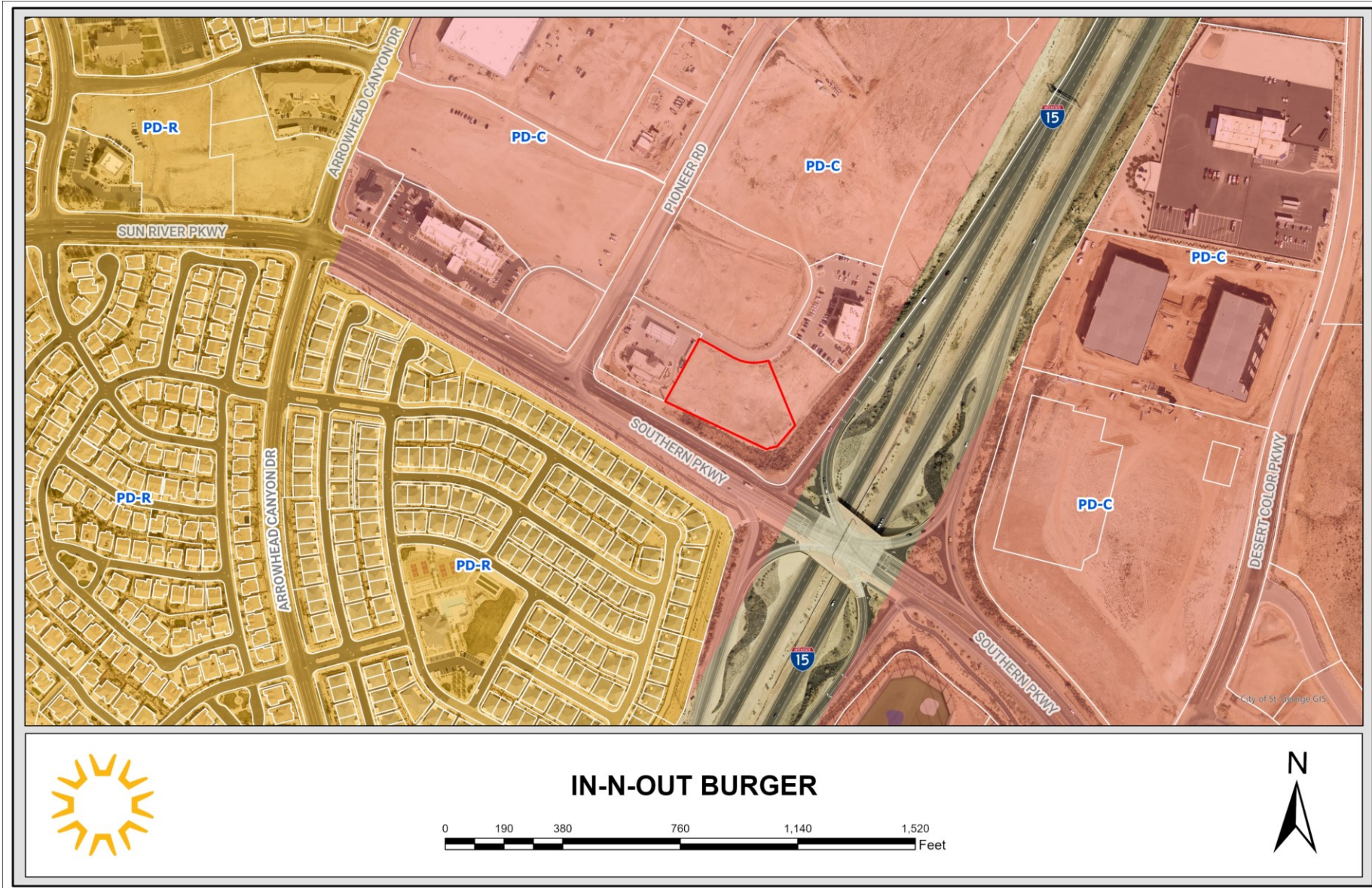
Aerial Map



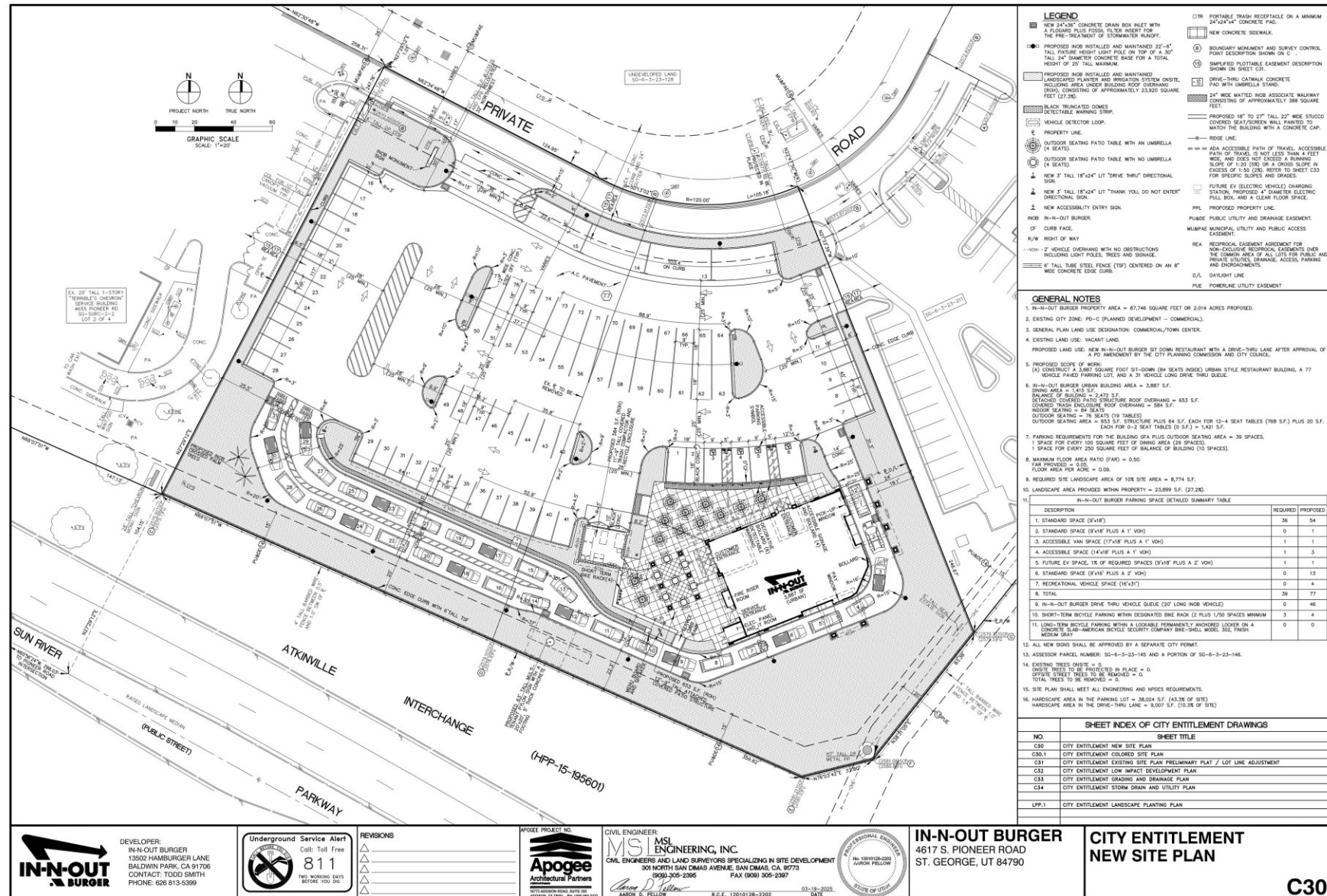
Land Use Map



Zoning Map



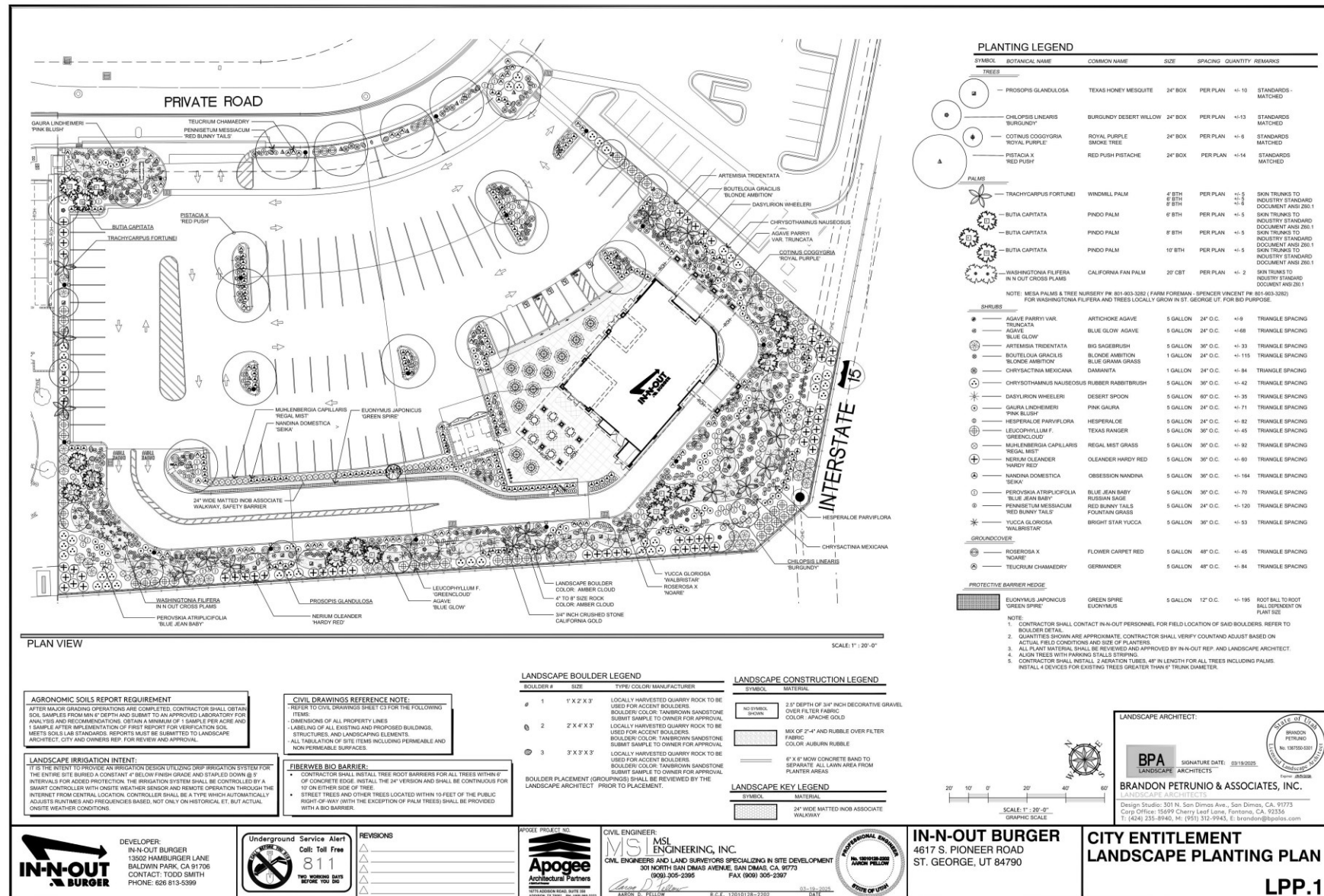
Proposed Site Plan



Proposed Landscape Plan



Proposed Landscape Plan



Proposed Elevations



FRONT ELEVATION



SIDE ELEVATION

ST. GEORGE, UT

NWQ I-15 & SUN RIVER PKWY.



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS 1

SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT.

SCALE: 1/4" = 1'-0"

Proposed Elevations



REAR DRIVE THRU ELEVATION



SIDE DRIVE THRU ELEVATION



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS 2
SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT.

ST. GEORGE, UT

NWQ I-15 & SUN RIVER PKWY.

SCALE: 1/4" = 1'-0"

Proposed Renderings



ST. GEORGE, UT

NWQ I-15 & SUN RIVER PKWY.

BONE CHINA STUCCO, WIRECUT BRICK "EBONY" WAINSCOT WITH MATCHING GROUT AND FIELD CUT ROWLOCK SILL, FLAT ROOF, AND COOLEY BRITE AWNINGS

ISSUED: 01/16/25

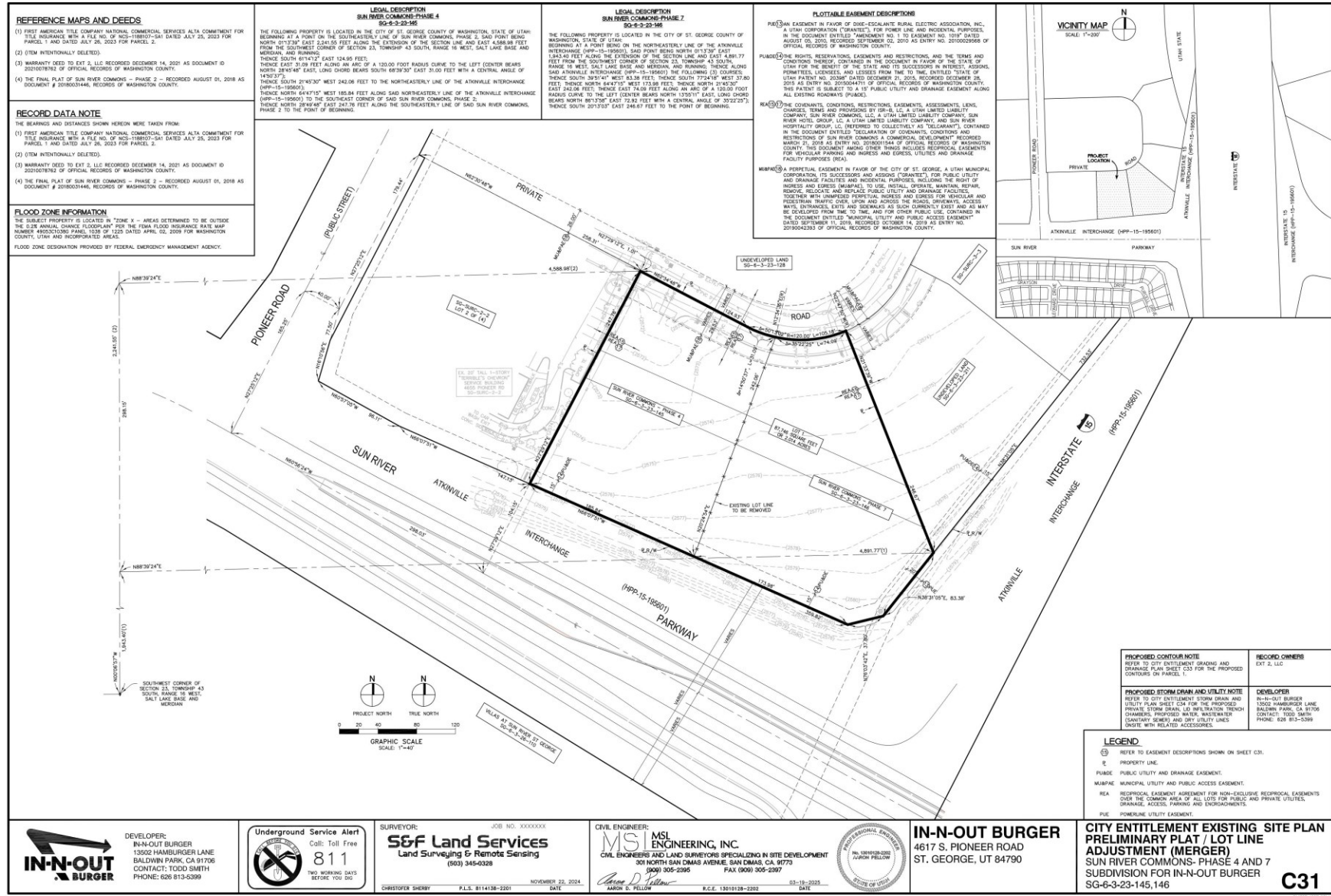
Proposed Renderings



Materials Board



Proposed Plat



ORDINANCE NO. _____

AN ORDINANCE AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 2.01 ACRES, LOCATED GENERALLY SOUTH-EAST OF PIONEER ROAD, SOUTH OF THE EXISTING OFFICE BUILDING/DEL TACO SITES AND WEST OF THE I-15 EXIT 2 SOUTH-BOUND OFF RAMP FOR THE PURPOSE OF BUILDING A FAST FOOD RESTAURANT FOR A PROJECT TO BE KNOWN AS IN-N-OUT BURGER.

(IN-N-OUT BURGER)

WHEREAS, the property owner has requested to amend the PD-C (Planned Development Commercial) on approximately 2.01 acres, located generally south-east of Pioneer Road on the existing private road, south of the existing office building/Del Taco sites and west of the I-15 exit 2 south-bound off ramp, in order to build an In-N-Out Burger; and

WHEREAS, the City Council held a public meeting on this request on April 24, 2025; and

WHEREAS, the Planning Commission held a public hearing on this request on March 25, 2025, and recommended approval with a 4-0 vote with the following conditions.

1. That the preliminary plat is approved, and a final plat is submitted to the city and recorded at the County Recorder's office.
2. That the site provides cross access with Del Taco which meets the 25' wide pavement requirement.
3. That all signage is reviewed and approved by the city prior to installation.

WHEREAS, the City Council has determined that the requested change to the previously approved Planned Development Commercial is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development amendment within the PD-C Zone for the property described in Exhibit "A", shall be amended upon the Effective Date of this Ordinance to reflect the approval of an additional building as shown in Exhibit "B". The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A", and parcel exhibit, incorporated herein as Exhibit "C".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 24th day of April 2024.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

| | |
|----------------------|-------|
| Councilmember Hughes | _____ |
| Councilmember Larkin | _____ |
| Councilmember Larsen | _____ |
| Councilmember Tanner | _____ |
| Councilmember Kemp | _____ |

Exhibit "A" – In-N-Out Burger Legal Description

SG-6-3-23-145

THE FOLLOWING PROPERTY IS LOCATED IN THE CITY OF ST. GEORGE COUNTY OF WASHINGTON, STATE OF UTAH: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SUN RIVER COMMONS, PHASE 2, SAID POINT BEING NORTH 01°13'39" EAST 2,241.55 FEET ALONG THE EXTENSION OF THE SECTION LINE AND EAST 4,588.98 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE SOUTH 61°14'12" EAST 124.95 FEET;

THENCE EAST 31.09 FEET ALONG AN ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 28°45'48" EAST, LONG CHORD BEARS SOUTH 68°39'30" EAST 31.00 FEET WITH A CENTRAL ANGLE OF 14°50'37");

THENCE SOUTH 21°45'30" WEST 242.06 FEET TO THE NORTHEASTERLY LINE OF THE ATKINVILLE INTERCHANGE (HPP-15-195601);

THENCE NORTH 64°47'15" WEST 185.84 FEET ALONG SAID NORTHEASTERLY LINE OF THE ATKINVILLE INTERCHANGE (HPP-15-195601) TO THE SOUTHEAST CORNER OF SAID SUN RIVER COMMONS, PHASE 2;

THENCE NORTH 28°49'48" EAST 247.76 FEET ALONG THE SOUTHEASTERLY LINE OF SAID SUN RIVER COMMONS, PHASE 2 TO THE POINT OF BEGINNING.

SG-6-3-23-146

THE FOLLOWING PROPERTY IS LOCATED IN THE CITY OF ST. GEORGE COUNTY OF WASHINGTON, STATE OF UTAH:

BEGINNING AT A POINT BEING ON THE NORTHEASTERLY LINE OF THE ATKINVILLE INTERCHANGE (HPP-15-195601), SAID POINT BEING NORTH 01°13'39" EAST 1,943.40 FEET ALONG THE EXTENSION OF THE SECTION LINE AND EAST 4,891.77 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE ALONG SAID ATKINVILLE INTERCHANGE (HPP-15-195601) THE FOLLOWING (3) COURSES; THENCE SOUTH 39°51'41" WEST 83.38 FEET; THENCE SOUTH 77°24'18" WEST 37.80 FEET; THENCE NORTH 64°47'15" WEST 173.98 FEET; THENCE NORTH 21°45'30" EAST 242.06 FEET; THENCE EAST 74.09 FEET ALONG AN ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 13°55'11" EAST, LONG CHORD BEARS NORTH 86°13'58" EAST 72.92 FEET WITH A CENTRAL ANGLE OF 35°22'25"); THENCE SOUTH 20°13'03" EAST 246.67 FEET TO THE POINT OF BEGINNING.

Exhibit "B" – Site Plan

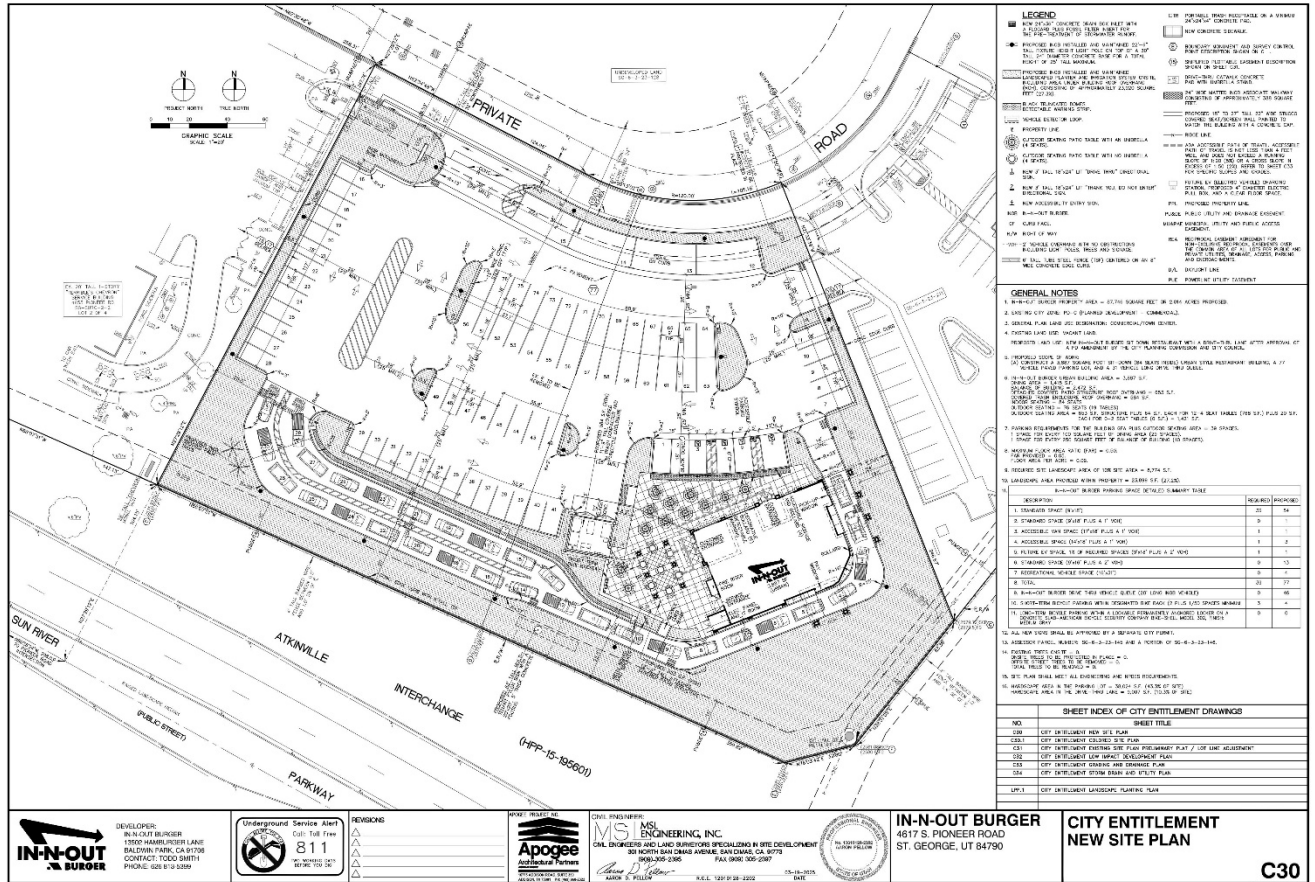
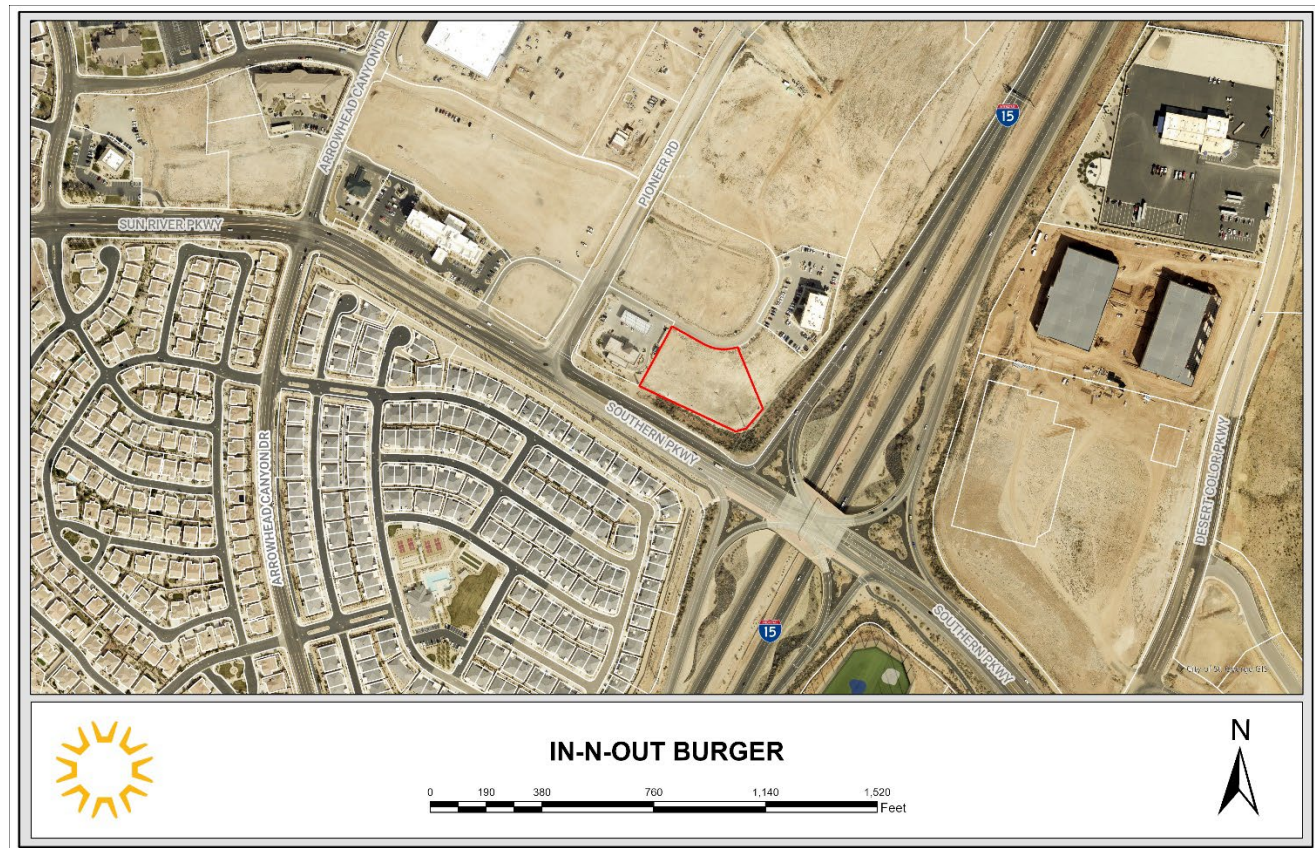


Exhibit "C" – Parcel Exhibit





Agenda Date: 04/24/2025

Agenda Item Number: 05

Subject:

Consider approval of Ordinance No. 2025-024 amending the Dinosaur Crossing PD-C (Planned Development Commercial) zone and approve the design and site plan on approximately 0.66 acres located at the northeast corner of Dinosaur Crossing Drive and Mall Drive. (Case No. 2025-PDA-011 - Valvoline at Dinosaur Crossing)

Item at-a-glance:

Staff Contact: Brett Hamilton

Applicant Name: NovaSource Enterprises, LLC

Reference Number: Case No. 2025-PDA-011

Address/Location:

639 S Mall Drive

Item History (background/project status/public process):

In May 2015, the City Council approved a zone change request (2015-ZC-006) to rezone approximately 28.8 acres to establish the Dinosaur Crossing PD-C (Planned Development Commercial) zone, which approved the development of a Smiths Marketplace and included future retail and service commercial businesses. When the PD-C was established, a list of permitted uses was approved. The use of Automobile parts sales, tire sales, and oil/lube services is included as a permitted use in the PD-C.

Staff Narrative (need/purpose):

The Dinosaur Crossing commercial center is a PD-C (Planned Development Commercial) zone. All new buildings must submit a PD amendment for approval of the conceptual site plan, building elevations, and color and materials board. The proposal is for a Valvoline instant oil change facility.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission held a public hearing for the project on April 8, 2025. The Planning Commission recommended approval of the project with a 5-0 vote with the following conditions: 1. The project shall meet all requirements found in Title 10 of the Zoning Regulations. 2. A site plan must be applied for and approved prior to construction of the site.

PLANNING COMMISSION AGENDA REPORT: 4/08/2025

CITY COUNCIL AGENDA REPORT: 4/24/2025

| Valvoline at Dinosaur Crossing Planned Development Amendment (Case No. 2025-PDA-011) | | |
|---|--|---|
| Request: | Consider approving an ordinance for an amendment to the Dinosaur Crossing PD-C (Planned Development Commercial) zone for an approximately 1,794 square foot Valvoline instant oil change facility located on a 0.66 acre site. | |
| Applicant: | NovaSource Enterprises, LLC | |
| Representative: | Dallin Aston | |
| Location: | Located at the northeast corner of Dinosaur Crossing Drive and Mall Drive; 639 S Mall Drive | |
| General Plan: | COM and FP (Commercial & Flood Plain) | |
| Existing Zoning: | PD-C (Planned Development Commercial) | |
| Surrounding Zoning: | North | PD-C (Planned Development Commercial) |
| | South | PD-C (Planned Development Commercial) |
| | East | R-1-10 (Single Family Residential Zone) |
| | West | PD-C (Planned Development Commercial) |
| Land Area: | Approximately 0.66 acres | |



BACKGROUND:

In May 2015, the City Council approved a zone change request (2015-ZC-006) to rezone approximately 28.8 acres to establish the Dinosaur Crossing PD-C (Planned Development Commercial) zone, which approved the development of a Smith's Marketplace and included future retail and service commercial businesses. When the PD-C was established, a list of permitted uses was approved. The use of "Automobile parts sales, tire sales, and oil/lube services" is included as a permitted use in the PD-C. This proposed planned development amendment seeks to request approval for the design and site plan of a 1,794-square-foot Valvoline Instant Oil Change facility.

The site plan includes one access point on Dinosaur Crossing Drive, positioned at the northeast corner of the site, approximately 225 feet away from the intersection of Mall Drive and Dinosaur Crossing Drive. A design constraint on the site is a 25' wide irrigation easement. The applicant worked closely with staff to modify the site as necessary to plan around the easement since no structures are within the easement.

The proposed oil change facility will be a single-story building with a maximum height of approximately 31 feet, though most of the structure will be limited to approximately 24 feet. The additional height is in areas that provide architectural enhancements to provide visual appeal. The building elevations have been submitted and included in this packet. The design incorporates multiple color and material variations.

Please see the table below for a summary of the zoning requirements.

| Zoning Requirements | | | |
|------------------------------------|-----------------------|---|---|
| Regulation | Section Number | Proposal | Staff Comments |
| Setbacks | 10-8D-6 | Proposed setbacks: Dinosaur Crossing 21'7" Mall Drive 44'3" Residential Zone (Virgin River) 64'10" | The required setbacks are: Dinosaur Crossing 20' Mall Drive 20' Adjacent to Residential (building height >20') 20' |
| Pedestrian Circulation Plan | 10-8-6 | Pedestrian circulation is shown on the plans | The plans appear to meet the required pedestrian circulation. |
| Uses | PD-C use list | Oil/lube services | The Dinosaur Crossing PD-C allows "oil/lube services" |
| Height and Elevation | 4.3 | 31' | The maximum allowed height is 50'. |
| Phasing Plan | 10-8D-2 | No phasing proposed. | No comment. |
| Landscape Plan | 10-8D-2 | Conceptual landscape plan provided (approx. 44% of site) | Landscaping appear to be sufficient. During site plan review, staff will ensure the plans meet the code. |
| Utilities | 10-8D-2 | Conceptual utility plan provided | Utilities will be evaluated during the site plan review. |

| | | | |
|------------------------------|------------------|--|---|
| Signs | 10-8D-2 | Conceptual signage provided. | Signs will be approved through the building permit process. |
| Lighting | 10-8D-2, 10-14-1 | A photometric plan has been included | Site lighting meets the requirements found in Title 10-14 (outdoor lighting). |
| Lot Coverage | 10-8D-6 | Conceptual plan shown (6%) | The site plan meets lot coverage regulations < 50% |
| Solid Waste | 10-8D-6 | Solid waste receptacle location is shown on the site plan. | Located behind the building and will include a solid wall to screen from right of ways. |
| Landscaping | 10-8D-6 | Minimum 15' landscape buffer along both streets. | Conceptual landscaping appears to meet code requirements. |
| Parking | 10-19-5 | 9 parking stalls and 3 work bays | 5 stalls required; 1/400 SF of gross floor area for "automotive repair and supply" |
| EVCS And Bike Parking | 10-19-6 | Location of bike parking and conduit for electric parking spaces not shown on plans. | During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements. |

RECOMMENDATION:

The Planning Commission held a public hearing on April 8, 2025 and recommended approval of this PD Amendment with a 5-0 vote with the following conditions:

1. The project shall meet all requirements found in Title 10 of the Zoning Regulations.
2. A site plan must be applied for and approved prior to construction of the site.

ALTERNATIVES:

1. Approve as presented.
2. Approve with modified or added conditions.
3. Deny the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of Title 10-8D.
2. There will be adequate parking on site to facilitate the development.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Valvoline at Dinosaur Crossing, Case No. 2025-PDA-011, based on the findings and subject to the conditions listed in the staff report."

Exhibit A

Applicants Narrative

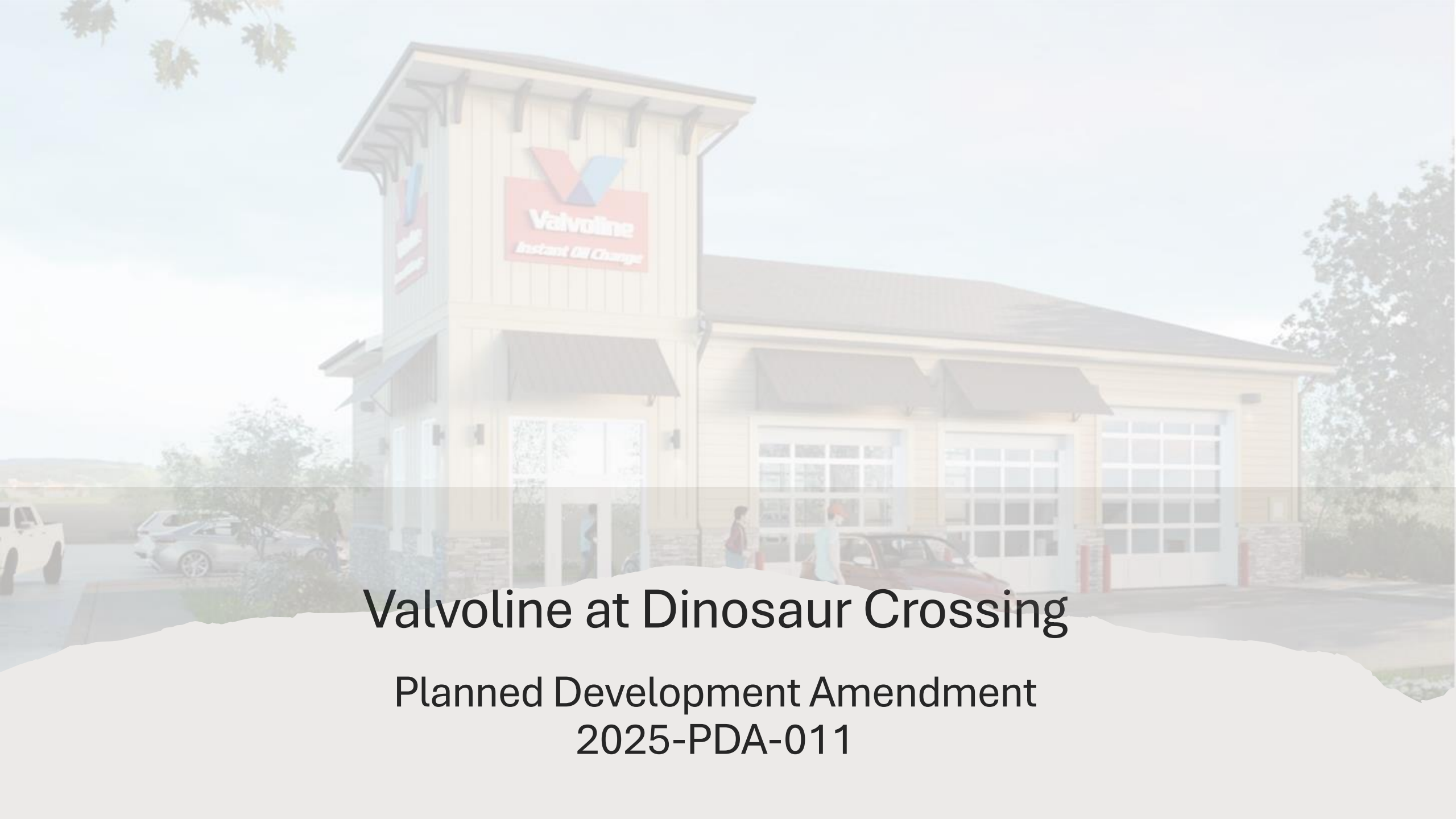
NovaSource Enterprises, LLC, (Developer) is under contract to purchase the 0.67 acre parcel. It is proposed that a 1,794 sq. ft. three-bay quick lube facility branded Valvoline Instant Oil Change (VIOC) be developed on the Subject Site. The overall site is 29,429 sq. ft. with the proposed Building being approximately 1,794 sq. ft. (6%), paving and concrete islands being approximately 11,515 sq. ft. (39%), landscape being 12,938 sq. ft. (44%). The remaining balance is the sidewalk that runs through our site. Developer is the preferred developer for Quality Automotive Services, Inc. (QAS), a franchisee of VIOC, headquartered in Charlotte, NC with a regional office in Salt Lake City. The proposed project will be the 2nd VIOC in St. George with two additional sites in process and one site in process in Cedar City. QAS is approaching a store count of 300 locations in 14 states.

The fluid maintenance services that VIOC provides its customers is a value-add customer-oriented service that complements the other retail services and food establishments in this retail trade area. All services are provided inside the drive-through bays and customers are allowed to stay in their vehicle or visit the customer waiting room.

Typical services provided at a VIOC facility include full-service oil change, Battery replacement, headlight & taillight replacement, tire rotation, differential service, radiator service, transmission service, air filters, serpentine belt replacement, wiper blade replacement, and emissions testing.

No major automotive repair services are provided. Four to five employees will be working in the VIOC facility with all operations taking place inside the building between 8 to 6 Monday through Friday, 8 to 5 on Saturdays, and 10 to 4 on Sundays. There is no overnight parking.

Exhibit B
PowerPoint Presentation



Valvoline at Dinosaur Crossing

Planned Development Amendment
2025-PDA-011

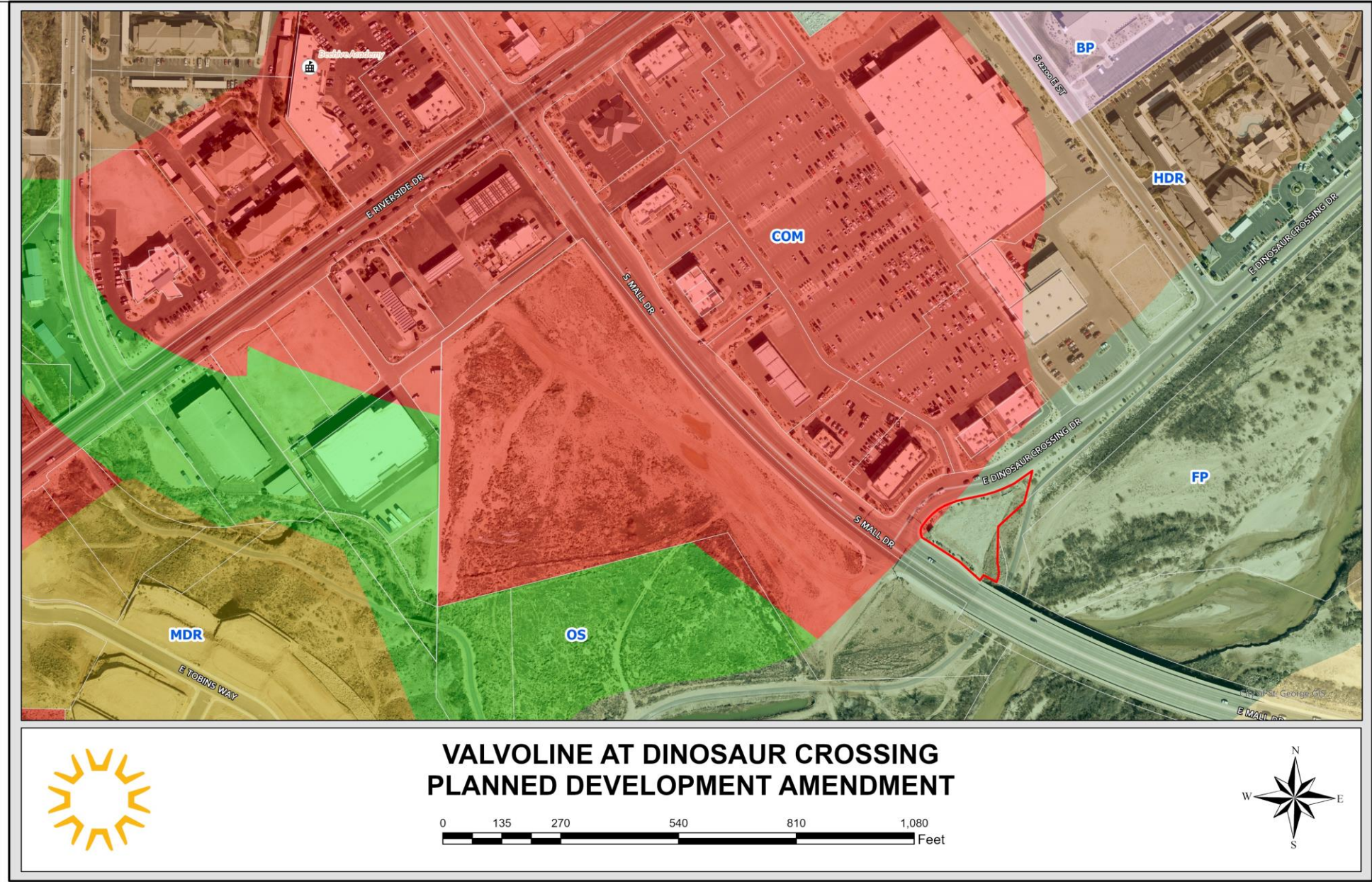
Aerial Map



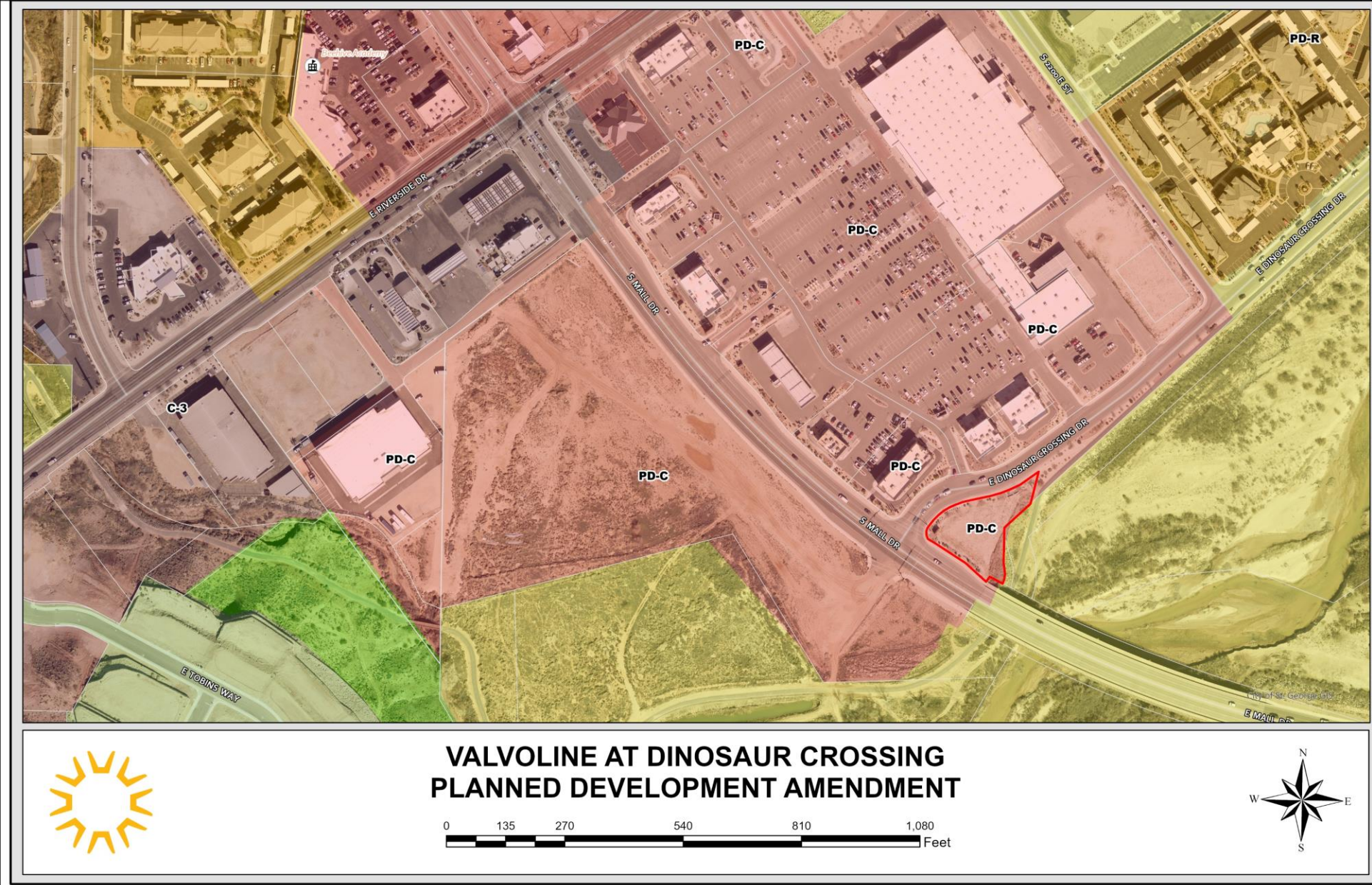
VALVOLINE AT DINOSAUR CROSSING PLANNED DEVELOPMENT AMENDMENT



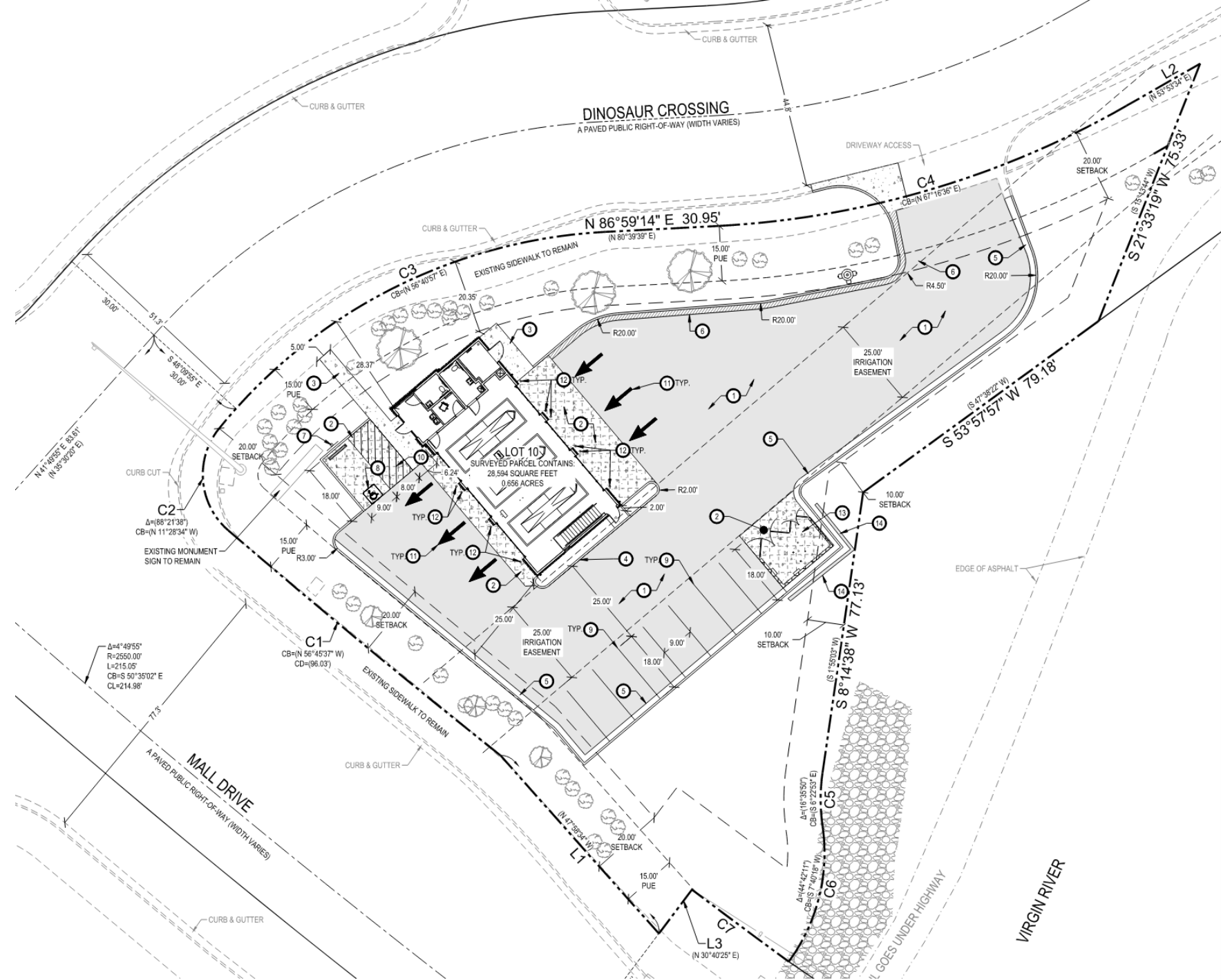
Land Use Map



Zoning Map







Site Plan





Landscape Plan

PLANT SCHEDULE




| SYMBOL | BOTANICAL / COMMON NAME | CONT | CAL | QTY |
|---|----------------------------------|------|--------|----------|
| TREES | | | | |
|  | VITEX AGNUS-CASTUS / CHASTE TREE | B&B | 2" CAL | 3 |
|  | EXISTING TREE TO REMAIN | | | PER PLAN |

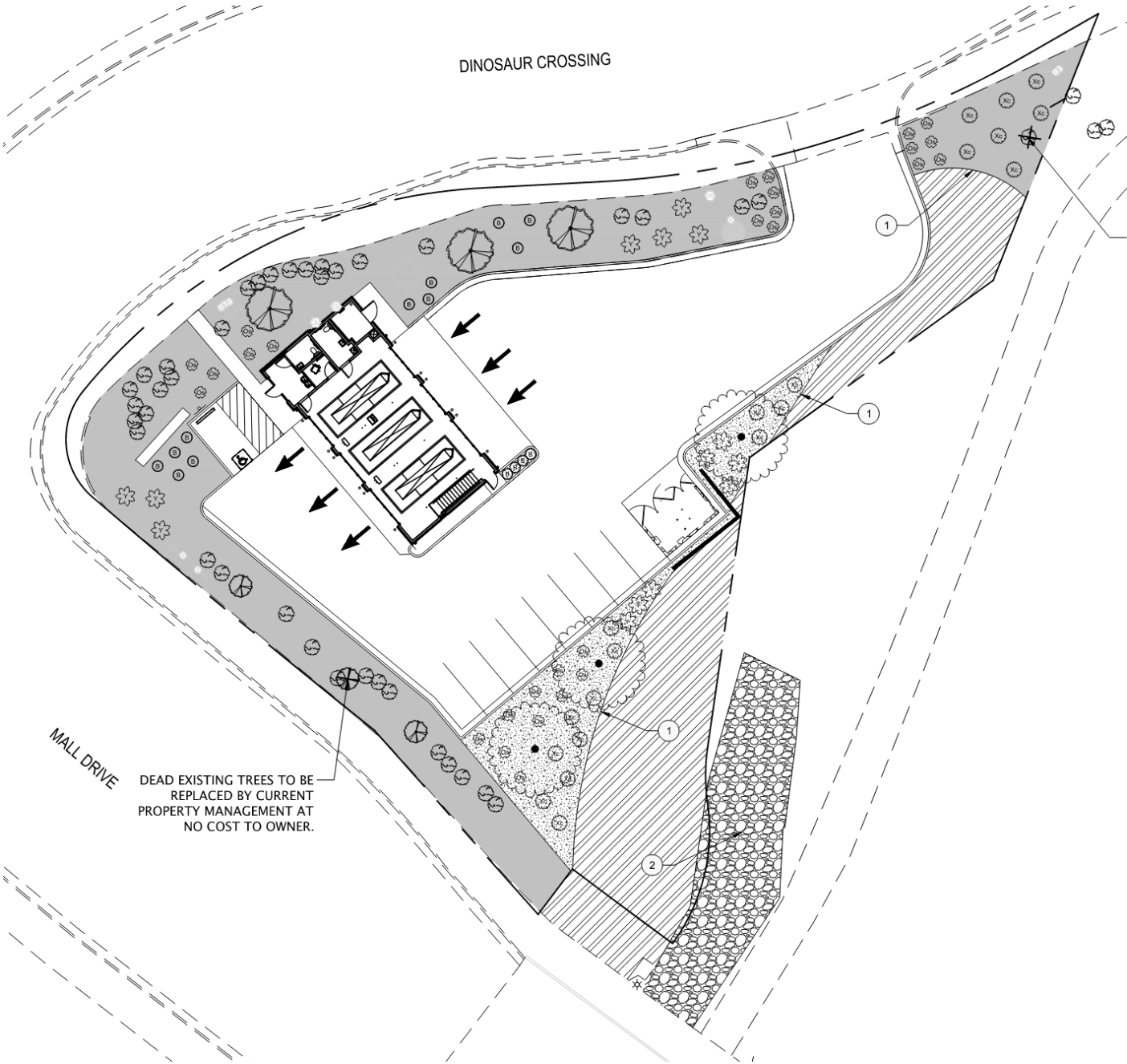
| SYMBOL | BOTANICAL / COMMON NAME | CONT | SF PER PLANT | QTY |
|---|--|-------|--------------|----------|
| SHRUBS | | | | |
|  | ASTRAGALUS BALERICAUS / COMPACT XYLOSMA | 5 GAL | | 20 |
|  | DASYLIRION ACROTRICHE / GREEN DESERT SPOON | 1 GAL | | 14 |
|  | EUPHORBIA RIGIDA / UPRIGHT MYRTLE SPURGE | 1 GAL | | 28 |
|  | EXISTING SHRUB TO REMAIN | | | PER PLAN |

| | | | | |
|---|---|-------|--|----|
| ORNAMENTAL GRASSES | | | | |
|  | BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA | 1 GAL | | 15 |

| SYMBOL | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|------|----------|
| GROUND COVERS | | | |
|  | ROCK MULCH TO MATCH EXISTING / INSTALL OVER DEWITT PRO5 FABRIC MATCH ADJACENT PROPERTY (SMITH'S) | BED | 4,645 SF |
|  | UNDISTURBED LANDSCAPE TO BE PRESERVED AND PROTECTED CONTRACTOR TO HYDROSEED ALL DISTURBED AREAS WITH GRANITE SEED'S SOUTHWEST WILDFLOWER MIX OR APPROVED EQUAL. | N/A | 4,327 SF |

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | DETAIL |
|---|---|---------|
|  | ALUMINUM EDGER | 4/LP501 |
|  | EXISTING ROCK TO REMAIN | |
|  | EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED. IF EXISTING ROCK DOES NOT EXTEND TO AREA SHOWN, ADD ADDITIONAL ROCK AND WEED BARRIER FABRIC. MATCH EXISTING SIZE, SHAPE, AND COLOR OF ROCK. USE THE LIGHT TAN COLORED, FINE GRAVEL. MATCH FINISH GRADE OF EXISTING ROCK MATERIAL. | |



* ALL SHOWN QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO CONDUCT INDEPENDENT TAKEOFFS TO ESTABLISH QUANTITIES. PLAN SYMBOL QUANTITIES OVERRIDE QUANTITIES SHOWN IN SCHEDULE.

Elevations

Facing Dinosaur Crossing



Facing Virgin River



Facing Mall Drive



Facing northeast



Rendering



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE DINOSAUR CROSSING PLANNED DEVELOPMENT COMMERCIAL (PD-C) ZONE ON APPROXIMATELY 0.65 ACRES AND APPROVING THE DESIGN AND SITE PLAN FOR A VALVOLINE INSTANT OIL CHANGE FACILITY APPROXIMATELY 1,794 SQUARE FEET IN SIZE AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF DINOSAUR CROSSING DRIVE AND MALL DRIVE.

(Valvoline at Dinosaur Crossing)

WHEREAS, the property owner has requested an amendment to the Dinosaur Crossing PD-C (Planned Development Commercial) zone and approval for the design and site plan for an approximately 1,794 square foot Valvoline instant oil change facility located on a 0.65 acre site; and

WHEREAS, the Planning Commission held a public hearing on April 8, 2025, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 5-0 vote.

WHEREAS, the City Council held a public meeting on this request on April 24, 2025, to consider the amendment of the Dinosaur Crossing Planned Development; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, consistent with the approved master plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development within the PD-C Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of Valvoline at Dinosaur Crossing in Exhibit 'B'. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit 'A'.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 24th day of April 2025.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

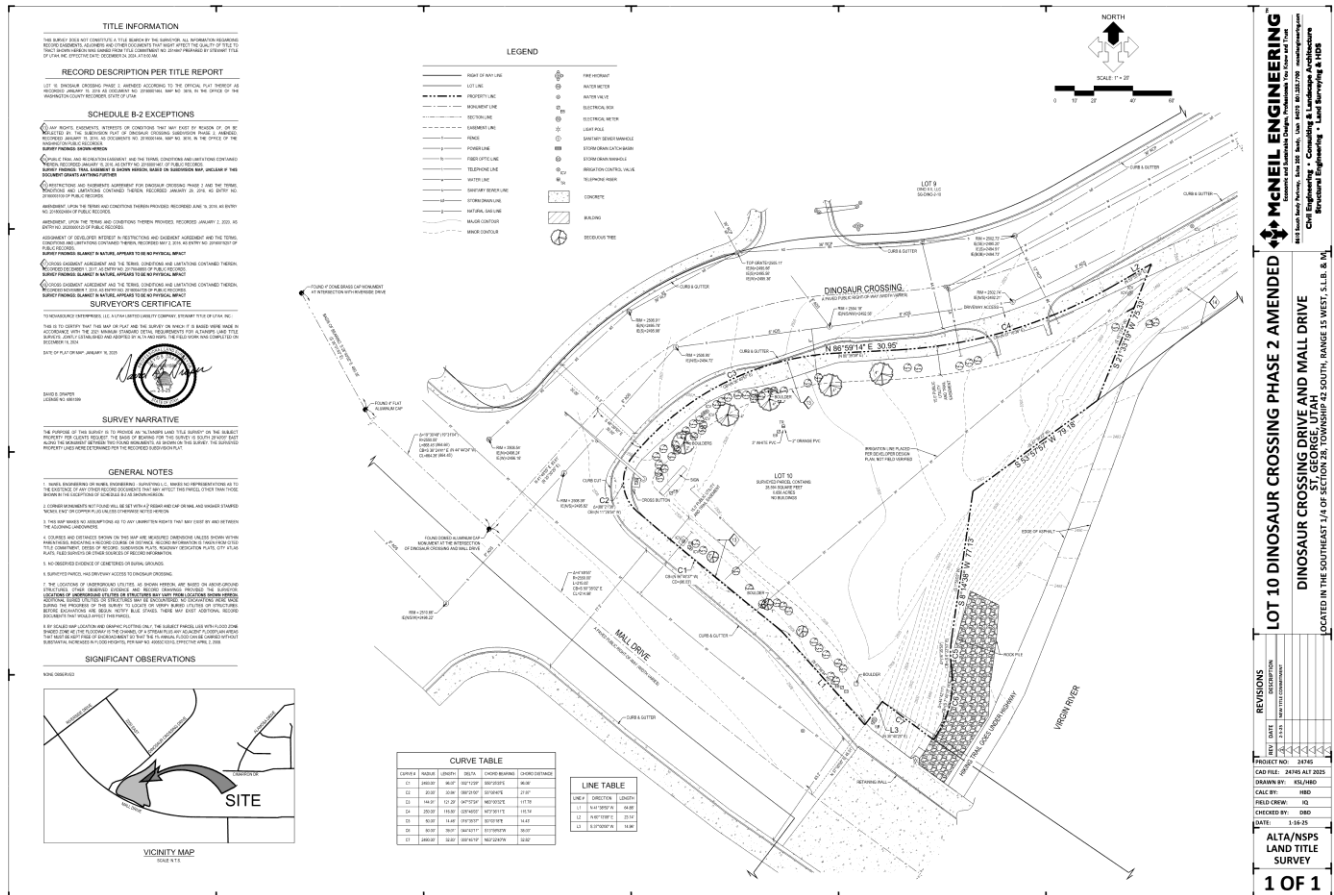
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

| | |
|----------------------|-------|
| Councilmember Hughes | _____ |
| Councilmember Larkin | _____ |
| Councilmember Larsen | _____ |
| Councilmember Tanner | _____ |
| Councilmember Kemp | _____ |



Agenda Date: 04/24/2025

Agenda Item Number: 06

Subject:

Consider approval of Ordinance No. 2025-025 changing the zone from R-1-10 (Single-Family Residential 10,000 SF minimum lot size) to R-1-6 (Single-Family Residential 6,000 SF minimum lot size) on approximately 1.06 acres generally located at the northern end of the 950 West Circle cul-de-sac, north of 730 North Circle. (Case NO. 2025-ZC-006 - Ridge West Lot 58)

Item at-a-glance:

Staff Contact: Brett Hamilton

Applicant Name: Brandee Walker - Civil Science

Reference Number: Case No. 2025-ZC-006

Address/Location:

The property is located at the northern end of the 950 West cul-de-sac, north of 730 North Circle

Item History (background/project status/public process):

The applicant is seeking to change the zone from R-1-10 (Single-Family Residential, 10,000 square foot minimum lot size) to R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size).

Staff Narrative (need/purpose):

The property owner wants to adjust the boundary of Ridge West Lot 58, which they own, to include part of the land in this rezone request, to build a permanent pool. The zone change is needed to ensure the entire property has the same zoning. The General Plan designates the property as Low Density Residential (LDR), which is compatible with the proposed R-1-6 zone.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

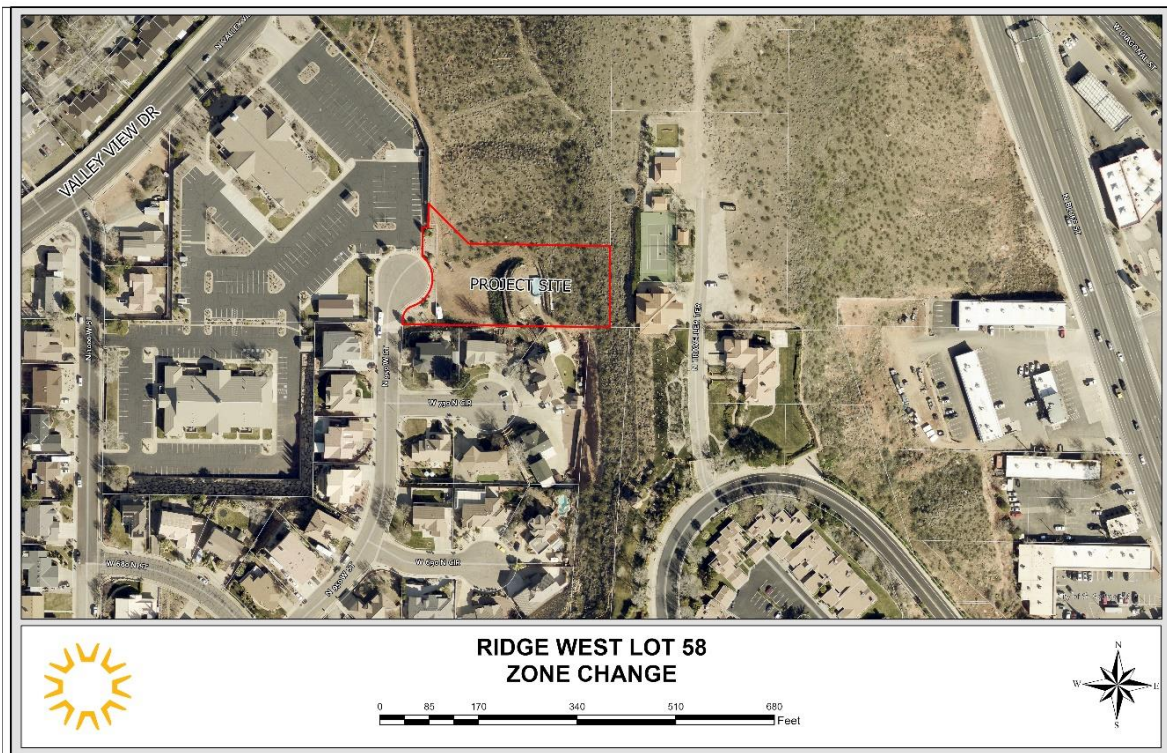
The Planning Commission held a public hearing on March 25, 2025. The Planning Commission recommended approval of the zone change with a 4-0 vote.



PLANNING COMMISSION AGENDA REPORT: 03/25/2025

CITY COUNCIL AGENDA REPORT: 04/24/2025

| Ridge West Lot 58 Zone Change (Case No. 2025-ZC-006) | |
|---|---|
| Request: | Consider an ordinance approving a rezone of approximately 1.06 acres from R-1-10 (Single-Family Residential 10,000 SF min. lot size) to R-1-6 (Single-Family Residential 6,000 SF min. lot size). |
| Applicant: | Brandee Walker, Civil Science |
| Location: | The property is located at the northern end of the 950 West cul-de-sac, north of 730 North Circle |
| General Plan: | LDR (Low Density Residential) |
| Existing Zoning: | R-1-10 (Single Family Residential 10,000 SF min. lot size) |
| Surrounding Zoning: | North PD-R (Planned Development Residential) |
| | South R-1-6 (Single-Family Residential 6,000 SF min. lot size) |
| | East R-1-10 (Single-Family Residential 10,000 SF min. lot size) |
| | West R-1-10 (Single-Family Residential 10,000 SF min. lot size) |
| Land Area: | Approximately 1.06 acres |



BACKGROUND:

The applicant is seeking to change the zone from R-1-10 (Single-Family Residential, 10,000 square foot minimum lot size) to R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size). The ultimate desire is to modify the existing boundary of Ridge West Lot 58 to include a portion of the area part of this rezone request. The zone change is required to occur so there are not two different zoning designations on the same property if the owner moves forward with amending the plat for Lot 58. The underlying General Plan Land Use on the property is LDR (Low Density Residential) which is consistent with the proposed R-1-6 zone.

RECOMMENDATION:

The Planning Commission held a public hearing on the project on March 25, 2025 and recommended approval of the zone change with a 4-0 vote.

ALTERNATIVES:

1. Approve as presented.
2. Deny the request.
3. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

"I move that we approve the zone change for the Ridge West Lot 58 project, as presented, Case No. 2025-ZC-006, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed zone change is consistent with the general plan.
2. There is consistent zoning in the surrounding area to the proposed zone change.
3. The zone change will be followed by a plat to subdivide the property.

Exhibit A

Applicant's Narrative

The purpose of this zone change request is to expand the existing Ridge West Lot 58 lot line north to accommodate the installation of a swimming pool. The current lot is zoned R-1-6 while the area to amend and expand Lot 58 for the pool is zoned R-1-10. This zoning request will eliminate the small area of R-1-10. Once the zoning has been amended, a partial final plat amendment to expand Lot 58 will be provided to the city.

Brandee Walker
Senior Project Manager
Civil Science

Exhibit B
PowerPoint Presentation

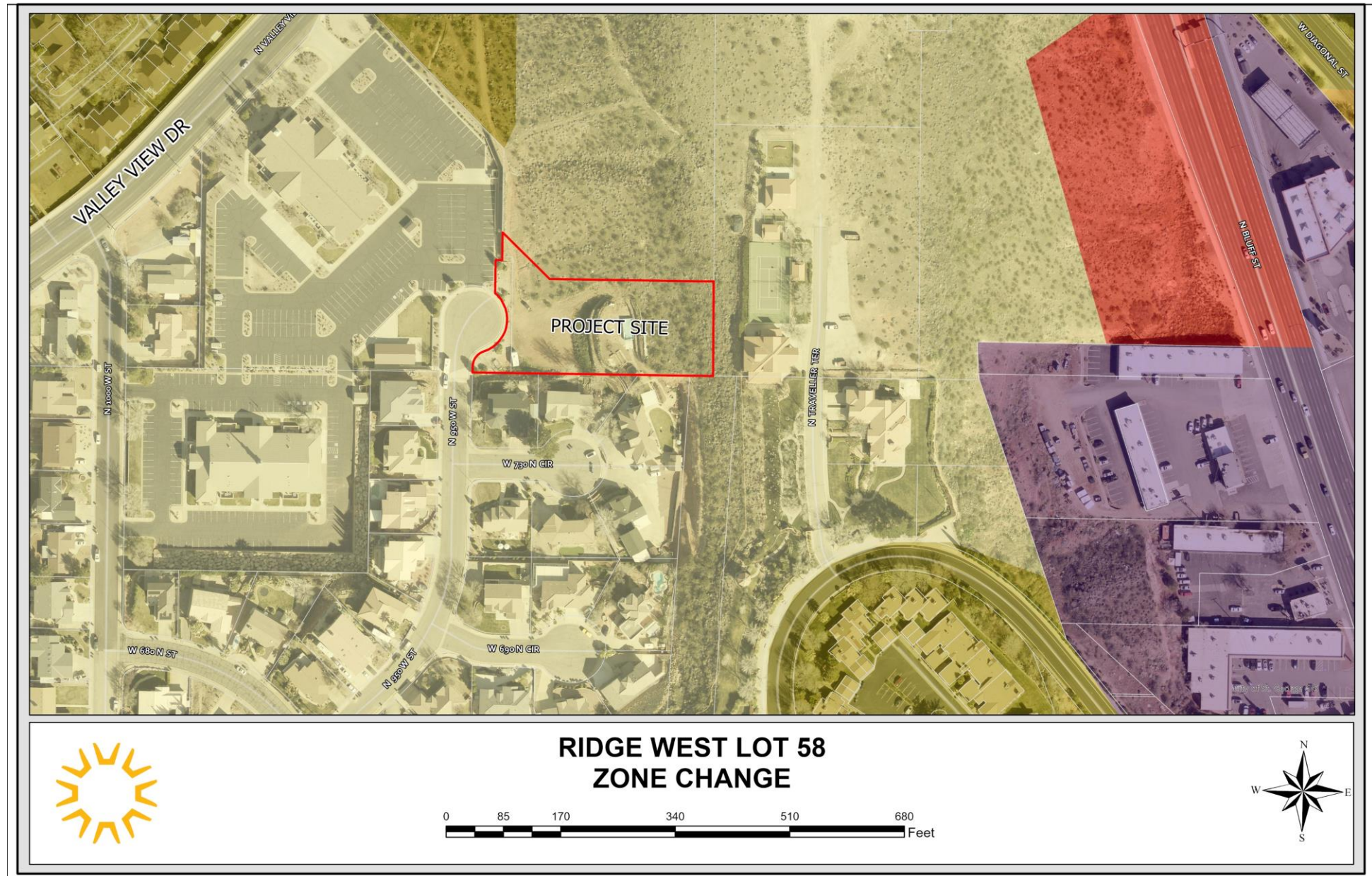


Ridge West Lot 58 Zone Change

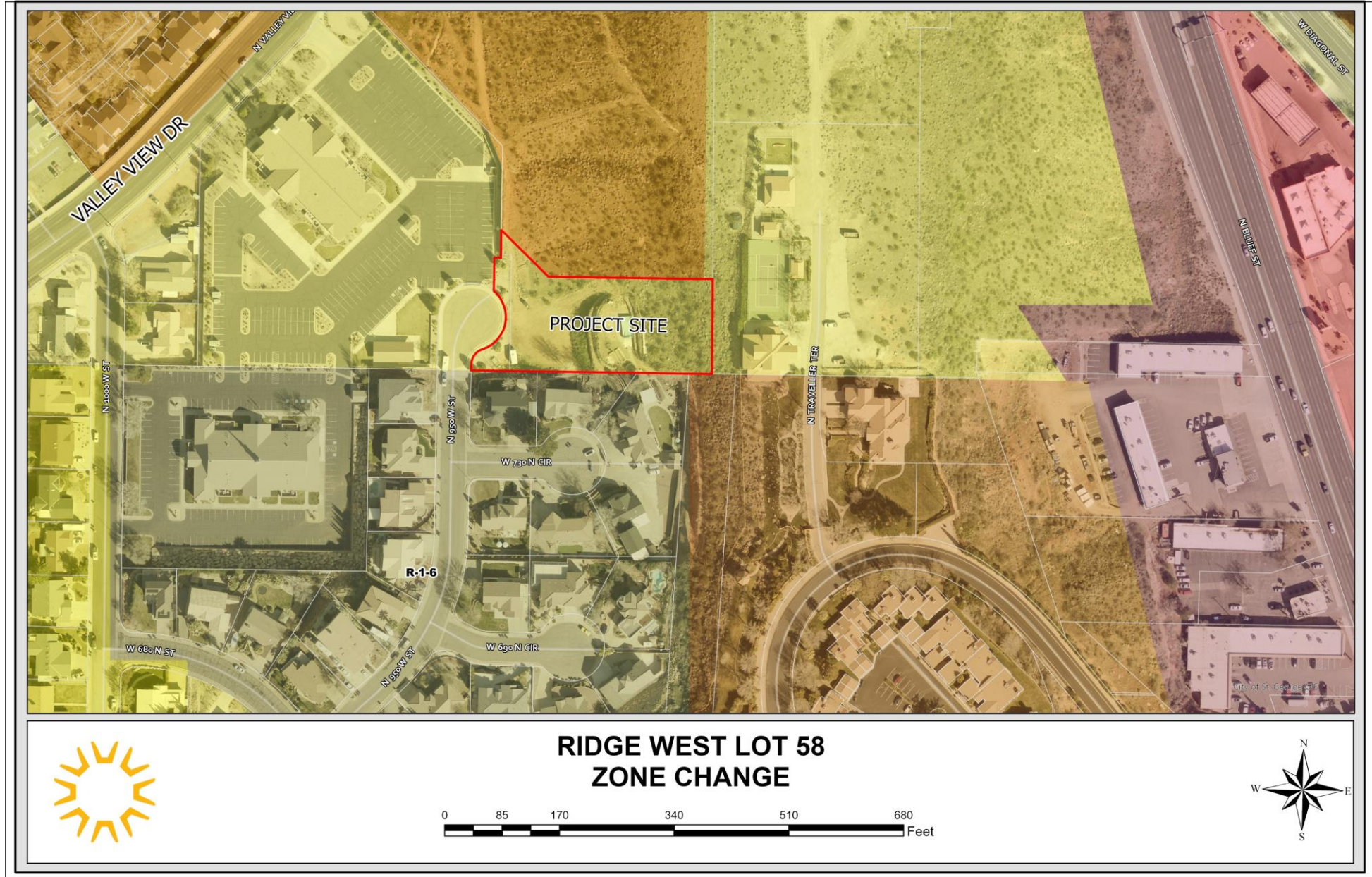
2025-ZC-006

An aerial photograph of a suburban area. A specific lot, labeled "PROJECT SITE", is outlined in red. This lot is situated between N 950 W St and N 620 W St, and between W 750 N Cir and W 650 N Cir. To the west of the project site are residential developments with houses and parking lots. To the east, there's a tennis court and more open land. Further east, a multi-lane highway (W Diagonal St) runs vertically. Various other street names are visible, including Valley View Dr, N 6000 W St, N Traveler Ter, and W 680 N St. At the bottom of the map, there is a title "RIDGE WEST LOT 58 ZONE CHANGE", a graphic scale bar from 0 to 680 feet, and a compass rose indicating North.

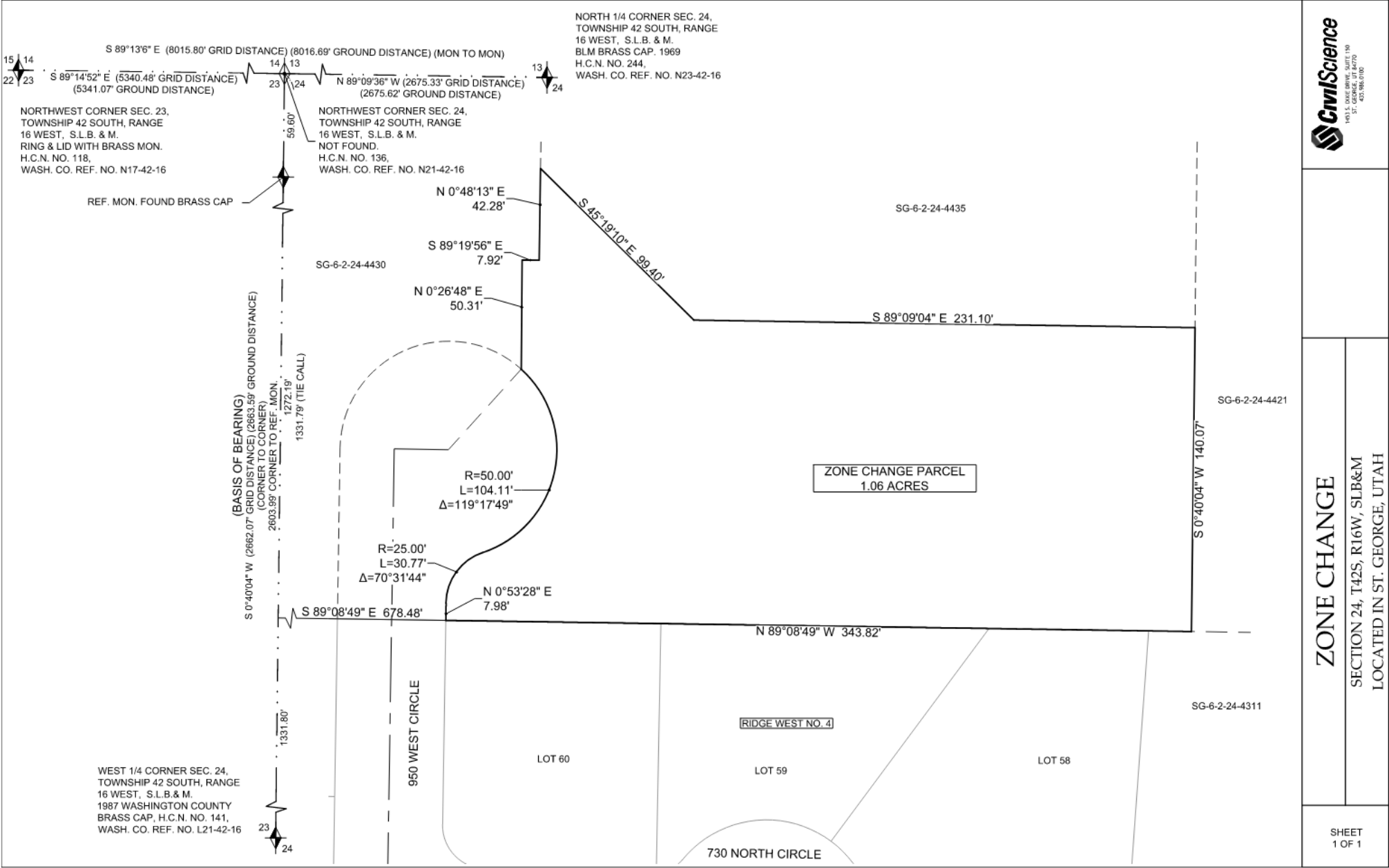
Land Use Map



Zoning Map



Survey



1401 E. 1000 N. SUITE 100
ST. GEORGE, UT 84770
PHONE: 435.886.0100
FAX: 435.886.0100

ZONE CHANGE

SECTION 24, T42S, R16W, SLB&M
LOCATED IN ST. GEORGE, UTAH

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM R-1-10 (SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FEET MINIMUM LOT SIZE) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL 6,000 SQUARE FEET MINIMUM LOT SIZE) ON APPROXIMATELY 1.06 ACRES GENERALLY LOCATED AT THE NORTHERN END OF THE 950 WEST CIRCLE CUL-DE-SAC, NORTH OF 730 NORTH CIRCLE.

(Ridge West Lot 58)

WHEREAS, the property owner has requested a zone change from R-1-10 (Single-Family Residential 10,000 SF minimum lot size) to R-1-6 (Single-Family Residential 6,000 SF minimum lot size) located at the northern end of the 950 West Circle cul-de-sac, north of 730 North Circle; and

WHEREAS, the City Council held a public meeting on this request on April 24, 2025; and

WHEREAS, the Planning Commission held a public hearing on the request on March 25, 2025; and recommended approval with a 4-0 vote; and

WHEREAS, the City Council has determined that the requested amendment to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Adoption. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from R-1-10 (Single-Family Residential 10,000 SF minimum lot size) to R-1-6 (Single-Family Residential 6,000 SF minimum lot size). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon publication and/or posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 24th day of April 2025.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

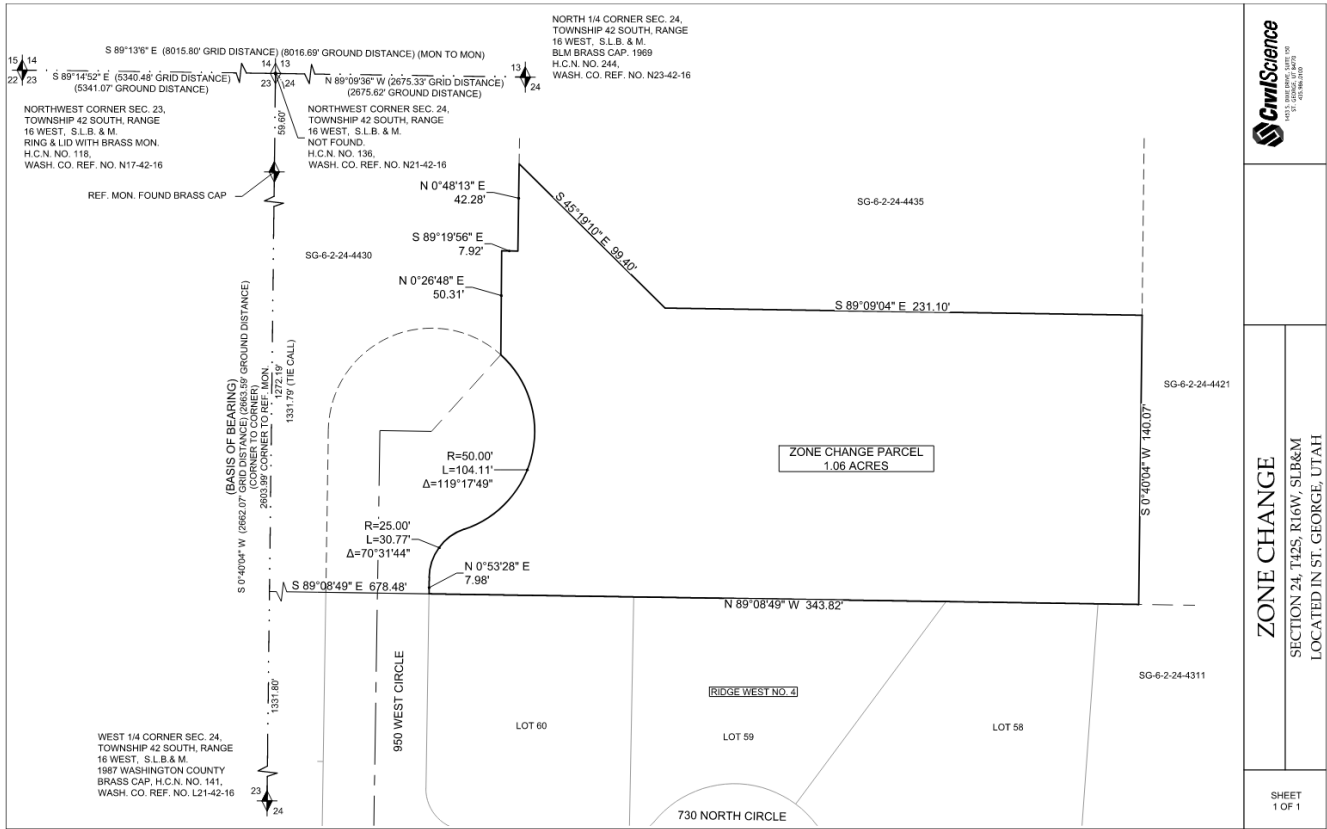
| | |
|----------------------|-------|
| Councilmember Hughes | _____ |
| Councilmember Larkin | _____ |
| Councilmember Larsen | _____ |
| Councilmember Tanner | _____ |
| Councilmember Kemp | _____ |

Exhibit "A" – Legal Description

BEGINNING AT THE SOUTHEAST CORNER OF THE 950 WEST CIRCLE, ROADWAY DEDICATION, DOCUMENT NO. 20120018464, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT BEING S 0°40'04" W 1331.79 FEET ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND S 89°08'49" E 678.48 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) N 0°53'28" E 7.98 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 30.77 FEET THROUGH A CENTRAL ANGLE OF 70°31'44" TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE 104.11 FEET THROUGH A CENTRAL ANGLE OF 119°17'49"; THENCE N 0°26'48" E 50.31 FEET; THENCE S 89°19'56" E 7.92 FEET; THENCE N 0°48'13" E 42.28 FEET; THENCE S 45°19'10" E 99.40 FEET; THENCE S 89°09'04" E 231.10 FEET; THENCE S 0°40'04" W 140.07 FEET; THENCE N 89°08'49" W 343.82 FEET, TO THE POINT OF BEGINNING.

CONTAINS 46,288 SQ FT OR 1.06 ACRES MORE OR LESS

Exhibit "B" – Parcel Exhibit





Agenda Date: 04/24/2025

Agenda Item Number: 07

Subject:

Consider approval of Ordinance No. 2025-026 for a zone change from C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 5.73 acres generally located on the north side of 850 North and west of 2957 East. (Case No. 2025-ZC-007 - St. George Hobby Garages - Mill Creek Commercial Center Lot 1-D)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: Bob Hermandson, Bush & Gudgeon, Inc.

Reference Number: 2025-ZC-007

Address/Location:

The property is generally located on the north side of 850 North and west of 2957 East (behind Sportsman's Warehouse).

Item History (background/project status/public process):

In 2000 a commercial subdivision known as Mill Creek Commercial Center was approved which included this property. Grading and building projects have been completed in close proximity to this lot for projects such as Costco (2000), Sportsman's Warehouse (2005), Millcreek Multi-tenant Commercial Center (2006), and Tai Pan (now C-A-L Ranch, 2007).

Staff Narrative (need/purpose):

This application, if approved, would change the zoning on the property from C-3 to PD-C. The purpose of the change is so that the applicant can ask for hobby garages, which are only allowed in the PD-C zone. Approval of the zone change would allow for 76 hobby garage units in 8 buildings. There is a common clubhouse associated with the project proposed along with the garage units. It is the only use being sought on the subject property. The PD-C zone is compliant with the General Plan which calls for Commercial (COM) in the general area.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On March 25, 2025, the Planning Commission held a public hearing for the request and recommends approval of the application for a zone change from C-3 (General Commercial) to PD-C (Planned Development Commercial) in order to allow for hobby garages to be constructed with the following condition: 1. That the applicant utilize the vertical variations and finishes instead of the horizontal variations and finishes for building elevations fronting 850 North.



PLANNING COMMISSION AGENDA REPORT: 03/25/2025

CITY COUNCIL AGENDA REPORT: 04/24/2025

| St George Hobby Garages Mill Creek Commercial Center Lot 1-D Zone Change (Case No. 2025-ZC-007) | | |
|--|---|---|
| Request: | Consider changing the zone on the property from C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 5.73 acres, for the purpose of constructing 76 hobby garage units in 8 buildings and 1 clubhouse. The project will be known as St George Hobby Garages Mill Creek Commercial Center Lot 1-D. | |
| Applicant: | Bob Hermandson, Bush & Gudgell, Inc. | |
| Location: | The property is generally located on the north side of 850 North and west of 2957 East. | |
| General Plan: | COM (Commercial) | |
| Existing Zoning: | C-3 (General Commercial) | |
| Surrounding Zoning: | North | C-2 (Service Commercial, Washington City) |
| | South | C-3 (General Commercial) |
| | East | C-3 (General Commercial) |
| | West | C-3 (General Commercial) |
| Land Area: | Approximately 5.73 acres | |



BACKGROUND:

In 2000 a commercial subdivision known as Mill Creek Commercial Center was approved which included this property. Grading and building projects have been completed in close proximity to this lot for projects such as Costco (2000), Sportsman's Warehouse (2005), Millcreek Multi-tenant Commercial Center (2006), and Tai Pan (now C-A-L Ranch, 2007).

This application, if approved, would change the zoning on the property from C-3 to PD-C. The purpose of the change is so that the applicant can ask for hobby garages, which are only allowed in the PD-C zone. Approval of the zone change would allow for 76 hobby garage units in 8 buildings. There is a common clubhouse associated with the project proposed along with the garage units. It is the only use being sought on the subject property. The PD-C zone is compliant with the General Plan which calls for Commercial (COM) in the general area.

Please see the zoning requirement details below for site details:

| Zoning Requirements | | | |
|-----------------------------|----------------|---|--|
| Regulation | Section Number | Proposal | Staff Comments |
| Setbacks | 10-8D-6 | East (Side): 10' West (Side): 10' South (Front): 20' North (Rear): 20' | The required setbacks are: Front/ Street Side: 20' Side/ Rear: 10' and 10' |
| Uses | 10-8D-1 | Hobby Garages | The proposed use is being requested with the PD-C zone. It is an approved use in the commercial zones which the applicant selects from. |
| Height and Elevation | 10-17A-18-F | <u>Code Standard</u> 25' <u>Project Maximum Elevation</u> 20' | The maximum elevation allowed for hobby garages is 25'. This project shows a maximum elevation of 20'. |
| Landscape Plan | 10-17A-18-H | A conceptual landscape plan has been included. | The plans show a landscape strip along the public rights-of-way that will meet 15' as required by city code, along with landscaping in the parking area. Street trees will be required to be at least 30' on center along 850 North. |

| | | | |
|--|-------------|--|--|
| Utilities | 10-8D-2 | Conceptual Utility Plan has been included. | All utilities will be determined and designed during the JUC process. Staff will ensure this is completed during the site plan approval process. Preliminary utility discussion has already occurred at a pre-application meeting. |
| Signs | 10-8D-2 | Signage has not been proposed at this point. | Any signs will need to meet the sign regulations found in Title 9-13. |
| Lighting | 10-17A-18-I | None shown | The photometric plans will be determined and designed during the site plan process. Staff will ensure these plans meet the current city code. |
| Lot Coverage | 10-8D-6 | The proposed buildings cover approx. 41% of the lot. | The PD-C zone allows building coverage up to 50%. |
| Solid Waste | 10-8D-6 | This development shows the solid waste location. | The solid waste location is proposed to be screened with walls and gates. |
| Buffer Protection of Residential Property | 10-8D-6 | N/A | N/A |
| Parking | 10-19-5 | 159 Spaces required 167 spaces provided | Required: 2/unit (152) and 1 per 250 square feet of clubhouse (7) totaling 159 spaces. Provided: 2/unit (152) and 15 for clubhouse totaling 167 spaces. |
| EVCS And Bike Parking | 10-19-6 | None shown | They will be required to have conduit to one parking space for a future EVCS and a bike rack that holds at least two bikes. |

RECOMMENDATION:

On March 25, 2025, the Planning Commission held a public hearing for the request and recommends approval of the application for a zone change from C-3 (General Commercial) to PD-C (Planned Development Commercial) in order to allow for hobby garages to be constructed with the following condition:

1. That the applicant utilize the vertical variations and finishes instead of the horizontal variations and finishes for building elevations fronting 850 North.

ALTERNATIVES:

1. Approve as presented.
2. Approve with additional conditions.
3. Deny the request.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

"I move that we approve the zone change for the St George Hobby Garages as presented, case no. 2025-ZC-007, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted uses found in the Planned Development Commercial zones.
2. The proposed project meets the Planned Development Commercial general requirements found in Section 10-8D-2 and the permitted with standards requirements found in section 10-17A-18.
3. The height of the proposed hobby garages are in harmony with other structures in the general vicinity.
4. The property will be served by approved sources and facilities for culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.

Exhibit A

Applicant's Narrative



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

February 20, 2025

RE: PD Zone Change Application – St George Hobby Garages

Dear Council / Commission members,

With this Planned Development Zone Change request, the applicant desires to provide the detailed information regarding the development of 5.73 acres of land (Parcel # SG-MCCC-1-D-1). Currently, the land is owned by White Hills LC. As the site plan shows, the project will include a total of 76 hobby garage units in eight (8) buildings. We feel that this development will be in great harmony with the adjacent property and the commercial district in general. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Rick Meyer, PE
Bush and Gudgell

Exhibit B

PowerPoint Presentation

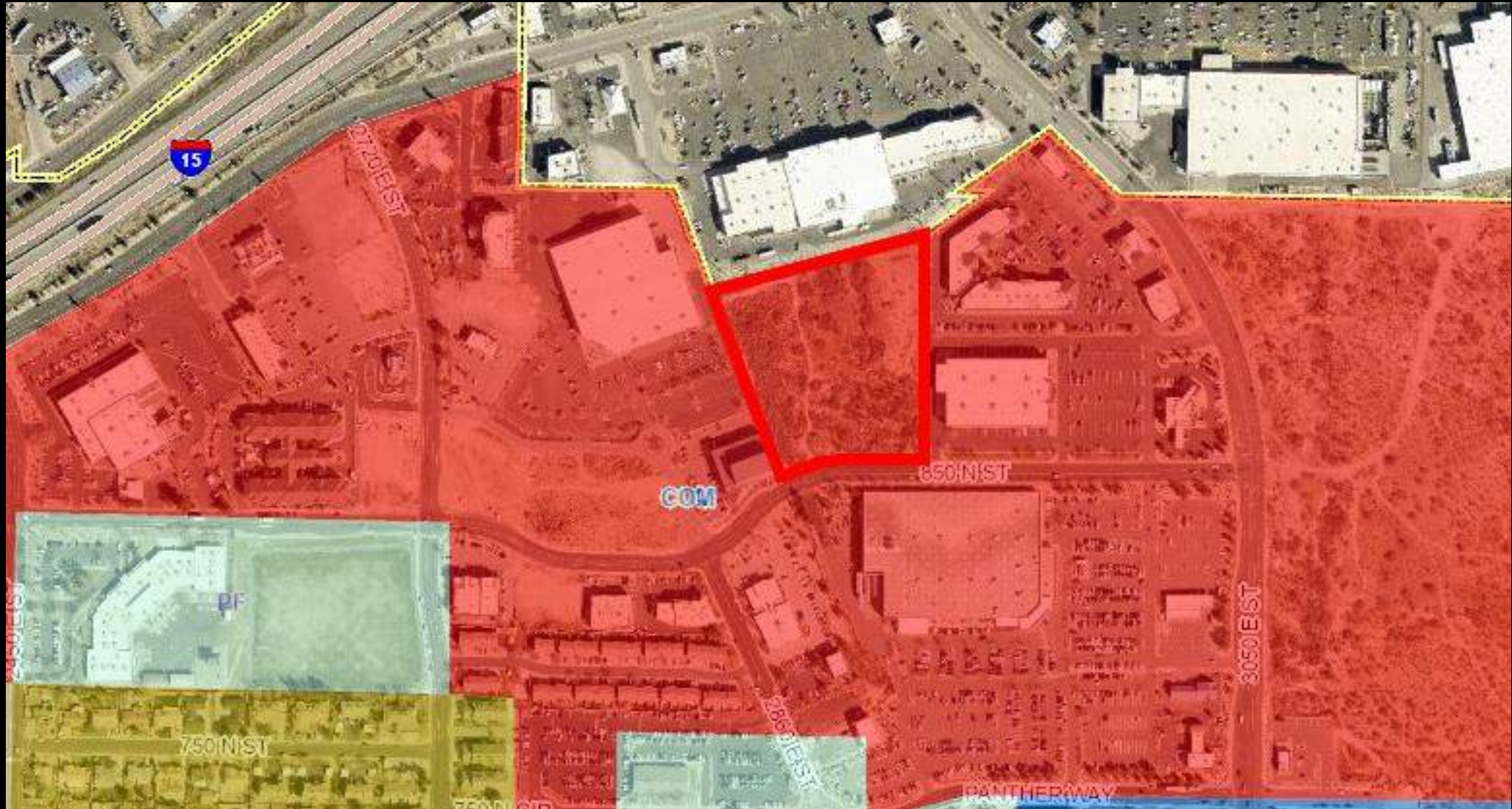
St George Hobby Garages

2025-ZC-007

Aerial Map



Land Use Map



Zoning Map



29' PRIVATE STREET SECTION

PROJECT INFORMATION

| | |
|-------------------------|--------------------------|
| CURRENT ZONING | D-5 |
| PROPOSED ZONING | PUD-C |
| SITE AREA | 26,449 SQ. FT. (0.71 AC) |
| HOBBY GARAGES | 100,867 SQ. FT. (45.4%) |
| CLUBHOUSE | 1,983 SQ. FT. (0.8%) |
| TOTAL BUILDING COVERAGE | 102,850 SQ. FT. (46.2%) |
| LANDSCAPING | 47,219 SQ. FT. (19%) |
| PARKING | 75 STALLS (1.8%) |

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING FENCING
- EXISTING OVER-HEAD POWER
- EXISTING SEWER
- EXISTING WATER
- STOP / STREET SIGN
- END OF ROAD MARKERS
- DRAINAGE FLOW DIRECTION
- SECTIONAL ELEVATION
- TYPE, LOCATION, ETC AS NOTED IN PLAT
- LANDSCAPE AREAS
- SEE LANDSCAPE PLAN
- PROPOSED ASPHALT
- PROPOSED CONCRETE

KEY NOTES

- PROJECT BOUNDARY
- PROPOSED ASPHALT
- PROPOSED 2' MOUNTAIN CURB & GUTTER
- PROPOSED TRASH ENCLOSURE
- PROPOSED 2' SIDEWALK
- ADA RAMP
- PROPOSED RV DUMP AND FILL STATION
- FRONTAGE IMPROVEMENTS ALONG 850 NORTH WILL BE COMPLETED WITH THIS PROJECT
- EXISTING RETAINING WALL
- GATES ACCESS
- ACCESS PEDESTAL ISLAND
- GATED FIRE ACCESS WITH REMOVABLE LOCK
- CHAIN LINK FENCING
- HB-30.7 CURB & GUTTER PER CITY STD DWG 100
- CURB TRANSITION

INSET PLAN - DUMP AND FILL STATION

OWNER / DEVELOPER
BLUE TERNIA DEVELOPMENT
P.O. BOX 1000
254-01-2000
PULASKI@TERRIA.COM

ENGINEERING CONTACT
BUSH & GUDGELL, INC.
200 EAST TANNERVILLE AVE
ST GEORGE, UT 84770
RICK MERTON
(801) 772-2307

GRAPHIC SCALE
1" = 30' FT
1" = 60' FT

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite 84
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

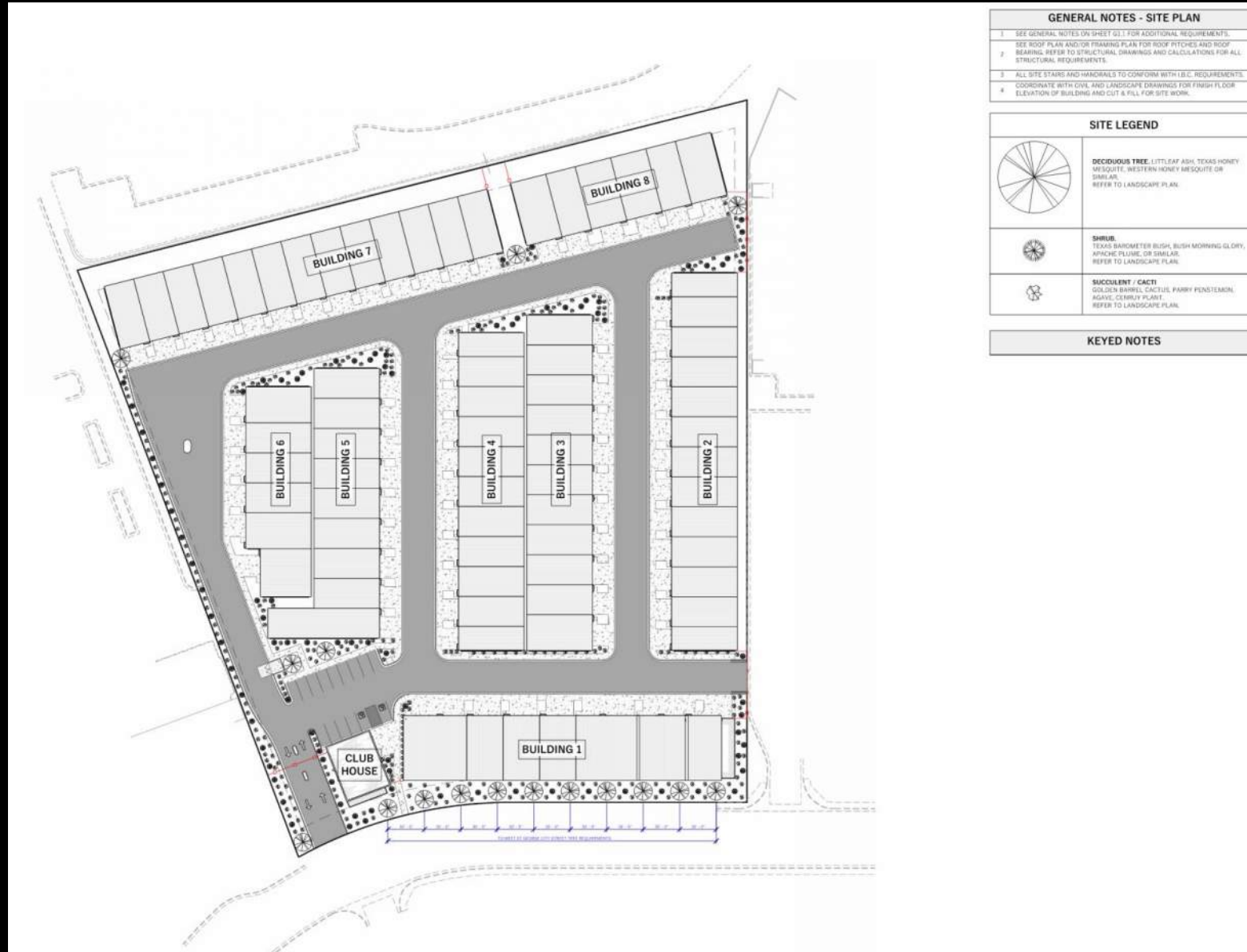


DATE: MAY 2018
 WORKSHEET
 NAME: _____
 CLASS: _____

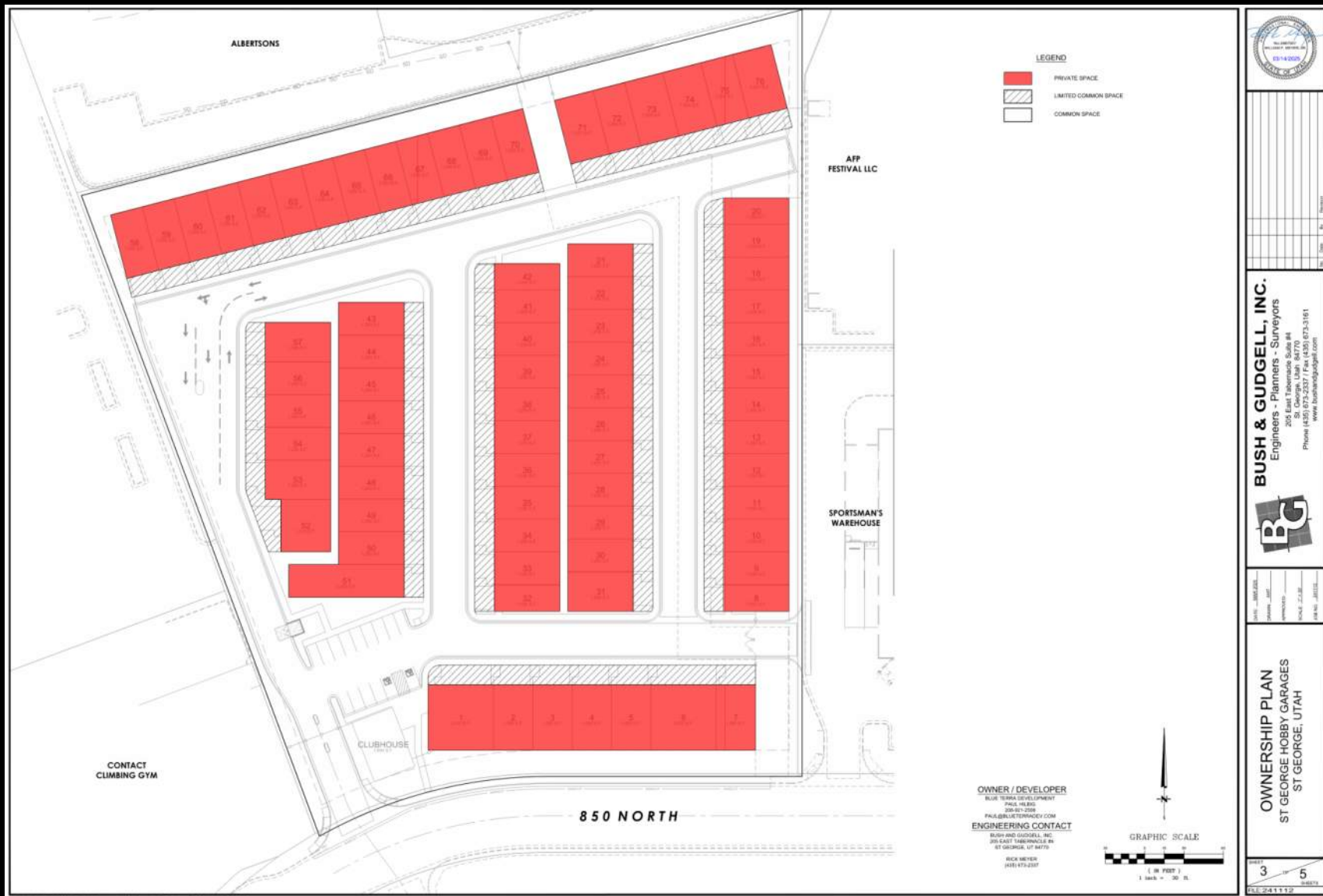
SITE PLAN
ST GEORGE HOBBY GARAGES
ST GEORGE, UTAH

2 5
FEE 241112

Landscape Plan



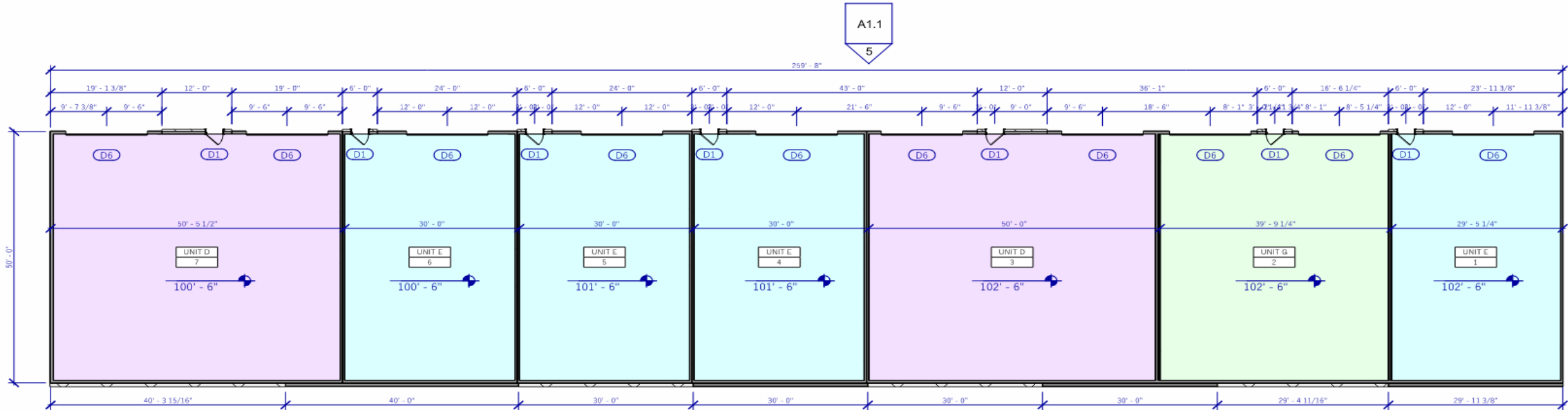
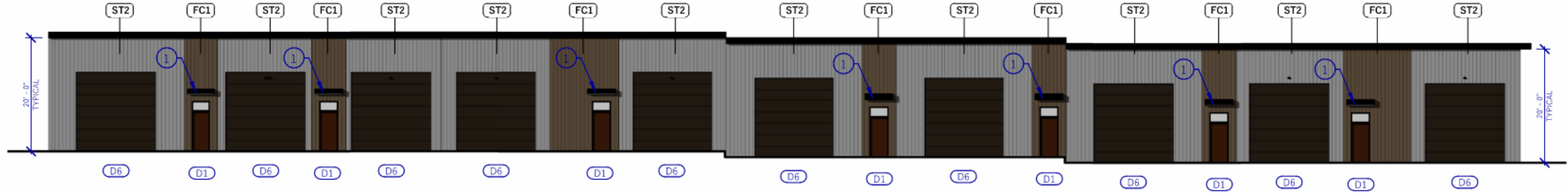
Ownership Plan



Clubhouse Elevations

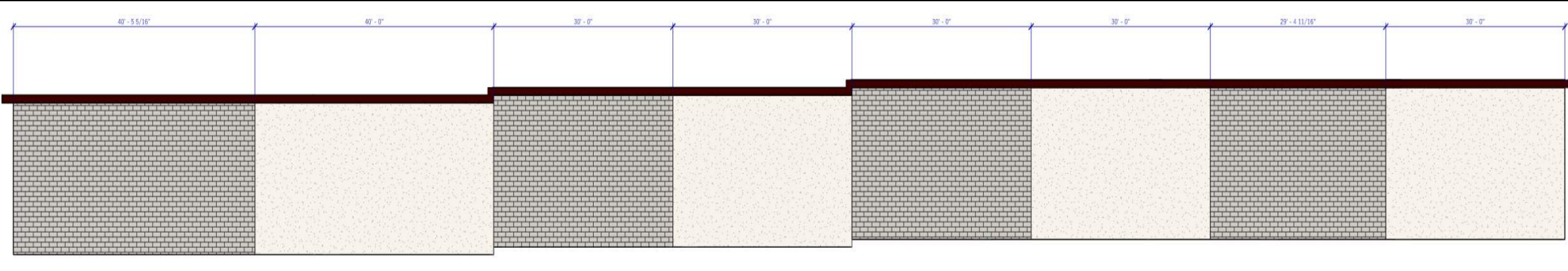


Building 1 Elevations

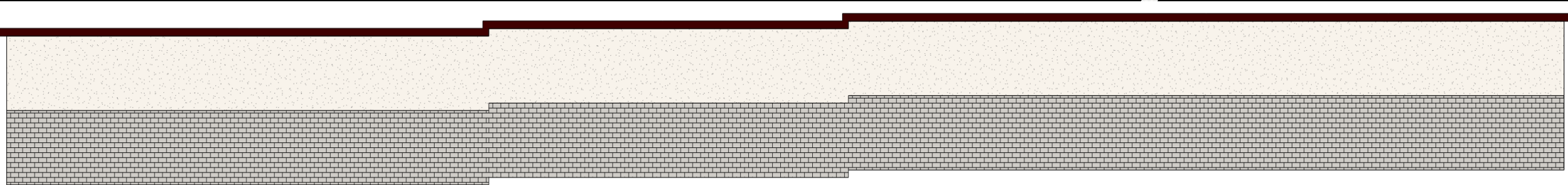


Building Elevations Fronting 850 N

Option 1 (Planning Commission's choice and condition)



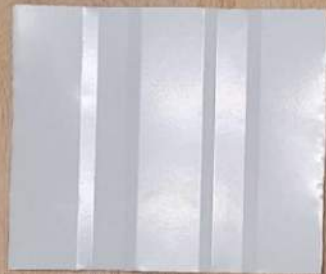
Option 2 (more economical)



Materials Boards

St. George Hobby Garages

2925 East 850 North Street
St. George, UT 84790



Corrugated Metal



Stucco



Decorative Brick



Color Palette



Storefront Window

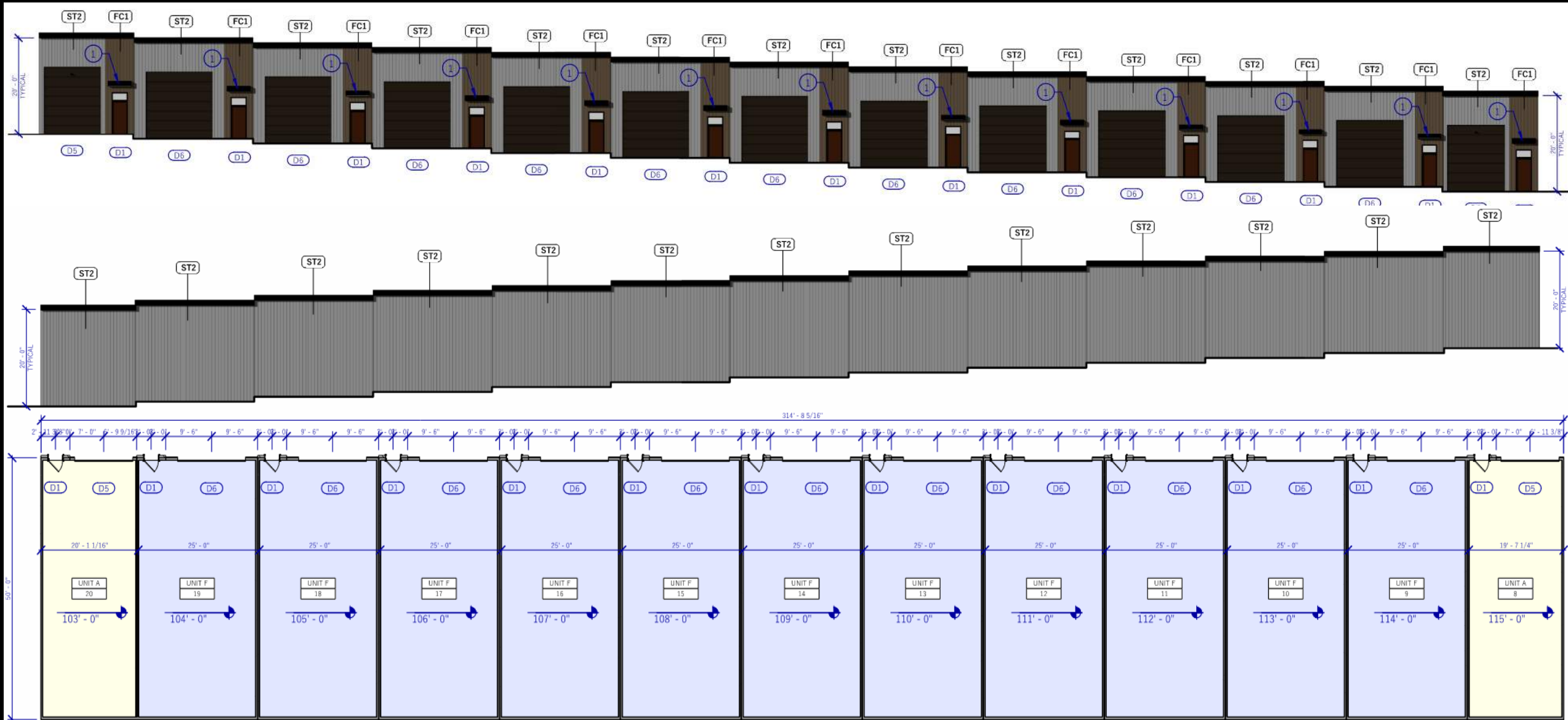


Fascia & Trim

EXTERIOR MATERIAL LEGEND

| IMAGE | TAG | DESCRIPTION |
|---|-----|---|
|  | | SPLIT FACE CMU OR STONE CREAM GRAY |
|  | | VERTICAL METAL SIDING WHITE DOVE / SWISS COFFEE PAINT |
|  | | STUCCO COLOR: CREAM |
|  | | METAL FASCIA COLOR: DARK CORTEN STEEL AESTHETIC |

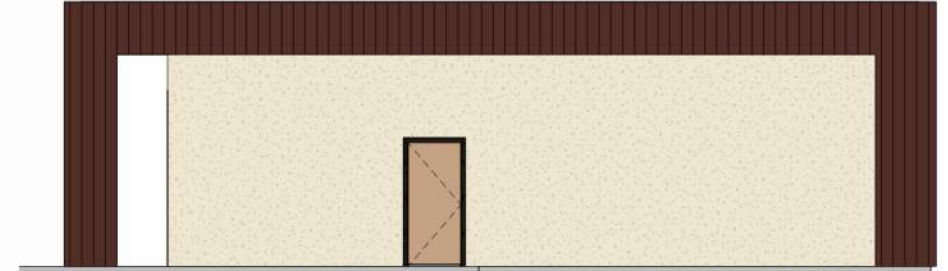
Building 2 Elevations



Clubhouse Rendering



PERSPECTIVE 1

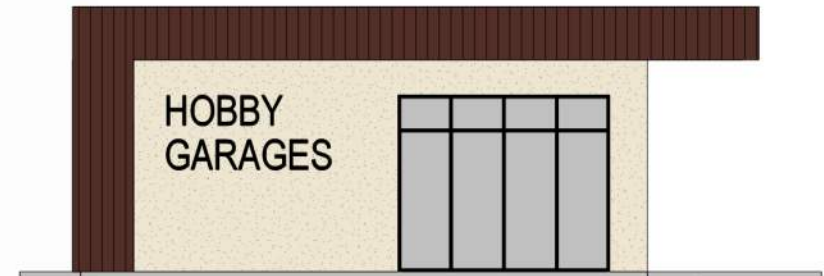


WEST ELEVATION

1/4" = 1'-0"



PERSPECTIVE 2



SOUTH ELEVATION

1/4" = 1'-0"

Renderings



Renderings



Rendering Fronting 850 N



Renderings



Renderings



Recommendation

On March 25, 2025, the Planning Commission held a public hearing on the proposed zone change and recommended approval with a 4-0 vote with the following condition:

1. That the applicant utilize the vertical variations and finishes instead of the horizontal for building elevations fronting 850 N.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM C-3 (GENERAL COMMERCIAL) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 5.73 ACRES GENERALLY LOCATED ON THE NORTH SIDE OF 850 NORTH AND WEST OF 2957 EAST FOR THE PURPOSE OF CONSTRUCTING HOBBY GARAGES WITH CONDITIONS FROM THE PLANNING COMMISSION. CASE NO. 2025-ZC-007

(ST GEORGE HOBBY GARAGES - MILL CREEK COMMERCIAL CENTER LOT 1-D)

WHEREAS, the property owner has requested a zone change from C-3 (General Commercial) to PD-C (Planned Development Commercial) on approximately 5.73 acres located on the north side of 850 North and west of 2957 East for the purpose of building hobby garages; and

WHEREAS, the Planning Commission held a public hearing on the request on March 25, 2025, and recommended approval with a 4-0 vote with the following condition:

1. That the applicant utilize the vertical variations and finishes instead of the horizontal for building elevations fronting 850 North.

WHEREAS, the City Council has determined that the requested amendment to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Adoption. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from C-3 (General Commercial) to PD-C (Planned Development Commercial). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B", and a site plan, incorporated herein as Exhibit "C". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved within one year of the adoption of this ordinance, this ordinance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 24th day of April 2025.

ST. GEORGE CITY:

Michele Randall, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

| | |
|----------------------|-------|
| Councilmember Hughes | _____ |
| Councilmember Larkin | _____ |
| Councilmember Larsen | _____ |
| Councilmember Tanner | _____ |
| Councilmember Kemp | _____ |

Exhibit “A” – Legal Description

Legal Description:

MILL CREEK COMMERCIAL CENTER 3RD AMD & EXT (SG) Lot: 1-D ALSO: BEGINNING AT A POINT S. 20°23'47" E. 472.97 FT. ALONG THE WESTERLY LINE FROM THE NORTHWEST CORNER OF LOT 1-D, MILL CREEK COMMERCIAL CENTER 2ND AMENDED, A COMMERCIAL SUBDIVISION LOCATED IN A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 190.97 FT.; THENCE SOUTHWESTERLY 181.88 FT ALONG THE ARC OF A 354.94 FT. RADIUS CURVE TO THE LEFT, NOTE: CHORD TO SAID CURVE BEARS S. 75°19'15" W. FOR A DISTANCE OF 179.89 FT. TO THE WESTERLY LINE OF SAID MILL CREEK COMMERCIAL CENTER 2ND AMENDED; THENCE N. 20°23'47" W. 48.63 FT. ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

Exhibit “B” – Parcel Exhibit



Exhibit "C" - Site Plan



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 www.bushandgudgell.com

SITE PLAN
 ST GEORGE HOBBY GARAGES
 ST GEORGE, UTAH

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