IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-656-2286
www.ivins.com

IVINS CITY
SEP 17 2019
PAID

Rec'd By:	KRC
Filing Fee:	$ 1015.00
Receipt #:	326327
Date:	
Code: 402	

CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: **With Site Plan** **$1,000** **Mailing Fee: $.75 per mailing labels**
Without Site Plan **$ 600**

RAD Properties, LLC	Sam Patel / Dixie Proeprty Management, LLC
Owner of Record	Agent of property owner
103 South Docena Drive	581 East Saint George Blvd
Address	Address
Ivins, UT 84738	Saint George, UT 84770
City, State Zip	City, State Zip
623-764-6589	435-215-3130 435-868-4510
Phone – Fax	Phone Fax
Gas Station and Retail	
Proposed Use	Project/Property Address
	2.50
Tax ID# I-6-1-33-331	Zone Acreage

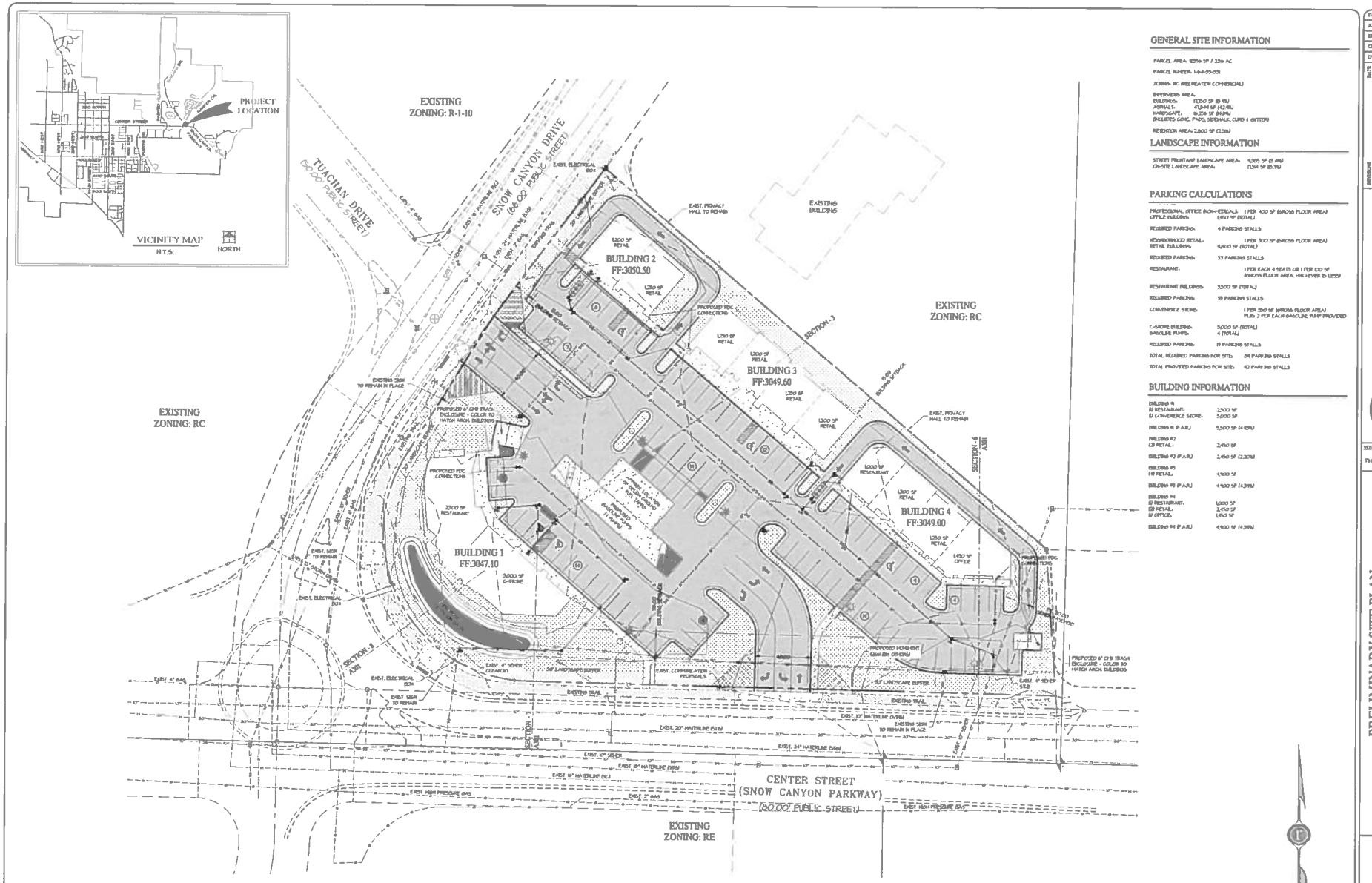
Signature of applicant — Date: 09/04/2019

Signature of property owner — Date

☐ Date Received

☐ Application is complete

Signature of Building and Zoning Administrator — Date: 9-17-19



GENERAL SITE INFORMATION

PARCEL AREA: 6.54± SF / 2.5± AC

PARCEL NUMBER: 1-H-1-33-2TA

ZONING: RC (RECREATION COMMERCIAL)

IMPERVIOUS AREA:
BUILDINGS: 11,150 SF (5.4%)
ASPHALT: 47,849 SF (42.4%)
HARDSCAPE: 18,256 SF (8.4%)
(INCLUDES CONC. PADS, SIDEWALK, CURB & GUTTER)

RETENTION AREA: 2,800 SF (1.2%)

LANDSCAPE INFORMATION

STREET FRONTAGE LANDSCAPE AREA: 4,385 SF (3.4%)
ON-SITE LANDSCAPE AREA: 11,134 SF (5.1%)

PARKING CALCULATIONS

PROFESSIONAL OFFICE (NON-MEDICAL): 1 PER 400 SF GROSS FLOOR AREA
OFFICE (MEDICAL): 1,450 SF (TOTAL)

REQUIRED PARKING: 4 PARKING STALLS

NEIGHBORHOOD RETAIL: 1 PER 300 SF GROSS FLOOR AREA
RETAIL BUILDINGS: 12,800 SF (TOTAL)

REQUIRED PARKING: 33 PARKING STALLS

RESTAURANT: 1 PER EACH 4 SEATS OR 1 PER 100 SF GROSS FLOOR AREA, WHICHEVER IS LESS

RESTAURANT BUILDINGS: 3,300 SF (TOTAL)

REQUIRED PARKING: 39 PARKING STALLS

CONVENIENCE STORE: 1 PER 250 SF GROSS FLOOR AREA PLUS 2 PER EACH GASOLINE PUMP PROVIDED

C-STORE BUILDING: 5,000 SF (TOTAL)
GASOLINE PUMPS: 4 (TOTAL)

REQUIRED PARKING: 17 PARKING STALLS

TOTAL REQUIRED PARKING FOR SITE: 84 PARKING STALLS

TOTAL PROVIDED PARKING FOR SITE: 92 PARKING STALLS

BUILDING INFORMATION

BUILDING #1
(1) RESTAURANT: 2,300 SF
(1) CONVENIENCE STORE: 5,000 SF

BUILDING #1 (F.A.R.): 5,300 SF (4.93%)

BUILDING #2
(2) RETAIL: 2,450 SF

BUILDING #2 (F.A.R.): 2,450 SF (2.30%)

BUILDING #3
(4) RETAIL: 4,900 SF

BUILDING #3 (F.A.R.): 4,900 SF (4.59%)

BUILDING #4
(1) RESTAURANT: 1,000 SF
(2) RETAIL: 2,450 SF
(1) OFFICE: 1,450 SF

BUILDING #4 (F.A.R.): 4,900 SF (4.59%)

DEVELOPER	OWNER	PROJECT LOCATION	PROJECT ENGINEER
THE DEVELOPER FOR THIS PROJECT IS DIXIE PROPERTY MANAGEMENT, LLC 561 EAST SAINT GEORGE BLVD. ST. GEORGE, UTAH (435) 215-3930 CONTACT: SAM PATEL	THE OWNER FOR THIS PROJECT IS RAD PROPERTIES LLC 103 S. DOGEHA DRIVE IVINS, UTAH	THE PROJECT IS LOCATED AT: CENTER STREET & SNOW CANYON DR. IVINS, UTAH	THE ENGINEER FOR THIS PROJECT IS: ROSENBERG ASSOCIATES MICHAEL ROBINSON 852 EAST RIVERSIDE DRIVE, SUITE A2 ST. GEORGE, UTAH 84790 (435) 673-8586

DATE: 12/06/2024
JOB NO.: 852-M
DESIGNED BY: PHD
CHECKED BY: MSR
DWG.: PRELIM SITE

DATE | REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

852 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8997
www.rosnbrg.com

PRELIMINARY SITE PLAN FOR CANYON CROSSING

IVINS, UTAH

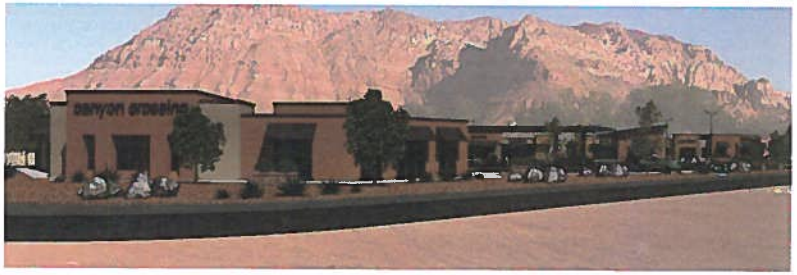
SHEET 1

1 OF 1 SHEETS

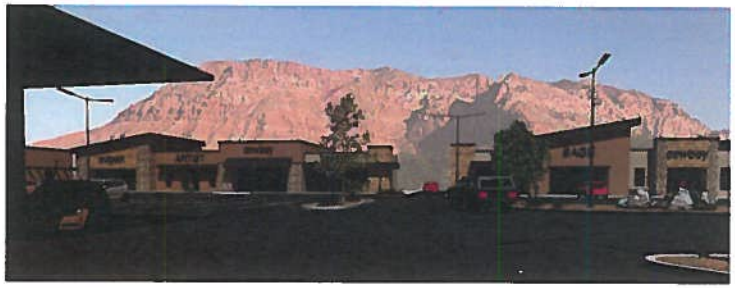
CANYON CROSSING

IVINS, UTAH











G.H.TURNER DESIGN
GREG TURNER
435.229.9706
ghturnerdesign@gmail.com

CANYON CROSSING

Project Number 19078

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for conforming and coordinating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

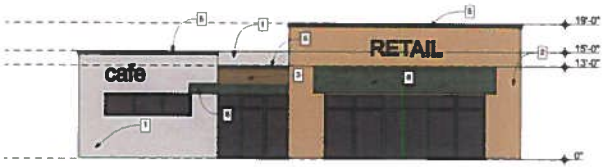
© GH TURNER DESIGN

ISSUED

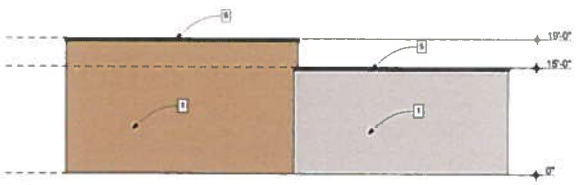
Cover Sheet

A001

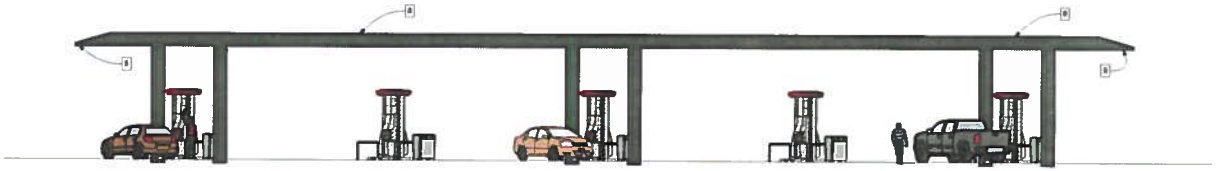
BUILDING 2



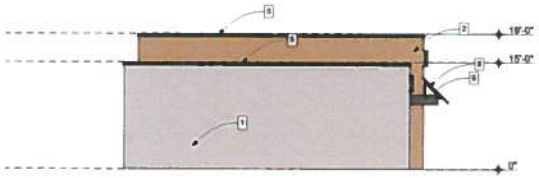
1 A201 ELEVATION
SCALE: 1/8" = 1'-0"



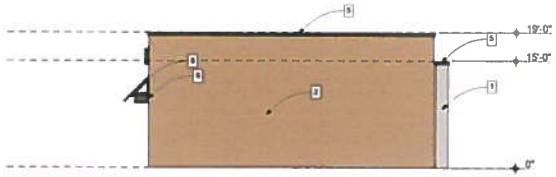
2 A201 ELEVATION
SCALE: 1/8" = 1'-0"



5 A201 GAS CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



3 A201 ELEVATION
SCALE: 1/8" = 1'-0"



4 A201 ELEVATION
SCALE: 1/8" = 1'-0"

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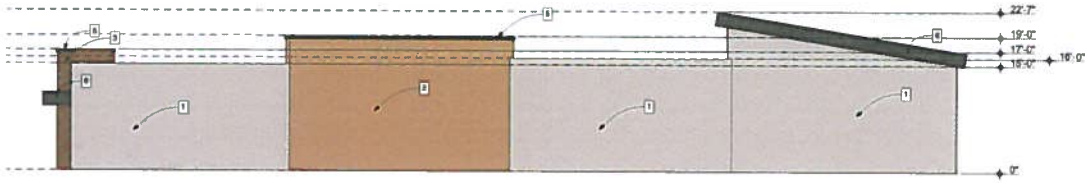
Elevations

A201

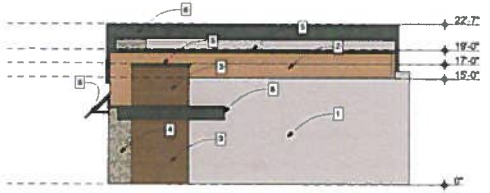
BUILDING 3



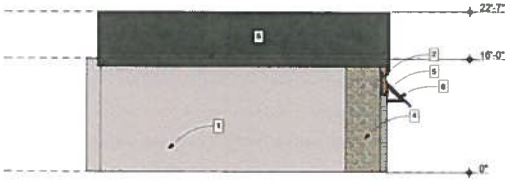
1 A202 ELEVATION
SCALE: 1/8" = 1'-0"



2 A202 ELEVATION
SCALE: 1/8" = 1'-0"



4 A202 ELEVATION
SCALE: 1/8" = 1'-0"



3 A202 ELEVATION
SCALE: 1/8" = 1'-0"

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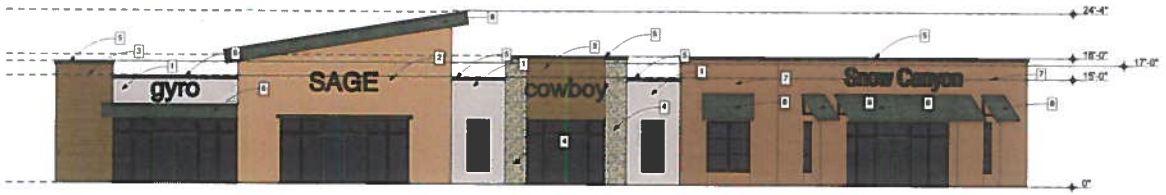
© GH TURNER DESIGN

ISSUED:

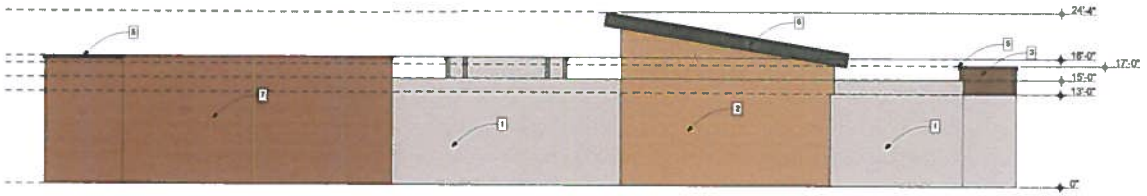
Elevations

A202

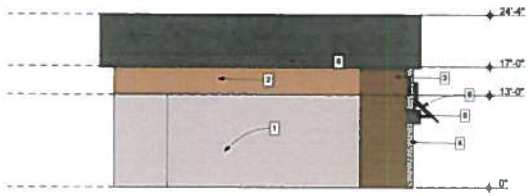
BUILDING 4



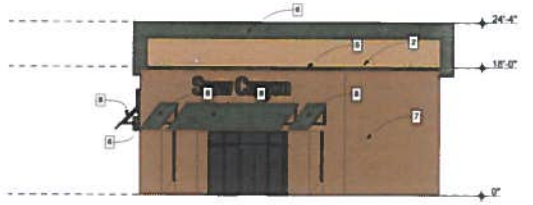
1 A203 ELEVATION
SCALE: 1/8" = 1'-0"



2 A203 ELEVATION
SCALE: 1/8" = 1'-0"



3 A203 ELEVATION
SCALE: 1/8" = 1'-0"



4 A203 ELEVATION
SCALE: 1/8" = 1'-0"

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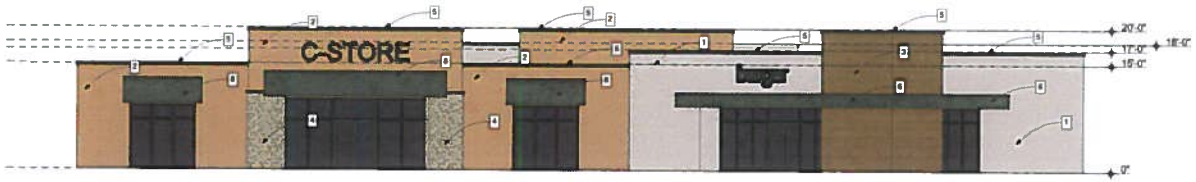
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ISSUED

Elevations

A203

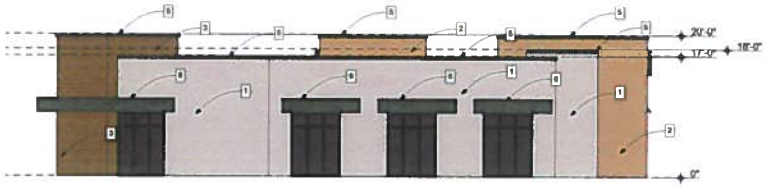
BUILDING 1



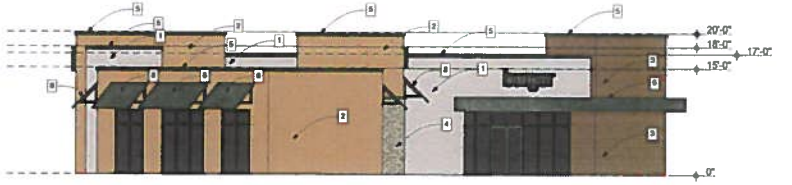
1 A204 ELEVATION
SCALE: 1/8" = 1'-0"



2 A204 ELEVATION
SCALE: 1/8" = 1'-0"



3 A204 ELEVATION
SCALE: 1/8" = 1'-0"



4 A204 ELEVATION
SCALE: 1/8" = 1'-0"

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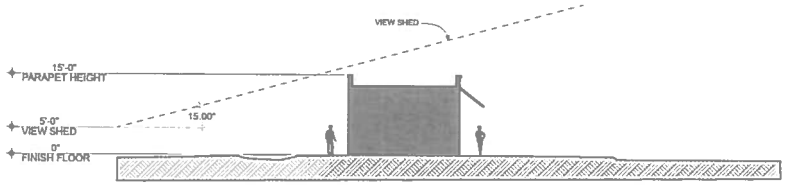
The General Contractor is responsible for conforming and checking dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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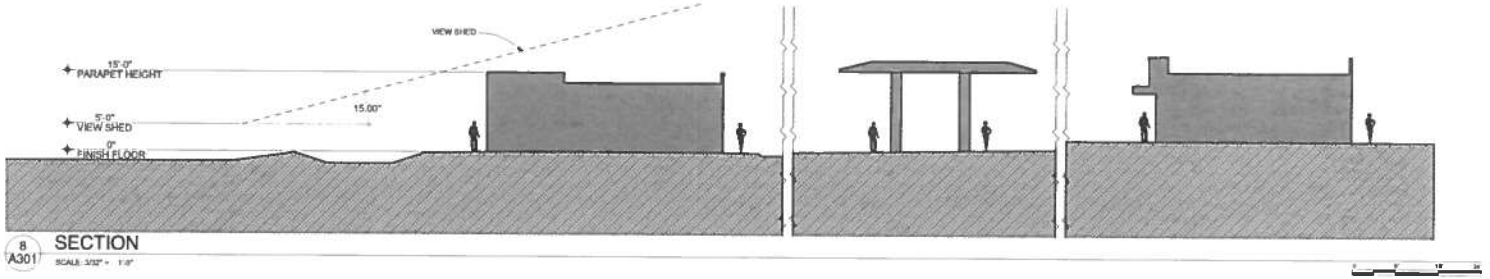
Elevations

A204



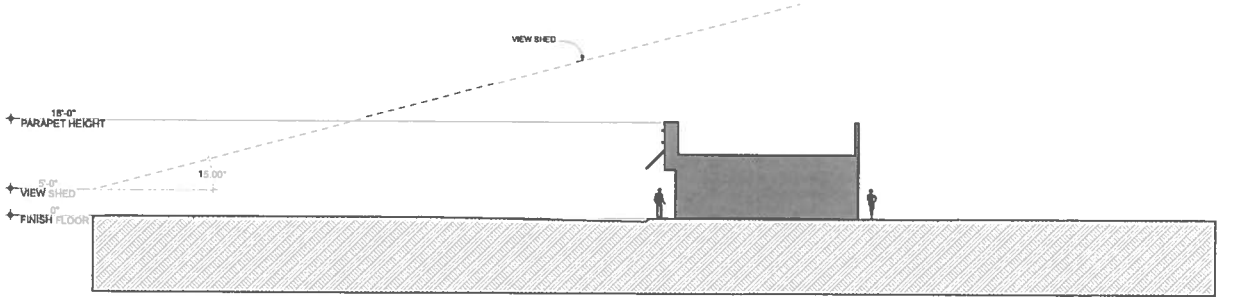
7 A301 SECTION

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



8 A301 SECTION

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



6 A301 SECTION

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

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ISSUED:

Sections

A301



landeight.
PROFESSIONAL LANDSCAPE ARCHITECT & PLANNER
bronson.tatton@gmail.com
c. 435.218.5656
234 North 160 East
Vineyard | Utah | 84059

preliminary plans not for construction
10/10/2019
call 811 or visit www.bluestakes.org before you dig to have all utilities located and marked

CANYON CROSSING

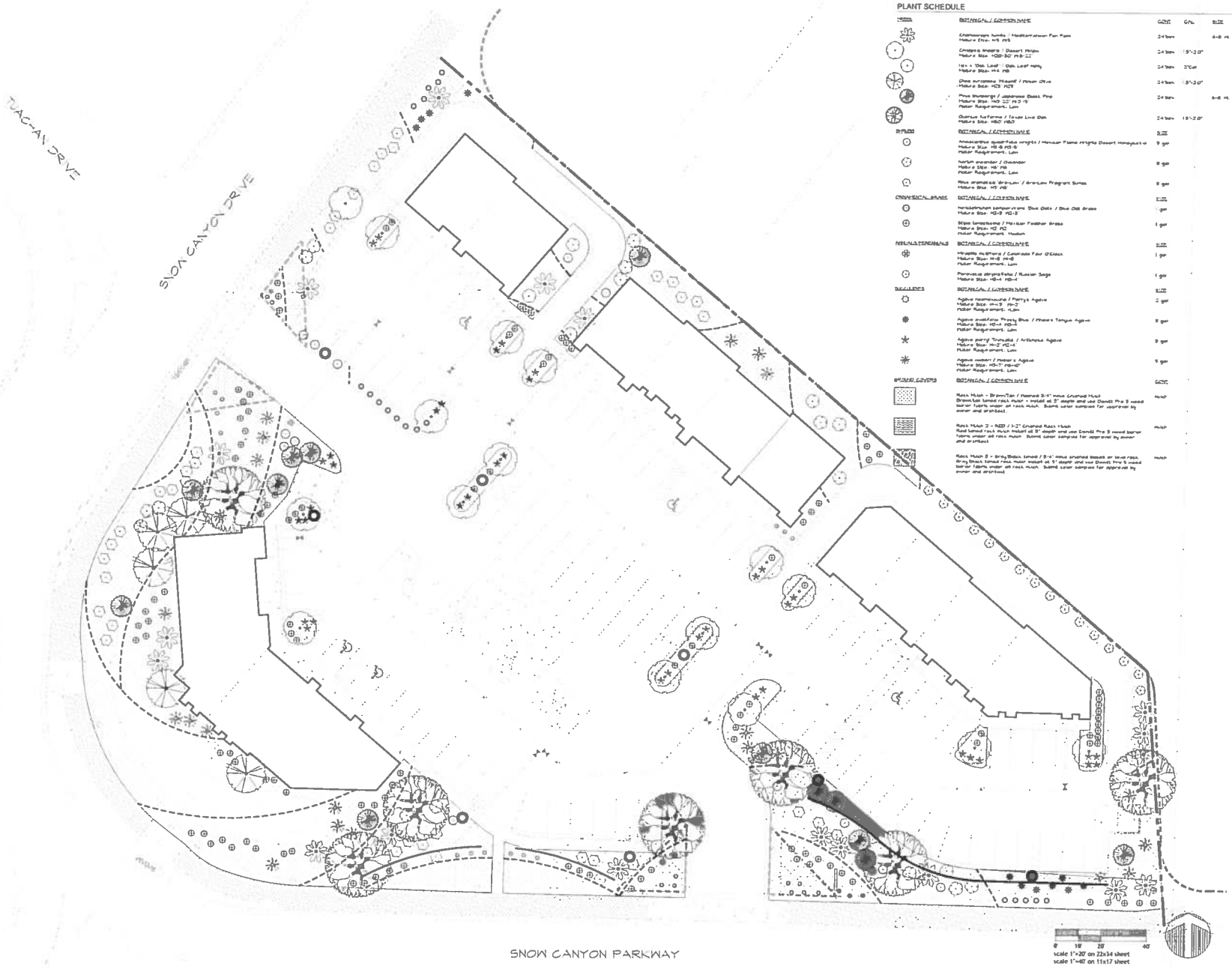
LANDSCAPE PLANS

Snow Canyon Parkway, Ivins, Utah

OCTOBER 2019

LANDSCAPE planting plan groundcover layout

L1



landeight.
PROFESSIONAL LANDSCAPE ARCHITECT & PLANNER
bronson.tatton@gmail.com
c. 435.218.5656
234 North 160 East
Vineyard | Utah | 84059

STATE OF UTAH
BRONSON R. TATTON
10/10/2019
LANDSCAPE ARCHITECT

preliminary plans not for construction

call 811 or visit www.bluestakes.org before you dig to have all utilities located and marked

CANYON CROSSING

LANDSCAPE PLANS

Snow Canyon Parkway, Ivins, Utah

OCTOBER 2019

LANDSCAPE planting plan tree & shrub layout

L2

16.16.107: APPLICABLE STANDARDS FOR DETERMINING REASONABLE CONDITIONS:

As may be necessary for determining reasonable conditions that could be imposed to mitigate reasonably anticipated detrimental effects of the proposed use at the proposed location, the commission for Class IV use applications, and the City Council for Class V use applications, should consider applicable standards which include, but may not necessarily be limited to, the following: (Ord. 2017-17, 2017)

(1) Size, configuration and location of the site, and proposed site plan layout.

(2) Proposed site ingress and egress to existing and proposed roads and streets.

(3) The provision of public facilities and amenities, including, but not limited to, roads and streets, water, sewer, storm drainage, public safety and fire protection, and other utilities.

(4) Location and amount of off street parking and loading areas.

(5) Site circulation pattern for vehicular and pedestrian traffic and traffic controls.

(6) Building size and location, building design and exterior building features, building materials and building colors.

(7) The location and design of all site features, including proposed signage, lighting and refuse collection.

(8) The provision of usable open space, public features and recreational amenities.

(9) Fencing, screening and landscape treatments and other features designed to increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

(10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, operation and maintenance, construction schedules, noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation.

(11) Measures designed to protect the natural features of the site, including wetlands and drainageways, protection of views, ground water protection, cut and fill limitations, wildlife habitat and historic and archeological site protection, and other natural site features.

(12) The regulation of operating hours for activities affecting normal schedules and functions.

(13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

(14) Such other conditions determined reasonable by the commission or City Council to allow the operation of the use, at the proposed location in compliance with the requirements of all land use ordinances, including this title. (Ord. 2005-13, 2005)

CANYON CROSSING CONDITIONS

Canyon Crossing is a proposed commercial development on a 2.56 acre site located on the northeast corner of the intersection of Snow Canyon Drive and Snow Canyon Parkway (the "Property"). The Property is zoned Resort Commercial. The Project consists of three multi-tenant retail buildings that include a convenience store, two restaurants, an automotive self-service station/canopy and additional retail spaces ("Project"). The most intense of these uses is the automotive self-service station, which Ivins City's Table of Uses indicates is allowed as a Class V Conditional Use in the Resort Commercial zoning district. An application for a Class V Conditional Use Permit requires a recommendation from the Planning Commission before going to the City Council for a final decision. Under both State law and City code, conditional use decisions are administrative actions. Therefore, the Technical Review Committee (TRC) first reviewed the proposed commercial development and considered the applicable standards for determining reasonable conditions set forth in section 16.16.107 of the Ivins City code. The TRC recommended the following reasonable conditions be imposed to mitigate reasonably anticipated detrimental effects of the Project (in no particular order).

Standard Conditions

1. The Project shall comply with the Ivins City Standard Specifications for Design and Construction.

2. The Project shall comply with all applicable requirements of the Ivins City Zoning Ordinance (Title 16 of the Ivins City Code), particularly chapters 11 (General Development Standards), 12 (Supplementary Development Standards), 19 (Site Plan and Building Design Requirements), 20 (Off Street Parking and Loading), 21 (Signs), 22 (Landscaping and Outdoor Lighting), and 26 (Building Code and Building Permits).

3. The Project shall comply with all applicable Building and Construction Codes as adopted by Ivins City in Title 14 of the Ivins City Code, including the City's current Outdoor Lighting ordinance (Chapter 10).

4. Before any grading begins or is allowed on the Property, a Grading Permit must first be obtained from the Ivins City Public Works Department and all conditions thereof must be strictly followed and complied with throughout the duration of such permit.

5. The Project must comply with all City Master Plans, including Transportation, Culinary Water, Secondary Water (Irrigation), Sewer, Storm Drain, Parks and Public Safety.

6. Construction hours for the Project must comply with Ivins City Code, particularly section 8.10.102.

Conditions Specific to this Project

1. Incorporation of Presentation Materials. Owner/Applicant has provided plans and samples of building materials and colors for the Project. The Project shall be constructed following the submitted plans and using materials/colors substantially similar to the samples submitted to the City.

2. The proposed automotive self-service station convenience store shall not exceed 3,000 square feet of gross floor area.

3. The proposed automotive self-service station canopy associated with the gasoline pumps/islands shall not exceed 2,500 square feet.

4. The proposed automotive self-service station shall not allow any servicing, repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including engine, brake, muffler, tire repair and change, lubrication or tune-ups.

5. Applicant has submitted to the City a preliminary drainage study. A final drainage study shall be submitted for review/approval with the construction plans.

6. The rear wall of the building housing the convenience store & restaurant (southwest corner of the Project) shall not have any utility meters or other equipment; all utility meters for that building, along with the Fire Department Connection (FDC), shall be on the north side of the building.

7. All buildings in the Project shall be sprinklered and have a FDC on each building at locations specified by the Fire Chief

8. Two fire hydrants shall be installed on the Project site at locations specified by the Fire Chief.

9. Fire suppression hoods shall be installed for restaurant kitchens when required per building codes. Exhaust fans on the roof shall be screened from view and colored to match building colors, and not left as reflective.

10. All deliveries (including fuel) shall enter off Snow Canyon Parkway and exit onto Snow Canyon Drive, provided the delivery trucks are able to negotiate the round-a-bout.

11. No deliveries shall be made earlier than 8 am or later than 6 pm unless they can be made in a way that beepers on the delivery trucks do not sound.

12. There is to be no outside seating for the restaurants unless there is sufficient parking, as verified by a parking study.

13. Hours of operation shall not begin earlier than 5 am and end not later than midnight

14. Landscape buffers must be installed along Snow Canyon Parkway to screen parking spaces as required by City Code.

15. The detention basin located at the southwest corner of the Property shall be landscaped; the area around the detention basin shall use landscape to be screen/soften the view of the basin.

16. Around the perimeter of the Project, applicant shall provide three pedestrian access points into the Project and at least one of those must be ADA compliant.

17. Due to parking limitations, the project shall be limited to not more than two restaurant uses on the entire site.

18. A right turn lane and deceleration lane shall be added to westbound Snow Canyon Parkway at the Snow Canyon Parkway access to the site. The driveway at Snow Canyon Parkway shall only allow right turns to egress to the west towards the round-about.

19. All exterior lighting to be "Night Sky Compliant", meeting City's current lighting ordinance and compliant with IBC requirements for minimum foot candles in a parking lot.

20. Outdoor lights shall be reduced/dimmed after midnight to only security lighting.

21. Only one monument sign for the gas station shall be allowed for the Project. Any other signage shall be on the front of each building over each commercial space.

22. All signage for the Project must comply with Ivins City Code, particularly as to size and any proposed lighting.

23. There shall be no signage/wrapping on the canopy over the fuel pumps/islands.

24. Vents for fuel storage tanks shall be located on top of the canopy.

25. The installation of utilities within the Project shall be addressed in the construction plans.

26. Any HVAC equipment on building roof tops shall be screened from view from public streets by parapets or approved mechanical screening compatible with the building architecture.

27. A trip study shall be prepared and submitted to the City for review/approval that shows the number of trips generated by Project; the trip study may trigger a requirement for a traffic impact study.

28. Buildings must stay within a 15 degree view angle from Snow Canyon Parkway as required and defined in Ivins City's zoning ordinance (Title 16).