

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 3, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Almquist and the invocation was offered by Reverend Alex Wilkie.

Mayor Pike mentioned that the street signs designating 700 East as University Avenue have been installed. Additionally, he mentioned the Heads Up Thumbs Up campaign press conference that took place this afternoon. He read a proclamation proclaiming April 17, 2014 as "Head Up Thumbs Up Day".

COMMENTS FROM THE PUBLIC:

Carson Cox, a scout, stated that he is concerned with the condition of the much-used City parks. For example, at Circle Park in south Bloomington Hills the water fountains do not work and the slides are cracked.

Mayor Pike stated that he will have Parks staff look into these issues.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with SWCA Incorporated.

Purchasing Manager Connie Hood that the City currently uses JBR Environmental Consultants to perform various environmental projects. Staff would like to be able to use additional firms as to not get tied to one consultant.

MOTION: A motion was made by Councilmember Randall to approve the professional services agreement with SWCA Incorporated.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider approval of a change order to the Bud Mahas contract for the East Annex office renovation project.

City Manager Gary Esplin advised that \$60,000 was approved in the last budget opening. This change order will cover the cost to renovate the entrance in lower level of the East Annex building.

MOTION: A motion was made by Councilmember Almquist to approve the change to the Bud Mahas contract for the East Annex office renovation project as explained in the amount of \$60,542.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the Pioneer Park restroom construction.

City Manager Gary Esplin advised that the funds for a new restroom at Pioneer Park have been approved in the current budget. The park is extremely busy.

Purchasing Manager Connie Hood stated that the recommendation is to award the bid to B. Hansen Construction in the amount of \$94,750 for the base and alternate bids. The bid came in below the budgeted amount.

Mark Goble commented the restroom will be by the east side of the park.

MOTION: A motion was made by Councilmember Hughes to award the bid to B. Hansen Construction in the amount of \$94,750.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

SPECIAL EVENT PERMIT FEE WAIVER:

Consider approval of a request for a special event permit fee waiver for the 15th Annual Dixie Power Kite Festival. Monty Thurber, applicant.

Monty Thurber advised this is the 15th year for the kite festival.

Stella Iverson explained that the Kite Festival was started because Dixie Power wanted an event in St. George. This is an affordable family oriented event. Parking and admission will be free. They joined with Washington County School District Foundation's reading program to promote reading. Students keep track of their reading for 4 months, bring to the Kite Festival and receive either a book or a kite. The funds are donated to the Washington County School District's literacy program. She thanked the City for sponsoring the event.

MOTION: A motion was made by Councilmember Arial to approve the fee waiver for the 15th Annual Dixie Power Kite Festival.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FEE WAIVER REQUEST:

Consider approval of a request to use Vernon Worthen Park for the Special Olympic Summer Games Torch Run. Lona Trombley, applicant.

St. George Police Officer, Lona Trombley, explained the Torch Run is to increase awareness for the Special Olympics. Athletes and officers carry the Flame of Hope to the opening ceremony of the Special Olympics which will be held on May 10, 2014. They will be having a festival following the Torch Run. They are requesting a fee waiver for the use Vernon Worthen Park.

MOTION: A motion was made by Councilmember Almquist to approve the fee waiver for the use of Vernon Worthen Park on May 8, 2014 for the Special Olympics Summer Games Torch Run opening ceremony.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FEE WAIVER REQUEST:

Consider approval of a request to use the Airport for a special event for the Warbirds Museum. Jack Hunter, applicant.

Jack Hunter stated that they are holding an Armed Forces Celebration on May 17, 2014 at the Airport. Additionally, on May 16, 2014, they will be holding their 2nd Annual Hangar Dance. He explained that the museum is free of charge and they do receive donations from the public.

City Manager Gary Esplin explained that they have events all year long. Rather than the applicant bring each request to the Council for approval, he suggests giving the Airport Manager the authority to approve the events. This way, the events can be scheduled in advance.

MOTION: A motion was made by Councilmember Almquist to approve the fundraising event on May 16, 2014 as well the event on May 17, 2014. Additionally, he allows the applicant to coordinate with the Airport Manager to create a schedule of future events.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FEE WAIVER REQUEST:

Consider approval of a request for a fee waiver for the use of Confluence Park for the Walk to Cure Diabetes event. Stacey Bowen, applicant.

Chad Parker stated that he represents the applicant. This is the 3rd year for this event and will be held April 12, 2014. They are asking for a fee waiver to use Confluence Park. The purpose of the event is to raise funds to find a cure for diabetes.

MOTION: A motion was made by Councilmember Hughes to waive the fee for the use of Confluence Park for the Walk to Cure Diabetes event.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Consider a request of an amendment to the Final Plat for Artesia Terrace by merging lots 19 & 20 into one lot and vacate the public utility easement between said lots. Bob Hermandson, applicant.

Todd Jacobsen presented the request for an amendment to the final plat for Artesia Terrace. The lots are located at 1593 West Russell Circle, zoning is R-1-10. The purpose of amending the final plat is to merge lots 19 and 20 into one lot to be known as lot 19 and to vacate the public utility and drainage easement between said lots. Additionally, it is proposed to amend the language to note 8 to include the portion starting with "unless otherwise approved by the City of St. George Community Development Department based on a site plan that meets all applicable city standards, including, but not limited to grading and setback standards and requirements". There is an existing house on lot 19 that will be expanded.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance amending the final plat for Artesia Terrace by merging lots 19 & 20 to be known as lot 19.

SECOND: The motion was seconded by Councilmember Randall.

**AMENDED
MOTION:**

Councilmember Hughes amended to include vacating the public utility easement between said lots.

SECOND: The amended motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin explained that there are two ways to amend a plat. The applicant can obtain signatures of all lot owners in the subdivision, consenting to the amendment, or go through the public hearing process.

SET PUBLIC HEARINGS:

Wes Jenkins advised that the Planning Commission, at its meeting held March 25, 2014, recommended that public hearings be scheduled on April 17, 2014 to consider: 1) a

request for a zone change from RE-20 to R-1-10 on a 4.409 acre parcel generally located southwest of the intersection of Crimson Ridge Drive and Little Valley Road and west of Sun Valley Estates subdivision and 2) A request for a proposed amendment to the Title 10 Zoning Regulations, Chapter 18, Section 7B-2 to allow the keeping of chickens (hens only) and rabbits as an accessory use to a single-family dwelling to produce food for the family residing on the subject property.

MOTION: A motion was made by Councilmember Hughes to set the public hearings for April 17, 2014.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for: 1) Estates at Valderra Phase 2, a 5 lot residential subdivision located along Petroglyph Drive at approximately 4800 North, near The Ledges Development, zoning is PD-R and 2) Kenny Estates, a 6 lot residential subdivision located at approximately 430 North between 2480 East and 2660 East, zoning is R-1-7. He explained that the lots will front 430 North and that 450 North has not yet been improved.

Councilmember Bowcutt inquired if the owner has to install a wall on both sides of the lots since 450 North is not yet improved.

Wes Jenkins stated that the wall will be installed along 450 North as each lot is developed.

City Manager Gary Esplin advised that this is a unique situation with regards to all of the roads in that area. Mr. Jenkins has been working with Mr. Blake to work out the issues.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Estates at Valderra Phase 2 and Kenny Estates.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT:

Todd Jacobsen explained that a public hearing is not needed since there is not a utility easement that needs to be vacated. He presented the final plat amendment for Snowfield Estates Amended #5 a 58 lot residential subdivision located at 93 South and 97 South Clinton Circle, zoning is R-2 on lots 29A thru 44B and R-1-10 on lots 1 thru 28. The purpose of this final plat amendment is to adjust the lot line between lots 38A and 38B to match the construction of a new twin home.

MOTION: A motion was made by Councilmember Hughes to approve the final plat amendment for Snowfield Estates Amended #5 to move the lot line.

SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for The Plaza at Sunbrook, a 2 lot commercial subdivision located at approximately 36 North Dixie Drive, zoning is C-3. The parcel will be subdivided into 2 parcels and will have accesses line up with 360 North. There is an existing wall along the south side, the developer is proposing to work with the adjacent property owners to raise the height to 8 feet. Additionally, staff has requested the developer provide access to the future phase. A portion of the existing trail on the back side of the property will run through their property; they will dedicate that to the City for the future trail. The trail will have a slope of 2.1, therefore, staff has requested the developer to install a wall to lessen the slope.

City Manager Gary Esplin advised that this section is critical with regards to the trail system. The master plan shows a crossing under Dixie Drive and the trail will continue down to the golf course.

Councilmember Bowcutt stated he is concerned that if the wall is built now, it may have to be torn up when the trail is built.

Mr. Jenkins stated that he believes there will be room to build the trail without having to tear down the wall. The engineer suggested putting in a 8 foot wall. The developer talked about beautifying parts of the City property, including the wash and possibly installing landscaping.

City Manager Gary Esplin stated that sounds like a great idea. There is always water running through the wash. Until the property owner to the north decides to develop, the City cannot build the trail.

Dave Gardner, who represents the developer, stated that there were concerns initially regarding privacy. It is less expensive for them to build a 2.1 slope and not build a wall. He suggested they build a 4 foot wall and the City build the other 4 feet. The cost for them to do the entire 8 foot would be much greater.

City Manager Gary Esplin stated that is not a bad tradeoff. He believes it is a fair offer if the developer is willing to invest in the trail. He suggests to enter into a contract with the developer for them to install the 8 foot wall and the City would reimburse the developer for half the cost.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for The Plaza at Sunbrook with a recommendation that the wall be installed with the City participating in the cost of the wall, to have trail access, subject to the agreement being approved by staff and the Legal Department.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Estancia, a 78 lot residential subdivision located at approximately 1151 South Plantations Drive, zoning is PD/Resort Overlay. The project will be done in 5 phases. Each phase will have to stand alone with regard to parking. The amenities which will be constructed in Phase 1, will include a pool and clubhouse.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat for Estancia.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mr. Jenkins noted that at the last Planning Commission meeting, Ross Taylor was elected as the new Chairman and Nathan Fisher was elected as the Vice Chairman.

AGREEMENT:

Consider approval of an agreement with EnviroSystems Management, Inc. to complete a Wildlife Hazard Assessment for the Airport.

City Manager Gary Esplin advised this is an agreement with EnviroSystems to perform a wildlife hazard assessment at the Airport. The assessment is mandated and will be funded by the FAA.

MOTION: A motion was made by Councilmember Hughes to approve the agreement with EnviroSystems Management, Inc.

SECOND: The motion was seconded by Councilmember Almquist.

Mayor Pike stated the amount is \$37,470.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

LEASE EXTENSION:

Consider approval of an extension to the Hangar One lease. Lynn Ginocchio, applicant.

City Attorney Shawn Guzman advised that Fedex has yet to complete a facility. Staff has been monitoring the progress. The rent will increase to \$1,600 per month and will run through November 30, 2014.

MOTION: A motion was made by Councilmember Almquist to extend the lease with Mr. Ginocchio as discussed through November 30, 2014.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

LETTER ON INTENT:

Consider approval of a letter of intent with Siemens.

City Manager Gary Esplin advised this item has been tabled.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on February 13, 2014.

MOTION: A motion was made by Councilmember Randall to approve the minutes.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on February 20, 2014.

MOTION: A motion was made by Councilmember Bowcutt to approve the minutes.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on February 27, 2014.

MOTION: A motion was made by Councilmember Hughes to approve the minutes.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes to adjourn to a closed session to discuss property issues and litigation.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Hughes to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

DRAFTAgenda Item Number : **2A****Request For Council Action**

Date Submitted 2014-03-26 08:40:17

Applicant Energy Services

Quick Title Approval of Profesional Services Agreement

Subject Approval of a Professional Services Agreement between the City and SWCA Incorporated

Discussion The Energy Services Department has been using JBR Environmental Consultants to do various environmental projects. The staff would like to be able to use other firms in order to not get tied to one consultant. The attached agreement is with SWCA another environmental firm. The staff will get proposals before proceeding with any work. This agreement just helps the process go smoother.

Cost \$0.00

City Manager Recommendation Gives us flexibility, recommend approval.

Action Taken

Requested by P Solomon

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments This agreement was prepared by the City Legal Department

DRAFTAgenda Item Number : **2B****Request For Council Action****Date Submitted** 2014-03-17 19:14:38**Applicant** Kent Perkins**Quick Title** Change order to East Annex Project**Subject** Request approval of a change order to the Bud Mahas Contract for the East Annex Office renovation project.

Discussion We are proposing a change order of \$60,542 to the Bud Mahas Contract, which covers the following items: 1. A change of scope to renovate the restrooms and lobby on the lower level of the building. This area will be accessible to the public and needs to be finished, The floors will receive new tile and carpet, the walls will be re-painted, new ceiling tiles will be installed, and the restrooms will be completely refurbished to meet code. 2. A number of credits and additions will be added to compensate for changes in the windows on the main level. When the dry wall was removed it was discovered that window size and layout were affected by structural members. 3. A remote motorized damper control is suggested by mechanical engineer to create better access for maintenance, and to remove unsightly plates on the ceiling in the lobby. 4. A new roof access shaft will be build to improve the safety and look of the current access. 5. The vanity counters in the main floor restrooms were inadvertently removed from the building as part of the asbestos remediation project. New counters need to be installed. 6. Install ceiling access doors in lower level police area to create access for plumbers to install plumbing in main floor.

Cost \$60,542

City Manager Recommendation Recommend approval. Budget was adjusted at the public hearing at the last meeting. Improvements to the entrance in the lower level.

Action Taken**Requested by** Kent Perkins**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **2C****Request For Council Action**

Date Submitted 2014-03-28 15:44:13**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Bid Award for Pioneer Park Restroom**Subject** Bid Award for Pioneer Park Restroom Construction**Discussion** This project includes building a restroom and ADA pathway to the restroom at Pioneer Park. There is a bid alternate for sealing the pathway to the restroom. There were two bidders. 1)B. Hansen Construction: Base: \$93,245. Bid Alt. #1:\$1,505.00 2)JMI Constructors: Base:\$145,604.45. Bid Alt. #1:\$1,281.00 It is recommended that we award the low bid to B. Hansen Construction for the Base Bid and Bid Alt. #1 for a total of \$94,750.**Cost** \$94,750**City Manager
Recommendation****Action Taken****Requested by** Jeff Peay - Park Pla**File Attachments** [Bid Tabulation.pdf](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Bid Tabulation.pdf](#)

Project 8157-13 Pioneer Park Restroom
 Pioneer Park
 Red Hills Parkway
 St. George, Utah
 Inquiry No. : 14-0012

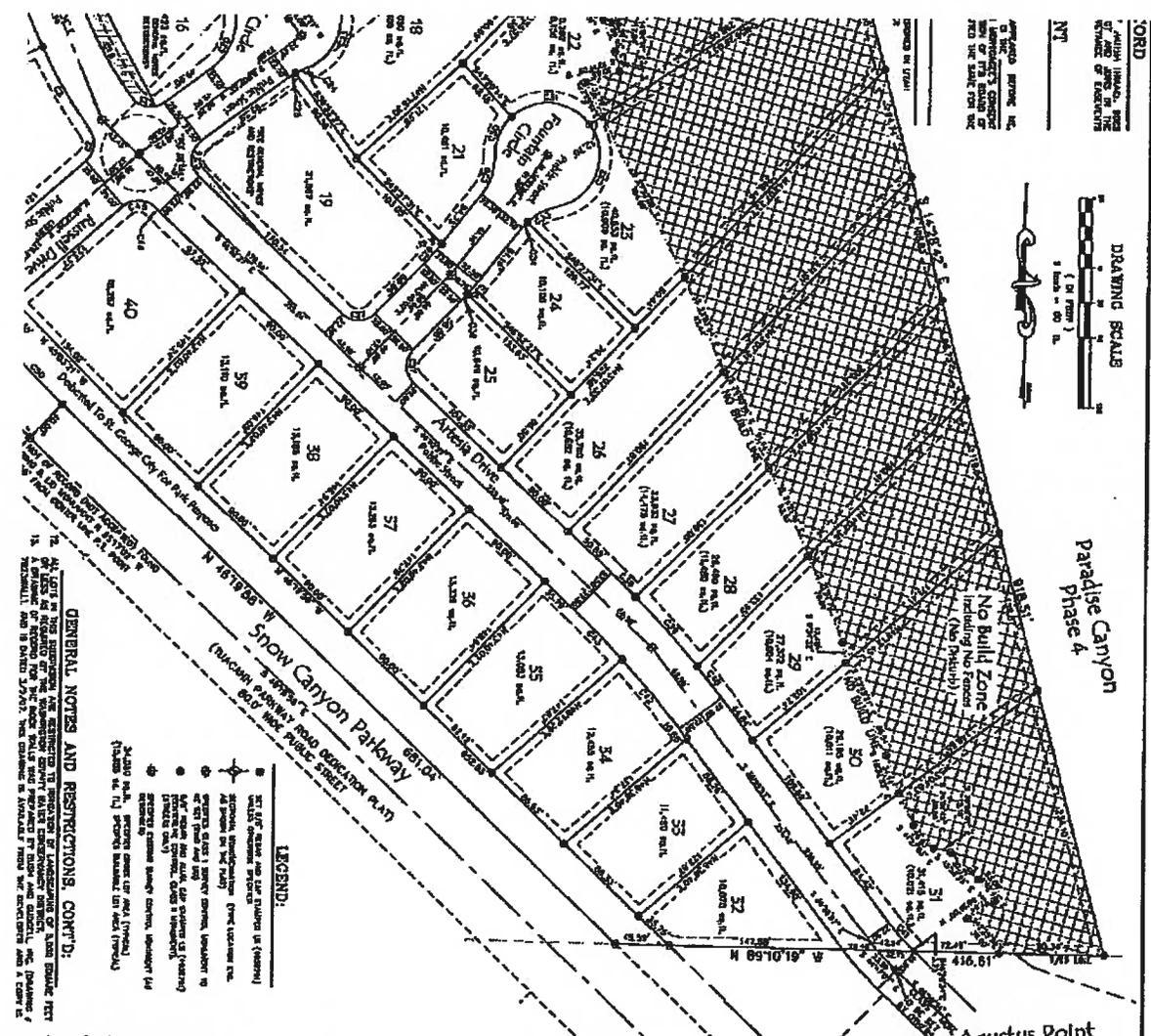


BID SCHEDULE 1

Bid Opening Date: March 26, 2014

Item	Description	Units	Quantity	B. Hansen Construction, Inc.		JMI		Engineer		
				Unit Price	Total	Unit Price	Total	Unit Price	Total	
1	Mobilization	lump	1	2,320.65	\$2,320.65	1,800.00	\$1,800.00	5,000.00	\$5,000.00	
2	Erosion control plan	lump	1	1,000.00	\$1,000.00	1,220.00	\$1,220.00	1,500.00	\$1,500.00	
3	Clear and grub	lump	1	600.00	\$600.00	6,100.00	\$6,100.00	1,000.00	\$1,000.00	
4	Tortoise fence - remove	In ft	35	14.25	\$498.75	4.88	\$170.80	3.00	\$105.00	
5	Tortoise fence - install	In ft	30	42.00	\$1,260.00	12.20	\$366.00	20.00	\$600.00	
6	Earthwork	lump	1	7,500.00	\$7,500.00	6,917.40	\$6,917.40	2,000.00	\$2,000.00	
7	Relocate water service line	In ft	65	13.85	\$900.25	13.42	\$872.30	15.00	\$975.00	
8	Water service line - 1" pvc	In ft	40	13.20	\$528.00	13.42	\$536.80	8.00	\$320.00	
9	Water valve - 1" ball valve	each	2	240.00	\$480.00	244.00	\$488.00	200.00	\$400.00	
10	Sewer line - 4" pvc	In ft	110	16.80	\$1,848.00	17.08	\$1,878.80	15.00	\$1,650.00	
11	Sewer cleanout - 4"	each	2	180.00	\$360.00	183.00	\$366.00	250.00	\$500.00	
12	Storm drain - 8" poly	In ft	20	24.00	\$480.00	24.40	\$488.00	20.00	\$400.00	
13	Secondary power trench	In ft	125	12.00	\$1,500.00	77.47	\$9,683.75	20.00	\$2,500.00	
14	Colored concrete trail - 4" thick	sq ft	700	6.43	\$4,501.00	6.10	\$4,270.00	4.00	\$2,800.00	
15	Retaining wall - 4' concrete	In ft	50	84.00	\$4,200.00	96.38	\$4,819.00	60.00	\$3,000.00	
16	Retaining wall paint	sqft	270	3.51	\$947.70	4.88	\$1,317.60	2.00	\$540.00	
17	Restroom	lump	1	62,000.00	\$62,000.00	103,700.00	\$103,700.00	75,000.00	\$75,000.00	
18	Traffic control	lump	1	2,320.65	\$2,320.65	610.00	\$610.00	1,800.00	\$1,800.00	
Bid Schedule 1 Total:					\$93,245.00		\$145,604.45		\$100,090.00	
Alt 1	Concrete sealer w/ slip resistant texture		700	sqft	2.15	\$1,505.00	1.83	\$1,281.00	2.00	\$1,400.00

DRAFTAgenda Item Number : **3A****Request For Council Action****Date Submitted** 2014-03-20 14:02:15**Applicant** Bob Hermanson**Quick Title** Public Hearing/Ordinance - Final Plat Amendment**Subject** Request to Amend the Final Plat for Artesia Terrace by merging Lots 19 & 20 into one lot and vacate the public utility easement between said lots.**Discussion** The purpose of this Final Plat Amendment is to merge Lots 19 and 20 into one Lot to be known as Lot 19. Also to vacate the public utility and drainage easement located between said lots. Also amended the language to Note 8 to include the portion starting with "unless otherwise approved by the City of St. George Community Development Department base on a site plan that meets all applicable city standards, including, but not limited to, grading and setback standards and requirements." No other changes were made or intended with this Plat.**Cost** \$0.00**City Manager Recommendation** Two lots into one. Planning Commission recommends approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [Artesia Terrace Amended.jpg](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Artesia Terrace Amended.jpg](#)



OWNER'S DEDICATION

ARTESIA TERRACE AMENDED

BOUNDARY DESCRIPTION

GENERAL NOTES AND RESTRICTIONS:

1. THE PROPERTY IS BEING OFFERED FOR DEVELOPMENT AS A RESIDENTIAL TRACT. THE TRACT IS BEING OFFERED FOR DEVELOPMENT AS A RESIDENTIAL TRACT. THE TRACT IS BEING OFFERED FOR DEVELOPMENT AS A RESIDENTIAL TRACT. THE TRACT IS BEING OFFERED FOR DEVELOPMENT AS A RESIDENTIAL TRACT.
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BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #2
 St. George, Utah 84770
 Phone (435) 673-2257 / Fax (435) 673-3181
 www.bushandgudgell.com

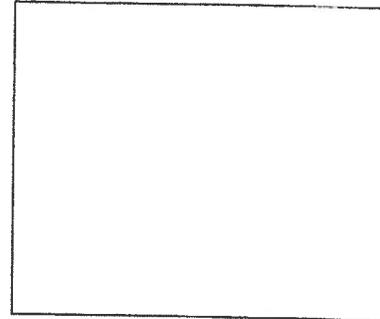
Drawn: JTB Date: JAN 28, 2014
 Checked: JTB
 Approved: JTB
 Scale: 1" = 50'
 Job No.: 11011

DRAFTAgenda Item Number : **6A****Request For Council Action**

Date Submitted 2014-03-27 16:09:58**Applicant** Monty Thurber**Quick Title** Dixie Power Kite Festival**Subject** Request for a waiver of the Special Event permit fee.**Discussion** The 15th annual Dixie Power Kite Festival will be held on Saturday, April 12 from 10 am to 7 pm at the Sun River Golf Course and Community area. The Festival is designed to promote reading as a habit and encourage students to engage in family-oriented physical activity. In addition to kite flying, there are free children games and activities.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [Dixie Power Kite Festival CC .pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Dixie Power Kite Festival CC .pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



**SPECIAL EVENT
PERMIT APPLICATION
CITY OF ST. GEORGE**

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:

Applicant's Name: MONTY THURBER

Organization: DIXIE POWER KITE FESTIVAL

Mailing Address: 145 WEST BRIGHAM RD.

City, State, Zip: ST. GEORGE, UT 84790

Day Phone: 627-4060 Cell/other: 703 1123

E-mail: MONTY.THURBER@SGCITY.ORG

Event Web Address (if applicable): DIXIEPOWERKITEFESTIVAL.COM

Alternate contact name: STELLA INDRSON Day Phone: 673 3297

Cell/other: _____ E-mail: STELLA@DIXIEPOWER.COM

EVENT DETAILS KITE FESTIVAL

LOCATION SUN RIVER GOLF COURSE

Location Details/Address: APRIL 12, 2014

Event	Date(s): <u>APRIL 12, 2014</u>	Start time: <u>10:00 AM</u>	End time: <u>7:00 PM</u>
Set-up	Date(s): <u>APRIL 11, 2014</u>	Start time: <u>12:00 PM</u>	End time: <u>10</u>
Clean-up	Date(s): <u>APRIL 12, 2014</u>	Start time: <u>7:00</u>	End time: <u>10:00 AM</u>

Is this a recurring event? YES If yes; daily, weekly or other? ANNUAL

Is this a Annual Event? YES If yes; Same date and Place? PLACED

TYPE OF ACTIVITY check all that apply:

<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input checked="" type="checkbox"/> Festival
<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K	<input type="checkbox"/> Block Party	<input type="checkbox"/> Religious
		<input type="checkbox"/> Dance	<input type="checkbox"/> 1/2 Marathon	<input type="checkbox"/> Other:	

PARTICIPANTS

Number of participants expected: _____ Number of volunteers/event staff: 100 + VOLUNTEERS

Open to the Public Private Group/Party

If event is open to the public, is it: Entrance Fee/Ticketed Event? Fee for Participants/Racers/Runners Only

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

VENDORS/FOOD/ALCOHOL check all that apply

Vendors/merchants Quantity:
Vendors giving away products/services
Vendors selling products/food
Food given away catered by restaurants/vendors prepared on site
Alcoholic Beverages beer stands fenced in beer garden liquor sales

TENTS/STAGES/STRUCTURES (include details on site map)

Tents/Pop-up Canopies Amount: 40+ Dimensions: 10 x 10
Temporary Stage Dimensions: 30 x 40
Description of Tents/Canopies/Stage, etc.:

SITE SETUP/SOUND check all that apply (please include details on site map)

Fencing/Scaffolding
Barricades
Portable Sanitary Units (must obtain privately)
Music if yes, check all that apply Acoustic Amplified
PA/Audio system Type/Description:
Fireworks / Fire Performances / Open Flame
Propane/Gas on site
Trash/Recycle bin coordination on site

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) You may begin to coordinate in advance with these contacts

Road Use Location:
Sidewalk Use Location: Will stay on sidewalks and follow pedestrian laws
Parade # of Floats:

SECURITY/OTHER

Private Security/Officers Company name: # of Personnel:
Animals Quantity: What kind:
Motion Pictures/Videos Other:

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

MARY B. TURBO Print Applicant's Name
[Signature] Applicant's Signature
2/11/14 Date

Please do NOT include my event on the City Event Calendar Website

EVENT _____

SPECIAL EVENT PERMIT APPLICATION

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL. ADD ANY ADDITIONAL INFORMATION OR PAGES

- Please be sure to include any elements of your event that will help our review committee.

THIS IS THE 15TH ANNUAL KITE FESTIVAL
AT SUN RIVER GOLF COURSE.

THE EVENT IS A FUNDRAISER FOR THE WASHINGTON
COUNTY SCHOOL DISTRICT READING PROGRAM.

IT IS ESTIMATED THAT 15,000-20,000 PEOPLE
ATTEND THIS EVENT.

WE HAVE A LARGE VOLUNTEER STAFF OF
OVER 100+ PEOPLE TO ASSIST IN
PARKING, CLEAN UP AND TAKE DOWN OF ALL
FESTIVAL ACTIVITIES AS WELL AS A FIRST
AID STATION COST AND POUND ETC.

DRAFTAgenda Item Number : **6B**

Request For Council Action

Date Submitted 2014-03-27 16:05:17**Applicant** Lona Trombley**Quick Title** Request Use of Vernon Worthen Park**Subject** Request Use of Vernon Worthen Park for Special Olympic summer games torch run.**Discussion** Would like to discuss the use of Vernon Worthen Park on May 8, 2014 for Special Olympic summer games torch run opening ceremony.**Cost** \$0.00**City Manager Recommendation** Great cause. Recommend approval.**Action Taken****Requested by** Lona Trombley**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFT

Agenda Item Number : **6C**

Request For Council Action

Date Submitted 2014-03-27 15:56:34

Applicant Jack Hunter

Quick Title Special Event for Warbirds Museum

Subject Fund raising event at Airport. Warbirds Museum wants to hold a dance etc to raise funds for their museum at the Airport.

Discussion

Cost \$0.00

City Manager Recommendation Airport staff has signed off. Recommend approval.

Action Taken

Requested by Jack Hunter

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments



Armed Forces Celebration

Wings & Wheels

Saturday, May 17, 2014
10 am – 4 pm



Western Sky Aviation Warbird Museum

St. George, Utah Airport

FREE Admission

Help support the museum with your donation
Suggested donation: \$5 per person/\$10 per family

Classic Cars ★ Aircraft Displays ★ Vendors ★ Motorcycles ★ Warbird Rides



For more information e-mail westernwarbird@gmail.org or call (435) 669-0655



Western Sky Aviation Warbird Museum
Presents our
Armed Forces Celebration



2nd annual

Hangar Dance

Friday, May 16, 2014

7:00 pm – 11:00 pm

Museum Hangar
St. George, Utah Airport

Admission: \$15
or 2 for \$25

6:45 pm – Doors open

7:00 pm – 8:00 pm *Dance Lessons

8:00 pm – 11:00 pm Dancing with Live Swing Band

Refreshments

Prize drawings

PX booth

1940's & 50's aircraft
on display

**Prizes awarded for
Best 1940's style dress**

1940's dress encouraged
but not required



Live Swing Band



Photos from our 2013
Hangar Dance

All ticket sales are final
Dance will go on rain or shine



Sponsored by

* Dance lessons taught by Tiffany Barnes of Red Rock Swing Dancers

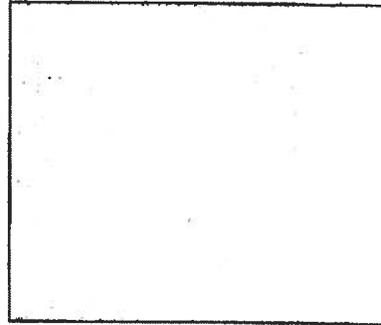
DRAFTAgenda Item Number : **6D**

Request For Council Action

Date Submitted 2014-03-27 15:54:58**Applicant** Stacey Bowen**Quick Title** Walk to Cure Diabetes**Subject** Request for a waiver of the Confluence Park use fee.**Discussion** The Walk to Cure Diabetes will be held on Saturday, April 12 from 9 am to 12 pm at the Crosby Confluence Park. The Walk is a day of celebration for families that are affected by diabetes, as well as the collective fundraising efforts towards a cure.**Cost** \$0.00**City Manager Recommendation** Another great cause. Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [Walk to Cure Diabetes CC.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Walk to Cure Diabetes CC.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



**SPECIAL EVENT
PERMIT APPLICATION
CITY OF ST. GEORGE**

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:

Applicant's Name: Stacey Bowen

Organization: JDRF

Mailing Address: 132 S. 600 E. Ste 100

City, State, Zip: Salt Lake City, UT 84102

Day Phone: 801-530-0660 Cell/other: 801-362-9850

E-mail: sbowen@jdrf.org

Event Web Address (if applicable): Walk.jdrf.org/stgeorge

Alternate contact name: Laura Western Day Phone: 801-530-0660

Cell/other: 801-641-3726 E-mail: LWestern@jdrf.org

EVENT DETAILS

LOCATION Confrence Park

Location Details/Address: 1850 S. Convention Center Dr.

Event	Date(s): <u>4/12/14 (Sat.)</u>	Start time: <u>9am</u>	End time: <u>12pm</u>
Set-up	Date(s): <u>4/12/14 (Sat.)</u>	Start time: <u>7am</u>	End time: <u>9am</u>
Clean-up	Date(s): <u>4/12/14 (Sat.)</u>	Start time: <u>NOON</u>	End time: <u>2pm</u>

Is this a recurring event? Yes If yes; daily, weekly or other? Annual

Is this a Annual Event? Yes If yes; Same date and Place? Yes (for now)

TYPE OF ACTIVITY check all that apply:

<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input type="checkbox"/> Festival
<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K
<input type="checkbox"/> Block Party	<input type="checkbox"/> Religious	<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run
<input type="checkbox"/> Dance	<input type="checkbox"/> 1/2 Marathon	<input checked="" type="checkbox"/> Other: <u>Fundraising Walk</u>	

PARTICIPANTS

Number of participants expected: 200 Number of volunteers/event staff: 50

Open to the Public Private Group/Party

If event is open to the public, is it: Entrance Fee/Ticketed Event? Fee for Participants/Racers/Runners Only Fundraising based

Walk to Cure Diabetes: Event Narrative

The Walk to Cure Diabetes is the fastest growing fund raising event in the history of the JDRF. In 2013, over \$80 million was raised through the Walk to Cure Diabetes (nationally) to fund diabetes research, over \$1 million in Utah alone. The financial goal for the 2014 *Southern Utah Walk* is \$73,000.

In 2013, over 500,000 people, nationally, "walked to cure diabetes" at one of over 210 sites throughout the country. We continue to be impressed by the community support of our Walk in Southern Utah. In 2012 our first Walk raised just over \$50,000, and the 2013 Walk an impressive \$70,000. This year we hope to grow to 750 participants and have set a fundraising goal of \$73,000. Funds are raised as walkers ask friends, relatives and co-workers to sponsor them for participating in the Walk. There is no admission fee for the Walk and it is strictly donation based. All funds are directed towards research to find a cure for diabetes and its complications. The organization boasts an impressive expense ratio – devoting 80-85% of all monies raised directly to mission.

The Walk is a day of celebration for families that are affected by diabetes, as well as the collective fundraising efforts of so many in the strides we are making towards a cure. The purpose of the event is two-fold: first and foremost, to raise money to support the research that will ultimately cure diabetes, and, secondly, to help the diabetic population feel supported in their disease.

The St. George Walk will be a culmination of a season of fundraising, and as such, will have a carnival-like atmosphere with food, beverages, games, kids crafts, etc. We aim to please a wide range of audience – from Infants to the elderly, there is something for everybody.

The event will begin with a brief breakfast and some announcements and music from our emcee, and will be followed by a 5K Walk beginning at the Virgin River trailhead within the park. Walkers will follow the trail (as indicated on the attached route map) and turn around to re-enter the park. After the actual walking is done, the day will continue with fun and festivities. We will have hot dogs, chips, and drinks for participants for lunch, bounce house, carnival games, and music for the kids, and then we will close with a small awards ceremony to honor those who have gone above and beyond.

The Walk will have distribution tables for event t-shirts and food, as well as tables and/or tents utilized for registration. We are also engaging representatives from our local diabetes vendors to exhibit their product to our participants. They will not be selling anything, just exhibiting and handing out freebies.

JDRF takes every precaution to ensure the safety of our participants. We arrange for civilian security guards (in SECURITY shirts) to watch over the event as a whole, we secure adequate insurance (see attached) to cover staff and participants, we are cooperative with Police and Fire Departments, etc.

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

VENDORS/FOOD/ALCOHOL *check all that apply*

<input checked="" type="checkbox"/> Vendors/merchants	Quantity: <u>8-10</u>	<input type="checkbox"/> Vendors <i>selling</i> products/food
<input checked="" type="checkbox"/> Vendors <i>giving away</i> products/services		SW Utah Health Dept., (435) 986-2580
<input checked="" type="checkbox"/> Food	<input type="checkbox"/> catered by restaurants/vendors	<input checked="" type="checkbox"/> prepared on site
<input checked="" type="checkbox"/> given away		Utah DABC, (801) 977-6800
<input type="checkbox"/> Alcoholic Beverages	<input type="checkbox"/> beer stands	<input type="checkbox"/> fenced in beer garden
		<input type="checkbox"/> liquor sales
		Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input checked="" type="checkbox"/> Tents/Pop-up Canopies	Amount:	SG Fire Dept. (435) 627- 4150
	Dimensions:	
<input type="checkbox"/> Temporary Stage	Dimensions:	

Description of Tents/Canopies/Stage, etc.:

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input type="checkbox"/> Fencing/Scaffolding		
<input type="checkbox"/> Barricades		<i>(must obtain privately)</i>
<input type="checkbox"/> Portable Sanitary Units		<i>(must obtain privately)</i>
<input checked="" type="checkbox"/> Music <i>if yes, check all that apply</i>	<input type="checkbox"/> Acoustic	<input checked="" type="checkbox"/> Amplified
<input checked="" type="checkbox"/> PA/Audio system	Type/Description: <u>Radio Station equipment w/ Microphone + amp music</u>	
<input type="checkbox"/> Fireworks / Fire Performances / Open Flame		SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Propane/Gas on site		SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Trash/Recycle bin coordination on site		WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input type="checkbox"/> Road Use	Location:	SG City Public Works Dept.,
	<i>(please include details on site map)</i>	(435) 627-4050
<input type="checkbox"/> Sidewalk Use	Location:	<input type="checkbox"/> Will stay on sidewalks and
	<i>(please include details on site map)</i>	follow pedestrian laws
<input type="checkbox"/> Parade	# of Floats:	

Virgin River Trail only

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

<input type="checkbox"/> Private Security/Officers	Company name:	# of Personnel:
<input type="checkbox"/> Animals	Quantity:	What kind:
<input type="checkbox"/> Motion Pictures/Videos	<input type="checkbox"/> Other:	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Stacey Bowen

Print Applicant's Name

[Signature]

Applicant's Signature

3/16/14

Date

Please do NOT include my event on the City Event Calendar Website

DRAFT

Agenda Item Number : **6E**

Request For Council Action

Date Submitted 2014-03-24 09:38:25

Applicant PC

Quick Title PC Report from 3/25/14 (For April 3rd mtng)

Subject Consider the report from the Planning Commission meeting held March 25, 2014.

Discussion The action items for the City Council are; set a public hearing date for a zone change request, consider 2 preliminary plats, 2 final plats, and 2 amended final plats.

Cost \$0.00

City Manager Recommendation Should be a short report.

Action Taken

Requested by Bob N (For 4/3 CC mt

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: MARCH 25, 2014
CITY COUNCIL MEETING: APRIL 3, 2014

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR APRIL 17, 2014**

- A. Consider a zone change request from RE-20 (Residential Estates 20,000 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on a 4.409 acre parcel. The property is generally located southwest of the intersection of Crimson Ridge Drive and Little Valley Road and west of Sun Valley Estates subdivision. The project will be known as “Crimson Cove.” The applicant is Bar S Properties. The representative is Mr. Zach Renstrom with Bush & Gudgell. Case No. 2014-ZC-004 (Staff –Craig H.).
- B. Consider a request for a proposed amendment to Title 10 Zoning Regulations, Chapter 18, Section 7B-2 to allow the keeping of **chickens (hens only) and rabbits** as an accessory use to a single-family dwelling to produce food for the family residing on the subject property. The applicant is the City of St. George. Case No. 2014-ZRA-001 (Staff – Legal / Craig H.)

2. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for the “**Estates at Valderra Phase 2**” a five (5) lot residential subdivision plat. The representative is Mr. Reid Pope, Pope Engineering. The property is zoned PD-R (Planned Development Residential) and is located along Petroglyph Dive at approximately 4800 North (in the Ledges area , east side of U-18). Case No. 2014-FP-008. (Staff – Todd J.)
- B. Consider approval of a final plat for “**Kenny Estates**” a six (6) lot residential subdivision plat. The representative is Mr. Bob Hermandson, Bush and Gudgell Engineering. The property is zoned R-1-7 (Single Family Residential 7,000 square foot minimum lot size) and is located approximately at 430 North Street between 2480 East and 2660 East. Case No. 2014-FP-018. (Staff – Todd J.)

3. **FINAL PLAT AMENDMENT (FPA) PUBLIC HEARING (5:00 P.M.)**

Consider approval of a final plat amendment for “**Artesia Terrace Amended**” a forty (40) lot residential subdivision plat. The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located at 1593 West Russell Circle (just off the east side of Snow Canyon Parkway at approximately 1650 West). Case No. 2014-FPA-015. (Staff – Todd J.)

4. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment for “**Snowfield Estates Amended #5**” a fifty-eight (58) lot residential subdivision plat. The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned R-2 (Multiple Family - Twin Homes) on lots 29A thru 44B and zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) on lots 1 thru 28). Located at 93 South and 97 South Clinton Circle (at approximately 140 South Valley View Drive). Case No. 2014-FPA-020. (Staff - Todd J.) *(Note: No public hearing required)*

5. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for “**The Plaza at Sunbrook**” a three (3) lot commercial subdivision. The applicant is Sun-Belt Properties and the representative is Mr. David Gardner. The property is zoned C-3 (General Commercial Zone) and is located at approximately 360 N Dixie Drive. Case No. 2014-PP-016 (Staff – Wes J.).
- B. Consider approval of a preliminary plat for “**Estancia**” a proposed seventy-eight (78) unit resort condominium project. The owner / developer is Capital 5 LLC and the representative is Mr. David Nasal. The property is zoned PD-R (Planned Development Residential) and is located on Plantations Drive between the Trendwest Vacation Rental development and the Cottages South development (approximately 1151 South). Case No. 2014-PP-018 (Staff – Wes J.).

6. **OTHER PLANNING COMMISSION BUSINESS**

The Planning Commission elected Commissioner Ross Taylor as the new Chairman and Commissioner Nathan Fisher as the Vice Chairman.

PCR ITEM 2A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 03/25/2014
CITY COUNCIL MEETING: 04/03/2014

FINAL PLAT

Estates at Valderra Phase 2

Case No. 2014-FP-008

Request: Approval of a five (5) Lot Residential Subdivision Final Plat

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located along Petroglyph Drive at approximately 4800 North
(Ledges area, east side of U-18)

Zone: PD-R

Staff Comments: FYI – This was presented to you as “Valderra Residences” at the Preliminary Plat stage. The Preliminary Plat was approved and part of the motion was that the name could possibly change. The owner has elected to change the name from “Valderra Residences” to “Estates at Valderra Phase 2.”

All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 2B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 03/25/2014
CITY COUNCIL MEETING: 04/03/2014

FINAL PLAT
Kenny Estates
Case No. 2014-FP-018

Request: Approval of a 6 Lot Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at 430 North Street between 2480 East and 2660 East Streets

Zone: R-1-7

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 3

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 03/25/2014
CITY COUNCIL MEETING: 04/03/2014

FINAL PLAT AMENDMENT (Public Hearing required)

Artesia Terrace Amended

Case No. 2014-FPA-015

Request: Approval of a 40 Lot Residential Subdivision Final Plat Amendment

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at 1593 West Russell Circle (just off the east side of Snow Canyon Parkway at approximately 1650 West)

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to merge Lots 19 and 20 into one Lot to be known as Lot 19. Also to vacate the public utility and drainage easement located between said lots. Also amended the language to Note 8 to include the portion starting with “unless otherwise approved by the City of St. George Community Development Department base on a site plan that meets all applicable city standards, including, but not limited to, grading and setback standards and requirements.” No other changes were made or intended with this Plat.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 03/25/2014

CITY COUNCIL MEETING: 04/03/2014

FINAL PLAT

Snowfield Estates Amended #5

Case No. 2014-FPA-020

Request: Approval of a 58 Lot Residential Subdivision Final Plat Amendment

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

Property: Located at 93 South and 97 South Clinton Circle (at approximately 140 South Valley View Drive)

Zone: R-2 (Lots 29A thru 44B)
R-1-10 (Lots 1 thru 28)

Staff Comments: The purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 38A and 38B to match the construction of a new twin home. No other changes were made or intended with this Final Plat Amendment.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

OWNERS DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE HEREBY DEDICATED AND CONVEYED TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF THE HIGHWAY SHOWN ON THIS PLAN.

SNOWFIELD ESTATES AMENDED #5

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, SO MANY RESOLVES AND COINED TO THE CITY OF SALT LAKE COUNTY, UTAH, TO ACCEPT AND TAKE THE SAID TRACT OF LAND AS A PUBLIC HIGHWAY, TO BE KNOWN AS THE SNOWFIELD ESTATES AMENDED #5, AND TO TAKE THE SAID TRACT OF LAND AS A PUBLIC HIGHWAY, TO BE KNOWN AS THE SNOWFIELD ESTATES AMENDED #5, AND TO TAKE THE SAID TRACT OF LAND AS A PUBLIC HIGHWAY, TO BE KNOWN AS THE SNOWFIELD ESTATES AMENDED #5.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF SAID COUNTY, UTAH, THIS _____ DAY OF _____, 2011.

FOR INVESTMENTS LLC

CORPORATE ACKNOWLEDGMENT

STATE OF _____ I, SE, _____, SECRETARY OF THE COMPANY OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS THE PROPERTY OF INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID COMPANY HAS ADOPTED THE ABOVE DESCRIBED TRACT OF LAND AS A PUBLIC HIGHWAY FOR THE USES STATED ABOVE.

NOTARY PUBLIC _____
 NOTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 BY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH

GENERAL NOTES & RESTRICTIONS

1. 100 FOOT PUBLIC AND PRIVATE UTILITY AND EASEMENT RIGHTS ARE HEREBY CREATED ALONG ALL STREET FRONTAGE LINES, DRIVEWAYS AND 200 FOOT PUBLIC UTILITY AND EASEMENT CORRIDORS AND 200 FOOT PRIVATE UTILITY AND EASEMENT CORRIDORS.
2. THE CITY OF SALT LAKE COUNTY, BEING THE RECORDING JURISDICTION, HAS THE RIGHT TO REVOKE OR MODIFY ANY OF THE ABOVE DESCRIBED RIGHTS AT ANY TIME.
3. A COTERMINOUS EASEMENT HAS BEEN PROVIDED BY APPLICABLE LEGISLATION TO THE CITY OF SALT LAKE COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF THE HIGHWAY SHOWN ON THIS PLAN.
4. ALL UTILITIES, EASEMENTS AND RIGHTS ARE SHOWN AS LOCATED FROM PROPERTY RECORDS. ALL LOTS SHALL HAVE A 100 FOOT PUBLIC UTILITY AND EASEMENT CORRIDOR AND A 200 FOOT PRIVATE UTILITY AND EASEMENT CORRIDOR. ALL UTILITIES, EASEMENTS AND RIGHTS ARE SHOWN AS LOCATED FROM PROPERTY RECORDS.
5. ALL UTILITIES, EASEMENTS AND RIGHTS ARE SHOWN AS LOCATED FROM PROPERTY RECORDS. ALL LOTS SHALL HAVE A 100 FOOT PUBLIC UTILITY AND EASEMENT CORRIDOR AND A 200 FOOT PRIVATE UTILITY AND EASEMENT CORRIDOR. ALL UTILITIES, EASEMENTS AND RIGHTS ARE SHOWN AS LOCATED FROM PROPERTY RECORDS.

1. ALL LOTS SHALL HAVE ACCESS ONTO OR FROM STATE ROUTE 124.

2. LOTS 1-11 - 16 - 26 - 37 SHALL NOT HAVE ACCESS ONTO OR FROM STATE ROUTE 124.

3. LOTS 1-11 - 16 - 26 - 37 SHALL NOT HAVE ACCESS ONTO OR FROM STATE ROUTE 124.

4. LOTS 30-38 ARE TO BE BUILT AS "THROTTLE BARRIER" ONLY.

11. SETBACKS BETWEEN LOTS --- AND B SHALL HAVE A ZERO SETBACK FOR THE COMMON LOT LINE.

12. SETBACKS BETWEEN LOTS --- AND B SHALL HAVE A ZERO SETBACK FOR THE COMMON LOT LINE.

13. SETBACKS BETWEEN LOTS --- AND B SHALL HAVE A ZERO SETBACK FOR THE COMMON LOT LINE.

14. SETBACKS BETWEEN LOTS --- AND B SHALL HAVE A ZERO SETBACK FOR THE COMMON LOT LINE.

LINE TABLE

LINE NUMBER	BEARING	LENGTH
1	N 73.1° 52' 38" W	37.42
2	S 78.1° 10' 00" W	100.00
3	S 89.1° 10' 00" W	100.00
4	S 89.1° 10' 00" W	100.00
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100	S 89.1° 10' 00" W	100.00

CURVE TABLE

LINE NUMBER	CHORD BEARING	CHORD LENGTH	DELTA
1	N 73.1° 52' 38" W	37.42	180.00
2	S 78.1° 10' 00" W	100.00	180.00
3	S 89.1° 10' 00" W	100.00	180.00
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96	S 89.1° 10' 00" W	100.00	180.00
97	S 89.1° 10' 00" W	100.00	180.00
98	S 89.1° 10' 00" W	100.00	180.00
99	S 89.1° 10' 00" W	100.00	180.00
100	S 89.1° 10' 00" W	100.00	180.00

AREA TABLE

LINE NUMBER	AREA
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
21	100.00
22	100.00
23	100.00
24	100.00
25	100.00
26	100.00
27	100.00
28	100.00
29	100.00
30	100.00
31	100.00
32	100.00
33	100.00

PCR ITEM 5A Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 03/25/2014
CITY COUNCIL MEETING: 04/03/2014

PRELIMINARY PLAT
The Plaza @ Sunbrook
Case No. 2014-PP-016

Request: A request to approve a preliminary plat for a two (2) lot commercial subdivision

Location: The property is located at approximately 360 N Dixie Drive

Property: 3.10 acres

Number of Lots: 2

Zoning: C-3

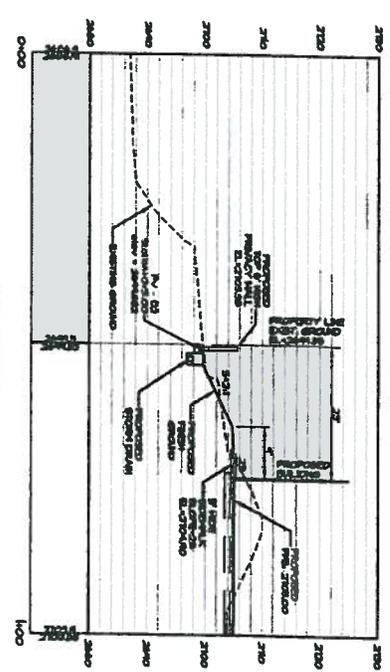
Adjacent zones: This plat is surrounded by the following zones:
North – C-3
South – R-3
East – R-3
West – PD-R

General Plan: Low Density Residential

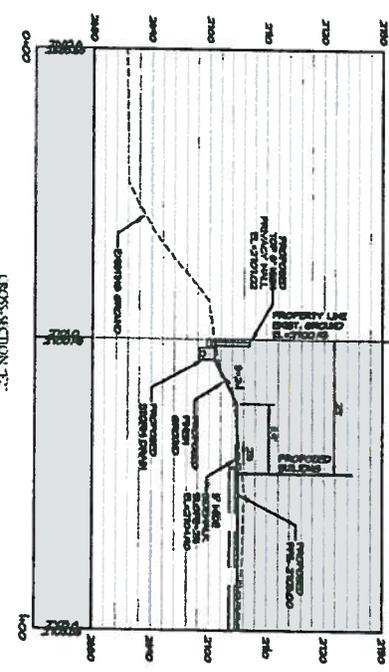
Applicant: Sun-Belt Properties

Representative: David Gardner, Sun-Belt Properties

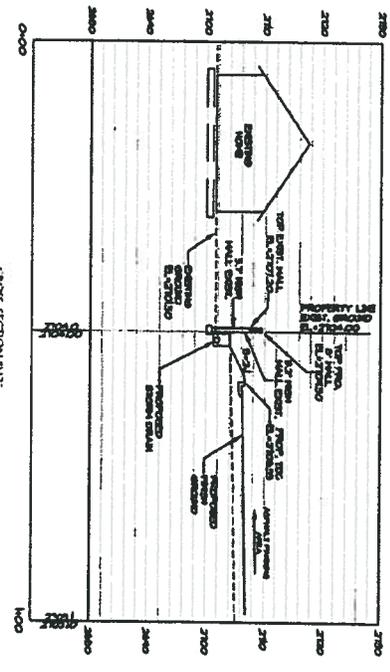
P.C.: The Planning Commission recommends approval.



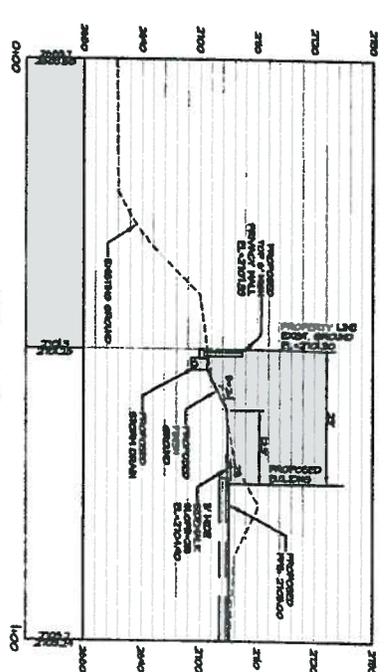
CROSS SECTION 71A



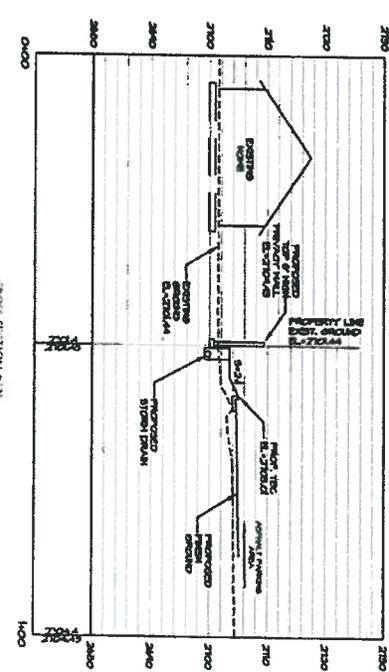
CROSS SECTION 71B



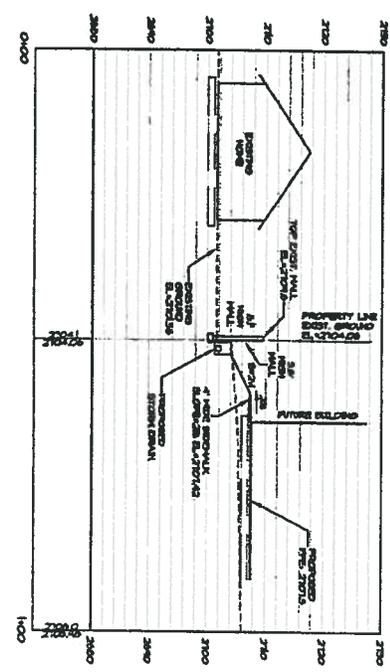
CROSS SECTION 71C



CROSS SECTION 71D



CROSS SECTION 71E



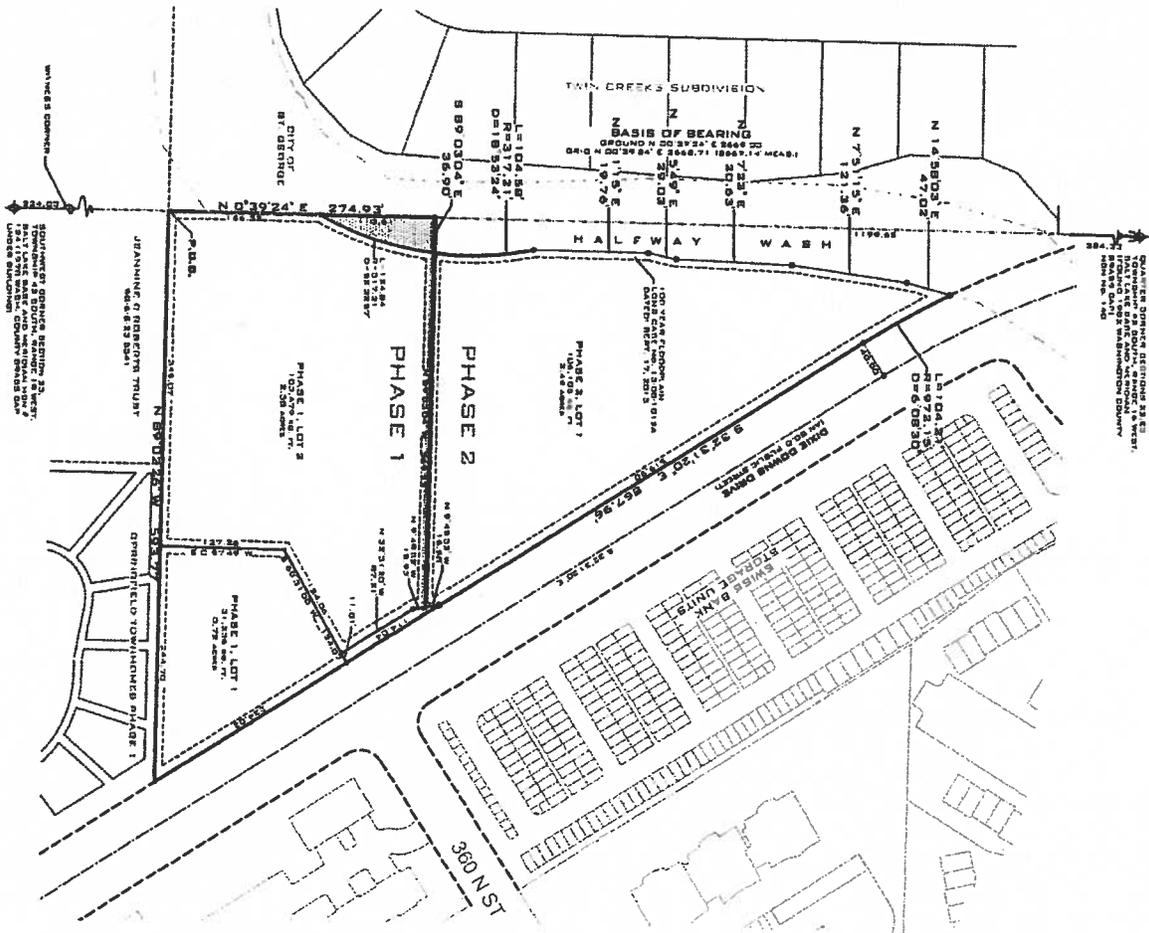
CROSS SECTION 71F



CROSS-SECTIONS - SOUTH SIDE
FOR
THE PLAZA AT SUNBROOK
ST GEORGE UTAH



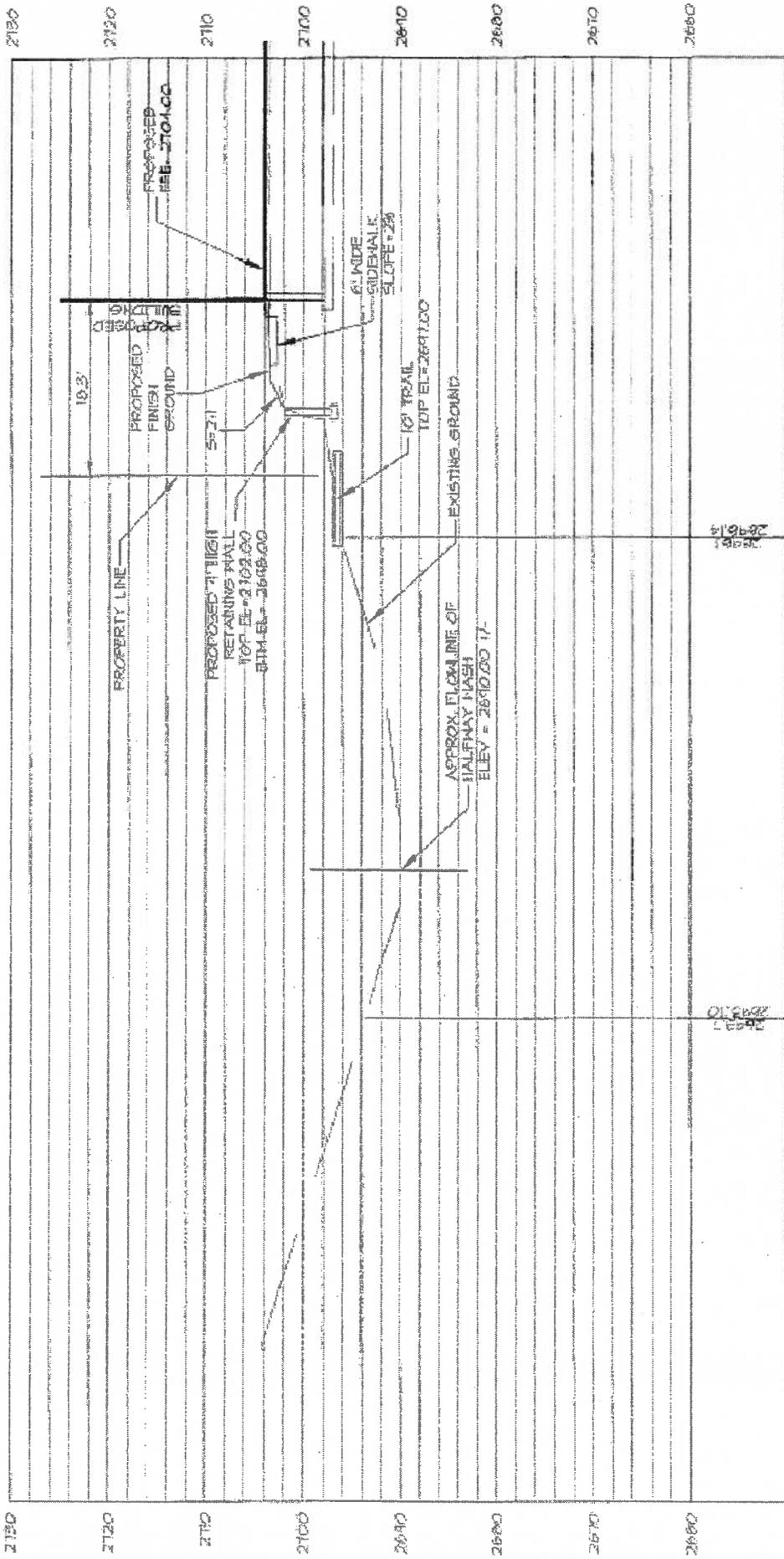
DATE	2-20-20
PROJECT	THE PLAZA AT SUNBROOK
DRAWN BY	LM
CHECKED BY	LM
DATE	02/20/20



OVERALL PROPERTY MAP
FOR
THE PLAZA AT SUNBROOK
ST GEORGE, UTAH



NO.	DATE	REVISIONS



PCR ITEM 5B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 03/25/2014
CITY COUNCIL MEETING: 04/03/2014

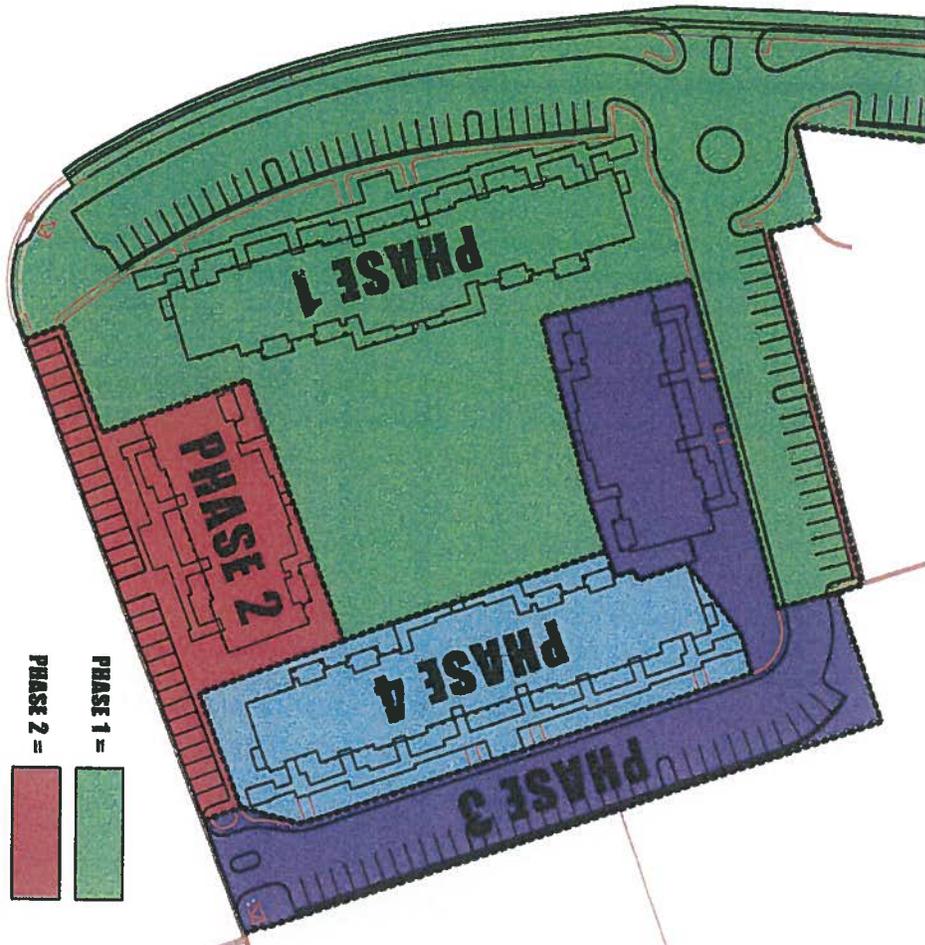
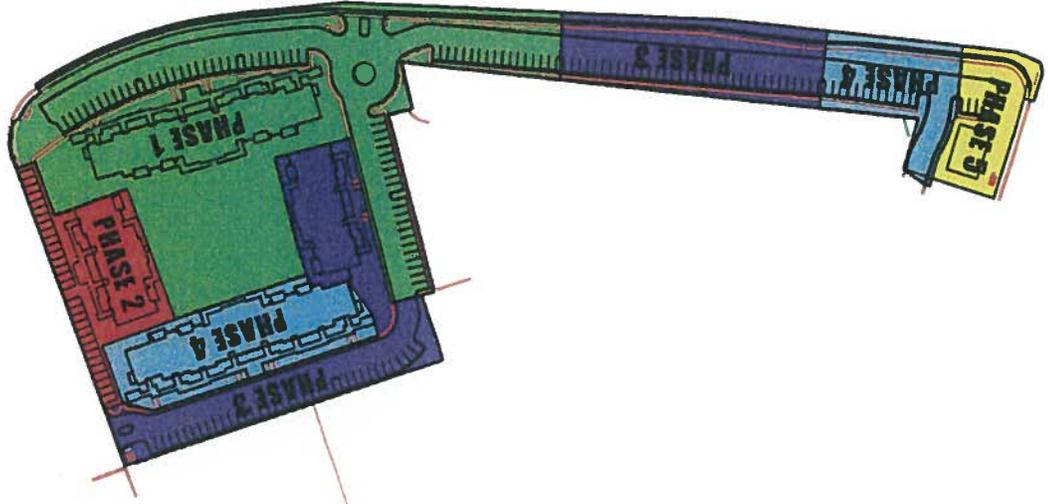
PRELIMINARY PLAT

Estancia

Case No. 2014-PP-018

- Request:** A request to approve a preliminary plat for a seventy-eight (78) lot residential subdivision
- Location:** The property is located at approximately 1151 S Plantations Drive
- Property:** 5.701 acres
- Number of Lots:** 78
- Density:** 13.68 DUA
- Zoning:** PD / Resort Overlay
- Adjacent zones:** This plat is surrounded by the following zones:
North – PD-R
South – R-1-10
East – PD-R
West – R-1-10
- General Plan:** High Density Residential
- Applicant:** Capital 5 LLC
- Representative:** Eric McFadden, Premier Design & Engineering
- P.C.:** The Planning Commission recommends approval.

ESTANCIA



- PHASE 1 =
- PHASE 2 =
- PHASE 3 =
- PHASE 4 =
- PHASE 5 =

2

PREMIER
Design & Engineering
300 EAST 100 SOUTH, SUITE 100, ST. GEORGE, UTAH 84770

PRELIMINARY PLAT PHASING PLAN
ESTANCIA 78 UNIT RESORT COMMUNITY
CAPITAL 5 LLC
ST. GEORGE, UTAH 84770

DATE: 11/11/11
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: AS SHOWN

DRAFTAgenda Item Number : **6F**

Request For Council Action

Date Submitted 2014-03-21 10:12:52

Applicant Rich Stehmeier

Quick Title Wildlife Hazard Assessment

Subject Consider approval of an agreement with EnviroSystems Management, Inc. to complete a Wildlife Hazard Assessment for the Airport.

Discussion An FAA grant has been provided for this project, which they mandated should be done.

Cost \$37,470.00

City Manager Recommendation Mandate from the FAA, at least they are paying for it. Recommend approval.

Action Taken

Requested by Cameron Cutler

File Attachments

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

DRAFTAgenda Item Number : **6G****Request For Council Action**

Date Submitted 2014-03-27 09:37:18**Applicant** Lynn Ginocchio**Quick Title** Amendment #7 to Hangar One Lease**Subject** This is the seventh extension (original agreement was signed March 2010) to the Hangar One lease.**Discussion** FedEx has contracted with a builder to lease space in a building yet to be built in the Ft. Pierce Industrial Park. This Addendum extends the lease through November 30th, 2014 and increases the rent by \$1,000 per month (total \$1,600/mo.)**Cost** \$0.00**City Manager Recommendation** Continuing saga with Fed Ex. I guess waiting to November will not cause any problems, at least the rent has gone up.**Action Taken****Requested by** Shawn Guzman**File Attachments** [Hangar One Amendment #7 to Addendum to Leases and Release v.7 Final.doc](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Hangar One Amendment #7 to Addendum to Leases and Release v.7 Final.doc](#)

AMENDMENT #7 TO
ADDENDUM TO LEASES AND RELEASE

THIS AMENDMENT #7 TO ADDENDUM TO LEASES AND RELEASE (“Amendment”) is entered as of September 1, 2013, by and between the City of St. George, a Utah municipal corporation (“Lessor”) and H.G. & S., INC., a Utah corporation, dba St. George Hangar #1 (“Lessee”), to amend the Addendum to Leases and Release entered between Lessor and Lessee as of March 1, 2010.

- A. Among other things, Lessor and Lessee entered the Addendum to Leases and Release to extend the terms of the leases specified in that addendum.
- B. Federal Express Corporation, the current sublessee of Lessee (“FedEx”), desires to relocate its current operations from Lessee’s hanger to a site located within the corporate limits of the City of St. George, but needs additional time to do so.
- C. The parties now desire to further extend the terms of such leases as provided in this Amendment.

THEREFORE, in consideration of the provisions of this Amendment, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Paragraph 1 of the Addendum to Leases and Release is hereby amended to read as follows:

Notwithstanding any provision of the Leases to the contrary, the term of each of the Leases that were amended to expire automatically April 15, 2011, the leases are hereby amended to expire automatically upon the earlier occurrence of any of the following:

- i. November 30, 2014; or
- ii. Thirty (30) days after such time that a Certificate of Occupancy is issued for a building constructed or leased by FedEx for a location within the corporate limits of the City of St. George for the re-location of its St. George operations from the former airport (referred to as the “Existing Airport” in the Addendum).

Lessee agrees to leave all premises at the former airport (referred to as the “Existing Airport” in the Addendum) on or before such date.

2. Paragraph 2 of the Addendum is hereby amended to read as follows:

Notwithstanding any provision of the Addendum to Leases and Releases to the contrary, Lessee agrees to pay Lessor rent of \$1,600 per month beginning on May 1st, 2014.

3. Except as modified by this Amendment, the parties hereto agree that the Addendum to Leases and Release shall remain fully in effect.

IN WITNESS WHEREOF, the parties hereto have entered this Amendment as of the day and year first written above.

LESSOR:

City of St. George, a Utah municipal corporation

By:

Its:

Approved as to Form:

Attest:

Shawn M. Guzman
City Attorney

Christina Fernandez
City Recorder

LESSEE:

H.G. & S., INC., a Utah corporation, dba St. George Hangar #1

By:

Its:

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
FEBRUARY 13, 2014, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Arial and the invocation was offered by Nadine Barish representing Beit Chaverim, the Jewish congregation of Southern Utah.

PRESENTATION FROM TOM LAMB:

Tom Lamb stated that he represents the Mountain Meadows Association. In 1857, 120 people were massacred at Mountain Meadows. He presented a fact sheet regarding two quilts that were made and presented one of them to the Mayor and Council. The quilt was pieced together by Anna Rolapp. He stated that he believed a good place to display the quilt would be the old courthouse. The Association will cover the cost to frame and install the quilt.

MOTION: A motion was made by Councilmember Arial to accept the quilt to be placed on a permanent basis at the Pioneer Courthouse.

SECOND: The motion was seconded by Councilmember Randall.

The consensus of the Councilmembers is to accept the quilt to be displayed at the Pioneer Courthouse.

Mayor Pike advised that each of the Councilmembers has received a petition from Chris Beykirk regarding the Little Valley area.

Transportation Services Manager Cameron Cutler handed out a map which shows the area of proposed road improvements in Little Valley. He explained that the bid has a base bid and an additive amount for improvements that may be included if there are enough funds. From Horseman's Park Road to the south, sewer lines and manholes will be installed. Additionally, curb, gutter and sidewalk will be installed on the east side along the homes. The minimum width of the pavement will be 30 feet. Residents have asked for the road to be lowered because of drainage issues. In order to lower the road, the existing water line needs to be lowered as well.

City Manager Gary Esplin stated that it is important to note that the roadway was dedicated in 1985 as a 66' road. Since then, each subdivision that has been developed, has set their houses and setbacks off of a 66' road. Additional roads that are being improved are going to provide connections.

Mr. Cutler stated that 3000 East will have a bridge over the Ft. Pierce Wash and will connect Commerce Drive to 3000 East.

City Manager Gary Esplin advised that 3000 East will be the next phase.

City Manager Gary Esplin updated the Mayor and Council on the tax revenue bonds that will be used to provide funds for the Mall Drive Bridge.

SITE VISIT TO THE LITTLE VALLEY AREA:

The Mayor and Councilmembers visited the Little Valley area to view the proposed road improvements.

SITE VISIT TO THE HELA SEEGMILLER PARK:

Kent Perkins stated that in the early 1990's, Barney Seegmiller donated land to memorialize his father, Hela Seegmiller. The proposal for the land is to create a historic farm and park. The concept for the park is to have a natural area with a pond, conservation open space, old train and historical buildings. Various groups are

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involved in the planning and have interviewed those who have settled the area. They would like to build a barn similar to one that was standing when the land was first settled. The barn would seat approximately 190 people and can be used as a pavilion. Additionally, they would like to build a historic parking lot, but there guidelines that have to be followed.

City Manager Gary Esplin advised staff has been planning this project for quite some time. The project will be funded out of the Capital Projects Fund as well as using Impact Fees.

Mr. Perkins stated that the bid for the project is \$836,092.23 and will include half of the parking lot, some of the structures, grading & trails, and some road improvements.

Resident Luke Greer asked where the funds to operate the park were coming from.

City Manager Gary Esplin replied there will be no funds out of the operating budget. At this point, there is no way to know the cost to operate the park.

Mayor Pike advised there are residents present to discuss the Little Valley Road improvements.

Resident Paul Gooch stated that homeowners on both sides of the issue met last night. There was an agreement on some of the issues. He wants to preserve public safety, not fight with neighbors.

Resident Chris Beykirk stated he got involved because of safety. Two Councilmembers that visited the area yesterday afternoon, were almost struck by cars as they were watching children leave the elementary school. He too, was at the meeting Mr. Gooch spoke of. All agreed that the traffic needs to slow down as it is very unsafe. He does not want to fight with neighbors either. He asked for a crossing guard, but was told that was not possible. He submitted a petition with 284 signatures.

PRESENTATION FROM THE DIXIE CARE AND SHARE:

Adam Dunn stated they operate an emergency shelter with 20 beds in the male shelter, 16 beds in the female shelter and 5 family rooms. The shelter is full every night, year round and they have to turn people away. Currently, they have 8 units of transitional housing. In addition to housing, they run a food bank and pantry and provide 150,000 pounds of food each month. For the past year and a half, they have been operating the soup kitchen 4 days a week, which is staffed by volunteers. Last month, they provided 1,400 meals. With Tim Martin's help, they are revising their mission statement and how they approach their clients. They are partnering with other agencies to facilitate the needs to their clients. In the last 6 months, 310 different individuals have stayed in the shelter 10-20 % are not looking to reintegrate into society, 20% were families with young children. Additionally, they have assisted 1/3 of their clients in finding housing, 1/3 to find full time jobs and 1/3 to find part time jobs. They utilize the Getting Out by Getting In (GOGI) counseling program, which was originally started for woman inmates in prison. One of the requirements for staying at the shelter longer than 2 weeks is the clients have to do "their fair share" by working at the shelter. At approximately 5:30 p.m., clients are checked in and fed dinner. Clients are fed three square meals a day and take a breathalyzer tests each night. There is no charge to stay at the facility, however, if a client stays more than 14 days, they can either pay \$9.00 a night or they can work "their fair share" to pay it off. They try to teach them life skills.

Citizen Ed Baca asked how many of their clients are veterans.

Mr. Dunn stated that they stopped asking that question. Some of the clients were angry that they were asked that question.

Mr. Martin advised that although they require a breathalyzer test to stay there, during December and January of this year as well as last year, the test was waived during the cold weather.

Mr. Dunn stated that there were some issues this past year while they were housed at the Old Airport, but the people stayed warm. They are looking at future needs for about 30 years. With anticipated growth, they will need to double the size of the existing shelter.

Mr. Martin stated said that the number of homeless people in Washington County is currently at 180 which is double of what it was last year.

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Mr. Dunn explained that on January 25th and 26th of each year, the State counts all of the homeless. That information is used in statistical models to determine future needs. With the help of City staff, they located a 3 acre parcel to house future needs near Industrial Road. This location will provide enough space for growth. It does not have Suntran access, which he asked it be extended to that area. He stated that the soup kitchen will move to that location. The LDS Church has donated a commercial kitchen. Through the CDBG program, the City has committed \$229,000.00 for homelessness. He proposes that this the property be given to the Dixie Care & Share, their existing property would be given to the City. Additionally, he is asking for an additional \$800,000.00 from CDBG funds and other means from the City to assist in building their facility. The estimated cost is \$2.5 to \$3 million to build the entire facility. They are also proposing to ask the LDS Church for \$800,000.00. They have plans to go to each City Council in the area and the County Commission to request funds. Up until now, their best partner has been St. George City. 20% of their residents are from Washington City, 5% from Hurricane, 5% from Santa Clara/Ivins. They plan to ask for \$300,000.00 from those cities and will raise \$1 million from the community.

City Manager Gary Esplin advised this proposed property is valued at approximately \$150,000.00. The total contribution would need to be looked at as far as the value of the Dixie Care and Share property. It is great to build the facility, however, he is worried about the other agencies that are involved. He stated that the State also wants to help fund the project. He would like to see other cities get involved.

Councilmember Hughes stated there is still going to be a population of people that cannot be helped at the Care and Share. He believes the Homeless Council is making progress.

Councilmember Hughes left for the evening.

Councilmember Arial asked if there was federal funding available.

Mr. Dunn stated there are some federal funding grants available..

City Manager Gary Esplin stated that possibly, the project can be done in phases. They can continue to work on integrating transitional housing with the St. George Housing Authority as well as other avenues.

Councilmember Almquist stated he feels this is a start to get everyone involved.

City Manager Gary Esplin advised they do not want to use federal funds because of the strings, but there are other programs. Identifying the cost of going with the first phase.

Mr. Dunn stated that transitional housing is anything more than 14 days. They do not qualify for federal funds because they allow for 90 days. They have many clients in their shelter that can get housing tomorrow if it was less expensive. There is an immediate need for even the transitional units. The Board's vision requires a great deal of collaboration.

Mayor Pike stated he would like to explore what is possible.

City Manager Gary Esplin advised there are some issues with regard to advance funding of CDBG funds. The City receives approximately \$450,000.00 per year. Staff is looking into what can be done. He stated that funds from the sale of the original building can be put back into the project. Getting Suntran to the proposed site may be difficult, but can be looked at

Mr. Martin advised they have looked at several other sites. This has been an ongoing effort, and they feel that this is the best location.

The consensus of the Councilmembers is to move forward.

City Attorney Shawn Guzman advised a MOU can be done.

City Manager Gary Esplin asked why they can't just do a trade of the properties.

Mayor Pike stated he would like to see a shelter done in 2 years since is it needed, even if that means transferring the property now and leasing it to the Dixie Care and Share.

City Manager Gary Esplin advised that there is \$230,000.00 approved in the current budget.

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REPORT FROM COUNCILMEMBERS:

Councilmember Arial stated that Art Around the Corner is getting ready for the Arts Festival. There is an opportunity to have an Abe Lincoln sculpture, they just need a slab. The Gardner family would like to move the statue of Robert L. Gardner from the roundabout to the front of the Tabernacle and move the statue of the children to the front of the Children's Museum.

City Attorney Shawn Guzman advised that Art Around the Corner has asked to put a pedestal in front of the Tabernacle, but never asked to move the statue there. They will need to speak to the LDS church.

Councilmember Arial stated that Mr. Gardner was instrumental in building the Tabernacle. They want to leave the dandelion sculpture where it is. She understands there is \$12,000.00 in the budget to purchase sculptures.

City Manager Gary Esplin advised that there is a possibility of funds in the next year's budget, but not in the current budget.

Councilmember Arial stated that Nate Johansen, who sculpted the dandelion, and Franz Johansen have supported the arts. They would like to give the City the dandelion. The board feels the City should purchase something from that artist.

City Manager Gary Esplin explained that in the past, the Council has proposed to allocate revenue from the carousel to purchase art. There are no funds budgeted. The Arts commission was supposed to make recommendations of what pieces to purchase and where to put them.

Mayor Pike stated the dandelion is in the middle of Town Square. It has been there for 2 years and the artist would love to have it stay in St. George. The Arts Commission should make the decision of what to do with that sculpture.

City Manager Gary Esplin advised that from July to December 31, the City nets approximately \$5,000.00 and \$10,000.00 to \$15,000.00 annually. These dollars should be spent for pieces at the Town Square.

City Attorney Shawn Guzman stated that Art Around the Corner pulled all city sanctioned groups together. These groups want to help, but they need a plan and to find places to put the pieces.

City Manager Gary Esplin stated that Art Around the Corner has done an incredible job getting pieces that most people would never see.

Budget Manager Deanna Brklacich advised \$5,000.00 is allocated in the budget each year to purchase pieces at the Arts Festival.

Councilmember Randall stated that Lee Warren, a Pearl Harbor survivor, passed away recently. The Veteran's Council came up with the following criteria for placing a monument, so that not every veteran is memorialized: 1) must be a native of St. George or have lived a majority of their life as a resident in St. George; 2) be interred or established definite arrangements to be interred in Tonaquint Cemetery; 3) while serving in the uniform of a branch of the United States Armed Forces, was an active participant and irrefutable evidence of having been an active participant in a major military combat action or activity that has been memorialized by the United States of America; 4) has achieved widely accepted and singular personal recognition and a claim for having been an active participant of that nationally commemorative military combat action or activity; and 5) has been singularly and personally celebrated on numerous occasions for not only having been an active participant in that major military combat action or activity, but also, established unique status in St. George because of specific actions or activities which set the individual apart as an icon. She stated that she spoke with the Cemetery Sexton, Jim Hohenboken, who said that the monument can be put it near the flags. Additionally, Bob Kelly, who is over LDS addiction/recovery programs, is going to do a program at the Veteran's Center beginning April 1, 2014.

City Manager Gary Esplin inquired if placing the monuments will be from here forward. For example, his father was in WWII, was decorated and received numerous medals, was the President of the Lion's Club and was involved in the community, therefore, he may meet the criteria. He inquired if they will go back and memorialize those veteran's who have previously passed away. Memorializing veteran's is why this area off the cemetery was created.

Councilmember Almquist stated that the Solid Waste Board asked for someone to be on the executive council, they gave Mayor Pike's name with caveat that if he could

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not do it, he could back out. He heard a rumor that people do not want to use the mulch that is made at the landfill, however, it is being made differently. It does not contain human waste. If someone submits a plan to the Building Department that shows the required number of trees or other requirements, those requirements should be permanent. The Dino Park is doing well. They have some special exhibits and some new unique tracks. He stated that 60-70% comes from the gift shop, the remainder is from admissions.

Councilmember Bowcutt stated that he attended his first Planning Commission meeting. A total of 448 houses were approved.

Mayor Pike advised that City Attorney Shawn Guzman has notes from the League of Cities Legislative Policy Committee. There are a couple of things that need to be watched.

City Attorney Shawn Guzman stated that fuel tax is the biggest concern.

Mayor Pike updated the Councilmembers on the Mall Drive Bridge. Installing the pillars into the River is a fascinating process. He advised that the Water Conservancy District will have a presentation Tuesday if the Councilmember would like to attend.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to discuss litigation and property.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Randall to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 20, 2014, 12:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Randall and the invocation was offered by Reverend Jimi Kestin.

FINANCIAL REPORT:

Consider approval of the financial report for January, 2014.

City Manager Gary Esplin stated that this is the seventh month of the fiscal year. The report shows that the City is moving in the right direction.

MOTION: A motion was made by Councilmember Hughes to approve the financial report for January, 2014.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AGREEMENT:

Consider approval of an agreement with Interstate Rock Products, Inc. for the construction of 3000 East Phase 2.

City Manager Gary Esplin advised there is a lot of work being done on 3000 East and Mall Drive Bridge. The improvements on 3000 East were broken into 2 phases, this is the second phase which widens the road and puts in a shoulder, primarily on the west side of the road. The apparent low bidder was Interstate Rock Products at \$853,294.50. The funds were approved in the current budget in the Capital Projects Fund.

MOTION: A motion was made by Councilmember Arial to approve the agreement with Interstate Rock Products for the construction of 3000 East Phase 2.

SECOND: The motion was seconded by Councilmember Randall.

Mayor Pike advised the cost of the bid is \$853,294.50.

Councilmember Almquist stated the bid is lower than the engineer's estimate. He recognizes there is a savings of approximately \$40,000.

VOTE: Mayor Pike called for a vote, as follows:

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Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AGREEMENT:

Consider approval of an agreement with Creamer and Noble Engineering for construction management services on the 3000 East Phase 2 project.

City Manager Gary Esplin advised this agreement is with Creamer and Noble engineering for the construction management services on the 3000 East Phase 2 project.

Mayor Pike stated that the cost of the agreement is \$69,800.

MOTION: A motion was made by Councilmember Almquist to approve the agreement with Creamer and Noble Engineering for construction management services on the 3000 East Phase 2 project in the amount of \$69,800.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid to Morgan Painting to paint City Hall and the Police Department.

City Manager Gary Esplin advised the City offices have been in City Hall since 1980. The building is still in good shape and should have a number of years left. In the current budget there are approximately \$40,000 to paint the interior of the building as well as some general repairs. He recommends an award of bid in the amount of \$67,000, which is a bit over the budgeted amount to do some improvements to Police Department building as well. There are some projects approved in current budget that can be delayed to make up the difference without having to do budget amendment.

MOTION: A motion was made by Councilmember Randall to award the bid to paint City Hall and the Police Department in the amount of \$67,000.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin advised that staff advertised a bid for proposals, this was the best proposal received.

AWARD OF BID:

Consider award of bid to JP Excavating, Inc. for the Hela Seegmiller Historic Farm located at the corner of 2450 South and 3000 East.

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City Manager Gary Esplin this item was on the last agenda. Staff has been working on this project for a number of years. The property was donated to the City for this concept. It is an exciting project.

Mayor Pike stated that after listening to some comments after the site visit, he recommends that the bid be awarded as proposed, but asks that Kent Perkins work with the designers to eliminate the paved parking since it is a historic farm. They will have to work out some issues regarding drainage as well.

Councilmember Almquist stated the parking lot is line item 60. He looked at the ADA requirements. He believes that line item 74, which is the paved trail, should remain so that those with mobility issues can still use the park.

City Manager Gary Esplin stated that he recommends the improvements along the frontage be paid out of Street Impact Fund. He suggests to put in the entrance at this time and come back with a proposal for improvements.

MOTION: A motion was made by Councilmember Almquist to award the bid to JP Excavating for the Heia Seegmiller Historic Farm with the considerations of the parking lot changes as discussed.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid to Interstate Rock Products, Inc. for Little Valley Road improvements.

City Manager Gary Esplin advised that the Mayor and Council took the field trip to the Little Valley area last week.

Mayor Pike stated last week was a great chance to see the area. He recommends the bid be awarded with the following notations: install a 4-way stop at Crimson Ridge and Little Valley Road; no parking on Little Valley Road; and to install curb, gutter and sidewalk on the east side. The equestrian trail would be left as dirt.

Councilmember Arial stated that she would like to see improvements made to the existing equestrian trail.

City Manager Gary Esplin clarified that the road width will not change. There will be no parking which will allow to two lanes going each way. All accesses are off other streets.

Councilmember Randall inquired if the speed limit can be lowered from 35 to 30. Little Valley Elementary is a walking/ bicycle school. There will always be kids crossing the road. She would also like to consider a flashing speed sign. Her concern is for the kids the area.

Transportation Services Manager Cameron Cutler stated that a speed study is typically done to determine what speed the majority of the traffic is traveling. The speed limit is set accordingly based on federal highway guidelines.

City Manager Gary Esplin stated that he understands the concern. He suggests putting in the stop signs and then doing the speed study.

Councilmember Hughes commented that even though there is no parking, there is still a 4 foot shoulder with curb and gutter for cyclists.

Councilmember Almquist stated those that live in the agricultural area will eventually funnel onto 3000 East. For those that are casual day drivers, out of courtesy, try to the traffic through funnel to 3000 East. With the construction on Little Valley Road, there is a need to reopen the portion that is closed. Even if it is temporary, there needs to be a 4-way stop at Crimson Ridge.

Councilmember Arial commented that this is a real growing pain for the community. There are a number of good ideas on both sides. This will take cooperation and respect by the citizens. When she tried to stop traffic to allow a student to cross, the mothers in their cars did not stop.

Mayor Pike stated that staff can also look at having a crossing guard at the school.

MOTION: A motion was made by Councilmember Hughes to approve the bid to Interstate Rock Products in the amount of \$740,307 to construct Little Valley Road Improvements with changes outlined tonight that include no parking on Little Valley Road, curb and gutter, the 4-way stop, looking at opening the road during construction and doing the speed study.

SECOND: The motion was seconded by Councilmember Almquist with the comment that the back up material for the request has the incorrect name, it states Interstate Rock Projects, but should be Interstate Rock Products.

Councilmember Bowcutt commented that the discussion listed on the request includes lowering the existing waterline in a section of the roadway. He inquired if that was part of the bid.

Mayor Pike answered that is not part of this bid, that it is being done currently.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin commented about the patience and growth. He stated that with the 3000 East Phases 1 and 2 in addition to the Mall Drive Bridge, the City will spend approximately \$15 million on roads in the current fiscal year particular area. He asks for patience from those living in the area. All of the improvements will be done and in place by the next school year.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from R-1-10 to Planned Development Commercial on 0.66 acres located north of the intersection of River Road and 1450 South Street. Novasource Sunwest, LLC , applicant.

Ray Snyder presented a power point presentation which included the following topics: Jiffy Lube; Introduction; site plan; aerial photo; plat from Washington Coutny Recorder; GIS map; Building Height and Elevations; renderings; 'Conceptual' Cross Section; Engineered - Cross Section 'C'; final-engineered design section. He stated the request is to change the zone from R-1-10 to PDC to construct a Jiffy Lube. Access to the site will be from River Road via a right-in right-out shared driveway with Maverik. The lighting will be photometric dark style lighting which will be provided when the civil engineering plans are submitted to staff for review. This item was discussed for approximately an hour at the Planning Commission meeting. The main concern of residents is environmental protection. Jiffy Lube's attorney advised mitigations as follows: 1) Only oil is processed (no gasoline) and the viscosity allows for a much easier clean-up (does not migrate in water table; 2) A company called Thermo Fluids picks up the used motor oil on a regular basis. It is taken to be recycled (Las Vegas); 3) There is a water proof concrete vault in the building in which

oil drums are stored (double containment); 4) Oil drums have an inlet shut-off valve to contain all oil collected. Typically use 55 gallon drums and the maximum volume ever on site would be 1,500 to 2,000 gallons; 5) There are no underground storage tanks (not like a gas station); 6) If oil is not collected at a business such as Jiffy Lube, many private residents would dispose of oil at landfills and it would not be recycled; 7) UL certified containers are used; 8) Approximately 40 vehicles a day are serviced; about 4 per hour - low traffic impact; 9) Meet all environmental laws in existence; and 10) If there were any release Jiffy Lube acknowledges liability, but motor oil remediation is insignificant (due to viscosity).

Councilmember Hughes stated that he had the opportunity to ask questions. The site will have 1500-2000 gallons of oil at one time. There was a lengthy discussion at the Planning Commission regarding the environmental issues.

Mr. Snyder stated that this project is coming in alone for a zone change, the Maverik site has already been approved for a zone change. Across the street is a much larger commercial project that this would be associated with.

Councilmember Almquist asked about the lighting. His concern that the lighting does not drop straight down. He would like to have the developer clear up what type of lighting will be used.

Mr. Snyder stated that when the photometric plan comes in, it will have that information listed. Staff does not want the light shining on neighbors. Some things cannot be controlled, however, staff can control the lighting.

Shane Smoot stated that with regard to the lighting, the hours of operation are from 8:00 am - 7:00 pm during summer; in the winter they will close at 6:00 pm and will have the lights off. Cars will come into the back of the building for service and will exit through the front.

Councilmember Almquist inquired if there could be a few more trees around the dumpster area. That may go along way for being neighborly.

Mr. Smoot stated that since the Planning Commission meeting, they have had number of discussions with residents and area doing exactly what Councilmember Almquist is suggesting. There will be a 6 foot planting area as well as a hedge with periodic trees. He has shared the plans with the residents. In the early stages, the threat that a quick lube poses to the environment was significantly distorted. The oil, antifreeze and oil filters are recycled. The tenants have been in the industry for 30 years and are very sensitive to the environmental concerns. The chance of anything leaking into the River is extremely remote. He stated that they do accept oil from those that do their own oil changes for recycling.

Councilmember Randall stated that she drives by the site everyday. She inquired how many feet the from north side of the Jiffy Lube will it be to the River.

Mr. Smoot advised that will be approximately 50-70 feet. From an environmental standpoint, motor oil is dramatically different from gasoline. Motor oil is very viscous and pools. After having experience in developing and overseeing hundreds of quick lubes. If there is ever a release, the oil pools right by the tank. The largest container will be 550 gallons, if one ruptures, it is sitting in an 8 foot vault.

Mayor Pike opened the public hearing.

Sharylin Carter, resident, read portions of her email that she sent to each of the Councilmembers. Jiffy Lube is a fine company, however, this location is prone to environmental hazards. Industry standards are being changed and upgraded only when a catastrophe occurs. She would like to see the Jiffy Lube built in another location, perhaps across 1450 East. Additionally, she would like to see the request tabled until there is more awareness. She asked the Councilmembers to think through the guidelines prior to making a decision.

Councilmember Randall asked Ms. Carter if she would be ok with a business such as a hair salon in that location.

Ms. Carter responded that a hair salon has no underground environmental collection. This is a liquefaction zone, the ground turns to liquid and can shift. She believes there are other locations that this business can be, however, Jiffy Lube likes this corner because it is connected to the Maverik. If there are any hesitations from the Councilmembers, to take more time to reconsider and research deeper. No one was guaranteed that this project would sail smoothly through the approval process. Her personal opinion is that there should not be development so close to the River. If it is developed, it should be a business with no potential hazards. St. George is in an earthquake prone area.

Councilmember Hughes asked Ms. Carter if her personal preference is that nothing is developed along the River.

Ms. Carter stated yes, she prefers that no businesses be in that area, especially one that poses a hazard.

Lorri Kocinski-Puchlik, resident, stated that she is very vested in the vision of the St. George community and has served on a number of committees. She asked that the Councilmembers carefully consider the request to determine if the development it is in keeping with the most important vision, value, goals, objectives and put forth in the City's General Plan. She has read the General Plan 4 times and asks that the Councilmembers carefully weigh the opportunity costs and the risks versus rewards. She asked if there are other alternatives that will enhance and compliment the community. A stated objective of the General Plan is to guide development in such a manner that will enhance St. George as an attractive, diverse, convenient and sustainable place to live and visit while preserving the City's unique community character. She believes the Virgin River and the banks of the River are unique and natural resources. What is built there will either provide an opportunity to maintain or enhance this character or detract from it. A car maintenance shop is not unique. All retirees, visitors and students will be disheartened and discouraged to see this type of use within such a close proximity to the River and trail system. A better use of the land would be bike repair shop or a specialty running shoe store. There is a tremendous opportunity lost putting a car maintenance facility on the edge of the river bank. She encouraged the Councilmembers to walk the area and see how close it is to the river bank. She would like to see the right message in that what is built on the banks of the River is important. River banks and trails are significant to the community.

Hal Hickman, resident, read the remainder of Ms. Puchlik's letter. It stated that if a car maintenance facility is built on this area, it would be a scar just as the excavation scar on the black hill is. This is a business friendly community. No promises were made by the City regarding what specific land uses would be approved.

Ms. Puchlik asked the Councilmember to vote no on this request. Additionally, she asked for following conditional use efforts to minimize the impact on the River: consider increasing the distances between buildings or parking services from the river edge, to reduce storm water runoff into the River that can carry pollutants from vehicles, require that storm drain water be diverted away from the River and be detained, require a minimum setback from the riverbank edge to create a small open space buffer zone, and require planting native vegetation that would not require a lot of fertilizer on this parcel.

Ronna Marker, resident, stated that she and her family will be highly affected by the Jiffy Lube. There is a beautiful City trail right behind her house which will be extended on the other side of the River and will run in front of the Jiffy Lube. The land is designated as commercial, it was meant as a neighborhood commercial center. During the Planning Commission meeting, Commissioner Ron Read indicated that the list of uses for the proposed development needed to be reviewed for the possible negative impact to nearby residential neighborhoods. Building a Jiffy Lube will have a negative impact on their neighborhood and would also change the dynamic of their neighborhood. Novasource's website indicates that they provide innovative growth strategies and specialize services to retail companies, some of which include Del Taco, Fazzoli's and Panda Express. Several companies that would provide walkable value to the neighborhood center. As a

spokesperson for the neighborhood that will be most impacted, she asked that the land be developed with neighborhood friendly businesses. Since her bedroom window looks out to the development, she desires a large wall be placed. She asked the Councilmembers to decline this request and suggested a land swap. She would love to have a restaurant go in that area.

Cordell Peterson, resident, stated that he is concerned with not only the Jiffy Lube, but the rip rap going into the river. He explained that any time you put in rip rap, it increases the flow and speed of the River. There is no indication that anyone down the River knows what is going on. He believes FEMA funds are being used to install the rip rap. If that is the case, then federal money is being used to accommodate private businesses. In 2005 the whole area was covered during the flood. It does not make sense to put a building along the River and rip rap to accommodate private enterprise.

City Manager Gary Esplin clarified that was a FEMA project was for the County to deal with erosion control. It was not done to benefit private property owners. All permits were obtained and plans were reviewed. Rip rap is done based upon the 25 year flood elevation. It is done to protect the movement of the River, not to prevent the water from rising above the structure. It does not necessarily increase the flow of the River. Additionally, it protects the utilities and the River Road Bridge from being eroded. Not to promote development by adjacent property owners. An erosion protection barrier keeps the River within the boundaries of erosion protection. The City has an erosion protection plan and requires developers to show how they mitigate their uses to conform to the erosion protection zone.

Councilmember Almquist stated the City learned something from the protections of the regional sewer line. In the 2011 flood there were some issues on how it was constructed. They changed the design from that effort.

Greg Murray, resident, stated his concern is with the traffic flow from any business in that area. Adding any development will make the traffic worse. Additionally, he is worried about the floods that take place in that area. He concurs with the other comments regarding the unsightliness of the building.

Dorothy Engleman, resident, stated she is also concerned with the rip rap. The General Plan states that the City will not channelize the River. She also encouraged the Councilmembers to allow for more time for continued studies in this area. This is too valuable and sensitive of an area with number of concerns that have been raised without taking additional time.

Hal Hickman stated that he can see the development from his home. Using Google Map, he followed the Virgin River down to Lake Mead, looking closely at the River bed. This River is one of the few rivers that does not have a dam. In no location on the River was there construction of an oil based business. The closest that comes to it is at Quail Lake. His concern is the aesthetics of the beautiful river. The Mall Drive Bridge is being built early so that it would not interfere with the endangered species in the River. Allowing the oil based businesses to be in that area opens the door to ruining this river. He urged the Councilmembers to think about their decision. Jiffy Lube can go somewhere else in the City, not at this location.

Councilmember Hughes, stated that his philosophy is to honor property rights and to promote commerce and smart growth. He asked Mr. Hickman how he feels about property rights.

Mr. Hickman stated he is all for property rights. Those in this valley have tried to protect our rivers. Those people that have ground next to the rivers are sensitive to the rivers. Anyone who owns a property should build what they think is proper. They have to look at the right of others as well as the environment. Everyone has the right to develop per the City's Master Plan. It is a difficult task to balance property rights against intrusion into quality of this city.

Mayor Pike closed the public hearing.

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Councilmember Bowcutt inquired if Novasource was planning on having a basement.

Mr. Smoot advised there will be a pit area directly below the bay, which is a 10 inch concrete vault, where storage will be kept. He appreciates and respects what has been said. He stated that he has never suggested the City has made a promise. This project is not a conditional use. He feels it is important to note that they have invested approximately \$500,000 into this project, much of which was for moving utilities. Contributing to the work that has been done on the river. This is a light use when it comes to traffic, other businesses such as a restaurant, would have a much higher impact on traffic. He has identified about 6 other gas or oil uses along the rivers in St. George. He explained that the Walmart, which is right on the banks of the River, performs many more uses than a quick lube does.

Councilmember Almquist asked Mr. Smoot if the parcel east of the Maverik was considered.

Mr. Smoot replied that they could not afford that property as a quick lube is intended to be a lower cost convenient preventative maintenance type use. There are going to be approximately nine parking stalls.

Councilmember Randall stated that this is difficult for her. Living near the property, she is disappointed that this area can be developed, however, she agrees with private property rights. Additionally, she is concerned with how customers are going to turn into the driveway as well as anything being built so close to the River.

City Manager Gary Esplin stated that he recognizes there are traffic issues on 1450 South. Staff has been looking into what can be done to alleviate some of the issues.

Councilmember Almquist stated that he too lives in that area, and has seen the area change dramatically because of the floods. He was hoping that the Jiffy Lube would be on the east side of the Maverik. If the developer can increase the landscaping along the River, he believes they can almost make the building disappear.

Councilmember Hughes inquired if there are any guidelines on how close a development can be to the River.

City Manager Gary Esplin advised that FEMA provides insurance to homes. A structure cannot be built in the flood way. There is room for one additional building to the east. Additionally, there will be a trail head that will go east. The general plan does state that the City wants to protect the River. The City has been very active in trying to protect the River and has purchased every available right-of-way that becomes available in the flood way. In addition, the City owns almost all of the flood way properties. Per City ordinance, those that own property in a 100 flood plain zone have the right to develop if they elevate their building outside of the 100 year flood plain. The City has not guaranteed permits of any sort. It took years for the Maverik developers to get their permit. They have the right to develop in the 100 year flood plain, the question is what to allow. The parcel is currently zoned residential. The general plan states that the best use for this area is commercial. Vision Dixie would promote this type of business rather than having to drive across town for these types of services.

Councilmember Hughes stated that you cannot argue that this would not be convenient or diverse. Whether this will be attractive is the question.

Mr. Puchlik stated that there should be something that is unique. She believes the Council has to look at the risk versus reward and cost versus convenience.

Mayor Pike advised that the public hearing is closed.

Councilmember Hughes advised that all of the Councilmembers are very conscience of property rights. This is a tough issue for him. Although he gets upset with some of the environmental issues that have to be faced with regard to the River, he has a deep respect for the natural surroundings of the River. If a buffer zone is required, he asked where should that buffer zone be.

MOTION: A motion was made by Councilmember Almquist to approve the zone change from R-1-10 to Planned Development Commercial on .66 acres located north of the intersection of River Road and 1450 South Street.

SECOND: The motion was seconded by Councilmember Hughes adding that the wire strip be included in the landscaping as discussed.

City Attorney Shawn Guzman advised this is a PD zone and there are no drawings for the public to see at this time, however, they were included in the power point presentation. He stated that approving this request would also approve the elevation and colors that were submitted. Additionally, he explained that Mrs. Marker has spoken with the developer regarding the changes to the landscaping. He does not know if the plans shown tonight reflect those changes.

Mrs. Marker stated that she and the developer are still discussing what would be installed.

Mr. Smoot advised that he will work with the residents.

Councilmember Almquist amended his motion to include that the developer submit a plan for staff to review.

Councilmember Hughes stated that he agrees with Councilmember Almquist's amendment.

VOTE: Mayor Pike called for a roll vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - nay
Councilmember Bowcutt - aye
Councilmember Arial - nay

The motion carried.

PUBLIC HEARING/AMEND CITY GENERAL PLAN LAND USE MAP/ORDINANCE:

Public hearing to consider a request to amend the City General Plan Land Use Map by changing the land use designation from Medium Density Residential to High Density Residential on 5.71 acres located at approximately 1151 South Plantations Drive. David Nasal, applicant.

Bob Nicholson presented a power point presentation which covered the following topics: photos of the property and adjacent properties. The property is located with the Green Valley Resort area fronting on Plantation Drive and bounded on the north by the Cottages South development, and on the south by the Trendwest resort rental development. The applicant is proposing approximately 14 dwelling units per acre. Plantations Drive is planned to be a 4 lane arterial street with a 90 foot right-of-way connecting to south Dixie Drive. The proposed project with 78 units will likely be used as second homes/vacation rental units by many of the owners. The long range plan is to connect Plantations Drive to Dixie Drive as well as to complete the realignment of Canyon View Drive to Dixie Drive. Planning Commission recommends approval.

Councilmember Randall inquired when Plantations Drive is expected to be connected to Dixie Drive.

City Manager Gary Esplin advised the master plan for transportation states that is a viable link. He stated that the only people that would use that is would be as a development occurs in that area. Not all of the property has been annexed into the City. He believes it may connect in approximately 5 years. The majority of the traffic is currently on Canyon View Drive.

Mr. Nicholson stated that he has received a letter in opposition from The Lakes development.

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City Manager Gary Esplin stated that Plantations Drive is near the Tonaquint Business Park.

Councilmember Almquist inquired when the detailed plans will be available for review.

Dave Nasal, applicant, stated that more specific drawings will be available in March. One of the items mentioned at the Planning Commission was density. They are looking to have 76 units. They met with the HOA for The Cottages, regarding some of their concerns and have been able to incorporate some of their recommendations. This project is a project similar to Trendwest. The units will be sold individually.

Mayor Pike opened the public hearing.

Mark Tippen, representative for The Lakes development, stated that he sent a letter in opposition. They are opposing this request because when their general plan was approved, a development across the street was zoned for high density. At that time, The Cottages requested they lower their density to medium density, which they did.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve amending the General Plan Land Use from Medium Density Residential to High Density Residential.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

FEE WAIVER:

Consider approval of a request for a fee waiver for the use of Tonaquint Park. Christina Hopkinson, applicant.

Christina Hopkinson, applicant and coordinator for the Southern Utah MS Walk event, requested the fees be waived for the use of Tonaquint Park.

MOTION: A motion was made by Councilmember Almquist to approve the fee waiver for the use of Tonaquint Park for the Southern Utah MS Walk event.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Bowcutt stepped out.

FEE WAIVER AND ROAD CLOSURE:

Consider approval of a request for a road closure of 200 South Street from 300 East to 400 East as well as a fee waiver request for the use of Vernon Worthen Park. Sue Ann Judd, applicant.

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Sue Ann Judd, applicant, stated there is a direct need for people to get treated for substance abuse. The event will be .5K family walk/run that will be held on March 22, 2014 and will benefit the Recovery Outreach program. She explained that the request is to close 200 South from 300 East to 400 East and that the fees be waived for the use of Vernon Worthen Park from 11:00 a.m. to 1:00 p.m. They will cover the cost of the road closure.

Councilmember Bowcutt returned.

MOTION: A motion was made by Councilmember Arial to approve the request.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

ON PREMISE BEER LICENSE AND LOCAL CONSENT:

Consider approval of an on premise beer license and local consent for Roy’s Pizza and Pasta located at 1013 East and 700 South. Roy Crouch, applicant.

City Manager Gary Esplin stated this new restaurant is located on 700 South where Basila’s was previously. Although there is a new owner, this is not an additional license.

Nolan Crouch, representative, stated that his father, Roy Crouch, has been in business for 28 Years. Their request is to offer beer with the pizza they will be serving.

MOTION: A motion was made by Councilmember Randall to approve the on premise beer license and local consent for Roy’s Pizza and Pasta.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

ON PREMISE AND LOCAL CONSENT:

Consider approval of an on premise liquor license and local consent for the Hilton Garden Inn located at 1731 South Convention Center Drive. Jim Burgess, applicant.

City Manager Gary Esplin advised that ownership has changed for the Hilton Garden Inn. Although there has not been an opportunity to do the reference check, since the new owners have other licenses in the City, he believes there will be no issues.

Joe Burgess, representative, stated Jim Burgess is the managing member of the LC. He explained that they are taking over ownership on Tuesday and are requesting 3 local consents: 1) on premise beer license; 2) private club license and 3) banquet hall beer license. The restaurant will not sell alcohol..

City Manager Gary Esplin stated that the licenses requested are the same existing licenses as the previous owners.

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MOTION: A motion was made by Councilmember Arial to approve the licenses for the Hilton Garden Inn subject to the reference check.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Attorney Shawn Guzman clarified that the club license is a special license that applies only to hotels that meet certain requirements.

**LIMITED SERVICE RESTAURANT LIQUOR LICENSE AND LOCAL CONSENT:
Consider approval of a limited service restaurant liquor license and local consent for the Inn on the Cliff, LLC located at 511 South Airport Road. Thomas Heers, applicant.**

City Manager Gary Esplin advised this request is for a restaurant liquor license and local consent for the Inn on the Cliff, formerly the Rococo's.

Andrew Heers, General Manager, stated that they are excited to be open.

MOTION: A motion was made by Councilmember Arial to approve to approve the restaurant liquor license and local consent.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**OFF PREMISE BEER LICENSE:
Consider approval of an off premise beer license for Maverik located at 1450 South and 1349 East. John Hillam, applicant.**

City Manager Gary Esplin advised the request is for an off premise beer license for the new Maverik located at 1450 South and 1349 East. The reference checks will be approved and the license will be a new license.

John Hillam, applicant, stated that they operate several Maverik's in the area. He explained that they do quite a bit of training with their employees. When employees log in for the day, they have to answer a question that asks if they understand the rules for selling beer on their premises.

MOTION: A motion was made by Councilmember Bowcutt to approve the off premise beer license for Maverik on 1450 South and River Road.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

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SET PUBLIC HEARING:

Ray Snyder advised that the Planning Commission, at its meeting held February 11, 2014, recommended that public hearings be scheduled on March 6, 2014 to consider a request to amend the City General Plan Land Use Map by changing the land use designation from Business Park and Professional Office to Commercial and High Density Residential on approximately 47.5 acres located generally between Riverside Drive and Virgin River at approximately 2200 East. The applicant is Wadman Corporation.

MOTION: A motion was made by Councilmember Hughes set the public hearing for March 6, 2014.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Wes Jenkins presented the final plat for Avallon at Meadowood Phase 4, a 20 lot residential subdivision located at approximately 1550 West and 50 South, zoning is R-1-7; Meadow Park Phase 3, a 7 lot residential subdivision located at approximately 2240 East and Crimson Ridge Drive, zoning is R-1-10 and RE-12.5; The Flats at South Pointe Phase 3, a 65 lot residential subdivision located at approximately 2800 East and 450 North, zoning is R-3; Riverstone Subdivision Phase 3, a 12 lot residential subdivision located at approximately 890 West and 4050 South, zoning is R-1-10.

City Manager Gary Esplin advised with regard to Riverstone Subdivision Phase 2, there was an \$85,000 lien because of the sewer line, however, it has been paid.

Wes Jenkins presented the final plats amendments for Bloomington Ranches No. 5 and Bloomington Ranches No.3. This request is to merge Lot 1 and Lot 2 of Bloomington Ranches No. 5 along with the southerly portion of Lot 91 of Bloomington Ranches No. 3 into one large lot. Zoning is R-1-10 and OS.

MOTION: A motion was made by Councilmember Almquist to approve the final plats and authorize the Mayor to sign them.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

EASEMENT VACATION:

Wes Jenkins presented the request for an easement vacation located in the old alignment of 1450 South and River Road. Because of the Maverik and Jiffy Lube sites, the utility lines within this easement have been relocated to match the layout.

MOTION: A motion was made by Councilmember Hughes to approve easement vacation

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye

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Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Sun River Phases 44-47, a 93 lot residential subdivision located on the southeasterly corner of Pearl Vista Drive and Angle Arch Drive. Density is as follows: Phase 44 is 3.26 dwelling units per acre, Phase 45 is 24 dwelling units per acre, Phase 46 is 26 dwelling units per acre and Phase 47 is 1.67 dwelling units per acre. Zoning is PD-R. The General Plan shows this area as low density and high density residential. The interior roads will be private streets, while the two exterior roads are public roadways that have already been improved. Because there is approximately 76 feet of elevation change across the property, the developer is proposing rock walls between lots to account for this elevation change.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat for Sun River Phases 44-47 as presented.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Valderra Residences, formally known as Valderra Estates, a 5 lot subdivision located in the Ledges, on the west side of State Route 18. Density is 1.39 dwelling units per acre, zoning is PD-RES. The original Planned Development Master Plan for the Ledges development was approved for 20 lots, however the number of lots has reduced to 14.

MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for Valderra Residences..

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Pine Park Estates, a 24 lot residential subdivision located at Little Valley Road and approximately 3000 South and east of the existing City softball fields at the Fields at Little Valley. Density is 2.61 dwelling units per acre, zoning is RE-12.5. The developer is proposing double fronting lots along Little Valley Road, therefore, a 10 foot landscape strip and a 6 foot privacy wall will be required. There is a stub road near Meadow Valley Estates Phase 4, that the developer is proposing to deed to the City to own and maintain the landscape strip. Staff proposes having an agreement with the developer for them to pay the cost to maintain the landscape strip over a 10 year period, which has been done in the past. Additionally, there will be a 20 foot walkway from the subdivision to the softball complex.

City Manager Gary Esplin stated that the plat should have a note that states the subdivision is adjacent to the softball fields.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Pine Park Estates.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mayor Pike advised the plat should be noted that it is adjacent to the softball field.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for the Hughes Subdivision, a 22 lot residential subdivision located along 2160 East and north of 2450 South. Density is 3.14 dwelling units per acre, zoning is R-1-10. A zone change for this property was previously approved.

Councilmember Hughes stepped out due to a potential conflict.

Mr. Jenkins stated that water and sewer have been installed on portions of the subdivision. There is a 1,300 foot cul-de-sac that is being proposed, which staff feels is ok. Staff is concerned with the water pressure and quality. The Water Services Department stated that they will have to find an easement near the Gray Stone Subdivision and tie into the existing water line to provide a loop.

City Attorney Shawn Guzman stated that this is a unique situation. If the Master Planned roadway had gone through, there would not be that long cul-de-sac. There is no other way to develop the property because of the elevation change. In regards to the water issue, staff will need to continue to work with the Water Department.

City Manager Gary Esplin advised that since this is a preliminary plat, the water issues will have to be addressed as part of the development of the property

Councilmember Bowcutt inquired if there is already a problem with water pressure, how will the loop help.

Mr. Jenkins stated that the looping should help the water pressure in the area.

MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for the Hughes Subdivision subject to getting the easement to the Gray Stone Area.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Hughes returned.

PRELIMINARY PLAT:

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Wes Jenkins presented the preliminary plat for Oakwood Estates, a 88 lot residential subdivision located at approximately 3150 South 3000 East on 26.94 acres. Density is 3.2 dwelling units per acre, zoning is R-1-10. There will be double fronting lots along 3000 East. The developer is proposing lot size averaging with 49 of the lots meeting or exceeding the required square footage for a lot in an R-1-10 zone. Additionally, the developer is proposing a temporary detention basin on lot 88 until downstream storm drain facilities have been installed.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Acoma Subdivision, a 142 lot residential subdivision located on the east side of SR-18 adjacent to the existing roundabout and south of hole 9 of the Ledges Golf Course. Zoning is PD. The master plan that was approved in December 2007, shows this area having 203 units over 31.5 acres, which is a density of 6.4 dwelling units per acres has reduced to 5.12. The developer is proposing private streets for the interior streets and to do pads with common areas and a limited common area. There will be an HOA that will maintain the common and limited common areas within the subdivision. Additionally, the subdivision will have areas for visitors to park to avoid parking along the street.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

- Councilmember Almquist- aye
- Councilmember Hughes - aye
- Councilmember Randall - aye
- Councilmember Bowcutt - aye
- Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC COMMENT/SALE OF CITY OWNED PROPERTY:

Take public comment on the sale of approximately 4 acres of City owned property located on 270 East Street adjacent to the Dixie Center.

City Manager Gary Esplin advised that under Utah law, if a city decides to sell property of a certain value, they are required to take public comment. After public comment, the City Council needs to declare that the property surplus in order for it to be sold. He explained that an RFP was advertised to build a hotel on the property which is approximately 4 acres.

Mayor Pike inquired if anyone in the audience would like to comment. He stated that the property is located behind the Dixie Center.

City Attorney Shawn Guzman advised there is no need for action, there is simply a requirement to hear public comment.

City Manager Gary Esplin stated that the minimum bid amount for the property is \$12 per square foot.

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MOTION: A motion was made by Councilmember Hughes to declare this property public surplus and that the minimum amount be set at \$12 per square foot.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes adjourn to a closed to discuss property purchase and potential litigation.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Hughes to reconvene and adjourn.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 27, 2014, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
Deputy City Recorder Annette Hansen**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance was led by Councilmember Jimmie Hughes and the invocation was offered by Chaplin David Jones.

Presentation from Bruce Solomon, Readjustment Counselor at the Vet Center

Bruce Solomon was introduced to the Council and he acquainted the Council with his background as a Vietnam Veteran and his longstanding battle with PTSD (Post Traumatic Stress Disorder). He explained that he now works as a certified counselor at the center, where he works with veterans along with their families. He described a few of the causes and symptoms of PTSD and expanded on his work to help these veterans reintegrate into society. He stated that he has scheduled a meeting with local judges to get a veterans calendar set up where troubled veterans can get treatment for their issues instead of jail time. Council was pleased with the work that was being done and thanked Mr. Solomon for his dedication and devotion to the veterans of this community.

Consider approval on an access agreement for the Stone Cliff project. Kay Traveller, applicant

Council was presented with an access agreement for the Stone Cliff project that was previously approved, but there were a few adjustments that needed to be made due to the elevation requirements for public roads. It was determined to make this particular section of the road private thus allowing for the necessary increased grade. Mr. Traveller explained that this section of road would be gated and not be used for general public access. It was mentioned that the Stone Cliff HOA has given final approval to have the area annexed into the existing HOA.

MOTION: A motion was made by Councilmember Joe Bowcutt to approve the amended access agreement, subject to legal approval of said agreement.

SECOND: The motion was seconded by Councilmember Bette Arial.

VOTE: Mayor Pike called for a vote as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye

Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Consider approval of an agreement with the Bloomington Community Council for a pickle ball project at Bloomington Park

An overview of the current Bloomington Park area where a proposed pickle ball court would be located was presented to the Council. A breakdown of the costs to build the courts was presented and discussed along with a proposed financial contribution from the Bloomington Community Council of \$10,000.00. The Contract would put the Bloomington Community Council in charge of building the project and the City would furnish the funds. It was noted that the current proposal did not include all the necessary concrete as well as the lighting for the facilities, which would be an additional \$65,000.00. Council discussed this issue and felt that they would like to complete the project all at one time. Representatives from the Bloomington Community Council agreed that would be the best scenario, and offered an additional \$10,000.00 to finish the project. Council discussed this option and felt that it was in the best interest to complete this project all at once. Scheduling and maintenance of the courts were also discussed.

MOTION: A motion was made by Councilmember Bette Arial to approve the partnership with the Bloomington Community Council to build a pickle ball court at the Bloomington Park and to approve the proposed funding of \$122,000.00 which would include the costs for finishing the concrete and erecting the needed lights for the courts.

SECOND: The motion was seconded by Councilmember Joe Bowcutt.

VOTE: Mayor Pike called for a vote as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Presentation on concept of Cremation garden at Tonaquint Cemetery

City Manager Gary Esplin explained to the Council that the proposed Cremation garden at the Tonaquint Cemetery was budgeted for in this current fiscal year and that the parks department was here to present the final concept plan to the Council. The Council was presented with a PowerPoint showing the current statistics regarding cremation, and it was noticed that 42 percent of people are now choosing that option for burial purposes. Currently the City offers no services for cremation remains other than selling half plots. The master plan for the cremation garden was presented to the Council and budget issues were discussed. It was mentioned that the cremation garden would have the capacity to hold 1200 remains. Larry Shane, parks facility manager noted that a fee schedule for the cremation garden has yet to be determined, and the Council would be presented with that fee schedule to be approved at a later date. Council was pleased with the concept and thanked the department for all their work in creating and implementing the plan.

Presentation of the final concept plan for the Electric Theater restoration project

Council was presented with a concept plan for the previously approved restoration of the Electric Theater. As per Council request, all divisions of the art community were involved in the creation of the plan in order to meet the needs of all the different arts. The concept would take the theatre back to its original look, and add 3 levels of space for additional needs for the arts. It was mentioned that the Arts Council was presented with the plan of which they readily endorsed. Council expressed their desire to not take away from private business with the creation of this art center, but the intention is to provide additional space for teaching, areas for non-profit administration offices as well as a public display of different art media. Council was pleased with the plan and the flexibility it allowed. Mayor Pike thanked all those involved and expressed appreciation for involving the art community in the building planning phase.

Site visit to the East Annex project

Councilmembers were escorted across the street to the East Annex building where they were presented with a landscaping concept plan for the exterior of the building. They were then given a tour of the interior facilities and discussed the various proposed uses for the building, including the possibility of an updated and larger Council Chambers. They also toured the Police area and discussed the proposed space for the bike patrol as well as the increased storage used for large police vehicles and other specialized equipment. Council was pleased with the progress on the building and thanked those involved for their efforts. Council then convened once again in the Administrative Conference Room.

Report from Councilmembers

Councilmember Bette Arial stated that she had made contact with the arts commission and reported from their recent meeting. The remarkable success of the Children's Museum was discussed, along with the need to charge a minimal fee for maintenance and upkeep of the highly popular facility.

Councilmember Gil Almquist reported on trees, air quality issues, dinosaur Museum success and current erosion issues with a detention center. He also discussed solid waste and the reuse center and the need for Council to look at charging a fee for commercial dumping at the reuse center as well as public awareness that certain foliage cannot be mulched like palm leaves and oleander trimmings.

Councilmember Joe Bowcutt reported on Planning Commission meetings and mentioned that new chairpersons were needed for the board. Gary Esplin stated that there was a staff meeting planned to discuss this issue.

Councilmember Jimmie Hughes reported on the St. George Housing Authority meeting he attended. He also reported on the animal shelter/control issues and mentioned that adoption efforts have improved there drastically.

Mayor Pike mentioned the need to schedule an all-day work meeting to discuss and deliberate on the 2014-2015 fiscal year budget. It was determined that March 25, 2014 would be the best day for the Mayor and Councilmembers to meet. Mr. Esplin stated that this would be a public meeting and they would plan to hold it in the Administrative Conference room.

Mayor Pike also asked the Council to seriously consider investigating the option of initiating a curbside recycling program. He felt that as he has researched the different options it seems to be much more economically feasible now. He expressed his desire for the City to lead the way in this endeavor and urged Councilmembers to earnestly explore this option for the near future.

Request a closed session

MOTION: A motion was made by Councilmember Jimmie Hughes to convene into a closed session to discuss property issues.

SECOND: The motion was seconded by Councilmember Joe Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CLOSED SESSION

Reconvene & Adjourn

MOTION: A motion was made by Councilmember Jimmie Hughes to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Gil Almquist.

VOTE: Mayor Pike called for a roll vote, as follows:

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Annette Hansen, Deputy City Recorder

DRAFTAgenda Item Number : **6H****Request For Council Action**

Date Submitted	2014-03-28 12:33:37
Applicant	Marc Mortensen
Quick Title	Consider approval of a Letter of Intent with Siemens
Subject	As per the work meeting discussion on 3.27.14 we are at the point in the process with Siemens to conduct an investment-grade audit on a number of high energy use facilities. An LOI is required to initiate this step.
Discussion	We have identified 14 city facilities in the feasibility study that will now be evaluated in detail to determine energy saving potential. While there is still no funding necessary at this point the LOI does commit the City to cover costs of a detailed analysis if we decide not to pursue any projects with Siemens following the findings of the investment grade audit. Based on the research to date, we think there is a lot of potential saving opportunities.
Cost	\$0.00
City Manager Recommendation	
Action Taken	
Requested by	Marc Mortensen
File Attachments	<u>St. George draft LOI 032814.docx</u>
Approved by Legal Department?	
Approved in Budget?	Amount:
Additional Comments	
Attachments	<u>St. George draft LOI 032814.docx</u>

Print on Client's Letterhead

March 28, 2014

Siemens Industry, Inc.
Building Technologies Division
Energy & Environmental Solutions
Attention: Mark Cram
9707 S Sandy Parkway
Sandy, UT 84070

Re: Letter of Intent and Approval to Proceed with Investment Grade Audit

Dear Mark:

St. George City, Utah ("St. George") intends to contract with the Building Technologies Division of Siemens Industry, Inc. ("Siemens") to implement a performance contracting project to improve its infrastructure and operational efficiencies ("Project"). The Project will be comprised of a variety of facility improvement measures ("FIMs") to be assessed through an investment grade audit ("Audit").

The Audit will be performed at the following location(s):

- City Hall
- City Police Department
- City Pool
- Sand Hollow Aquatic Center
- City Airport
- Sunbrook Golf Club House
- Millcreek Park Facility
- Main Street Parking
- Dixie Center
- Water and Energy Building
- Water Treatment Plant
- City Recreation Center
- Community Arts
- East Annex Building

The Audit will evaluate the following systems: Heating, Ventilation and Air Conditioning; Building Automation and Controls; Lighting; Building Envelope; Water Fixtures; and potential sources of Alternate Energy.

The purpose of the Audit will be to identify opportunities to: Reduce operating and utility costs; replace or upgrade existing equipment; improve facility infrastructure; enhance revenue (if allowed); and reduce the City's carbon footprint.

In order to accomplish the Audit, St. George shall provide Siemens the following data (if not already provided): Two-year history of utility bills (electric, gas, water, etc.); maintenance and operational costs for addressed systems; access to facilities and design drawings; audited financial statements for the past two years; and a point of contact for the Audit team.

The objectives of the Project to be assessed during the Audit (Objectives) are as follows: Siemens will provide a written guarantee of projected utility savings and reduced operational costs in compliance with State Government Code; and the associated State Contract.

St. George and Siemens will cooperate to finalize the technical, legal and financial components of the Project, and St. George will pursue financing for the Project, possibly with assistance from Siemens. St. George also will prioritize the FIMs to be implemented, and Siemens will use the results of the Audit as the basis for a draft Performance Contracting Agreement ("Agreement").

Siemens and St. George jointly commit to provide the necessary resources and information in order to meet the following Project development schedule:

Milestone	Target Completion Date
Council LOI Approval	April 2014
Kickoff Meeting	April 2014
Presentation of Audit Results	August 2014
Mayor and Council Approval of Project Scope	August 2014
Begin Procurement of Financing	August 2014
Select Financial Provider	September 2014
Finish Negotiating Agreement	October 2014
Mayor and Council Financing and Agreement Approval	October 2014
Execution of Agreement	October 2014

If Siemens is unable to produce an Agreement that meets the above Objectives, then it shall receive no payment for its efforts to develop the Project. However, if Siemens presents an Agreement that meets the above Objectives, and the parties do not execute it within thirty (30) days thereafter, then St. George agrees to pay Siemens a termination fee of **\$xxxxxxx.00** (xxxxxx thousand dollars and no cents) within sixty (60) days of invoice. Alternatively, if Siemens provides an Agreement which meets the Objectives defined above, and the parties execute the Agreement, then the costs associated with the Audit will be incorporated into the price of the Agreement.

On behalf of St. George City, Utah, this Letter of Intent is approved as of the date above.

Sincerely,

Signed

Print

Title