

**NOTICE OF JOINT WORK MEETING OF THE
CITY COUNCIL AND THE
NEIGHBORHOOD REDEVELOPMENT AGENCY
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council and the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, September 21, 2023 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

- 1. Discussion regarding Tech Ridge CDA.**
- 2. Adjourn and reconvene in a Regular Meeting of the City Council.**

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

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

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, September 21, 2023, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Mayor's recognitions and updates.**
 - a. Annual update from St. George Regional Hospital.**
 - b. Read a Proclamation proclaiming the 2023-2024 school year as Alcohol-Free School Year.**

- c. **Read a Proclamation proclaiming October 7, 2023 as Marathon Day.**

2. **Consent Calendar.**

- a. **Consider approval to award a bid to Superior Asphalt for the FY 2023 Crack Seal Project.**

BACKGROUND and RECOMMENDATION: A total of six (6) bids were received. The low bid was from Superior Asphalt in the amount of \$293,250. Staff recommends awarding the bid to Superior Asphalt.

- b. **Consider approval to award a bid to Morgan Pavement Maintenance for the Slurry Seal Project.**

BACKGROUND and RECOMMENDATION: This was a formal bid. Four (4) bids were received. Staff recommends awarding the bid to Morgan Pavement Maintenance in the amount of \$473,455.

- c. **Consider approval of a sole source purchase of Ultraviolet Disinfection lamp bulbs for the Wastewater Treatment Plant.**

BACKGROUND and RECOMMENDATION: This request is for the purchase of 750 UV lamp replacements for the wastewater treatment plant. The UV lamps have an expected lifespan of 10,000 hours. There are a total of 1,200 lamps in the system. The sole source purchase request is to replace about 600 lamps that have over 10,000 hours of use as well as stock 150 lamps in inventory for future replacements as needed. Staff recommends approval of this purchase.

- d. **Consider approval of a Purchase and Sale Agreement between the City of St. George and WHD, LLC for property along Crimson Cliffs Way and 2450 South.**

BACKGROUND and RECOMMENDATION: The City received an application from WHD, LLC (Dave Weller) to purchase 7,110 SF of surplus property from the City along Crimson Cliffs Way just north of 2450 South. This property was initially purchased by the City in conjunction with the construction of Crimson Cliffs Way. At the City Council work meeting held on May 11, 2023, the Council determined that this property is deemed surplus property.

- e. **Consider approval of a property lease agreement with Premier Car & Truck for city-owned property located at 116 West St. George Boulevard.**

BACKGROUND and RECOMMENDATION: In December 2020 the City acquired the property at 116 W St. George Boulevard. Premier Car & Truck was the tenant at the time and their lease for used car sales and service transferred to the City. The terms of the multi-year lease expired on September 30, 2021 and from that point forward they have been operating on a month-to-month lease. Rather than renegotiating a new annual lease with the tenant, City leadership at the time kept the month-to-month lease in case they reached a deal with a developer to acquire and develop the property in accordance with the downtown plan. In late July, City staff received notice from the business that they were retiring at the end of August 2023. Staff recommends approval.

3. **Public hearing and approval of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2022 program year, fiscal year 2023, of the Community Development Block Grant (CDBG).**

BACKGROUND and RECOMMENDATION: On or about September 25, 2023, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2022 Program Year, to the U.S. Department of Housing & Urban Development (HUD). The CAPER is a financial and public benefit summary of the City's use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City's adopted 2022 Annual Action Plan. A public comment period was held from August 18th to September 5th; no comments were received. Staff recommends taking public comment during the public hearing and approval of the report.

4. **Consider approval of Resolution No. 2023-009R authorizing the Steel Solar 1B Project Second Amended and Restated Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS), and related matters.**

BACKGROUND and RECOMMENDATION: The second amended Power Purchase Agreement (PPA) will allow the developer to take advantage of Production Tax Credits (PTCs) which became available through the Inflation Reduction Act after the agreement was first entered. Staff recommends approval of this resolution.

5. **Consider approval of Resolution No. 2023-010R amending and adopting fees for the Electric Theater Center and Races.**

BACKGROUND and RECOMMENDATION: The City has reviewed the fees for the Electric Theater Center and for Races activities to ensure sufficiency of fee coverages. The City has recognized some areas where fee increases are necessary to cover related costs. Increased fees will become effective following City Council approval. Staff recommends approval.

6. **Consider approval of Ordinance No. 2023-018 amending the City zoning map by amending the existing Desert Color Planned Development Residential (PDR) zone on approximately 1.91 acres to approve new civic space including a pool and park in the Desert Color development with conceptual site plan, landscape plans, materials, and elevations, located generally between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane to be known as Sage Haven Emerald Pool Park with a condition from the Planning Commission. Case No. 2023-PDA-013**

BACKGROUND and RECOMMENDATION: The Sage Haven pod of Desert Color was initially approved by the City Council in the early part of 2021. As part of that approval, the developer set aside the necessary civic space required in the PD-R NG (Neighborhood General) zone which included the subject property. The applicant is now requesting that the subject property be approved for a park and a pool for the Desert Color residents. At their meeting held on August 8, 2023, the Planning Commission recommended approval of the application with a 6-0 vote.

7. **Consider approval of Ordinance No. 2023-019 amending the City Zoning Map by amending the zone from A-20 (Agricultural, 20-acre minimum lot size) to A-1 (Agricultural, 40,000 square foot minimum lot size) on approximately 4.25 acres located in the southeast quadrant of the intersection of 2450 South Street and 3430 East Street for the purpose of amending and extending the Crimson Estates final plat for a project to be known as Crimson Estates 2450 S and 3500. Case No. 2023-ZC-011**

BACKGROUND and RECOMMENDATION: In May of 2022, the Crimson Estates final plat was recorded. This final plat contains seven lots and is located on 2450 South Street, just east of 3430 East Street. A little less than a year later, in April of 2023, a proposal to amend this final plat was presented to the City. The amendment to the final plat will add 4.25 acres to this final plat. At their meeting held on August 22, 2023, the Planning Commission held a public hearing and recommended approval.

8. **Consider approval of Ordinance No. 2023-020 amending the Divario Development Agreement Master Plan (Exhibit B to the Development Agreement) in order to modify allowed density from medium density (up to 9 units per acres) to high density (up to 15 units per acre for Planning Area 2 (PA-2), and transferring 127 units from PA-13 to PA-2 (the subject property) and amending the city zoning map by amending the zoning on PA-2 from R-1-10 (residential single family) to PD-R (Planned Development Residential) , located generally southwest of the Gap Canyon Pkwy and 1790 West intersection for the purpose of allowing a 450 unit multi-family development to be known as Allora Village, with conditions from Planning Commission.**

BACKGROUND and RECOMMENDATION: The property was annexed as part of the Plantations Land in 1994. In 2007, a development agreement was approved. The development agreement was revised and updated in 2014 which sets for the parameters of the development agreement, planning areas, etc. Under the Development Agreement, PA-2 was approved as a development area consisting of 35.96 acres with density of up to nine units per acre (maximum 324 residential units). The applicant, along with the master developer is requesting to move density from PA-13 to the subject property allowing for up to 450 units on PA-2. This translates to 12.51 units per acre based on 450 units over 35.96 acres. At their meeting held on August 22, 2023, the Planning Commission recommended approval with conditions.

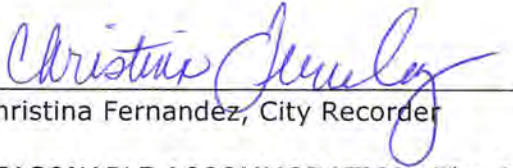
9. **Consider approval of the preliminary plat for Tonaquint Heights Ph.4 & Ph.5, a 24-lot residential subdivision located at 1450 West 2440 South.**

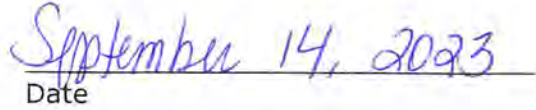
BACKGROUND and RECOMMENDATION: The Tonaquint Heights Ph.4 & Ph.5 is twenty-four (24) lot preliminary plat. Tonaquint Heights General Plan Amendment was approved by the City Council on May 4, 2023. A zone change was approved on June 15, 2023. The property is 24.517 acres and is zoned R-1-20. At their meeting on September 12, 2023 the Planning Commission recommended approval with a vote of 6-0, with no conditions.

10. **Appointments to Boards and Commissions of the City.**

11. **Reports from Mayor, Councilmembers, and City Manager.**

12. **Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

Tech Ridge Community Development Area (CDA)

TECHRIDGE

City Council Work Meeting
September 21, 2023



Follow-up from June Meeting

- Multiple discussions held with the school district July – September
- School district's concerns:
 - Length of time
 - Residential portion of project
 - Impact on services
- Staff worked with school district to find a potential solution to address the district's concerns
- Potential solution identified for Council's consideration

CDA AMENDMENT COMPARISON

	MAY 2023	SEPTEMBER 2023
Project Area Acreage	180	*355 (original acreage)
Land Usage Mix	Mostly Commercial (Office, Retail, Hotel)	Mostly Commercial (Office, Retail, Hotel)
Assessed Value at Build-Out	\$1.1 Billion	\$1.1 Billion
Tax Increment Participation Cap (NPV)	\$50 Million	\$50 Million
Single Parcel Increment Collection Period	26 Years	26 Years
Maximum Life of Project Area	32 Years (3 Tranches of 26 Years Each)	32 Years (3 Tranches of 26 Years Each) *School District's participation on residential would end in 2040 (~16 years)
Percentage Participation Rate	75%	75%
Estimated Tax Increment	\$45.1 Million	\$43.2 Million

*Proposed Washington County School District changes

CDA Amendment Comparison – Tax Increment (NPV)

<u>Taxing Entity</u>	<u>May 2023</u>	<u>*September 2023</u>	<u>\$ Diff</u>	<u>% of Total</u>
Washington County	3,590,111	3,952,108	361,997	9.1%
Washington County School District	33,459,569	30,406,563	(3,053,006)	70.3%
St. George City	5,178,423	5,700,573	522,150	13.2%
Washington County Water Conservancy District	2,723,759	2,998,400	274,641	6.9%
Southwest Mosquito Abatement District	150,955	166,176	15,221	0.4%
Total	45,102,817	43,223,820	(1,878,997)	

All estimates are in Net Present Value

*Proposed Washington County School District changes

Tech Ridge CDA Expenditures

	\$50M Cap		*\$45.1M Estimate	
	<u>May 2023</u>	<u>%</u>	<u>May 2023</u>	<u>%</u>
<u>City's Projects</u>				
RDA Administration	1,250,000	2.5%	1,127,570	2.5%
East Access Road	6,900,000	13.8%	6,900,000	15.3%
Business Incentives	2,500,000	5.0%	2,255,141	5.0%
Power Infrastructure	421,000	0.8%	421,000	0.9%
Cloud Drive Reimbursement	6,167,070	12.3%	4,399,106	9.8%
Affordable Housing	2,500,000	5.0%	-	0.0%
Subtotal City's Projects	19,738,070		15,102,817	
Balance Available for Developer	30,261,930	60.5%	30,000,000	66.5%
Total Tax Increment Expenses	50,000,000		45,102,817	

*Staff's understanding of City Council's priorities from May discussion

A close-up, angled view of a green calendar page. The numbers 11, 12, 13, 19, 20, 21, 26, 27, and 28 are visible in large, bold, black font. The page is slightly tilted, and the lighting creates a soft shadow on the right side.

Proposed Timeline

- **Monday, September 25th:** Amended Plan and Budget publicly available and public notice provided for October public hearing.
- **October:** Meetings held with other taxing entity's and amended interlocal agreements prepared and adopted
- **Thursday, October 26th:** RDA holds Public Hearing and Adopts the Amended Plan and Budget.
- **Thursday November 9th:** RDA Adopts Amended Interlocal Agreements.
- **November – December:** Contest periods end and all documentation filed with the County and State Tax Commission.



St.George

Council Discussion and Questions

Whereas, the Washington County Prevention Coalition and the Washington County Youth Coalition have designated the upcoming school year as an Alcohol-Free Year for Youth sponsored by REACH4HOPE and Southwest Prevention, a school year to set clear rules and expectations about NO underage drinking;

Whereas, alcohol used by those under the age of 21 negatively affects their health and safety, and thus the safety and well-being of all those living and working in the Communities of Washington County; and

Whereas, teens who use alcohol often progress to addictive behavior later in life, are at a much higher risk for developing mental illnesses as adults; and

Whereas, addictive behaviors and mental illnesses also greatly increase the risk of suicide; and

Whereas, underage drinking is a major public health problem that negatively impacts the brain development of our young people, causing a higher probability of early alcohol addiction, alcohol-related traffic accidents, and brain impairment; and

Whereas, under the Law, it is illegal for a minor to purchase, possess, or consume any alcoholic beverage, and it is illegal and punishable for anyone to sell, offer to sell, or furnish alcohol to a minor; and

Whereas, the Mayors of St. George City, Washington City, Hurricane City, Hildale City, Ivins City and Santa Clara City, in addition to the Commissioners of Washington County and the State of Utah are committed to the development of a major statewide public information campaign with the overall objectives of changing social norms regarding depression, suicide ideation, underage drinking, and risky behaviors; and

Whereas, we commend the overwhelming majority of our young people who are drug and alcohol-free, and we desire all of our youth to be drug and alcohol-free so as to develop in a healthy society; and

Now, therefore, We, as Mayors and Commissioners hereby proclaim our support and offer an invitation to the entire community to help encourage family bonding and reduce underage drinking in order to improve the health and safety of all youth and adults in Washington County. We invite all members of our community, including individuals, families, governments, schools, religious and civic organizations, to participate in and sponsor activities that will heighten awareness regarding the dangers of underage drinking to young people's health and safety, and will strengthen their ability and desire to refuse to drink alcohol; and

Whereas, we declare the 2023-2024 school year as an Alcohol-Free School Year for Youth to bring awareness to risky behaviors and underage drinking, and promote the bringing of families together.

Proclaimed this 1st Day of September 2023

Michele Randall – St. George City Mayor

Kress Staheli – Washington City Mayor

Rick Rosenberg – Santa Clara City Mayor

Chris Hart – Ivins City Mayor

Nanette Billings – Hurricane City Mayor

Donia Jessop – Hildale City Mayor

Victor Iverson – County Commissioner

Gil Almquist – County Commissioner

Adam Snow – County Commissioner

Nicolle Felshaw – County Administrator

PROCLAMATION

WHEREAS, The 47th St. George Marathon will be held on Saturday, October 7, 2023; and

WHEREAS, This annual endurance event hosted by the City of St. George is a display of community spirit, unity, and commitment; and

WHEREAS, The City of St. George and the state of Utah is proud to welcome each of the 8,300 runners participating in the 26.2-mile Marathon and the 13.1-mile Half Marathon, which is set to host the largest numbers of participants in the history of the race; and

WHEREAS, this annual event is an international display of endurance with Marathon, Half Marathon, Mayor's Walk, Kids Event, and the new Desert Double 5k celebrating runners, spectators, and volunteers; and

WHEREAS, known as “#likenoother”, the St. George Marathon is a testament and celebration of determination, resilience, and resolve.

NOW, THEREFORE I, Michele Randall, Mayor, along with the City Council of the City of St. George, Utah, do hereby proclaim October 7, 2023 as

MARATHON DAY

in the City of St. George and ask our citizens to recognize and congratulate these runners, thank the volunteers for giving back to the community, and spectators for their support.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of St. George, Utah this 21st day of September, 2023.

Michele Randall, Mayor



2022 Statistics & Accomplishments

St. George Regional Hospital

St. George Regional Hospital is a 300-bed hospital and is the major medical referral center for northwestern Arizona, southeastern Nevada, and southern Utah. We are fully accredited by The Joint Commission and serve as a Level II Trauma center, caring for almost all trauma patients (with the exception of major pediatric trauma).

LEADERSHIP



Natalie Ashby
President



Cyndi Gilbert
Governing Board Chair



John Cottam
Philanthropy Board
Chair

STATISTICS

	2022	2021
Inpatient Admissions	21,169	20,457
Outpatient Admissions	6,629	6,123
Total Admission	27,798	26,580
Inpatient Surgeries	4,288	4,098
Outpatient Surgeries	12,072	12,333
ER Visits	64,827	60,451
Births	2,715	2,725
Lab Tests	1,340,122	1,291,062
Imaging Procedures	195,082	190,411
Turnover Rate	16%	17%
New Employees Hired	544	336
Total Employees	2,755	2,624

New Providers	58	38
Total Providers	425	367
Volunteer Hours	18,532	11,393*
Total Volunteers	150	105
Total Charity Care	\$42,704,056	\$35,732,675

*Volunteer statistics were lower in 2021 due to COVID restrictions

HOSPITAL/FACILITY ACCOMPLISHMENTS

- Five Intermountain hospitals named to Newsweek World's Best Hospitals in the United States. St. George was listed in the top 250 best hospitals in the United States.
- U.S. News & World Report named St. George Regional as the #2 hospital in Utah, rating 15 procedures/conditions as high performing.
- St. George has received straight As from Leapfrog Hospital Safety Grades since 2019.
- St. George Regional received a five-star rating from the CMS Overall Hospital Quality Star rating in 2022.
- St. George Regional received the 2022 Press Ganey HX Pinnacle of Excellence Award for inpatient services.
- St. George Regional earned a 3-star rating (the highest) from the Society of Thoracic Surgeons for its patient care and outcomes in coronary artery bypass grafting (CABG) procedures.
- St. George Regional received the 2022 Get with the Guidelines Gold Plus award along with the Target: Stroke Honor Roll Elite Plus and Target: Type 2 Diabetes Honor Roll.
- Intermountain Surgery Center – St. George and Southwest Urgent Ortho officially opened in September of 2022.
- St. George Regional received the 2022 Vizient Member Performance Award and Birnbaum Quality Award ranking #7 out of 138 hospitals.

INTERMOUNTAIN HEALTH ACCOMPLISHMENTS

- Intermountain hospitals account for four of the five best hospitals in Utah according to U.S. News and World Report's 2021/22 Best Hospitals rankings.
- Intermountain was named to Forbes' Best in State Employers list.
- Intermountain caregivers were honored as Healthcare Heroes by Utah Business Magazine for valor during the COVID-19 pandemic.
- Intermountain's Supply Chain Organization received their fourth consecutive *Master Level Recognition* by Gartner.



1380 E. Medical Center Dr., St. George, UT 84790
communityfeedback@imail.org | 435.251.1000



What's New for Our Community?

St. George Regional Hospital
Board Chair Cyndi Gilbert
and hospital leaders



Portia Knight, RN, ER Charge Nurse
Emergency Room, St. George Regional

Our Bold Ambition: Be the Model System

Keep people healthier for less
while delivering the best and
most caring experience.



Katie Lance, Culinary Diet Tech
Food Services, St. George Regional

CMS Overall
Quality 5 Stars



Healthgrades Awards
2022



Leapfrog
Safety Grade A:
Since Spring 2019



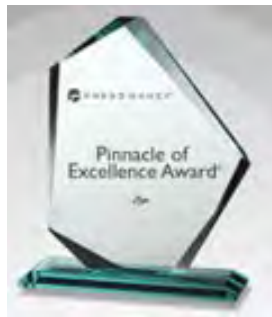
Newsweek
World's Best Hospitals:
U.S. Recognition



Press Ganey Guardian
of Excellence Award



Press Ganey
Pinnacle of
Excellence Award:
Inpatient



Vizient Birnbaum
Award #8 rank



Joint Commission
Certified in
Stroke, COPD,
Spine and Joint



Ranked #2
Hospital in
Utah and
Rated High
Performing
in these 15
specialties:

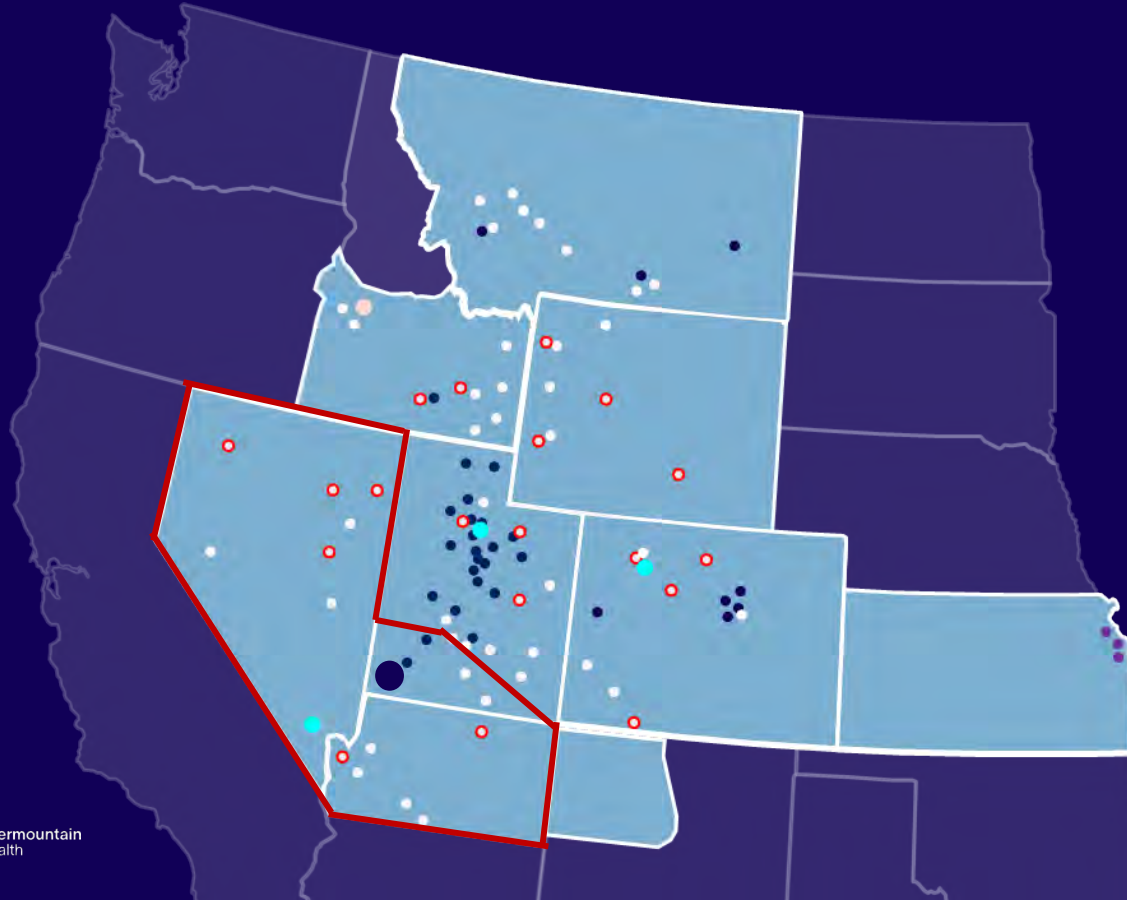
- Aortic Valve Surgery
- Abdominal Aortic Aneurysm Repair
- Back Surgery (Spinal Fusion)
- Colon Cancer Surgery
- COPD
- Heart Bypass Surgery
- Heart Attack
- Heart Failure
- Hip Fracture
- Hip Replacement
- Kidney Failure
- Maternity Care
- Knee Replacement
- Pneumonia
- Stroke



Ranked #2 Hospital in all of Utah, and Rated High Performing in these 15 specialties:

- Aortic Valve Surgery
- Abdominal Aortic Aneurysm Repair
- Back Surgery (Spinal Fusion)
- Colon Cancer Surgery
- COPD
- Heart Bypass Surgery
- Heart Attack
- Heart Failure
- Hip Fracture
- Hip Replacement
- Kidney Failure
- Maternity Care
- Knee Replacement
- Pneumonia
- Stroke

Intermountain Health's Current Footprint



- Hospitals
- Region HQ
- Saltzer Health
- Affiliate/Outreach Partnerships
- Classic Air Medical Bases
- Kansas Community Clinics
(Classic Air Base service area includes part of New Mexico)

Intermountain by the Numbers



7 Primary States¹
(UT, NV, ID, CO, MT, KS, WY)



**60,000+
Caregivers**



33 Hospitals
Including 1
Virtual Hospital



**1,049,000
SelectHealth
Members**



**\$13.9 billion²
Total Revenue**



**4,800
Licensed Beds**



**385
Clinics**



**3,900 Employed
Physicians & APPs**

NOT-FOR-PROFIT

We help meet the diverse healthcare needs of our communities by providing excellent care at the lowest appropriate cost, regardless of the patient's ability to pay.



Aubrey Ball, RN, Labor & Delivery Unit
St. George Regional

SGRH 2022 Statistics & Accomplishments



2022 Statistics & Accomplishments St. George Regional Hospital

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President



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Turnover Rate	16%	336
New Employees Hired	544	2,624
Total Employees	2,755	

New Providers		
Total Providers	58	58
Volunteer Hours	475	
Total Volunteers	18,532	367
Total Charity Care	150	11,394*
	\$42,704,056	105
		\$35,732,675

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Board of Trustees



Cyndi Gilbert
Chair



Natalie Ashby
Secretary



Paul Affleck, MD



Eli Bermudez



Elisabeth Bingham



Janice Brooks



Patrick Carroll, MD



Gayle Carter, MD



Brett Christiansen, MD



John Cottam



Shawn Guzman



Michon Palmer



Diane Shanklin



Wade Steel



Kristin Williams

2022 Estimated Property Tax

2022 Gift to the Community

\$3,801,520

\$26,443,181



Additional Gifts to the Community

To Improve Health & Improve Healthcare Access

\$515,633

**Community
Service &
Education**

\$1,737,526

**Clinics Serving
Underserved
Populations**

\$2,832,479

**Health
Professional
Education**

3 LOCAL PRIORITIES

These come from Southwest Utah Public Health Department, our local health experts, and local public health data from Intermountain's Community Health Needs Assessment for Washington County.

1.

Improve Mental
Well-Being



2.

Improve Chronic
& Avoidable
Health Outcomes



3.

Address & invest
in social determinants
of health



Washington County community groups & Intermountain Health

\$4,973,332 in cash donations

Doctors
Volunteer Clinic
of St. George

DOVE Center

Loving Angel
Service Dog

Washington
County
Receiving
Center

National Alliance
of Mental Illness
Utah

Needs Beyond
Medicine

Rural Utah
Project
Education Fund

Southwest
Behavioral
Health Center

Southwest Utah
Public Health
Department

United Way of
Washington
County

Washington
County
Prevention
Coalition

Utah
Department of
Human Services

Utah Domestic
Violence
Coalition

Utah Food Bank

Utah Support
Advocates for
Recovery
Awareness

Utah Tech
University

Washington
County
Medical Support

Washington
County
Children's
Justice Center

Utah Division of
Substance
Abuse and
Mental Health

Washington
County School
District Health
Access Project

Youth Futures



Intermountain
Health

We welcome your questions and feedback!



Agenda Date: 09/21/2023

Agenda Item Number: 2a

Subject:

Consider approval to award a bid to Superior Asphalt for the FY 2023 Crack Seal Project.

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: St. George

Reference Number: N/A

Address/Location:

N/A

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

A total of six (6) bids were received. The low bid was from Superior Asphalt in the amount of \$293,250.

Staff Narrative (need/purpose):

A crack seal is important for the long-term maintenance of asphalt streets. This project includes the placement of crack-sealing material on various streets throughout the city.

Name of Legal Dept approver: Ryan N. Dooley

Budget Impact:

Cost for the agenda item: \$293,250

Amount approved in current FY budget for item: \$293,250

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

N/A

Description of funding source:

Budgeted pavement preservation funds.

Recommendation (Include any conditions):

Approval



CONTRACT DOCUMENTS

FOR

**FY24 Crack Seal Project
Inquiry No. 23-129
Various Locations
St. George, Utah**

AUGUST 2023

Prepared By:

**City of St. George
Public Works/Engineering
St. George, Utah
(435) 627-4050**

BID FORM

Project: FY24 Crack Seal Project

Inquiry No: 23-129

Proposal of Superior Asphalt, LC ("BIDDER"), organized and existing under the laws of the State of Utah doing business as a corporation, partnership, or an individual (circle applicable status), to the City of St. George ("CITY"). Pursuant to and in compliance with the Public Notice, BIDDER hereby proposes to perform all Work for the above named Project in strict accordance with the Contract Documents, BIDDER'S Instructions, Drawings, Specifications, and other documents related thereto, the undersigned, having familiarized themselves with the existing conditions on the site and the conditions under which the work on the Drawings and in the Specifications is to be done, hereby proposes to furnish all labor, materials, equipment, incidental items, permits, fees, and services to perform all specified work on the above named project.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

All Work shall be in strict accordance with the Contract Documents and documents issued thereto and shall be installed at the price/prices set forth in the Contract Documents. Bidder acknowledges that all Work shall be done subject to CITY'S approval. Decisions and questions as to the quality, suitability, and acceptability of the materials, interpretation of drawings and specifications, and acceptable fulfillment of the Contract by the BIDDER shall be made by CITY.

Of particular importance to be considered in the BID are the following:

CONTRACT TIME AND LIQUIDATED DAMAGES

The WORK is to be performed within the specified CONTRACT TIME. If the CONTRACTOR shall fail to complete the WORK within the CONTRACT TIME, or extension of time granted by the CITY, then the CONTRACTOR will pay the CITY LIQUIDATED DAMAGES assessed at the rates established as follows:

- a. \$250.00 (dollars) per day for each calendar day that the CONTRACTOR shall be in default after the CONTRACT TIME.
- b. \$250.00 (dollars) per day for failure to make repairs to deficiencies in the work within 10 days of notification to repair.

The rates specified in 'b.' above are cumulative and are in addition to LIQUIDATED DAMAGES assessed in association with the overall Contract Time as listed in 'a.' above. Additional information on LIQUIDATED DAMAGES is provided in the GENERAL CONDITIONS.

BIDDER acknowledges receipt of the following ADDENDUM:

_____ Addendum No. _____	Dated <u>✓</u> _____
_____ Addendum No. _____	Dated _____
_____ Addendum No. _____	Dated _____

None

BID SUMMARY

BID Total: \$ 293,250.⁰⁰

BID SCHEDULE

Project: FY24 Crack Seal Project

Inquiry No.: 23-129

BIDDER agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices. If an alternate is asked for, the contractor may elect to BID either or both BID schedules, however only one schedule will be awarded.

BIDDER will complete the work in accordance with the Contract Documents for the following unit prices. Quantities indicated are not guaranteed; they are solely for comparing BIDS and establishing the initial Contract Price. Final payment will be based on actual quantities.

NOTE: The Engineer shall check all BIDS for mathematical errors. If errors have been made in the extension of the figures, the unit prices will be the binding amount and the total amounts will be revised to reflect the corrections.

BID SCHEDULE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
1	Traffic Control	1	L.S.	* 500 ⁻	* 500 ⁻
2	Mobilization	1	L.S.	500 ⁻	500 ⁻
3	Crack Sealing	175	Tons	* 1,670 ⁻	* 292,250 ⁻
TOTAL OF BID SCHEDULE					* 293,250 ⁻

BIDDER certifies that BIDDER has read the Request for BIDS and fully understands its intent. BIDDER certifies that BIDDER has adequate personnel and resources to fulfill the proposal requirements. BIDDER further understands that BIDDER'S ability to meet the criteria and provide the required services shall be judged solely by the City. BIDDER further certifies that, since the receipt of the Request for BIDS, no contact, discussion, or negotiation has been made nor will be made regarding this proposal for construction services with any City employee other than the contact people listed in the Request for BIDS. BIDDER understands that any such contact could disqualify this proposal. BIDDER further certifies that BIDDER is properly licensed to conduct business within the scope of this BID as required by the State of Utah. BIDDER certifies that all schedules and addenda contained herein shall be considered part of the entire Request for BIDS response and that the complete document submitted shall be considered a legally binding document.



NOTICE OF AWARD

To: Superior Asphalt, LC

Project: FY24 Crack Seal Project

Inquiry No.: 23-129

The CITY has considered the BID submitted by you for the above described project in response to its Advertisement for BIDS and Information for BIDDERS.

You are hereby notified that your BID has been accepted in the amount of \$ 293,250.00 on the condition that you execute the Agreement and obtain the performance BOND, the payment BOND, and the certificate of insurance within ten (10) calendar days from the date this NOTICE is delivered to you.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the CITY.

Dated this 21st day of September, 2023

City of St. George
CITY

By _____

Name Michele Randall

Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____,

this the ____ day of _____, 20__.

Name _____

Title _____

Map Link:

<https://tinyurl.com/2024CrackSeal>

(Streets are subject to change with same total square footage)

Square Feet	Street Name	From	To
19,259	1740 N ST	1975 W ST	DIXIE DOWNS RD
19,496	2750 E CIR	3200 S ST	NORTH END
12,143	2750 E CIR	3200 S ST	SOUTH END
20,967	1620 W CIR	650 N ST	NORTH END
24,471	1620 W CIR	540 N ST	650 N ST
15,812	WINDSOR DR		
22,305	BRIGHAM RD		
12,957	HILTON RBT	HILTON DR	HILTON DR
41,435	3020 E ST		
107,061	3150 S ST		
9,886	LAURELWOOD CIR	<Null>	<Null>
9,946	PONDEROSA CIR	<Null>	<Null>
20,645	3210 E	CRIMSON RIDGE DR	32320 S
26,517	3180 S	3350 E	3210 E
26,538	3140 S	3350 E	3210 E
25,916	3100 S	<Null>	3210 E
47,039	3050 S	<Null>	3210 E
28,260	3300 E	<Null>	3050 S
17,047	SUGAR MAPLE DR	3300 E	3210 E
14,666	SUGAR MAPLE DR	3140 E	3210 E
141,341	3210 E	3230 E	SEEGMILLER DR
35,181	3140 E	SUGAR MAPLE DR	3100 S
25,786	2930 S	<Null>	<Null>
8,809	4040 S ST	<Null>	<Null>
21,647	3100 E ST		
10,977	<Null>	<Null>	<Null>
25,897	2200 E ST	RIVERSIDE DR	SOUTH END
17,595	2200 East	Church Drive	Mall Drive
55,848	3350 E	<Null>	<Null>
25,203	TIGER MAPLE CIR	<Null>	<Null>
36,525	CRIMSON RIDGE DR	<Null>	<Null>
41,275	CRIMSON RIDGE DR	<Null>	<Null>
18,895	DELANY DR	<Null>	<Null>
25,138	3170 E	<Null>	<Null>
32,983	3230 S	<Null>	<Null>
6,073	3230 S	<Null>	<Null>

6,639	ASTER DR	<Null>	<Null>
6,623	3150 S	<Null>	<Null>
40,899	3100 S	<Null>	<Null>
30,691	POPLAR LN	<Null>	<Null>
259,591	SYCAMORE LN	<Null>	<Null>
53,494	430 N	<Null>	<Null>
17,178	RED CEDAR DR	<Null>	<Null>
15,007	RED CEDAR DR	<Null>	<Null>
145,684	<Null>	<Null>	<Null>
180,441	<Null>	<Null>	<Null>
29,889	2930 S	<Null>	<Null>
83,694	2890 S	<Null>	<Null>
90,856	<Null>	<Null>	<Null>
19,057	400 East Roundabout	<Null>	<Null>
22,161	740 N ST	1060 E ST	WEST END
30,568	360 N ST	VALLEY VIEW DR	WESTRIDGE DR
26,138	1060 E ST		
6,333	640 N ST	1100 E ST	RED ROCK RD
12,568	1100 E ST	640 N ST	INDUSTRIAL RD
10,954	640 N ST	1060 E ST	1100 E ST
26,972	1100 E ST	640 N ST	740 N ST
25,147	100 West	500 N ST	HOPE ST
34,404	800 E ST		
12,520	900 E ST	970 S CIR	1010 S ST
11,422	2040 E CIR	270 S ST	NORTH END
20,047	HORSEMAN PARK DR	KNOLLS DR	RIVER RD
87,224	HORSEMAN PARK DR		
13,642	2350 E ST		
31,260	HORSEMAN PARK DR	CHRISTENSEN DR	LEDGE ROCK DR
21,431	BRIGHAM RD	60 E ST	90 E ST
10,598	2890 E ST	110 S CIR	LEE LN
18,787	50 S ST		
11,329	110 N CIR	2940 E ST	EAST END
6,531	2890 E ST	LEE LN	RIVERSIDE DR
15,490	LEE LN	110 N ST	2890 E ST
25,645	3200 S ST	2750 E CIR	LITTLE VALLEY RD
6,309	SHADOW POINT DR	1300 W ST	VALLEY VIEW DR
37,275	600 S ST	100 W ST	MAIN ST
115,778	BRIGHAM RD		
32,324	BRIGHAM RD	840 E ST	WAREHOUSE DR.

62,416	BRIGHAM ROAD	RECYCLE DR.	STATE ROAD
60,288	BRIGHAM ROAD	HIDDEN VALLEY DR	RECYCLE DR.
26,452	BRIGHAM ROAD	840 E ST	ELEMENTRY DR
48,760	BRIGHAM RD	DESERT HILLS DR	ELEMENTRY DR
23,636	BRIGHAM ROAD	HIDDEN VALLEY DR	WAREHOUSE DR.
4,459	680 N ST	950 W CIR	RIDGE VIEW DR
21,847	680 N ST	950 W CIR	RIDGE VIEW DR
11,988	680 N ST	950 W ST	1000 W ST
4,633	2030 W ST	450 S CIR	ALIENTA DR
18,660	ALIENTA DR	ALBA DRIVE	LUCE DEL SOL
10,460	ALIENTA DR	ALBA DRIVE	LUCE DEL SOL
38,851	ALIENTA DR	2740 W ST	EMERAUDE DR
19,266	450 S CIR		
10,047	450 S CIR		
33,074	540 N ST	1300 W ST	WESTRIDGE DR
15,172	970 N ST	2130 W ST	2190 W ST
12,450	1050 N ST	2130 W ST	2190 W ST
13,049	1010 N ST	2130 W ST	2190 W ST
8,016	2190 W ST	1010 NORTH	1050 N ST
8,408	2190 W ST	1010 NORTH	970 N
8,004	2190 W ST	1050 N ST	1100 N ST
8,404	2130 W ST	1010 NORTH	970 N
7,989	2130 W ST	1050 N ST	1010 NORTH
30,802	BARCELONA DR	DESERT HILLS DR	HIDDEN VALLEY DR
12,506	BARCELONA DR		
10,699	2710 E ST		
15,325	2680 E ST		
31,566	2620 E ST		
13,838	3330 S ST	2620 E	2680 E
9,365	2620 E ST	3380 S CIR	3330 S
11,103	3380 S CIR		
20,913	AMARANTH DR		
20,830	AMARANTH DR		
18,814	2740 E ST		
7,309	AMARANTH DR	2950 E ST	
59,452	ATHENS DR	<Null>	<Null>
7,013	AMARANTH DR		
36,097	900 E ST	ST GEORGE BLVD	TABERNACLE ST
152,131	900 S ST	RIVERSIDE DR	SUNLAND DR
7,833	PARADISE WAY	2750 E ST	2790 E ST
20,414	LIZZIE CIR	780 E ST	WEST END
9,825	1280 E CIR	ST JAMES LN	NORTH END

9,220	1340 E CIR	LIZZIE LN	SOUTH END
64,254	BRIGHAM RD	BLOOMINGTON HILLS DR	RIVER RD
19,258	CHAPEL VIEW LN	GREEN VALLEY LN	VALLEY VIEW DR
20,808	GREEN VALLEY LN	VALLEY VIEW DR	CORNER
20,662	500 S CIR	INDIAN HILLS DR	WEST END
18,978	2250 S ST	1650 E ST	WEST END
17,152	SHADOW POINT DR	1250 W ST	1300 W ST
5,820	540 N ST	1275 W ST	1300 W ST
9,133	540 N ST	1275 W ST	VALLEY VIEW DR
13,798	1100 N ST	2130 W ST	2190 W ST
10,621	2130 W ST	1050 N ST	1100 N ST
15,396	1950 E ST	620 N ST	RED CLIFFS DR
8,520	MCKINLEY WAY	KENNEDY PL	SHERMAN RD
26,698	1720 S ST	1000 E ST	CORNER
10,619	960 E CIR	ST JAMES LN	SOUTH END
31,179	ARROYO DR		
18,488	ARROYO DR		
26,237	1190 S ST		
9,455	INDIAN HILLS DR		
19,360	COMMERCE DR		
31,757	BRIGHAM ROAD	BLOOMINGTON HILLS DR	CONDO DR (E)
33,744	BRIGHAM ROAD	CONDO DR (W)	DESERT HILLS DR
20,449	BRIGHAM RD	CONDO DR (E)	CONDO DR (W)
12,661	DIXIE DR	MATHIS BRIDGE(S)	MATHIS PARK PL
54,686	DIXIE DR	PARKSIDE CIR	VALLEY VIEW DR
88,699	DIXIE DR	ALIENTA DR	SUNBROOK DR
26,375	DIXIE DR	ALIENTA DRIVE	PARKSIDE CIR
16,098	DIXIE DR	MATHIS PARK PL	SUNBROOK DR
8,978	700 N ST	2330 E ST	2380 E CIR



Agenda Date: 09/21/2023

Agenda Item Number: 2b

Subject:

Consider approval to award a bid to Morgan Pavement Maintenance for the Slurry Seal Project.

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: St. George

Reference Number: N/A

Address/Location:

N/A

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

This was a formal bid. Four (4) bids were received

Staff Narrative (need/purpose):

Slurry seal is an economical method to preserve pavement on low-volume residential streets. The city has used slurry seals with success for many years.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: \$473,455

Amount approved in current FY budget for item: \$473,455

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

N/A

Description of funding source:

The city's budgeted funds for pavement preservation.

Recommendation (Include any conditions):

Approval



CONTRACT DOCUMENTS

FOR

**FY24 Slurry Seal Project
Inquiry No. 23-130
Various Locations
St. George, Utah**

AUGUST 2023

Prepared By:

**City of St. George
Engineering/Public Works
St. George, Utah
(435) 627-4050**

BID FORM

Project: FY24 Slurry Seal Project

Inquiry No: 23-130

Proposal of Morgan Pavement Maintenance ("BIDDER"), organized and existing under the laws of the State of Utah doing business as a corporation, partnership, or an individual (circle applicable status), to the City of St. George ("CITY"). Pursuant to and in compliance with the Public Notice, BIDDER hereby proposes to perform all Work for the above named Project in strict accordance with the Contract Documents, BIDDER'S Instructions, Drawings, Specifications, and other documents related thereto, the undersigned, having familiarized themselves with the existing conditions on the site and the conditions under which the work on the Drawings and in the Specifications is to be done, hereby proposes to furnish all labor, materials, equipment, incidental items, permits, fees, and services to perform all specified work on the above named project.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

All Work shall be in strict accordance with the Contract Documents and documents issued thereto and shall be installed at the price/prices set forth in the Contract Documents. Bidder acknowledges that all Work shall be done subject to CITY'S approval. Decisions and questions as to the quality, suitability, and acceptability of the materials, interpretation of drawings and specifications, and acceptable fulfillment of the Contract by the BIDDER shall be made by CITY.

Of particular importance to be considered in the BID are the following:

CONTRACT TIME AND LIQUIDATED DAMAGES

The WORK is to be performed within the specified CONTRACT TIME. If the CONTRACTOR shall fail to complete the WORK within the CONTRACT TIME, or extension of time granted by the CITY, then the CONTRACTOR will pay the CITY LIQUIDATED DAMAGES assessed at the rates established as follows:

- a. \$250.00 (dollars) per day for each calendar day that the CONTRACTOR shall be in default after the CONTRACT TIME.
- b. \$250.00 (dollars) per day for failure to make repairs to deficiencies in the work within 10 days of notification to repair.

The rates specified in 'b.' above are cumulative and are in addition to LIQUIDATED DAMAGES assessed in association with the overall Contract Time as listed in 'a.' above. Additional information on LIQUIDATED DAMAGES is provided in the GENERAL CONDITIONS.

BIDDER acknowledges receipt of the following ADDENDUM:

_____ Addendum No. _____	Dated _____
_____ Addendum No. <u>NA</u>	Dated <u>8/24/2023</u>
_____ Addendum No. _____	Dated _____

BID SUMMARY

BID Total: \$ 473,475.⁰⁰

BID SCHEDULE

Project: FY24 Slurry Seal Project

Inquiry No.: 23-130

BIDDER agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit or lump sum prices. If an alternate is asked for, the contractor may elect to BID either or both BID schedules, however only one schedule will be awarded.

BIDDER will complete the work in accordance with the Contract Documents for the following unit prices. Quantities indicated are not guaranteed; they are solely for comparing BIDS and establishing the initial Contract Price. Final payment will be based on actual quantities.

NOTE: The Engineer shall check all BIDS for mathematical errors. If errors have been made in the extension of the figures, the unit prices will be the binding amount and the total amounts will be revised to reflect the corrections.



NOTICE OF AWARD

To: Morgan Pavement Maintenance

Project: FY24 Slurry Seal Project

Inquiry No.: 23-130

The CITY has considered the BID submitted by you for the above described project in response to its Advertisement for BIDS and Information for BIDDERS.

You are hereby notified that your BID has been accepted in the amount of \$ 473,455.00 on the condition that you execute the Agreement and obtain the performance BOND, the payment BOND, and the certificate of insurance within ten (10) calendar days from the date this NOTICE is delivered to you.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the CITY.

Dated this 21st day of September, 2023.

City of St. George
CITY

By _____

Name Michele Randall

Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____,

this the _____ day of _____, 20__.

Name _____

Title _____



Agenda Date: 09/21/2023

Agenda Item Number: 2C

Subject:

Consider approval of a sole source purchase of Ultraviolet Disinfection lamp bulbs for the Wastewater Treatment Plant.

Item at-a-glance:

Staff Contact: Scott Taylor

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Wastewater Treatment Plant

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

This request is for the purchase of 750 UV lamp replacements for the wastewater treatment plant. The UV lamps have an expected lifespan of 10,000 hours. There are a total of 1,200 lamps in the system. The sole source purchase request is to replace about 600 lamps that have over 10,000 hours of use as well as stock 150 lamps in inventory for future replacements as needed.

Staff Narrative (need/purpose):

This request is for the purchase of 750 UV lamp replacements for the wastewater treatment plant. The UV lamps have an expected lifespan of 10,000 hours. There are a total of 1,200 lamps in the system. The sole source purchase request is to replace about 600 lamps that have over 10,000 hours of use as well as stock 150 lamps in inventory for future replacements as needed.

Name of Legal Dept approver: N/A

Budget Impact:

Cost for the agenda item: 64137.50

Amount approved in current FY budget for item: 75000

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

N/A

Description of funding source:

Cost of Services

Recommendation (Include any conditions):

Staff recommends approval of Sole Source Purchase



Agenda Date: 09/21/2023

Agenda Item Number: 2d

Subject:

Consider approval of a Purchase and Sale Agreement between the City of St. George and WHD, LLC for property along Crimson Cliffs Way and 2450 South.

Item at-a-glance:

Staff Contact: Cameron Cutler

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Crimson Cliffs Way and 2450 South

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

The City received an application from WHD, LLC (Dave Weller) to purchase 7,110 SF of surplus property from the City along Crimson Cliffs Way just north of 2450 South. This property was initially purchased by the City in conjunction with the construction of Crimson Cliffs Way. At the City Council work meeting held on May 11, 2023, the Council determined that this property is deemed surplus property.

Staff Narrative (need/purpose):

The applicant is requesting to purchase the 7,110 SF property for an amount of \$12,727 (or \$1.79 per SF) as per an Appraisal by Craig Morley dated 07/18/2023. However, this property was originally purchased from the previous owner by the City for an amount of \$110,00 per acre (or \$2.53 per SF, rounded). If the same value of property were used, the purchase price for the 7,110 SF would then be \$17,988.30.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends selling the surplus property.



Agenda Date: 09/21/2023

Agenda Item Number: 2e

Subject:

Consider approval of a property lease agreement with Premier Car & Truck for city-owned property located at 116 West St. George Boulevard.

Item at-a-glance:

Staff Contact: Marc Mortensen

Applicant Name: Thayne Harrison

Reference Number: N/A

Address/Location:

116 W. St. George Boulevard

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

In December 2020 the City acquired the property at 116 W St. George Boulevard. Premier Car & Truck was the tenant at the time and their lease for used car sales and service transferred to the City. The terms of the multi-year lease expired on September 30, 2021 and from that point forward they have been operating on a month-to-month lease. Rather than renegotiating a new annual lease with the tenant, City leadership at the time kept the month-to-month lease in case they reached a deal with a developer to acquire and develop the property in accordance with the downtown plan. In late July, City staff received notice from the business that they were retiring at the end of August 2023.

Staff Narrative (need/purpose):

Since receiving notice from the tenant to vacate, tenant has sold his business to another dealership and new dealer has asked for a 24-month lease from the City. City Council has expressed an interest in keeping a tenant on the property until development occurs on this parcel and the parcel to the east of 100 W. The terms, as outlined by Council are as follows: 1. 24-month lease with the option to quit the premises with a 90-day written notice from the City at 18-months. 2. Tenant leases property in "As Is" condition for \$7,500 per month. City is not responsible to fix or maintain structures or premises. 3. No subleases. 4. Lease is dated September 1, 2023. 5. Tenant will provide proper insurance as required by the City. 6. Other terms as outlined in the agreement.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval.



Agenda Date: 09/21/2023

Agenda Item Number: 03

Subject:

Public hearing and approval of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2022 program year, fiscal year 2023, of the Community Development Block Grant (CDBG).

Item at-a-glance:

Staff Contact: Genna Goodwin

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

N/A

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

On or about September 25, 2023, the City will submit a Consolidated Annual Performance Evaluation Report (CAPER), for the 2022 Program Year, to the U.S. Department of Housing & Urban Development (HUD). The CAPER is a financial and public benefit summary of the City's use and expenditures of federal Community Development Block Grant (CDBG) funds. The report evaluates how the City used these federal funds during the past program year to carry out priorities identified in the City's adopted 2022 Annual Action Plan. A public comment period was held from August 18th to September 5th; no comments were received. Staff recommends taking public comment during the public hearing and approval of the report.

Staff Narrative (need/purpose):

The CAPER is a report submitted to the U.S. Department of Housing and Urban Development (HUD) no later than 90 days after the end of the program year. After a minimum 15-day public comment period and a public hearing, the report is submitted through the Integrated Disbursement and Information System (IDIS) for review by HUD.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the report.



Agenda Date: 09/21/2023

Agenda Item Number: 04

Subject:

Consider approval of Resolution No. 2023-009R authorizing the Steel Solar 1B Project Second Amended and Restated Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS), and related matters.

Item at-a-glance:

Staff Contact: Bryan Dial

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

811 East Red Hills Pkwy

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

The second amended Power Purchase Agreement (PPA) will allow the developer to take advantage of Production Tax Credits (PTCs) which became available through the Inflation Reduction Act after the agreement was first entered.

Staff Narrative (need/purpose):

This PPA contributes the diversity of our resource portfolio assisting in providing reliable service at a reasonable cost for our customers.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval.

RESOLUTION No. _____

A RESOLUTION AUTHORIZING THE STEEL SOLAR 1B PROJECT SECOND AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

WHEREAS, the City of St. George (the "*Member*") owns and operates a utility system for the provision of electric energy to its residents and others (the "*System*") and is a member of Utah Associated Municipal Power Systems ("*UAMPS*") pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the "*Joint Action Agreement*");

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Steel Solar 1B Project, a forty (40) megawatt (MW) solar photovoltaic generation facility to be located in Box Elder County, Utah, on behalf of its members and is now prepared to enter into a twenty-five (25) year second amended and restated power purchase agreement with Steel Solar LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Steel Solar 1B Second Amended and Restated Transaction Schedule ("*Second Amended and Restated Transaction Schedule*") attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution.

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

Section 1. Authorization of Steel Solar 1B Second Amended and Restated Transaction Schedule. The Second Amended and Restated Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Second Amended and Restated Transaction Schedule on behalf of the Member. Promptly upon its execution, the Second Amended and Restated Transaction Schedule shall be filed in the official records of the Member.

Section 2. Other Actions. The Mayor, City Recorder, the Member Representative and other officers and employees of the Member shall take all actions necessary or reasonably required to carry out,

give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Second Amended and Restated Transaction Schedule and the performance thereof.

Section 3. Miscellaneous; Effective Date. (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this _____ day of _____, 2023.

CITY OF ST. GEORGE

Mayor

ATTEST AND COUNTERSIGN:

City Recorder

[SEAL].

EXHIBIT A
STEEL SOLAR 1B SECOND AMENDED AND RESTATED TRANSACTION SCHEDULE

**STEEL 1B SOLAR PROJECT
FIRM POWER SUPPLY AGREEMENT
SECOND AMENDED AND RESTATED TRANSACTION SCHEDULE**

This Second Amended and Restated Transaction Schedule to the Master Firm Power Supply Agreement to which all Parties to this Transaction Schedule are signatories provide for the following transactions. The Parties to this Second Amended and Restated Transaction Schedule agree to the following provisions and agree to pay all costs of this transaction through the Firm Power Supply Project.

PURCHASER: City of St. George

ENTITLEMENT SHARE: 61.07%

SUPPLIER: Steel Solar, LLC (the “Steel Solar Project”)

EFFECTIVE DATE: The Power Purchase Agreement by and between UAMPS and Steel Solar, LLC for the Steel 1B Solar Resource (the “Original PPA”) was executed on February 16, 2022. The Original PPA was amended, restated, and executed by UAMPS and Steel Solar, LLC on June 23, 2022 (the “Amended PPA”). The Amended PPA was amended, restated and executed by UAMPS and Steel Solar, LLC on August 30, 2023 (“Second Amended PPA”). The Second Amended PPA becomes effective upon UAMPS obtaining Member governing body approvals. UAMPS anticipates satisfying this condition within 60 days of executing the Second Amended PPA. The Scheduled Commercial Operation Date (“COD”) is December 31, 2023. The COD may not occur earlier than September 30, 2023 but not later than June 30, 2024.

TERM: A 25-year delivery term commencing on COD. The Second Amended PPA will become effective upon UAMPS satisfying the condition precedent identified above.

AMOUNT: 24,426 kW and associated Environmental Attributes (“Entitlement Share”)

PRICE: \$34.66 per MWH

OTHER
PROVISIONS:

Energy: UAMPS will schedule all energy pursuant to the terms and conditions of the Second Amended PPA and will deliver to the Purchaser its Entitlement Share of the Steel 1B Solar Resource. The Steel 1B Solar Resource is to be constructed as a 40 MW solar photovoltaic generation facility located in Box Elder County, Utah.

- Transmission:*** UAMPS will charge and the Purchaser will pay transmission charges as adopted by the UAMPS Board of Directors from time to time.
- Administration:*** UAMPS will charge and Purchasers will pay the scheduling fee and reserve fee as adopted by the UAMPS Board of Directors from time to time.
- Buyout Options:*** Under the Second Amended PPA, UAMPS has the ability to buy the Steel 1B Solar Resource from Steel Solar, LLC at specified buyout dates pursuant to a fair market value appraisal. If UAMPS is directed to pursue one of its buyout options, then UAMPS will in parallel develop new contracts or amend the Firm Power Supply Agreement with the Purchasers to provide UAMPS with the ability to finance the buyout of the Steel 1B Solar Resource.
- Step-Up Obligation:***
- (1) In the event of a default by one of the Purchasers, UAMPS shall immediately allocate all of the defaulting Purchaser's Entitlement Share among the nondefaulting Purchasers, pro rata on the basis of their then-current Entitlement Shares, which shall remain in effect only until the completion of the procedures provided herein. UAMPS shall provide written notice to the nondefaulting Purchasers of the initial allocation of the defaulting Purchaser's Entitlement Share which notice shall (A) set forth the date of the initial allocation, (B) include a revised Schedule I showing the increased Entitlement Shares as a result of such allocation, (C) direct each of the nondefaulting Purchasers to make an election pursuant to subparagraph (2) below, and (D) set forth the date by which each of the nondefaulting Purchasers must notify UAMPS of such election. The initial allocation of the defaulting Purchaser's Entitlement Share and the increased Entitlement Shares of the nondefaulting Purchasers as a result of such allocation (as shown on the revised Schedule I prepared by UAMPS) shall remain in effect until the completion of the procedures provided for herein. During such period, each of the nondefaulting Purchasers shall have all of the rights, benefits, obligations and responsibilities associated with its increased Entitlement Share as a result of such allocation.
 - (2) Within sixty days after the initial allocation of the defaulting Purchaser's Entitlement Share, each nondefaulting Purchaser shall notify UAMPS in writing of its election to: (A) retain all of its initial allocation of the defaulting Purchaser's Entitlement Share; or (B) retain none or less than all of such allocation. Any Purchaser that elects to retain all of its initial allocation of the defaulting Purchaser's Entitlement Share shall be deemed to have fully satisfied its step-up obligations and shall not thereafter be required to accept any additional allocation of the defaulting Purchaser's Entitlement Share; *provided*

that any such nondefaulting Purchaser may give notice to UAMPS of its request to acquire additional amounts of the defaulting Purchaser's Entitlement Share as may be available.

- (3) Within thirty days after its receipt of the elections of all nondefaulting Purchasers pursuant to subparagraph (2), UAMPS shall determine whether the nondefaulting Purchasers have elected to retain all of the defaulting Purchaser's Entitlement Share. In the event that one or more of the nondefaulting Purchaser's elected to retain less than all of the initial allocations of the defaulting Purchaser's Entitlement Share, UAMPS shall reallocate the remaining amounts of the defaulting Purchaser's Entitlement Share proportionally among those nondefaulting Purchasers that have requested additional amounts of the defaulting Purchaser's Entitlement Share. To the extent that any part of the defaulting Purchaser's Entitlement Share is then unallocated, UAMPS shall next reallocate the remaining portion of the defaulting Purchaser's Entitlement Share proportionally among those Purchasers that did not elect to retain all of their initial allocations of such Entitlement Share. Proportional reallocations shall be based upon the Entitlement Shares of the nondefaulting Purchasers in effect immediately prior to the defaulting Purchaser's default.
- (4) In no event shall the final allocation of a defaulting Purchaser's Entitlement Share pursuant to subparagraph (3) (or the total of all such allocations in the event of multiple Purchasers' defaults) cause any nondefaulting Purchaser's Entitlement Share to increase by more than 25% over its "Adjusted Entitlement Share" without such Purchaser's consent. The "Adjusted Entitlement Share" is the Purchaser's Entitlement Share shown on Schedule I on and as of the Effective Date.
- (5) UAMPS shall deliver, promptly after making the determinations and reallocations required by subparagraphs (1-4), a notice to the nondefaulting Purchasers which notice shall (A) set forth the final allocation of the defaulting Purchaser's Entitlement Share pursuant to subparagraph (3), and the effective date of the final allocation, and (B) include a revised Schedule I showing the revised Entitlement Shares of the nondefaulting Purchasers upon the final allocation pursuant to subparagraph (3). The Entitlement Shares shown on such revised Schedule I shall thereafter be the Entitlement Shares of the nondefaulting Purchasers.
- (6) Any portion of the Entitlement Share of a defaulting Purchaser allocated or reallocated to a nondefaulting Purchaser pursuant to this paragraph (b) shall become a part of and shall be added to the Entitlement Share of the nondefaulting Purchaser, and from and after the date of such transfer the nondefaulting Purchaser shall be obligated to pay for its increased Entitlement Share pursuant to the terms and provisions of this Transaction Schedule. The defaulting Purchaser shall remain liable to UAMPS and the nondefaulting Purchasers for

costs incurred and damages suffered by them in connection with the actions taken with respect to the defaulting Purchaser's Entitlement Share provided for herein.

- (7) If, as a result of the limitation stated in subparagraph (4) above, any portion of a defaulting Purchaser's Entitlement Share remains unallocated or upon the request of any nondefaulting Purchaser, UAMPS shall use Commercially Reasonable Efforts to sell or dispose of the unallocated or designated Entitlement Share. The defaulting Purchaser shall be liable for the costs, fees and expenses incurred by UAMPS in connection with any such sale, disposition or remedial action.

Other:

Any costs incurred by UAMPS due solely to this Transaction Schedule, including but not limited to the Second Amended PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of Purchasers invoiced through the UAMPS Power Bills.

This Transaction Schedule may be signed in counterpart.

Dated this _____ day of _____, 2023.

CITY OF ST. GEORGE

By: _____

Title: _____

UTAH ASSOCIATED MUNICIPAL POWER
SYSTEMS

By: _____

Title: _____

Schedule I

MEMBER	KW AMOUNT 40,000	ENTITLEMENT %
Ephraim City	230	0.57%
City of Logan	5,747	14.37%
Morgan City	50	0.13%
Springville City	2,299	5.75%
City of St. George	24,426	61.07%
SUVESD	1,500	3.75%
Washington City	5,747	14.37%
Total	40,000	100.00%



Agenda Date: 09/21/2023

Agenda Item Number: 05

Subject:

Consider approval of Resolution No. 2023-010R amending and adopting fees for the Electric Theater Center and Races.

Item at-a-glance:

Staff Contact: Shane Moore

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 East 200 North

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

The City has reviewed the fees for the Electric Theater Center and for Race Activities to ensure sufficiency of fee coverages. The City has recognized some areas where fee increases are necessary to cover related costs. Increased fees will become effective following City Council approval.

Staff Narrative (need/purpose):

After careful review with staff and at City Council work meetings the City feels these fees are sufficient to cover costs. These fees will be evaluated at the end of the budget year to ensure that they are sufficient.

Name of Legal Dept approver: Alicia Galvany Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval

Proposed 7/27/23

<u>Electric Theater Center</u> 68 E. Tabernacle St. St. George, UT 84770 <i>Available 8:00 a.m. - 11:00 p.m.</i> <i>Monday through Saturday</i>		MONTHLY					
<u>Studio Space</u>	Individual Artists	\$150					
	Non-profit arts organizations	\$200					
<u>Gallery Space</u>		\$100					
<u>Classrooms</u>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	City programing	No Charge					
	Theater Residency Program Members	\$6/Hour					
	Classroom Extended Use Program	\$10/Hour					
	Commercial Use	\$40/Hour					
	Private Use/ Non-Profit	\$20/Hour					
<u>Dance Studios</u>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	City programing	No Charge					
	ETC Theater Residency Program Members	\$6/Hour					
	Commercial Use	\$40/Hour					
	Private Use/ Non-Profit	\$20/Hour					
<u>Electric Theater</u>	Refundable Deposit \$250 Includes 1 technician; sound or light, as determined by city staff. Additional staff fees above the included @ \$25/hour <i>Minimum of 2 hour booking</i> \$25 fee if booking within 2 weeks of event	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	City programming	No Charge					
	Commercial Use	\$150/Hour					
	Private Use/ Non-Profit	\$100/Hour					
	Theater Residency Program Members	\$40/Hour					

Postage reimbursement
Runner Shirt (past year's)
VIP Bus

Actual cost
\$1 - \$5
\$75 - Pre-sale, \$100 - Day of Marathon

RACES

Registration Fees

1/2 marathons

\$75 early bird registration; \$90 registration; \$100 late registration

10Ks

~~\$35 early registration; \$45 late registration~~

4ks or 5ks (unless otherwise listed)

~~\$35 early registration; \$45 late registration~~

Quathlon

~~\$45 early bird registration; \$55 late registration~~

Flex Series

\$25 per race

Flex Series - 3-Race Series

\$60

Flex Series - Full Series (9 races)

\$150

Lake to Lake Relay 2-person teams

\$150 early bird registration; \$160 late registration

Lake to Lake Relay 5-person teams/Kid Teams (up to 10)

~~\$280 early bird registration; \$300 late registration~~

Lake to Lake Relay Ultra's

\$80 early bird registration; \$90 late registration

Santa Dash

~~\$5 OR \$15 include costume~~

SHAC Triathlon

~~\$45 Adult sprint or beginner~~

SHAC Triathlon

~~\$66 Relay; \$75 late registration~~

SHAC Triathlon

~~\$10 Child sprint or beginner~~

Turkey Trot

\$5 plus 5 canned goods, kids 12 & Under are free

Ultra Race

~~\$45 early bird registration; \$55 late registration~~

Utah Youth Track and Field Meet

No charge

Virtual Race Series

\$20

Race Expo Fees

\$200

Booth 10x10

\$300

Booth 10x20

\$300

Both Half Marathons 10x10

\$300

Both Half Marathons 10x20

\$450

Flyer

\$200

Flyer with Booth

\$300

Misc Race Fees

4th of July Booth

~~\$75 (includes sublicense fee)~~ \$150 4th of July, \$75 additional days

4th of July Carnival Tickets

~~\$25 per person - pre-sale; \$35 per person - on-site~~

4th of July Mega Pass

~~\$30 per person - pre-sale; \$40 per person - on-site~~

Lake to Lake Relay Dinner Ticket

~~\$45~~ \$20

Logo with Picture

\$100

Past Year's Runner Shirts

\$1 - \$10

Postage for Shirts and Medals

\$3 - \$15

Race Brochure 1/4 Page Ad

\$400

Race Brochure Full Page Ad

\$800

Race Brochure Half Page Ad

\$600

Transfer/deferred fee

\$5 \$10

Misc. Races Discounts

50% off

City Employees Dependent

100% off

City Employees Discount

15% off

Running Club/Tri Club

15% off

SGR Email Sales

45% off

SGR Promo Code

20% off

Sponsor Giveaway Entries

100% off

Volunteer Giveaway Entries

100% off

Booth Finish Line

\$150

NATURE CENTER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AMENDING AND
ADOPTING FEES FOR THE ELECTRIC THEATER CENTER AND RACES**

WHEREAS, the City of St. George has adopted a Master Fee Schedule for various services and recreational activities; and

WHEREAS, the City of St. George has determined the need to amend fees to assist in offsetting the cost of the provision of various services and recreational programs provided by the City; and

WHEREAS, the City of St. George will be adopting a budget for fiscal year 2022-2023 incorporating the fee changes to the Master Fee Schedule which will become effective July 1, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the St. George City Council hereby amends and adopts the following fees per the attached chart marked as Exhibit "A" for the performance of the services and recreational activities enumerated herein which shall become effective July 1, 2023. All other fees heretofore adopted shall continue as adopted.

PASSED AND ADOPTED by the City Council of the City of St. George this 15th day of June, 2023.

CITY OF ST. GEORGE:

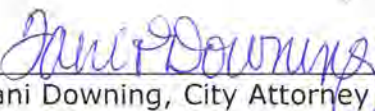
ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:



Tani Downing, City Attorney

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

EXHIBIT A

PARKS AND COMMUNITY SERVICES

ELECTRIC THEATER CENTER

Studio/office space

Individual artist studios	\$150 per month
Non-profit arts organizations	\$150 \$200 per month

Gallery space

\$100 per month

Class Rooms

~~Standard use~~ Commercial use \$30 \$40 per hour

Private use/Non-profit organization - Not a member of Theater Residency Program \$15 \$20 per hour

~~Theater Instruction~~—Member of Theater Residency Program (Between 60 and 240 hours) \$10 \$6 per hour

~~Theater Instruction~~—Member of Theater Residency Program (over 240 hours) No charge for first classroom; \$5 \$6 per hour per additional classroom

Extended use program \$10 per hour

~~Art Instruction—Member of Teaching Residency Program~~ \$5 per hour

City programming No charge

Dance Studios

Member of Theater Residency Program \$6 per hour

Commercial use \$40 per hour

Private use/Non-profit organization \$20 per hour

City programming No charge

Theater space

Minimum booking is two (2) consecutive hours

Includes one (1) technician; sound, light, stage, or house manager as determined by staff

~~Standard use~~ Commercial use \$120 \$50 per hour

Private use/Non-profit organization \$80 \$100 per hour

~~Theater Instruction~~—Member of Theater Residency Program \$40 per hour

City programming No charge

~~Community Programs programming~~ No charge

Technician Fees

\$25 per hour (minimum of 2-hr booking)

Refundable Deposit

\$250

Theater Residency Program: Organizations who commit to renting the theater between 60 or more hours per fiscal year for the purpose of community productions.

~~Teaching Residency Program: Organizations who commit to at least 10 regularly scheduled classes in the ETC classrooms per fiscal year for the purpose of community education. Regularly scheduled means any class that takes place over the course of at least five (5) weeks with an average of at least two (2) hours per week.~~

Extended use program: if your organization commits to at least 240 regular scheduled hours in a 6-month period (July 1 - Dec 31, or Jan 1 - June 30) to take place in ETC classrooms.

Fee for lost badge \$100

RACES

Registration Fees

1/2 marathons	\$75 early bird registration; \$90 registration; \$100 late registration
10Ks	\$35 \$45 early registration; \$45 \$55 late registration
4ks or 5ks (unless otherwise listed)	\$35 early registration; \$45 late registration
Duathlon	\$45 early bird registration; \$55 late registration
Flex Series	\$25 per race
Flex Series - 3-Race Series	\$60
Flex Series - Full Series (9 races)	\$150
Lake to Lake Relay 2-person teams	\$150 early bird registration; \$160 late registration
Lake to Lake Relay 5-person teams/Kid Teams (up to 10)	\$350 early bird registration; \$370 late registration
Lake to Lake Relay Ultra's	\$80 early bird registration; \$90 late registration
Santa Dash	\$5 OR \$15 includes costume
SHAC Triathlon	\$45 \$65 Adult sprint or beginner
SHAC Triathlon	\$65 \$80 Relay; \$75 \$90 late registration
SHAC Triathlon	\$40 \$15 Child sprint or beginner
Turkey Trot	\$5 plus 5 canned goods, kids 12 & Under are free
Ultra Race	\$80 \$early bird registration; \$90 late registration
Utah Youth Track and Field Meet	No charge
Virtual Race Series	\$30

Race Expo Fees

Booth 10x10	\$200
Booth 10x20	\$300
Both Half Marathons 10x10	\$300
Both Half Marathons 10x20	\$450
Flyer	\$200
Flyer with Booth	\$300

Misc Race Fees

4th of July Celebration Booth	\$150 for only July 4; \$300 for entire event \$75 Additional Days (includes sublicense fee)
4th of July Carnival Tickets	\$30 per person - pre-sale; \$40 per person - on-site
4th of July Mega Pass	\$40 per person - pre-sale; \$50 per person - on-site
Lake to Lake Relay Dinner Ticket	\$20
Logo with Picture	\$100

Past Year's Runner Shirts	\$1 - \$10
Postage for Shirts and Medals	\$3 - \$15
Race Brochure 1/4 Page Ad	\$400
Race Brochure Full Page Ad	\$800
Race Brochure Half Page Ad	\$600
Transfer/deferral fee	\$10; \$20 Late Fee
Finish Line Booth	\$150
Misc. Races Discounts	
City Employees Dependent	50% off
City Employees Discount	100% off
Running Club/Tri Club	15% off
SGR Email Sales	15% off
SGR Promo Code	15% off 20% off
Sponsor Giveaway Entries	100% off
Volunteer Giveaway Entries	100% off



Agenda Date: 09/21/2023

Agenda Item Number: 06

Subject:

Consider approval of Ordinance No. 2023-018 amending the City zoning map by amending the existing Desert Color Planned Development Residential (PDR) zone on approximately 1.91 acres to approve new civic space including a pool and park in the Desert Color development with conceptual site plan, landscape plans, materials, and elevations, located generally between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane to be known as Sage Haven Emerald Pool Park with a condition from the Planning Commission. Case No. 2023-PDA-013

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Bob Hermandson

Reference Number: 2023-PDA-013

Address/Location:

Generally located between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane

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

The Sage Haven pod of Desert Color was initially approved by the City Council in the early part of 2021. As part of that approval, the developer set aside the necessary civic space required in the PD-R NG (Neighborhood General) zone which included the subject property. The applicant is now requesting that the subject property be approved for a park and a pool for the Desert Color residents. At their meeting held on August 8, 2023, the Planning Commission recommended approval of the application with a 6-0 vote.

Staff Narrative (need/purpose):

The Desert Color zone plan requires that any civic space larger than one acre in size, must be included in the project phasing plan and approved with a PD amendment. The subject property is 1.91 acres and therefore requires a PD amendment review. The park, as proposed, is intended to serve not only the immediate neighborhood, but all of Sage Haven. In fact, the facilities will be available to any Desert Color resident. The developer is proposing the 1.91-acre site to provide additional options for recreation. There will be two structures constructed to house the pool equipment, storage and restrooms. On the north end of the site will be a pool, seating areas, a kids pool, spas, and a small grassy area. On the south side of the site is a proposed splash pad, large playground, seating areas and bocci-ball courts.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission held a public hearing on August 8, 2023, and with a 6-0 vote, recommended approval of this PD amendment for Desert Color Sage Haven Emerald Pool Park with the following condition: 1. That the applicant goes through the site planning process prior to any construction.

PLANNING COMMISSION AGENDA REPORT: 08/08/2023
CITY COUNCIL AGENDA REPORT: 09/21/2023

PD Amendment

Desert Color Sage Haven Emerald Pool Park

Case No. 2023-PDA-013

Request: Consider a PD (Planned Development) Amendment to the Desert Color PD to approve the Desert Color Sage Haven Emerald Pool Park. Approval of this application will add recreation area to the Sage Haven pod of Desert Color.

Applicant: Desert Color St. George, LLC

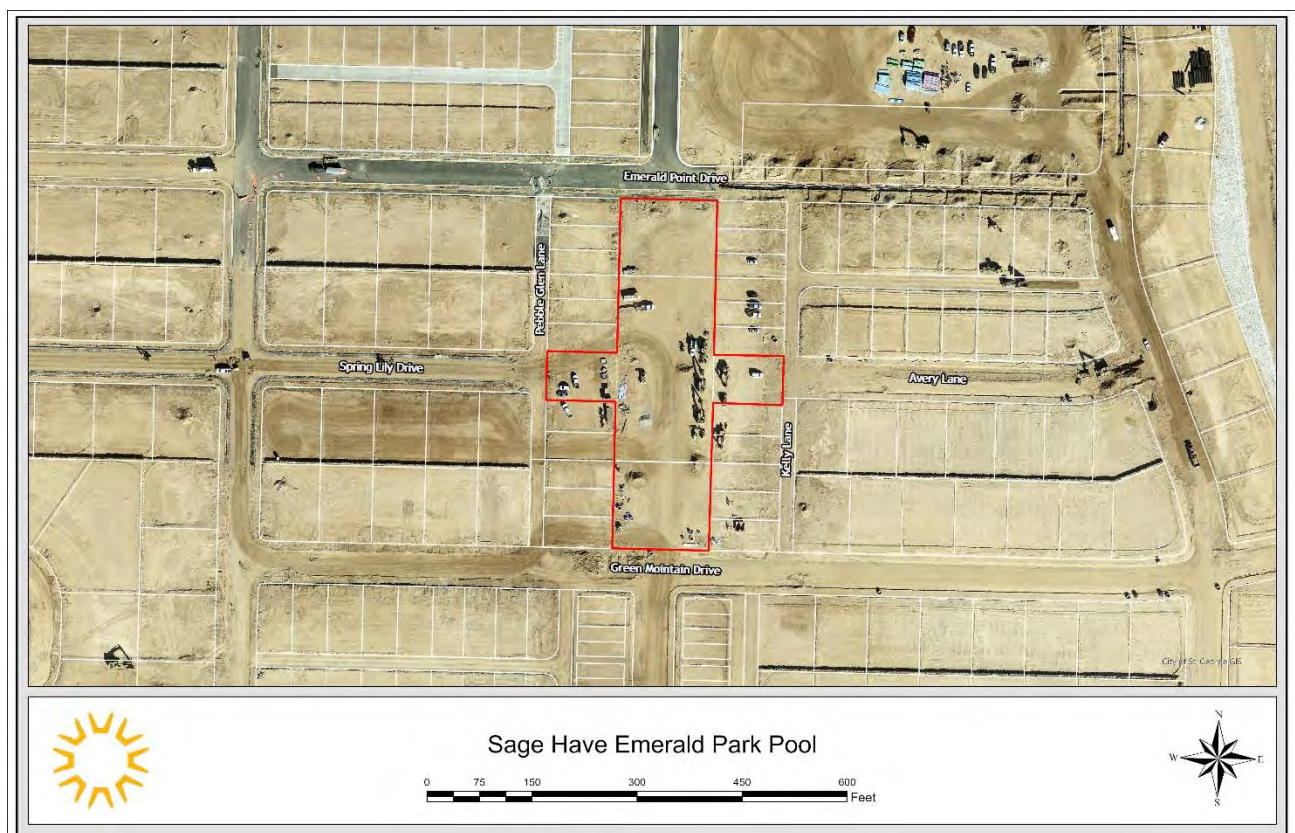
Representative: Bob Hermandson

Area: 1.91 Acres

Location: Generally located between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane.

Current Zone: PD-R (Planned Development Residential)

General Plan: PK (Park)



Background:

The Sage Haven pod of Desert Color was initially approved by the City Council in the early part of 2021. As part of that approval, the developer set aside the necessary civic space required in the PD-R NG (Neighborhood General) zone (5% required – 7.29% set aside). This included the subject property. Additionally, the Desert Color zone plan requires that any civic space larger than one acre in size, must be included in the project phasing plan and approved with a PD amendment. No residential units are under review with this application, only amenities.

Proposed Amenities:

The park, as proposed, is intended to serve not only the immediate neighborhood, but all of Sage Haven. In fact, the facilities will be available to any Desert Color resident. That said, given some of the other amenities such as the lagoon, clubhouse, pool and proposed pickleball and bocci-ball courts and other civic spaces including the Regency amenities, it is anticipated that this will serve more of the residents of the southern end of Desert Color.

The developer is proposing the 1.91-acre site to provide additional options for recreation. There will be two structures constructed to house the pool equipment, storage and restrooms. On the north end of the site will be a pool, seating areas, a kid's pool, spas, and a small grassy area. On the south side of the site is a proposed splash pad, large playground, seating areas and bocci-ball courts.

Recommendation:

Planning Commission held a public hearing on August 8, 2023 to receive comment on the proposal and now recommends approval of this PD amendment with the following comments and conditions:

1. That the applicant goes through the site planning process prior to any construction.

Alternatives:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed PD amendment to a future date.

Possible Motion: “I move that we approve the PD amendment for Desert Color Sage Haven Emerald Pool Park as presented, case no. 2023-PDA-013, based on the findings and subject to the conditions listed in the staff report.”

Findings for Approval:

1. The proposed amendment meets the requirements of the Desert Color zoning plan as approved by City Council.
2. There will be adequate parking either on site or on street to facilitate the development.
3. The grassy areas will help reduce the demand for each individual home to have sod.

EXHIBIT A
PUBLIC COMMENT

Sage Haven Emerald Pool Park - Case No. 2023-PDA-013 - PD Amendment for Desert Color

1 message

Jacob Webb <jacobdwebb@gmail.com>
Reply-To: jacobdwebb@gmail.com
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>
Cc: Brooke <brookewebb@gmail.com>

Mon, Jul 31, 2023 at 6:50 PM

Dear Dan Boles,

My wife and I are the owners of the only constructed home around the Emerald Pool Park in Sage Haven. Our home address is 6119 S Pebble Glen Ln (Sage Haven Lot #120). We wish to provide our opinion about the proposed project. We love the idea of developing the green space to include a pool! But we wish to request the pool be built at the **southern end** of the site (near Green Mountain Dr, not Emerald Point Dr). We wish to see the **northern end** of the site be made into a park complete with grass, awning-covered playground for children, and/or a pergola or pavilion. We've taken the liberty of creating a rough site plan to illustrate our preference. Attached.

Thank you very much for your consideration.

--

Jacob & Brooke Webb
6119 S Pebble Glen Ln
St George, UT 84790
(801) 915-4675



Sage Haven Emerald Pool Park.jpg
596K

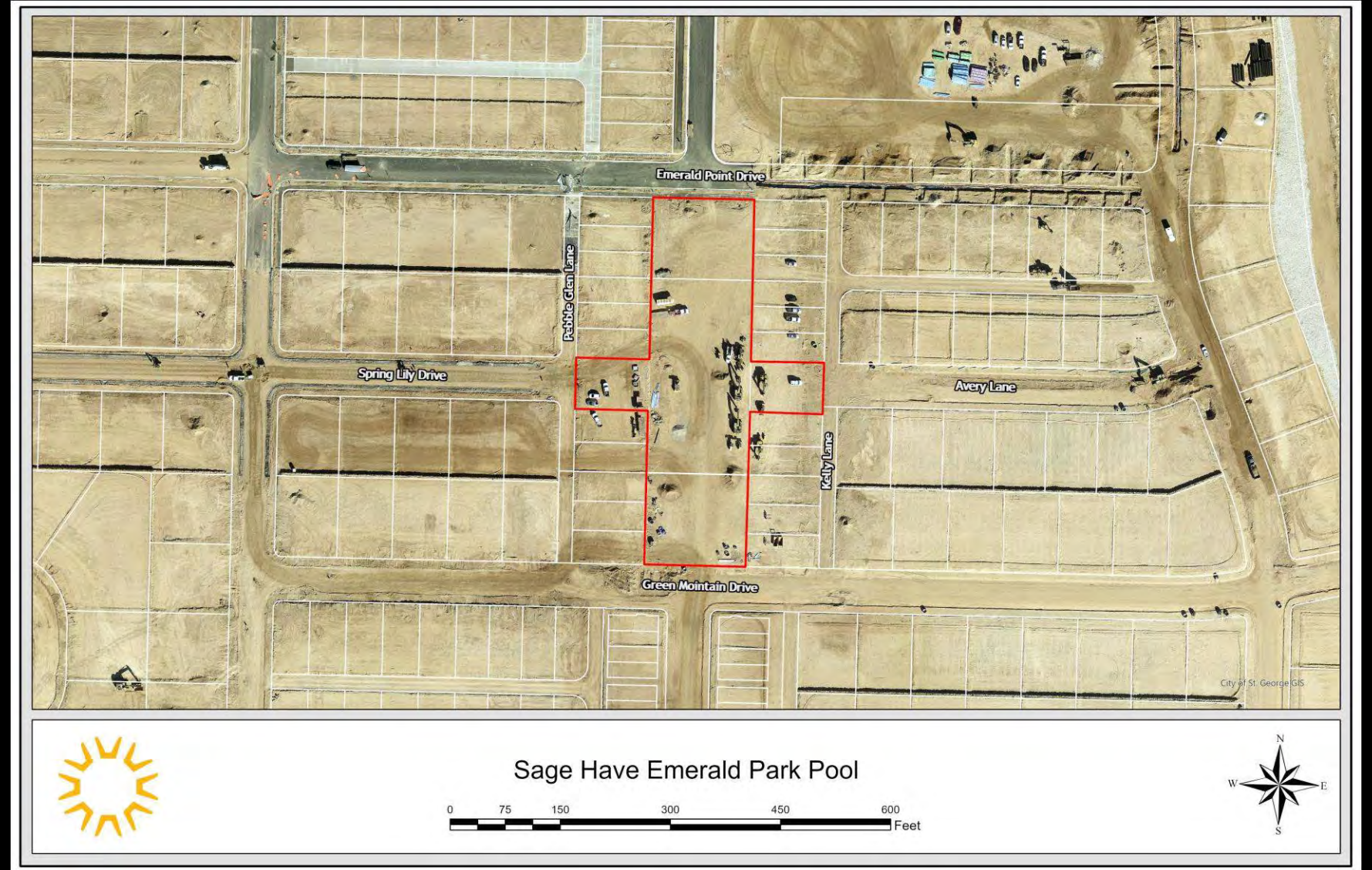
EXHIBIT B
POWER POINT PRESENTATION

Desert Color Sage Haven Emerald Pool Park

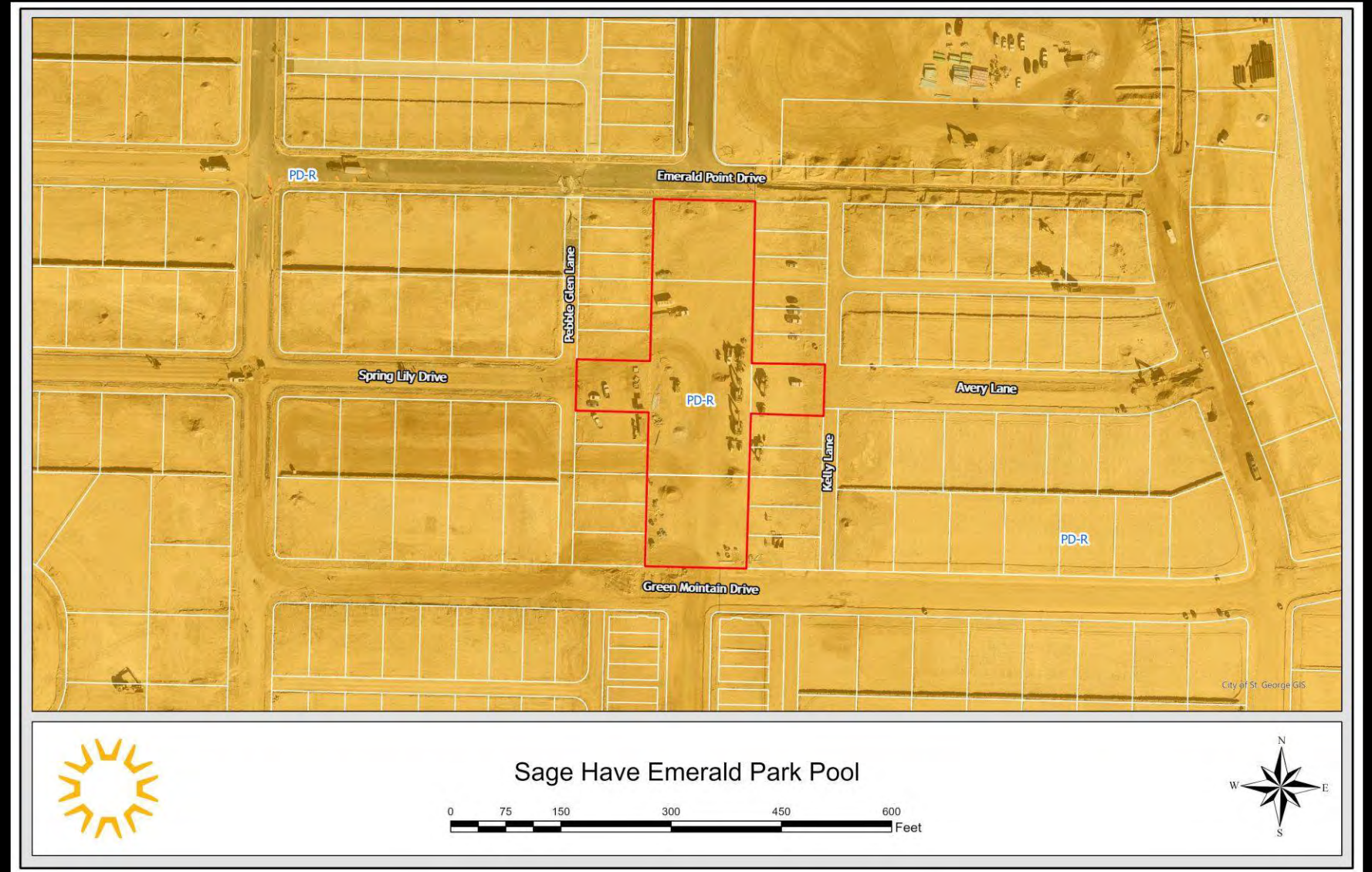
2023-PDA-013



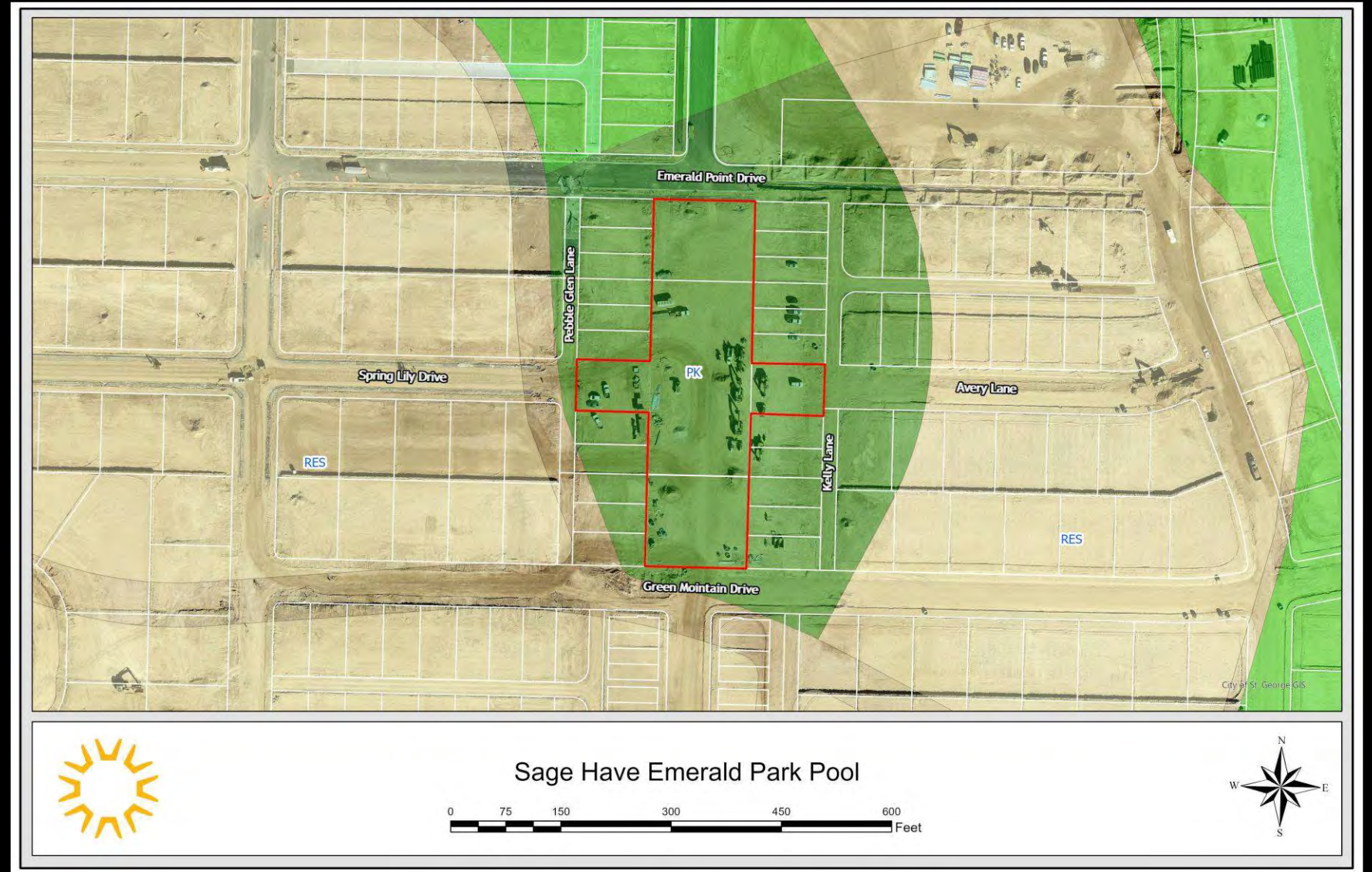
Aerial Map



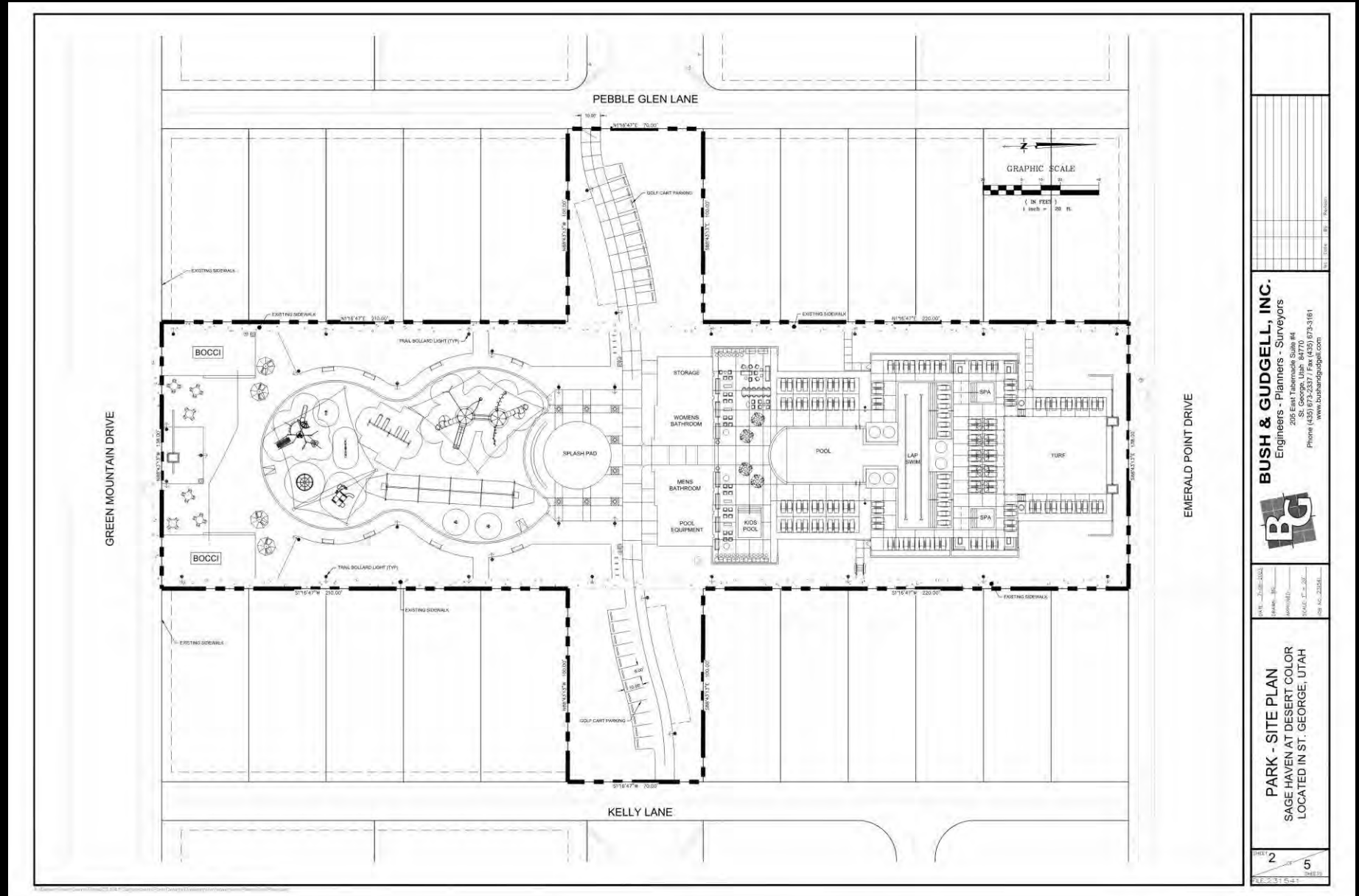
Zoning Map



Land Use Map

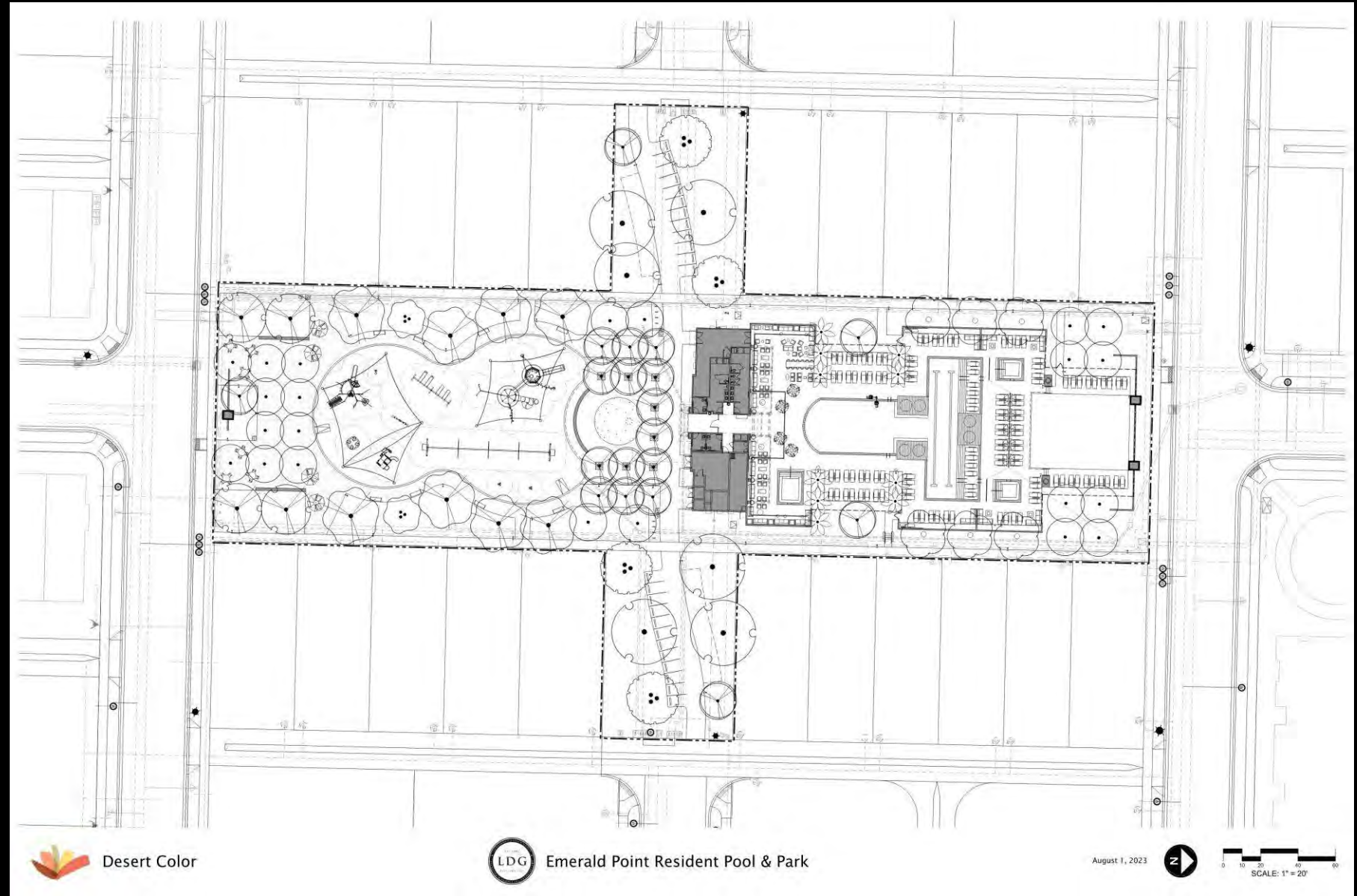


Site Plan

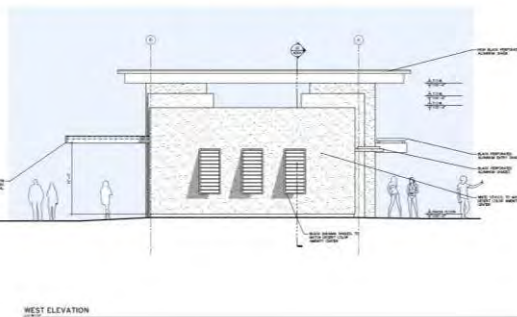


8/2/2023

Landscape Plan



Elevations



ELEVATIONS **A201**

8/2/2023

Building Rendering



ILLUSTRATIVE RENDERING ONLY, SUBJECT TO CHANGE. REFER TO CURRENT BUILDING PLANS AND ELEVATIONS FOR DETAILS.

hoffman architects, llc

1300 SOUTH 1700 WEST ROAD
SALT LAKE CITY, UTAH 84105
801.583.3400
hoffmanarchitects.com



26 JULY 2023
DC REVIEW

Emerald Point Resident
RESIDENT POOL BUILDING
DESERT COLOR
EMERALD POINT DRIVE
St. George, Utah



DESIGNED: H.H. DRAWN: G.S. REVIEWED: H.H. 2023-24

COVER SHEET **G001**

Rendering



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE EXISTING DESERT COLOR PLANNED DEVELOPMENT RESIDENTIAL (PDR) ZONE ON APPROXIMATELY 1.91 ACRES TO APPROVE NEW CIVIC SPACE INCLUDING A POOL AND PARK IN THE DESERT COLOR DEVELOPMENT WITH CONCEPTUAL SITE PLAN, LANDSCAPE PLANS, MATERIALS, AND ELEVATIONS, LOCATED GENERALLY BETWEEN EMERALD POINT DRIVE, GREEN MOUNTAIN DRIVE, KELLY LANE, AND PEBBLE GLEN LANE TO BE KNOWN AS SAGE HAVEN EMERALD POOL PARK WITH A CONDITION FROM THE PLANNING COMMISSION.

(Sage Haven Emerald Pool Park)

WHEREAS, the property owner has requested an amendment to the Desert Color PD on approximately 1.91 acres, to approve the addition of new civic space including a park and a pool to the PD and approve elevations and site layout. The site is generally located between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane; and

WHEREAS, the City Council held a public meeting on this request on September 21, 2023, to consider the amendment of the Desert Color Planned Development; and

WHEREAS, the Planning Commission held a public hearing on August 22, 2023, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 6-0 vote with the following condition:

1. That the applicant goes through the site planning process prior to any construction.

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

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

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

Section 2. Enactment. The approved planned development within the PD-R Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of new civic space including a pool and park as shown in Exhibit 'B'. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit 'A', and parcel exhibit, incorporated herein as Exhibit 'B'.

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

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

APPROVED AND ADOPTED by the St. George City Council, this 21st day of September 2023.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

Councilmember Hughes	_____
Councilmember McArthur	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____

EXHIBIT "A"

Sage Haven Emerald Pool

A parcel of land located in the North Half of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point that lies North $88^{\circ}50'55''$ West along the section line 247.70 feet and due South 1756.49 feet from the North Quarter Corner of said Section 36, said point being on the south right of way line of Emerald Point Drive, a public roadway dedicated by Sage Have Phase 1 Subdivision, Document No. 20220010903 official records, Washington County, Utah, and running thence South $88^{\circ}43'13''$ East along said line 138.00 feet to the east boundary line of said subdivision; thence South $01^{\circ}16'47''$ West along said line and the projection thereof 220.00 feet; thence South $88^{\circ}43'13''$ East 100.00 feet; thence South $01^{\circ}16'47''$ West 70.00 feet; thence North $88^{\circ}43'13''$ West 100.00 feet; thence South $01^{\circ}16'47''$ West 210.00 feet; thence North $88^{\circ}43'13''$ West 138.00 feet; thence North $01^{\circ}16'47''$ East 210.00 feet; thence North $88^{\circ}43'13''$ West 100.00 feet; thence North $01^{\circ}16'47''$ East 70.00 feet; thence South $88^{\circ}43'13''$ East 100.00 feet; thence North $01^{\circ}16'47''$ East along the south projection of and East line of Lots 120 through 122 said Sage haven Phase 1, 220.00 feet to the point of beginning.

Containing 83,000 square feet or 1.91 acres.

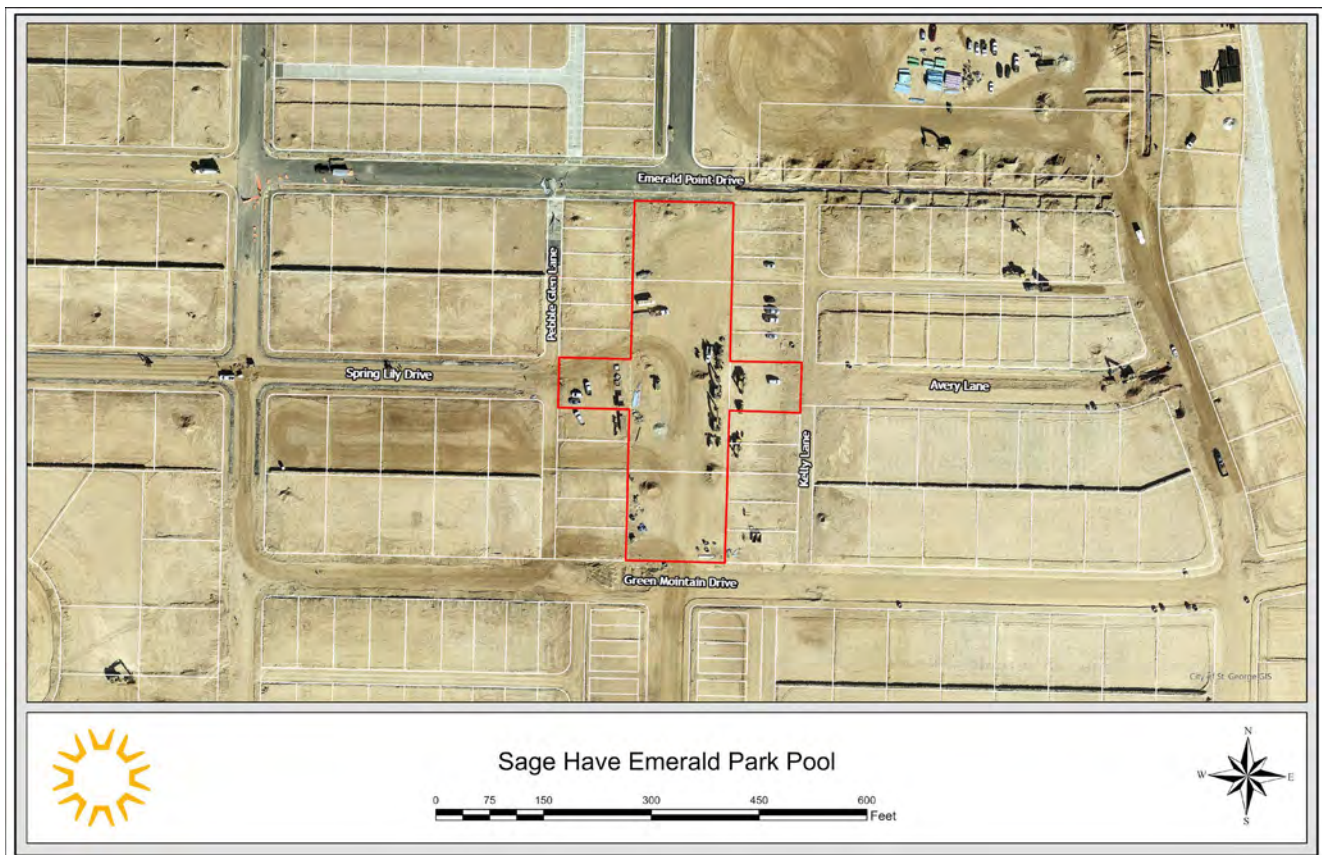
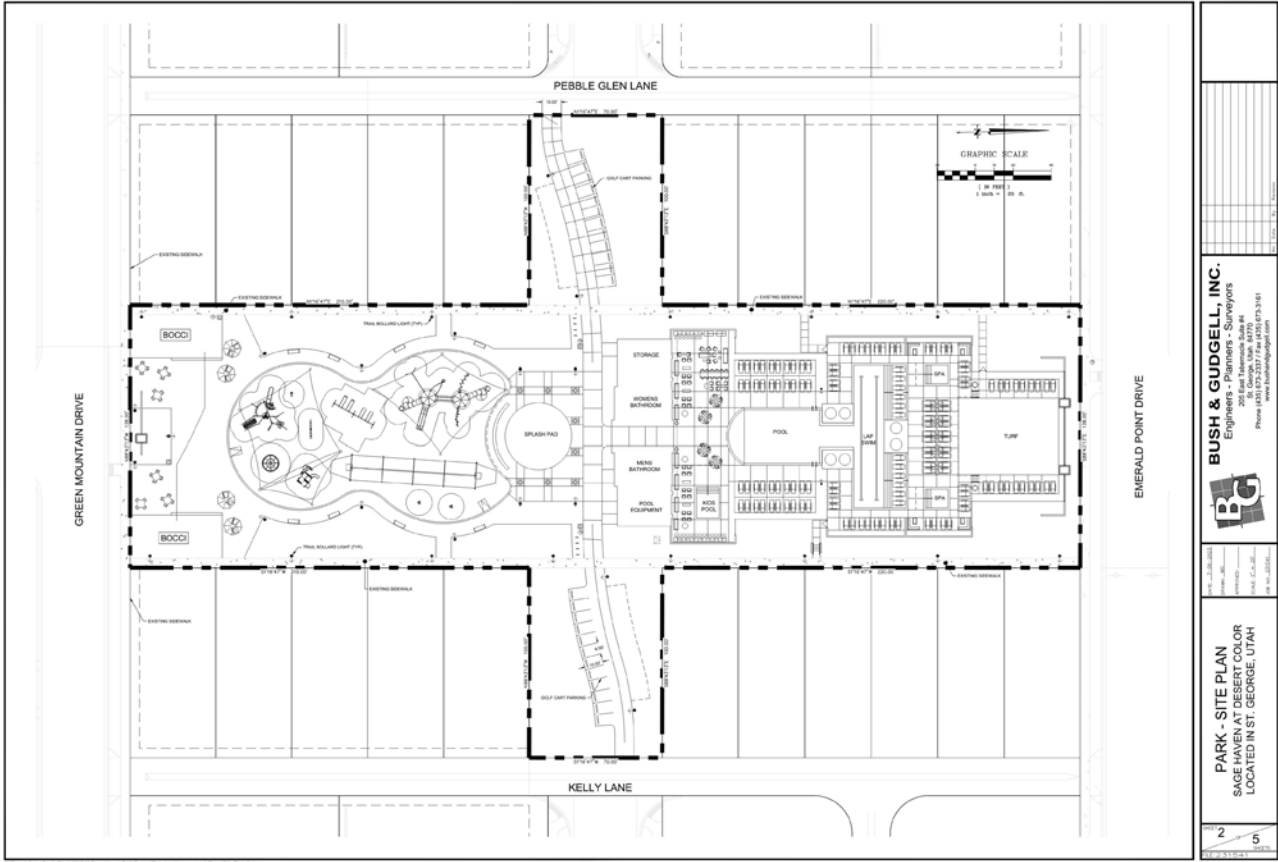


EXHIBIT "B"



BUSH & GUDGE, INC.
Engineers - Planners - Surveyors
202 East Sam Houston Suite 404
St. George, UT 84770
Phone: (435) 673-3141
www.bushandgudge.com



PARK - SITE PLAN
SAGE HAVEN AT DESERT COLOR
LOCATED IN ST. GEORGE, UTAH

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE EXISTING DESERT COLOR PLANNED DEVELOPMENT RESIDENTIAL (PDR) ZONE ON APPROXIMATELY 1.91 ACRES TO APPROVE NEW CIVIC SPACE INCLUDING A POOL AND PARK IN THE DESERT COLOR DEVELOPMENT WITH CONCEPTUAL SITE PLAN, LANDSCAPE PLANS, MATERIALS, AND ELEVATIONS, LOCATED GENERALLY BETWEEN EMERALD POINT DRIVE, GREEN MOUNTAIN DRIVE, KELLY LANE, AND PEBBLE GLEN LANE TO BE KNOWN AS SAGE HAVEN EMERALD POOL PARK WITH A CONDITION FROM THE PLANNING COMMISSION.

(Sage Haven Emerald Pool Park)

WHEREAS, the property owner has requested an amendment to the Desert Color PD on approximately 1.91 acres, to approve the addition of new civic space including a park and a pool to the PD and approve elevations and site layout. The site is generally located between Emerald Point Drive, Green Mountain Drive, Kelly Lane, and Pebble Glen Lane; and

WHEREAS, the City Council held a public meeting on this request on September 21, 2023, to consider the amendment of the Desert Color Planned Development; and

WHEREAS, the Planning Commission held a public hearing on August 22, 2023, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 6-0 vote with the following condition:

1. That the applicant goes through the site planning process prior to any construction.

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

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Section 2. Enactment. The approved planned development within the PD-R Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of new civic space including a pool and park as shown in Exhibit 'B'. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit 'A', and parcel exhibit, incorporated herein as Exhibit 'B'.

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

APPROVED AND ADOPTED by the St. George City Council, this 21st day of September 2023.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

Councilmember Hughes	_____
Councilmember McArthur	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____

EXHIBIT "A"

Sage Haven Emerald Pool

A parcel of land located in the North Half of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, being more particularly described as follows:

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Containing 83,000 square feet or 1.91 acres.

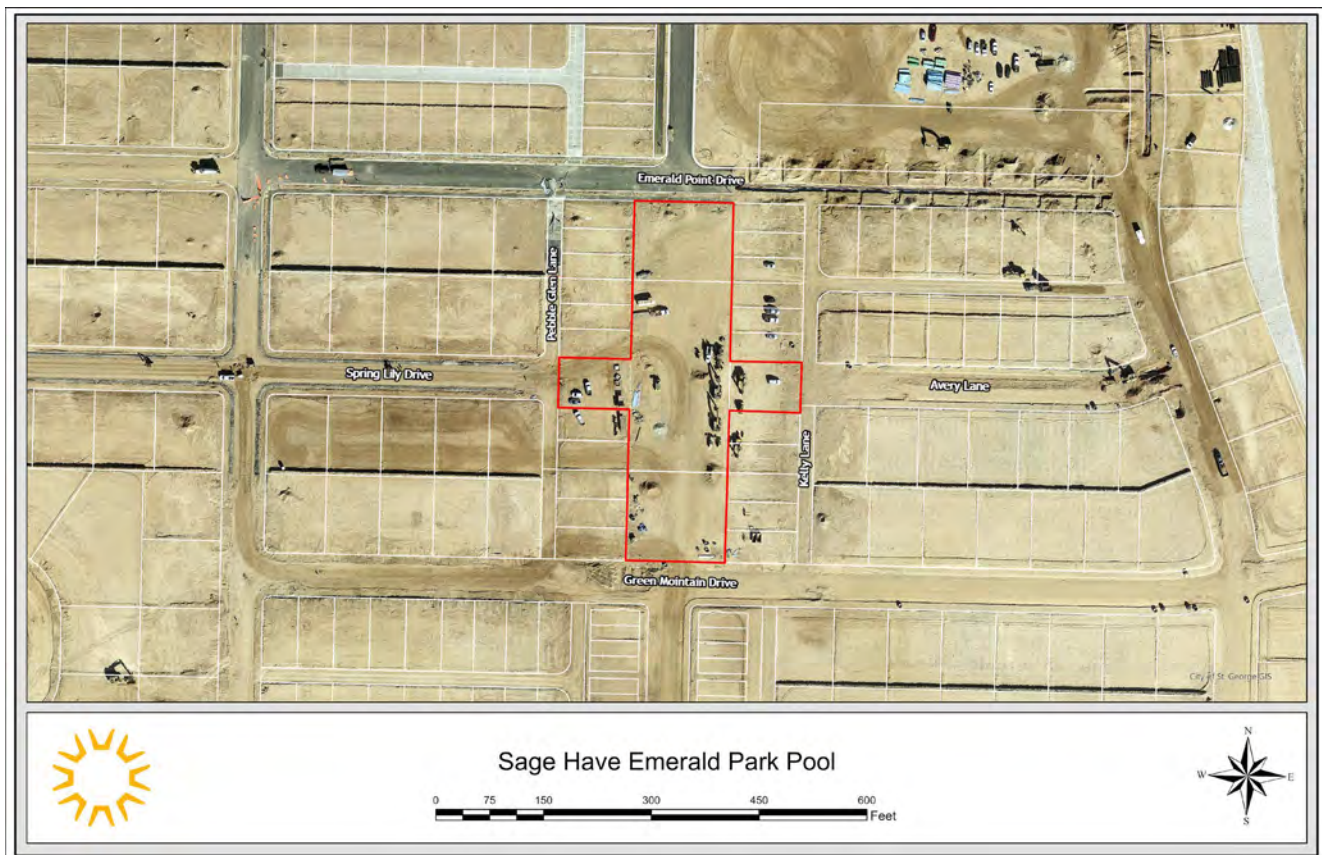
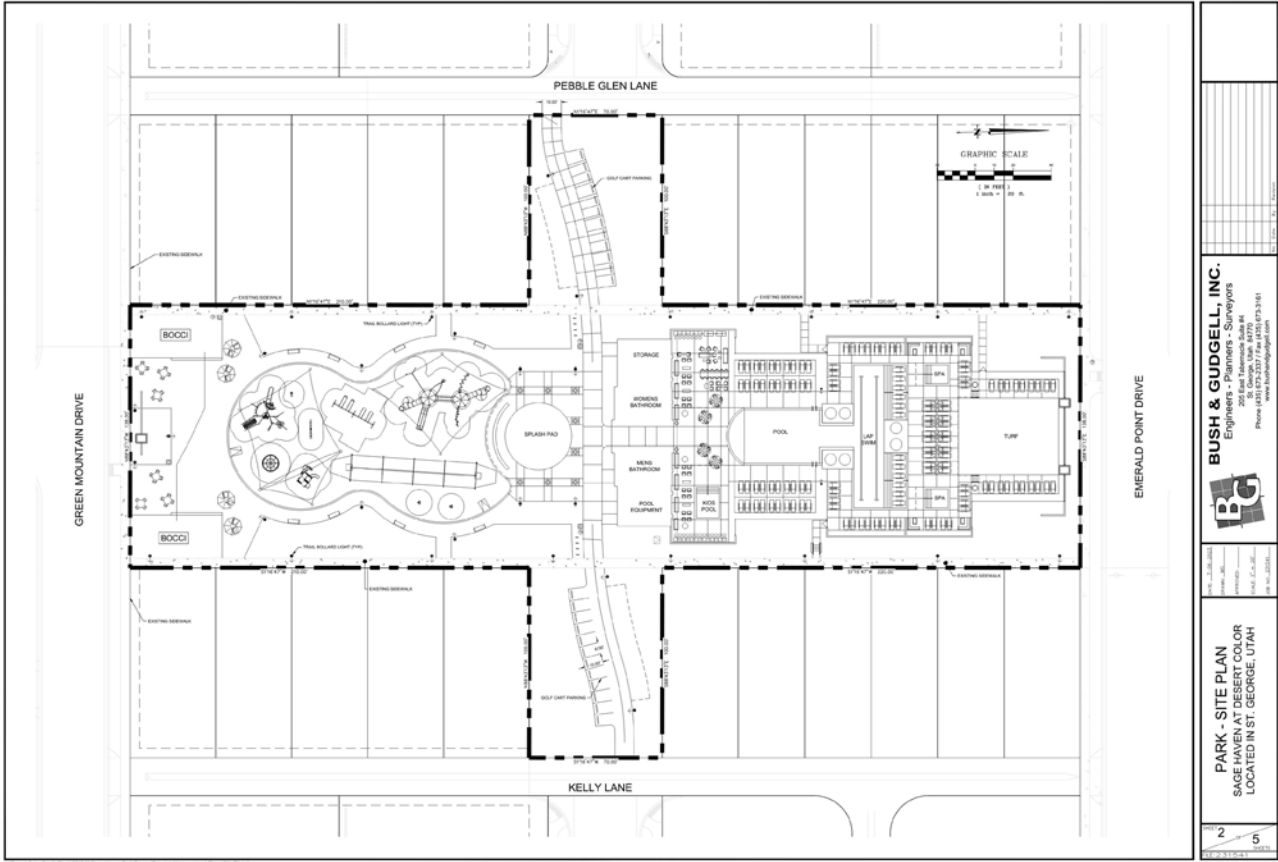


EXHIBIT "B"





Agenda Date: 09/21/2023

Agenda Item Number: 07

Subject:

Consider approval of Ordinance No. 2023-019 amending the City Zoning Map by amending the zone from A-20 (Agricultural, 20-acre minimum lot size) to A-1 (Agricultural, 40,000 square foot minimum lot size) on approximately 4.25 acres located in the southeast quadrant of the intersection of 2450 South Street and 3430 East Street for the purpose of amending and extending the Crimson Estates final plat for a project to be known as Crimson Estates 2450 S and 3500. Case No. 2023-ZC-011

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: RL Wyman Design Create

Reference Number: 2023-ZC-011

Address/Location:

Generally located in the southeast quadrant of the intersection of 2450 South Street and 3430 East Street.

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

In May of 2022, the Crimson Estates final plat was recorded. This final plat contains seven lots and is located on 2450 South Street, just east of 3430 East Street. A little less than a year later, in April of 2023, a proposal to amend this final plat was presented to the City. The amendment to the final plat will add 4.25 acres to this final plat. At their meeting held on August 22, 2023, the Planning Commission held a public hearing and recommended approval.

Staff Narrative (need/purpose):

The zoning of the Crimson Estates Final Plat is A-1 (Agricultural, 40,000 square foot minimum lot size). The zoning of the 4.25-acre addition to the Crimson Estates Final Plat is A-20 (Agricultural, 20-acre minimum lot size). This request is to amend the zone of the 4.25 acres from A-20 to A-1 to make the zoning uniform on this plat.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission held a public hearing on August 22, 2023, and with a 6-0 vote, recommended approval of this zone change for Crimson Estates 2450 S & 3500.



PLANNING COMMISSION AGENDA REPORT: 08/22/2023

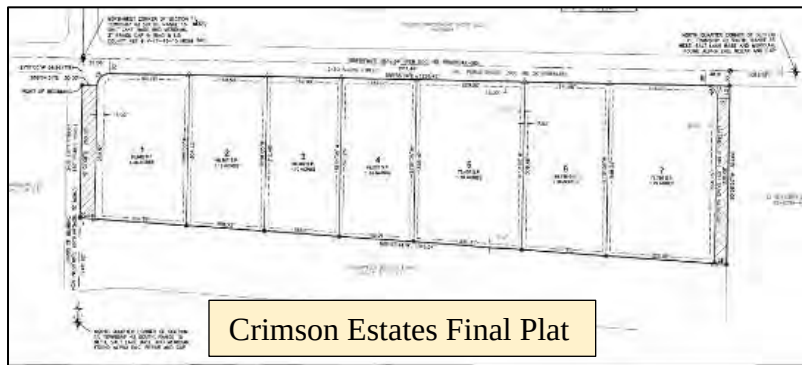
CITY COUNCIL AGENDA REPORT: 09/21/2023

Crimson Estates 2450 S & 3500 Zone Change (Case No. 2023-ZC-011)		
Request:	Consider An ordinance amending the City Zoning Map by amending the zone from A-20 (Agricultural, 20-acre minimum lot size) to A-1 (Agricultural, 40,000 square foot minimum lot size) on approximately 4.25 acres located in the southeast quadrant of the intersection of 2450 South Street and 3430 East Street for the purpose of amending and extending the Crimson Estates final plat for a project to be known as Crimson Estates 2450 S and 3500. Case No. 2023-ZC-011	
Applicant:	RL Wyman Design Create	
Location:	southeast quadrant of the intersection of 2450 South Street and 3430 East Street	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-20 (Agricultural, 20-acre minimum lot size)	
Surrounding Zoning:	North	A-1 (Agricultural, 40,000 square foot minimum lot size)
	South	A-20 (Agricultural, 20-acre minimum lot size)
	East	RE 37.5 (Residential Estates, 37,500- square foot minimum lot size)
	West	A-1 (Agricultural, 40,000 square foot minimum lot size)
Land Area:	Approximately 1.18 acres	



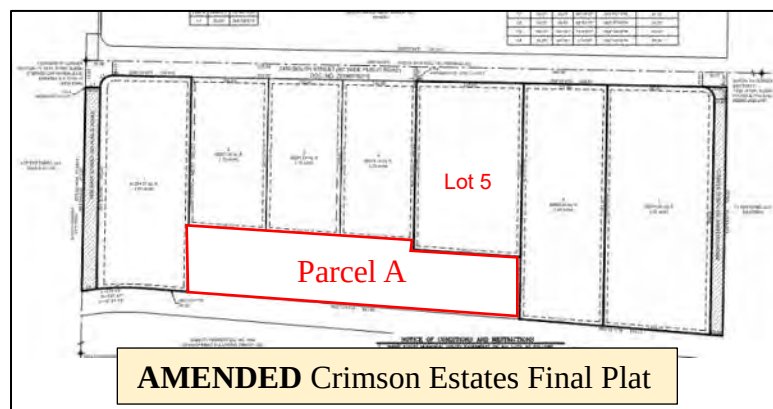
BACKGROUND:

In May of 2022, the Crimson Estates final plat (shown to the right) was recorded. This final plat contains seven lots and is located on 2450 South Street, just east of 3430 East Street. A little less than a year later, in April of 2023, a proposal to amend this final plat was presented to the City.



The final plat amendment proposed to extend three of the lots to the south and to add a 2.1-acre parcel to the south. This change will add 4.25 acres to this final plat. The zoning of the Crimson Estates Final Plat is A-1 (Agricultural, 40,000 square foot minimum lot size); however, the zoning of the 4.25-acre addition is A-20 (Agricultural, 20-acre minimum lot size). This request is to amend the zone of the 4.25 acres from A-20 to A-1 to make the zoning uniform on this plat.

The 2.1-acre parcel, Parcel A, to be added to the south of this plat will be farmed. The owner of Parcel A also owns Lot 5 of the Crimson Estates final plat. Access to Parcel A will be via an access easement off of 3430 South Street through the property to the south of this amended plat. To ensure that Parcel A will not be developed until proper access to a public right-of-way is provided, staff is recommending that a note be placed on the amended final plat. The note will read,



"Parcel A is classified as an agricultural parcel and may solely be utilized for agricultural purposes. It is prohibited to sell Parcel A independently, except when it is sold alongside Lot 5. Obtaining a construction permit for non-agricultural purposes is not permitted. Should there be a desire to convert Parcel A from agricultural to residential usage, a subdivision amendment must be submitted for evaluation. Furthermore, Parcel A must have a staff access of at least 25 feet to a public street to be considered a legal residential lot."

RECOMMENDATION:

The Planning Commission held a public hearing on August 22, 2023, and with a 6-0 vote, recommended approval of this zone change for Crimson Estates 2450 S & 3500.

ALTERNATIVES:

1. Approve as presented.

2. Approve with conditions.
3. Deny this request.
4. Table or Continue the proposed zone change amendment to a specific date.

POSSIBLE MOTION:

I move we approve ordinance # _____, amending the City Zoning Map by amending the zone from A-20 (Agricultural, 20-acre minimum lot size) to A-1 (Agricultural, 40,000 square foot minimum lot size) on approximately 4.25 acres located in the southeast quadrant of the intersection of 2450 South Street and 3430 East Street for the purpose of amending and extending the Crimson Estates final plat.

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted uses found in the PD-C zone.
2. The proposed zone change meets the initial zone-change application requirements found in Section 10-8D-2A.

Exhibit A

PowerPoint Presentation

CRIMSON ESTATES

Zone Change

2023-ZC-011



Crimson Cliffs
High School

3430 East Street

2450 South Street

Location



Crimson Cliffs
High School

3430 East Street

2450 South Street

Location

LAND USE MAP



RE-20

3430 East Street

Crimson Cliffs
High School

RE-37.5

RE-20

A-1

RE-37.5

2450 South Street

A-20

RE-37.5

RE-20

Location

RE-12.5

RE-20

A-20

RE-20

A-1

A-1

A-20

A-1

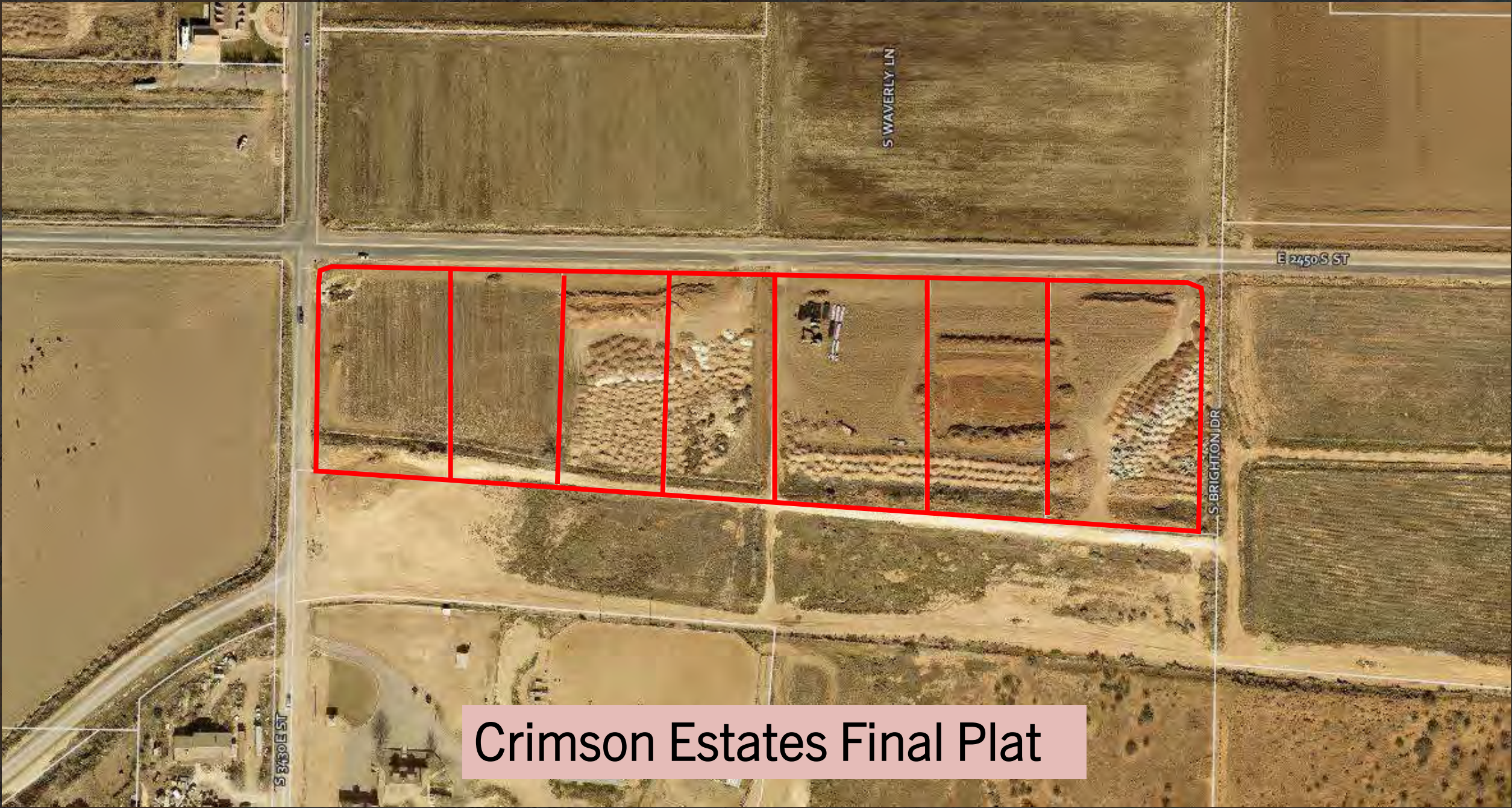
RE-12.5

R-1-10

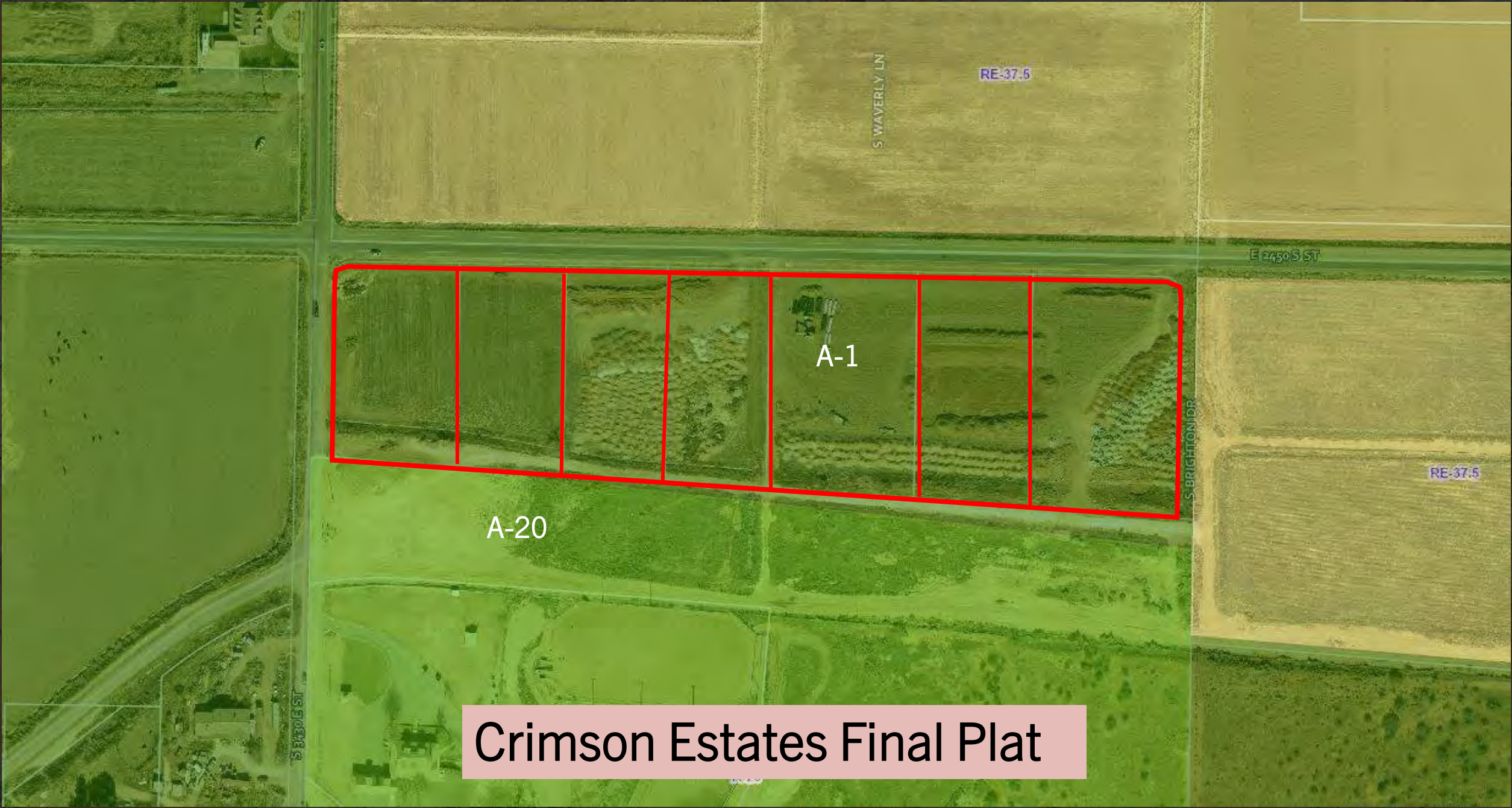
R-1-10

RE-20

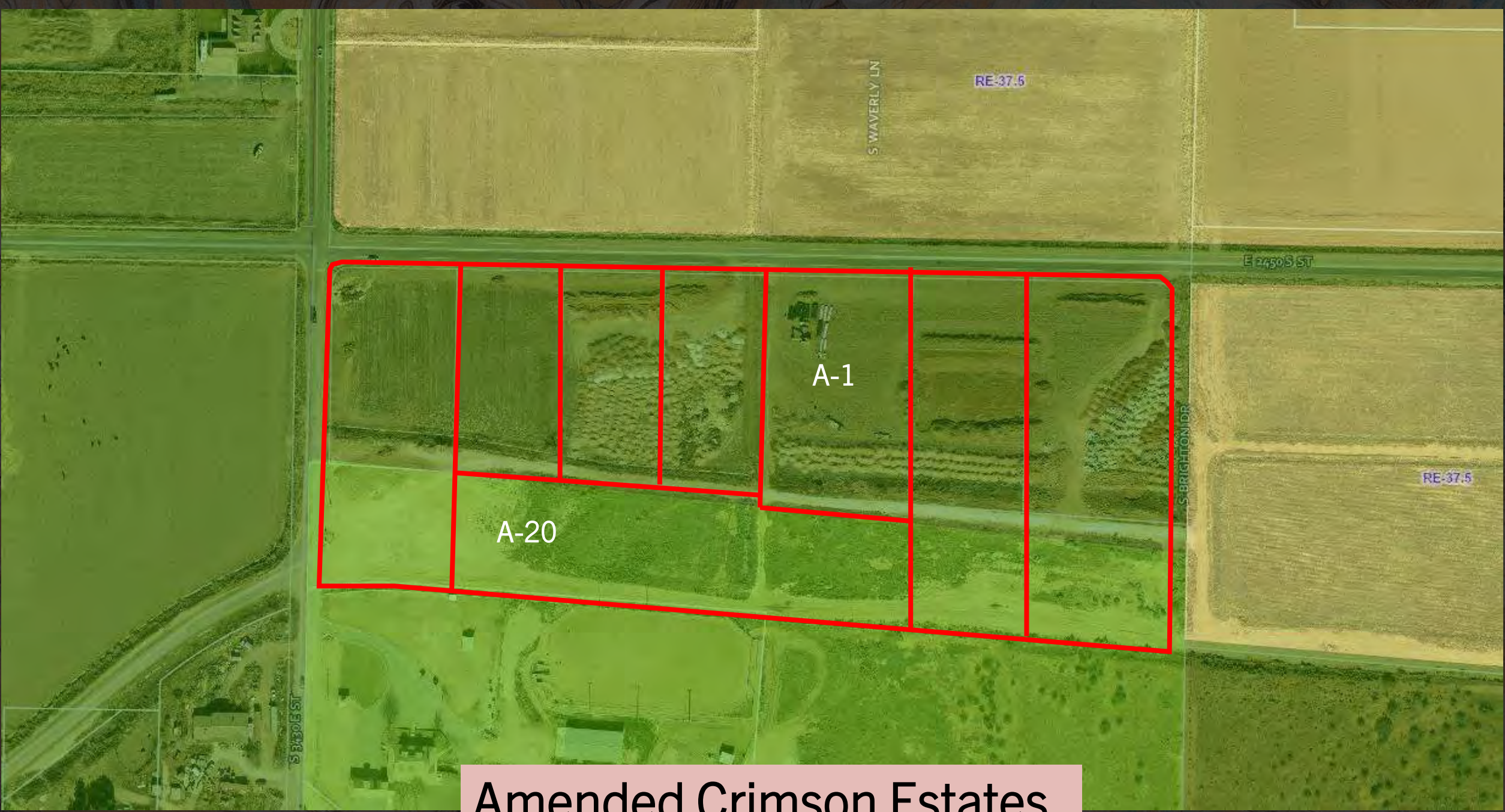
ZONING



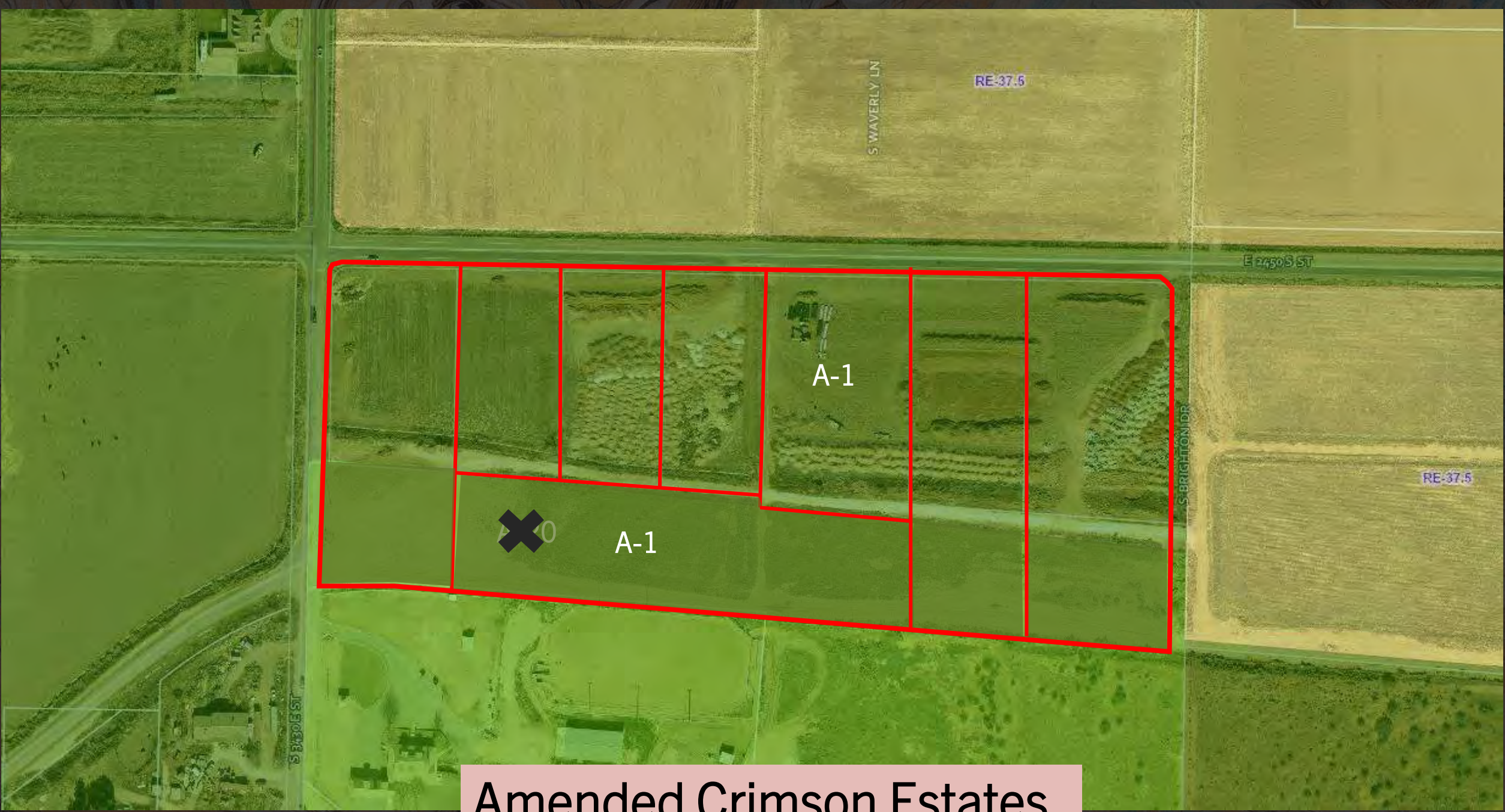
Crimson Estates Final Plat



Crimson Estates Final Plat



Amended Crimson Estates



Amended Crimson Estates

CRIMSON ESTATES

RECOMMENDATION

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-20 (AGRICULTURAL, 20-ACRE MINIMUM LOT SIZE) TO A-1 (AGRICULTURAL, 40,000 SQUARE FOOT MINIMUM LOT SIZE) ON APPROXIMATELY 4.25 ACRES LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF 2450 SOUTH STREET AND 3430 EAST STREET FOR THE PURPOSE OF AMENDING AND EXTENDING THE CRIMSON ESTATES FINAL PLAT FOR A PROJECT TO BE KNOWN AS CRIMSON ESTATES 2450 S AND 3500. CASE NO. 2023-ZC-011

(Crimson Estates 2450 S and 3500)

WHEREAS, the property owner has requested a zone change from A-20 (Agricultural, 20-acre minimum lot size) to A-1 (Agricultural, 40,000 square foot minimum lot size) on approximately 4.25 acres located in the southeast quadrant of 2450 South Street and 3430 East Street for the purpose of amending and extending the Crimson Estates final plat; and

WHEREAS, the City Council held a public meeting on this request on September 21, 2023; and

WHEREAS, the Planning Commission held a public hearing on the request on August 22, 2023; and recommended approval with a 6-0 vote; and

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

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

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

Section 2. Adoption. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from A-20 (Agricultural, 20-acre minimum lot size) to A-1 (Agricultural, 40,000 square foot minimum lot size). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A,” and parcel exhibit, incorporated herein as Exhibit “B”. The project must comply with all conditions, requirements, and restrictions as approved by City Council.

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

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

APPROVED AND ADOPTED by the St. George City Council, this 21st day of September 2023.

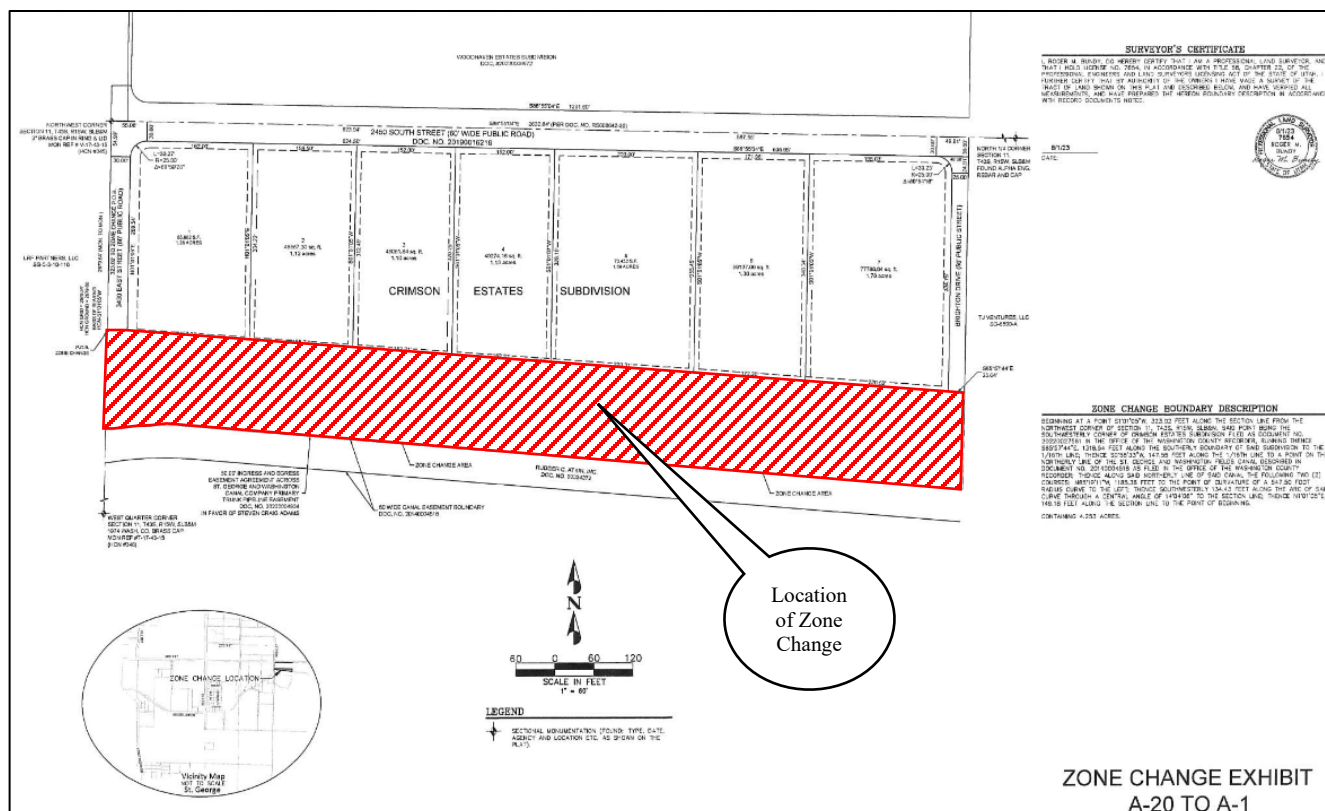
ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

Exhibit “B” – Parcel Exhibit





Agenda Date: 09/21/2023

Agenda Item Number: 08

Subject:

Consider approval of Ordinance No. 2023-020 amending the Divario Development Agreement Master Plan (Exhibit B to the Development Agreement) in order to modify allowed density from medium density (up to 9 units per acres) to high density (up to 15 units per acre for Planning Area 2 (PA-2), and transferring 127 units from PA-13 to PA-2 (the subject property) and amending the city zoning map by amending the zoning on PA-2 from R-1-10 (residential single family) to PD-R (Planned Development Residential) , located generally southwest of the Gap Canyon Pkwy and 1790 West intersection for the purpose of allowing a 450 unit multi-family development to be known as Allora Village, with conditions from Planning Commission.

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Greg Cronin

Reference Number: 2023-ZC-009

Address/Location:

Located generally south-west of the Gap Canyon Pkwy and 1790 West intersection.

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

The property was annexed as part of the Plantations Land in 1994. In 2007, a development agreement was approved. The development agreement was revised and updated in 2014 which sets for the parameters of the development agreement, planning areas, etc. Under the Development Agreement, PA-2 was approved as a development area consisting of 35.96 acres with density of up to nine units per acre (maximum 324 residential units). The applicant, along with the master developer is requesting to move density from PA-13 to the subject property allowing for up to 450 units on PA-2. This translates to 12.51 units per acre based on 450 units over 35.96 acres.

Staff Narrative (need/purpose):

The purpose of this request is two-fold. First is to amend the Development agreement along with its Exhibit "B" in order to change the density designation on the subject property. The Development Agreement, Section 13.B.i allows the Master Developer, Divario to transfer or shift units from one planning area to another planning area provided that the overall maximum density for the Planned Community is not exceeded, and provided that the maximum density in any one Planning Area does not exceed the maximum density permitted in any given Planning Area in the Master Plan The master developer has transferred 127 units of density from PA-13 (Cecita Crest), which had an excess of 346 units, to PA-2 bringing the total number of units in PA-2 to 450. The second request is approval of a zone change from R-1-10 (single family residential) to PD-R along with conceptual site layout, landscaping, and elevations. The site, if approved, would provide 450 multi-family units.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission held a public hearing on August 22, 2023, and with a 6-0 vote on the development agreement amendment and the zone change, recommended approval with the following conditions:1. 20' landscape, trail, and Municipal Utility Easement (MUE) will be required along Gap Canyon Parkway2. The placement of power equipment to serve the units in this type of development can be challenging. The Developer and Engineer should be aware that comments will be made during the JUC process regarding powerline and equipment installation meeting the current Underground Power standards. 3. Power design is subject to JUC review.4. There is an existing

overhead power line crossing the southeast part of the project that will need to be removed and possibly installed underground if power is still required on the property south of this project.5.Access to trails will be required.6. Any public roads on the interior of the site must meet all standards including 63 foot cross-section.7.A site plan must be submitted prior to any construction on the site.8.The number of units is limited to 450 as allowed by the development agreement amendment, if approved.9.The number of units in the overall Divario development is limited to 3,196. By transferring units from PA-13, this may affect the number of units that would be allowed in the remaining, un-platted or unapproved planning areas.10.A preliminary plat, showing all public roads and is compliant with St. George City code is required to be applied for and approved within one year from approval of this zone change request.

ZONE CHANGE & DEVELOPMENT AGREEMENT AMENDMENT

PLANNING COMMISSION AGENDA REPORT: 08/22/2023

CITY COUNCIL AGENDA REPORT: 09/21/2023

Zone Change and Development Agreement Amendment

Allora Village (Divario PA-2)

Case No. 2023-ZC-009 & 2023-DA-004

Request: Consider a zone change from R-1-10 (Residential Single Family, 10,000 ft² minimum lot size) to PD-R (Planned Development Residential) within the Divario Development.

Applicant: Unified Business Alliance

Representative: Greg Cronin

Area: 35.96 Acres (44.6 Acres including required open space)

Location: The property is located generally south-west of the Gap Canyon Pkwy and 1790 West intersection.



Current Zone: R-1-10 (Residential, 10,000 ft² minimum lot size)

General Plan: MDR (Medium Density Residential), OS (Open Space)

Divario Land Use Plan: Medium Density (up to nine units per acre)

Background:

The property was annexed as part of the Plantations Land in 1994. A PD (Planned Development) was approved on at least two separate occasions, but upon failure to construct, expired and reverted back the R-1-10 zoning (current zoning). In 2007, a development agreement was approved between the developer and the city. The development at the time was called “The Lakes”. The name has since changed to “Divario”. An updated development agreement was approved in 2014 which sets forth the parameters of the development, planning areas, etc.

Development Agreement

Under the Development Agreement, PA-2 was approved as a development area consisting of 35.96 acres with density of up to nine units per acre (maximum 324 residential units). The applicant, along with the master developer is requesting to move density from PA-13 to the subject property allowing for up to 450 units on PA-2. This translates to 12.51 units per acre based on 450 units over 35.96 acres. By way of interest, PA-1, directly across Gap Canyon Drive was approved at 15 units per acre.

The Development Agreement, Section 13.B.i allows the Master Developer, Divario to transfer or shift units from one planning area to another planning area “...provided that the overall maximum density for the Planned Community is not exceeded, and provided that the maximum density in any one Planning Area does not exceed the maximum density permitted in any given Planning Area in the Master Plan...” The master developer has transferred 127 units of density from PA-13 (Cecita Crest), which had an excess of 346 units, to PA-2 bringing the total number of units in PA-2 to 450. Of the 44.6 acres which are part of the PD-R zone change request and are owned by the applicant, approximately eight acres are designated as unimproved open space which must be dedicated to the city. It cannot be counted as development acreage when calculating density.

The proposed amendment to the development agreement proposes to transfer allowed units from one planning area to another. In this case from PA-13 to PA-2 (see above).

With each project or plat within the Divario Development, the Master Developer is supposed to provide an overall unit count to track the number of units which have been approved or platted. The current unit count is:

Approved units: 2,014
Platted units: 450
Maximum number of units allowed: 3196

CC 2023-ZC-009 & 2023-DA-004

Allora Village (Divario PA-2)

If this project is approved at 450 units, it will bring the approved unit count to 2,464 units. This is not the number of units platted but the units approved.

Proposed Site Details:

The site is free from any buildings or structures. It is situated directly west of the recently approved Circolo Villas (PA-1). That said, the property is not adjacent to existing development at this time. Finally, and very importantly, the Divario development agreement land use map (Exhibit B) depicts areas on the south and on the west of the proposed development which is to be left completely undisturbed and as described above may not be counted toward the density of the project. Additionally, in the same basic areas of the dedicated open space areas are floodplains. Buildings may not be constructed in floodplains however, parking, open space, and amenities may be located in that space.

The proposed site plan illustrates where the buildings, streets, open space, parking, trails, etc. will be located. The site plan depicts three types of buildings to be constructed on the site: townhomes, small apartments and large apartments. The southern and western boundaries have been left open in order to accommodate the required open space identified in the Divario Development Agreement.

Parking: Under section 10-19-4(A)(4) of the St. George zoning code, each unit is required to provide two parking stalls, one of which must be covered, plus one stall for every three units for guest parking. With 450 units, this would yield a total requirement of 1,050 stalls ($2 \times 450 = 900 + 150$ guest stalls). 450 of the stalls must be covered (garages may be included). All covered stalls will need to be identified on the final site plan. The site provides a total of 1,050 stalls which meets the requirement for both resident and guest parking. A breakdown of the parking can be found on the submitted plans.

Access: The site shows two access points onto Gap Canyon Parkway. From Gap Canyon, additional access onto Sky Rocket Drive will be available as discussed with the Circolo Villas application. Timing on Sky Rocket Road is unknown at this time. The Fire Department has reviewed the access and has approved it conceptually from a Fire standpoint. The Fire code requires a minimum of two access points out of the development as proposed.

Elevations: There are six proposed styles of buildings. The first is a six unit “tuck-under” townhouse (garages under the structure) which is approximately 35’ in height and is built into the hillside. Each unit will have a two car garage. Second is a regular six-unit townhome approximately 28’ in height. Two of the units in this building would have a garage. Third is an eight-unit townhome. Similar to the six-unit townhome, units on each end would have a garage and would be approximately 32’ in height. Fourth is an eight-unit small apartment building. This would stand at 40’ in height and is the tallest of the buildings. Finally, fifth and sixth are two apartment buildings 35’ tall with some slight differences in balconies, etc. but are essentially similar in massing, height, color and materials. These heights comply with the standards found in the code which sets the maximum height at 40’ in a PDR. The materials to be used are varying colors of primarily stucco with wood trim, metal railings and flashings. The materials and colors have been chosen to complement each other.

CC 2023-ZC-009 & 2023-DA-004

Allora Village (Divario PA-2)

Landscaping/Amenities: The site is required to maintain a minimum of 30% landscaping/open space. The site has been designed with 32% formal landscaping and to be clear, the site is not allowed to count the open, undisturbed areas shown on the Divario Exhibit 'B' as non-disturbable. Additionally, a multi-family development must provide usable recreation areas, in this case at least 90,000 ft². The applicant is indicating over 603,000 ft² of open space/landscape area with over 125,000 ft² usable amenity area. The site depicts a community pool with hot tub, fitness facility, children's play area, trail along south perimeter, sports court, community meeting facility, and a exterior social area. The details on all of the amenities and landscaping will be reviewed at the time of site plan but are noted on the site plan.

Traffic Impact: Staff has had concerns about the scale and number of units in the area, especially in relation to the other projects. Though this project will likely have less direct impact on existing development than some of the other recently proposed planning areas, there is still an impact to the road system in the area. That said, this particular project has the benefit of being directly across from the Gap Canyon Pkwy and Sky Rocket Road intersection. Sky Rocket will take a bulk of people directly to Dixie Drive and Gap Canyon will take traffic to the north (and south once completed).

Staff Comments and Conditions:

Power

1. 20' landscape, trail, and Municipal Utility Easement (MUE) will be required along Gap Canyon Parkway
2. The placement of power equipment to serve the units in this type of development can be challenging. The Developer and Engineer should be aware that comments will be made during the JUC process regarding powerline and equipment installation meeting the current Underground Power standards.
3. Power design is subject to JUC review.
4. There is an existing overhead power line crossing the southeast part of the project that will need to be removed and possibly installed underground if power is still required on the property south of this project.

Fire

1. Fire reviewed the proposed plan and had no comments.

Parks

1. This plan gives good access to open space along the west road and retains more of the native landscape and public open space.
2. Access to trails will be required.

Engineering

1. Any public roads on the interior of the site must meet all standards including 63 foot cross-section.

Planning

1. A site plan must be submitted prior to any construction on the site.

CC 2023-ZC-009 & 2023-DA-004

Allora Village (Divario PA-2)

2. The number of units is limited to 450 as allowed by the development agreement amendment, if approved.
3. The number of units in the overall Divario development is limited to 3,196. By transferring units from PA-13, this may affect the number of units that would be allowed in the remaining, un-platted or unapproved planning areas.
4. A preliminary plat, showing all public roads and is compliant with St. George City code is required to be applied for and approved within one year from approval of this zone change request.

Recommendation:

Planning Commission held a public hearing on the proposal and recommends approval of the zone change and development agreement amendment as proposed with the conditions and comments outlined in this staff report with a 6-0 vote on both requests.

Alternatives:

1. Approve as presented.
2. Approve with conditions.
3. Deny application.
4. Continue the proposed zone change and development agreement amendment to a future date.

Possible Motion: “I move that we approve the zone change and development agreement amendment for Allora Village as presented, case no. 2023-ZC-009 & 2023-DA-004, based on the findings and subject to the conditions listed in the staff report.”

Findings for Approval:

1. That a zone change application was filed by the applicant in accordance with St. George city code.
2. That an amendment to the existing development agreement was filed by the applicant in accordance with St. George city code.
3. Sky Rocket Road will connect the site directly to Dixie Drive, alleviating some traffic concerns on Gap Canyon Pkwy and Canyon View Drive.
4. If the development agreement is approved, upon an acreage of 35.96 acres, the overall density meets the requirements of the Divario master plan of 15 units per acre, as amended by the development agreement.
5. The amendment complies with the open space requirement of the development agreement and the code.
6. That approval of the PD amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

EXHIBIT A

APPLICANT NARRATIVE

DETAILED NARRATIVE

Divario's PA-2 is intended to be a mixed density traditional neighborhood with a diversity of residential building types placed on lots with various sizes, offering a diversity of life-styles at various price points. Following staff's recommendation, the applicant requests the PA-2 parcel to be rezoned as Planned development Residential zone (PD-R).

Walkability, compactness, and street-oriented design are among the major site planning principles. Buildings are placed close to the detached sidewalks, streets lined with street-trees, visitor parking is offered as on street parking to encourage presence and interaction on the sidewalks. The parks and common courts create a finer network of pedestrian circulation and offer a unique sense of place for residence to be proud of.

A list of proposed uses and building types:

The proposed PA-2 plan accommodates residential use in following forms:

- Street accessed uphill townhouses
- Tuck-under townhouses
- Regular townhouses
- Apartments and lofts in small apartment buildings
- Apartments in apartment buildings

In addition to residential uses the plan proposes a common house with a swimming pool, various sport courts, and a network of parks and green courts.

Parking is provided in the following form: on-street parking (parallel parking), off-street surface parking, off-street covered parking (car-ports), and parking within attached private garages.

Proposed densities:

A total of 450 dwelling units are accommodated by the proposed site plan on 44.6 acres parcel, which results in a gross density of 9 units per acre. A common house building with a total floor area of 3000 square feet is also part of the proposed site plan.

Proposed uses of land:

The plan proposes 22.55 % of the land (10.05 acres) to be used as parks, open space, recreation and civic amenities (such as the common house); 18.71 % of the land (8.34 acres) to be used for streets and alley rights of way; and remaining 59.14 % of the land (26.37 acres) as residential lots for above mentioned residential building prototypes.

The location and boundaries of any school site, church, park, or other common or open spaces:

There are no anticipated school or church sites within PA-2. The parks, open space, and common courts are presented on the attached site and landscape plans. Creating a strong network of pedestrian circulation that connects parks and common amenities has been the guiding site plan principle.

Phasing plan:

There are no anticipated phases of construction for PA-2. The construction will be conducted in one phase.

EXHIBIT B

MASTER DEVELOPER LETTER



June 12, 2023

To: City of St George

Re: Residential Unit Transfer Approval PA-2

Pursuant to Section 13B(i) of the Development Agreement, please accept this letter approving the transfer of up to 127 units from Planning Area 13 to Planning Area 2. PA-13 was planned to have up to 553 units as represented in Exhibit "B" of the Development Agreement but platted for 207 units creating a surplus of 346 units. With the Transfer of 127 units to PA-2 there remains a surplus of 219 units in PA-13.

Thank you.

Mark Teepen, Manager

DIVARIO

EXHIBIT C

**DEVELOPMENT AGREEMENT
AMENDMENT**

When Recorded Return to:

City of St. George
Attn: Legal Department
175 East 200 North
St. George, Utah 84770

**FIRST AMENDMENT
TO
DEVELOPMENT AGREEMENT
for
DIVARIO
(Originally The Lakes)**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (herein “Amendment”) is entered into this _____ day of _____, 2023, by and between St. George 730, L.L.C., a Nevada limited liability company, (herein “Developer”) for the land to be included in or affected by the project known as “Divario,” (herein the “Planned Community”; formerly known as The Lakes at St. George), and the City of St. George, a municipal corporation and political subdivision of the State of Utah (herein “City”).

This Amendment is intended to modify and amend that Development Agreement between Developer and City dated January 9, 2014, and originally recorded February 26, 2014, as Doc. No. 20140005707 in the files of the Recorder for Washington County, State of Utah (hereafter the “Development Agreement”).

RECITALS

WHEREAS, Developer has real property located within the City limits of the City of St. George, Utah, hereinafter “Development Property,” and which is described in ***Exhibit “A”*** to the Development Agreement; and

WHEREAS, the Development Property has been under development since the recording of the original Development Agreement; and

WHEREAS, Developer is requesting to pursue one or more zone changes to the Planned Development; and

WHEREAS, The City, acting pursuant to its authority under UTAH CODE ANNOTATED 10-9a-101, et seq. and its ordinances, resolutions, and regulations and in furtherance of its land use policies, has made certain determinations with respect to the proposed Planned Community, and, in the exercise of its legislative discretion, has elected to approve this Amendment;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Recitals.** The Recitals above are hereby incorporated into this agreement.
2. **Definitions.** Capitalized words and phrases used herein shall have the same meaning as set forth in the original Development Agreement, unless specifically provided otherwise herein.
3. **Affected Property.** The legal description of the Planning Area 2 is as follows.

See Exhibit "A" attached hereto and incorporated with this reference.
4. **Amendment to Master Plan Land Use Exhibit "B".** Exhibit "B" to the Development Agreement is hereby amended and modified to change the land use designation for Planning Area 2 (PA-2) from Medium Density Residential (MDR) at 9 units per acre to High Density Residential (HDR) at 15 units per acre, as depicted in ***Exhibit "B"*** hereto.
5. **PA-2 Density Cap.** The total number of residential units in PA-2 shall not exceed 450 units
6. **Development Agreement Remains in Effect.** The terms and conditions of the original Development Agreement between the parties, not otherwise amended, modified, terminated or superseded herein, or in conflict with the terms and provisions set forth herein, shall remain in full force and effect hereafter. With respect to any conflicting provisions, this Amendment shall govern.
7. **All General Provisions Incorporated.** The Parties agree that all other miscellaneous and general provisions of the original Development Agreement, specifically including sections 14 through 22 of the Development Agreement, are incorporated as if fully set forth herein and apply in full force to this Amendment.
8. **Effective Date.** This Amendment shall be effective as of the date filed for public record in the office of the Recorder for Washington County, Utah.
9. **Counterparts.** This Amendment may be executed in identical counterparts, which when combined shall constitute one single agreement between the parties.

(Signature page to follow)

Exhibit "A"
Planning AREA 2 (PA-2)

Beginning at a point being North 88°23'46" West 673.21 feet along the section line and North 30.71 feet from the East Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 12°42'52" East 1.72 feet to the southerly line of a deed of dedication as filed as Entry No. 00814829 with the Washington County Recorder's Office;

thence easterly the following (4) courses along said Entry No. 00814829;

thence South 83°29'09" East 112.23 feet;

thence South 88°40'40" East 417.51 feet;

thence Southeast 705.17 feet along an arc of a 900.00 foot radius curve to the right (center bears South 01°19'20" West, long chord bears South 66°13'54" East 687.27 feet with a central angle of 44°53'32");

thence North 46°12'51" East 39.52 feet;

thence Southeast 30.23 feet along an arc of a 940.00 foot radius curve to the right (center bears South 46°17'04" West, long chord bears South 42°47'39" East 30.23 feet with a central angle of 01°50'33");

thence South 41°52'22" East 747.84 feet;

thence Southeast 142.03 feet along an arc of a 1,000.00 foot radius curve to the left (center bears North 48°07'38" East, long chord bears South 45°56'31" East 141.91 feet with a central angle of 08°08'16");

thence South 50°00'39" East 295.22 feet;

thence Southeast 351.35 feet along an arc of a 800.00 foot radius curve to the right (center bears South 39°59'21" West, long chord bears South 37°25'44" East 348.53 feet with a central angle of 25°09'49") to the 1/16th line;

thence North 88°36'09" West 1,498.15 feet along said 1/16th line to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 34;

thence North 88°27'41" West 593.88 feet along the 1/16th line;

thence North 05°23'24" East 240.38 feet;

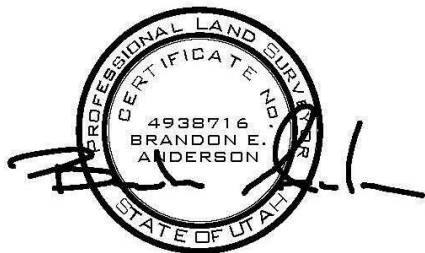
thence North 03°39'52" West 784.39 feet;

thence North 03°36'31" East 324.48 feet;

thence North 88°38'12" West 21.40 feet;

thence West 127.78 feet along an arc of a 645.00 foot radius curve to the right (center bears North 01°21'48" East, long chord bears North 82°57'40" West 127.57 feet with a central angle of 11°21'04") to the Point of Beginning.

Containing 1,942,841 square feet or 44.60 acres.



May 14, 2021

EXHIBIT D

POWERPOINT PRESENTATION

A scenic view of Allora Village, Divario PA-2, featuring a hilltop castle and terracotta-roofed houses. The image shows a hilltop castle with a bell tower, surrounded by a green hillside. In the foreground, there are several houses with white walls and terracotta roofs. The background shows a range of mountains under a clear sky.

Allora Village Divario PA-2

2023-ZC-009 & 2023-DA-004

Aerial Map

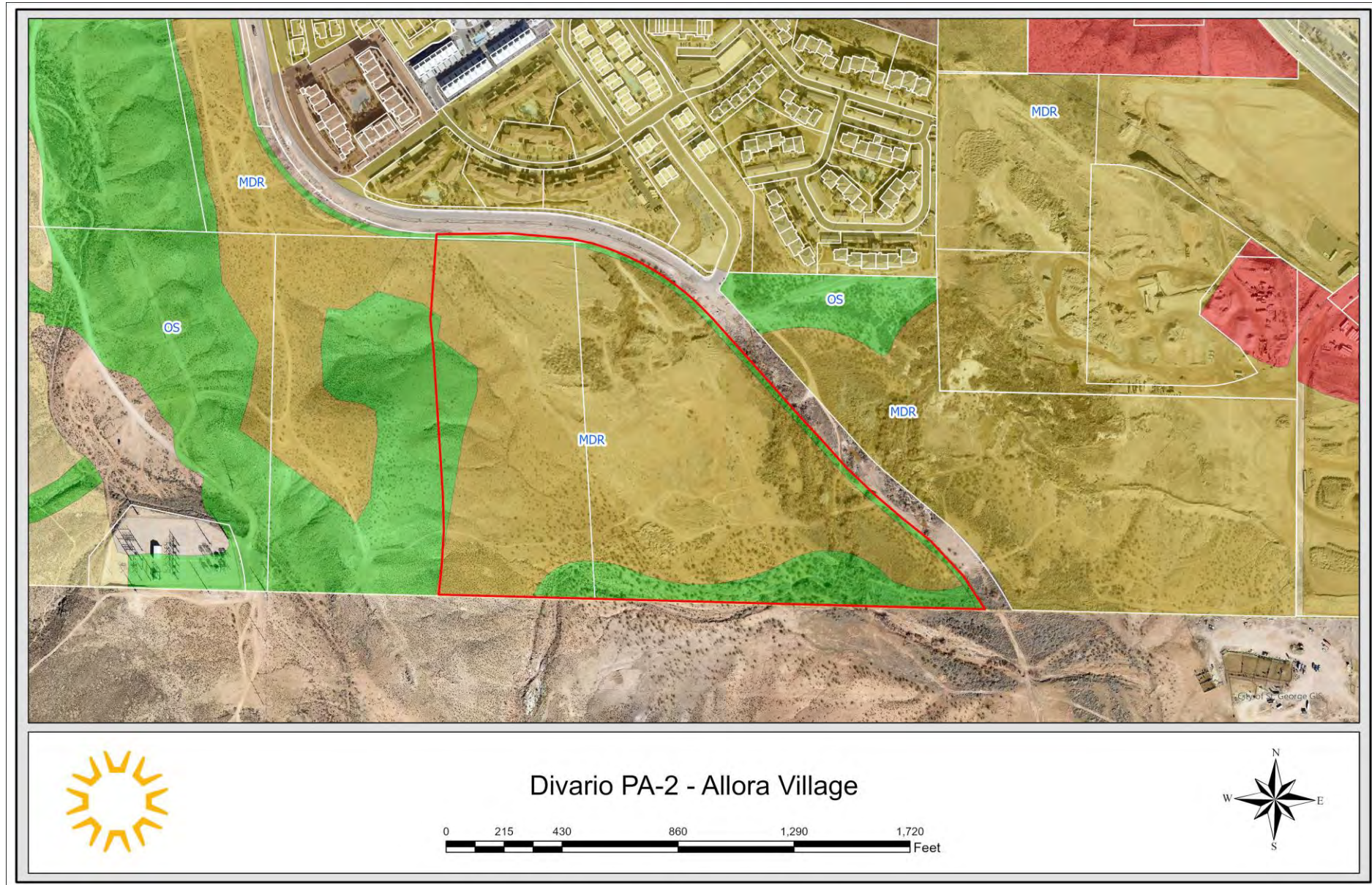


Divario PA-2 - Allora Village

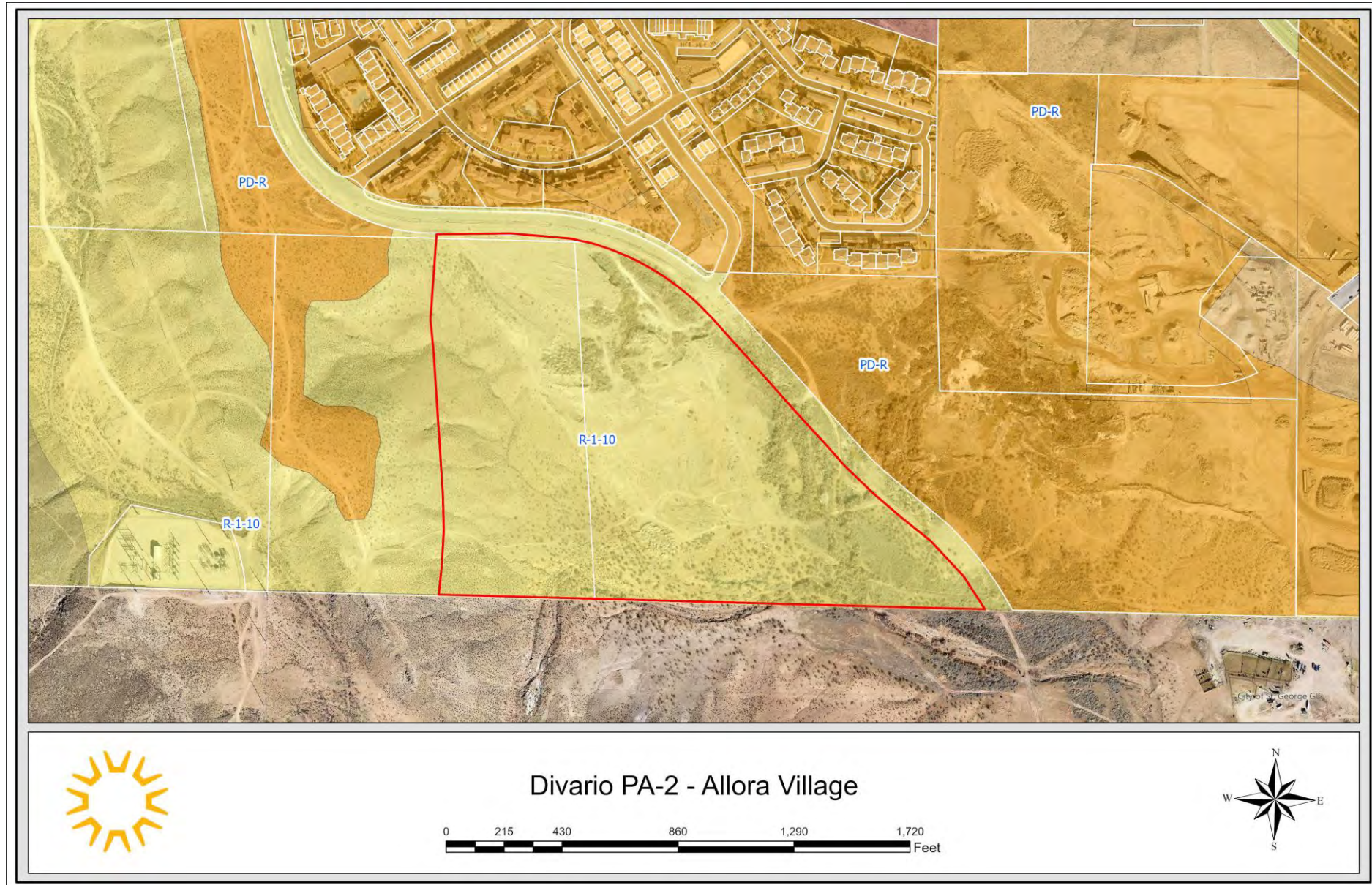
0 215 430 860 1,290 1,720 Feet



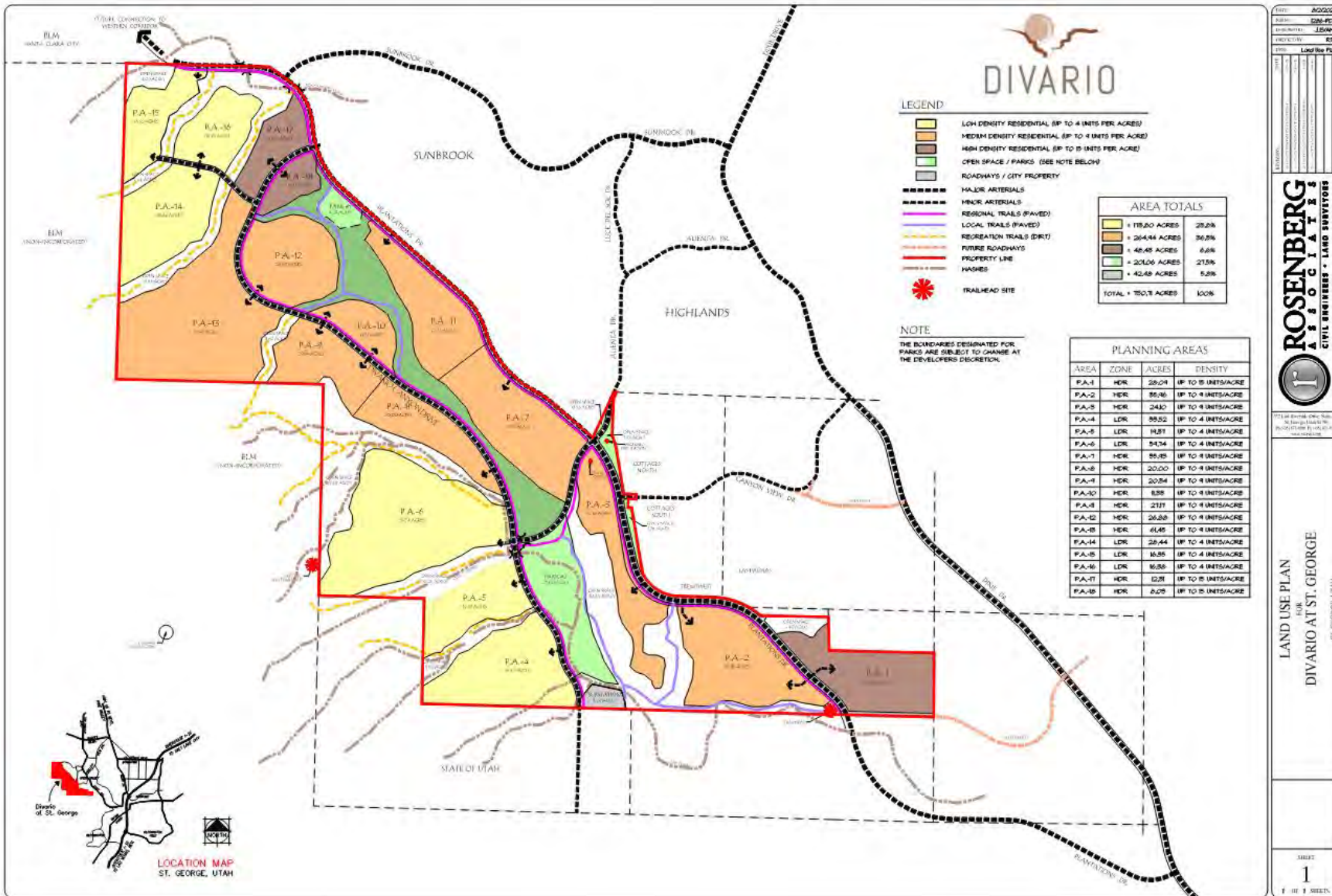
Land Use Map



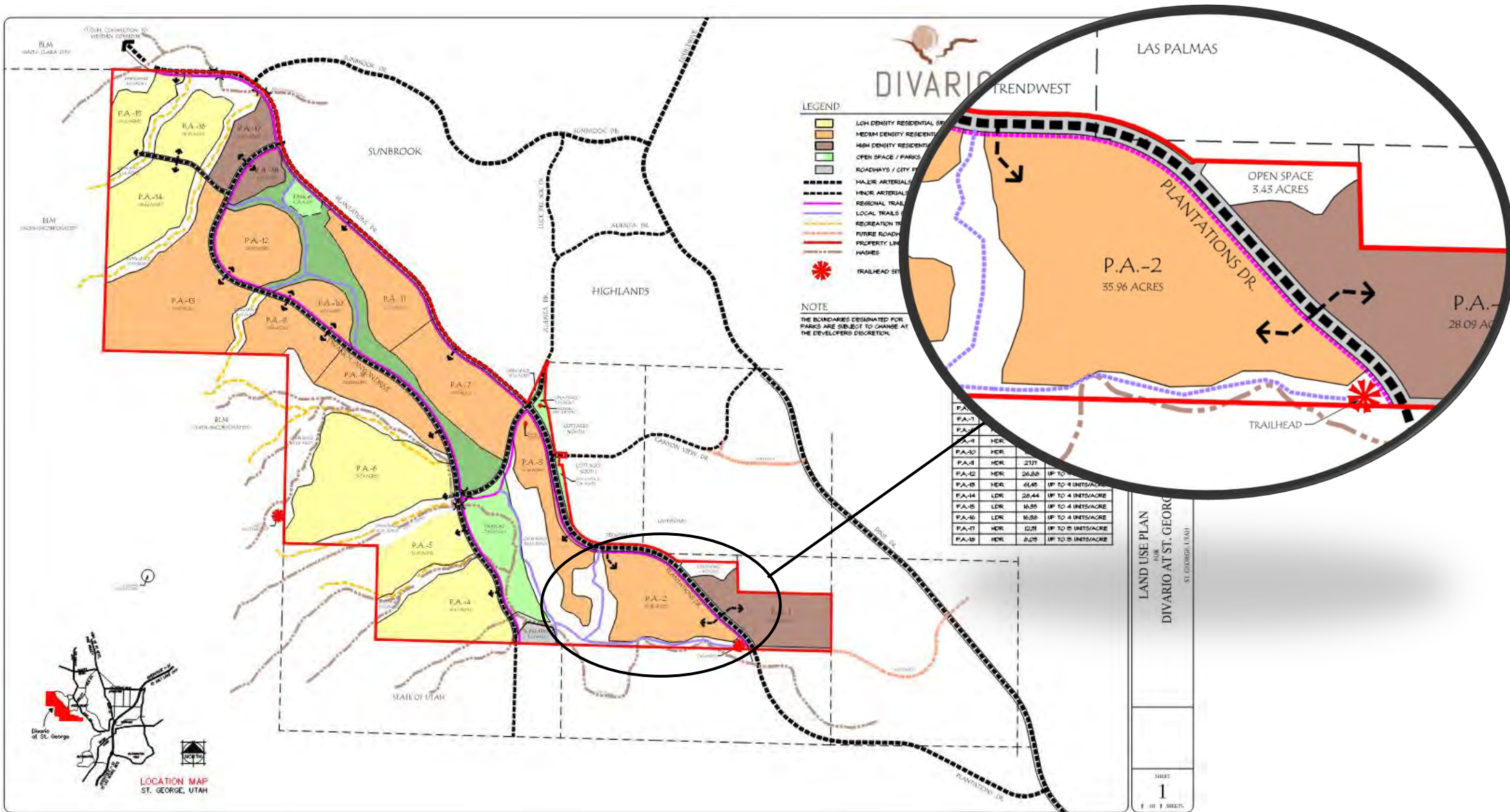
Zoning Map



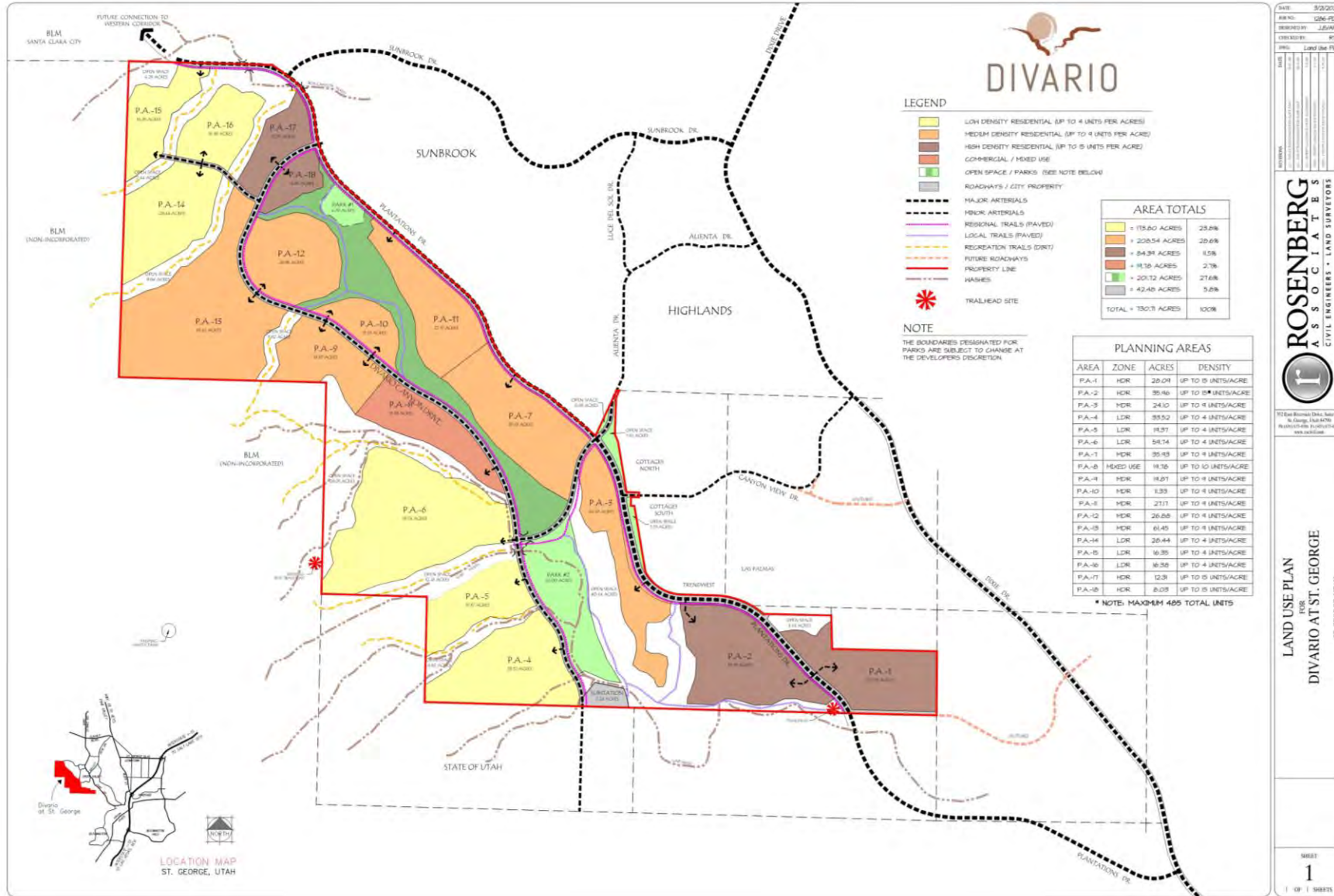
Divario Land Use Map (Exhibit B)



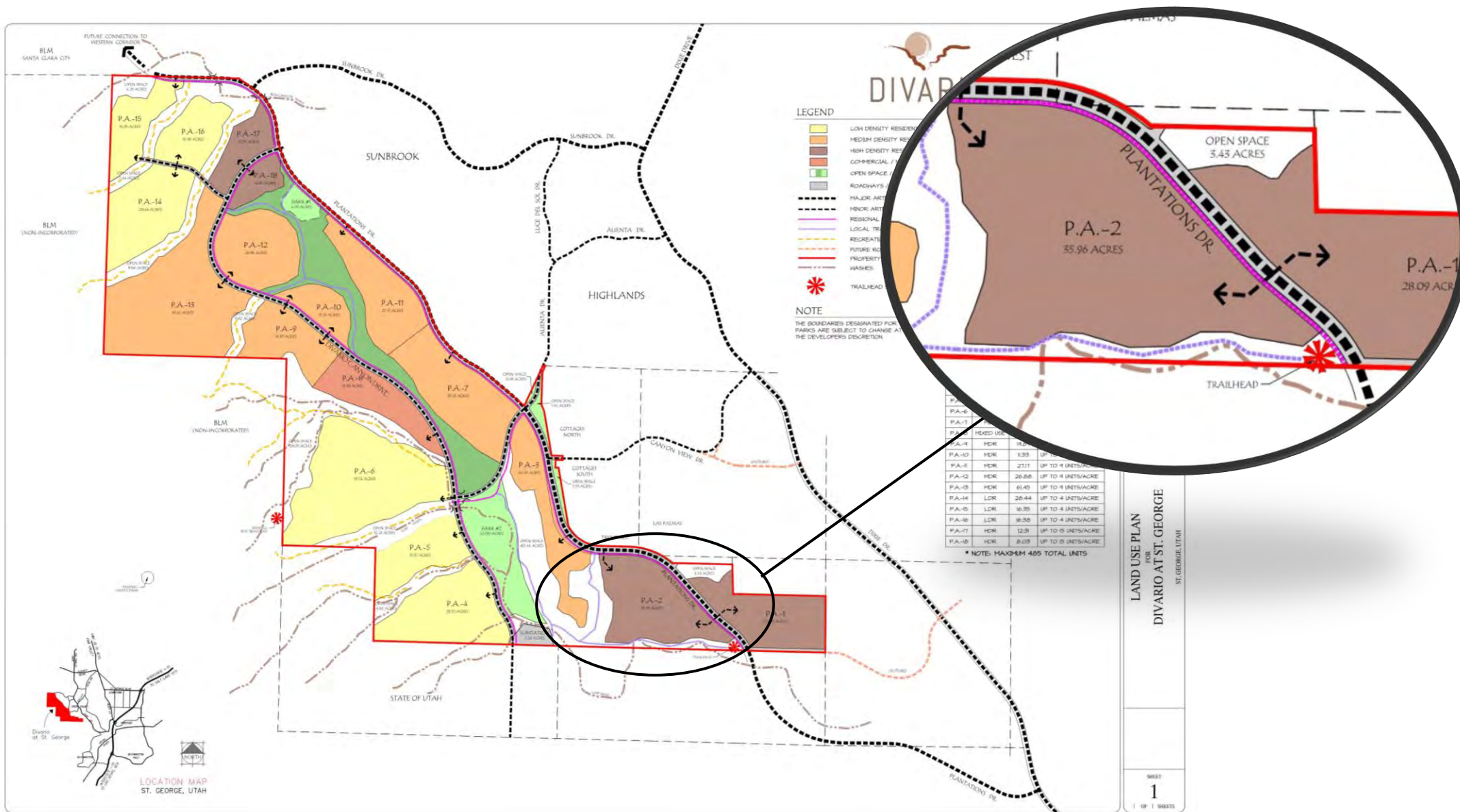
Divario Land Use Map (Exhibit B)



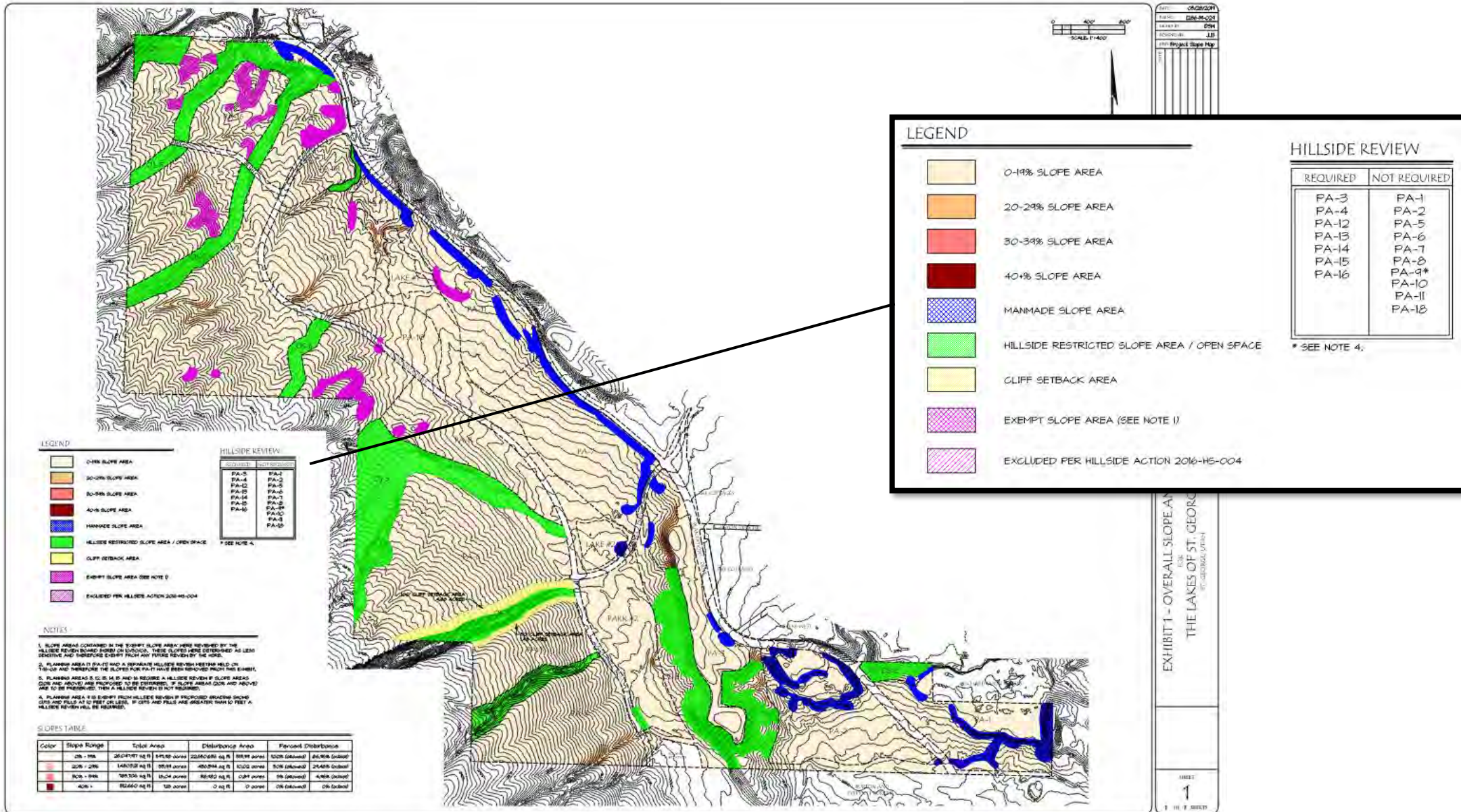
Proposed Divario Land Use Map (Exhibit B)



Divario Land Use Map (Exhibit B)



Divario Hillside Map



Proposed Site Plan

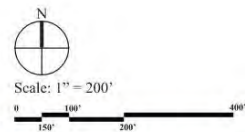
DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

SITE DEVELOPMENT PLAN



P E L • O N A
ARCHITECTS AND URBANISTS

RONNIE PELUSIO, AIA, LEED AP • KORKUT ONARAN, Ph.D., CNU

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Landscape Areas

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

AREA RESERVED FOR LANDSCAPING

PERVIOUS AREA

-  LANDSCAPE AREA
603,144 square feet / 13.85 acres / 32%
1,014 trees (> 1 tree / 4,000 sf of landscaped area)
-  LANDSCAPE IN R.O.W.
54,905 square feet / 1.26 acres / 3%
-  UNDISTURBED NATURAL AREA
238,493 square feet / 5.48 acres / 12%

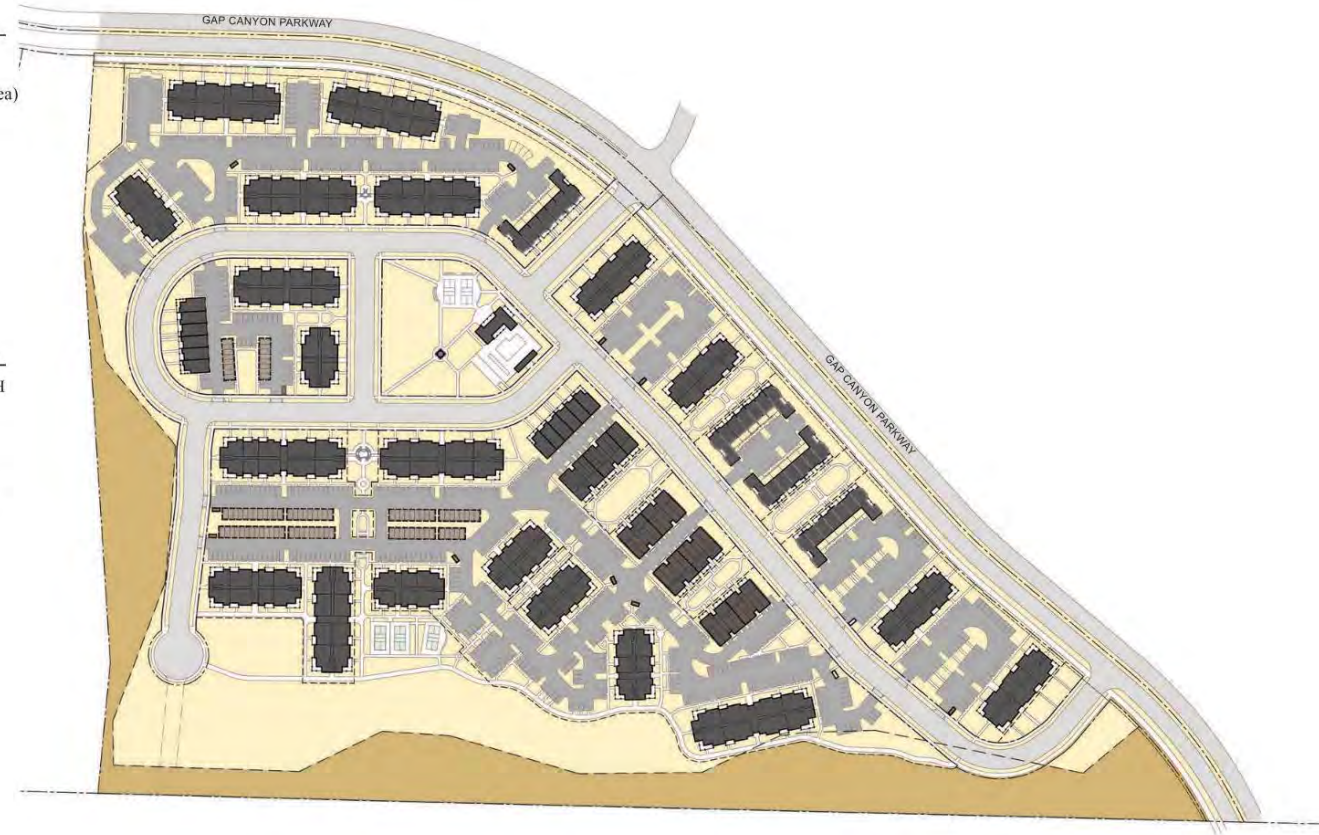
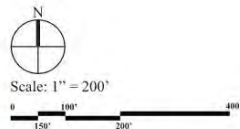
TOTAL PERVIOUS AREA
896,542 square feet / 20.58 acres
46% of Total Gross Area

IMPERVIOUS AREA

-  BUILDING COVERAGE (INCLUDING TRASH ENCLOSURES)
300,199 square feet / 6.89 acres / 15%
-  SIDEWALKS & PEDESTRIAN AREA
192,518 square feet / 4.42 acres / 10%
-  PARKING AREA (INCLUDING CARPORTS)
353,665 square feet / 8.12 acres / 18%
-  R.O.W. PAVEMENT AREA
199,255 square feet / 4.57 acres / 10%

TOTAL IMPERVIOUS AREA
1,045,255 square feet / 24 acres
54% of Total Gross Area

*Percentage calculated for gross site area,
not individual lot area.*



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PAGE 4

Landscape Plan

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

LANDSCAPE PLAN



AMENITY REQUIREMENTS

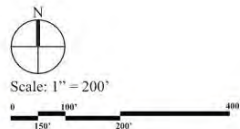
RECREATION AREA IN CENTRAL LOCATION

18,800 square feet required
62,398 square feet provided

6 amenities required

8 amenities provided:

- Pool
- In-ground hot tub
- Fitness facility
- Children's play area
- Perimeter trail
- Sport court (5)
- Community meeting facility
- Exterior social area (7)



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Block Plan

DIVARIO PA-2

ST. GEORGE, UTAH

AUGUST 16, 2023

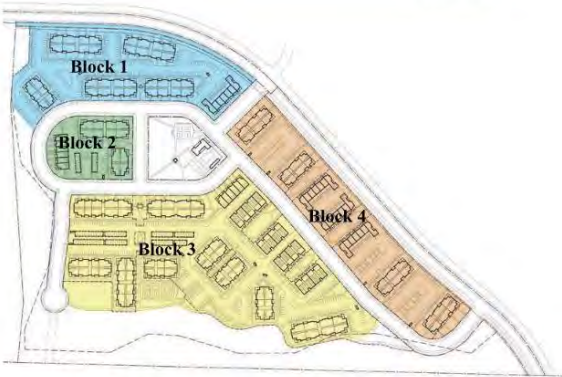
PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

	Block 1	Block 2	Block 3	Block 4	TOTALS
Residential Units	Townhouse uphill	0	0	0	0
	Townhouse tuck-under	0	6	6	0
	Townhouse flat	7	0	0	21
	Townhouse total	7	6	6	21
	Small apartment bldg				
	2 bdr apt	0	0	16	0
	2 bdr loft	0	0	17	0
	Small apt total	0	0	33	0
	Apartment buildings				
	Apt 1 bdr	5	0	34	5
	Apt 2 bdr	30	10	85	37
	Apt 3 bdr	60	20	69	22
Apartment units total	95	30	188	64	
TOTAL	102	36	227	85	
Parking	Garages	4	12	84	12
	Surface parking	240	64	419	215
	Total provided	244	76	503	227
	Total required	238	84	530	198

UNIT AND OFF-STREET PARKING COUNTS PER BLOCK
Note: An additional 286 parking spaces are provided on-street

	Number of stories	One-bedroom apt.	Two-bedroom apt.	Three-bedroom apt.	Totals
Bldg 1	2/3	0	5	15	20
Bldg 2	2/3	0	5	15	20
Bldg 3	2/3	0	5	15	20
Bldg 4	2/3	0	5	15	20
Bldg 5	2/3	5	10	0	15
Block 1		5	30	60	95
Bldg 6	2/3	0	10	10	20
Bldg 7	2/3	0	0	10	10
Block 2		0	10	20	30
Bldg 8	2/3	5	15	5	25
Bldg 9	2/3	0	10	10	20
Bldg 10	3	5	12	6	23
Bldg 11	3	0	12	12	24
Bldg 12	3	6	6	6	18
Bldg 13	3	6	6	6	18
Bldg 14	3	6	6	6	18
Bldg 15	3	6	6	6	18
Bldg 16	3	0	12	12	24
Block 3		34	85	69	188
Bldg 17	2/3	0	10	5	15
Bldg 18	2/3	5	5	5	15
Bldg 19	3	0	11	6	17
Bldg 20	3	0	11	6	17
Block 4		5	37	22	64
Totals		44	162	171	377
		12%	43%	45%	

APARTMENT BUILDINGS UNIT DISTRIBUTION



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Tuck-Under Townhome

DIVARIO PA-2

ST. GEORGE, UTAH

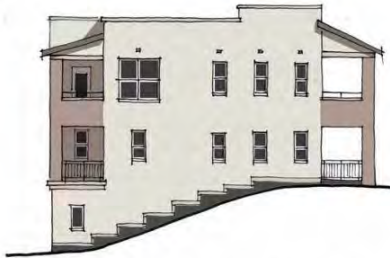
PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

TOWNHOUSE: TUCK-UNDER TOWNHOUSES



SITE PLAN KEY



6-UNIT TUCK-UNDER TOWNHOUSE LEFT SIDE ELEVATION
(Proposed building height: 35')

Right side elevation is the mirror image of the left side.



6-UNIT TUCK-UNDER TOWNHOUSE REAR ELEVATION
(Proposed building height: 35')



6-UNIT TUCK-UNDER TOWNHOUSE FRONT ELEVATION
(Proposed building height: 35')

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Six Unit Townhome

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

TOWNHOUSE: REGULAR TOWNHOUSES



SITE PLAN KEY



6-UNIT TOWNHOUSE REAR ELEVATION

(Proposed building height: 28')



6-UNIT TOWNHOUSE LEFT SIDE ELEVATION

(Option 1: Southwestern)

(Proposed building height: 28')

Right side elevation is the mirror image of the left side.



6-UNIT TOWNHOUSE FRONT ELEVATION (Option 1: Southwestern)

(Proposed building height: 28')

P E L • O N A
ARCHITECTS AND URBANISTS

RONNIE PELUSIO, AIA, LEED AP • KORKUT ONARAN, Ph.D., CNU
4696 BROADWAY, BOULDER, CO 80304 / 303.443.7876 / WWW.PEL-ONA.COM

PAGE 10

Eight Unit Townhome

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

TOWNHOUSE: REGULAR TOWNHOUSES



SITE PLAN KEY



8-UNIT TOWNHOUSE FRONT ELEVATION (Option 2: Craftsman)

(Proposed building height: 32')



8-UNIT TOWNHOUSE LEFT SIDE ELEVATION
(Option 2: Craftsman)

(Proposed building height: 32')

Right side elevation is the mirror image of the left side.



8-UNIT TOWNHOUSE FRONT ELEVATION (Option 2: Craftsman)

(Proposed building height: 32')

P E L • O N A
ARCHITECTS AND URBANISTS

RONNIE PELUSIO, AIA, LEED AP • KORKUT ONARAN, PH.D., CNU
4696 BROADWAY, BOULDER, CO 80304 / 303.443.7876 / WWW.PEL-ONA.COM

PAGE 11

Small Apartment

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

SMALL APARTMENT

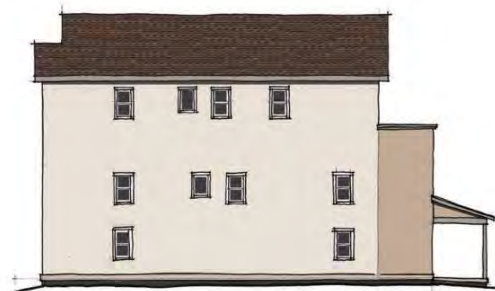


SITE PLAN KEY



8-UNIT SMALL APARTMENT REAR ELEVATION

(Proposed building height: 40')



8-UNIT SMALL APARTMENT LEFT SIDE ELEVATION

(Proposed building height: 40')

Right side elevation is the mirror image of the left side.



8-UNIT SMALL APARTMENT FRONT ELEVATION

(Proposed building height: 40')

P E L • O N A
ARCHITECTS AND URBANISTS

RONNIE PELUSIO, AIA, LEED AP • KORKUT ONARAN, PH.D., CNU

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Apartment (Option 1)

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

APARTMENT



SITE PLAN KEY



APARTMENT REAR ELEVATION (Option 1: Contemporary Southwestern)
(Proposed building height: 35')



**APARTMENT LEFT SIDE ELEVATION
(Option 1: Contemporary Southwestern)**
(Proposed building height: 35')
Right side elevation is the mirror image of the left side.



APARTMENT FRONT ELEVATION (Option 1: Contemporary Southwestern)
(Proposed building height: 35')

P E L • O N A
ARCHITECTS AND URBANISTS

RONNIE PELUSIO, AIA, LEED AP • KORKUT ONARAN, PH.D., CNU
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Apartment (Option 2)

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

APARTMENT



SITE PLAN KEY



APARTMENT REAR ELEVATION (Option 2: Southwestern)
(Proposed building height: 35')



APARTMENT LEFT SIDE ELEVATION
(Option 2: Southwestern)
(Proposed building height: 35')
Right side elevation is the mirror image of the left side.



APARTMENT FRONT ELEVATION (Option 2: Southwestern)
(Proposed building height: 35')

P E L • O N A
ARCHITECTS AND URBANISTS

RONNIE PELUSIO, AIA, LEED AP • KORKUT ONARAN, PH.D., CNU
4696 BROADWAY, BOULDER, CO 80304 / 303.443.7876 / WWW.PEL-ONA.COM

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Materials

DIVARIO PA-2

ST. GEORGE, UTAH

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

AUGUST 16, 2023

EXTERIOR COLOR PALETTE

BODY AND TRIM



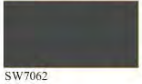
DOORS



WOODWORK



FOUNDATION



ROOFING



ASPHALT



The paint colors shown above and their reference numbers are from the 2021 Sherwin Williams Color Series. Roofing shingles are from Tamko, and tiles are from Bartile. They are for reference only to convey the general color palette for this neighborhood. Actual colors and manufacturers may vary.



CONTEMPORARY SOUTHWEST
APARTMENT



CONTEMPORARY SOUTHWEST
REGULAR TOWNHOUSE

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE DIVARIO DEVELOPMENT AGREEMENT MASTER PLAN (EXHIBIT B TO THE DEVELOPMENT AGREEMENT) IN ORDER TO MODIFY ALLOWED DENSITY FROM MEDIUM DENSITY (UP TO 9 UNITS PER ACRES) TO HIGH DENSITY (UP TO 15 UNITS PER ACRE FOR PLANNING AREA 2 (PA-2), AND TRANSFERRING 127 UNITS FROM PA-13 TO PA-2 (THE SUBJECT PROPERTY) AND AMENDING THE CITY ZONING MAP BY AMENDING THE ZONING ON PA-2 FROM R-1-10 (RESIDENTIAL SINGLE FAMILY) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) , LOCATED GENERALLY SOUTH-WEST OF THE GAP CANYON PKWY AND 1790 WEST INTERSECTION FOR THE PURPOSE OF ALLOWING A 450 UNIT MULTI-FAMILY DEVELOPMENT TO BE KNOWN AS ALLORA VILLAGE, WITH CONDITIONS FROM PLANNING COMMISSION.

(Allora Village)

WHEREAS, the property owner has requested a zone change from R-1-10 (Single Family Residential) to PD-R (Planned Development Residential) on a parcel of land within the Divario Development area known as PA-2 which consists of open space and maximum development acreage of 35.96 acres located generally south-west of the Gap Canyon Pkwy and 1790 West intersection for the purpose of allowing a 450 unit multi-family apartment development to be known as Allora Village; and

WHEREAS the zoning request and planned development requires an amendment to the existing Development Agreement, specifically the Master Plan or Exhibit B to that Development Agreement recorded against the property with the Washington County Recorder as entry no. 20140005707.

WHEREAS, the City Council held a public meeting on this request on September 21, 2023, to consider the amendment and adoption of an amendment to the Development Agreement as well as a zone change; and

WHEREAS, the Planning Commission held a public hearing on the zone change and amendment to the Development Agreement on August 22, 2023, and recommended approval with a 6-0 vote with the following conditions:

1. A 20' landscape, trail, and Municipal Utility Easement (MUE) will be required along Gap Canyon Parkway
2. The placement of power equipment to serve the units in this type of development can be challenging. The Developer and Engineer should be aware that comments will be made during the JUC process regarding powerline and equipment installation meeting the current Underground Power standards.
3. Power design is subject to JUC review.
4. There is an existing overhead power line crossing the southeast part of the project that will need to be removed and possibly installed underground if power is still required on the property south of this project.
5. Access to trails will be required.
6. Any public roads on the interior of the site must meet all standards including 63 foot cross-section.

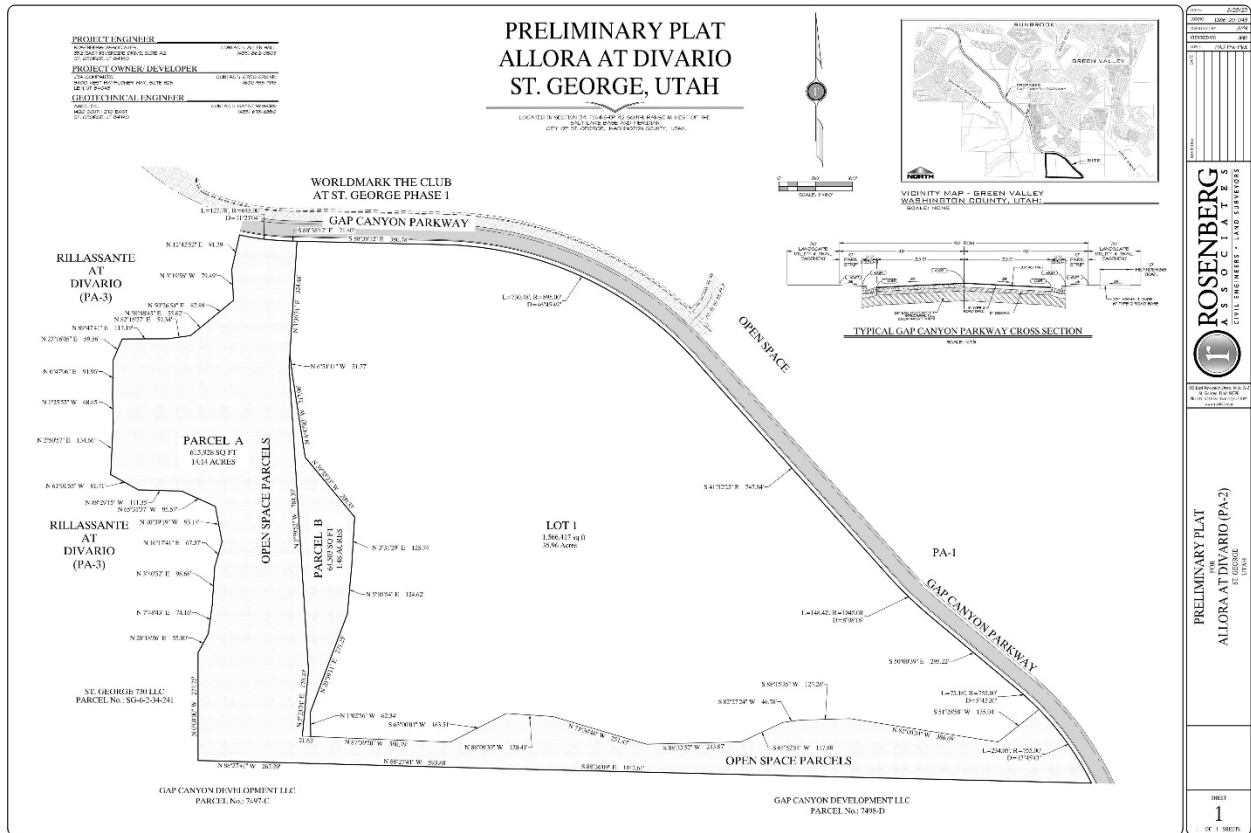


Exhibit "C" – Site Plan

DIVARIO PA-2

PLANNED DEVELOPMENT ZONE CHANGE SUBMITTAL

ST. GEORGE, UTAH
 AUGUST 16, 2023

AREA RESERVED FOR LANDSCAPING

PERVIOUS AREA

- LANDSCAPE AREA
 603,144 square feet / 13.85 acres / 32%
 1,014 trees (> 1 tree / 4,000 sf of landscaped area)
- LANDSCAPE IN R.O.W.
 54,905 square feet / 1.26 acres / 3%
- UNDISTURBED NATURAL AREA
 238,493 square feet / 5.48 acres / 12%

TOTAL PERVIOUS AREA
 896,542 square feet / 20.58 acres
 46% of Total Gross Area

IMPERVIOUS AREA

- BUILDING COVERAGE (INCLUDING TRASH ENCLOSURES)
 300,199 square feet / 6.89 acres / 15%
- SIDEWALKS & PEDESTRIAN AREA
 192,518 square feet / 4.42 acres / 10%
- PARKING AREA (INCLUDING CARPORTS)
 353,665 square feet / 8.12 acres / 18%
- R.O.W. PAVEMENT AREA
 199,255 square feet / 4.57 acres / 10%

TOTAL IMPERVIOUS AREA
 1,045,255 square feet / 24 acres
 54% of Total Gross Area

Percentage calculated for gross site area,
 not individual lot area.

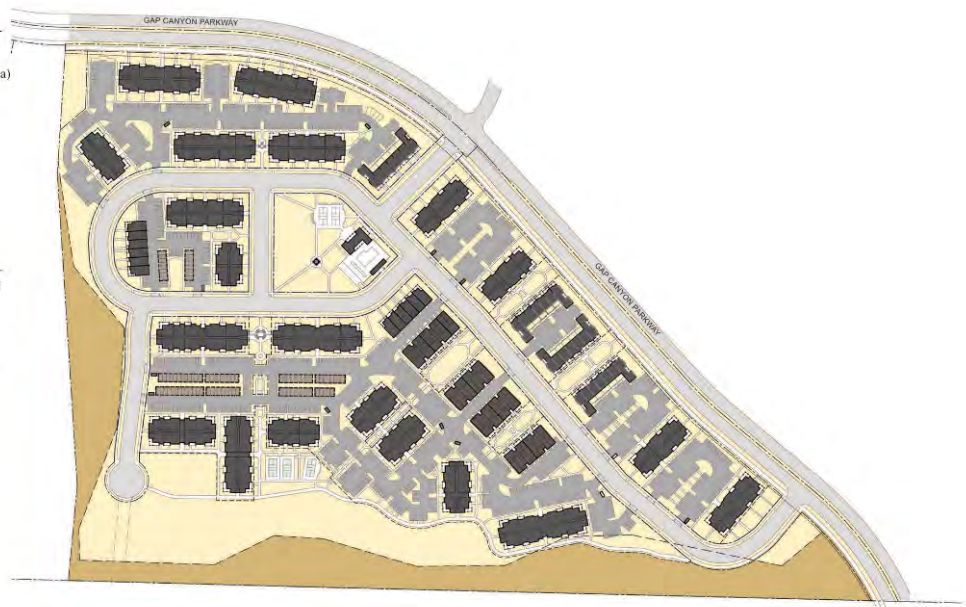
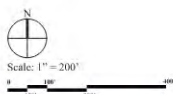


Exhibit "D" - Development Agreement

When Recorded Return to:
City of St. George
Attn: Legal Department

175 East 200 North
St. George, Utah 84770

**FIRST AMENDMENT
TO
DEVELOPMENT AGREEMENT**
for
DIVARIO
(Originally The Lakes)

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (herein “Amendment”) is entered into this _____ day of _____, 2023, by and between St. George 730, L.L.C., a Nevada limited liability company, (herein “Developer”) for the land to be included in or affected by the project known as “Divario,” (herein the “Planned Community”; formerly known as The Lakes at St. George), and the City of St. George, a municipal corporation and political subdivision of the State of Utah (herein “City”).

This Amendment is intended to modify and amend that Development Agreement between Developer and City dated January 9, 2014, and originally recorded February 26, 2014, as Doc. No. 20140005707 in the files of the Recorder for Washington County, State of Utah (hereafter the “Development Agreement”).

RECITALS

WHEREAS, Developer has real property located within the City limits of the City of St. George, Utah, hereinafter “Development Property,” and which is described in ***Exhibit “A”*** to the Development Agreement; and

WHEREAS, the Development Property has been under development since the recording of the original Development Agreement; and

WHEREAS, Developer is requesting to pursue one or more zone changes to the Planned Development; and

WHEREAS, Exhibit “C” to the Development Agreement originally designated certain property in the Project as “Undisturbed Open Space”; however, this designation was not defined in the Development Agreement; and

WHEREAS, Exhibit “C” also originally identified certain property adjacent to PA-2 and PA-3, and as Undisturbed Open Space, that the City and Developer have determined is more properly improved to address aesthetics and flood issues; and

WHEREAS, the Undisturbed Open PA-2 was reviewed by the City Hillside Committee and deemed acceptable for Improvable Open Space designation rather than the current Undisturbed Open space designation on Exhibit “C”; and

WHEREAS, The City, acting pursuant to its authority under UTAH CODE ANNOTATED 10-9a-101, et seq. and its ordinances, resolutions, and regulations and in furtherance of its land use policies, has made certain determinations with respect to the proposed Planned Community, and, in the exercise of its legislative discretion, has elected to approve this Amendment;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Recitals.** The Recitals above are hereby incorporated into this agreement.
2. **Definitions.** Capitalized words and phrases used herein shall have the same meaning as set forth in the original Development Agreement, unless specifically provided otherwise herein.
3. **Affected Property.** The legal description of the Planning Area 2 is as follows.

See Exhibit “A” attached hereto and incorporated with this reference.
4. **Amendment to Master Plan Land Use Exhibit “B”.** Exhibit “B” to the Development Agreement is hereby amended and modified to change the land use designation for Planning Area 2 (PA-2) from Medium Density Residential (MDR) at 9 units per acre to High Density Residential (HDR) at 15 units per acre, as depicted in ***Exhibit “B”*** hereto.
5. **PA-2 Density Cap.** The total number of residential units in PA-2 shall not exceed 450 units
6. **Amendment to Exhibit “C” Open Space/Parks Plan.** Exhibit “C” to the Development Agreement depicts the designated open spaces and park areas of the Development Property. Exhibit “C” is hereby amended as reflected in the new ***Exhibit “C”*** attached to this Amendment. The substance of the amendment is to change the designation of certain property adjacent to PA-2 from Undisturbed Open Space to Improvable Open Space. The improvements to be made to such Improvable Open Space require City approval as noted on ***Exhibit “C”***, and as set forth in the Development Agreement. This Amendment does not include an Exhibits “A” and “B.”
7. **Development Agreement Remains in Effect.** The terms and conditions of the original Development Agreement between the parties, not otherwise amended, modified,

terminated or superseded herein, or in conflict with the terms and provisions set forth herein, shall remain in full force and effect hereafter. With respect to any conflicting provisions, this Amendment shall govern.

8. **All General Provisions Incorporated.** The Parties agree that all other miscellaneous and general provisions of the original Development Agreement, specifically including sections 14 through 22 of the Development Agreement, are incorporated as if fully set forth herein and apply in full force to this Amendment.
9. **Effective Date.** This Amendment shall be effective as of the date filed for public record in the office of the Recorder for Washington County, Utah.
10. **Counterparts.** This Amendment may be executed in identical counterparts, which when combined shall constitute one single agreement between the parties.

(Signature page to follow)

Exhibit "A"
Planning AREA 2 (PA-2)

Beginning at a point being North 88°23'46" West 673.21 feet along the section line and North 30.71 feet from the East Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 12°42'52" East 1.72 feet to the southerly line of a deed of dedication as filed as Entry No. 00814829 with the Washington County Recorder's Office;

thence easterly the following (4) courses along said Entry No. 00814829; thence

South 83°29'09" East 112.23 feet;

thence South 88°40'40" East 417.51 feet;

thence Southeast 705.17 feet along an arc of a 900.00 foot radius curve to the right (center bears South 01°19'20" West, long chord bears South 66°13'54" East 687.27 feet with a central angle of 44°53'32"); thence North 46°12'51" East 39.52 feet;

thence Southeast 30.23 feet along an arc of a 940.00 foot radius curve to the right (center bears South 46°17'04" West, long chord bears South 42°47'39" East 30.23 feet with a central angle of 01°50'33"); thence South 41°52'22" East 747.84 feet;

thence Southeast 142.03 feet along an arc of a 1,000.00 foot radius curve to the left (center bears North 48°07'38" East, long chord bears South 45°56'31" East 141.91 feet with a central angle of 08°08'16"); thence South 50°00'39" East 295.22 feet;

thence Southeast 351.35 feet along an arc of a 800.00 foot radius curve to the right (center bears South 39°59'21" West, long chord bears South 37°25'44" East 348.53 feet with a central angle of 25°09'49") to the 1/16th line;

thence North 88°36'09" West 1,498.15 feet along said 1/16th line to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 34;

thence North 88°27'41" West 593.88 feet along the 1/16th line; thence

North 05°23'24" East 240.38 feet;

thence North 03°39'52" West 784.39 feet;

thence North 03°36'31" East 324.48 feet;

thence North 88°38'12" West 21.40 feet;

thence West 127.78 feet along an arc of a 645.00 foot radius curve to the right (center bears North 01°21'48" East, long chord bears North 82°57'40" West 127.57 feet with a central angle of 11°21'04") to the Point of Beginning.

Containing 1,942,841 square feet or 44.60 acres.



May 14, 2021

Exhibit “B”
Master Plan Land Use Exhibit

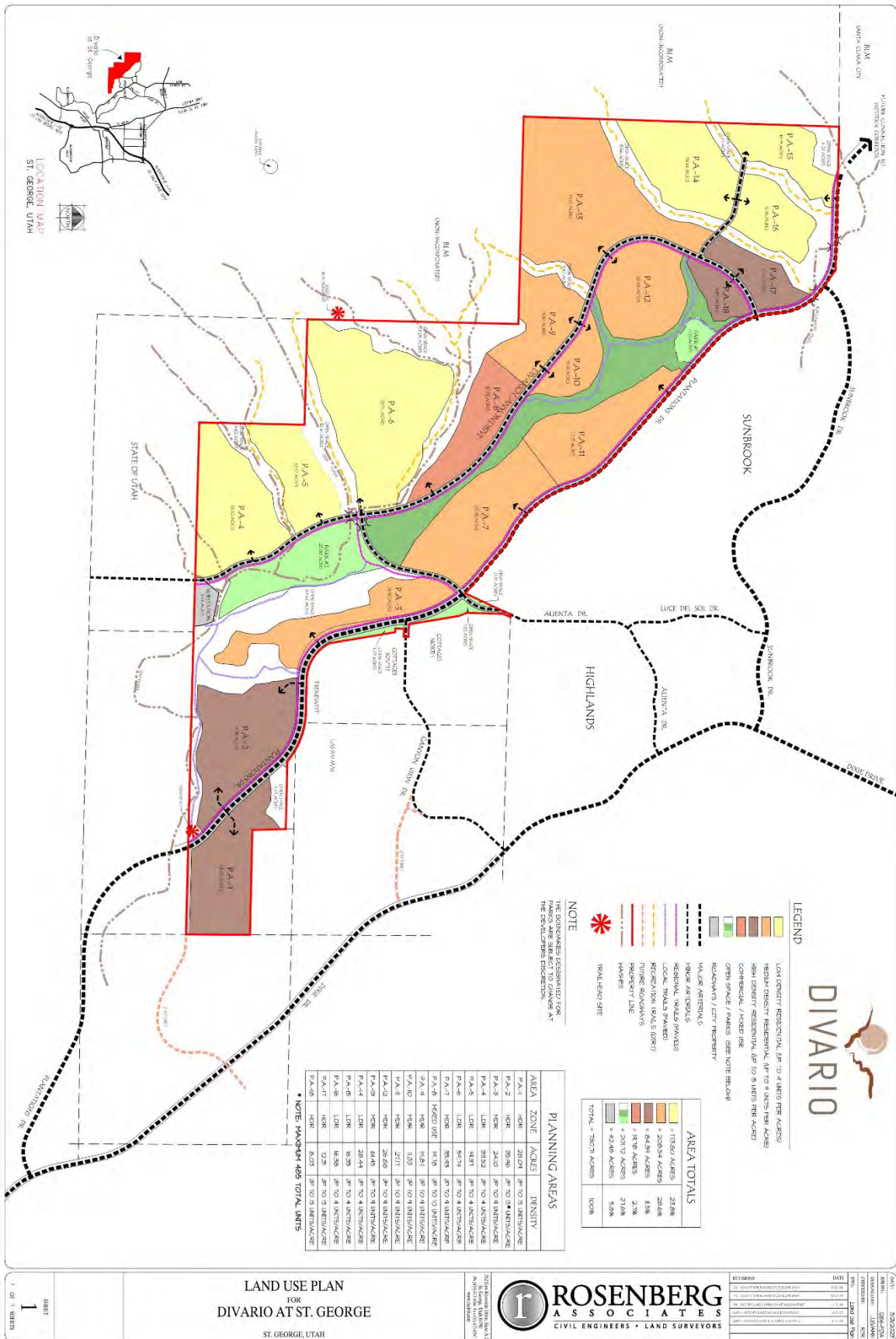


Exhibit “C”
Open Space Parks Plan



Agenda Date: 09/21/2023

Agenda Item Number: 09

Subject:

Consider approval of the preliminary plat for Tonaquint Heights Ph.4 & Ph.5, a 24-lot residential subdivision located at 1450 West 2440 South.

Item at-a-glance:

Staff Contact: Mike Hadley

Applicant Name: Utah State Trust Lands c/o Quality Development - Logan Blake

Reference Number: 2023-PP-041

Address/Location:

1450 W 2440 S

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

The Tonaquint Heights Ph.4 & Ph.5 is twenty-four (24) lot preliminary plat. Tonaquint Heights General Plan Amendment was approved by the City Council on May 4, 2023. A zone change was approved on June 15, 2023. The property is 24.517 acres and is zoned R-1-20. At their meeting on September 12, 2023 the Planning Commission recommended approval with a vote of 6-0, with no conditions.

Staff Narrative (need/purpose):

The preliminary plat will allow the applicant to build twenty-four (24) single family residential lots in the Tonaquint heights development. With this preliminary plat the extension of Chandler Dr will also be built.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

With a vote of 6-0 the Planning Commission recommended approval of the Tonaquint Heights Ph.4 & Ph.5 Preliminary Plat with no conditions.



PLANNING COMMISSION AGENDA REPORT: **9/12/2023**

CITY COUNCIL AGENDA REPORT: **9/21/2023**

Tonaquint Heights Ph.4 & 5

Case No. 2023-PP-041

Request: Consider a request for a twenty-four (24) lot preliminary plat known as Tonaquint Heights Ph.4 & Ph.5 located approximately at 1450 W 2440 S. The property is 24.517 acres and is zoned R-1-20. The applicant is Utah State Trust Lands c/o Quality Development, and the representative is Logan Blake, DSG Engineering. Case No. 2023-PP-041 (Staff – Mike Hadley)

Location: The site is located approximately at 1450 W 2440 S.

Property: 24.517 acres

Number of Lots: 24

Density: 0.98 DU/AC

Zoning: R-1-20 (Single Family Residential minimum 20,000 sq ft lots)

Adjacent zones: This plat is surrounded by the following zones:
North – M&G (Mining & Grazing)
South – OS (Open Space)
East – R-1-20 & R-1-10 (Single Family Residential minimum 10,000 sq ft lots & minimum 20,000 sq ft lots)
West – OS (Open Space)

General Plan: LDR

Applicant: Utah State Trust Lands c/o Quality Development.

Representative: Logan Blake

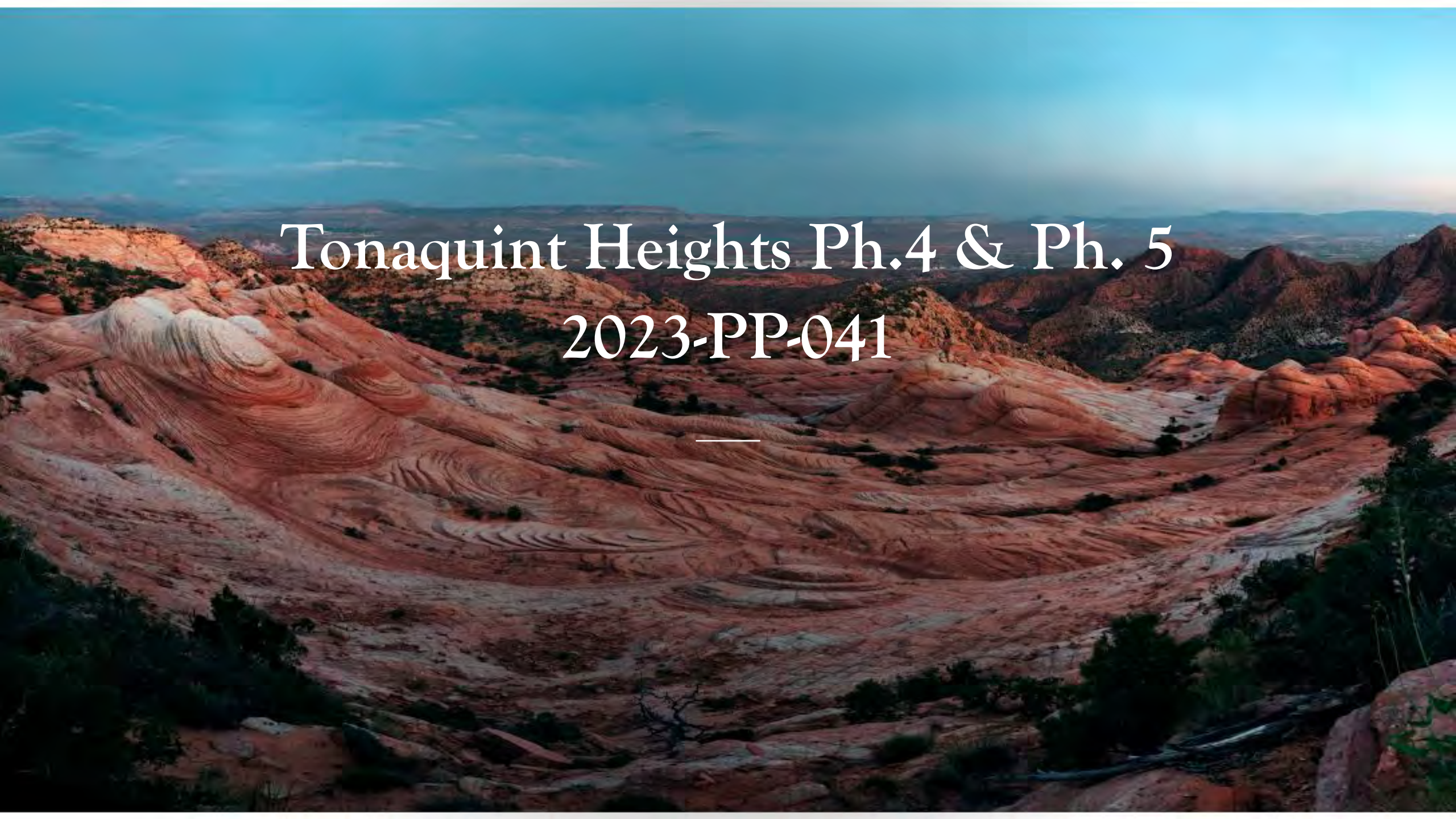
Comments: The Parks department is working with applicants to provide trails through the project.

RECOMMENDATION PRELIMINARY PLAT:

Staff recommends approval of the Preliminary Plat for the Tonaquint Heights Ph.4 & Ph.5 with no conditions:

POSSIBLE MOTION:

The City Council approves the Tonaquint Heights Ph.4 & Ph. 5 preliminary plat with no conditions.



Tonaquint Heights Ph.4 & Ph. 5

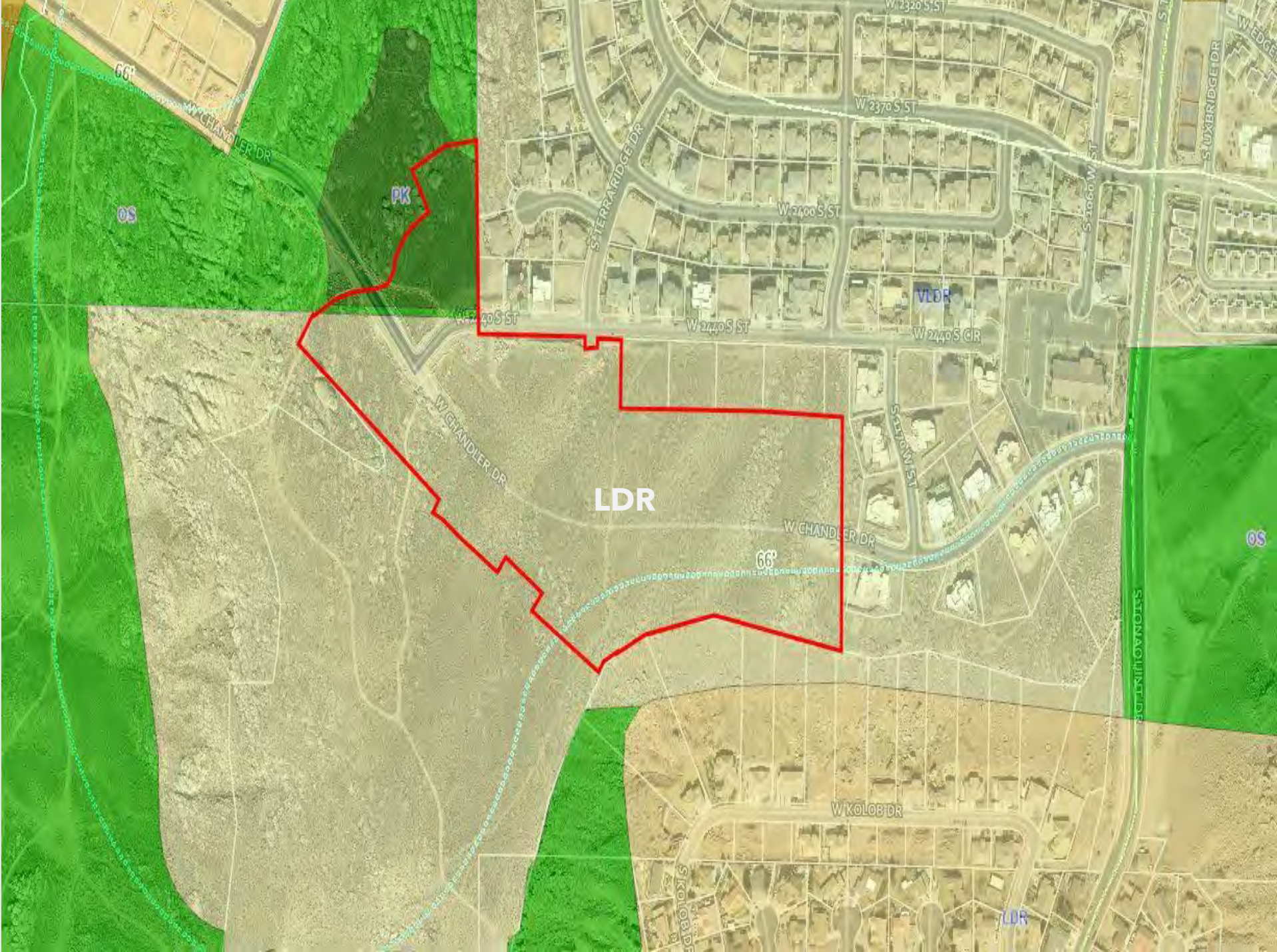
2023-PP-041

Vicinity Map



[illegible]

General Plan Map



Preliminary Plat



Preliminary Plat



CENTER LINE CURVE TABLE				
CURVE	PI	PC	PT	TANGENT
C1	500.00	500.00	475.00	25.00
C2	500.00	500.00	475.00	25.00
C3	500.00	500.00	475.00	25.00
C4	500.00	500.00	475.00	25.00
C5	500.00	500.00	475.00	25.00
C6	500.00	500.00	475.00	25.00
C7	500.00	500.00	475.00	25.00
C8	500.00	500.00	475.00	25.00
C9	500.00	500.00	475.00	25.00
C10	500.00	500.00	475.00	25.00
C11	500.00	500.00	475.00	25.00
C12	500.00	500.00	475.00	25.00
C13	500.00	500.00	475.00	25.00
C14	500.00	500.00	475.00	25.00

PROPERTY LINE CURVE TABLE				
CURVE	PI	PC	PT	TANGENT
C100	100.00	100.00	97.50	2.50
C101	100.00	100.00	97.50	2.50
C102	100.00	100.00	97.50	2.50
C103	100.00	100.00	97.50	2.50
C104	100.00	100.00	97.50	2.50
C105	100.00	100.00	97.50	2.50
C106	100.00	100.00	97.50	2.50
C107	100.00	100.00	97.50	2.50
C108	100.00	100.00	97.50	2.50
C109	100.00	100.00	97.50	2.50
C110	100.00	100.00	97.50	2.50
C111	100.00	100.00	97.50	2.50
C112	100.00	100.00	97.50	2.50
C113	100.00	100.00	97.50	2.50
C114	100.00	100.00	97.50	2.50

PROPERTY LINE CURVE TABLE				
CURVE	PI	PC	PT	TANGENT
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C101	100.00	100.00	97.50	2.50
C102	100.00	100.00	97.50	2.50
C103	100.00	100.00	97.50	2.50
C104	100.00	100.00	97.50	2.50
C105	100.00	100.00	97.50	2.50
C106	100.00	100.00	97.50	2.50
C107	100.00	100.00	97.50	2.50
C108	100.00	100.00	97.50	2.50
C109	100.00	100.00	97.50	2.50
C110	100.00	100.00	97.50	2.50
C111	100.00	100.00	97.50	2.50
C112	100.00	100.00	97.50	2.50
C113	100.00	100.00	97.50	2.50
C114	100.00	100.00	97.50	2.50



DATE	
TIME	
LOCATION	
PROJECT	
BY	
CHECKED BY	
APPROVED BY	
DATE	

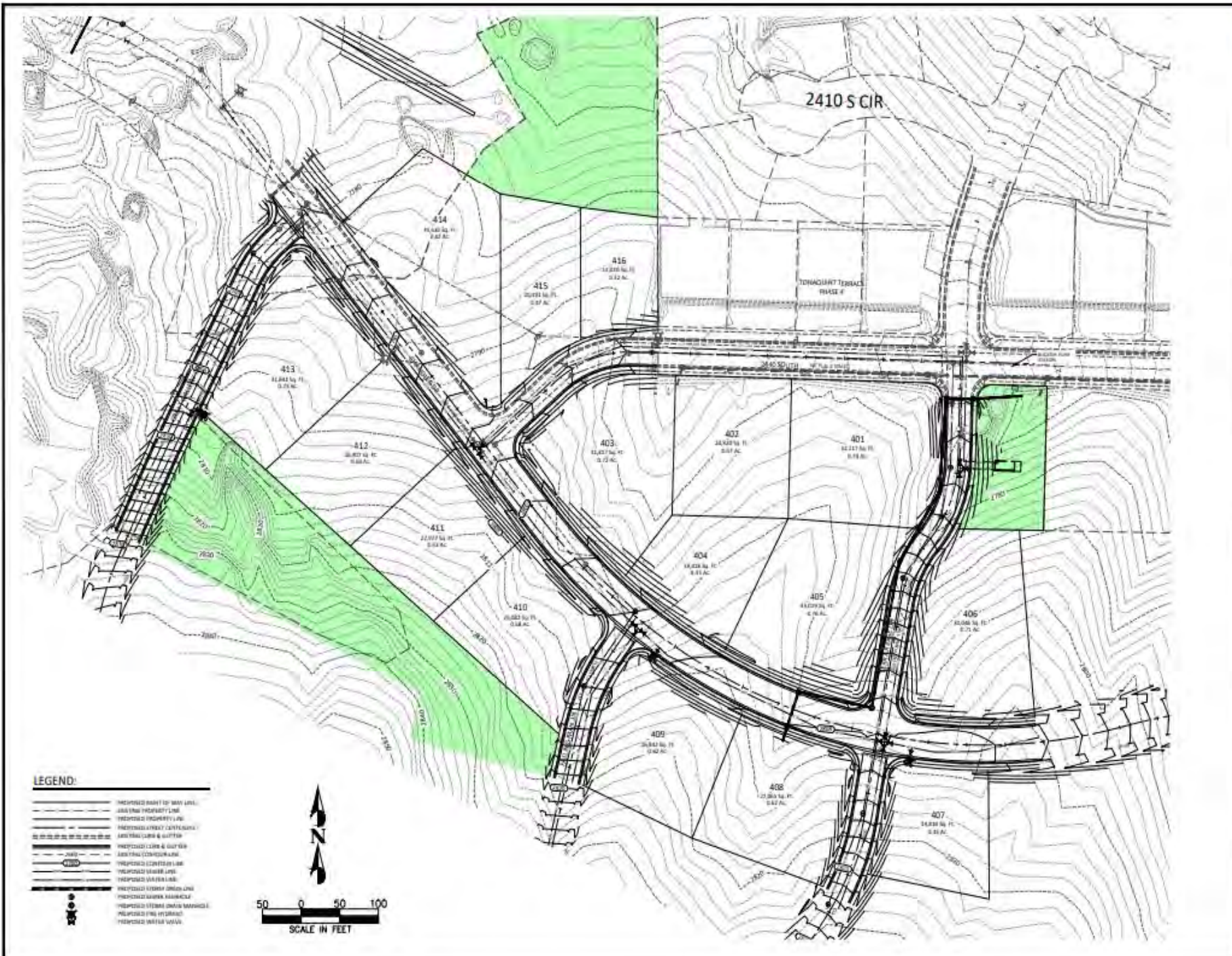
TONAQUINT HEIGHTS
PHASES 4 & 5
2440 S. CHANDLER DR., ST. GEORGE, UT 84770
2025

HORIZONTAL CONTROL

DSG ENGINEERING, INC.
LAND SURVEYING AND DESIGN SERVICES
2500 W. 1000 N. SUITE 100
ST. GEORGE, UT 84770
(435) 638-1100

HC-1
4 OF 24 TOTAL

Preliminary Plat





NO.	DATE	BY	CHKD.
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**TONAQUINT HEIGHTS
PHASES 4
2440 S CHANDLER DR. ST. GEORGE, UT 84770**

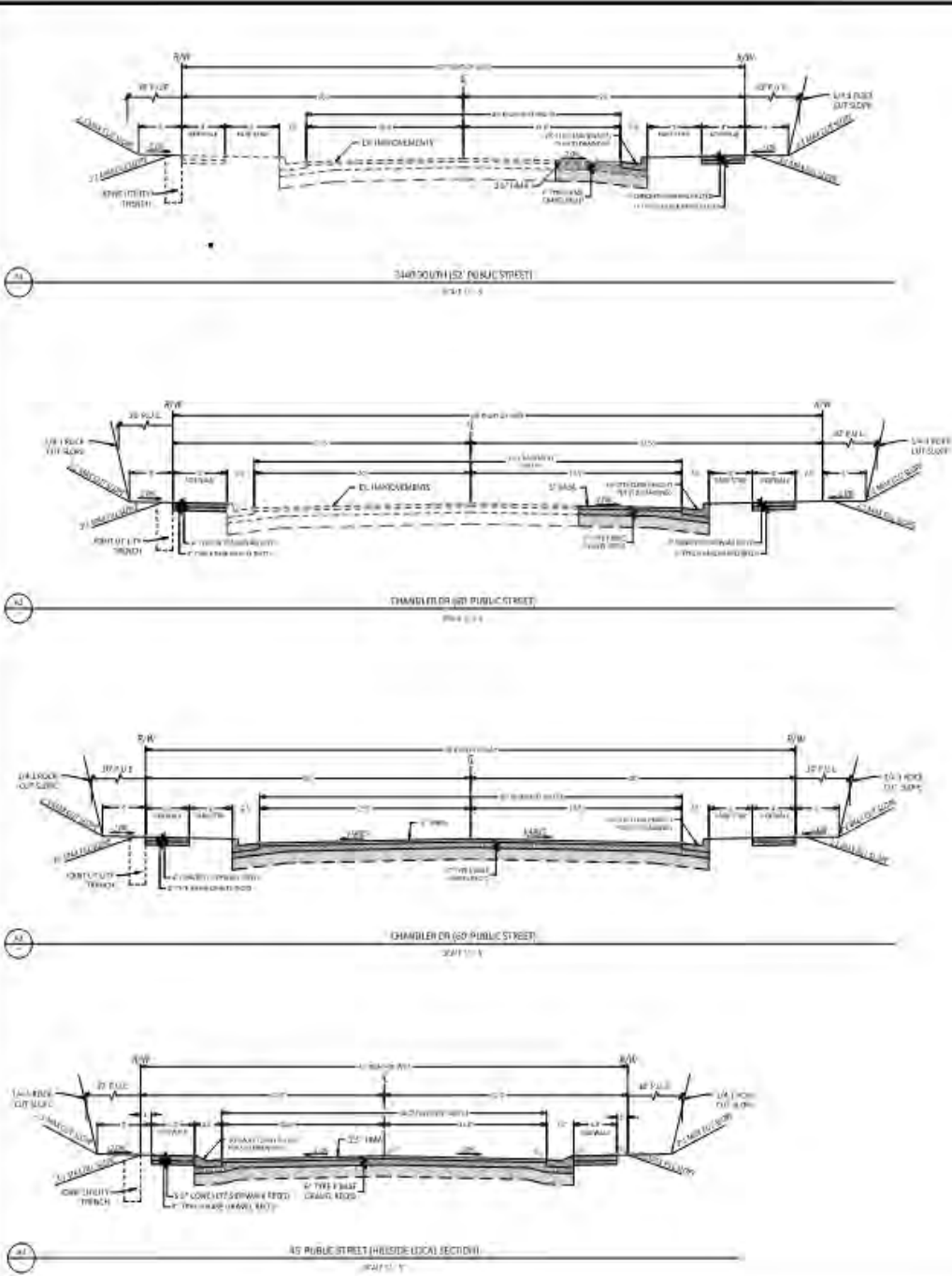
PRELIMINARY PLAT

DSG ENGINEERING, INC.
1111 N. 1000 E. ST. GEORGE, UT 84770
(801) 225-1111

PP-2

2 OF 4 TOTAL

Preliminary Plat





TONAQUINT HEIGHTS
PHASES 4 & 5
2440 S CHANDLER DR. ST. GEORGE, UT 84770

DETAILS AND SECTIONS

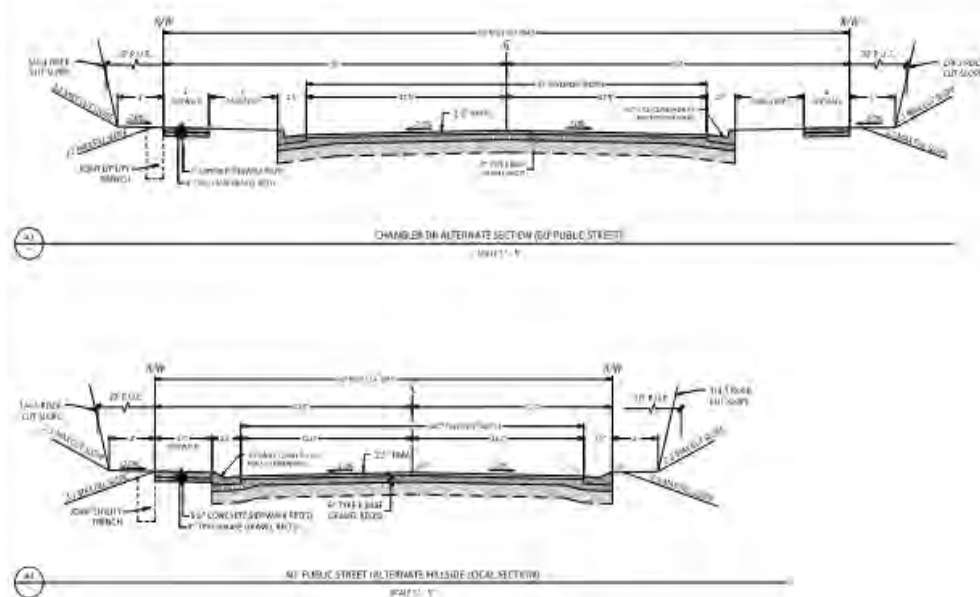
DSG ENGINEERING, INC.
11100 W. 1000 S. SUITE 1000, ST. GEORGE, UT 84770
TEL: 435.863.1111 FAX: 435.863.1112
WWW.DSG-UTAH.COM



DATE: 11/11/2011
BY: [Signature]
CHECKED: [Signature]
DESIGNED: [Signature]
PROJECT NO.: 2440 S CHANDLER DR.
SHEET NO.: 11-6
TOTAL SHEETS: 11

DT-1
20 OF 24 TOTAL

Preliminary Plat



TONAQUINT HEIGHTS
PHASES 4 & 5

2440 S CHANDLER DR. ST. GEORGE, UT 84770

DETAILS AND SECTIONS (ALT.)

DSG ENGINEERING, INC.
AND HYDRA-TECH, INC. CONDUCTS SPECIALIZED DESIGN

U.S. Bank 2700 North State St.

Chicago, IL 60670
 (415) 858-2123

[illegible]

DT-1A

21 OF 24 TOTAL