ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 1, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

OPENING:

Mayor Pro Tem Almquist called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Mayor Pro Tem Almquist and the invocation was offered by Councilmember Hughes.

Mayor Pro Tem Almquist read a proclamation in which Mayor Pike proclaimed May 2, 2014 as Stephen D. Nadauld Day in honor of his retirement. He also read a proclamation in which Mayor Pike proclaimed the first week of May as Youth Week.

Terry Jones, Treasurer of the Dixie Elks Lodge, explained that Youth Week consists of a carnival, a junior golf shoot out and a bowling event. Their organization supports Millcreek High School, post high school, and the Youth Crisis Center.

COMMENTS FROM THE PUBLIC:

There were no public comments.

AWARD OF BID:

Consider award of bid for crushing of asphalt rubble and concrete at the reuse center.

Purchasing Manager Connie Hood advised that one bid was received from Western Rock in the amount $77,675 which is right in line from previous years.

MOTION: A motion was made by Councilmember Arial to award the bid for crushing of asphalt rubble and concrete to Western Rock in the amount of $77,675.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the Royal Oaks Park Phase 2 project.

Purchasing Manager Connie Hood advised that there were four bids received with the low bidder being Progressive Contracting Inc. at $411,986.30 for the base bid plus the additive alternate bid #1.

MOTION: A motion was made by Councilmember Hughes to approve the bid with alternative #1 for $411,986.30.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:
Consider award of bid for the Snow Canyon Parkway streetscape improvement project.

Purchasing Manager Connie Hood advised that there were four bids received. Although Feller was not the lowest bid, they were within 5% of the low bid and have agreed to match the lowest bid at $104,467. She explained that if the local vendor is within 5% of the non-local low bidder, the award of the bid shall be offered to the local bidder at the non-local bidder's amount.

MOTION: A motion was made by Councilmember Hughes to approve the bid for Feller Enterprises for $104,467.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

AWARD OF BID:
Consider award of bid to Maxwell Asphalt to fog seal the Airport runway and taxiway.

Purchasing Manager Connie Hood advised the agreement will be with Maxwell Asphalt in the amount of $351,167 to fog seal the airport runway and taxiway. There were two responding bids.

MOTION: A motion was made by Councilmember Randall to award the fog seal bid to Maxwell Asphalt for $351,167.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

LEASE AGREEMENT:
Consider approval of a lease agreement for the Drug Task Force.

City Attorney Shawn Guzman stated as part of the grant, there needs to be a lease agreement with the drug task force in order to reimbursed for the use of the East Annex building.

MOTION: A motion was made by Councilmember Randall to approve the lease with the Drug Task Force for the East Annex building.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FEE AMENDMENT/RESOLUTION:

Consider approval of a resolution amending fees at Sand Hollow Aquatic Center and the St. George Municipal Pool.

City Attorney Shawn Guzman advised that the fee amendments shall become effective May 23, 2014 and are as follows:

City Pool:

1. An increase in youth admission fee from $1.50 to $2.00.
2. A decrease in the unlimited hydro-tube pass from $3.00 to $2.50.
3. An increase in the adult admission fee from $2.25 to $3.00.
4. A pool reservation fee from $150.00 per reservation to $175.00.

Sand Hollow Aquatic Center:

1. A semi-private reservation will be $150.00.
2. The fee for a private registration will change from $225.00 with no limit on size of the group to limiting the size of the group to 200 people for $225.00 and an additional fee of $50.00 for each 50 additional swimmers.
3. The child admission fee will decrease for non-resident from $5.50 to $5.00.

MOTION: A motion was made by Councilmember Bowcutt to amend the fees as outlined.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Almquist called for a roll vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLATS:

Bob Nicholson presented the final plats for (1) Cottonwood - Phase 4, an 18 lot residential subdivision located at approximately 2950 East and 3520 South, zoning is R-1-10 and (2) Cottonwood - Phase 5, a 17 lot residential subdivision located at approximately 2960 East and 3460 South, zoning is R-1-10. The Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Hughes to approve the final plats for Cottonwood Phase 4 and Cottonwood Phase 5 with the recommendations of the Planning Commission and to authorize the Mayor to sign them.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT:

Bob Nicholson presented the final plat amendment for Primrose Point Subdivision Phase 4. The purpose of the amendment is to adjust the lot line between lots 46 and 47 in addition

to vacating the public utility easement between said lots. Additionally, a new easement will be dedicated on the new lot line within a residential subdivision final plat. The property is zoned R-1-10 and is located at 160 South Arroyo Drive.

Councilmember Bowcutt inquired if there are utilities in the easement that will have to be moved.

Bob Hermandson, with Bush and Gudgell, stated that the house was built too close to the lot line. There are no utilities that go along the lot line.

MOTION: A motion was made by Councilmember Bowcutt to approve the final plat amendment for Primrose Point Subdivision Phase 4 Amended to move the lot line and to vacate the public easement and establish a new public easement.

SECOND: The motion was seconded by Councilmember Randall.

Mayor Pro Tem Almquist stated that the lot the land was taken from still meets the minimum size as allowed in this zone.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Bob Nicholson presented a request for a lot line adjustment for 3 lots to match existing features on the ground. The property is zoned R-1-8 and is located at the southwest intersection of 200 South and 500 East. There are two existing homes built approximately 30 years ago, one of which straddles the property line. All of the properties are owned by the same property owner.

Councilmember Bowcutt commented that the lot to the south will no longer fit an R-1-8. He believes that this needs to be noted.

City Attorney Shawn Guzman advised once approved it will be noted. It is not unusual for the downtown area to have lots that will not fit an R-1-8.

MOTION: A motion was made by Councilmember Bowcutt to accept the recommendation of the Planning Commission and adjust the lot lines.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Bob Nicholson presented the preliminary plat for Crimson Cove, a 10 lot residential subdivision located near Equestrian Drive and Little Valley Drive. Zoning is R-1-10 and RE-20.

Councilmember Hughes inquired if it would have been better to go RE-12 or RE-12.5 versus the R-1-10.

Mr. Nicholson stated that in 2011, there was a discussion on making a connection between the two equestrian subdivisions. When the Little Valley plan was adopted, there was a requirement that 200 feet west of Little Valley Road should be half acre or RE-20 zoning.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat known as Crimson Cove.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

NON-STANDARD PUBLIC STREET CROSS SECTION:
Consider approval of a non-standard public street cross section of the Villa Highlands at Hidden Valley.

Public Works Director Cameron Cutler advised that a rock wall was installed, without a permit, along a 60 foot right-of-way. Originally, it was planned to have sidewalk away from the curb and gutter with a landscape strip and 39 feet of pavement; however, the sidewalk was installed adjacent to the curb and gutter. The developer is planning on removing 3 feet of the 6 foot wall and to move it back. After looking at the site, staff felt that there will not be as much traffic as a 60 foot road would need, therefore, their recommendation is to move the right-of-way to the back of the sidewalk and make the road a 52 foot right-of-way.

MOTION: A motion was made by Councilmember Arial to approve the non-standard public street cross section at Villa Highlands at Hidden Valley.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

City Manager Gary Esplin arrived.

PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:
Consider a request to amend the City General Plan Use Map by changing the land use designation from Low Density Residential to Medium Density Residential on 8.62 acres located at approximately 1850 South River Road. Jim & Linda Cottam, applicants.

Bob Nicholson advised that the applicants are requesting to amend the City General Plan Use Map from Low Density Residential to Medium Density Residential. If approved, the applicants will submit a zone change request for a medium density residential project. The property grows alfalfa and has a natural area with trees and other plant life. Approximately 2.2 acres on the west border will remain natural. With regard to traffic, the property is land-locked except for the frontage on River Road. Two potential accesses to the property could be developed if the access points align with 1800 South and 1850 South. The traffic counts on River Road are approximately 24,000 drivers per day. Because of the projected traffic at 1800 South and 1850 South, a traffic signal is not warranted. A deceleration lane will have to be installed, possibly at 1850 South. Traffic will increase approximately 600 drivers per day. There were several letters received in

opposition and there was a lengthy discussion with neighbors at the Planning Commission meeting.

Councilmember Bowcutt stated he is concerned with access. He believes that when looking at the density, the 2.2 acres that will remain natural should be subtracted from the 8.62 acres as stated in the request.

Derek Wright, owner of Wright Homes, stated that they are currently developing Cottam Cove. They have received numerous calls from residents who are looking to build a new home in the area. They are only looking to change the density at this time. He does not feel that is feasible to fit 77 units, although the density will allow for that many. He anticipates that there will be approximately 65 units and estimates an increase of 1% in traffic between a low density project and a medium density project.

City Manager Gary Esplin stated although signal is not warranted, it may be needed. The only way to reduce the traffic in that area is to stop development. The City is doing what it can to maximize River Road. The preliminary budget for fiscal 2014-2015 will include some alternatives to help with the traffic in that area.

Mayor Pro Tem Almquist inquired about the property on the north boundary. He asked if that parcel will remain R-1-10.

Mr. Wright stated that he does not know the answer.

Mayor Pro Tem Almquist opened the public hearing.

Sharon Nickle stated that she and her husband own a townhouse on the south boundary of the Cottam property. When exiting the back of their house, there is a 10 foot paved area and a seven-foot high retaining wall. When the Cottam property is developed, the homes will be built on the level of their second floor which will take away their views and privacy as well as reduce their property values. She feels that the developer wants to maximize their profit. She would like to see consideration be given to the residents of the Hills subdivision.

Ed Baca, citizen, stated that there is a need for a traffic signal in the area.

Ken Lawson, resident, stated that the Hills subdivision has 34 units on approximately six acres. He has discussed his concerns with Mr. Wright who is aware of the need for a buffer for the homes in the Hills. When the property is developed, Mr. Wright stated that they will look at a buffer. He believes it is a threat to the residents of the Hills subdivision to have a large, dense condominium project above their homes.

Councilmember Hughes commented that there would be some of the same issues if single family homes were built.

Mr. Lawson agreed with Councilmember Hughes. He feels that what is being proposed is better than having single family homes. He does not want to see very dense condominiums or apartments.

City Manager Gary Esplin stated that it is important for the residents to understand that this is a general plan amendment. Based on past history, the developer will not get an R-3 zone, it will most likely be done as a PD zone. This will allow for neighbors to see what is happening as it is proposed.

Mr. Wright stated that the residents have been great to work with. The medium density helps them create a better buffer.

Mayor Pro Tem Almquist closed the public hearing.

Councilmember Hughes stated that he is concerned with left-hand turns on River Road. He is also concerned about how much density is being put in the area.

MOTION: A motion was made by Councilmember Hughes to approve the amendment to the General Land Use Map for the parcel located at approximately 1850 South River Road from low density residential to medium density residential.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Almquist called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

FINANCIAL REPORT:
Consider approval of the financial report for March 2014.

City Manager Gary Esplin advised the departments are staying within their budgets and revenues will exceed budgeted amounts.

MOTION: A motion was made by Councilmember Randall to approve the financial report for March 2014.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY FISCAL BUDGET/RESOLUTION:
Consider approval of a resolution adopting the 2014-2015 preliminary fiscal budget for the City of St. George.

City Manager Gary Esplin advised that State law requires the preliminary budget be submitted the first City Council meeting in May. He expressed his appreciation to Deanna Brklacich for the countless hours she has spent on preparing the budget. The first public hearing will be held at the first City Council meeting in June. He commented that the budget is approximately $200 million and is balanced. There are no proposed increases in taxes, but there will be some fee adjustments. He encouraged the Councilmembers to review the budget binder. Additionally, he suggests the Departments Heads be scheduled at work meetings in May to give the Mayor and City Council a chance to speak with them regarding their requested budgets. This is the 39th budget that he has done.

MOTION: A motion was made by Councilmember Hughes to adopt the 2014-2015 preliminary fiscal budget for the City.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PROPERTY SALE:

Consider approval of sale of approximately 2.13 acres of City owned property, in the vicinity of 2350 East in the Little Valley area, to Washington County for a library.

City Manager Gary Esplin advised that the City purchased property in the Little Valley area in hopes that it can be used for public purposes. Washington County approached the City to purchase 2.13 acres of the property for a proposed library site. The sale price is $50,000 per acre, which is slightly less than fair market value, however, the benefit of having a library site outweighs any small difference in value.

MOTION: A motion was made by Councilmember Hughes to approve the sale of approximately 2.13 acres of City owned property, in the vicinity of 2350 East in the Little Valley area, to Washington County for $50,000 per acre.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

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

The vote was unanimous and the motion carried.

Mayor Pro Tem Almquist advised that item 5B should have been a roll call vote.

VOTE: Mayor Pro Tem Almquist called for a roll call vote on item 5B, as follows:

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

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the City Council meeting held on March 6, 2014.

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

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

The vote was unanimous and the motion carried.

MINUTES:

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

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

Councilmember Almquist- aye
Councilmember Hughes - aye

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

The vote was unanimous and the motion carried.

MINUTES:
Consider approval of the minutes from the City Council meeting held on March 20, 2014.

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

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

The vote was unanimous and the motion carried.

MINUTES:
Consider approval of the minutes from the City Council meeting held on March 25, 2014.

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

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

The vote was unanimous and the motion carried.

MINUTES:
Consider approval of the minutes from the City Council meeting held on March 27, 2014.

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

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

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:
MOTION: A motion was made by Councilmember Hughes to discuss property issues.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Almquist called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

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

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

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

DRAFT

Agenda Item Number : 1B

Request For Council Action

Date Submitted	2014-04-22 09:40:34
Applicant	Philip Peterson
Quick Title	March Financial Report
Subject	March financial report
Discussion	While sales taxes continue to be somewhat baffling with local being up and state being down, thus reducing our revenue to less than our local growth, we continue to look good as expenditures are within budget limits.
Cost	$0.00
City Manager Recommendation	Having a good year and departments are staying within their budgets and revenues will exceed budgeted amounts.
Action Taken	
Requested by	Philip Peterson
File Attachments	MARCH 2014.pdf

Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	MARCH 2014.pdf

MONTHLY FINANCIAL REPORT

NINE MONTHS ENDED

MARCH 31, 2014

CITY OF ST. GEORGE, UT

MONTHLY FINANCIAL REPORT

NINE MONTHS ENDED MARCH 31, 2014

FINANCE DIRECTOR'S COMMENTS:

The attached report represents activity in the various city funds for the nine months ended March 31, 2014. This period represents 75% of the fiscal year.

1) General Fund revenues are at 74% of budget. This is slightly behind last year when we were at 77% of budgeted revenues.

   a) Sales taxes are up just over 5.95% compared to a year ago.
   b) Building permit fees are approximately equal when compared to a year ago.
   c) Planning fees are up over 50% compared to a year ago.
   d) While the attached schedule might show that franchise fees are behind last year, this is misleading in that last year March included two months from Dixie Power. We are actually ahead of last year by over 5%.

2) The attached revenue comparison schedule is good to give a quick review of how revenues are trending in comparison with the prior fiscal year.

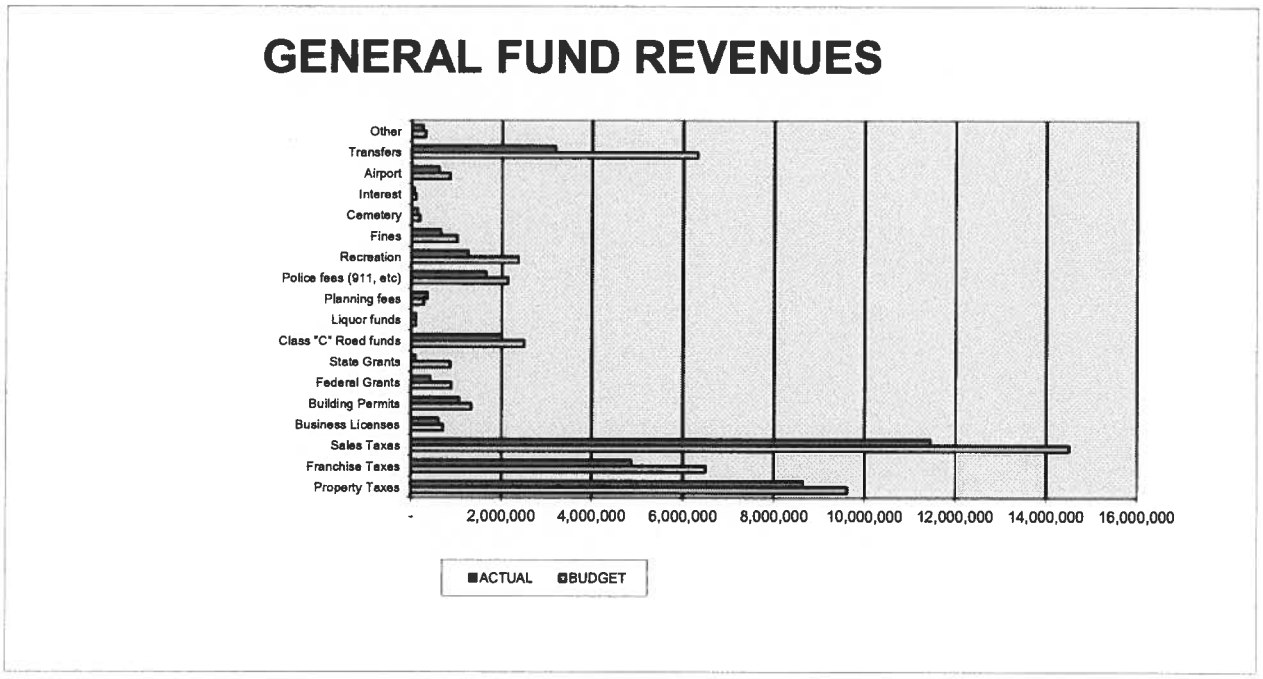
3) Expenditures are at 63.2% of budget while last year we were at 65.5% of budget. The attached expenditure status report shows the various departments of the General Fund and their percentage of budget used thru March. While some areas may show above ytd percentages, this is not unusual for most of those items (ie: marathon, swimming pool) as they have most of their expenditures during the first part of the fiscal year.

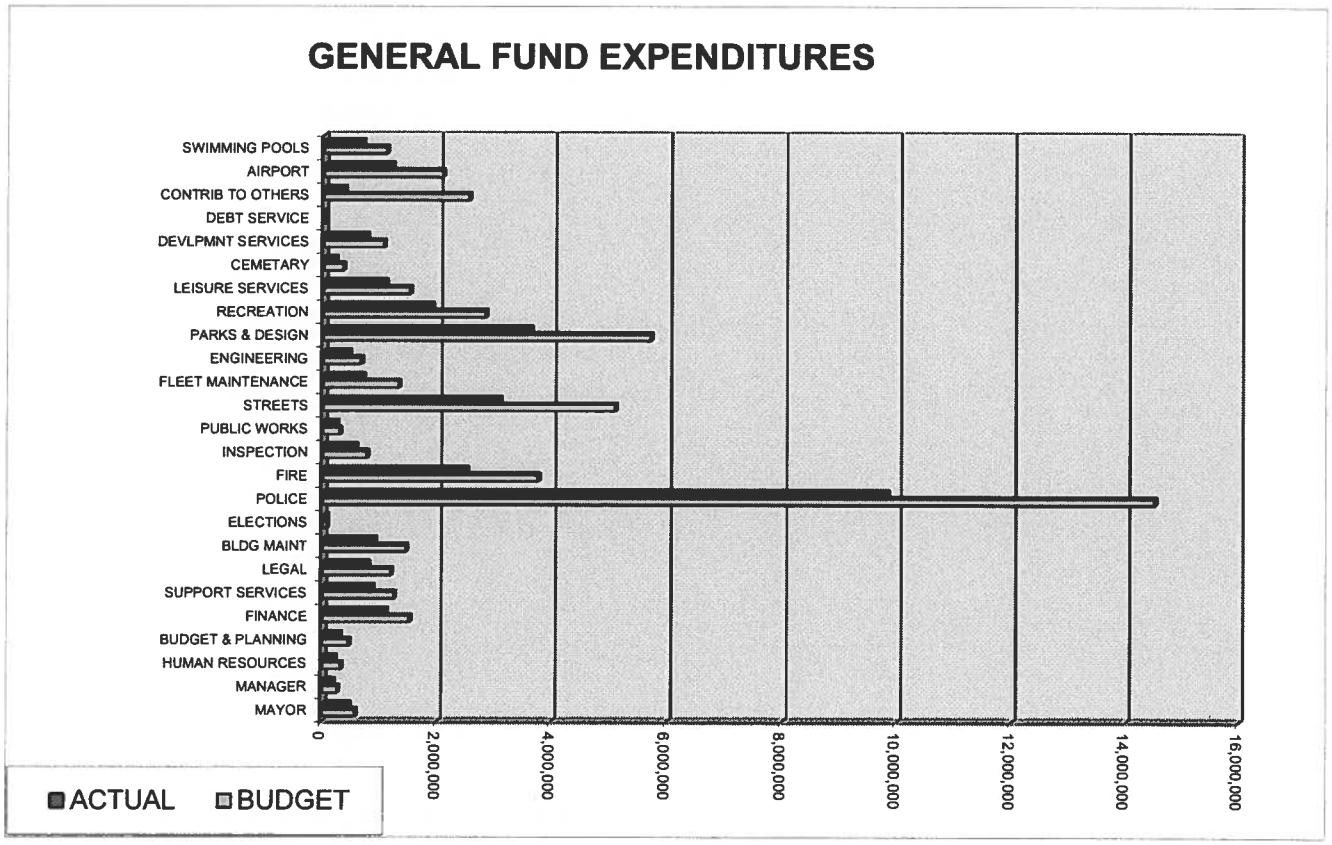
4) The February financial reports for Water and Energy Services are attached to this report and do show comparisons with the last fiscal year through the same period. The Energy Services report does show how the recent rate increase as is encouraging to bring both revenue per kWH and net revenue per kWH to be above last year.

5) The City Treasurer's March investment report is attached.

If there are any questions, comments, or concerns, please feel free to contact me at any time at any of the following: Philip.peterson@sgcity.org; 627-4701; or cell at 703-0874.

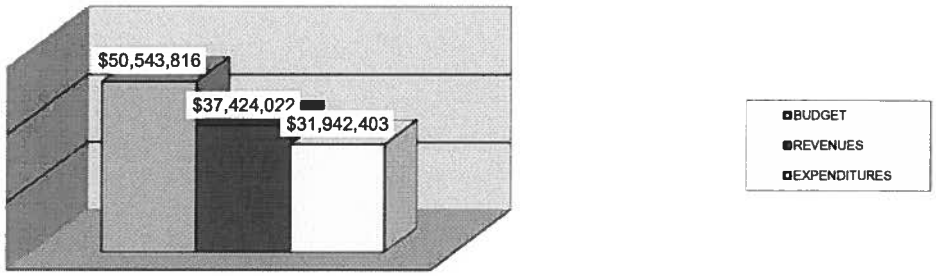
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014



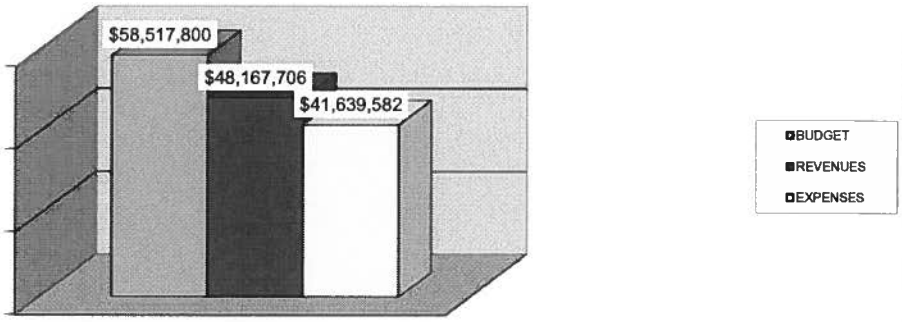


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014

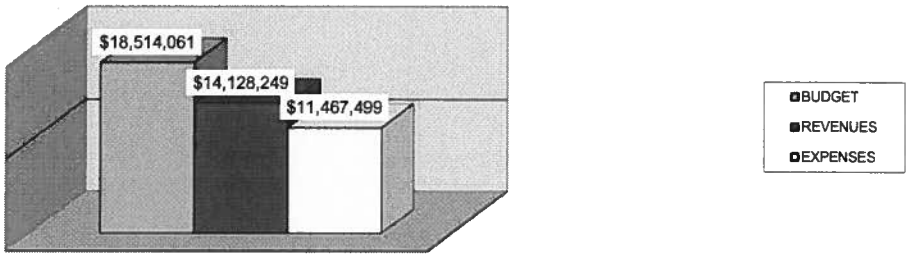
GENERAL FUND



ELECTRIC UTILITY

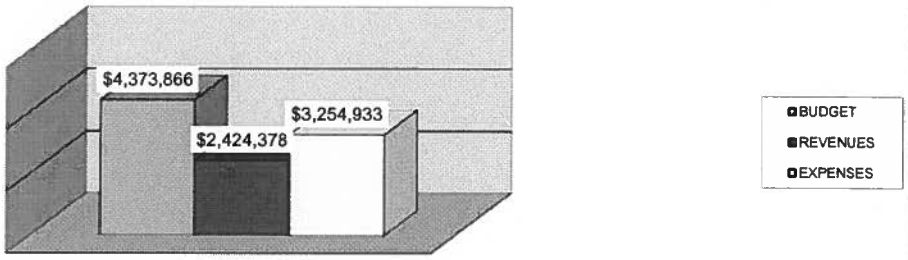


WATER UTILITY

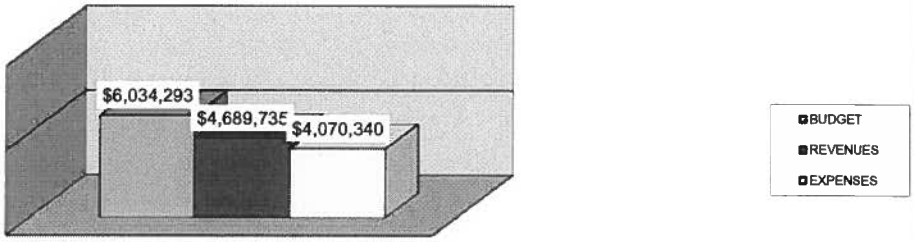


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014

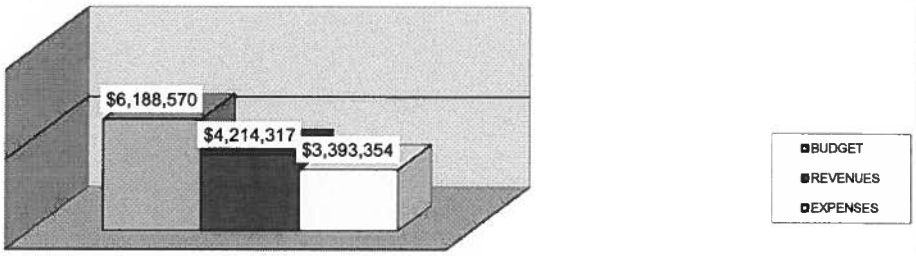
GOLF FUND



WASTEWATER COLLECTION (includes impact)

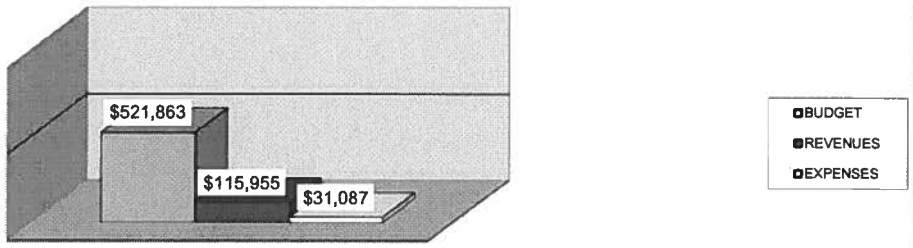


WASTEWATER TREATMENT (includes impact)

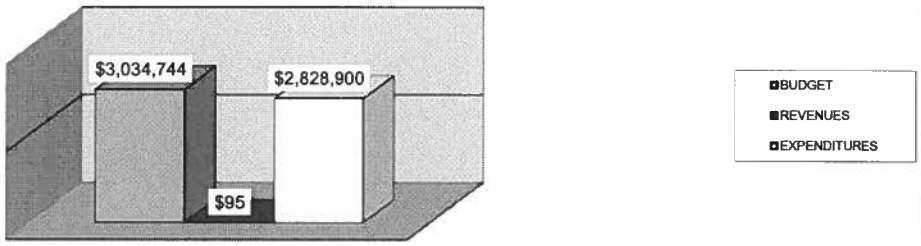


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014

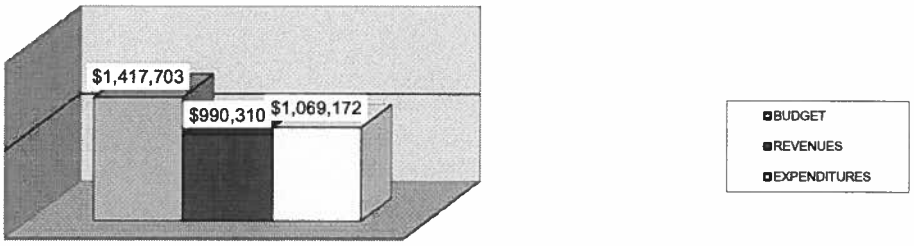
CDBG BLOCK GRANT FUND



SALES TAX BOND CAP. PROJECT FUND

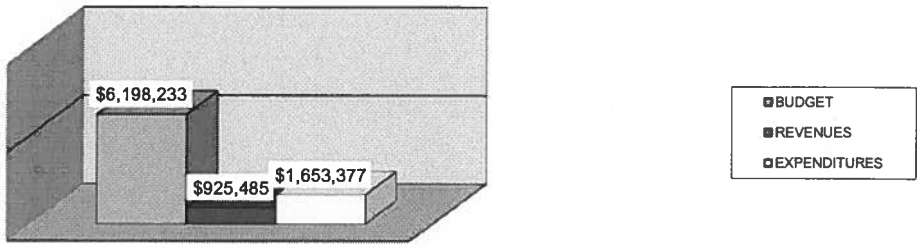


DIXIE CENTER OPERATIONS

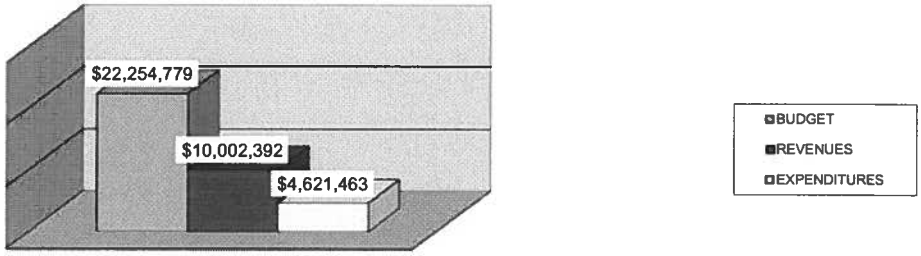


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014

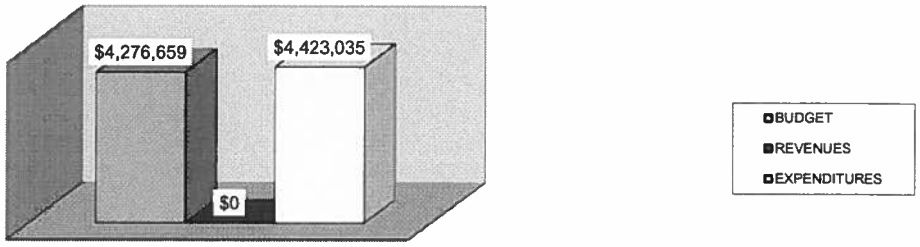
CAPITAL EQUIPMENT FUND



PUBLIC WORKS CAP. PROJ. FUND

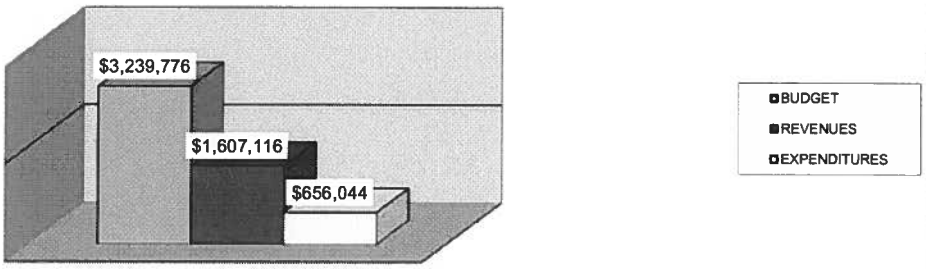


REPLACEMENT AIRPORT FUND

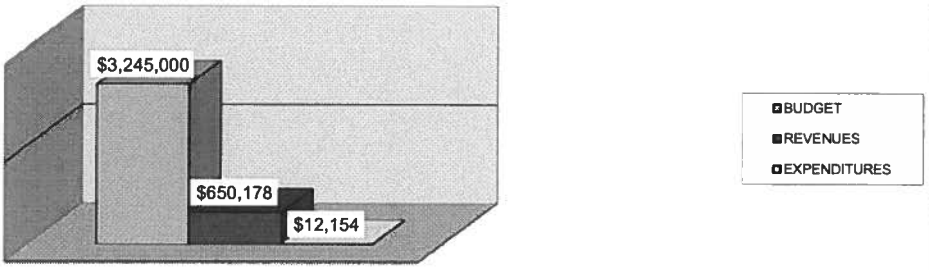


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014

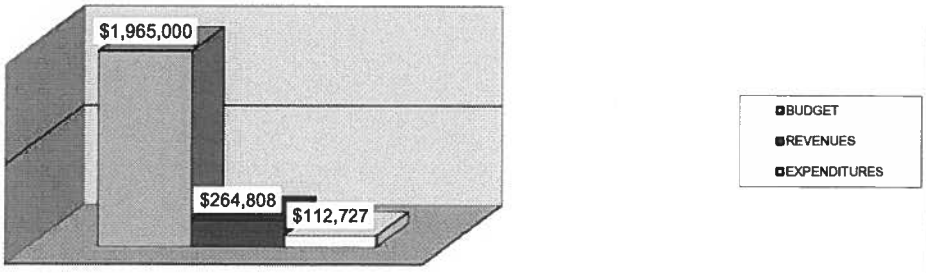
PARK IMPACT FUND



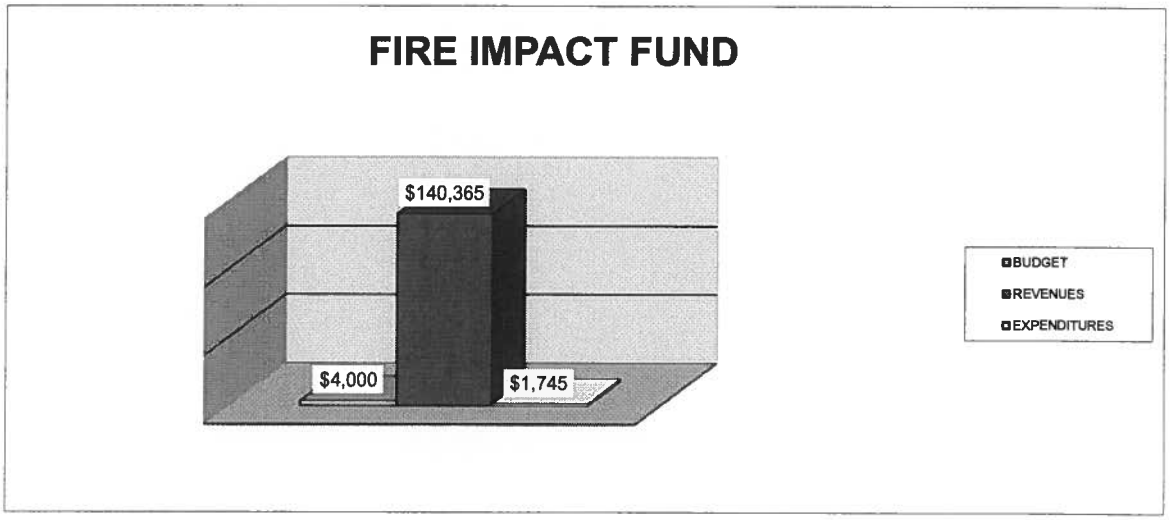
STREET IMPACT FUND

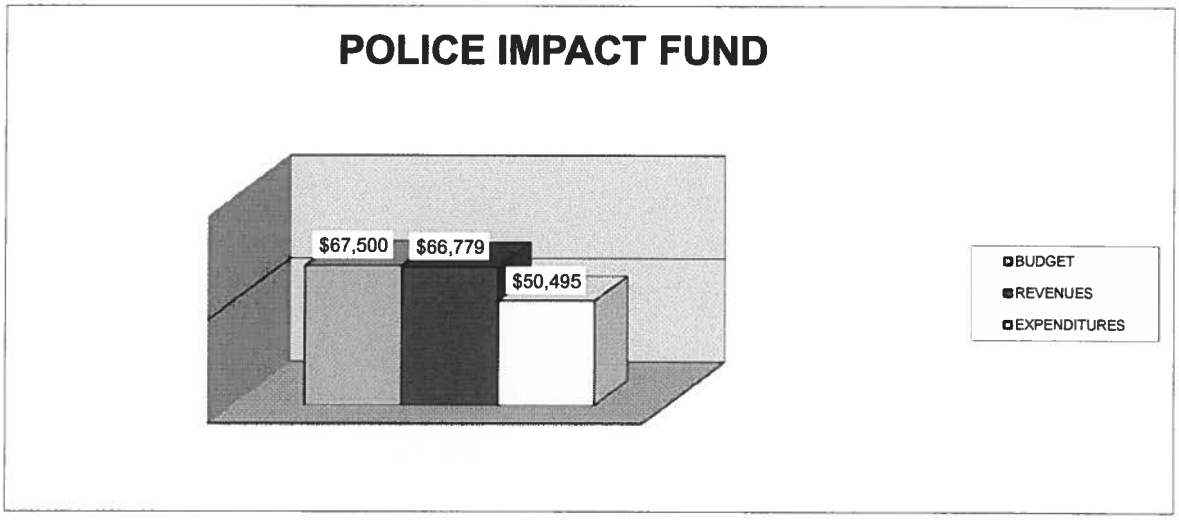


DRAINAGE IMPACT FUND

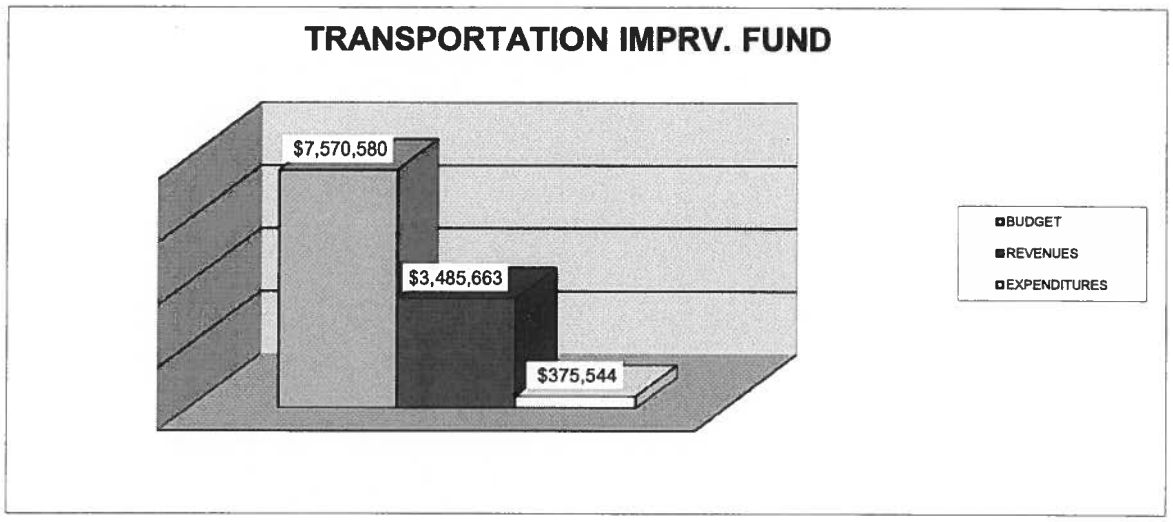


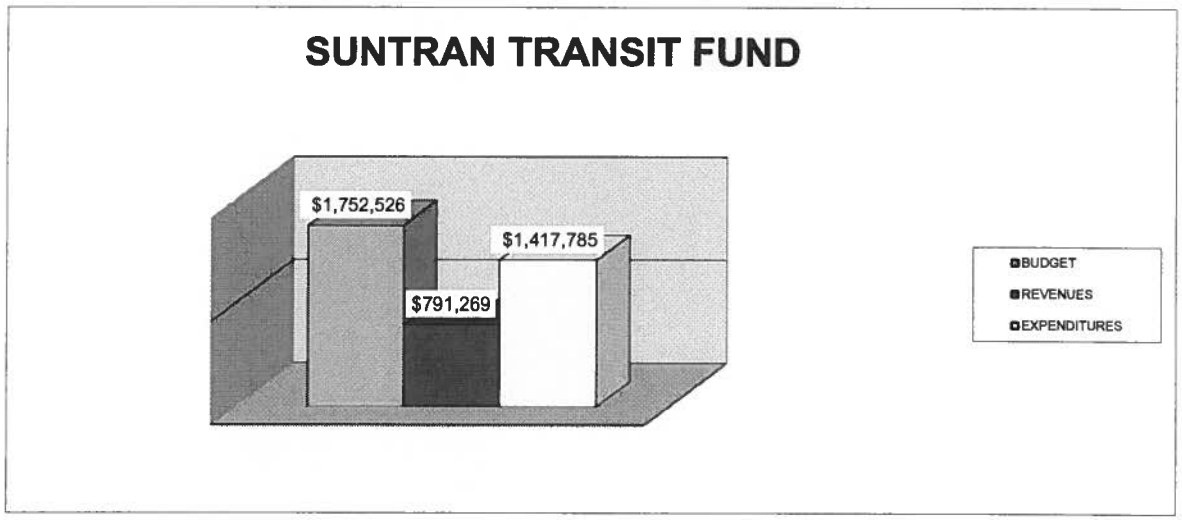
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014





CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
03/31/2014





CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
NINE MONTHS ENDED MARCH 31, 2014

GENERAL FUND:	FYE JULY 2014	FYE JULY 2013	FY2014 as a % of FY 2013
Property Taxes	8,641,879	8,561,452	100.94%
Franchise Taxes	4,878,411	4,947,039	98.61%
Sales Taxes	11,451,607	10,808,838	105.95%
Business Licenses	608,590	598,995	101.60%
Building Permits	1,069,943	1,063,180	100.64%
Federal Grants	425,157	124,950	340.26%
State Grants	98,588	407,355	24.20%
Class "C" Road funds	1,988,741	1,943,407	102.33%
Liquor funds	102,183	98,169	104.09%
Planning fees	358,843	238,777	150.28%
Police fees (911, etc)	1,657,361	1,550,492	106.89%
Recreation	1,254,127	1,154,386	108.64%
Fines	649,766	645,849	100.61%
Cemetery	137,425	126,125	108.96%
Interest	58,492	42,538	137.50%
Airport	604,907	591,828	102.21%
Transfers	3,184,500	2,877,000	110.69%
Other	253,503	327,692	77.36%
	37,424,022	36,108,072	103.64%
DIXIE CENTER OPERATIONS			
Total Revenues	990,310	969,093	102.19%
CDBG BLOCK GRANT FUND			
Total Revenues	$115,955	$224,528	51.64%
PARK IMPACT FUND			
Total Revenues	$1,607,116	$1,312,278	122.47%
STREET IMPACT FUND			
Total Revenues	$650,178	$709,058	91.70%
DRAINAGE IMPACT FUND			
Total Revenues	$264,808	$340,187	77.84%
FIRE DEPT IMPACT FUND			
Total Revenues	$140,365	$161,889	86.70%
POLICE DEPT IMPACT FUND			
Total Revenues	$66,779	$56,541	118.11%
WATER UTILITY FUND (w/ impact fees)			
Total Revenues	$14,128,249	$14,196,945	99.52%
WASTEWATER COLLECTION (w/impact fees)			
Total Revenues	$4,689,735	$4,560,298	102.84%
ELECTRIC UTILITY (w/impact fees)			
Total Revenues	$48,167,706	$44,282,510	108.77%
GOLF COURSE FUND			
Total Revenues	$2,424,378	$2,394,831	101.23%
REGIONAL WASTEWATER (w/impact fees)			
Total Revenues	$4,214,317	$3,858,941	109.21%
SUNTRAN TRANSIT FUND			
Total Revenues	$791,269	$697,467	113.45%
TRANS. IMPROV. FUND			
Total Revenues	$3,485,663	$3,219,178	108.28%
REPLMNT AIRPORT FUND			
Total Revenues	$0	$0	#DIV/0!

CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
NINE MONTHS ENDED MARCH 31, 2014

75% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU MAR 31 2014	PCT RECEIVED
CURRENT PROPERTY TAXES	8,000,000.00	7,871,975.93	98.40%
FEES ASSESSED	1,200,000.00	612,843.06	51.07%
FRANCHISE TAXES	6,500,000.00	4,878,411.08	75.05%
DELINQUENT TAXES	400,000.00	157,059.69	39.26%
GENERAL SALES TAXES	14,500,000.00	11,451,607.11	78.98%
BUSINESS LICENSES	550,000.00	530,850.00	96.52%
LICENSE FEES - RENTAL ORDINANCE	150,000.00	73,700.00	49.13%
ELECTION FILING FEES			
TRUCK-N-GO PERMITS	3,500.00	4,040.00	115.43%
BUILDING PERMITS	1,300,000.00	1,044,233.90	80.33%
DOG LICENSES	32,000.00	25,709.00	80.34%
FEDERAL GRANTS	886,179.00	425,156.90	47.98%
STATE GRANTS	866,817.00	98,587.63	11.37%
CLASS C ROAD ALLOTTMENT	2,500,000.00	1,988,741.06	79.55%
LIQUOR FUND ALLOTTMENT	100,000.00	102,183.34	102.18%
RESOURCE OFFICER CONTRIB.	558,817.00	419,112.75	75.00%
PLANNING FEES	260,000.00	330,810.97	127.23%
AIR QUALITY FEES	15,000.00	28,031.75	186.88%
SPECIAL POLICE SERVICES	50,000.00	45,991.02	91.98%
E-911 SERVICES	900,000.00	716,624.09	79.62%
OTHER CITIES DISPATCH FEES	631,690.00	473,764.17	75.00%
POLICE TRAINING CLASSES	2,000.00	1,869.41	93.47%
REVERSE 911 REIMBURSEMENTS			
MUSEUM DONATIONS	1,000.00	866.35	86.64%
MUSEUM ADMISSION FEES	8,500.00	7,195.06	84.65%
NJCAA TOURNAMENT			
COMMUNITY ARTS BLDG RENTALS	5,500.00	-864.46	-15.72%
OPERA HOUSE PERFORMANCES	4,800.00	1,232.00	25.67%
TRIPAX PASS SALES		12,899.27	#DIV/0!
WALKING TOUR REVENUES	3,500.00	1,945.41	55.58%
SOCIAL HALL RENTALS	13,000.00	13,450.00	103.46%
EXHIBITS - COLLECTIONS	7,500.00	6,059.93	80.80%
NATURE CENTER	34,000.00	16,361.35	48.12%
AQUATIC CENTER	360,000.00	207,980.84	57.77%
YOUTH SPORTS	56,300.00	59,655.62	105.96%
ADULT SPORTS	47,000.00	21,879.00	46.55%
RACES	290,000.00	259,459.07	89.47%
SOFTBALL LEAGUES	390,000.00	248,262.32	63.66%
NON-FOOD CONCESSIONS			
ARTS FAIR REVENUE	33,830.00	25,278.20	74.72%

SPECIAL COMMUNITY EVENTS	2,400.00	1,380.00	57.50%
SWIMMING POOL FEES	118,000.00	45,764.03	38.78%
RECREATION FEES	20,000.00	22,101.05	110.51%
RECREATION CENTER FEES	143,000.00	84,869.77	59.35%
OPERA HOUSE RENTALS	6,000.00	5,415.26	90.25%
RECREATION FACILITY RENTALS	18,000.00	11,773.67	65.41%
TENNIS CLASSES ETC.	74,000.00	76,096.36	102.83%
MARATHON REVENUES	735,000.00	124,236.49	16.90%
RECREATION CLASS FEES		830.00	
CEMETARY LOT SALES	90,000.00	72,455.00	80.51%
BURIAL FEES	90,000.00	64,970.00	72.19%
TRAFFIC SCHOOL FEES	36,000.00	29,164.25	81.01%
COURT FINES	825,000.00	545,476.55	66.12%
POLICE WARRANTS	16,000.00	12,650.00	79.06%
ACE PENALTIES	100,000.00	46,282.64	46.28%
ACE COSTS	35,000.00	14,605.00	41.73%
ACE ABATEMENTS	5,000.00	1,588.00	31.76%
INTEREST EARNINGS	100,000.00	58,491.54	58.49%
RENTS AND ROYALTIES	30,000.00	23,158.23	77.19%
SALE OF PROPERTY	30,000.00	25,560.45	85.20%
POLICE EVIDENCE IMPOUND	2,500.00	1,855.82	74.23%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	59,740.48	79.65%
ORTHOPHOTOGRAPHY MAPS	500.00	70.59	14.12%
COMPOST SALES - REUSE	35,000.00	15,716.07	44.90%
ROADBASE SALES - REUSE	6,500.00	2,584.46	39.76%
AIRPORT REVENUES	850,000.00	604,907.00	71.17%
MAINTENANCE AT AIRPORT	7,100.00	5,338.17	75.19%
CONTRIBUTIONS FROM OTHER	101,632.00	81,468.68	80.16%
TRANSFERS FROM OTHER FUNDS	6,311,251.00	3,184,499.97	50.46%
CONTRIBUTIONS FROM PRIVATE	20,000.00	20,200.00	101.00%
MEDIAN LANDSCAPE FEES		17,809.62	#DIV/0!
APPROPRIATED FUND BALANCE			
TOTAL GENERAL FUND REVENUES	50,543,816.00	37,424,021.97	74.04%

CITY OF ST. GEORGE, UT
EXPENDITURE STATUS REPORT BY CATEGORY
NINE MONTHS ENDED MARCH 31, 2014

75% OF THE BUDGET YEAR

GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU MAR 31 2014	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	568,237.00	456,194.33	112,042.67	80.28%
CITY MANAGER	257,537.00	176,188.16	81,348.84	68.41%
HUMAN RESOURCES	315,631.00	205,506.57	110,124.43	65.11%
ADMINISTRATIVE SERVICES	447,751.00	295,660.66	152,090.34	66.03%
FINANCE DEPARTMENT	1,507,619.00	1,093,599.26	414,019.74	72.54%
TECHNOLOGY SERVICES	1,238,587.00	851,475.22	387,111.78	68.75%
LEGAL SERVICES	1,046,857.00	701,825.26	345,031.74	67.04%
BUILDING MAINTENANCE	1,443,657.00	903,049.24	540,607.76	62.55%
ELECTIONS	65,000.00	64,576.18	423.82	99.35%
PLANNING COMMISSION	12,000.00	9,998.96	2,001.04	83.32%
POLICE	11,260,732.00	7,991,739.13	3,268,992.87	70.97%
HIDTA GRANT	134,820.00	108,090.63	26,729.37	80.17%
POLICE DISPATCH	2,994,320.00	1,660,904.38	1,333,415.62	55.47%
CCJJ GRANT	113,095.00	62,126.64	50,968.36	54.93%
FIRE DEPARTMENT	3,753,560.00	2,493,092.87	1,260,467.13	66.42%
INSPECTION	757,452.00	560,992.14	196,459.86	74.06%
CODE ENFORCEMENT	134,593.00	84,095.94	50,497.06	62.48%
PUBLIC WORKS ADMINISTRATION	286,729.00	226,900.74	59,828.26	79.13%
STREETS	5,091,355.00	3,082,353.97	2,009,001.03	60.54%
FLEET MAINTENANCE	1,308,656.00	685,265.05	623,390.95	52.36%
ENGINEERING	659,978.00	447,993.49	211,984.51	67.88%
PARKS	5,009,591.00	3,331,200.40	1,678,390.60	66.50%
DESIGN	694,184.00	289,876.11	404,307.89	41.76%
NATURE CENTER & YOUTH PROGRAMS	107,747.00	39,550.01	68,196.99	36.71%
SOFTBALL PROGRAMS	396,907.00	234,736.74	162,170.26	59.14%
SPORTS FIELD MAINTENANCE	572,065.00	397,504.59	174,560.41	69.49%
SPECIAL EVENTS & PROGRAMS	293,919.00	233,942.49	59,976.51	79.59%
YOUTH SPORTS PROGRAMS	128,418.00	112,257.67	16,160.33	87.42%
ADULT SPORTS PROGRAMS	45,458.00	13,139.69	32,318.31	28.91%
RECREATION	532,015.00	372,632.62	159,382.38	70.04%
EXHIBITS AND COLLECTIONS	247,309.00	151,295.22	96,013.78	61.18%
COMMUNITY ARTS	259,062.00	160,239.00	98,823.00	61.85%
HISTORIC OPERA HOUSE	88,456.00	49,076.51	39,379.49	55.48%
HISTORIC COURTHOUSE	21,700.00	14,515.98	7,184.02	66.89%
LEISURE SERVICES ADMINISTRATN	314,009.00	178,818.08	135,190.92	56.95%
RECREATION CENTER	747,604.00	486,698.00	260,906.00	65.10%
MARATHON	573,598.00	518,950.91	54,647.09	90.47%
COMMUNITY CENTER	2,550.00	1,801.27	748.73	70.64%
CEMETERY	342,397.00	208,436.63	133,960.37	60.88%
DEVELOPMENT SERVICES ADMIN.	1,032,971.00	741,818.04	291,152.96	71.81%
DEBT SERVICE	35,905.00	26,928.72	8,976.28	75.00%
TRANSFERS TO OTHER FUNDS	2,532,162.00	350,250.03	2,181,911.97	13.83%
AIRPORT	2,073,441.00	1,189,774.02	883,666.98	57.38%
SWIMMING POOL	251,799.00	137,163.00	114,636.00	54.47%
SAND HOLLOW AQUATIC CENTER	842,383.00	540,168.87	302,214.13	64.12%
TOTAL GENERAL FUND	50,543,816.00	31,942,403.42	18,601,412.58	63.20%

CITY OF ST. GEORGE, UT
MONTHLY COUNCIL REPORT

		BUDGET	REVENUE	EXPENDITURES	
10	GENERAL FUND	$50,543,816	$37,424,022	$31,942,403	63.20%
53 & 83	ELECTRIC FUND (includes impact)	$58,517,800	$48,167,706	$41,639,582	71.16%
51 & 81	WATER FUND (includes impact)	$18,514,061	$14,128,249	$11,467,499	61.94%
55	GOLF FUND	$4,373,866	$2,424,378	$3,254,933	74.42%
52 & 82	WASTEWATER COLLECT (includes impact)	$6,034,293	$4,689,735	$4,070,340	67.45%
62 & 86	WASTEWATER TREATMNT (includes impact)	$6,188,570	$4,214,317	$3,393,354	54.83%
32	CDBG BLOCK GRANT FUND	$521,863	$115,955	$31,087	5.96%
84	SALES TAX BOND - CAPITAL PROJ FUND	$3,034,744	$95	$2,828,900	93.22%
30	DIXIE CENTER OPERATIONS	$1,417,703	$990,310	$1,069,172	75.42%
40	CAPITAL EQUIPMENT FUND	$6,198,233	$925,485	$1,653,377	26.67%
87	PUBLIC WORKS CAPITAL PROJ FUND	$22,254,779	$10,002,392	$4,621,463	20.77%
88	REPLACEMENT AIRPORT CONST. FUND	$4,276,659	$0	$4,423,035	103.42%
44	PARK IMPACT FUND	$3,239,776	$1,607,116	$656,044	20.25%
45	STREET IMPACT FUND	$3,245,000	$650,178	$12,154	0.37%
47	DRAINAGE IMPACT FUND	$1,965,000	$264,808	$112,727	5.74%
48	FIRE IMPACT FUND	$4,000	$140,365	$1,745	43.63%
49	POLICE IMPACT FUND	$67,500	$66,779	$50,495	74.81%
64	SUNTRAN TRANSIT FUND	$ 1,752,526	$791,269	$ 1,417,785	80.90%
27	TRANSPORTATION IMPROV FUND	$ 7,570,580	$3,485,663	$ 375,544	4.96%

CITY OF ST. GEORGE, UTAH
WATER UTILITY

STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN RETAINED EARNINGS

FOR THE EIGHT-MONTH PERIOD ENDED FEBRUARY 28, 2014

	BUDGET FY14	Feb-13	Feb-14	2014 FY TO DATE	2013 FY TO DATE	REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	increase (decrease) %
	**********	**********	**********	**********	**********	**********	**********	**********	**********
OPERATING REVENUE									
Tap Water Revenues	$15,500,000	$703,535	$856,210	$10,909,614	$10,789,437	$4,590,386	70.38%	$120,177	1.11%
Penalties	85,000	4,921	4,743	59,677	62,537	25,323	70.21%	-2,860	-4.57%
Snow Canyon/Santa Clara	100,000	5,030	5,248	104,249	106,195	(4,249)	104.25%	-1,946	-1.83%
Snow Canyon/Ivins	250,000	2,970	2,533	40,383	24,296	209,617	16.15%	16,087	66.21%
Service Account - Labor	75,000	24,981	19,776	185,837	128,427	(110,837)	247.78%	57,410	44.70%
Federal Grants	25,000			18,602	14,369			4,233	29.46%
WCWCD Rent	1,190,875	101,542	101,938	815,500	812,333	375,375	68.48%	3,167	0.39%
	17,225,875	842,979	990,448	12,133,862	11,937,594	5,085,615	70.44%	196,268	1.64%
OPERATING EXPENSES									
Source of Supply	5,284,094	288,628	273,703	2,856,482	2,902,418	2,427,612	54.06%	-45,936	-1.58%
Irrigation	631,227	35,174	141,423	422,661	295,682	208,566	66.96%	126,979	42.94%
Transmission & Distribution	3,405,860	342,728	284,971	2,360,156	2,353,026	1,045,704	69.30%	7,130	0.30%
Shop Maintenance	214,000	9,318	11,975	121,975	129,303	92,025	57.00%	-7,328	-5.67%
Administrative & General Expenses	2,251,013	164,207	153,965	1,389,180	1,357,387	861,833	61.71%	31,793	2.34%
Bond Interest expense	405,273	52,431	33,773	270,182	419,452	135,091	66.67%	-149,270	-35.59%
Bond principal payments	3,200,000	236,559	265,833	2,126,667	1,892,475	1,073,333	66.46%	234,192	12.37%
Total Operating Expenses	15,391,467	1,129,045	1,165,643	9,547,303	9,349,743	5,844,164	62.03%	197,560	2.11%
Operating Income (Loss)	1,834,408	(286,066)	(175,195)	2,586,559	2,587,851	(758,549)	141.00%	-1,292	
NON-OPERATING REVENUE(EXPENSES)									
Interest Earnings	10,000	958	366	2,713	7,361	7,287	27.13%	-4,648	-63.14%
Impact & Connection Fees	800,000	102,202	58,926	826,393	517,943	(26,393)	103.30%	308,450	59.55%
Transfers from other funds			-		500,000	-	#DIV/0!	-500,000	-100.00%
Property Sales & Other misc income		4,256	573	33,100	39,456	(33,100)	0.00%	-6,356	-16.11%
Sale of bonds/Grants received		-	-						
Capital Improvements									
Source of Supply	(75,000)	-	-	-	(13,223)	(75,000)	0.00%	-13,223	100.00%
Irrigation	(351,533)		(38,834)	(67,512)	(29,528)	(284,021)	19.21%	-37,984	128.64%
Transmission & Distribution	(2,199,860)	(392,317)	(258,616)	(891,314)	(955,278)	(1,308,546)	40.52%	-63,964	6.70%
Shop Maintenance		286,001	107,610	(58,887)	-	58,887	#DIV/0!	58,887	#DIV/0!
Administrative & General Expenses	(4,000)	-		(2,023)	(1,739)	(1,977)	0.00%	284	-16.33%
Total Non-Operating Revenue(Expenses)	(1,820,393)	1,100	(129,975)	(157,530)	64,992	(1,662,863)	n/a	222,522	
NET INCOME (LOSS)	$14,015	($284,966)	($305,170)	$2,429,029	$2,652,843	($2,421,412)	n/a	-$223,814	-8.44%

cash balance at February 28, 2014	$1,169,996.96	cash bal. at Feb. 28, 2013	$638,263.39

CITY OF ST. GEORGE
ELECTRIC UTILITY

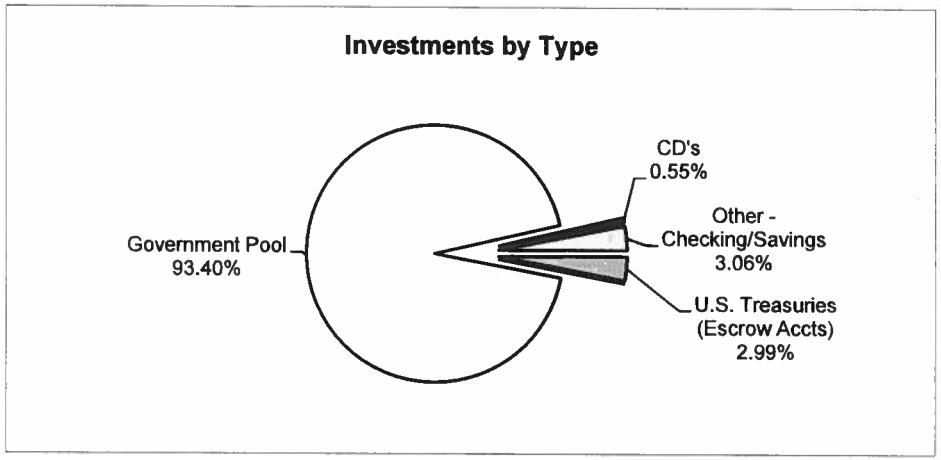
STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN RETAINED EARNINGS

FOR THE EIGHT-MONTH PERIOD ENDED FEBRUARY 28, 2014

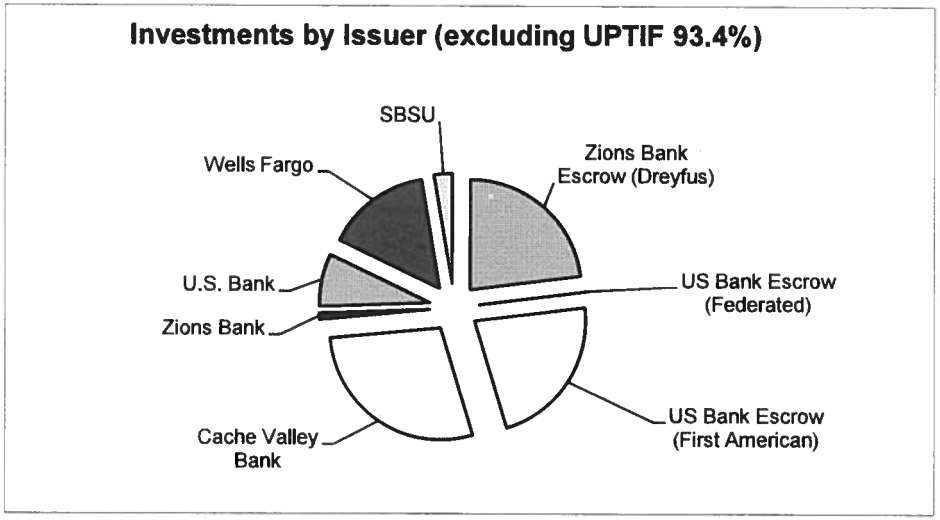
	BUDGET FY14	Feb-13	Feb-14	2014 FY TO DATE	2013 FY TO DATE	BUDGETED REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	INCREASE (DECREASE) %
OPERATING REVENUE									
Penalties	$350,000	$32,679	$28,333	$246,198	$260,141	$103,802	70.34%	($13,943)	-5.36%
Wholesale sales - energy	$1,947,374	291,715	397,908	3,057,369	1,867,994	(1,109,995)	157.00%	1,189,375	63.67%
Wholesales sales - natural gas				367,177					
Small Commercial Sales	8,246,283	534,953	553,584	4,809,941	4,828,461	3,436,342	58.33%	(18,520)	-0.38%
Residential Sales	25,288,602	1,950,142	1,993,895	17,546,013	17,211,965	7,742,589	69.38%	334,048	1.94%
Large Commercial Sales	20,340,832	1,558,798	1,620,505	14,412,468	14,069,291	5,928,364	70.85%	343,177	2.44%
Street Lighting	50,000	4,038	4,038	32,318	32,301	17,682	64.64%	17	0.05%
Sales to Governmental Units	1,099,504	79,968	89,061	984,312	998,547	115,192	89.52%	(14,235)	-1.43%
Service Account - Labor	250,000	31,167	26,991	250,512	146,109	(512)	100.20%	104,403	71.46%
Federal Grants				319,925		(319,925)	#DIV/0!	319,925	#DIV/0!
Mountain Bell Pole Agreement	10,000	-	-	-		10,000	0.00%	-	#DIV/0!
Cable TV Pole Agreement	22,000		-	-		22,000	0.00%	-	#DIV/0!
Total Operating Revenues	57,604,595	4,483,460	4,714,315	42,026,233	39,414,809	15,945,539	72.96%	2,611,424	6.63%
OPERATING EXPENSES									
Generation	1,703,052	185,879	219,365	1,157,580	1,161,494	545,472	67.97%	(3,914)	-0.34%
Energy Purchases	38,951,845	3,356,380	3,504,057	27,885,903	26,651,171	11,065,942	71.59%	1,234,732	4.63%
Natural Gas Purchases	4,364,195	4,920	28,478	3,440,696	2,893,421	923,499	78.84%	547,275	18.91%
Distribution	3,689,499	266,727	271,940	2,365,750	2,469,562	1,323,749	64.12%	(103,812)	-4.20%
Shop & Maintenance	160,000	14,559	14,047	110,047	111,866	49,953	68.78%	(1,819)	-1.63%
General & Administrative	3,231,894	234,554	256,423	2,344,395	1,998,628	887,499	72.54%	345,767	17.30%
Bond principal payments	1,785,000	144,167	148,750	1,190,000	1,153,333	595,000	66.67%	36,667	3.18%
Bond interest payments	2,889,666	246,258	240,806	1,926,446	1,970,061	963,220	66.67%	(43,615)	-2.21%
Miscellaneous expenses	35,000	5,172	2,326	26,476	22,946	8,524	75.65%	3,530	15.38%
	56,810,151	4,458,616	4,686,192	40,447,293	38,432,482	16,362,858	71.20%	2,014,811	5.24%
Operating Income (Loss)	794,444	24,844	28,123	1,578,940	982,327	(417,319)	198.75%	596,613	60.73%
NON-OPERATING REVENUES(EXPENSES)									
Interest Earnings	25,000	1,848	3,607	17,926	9,848	7,074	71.70%	8,078	82.03%
Miscellaneous Sundry Revenue	100,000	7,582	9,340	71,442	40,477	28,558	71.44%	30,965	76.50%
Property Sales	100,000	4,698	2,600	26,318	42,458	73,682	26.32%	(16,140)	-38.01%
Impact & Connection Fees	1,350,000	232,086	108,097	1,819,373	1,062,631	(469,373)	134.77%	756,742	71.21%
Transfers from other funds			160,231	160,231		(160,231)	#DIV/0!	160,231	#DIV/0!
Contributions from others	160,231					160,231	0.00%	-	#DIV/0!
Capital Improvements									
Generation	(342,000)	(363)	(503)	(31,047)	(33,405)	(310,953)	9.08%	(2,358)	7.06%
Distribution	(1,230,731)	(68,172)	(171,468)	(611,926)	(472,346)	(618,805)	49.72%	139,580	-29.55%
Shop & Maintenance					(8,720)	-	#DIV/0!	(8,720)	100.00%
General & Administrative	(12,000)	(244)		(3,001)	(6,476)	(8,999)	25.01%	(3,475)	53.66%
Total Non-Operating Revenues(Expenses)	150,500	177,435	111,904	1,449,316	634,467	(1,298,816)	N/A	814,849	128.43%
NET INCOME (LOSS)	$944,944	$202,279	$140,027	$3,028,256	$1,616,794	($1,716,135)	N/A	$1,411,462	87.30%
CASH BALANCE AT 2/28/2014	$10,210,830.68								
CASH BALANCE AT 2/28/2013	$5,368,992.97								
	Power cost per KWH	0.05419	0.05484	0.05554	0.05567				
	Other op. costs per KWH	0.01769	0.01791	0.01617	0.01675				
	Total OP. Costs per KWH	0.07188	0.07275	0.07171	0.07242				
	Rev per KWH purchased	0.07228	0.07319	0.07452	0.07427				
	Net per KWH purchased	0.00040	0.00044	0.00280	0.00185				

City of St George
DEPOSITS AND INVESTMENTS
03/31/2014

Portfolio Composition	Amount	Percentage
Investments by Type:		
U.S. Treasuries (Escrow Accts)	2,605,409.71	2.99%
Agencies	-	0.00%
Government Pool	81,492,021.41	93.40%
Mutual Funds	-	0.00%
CD's	477,539.77	0.55%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	2,671,285.18	3.06%
Total	87,246,256.07	100.00%



Investments by Issuer:		
UPTIF (State Pool)	81,492,021.41	93.40%
Zions Bank Escrow (Dreyfus)	1,325,015.01	1.52%
US Bank Escrow (Federated)	-	0.00%
US Bank Escrow (First American)	1,280,394.70	1.47%
Cache Valley Bank	1,623,499.40	1.86%
Zions Bank	56,968.62	0.07%
U.S. Bank	442,205.48	0.51%
Wells Fargo	874,261.79	1.00%
SBSU	151,889.66	0.17%
Total	87,246,256.07	100.00%



Porfolios Weighted Average Maturity on	03/31/2014	63.93 days
Porfolios Weighted Average Rate on	03/31/2014	0.47%

City of St. George
DEPOSITS AND INVESTMENTS
03/31/2014

Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)		Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	03/31/14	03/01/14	56,968.62		1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	03/31/14	03/01/14	874,261.79		1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	03/31/14	03/01/14	75,304.00		1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.4000	03/31/14	03/01/14	151,889.66		1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.4500	03/19/15	03/19/14	477,539.77	Q	353	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	03/31/14	03/01/14	1,049,055.68		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	03/31/14	03/01/14	102.72		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.2500	03/31/14	03/01/14	96,801.23		1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.5023	03/31/14	03/01/14	69,660,583.03		65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.5023	03/31/14	03/01/14	139,596.99		65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.5023	03/31/14	03/01/14	15,748.68		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.5023	03/31/14	03/01/14	12.84		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.5023	03/31/14	03/01/14	119,353.98		65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.5023	03/31/14	03/01/14	73,512.48		65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.5023	03/31/14	03/01/14	620,854.76		65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	03/31/14	03/01/14	1,280,393.92		45	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	03/31/14	03/01/14	-		39.99	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	03/31/14	03/01/14	-		39	US Bank	1.00	U.S. Treasuries	F.Am.Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	03/31/14	03/01/14	0.78		43	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.5023	03/31/14	03/01/14	895.71		65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5023	03/31/14	03/01/14	356,048.26		65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0400	03/31/14	03/01/14	366,901.48		1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Rev Refunding Bonds 2013 COI	0.5023	03/31/14	03/01/14	-		65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	03/31/14	03/01/14	33,179.09		39	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.5023	03/31/14	03/01/14	-		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.5023	03/31/14	03/01/14	31.28		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Excise Tax 2003 Bond	0.5023	03/31/14	03/01/14	-		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.5023	03/31/14	03/01/14	26.08		65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.5023	03/31/14	03/01/14	-		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.5023	03/31/14	03/01/14	8,745,686.95		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.5023	03/31/14	03/01/14	1,005,872.33		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.5023	03/31/14	03/01/14	753,795.20		65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	Bond accts - temp SID & misc.	0.5023	03/31/14	03/01/14	2.84		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	03/31/14	03/01/14	279,899.48		39	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	03/31/14	03/01/14	225,414.78		39	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	03/31/14	03/01/14	786,521.10		39	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Parks 2004 G.O. Bond	0.0100	03/31/14	03/01/14	0.56		39	Zion's	1.00	U.S. Treasuries	Dreyfus	General
Zion's FNB	Bond accts - temp SID & misc.	0.0100	03/31/14	03/01/14	-		39	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	87,246,256.07							

* Average Days to Maturity updated monthly.
** Interest Rate updated monthly for bond escrow accounts.

DRAFT

Agenda Item Number : 2A

Request For Council Action

Date Submitted	2014-04-23 09:15:04
Applicant	Randy Halverson
Quick Title	Bid Award for 2014 Crushing of Asphalt & Concrete
Subject	Annual Crushing of Asphalt Rubble and Concrete at Reuse Center
Discussion	Formal bid request was sent out to 5 suppliers. Only one supplier bid on the crushing this year. Western Rock submitted the bid.
Cost	$77,675.00
City Manager Recommendation	Recommend approval.
Action Taken	
Requested by	C.Hood
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	Prices are in line with last years cost.

BID SCHEDULE

#14-0020

COMPANY NAME: Western Rock Products
851 North Red Rock Rd
St. George Ut 84770

TELEPHONE NO.: 628-4384 FAX NO.: 688-1889

CITY OF ST. GEORGE BUSINESS LICENSE #: 00003729

UTAH STATE CONTRACTOR'S LICENSE #: 4910822 TYPE: 5501

FOB POINT: DESTINATION / PAYMENT DISCOUNT TERMS: _____

ITEM/DESCRIPTION		QUANTITY	PER UNIT	EXTENSION
Crushing at Reuse Center				
1.	Concrete Crushing	9,000 tons	$ 5.85	$ 52,650.00
2.	Asphalt Rubble	3,500 tons	$ 5.85	$ 20,475.00
3.	Mobilization	1		$ 3500.00
4.	Testing	1		$ 1050.00

*** All crushed material must meet city specifications (type 2 roadbase 3/4" minus) and successful bidder must comply with City crushing operation** _____ **initial**

TOTAL AMOUNT (IN WORDS): Seventy Seven Thousand Six Hundred Seventy five dollar and NO/100

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE:

SIGNATURE	TITLE	DATE
	Aggregate Sales	4/22/2014

DRAFT

Agenda Item Number : 2B

Request For Council Action

Date Submitted	2014-04-22 18:40:04
Applicant	Jeff Peay - Park Planning Manager
Quick Title	Bid Award - Royal Oaks Park Phase 2
Subject	Royal Oaks Park - Phase 2
Discussion	This project will complete the second phase of Royal Oaks Park and includes building a restroom, parking area, a picnic pavilion, park furniture, trails and general park landscape improvements. We are seeking approval to accept the low bid by Progressive Contracting Inc. There were a total of four bidders; JMI Constructors, Progressive Contracting Inc., Red Canyon Contractors, and Interstate Rock Products. Progressive Contracting Inc was the low bid at $374,553.80 base bid plus additive alternate #1 $37,432.50 and Interstate Rock Products was the next lowest at $412,410.25 base bid plus additive alternate #1 $26,000.
Cost	$411,986.30
City Manager Recommendation	Recommend approval as it is included in the current budget. This improvement will complete the Park. This is a popular park along Half Way Wash. The bid is under the budget.
Action Taken	
Requested by	Jeff Peay - Park Pla
File Attachments	BID TABULATION - 140422_exhibit.pdf

Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	Original project budget approved at $500,000
Attachments	BID TABULATION - 140422_exhibit.pdf

Project 8193-13 Royal Oaks Park - Phase 2
1250 North 1400 West
St. George, Utah

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

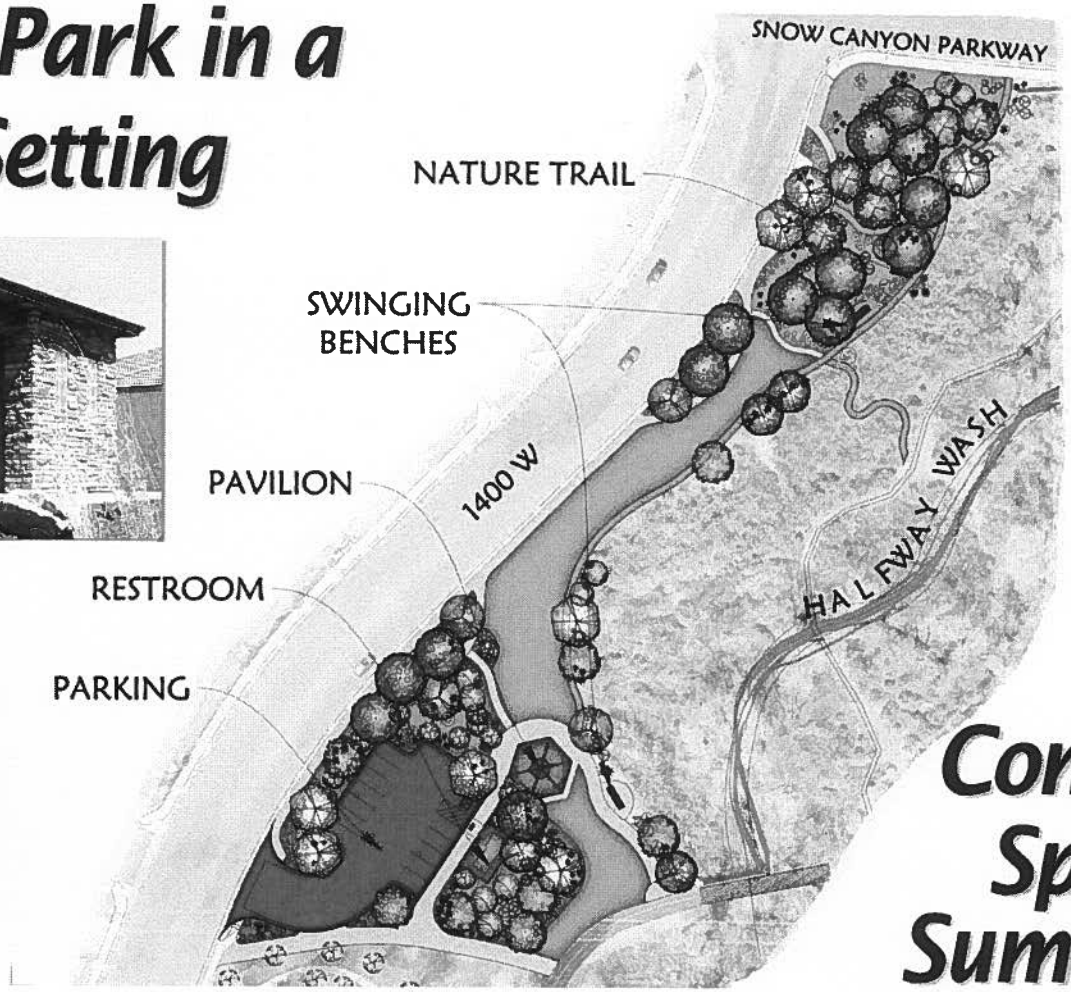
BID SCHEDULE 1

Updated: April 22, 2014

				Progressive Contracting, Inc.		Interstate Rock Products, Inc.		JMI Constructors		Red Canyon Contractors, Inc.		Engineer	
Item	Description	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	lump	$22,400.00	$22,400.00	$17,000.00	$17,000.00	$12,500.00	$12,500.00	$31,357.50	$31,357.50	$16,500.00	$16,500.00
2	Storm Water Pollution Prevention	1	lump	$5,600.00	$5,600.00	$5,000.00	$5,000.00	$2,300.00	$2,300.00	$2,825.00	$2,825.00	$2,500.00	$2,500.00
3	Clear and Grub	1	lump	$3,360.00	$3,360.00	$5,000.00	$5,000.00	$11,270.00	$11,270.00	$2,825.00	$2,825.00	$2,500.00	$2,500.00
4	Remove Curb and Gutter	80	ln ft	$3.36	$268.80	$5.00	$400.00	$17.25	$1,380.00	$9.04	$723.20	$6.00	$480.00
5	Remove Sidewalk	100	sq ft	$3.36	$336.00	$5.00	$500.00	$9.20	$920.00	$2.83	$263.00	$2.00	$200.00
6	Earthwork	1	lump	$20,685.76	$20,885.76	$22,650.00	$22,650.00	$36,800.00	$36,800.00	$14,125.00	$14,125.00	$12,000.00	$12,000.00
7	Water Line – 6" PVC	25	ln ft	$24.33	$608.25	$18.25	$456.25	$28.75	$718.75	$62.15	$1,553.75	$15.00	$375.00
8	Water Service Line – 1" PVC	155	ln ft	$10.68	$1,655.40	$9.75	$1,511.25	$25.30	$3,921.50	$22.60	$3,503.00	$12.00	$1,860.00
9	Water Valve – 6"	1	each	$1,902.04	$1,902.04	$1,800.00	$1,800.00	$747.50	$747.50	$2,328.35	$2,328.35	$600.00	$600.00
10	Fire Hydrant Assembly	1	each	$3,754.94	$3,754.94	$2,800.00	$2,800.00	$5,750.00	$5,750.00	$3,997.17	$3,997.17	$4,300.00	$4,300.00
11	Water Meter Connection	1	each	$4,491.69	$4,491.69	$1,300.00	$1,300.00	$2,875.00	$2,875.00	$1,816.88	$1,818.88	$200.00	$200.00
12	Sewer Line – 4" PVC	165	ln ft	$24.92	$4,111.80	$14.25	$2,351.25	$28.75	$4,743.75	$41.81	$6,898.65	$12.00	$1,980.00
13	Sewer Cleanout – 4"	2	each	$446.37	$892.74	$360.00	$720.00	$402.50	$805.00	$546.02	$1,092.04	$250.00	$500.00
14	Storm Drain – 4" w/ Riprap Outlet	150	ln ft	$11.17	$1,675.50	$14.50	$2,175.00	$12.65	$1,897.50	$36.16	$5,424.00	$12.00	$1,800.00
15	Storm Drain Area Drain Box	3	each	$675.15	$2,025.45	$2,500.00	$7,500.00	$862.50	$2,587.50	$979.03	$2,937.09	$400.00	$1,200.00
16	Secondary Power Trench	1	lump	$1,667.68	$1,667.68	$2,400.00	$2,400.00	$2,633.50	$2,633.50	$5,593.50	$5,593.50	$6,400.00	$6,400.00
17	Roadway Subbase – 10" Type II	6,900	sq ft	$1.43	$9,867.00	$1.30	$8,970.00	$1.21	$8,331.75	$1.24	$8,556.00	$0.95	$6,555.00
18	Roadway Asphalt Pavement – 2.5"	6,900	sq ft	$1.40	$9,660.00	$1.70	$11,730.00	$2.19	$15,076.50	$1.90	$13,110.00	$1.30	$8,970.00
19	Curb and Gutter – 24"	390	ln ft	$14.70	$5,733.00	$14.85	$5,791.50	$19.55	$7,624.50	$17.18	$6,700.20	$14.00	$5,460.00
20	Cross Gutter	350	sq ft	$8.13	$2,845.50	$9.00	$3,150.00	$9.20	$3,220.00	$14.46	$5,061.00	$15.00	$5,250.00
21	Concrete Flatwork w/ 4" Type II	3,540	sq ft	$4.00	$14,160.00	$4.35	$15,399.00	$5.18	$18,319.50	$6.93	$24,532.20	$3.50	$12,390.00
22	Concrete Flatwork w/ 6" Type II	3,680	sq ft	$4.00	$14,720.00	$4.50	$16,560.00	$5.67	$21,583.20	$8.06	$29,660.80	$4.50	$16,560.00
23	ADA Accessible Ramp	200	sq ft	$8.06	$1,612.00	$10.00	$2,000.00	$9.20	$1,840.00	$15.82	$3,164.00	$6.00	$1,200.00
24	Turf Curb	430	ln ft	$10.61	$4,562.30	$11.00	$4,730.00	$11.50	$4,945.00	$12.43	$5,344.90	$8.00	$3,440.00
25	Concrete Retaining Wall - 1' High	10	ln ft	$129.50	$1,295.00	$165.00	$1,650.00	$143.75	$1,437.50	$22.60	$226.00	$30.00	$300.00
26	Stacked Boulder Seat Wall	150	ln ft	$47.04	$7,056.00	$198.00	$29,700.00	$55.20	$8,280.00	$45.20	$6,780.00	$75.00	$11,250.00
27	Decomposed Granite Trail – 4' Wide	660	ln ft	$3.05	$2,013.00	$5.00	$3,300.00	$13.23	$8,726.50	$16.95	$11,187.00	$8.00	$5,280.00
28	Restroom	1	lump	$72,268.91	$72,268.91	$70,500.00	$70,500.00	$95,450.00	$95,450.00	$73,450.00	$73,450.00	$75,000.00	$75,000.00
29	Pavilion – 30'	1	lump	$19,571.23	$19,571.23	$24,100.00	$24,100.00	$26,622.50	$26,622.50	$57,019.80	$57,019.80	$10,000.00	$10,000.00
30	Swinging Bench	2	each	$8,674.40	$17,348.80	$9,000.00	$18,000.00	$7,935.00	$15,870.00	$4,915.50	$9,831.00	$8,500.00	$17,000.00
31	Parking Lot Light	2	each	$4,701.76	$9,403.52	$4,600.00	$9,600.00	$3,967.50	$7,935.00	$4,350.50	$8,701.00	$2,500.00	$5,000.00
32	Complete Irrigation System	1	lump	$32,450.00	$32,450.00	$37,950.00	$37,950.00	$36,800.00	$36,800.00	$39,776.00	$39,776.00	$24,000.00	$24,000.00
33	Complete Landscape	1	lump	$68,544.30	$68,544.30	$64,900.00	$64,900.00	$67,850.00	$67,850.00	$73,337.00	$73,337.00	$65,000.00	$65,000.00
34	Tree Protection	14	each	$89.60	$1,254.40	$275.00	$3,850.00	$230.00	$3,220.00	$169.50	$2,373.00	$120.00	$1,680.00
35	Pavement Marking Line	1	lump	$280.00	$280.00	$650.00	$650.00	$402.50	$402.50	$735.86	$735.88	$500.00	$500.00
36	Relocate Street Light	1	each	$912.80	$912.80	$1,316.00	$1,316.00	$1,207.50	$1,207.50	$2,825.00	$2,825.00	$2,500.00	$2,500.00
37	Traffic Control	1	lump	$3,360.00	$3,360.00	$5,000.00	$5,000.00	$1,380.00	$1,380.00	$1,695.00	$1,695.00	$2,000.00	$2,000.00
			Total Amount:		$374,553.81		$412,410.25		$447,973.95		$471,350.89		***$332,730.00***

Alt 1	Arbor	1	lump	$37,432.50	$37,432.50	*$26,000.00*	$26,000.00	$32,000.00	$32,000.00	$32,092.00	$32,092.00	$30,000.00	$30,000.00
					$411,986.31		***$438,410.25***		***$479,973.95***		***$503,442.89***		***$362,730.00***

Community Park in a Natural Setting



Nature Trails

Wildlife Viewing

Trailhead

Picnic Area

Construction: Spring to Summer 2014

DRAFT

Agenda Item Number : 2C

Request For Council Action

Date Submitted	2014-04-22 18:33:19
Applicant	Jeff Peay - Park Planning Manager
Quick Title	Bid Award - Construction
Subject	Snow Canyon Parkway Streetscape Improvement Project
Discussion	This project includes landscape enhancements and clean up along Snow Canyon Parkway from the intersection with SR18 heading West to Castle Rock Road. There were a total of four bidders; Feller Enterprises, Progressive Contracting Inc., Red Canyon Contractors, and Pro-Mow Landscape. Pro-Mow Landscape was the low bid at $85,660.00 base bid plus additive alternate #1 $18,807.00 and Feller Enterprises was the next lowest at $89,815.00 base bid plus additive alternate #1 $15,985.00. Feller Enterprises is a local vendor and is within 5% of the low bid. He has confirmed in writing that he is willing to do the project for $104,467.00. We are seeking approval to accept the matching local vendor low bid by Feller Enterprises.
Cost	$104,467.00
City Manager Recommendation	This project has been planned for the past two budget years. It will connect and finish the landscaping gaps along Snow Canyon Parkway. Feller Enterprises is a local business and has agreed to match the low bid submitted by a non-local company as their bid within the 5% set up in the purchasing ordinance. Recommend approval as it is in the current budget and the bid is under the budgeted amount.
Action Taken	
Requested by	Jeff Peay - Park Pla
File Attachments	4-22-14 SnowCynPkway_Bid Tabulation_exhibit.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	Original budget approved at $113,000
Attachments	4-22-14 SnowCynPkway_Bid Tabulation_exhibit.pdf

BID TABULATION -- SNOW CANYON PARKWAY 4/22/14		Feller Enterprises				PCI (Progressive Contracting, Inc.)				Red Canyon				Pro-Mow Landscaping			
No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit	Estimated Quantity	Unit Price	Total Price	Unit	Estimated Quantity	Unit Price	Total Price	Unit	Estimated Quantity	Unit Price	Total Price
1	Mobilization	LS	1	5,000.00	5,000.00	LS	1	11,200.00	11,200.00	LS	1		0.00	LS	1	7,250.00	7,250.00
2	Traffic Control	LS	1	3,000.00	3,000.00	LS	1	3,920.00	3,920.00	LS	1	5,175.00	5,175.00	LS	1	2,500.00	2,500.00
3	Sediment Control, protect curb inlets and catch basins	LS	1	2,000.00	2,000.00	LS	1	5,600.00	5,600.00	LS	1	1,725.00	1,725.00	LS	1	2,500.00	2,500.00
4	Clear and Grub	LS	1	2,000.00	2,000.00	LS	1	1,680.00	1,680.00	LS	1	2,875.00	2,875.00	LS	1	5,500.00	5,500.00
5	Earthwork; re-shape existing grades	LS	1	15,000.00	15,000.00	LS	1	3,360.00	3,360.00	LS	1	3,450.00	3,450.00	LS	1	5,000.00	5,000.00
6	Natural Swale	LS	1	5,000.00	5,000.00	LS	1	3,360.00	3,360.00	LS	1	2,500.00	2,500.00	LS	1	2,500.00	2,500.00
7	Rock Lined Drainage Swale	LF	1585	6.00	9,510.00	LF	1585	14.56	23,077.60	LF	1585	11.50	18,227.50	LF	1585	2.00	3,170.00
8	6" SCH 40 PVC Drainline	LF	200	15.00	3,000.00	LF	200	10.08	2,016.00	LF	200	46.00	9,200.00	LF	200	6.00	1,200.00
9	3"-6" Rip Rap at keyway for drainline	TON	0.3	200.00	60.00	TON	0.3	95.20	28.56	TON	0.3	143.75	43.13	TON	0.3	150.00	45.00
10	4-6" Rock for drainage swale	TON	35	50.00	1,750.00	TON	35	95.00	3,325.00	TON	35	17.25	603.75	TON	35	85.00	2,975.00
11	Repair asphalt trail (includes 6" base course (Type II) and 2.5" hot mix asphalt)	SF	325	10.00	3,250.00	SF	325	1.96	637.00	SF	325	9.20	2,990.00	SF	325	10.00	3,250.00
12	24" box trees	EA	59	200.00	11,800.00	EA	59	291.20	17,180.80	EA	59	316.25	18,658.75	EA	59	275.00	16,225.00
13	5 gal. shrub	EA	125	15.00	1,875.00	EA	125	33.60	4,200.00	EA	125	34.50	4,312.50	EA	125	30.00	3,750.00
14	1 gal. shrub	EA	15	10.00	150.00	EA	15	13.44	201.60	EA	15	13.80	207.00	EA	15	12.00	180.00
15	Landscape Boulders	EA	11	100.00	1,100.00	EA	11	123.20	1,355.20	EA	11	126.50	1,391.50	EA	11	110.00	1,210.00
16	1" Valentine Rock Mulch	TON	63	60.00	3,780.00	TON	63	95.20	5,997.60	TON	63	97.75	6,158.25	TON	63	85.00	5,355.00
17	1" Rebel Red Rock Mulch	TON	66	60.00	3,960.00	TON	66	95.20	6,283.20	TON	66	97.75	6,451.50	TON	66	85.00	5,610.00
18	1" Red Jasper Rock Mulch	TON	53	60.00	3,180.00	TON	53	95.20	5,045.60	TON	53	97.75	5,180.75	TON	53	85.00	4,505.00
19	2-6" Black Lava Rock Mulch	TON	55	60.00	3,300.00	TON	55	95.20	5,236.00	TON	55	28.75	1,581.25	TON	55	95.00	5,225.00
20	Landscape Boulders	EA	11	100.00	1,100.00	EA	11	123.20	1,355.20	EA	11	126.50	1,391.50	EA	11	110.00	1,210.00
21	Irrigation System	LS	1	10,000.00	10,000.00	LS	1	30,240.00	30,240.00	LS	1	17,250.00	17,250.00	LS	1	6,500.00	6,500.00
	Please provide unit prices for the following items:																
	1" Manual Drain Valve in a Round Valve Box	EA	12.00			EA	207.20			EA	460.00			EA	70.00		
	1 1/2" Sch. 40 PVC Mainline	LF	0.75			LF	2.97			LF	4.60			LF	2.50		
	1" Blue Stripe Hose, Model No. T-EHD2667-066	LF	0.25			LF	0.67			LF	0.69			LF	0.60		
	Toro 5/8" Drip-In or Netafim	LF	0.25			LF	0.67			LF	0.69			LF	0.60		
	Rainbird 1/4" Distribution Tubing	LF	0.05			LF	0.17			LF	0.46			LF	0.20		
	Rainbird 2 GPH Emitter	EA	0.25			EA	0.56			EA	0.69			EA	0.50		
	Rainbird 1/4" Tubing Stake & Bug Cap	EA	0.50			EA	0.39			EA	0.52			EA	0.75		
	TOTAL BASE-BID SCHEDULE				89,815.00				135,299.36				109,372.38				85,660.00
	ADDITIVE ALTERNATE #1 (LAKOTA)																
1	Clear and Grub	LS	1	500.00	500.00	LS	1	2,240.00	2,240.00	LS	1	2,875.00	2,875.00	LS	1	1,500.00	1,500.00
2	Earthwork; re-shape existing grades	LS	1	2,000.00	2,000.00	LS	1	6,720.00	6,720.00	LS	1	4,600.00	4,600.00	LS	1	1,000.00	1,000.00
3	1" Rebel Red Rock Mulch	TON	63	60.00	3,780.00	TON	63	95.20	5,997.60	TON	63	172.50	10,867.50	TON	63	85.00	5,355.00
4	2-6" Black Lava Rock Mulch	TON	18	60.00	1,080.00	TON	18	95.20	1,713.60	TON	18	172.50	3,105.00	TON	18	95.00	1,710.00
5	24" box trees	EA	18	200.00	3,600.00	EA	18	308.00	5,544.00	EA	18	316.25	5,692.50	EA	18	275.00	4,950.00
6	5 gal. shrub	EA	41	15.00	615.00	EA	41	33.60	1,377.60	EA	41	34.50	1,414.50	EA	41	30.00	1,230.00
7	1 gal. shrub	EA	11	10.00	110.00	EA	11	13.44	147.84	EA	11	13.80	151.80	EA	11	12.00	132.00
8	Landscape Boulders	EA	13	100.00	1,300.00	EA	13	123.20	1,601.60	EA	13	126.50	1,644.50	EA	13	110.00	1,430.00
9	Irrigation System	LS	1	3,000.00	3,000.00	LS	1	17,920.00	17,920.00	LS	1	5,800.00	5,800.00	LS	1	1,500.00	1,500.00
	TOTAL ADDITIVE ALTERNATE #1				15,985.00				43,262.24				36,150.80				18,807.00
					105,800.00				178,561.60				145,523.18				104,467.00

I:\Public Works Projects\Street Improvements\Snow Cyn Parkway\13-BID PHASE\BID TABULATION\4-22-14 SnowCynPkway_Bid Tabulation.xls

SNOW CANYON PARKWAY LANDSCAPE IMPROVEMENT PLANS

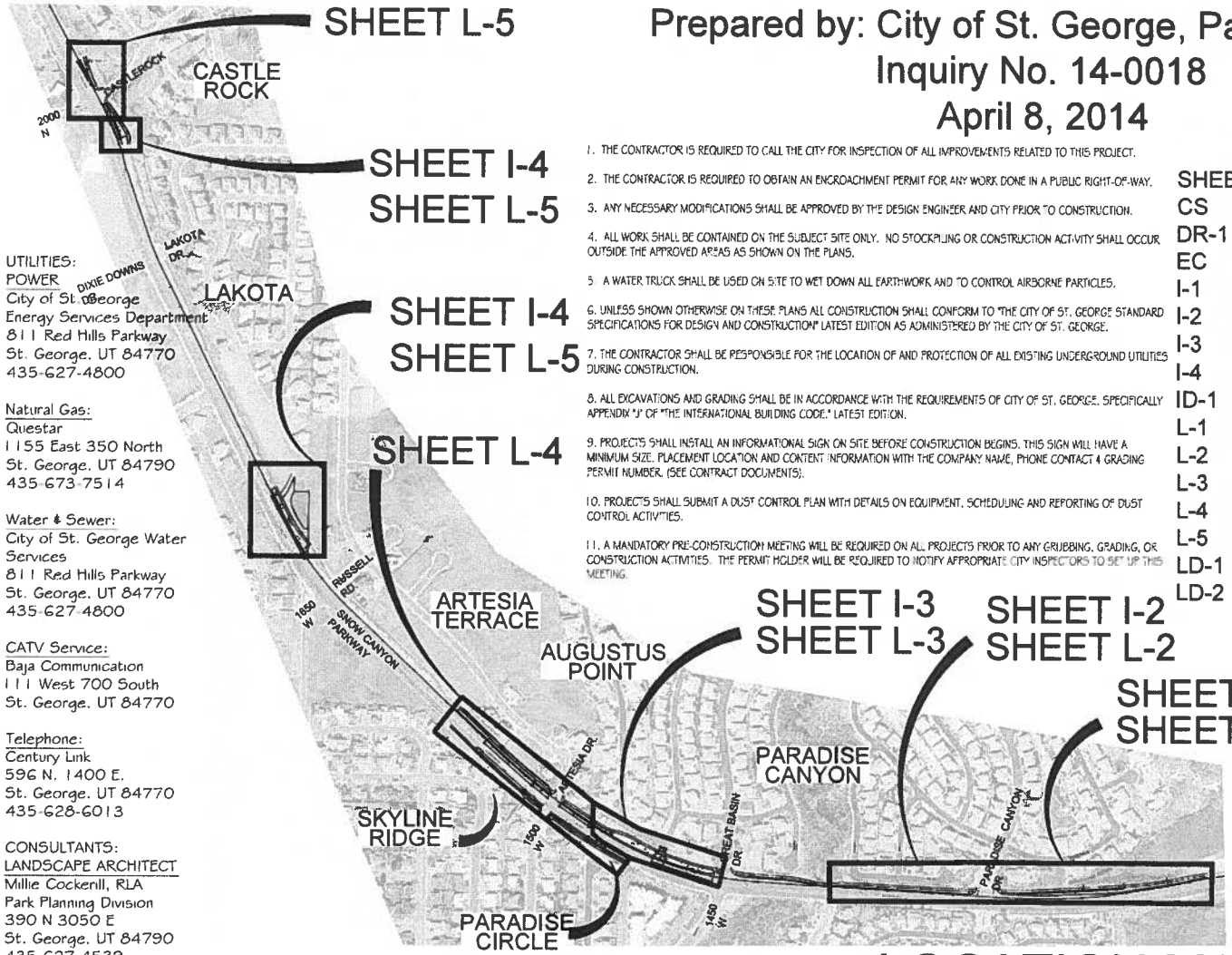
Prepared by: City of St. George, Park Planning

Inquiry No. 14-0018

April 8, 2014

1. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
3. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OUTSIDE THE APPROVED AREAS AS SHOWN ON THE PLANS.
5. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
6. UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION" LATEST EDITION AS ADMINISTERED BY THE CITY OF ST. GEORGE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
8. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF ST. GEORGE. SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE." LATEST EDITION.
9. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE. PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER. (SEE CONTRACT DOCUMENTS).
10. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
11. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY APPROPRIATE CITY INSPECTORS TO SET UP THIS MEETING.

SHEET INDEX



LOCATION MAP

UTILITIES:

POWER
City of St. George
Energy Services Department
811 Red Hills Parkway
St. George, UT 84770
435-627-4800

Natural Gas:
Questar
1155 East 350 North
St. George, UT 84790
435-673-7514

Water & Sewer:
City of St. George Water Services
811 Red Hills Parkway
St. George, UT 84770
435-627-4800

CATV Service:
Baja Communication
111 West 700 South
St. George, UT 84770

Telephone:
Century Link
596 N. 1400 E.
St. George, UT 84770
435-628-6013

CONSULTANTS:
LANDSCAPE ARCHITECT
Millie Cockerill, RLA
Park Planning Division
390 N 3050 E
St. George, UT 84790
435-627-4539
435-703-1424

811 Know what's below. Call before you dig.

STATE OF UTAH
Mildred K. Cockerill
6692173-5301
LICENSED LANDSCAPE ARCHITECT

500 0 250 500 1000
(IN FEET)
1 inch = 500 ft.
NORTH

DATE: 4/2/2014
DRAWN BY: NR
CHECKED BY: MC

REVISIONS
NO. DATE BY DESCRIPTION

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84770
(435) 627-4539

PLANTING PLAN
SNOW CANYON PARKWAY
ST. GEORGE, UTAH

SHEET
CS

4/18/2014 4:48 PM I:\Public Works Projects\Street Improvements\Snow Cyn Parkway L-4-CONSTRUCTION ADMIN\CONSTRUCTION DRAWINGS\CS\Sht L-4-2014 Planting Plan & Details_Snow Canyon Parkway_Addendum 1.dwg

DRAFT

Agenda Item Number : 2D

Request For Council Action

Date Submitted	2014-04-28 13:04:31
Applicant	Rich Stehmeier
Quick Title	Bid Award - Airport Fog Seal
Subject	Consider approval of a agreement with Maxwell Asphalt in the amount of $351,167 to fog seal the airport runway and taxiway.
Discussion	This project will be paid for out of Passenger Facility Charge (PFC) fees.
Cost	$351,167.00
City Manager Recommendation	
Action Taken	
Requested by	Cameron Cutler
File Attachments	State Grant - Bid Tabulation - St George Airport Pavement Maintenance.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	State Grant - Bid Tabulation - St George Airport Pavement Maintenance.pdf

BID TABULATION
ST. GEORGE MUNICIPAL AIRPORT
Pavement Maintenance Project
UDOT Project #149593 - City Bid Inquiry No. 14-0008
BID OPENING: April 22, 2014, 2:00 p.m.

					Engineers Estimate		Maxwell Asphalt		Straight Stripe Painting	
Bid Item No.	FAA Item No.	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
					Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
A1	P-620	Paint Removal	SF	2,450	$2.00	$4,900.00	$ 2.00	$4,900.00	$2.55	$6,247.50
A2	P-609	Emulsified Pavement Sealer & Rejuvenator	SY	270,000	$0.85	$229,500.00	$ 0.69	$186,300.00	$0.92	$248,400.00
A3	P-620	Temporary Runway Painting	SF	135,000	$0.50	$67,500.00	$ 0.35	$47,250.00	$0.29	$39,150.00
A4	P-620	Runway & Taxiway Paint	SF	175,000	$0.50	$87,500.00	$ 0.35	$61,250.00	$0.35	$61,250.00
					TOTALS:	$389,400.00		$299,700.00		$355,047.50

Bid Item No.	FAA Item No.	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
					Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
B1	P-620	Paint Removal	SF	2,450	$2.00	$4,900.00	$2.00	$ 4,900.00	$2.55	$ 6,247.50
B2	P-609	Emulsified Pavement Sealer & Rejuvenator	SY	270,000	$0.85	$229,500.00	$0.69	$ 186,300.00	$0.92	$ 248,400.00
B3	P-620	Temporary Runway Painting	SF	132,860	$0.50	$66,430.00	$0.35	$ 46,501.00	$0.29	$ 38,529.40
B4	P-620	Runway & Taxiway Paint	SF	172,860	$0.50	$86,430.00	$0.35	$ 60,501.00	$0.35	$ 60,501.00
B5	P-620	Thermoplastic Markings	SF	2,140	$40.00	$85,600.00	$24.75	$ 52,965.00	$23.55	$ 50,397.00
					TOTALS:	$472,860.00		$351,167.00		$404,074.90

DRAFT

Agenda Item Number : 3A

Request For Council Action

Date Submitted	2014-04-17 16:17:42
Applicant	Jim and Linda Cottam
Quick Title	Public Hearing & Ord for amendment to General Plan
Subject	Consider a request to amend the City General Plan Land Use Map by changing the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on 8.62 acres located at approximately 1850 South River Road.
Discussion	The property owner (Cottams) & Wright Homes (Mr. Derek Wright) are requesting that the subject 8.62 acre parcel be designated for medium density residential development (5-9 units/acre) to allow for a pending zone change request for medium density development. The property is bounded on the north by an LDS chapel, on the south by the "Hills" townhomes, on the west by a natural area, and Eagles Landing subdivision, and on the east by River Road and R-1-10 subdivisions. The applicant told the PC he would like to build a project with density similar to the "Hills" townhomes to the north. After considerable discussion and input from some neighbors, the PC recommended approval on a 4-1 vote.
Cost	$0.00
City Manager Recommendation	Should be an interesting public hearing with residents concerned about density. PC recommended approval.
Action Taken	
Requested by	Bob N
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FOR 8.62 ACRES LOCATED AT APPROXIMATELY 1850 SOUTH RIVER ROAD

WHEREAS, the applicant / property owner has requested a change to the General Plan Land Use Map for property at approximately 1850 South River Road from Low Density Residential (LDR) to Medium Density Residential (MDR); and

WHEREAS, the City Council held a public hearing on the requested change to the Land Use Map on May 1, 2014; and

WHEREAS, the Planning Commission held a public hearing on April 8, 2014 and recommends approval of the change as requested, and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

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

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

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) as indicated in Exhibit 'A' attached.

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

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 1st day of May, 2014.

_____

Gil Almquist, Mayor Pro Tem

ATTEST:

_____

Christina Fernandez, City Recorder

EXHIBIT 'A' Low Density Residential (LDR) to Medium D.R.

LDR = Low Density Residential area

MDR = Medium Density Residential area

COM = Commerical use area

SITE MAP

COTTAM PROPERTY

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

GENERAL PLAN AMENDMENT

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT:	**04/08/2014**
CITY COUNCIL SET DATE:	**04/17/2014**
CITY COUNCIL MEETING:	**05/01/2014**

GENERAL PLAN AMENDMENT: Case No. 2014-GPA-003 PUBLIC HEARING
Approximately 1850 South River Road

Request: To amend the General Plan Land Use map to change the land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on 8.62 acres located at approximately 1850 South River Road.

Applicant: Mr. and Mrs. Jim & Linda Cottam

Area: 8.62 acres

Property: Currently a vacant parcel located on the west side of River Road at about 1850 south. The parcel is located between an LDS church on the north side, and 'The Hills' townhome development on the south.

Current Zone: R-1-10

Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Request: The applicant requests the General Plan Land Use Map be changed to Medium Density Residential (MDR) 5-9 dwelling units/acre instead of the present Low Density Residential (LDR) 1-4 dwellings/acre designation.

Comments:

1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan generally require a G.P. amendment prior to considering the zoning request. If the General Plan is amended as requested, the applicants would then submit a zone change for a medium density residential project (5-9 dwellings/acre).

2. The subject property (8.62 acres) is currently grows alfalfa and has a natural area with trees and other plant life on the west

border adjacent to the Eagles Landing subdivision. The applicant states that this natural area will remain and be improved.

3. The subject property is bounded by an LDS church to the north, a natural area and Eagles Landing single-family subdivision to the west, 'The Hills' townhome development to the south, and River Road and Quail Valley Estates (single-family subdivision) & vacant R-1-10 property to the east.

4. Traffic: The property has approximately 700' of frontage along River Road (4-5 lane road). Two potential accesses to the property could be developed if the access points align with 1800 South and 1850 South streets on the east side of River Road. Adequate capacity exists in River Road to accommodate Medium Density Residential development which would be a maximum of 77 dwelling units (8.6 acres X 9 du/ac). However based on the actual zoning the number of dwelling units could be less. Under the current R-1-10 zone the property could accommodate approximately 27 homes (8.6 acres X 3.2 du/acre).

5. Utility capacity appears adequate to serve the potential density increase. There is a 12" water line, and 8" sewer line in River Road which can provide water and wastewater service to the property, although the sewer may require a lift station due to the elevation of the sewer line relative to the property.

P.C.: The Planning Commission recommends approval. (4-1).


HDR
PO
LDR
MDR
MDR
HDR
COM
OS
FIVE SISTERS
COM
LDR
700 S ST
MDR
COM
PO
PO
PF
400 E ST
900 E ST
900 S ST
FOREMASTER DR
MDR
OS
LDR
MDR
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PK
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PK
MDR
PK
COM
LDR
RIVERSIDE DR
OS
320 E ST
400 E ST
HDR
COM
COM
MDR
BOULDER SPRINGS RD
ST JAMES LN
PK
POINT DR
2.B
Subject sites
FT PIERCE DR
PK
COM
LDR
PK
VLDR
FT PIERCE DR
BLOOMINGTON HILLS DR
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2.A
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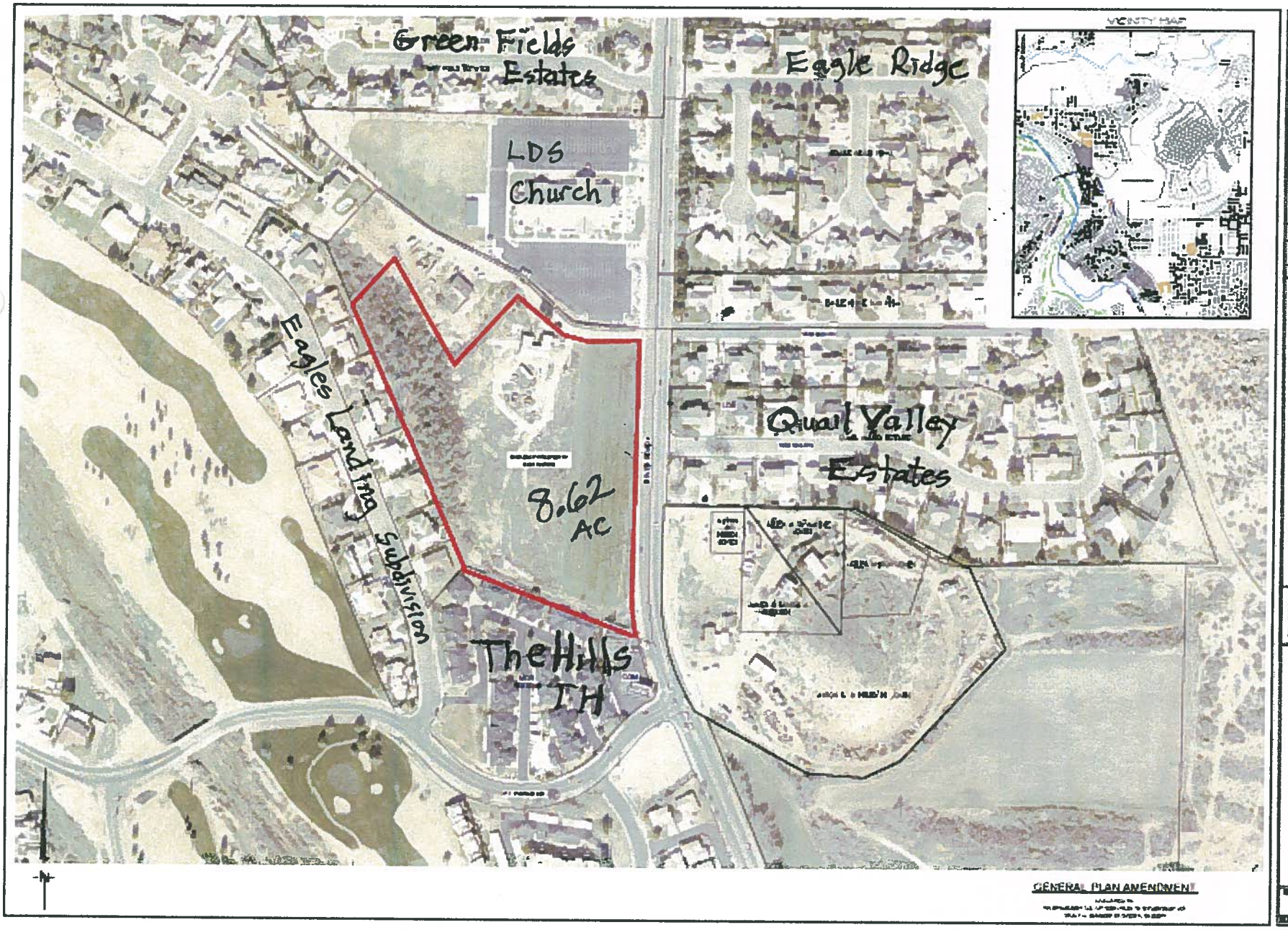
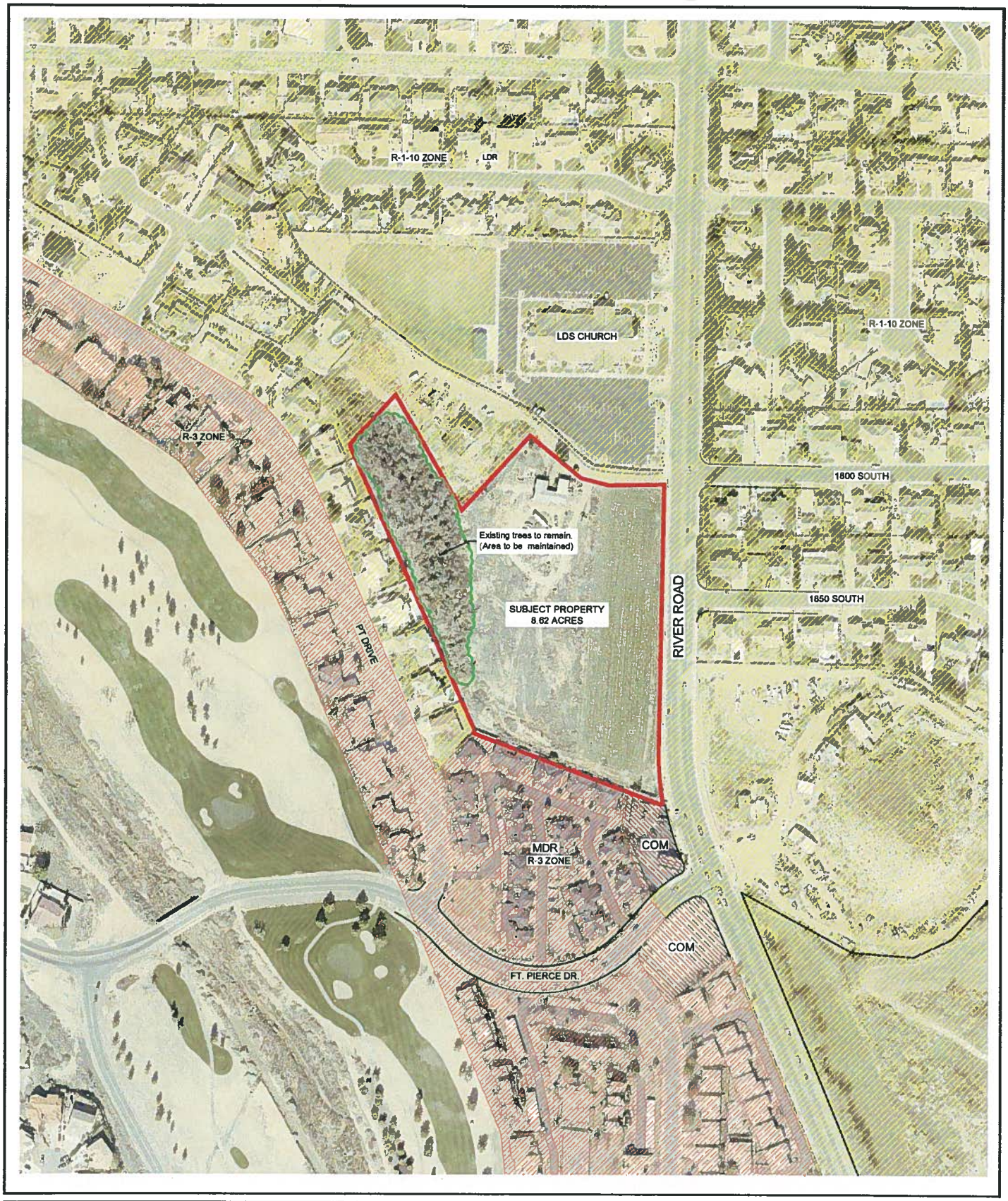
COM
BRIGHAM RD
MDR
PF



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

COTTAM FAMILY PROPERTY
GENERAL PLAN AMENDMENT
LOCATED IN ST. GEORGE, UT



LDR = Low Density Residential area

MDR = Medium Density Residential area

COM = Commerical use area

SITE MAP

COTTAM PROPERTY

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

Re: Cottam Gen Plan amendment

3-30-14 2.B

Bob Nicholson
Community Dev. Coordinator
Community Dev. Department
City of St George
175 East 200 north
St George, Ut 84770

Gentlemen:

I oppose the Zone change proposed by Linda & Jim Cottam for land use on 8.6 acres located at 1850 South River Road from:
Low Density Residential to
medium Density Residential
There is a great amount of traffic on River Road and this proposed Change to Medium Density residential will destroy the area for current residents.

I oppose this Zone Change.

signed
Elma L. Mazzola
Property owner
1787 Point Dr
St Geo. Ut 84790

Re: Cottam Gen Plan Amendment

To: St. George Planning/zoning Commission April 9, 2014

Subject: Cottam land development and grandfathering of original farm land

Commissioners;

My name is Herbert Roose and I have a winter home and a rental property in the Cottam Field residential subdivision adjacent to the new Cottam Cove Development.

I have taken some time to visit the planning commission and view the maps for the Cottam Cove Development and am aware of the Cottams request for a zoning change on the small parcel of property adjacent to the Chevron station on River road. I am also aware that the Cottam family enjoys a grandfathering related to their "farm" use category granted I believe, when the North Bloomington annexation took place.

I can understand the need to protect the individual land owner rights when such an annexation occurs and can understand why a grandfather clause **was** appropriate. I believe the intent of such clauses are to insure the landowners are not forced to give up their livelihood or way of life and generally, particularly in the case of farming/agricultural exemptions, the land parcels are large enough to avoid operational or logistical interference with the surrounding environment.

I believe, knowingly or unknowingly the Cottams have abused the intent of the zoning commission's exemption and have reaped considerable gains by sub-dividing and selling their properties to take advantage of the overlying residential zoning classification.

I'm not suggesting the Cottams don't have the right to sub-divide their property. But I am suggesting that to allow them to retain the exemption while developing the lands around them is in direct conflict with the purpose for zoning commissions, to protect the individual landowner and provide for a **planned** community development.

As parcels of their lands have been approved for sub-division, it appears they have consolidated the various and sundry used farm equipment, 15-20 derelict vehicles(not considered farm equipment in my mind), storage/cargo containers, old storage silos and livestock into a smaller and smaller exempted area.

Firstly, I believe the farm/agricultural classification implies that an income/livelihood is being generated by the property and I find it hard to believe that what is left is supporting the family or for that matter, after they've sold the properties that the need the land for income. I also understand the small "hobby" farm concept. While I do note that it appears the grand kids may be raising some sheep for, I assume FFA or some other worthy undertaking and I support such activities, I don't think that would in itself justify the exemption especially since the animals on the small farm designated properties are supposed to be for the exclusive use and benefit of the family living on the property, and nowhere that I can see does it say extended family.

Secondly, by continuing to consolidate all this valuable stuff and, I can only assume if their successful in their efforts to get the River Rd property sold there will be more consolidation, it is creating nothing but a junkyard to attract rats and other types of vermin associated with such an environment and a smelly corral with bleating sheep, bellowing cattle a few horses and lots of flies. One should note the corral with all the flies and smell is conveniently located a considerable distance from the Cottam home but, right behind the Cottam field development homes.

In reality, the Cottams have been somewhat deceptive in that they promote development of nice clean neighborhoods while continuing to pile up the unsightly "stuff" and restraining animals in a more constricted area promoting an unhealthy environment for the animals, foul smells and flies for the nice neighborhood. In addition, it appears that the only access for the "farm" will now be either Shellee Drive or, the new entrance through the Cottam Cove residential area either way; indications thus far are a high probability of mud, hay and animal feces strewn streets.

A person can always make the argument that the Cottams were there when I bought the place which, would be true but no one said they were going to bring all the "stuff" and consolidate the remaining acreage into such a restricted area.

I would respectfully ask that the commission: 1) actually send someone out to check out the appropriateness of the "farm/agricultural items presently on the property. 2) Review the intent of the commissions grandfathering and whether or not this intent has been abused by the Cottams. 3)Take into consideration the rights of the new residential landowners, not only Cottam Field but, Cottam Cove residents will be similarly impacted and measure if the zoning commission has, when approving these two sub-division in close proximity to the "grandfathered lands", accomplished their mission to provide for planned development and protect the individual landowner???

I personally believe if an exempted landowner decides to develop their lands and take advantage of different zoning aspects, they should themselves, in the interest of future landowners, be subject to said zoning.

I would appreciate feedback on this issue and can be reached at 307-259-9851.

Respectfully

Herbert E. Roose 2163 South Shellee Drive 84790

Re: 3.A

Brad & Colleen Hales
1411 E 1850 South
St. George, UT 84790

29 April 2014

Community Development Department
City of St. George
175 E 200 N
St. George, UT 84770

Re: Proposed change in land use from Low Density Residential to Medium Density Residential on 8.6 acres located at approximately 1850 South River Road, the west side of the road

Dear Community Development Department:

We moved into our home on 1850 South and River Road in 1992. At that time, River Road was only two lanes, Little Valley had a few homes scattered throughout and even Bloomington Hills was not fully built out. A lot has changed in the ensuing 22 years since then. For the following reasons, we do not consider this proposed change to be in the best interests of the surrounding neighborhoods:

Traffic Congestion – the traffic flow on River Road is already very overloaded as evidenced by anyone trying to turn left onto River Road during the hours of 7:30 a.m. and 7:30 p.m. An attempt by the land owners to convert this Low Density Residential to Commercial some years back was denied by the City Council, based in large part to the traffic conditions that it would have created. The traffic flow has continued to increase dramatically anyway. The effect of a change to Medium Density Residential will exacerbate this congestion and produce even more traffic than the prior attempted rezone.

Safety – As noted above, the traffic flow is busy on River Road and without crosswalks on corners, it is difficult at best to cross River Road safely. There are many young families and children in the area and many more individuals that jog, run, walk, bicycle and play in and around River Road and more congestion will add more potential risk of harm.

Home Valuations – With the Tamarack townhomes, the Hills townhomes, the Sunrise development and the Boulder Villas already in this area, common sense would dictate that such a development be placed elsewhere. The median housing price of a home in the surrounding developments like Quail Valley Estates, Eagles Ridge, The Boulders and St. James will suffer with more Medium Density Residential developments close by.

Sincerely,

Brad & Colleen Hales

Re: 3.A

The Hills--1365 Ft. Pierce Dr. #17
St. George, UT 84790
and
1704 Wasatch Drive
Salt Lake City, UT 84108

3 April 2014

Mr. Bob Nicholson, Coordinator
Community Development Department
City of St. George City
175 East 200 North
St. George, UT 84770

Dear Mr. Nicholson and Planning Commission Members:

We are definitely opposed to the proposed rezoning of the Cottam property from low density residential to medium density residential. The thought of 5/9 units per acre on the 8.6-acre property (from 43 to 77 units) is indeed troubling. We are sorry that employment prevents us from being present at the public hearing.

From our living room-dining room wall, at the back of our townhouse, we have a 10-foot-wide paved area which ends in a 7-foot cement retaining wall. The Cottam property is next to this wall, at the level of our upper floor. We understand that medium density zoning would permit the housing units to be built closer to the property lines, with less green space. We are concerned with the loss of privacy and also visibility (will we be able to see any sky?). There is also the worry about water coming down into our small paved backyard. And we are also very much concerned what this proposed development will do to the value of our property.

Presently there is a lot of traffic on River Road. We are grateful for the traffic light at the Ft. Pierce intersection so we can safely turn left onto River Road. Has there been a study conducted to estimate the increase in traffic that will result from the development? Unless a new traffic light can be installed, it will be difficult for drivers exiting the Cottam property to turn left.

We know that developers want to make as much profit as possible, but some consideration should be given to people who are already resident neighbors. We have no objection to single family homes being built behind us, as the current zoning allows, but we do request that some landscaping be established between The Hills and new houses in the Cottam property to provide us with some privacy.

Would it be possible for Planning Commission Members to come to our houses which border on the Cottam property and actually see our concerns for the development behind us?

Sincerely,

Wayne and Sharon Meikle

Wayne and Sharon Meikle

Re: 3.A

April 01, 2014

Planning Commissioner

City of St. George

175 East 200 North

St. George, UT 84770

RE: Rezoning of property located on the west side of River Road between the LDS church and "The Hills" Townhomes

Good day,

My husband and I own a townhouse in "The Hills" development. We are adamantly opposed to the rezoning of the plot of land as described above from low density to medium density.

When we purchased our townhome last summer, the deciding factor was the neighborhood. It is a lovely area of largely single family homes. We did check the zoning and felt safe in purchasing our townhouse as further development would be in character with the existing homes. The land in question was "acquired" as a low density zone. The purpose of zoning is to manage and control growth of the city for the benefit of all. Zoning should NOT be changed to suit a builder's wants. He should have acquired a medium density plot of land if he wanted to build multiple homes.

In addition, River Road is already taxed by extremely heavy traffic. More homes will result in an increase in traffic and congestion on this road.

Sincerely,
Marianne McKittrick Crary

Marianne McKittrick Crary

1365 Fort Pierce Drive #30

St. George, UT 84790

RE 3A

RECEIVED
APR 08 2014
BY:

The Hills Homeowners Association

1365 Fort Pierce Drive, St. George, 84790

Contact: Paul Properties, Inc., P.O. Box 910298, St. George, UT 84791, 435-674-3444

April 7, 2014

St. George City Planning Commission:

The Hills Homeowners Association requests that the City Planning Commission require that rezoning of the Cottam property at approximately 1800 S. River Road be preceded with (1) a City-approved low-impact plan of vehicular access to and from River Road, (2) a requirement to eliminate drainage problems that currently damage The Hills properties and (3) developer documents that illustrate the physical project for review to solve specific unresolved issues of significant importance.

Traffic Impact. The volume of traffic on S. River Road continues to build up with the expansion of southeast St. George where our transportation depends heavily on this thoroughfare for metropolitan access. Efficient functioning of River Road is a critical need not only to The Hills, but also to all the communities in this south east section of the city.

Vehicular access to River Road in our neighborhoods is based on a master-plan of already-built collector streets. The Cottam Property residential project may require additional points of access to be inserted directly by driveways onto the thoroughfare near the Fort Pierce traffic light that is already backing up to the planned access points. Something will have to be done to clear the way for vehicles attempting to enter and exit the new properties without stopping the through-traffic or creating unnecessary traffic hazards for the high volume of fast-moving traffic in both directions. Since there is no access for the Cottam Property to the neighborhood collector streets, this suggests that driving-speed bleeder entrances with sufficient length to pull vehicles off, and send vehicles onto, the thoroughfare be constructed.

Prior to re-zoning, we request that the Planning Commission do sufficient traffic planning to protect and enhance the life of River Road for residents of The Hills and all of the driving public in our growing region of St. George. If the traffic impact degrades River Road, please deny such rezoning.

Drainage Problem. Water run-off periodically flows into and damages The Hills property. Wright Homes acknowledges this problem, and we ask that it be coordinated in the plan.

Dwelling Unit Density. The proposal is open-ended for a density of up to 77 units which would be threatening to the surrounding low and medium density properties. It is critical to surrounding properties that sufficient set-backs and green space be provided to retain privacy, view and the general character of our neighborhoods. Four-by-four stacked condos and minimum property-line setbacks would depress existing residential property values.

Thank you for your consideration of these important urban development issues that affect us.

Ken Lawson, Member, The Hills HOA Board of Directors

May 1, 2014

Dear St. George City Council Member,

Regarding the requested changes to the Cottam property, from low density to Medium Density Residential, please give careful consideration to the number of vehicles that will be entering and exiting daily from the proposed development. Using the figures given at the planning commission (10 vehicle trips per household each day), a medium density complex would generate 400-560 trips in and out of the proposed complex onto River Road. The treacherous left turn exit will often be impossible, and therefore avoided. The easier, right-turn-only exit will result in numerous vehicles using the adjacent convenience store or The Hill's private road as a U-turn location so they can make a left turn at the traffic light. This added congestion will quickly become a hazardous and dangerous intersection.

The sale of Mr. Cottam's property will still be profitable by maintaining the current zoning. The stack and pack plan for developing this land lacks responsible, visionary planning and neglects to consider the unique challenges of this property's location.

Sincerely,

Ann Schneider

Ann Schneider
1365 Ft. Pierce Dr.
St. George, UT 84790

The Hills Homeowners Association

1365 Fort Pierce Drive, St. George, 84790

Contact: Paul Properties, Inc., P.O. Box 910298, St. George, UT 84791, 435-674-3444

May 1, 2014

St. George City Council:

The Hills Homeowners Association requests that the General Plan amendment for the Cottam property development at approximately 1800 S. River Road be consistent with regard to (1) a low-impact vehicular access design to and from the River Road thoroughfare, and (2 protection of The Hills townhouse community directly below from potentially harmful encroachment of higher density buildings standing high along its property line.

Traffic Impact. The volume of traffic on S. River Road continues to build up with the expansion of southeast St. George where our transportation depends heavily on this thoroughfare for metropolitan access. Traffic congestion is already a problem at the proposed point of entrance and exit of the proposed development. The land proposed for the development is landlocked without normal access to collector streets and intersections to River Road. We believe that a driving speed bleeder lane should be required to prevent traffic to stop before turns are made into the development.

Dwelling Unit Density. The proposal is open-ended for a density of up to 77 units which could be threatening to the surrounding low and medium density properties if multi-story buildings are brought to the property line sitting above The Hills townhouses below. It is critical to all of the surrounding properties that sufficient set-backs and green space be provided to retain current property use standards, privacy, and the general character of our neighborhoods. Four-by-four stacked condos and minimum property-line setbacks would depress existing residential property values.

Thank you for your consideration of these important urban development issues that affect us.

Ken Lawson, Member, The Hills HOA Board of Directors

DRAFT

Agenda Item Number : 5A

Request For Council Action

Date Submitted	2014-04-24 17:59:33
Applicant	Steve Bingham
Quick Title	Proposed fee modifications at City Aquatic facilities
Subject	It is proposed that certain fees at the SHAC and the Municipal Pool be modified.
Discussion	The following changes are proposed: City Pool 1. Increase youth entrance fee from $1.50 to $2.00. 2.Decrease unlimited hydro-tube pass from $3.00 to $2.50 3.Increase Adult admission fee from $2.25 to $3.00. 4. Increase pool reservation fee from $150.00 per reservation to $175.00. *The increase in youth admissions would be off-set by the decrease in the hydro-tube pass. The goal of course is to increase increase our revenues for the season. SHAC 1.The semi-private reservation is $150.00 and a private reservation is $225.00 with no limit on size of the group. We recommend the fee be limited to 200 people and each 100 additional swimmers an additional charge of $50.00. 2.Decrease the child admission fee for non-residents from $5.50 to $5.00, this will better align SHAC with what is being charged at Washington City Rec Center. Cecause the City pool opens on Memorial day, before the budget is approved we would like to implement this increase starting Memorial Day weekend.
Cost	$0.00
City Manager Recommendation	Fees at our pools have not been increased in several years. These new fees of approved will bring us in line with other fees charged in our area and help us meet increased costs of doing business. If the fees are changed it must be done through the approval of a resolution.
Action Taken	
Requested by	Kent Perkins
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

DRAFT

Agenda Item Number : 5B

Request For Council Action

Date Submitted	2014-04-22 09:52:56
Applicant	City of St. George
Quick Title	Budget for Fiscal Year 2014-15
Subject	Presentation of the City's Recommended Annual Budget for Fiscal Year 2014-15
Discussion	State Code requires the Recommended Budget to be presented to the Mayor & City Council in the first regular meeting of May each year.
Cost	$0.00
City Manager Recommendation	As the budget officer I am required to submit the fiscal year 2014-2015 budget to you at the first CC meeting in May. The Council is required to approve the preliminary budget which then sets in motion the public hearing and approval process. This action needs to be done by resolution. It will be balanced and will include some rate adjustments. More information will be provided later as we meet to review the budget in detail.
Action Taken	
Requested by	Deanna Brklacich
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

City of St. George, Utah
Resolution No.

A resolution approving the St. George City Municipal Pool and the Sand Hollow Aquatic Center fee schedule

Whereas, the City Council is continuing to maintain and operate the use of the Municipal Pool and the Sand Hollow Aquatic Center, and

Whereas, a fee should be charged to help pay for the operations and maintenance of the Two City Swimming Pools, therefore a fair and uniform fee schedule needs to be adopted to establish the fees to be assessed for swimming and general use, and

Whereas, the City believes that adopting this fee schedule is in the best interest of the citizens of the City of St. George.

Now, therefore, be it resolved by the St. George City Council:

Fees for admission at the St. George City Municipal Pool and the Sand Hollow Aquatic Center shall be as follows:

City Pool:

1. An increase in the youth admission fee from $1.50 to $2.00.
2. A decrease in the unlimited hydro-tube pass from $3.00 to $2.50
3. An increase in the Adult admission fee from $2.25 to $3.00.
4. A pool reservation fee from $150.00 per reservation to $175.00.

Sand Hollow Aquatic Center:

1. A semi-private reservation is $150.00.
2. The fee for a private reservation is changed from $225.00 with no limit on size of the group to limiting the size of the group to 200 people for $225.00 and an additional fee of $50.00 for each 50 additional swimmers.
3. The child admission fee decrease for non-resident from $5.50 to $5.00.

This resolution shall become effective May 23, 2014.

Passed and adopted by the City Council of the City of St. George, this _____ day of May, 2014.

_____
Gil Almquist, Mayor Pro Tem

Attest:

_____
Christina Fernandez, City Recorder

DRAFT

Agenda Item Number : 6A

Request For Council Action

Date Submitted	2014-04-23 13:45:44
Applicant	Police Department
Quick Title	Drug Task Force Lease Agreement
Subject	Approval of lease agreement for 2014.
Discussion	Requires Mayor's signature.
Cost	$0.00
City Manager Recommendation	Recommend approval of this lease between the City and the Drug Task force for space in the Annex building.
Action Taken	
Requested by	Kyle Whitehead
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

LEASE AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND THE WASHINGTON COUNTY DRUG TASK FORCE

This Lease Agreement ("Agreement") is made and effective on this ___ day of _____, 2014, by and between the City of St. George, a Utah municipal corporation ("Landlord") and the Washington County Drug Task Force ("Tenant"). Landlord and Tenant shall hereinafter at times be referred to collectively as the "Parties."

RECITALS

WHEREAS, Landlord owns the property and improvements located at 220 North 200 East, St. George, Utah 84770, commonly known as the City of St. George East Annex (the "Building"); and

WHEREAS, Landlord desires to lease a portion of the Building, particularly office space on the lower level, south end, of the Building ("Leased Premises") to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, and on the covenants, conditions, and provisions herein set forth; and

NOW, THEREFORE, in consideration of the mutual promises herein contained, and other good and valuable consideration, the Parties hereby agree as follows:

AGREEMENT

1. Term. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for a one-year term, beginning on January 1, 2014 and ending December 31, 2014.

2. Rental. Tenant shall pay to Landlord during the rental term, rent in the amount of thirty two thousand dollars and no cents ($32,000.00). Tenant shall pay the rental payment in one lump sum to Landlord at the offices of the City of St. George, 175 East 200 North, St. George, Utah 84770, on May 29, 2014.

3. Use. Tenant shall use Leased Premises solely for the office operations of the Washington County Drug Task Force.

4. Sublease and Assignment. Tenant shall not sublease, assign, or otherwise transfer its rights and obligations in this Lease to any person or entity.

5. Repairs. During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn by normal occupancy. All repairs are the responsibility of Tenant. Major mechanical systems like heating, air conditioning, and roofing are Landlord's obligation.

6. Alterations or Improvements. With Landlord's prior written approval, Tenant may remodel, redecorate, alter, improve, and/or replace fixtures, and make changes to the Leased Premises, as it desires. City, it its' sole discretion, has the right to reject any such request. If Tenant makes any alterations or improvements, they must be made in a workmanlike manner, utilizing good quality materials. Tenant has the right to place and install personal property, fixtures, equipment, and other temporary items on the Leased Premises, and fasten the same items to the premises. All personal property, equipment, machinery, trade fixtures, and temporary installations on the Leased Premises, whether acquired by Tenant at the commencement of the Lease term or thereafter, remain Tenant's property free and clear of any claim by Landlord. Tenant has the right to remove the same at any time during the term of this Lease, provided that damage caused by the removal to the Leased Premises is repaired by Tenant at Tenant's expense.

7. Utilities. Tenant shall pay all charges for water, sewer, gas, electricity, telephone, and other services and utilities used by Tenant on the Leased Premises during the term of this Lease, unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased premises is not separately metered, Landlord shall pay the amount due, and separately invoice Tenant for its pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased premises are designed to provide only standard office use for electrical facilities, office lighting, and physical plant capacities. Tenant shall not use any equipment or devices that utilize excessive electrical energy loads, or which may overload the wiring, or interfere with electrical services to other tenants or Landlord, in Landlord's reasonable opinion.

8. Entry. Landlord has the right to enter the Leased Premises at reasonable hours to inspect the same, provided Landlord does not unreasonably interfere with Tenant's business. Landlord has the right to enter the Leased Premises in an emergency upon a reasonable belief of an eminent threat to the Leased Premises.

9. Parking. During the term of the Lease, Tenant has the non-exclusive use in common, with Landlord and other tenants of the Building and their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways. Such use is subject to rules and regulations as prescribed from time to time by Landlord, and which are made in the Landlord's sole discretion. Landlord reserves the right to designate or not designate parking areas at the Building site, or within reasonable proximity of it, for the use of Tenant and Tenant's agents and employees.

10. Default. Tenant's failure to pay the rental payment when due is a breach of this Lease. If the breach continues for fifteen (15) days after written notice has been given to Tenant by Landlord, Landlord may declare the Lease terminated. If the Tenant has breached any other provisions of this Lease, or defaulted in any of its other obligations, and the breach continues for thirty (30) days after written notice has been given to Tenant by Landlord, and the breach or default has not been corrected, Landlord may declare the Lease terminated, and give Tenant written notice of the termination. Termination of the Lease for any reason requires Tenant to surrender possession of the Leased Premises. If the Leased Premises are not surrendered, Landlord has the right of reentry. In addition, Landlord has all rights and remedies, for any Tenant default, available to it in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

11. Quiet Possession. Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable, undisturbed, and uninterrupted possession of the Leased Premises during the term of the Lease.

12. Notice. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as set forth in this paragraph. Landlord and Tenant shall have the right to change the place of notice by giving written notice of the change to the other party.

LANDLORD:	TENANT:
City of St. George Attn: Legal Department 175 East 200 North St. George, UT 84770	Washington County Drug Task Force Attn: Captain Kyle Whitehead 265 North 200 East St. George, UT 84770

13. Waiver. No waiver of any breach or default of Landlord or Tenant shall be implied from any omission to take action on a breach or default, even if it is repeated or persistent. An express waiver of any breach or default applies only to the specified item, or to the extent stated in the express waiver. One or more waivers by Landlord or Tenant shall not be construed as a continuing waiver of a subsequent breach of the same covenant, term, or condition.

14. Headings. The headings used in this Agreement are for convenience only and shall not be considered in interpreting the meaning of any provision of this Lease.

15. Successors. The provisions of this Lease shall extend to and be binding on Landlord and Tenant, and their respective legal representatives, successors, and assigns.

16. Consent. Landlord shall not unreasonably withhold or delay consent with respect to any matter when Landlord's consent is required or desirable under this Lease.

17. Compliance with Law. Tenant shall comply with all laws, orders, ordinances, and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances, and other public requirements now or hereafter affecting the Leased Premises.

18. Final Agreement. This Agreement supersedes all prior negotiations, understandings, and agreements between the parties, oral or written, on this subject matter. Any modifications or amendments to this Agreement must be in writing, and signed by all Parties.

19. Governing Law. This Agreement is governed, construed, and interpreted under the laws of the State of Utah, and venue in the event of a dispute shall be in the Fifth Judicial District Court for the State of Utah.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the day and year first written above.

LANDLORD:

City of St. George

_____

Jonathan T. Pike, Mayor

Attest:

_____

Christina Fernandez, City Recorder

TENANT:

Washington County Drug Task Force

_____

Captain Kyle Whitehead

Approved as to form:

_____

Victoria H. Hales, Assistant City Attorney

DRAFT

Agenda Item Number : 6B

Request For Council Action

Date Submitted	2014-04-17 15:57:53
Applicant	PC
Quick Title	PC Report from April 22, 2014
Subject	Consider the report from the Planning Commission meeting held April 22, 2014.
Discussion	The PC has a short agenda on April 22nd with only plats on the agenda, plus a lot line adjustment. The City Council will consider 2 final plats, and a final plat amendment for Primrose Point subdivision to allow a lot line adjustment between two lots. Also the Council will consider 1 preliminary plat request, and a lot line adjustment for 3 lots at the SW corner of 200 South and 500 East streets to match existing features on the ground.
Cost	$0.00
City Manager Recommendation	Short agenda for the PC with some preliminary and final plats.
Action Taken	
Requested by	Bob N
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

PLANNING COMMISSION REPORT: APRIL 22, 2014
CITY COUNCIL MEETING: MAY 1, 2014

1. **FINAL PLATS (FP)**

A. Consider approval of a final plat for **"Cottonwood – Phase 4"** an 18 lot residential subdivision plat. The owner is Salisbury Developers and the representative is Roger Bundy. The property is zoned R-1-10 and is located at approximately 2950 East and 3520 South. Case No. 2014-FP-006. (Staff – Todd J.)

B. Consider approval of a final plat for **"Cottonwood, phase 5"** a 17 lot residential subdivision plat. The owner is Salisbury Developers and the representative is Roger Bundy. The property is zoned R-1-10 and is located at approximately 2960 East and 3460 South. Case No. 2014-FP-007. (Staff – Todd J.)

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

Consider approval of a final plat amendment for **"Primrose Pointe Subdivision Phase 4 Amended"** a lot line adjustment between Lot 46 and 47 and vacated public utility easements between said lots and to dedicate new easements on the new lot line within a residential subdivision final plat. The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at 160 South Arroyo Drive. Case No. 2014-FPA-017. (Staff – Todd J.)

3. **LOT LINE ADJUSTMENT (LLA)**

Consider approval of a Lot Line Adjustment for 3 Lots to match existing features on the ground. The representative is Mr. Kent Provstgaard, KCP Surveying and Drafting. The property is zoned R-1-8 (Single Family Residential, 8,000 sq. ft. minimum lot size) and is located at the southwest intersection of 200 South and 500 East (480 East 200 South, 210 South 500 East, and 220 South 500 East). Case No. 2014-LRE-003. (Staff – Todd J.)

4. **PRELIMINARY PLAT (PP)**

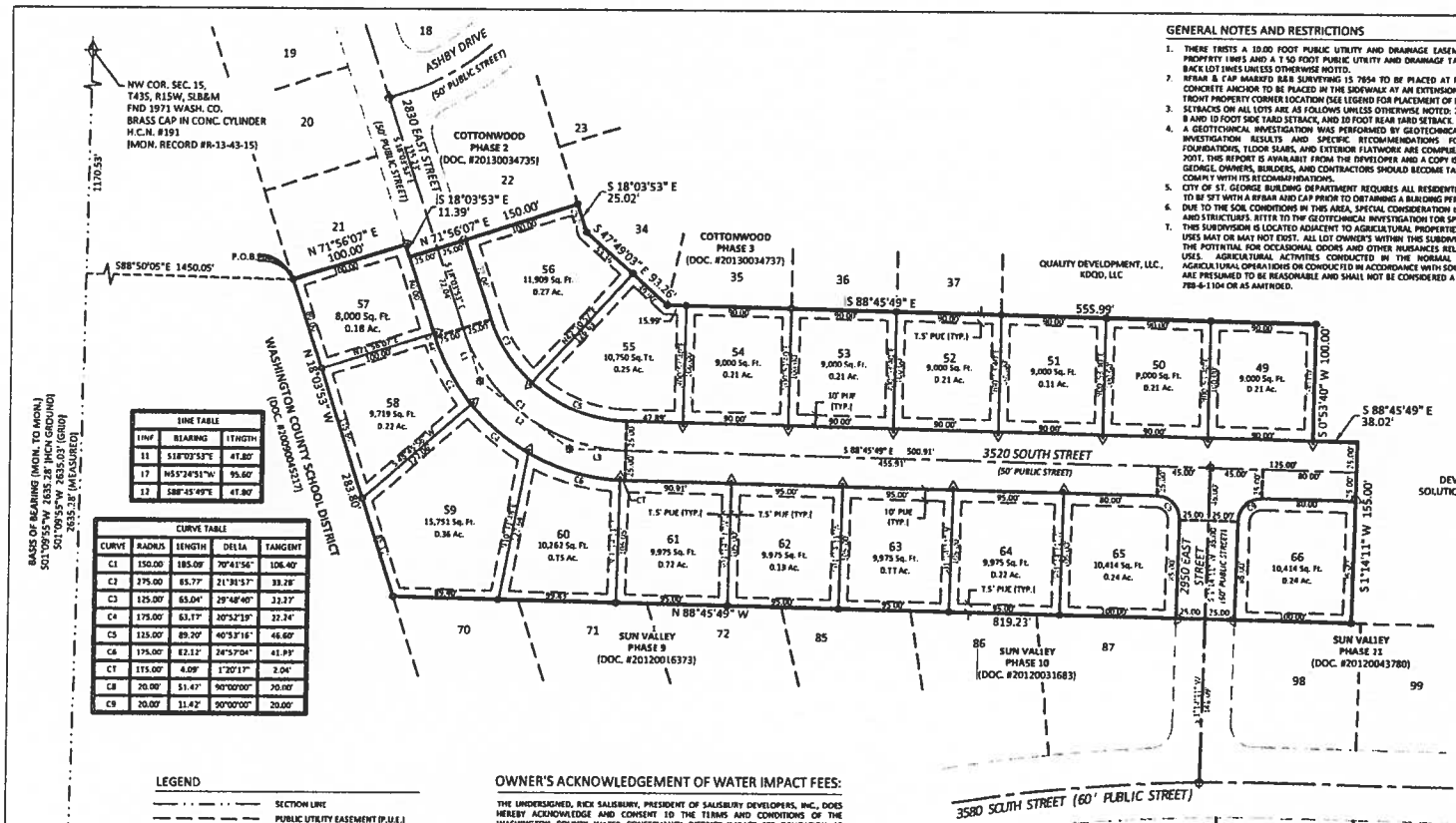
Consider approval of a preliminary plat for **"Crimson Cove"** a ten (10) lot residential subdivision. The applicant is Bar S Properties and the representative is Bush and Gudgell, Inc. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and RE-20 (Residential Estates 20,000 square foot minimum lot size) and is located at Equestrian Drive and Little Valley Drive. Case No. 2014-PP-023 (Staff – Wes J.).

PCR ITEM 1A
Final Plat

PLANNING COMMISSION AGENDA REPORT: **04/22/2014**
CITY COUNCIL MEETING: **05/01/2014**

FINAL PLAT
Cottonwood Phase 4
Case No. 2014-FP-006

Request:	Approval of a 18 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located west of the intersection of 2950 East and 3520 South (Little Valley area)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°03'53"E	47.80'
L7	N55°24'51"W	95.60'
L2	S88°45'49"E	47.80'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	150.00	185.09'	70°41'56"	108.40'
C2	275.00	65.77'	21°31'57"	33.28'
C3	125.00'	65.04'	29°48'40"	33.27'
C4	175.00'	63.17'	20°52'19"	32.24'
C5	125.00'	89.20'	40°53'16"	46.60'
C6	175.00'	82.12'	24°57'04"	41.93'
CT	175.00'	4.09'	1°20'17"	2.04'
C8	20.00'	51.47'	90°00'00"	20.00'
C9	20.00'	11.42'	90°00'00"	20.00'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALISBURY, PRESIDENT OF SALISBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 20 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

COTTONWOOD - PHASE 4

DATE: _____

LICENSED LAND SURVEYOR 7654 ROGER M. BUNDY STATE OF UTAH

LEGAL DESCRIPTION:

PHASE 4

BEGINNING AT THE SOUTHWEST CORNER OF LOT 21, COTTONWOOD - PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING SOUTH 01°09'55" WEST 1170.53 FEET ALONG THE SECTION LINE AND SOUTH 88°50'05" EAST, 1450.05 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COTTONWOOD - PHASE 2 THE FOLLOWING (3) THREE COURSES: (1) NORTH 71°56'07" EAST 100.00 FEET; (2) SOUTH 18°03'53" EAST 11.39 FEET; AND (3) NORTH 72°56'07" EAST 150.00 FEET TO THE SOUTHERLY BOUNDARY OF COTTONWOOD - PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY OF COTTONWOOD - PHASE 3 AND THE EXTENSION THEREOF, THE FOLLOWING (8) THREE COURSES: (1) SOUTH 18°03'53" EAST 25.02 FEET; (2) SOUTH 47°49'03" EAST 91.26 FEET AND (3) SOUTH 88°45'49" EAST 555.99 FEET; THENCE SOUTH 0°53'40" WEST 100.00 FEET; THENCE SOUTH 88°45'49" EAST 38.02 FEET; THENCE SOUTH 1°14'11" WEST 155.00 FEET TO THE NORTHERLY BOUNDARY OF THE SUN VALLEY ESTATES PHASE 11 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE NORTH 88°45'49" WEST 819.25 FEET ALONG SAID NORTHERLY LINE OF SUN VALLEY ESTATES PHASE 11 AND THE NORTHERLY LINES OF SUN VALLEY ESTATES PHASES 9 AND 10, AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, TO A POINT ON EASTERLY BOUNDARY OF THE WASHINGTON COUNTY SCHOOL DISTRICT PROPERTY, AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, (DOC #20090045217); THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 18°03'53" WEST 283.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.29 ACRES

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

COTTONWOOD - PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____DAY OF _____, 20___.

SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____, DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Vicinity Map
St. George

N

50 0 50 100
SCALE IN FEET
1"=50'

R&B SURVEYING, INC.
357 PRIORITY PLACE DR. • ST. GEORGE, UT 84790
PH: (435) 652-2800 • FAX: (435) 652-2810

Subdivision Final Plat for
COTTONWOOD - PHASE 4
Located in the Northwest Quarter of Section 15, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDEO NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____, A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE MERTON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
_____ PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	_____ ENGINEER CITY OF ST. GEORGE	_____ CITY ATTORNEY CITY OF ST. GEORGE	_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE / _____ MAYOR CITY OF ST. GEORGE	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

MORTGAGEE CONSENT TO RECORD

WE, QUALITY DEVELOPMENT, LLC., MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____
ED BURGESS, MANAGING MEMBER FOR QUALITY DEVELOPMENT, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } SS

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF QUALITY DEVELOPMENT, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE QUALITY DEVELOPMENT, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

THE UNDERSIGNED, ED BURGESS, MANAGER OF QUALITY DEVELOPMENT, LLC., MORTGAGEE OF RECORD DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
BY: ED BURGESS, MANAGING MEMBER FOR QUALITY DEVELOPMENT, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } SS

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF QUALITY DEVELOPMENT, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE QUALITY DEVELOPMENT, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE.
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, QUALITY DEVELOPMENT, LLC., MANAGING MEMBER OF KDOO, LLC., MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____
ED BURGESS MANAGING MEMBER FOR KDOO, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } SS

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF KDOO, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE KDOO, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

THE UNDERSIGNED QUALITY DEVELOPMENT, LLC. MANAGING MEMBER OF KDOO, LLC., MORTGAGEE OF RECORD DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
BY: ED BURGESS, MANAGING MEMBER FOR KDOO, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } SS

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF KDOO, LLC., AND BEING EMPOWERED AND AUTHORIZED BY THE KDOO, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT [S]HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT [S]HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND [S]HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT [S]HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT [S]HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND [S]HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

_____
BARBARA G. HILLIE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, BARBARA G. HILLIE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16]

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALISBURY, PRESIDENT OF SALISBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[NO STAMP REQUIRED PER UTAH CODE,
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_____
NOTARY PUBLIC

Subdivision Final Plat for

COTTONWOOD - PHASE 4

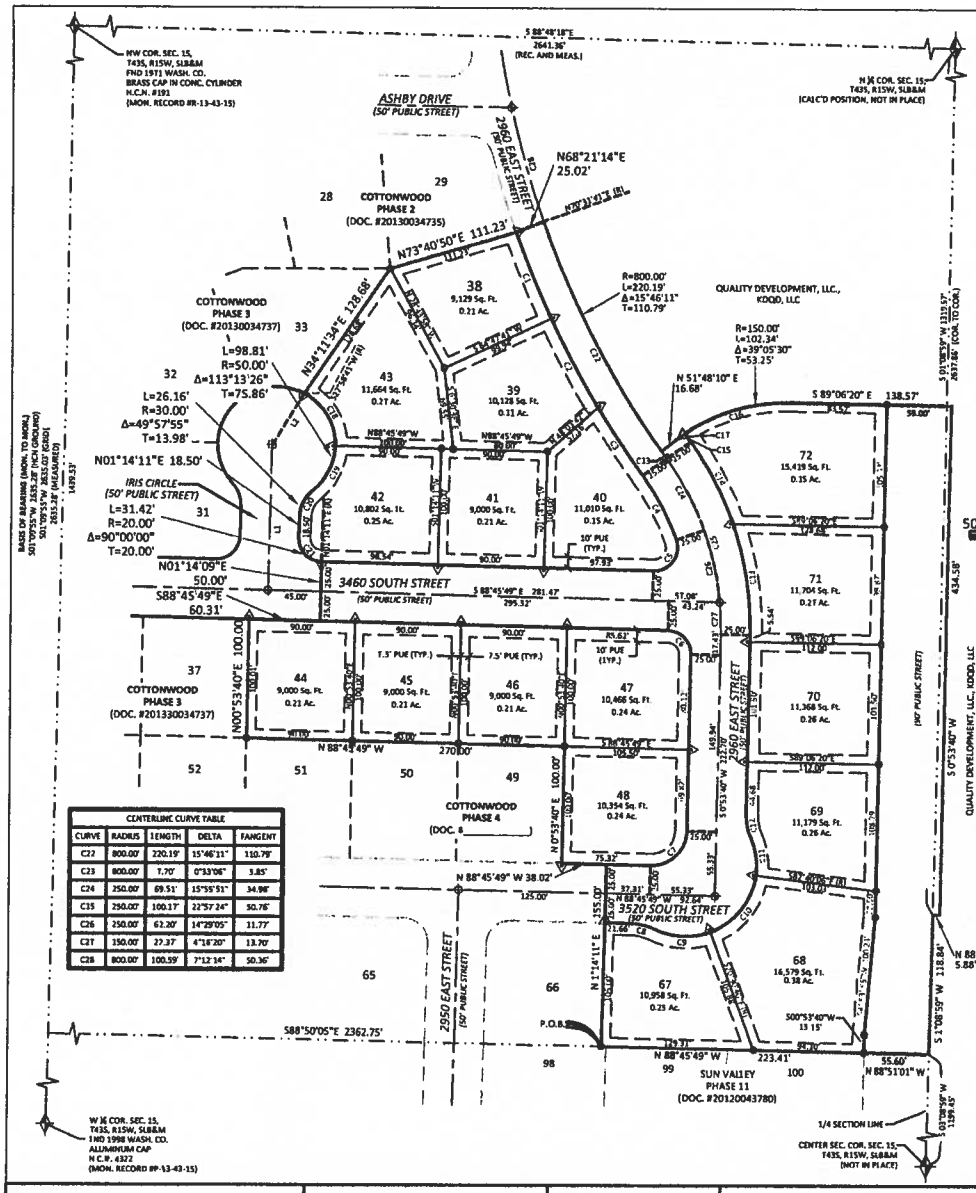
Located in the Northwest Quarter of Section 15,
Township 43 South, Range 15 West, SLB&M

PCR ITEM 1B
Final Plat

PLANNING COMMISSION AGENDA REPORT: **04/22/2014**
CITY COUNCIL MEETING: **05/01/2014**

FINAL PLAT
Cottonwood Phase 5
Case No. 2014-FP-007

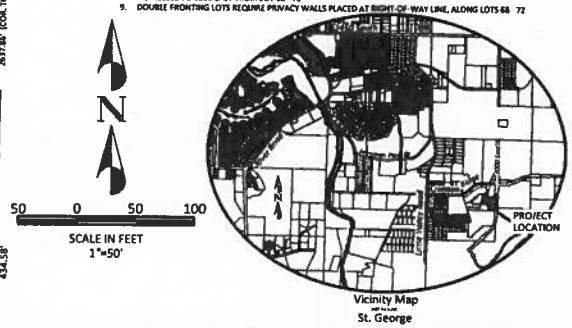
Request:	Approval of a 17 Lot Residential Subdivision Final Plat
Representative:	Roger Bundy, R&B Surveying 257 Prickley Pear Drive Washington, UT 84780
Property:	Located at the intersection of 2960 East and 3460 South (Little Valley area)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
P.C.:	The Planning Commission recommends approval with the condition that an additional 7.5 feet of right-of-way be dedicated on 2960 East Street to the City to accommodate a minimum of two lanes of traffic and subject to Legal Department review. Note that the property for dedication is under the same ownership (Quality Development).



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C22	800.00'	220.19'	15°46'11"	110.79'
C23	800.00'	7.70'	0°33'08"	3.85'
C24	250.00'	69.51'	15°55'51"	34.98'
C25	250.00'	100.17'	22°57'24"	50.76'
C26	250.00'	62.20'	14°29'05"	31.77'
C27	350.00'	27.37'	4°18'20"	13.70'
C28	800.00'	100.59'	7°12'14"	50.36'

GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
1. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 8 AND 10 FOOT SIDE YARD SETBACK, AND 10 FOOT REAR YARD SETBACK. LOTS 68-72 SHALL HAVE A 20 FOOT REAR YARD SETBACK MEASURED FROM THE RIGHT-OF-WAY LINE OF THE PUBLIC STREET ADJACENT TO THE FAST.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 4, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
6. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
7. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-2104 OR AS AMENDED.
8. NO ACCESS TO 3000 EAST FROM LOT 68 - 72
9. DOUBLE FRONTING LOTS REQUIRE PRIVACY WALLS PLACED AT RIGHT-OF-WAY LINE, ALONG LOTS 68 72



Vicinity Map
St. George

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	825.00'	79.11'	5°29'39"	39.58'
C2	825.00'	85.19'	5°54'58"	42.63'
C3	825.00'	69.77'	4°50'41"	34.90'
C4	125.00'	62.56'	15°55'51"	31.48'
C5	20.00'	38.78'	111°05'56"	29.15'
C6	20.00'	11.30'	89°39'29"	19.88'
C7	30.00'	47.30'	90°70'31"	30.18'
C8	50.00'	21.48'	24°37'12"	10.91'
C9	60.00'	48.56'	46°22'01"	25.70'
C10	60.00'	63.09'	61°09'26"	36.16'
C11	60.00'	52.52'	11°03'26"	16.87'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C12	50.00'	21.48'	24°37'11"	10.91'
C13	175.00'	96.29'	20°03'39"	48.64'
C14	175.00'	79.80'	16°37'36"	40.18'
C15	800.00'	8.52'	0°36'17"	4.26'
C16	150.00'	91.99'	35°54'10"	48.60'
C17	150.00'	8.15'	3°11'20"	4.18'
C18	50.00'	54.96'	87°58'26"	30.62'
C19	50.00'	41.85'	50°14'58"	13.45'
C20	30.00'	26.16'	49°57'55"	13.98'
C21	20.00'	11.42'	90°00'00"	20.00'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS B (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

TBC LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°14'11"E	124.75'
L2	N11°29'04"E	51.69'

R&B SURVEYING, INC.
52 WEST 100 SOUTH #B • ST. GEORGE, UT 84770
PH: (435) 652-0867 • FAX: (435) 652-0867

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

COTTONWOOD - PHASE 5

DATE: _____

7654 ROGER M. BUNDY

LEGAL DESCRIPTION:

PHASE 5

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SUN VALLEY ESTATES PHASE 11 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND THE SOUTHEAST CORNER OF LOT 68, COTTONWOOD - PHASE 4 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER SAID POINT BEING SOUTH 01°09'55" WEST 1439.51 FEET ALONG THE SECTION LINE AND SOUTH 88°50'05" EAST, 2362.75 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID COTTONWOOD - PHASE 4 THE FOLLOWING (4) FOUR COURSES: (1) NORTH 1°14'11" EAST 155.00 FEET; (2) NORTH 88°45'49" WEST 38.02 FEET; (3) NORTH 0°53'40" EAST 100 00 FEET; AND (4) NORTH 88°45'49" WEST 270.00 FEET TO THE SOUTHEAST CORNER OF LOT 37, COTTONWOOD - PHASE 3 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID COTTONWOOD - PHASE 3 THE FOLLOWING (8) EIGHT COURSES: (1) NORTH 00°53'40" EAST 100 00 FEET; (2) SOUTH 88°45'49" EAST 60.31 FEET; (3) NORTH 01°14'09" EAST 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 1°14'11" EAST); (4) RUNNING NORTHWESTERLY 31.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; (5) NORTH 01°14'11" EAST 18.50 FEET TO THE POINT OF CURVE OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; (6) RUNNING NORTHEASTERLY 26.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°57'55", TO A POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; (7) RUNNING 98.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°13'26"; AND (8) NORTH 34°11'34" EAST 128.68 FEET TO THE SOUTHWEST CORNER OF LOT 29, COTTONWOOD - PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COTTONWOOD - PHASE 2 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 73°40'50" EAST 111 23 FEET; AND (2) NORTH 68°21'14" EAST 25.02 FEET TO A POINT ON THE ARC OF A 800 00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 70°31'41" EAST); THENCE RUNNING SOUTHEASTERLY 220.19 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°46'11"; THENCE NORTH 51°48'10" EAST 16.68 FEET, TO THE POINT OF CURVE OF A 150.00 FOOT CURVE TO THE RIGHT; THENCE RUNNING NORTHEASTERLY 102.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'30"; THENCE SOUTH 89°06'20" EAST 138.57 FEET, THENCE SOUTH 0°53'40" WEST 434.58 FEET, THENCE NORTH 88°50'33" WEST 5.88 FEET, THENCE SOUTH 1°08'59" WEST 118 84 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SUN VALLEY ESTATES PHASE 11; THENCE ALONG THE BOUNDARY OF SAID SUN VALLEY ESTATES PHASE 11 THE FOLLOWING (2) TWO COURSES: (1) NORTH 88°51'01" WEST 55.60 FEET; AND (2) NORTH 88°45'49" WEST 223.41 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.05 ACRES

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

COTTONWOOD - PHASE 5

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____DAY OF _____, 20___.

_____
SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for
COTTONWOOD - PHASE 5
Located in the Northwest Quarter of Section 15, Township 43 South,Range 15 West, SLB&M

SHEET 1 OF 1

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS____ DAY OF _____, A.D. 20___	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
_____ PLANNING AND ZONING OFFICIAL CITY OF ST. GEORGE	_____ ENGINEER CITY OF ST. GEORGE	_____ CITY ATTORNEY CITY OF ST. GEORGE	_____ CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE	_____ ATTEST: CITY RECORDER CITY OF ST. GEORGE / _____ MAYOR CITY OF ST. GEORGE	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

MORTGAGEE CONSENT TO RECORD

WE, QUALITY DEVELOPMENT, LLC., MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____
ED BURGESS, MANAGING MEMBER FOR QUALITY DEVELOPMENT, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF QUALITY DEVELOPMENT, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE QUALITY DEVELOPMENT, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
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TITLE 46, CHAPTER 1, SECTION 16)

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NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

THE UNDERSIGNED, ED BURGESS, MANAGER OF QUALITY DEVELOPMENT, LLC., MORTGAGEE OF RECORD DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
BY: ED BURGESS MANAGING MEMBER FOR QUALITY DEVELOPMENT, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF QUALITY DEVELOPMENT, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE QUALITY DEVELOPMENT, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, QUALITY DEVELOPMENT, LLC., MANAGING MEMBER OF KDOD, LLC., MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____
ED BURGESS MANAGING MEMBER FOR KDOD, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, ED BURGESS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MANAGER OF KDOD, LLC. AND BEING EMPOWERED AND AUTHORIZED BY THE KDOD, LLC. OPERATING AGREEMENT SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
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NOTARY PUBLIC

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THE UNDERSIGNED QUALITY DEVELOPMENT, LLC. MANAGING MEMBER OF KDOD, LLC., MORTGAGEE OF RECORD DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
BY: ED BURGESS, MANAGING MEMBER FOR KDOD, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
WASHINGTON COUNTY } S.S.

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MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

_____
BARBARA G. HUELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THE ____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, BARABRA G. HUELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALISBURY, PRESIDENT OF SALISBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HERTON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
SALISBURY DEVELOPERS, INC.
BY: RICK SALISBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 20___A.D., PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF SALISBURY DEVELOPERS, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

COTTONWOOD - PHASE 5

Located in the Northwest Quarter of Section 15,
Township 43 South,Range 15 West, SLB&M

PCR ITEM 2
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: **04/22/2014**
CITY COUNCIL MEETING: **05/01/2014**

FINAL PLAT
Primrose Pointe Subdivision Phase 4 Amended
Case No. 2014-FPA-017

Request: Approval of a Lot Line Adjustment between Lot 46 & 47 and vacated the Public Utility Easement between said lots and to dedicate new easements on the new lot line within a Residential Subdivision Final Plat

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

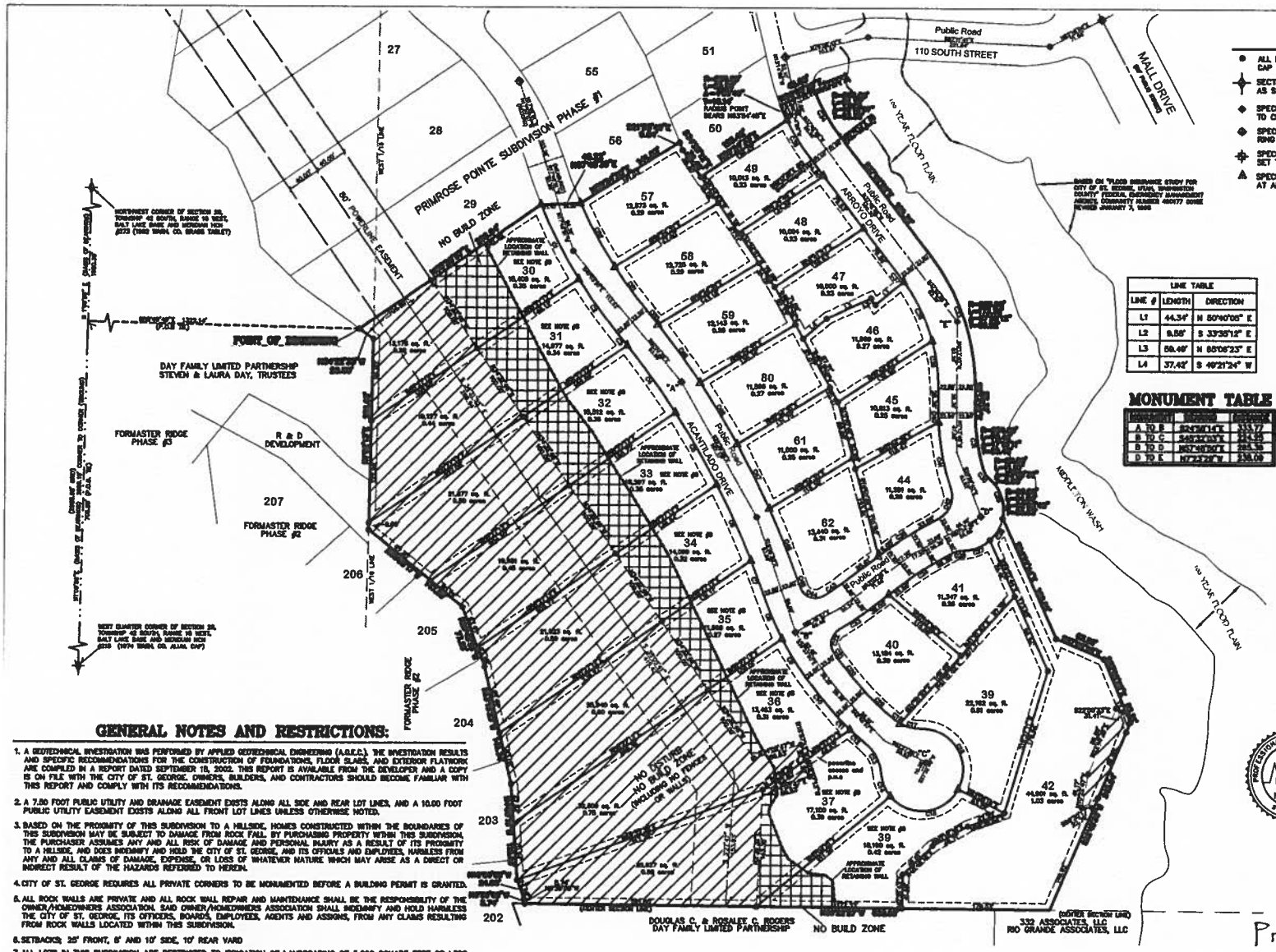
Property: Located at 160 South Arroyo Drive (at approximately 1650 West)

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 46 & 47 and to vacate the Public Utility Easement between said lots and to dedicate new Public Utility Easements on the new Lot Line. No other changes were made or intended with this Plat.

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

P.C.: The Planning Commission recommends approval.



LEGEND:

- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED LS 334080, UNLESS OTHERWISE NOTED.
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING AND LID SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM CAP SET TO CITY STANDARD)
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET OR NAIL & WASHER SET AT AN OFFSET DISTANCE OF 2.0')

BASED ON "FLOOD INSURANCE STUDY FOR CITY OF ST. GEORGE, UTAH, WASHINGTON COUNTY" FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY NUMBER 490177 DATED REVISED JANUARY 7, 1986

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	44.34'	N 50°40'05" E
L2	9.58'	S 33°35'12" E
L3	59.49'	N 85°06'23" E
L4	37.42'	S 49°21'24" W

MONUMENT TABLE

MONUMENT	BEARING	DISTANCE
A TO E	S25°30'14"E	333.77
B TO C	S45°32'00"E	294.55
B TO D	N85°06'00"E	268.36
D TO E	N72°23'00"E	238.00

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C2	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C3	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C4	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C5	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C6	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C7	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C8	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C9	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C10	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C11	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C12	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C13	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C14	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C15	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C16	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C17	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C18	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C19	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C20	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C21	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C22	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C23	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C24	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C25	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C26	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C27	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C28	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C29	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C30	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C31	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C32	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C33	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C34	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C35	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C36	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C37	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C38	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C39	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C40	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C41	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C42	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C43	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C44	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C45	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C46	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C47	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C48	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C49	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C50	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C51	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C52	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C53	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C54	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C55	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C56	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C57	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C58	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C59	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C60	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C61	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C62	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C63	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C64	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C65	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C66	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C67	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C68	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C69	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C70	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C71	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C72	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C73	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C74	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C75	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C76	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C77	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C78	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C79	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C80	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C81	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C82	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C83	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C84	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C85	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C86	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C87	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C88	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C89	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C90	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C91	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C92	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C93	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C94	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C95	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C96	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C97	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C98	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C99	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C100	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C101	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C102	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C103	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C104	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C105	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C106	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C107	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C108	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C109	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C110	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C111	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C112	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C113	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C114	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C115	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C116	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C117	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C118	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C119	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C120	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C121	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C122	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C123	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C124	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C125	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C126	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C127	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C128	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C129	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C130	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C131	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C132	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C133	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C134	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C135	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C136	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C137	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C138	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C139	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C140	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C141	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C142	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C143	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C144	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C145	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C146	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C147	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C148	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C149	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C150	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C151	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C152	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C153	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C154	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C155	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C156	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C157	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C158	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C159	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C160	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C161	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C162	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C163	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C164	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C165	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C166	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C167	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C168	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C169	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C170	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C171	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C172	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C173	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C174	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C175	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C176	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C177	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C178	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C179	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C180	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C181	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C182	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C183	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C184	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C185	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C186	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C187	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C188	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C189	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C190	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C191	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C192	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C193	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C194	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C195	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C196	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C197	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C198	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C199	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C200	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C201	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C202	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C203	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C204	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C205	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C206	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'
C207	90°00'00"	25.00'	25.00'	39.27'	S 45°00'00" E	35.36'

GENERAL NOTES AND RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED SEPTEMBER 18, 2002. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT PUBLIC UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED.
3. BASED ON THE PROXIMITY OF THIS SUBDIVISION TO A HILLSIDE, HOMES CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO DAMAGE FROM ROCK FALL. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO A HILLSIDE, AND DOES INDEMNIFY AND HOLD THE CITY OF ST. GEORGE, AND ITS OFFICIALS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS OF DAMAGE, EXPENSE, OR LOSS OF WHATEVER NATURE WHICH MAY ARISE AS A DIRECT OR INDIRECT RESULT OF THE HAZARDS REFERRED TO HEREIN.
4. CITY OF ST. GEORGE REQUIRES ALL PRIVATE CORNERS TO BE MONUMENTED BEFORE A BUILDING PERMIT IS GRANTED.
5. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/HOMEOWNERS ASSOCIATION. SAID OWNER/HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
6. SETBACKS: 25' FRONT, 8' AND 10' SIDE, 10' REAR YARD
7. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO IRRIGATION OF LANDSCAPING OF 5,000 SQUARE FEET OR LESS AS REQUIRED BY THE WASHINGTON COUNTY CONSERVANCY DISTRICT.
8. RESTRICTION FOR LOTS 30-38: OWNERS AND BUILDERS ON LOTS 30-38 SHOULD TAKE SPECIAL CARE TO PLACE AND CONSTRUCT HOMES TO PROVIDE ADEQUATE DRAINAGE AWAY FROM EACH HOUSE AND CONVEY EXCESS DRAINAGE FROM THE HILLSIDE THROUGH THE LOTS TO THE STREET. BASED ON THE SIZE AND TYPE OF WALLS INSTALLED AND THE PROFESSIONAL ENGINEER'S RECOMMENDATION, ADDITIONAL SETBACKS ON THESE LOTS MAY ALSO BE REQUIRED. A SITE GRADING PLAN WHICH INCLUDES THE SIZE AND TYPE OF RETAINING WALLS, AND DRAINAGE PLAN PREPARED BY A PROFESSIONAL ENGINEER FOR EACH OF THESE LOTS IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Primrose Pointe Subdivision
Phase 4 Amended

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SG-5-2-28-424

APPROVAL OF THE PLANNING AND ZONING OFFICIAL	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH	WASHINGTON COUNTY TREASURER	RECORDED No.
PLANNING AND ZONING OFFICIAL, CITY OF ST. GEORGE	ENGINEER, CITY OF ST. GEORGE	CITY ATTORNEY, CITY OF ST. GEORGE	CHAIRMAN PLANNING COMMISSION CITY OF ST. GEORGE, UTAH	ATTEST: CITY RECORDER, CITY OF ST. GEORGE MAYOR, CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
95 East, Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-3537 / Fax (435) 673-4161
Email: bush@gudgell.com

No. | Date | By | Revision

Drawn : JAN/2006 Date : 1-20-06
Checked : JAN
Approved : JAN
Scale : 1" = 60'
Job No : 2K2003

FINAL PLAT
PRIMROSE POINTE PHASE 4 AMENDED
LOCATED IN SECTION 28, T 42 S, R 15 W, SLB&M

SHEET 1 OF SHEETS 2

FILE: B442F4AM

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER (6362432), AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

PRIMROSE POINTE SUBDIVISION PHASE 4 AMENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

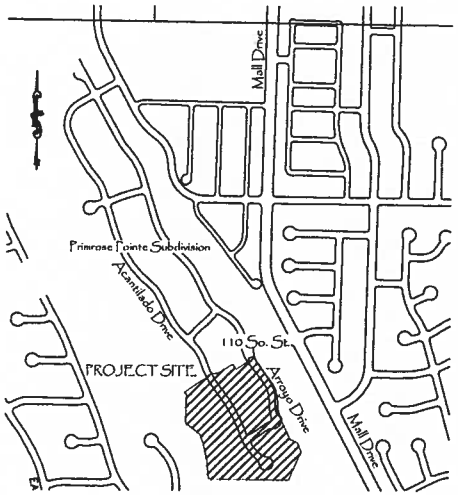
BEGINNING AT THE SOUTHWEST CORNER OF LOT 29, "PRIMROSE POINTE SUBDIVISION PHASE 1", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID POINT BEING LOCATED N1°09'06"E 705.89 FEET ALONG THE SECTION LINE AND S88°49'40"E 1322.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSE: N55°25'37"E 268.94 FEET; THENCE N87°48'39"E 48.22 FEET; THENCE N56°24'20"E 141.03 FEET; THENCE S21°38'49"E 9.84 FEET; THENCE S34°25'12"E 39.40 FEET; THENCE N56°24'33"E 125.42 FEET TO A POINT ON A 280.00 FOOT, NON-TANGENT, RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS N63°54'45"E; THENCE NORTHWESTERLY 20.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°08'46"; THENCE N68°05'29"E 48.03 FEET TO A POINT ON A 235.00 FOOT, NON-TANGENT, RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS N68°29'20"E; THENCE LEAVING SAID SUBDIVISION BOUNDARY, SOUTHEASTERLY 88.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'07" TO A NON-TANGENT POINT; THENCE S37°42'58"E 180.30 FEET TO THE POINT OF A 265.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 173.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°29'12" TO THE POINT OF TANGENCY; THENCE S01°13'45"E 28.39 FEET TO THE POINT OF A 238.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 70.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'11" TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHEASTERLY 11.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°09'32" TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 54.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°58'45"; THENCE S24°22'44"E 180.06 FEET; THENCE S67°05'20"E 63.50 FEET; THENCE S23°03'56"E 63.21 FEET; THENCE S22°48'36"W 248.94 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE; THENCE N89°22'27"W 638.86 FEET ALONG SAID CENTER SECTION LINE TO A POINT ON THE EAST BOUNDARY OF "FOREMASTER RIDGE PHASE 2", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: N9°39'05"W 8.74 FEET; THENCE N19°58'06"W 24.98 FEET; THENCE N4°05'15"W 118.09 FEET; THENCE N13°16'23"W 146.34 FEET; N20°49'36"W 77.25 FEET; THENCE N50°55'17"W 147.69 FEET TO A POINT ON THE WEST 1/16 LINE OF SAID SECTION 28 AND SAID BOUNDARY LINE; THENCE N1°02'13"E 229.95 FEET ALONG SAID 1/16 LINE; THENCE N54°22'33"W 20.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.34 ACRES.

DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
ROBERT R. HERMANDSON
STATE OF UTAH

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432



NO SCALE
VICINITY MAP

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ON THE ____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ OF 119 25TH STREET LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF 119 25TH STREET LLC, DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER
UTAH CODE 46-1-16(6)

AMENDMENT NOTE

THE SOLE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE LOT LINE BETWEEN LOTS 46/47 AS PER OUR CLIENTS REQUEST. THE ASSOCIATED PUBLIC UTILITY EASEMENT ALONG THIS LINE WILL ALSO BE CHANGED AS SHOWN HEREON. NO OTHER CHANGES WERE MADE OR INTENDED WITH THIS MAP.

LOT 46 INCREASED IN SIZE FROM 11,208 SQ/FT TO 11,999 SQ/FT.
LOT 47 DECREASED IN SIZE FROM 10,780 SQ/FT TO 10,000 SQ/FT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

PRIMROSE POINTE SUBDIVISION PHASE 4 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE "PRIMROSE POINTE SUBDIVISION PHASE 1", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 12th DAY OF MAY 2004, AT BOOK 1837, PAGES 1092-1117, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__

THE WEINBERG FAMILY TRUST

TRUSTEE:

BECK HOMES, LLC.

MANAGER:

TRUSTEE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JOHN J WEINBERG WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE TRUSTEE'S OF THE WEINBERG FAMILY TRUST DATED AUGUST 23RD, 2010, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID TRUST BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE WEINBERG FAMILY TRUST DATED AUGUST 23RD, 2010, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH TRUST EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
DO NOT STAMP PER UTAH CODE 46-1-16(6)

Primrose Pointe Subdivision
Phase 4 Amended

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SG-5-2-28-424

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-8224 Fax (435) 673-8161
Email: bush@gudgell.com

No	Date	By	Revision

Drawn : MARTINEZ Date : 3-26-24
Checked : BBH
Approved : BBH
Scale : 1"=30'
Job No : 3A2283

FINAL PLAT
PRIMROSE POINTE SUBDIVISION PHASE 4 AMENDED
LOCATED IN SECTION 28, T 42 S, R 15 W, SLB&M

SHEET 2
OF SHEETS 2
FILE: 8442F4AM

PCR ITEM 3
Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: **04/22/2014**
CITY COUNCIL MEETING: **05/01/2014**

Lot Line Adjustment
SG-1053, SG-1054, SG-1055
Case No. 2014-LRE-003

Request: Approval of a Lot Line Adjustment between three (3) Lots

Representative: Kent Provstgaard, KCP Surveying and Drafting
415 East 840 South Circle
St. George, UT 84770

Property: Located at the southwest intersection of 200 South and 500 East (480 East 200 South, 210 South 500 East, and 220 South 500 East)

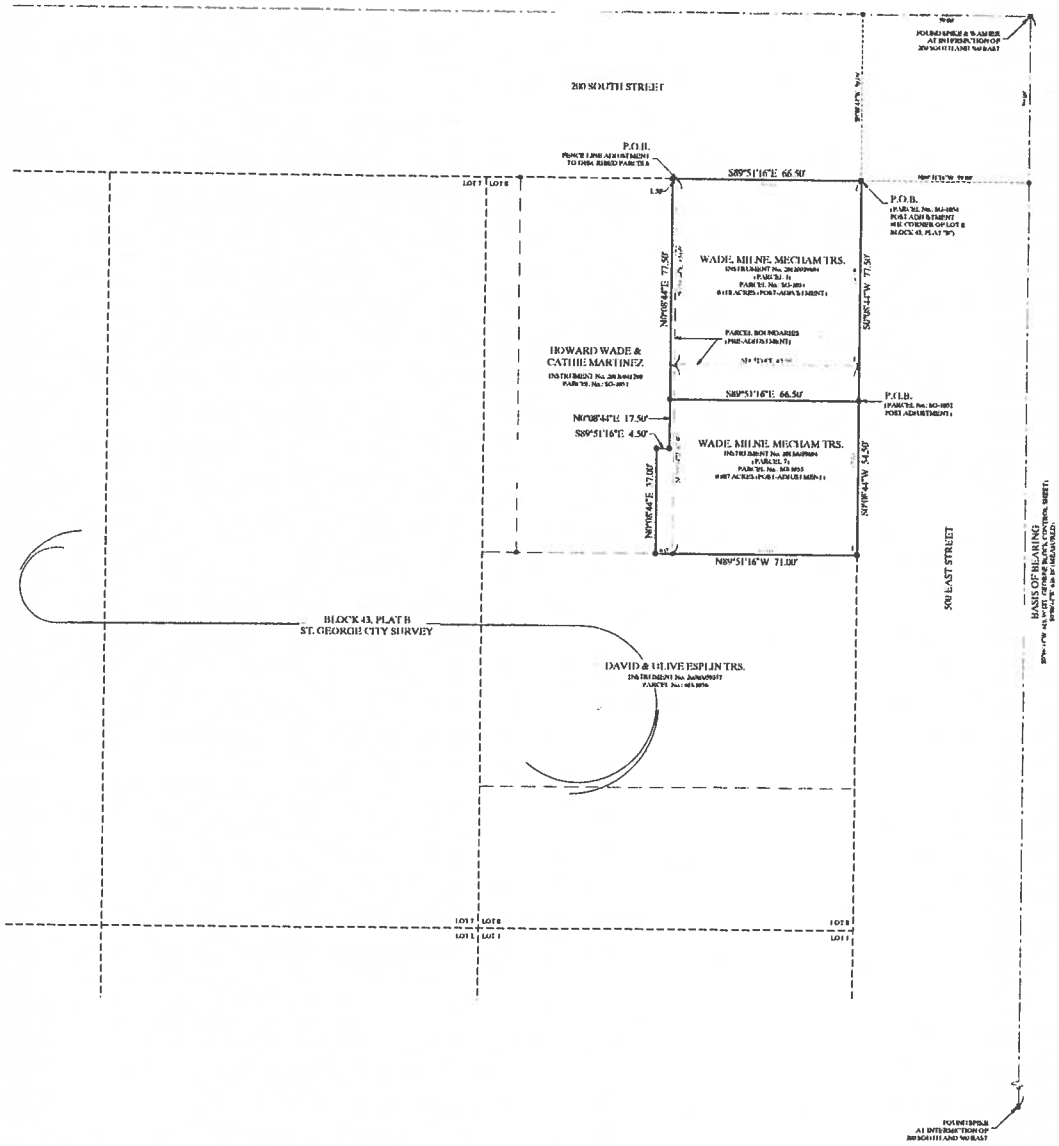
Zone: R-1-8

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

P.C.: The Planning Commission (PC) recommends approval subject to Legal Department review.

The PC discussed this item for several minutes; the situation is there are two existing homes (built approximately 35 to 40 years ago) and one of them straddles the property line (see attachment). The original property owner is deceased and the children are now seeking to correct this error.

Three properties are affected by this proposed lot line adjustment; 1) 480 E 200 S, 2) 210 S 500 E, and 3) 220 S 500 E (see attachment).



SURVEYOR'S CERTIFICATE:

I, Kent C. Pomeroy, and Professional Land Surveyor Number 5702, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and divisions are correct. Monuments indicate set or represented on this plat.

Date: _____

Kent C. Pomeroy — License No 5702

NARRATIVE:

The purpose of this survey was to adjust the existing boundary line between parcels as directed by the clients, simultaneously the new lines follow on the ground and propose new descriptions of the adjusted properties as shown hereon.
The side parcel boundaries are also extended to extend the lines of each parcel West, so as to remove lone line running North and South between divided parcels and adjusted thereon.

PARCEL DESCRIPTIONS (PRE-ADJUSTMENT):

Parcel No. SG-1054

Instrument No. 20100[illegible] (Parcel 3)
Beginning at the Northeast Corner of Lot 8, in Block 43, Plat "B", St. George City Survey, and running thence South 65 feet; thence at right angles West 65 feet; thence at right angles North 65 feet, more or less, to the North boundary line of said Lot 8; thence East 65 feet, more or less, to the point of beginning.

Parcel No. SG-1053

Instrument No. 20100[illegible] (Parcel 2)
Beginning at a point South 65 feet from the Northeast Corner of said Lot Eight (8) Block Forty-three (43), Plat "B", St. George City Survey, and running thence West 65 feet; thence at right angles South 37 feet; thence at right angles East 65 feet, more or less, to the Easterly boundary of said Lot 8; thence at right angles North, along the Easterly boundary line of said Lot, a distance of 37 feet, more or less, to the point of beginning.

PARCEL DESCRIPTIONS (POST-ADJUSTMENT):

Parcel No. SG-1051

Beginning at the Northeast Corner of Lot 8, in Block 43, Plat "B", St. George City Survey and running;
thence South 0°08'44" West 77.50 feet along the East line of said Lot 8;
thence North 89°51'16" West 66.50 feet;
thence North 0°08'44" East 17.50 feet to the North line of said Lot 8;
thence South 89°51'16" East 4.50 feet;
thence North 0°08'44" East 37.00 feet;
thence South 89°51'16" East 71.00 feet to the Point of Beginning.

Containing 5,154 Square Feet or 0.118 Acres

Parcel No. SG-1053

Beginning at a point South 0°08'44" West 77.50 feet along the East Block line from the Northeast Corner of Lot 8, of Block 43, Plat "B", St. George City Survey and running;
thence continuing, along said East Block line South 0°08'44" West 37.00 feet;
thence West 89°51'16" West 71.00 feet;
thence North 0°08'44" East 37.00 feet;
thence S. 89°51'16" East 4.50 feet;
thence North 0°08'44" East 17.50 feet;
thence S. 89°51'16" East 66.50 feet to the Point of Beginning.

Containing 3,795 Square Feet or 0.087 Acres

REFERENCE PLATS:

1. City of St. George, Utah Lot and Block numbered sheet for Block 43, Blue "B", St. George City Survey.
2. Record of Survey No. 5330-09 conducted by Mr. Scott Woolsey for St. George City. (Re-Monument of Control monuments on 400 East Street, St. George City, UT.)
3. Final Plat of Parkway Townhomes (Inst. No. 2[illegible] Book: 4[illegible], Page: 4[illegible])

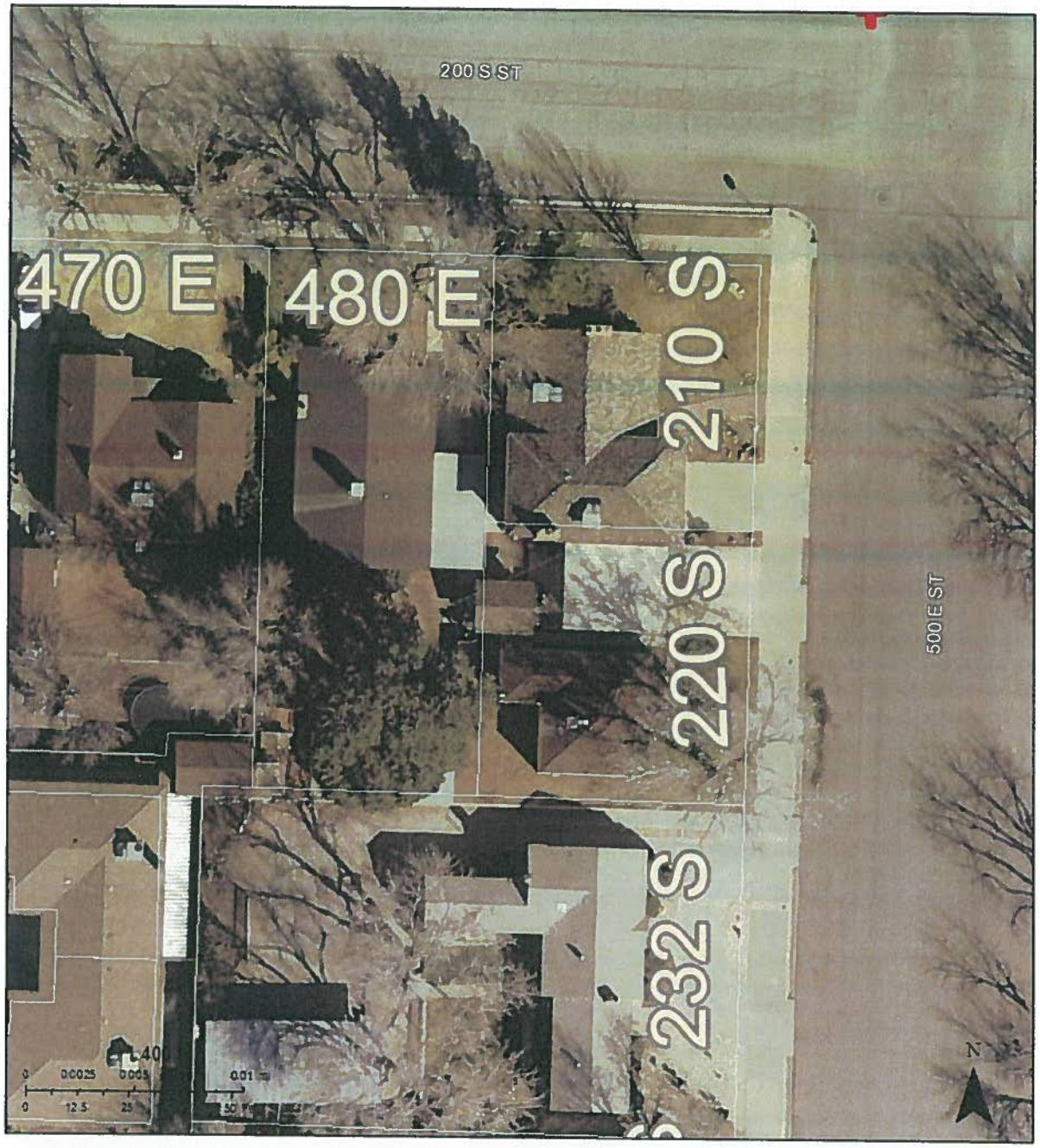
LEGEND:

- ● SET 5/8"DIA. - 24" R. 24" REBAR & PLASTIC CAP - MARKED "K.C.P. 5702" OR PK NAIL IN CONCRETE
- ○ NOTHING SET OR FOUND
- ● FOUND SURVEY CONTROL SPIKE AS NOTED

KCP SURVEYING AND DRAFTING
415 EAST 840 SO. CIR.
ST. GEORGE, UTAH
(435) - 673 - 6443

PREPARED FOR:
HOWARD WADE, NANCY K. MILNE and PATRICIA MECHAM TRUSTEES
LOCATED IN THE N.E. 1/4 OF SECTION 30
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

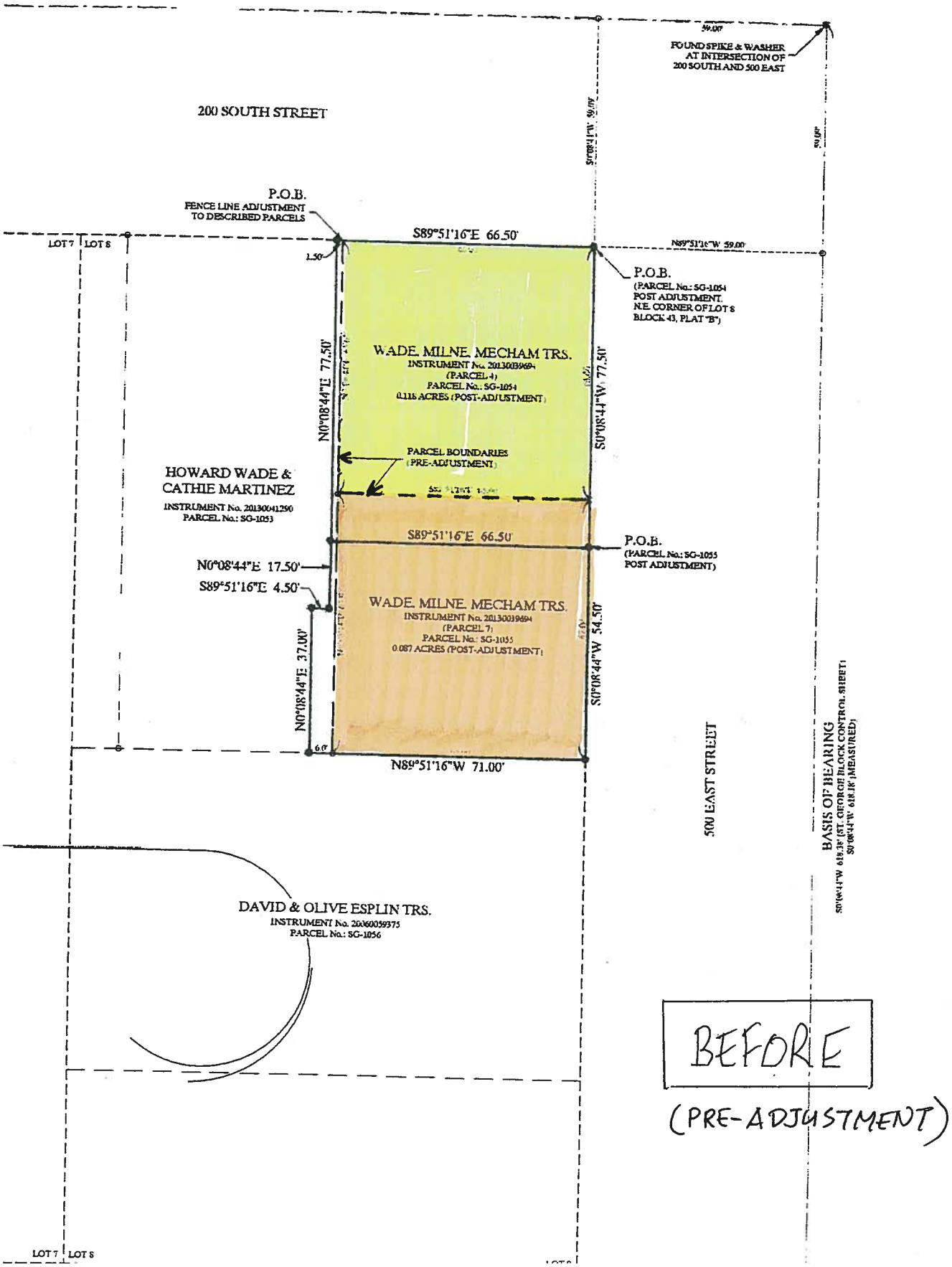
SURVEY DATE:	BY:	DRAWN BY:
02/25/2014	K.C.P.	K.C.P.

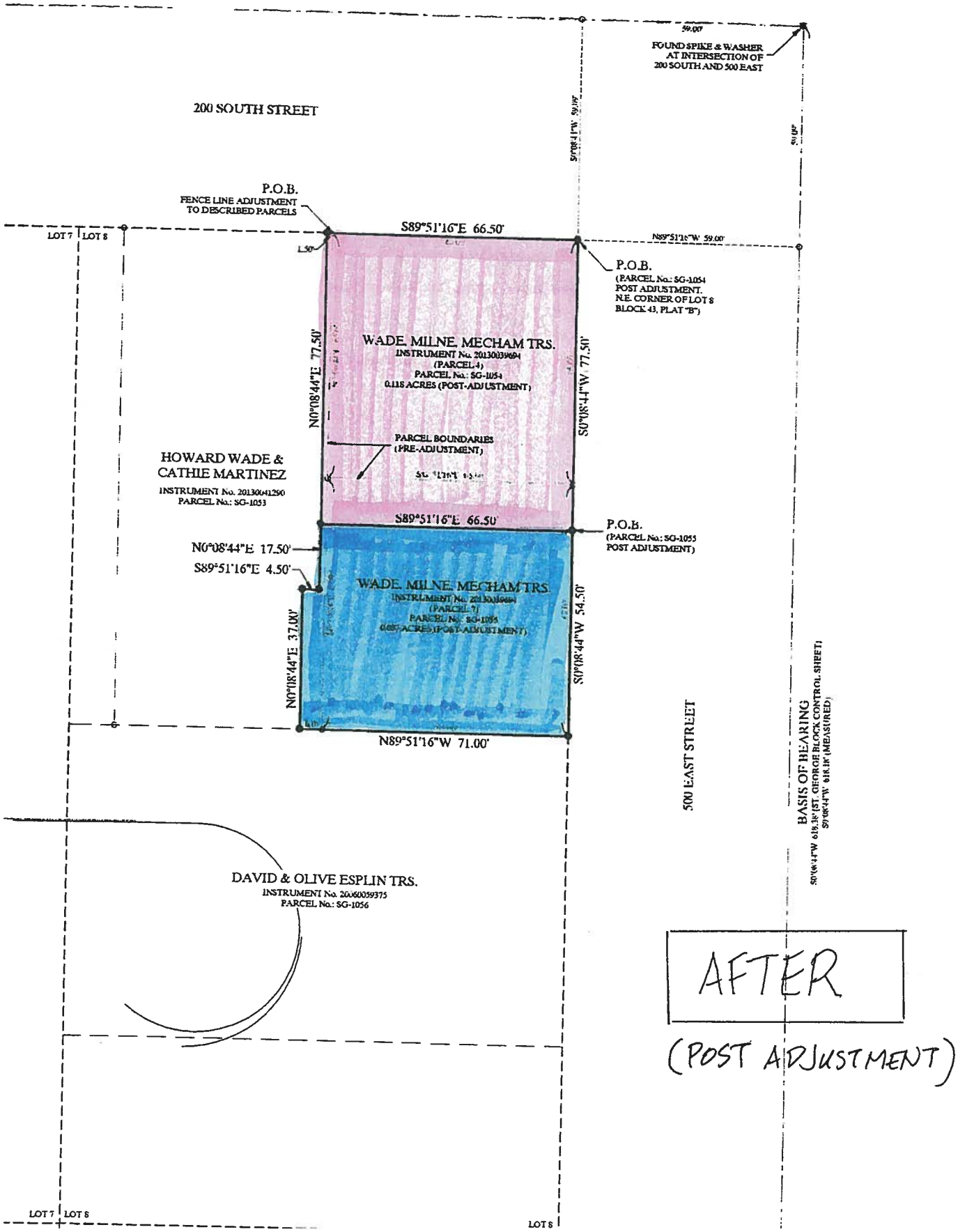


210 S and 220 S 500 E

Made by the City of St. George GIS Department
SGCityMaps - http://maps.sgcity.org/sgcitymaps

April 23, 2014


FOUND SPIKE & WASHER AT INTERSECTION OF 200 SOUTH AND 500 EAST
200 SOUTH STREET
P.O.B.
FENCE LINE ADJUSTMENT TO DESCRIBED PARCELS
LOT 7
LOT 8
S89°51'16"E 66.50'
N89°51'16"W 59.00'
P.O.B.
(PARCEL No.: SG-1054 POST ADJUSTMENT, N.E. CORNER OF LOT 8 BLOCK 43, PLAT "B")
WADE, MILNE, MECHAM TRS.
INSTRUMENT No. 20130039694
(PARCEL 4)
PARCEL No.: SG-1054
0.116 ACRES (POST-ADJUSTMENT)
N0°08'44"E 77.50'
S0°08'44"W 77.50'
PARCEL BOUNDARIES (PRE-ADJUSTMENT)
HOWARD WADE & CATHIE MARTINEZ
INSTRUMENT No. 20130041290
PARCEL No.: SG-1053
S89°51'16"E 66.50'
P.O.B.
(PARCEL No.: SG-1055 POST ADJUSTMENT)
N0°08'44"E 17.50'
S89°51'16"E 4.50'
WADE, MILNE, MECHAM TRS.
INSTRUMENT No. 20130039694
(PARCEL 7)
PARCEL No.: SG-1055
0.087 ACRES (POST-ADJUSTMENT)
N0°08'44"E 37.00'
S0°08'44"W 54.50'
N89°51'16"W 71.00'
500 EAST STREET
BASIS OF BEARING
DAVID & OLIVE ESPLIN TRS.
INSTRUMENT No. 20060059375
PARCEL No.: SG-1056
BEFORE
(PRE-ADJUSTMENT)

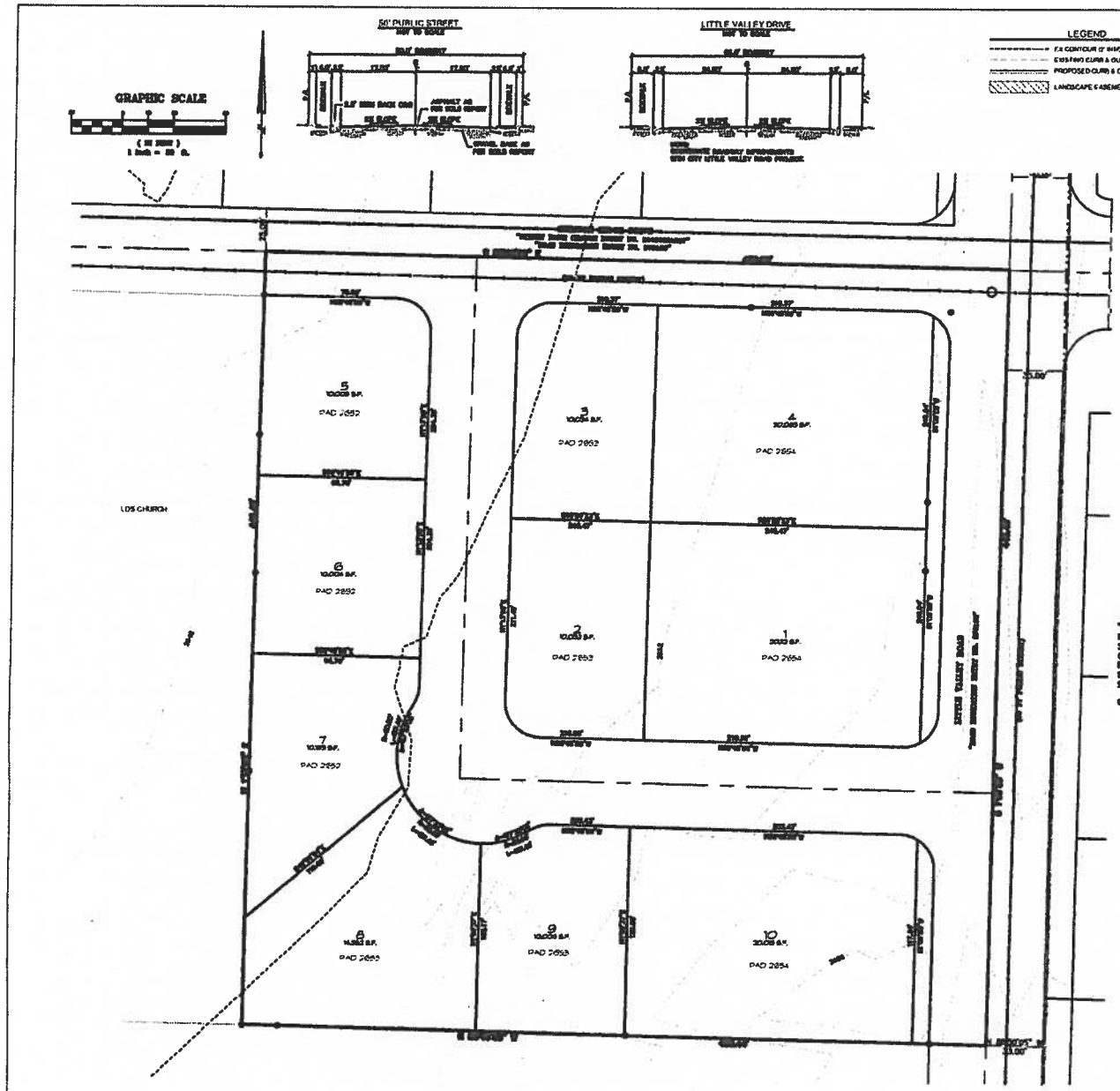

59.00'
FOUND SPIKE & WASHER
AT INTERSECTION OF
200 SOUTH AND 500 EAST
200 SOUTH STREET
S0°08'44"W 59.00'
59.00'
P.O.B.
FENCE LINE ADJUSTMENT
TO DESCRIBED PARCELS
LOT 7
LOT 8
S89°51'16"E 66.50'
N89°51'16"W 59.00'
P.O.B.
(PARCEL No.: SG-1054
POST ADJUSTMENT.
N.E. CORNER OF LOT 8
BLOCK 43, PLAT "B")
WADE, MILNE, MECHAM TRS.
INSTRUMENT No. 20130039694
(PARCEL 4)
PARCEL No.: SG-1054
0.118 ACRES (POST-ADJUSTMENT)
N0°08'44"E 77.50'
S0°08'44"W 77.50'
PARCEL BOUNDARIES
(PRE-ADJUSTMENT)
HOWARD WADE &
CATHIE MARTINEZ
INSTRUMENT No. 20130041290
PARCEL No.: SG-1053
S89°51'16"E 66.50'
P.O.B.
(PARCEL No.: SG-1055
POST ADJUSTMENT)
N0°08'44"E 17.50'
S89°51'16"E 4.50'
WADE, MILNE, MECHAM TRS.
INSTRUMENT No. 20130039694
(PARCEL 7)
PARCEL No.: SG-1055
0.085 ACRES (POST-ADJUSTMENT)
N0°08'44"E 37.00'
S0°08'44"W 54.50'
N89°51'16"W 71.00'
500 EAST STREET
BASIS OF BEARING
S0°08'44"W 618.38' (ST. GEORGE BLOCK CONTROL SHEET)
S0°08'44"W 618.16' (MEASURED)
DAVID & OLIVE ESPLIN TRS.
INSTRUMENT No. 20060059375
PARCEL No.: SG-1056
AFTER
(POST ADJUSTMENT)
LOT 7
LOT 8
LOT 8

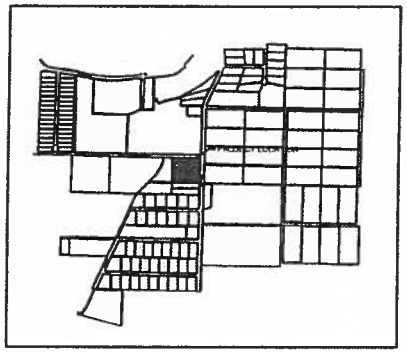
PCR ITEM 4
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **04/22/2014**
CITY COUNCIL MEETING: **05/01/2014**

PRELIMINARY PLAT
Crimson Cove
Case No. 2014-PP-023

Request:	A request to approve a preliminary plat for a ten (10) lot residential subdivision
Location:	The property is located near Equestrian Dr. and Little Valley Rd.
Property:	4.409 acres
Number of Lots:	10
Density:	2.27 DUA
Zoning:	RE-20 and R-1-10
Adjacent zones:	This plat is surrounded by the following zones: North – R-1-12 South – RE-20 East – RE-12.5 West – RE-20
General Plan:	LDR
Applicant:	Bar S Properties
Representative:	Bush & Gudgell
P.C.:	The Planning Commission (PC) recommends approval subject to Legal Department review. A discussion occurred that staff will research the option of a narrower road cross section being used.





BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°09'55" E 1323.02 FEET ALONG THE EAST SECTION LINE OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 SOUTH, SALT LAKE BASE AND MERIDIAN AND N 88°50'05" W 33.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION AND RUNNING THENCE N 88°49'56" W 430.44 FEET; THENCE N 1°13'05" E 448.40 FEET TO A POINT ON THE CENTER LINE OF CRIMSON RIDGE DRIVE, PREVIOUSLY KNOWN AS (GUGGENHAN DRIVE); THENCE S 88°49'56" E 430.03 FEET ALONG SAID LINE TO A POINT ON THE CENTERLINE OF LITTLE VALLEY ROAD; THENCE S 1°09'55" W 448.40 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 192,007.90 FT OR 4.409 ACRES MORE OR LESS

PROJECT INFO
AREA: 4.409 ACRES
UNITS: 10 SINGLE FAMILY LOTS
DENSITY: 2.27 D.U./ACRE
ZONING: RE-20; R-10

OWNER/DEVELOPER
BAR 9, LLC
1363 EAST 170 SOUTH #301
ST. GEORGE, UT 84770
435-862-9431

PRELIMINARY PLAT
CRIMSON COVE

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite 94
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

DATE: 1/27/04
DRAWN: BEB
APPROVED:
SCALE: 1" = 50'
JOB NO.: 131008

PRELIMINARY PLAT
CRIMSON COVE
LOCATED IN ST. GEORGE, UT

SHEET 1 OF 1 SHEETS
FILE: 131008.DGN

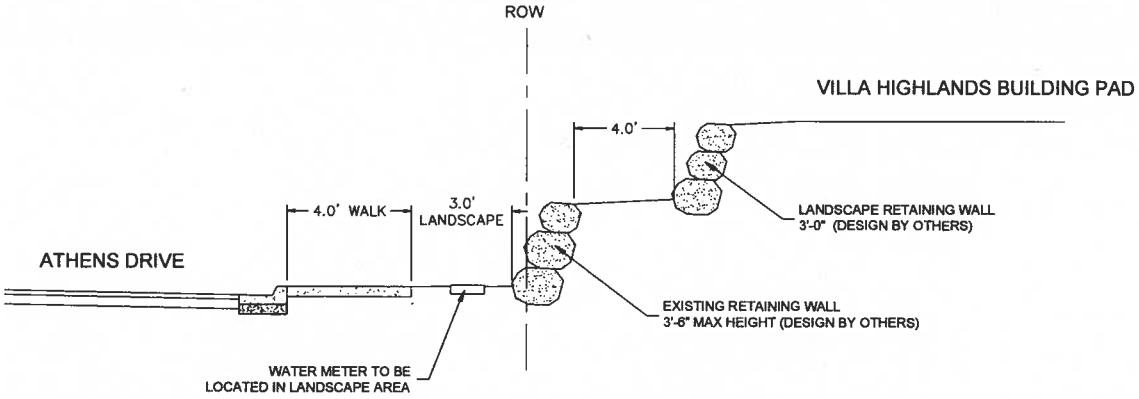
DRAFT

Agenda Item Number : 6C

Request For Council Action

Date Submitted	2014-04-25 11:22:05
Applicant	Ivory Homes
Quick Title	Villa Highlands at Hidden Valley; public street X-section
Subject	Consider approval of a non-standard public street cross section for the Villa Highlands at Hidden Valley.
Discussion	Due to the change in topography between the home pads and the street below, a portion of the street right of way is taken by a rock wall rather than landscaping.
Cost	$0.00
City Manager Recommendation	
Action Taken	
Requested by	Wes Jenkins
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

RETAINING WALL ALONG ATHENS DRIVE



RETAINING WALL CROSS SECTION

VILLA HIGHLANDS AT HIDDEN VALLEY
ATHENDS DRIVE

3/31/14

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

Gary Esplin

From: Wes Jenkins
Sent: Monday, April 07, 2014 12:48 PM
To: Gary Esplin
Subject: FW: Wall Detail
Attachments: Wall Detail - Athens Dr 033114.pdf

Gary:

Attached is the proposed revision to Athens Drive, a 60-foot roadway, which is part of the Villa Highlands project, which is part of the overall Ivory Homes develoment. When this project was approved the construction drawings showed the alternate cross-section for Athens Drive, 39 feet of asphalt pavement and 2.5-foot of curb and gutter, 4-foot landscape strip, and a 4-foot sidewalk on either side. The tradeoff from the standard 60-foot cross section to the alternate section is the pavement is reduced by a width of 3 feet and the sidewalk by a foot but a 4-foot landscape strip is required between the back of curb and the sidewalk

When the first section of Athens Drive was constructed, Ivory Homes put the sidewalk behind the back of curb with no planter strip. However, they did reduce the pavement width by 3 feet so in reality the first section does not meet a City standard either. They did install a 5-foot sidewalk, which is what is required on the standard section, and they installed a 2.5-foot planter strip behind the sidewalk and then a 6-foot privacy wall. With the cross-section Ivory Homes is requesting the pavement width would still be reduced to 39 feet, the sidewalk would only be 4 feet and be located adjacent to the curb and gutter followed by a 2.5 to 3 foot planter strip and then a 3.5 foot maximum high rock wall.

When we met with them on site and discussed this issue, we told them that the six-foot wall they had constructed would have to be reduced in height or removed and reconstructed in the location shown on the construction drawings. Ivory Homes proposed leaving the wall in its current location and lowering the wall to a maximum height of 3.5 feet and then constructing another rock wall with a maximum height of 3.5 feet and offsetting these two walls a distance of 4 feet so that another planter area could be constructed between the two walls. This would provide two small planter areas on the back side of the sidewalk and two smaller walls instead of one tall 6-foot high wall with a planter strip between the two walls to provide some relief.

The sidewalk on the standard cross-section for a 50-foot roadway is 4 feet but increases to 5 feet when the right-of-way increases to 60 feet. I believe this is to provide additional buffer between the road and the pedestrian as in theory there should be more traffic on a 60-foot right-of-way than a 50 foot. My opinion is that the reduced asphalt width is not too big of a deal. I also think that staggering the two rock walls should be okay and that by offsetting them a distance of 4 feet will provide a nice landscape area between the two walls that will not make the walls so ominous. When we met on site and discussed their proposal my concern was the width of the sidewalk against the back of curb. I was originally going to have them install a five foot sidewalk in lieu of the proposed four foot sidewalk but then there would only be a maximum of 2 feet of landscape strip between the back of walk and the rock wall, in some places this distance will be less than 2 feet. Another option to consider is to make the sidewalk 4.5 feet in width, which would give six more inches to the landscape strip. I am not sure what the best tradeoff is between the width of the sidewalk and the landscape strip. The other concern I have is with the way the wall is constructed now, the rock wall would be located within the 60-foot right-of-way when Athens Drive is dedicated with the plat. My suggestion would be to locate the right-of-way at the back of sidewalk so that the rock wall is located within the common area for this project. This will reduce the width of the right-of-way. The width could be left at 60 feet as long as the City had not liability or responsibility for the rock wall. As you and I discussed, you were going to take this to the Council and have them approve this change. Let me know if you need any more information and when this goes to Council. Thanks.

Wes Jenkins
St. George City Community Development Department

DRAFT

Agenda Item Number : 6F

Request For Council Action

Date Submitted	2014-04-30 14:47:25
Applicant	Washington County
Quick Title	Property Sale to Washington County for Library
Subject	This is a sale of approximately 2.13 acres of city owned property in the area adjacent to the schools in Little Valley for a library. The sale price is $50,00/acre.
Discussion	The sale price is slightly less than the price per acre for the adjacent property, however the benefit to the community of having a library at the site next to the schools and parks outweighs any small difference in value. This would be subject to legal approval of a property sale agreement with the county.
Cost	$0.00
City Manager Recommendation	
Action Taken	
Requested by	Shawn Guzman
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 6, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

Councilmember Arial

OPENING:

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

COMMENTS FROM THE PUBLIC:

Charles Brooks provided a copy of the letter their HOA sent to the Engineering Department voicing their concern regarding the intersection of Sunset Boulevard and Tuweap. He stated the problem is that the west bound traffic has no impediment until you reach Lava Flow in Santa Clara. The speed limit is 40 miles an hour, however, most drivers go faster. Additionally, he is concerned that there is not a painted crosswalk that children can cross in while walking to and from school, which is a safety issue, as well as the fact that a number of kids ride their skateboards in the bike lane. Their wish is that the City consider installing a traffic signal at that intersection.

Public Works Director Cameron Cutler stated that he will look into the intersection and that staff can add a painted crosswalk. Additionally, a speed study can be done since this segment of the roadway is in the City's jurisdiction.

City Manager Gary Esplin suggested that a crossing in the Sand Hollow wash be added for kids walking to Snow Canyon High School and Middle School.

Mr. Cutler stated that the City would have to work with Santa Clara City to install that crossing.

Santa Clara City Mayor, Rick Rosenberg, stated that his staff will work with Mr. Cutler.

AWARD OF BID:

Consider approval of a change order for Interstate Rock Products to align the intersection of 3000 East and 1140 South.

City Manager Gary Esplin advised that at the last City Council meeting, the Council awarded the bid to Interstate Rock Products for continuation the second phase of 3000 East from 1450 South to the new road that will be built for Mall Drive Bridge. He explained that staff recommends a change order for additional work to align the intersection as 1140 South east of 3000 East is a farm road and does not align well with the improved 1140 South west of 3000 East.

Jay Sandberg stated that as part of this project, staff will do a change order to do the same with Merrill Road as traffic increases in the area.

MOTION: A motion was made by Councilmember Randall to approve the change order for Interstate Rock Products in the amount of $126,019 to align the intersection at 3000 East and 1140 South.

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

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

The vote was unanimous and the motion carried.

RESOLUTION:
Consider a resolution to add the Sand Hollow Regional water line to the Washington County Water Conservancy District's Capital Facilities Plan.

City Manager Gary Esplin advised that under an agreement the City has with the Washington County Water Conservancy District, their Capital Facilities Plan is presented to the City Council for approval.

Ron Thompson, with the Washington County Water Conservancy District, stated that in the last 15 years, there have been more years of significant drought than average. He does not believe there be a significant run off this spring. Last year, they delivered approx 7.5 billion gallons of water to regional cities. They encourage all regional cities to continue with conservation efforts. He appreciates St. George for their water ordinances. Additionally, he explained that they have is a policy that sets a budget with the cities, if they go over the budget, they give the city a rebate over their cost. He presented a rebate check to the Council. The regional agreement requires a committee that looks at the underlining infrastructure. By agreement, any project that benefits two or more cities, would be regionalized and built through the Capital Facilities Plan. Adding a project requires the consent of the majority of the cities. He explained that the big line that goes from Quail Creek Reservoir to Snow Canyon is primarily used to augment water supply as well to blend with some of the water in Snow Canyon and Gunlock to help with the arsenic issues. Because Sand Hollow water has some residual arsenic, more water in needed to blend on the west side. As they update their Capital Facilities Plan, they would like to add this as an additional project. Most cities have consented.

Councilmember Almquist stated that it is important to note that 10 years ago, Mr. Thompson could not discuss how water was moved around. Connecting all of the lines together helped water quality. He inquired about the level of the reservoirs.

Mr. Thompson spoke about the level of the reservoirs.

MOTION: A motion was made by Councilmember Almquist to approve the resolution to amend the WCWCD Capital Facilities Plan as directed for the water line and to add the water line to the District's Capital Facilities Plan.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated that Mr. Thompson has been great to work with. With regards to available water, the City has reuse water thanks to Mr. Thompson.

Mayor Pike stated that he and City Attorney Shawn Guzman met with Mr. Thompson and other Water District leaders. What is good for the District is good for the City.

RESOLUTION:
Consider approval of the Municipal Wastewater Planning Program resolution.

City manager Gary Esplin advised that the State requested the City perform an self-evaluation of the Wastewater Planning Program.

Water Services Director Scott Taylor stated that the MWPP looks at 3 different aspects of the wastewater system. They are financial planning, the condition of the collections system and the conditions and operation of the treatment plant. Staff has gone through the process and looked at recommendations. He explained that the Wastewater Treatment Plant is designed for 17 million gallons a day of treatment capacity, however, they are starting to see a bit of an increase. The plan is a 2 phase expansion of the Wastewater Treatment Plant. While there are funds set aside for the 1st phase, there are not funds for funds for the 2nd phase. The first phase will take approximately 5 years and 10 years for the 2nd. Additionally, there are a number of plans on how to operate the plant that he believes should be combined into one comprehensive plan. One of the biggest problems is that the Wastewater Treatment Plant is old.

City Manager Gary Esplin complemented Mr. Taylor and the crews for the job they do.

Councilmember Bowcutt inquired if there was anything that can be done to come up with the funds for future expansions.

City Manager Gary Esplin clarified the reason for the needed expansion is growth. Funds received from other cities will pay for the first expansion. For the next expansion, the Council at that time, will have to look at what funds can be used.

MOTION: A motion was made by Councilmember to approve the Municipal Wastewater Planning Program as required by Utah law.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/GENERAL PLAN LAND USE MAP AMENDMENT/ORDINANCE:
Consider a request of an amendment to the General Plan Land Use Map by changing the land use designation from Professional Office and Business Park to Commercial and High Density Residential on approximately 47.5 acres located on both sides of the proposed extension of Mall Drive just south of Riverside Drive, and north of the Virgin River. Wadman Corporation, applicant.

Bob Nicholson stated that sides of the proposed extension of Mall Drive just south or Riverside Drive and north of the Virgin River. The applicant is requesting that 31.8 acres be changed to COM and 15.7 be changed to HDR. The current zoning is C-2 on the southeast corner and R-1-10 the remainder of the land. Approximately 92% of the property is outside of the 100 year floodplain. Erosion hazard is a concern for much of the parcel, therefore, certain erosion protection measures should be required prior to any development of the site. No residential development will be allowed within the 100 year floodplain boundary. The proposed erosion protection wall is critical to safeguarding future development from flooding due to erosion, therefore, no zone changes or subdivision platting with the erosion hazard boundary should occur until approval is granted by the Corps of Engineers for the construction of the erosion protection wall in the location proposed by Rosenberg Associates. The assessment done by Rosenberg Associates contains 7 recommendations for the proposed project and should be conditions of the approval for the project. There is a proposed public street which connects Mall Drive to 2450 East Street.

Rick Rosenberg, representative for the applicant, stated that the property has been used as agriculture property in the past. He is working with the Engineering Department to

locate the roadway and the erosion wall. The floodplain impact area is north of the trail. Erosion hazard zone is a red flag, not a development constraint, you have to consider the impacts and the risk of erosion. There is a rock wall proposed and has to be in place prior to development.

Councilmember Bowcutt inquired if recommendation #6 could be added to the plan.

Mr. Rosenberg replied that can be added to the zoning documents.

City Manager Gary Esplin stated that there are funds available to maintain the flood walls. The property owner will be responsible to install the wall, however, the City will maintain it. The reason this is being done is to keep the water in the channel.

Mayor Pike inquired if the City assumes liability for what is built in the erosion plane.

City Attorney Shawn Guzman stated that the City would not assume any more liability other than maintaining the wall.

Councilmember Almquist would like #7 of the recommendations to be repeated with other documents or on the plat itself.

Mr. Rosenberg stated that it should be acknowledged by the developer and any future property owners that floods larger than the 100 year flood can and do occur.

Mayor Pike opened the public hearing.

Jinks Dabney, an attorney, stated that he is concerned with rule 5.6.1 which has 6 subsections, 4 of them he encouraged the Council to read. If the master plan is going to be changed in a floodplain, the rules need to be looked at. Either change them or throw them out. As he reads the language, he feels the City has violated its own rules. He read excerpts from the subsections. His point is that the Council needs to redo the rule if they continue to allow development in the floodplain. In the law, mitigation happens when someone has messed up and you want to soften the damages. He has difficulty imagining how the floodplain can be mitigated. His concern is that mother nature is being messed with. He would want to protect the floodplains by developing outside of them.

Betty Hackett, resident, stated that she did not know what was on the agenda but is glad she is here. She is concerned about the high density area being proposed and does not want City Council to approve the request. Additionally, if the City has overbuilt, do not tell her to conserve water.

Jordan Mathis, resident, stated that he lives in the townhouses adjacent to the proposed development. He is concerned that those are busy roads. If there are more houses, there will be more kids trying to walk along the busy roads.

Mayor Pikes stated that there will be a traffic signal installed on Mall Drive and Riverside Drive.

Mr. Mathis stated that a traffic signal is a nice idea for the future. The City is forcing parents to drive their kids to school when they can walk since it is a short distance. Either plan the signals or plan an overpass.

Brent Crosby, resident, stated that in the past, he represented a number of service stations in Arizona. He cannot imagine anyone building a service station with underground storage tanks in the floodway. He thinks the Colorado River Trust would be interested to know what is adding to the pollution in the Virgin River.

Mayor Pike closed the public hearing.

City Manager Gary Esplin explained that this is a general plan amendment, therefore, traffic will be looked at when a development comes in. In this location, 95% of the proposed area is outside of the 100 year flood. There is a 1% chance each year that there

will a 100 year flood. Since the law prohibits any dwelling in a flood way, the City has not allowed development in the flood way. Maverik is not in the flood way, it is in the 100 year floodplain. Per City policy, if it is elevated 2 feet out of the 100 year flood plain, you can develop. The City has gone beyond the standard by creating the erosion hazard plan and has received FEMA grants to mitigate future projects. He believes the map should be looked at to determine if a C-3 zone is appropriate in that area. Regarding the density, some people cannot afford to build a house, there has to be some density shared throughout the entire City so it is not all in the same area.

City Attorney Shawn Guzman stated he agrees with the City Manager. The federal government allows the structures that are put in place to protect structures that are already built. Walls are designed to have a channel wide enough to allow the rivers to meander. The City is not channelizing the River, it is for erosion protection.

City Manager Gary Esplin stated that he believes the City is not getting credit for what it has done. If you look at ownership along the River, the City has purchased a great portion of the property.

Mayor Pike stated he is quite pleased because he believes the City is meeting the intent of the general plan.

Councilmember Hughes stated that the property is currently zone R-1-10. The request is to change the general plan to allow for different types of building.

Mr. Nicholson stated the item was approved unanimously at the Planning Commission meeting.

Councilmember Hughes stated, in his opinion, tonight what they are approving is what kind of uses can be done there, not if they can build up to the erosion boundary. In the future, they may need to look at the River policy, however in this instance, he is doing what he swore to do. He believe that property rights are important. He wants to keep the River as pristine as it can be.

Councilmember Almquist commented that he remembers something that Mr. Nicholson said approximately 15 years ago - design trumps density. Even though they are talking about the general plan tonight, he encouraged the applicant to plan something that will work in this area.

MOTION: A motion was made by Councilmember Almquist to approve the request to amend the City General Plan Land Use Map by changing the land use designation from Professional Office and Business Park to Commercial and High Density Residential on approximately 47.5 acres located on both sides of the proposed extension of Mall Drive just south of Riverside Drive, and north of the Virgin River with the addition that the Planning Commission's hazard mitigation recommendation be a part of the motion.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

City Manager Gary Esplin commented that thousands of dollars were spent on this plan. Anytime you do an NRCS project, the federal government has to approve what goes into the River and that it meets environmental regulations and proper permits are issued.

Mayor Pike commented that the walls along the River saved his home in the flood of 2010.

USE OF ST. GEORGE REGIONAL AIRPORT:

Consider approval of a request to use the St. George Regional Airport facility for United States Marine Corps training exercises. Special Agent Rick Rendon, applicant.

City Manager Gary Esplin advised the applicant is requesting to use the regional airport for Marine Corps training exercises. There were no issues with this event in the past.

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

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

The vote was unanimous and the motion carried.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:

Consider requests for funding under the 2014-15 Community Development Block Grant Program.

Community Development Block Grant Program Administrator Karen Christensen advised the item is to consider the requests that have come in for the FY 2015 CDBG program. She would like the City Council recommendations tonight so that she can prepare the annual action plan and have public comment at that time.

City Manager Gary Esplin stated that the City is allowed to charge a certain percentage of the grant amount for administration. In addition to the STG Administration, the projects that will receive funds are: 1) Homeless Housing; 2) Five County Association of Government, Family Support Center, and The Learning Center for Families; 3) STG Water Services; and 4) Volunteer Center.

Ms. Christensen stated that the City received slightly over $500,000, however, the budget is $450,000. There are other agencies that have requested assistance but there are not enough funds available.

MOTION: A motion was made by Councilmember Hughes to approve the CDBG funding projects as outlined for 2014-15.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

Councilmember Almquist mentioned that Habitat for Humanity applied for funds to purchase land to build homes. Although that would be a worthwhile cause, this year, the need to help the homeless had to take priority.

City Manager Gary Esplin stated it is important to mention that the City has discounted a lot for the Habitat for Humanity.

LOCAL CONSENT/ BEER ONLY RESTAURANT LICENSE:

Consider approval of a request for a local consent for a beer only restaurant license for Tacos De Marcos located at 1812 West Sunset Boulevard, #5. Jessica Rivera, applicant.

City Manager Gary Esplin advised the applicant has an existing license at Peppers Cantina and has met all requirements.

Mayor Pike excused Councilmember Almquist.

MOTION: A motion was made by Councilmember Randall to approve the local consent for a beer only restaurant license for Tacos De Marcos.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

ON PREMISE BEER LICENSE:

City Attorney Shawn Guzman advised there is an additional license for The Patio. He explained the restaurant had a license but has expired. The owner was set to sell the restaurant, however, the sale fell through. It is the same applicant as it has always been.

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

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

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Craig Harvey advised that the Planning Commission, at its meeting held February 25, 2014, recommended a public hearing be set for March 20, 2014 to consider a zone change request from M&G and A-1 to R-1-10 for Hawthorn Estates on approximately 29.97 acres of land located at approximately 3500 South and 3000 East.

Mayor Pike stated that is the date of the Caucus, he suggested a different date.

City Manager Gary Esplin suggested the next work meeting be made a regular meeting to hold the public hearing.

MOTION: A motion was made by Councilmember Hughes to set the public hearing for March 27, 2014.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Todd Jacobsen presented the final plat for Sun Valley Estates Phase 13, a 6 lot residential subdivision located at Auburn Drive and Banded Hills Drive, zoning is R-1-20. There will be a delay on the improvements along 3000 East until future development happens.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Sun Valley Estates Phase 13.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Kenny Estates, a 6 lot residential subdivision located at 2660 East and 430 North, density is 6 dwelling units per acre and zoning is R-1-7. The developer is proposing to bond for utilities to lot 6 and for sidewalk along 430 North. Since the lots are double fronting lots, a 10 foot landscape strip and a 6 foot high privacy wall along 450 North Street will be required. Additionally, the developer will be responsible to install curb and gutter along 450 North.

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

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a detached garage with a height of 21 feet to roof peak, located behind the home at 2501 East 3860 South. Jared and Aimee Thatcher, applicants.

Craig Harvey advised the request is to construct a detached garage at a height of 21 feet. Zoning in the area is RE-37.5. The proposed structure will be located in the rear yard approximately 90 feet from the main dwelling and 10 feet from the side and rear property line and will be used for storage of an RV and ATV's. The height of the garage will match the roof pitch of the home and will have the same finish as the home. Additionally, the proposed structure will not encroach onto any City easements. Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Hughes to approve the conditional use permit for the oversized garage up to 21 feet.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FIRM GAS TRANSPORTATION AGREEMENT:

Consider approval of a Firm Gas Transportation Agreement with Questar Gas Company.

City Manager Gary Esplin stated that Phil Solomon negotiated this agreement. The agreement allows the City to get a firm commitment of gas.

MOTION: A motion was made by Councilmember Randall to approve the Firm Gas Transportation Agreement with Questar Gas Company.
SECOND: The motion was seconded by Councilmember Hughes with the comment that this is something that has been needed for a long time.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

APPOINTMENTS:

Mayor Pike stated that he would like to appoint Councilmember Arial, City Manager Gary Esplin and himself to the Washington County Interlocal Agency board.

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

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

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the City Council meeting held on January 16, 2014.

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

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

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the City Council meeting held on January 23, 2014.

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

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

The vote was unanimous and the motion carried.

ADJOURN:

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

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

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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

PRESENT:

Mayor Jon Pike
Councilmember Gil Almquist - Absent
Councilmember Jimmie Hughes
Councilmember Michele Randall - Absent
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Paula
Deputy City Recorder Annette Hansen

OPENING:
Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance was led by Councilmember Jimmie Hughes and the invocation was offered by Jim Hetrick. Mayor Pike explained that he and the Council along with City Manager Gary Esplin had recently returned from the League of Cities and Towns convention in Washington DC where they were able to meet with people from different cities and discuss various issues pertaining to the many factions of running a city. He expressed his appreciation for our great city and its employees and citizens who are always willing to help and serve whenever needed and his gratitude for a community that works together in problem solving.

Discussion on Art around the Corner program by Stephanie Bevins –
Item was rescheduled for the March 27th Council meeting.

Presentation from St. George area Chamber of Commerce by Greg McArthur
St. George area Chamber of Commerce representative Greg McArthur made a PowerPoint presentation to the Council highlighting the many events and resources they provide for the business community and members of the Chamber. Mr. McArthur stated that the Chamber would like to expand to a different location that is more conducive to business and has meeting rooms and facilities to handle all the different amenities they provide for its members. His proposal was that they would restructure and renovate the old water conservancy district building for the approximate cost of $50,000 to $80,000 which would be paid for by the Chamber. The City would then lease the building to them for 5 years under the same type of agreement they currently have with the old Courthouse. He stated that he would also like to keep an area in the old Courthouse as well to maintain a visitor's center area and would like to add an action hub where a private business could rent space to book local activities and arrange ticket purchases for visitors to the city. Council discussed this option at length and felt that this was the best use of this facility and would be most beneficial in the continued support of local businesses and tourism. Mayor Pike asked that all the different options discussed be explored and a proposal be brought back to the Council for further discussion.

Presentation from Outlier Labs by Marc Mortensen
Marc Mortensen introduced Justin Jenkins, Ever Gonzales and Brad Campbell to the Council as owners of the newly formed business Outlier Labs. The owners made a presentation to

the Council explaining about their company and the services they provide to startup companies and small business owners where they provide a business location for these companies to work from as well as a professional environment to meet clients. They also provide business oriented lectures and other networking opportunities to help these businesses succeed and grow within our community. They are currently operating in partnership with Dixie State University and renting space from them. After they explained all of their provided services, they asked the Council to consider allowing their business to relocate to the Electric Theatre building complex and lease it from the City so as they would have the space to expand their services and help these small businesses as well as bring more economy to the downtown area. Council felt that this company was doing a great service for the City and commended their efforts and success. Council also believed that this was just the sort of business they envisioned for the downtown area, although the Electric Theatre building has already been designated for the various arts factions. Council suggested a few other possible opportunities in the area that might suit their needs as well and asked them to explore these options with City Manager Gary Esplin. Mayor Pike thanked them for the service they provide to new business owners and the community and wished them well in their future endeavors.

Presentation from St. George 70.3 Iron Man by Marc Mortensen
Marc Mortensen introduced Iron Man 70.3 race directors Paul Jewkes and Jeff Gardner to the Council. They thanked Council for the wonderful partnership this event has with the city and all the cooperation that they receive. They showed a brief promotional video for the event and explained that this has become a race that all the top professional athletes attend. This year's race is scheduled for May 3rd and is projected to have 2500 participants. The current 5 year contract ends this year and they are awaiting the final draft of the next 5 year contract to be brought before the Council for approval. Council discussed the great economic impact this event has had on the community and the wonderful exposure of this area to visitors throughout the country. They expressed their gratitude to the directors of this event and appreciated the professional way they handle this nationally renowned event.

Discussion on alternative for Sand Hollow wash crossing by Kent Perkins
Kent Perkins, Leisure Services Director and Jeff Peay Parks Planning Manager addressed the Council with a project plan to build an elevated boardwalk path crossing the Sand Hollow Wash from Tuweep Drive to Lava Flow Drive to allow safe passage for children walking to and from school. The proposed design and bridge were shown to the Council and the cost to complete the crossing was estimated to be $172,000 and it was noted that only $65,000 was allotted in this fiscal year's budget for this project. Council felt that this was a necessary improvement and discussed different budget options and funding solutions such as using existing impact fees and capital project funds to complete the project. Mayor Pike felt that this project merited immediate attention and asked that if possible it be completed for the beginning of the next school year so funding options would be looked at and a proposal would be brought before council when considering the next fiscal year's budget.

Report from Councilmembers
Councilmember Jimmie Hughes reported that he would be attending the upcoming Metro Planning Organization (MPO) meeting on the 19th. Mayor Pike mentioned that he had just returned from welcoming the Utah Association of Airport Officers at the City's airport facilities.

Request a closed session

MOTION: A motion was made by Councilmember Jimmie Hughes to convene into a closed session to discuss property issues.
SECOND: The motion was seconded by Councilmember Joe Bowcutt.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

CLOSED SESSION

Reconvene & Adjourn

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

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

The vote was unanimous and the motion carried.

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Annette Hansen, Deputy City Recorder

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 20, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by K.C. Zeeman and the invocation was offered by Humanist Celebrant Randy Thomson.

Mayor Pike read a proclamation proclaiming the 4th week of March, 2014 as "Wellness Week". He mentioned the Wellness Fair that will take place on March 28, 2014 at the Senior Center.

AIRPORT HANGAR AGREEMENT:

Consider approval of an airport hangar agreement with Steven Howcroft for airport hangar 56A.

City Manager Gary Esplin advised the hangar is being sold to Day Air, LLC, who meets all requirements.

MOTION: A motion was made by Councilmember Almquist to approve the airport hangar agreement with Steven Howcroft for airport hangar 56A.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

AIRPORT HANGAR AGREEMENT:

Consider approval of an airport hangar agreement with Day Air, LLC for airport hangar 57B.

MOTION: A motion was made by Councilmember Almquist to approve the airport hangar agreement with Day Air, LLC for airport hangar 57B.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for underground wire puller with trailer, compressor and telescoping arms for Energy Services.

Purchasing Manager Connie Hood advised there were 3 bids received, HD Supply met all the specifications and had the shortest delivery time. The bid came in under the budgeted amount.

MOTION: A motion was made by Councilmember Hughes to award the bid for the underground wire puller to HD Supply for $102,929.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider approval of a blanket bid award with both Codale and HD Supply for electrical materials for the Energy Services warehouse.

Purchasing Manager Connie Hood advised this blanket bid award is bid out each year to get pricing for the City's warehouse items. The amount will not exceed $350,000 for the fiscal year. There are 2 major suppliers, Codale and HD Supply which came in closely on numbers. Both suppliers have agreed to split the award for a primary and a secondary supplier based on the separate prices submitted for 9 categories.

MOTION: A motion was made by Councilmember Randall to award the bid to Codale and HD Supply for electrical materials for the Energy Services warehouse in an amount not to exceed $350,000.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FEE WAIVER REQUEST:

Consider approval of a fee waiver for the use of Cottonwood Cove Park for the Breathe Easy 5K event. Steve Rossberg, applicant.

Steve Rossberg, applicant, stated this is the 4th Breathe Easy 5K event, which is part of the Health Department Foundation. He is requesting a fee waiver for the use of Cottonwood Cove Park. They are doing a family fun race and have lowered their fees. Their goal is to have people be more active.

MOTION: A motion was made by Councilmember Bowcutt to approve the fee waiver for the use of Cottonwood Cove Park for the Breathe Ease 5K event.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye

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

The vote was unanimous and the motion carried.

FEE WAIVER REQUEST:

Consider approval of a fee waiver for the use of Vernon Worthen Park for the Honoring Veterans Event 2. Robert P. Lehmkuhl, applicant.

City Manager Gary Esplin advised the Honoring Veterans Event 2 will be held at Vernon Worthen Park on April 19, 2014 from 8:30 a.m. to 3:00 p.m.. This event will honor all veterans, especially those that served in the Korean War.

Robert P. Lehmkuhl (J.R.) stated that hey are a 501c3 organization. The charity is wonderful to help veterans that have monetary or physical disabilities in their home.

Councilmember Randall stated the event will actually start at 9:30 a.m.

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

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

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Ray Snyder advised the Planning Commission at its meeting held March 11, 2014, recommended a public hearing be set for April 17, 2014 to consider a zone change request from R-1-10 to C2 for the proposed "Medical Dialysis" professional building on 1.86 acres located at approximately 650 South and 1000 East.

MOTION: A motion was made by Councilmember Hughes to set the hearing for April 17, 2014.
SECOND: The motion was seconded by Councilmember Bowcutt
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for: 1) Estates at Hidden Valley Phase 7, an 18 lot residential subdivision located at Athens Drive and Rome Drive, zoning is PD-R; 2) Estates at Hidden Valley Phase 8, a 20 lot residential subdivision located at Lake Placid Drive and Rome Drive, zoning is PD-R; 3) Meadow Valley Farms Phase 8, a 2 lot residential subdivision located at 3910 South and Bentley Road, zoning is RE-20; 4) Mulberry Estates Phase 5, a 17 lot residential subdivision located at approximately 3150 South and 2880 East, zoning is RE-20 and R-1-12; 5) Sun River St. George Phase 37, a 14 lot residential subdivision located at English Ivy Drive and White Stone Drive, zoning is PD-R; 6) Sun River St. George Phase 38, a 14 lot residential subdivision located at Pearl Vista Drive and White Stone Drive, zoning is PD-R and 7) Sun River St. George Phase 39, an 11 lot residential subdivision located at Pearl Vista Drive and Silk Berry Circle, zoning is PD-R.

MOTION: A motion was made by Councilmember Arial to approve the final plats.
SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Almquist inquired about the equestrian easement in the Mulberry Estates Phase 5 subdivision. He asked if the adjacent property owners are part of the equestrian easement.

Mr. Jacobsen replied yes. He explained that because of the zoning and buffer requirement, the equestrian easement has been planned for a long time. The trail is planned throughout the entire area.

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

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a gazebo structure up to 22' tall in the rear yard of the residence located at 3394 East 2000 South. Jared Wittwer, applicant.

Craig Harvey presented the request for a conditional use permit to construct a detached gazebo building in the rear yard of the residence located at 3394 East 2000 South. A conditional use permit is being requested since the height will exceed the allowable building height of 15 feet. The proposed structure will be approximately 22 feet high and will be located in the rear yard approximately 70 feet form the main dwelling, 62 feet from the rear property line and 50 feet from the side property line.

MOTION: A motion was made by Councilmember Randall to approve the conditional use permit to construct the gazebo.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

BUILDING DESIGN CONCEPTUAL SITE PLAN:

Ray Snyder presented the building design conceptual site plan for a proposed 78 unit Estancia Resort Condominiums at Green Valley on 5.7 acres located at approximately 1151 South Plantations Drive. There are four proposed buildings, each of which will be three stories tall, with a minor four story section in the middle.

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

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

The vote was unanimous and the motion carried.

PEDESTRIAN SHELTER AT CROSSWALK:

Ray Snyder presented the request for a pedestrian shelter at a crosswalk for Dixie Regional Medical. The proposal is to install a small pedestrian shelter near the exiting crosswalk on Foremaster Drive at about 1400 East. The shelter will be located approximately 6 feet behind the sidewalk and located on the north side of Foremaster Drive. Planning Commission recommends approval.

Mayor Pike advised there have been a couple of pedestrians hit while in the crosswalk.

MOTION: A motion was made by Councilmember Randall to approve the pedestrian shelter at crosswalk at 1400 East and Foremaster Drive.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated that the budget request for FY 2014-15 will include funds to replace culverts that are currently under the wash. At that time, IHC has requested that they join with the City to install a path underneath the road.

Mr. Snyder mentioned that staff held a special training session for the three newly appointed Planning Commission members on Tuesday, March 4, 2014. He stated that it turned out well.

APPOINTMENT:

Mayor Pike advised that he recommends Todd Jones to chair the Animal Shelter committee.

MOTION: A motion was made by Councilmember Hughes to appoint Todd Jones as the chair of the Animal Shelter Committee.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/FISCAL YEAR 2013-14 BUDGET AMENDMENT/RESOLUTION:
Public hearing to approve amendments to the FY 2013-14 budget.

City Manager Gary Esplin advised the State requires a public hearing to amend the budget. He outlined the following amendments to the budget: 1) To budget for increased marketing costs for the Snow Canyon ½ Marathon funded by a $10,000 grant from the Sports and Events Commission; 2) To increase the professional services budget for outsourced plan review and inspection services due to increase building activity; 3) To budget for the bond interest payment due June 1, 2014 for the new 2014 Franchise Tax Revenue Bonds for the Mall Drive Bridge project; 4) To budget for the purchase of a body-worn camera system and computer server for the Police Dept. fully funded by Federal, State, and Drug Seizure funds; 5) To budget for reimbursement of trail improvements in the Willows at Bloomington subdivision (formerly Las Colinas) where the City advance-funded the improvements in FY2009 in order to make the connection between Bloomington and SunRiver, and the

developer reimbursed the City in accordance to the Development Agreement; 6) To budget for emergency repairs at the Community Arts Building where water damage of the support beams was discovered and required immediate attention; 7) To budget for improvements of the retaining wall, landscaping, and cement tank at the City Water Yard as part of the Red Hills Parkway reconstruction project; 8) To budget for the City's contribution, and a contribution from the Bloomington Community Council, towards constructing pickleball courts, lighting, and landscaping at Bloomington Park; 9) To add remodeling costs of a restroom, office space, and classroom on the lower level entry to the East Annex Building reconstruction project. The amount will be $61,000 rather than $50,000 as originally planned; 10) To budget for the design, engineering, geotechnical, and other professional services related to the All Abilities Park to prepare for construction in the Fiscal Year 2014-15; 11) To budget for distributions of accumulated Drug Seizure Funds to participating area agencies to assist with their purchase of Task-Force related equipment; 12) To budget for the upfit of five vehicles for the Drug Task Force; 13) To approve funds to remodel office space in the East Annex building to house the Gang/FIST detectives; 14) To approve funds to install a surveillance system in the new Drug Task Force area in the East Annex building; 15) To approve funds to purchase a replacement vehicle for the Task Force canine detective; 16) To budget for developer requested and paid improvements in conjunction with the Little Valley Road improvement project; 17) To budget for the City Creek Drainage improvement project out of the Public Works Capital Projects Fund instead of out of the Drainage Utility Fund for asset accounting purposes; and 18) To budget for the Sand Hollow Wash trail and pedestrian crossing and the corresponding funding sources from a re-allocation of budget from the St. James Park improvements and a transfer from the Capital Projects Fund.

Mayor Pike opened the public hearing. Seeing none, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the resolution amending the 2013-14 budget as shown with the adjustment to the East Annex bid.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:
Consider approval of the minutes from the City Council meeting held on January 30, 2014.

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

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:
Consider approval of the minutes from the City Council meeting held on February 6, 2014.

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

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

The vote was unanimous and the motion carried.

CLOSED SESSION:

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

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

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

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

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

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
MARCH 25, 2014, 8:00 A.M.
POLICE DEPARTMENT TRAINING ROOM

PRESENT:

Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
Budget and Financial Planning Manager Deanna Brklacich
City Recorder Christina Fernandez

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Chief Stratton the invocation was offered by citizen Ed Baca.

BUDGET OVERVIEW:

City Manager Gary Esplin presented a powerpoint presentation which covered the following topics: General Fund Revenues Budget - Fiscal Year 2014; Comparison of Revenues for the first Eight Months (July - Feb), Fiscal Years 2012, 2013, and 2014; Number of Building Permits Issued by Category, Comparison of January through December (for 2005 - 2013); Sales Tax Distribution Diagram; Monthly Average Sales Tax Remittance by Industry, Fiscal Year 2007 to 2013 is for 12 months, 2014 is for 6 months; Direct Point of Sale - Local Tax Remittance by Month, 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); Dept./Box Stores - Local Tax Remittance by Month 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); Retail, Fast Food & Restaurants - Local Tax Remittance by Month, 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); Hotels & Motels - Local Tax Remittance by Month, 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); New Car Sales - Local Tax Remittance by Month, 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); Furniture Stores - Local Tax Remittance by Month, 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); Lumber, Steel, Electrical, Plumbing Wholesale - Local Tax Remittance by Month, 5-Year Comparison by Calendar Year (2009 to 2011 Not Shown); 2013 Property Tax Distribution, St. George District (Tax Rate is .012246); Property Tax Distribution Comparison; General Fund - Top 10 Revenue Sources to Total Salaries & Benefits; General Fund Expenditures Budget, Fiscal Year 2014; General Fund - Distribution of Personnel, Materials & Supples, Capital Outlays, and Transfers, Expenses for Fiscal Years 2006 to 2014; General Fund - Salaries & Benefits History; City of St. George General Overview of Fund Resources and Functions.

Ed Baca, citizen, inquired about the funds that were used for the new airport since the City did not sell the property from the old airport.

City Manager Gary Esplin responded in the TIF fund, there was a $25 million bond of which $15 million was originally allocated for the Mall Drive Bridge. The bond language stated that the funds could be used for transportation or road related projects, therefore, the $15 million was used for the Airport. A total of $29 million was needed - the City received $10 million from the County, issued a bond on the transient room tax, and borrowed money from the Wastewater Treatment Plant that will be paid back at the State Treasurer's interest rate. He continued with the City of St. George General Overview of Funds Resources and Functions slide.

Ed Baca inquired how building roadways in new developments work. For example, prior to building Foremaster, the developer had to install the roads prior to building the homes. How is that different from what is happening in the Little Valley area.

City Manager Gary Esplin stated that the City participated with the developer of Foremaster. Little Valley Road and 2450 were already there when the property was annexed. The developers are required to build the roadways as they were needed for the subdivisions. He continued with the powerpoint presentation which covered the following topics: Annual Challenges.

Mayor Pike called for a short recess.

DISCUSSION ON IMPACT FEE LAWS:

City Manager Gary Esplin stated that the City has been looking at the impact fees for approximately two years. In each of the Department's budgets, impact fees are allocated into a special fund. He explained that impact fee draft information is not distributed to the public prior to it being presented to the Mayor and City Council. Jason Burningham, with Lewis, Young, Robertson and Burningham, Inc, the City's financial advisor, will introduce the Councilmembers to impact fees.

Jason Burningham presented a powerpoint presentation which covered the following topics: 2013-2014 Impact Fees City of St. George; Introduction to Impact Fees; Impact Fee Process; Introduction to Impact Fees; Scope of Work, City of St. George; CULINARY WATER: Service Area; Demand Analysis; Level of Service (measured based on existing facilities; Existing Inventory and Excess Capacity; Calculation of Storage Buy-In; Calculation of Transmission Buy-In (Airport Waterline); Capital Facilities Analysis; Financial Resources and Revenues to Finance System; Culinary Water Impact Fee; Culinary Water Impact Fee Cash Flow. He had the Councilmembers turn to page 11 & 12 of the Culinary Water section in the Impact Fee binder referring to Table 5.1: Illustration of Capital Improvements. He continued with the powerpoint presentation covering the following topics: SANITARY SEWER: Service Area; Demand Analysis; Level of Service; Existing Inventory and Excess Capacity; Capital Facilities Analysis; Resources to Finance System Improvements; Capital Facilities NOT Included in Analysis; Sanitary Sewer Impact Fee; Sanitary Sewer Impact Fee Cash Flow. He had the Councilmembers turn to page 13 of the Sanitary Sewer Impact section in the Impact Fee binder referring to Table 5.1: Illustration of Capital Improvements Related to Growth. He continued with the powerpoint presentation covering the following topics: STORM DRAIN (IFA ONLY): Service Area; Demand Analysis; Level of Service; Existing Inventory and Excess Capacity; Capital Facilities Analysis; Resources to Finance System Improvements; Storm Drain Impact Fee per SF; Storm Drain Impact Fee by Land Use Type; and Storm Drain Impact Fee Cash Flow. He had the Councilmembers turn to page 10 of the Storm Drain section in the Impact Fee binder referring to Table 5.2: Summary of Percent Associated with New Development.

Mayor Pike called for a short recess.

Mr. Burningham continued with the powerpoint presentation which covered the following topics: TRANSPORTATION: Service Area; Demand Analysis; Level of Service; Existing Inventory and Excess Capacity; Capital Facilities Analysis; Resources to Finance System Improvements; Financing Revenues and Resources to Finance System Improvements; Transportation Impact Fee Cost per Trip; Transportation Impact Fees by Land Use Type (Residential); Transportation Impact Fees by Land Use Type (Other); Transportation Impact Fee Cash Flow. He had the Councilmembers turn to pages 18 - 21 of the Transportation section in the Impact Fee binder referring to Table A-1: Illustration of Capital Facilities and Estimated Cost and Table A-2: Illustration of Capital Facilities by Funding Source. He continued with the powerpoint presentation which covered the following topics: FIRE: Service Area; Demand Analysis; Existing Inventory and Excess Capacity; Level of Service; Capital Facilities Analysis; Financing Revenues and Resources to Finance System Improvements; Cost per Call Calculation; Fire Impact Fee; Fire Impact Fee Cash Flow. POLICE: Service Area; Demand Analysis; Level of Service; Existing Inventory and Excess Capacity; Capital Facilities Analysis; Financial Revenues and resources to Finance System Improvements; Police Impact Fee; Police Impact Fee Cash Flow. PARKS, RECREATION & OPEN SPACE: Service Area; Demand Analysis; and Existing Inventory; Level of Service; Excess Capacity; Capital Facilities Analysis; Resources to Finance System Improvements; Park Impact Fee. POWER: Service Area; Demand Analysis; Level of Service; Existing Inventory and Excess Capacity; Capital Facilities Analysis; Resources to

Finance System Improvements; Energy Impact Fee per kW; Energy Impact Fee: Residential Service; Energy Impact Fee Cash Flow; SUMMARY: Fee Per Residential Dwelling; and Comparative Analysis.

DISCUSSION ON THE FY 2014-15 BUDGET:

Finance Director Philip Peterson presented a powerpoint presentation which covered the following topics: Finance Department Organizational Chart; Utility Payment Options; Paperless Billings; Misc. Information.

Councilmember Bowcutt inquired if there is a database that shows which accounts have been written off as bad debt.

Mr. Peterson replied yes, there is a policy which states that if a customer has a bad debt, the customer either has to make arrangements or pay off the debt prior to obtaining new service. Staff tries to work with those that are in this situation. He continued with the powerpoint presentation which covered the following topics: Business Licenses.

Councilmember Almquist asked Mr. Peterson if the City could possibly go to a 2 year payment option for obtaining a business license.

Mr. Peterson replied that can happen if the City Council approves an ordinance allowing that.

City Manager Gary Esplin advised that cannot happen with a business license since a portion of the cost is based on the number of employees, but a rental license may be a possibility.

Mayor Pike inquired if citizens can utilize the City's new website for applying for services or obtaining a license.

Mr. Peterson stated that may be a possibility, however, the City requires that certain items with regards to applying for a business license, be seen in person. Additionally, when applying for a dog license, the City requires the applicant to provide proof of vaccinations as well as proof that the animal has been spayed or neutered.

Human Resources Manager Judith Mayfield presented a powerpoint presentation that covered the following topics: Organizational Chart; Human Resources Department Purpose Statement; HR Department Responsibilities; Recruitment, Hiring and Retention; Payroll Administration; Employee Benefits; Compensation, Performance, Organization, Development, Employee Relations; and Administrative Duties and Challenges.

City Attorney Shawn Guzman presented a powerpoint presentation that covered the following topics: Legal Services - Organization Chart; Legal Services; Legal Services - Criminal Cases; Justice Court Reimbursements; Court Reimbursements; Traffic School Reimbursements; Legal Services - Insurance; and Legal Services - Claims and Legal Services Staff.

Budget and Financial Planning Manager Deanna Brklacich presented an Administrative Services Organization Chart. The City has approximately 30,000 vendors and that the Purchasing Department receives approximately 650-850 invoices per month. The City allows departments to purchase items as needed. One of the goals for Connie Hood, Purchasing Manager, is to train employees on how to purchase items they need. She handed out a Budget Process Overview and reviewed the budget process. Additionally, she explained that there have been 3 flood events in the past few years. It took 5 years to complete the 2005 flood project which had 7 projects. The total cost to rebuild after the flood was approximately $11 million. The City received $4 million from FEMA, $3.27 million from a State grant, various other small grants and the City's grant match was $2 million. The 2010 floods had 80 projects and the cost was $8.5 million; FEMA will fund $6.6 million, there will be no funds received from the State, the City received $600,000 in Federal Highway Funds and the City's portion was $1.3 million.

City Manager Gary Esplin everyone of the projects involves about a full years worth of work. The funds to repair the damage were unfunded and unbudgeted.

Water Services Director Scott Taylor presented a powerpoint presentation covering the following topics: Mission Statement; Mottos; Water Services Department Info; Culinary Water Source (Acre - Ft) 2013; Water Services Department Core Management Team; Water Services Organization Chart; and Challenges.

Fire Chief Robert Stoker presented a powerpoint presentation covering the following topics: Mission Statement; Organizational Chart; Reserve Staff; Fire Districts & Response Areas; Fire Response Areas; Incident Response & Per Day; Fire Stations. He explained that the City is rated 4 for it's fire protection. One issue they are facing is that the Ledges is rated 10, which Is the lowest level, since there is no fire station in that area. In October, the City Council approved an automatic aid agreement with Winchester Hills to assist with fire prevention. He stated that the City will run into the same problem in Little Valley and Desert Canyons.

Councilmember Bowcutt inquired could a fire station be built in the Ft. Pearce Industrial Park area that could service the Little Valley area.

Chief Stoker answered that staff is looking into that. He continued with the powerpoint presentation covering the following topics: Fire Department Apparatus; Engines; Reserve Fire Engines; Ladder Trucks & Squads; Training Programs; Fire Calls; Emergency Medical Technicians; Southwest Regional Response Team; Emergency Management; City Wide AED Placement; Assisting Other City Departments; Mutual Aid to Other Fire Departments; Fire Prevention and St. George City Fire Department.

City Manager Gary Esplin explained that in order to get hired as a full time firefighter, the individual has to be a reserve firefighter for at least 6 months with the City. All volunteers are fully certified and are required to attend training.

Councilmember Randall asked if the department would ever go from BLS certified to ALS certified.

Chief Stoker stated there is a plan to do that. While a number of the firefighters are advanced EMT's and some that are paramedics, all full time firefighters are EMT certified.

Mayor Pike inquired if a firefighter from another entity could be eligible for a full time position.

Chief Stoker advised the individual would have to live in the City and would have to be a reserve firefighter. There were some firefighters from Salt Lake City that wanted to do a lateral transfer. Doing that creates a number of internal inequities.

City Manager Gary Esplin explained as the reserve firefighters move up through the ranks, they learn what it is to be a volunteer firefighter and to appreciate the dedication and appreciation of the department.

Police Chief Marlon Stratton advised that the training room being used for today's meeting, becomes an Emergency Operations Center, in the event of a disaster.

City Manager Gary Esplin stated that does not happen very often, the last time was during the 2010 flood. It is an amazing experience to be involved in.

Chief Stratton presented a powerpoint presentation covering the following topics: Our Mission; Department Leadership; Patrol Division; Patrol; Patrol K9; S.W.A.T.; Negotiators; Community Action Teams (CAT); Honor Guard; Special Olympics Torch Run; Special Olympics Polar Plunge; Investigations Division; Detectives; Victim Services; Washington County Area Drug Task Force; Fraudulent Identity & Security Threats; Graffiti; Sex Trafficking; Administrative Services Department; Special Enforcement Division; and Communications Division and Inbound/Outbound Calls.

Mayor Pike inquired if there is evidence that shows the school resource officers have prevented crimes in the schools.

Chief Stratton stated yes, there has been a lot done to prevent different crimes. The officers work closely with the School Administration and routinely run drills in the event of a active shooter.

Mayor Pike called for a short recess.

Energy Services Director Phillip Solomon stated that St. George is becoming the largest municipal power provider in the State. There are 3 types of power utilities: co-ops, investor-owned utilities and municipal power. He presented a powerpoint presentation which covered the following topics: Energy Services; City of St. George Energy Services Department; Energy Services Department Organization Chart; St. George Energy Services Back Ground; and Resource Allocation 2013 and 2014 Substation, Construction.

City Manager Gary Esplin explained that with regard to resource allocation, the more power the City can generate, the less transmission cost there will be. In the past, the City had contingency plans for black outs. Nine months out of the year, the City can generate power itself.

Mr. Solomon stated that during the peak period, it is nice to turn on the generators to follow the peak.

Leisure Services Director Kent Perkins presented a powerpoint presentation that covered the following topics: Leisure Services Department Organization Chart; Mission Statement; Dixie Center; Map of the Dixie Center; Community Arts & Exhibits; Park Planning (Design). He showed the Trail & Road Master Plan 2011 Map, the Existing & Future Planned Community Parks Map and the Trail Master Plan Map. He continued with the powerpoint presentation that covered the following topics: Trail; Parks, Fields Phase IV - Concept Plan; Parks; Recreation - Special Events & Races; Recreation Center & Carousel; Recreation - Aquatics; Recreation - Softball; Recreation - Youth & Adult Sports; Recreation - Tennis & Pickleball; and Recreation - Nature & Adventure; Boards & Commissions and Priorities.

Support Services Manager Marc Mortensen presented a power point presentation which covered the following topics: Administration; Support Services; Guiding Principles; Mottos; Technology Services; Values of Technology Services; Mission Statement; Projects Recently or Nearly Completed; Tech Support; Techs; System & Networks; Web; GIS; Recent Projects; GIS Support; Fleet Services; Fleet Facts; City Vehicle Assets; Fleet' Primary Values; Inventory/Scheduling; Fleet Technicians; Facility Services; Facility Services Projects; and Maintenance and Custodial.

Public Works Director Cameron Cutler presented a powerpoint presentation covering the following topics: Public Works Department Organization Chart; Transportation Services; Streets Division; Airport; Suntran; and Engineering Services.

Community Development Services Director Matt Loo handed out a re-organization chart proposed for the Public Works Department and the Economic Development & Housing Department.

City Manager Gary Esplin outlined the re-organization being proposed in the Public Works Department.

The consensus of the Councilmembers is to proceed with the re-organization.

City Manager Gary Esplin outlined the proposal of creating a new department named Economic Development & Housing Department which Matt Loo would be the Director of.

Director of Golf Operations Colby Cowan presented a powerpoint presentation which covered the following topics: Golf Course Maintenance and Head Golf Professionals. Currently, the Golf Professionals are independent contractors.

City Manager Gary Esplin explained that the golf courses were put into the Enterprise Funds initially since they were generating money; however, since numerous other golf courses have been built in Washington County, they have been losing money. He questions which fund the golf courses should be a part of, the General Fund or the Enterprise Fund. The City has spent quite a bit of money on the golf courses. There is no debt, however there is a $4 million deficit due to the cost of golf. He is proposing to adopt a plan to pay back the $4 million. He explained that each year, $500,000 is paid into the debt service for the Dixie Center which will be done in 2023. Beginning in 2024, that amount can be allocated to pay back the $4 million deficit. This plan will solve the long term debt. To solve the short term debt, he suggests a re-organization within the golf courses. He outlined the proposed re-organization .

The consensus of the Councilmembers is to proceed with the re-organization.

The meeting then adjourned.

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Christina Fernandez, City Recorder

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

PRESENT:

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

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Arial the invocation was offered by citizen Tim Martin.

PRESENTATION FROM ART SIEMENS:

Support Services Manager Marc Mortensen introduced Mark Cram with Siemens. He explained that Siemens looks at ways to improve efficiency in facilities. Mr. Cram performed a feasibility to see if there are ways to improve the efficiencies in City facilities. The savings will be used to fund improvements.

Mark Cram, with Siemens, presented a powerpoint presentation which covered the following topics: Agenda; Your Challenges: Resources, Equipment, Mandates; The Performance Contracting Process; Understanding the Performance Contract Cash Flow; Relevant Legislation; Our Process - Road Map to Success; Our Proficiencies - Broad Range of Innovative Solutions; Buildings To Be Reviewed; Project Financial Summary; Feasibility Study; Lighting (Building and Streets); Upgrade Building Automation Systems (BAS); Advanced Control Strategies; Re-Commissioning; Boilers; Domestic Water and Irrigation Opportunities; Improve Maintenance Capability; Weatherization; Pool Opportunities; Variable Flow; Other Opportunities; Our Promise - Experience in Delivering Successful Projects; Utah References and Performance Contracting Process Overview.

City Manager Gary Esplin advised there is no financial obligation to the City.

Mr. Cram explained that typically, there is a 3rd party lending institution is involved. The lending institution sets up an escrow account and submits an invoice to the City. At the end of construction, the savings shift from an operational or expense budget to pay the lending institution back.

City Manager Gary Esplin stated that the risk will be, if the savings does not service the bond. Siemens guarantees that the savings will be there. He sees no real downside other than the strength of a company. Siemens has experience and a good track record.

Support Services Marc Mortensen advised that the next step would be for the Council to approve a letter of intent. A good example of how this would work well, is with the Water Treatment Plant. There are some serious improvements that can be made to the facility to extend the life of the plant.

The Consensus of the Council is to move forward.

PRESENTATION FROM ART AROUND THE CORNER:

Stefanie Bevans, Chairperson for this year's Art Around the Corner Foundation, explained that the foundation started in approximately 1988 to restore the Opera House, Social Hall and Museum. Their goal is to bring arts to the community as well as sustain art in the community. They would like to assist the City in obtaining pieces of art in addition to working with the Arts Commission. She presented a powerpoint presentation which showed the following pieces: Art Around the Corner Foundation Outdoor Sculptor Exhibit 2014; Jericho II; The Color Guard; Summertime; Setting Free; Flight of the Zephyr; Billy; Contemplation; Ready to Play; The Matriarch; Fish Tales; Together; Potato Bug Predicament; Abraham Lincoln; Mama Crusty the Desert Crab; Savanna Sunset; Last Love; Alex; Position the Stitches; Playmates; Hawker Hurricane; Beacon of Light and Guidance.

Councilmember Arial stated that she believes there is an opportunity for the media to help the community know what is going on in the arts. Also, it is great for people to know what Art Around the Corner is up to.

Ms. Bevans stated that several newspaper agencies and radio stations are getting involved.

Mayor Pike advised that the previous Council has approved using the revenue received from the carousel toward purchasing pieces of art. Staff will work with the Arts Commission and Art Around the Corner to determine which pieces to purchase.

Danielle Larkin stated that without artists, this show would disappear. For them, they are doing the City a giant a favor by being a part of the show. In exchange, the artists believe the board will do their best to promote the artist as well as their pieces. She asked the Councilmembers to have anyone looking for a piece, to contact their board so that they can promote all of the artists involved in the show.

Ms. Bevans stated that if the Councilmember gave them a list of what historical events they would like to depict, they would be happy to find an artist.

Leisure Services Kent Perkins stated as the City moves toward the concept of the arts district downtown, pieces can find homes. He believes this board does an outstanding job.

Ms. Bevins stated that they do tours and asked if the City can get the word out that pieces are for sale.

Support Services Manager Marc Mortensen stated that the pieces can be advertised on the City's Facebook page as well as the City's website.

DISCUSSION REGARDING PARKING REQUIREMENTS FOR STUDENT HOUSING:

City Manager Gary Esplin stated that staff was approached by Dixie State University with regard to student housing. They are looking to build student housing on their campus. Staff met with them and talked about their concept. While City ordinance requires so many parking stalls per bed, the University stated that makes it impossible to have a housing project around the campus. The University's goal is to have student housing as part of the campus which helps students be more involved. By contract, they can limit the number of cars each resident can have. The location of the proposed student housing is inside the freeway. They believe the project can move forward if they can get a parking reduction similar to what has been done at other Universities. He proposes to consider reducing the parking, if the University can show the contracts with the students and

enforce that they will not rent to students with vehicles.

Councilmember Hughes stated there may be an issue with neighboring complexes using their parking.

Councilmember Almquist stated the University will not police the parking, the owner will.

Mr. Nicholson stated that he spoke with a gentleman from Rexburg, they rely on the property owner to enforce the parking. Additionally, they have a pedestrian emphasis zone around the campus and require a conditional use permit. He thinks the City can accomplish this with an agreement.

City Manager Gary Esplin advised there would have to be a limit the number of residents. Staff would have to review the contracts to see that they are abiding by the agreement.

Bob Nicholson stated that the University is requesting .75 parking stalls per bed.

Councilmember Almquist would like to see the owner label the vehicle somehow to show that they are a resident.

City Manager Gary Esplin stated this project showed underground parking for the site. There will be very little parking on the surface. He stated that he does not want to enforce parking on the street; however, the road around the campus is still a City road.

Mayor Pike commented that the University is getting an incredible amount of students from outside Utah. He inquired if staff can make sure this stays student housing.

City Manager Gary Esplin replied yes, the development agreement can state that. Since the University owns a portion of the property, this project will not go forward unless the Board of Regents approves the project. If the Council chooses to consider this request, the next step is to go to the Planning Commission and amend the ordinance.

Councilmember Almquist stated that he would like to see an additional paragraph that states that more stringent parking could be considered.

City Manager Gary Esplin commented that he does not think the intent is to have less parking, he believes it will allow a reduction in the parking in an area based upon an application and individual development agreement.

City Attorney Shawn Guzman advised there could be a list of factors to consider.

The consensus of the Council is to move forward.

PUBLIC HEARING/ZONE CHANGE/ ORDINANCE:

Public hearing to consider a request for a zone change from Mining & Grazing and A-1 to R-1-10 on 29.97 acres generally located southeast of the intersection of Crimson Ridge Drive and 3000 East Street, and east of the Sun Valley Estates subdivision. Development Solutions, Inc., applicant.

Craig Harvey presented the request for a zone change on a 29.97 acre parcel. The property is generally located at 3000 East and Crimson Ridge Drive. The general plan was changed to low density residential. If the zone change is approved, it will allow the applicant to continue with what they are currently doing. Planing Commission recommends approval. The parcel is mining and grazing, but it has not been irrigated or used for crops in the past 30 years. Staff received two letters of opposition.

Councilmember Arial stated that she has been getting comments from residents that this area is too dense.

Councilmember Hughes stated he would like to have some balance. Since there are only two ways to get around, he believes the traffic issues have to be addressed. It will be interesting to see how much the Mall Drive Bridge will help.

City Manager Gary Esplin explained that the same problem exists to the east and west black hill; there is only Sunset Boulevard and Dixie Drive. He stated that there will be traffic, but the density will not make much difference.

Mr. Nicholson advised that there is a proposal for an area that is currently zoned A-1, which is under irrigation, that can remain zoned as such. The existing homes are on 1 acre lots.

Councilmember Hughes stated that he has seen that proposal and would like it brought to the Council. If the roads were complete and when the bridge is done, things may be better.

City Manager Gary Esplin advised that with regard to Seegmiller Drive, if the Council wants to, they can include that project in the next year's budget.

Brett Burgess, applicant, stated that in addition to this parcel, they are planning a 4 acre park within the proposed area. The first phase will be approximately 77 units. He explained that SITLA owns the adjacent property, however, they have a joint development agreement with for the rest of the hillside. They are proposing cluster development in the areas that are not so unique and to develop a natural park in the areas that are unique. As they develop, they try to be sensitive for what has been developed in the area. With regards to Commerce Drive, they do not control the access. All of the road improvements that the City is making will help to alleviate a big portion of the traffic issues.

Councilmember Hughes inquired if there a plan for a pedestrian trail.

Mr. Harvey advised there will be a pedestrian trail on the west side of the road which then switches over to the other side.

City Manager Gary Esplin explained that the trail switches over because of the big ditch on the east side of 3000 East. The applicant has always built trails exactly the way the City has asked them two.

Councilmember Almquist just because something is zoned A-1, if they cannot grow anything, the idea of just leaving it alone is unfair to the landowner. Things were learned from issues with Bridle Gate. Areas that are land-locking areas, which can be permanent open space should also be considered.

Mayor Pike opened the public hearing.

Audrey Taylor, a resident of Little Valley, stated that she is happy to hear Mr. Burgess say that he respects the native qualities of the land. She and her family love this area because there are great locations for hiking and rocks for climbing. There are native petroglyphs that she does not want to be disturbed which she suggests be worked into into the park. She has read a lot of emails from residents to the Mayor and City Council. Their biggest concerns are the amenities in the area. She would like to see crosswalks and a small grocery store.

City Manager Gary Esplin advised that he has seen a conceptual plan for a small commercial center in the area. There are some incredible open areas. He would love to have a park in that area.

Ms. Taylor stated that she wants to see the natural beauty of the area preserved. In addition, she would like to make sure the Council is not handing out zoning changes faster than stop signs, crosswalks and walk round-abouts are installed to make the area safer.

Mayor Pike advised there will have a 4 way stop at Crimson Ridge and Little Valley Road.

City Manager Gary Esplin commented that crosswalks sometimes give a false sense of security. Having the four way stop and a crossing guard is a much better option. He is not arguing for or against the zone change; however, this area conforms to the General Plan.

Bradley Johnson, resident of Little Valley, stated he and his family moved to the Little Valley area because it is a beautiful area. He is worried about the area becoming Southern California and does not want the natural landscape to go away. Additionally, he understands that although the area was once agricultural, it will never be so again.

City Manager Gary Esplin stated that it is important to point out that there has never been any agriculture on the lot because there is no irrigation water.

Councilmember Almquist commented that the City has an overlay zone. A developer cannot just take the ridge and eliminate it. This is the most logical place to have a natural park. Even if there was a cluster development, there is a limit of how close they can cut into the hillside.

City Manager Gary Esplin stated that the Burgess' developed Tonaquint Terrace and donated 4 acres to the City.

Mr. Burgess explained that they have a development agreement with SITLA to purchase the property and will donate a portion to the City. He is very well aware of the beauty of southern Utah as he was born and raised here.

Ed Baca, citizen, stated that he is pleasantly surprised at the way the Burgess' were working with the City.

Ms. Taylor asked if any of the area is planned to stay zoned agriculture.

City Manager Gary Esplin replied not in this area since there isn't any water.

Councilmember Bowcutt commented that one thing everyone mentions are the traffic concerns. There will always be some sort of traffic problem because there will never be another crossing over the Virgin River.

City Manager Gary Esplin stated the City has committed to spend approximately $15 million to improve transportation in the area, which is more than has been spent on any other part of the City.

Josh Taylor, Little Valley resident, states that he appreciates what the City is doing to keep the traffic flowing. He would like preserve the area's natural beauty.

Mayor Pike closed the public hearing.

Councilmember Hughes commented that Quality has always done what they have said they would do. He wants to maintain the natural beauty while maintaining the rights of the property owner to develop their property as they would like to. He noted that was discussion regarding a 4 acre parcel in this zone change for a park.

MOTION: A motion was made by Councilmember Hughes to approve the zone change to R-1-10.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Almquist stated he believes the park should stay in as mentioned. Additionally, if there is flexibility with the parcel below, he would like to see a natural park.

Mr. Burgess advises as part of their agreement with SITLA, as they develop, not only do they take down developable acreage, they also take down native or natural acreage. Their next take down with SITLA will be in September.

City Manager Gary Esplin stated that he wanted to clarify that there are always trade offs. SITLA sells property to developers and want to maximize the money they get from the sale to get as much money as they can for schools.

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

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

The vote was unanimous and the motion carried.

REPORT FROM COUNCILMEMBERS:

Councilmember Arial stated that there is not much going on with her boards. She recently attended the MPO and WCIA board meetings.

Councilmember Randall stated that she will attend her first Arbor Day celebration on April 26th. Judge Walton will oversee Veteran's Calendar which will help veterans with regard to bad behavior. The gala for the Doctor's Volunteer Clinic raised approximately $18,000. Monday at 5:00 p.m. there will have a short ceremony and unveiling of the monument at the Tonaquint Cemetery to honor Lee Warren.

City Manager Gary Esplin commented that Matt Loo is working with owners and the trees in parking lots near Lowes and Target will be taken care of.

Councilmember Almquist stated that the Dino Track Advisory board met on Tuesday. The Mosquito Abatement board will meet once mating season has begun. He would like to see the CAT teams start up again.

Chief Stratton advised it would help if each Councilmember would contact their neighborhood representative.

Councilmember Bowcutt stated he missed the last Planning Commission meeting.

Councilmember Hughes advised he attended the Animal Shelter Board meeting.

The board discussed creating a "Friends of". They would like to get involved with fundraising for the City Animal Shelter in addition to the City taking donations. He missed the last Housing Authority meeting. The Local Homeless Coordinating Committee met today. He learned that IHC has a new department whose sole focus is to quit losing money on the emergency room calls. They are working on helping people get the help they need.

Mayor Pike stated that UDOT was in town last week. As they get down the road on the Sunset/Bluff intersection and the St. George Boulevard/Bluff, they determined that they will not need to do U-turns at 200 North and Tabernacle. Doing some free right turns and widening Bluff Street will be better and much less worrisome.

ADJOURN TO CLOSED SESSION:

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

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

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

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder