

**St. George City Council Minutes**  
**Regular Meeting**  
**June 19, 2014 5:00 p.m.**  
**City Council Chambers**

**Present:**

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

**OPENING:**

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Boy Scout Troop number 1869 and the invocation was offered by Pastor Jimmy Kestin.

Mayor Pike recognized the Animal Shelter Review Board and invited the group to come forward. He announced the re-grand opening of the Animal Shelter on Saturday June 19, 2014.

Sergeant Fuller reviewed the positive changes made at the shelter. The shelter is operating under a no-kill philosophy meaning no animal will be euthanized if it is adoptable. Working with the local animal rescue groups has been very helpful and successful.

Mayor Pike read a proclamation for SCORE which is celebrating 50 years of service to small businesses. He presented the proclamation to Steve Waddles.

**CONSENT CALENDAR**

**Consider approval of the financial report for May 2014.**

City Manager Esplin discussed the financial report for May 2014.

Councilmember Almquist asked about the investment section and the low interest rate earned on the funds. He asked if monies could be invested such that more interest earned.

City Manager Esplin explained the State of Utah dictates much of how the funds are managed and how it is allowed to be invested. There are also limits as to the term of the investment as it has to be tied to the fiscal year.

There was discussion regarding possible investment options and resources that may be able to provide other low-risk options.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Almquist to accept financial report for May 2014.

**SECOND:** The motion was seconded by Councilmember Arial.

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

St. George City Council Minutes  
June 19, 2014  
Page Two

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider a request to implement a new commercial load profiler software for the Energy Services Department.**

Purchasing Agent Hood explained this is a bid for software with Automated Energy to launch a commercial load profiler program in the amount of \$1,000.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Randall to award the bid for commercial load profiler software to Automated Energy for \$1,000.

**SECOND:** The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**Consider award of bid for the 2450 East irrigation line extension project.**

Purchasing Agent Hood explained there were five responses to the bid. Sunroc was the low bidder at \$87,026.90 which is under the budget.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Randall to award to the bid to Sunroc for the 2450 East Irrigation Line Extension project in the amount of \$87,026.90

**SECOND:** The motion was seconded by Councilmember Almquist

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**Consider award of bid for the Wastewater equipment shed.**

Purchasing Agent Hood explained there were three bidders for this project. Red Canyon was the low bidder which is slightly over the budget at \$65,967.51.

There was discussion as to the size of the shed and the cost per square foot. The shed is designed to be 25 feet by 40 feet and approximately \$65 a square foot.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Bowcutt award the bid for the Wastewater equipment shed to Red Canyon in the amount of \$65,967.51.

**SECOND:** The motion was seconded by Councilmember Arial.

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**Consider award of bid for the 2014 sewer relining project.**

Purchasing Agent Hood explained there were three bids with Layne Inliner being the low bid at \$93,795.50. This is slightly under the \$100,000 budget.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Almquist to award the bid to Lane Inliner for the amount of \$93,795.50 indicating this is much cheaper than installing new lines.

**SECOND:** The motion was seconded by Councilmember Arial.

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

City Manager Esplin indicated the bid awards that are on the addendum are all in the current budget year.

**ORDINANCES**

**Consider approval of an ordinance prohibiting the use of fireworks in designated area of the City through July 27, 2014.**

Deputy Fire Chief Kevin Taylor explained this is the second year restrictions on fireworks have been requested for specific areas in the city. He noted that last year the public was responsive to the restrictions and the number of incidents were down. He explained that in general fireworks are restricted in areas of open space, drainages and slopes on hillside.

City Attorney corrected agenda dates, noting that the restrictions would be in place July 1 through July 31, 2014. Violations of this ordinance will be a class b misdemeanor.

There was discussion regarding the interactive map detailing the restricted areas, which is available through the city website.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Randall to pass the ordinance restricting the use of fireworks in designated areas of the City from July 1 through July 31.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

Assistant to the City Manager Mortensen displayed the map and showed how the interactive functions work.

Councilmember Almquist pointed out that the ordinance restricts not only the use of fireworks, but any other ignition source.

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**PUBLIC HEARINGS:**

**Public hearing to consider a zone change from R-2 and Planned Development Residential to Commercial C-4 for properties located at 321 West Tabernacle Street and 16 South 300 West.**

City Planner Snyder explained this is a request for two zone changes in one action. He detailed the addresses and the exhibits which are surveys of the properties. The applicant, Mr. Dunker, owns one property and the Washington County School District (WCSD) owns the other and supports the zone change request. The zone change to C-4 would allow the applicant to build an office to the side of the property line and near the front property line. The Planning Commission recommends approval.

Mayor Pike opened the public hearing, there being no one to comment, he closed the public hearing.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Arial to approve the zone change from R-2 and Planned Development Residential to Commercial C-4 for properties located at 321 West Tabernacle Street and 16 South 300 West.

**SECOND:** The motion was seconded by Councilmember Randall.

Councilmember Bowcutt noted this zone change is his neighborhood and will be a great improvement.

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**Public hearing to consider amendments to the 2013-2014 fiscal year budget.**

City Manager Esplin explained a public hearing is required by state law to amend the budget. He briefly reviewed the recommended adjustments indicating that more detail is provided in the agenda packet. He also explained the amendment with respect to building inspections as a result of more permits being issued than projected and youth sports increased due to more participation in the programs.

Mayor Pike opened the public hearing, there being no one to comment, he closed the public hearing.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Bowcutt to approve by resolution amendments to the 2013-2014 fiscal year budget as detailed in the agenda packets.

**SECOND:** The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**Public hearing to receive public input on the 2014-2015 fiscal year budget and unbilled water and energy services.**

City Manager Esplin indicated this is the second public hearing regarding the 2014-2015 fiscal year budget. The growth rate allowed to be incorporated into the budget is 3.8%. He explained the Certified Tax Rate for the city, which is the portion of property tax the city receives, is set by the county and there will be no increase in property taxes for the city.

City Manager Esplin explained the manner in which unbilled water and energy services are handled has not changed nor has how the funds are managed. The notice sent to all utility users is a result of changes in legislation from Senate Bill (SB) 51. SB51 requires cities to report the dollars of unbilled services as a means to increase transparency in the budgeting process.

City Manager Esplin reviewed the amount of unbilled water and energy services and the services those funds support such as the energy used to operate water wells and pump stations that distribute the water throughout the system, pumps for parks and golf courses as well as irrigation clocks. The unbilled water is primarily used in city buildings and the few parks that don't have access to secondary or irrigation quality water. The parks watered with culinary (drinking) water is metered but not billed.

City Manager Esplin went on to explain the funds spent on purchasing water shares in private irrigation companies. When shares become available, the city purchases them to increase the amount of irrigation water available for parks, golf courses and other large irrigators. This decreases the amount of culinary water used to irrigate city facilities and other large irrigation users. The irrigation companies make assessments annually based on costs to operate the system. As a share holder, the city has to pay the amount of assessments based on the number of shares owned.

City Manager Esplin explained it would be possible to bill for all the services that are currently paid for by the Energy Services Department and Water Services Department but that would result in the general fund having to find additional revenues or reduce services to save costs. He emphasized that the unbilled water is accounted for as it is metered. He also discussed the amount of reuse water, which is treated wastewater, used for irrigation purposes. Reuse water supplements the other sources of irrigation quality water.

Mayor Pike indicated it is good that the unbilled water is metered and that the city is complying with the new law.

City Manager Esplin pointed out that the amount of unbilled energy services amounts to less than one percent of the total Energy Services Department budget.

Mayor Pike opened the public hearing.

Aaron Olsen, citizen, stated he was a new resident in St. George and has two questions to ask. Does general fund pay at the same rate as residents?

City Manager Esplin replied that the general fund doesn't pay for the unbilled water or energy services.

Mr. Olsen asked how the costs are calculated.

Finance Director Peterson explained he calculates all gallons billed and all revenue collected to determine the price per gallon and uses that amount to calculate the dollar value of the unbilled water consumption. He explained it amounts to approximately \$1.35 per month for each utility customer.

Mr. Olsen urged water and energy conservation as we live in a desert and with respect to the EPA coal regulations which affect energy costs. He spoke in support of more transparency and that residents should see a true and accurate cost for the unbilled services. He suggested department heads might be more accountable for leaks, lighting and such if they had to account for these costs in their budgets.

Doug Schmutz, citizen, asked that if it costs a utility customer \$1.35 a month than it's not coming from tax money, is that correct.

City Manger Esplin explained that if the general fund had to pay for these services, then it would be tax dollars. As it is done currently, the unbilled services are paid by utility account holders.

Dough Schmutz asked if those who generate electricity with solar or wind power and feed back into the grid, are they billed for services or do they get a subsidy.

City Manager Esplin explained net metering is not associated with the unbilled water and electric services.

Robert Fulton, citizen, expressed appreciation for the effort to be more transparent. He indicated that he is glad the city is not spending man hours and increasing overhead costs associated with billing and paying for these services out of the general fund.

Carl Palmer, citizen, commented that it is a great benefit for a city to own its own water and electric system. He asked how water shares have to be paid.

City Manager Esplin indicated they are paid from the water fund. He discussed the way the ponds and irrigation system work and how the water shares provide the water for that system. He noted the WCSD pays their share of the cost of irrigation quality water, but city facilities don't.

Carl Palmer commented that as a city we have the choice to increase the electric rates to put money in the general fund.

City Manager Esplin explained how transfers to other funds for the energy and water departments work and that they are for specific things both departments are responsible for such as utility department salaries as that department does all the billing/collection for the utility.

Council Member Hughes arrived 6:08 pm.

Carl Palmer suggested an increase to the electric rates with the money to be put it back into the general fund if needed. He suggested looking into what surrounding communities pay for power from Rocky Mountain Power (RMP) and possibly raise rates to be a bit lower than RMP in order to support the general fund.

St. George City Council Minutes  
June 19, 2014  
Page Eight

Hope Corkrin, citizen, commented that she does not want to see a rise in rates. She would like to see all the facility costs on-line as well as which properties fall under the unbilled services.

Seeing no one else wishing to comment, Mayor Pike closed the public hearing.

Mayor Pike noted that some members of the community would like to see more facilities or the city offer more services. He commented that this discussion shows how difficult it is to provide services and amenities in a fiscally responsible manner. He complimented Mr. Esplin and Ms. Brklacich for the expertise they provide in developing the budget. He indicated there will be an item on the November ballot to establish a county wide arts and recreation tax. This is being done to address the interests of the community as a whole.

City Manager Esplin explained how the state manages tax revenues. The city gets about 14% of the property tax assessed and about 20% of the sales tax revenues generated in the city. He reviewed the top three economic drivers:

1. Tuacahn Center for the Arts
2. Golf Courses
3. Dixie Center

Mr. Esplin continued with the explanation noting that 75% of the top ten revenue drivers are activities that are driven by the City of St. George such as the races and conventions. He stated there is a correlation to these events and the amount of services residents enjoy.

There was discussion regarding how sales tax revenues are divided between the state and the local entity that generates the tax as well as the number of people from outside the state that come to St. George for various events.

City Manger Esplin noted that the motion, if being made to approve, will also need to include the \$625,000 requested to be transferred from the capital project fund to the general fund.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Almquist to approve by resolution the 2014-2105 fiscal year budget and the transfer of \$625,000 from capital projects to the general fund as well as the other adjustments as discussed.

**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  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**RESOLUTIONS**

**Consider approval of a resolution adopting proposed fee increases included in the proposed 2014-15 fiscal year budget.**

Mayor Pike asked the council if there was any discussion regarding this item.

As there were no questions from the council, Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Almquist to adopt the fee increases included in the 2014-2015 fiscal year budget.

**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.

Councilmember Hughes noted the fees are reasonable and that the fees cover costs to conduct a burial and maintain cemetery in perpetuity.

Councilmember Almquist noted that he recently attended a funeral and complemented staff on the appearance of the cemetery.

**STAFF REPORTS:**

**Consider approval of a fee waiver for the use of Crosby Confluence Park for the 2nd Annual Pound the Pavement for Parenthood event. Shellee Salmon, applicant.**

City Manager Esplin commented this is the second time this event will be held. There were no issues with the first one.

Courtney Jackson, citizen, explained she and her husband volunteer the Pound the Pavement for Parenthood event which was established in 2010. The organization raises funds around the country for adoption or in vitro fertilization.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Bowcutt approve the request to waive fee for the use of Crosby Confluence Park for the 2<sup>nd</sup> Annual Pound the Pavement for Parenthood event.

**SECOND:** The motion was seconded by Councilmember Almquist.

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

St. George City Council Minutes  
June 19, 2014  
Page Ten

Councilmember Almquist, aye  
Councilmember Hughes, aye  
Councilmember Randall, aye  
Councilmember Bowcutt, aye  
Councilmember Arial, aye

The vote was unanimous and the motion carried.

**Consider approval of a special event fee waiver as well as a street closure for the 7th Annual Chelsi's Run event. Lisa Peterson, applicant.**

Lisa Newby Peterson, citizen, stated she lives in the St. James neighborhood. This event is a celebration of her daughter's life. Her daughter was killed in an accident several years ago. The run has raised \$8,000 which is awarded to students in need as high schools scholarships. The money has been divided equally between the four local high schools. The event is scheduled for Tuesday July 10pm.

Councilmember Randall commented this event is a great way to bring some good from a horrible tragedy.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Randall to waive fee and accept road closure for St. James and Lizzie Lane for the 7<sup>th</sup> Annual Chelsi's Run 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.

**Consider approval of a conditional use permit to establish a towing and impound yard in an M-1 zone located at 893 East Factory Drive in the Ft. Pierce Industrial Park. Lee Clark, applicant.**

City Planner Snyder indicated the applicant's goal is to get on the police rotation to pick up vehicles from accidents. He indicated nothing will be visible from the street as vehicles will be stored behind or in the building. The Planning Commissions recommends approval with the findings which are listed as items A – K in the Planning Commission report. He explained Ft. Pierce Industrial Park supports the applicant's proposal.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Hughes to approve the request for a conditional use permit to establish a towing and impound yard in an M-1 zone located at 893 East Factory Drive in the Ft. Pierce Industrial Park

**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.

**Consider approval of a conditional use permit to construct a detached garage to a maximum height of 19' behind the home located at 2531 East 2300 South Circle. Brigham Johnson, applicant.**

City Planner Snyder displayed a picture of the house and lot. He indicated there is nothing unusual in the request from other requests seen in the area. He explained this same request was approved by the council in the year 2009; however, the applicant never started construction. As Mr. Johnson plans to start construction now, he has filed a new application. The garage won't encroach on any city easements and will have similar finish material as the existing building. The Planning Commission recommends for approval.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Randall to approve the request for a conditional use permit to construct a detached garage to a maximum height of 19' behind the home located at 2531 East 2300 South Circle.

**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.

**Consider approval of a conditional use permit to construct a 60' tall mono pole cell tower along with an equipment enclosure on property zoned Mining & Grazing located on the east side of U-18 and south of the Ledges development. Verizon, applicant.**

City Planner Snyder indicated the tower would be generally located on private land in the area of The Ledges. The land would be leased to Verizon. He explained the Planning Commission

had a lot of questions regarding this action. Generally, the city prefers to minimize the amount of towers in the community and co-locate carriers as much as possible. The discussion with the Planning Commission included options such as constructing an 80' tower, the master plan for each communication company and other issues as detailed in the Planning Commission report. He noted Mr. Snow, a resident in the area, spoke to the Planning Commission in opposition to the tower.

City Planner Snyder briefly reviewed an issue the Verizon Representative raised with the Planning Commission with respect to federal law pre-empting any state and local ordinance with respect to location of communication facilities.

The council reviewed pictures and maps of the proposed structure and the location in relation to Mr. Snow's home. The visibility from SR 18 was discussed as was access to the tower. The access would be on a privately owned and maintained road. Existing cell service and how the proposed tower would affect service was discussed.

Lee Snow, resident, asked for permission to comment. He stated he is the property owner directly adjacent to tower and opposes it severely. He detailed his residence and out buildings on the pictures and maps. He discussed the proposed development called the Trails which he feels will be impacted. He also understands there is another tower proposed to be put on city property. He thinks there are better options for towers other than this location. He stated four of the five property owners adjacent to this location will be adversely impacted as well as the maybe 600 homes in the proposed development. He expressed concern that the towers will break the skyline and will be really noticeable. He also expressed concern that next year Verizon could decide the 60' height is not tall enough and will ask for 80'. He confirmed that access is via a private road which all property owners have a 25' easement for access. He said he is the one who put the asphalt on the road and property owners maintain it. He requested that Verizon be required to bond for a certain amount of money for potential road damages and that the city hold the bond if this action is approved.

James Sullivan spoke and indicated that he and some partners own property south of the proposed location of the tower. He distributed some pictures to the council. He stated that it will be tall and intrusive. He suggested there are other locations that will better accommodate the tower with less adverse impact to property owners. He suggested placing the tower in areas where there are easements for future power lines and substations. This would group the utilities together rather than scatter them through the area.

Councilmember Hughes asked if there are other towers planned for that area.

Aaron Johnson, the Verizon Representative replied that the proposed tower is multi-faceted. It will service the area and take load off other towers.

Councilmember Hughes asked if it were located somewhere else, would the coverage be adequate.

Mr. Johnson replied that moving the location would still impact property owners, just ones other than those that are affected by the current proposed location. He explained cell phone companies want to put towers in the best possible area. For right now and the conditions for finding a lease that is the best possible area.

There was discussion regarding plans for a future substation and the distance from the tower to a public road. The timing and location for a possible substation has not yet been determined.

City Attorney Guzman discussed the issues related to access. If the council approves the action, the applicant is given the right to construct the tower in the proposed location. With respect to access on a private road, that is a civil matter which the city has no authority over. The city could not hold a bond as requested by Mr. Snow nor determine who could or could not use the road.

City Attorney Guzman discussed in general the local ordinance as it applies to cell phone towers and the federal law with respect to communication towers. Federal law says a city cannot unreasonably discriminate amongst different carriers nor do anything that effectively prohibits cell coverage in an area. He reminded the council that a request for a cell phone tower located on Bluff Street near the shooting range was denied as there was coverage in the area and the location was not suitable for a tower. He indicated as there is Verizon coverage in the area, the question for the council to answer is whether this location and the proposed height is acceptable and does it fit the need of the applicant.

The council discussed the area and issues related to property owner rights. The possibility of other communication companies requesting permission for towers in the area and how that would affect the skyline was discussed. There was a question as to why this action requires a conditional use permit.

City Attorney Guzman explained the conditional use permit is required because of the uniqueness of the proposed tower such as height, color and such. He also indicated that co-location of utilities is always a good thing.

There was discussion with respect to allowing other towers in the area or if other companies would be allowed on the tower. Concern was expressed if request is approved and co-location is the preferred option, will there be other towers located in the same place.

City Planner Snyder commented that the council discussion of issues was very similar to the discussion of the Planning Commission.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Almquist to deny the request for a conditional use permit to Verizon to construct a 60' tall mono pole cell tower along with an equipment enclosure on property zoned Mining & Grazing located on the east side of U-18 and south of the Ledges development. Not to exclude the applicant from researching to find another location in the area.

**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.

City Attorney Guzman stated that for the record, the reason for denial should be stated.

Councilmember Almquist stated that is because of aesthetics but also for some of the questions raised such as access, power, and private property issues. Primarily the location is unsuitable. He suggested the applicant do more research to find another location in that area, it may be more expensive but less obtrusive.

**Preliminary Plat**

**Consider approval of a preliminary plat for "Legends of Cactus Flats" a twelve (12) lot residential subdivision. Glen Bundy, applicant,**

Assistant Public Works Director Jenkins indicated the applicant was asked by staff to make some lot line adjustments before coming to council to request approval. He detailed the adjustments made and that staff has determined this to be the best layout. There will be 3.2 dwelling units per acre.

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Almquist to approve a preliminary plat for "Legends of Cactus Flats" a twelve (12) lot residential subdivision.

**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.

**MINUTES**

**Consider approval of the minutes from the City Council meeting held on May 22, 2014.**

Mayor Pike called for a motion.

**MOTION:** A motion was made by Councilmember Hughes to approve the minutes of May 22, 2014.

**SECOND:** The motion was seconded by Councilmember Bowcutt

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

St. George City Council Minutes  
June 19, 2014  
Page Fifteen

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 THE NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING**

Mayor Pike called for a motion to adjourn to the Neighborhood Redevelopment Agency Meeting.

**MOTION:** A motion was made by Councilmember Randall to adjourn the regular meeting and go into the Neighborhood Redevelopment Meeting.

**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.

#### **RECONVEYENY AND REQUEST A CLOSED SESSION**

**MOTION:** A motion was made by Councilmember Hughes to enter into a closed session to discuss a property issue and potential litigation.

**SECOND:** The motion was seconded by Council Member 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.

#### **RECONVEYNE**

**MOTION:** A motion was made by Councilmember Almquist to reconvene the regular meeting.

**SECOND:** The motion was seconded by Council Member 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.

#### **OTHER BUSINESS**

City Manager Esplin indicated there two meetings in July that have been cancelled. There will be a regular meeting on July 10<sup>th</sup> and 17<sup>th</sup> and a work meeting on July 31.

The group discussed the July 4<sup>th</sup> parade and breakfast.

#### **ADJOURMENT**

**MOTION:** A motion was made by Councilmember Randall to adjourn the regular meeting.

**SECOND:** The motion was seconded by Council Member 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.

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René Fleming, Deputy City Recorder

**DRAFT**Agenda Item Number : **1A**

## Request For Council Action

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**Date Submitted** 2014-06-09 09:29:19

**Applicant** Philip Peterson

**Quick Title** May financial report

**Subject** May Financial Report

**Discussion** I will complete and get the May financial report to you before you need it for the agenda

**Cost** \$0.00

**City Manager Recommendation** Everything appears to be going well for this fiscal year.

**Action Taken**

**Requested by** Philip Peterson

**File Attachments** [MAY 2014.pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**Attachments** [MAY 2014.pdf](#)



MONTHLY FINANCIAL REPORT

ELEVEN MONTHS ENDED

MAY 31, 2014

CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORT  
ELEVEN MONTHS ENDED MAY 31, 2014

**FINANCE DIRECTOR'S COMMENTS:**

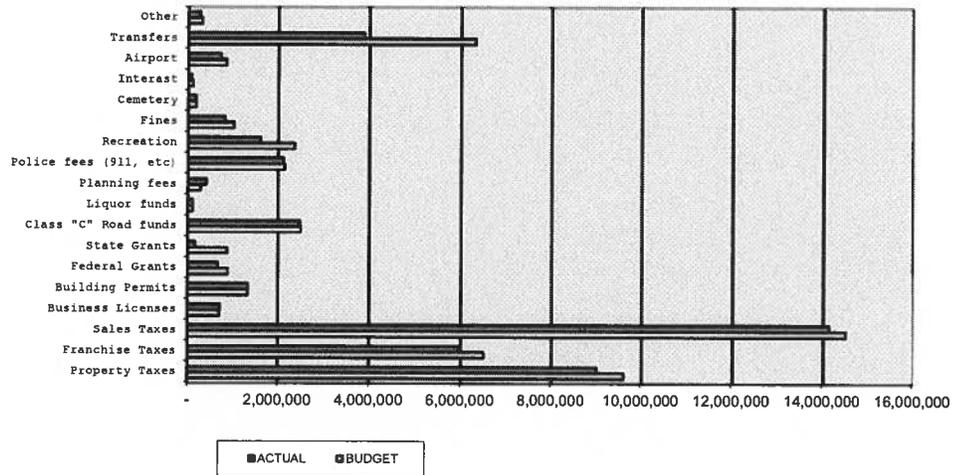
The attached report represents activity in the various city funds for the eleven months ended May 31, 2014. This period represents 91.67% of the fiscal year.

- 1) General Fund revenues are at 88.29% of budget. This is slightly behind last year when we were at 92% of budgeted revenues.
- 2) Overall General Fund Revenues are up 3.78% when compared with last year thru May.
  - a) Sales taxes are up just over 5.45% compared to a year ago.
  - b) Building permit fees are up 3.2% when compared to a year ago.
  - c) Planning fees are up over 30% compared to a year ago.
  - d) Property taxes are up 1% compared to a year ago.
  - e) Franchise taxes are approximately equal with last year at this time.
- 3) The attached revenue comparison schedule is good to give a quick review of how revenues are trending in comparison with the prior fiscal year.
- 4) Expenditures are at 79.99% of budget while last year we were at 82.26% of budget. The attached expenditure status report shows the various departments of the General Fund and their percentage of budget used thru May. 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.
- 5) There are some funds which will need budget adjustments for unplanned items to this point. Deanna is presently working on a budget opening for early June to address these issues.
- 6) The April 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 is encouraging to bring both revenue per kWh and net revenue per kWh to be above last year.
- 7) The City Treasurer's May investment report is attached.

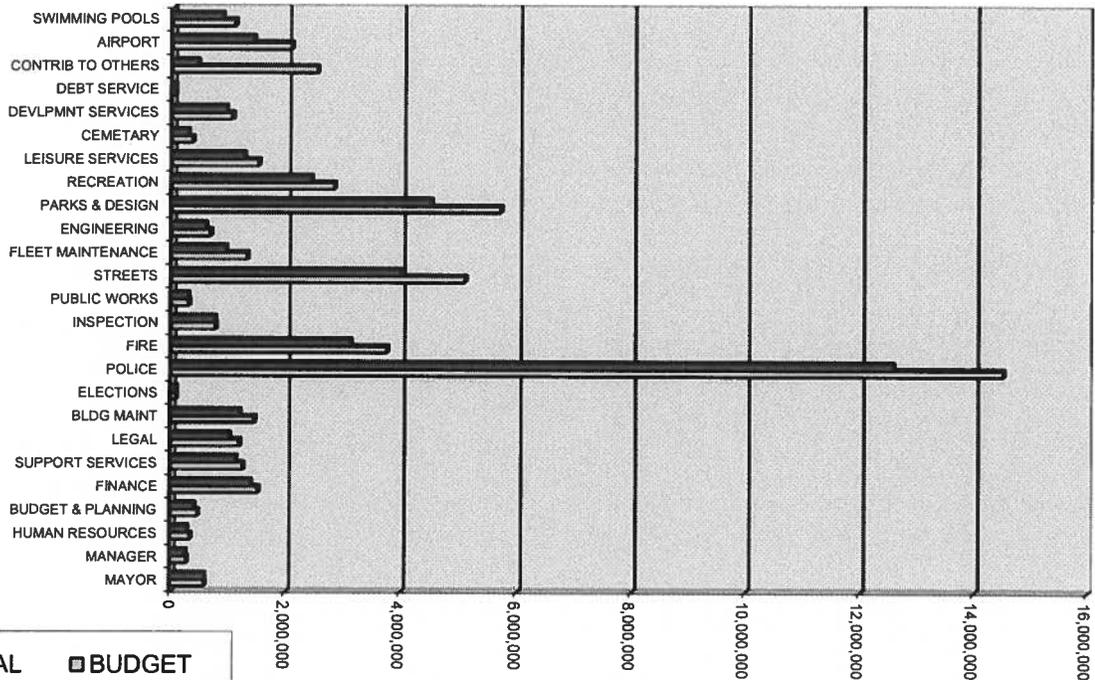
If there are any questions, comments, or concerns, please feel free to contact me at any time at any of the following: [Philip.peterson@sgcity.org](mailto:Philip.peterson@sgcity.org); 627-4701; or cell at 703-0874.

CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 05/31/2014

### GENERAL FUND REVENUES

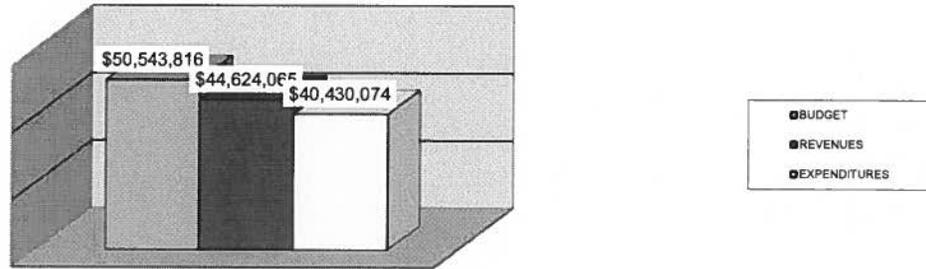


### GENERAL FUND EXPENDITURES

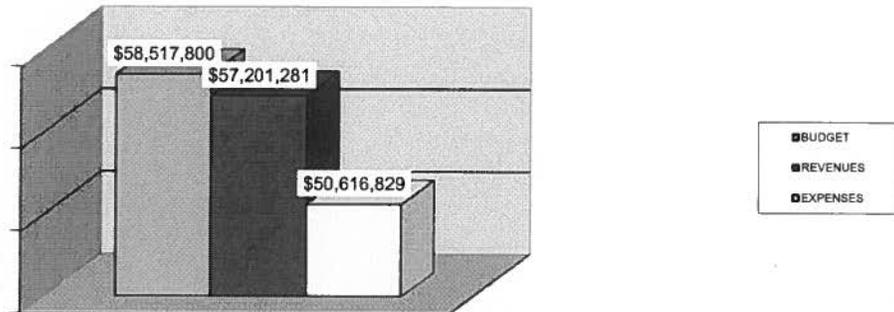


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
05/31/2014

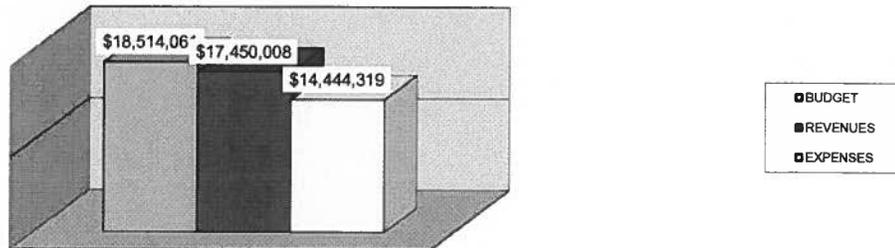
### GENERAL FUND



### ELECTRIC UTILITY

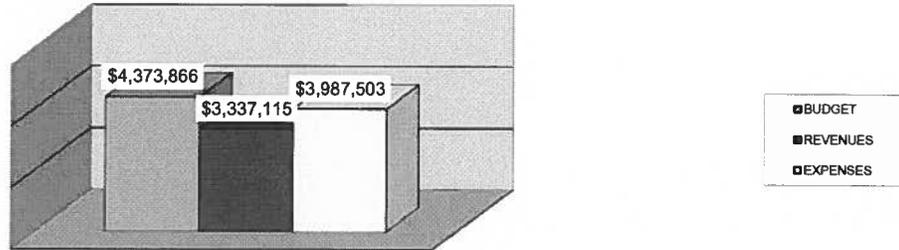


### WATER UTILITY

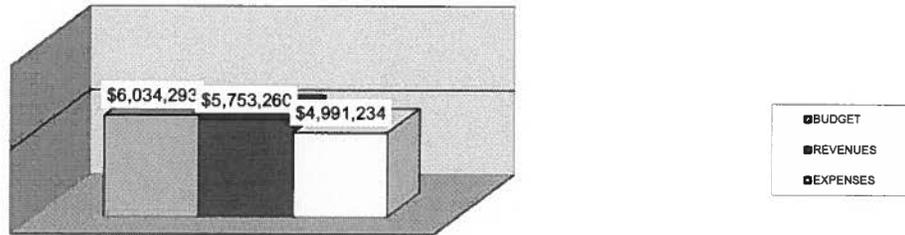


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
05/31/2014

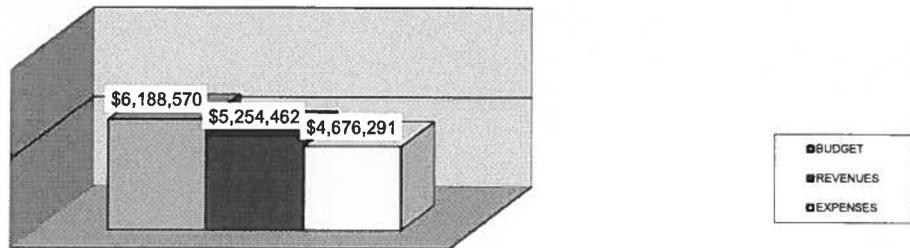
### GOLF FUND



### WASTEWATER COLLECTION (includes impact)

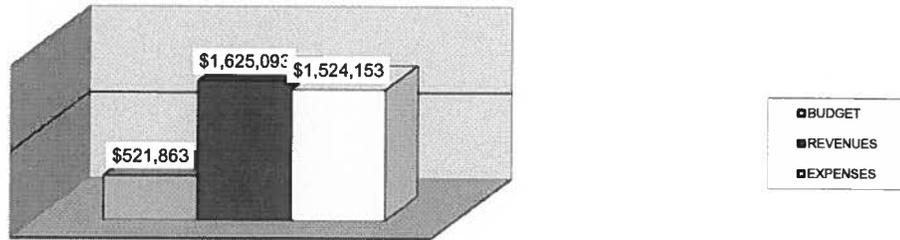


### WASTEWATER TREATMENT (includes impact)

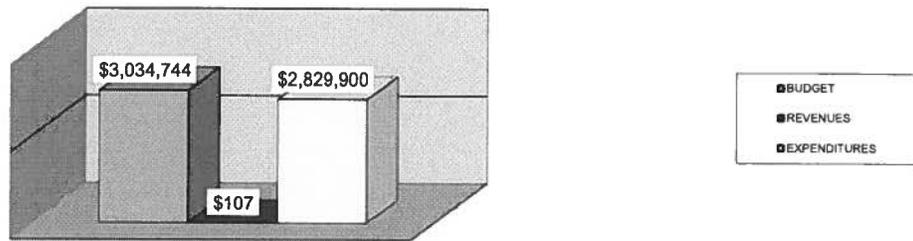


CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 05/31/2014

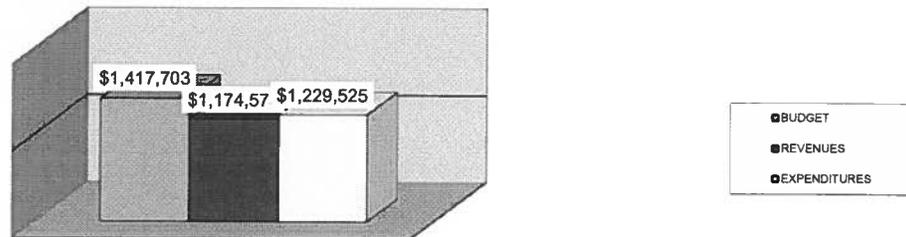
**CDBG BLOCK GRANT FUND**



**SALES TAX BOND CAP. PROJECT FUND**

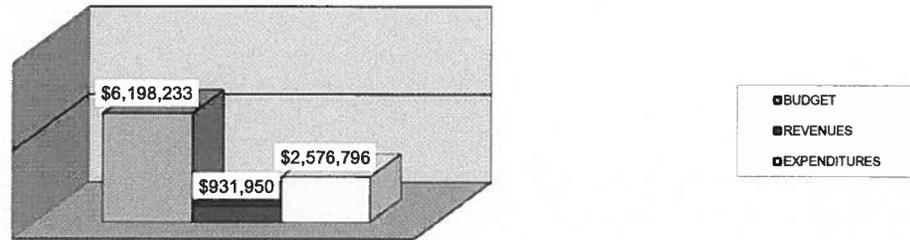


**DIXIE CENTER OPERATIONS**

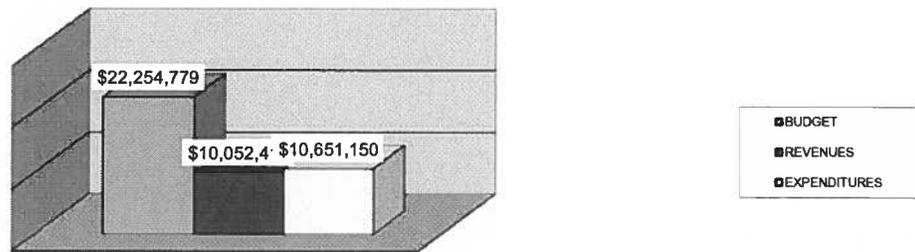


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
05/31/2014

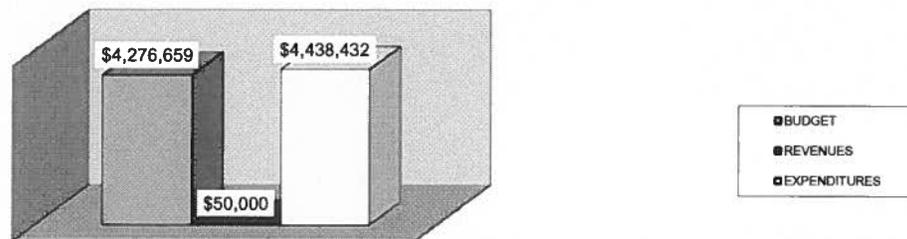
### CAPITAL EQUIPMENT FUND



### PUBLIC WORKS CAP. PROJ. FUND

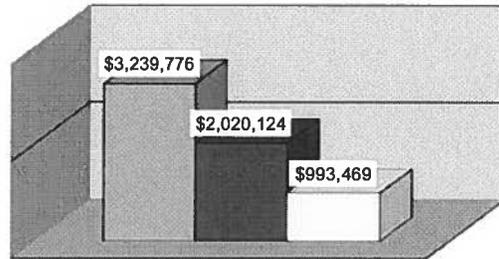


### REPLACEMENT AIRPORT FUND



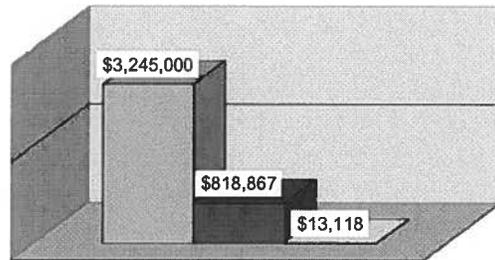
CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
05/31/2014

### PARK IMPACT FUND



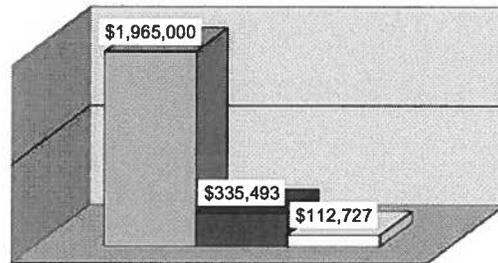
- BUDGET
- REVENUES
- EXPENDITURES

### STREET IMPACT FUND



- BUDGET
- REVENUES
- EXPENDITURES

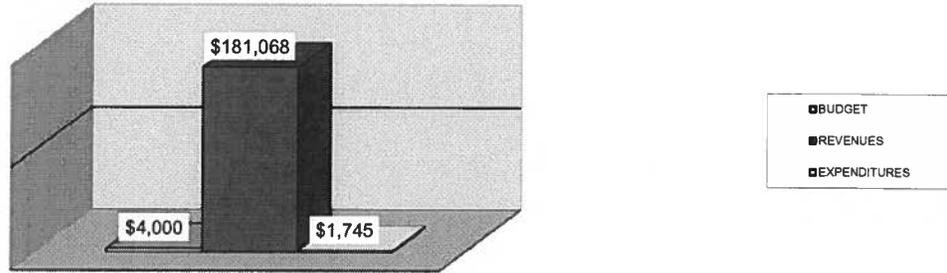
### DRAINAGE IMPACT FUND



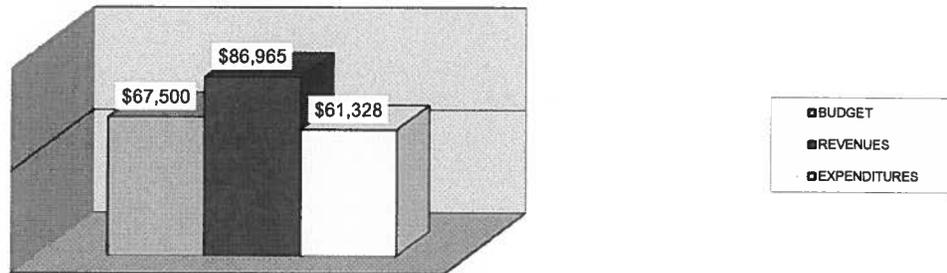
- BUDGET
- REVENUES
- EXPENDITURES

CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
05/31/2014

### FIRE IMPACT FUND

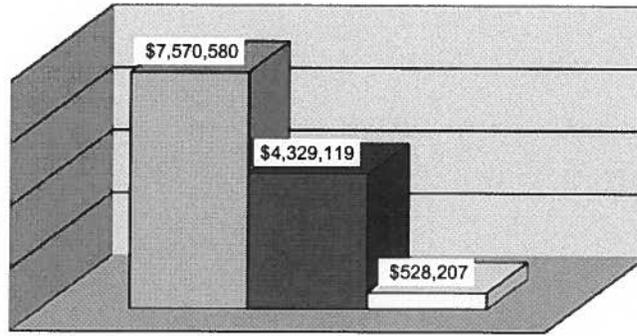


### POLICE IMPACT FUND



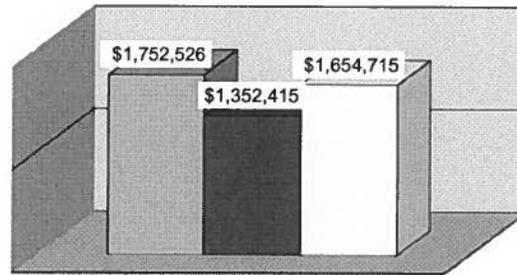
CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
05/31/2014

**TRANSPORTATION IMPRV. FUND**



- BUDGET
- REVENUES
- EXPENDITURES

**SUNTRAN TRANSIT FUND**



- BUDGET
- REVENUES
- EXPENDITURES

CITY OF ST. GEORGE, UT  
REVENUE COMPARISONS  
ELEVEN MONTHS ENDED MAY 31, 2014

	FYE	FYE	FY2014 as a
GENERAL FUND:	JULY 2014	JULY 2013	% of FY 2013
Property Taxes	8,995,558	8,910,252	100.96%
Franchise Taxes	5,944,062	5,921,689	100.38%
Sales Taxes	14,130,071	13,399,804	105.45%
Business Licenses	715,808	646,478	110.72%
Building Permits	1,340,801	1,299,175	103.20%
Federal Grants	671,256	430,945	155.76%
State Grants	158,971	428,701	37.08%
Class "C" Road funds	2,473,643	2,410,786	102.61%
Liquor funds	102,183	98,169	104.09%
Planning fees	411,057	314,979	130.50%
Police fees (911, etc)	2,123,693	1,984,027	107.04%
Recreation	1,602,560	1,508,037	106.27%
Fines	811,562	807,254	100.53%
Cemetery	173,390	171,550	101.07%
Interest	74,829	53,668	139.43%
Airport	724,337	707,962	102.31%
Transfers	3,892,167	3,546,528	109.75%
Other	278,119	359,750	77.31%
	44,624,065	42,999,754	103.78%
<b>DIXIE CENTER OPERATIONS</b>			
Total Revenues	1,174,575	1,138,541	103.16%
<b>CDBG BLOCK GRANT FUND</b>			
Total Revenues	\$1,625,093	\$397,839	408.48%
<b>PARK IMPACT FUND</b>			
Total Revenues	\$2,020,124	\$1,682,508	120.07%
<b>STREET IMPACT FUND</b>			
Total Revenues	\$818,867	\$817,236	100.20%
<b>DRAINAGE IMPACT FUND</b>			
Total Revenues	\$335,493	\$402,424	83.37%
<b>FIRE DEPT IMPACT FUND</b>			
Total Revenues	\$181,068	\$196,678	92.06%
<b>POLICE DEPT IMPACT FUND</b>			
Total Revenues	\$86,965	\$73,345	118.57%
<b>WATER UTILITY FUND (w/ impact fees)</b>			
Total Revenues	\$17,450,008	\$17,194,831	101.48%
<b>WASTEWATER COLLECTION (w/impact fees)</b>			
Total Revenues	\$5,753,260	\$5,595,264	102.82%
<b>ELECTRIC UTILITY (w/impact fees)</b>			
Total Revenues	\$57,201,281	\$52,755,562	108.43%
<b>GOLF COURSE FUND</b>			
Total Revenues	\$3,337,115	\$3,366,968	99.11%
<b>REGIONAL WASTEWATER (w/impact fees)</b>			
Total Revenues	\$5,254,462	\$5,005,752	104.97%
<b>SUNTRAN TRANSIT FUND</b>			
Total Revenues	\$1,352,415	\$912,505	148.21%
<b>TRANS. IMPROV. FUND</b>			
Total Revenues	\$4,329,119	\$4,034,194	107.31%
<b>REPLMNT AIRPORT FUND</b>			
Total Revenues	\$50,000	\$157,734	31.70%

CITY OF ST. GEORGE, UT  
 GENERAL FUND REVENUES  
 ELEVEN MONTHS ENDED MAY 31, 2014

91.67% OF THE BUDGET YEAR

<b>REVENUE SOURCE</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU MAY 31 2014</b>	<b>PCT RECEIVED</b>
CURRENT PROPERTY TAXES	8,000,000.00	7,934,440.12	99.18%
FEES ASSESSED	1,200,000.00	787,505.35	65.63%
FRANCHISE TAXES	6,500,000.00	5,944,062.38	91.45%
DELINQUENT TAXES	400,000.00	273,612.16	68.40%
GENERAL SALES TAXES	14,500,000.00	14,130,070.57	97.45%
BUSINESS LICENSES	550,000.00	570,772.50	103.78%
LICENSE FEES - RENTAL ORDINANCE	150,000.00	140,675.00	93.78%
ELECTION FILING FEES			
TRUCK-N-GO PERMITS	3,500.00	4,360.00	124.57%
BUILDING PERMITS	1,300,000.00	1,311,415.56	100.88%
DOG LICENSES	32,000.00	29,385.00	91.83%
FEDERAL GRANTS	886,179.00	671,256.15	75.75%
STATE GRANTS	866,817.00	158,971.31	18.34%
CLASS C ROAD ALLOTTMENT	2,500,000.00	2,473,643.26	98.95%
LIQUOR FUND ALLOTTMENT	100,000.00	102,183.34	102.18%
RESOURCE OFFICER CONTRIB.	558,817.00	558,817.00	100.00%
PLANNING FEES	260,000.00	381,505.15	146.73%
AIR QUALITY FEES	15,000.00	29,551.75	197.01%
SPECIAL POLICE SERVICES	50,000.00	55,218.02	110.44%
E-911 SERVICES	900,000.00	875,476.57	97.28%
OTHER CITIES DISPATCH FEES	631,690.00	631,685.56	100.00%
POLICE TRAINING CLASSES	2,000.00	2,495.39	124.77%
REVERSE 911 REIMBURSEMENTS			
MUSEUM DONATIONS	1,000.00	1,059.35	105.94%
MUSEUM ADMISSION FEES	8,500.00	8,432.71	99.21%
NJCAA TOURNAMENT		121.00	
COMMUNITY ARTS BLDG RENTALS	5,500.00	-1,094.46	-19.90%
OPERA HOUSE PERFORMANCES	4,800.00	1,232.00	25.67%
TRIPAX PASS SALES			#DIV/0!
WALKING TOUR REVENUES	3,500.00	2,171.29	62.04%
SOCIAL HALL RENTALS	13,000.00	15,365.00	118.19%
EXHIBITS - COLLECTIONS	7,500.00	6,830.10	91.07%
NATURE CENTER	34,000.00	30,206.15	88.84%
AQUATIC CENTER	360,000.00	296,407.82	82.34%
YOUTH SPORTS	56,300.00	69,872.62	124.11%
ADULT SPORTS	47,000.00	32,518.00	69.19%
RACES	290,000.00	286,979.73	98.96%
SOFTBALL LEAGUES	390,000.00	326,344.32	83.68%
NON-FOOD CONCESSIONS			
ARTS FAIR REVENUE	33,830.00	34,313.62	101.43%

SPECIAL COMMUNITY EVENTS	2,400.00	1,851.00	77.13%
SWIMMING POOL FEES	118,000.00	65,652.00	55.64%
RECREATION FEES	20,000.00	22,101.05	110.51%
RECREATION CENTER FEES	143,000.00	117,444.09	82.13%
OPERA HOUSE RENTALS	6,000.00	6,125.26	102.09%
RECREATION FACILITY RENTALS	18,000.00	19,123.12	106.24%
TENNIS CLASSES ETC.	74,000.00	97,554.36	131.83%
MARATHON REVENUES	735,000.00	161,059.49	21.91%
RECREATION CLASS FEES		890.00	
CEMETARY LOT SALES	90,000.00	94,745.00	105.27%
BURIAL FEES	90,000.00	78,645.00	87.38%
TRAFFIC SCHOOL FEES	36,000.00	36,069.10	100.19%
COURT FINES	825,000.00	693,790.89	84.10%
POLICE WARRANTS	16,000.00	13,700.00	85.63%
ACE PENALTIES	100,000.00	50,546.64	50.55%
ACE COSTS	35,000.00	15,867.00	45.33%
ACE ABATEMENTS	5,000.00	1,588.00	31.76%
INTEREST EARNINGS	100,000.00	74,828.77	74.83%
RENTS AND ROYALTIES	30,000.00	23,408.23	78.03%
SALE OF PROPERTY	30,000.00	34,764.95	115.88%
POLICE EVIDENCE IMPOUND	2,500.00	3,949.36	157.97%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	66,745.60	88.99%
ORTHOPHOTOGRAPHY MAPS	500.00	201.42	40.28%
COMPOST SALES - REUSE	35,000.00	19,609.95	56.03%
ROADBASE SALES - REUSE	6,500.00	3,436.92	52.88%
AIRPORT REVENUES	850,000.00	724,337.31	85.22%
MAINTENANCE AT AIRPORT	7,100.00	6,524.43	91.89%
CONTRIBUTIONS FROM OTHER	101,632.00	81,468.68	80.16%
TRANSFERS FROM OTHER FUNDS	6,311,251.00	3,892,166.63	61.67%
CONTRIBUTIONS FROM PRIVATE	20,000.00	20,200.00	101.00%
MEDIAN LANDSCAPE FEES		17,809.62	#DIV/0!
APPROPRIATED FUND BALANCE			
<b>TOTAL GENERAL FUND REVENUES</b>	<b>50,543,816.00</b>	<b>44,624,065.26</b>	<b>88.29%</b>

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

91.67% OF THE BUDGET YEAR

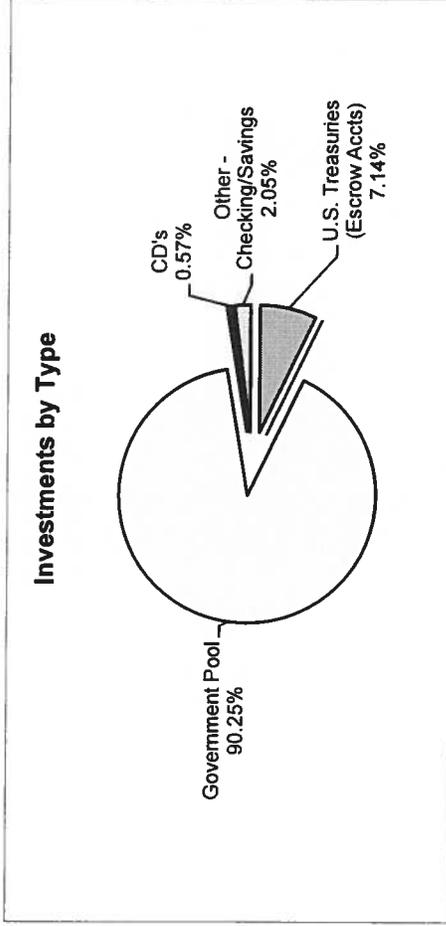
<b>GENERAL FUND</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU MAY 31 2014</b>	<b>REMAINING BALANCE</b>	<b>PCT USED</b>
MAYOR & COUNCIL	568,237.00	565,411.42	2,825.58	99.50%
CITY MANAGER	257,537.00	224,513.16	33,023.84	87.18%
HUMAN RESOURCES	315,631.00	263,292.48	52,338.52	83.42%
ADMINISTRATIVE SERVICES	447,751.00	381,638.08	66,112.92	85.23%
FINANCE DEPARTMENT	1,507,619.00	1,375,763.28	131,855.72	91.25%
TECHNOLOGY SERVICES	1,238,587.00	1,108,537.35	130,049.65	89.50%
LEGAL SERVICES	1,046,857.00	896,362.96	150,494.04	85.62%
BUILDING MAINTENANCE	1,443,657.00	1,183,925.68	259,731.32	82.01%
ELECTIONS	65,000.00	64,609.61	390.39	99.40%
PLANNING COMMISSION	12,000.00	11,975.56	24.44	99.80%
POLICE	11,260,732.00	10,167,029.35	1,093,702.65	90.29%
HIDTA GRANT	134,820.00	153,878.63	(19,058.63)	114.14%
POLICE DISPATCH	2,994,320.00	2,155,572.90	838,747.10	71.99%
CCJJ GRANT	113,095.00	87,529.93	25,565.07	77.40%
FIRE DEPARTMENT	3,753,560.00	3,114,747.26	638,812.74	82.98%
INSPECTION	757,452.00	735,278.41	22,173.59	97.07%
CODE ENFORCEMENT	134,593.00	106,473.59	28,119.41	79.11%
PUBLIC WORKS ADMINISTRATION	286,729.00	272,851.62	13,877.38	95.16%
STREETS	5,091,355.00	3,982,279.19	1,109,075.81	78.22%
FLEET MAINTENANCE	1,308,656.00	927,611.84	381,044.16	70.88%
ENGINEERING	659,978.00	573,167.07	86,810.93	86.85%
PARKS	5,009,591.00	4,137,038.51	872,552.49	82.58%
DESIGN	694,184.00	365,792.46	328,391.54	52.69%
NATURE CENTER & YOUTH PROGRAMS	107,747.00	59,857.55	47,889.45	55.55%
SOFTBALL PROGRAMS	396,907.00	285,873.90	111,033.10	72.03%
SPORTS FIELD MAINTENANCE	572,065.00	507,651.35	64,413.65	88.74%
SPECIAL EVENTS & PROGRAMS	293,919.00	266,388.62	27,530.38	90.63%
YOUTH SPORTS PROGRAMS	128,418.00	147,552.54	(19,134.54)	114.90%
ADULT SPORTS PROGRAMS	45,458.00	20,227.70	25,230.30	44.50%
RECREATION	532,015.00	456,888.61	75,126.39	85.88%
EXHIBITS AND COLLECTIONS	247,309.00	184,241.09	63,067.91	74.50%
COMMUNITY ARTS	259,062.00	198,005.15	61,056.85	76.43%
HISTORIC OPERA HOUSE	88,456.00	63,563.26	24,892.74	71.86%
HISTORIC COURTHOUSE	21,700.00	17,477.78	4,222.22	80.54%
LEISURE SERVICES ADMINISTRATN	314,009.00	251,530.07	62,478.93	80.10%
RECREATION CENTER	747,604.00	676,816.71	70,787.29	90.53%
MARATHON	573,598.00	534,895.83	38,702.17	93.25%
COMMUNITY CENTER	2,550.00	2,118.95	431.05	83.10%
CEMETERY	342,397.00	260,327.19	82,069.81	76.03%
DEVELOPMENT SERVICES ADMIN.	1,032,971.00	921,093.31	111,877.69	89.17%
DEBT SERVICE	35,905.00	32,912.88	2,992.12	91.67%
TRANSFERS TO OTHER FUNDS	2,532,162.00	428,083.37	2,104,078.63	16.91%
AIRPORT	2,073,441.00	1,405,002.59	668,438.41	67.76%
SWIMMING POOL	251,799.00	158,239.56	93,559.44	62.84%
SAND HOLLOW AQUATIC CENTER	842,383.00	696,046.09	146,336.91	82.63%
<b>TOTAL GENERAL FUND</b>	<b>50,543,816.00</b>	<b>40,430,074.44</b>	<b>10,113,741.56</b>	<b>79.99%</b>

CITY OF ST. GEORGE, UT  
MONTHLY COUNCIL REPORT

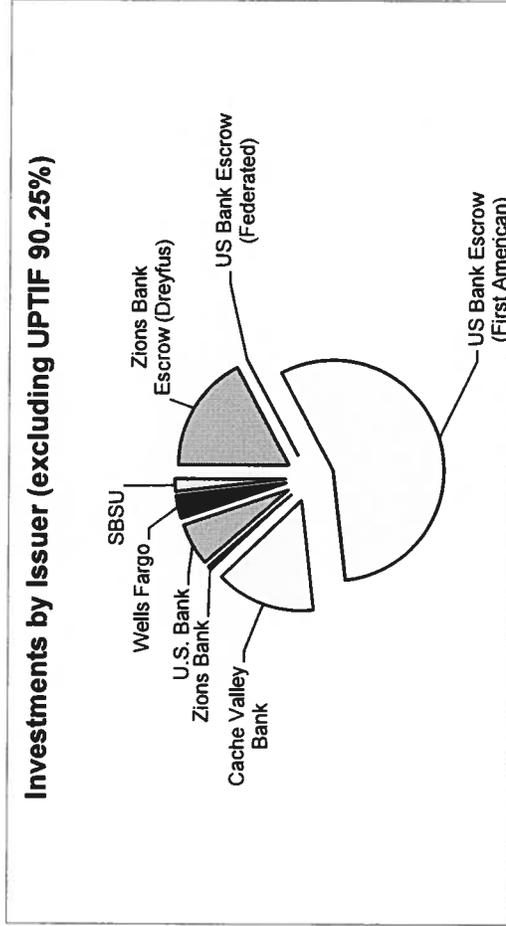
	BUDGET	REVENUE	EXPENDITURES	
10 GENERAL FUND	\$50,543,816	\$44,624,065	\$40,430,074	79.99%
53 & 83 ELECTRIC FUND (includes impact)	\$58,517,800	\$57,201,281	\$50,616,829	86.50%
51 & 81 WATER FUND (includes impact)	\$18,514,061	\$17,450,008	\$14,444,319	78.02%
55 GOLF FUND	\$4,373,866	\$3,337,115	\$3,987,503	91.17%
52 & 82 WASTEWATER COLLECT (includes impact)	\$6,034,293	\$5,753,260	\$4,991,234	82.71%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$6,188,570	\$5,254,462	\$4,676,291	75.56%
32 CDBG BLOCK GRANT FUND	\$521,863	\$1,625,093	\$1,524,153	292.06%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$3,034,744	\$107	\$2,829,900	93.25%
30 DIXIE CENTER OPERATIONS	\$1,417,703	\$1,174,575	\$1,229,525	86.73%
40 CAPITAL EQUIPMENT FUND	\$6,198,233	\$931,950	\$2,576,796	41.57%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$22,254,779	\$10,052,416	\$10,651,150	47.86%
88 REPLACEMENT AIRPORT CONST. FUND	\$4,276,659	\$50,000	\$4,438,432	103.78%
44 PARK IMPACT FUND	\$3,239,776	\$2,020,124	\$993,469	30.66%
45 STREET IMPACT FUND	\$3,245,000	\$818,867	\$13,118	0.40%
47 DRAINAGE IMPACT FUND	\$1,965,000	\$335,493	\$112,727	5.74%
48 FIRE IMPACT FUND	\$4,000	\$181,068	\$1,745	43.63%
49 POLICE IMPACT FUND	\$67,500	\$86,965	\$61,328	90.86%
64 SUNTRAN TRANSIT FUND	\$ 1,752,526	\$1,352,415	\$ 1,654,715	94.42%
27 TRANSPORTATION IMPROV FUND	\$ 7,570,580	\$4,329,119	\$ 528,207	6.98%

**City of St George**  
**DEPOSITS AND INVESTMENTS**  
**05/31/2014**

Portfolio Composition	Amount	Percentage
<i>Investments by Type:</i>		
U.S. Treasuries (Escrow Accts)	5,984,223.64	7.14%
Agencies	-	0.00%
Government Pool	75,651,802.56	90.25%
Mutual Funds	-	0.00%
CD's	477,539.77	0.57%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	1,714,373.41	2.05%
<b>Total</b>	<b>83,827,939.38</b>	<b>100.00%</b>



<i>Investments by Issuer:</i>		
UPTIF (State Pool)	75,651,802.56	90.25%
Zions Bank Escrow (Dreyfus)	1,404,821.44	1.68%
US Bank Escrow (Federated)	-	0.00%
US Bank Escrow (First American)	4,579,402.20	5.46%
Cache Valley Bank	1,193,963.26	1.42%
Zions Bank	59,792.33	0.07%
U.S. Bank	510,828.37	0.61%
Wells Fargo	274,142.60	0.33%
SBSU	153,186.62	0.18%
<b>Total</b>	<b>83,827,939.38</b>	<b>100.00%</b>



Portfolios Weighted Average Maturity on 05/31/2014 63.53 days

Portfolios Weighted Average Rate on 05/31/2014 0.44%

**City of St. George**  
**DEPOSITS AND INVESTMENTS**  
**05/31/2014**

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/fk Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	05/31/14	05/01/14	59,792.33	1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	05/31/14	05/01/14	274,142.60	1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	05/31/14	05/01/14	77,648.48	1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.4000	05/31/14	05/01/14	153,186.62	1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.4500	03/19/15	03/19/14	477,539.77	292	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	05/31/14	05/01/14	598,760.46	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	05/31/14	05/01/14	-	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	05/31/14	05/01/14	100.00	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.2500	05/31/14	05/01/14	117,563.03	1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.4879	05/31/14	05/01/14	67,622.315.76	65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.4879	05/31/14	05/01/14	139,712.13	65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.4879	05/31/14	05/01/14	15,748.68	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.4879	05/31/14	05/01/14	25.85	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.4879	05/31/14	05/01/14	421,686.37	65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.4879	05/31/14	05/01/14	47,656.63	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.4879	05/31/14	05/01/14	564,440.66	65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	05/31/14	05/01/14	1,591,084.70	45	US Bank	1.00	U.S. Treasuries	F. Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	05/31/14	05/01/14	-	22	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	05/31/14	05/01/14	2,168,812.50	39	US Bank	1.00	U.S. Treasuries	F. Am. Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	05/31/14	05/01/14	819,505.00	43	US Bank	1.00	U.S. Treasuries	F. Am. Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.4879	05/31/14	05/01/14	501,323.85	65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.4879	05/31/14	05/01/14	356,346.29	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0400	05/31/14	05/01/14	433,179.89	1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.4879	05/31/14	05/01/14	184,496.79	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
U.S. Bank	Electric Rev Refunding Bonds 2013 COI	0.4879	05/31/14	05/01/14	-	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
St George Water Rev Ref 2012 Bond Fund	St George Water Rev Ref 2012 Bond Fund	0.0100	05/31/14	05/01/14	41,464.01	54	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Water Rev Ref 2012 Bond Fund	0.4879	05/31/14	05/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.4879	05/31/14	05/01/14	31.30	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Excise Tax 2003 Bond	0.4879	05/31/14	05/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.4879	05/31/14	05/01/14	26.10	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Franchise Tax 2014 Bond Fund	0.4879	05/31/14	05/01/14	104,303.54	65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Project Acct	0.4879	05/31/14	05/01/14	3,682,149.06	65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Capital Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.4879	05/31/14	05/01/14	1,175,139.98	65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Capital Projects
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.4879	05/31/14	05/01/14	836,399.57	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Bond accts - temp SID & misc.	0.4879	05/31/14	05/01/14	-	65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	Swr Rev 93B Reserve	0.0100	05/31/14	05/01/14	279,904.16	54	Zion's	1.00	U.S. Treasuries	Dreyfus	General
Zion's FNB	Swr Rev 1993 B Bond	0.0100	05/31/14	05/01/14	225,418.54	54	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	05/31/14	05/01/14	858,034.17	54	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Parks 2004 G.O. Bond	0.0100	05/31/14	05/01/14	0.56	54	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	05/31/14	05/01/14	-	54	Zion's	1.00	U.S. Treasuries	Dreyfus	General
											Various
<b>TOTAL =</b>					<b>83,827,939.38</b>						

\* Average Days to Maturity updated monthly.

\*\* Interest Rate updated monthly for bond escrow accounts.

CITY OF ST. GEORGE  
ELECTRIC UTILITY

STATEMENT OF REVENUES, EXPENSES, AND CHANGES  
IN RETAINED EARNINGS

FOR THE TEN-MONTH PERIOD ENDED APRIL 30, 2014

	BUDGET FY14	Apr-13	Apr-14	2014 FY TO DATE	2013 FY TO DATE	BUDGETED REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	INCREASE (DECREASE) %
<b>OPERATING REVENUE</b>									
Penalties	\$350,000	\$20,649	\$19,056	\$291,260	\$303,872	\$58,740	83.22%	(\$12,612)	-4.15%
Wholesale sales - energy	\$1,947,374	338,490	131,857	3,669,969	2,550,900	(1,722,595)	188.46%	1,119,069	43.87%
Wholesale sales - natural gas			2,762	373,091					
Small Commercial Sales	8,246,283	452,331	504,782	5,801,487	5,738,962	2,444,796	70.35%	62,525	1.09%
Residential Sales	25,288,602	1,417,743	1,578,717	20,726,267	20,217,315	4,562,335	81.96%	508,952	2.52%
Large Commercial Sales	20,340,832	1,552,922	1,667,622	17,064,225	17,064,225	2,658,082	86.93%	618,525	3.62%
Street Lighting	50,000	4,038	4,038	40,393	40,377	9,607	80.79%	16	0.04%
Sales to Governmental Units	1,099,504	99,910	115,035	1,189,395	1,179,073	(89,891)	108.18%	10,322	0.86%
Service Account - Labor	250,000	10,410	42,070	318,052	168,867	(68,052)	149.185	149,185	88.34%
Federal Grants				319,925		(319,925)	#DIV/0!	319,925	#DIV/0!
Mountain Bell Pole Agreement	10,000		8,640	8,640		1,360	86.40%	216	2.56%
Cable TV Pole Agreement	22,000		21,492	21,492		508	97.69%	(252)	-1.16%
Total Operating Revenues	57,604,595	3,896,473	4,065,919	50,442,721	47,293,759	7,534,965	87.57%	3,148,962	6.66%
<b>OPERATING EXPENSES</b>									
Generation	1,703,052	88,931	113,475	1,446,034	1,333,378	257,018	84.91%	112,656	8.45%
Energy Purchases	38,951,845	3,474,696	3,213,708	34,154,040	33,423,113	4,797,805	87.68%	730,927	2.19%
Natural Gas Purchases	4,364,195	41,352	66,554	3,591,838	2,940,543	772,357	82.30%	651,295	22.15%
Distribution	3,699,499	228,101	267,449	2,886,238	2,927,930	803,261	78.23%	(41,692)	-1.42%
Shop & Maintenance	160,000	17,541	11,472	146,217	143,082	13,783	91.39%	3,135	2.19%
General & Administrative	3,231,894	239,558	258,239	2,855,946	2,466,077	375,948	88.37%	389,869	15.81%
Bond principal payments	1,785,000	144,167	148,750	1,487,500	1,441,667	297,500	83.33%	45,833	3.18%
Bond interest payments	2,889,866	246,258	240,806	2,408,058	2,462,576	481,608	83.33%	(54,518)	-2.21%
Miscellaneous expenses	35,000	5,038	2,799	30,261	28,661	4,739	86.46%	1,600	5.58%
Operating Income (Loss)	56,810,151	4,485,642	4,323,252	49,006,132	47,167,027	7,804,019	86.26%	1,839,105	3.90%
		(589,169)	(257,333)	1,436,589	126,732	(268,054)	180.83%	1,309,857	1033.56%
<b>NON-OPERATING REVENUES(EXPENSES)</b>									
Interest Earnings	25,000	2,208	4,105	25,547	13,808	(547)	102.19%	11,739	85.02%
Miscellaneous Sundry Revenue	100,000	3,946	6,221	99,753	46,933	247	99.75%	52,820	112.54%
Property Sales	100,000		3,352	27,809	42,458	72,191	27.81%	(14,649)	-34.50%
Impact & Connection Fees	1,350,000	167,870	203,776	2,178,923	1,300,464	(828,923)	161.40%	878,459	67.55%
Transfers from other funds				160,231		160,231	#DIV/0!	160,231	#DIV/0!
Contributions from others	160,231			160,231		160,231	0.00%	-	#DIV/0!
Capital Improvements	(342,000)	(336,794)	(4,592)	(51,023)	(420,149)	(290,977)	14.92%	(369,126)	87.86%
Distribution	(1,230,731)	(20,083)	(189,406)	(923,312)	(530,049)	(407,419)	66.90%	293,263	-55.33%
Shop & Maintenance				(8,784)			#DIV/0!	(8,784)	100.00%
General & Administrative	(12,000)	(1,384)	(3,487)	(17,649)	(8,896)	5,649	147.08%	8,753	-98.39%
Total Non-Operating Revenues(Expenses)	150,500	(184,237)	19,969	1,600,279	435,785	(1,449,779)	N/A	1,164,494	267.22%
<b>NET INCOME (LOSS)</b>	\$944,944	(\$773,406)	(\$237,364)	\$3,036,868	\$562,517	(\$1,718,833)	N/A	\$2,474,351	439.87%
CASH BALANCE AT 4/30/2014	\$1,588,975.47								
CASH BALANCE AT 4/30/2013	\$6,269,865.11								
Power cost per KWH		0.05583	0.06257	0.05577	0.05558				
Other op. costs per KWH		0.01540	0.01990	0.01664	0.01651				
Total OP. Costs per KWH		0.07123	0.08247	0.07240	0.07209				
Rev per KWH purchased		0.06187	0.07156	0.07453	0.07228				
Net per KWH purchased		-0.00936	-0.00491	0.00212	0.00019				

CITY OF ST. GEORGE, UTAH

WATER UTILITY

STATEMENT OF REVENUES, EXPENSES, AND CHANGES  
IN RETAINED EARNINGS

FOR THE TEN-MONTH PERIOD ENDED APRIL 30, 2014

	BUDGET FY14	Apr-13	Apr-14	2014 FY TO DATE	2013 FY TO DATE	REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	increase (decrease) %
<b>OPERATING REVENUE</b>									
Tap Water Revenues	\$15,500,000	\$1,137,301	\$1,204,419	\$13,042,857	\$12,797,759	\$2,457,143	84.15%	\$245,098	1.92%
Penalties	85,000	4,357	4,152	68,228	71,575	16,772	80.27%	-3,347	-4.68%
Snow Canyon/Santa Clara	100,000	10,234	9,541	119,522	121,510	(19,522)	119.52%	-1,988	-1.64%
Snow Canyon/Irvins	250,000	5,433	5,231	49,125	32,596	200,875	19.65%	16,529	50.71%
Service Account - Labor	75,000	17,086	40,644	240,838	161,895	(165,838)	321.12%	78,943	48.76%
Federal Grants	25,000	16,679	16,679	18,602	32,471			-13,869	-42.71%
WCWCD Rent	1,190,875	101,542	101,938	1,019,375	1,015,417	171,500	85.60%	3,958	0.39%
	17,225,875	1,292,632	1,365,925	14,558,547	14,233,223	2,660,930	84.52%	325,324	2.29%
<b>OPERATING EXPENSES</b>									
Source of Supply	5,284,094	511,526	623,145	3,891,275	3,888,664	1,392,819	73.64%	2,611	0.07%
Irrigation	631,227	44,660	103,122	574,779	394,370	56,448	91.06%	180,409	45.75%
Transmission & Distribution	3,405,860	292,986	247,990	2,846,695	2,892,521	559,165	83.58%	-45,826	-1.58%
Shop Maintenance	214,000	20,877	19,045	156,692	163,509	57,308	73.22%	-6,817	-4.17%
Administrative & General Expenses	2,251,013	233,588	171,983	1,718,722	1,743,037	532,291	76.35%	-24,315	-1.39%
Bond Interest expense	405,273	52,431	33,773	337,727	524,314	67,546	83.33%	-186,587	-35.59%
Bond principal payments	3,200,000	236,559	265,833	2,658,333	2,385,594	541,667	83.07%	292,739	12.37%
Total Operating Expenses	15,391,467	1,392,627	1,484,891	12,184,223	11,972,009	3,207,244	79.16%	212,214	1.77%
Operating Income (Loss)	1,834,408	(99,995)	(98,966)	2,374,324	2,261,214	(546,314)	129.43%	113,110	
<b>NON-OPERATING REVENUE/EXPENSES</b>									
Interest Earnings	10,000	938	392	3,435	9,158	6,565	34.35%	-5,723	-62.49%
Impact & Connection Fees	800,000	100,849	123,381	1,021,404	805,703	(221,404)	127.68%	215,701	26.77%
Transfers from other funds			90,833	90,833	500,000	(90,833)	#DIV/0!	-409,167	-81.83%
Property Sales & Other misc income		60	36	34,842	43,341	(34,842)	0.00%	-8,499	-19.61%
Sale of bonds/Grants received		3,637,000	-		3,637,000				
Bonds refunded		(3,561,088)			(3,561,088)				
Capital Improvements									
Source of Supply	(75,000)	(728)	-	-	(13,952)	(75,000)	0.00%	-13,952	100.00%
Irrigation	(351,533)		(23,966)	100,164	(118,056)	(451,697)	-28.49%	218,220	-184.84%
Transmission & Distribution	(2,199,860)	(75,698)	(73,748)	1,049,176	(1,132,970)	(3,249,036)	-47.69%	-2,182,146	192.60%
Shop Maintenance			(3,593)	(99,111)	-	99,111	#DIV/0!	99,111	#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)	101,333	113,335	2,198,720	167,397	(4,019,113)	n/a	-2,031,323	
<b>NET INCOME (LOSS)</b>	\$14,015	\$1,338	\$14,369	\$4,573,044	\$2,428,611	(\$4,565,427)	n/a	\$2,144,433	88.30%
cash balance at April 30, 2013	\$3,143,339.63								
cash bal. at April 30, 2014			\$2,414,759.16						

**DRAFT**Agenda Item Number : **2A****Request For Council Action****Date Submitted** 2014-06-03 14:15:37**Applicant** Rene Flemng**Quick Title** Commercial Load Profiler Software**Subject** This is a request to offer a program to commercial/industrial customers to provide interval data information on energy use.**Discussion** Many of the larger customers have requested information on energy use more often than the once a month billing cycles. This program would allow customers to review data a day after it is collected. The software, by Automated Energy, also provides some basic analysis and limited weather forecasting. Customers signing up for the program would require a different meter, one that is capable of pushing the data in 15 minute intervals. A demo of the software was held and several customers expressed interest. This is a request to run a pilot program to determine if it is of use to the customers and helps to lower their overall energy use and hopefully manage demand better. There would be a one time charge of \$1,000 to set up the web portal. The meter costs and monthly fee for data collection will be the customer's responsibility.**Cost** \$1000**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Rene Fleming**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** I have sent a copy of the draft agreement in information sheet to legal for review.

**DRAFT**Agenda Item Number : **2B****Request For Council Action**

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**Date Submitted** 2014-06-18 09:01:03

**Applicant** C. Hood

**Quick Title** Bid Award

**Subject** 2450 East Irrigation Line Extension Project Bid # 14-0023

**Discussion** After review of the five (5) bid responses, Sunroc submitted the low bid. Recommend the award to Sunroc for the amount of \$87,026.90.

**Cost** \$87,026.90

**City Manager Recommendation**

**Action Taken**

**Requested by** Scott Taylor

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** The budget for this project is \$105,000 but the funds will come from the 2014-2015 Fiscal Year as the start date is July 15, with a 90 day project time.

MEMORANDUM OF BID OPENING

Bid No. & Title: 14-0023 3450 East Irrigation Road  
Bids Opened By: C. Hood  
Bids Recorded By: C. Hood  
Time of Opening: 2:00 PM  
Date of Opening: 6/2/2014  
Place of Opening: CCC

Apparent Low Bidder: Sunroc Corp.

Amount of Bid: \$ 87,026.90

Order of Bid Opening: CP Excavating

Amount of Bid:  
Base: \$ 169,418  
Alter. 1  
Alter. 2  
Alter. 3

B. Hanson

Base: \$ 104,550.00  
Alter. 1  
Alter. 2  
Alter. 3

Sunroc Corp.

Base: \$ 87,026.90  
Alter. 1  
Alter. 2  
Alter. 3

Red Canyon

Base: \$ 104,648.77  
Alter. 1  
Alter. 2

Progressive Contracting PCI

Alter. 3 = \$ 115,441.44

Those Present: Kyle Briggman  
C. Hood  
Contractors Listed

**DRAFT**

Agenda Item Number : **2C**

## Request For Council Action

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**Date Submitted** 2014-06-18 08:56:37

**Applicant** C. Hood

**Quick Title** Bid award

**Subject** Wastewater Equipment Shed Bid # 14-0025

**Discussion** We received 3 responses to this bid request. Red Canyon Contractors submitted the low bid in the amount of \$65,967.51.

**Cost** \$65,967.51

**City Manager Recommendation**

**Action Taken**

**Requested by** Scott Taylor

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** Budget for this project is \$60,000 Funds will come from 2014-2015 Fiscal Year as the start date for this project is July 15, with a 60 day project time.

MEMORANDUM OF BID OPENING

Bid No. & Title: 14-0025 Wastewater Equip Shed  
Bids Opened By: C. Hood  
Bids Recorded By: C. Hood  
Time of Opening: 2:05 PM  
Date of Opening: 6/2/2014  
Place of Opening: City Council Chambers

Apparent Low Bidder: Red Canyon Contractors

Amount of Bid: \$ 65,967.57

Order of Bid Opening: Red Canyon Contractors

Amount of Bid: Base: \$ 65,967.57

Alter. 1

Alter. 2

Alter. 3

South Mt. Blvs. LLC

Base: \$ 100,777.00

Alter. 1

Alter. 2

Alter. 3

B. Hance

Base: \$ 89,848.00

Alter. 1

Alter. 2

Alter. 3

Base:

Alter. 1

Alter. 2

Alter. 3

Those Present: Scott Taylor  
C. Hood  
Contractors Listed

Kade Brinjhast

**DRAFT**Agenda Item Number : **2D****Request For Council Action**

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**Date Submitted** 2014-06-18 08:52:36**Applicant** C. Hood**Quick Title** Bid Award**Subject** 2014 Sewer Relining Project Bid # 14-0016**Discussion** Three suppliers submitted bids for this project. After review of the bids, it is recommended that award go to the low bid, Layne Inliner for**Cost** \$ \$93,795.50**City Manager  
Recommendation****Action Taken****Requested by** Scott Taylor**File Attachments****Approved by Legal  
Department?****Approved in Budget? Amount:****Additional Comments** Projected Start of July 15, and has a 75 day project time. Budget is \$100,000 Funds will come from the 2014-2015 Fiscal Year

MEMORANDUM OF BID OPENING

#  
Bid No. & Title: 14-0016 2014 Sewer Relining  
Bids Opened By: Carmie Hood  
Bids Recorded By: C. Hood  
Time of Opening: 2:00 PM  
Date of Opening: 6/27/2014  
Place of Opening: City Council Chambers

Apparent Low Bidder: Royce Calmer

Amount of Bid: \$ 93,795.50

Order of Bid Opening: Ground and Eng. Construction

Amount of Bid: \$ 99,261.00 ALT. 2  
Base: \$ 99,261.00

Pipeline Inspection Services

\$ 120,160.00 ALT. 2  
Base: \$ 120,160.00

Royce Calmer

\$ 93,795.50 ALT. 2  
Base: \$ 93,795.50

Those Present:

C. Hood Kadey Buehner  
Contractors, Lister  
Scott Taylor

2014 Sewer Relining Project

Budget = \$100,000

2013-2014 Fiscal Year

Projected Start of July 15, with a 75 day project time.

Award of Low bid to Layne Inliner for \$93,795.50

Wastewater Equipment Shed

Budget = \$60,000

2013-2014 Fiscal Year

Start of July 15, with a 60 day project time.

Award of Low bid to Red Canyon Contractors for \$65,967.51.

2450 East Irrigation Line Extension Project

Budget = \$105,000

2013-2014 Fiscal Year

Start of July 15, with a 90 day project time.

Award of Low bid to Sunroc for \$87,026.90.

Kade Bringhurst, P.E.

Water Services

City of St. George

811 East Red Hills Parkway

(435) 627-4854 Office

(435) 632-4001 Mobile

**DRAFT**Agenda Item Number : **3A****Request For Council Action**


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<b>Date Submitted</b>	2014-06-10 15:54:05
<b>Applicant</b>	Mr. Douglas Dunker
<b>Quick Title</b>	Public Hearing & Ord for rezone; R-2 and PD-R to C-4
<b>Subject</b>	Consider a request for a zone change from R-2 (Multiple Family Residential) and from Planned Development Residential to Commercial C-4 for properties located at 321 W. Tabernacle Street, and 16 S. 300 West. The two parcels total 1.01 acres.
<b>Discussion</b>	Two parcels, one owned by Mr Dunker and the other owned by the Washington County School District are requesting a zone change to C-4. The School District owns the corner parcel at 300 West Tabernacle Street, and Mr Dunker owns the 0.237 acre adjoining parcel to the west. Mr Dunker wants to build an office for his hearing aid business and prefers the C-4 zone due to the opportunity to build to the side property line and near the front property line. The School District is a willing co-applicant in this request. The C-4 zone exists to the north and east. The PC recommends approval, as the request is in compliance with the General Plan which designates these properties as Commercial.
<b>Cost</b>	\$0.00
<b>City Manager Recommendation</b>	Meets general plan and appears consistent with other adjacent uses. PC recommends approval.
<b>Action Taken</b>	
<b>Requested by</b>	Bob N
<b>File Attachments</b>	
<b>Approved by Legal Department?</b>	
<b>Approved in Budget?</b>	<b>Amount:</b>
<b>Additional Comments</b>	

# Zone Change

PLANNING COMMISSION AGENDA REPORT: **05/27/2014**  
 CITY COUNCIL SET DATE: **06/05/2014**  
 CITY COUNCIL MEETING: **06/19/2014**

ZONE CHANGE

**321 W Tabernacle – Precision Hearing**  
 Case No. 2014-ZC-007

**Request:** To rezone a 0.237 acre parcel (Parcel 1) from R-2 (Multiple Family) to C-4 (Central Business District Commercial) and to rezone a 0.776 acre parcel (Parcel 2) to C-4 (Central Business District Commercial). Parcel 1 is located at 321 W Tabernacle and Parcel 2 is located at 16 S 300 W.

**Background:** This request was originally submitted only for Parcel 1. However, if the property were zoned C4 and was adjacent to the existing PD-R zone to the east (WCSD property), it would be required to have a 10 ft, side yard setback on the east adjacent to a residential zone (see ordinance detail below). The applicant approached the WCSD and inquired if they would consider rezoning the property to C-4 as a part of this zone change request. The WCSD is supportive (see attached letter) of changing the zone for Parcel 2. As a result, the applicant desires to be able to have a 2 foot setback on the east property line to develop the site and the C-4 zone allows this if adjacent to another commercial zone. Note that the WCSD also desires a commercial zone for assisting a future sale of the property when the program on site is discontinued.

**Ordinance:**

10-10-4: AREA, SETBACK AND HEIGHT REQUIREMENTS:

	C-1	C-2	C-3	C-4
Minimum lot area	None	None	None	None
Maximum zoned area	5 acres	None	None	None
Minimum yard setbacks from property line:				
Front <sup>2</sup>	20 feet	20 feet	20 feet	0 _ 10 feet
Side <sup>1,2</sup>	10 feet	10 feet	10 feet	0 _ 10 feet
Side facing a street on corner lot <sup>2</sup>	20 feet	20 feet	20 feet	0 _ 10 feet
Rear <sup>1</sup>	10 feet	10 feet	10 feet	None

Notes:

1. Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the planning commission determines such setback is unnecessary.

2. **The C-4 zone has 0 front and side setbacks.** Parking is required to be in the rear or side of the building, and not in the front of the building, unless access to the side or rear is not feasible. All buildings shall be built within 10 feet of the front property line.

When abutting a residential zone there shall be a minimum setback of ten feet (10') with an additional setback for buildings or structures over fifteen feet (15') in height based on a one to one (1:1) ratio; whereas, for each additional foot in height requires an additional setback foot from the property line.

**Applicant(s):** Mr. and Mrs. Douglas Dunker  
4028 Precious Way  
Washington, Utah 84780

**Representative:** Mr. Barry Thompson, Pratt Engineering  
51 N 1000 W Suite #3  
Hurricane, Utah 84770

**Area(s):** 0.237 acres (Parcel 1) & 0.776 acres (Parcel 2)

**General Plan:** COM (Commercial)

**Current Zone(s):** R-2 & PD-C

**Adjacent zones:** North: C-4  
East: C-4  
South: R-2 & R-4  
West: R-4

**Project:** This zone change if approved would allow for the future submittal of a commercial professional building (Precision Hearing) at 321 W Tabernacle.

**P.C.:** The Planning Commission recommends approval (4:0).



**Washington County School District**

121 West Tabernacle

St. George, Utah 84770

Telephone: (435) 673-3553

Fax: (435) 673-3216

**SUPERINTENDENT LARRY G. BERGESON, M.ED.**

May 5, 2014

Ray Snyder  
St. George City Planning and Zoning  
St. George, Utah 84770

Dear Mr. Snyder,

It has come to our attention that a zoning request concerning our property on the southwest corner of Tabernacle and 300 West is being considered. As a school district we have no immediate plans for that parcel but would welcome a zoning change to C-4. If you need any additional information or if you have any concerns, please contact me. (435-673-3553 ext. 5209)

Sincerely,

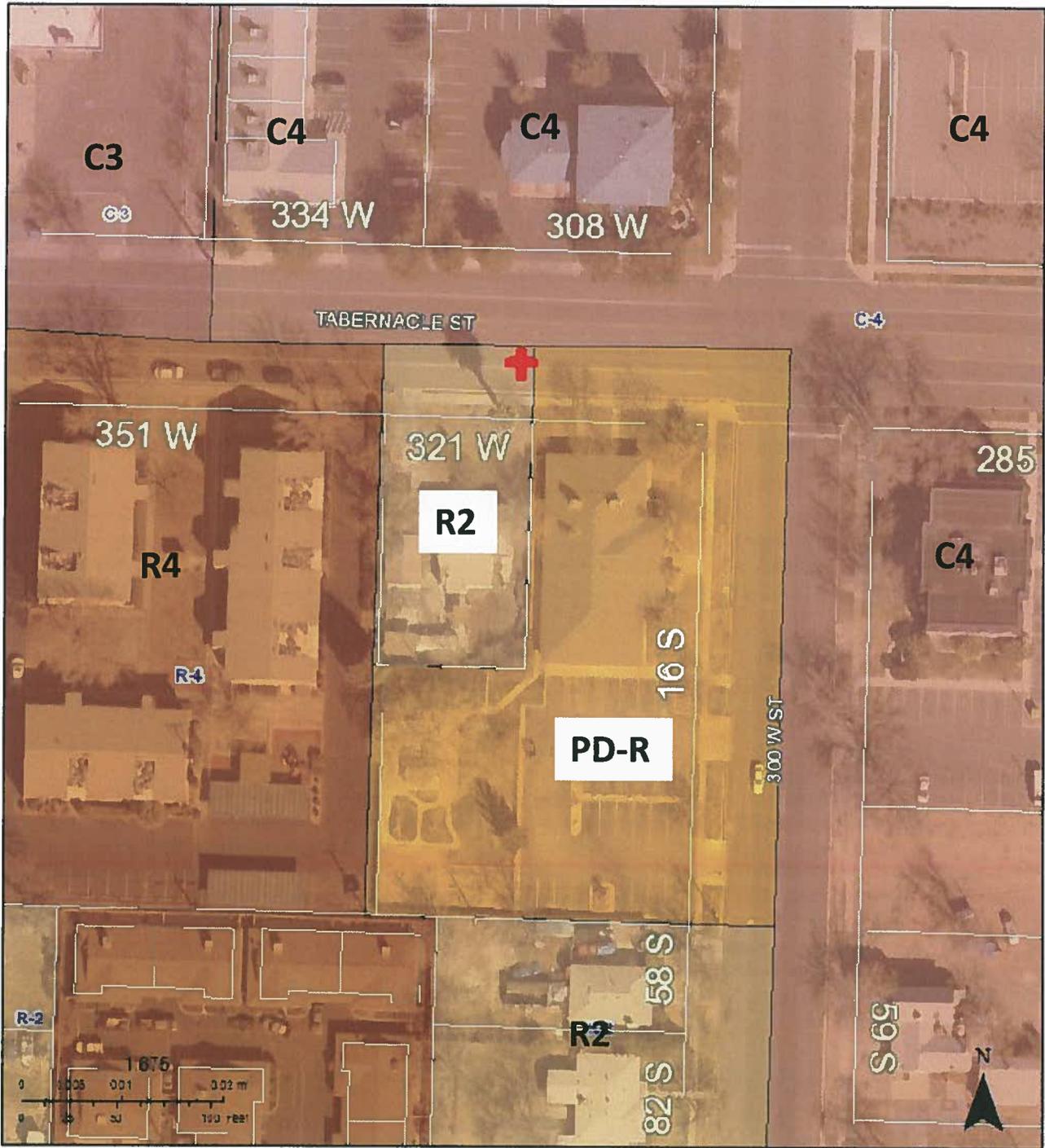
N. Craig Hammer  
Washington County School District  
Executive Director of Secondary Schools/Physical Facilities



## 321 West Tabernacle

Made by the City of St. George GIS Department  
SCityMaps <http://maps.ogcity.org/ogcity/maps>

April 22, 2014



## Zoning - 321 West Tabernacle

Made by the City of St. George GIS Department  
 SCCityMaps <http://maps.cgcity.org/gccitymaps>

April 22, 2011

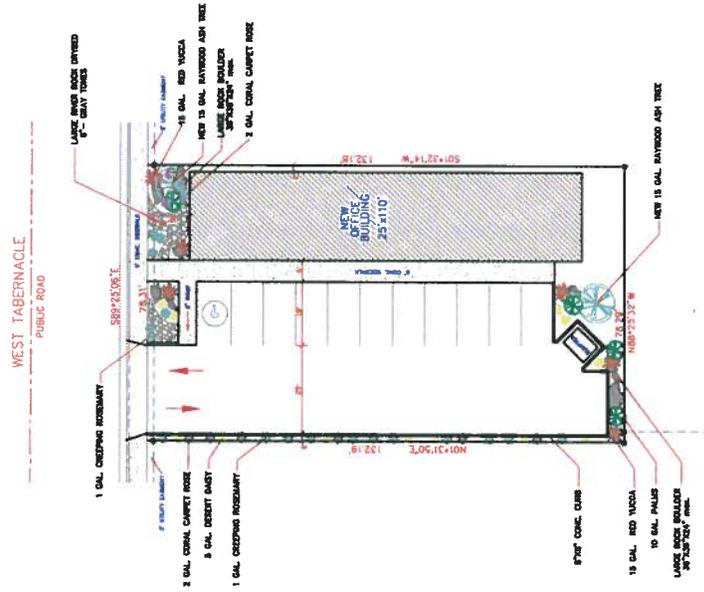




	6" DIA. SCHEDULE 40
	LARGE ROCK BOLLER
	LARGE ROCK BOLLER
	18 GAL. BAYWOOD ASH TREE
	10 GAL. PALM
	18 GAL. RED YUCCA
	9 GAL. DESERT DASY
	2 GAL. CORAL CARPET ROSE
	1 GAL. CREEPING ROSEMARY

DOUG DUNKER  
321 W. TABERNACLE  
ST. GEORGE, UTAH

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



LANDSCAPE PLAN

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



Bldg. is now removed

321 W Tabernacle

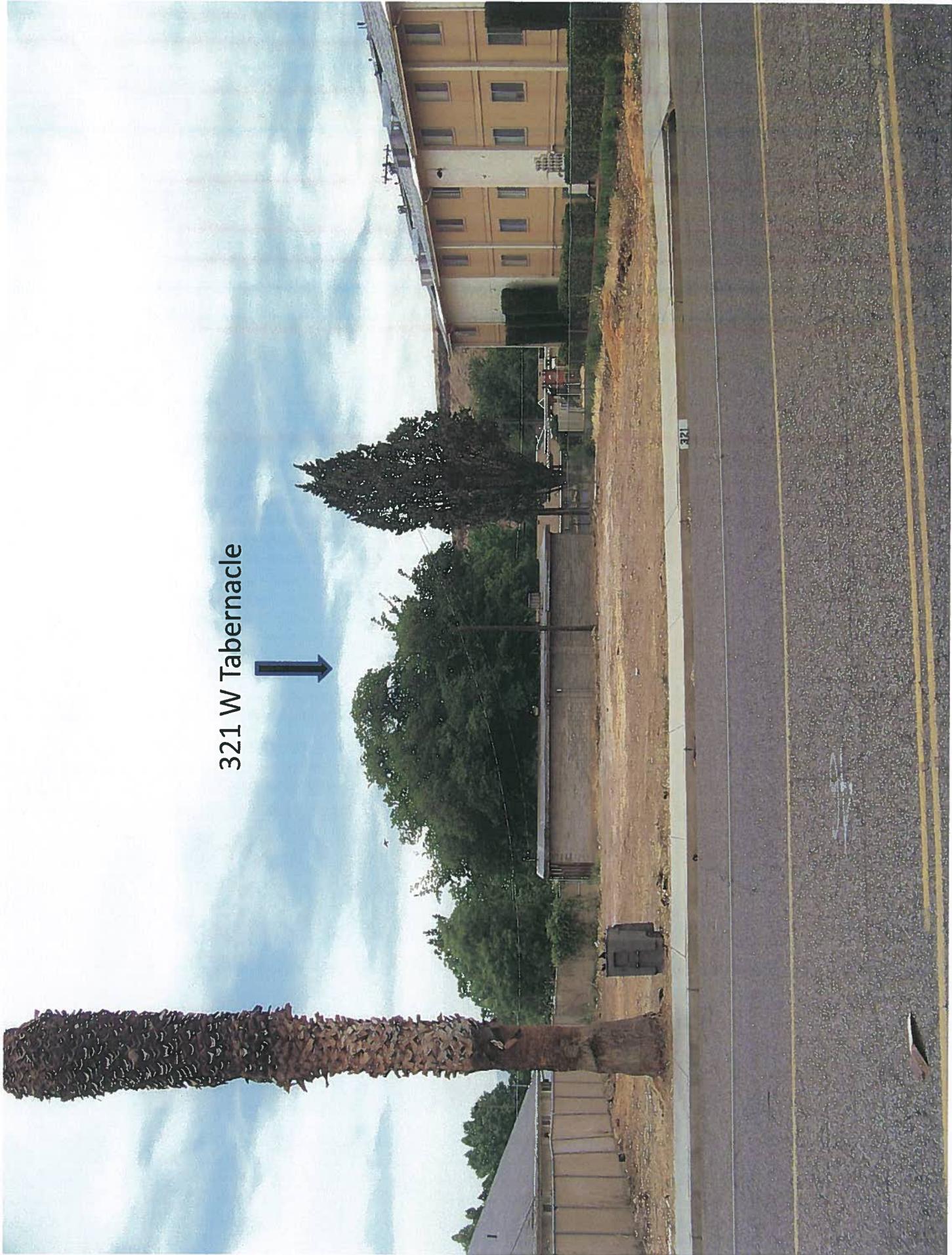


Tabernacle

**SOUTHWEST  
HIGH SCHOOL**  
ENGLISH LANGUAGE CENTER  
WCSD ADULT EDUCATION  
INFO@SOUTHWEST.WASHK12.ORG

16 S 300 W





321 W Tabernacle

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM R-2 TO C4 ON 0.237 ACRES AND FROM PD-R TO C4 ON 0.776 ACRES**

**WHEREAS**, the property owner has requested a zone change on 0.237 acres from R-2 (Multiple Family) to C4 (Central Business District Commercial) and a zone change from PD-R (Planned Development Residential) to C4 (Central Business District) on 0.776 acres.

**WHEREAS**, the City Council held a public hearing on this request on June 19, 2014; and

**WHEREAS**, the Planning Commission recommends approval of the requested zone change; and

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

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

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

**Section 2. Enactment.** The City Zoning Map is hereby ordered to be changed to reflect the zone change from R2 to C4 on 0.237 acres and from PD-R to C4 on 0.776 acres located at 321 W Tabernacle and 16 S 300 West, more specifically described on the attached property legal description, Exhibit "A".

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

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

APPROVED AND ADOPTED by the City Council of the City of St. George, this 19<sup>th</sup> day of June, 2014.

\_\_\_\_\_  
Jonathon T. Pike, Mayor

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

# Exhibit "A"

## **BOUNDARY DESCRIPTIONS:**

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### PARCEL 1 (TAX ID: SG-295-A-1):

BEGINNING AT A POINT WHICH LIES NORTH 88°25'06" WEST 90.36 FEET (90.00 FEET WEST-DEED) ALONG THE NORTH LINE OF BLOCK 19, PLAT "A" OF THE ST. GEORGE CITY SURVEY FROM THE NORTHEAST CORNER OF LOT 8 OF SAID BLOCK AND RUNNING THENCE SOUTH 01°32'14" WEST 132.18 FEET (SOUTH 132.00 FEET-DEED); THENCE NORTH 88°25'32" WEST 78.29 FEET (WEST 78.00 FEET-DEED); THENCE NORTH 01°31'50" EAST 132.19 FEET (NORTH 132.00 FEET-DEED) TO A POINT ON SAID NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 88°25'06" EAST 78.31 FEET (EAST 78.00 FEET-DEED) TO THE POINT OF BEGINNING. CONTAINS 0.237 ACRES.

### PARCEL 2 (TAX ID: SG-295-B-2-A):

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 19, PLAT "A" OF THE ST. GEORGE CITY SURVEY AND RUNNING THENCE SOUTH 01°32'43" WEST 264.33 FEET (SOUTH 264.0 FEET-DEED) ALONG THE EAST LINE OF SAID BLOCK TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE PROJECTION THEREOF NORTH 88°25'59" WEST 165.59 FEET (WEST 165.0 FEET-DEED); THENCE NORTH 01°31'51" EAST 132.19 FEET (NORTH 132.0 FEET-DEED); THENCE SOUTH 88°25'32" EAST 75.28 FEET (EAST 75.0 FEET-DEED); THENCE NORTH 01°32'14" EAST 132.18 FEET (NORTH 132.0 FEET-DEED) TO A POINT ON THE NORTH LINE OF SAID BLOCK; THENCE ALONG SAID NORTH LINE SOUTH 88°25'06" EAST 90.36 FEET (EAST 90.0 FEET, MORE OR LESS-DEED) TO THE POINT OF BEGINNING. CONTAINS 0.776 ACRES.

**DRAFT**Agenda Item Number : **3B****Request For Council Action**

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**Date Submitted** 2014-06-09 11:02:13**Applicant** City of St. George**Quick Title** Public Hearing to Approve Amendments to FY 2013-14 Budget**Subject** Public Hearing to accompany the Resolution to Approve Amendments to the Fiscal Year 2013-14 budget.**Discussion****Cost** \$0.00**City Manager Recommendation** Required hearing to amend the current 2013-2014 budget. This is the fourth public hearing to amend the budget for the year and proposed changes are mostly housekeeping.**Action Taken****Requested by** Deanna Brklacich**File Attachments** [June 19, 2014 Budget Opening.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments****Attachments** [June 19, 2014 Budget Opening.pdf](#)



**GENERAL FUND ADJUSTMENTS**

1	10-4559-1200	Youth Sports - Part-Time Salaries & Wages	14,000	
	10-4559-2690	Youth Sports - Special Supplies - Youth	4,400	
	10-4559-2700	Youth Sports - Special Departmental Supplies	12,600	
	10-4560-1200	Adult Sports - Part-Time Salaries & Wages		7,500
	10-4560-3100	Adult Sports - Professional & Tech Services		7,500
	10-34640	Youth Sports Revenues		16,000

To increase both the Youth Sports expense budget and revenues due to large increases in attendance and participation in each sport, which required additional supplies (shirts, hats, trophies) and staffing.

2	10-4240-3100	Building Inspections - Professional & Tech Services	60,000	
	10-32210	Building Permits		60,000

To increase the professional services budget for outsourced plan review and inspection services due to increased building activity.

3	10-4180-2300	Planning Commission - Travel & Training	1,000	
	10-34130	Planning Fee Revenues		1,000

To increase the travel and training budget due to additional costs to send several new Planning Commission Members to training.

4	10-4411-1100	Public Works Administration - Full-Time Wages & Salaries	38,600	
	10-4810-9100	Transfers to Other Funds		38,600

To increase the budget due to Larry Bulloch's retirement which was unforeseen and therefore not budgeted.

5	10-4110-6100	Mayor & City Council - Sundry Charges	30,000	
	10-4810-9100	Transfers to Other Funds		30,000

To budget for the annual contribution to the Washington County Youth Crisis Center.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2013-14**  
**June 19, 2014**

6	10-4810-9100	Transfers to Other Funds	3,003,438	
	10-31100	Current Property Taxes		25,000
	10-31140	Franchise Taxes		250,000
	10-31200	Delinquent Property Taxes	100,000	
	10-31300	Sales Taxes		700,000
	10-32100	Business Licenses		60,000
	10-32210	Building Permits		70,000
	10-33560	Class C Road Allotment	25,000	
	10-34130	Planning Fees		139,000
	10-34140	Air Quality Fees		15,000
	10-34220	E-911 Services		80,000
	10-34660	Races & Special Events		25,000
	10-34670	Softball Leagues	40,000	
	10-34770	Tennis Classes, Reserve & Concessions		25,000
	10-34780	Marathon Revenues		15,000
	10-35130	ACE Penalties	40,000	
	10-36100	Interest Earnings	15,000	
	10-38800	Appropriated Fund Balance		1,819,438
	40-38200	Capital Projects Fund - Transfers from Other Funds		1,303,438
	40-38800	Appropriated Fund Balance	1,303,438	
	41-38200	Economic Development Fund - Transfers from Other Funds		1,700,000
	41-38800	Appropriated Fund Balance	1,700,000	

To increase revenue budgets to estimated Actuals at year-end and to increase the transfers budget to transfer funds for projects that will be completed through the Capital Projects fund and the Economic Development Fund.

7	10-4810-9200	General Fund - Unbilled Utility Services	48,780	
	10-38200	General Fund - Transfers from Other Funds		48,780
	51-5118-9200	Water Fund - Unbilled Utility Services	548,774	
	51-38200	Water Fund - Transfers from Other Funds		548,774
	53-5316-9200	Electric Fund - Unbilled Utility Services	52,204	
	53-38200	Electric Fund - Transfers from Other Funds		52,204
	53-37540	Electric Fund - Sales to Governmental Units		649,758
	53-5316-9100	Electric Fund - Transfers to Other Funds	649,758	

To budget for unbilled Energy services as required by the State Auditor's Office.

8	10-4810-9200	General Fund - Unbilled Utility Services	409,319	
	10-38200	General Fund - Transfers from Other Funds		409,319
	40-4000-9200	Capital Projects Fund - Unbilled Utility Services	579	
	40-38200	Capital Projects Fund - Transfers from Other Funds		579
	51-5118-9200	Water Fund - Unbilled Utility Services	15,902	
	51-38200	Water Fund - Transfers from Other Funds		15,902
	53-5316-9200	Electric Fund - Unbilled Utility Services	1,649	
	53-38200	Electric Fund - Transfers from Other Funds		1,649
	55-5510-9200	Golf Fund - Unbilled Utility Services	9,621	
	55-38200	Golf Fund - Transfers from Other Funds		9,621
	62-6200-9200	Wastewater Treatment Fund - Unbilled Utility Services	32,381	
	62-38200	Wastewater Treatment Fund - Transfers from Other Funds		32,381
	64-6400-9200	SunTran - Unbilled Utility Services	308	
	64-38200	SunTran - Transfers from Other Funds		308
	51-37001	Water Fund - Tap Water Revenues		469,759
	51-5118-9100	Water Fund - Transfers to Other Funds	469,759	

To budget for unbilled Water services as required by the State Auditor's Office.



**CAPITAL PROJECTS FUND (CPF)**

9a	40-4000-7384	Capital Projects Fund - 600 W at Southgate Area Improvements	471,500	
	40-38200	Capital Projects Fund - Transfers from Other Funds		471,500
	27-2700-9100	Transportation Improvement Fund - Transfers to Other Funds	471,500	
	27-31301	Transportation Improvement Fund - Highway Sales Tax Revenue		471,500

To budget for the 600 W./Tonaquint Roundabout project to be funded by the Transportation Improvement Fund.

9b	40-38200	CPF - Transfers from Other Funds	1,268,504	
	40-38800	CPF - Appropriated Fund Balance		1,268,504

To budget the offset to the combined budget openings which reduced transfers from the General Fund into the Capital Projects Fund throughout the year (basically a housekeeping entry for audit purposes).

**OTHER FUNDS**

10	50-5000-3140	Equitable Sharing Payments to Other Agencies - DSF	10,000	
	50-38800	Appropriated Fund Balance - Drug Seizure Fund		10,000

To budget for a Drug Task Force Board approved distribution of accumulated Drug Seizure Funds to Washington County Sheriff's Office for the purchase of Task-Force related equipment.

11	64-6400-7400	SunTran - Equipment Purchases	115,000	
	64-33100	SunTran - Federal Grants		92,000
	64-38800	SunTran - Appropriated Fund Balance		23,000

To budget for the purchase of an 18-passenger bus to replace an existing bus that breaks-down frequently.

12	32-3200-6000	CDBG - CDBG Activities	1,200,000	
	32-36801	CDBG - Proceeds from Notes Payable		1,200,000

To budget for the unbudgeted portion of St. George Resource Center's building purchase and associated Note Payable.

13	28-2800-3100	Recreation Bond - Professional & Tech Services	3,250	
	28-38800	Recreation Bond - Appropriated Fund Balance		3,250

To budget for consultant fees to perform arbitrage compliance testing which was not budgeted as it occurs once every 5 years instead of annually.

14	79-7900-7432	Museum Permanent Acquisition Fund - Collection Purchases	5,250	
	79-38307	Museum Permanent Acquisition Fund - Donations		3,870
	79-38800	Museum Permanent Acquisition Fund - Appropriated Fund Balance		1,380

To increase the Museum Permanent Acquisition Donations revenues to actual and the collection purchases budget for additional pieces purchased in May that were not budgeted.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2013-14**  
**June 19, 2014**

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15	88-8800-7300	Replacement Airport - Improvements	200,000	
	88-38800	Replacement Airport - Appropriated Fund Balance		200,000

To budget for consultant fees included in, and anticipated to be spent in, the prior year's budget but not incurred until the current year; and to budget for interest expense on the loan to the Regional Wastewater Treatment Plant.

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**DRAFT**Agenda Item Number : **3C****Request For Council Action****Date Submitted** 2014-06-09 10:48:03**Applicant** City of St. George**Quick Title** Public Hearing for Fiscal Year 2014-15 Budget**Subject** This is the second of 2 public hearings to receive public input before we formally adopt the Fiscal Year 2014-2015 Budget by resolution. By State Law, the City must adopt the budget on or before June 22.**Discussion** The Preliminary (Recommended) Budget has been available on the City's website and in hard copy at the City Recorder's office since May 1st. Once the final budget is adopted, we have 30 days to submit it to the State of Utah. (The final budget will also be posted to the City's website within the 30-day period).**Cost** \$0.00**City Manager Recommendation** Second and final hearing on the 2014-2015 budget. Also the hearing will consider the unbilled services required to be discussed by SB 51.**Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**

Agenda Item Number :

## Request For Council Action

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**Date Submitted** 2014-06-09 09:32:58**Applicant** Philip Peterson**Quick Title** Public Hearing regarding unbilled services**Subject** Public Hearing on unbilled water and energy services**Discussion** As you know, we had to send letters to our customers regarding a public hearing on June 19th at 5:30 regarding the unbilled water and energy provided to the City. I don't know if we can hold this discussion as a part of the budget hearing or if it must be a separate hearing but am putting in on the agenda just in case it does need to be separate. Shawn may be able to help with the answer.**Cost** \$0.00**City Manager  
Recommendation****Action Taken****Requested by** Philip Peterson**File Attachments** [public hearing enterprise fund services.docx](#)**Approved by Legal  
Department?** No**Approved in Budget?** N/A **Amount:****Additional Comments****Attachments** [public hearing enterprise fund services.docx](#)

## Public Notice

Per Section 10.6.135 of the Utah State Code, notice is hereby given that the St George City Council will hold a public hearing on Thursday, June 19<sup>th</sup> at 5:30 p.m. to discuss unbilled services provided by the Water and Electric Utility Enterprise Funds to other St George City Funds. The estimated value of the services the other funds receives is as follows: Water \$489,000 and Electric \$650,000. Interested citizens are invited to attend the hearing and express support or opposition to the proposed practice.

William G. West  
Verlene N. West  
48 North 1400 East  
Pleasant Grove, UT 84062

June 16, 2014

Honorable Mayor and City Council Members for the City of St. George  
175 East 200 North  
St. George, UT 84791

RE: Public hearing on June 19<sup>th</sup> concerning subsidies from the Water and Sewer Funds

We are unable to attend the referenced public hearing, but we would appreciate our input to receive full consideration.

We believe that each of the utility funds of the City should stand on its own merit. It should not be subsidized nor subsidize other City accounts. It is neither fair nor equitable to overprice Enterprise Funds to help pay for other City services. These should be paid from the General Fund.

As non-resident property owners, we are already paying nearly double property taxes while utilizing minimal government services. Now, you are proposing that we pay or continue to pay higher than required utility bills in the amount of \$1,139,000. It is inappropriate and unfair to subsidize City operations to the benefit of full-time residents at the expense of non-resident property owners who can't even vote in the city.

We respectfully request that all Enterprise Funds be operated on their own without subsidizing any other funds.

Sincerely,



William G. West



Verlene N. West

**DRAFT**Agenda Item Number : **4B****Request For Council Action****Date Submitted** 2014-06-12 21:18:46**Applicant** Robert Stoker**Quick Title** Ordinance Prohibiting Fireworks in Designated Areas of the City**Subject** This ordinance would prohibit the use of fireworks in designated areas of the City through July 27, 2014. The areas where use will be prohibited are generally near washes and areas adjacent to large open spaces. A map designating areas where fireworks will be prohibited will be available on the City's homepage.**Discussion****Cost** \$0.00**City Manager Recommendation** Trying to be proactive. Same boundaries as last year. Recommend approval.**Action Taken****Requested by** Shawn Guzman**File Attachments** [restrictionmap.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [restrictionmap.pdf](#)

**ORDER PROHIBITING FIREWORKS IN DESIGNATED AREAS OF  
THE CITY OF ST. GEORGE, WASHINGTON COUNTY, STATE OF UTAH**

**WHEREAS**, local fire officials are authorized to enforce the state fire code, pursuant to Utah Code Annotated § 53-7-104; and

**WHEREAS**, pursuant to Utah Code Annotated § 15A-5-202.5(1)(c) and pursuant to St. George City Code 9-9-2, local fire officials may determine that hazardous environmental conditions necessitate controlled use of fireworks and other ignition sources and the legislative body may prohibit the use in brush-covered areas or the wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose; and

**WHEREAS**, the Fire Chief of the City of St. George has determined that in the City of St. George hazardous environmental conditions exist that necessitate controlling the use of ignition sources, specifically the Fire Chief finds that the extremely dry and windy conditions along with the presence of dry weeds and other vegetation which currently exist has greatly enhanced the normal danger of fire putting the area at high risk of fire. This condition is expected to remain during the month of July when fireworks are allowed by State law to be discharged; and

**WHEREAS**, the City Council after reviewing the information provided by the Fire Chief has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City of St. George to prohibit the use of fireworks as provided herein.

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

**Section 1. Enactment.** This Order is enacted as follows:

**NOW, THEREFORE, YOU ARE HEREBY ORDERED** to comply with the following from July 1, 2014 to July 27, 2014:

- A. No person may detonate, ignite, or in any way use fireworks or other ignition sources in any portion of the City of St. George as shown on the attached map, which map is made a part of this order by this reference;
- B. This Order does not prohibit the use of legal fireworks as authorized by State law from being used in areas of the City that are not restricted; and
- C. A person commits a Class B misdemeanor if the person violates a prohibition established by this Order.

**Section 2. 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.

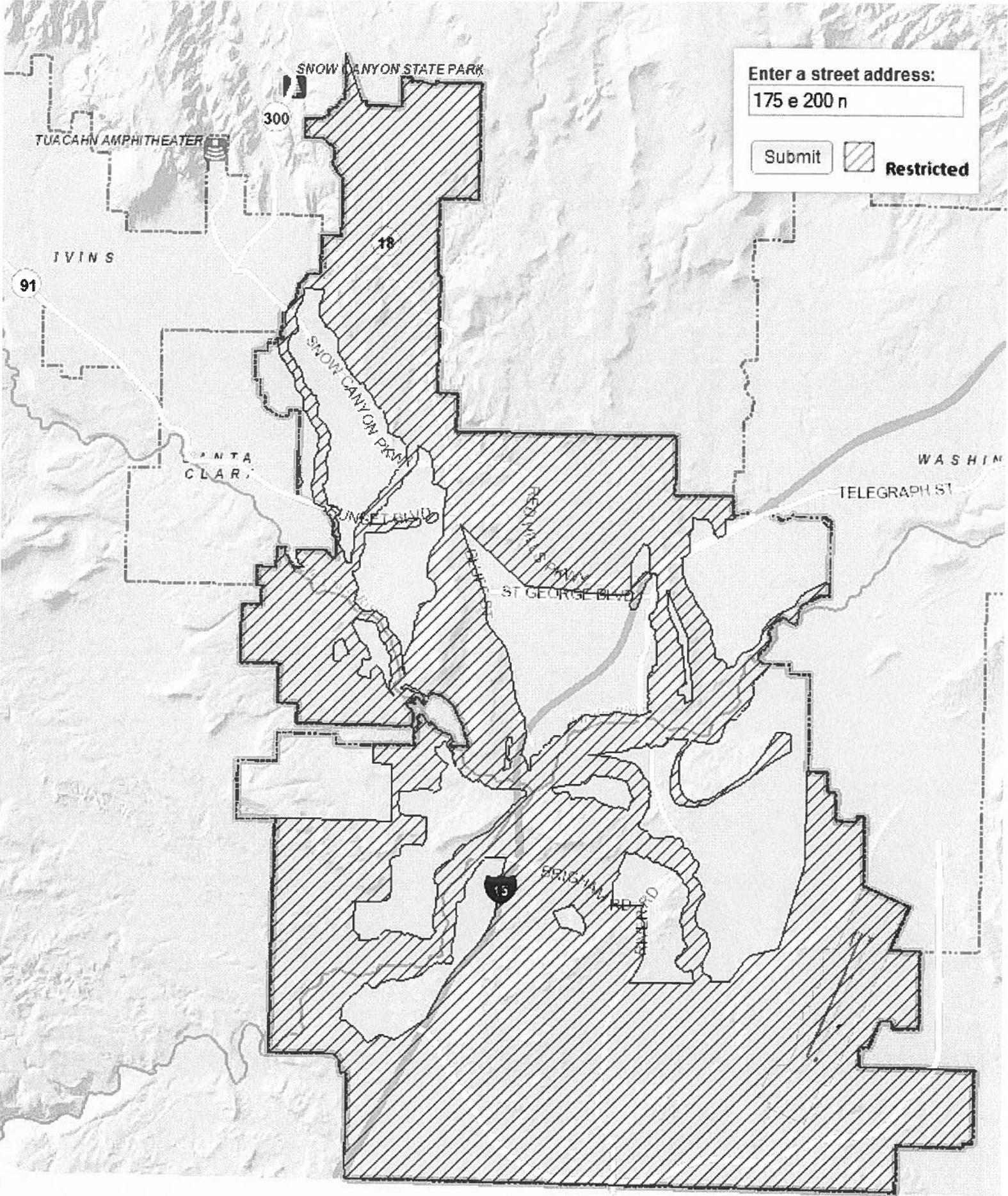
**Section 3. Effective Date.** This Ordinance shall be in effect from July 1, 2014 to July 27, 2014.

APPROVED AND ADOPTED by the City Council of the City of St. George, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Jonathan T. Pike, Mayor

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder



Enter a street address:  
175 e 200 n

Submit  Restricted

TUACAHN AMPHITHEATER

SNOW CANYON STATE PARK

300

IVINS

91

18

SNOW CANYON PKWY

SANTA CLARA

SUNSET BLVD

ST GEORGE BLVD

WASHINGTON TELEGRAPH ST

15

BRIGHTON

QUAKER RD

**DRAFT**Agenda Item Number : **5A****Request For Council Action**


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<b>Date Submitted</b>	2014-06-12 13:30:52
<b>Applicant</b>	City of St. George
<b>Quick Title</b>	Resolution to Adopt Certain Fees Effective Fiscal Year 2014-15
<b>Subject</b>	Various fee increases were included in the proposed Fiscal Year 2014-15 Budget. This resolution is to adopt the proposed fee increases.
<b>Discussion</b>	Many of the fee increases are for recreational programs, but Cemetery fees, Airport Parking fees, and a 10% increase to the Water Utility Rate's Base Charge for all meter sizes is also included.
<b>Cost</b>	\$0.00
<b>City Manager Recommendation</b>	As part of the budget there are fee increases recommended. This resolution is required to approve those increases. Cemetery, parking at Airport, Water base rate are the major ones.
<b>Action Taken</b>	
<b>Requested by</b>	Deanna Brklacich
<b>File Attachments</b>	<u><a href="#">FY2015 Fee Changes Comparison.pdf</a></u>
<b>Approved by Legal Department?</b>	
<b>Approved in Budget?</b>	<b>Amount:</b>
<b>Additional Comments</b>	A copy of the Resolution is attached, and also included in the agenda packet is a schedule which shows a comparison of the current fee to the proposed fee.
<b>Attachments</b>	<u><a href="#">FY2015 Fee Changes Comparison.pdf</a></u>

City of St. George  
Proposed Fee Changes - Fiscal Year 2014-15 Budget

Department/Program	Fee Type	Fee Name	Existing Fee	Proposed Fee	Increase or (Decrease)
Youth Sports	Registration Fee	Youth Sports	\$27.00	\$32.00	\$5.00
Nature Center	Camp Fees	After School Mountain Biking	\$20.00	\$30.00	\$10.00
		Safety Town	\$35.00	\$40.00	\$5.00
		Skate Camps (Both)	\$16.00	\$20.00	\$4.00
		Adventure Camp	\$52.00	\$55.00	\$3.00
		Boredom Busters	\$24.00	\$28.00	\$4.00
Races	Registration Fee	1/2 Marathon (two events - currently at \$45 and \$50)	\$50.00	\$60.00	\$10.00
		10k's	\$28.00	\$32.00	\$4.00
		Marathon	\$85.00	\$90.00	\$5.00
Tennis	Per Session	Jr. Development & A.T.P.	\$10.00	\$12.00	\$2.00
Tennis	Private Lessons	3 lessons-package	\$100.00	\$115.00	\$15.00
Softball	Tournament Fees	Fastpitch Youth (No change on 10u girls fastpitch)	\$375.00	\$395.00	\$20.00
	Tournament Fees	Slowpitch Adult	\$285.00	\$300.00	\$15.00
Recreation Center Fees		General Admission (No Fitness Room & Racquetball)	\$2.00	\$2.50	\$0.50
		Aerobics	\$2.00	\$2.50	\$0.50
		Cache Card Discount	25.00%	15.00%	-10.00%
		Lapidary Drop-In	\$5.00	\$7.50	\$2.50
		Lapidary & Pottery Materials	\$0.00	\$25.00	\$25.00
Cemetery	Lot Sales - Resident	Full	\$275.00	\$350.00	\$75.00
		Half	\$140.00	\$200.00	\$60.00
		Plus	\$100.00	\$150.00	\$50.00
	Lot Sales - Non-Resident	Full	\$375.00	\$550.00	\$175.00
		Half	\$195.00	\$295.00	\$100.00
		Plus	\$100.00	\$250.00	\$150.00
	Burial Fees - Resident	Weekday - Adult	\$260.00	\$400.00	\$140.00
		Weekday - Infant	\$180.00	\$300.00	\$120.00
		Saturday - Adult	\$355.00	\$550.00	\$195.00
		Saturday - Infant	\$240.00	\$350.00	\$110.00
	Burial Fees - Non-Resident	Weekday - Adult	\$335.00	\$550.00	\$215.00
		Weekday - Infant	\$180.00	\$400.00	\$220.00
		Saturday - Adult	\$425.00	\$750.00	\$325.00
		Saturday - Infant	\$240.00	\$450.00	\$210.00
Airport	Parking Fees	Daily Rate	\$4.00	\$5.00	\$1.00
Water	Water Usage	Water Rate		10% increase to all rates' base charge	

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING CERTAIN FEES FOR VARIOUS SERVICES AND RECREATIONAL ACTIVITIES**

**WHEREAS,** The City of St. George has adopted fees for various services and recreational activities; and

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

**WHEREAS,** the City of St. George will be adopting a budget for fiscal year 2014-2015 incorporating the fee changes and which will become effective on July 1, 2014;

**NOW, THEREFORE, BE IT RESOLVED** that the City of St. George hereby amends and establishes the following fees for the performance of the services and recreational activities enumerated herein which shall become effective on July 1, 2014.

*See Next Page*

Department/Program	Fee Type	Fee Name	Amended Fee
Youth Sports	Registration Fee	Youth Sports	\$32.00
Nature Center	Camp Fees	After School Mountain Biking	\$30.00
		Safety Town	\$40.00
		Skate Camps	\$20.00
		Adventure Camp	\$55.00
		Boredom Busters	\$28.00
Races	Registration Fee	1/2 Marathons	\$60.00
		10k's	\$32.00
		Marathon	\$90.00
Tennis	Per Session	Jr. Development & A.T.P.	\$12.00
Tennis	Private Lessons	3 lessons-package	\$115.00
Softball	Tournament Fees	Fastpitch Youth (No change on 10u girls fastpitch)	\$395.00
	Tournament Fees	Slowpitch Adult	\$300.00
Recreation Center Fees		General Admission	\$2.50
		Aerobics	\$2.50
		Cache Card Discount	15.00%
		Lapidary Drop-In	\$7.50
		Lapidary & Pottery Materials	\$25.00
Cemetery	Lot Sales - Resident	Full	\$350.00
		Half	\$200.00
		Plus	\$150.00
	Lot Sales - Non-Resident	Full	\$550.00
		Half	\$295.00
		Plus	\$250.00
	Burial Fees - Resident	Weekday - Adult	\$400.00
		Weekday - Infant	\$300.00
		Saturday - Adult	\$550.00
		Saturday - Infant	\$350.00
	Burial Fees - Non-Resident	Weekday - Adult	\$550.00
		Weekday - Infant	\$400.00
		Saturday - Adult	\$750.00
		Saturday - Infant	\$450.00
Airport	Parking Fees	Daily Rate	\$5.00
Water	Water Usage	Water Rate	10% increase to all rates' base charge

APPROVED AND ADOPTED this 19th day of June, 2014

\_\_\_\_\_  
Jonathan T. Pike

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

**DRAFT**Agenda Item Number : **5B**

## Request For Council Action

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**Date Submitted** 2014-06-09 11:05:35**Applicant** City of St. George**Quick Title** Resolution to Approve Amendments to Fiscal Year 2013-14 Budget**Subject** Resolution to review and approve requested budget openings to the Fiscal Year 2013-14 Budget.**Discussion** This is the 4th and final round of budget openings for this current fiscal year. State Law requires that all budget openings for the current fiscal year be approved no later than June 30.**Cost** \$0.00**City Manager Recommendation** Nothing major as far as adjustments to the current budget. Only major capital budget adjustment is to recognize the cost of the 600 W. roundabout being spent out of the Transportation Improvement Fund for \$471,500. The proposed changes are noted in the attachment.**Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**RESOLUTION NO. \_\_\_\_\_**

**AMENDING THE 2013-2014 FISCAL BUDGET FOR THE  
CITY OF ST. GEORGE, UTAH.**

WHEREAS, pursuant to the Uniform Fiscal Procedures Act for Utah Cities (the "Act"), the City of St. George is required to adopt an annual budget with regard to the funds of the City; and

WHEREAS, the City has complied with the provisions of the Act in adopting a budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the City Council of the City of St. George, Utah, duly called, noticed and held on the 19<sup>th</sup> day of June, 2014, upon motion duly made and seconded, it is unanimously.

RESOLVED that the 2013-2014 fiscal budget for the City of St. George thereto, is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE CITY COUNCIL OF THE CITY OF ST.  
GEORGE AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 19TH  
DAY OF JUNE, 2014

Members of the Council Voting Aye

Gil Almquist  
Jimmie Hughes  
Michele Randall  
Joe Bowcutt  
Bette Arial

\_\_\_\_\_  
Jonathan T. Pike, Mayor

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

**DRAFT**

Agenda Item Number : **5C**

## Request For Council Action

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**Date Submitted** 2014-06-09 10:49:30

**Applicant** City of St. George

**Quick Title** Resolution to Adopt the Fiscal Year 2014-15 Budget

**Subject** Resolution to accompany the Public Hearing to adopt the Fiscal Year 2014-15 budget.

**Discussion**

**Cost** \$0.00

**City Manager Recommendation** Official action to adopt the budget as recommended or amended.

**Action Taken**

**Requested by** Deanna Brklacich

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTING THE 2014-2015 FISCAL YEAR BUDGET FOR THE CITY OF ST. GEORGE, UTAH.**

WHEREAS, pursuant to the Uniform Fiscal Procedures Act for Utah Cities (the "Act"), the City of St. George is required to adopt an annual budget with regard to the funds of the City; and

WHEREAS, the City has complied with the provisions in adopting a tentative budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the City Council of the City of St. George, Utah, duly called, noticed and held on the 19<sup>th</sup> day of June, 2014, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2014-2015 fiscal budget for the City of St. George, attached hereto as Exhibit "A" including all schedules thereto, is hereby adopted, subject to later amendment.

VOTED UPON AND PASSED BY THE ST. GEORGE CITY COUNCIL AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 19<sup>TH</sup> DAY OF JUNE, 2014.

Members of the Agency Voting Aye

Gil Almquist  
Jimmie Hughes  
Michele Randall  
Joe Bowcutt  
Bette Arial

\_\_\_\_\_  
Jonathan T. Pike, Mayor

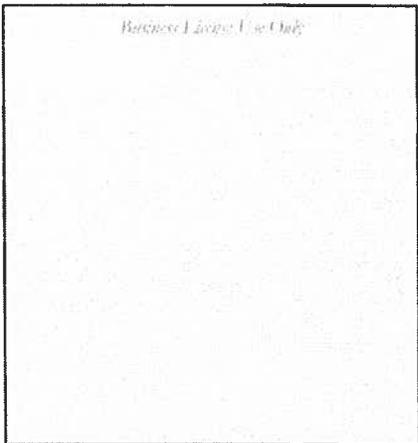
ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

**DRAFT**Agenda Item Number : **6A****Request For Council Action****Date Submitted** 2014-06-10 16:35:10**Applicant** Shellee Salmon**Quick Title** Pound the Pavement for Parenthood 5K**Subject** Consideration of a request to waive the use fee for Crosby Confluence Park.**Discussion** The 2nd Annual Pound the Pavement for Parenthood 10k/5k/1 mile race will be held on Saturday, September 13, 2014 at the Crosby Family Confluence Park. This non-profit event is held in support of members in the community who are trying to reach their goals of becoming parents.**Cost** \$0.00**City Manager Recommendation** Second event from this organization. Did not have any issues that I am aware of from the first one. Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [Pound the Pavement CC .pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Pound the Pavement CC .pdf](#)

**FOR OFFICE USE ONLY**

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



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

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

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

**EVENT NAME: Pound the Pavement for Parenthood 5k**

**Applicant's Name:** Shellee Salmon

**Organization:** Pound the Pavement for Parenthood, NPO

**Mailing Address:** 784 South 1840 West

**City, State, Zip:** Orem, Utah 84058

**Day Phone:** 801-473-4818      **Cell/other:** 801-473-4818

**E-mail:** shelleesalmon@gmail.com

**Event Web Address (if applicable):** www.one-step-closer.org

**Alternate contact name:** Jill Witt      **Day Phone:** 801-636-9892

**Cell/other:** 801-636-9892      **E-mail:** poundthepavementforparenthood@gmail.com

**EVENT DETAILS (Complete additional event details on page 3 of this form)**

**LOCATION** Crosby Family Confluence Park

**Location Details/Address:** 1850 South Convention Center Drive

<b>Event</b>	<b>Date(s):</b> September 13, 2014	<b>Start time:</b> 7:00am	<b>End time:</b> 12:30pm
<b>Set-up</b>	<b>Date(s):</b> September 13, 2014	<b>Start time:</b> 6:30am	<b>End time:</b> 7:00am
<b>Clean-up</b>	<b>Date(s):</b> September 13, 2014	<b>Start time:</b> 12:30pm	<b>End time:</b> 1:00pm

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

**Is this a Annual Event?** Yes      **If yes; Same date and Place?** Yes

**TYPE OF ACTIVITY** *check all that apply:*

<input type="checkbox"/> Sporting	<input checked="" type="checkbox"/> 5K	<input type="checkbox"/> Parade	<input type="checkbox"/> Festival
<input type="checkbox"/> Film Production	<input type="checkbox"/> Vendor Booth	<input type="checkbox"/> Cycling	<input checked="" type="checkbox"/> 10K
<input type="checkbox"/> Dance	<input type="checkbox"/> Block Party	<input checked="" type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Training
<input checked="" type="checkbox"/> Fun Run	<input type="checkbox"/> ½ Marathon	<input type="checkbox"/> Other:	

**PARTICIPANTS**

**Number of participants expected:** 300      **Number of volunteers/event staff:** 20

Open to the Public       Private Group/Party

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

SPECIAL EVENT PERMIT APPLICATION

EVENT \_\_\_\_\_ -

VENDORS/FOOD/ALCOHOL check all that apply

Form with checkboxes for Vendors/merchants, Food, and Alcoholic Beverages, including contact information for SW Utah Health Dept., Utah DABC, and Bus. Licensing.

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

Form with checkboxes for Tents/Pop-up Canopies and Temporary Stage, including contact information for SG Fire Dept.

Description of Tents/Canopies/Stage, etc.:

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

Form with checkboxes for Fencing/Scaffolding, Barricades, Portable Sanitary Units, Music, PA/Audio system, Fireworks, Propane/Gas, and Trash/Recycle bin coordination.

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

Form with checkboxes for Road Use, Sidewalk Use, and Parade, including location and contact information for SG City Public Works Dept.

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

Form with checkboxes for Private Security/Officers, Animals, Drawing or Raffle, and Motion Pictures/Videos, including contact information for SG City Legal Dept.

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

Signature line for Shellee Salmon, Applicant's Signature, and Date (4/11/2014).

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

## SPECIAL EVENT PERMIT APPLICATION

EVENT \_\_\_\_\_ -

Page 3 of 5

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### EVENT DESCRIPTION

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

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

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Pound the Pavement for Parenthood is a non-profit organization established in 2010. We are a group of dedicated men and women committed to helping the cause of infertility. We bring awareness to the struggle and help raise precious funds for those ready to start expensive processes including adoption and In-Vitro Fertilization.

We feel lucky to be a part of the infertility community and hope that you can find friends and comfort knowing that you are not alone in this and that there is a network of people who know the struggle and who are here to help you through it.

As hoping to help members in the communities reach their goals of become parents, we sponsors 2-4 couples a year and hold a 10k/5k/1 mile race to raise money for the expensive processes. This year we have chosen to sponsor 2 couples from the St. George area.

We would like to hold our Pound the Pavement for Parenthood 10k/5k/1 mile race on September 13, 2014 in St. George, we will be starting and finishing our race at Crosby Family Confluence Park. We are estimating around 300 people to run in our race. We will be start registration at 7:00am on September 13 and starting our 10k at 7:30 am 5k and 8:00am and 1 mile at 8:15am. We plan on the participants parking at Crosby Family Confluence Park and hoping to use the facility there as needed.

We will be using the trail that is surrounding the park trail as our map shows below. Because we aren't from St. George, we are open to your committee suggestions to make sure our route is the best. We will be using a timing company, at this time we are still waiting on bids and don't have a company finalized yet. The timing companies we have looked into will be able to provided signs and cones to help with the race route.

We plan on having music playing before, during and after the race. The music we play will be from an Ipod that is hooked up to speakers.

Following the race we will have food for the runners. As of right now the food will be bought from a local store, so the food will not be prepared on site. If we do get a sponsor who will supply the food we will contact the health department.

We will also be holding a small raffle for different good that have been donated by companies as a thank you for participation in the race. The way we have do the raffle is just by race bid numbers and drawing them out of a bowl.



10127 North Bayhill Drive  
Cedar Hill, Utah 84062  
801-473-4818

poundthepavementforparenthood@gmail.com

April 14, 2014

Dear Mayor Jon Pike and St. George City Council,

I am writing this letter on behalf of Pound the Pavement for Parenthood, NPO to inform you of our organization and upcoming events. Pound the Pavement for Parenthood is 501(c)3 founded in 2010. We are dedicated to raising awareness surrounding infertility, as well as helping to educate those in the community about resources available to those that are struggling. We are excited that Utah Fertility Center, one of our sponsors now has an office in St. George that will give those living in Southern Utah and surrounding areas the great opportunity of having their facilities available. We are also proud to have Reproductive Care Center as one of our sponsors. Since 2010 we were able to help seventeen couples get one step closer to their dreams of becoming parents. We have been blessed to welcome thirteen babies to those sponsored couples. This is our fifth year of sponsoring couples by organizing 10K/5K to raise those much needed funds.

This year we have chosen to hold four events, 10K/5K race in Orem, golf tournament in American Fork, 10K/5K race in St. George, and a bowling event in Lehi. This will be our second annually race in St. George, which we'll hold on September 13<sup>th</sup> at the Crosby Family Confluence Park. Last year we had over 200 participants and raise \$9,000 to help our sponsored couples.

We are writing to request that fees required to host this event be waived. We are a charitable non-profit organization and hope to continue having this event annual to help couples in this area.

We thank you for your time and consideration and look forward to hear from you. If you request more information about Pound the Pavement for Parenthood, please contact either Jill Witt at 801-636-9892 or Shellee Salmon at 801-473-4818.

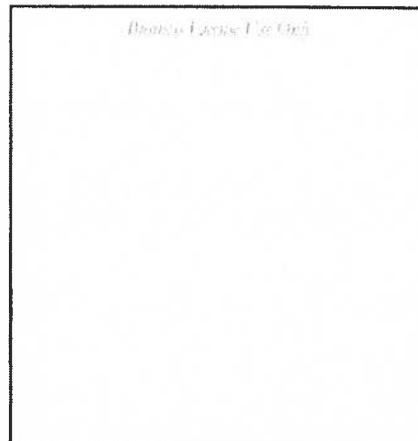
Thank you,

Shellee Salmon  
Pound the Pavement for Parenthood, NPO  
Race Director  
One-step-closer.org  
801-473-4818

**DRAFT**Agenda Item Number : **6B****Request For Council Action****Date Submitted** 2014-05-29 14:48:46**Applicant** Lisa Petersen**Quick Title** Chelsiâ€™s Run**Subject** Consideration of a request to close St James Lane and Lizzie Lane.  
Consideration of a request to waive the special event fee.**Discussion** The 7th Annual Chelsiâ€™s Run event will be held on Tuesday, July 15 from 10:00 pm to 11:30 pm. This event supports the Chelsi Petersen Memorial Scholarship Fund in coordination with the Washington County School District Foundation.**Cost** \$0.00**City Manager Recommendation** Event has been held for several years and other than some inconvenience for the road closures there have not been any negative issues that I am aware of.**Action Taken****Requested by** Bill Swensen**File Attachments** [Chelsis Run CC.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Chelsis Run CC.pdf](#)

FOR OFFICE USE ONLY

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



## SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

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

**Phone: (435) 627-4128**  
**Fax: (435) 627-4430**  
**bill.swensen@sgcity.org**

**EVENT NAME:** Chelsi's Run

**Applicant's Name:** Lisa Petersen (mom)

**Organization:** Chelsi's Run

**Mailing Address:** 695 E Lizzie Lane

**City, State, Zip:** St. George, Utah 84790

**Day Phone:** - **Cell/other:** (435) 229-2465

**E-mail:** lisadp21@hotmail.com

**Event Web Address (if applicable):** St. James Place

**Alternate contact name:** Bill Petersen (dad) **Day Phone:** (435) 862-2007

**Cell/other:** (435) 862-2007 **E-mail:** smilemore31@hotmail.com

**EVENT DETAILS (Complete additional event details on page 3 of this form)** Run Run/walk-fund raiser

**LOCATION:** St. James Lane & Lizzie Lane

**Location Details/Address:** same

Event	Date(s):	Start time:	End time:
Set-up	July 15 <sup>th</sup> 14 <sup>th</sup> tues.	10:00 pm	11:30 pm
Clean-up	July 15 <sup>th</sup> 14 <sup>th</sup> tues	11:30 pm	12:00 pm
Is this a recurring event? <u>yes</u> If yes, daily, weekly or other? <u>yearly</u>			
Is this an Annual Event? <u>yes</u> If yes, Same date and Place? <u>on July 15<sup>th</sup> changes day of week</u>			
<b>TYPE OF ACTIVITY</b> check all that apply:			
<input type="checkbox"/> Sporting	<input checked="" type="checkbox"/> 5K	<input type="checkbox"/> Parade	<input type="checkbox"/> Festival
<input type="checkbox"/> Film Production	<input type="checkbox"/> Vendor Booth	<input type="checkbox"/> Cycling	<input type="checkbox"/> 10K
<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Training	<input checked="" type="checkbox"/> Fun Run	<input type="checkbox"/> 1/2 Marathon
		<input type="checkbox"/> Other:	

**PARTICIPANTS**

**Number of participants expected:** 300 to 500 **Number of volunteers/event staff:** 12 friends w/fam<sup>20</sup>

Open to the Public  Private Group/Party

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

**SPECIAL EVENT PERMIT APPLICATION**

EVENT \_\_\_\_\_ -

**VENDORS/FOOD/ALCOHOL** *check all that apply*

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

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

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

Description of Tents/Canopies/Stage, etc.:

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

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

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

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

**SECURITY/OTHER**

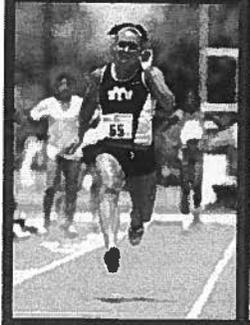
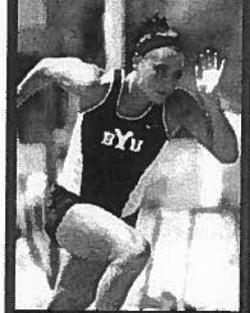
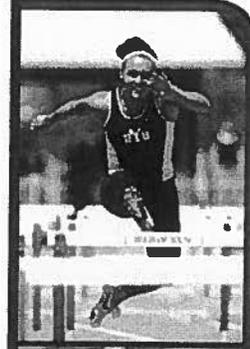
*You may begin to coordinate in advance with these contacts:*

- |  |                                 |   |
|--|---------------------------------|---|
| <input type="checkbox"/> Private Security/Officers | Company name:                   | # of Personnel:                                   |
| <input type="checkbox"/> Animals                   | Quantity:                       | What kind:  |
| <input type="checkbox"/> Drawing or Raffle         |                                 | SG City Legal Dept. Diana Hamblin, (435) 627-4606 |
| <input type="checkbox"/> Motion Pictures/Videos    | <input type="checkbox"/> Other: |   |

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

*Lisa N. Petersen*      *Lisa N. Petersen*      *5/22/14*  
 Print Applicant's Name      Applicant's Signature      Date

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



# Chelsi's run

## 5k fun run/walk



Come enjoy a hot summer night in remembrance of **CHELSEI DAWN PETERSEN**. This event will not be timed. All proceeds will go toward the Chelsi Petersen Memorial Fund. Pro-registration is recommended to ensure participation. Entry forms are accepted at Pizza Factory on Main Street or by mail. Please come enjoy this evening with us.

**Date: July 15<sup>th</sup> 2014**  
**Place: St. James Chapel**  
**Time: 10 pm**  
**Donation: \$15**



**CLICK HERE for registration info.**

ALL proceeds from this race will go into the Chelsi Petersen Memorial Scholarship Fund.  
To make additional donations, please make checks payable to:  
Washington County School District Foundation for Chelsi Petersen.  
We will promptly mail your tax deductible receipt to the address given on this form.  
Thank you for your support.

**DRAFT**Agenda Item Number : **6C**

## Request For Council Action

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**Date Submitted** 2014-06-10 15:58:03**Applicant** PC**Quick Title** PC Report from 6/10/14**Subject** Consider the Planning Commission report from June 10, 2014.**Discussion** The PC report consists of one amended preliminary plat, and four Conditional Use Permit requests. The amended preliminary plat is for the Legends of Cactus Flat (Glen Bundy, applicant) and is to add one additional lot to the subdivision; staff supports the request as the lot layout works better under the amended plat. The CUP requests are listed separately on the agenda.**Cost** \$0.00**City Manager Recommendation** One amended plat and the conditional uses listed separately.**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: JUNE 10, 2014  
CITY COUNCIL MEETING: JUNE 19, 2014

1. **CONDITIONAL USE PERMITS (CUP)**

- A. Consider a request for a Conditional Use Permit to establish a **towing and impound** yard for “**Great West Towing**” in the Ft. Pierce Industrial Park. The zoning is M-1 (Industrial). Located at 893 E Factory Drive. The applicant is Mr. Lee Clark. Case No. 2014-CUP-008 (Staff – Ray S.).
- B. Consider a request for a Conditional Use Permit to construct a **detached accessory structure** to a height of nineteen (19) feet high. The property is located at 2531 East 2300 South Circle. The applicant is Mr. Brigham Johnson. Case No. 2014-CUP-009 (Staff – Craig H.)
- C. Consider a request for a Conditional Use Permit from ‘Verizon’ for permission to construct one (1) sixty foot (60’) high co-locatable wireless tower (mono pole cell tower), to construct a block wall enclosure, and to install related multiple equipment enclosures as a conditional use under Section 10-22-5 of the Zoning Ordinance. The property is zoned M&G (Mining & Grazing), is generally located on private land south of the ledges (APN SG-728-4-N), and the project is referred to as “**Verizon – UT4 Turtle.**” Case No. 2014-CUP-010

2. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for “**Legends of Cactus Flats**” a twelve (12) lot residential subdivision. The applicant is Glen Bundy and the representative is R & B Surveying. The property is zoned R-1-10 (Single Family Residential) and is located along the west side of 2100 East north or 2450 South, which is in Section 4, Township 43 South and Range 15 West. Case No. 2014-PP-027 (Staff Wes J.)

3. **OTHER PLANNING COMMISSION BUSINESS**

- A. The Planning Commission considered and **tabled** a request for a Conditional Use Permit from ‘Verizon’ for permission to construct one (1) one hundred foot (100’) high co-locatable wireless tower (mono pole cell tower), to construct a block wall enclosure, and to install related multiple equipment enclosures as a conditional use under Section 10-22-5 of the Zoning Ordinance. The property is zoned M-1 (Industrial), is generally located in the original industrial park on Red Hills Parkway east of Industrial Road (APN SG-IND-P-18-B), and the project is referred to as “**Verizon – UT4 Motor Home.**” This CUP was tabled to allow the applicant time to prepare and return with a **photo simulation** which will show how the tower will look from the freeway perspective. The applicant stated that because he travels from SLC

and will be preparing a CUP for another site, he will wait to return with the photo simulation until he can coordinate both requests at the same meeting. Case No. 2014-CUP-011.

**B. Training;** The Planning Commission officially adjourned and then the commissioners and staff remained behind to listen to the City Legal Department present training on several topics which included: 1) land use applicant's rights, 2) legislative action vs. administrative, 3) Court review only after administrative remedies are exhausted, 4) findings of fact, 5) only expressed requirements may be made, 6) C.O.'s and expressed requirements, 7) the interpretation of ordinances, and 8) ordinances are mandatory for land use decisions. The training took approximately 20 minutes.

# PCR ITEM 1A

## CUP / Tow & Impound Yard

PLANNING COMMISSION AGENDA REPORT: 06/05/2014  
 CITY COUNCIL MEETING: 06/10/2014

CONDITIONAL USE PERMIT  
**Tow & Impound Yard**  
 Case # 2014-CUP-008

**Request:** A conditional use permit for permission to establish a towing and impound yard in the Ft Pierce Industrial Park.

**Building:** Existing building(s) on property (see attached aerial photo)

**Applicant:** Mr. Lee Clark  
 Great West Towing  
 2702 Tonaquint Dr  
 St George, Utah 84790

**Zone:** M-1 (Industrial)

**General Plan:** Industrial

**Location:** 893 Factory Drive

**Narrative:** See attached narrative by applicant.

**Assoc. Letter:** See attached Ft. Pierce Industrial Park Owner's Association letter.

**Ordinance (Use):** Zoning Ordinance Title 10, Chapter 11 "Manufacturing" Section 10-11-2 "Uses"

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated with the letter "C" are allowed on a conditional use basis. Uses designated as "N" will not be permitted in that zone.

	M-1	M-2
ATVs and parts sales and repair (indoor only)	N	P
Auto salvage yard, storage yards for wrecked or partially dismantled vehicles	C	N
Automobile repair shop	P	N

**Ordinance (Screening):** Per Zoning Ordinance Title 10, Chapter 11 “Manufacturing”  
Section 10-11-4 “Special Provisions”

**10-11-4: SPECIAL PROVISIONS:**

- A. Storage Enclosed: All storage except vehicles in running order shall be stored in an enclosed building or within an enclosure surrounded by a solid fence or wall of not less than six feet (6') in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall. A solid masonry wall or solid vinyl fence shall be used parallel to the public street(s) where the storage is visible from the public street. Chain link fencing with slats may only be used for enclosing storage areas in the following situations:
- B.
  1. After a minimum of three hundred (300) linear feet of solid fencing or wall has been provided to screen the designated storage area, then the remainder of the storage area may upon approval by the planning commission utilize chain link fencing with slats or other approved alternative screening solutions along the public street frontage.
  2. Along the interior property lines (or interior fence lines); chain link without slats may be used. (Ord. 2009-06-001, 6-18-2009)
  3. Along the public street frontage at approved setback distances in the area known as the St. George industrial park, M-1 zone (in section 20, T42S, R15W). (Ord. 2011-08-003, 8-4-2011)

If a movable gate is used, it may be constructed of chain link, chain link with slats, wrought iron, solid, or perforated metal.

All chain link fencing with vinyl slats shall be maintained in good condition; all fallen, broken, or missing slats shall be replaced. No wooden slats may be used. (Ord. 2009-06-001, 6-18-2009)

**P.C.:** The Planning Commission recommends approval with the following findings:

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval:

Yes	N/A	Category	Description
Control all noise levels to prevent disturbance of neighbors.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

Comply with Local, State, and Federal air quality		B. Dust	<ol style="list-style-type: none"> <li>1. Comply with all air quality standards, state, federal and local.</li> <li>2. Use shall not create unusual or obnoxious dust beyond the property line.</li> </ol>
Contain all odors to meet city and state standards		C. Odors	<ol style="list-style-type: none"> <li>1. Comply with all air quality standards, state, federal and local.</li> <li>2. Use shall not create unusual or obnoxious odors beyond the property line.</li> </ol>
Any exterior materials to be approved by PC & CC		D. Aesthetics	<ol style="list-style-type: none"> <li>1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.</li> </ol>
		E. Safety	<ol style="list-style-type: none"> <li>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.</li> <li>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</li> </ol>
PC to Discuss traffic as required.		F. Traffic	<ol style="list-style-type: none"> <li>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</li> <li>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</li> </ol>
Existing building – no change	X	G. Height	<ol style="list-style-type: none"> <li>1. Buildings shall fit into the overall context of the surrounding area.</li> <li>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</li> </ol>
	X	H. Hours of Operation	<ol style="list-style-type: none"> <li>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</li> </ol>
	X	I. Saturation / Spacing	<ol style="list-style-type: none"> <li>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</li> </ol>

		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Comply with State standards		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

# Great West Towing & Recovery

435-229-9497

*Let's Connect / GreatWest@LIVE.com*

To whom it may concern;

This letter is to be an informative letter in establishing what Great West Towing & Recovery does as a business.

We have been in the towing industry since 1993. We started out up in Utah County and was on police rotations with two towing companies. Between the two towing companies, we were on police rotations with the following agencies; Provo, Orem, Springville, Mapleton, Spanish fork, Salem, Highway Patrol and for Utah County Sheriff. Those companies would also be responsible for parking enforcement, repossessions, and hauling of totaled automobiles for the insurance companies and taken to Salt Lake City and Ogden. In 2008 we sold those businesses and moved to St George.

Great West Towing has been in business in St George since June of 2009. Our main business practice in St George has been picking up vehicles that have been totaled in auto accidents for the insurance companies from the different tow yards and taken to the auction facilities in Las Vegas Nevada. Our goal now is to be able to get on the police rotation for picking up auto accidents and impounded vehicles for the agencies of St George, Highway Patrol, and part of Washington County.

The property that is in question would be used fore the sole purpose of securing business vehicles overnight and vehicles that have been involved in auto accident's and/or impounds for the agencies of St George City, Highway Patrol, and part of Washington County. The vehicles length of time stored there would have various time frames depending on the reason of tow. Cars can leave as soon as the same day or up to approximately six weeks. Average length of time from our prior experience is ten days or less. Vehicles will never be stored outside the secured area. Our goal is to keep a safe and clean working environment. We do not stock pile cars or sell parts from those vehicles, we want the cars to be rotated out of the storage yard as soon as possible. We have always kept a clean and presentable yard.

NARRATIVE



### 893 E Factory Drive

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

April 23, 2014



## 893 E Factory Drive - Zoning

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

May 16, 2014

## Ray Snyder

---

**From:** Great West Towing [greatwest@live.com]  
**Sent:** Monday, June 02, 2014 8:36 AM  
**To:** Ray Snyder  
**Subject:** FW: Lot 87 Approval Letter  
**Attachments:** Great West Towing ApprovalLetter 053014.pdf; Great West Towing Request Letter 052214.pdf

Ray, here is our letter of approval from Fort Pierce. Let me know if you need anything else from us.

Thanks  
Josh Gibson  
Great West Towing  
435-275-5635

---

**From:** [steve@jmips.com](mailto:steve@jmips.com)  
**To:** [greatwest@live.com](mailto:greatwest@live.com)  
**Subject:** Lot 87 Approval Letter  
**Date:** Fri, 30 May 2014 14:02:55 -0600

Lee:

Attached is the approval letter. Let me know if you have questions.

Thanks,

**Steve Jennings, President**



335 East St. George Blvd., #301  
St. George, UT 84770  
office (435)688-9740 ext. 109  
direct (435)216-9450  
[www.jmips.com](http://www.jmips.com)

NOTICE: Information in this message (including any attachments) is confidential, may be legally privileged, and is intended solely for the use of the person(s) identified above. The sender did not intend to waive any privilege by sending this message. If you are not the intended recipient of this message, please notify the sender by replying to this message and delete the original and any copies of the message. Any duplication, dissemination or distribution of this message by unintended recipients is prohibited.



## Ft. Pierce Industrial Park Owner's Association

335 East St. George Boulevard, Ste. 301  
St. George, UT 84770  
P(435)688-9740/Fax(435)688-9741

May 30, 2014

Mr. Arturo Prat  
Prat Leasing, LLC  
90 E. 100 S., Ste. 104  
St. George, UT 84770

Re: Lot 87, Great West Towing Request for Approval

VIA US MAIL AND EMAIL

Dear Arturo:

As you may be aware, we recently received a request on behalf of Great West Towing & Recovery to approve their proposed use of your building located on lot 87 of the Fort Pierce Industrial Park. We appreciate the request, and your willingness to work with the Board is greatly appreciated.

The request, as outlined in the attached letter from Mr. Lee Clark, has been approved. The Board of Trustees has determined that the proposed use is compatible with the development. As part of this approval, please note the following:

1. Future signage to be associated with this project must be approved in writing by the Board of Trustees.
2. It is assumed that there is sufficient existing parking to comply with parking requirements under section 6.10 of the CC&R's as well as any applicable St. George City zoning requirements. Please note that if additional parking is needed in the future, this may be an issue.
3. Section 6.4 of the CC&R's expressly prohibits both the salvage, wrecking, or stripping of vehicles and the storage or parking of a vehicle outside the building for more than 90 consecutive days. These provisions must be complied with as a contingency to this approval.
4. As represented by Mr. Clark, all wrecked vehicles stored on the lot for short time periods must be stored behind the building and out of view from the street. If there are complaints in the future, the Board may re-address this issue.
5. Please note, in the future, requests of this nature would be more appropriate coming directly from you as the landowner and member of record of the Owner's Association.

If you have any further questions regarding these issues, please don't hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Jennings". The signature is fluid and cursive, with a large initial "S" and "J".

Steven Jennings, Secretary

Cc Mr. Lee Clark, Great West Towing

# PCR ITEM 1B

## CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 06/10/2014  
 CITY COUNCIL AGENDA REPORT: 06/19/2014

CONDITIONAL USE PERMIT  
 Case No. 2014-CUP-009

**Request:** To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

**Property:** The subject residence is at 2531 East 2300 South Cir.

**Applicant:** Mr. Brigham Johnson  
 2531 East 2300 South Cir.  
 St. George, Utah 84790

**Zoning:** RE-20 (Residential Estates – 20,000 s.f. minimum lot size)

**Ordinance:** The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: *“Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15’) for pitched roofs...unless a Conditional Use Permit is granted for a greater height”*. This structure will be ± nineteen feet (19’) in height, thus necessitating the purpose of this conditional use permit request.

**Adj. Land:** Single-family residences

**PC:** Planning Commission **recommends Approval** along with the findings as outlined below.

**Comments:**

1. The proposed structure will be located in the rear yard approximately one-hundred and ten feet (110’) from the main dwelling and ten feet (10’) from the side property line and eight feet (8’) from the rear property line.
2. The detached garage is to be used for the storage of an RV.
3. The proposed height of 19’ feet is to accommodate the RV.
4. The proposed structure will not encroach onto any City easements.
5. The detached garage will have similar finishes as the main dwelling.

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

	N/A	B. Dust	<ol style="list-style-type: none"> <li>1. Comply with all air quality standards, state, federal and local.</li> <li>2. Use shall not create unusual or obnoxious dust beyond the property line.</li> </ol>
	N/A	C. Odors	<ol style="list-style-type: none"> <li>1. Comply with all air quality standards, state, federal and local.</li> <li>2. Use shall not create unusual or obnoxious odors beyond the property line.</li> </ol>
The garage will have a similar finish material as the main dwelling.		D. Aesthetics	<ol style="list-style-type: none"> <li>1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.</li> </ol>
	N/A	E. Safety	<ol style="list-style-type: none"> <li>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.</li> <li>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</li> </ol>
	N/A	F. Traffic	<ol style="list-style-type: none"> <li>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</li> <li>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</li> </ol>
The detached garage will be approximately 19' feet in height.		G. Height	<ol style="list-style-type: none"> <li>1. Buildings shall fit into the overall context of the surrounding area.</li> <li>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</li> </ol>
	N/A	H. Hours of Operation	<ol style="list-style-type: none"> <li>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</li> </ol>
	N/A	I. Saturation / Spacing	<ol style="list-style-type: none"> <li>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</li> </ol>
A detached garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	<ol style="list-style-type: none"> <li>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</li> </ol>
	N/A	K. Public Health	<ol style="list-style-type: none"> <li>1. Use shall comply with all sanitation and solid waste disposal codes.</li> <li>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</li> </ol>



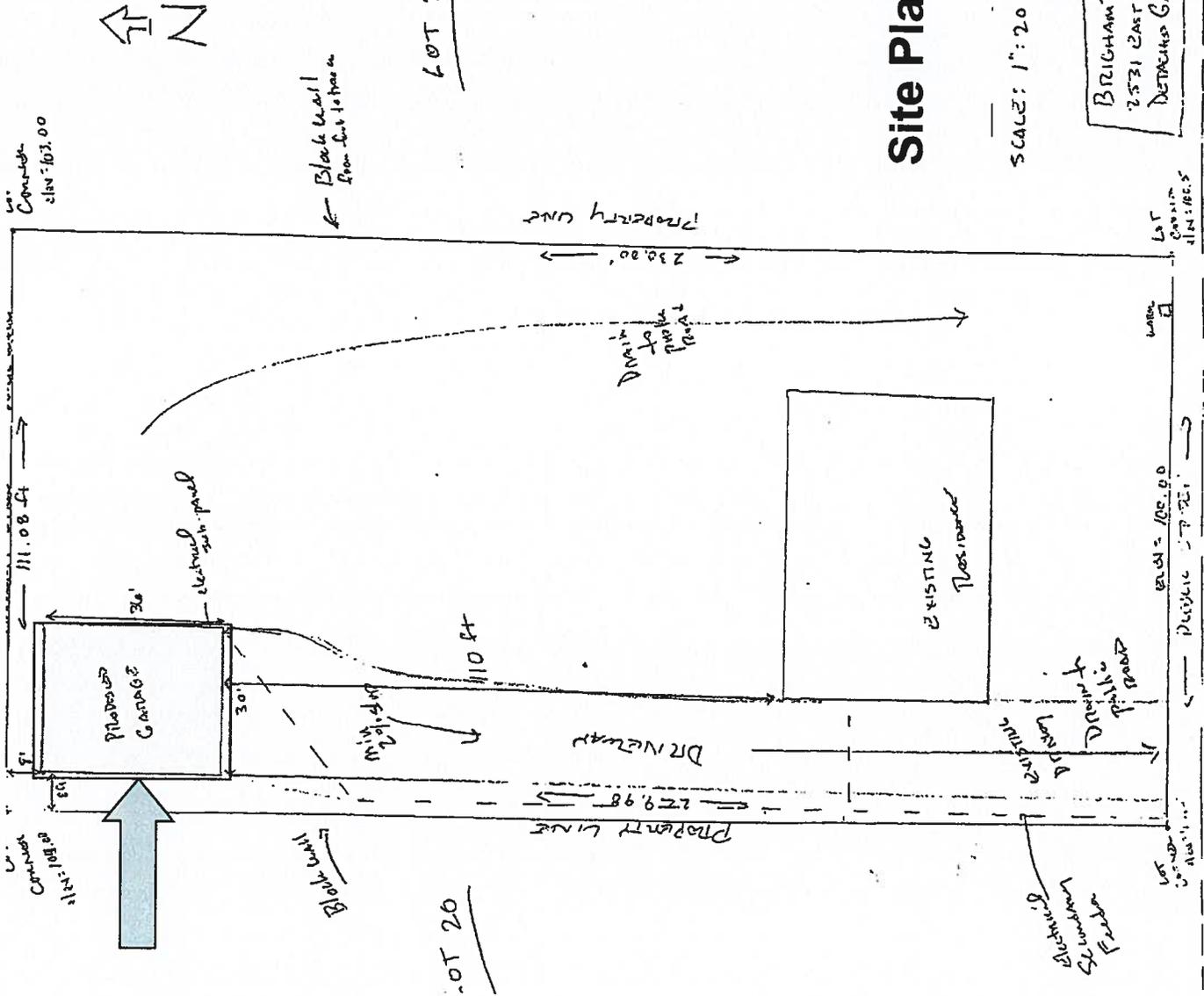
Vicinity Map



Zoning Map



**Aerial Map**



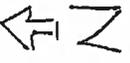
# Site Plan

SCALE: 1" = 20 ft

PAGE: 1 of 3  
 BRIGHAM JOHNSON  
 2531 EAST 2300 S CIRCLE  
 DETACHED GARAGE CONSTRUCTION

LOT 21

LOT 20



Block wall  
 from lot 10 to 11

PROPERTY LINE

DRAIN  
 10' dia pipe

EXISTING  
 structure

Proposed  
 Garage

electrical  
 sub-panel

110 ft

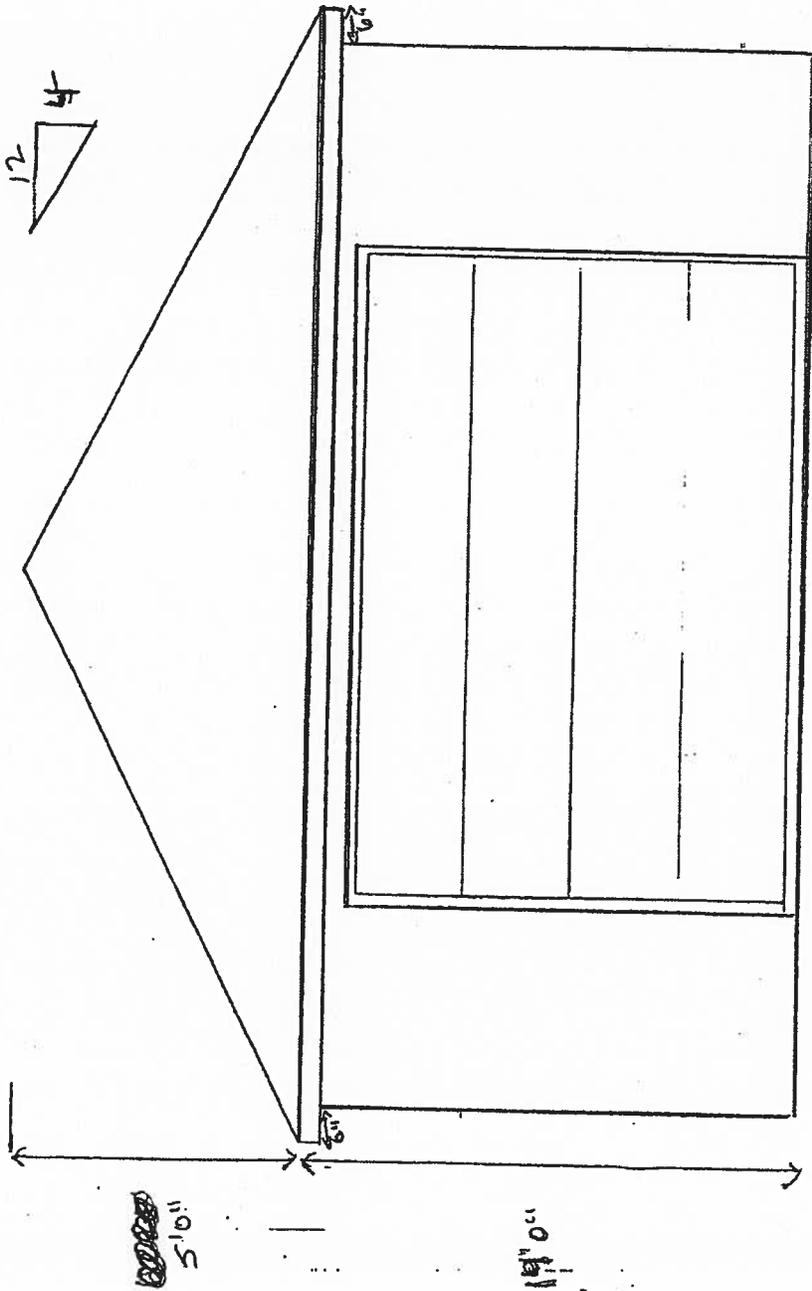
DRAINAGE

EXISTING  
 DRAINAGE  
 PUBLIC ROAD

PROPERTY LINE

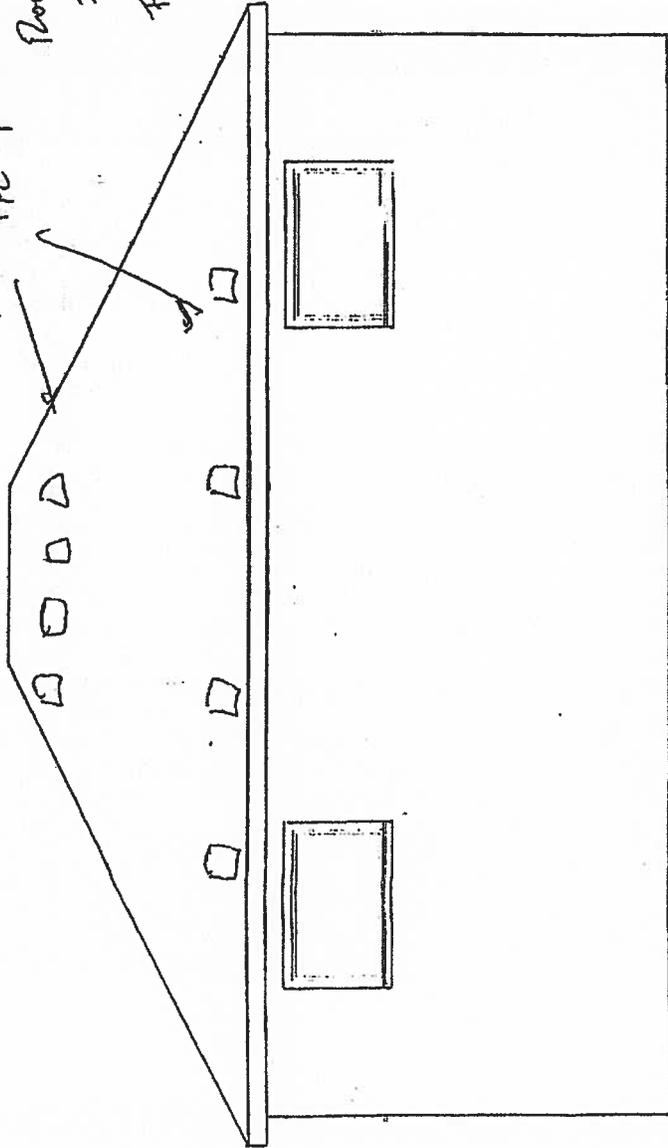
Block wall

Corner  
 elev = 103.00

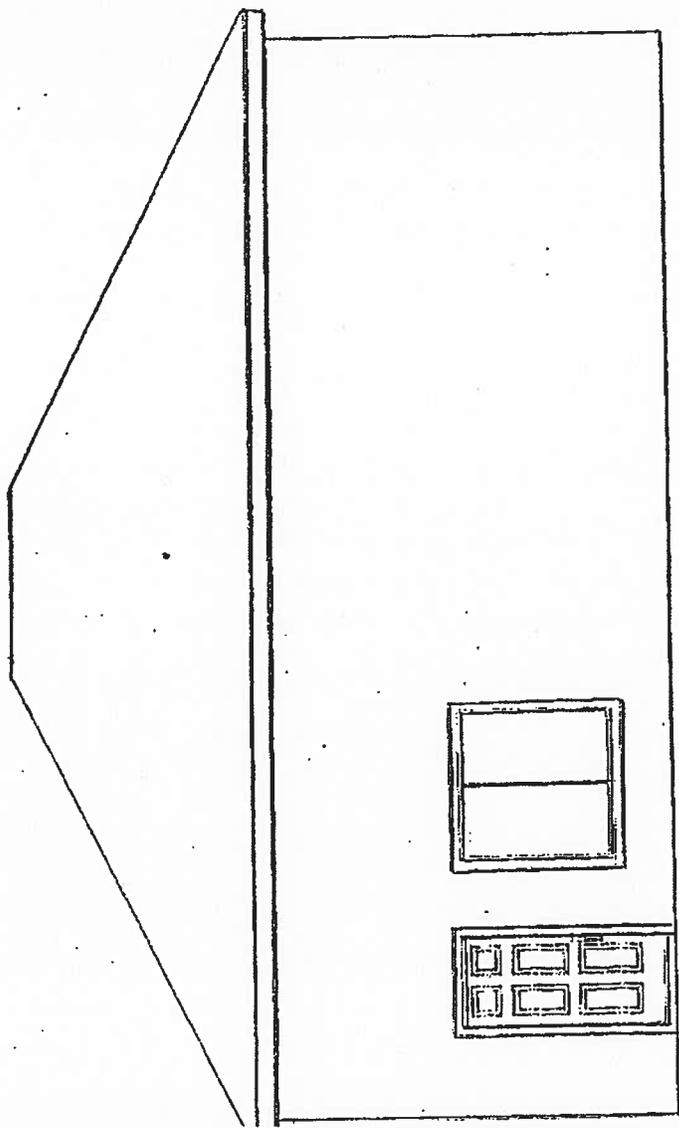


# FRONT ELEVATION

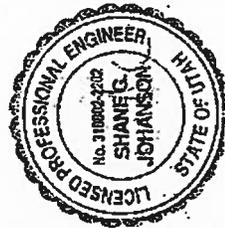
Attic Ventilation  
1/2 up, 1/2 down  
Roof Area = 1080 ft<sup>2</sup>  
For gable vents:  $\frac{1080}{150} =$   
For gable/pane combo:  $\frac{1080}{300} =$

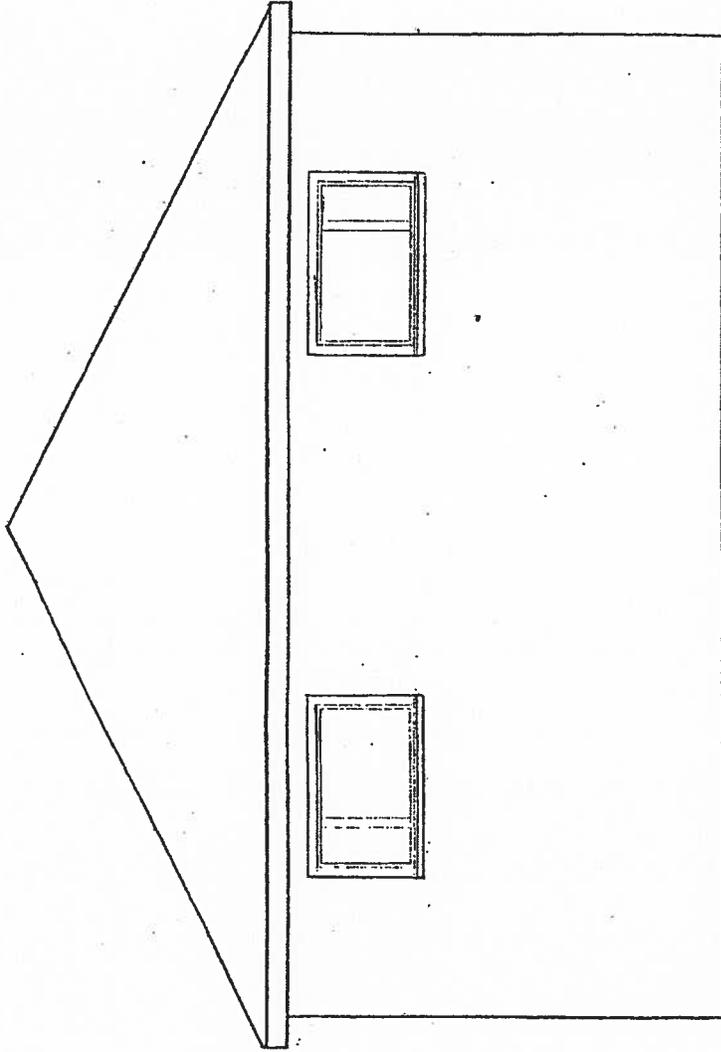


LEFT ELEVATION



RIGHT ELEVATION





REAR ELEVATION

# PCR ITEM 1C

## Cell Tower - CUP

PLANNING COMMISSION AGENDA REPORT: 06/10/2014  
CITY COUNCIL MEETING: 06/19/2014

### CONDITIONAL USE PERMIT

Case # 2014-CUP-010

- Request:** A conditional use permit to construct one (1) sixty foot (60') high co-locatable wireless tower and to construct related multiple equipment enclosure(s).
- Project:** This project is called the "Verizon – UT4 Turtle" and would consist of constructing one (1) co-locatable wireless tower with unmanned communications facilities.
- Related Case:** Reference wireless master plan - Case No. 2014-WMP-002 (*approved 2/11/2014 by Planning Commission*).
- Representative:** Mr. Jared White, Real Estate Specialist  
Technology Associates  
5710 South Green Street  
Salt Lake City, Utah 84123
- APN:** SG-728-4-N
- Zoning:** M & G (Mining and Grazing)
- Location:** Located on private land south of the Ledges.
- Area:** It is proposed to lease a 30 ft. x 40 ft area (1,200 sq. ft.).
- Identification:** UT4 Turtle
- Height:** To construct a new sixty foot (60') monopole wireless telecommunications facility.
- Ordinance(s):** Title 10, Chapter 22 "Wireless Telecommunication Facilities;"
- Section 10-22-5: CONDITIONAL USES:*
- All wireless communication facilities other than those described in section 10-22-4 of this chapter as permitted uses shall be considered conditional uses and subject to review and approval as set forth in chapter 17 of this title. (1998 Document § 26-4)*

(Note: A monopole exceeding thirty five feet (35') in a Mining and Grazing zone is not listed as a permitted use and thus requires a CUP).

*10-22-6: FACILITY TYPES:*

*C. Monopole With Antennas And Antenna Support Structures: The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure (see figure 3 attached to the ordinance codified herein and on file in the city office). No such antenna shall be located within one hundred fifty feet (150') of a residential zone unless approved by the planning commission. (1998 Document § 26-5; amd. 2003 Code)*

(Note: This site is not within one hundred and fifty feet (150') of any residences)

*10-22-7: ADDITIONAL STANDARDS:*

*A. Height Limit: The height limit of any tower or pole is one hundred feet (100'). Each tower or pole shall require a conditional use permit, unless exempted in section 10-22-4 of this chapter.*

(Note: The monopole may not exceed 100 ft. maximum, 60 ft. is requested)

*B. Collocation: It is the policy of the city to encourage co-location of facilities wherever feasible. The burden will be on the applicant to demonstrate why collocation is not feasible.*

(Note: This is a new site and co-location is proposed).

*C. Prohibited Areas: Monopoles or towers shall not be allowed within any required front yard setback nor within any required landscaped area, buffer area or parking area.*

(Note: This proposal is not in the front setback or landscape area).

*E. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') vinyl coated chainlink fence or other fencing as approved or required by the planning commission. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.*

(Note: The applicant proposes a six foot (6') high chain link fence around the tower and shelters. All setbacks must be met.)

*F. Historic Districts: Any antenna proposed for a location within a historic district or on a landmark site is subject to approval through the historic preservation commission and planning commission.*

(Note: This is not in a historic district)

*I. Engineering Review:*

*1. The city may, if it deems necessary, cause each site to be reviewed by a qualified electrical engineer. The costs shall be borne by the applicant. This review shall indicate whether or not the proposed facility will interfere with city, county or state communication facilities. In the event the new facility creates an electrical disturbance to these communication wavelengths, the applicant shall take the appropriate action to remove all interference generated by the new facility. Such remedial action may include changing the frequency that is broadcast or relocating the facility to a new location.*

*2. The electrical engineer may also review the submitted information to determine if other sites are available to achieve an equivalent signal distribution and not significantly affect the operation of the wireless communication facility. Such a review shall be made when an applicant indicates that no other acceptable site exists.*

*J. Permits: Prior to the construction of any facility, the applicant shall obtain the proper building permits, encroachment permits and other permits as required by city codes. (1998 Document § 26-6)*

**Narrative:** The applicant has provided a brief narrative (see attached)

**Comments:** **Master Plan:** The city maintains a master plan for each wireless company in the Community Development Department. This site was shown on related Case No. 2014-WMP-002 (master plan – approved February 11, 2014).

**Tower:** The applicant requests permission to establish one (1) new Verizon cell tower site.

**Co-location:** This site could eventually be occupied by only a maximum of two (2) users (co-located) on one cell tower (Verizon and another carrier). Note that 15 ft. of separation is required between co-locations; the minimum (undesirable) height would be 45 ft. for one carrier and the other would be 60 ft. (Verizon).

**Alternate Height:** The Planning Commission discussed the possibility of approving an eighty (80) ft. tower instead of the requested 60 ft. if the representative felt there was a possibility that this site might warrant a future request for another tower. The discussion occurred to consider the aesthetics of one tower versus a second. However, the representative was not aware of any interest for another tower.

**Neighbor Opposition:** One neighbor (Mr. Lee Snow) spoke in opposition to the proposed tower. He is concerned that it will affect his property value and view. He was not in favor of the 60 ft. tower, or the approval for an alternate 80 ft., or the possibility of a second tower. The Planning Commission asked if a 60 ft. would be preferable to an 80 ft. to which he said yes. Mr. Snow also challenged legal access to the site.

**Access:** The Verizon representative discussed access and showed the property survey (see attached). He assured the commission there was legal access.

**Federal Act:** The Verizon representative cited and briefly discussed the Federal Telecommunications Act of 1996 which preempts all state and local laws that prohibit – or have the effect of prohibiting - a business from providing telecommunications services.

**Wall / Screening:** The proposed wall enclosure height of six feet (6') meets the maximum allowable height of six feet (6') that the City may permit. It is recommended that the applicant add earth tone slats to the chain link to help screen the site.

The applicant's goal is to increase coverage of wireless services to the area.

**Tower Material / Color:** The PC discussed colors and materials and proposed the tower would be a galvanized steel monopole at 60 feet high. Note that the maximum tower height permitted by code with an approved CUP is 100 ft. per Section 10-22-7.

**Shelter:** An equipment shelter building for each client would be required on the site. If another carrier is interested, a second leased area would have to be negotiated with the property owner.

**Permits:** The applicant shall comply with all required permitting (e.g. City building permit, meet all state & federal requirements)

**P.C:**

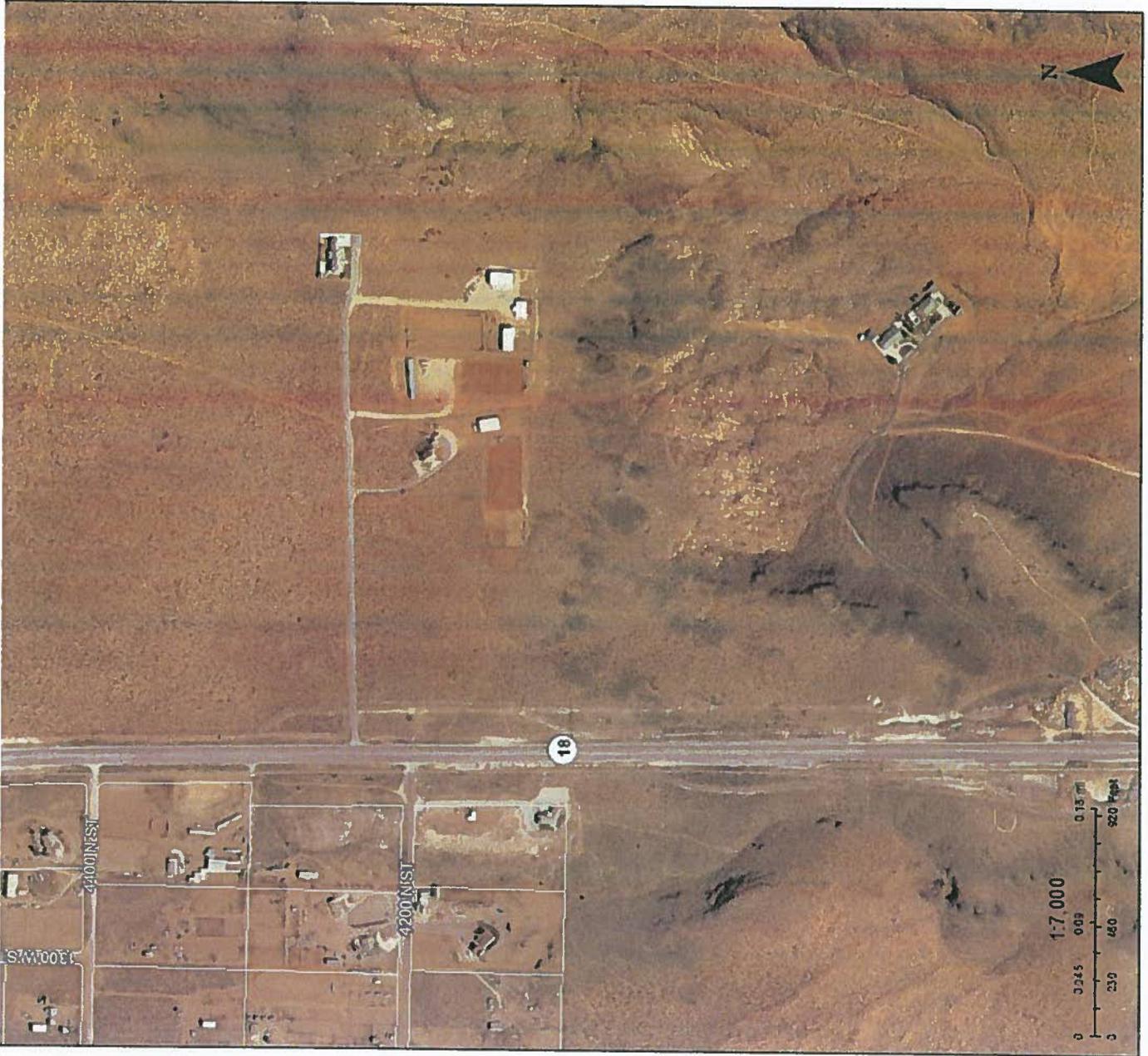
The Planning Commission recommends approval of a 60 ft. tower as presented with findings.

**Findings:** In addition to any conditions the City Council may determine, the Planning Commission recommends that the CUP findings D,G, & J (attached below) will also be required.

The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval:

Yes	N/A	Category	Description
	X	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
(Control during construction)	X	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
One tower galvanized steel as presented		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Meet all related fire and electrical codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	X	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

Council approved CUP for required height of 60ft.		G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
The monopole location is consistent with approved master plan		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	X	K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>





Google earth

Imagery Date: 7/14/2014    37°10'51.13" N    113°36'48.20" W    elev. 3713 ft    eye alt. 5145 ft



# verizon wireless

# UT4 - TURTLE



VERIZON WIRELESS  
 1000 WEST JORDAN, SUITE 2000  
 WEST JORDAN, UTAH 84080

**TAEBC**  
 Technology Associates Engineering Corporation, Inc.  
 TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE  
 8710 SOUTH WINDY CANYON  
 SUITE 100 WEST JORDAN, UTAH 84095  
 CORPORATE OFFICE  
 3110 SOUTH WINDY CANYON SUITE #110  
 WEST JORDAN, UTAH 84095

DESIGNED BY: JAY C  
 CHECKED BY: JAY C W

REV	DATE	DESCRIPTION
0	03.11.2014	ISSUED FOR PERMITS

UT4 - TURTLE  
 NE SEC 35, T41S, R16W  
 11000+ WEST 4200 NORTH  
 ST GEORGE, UTAH 84770  
 --- RAINLAND SITE ---

SHEET TITLE  
 TITLE SHEET  
 VICINITY MAP  
 GENERAL INFORMATION

SHEET NUMBER  
**T100**

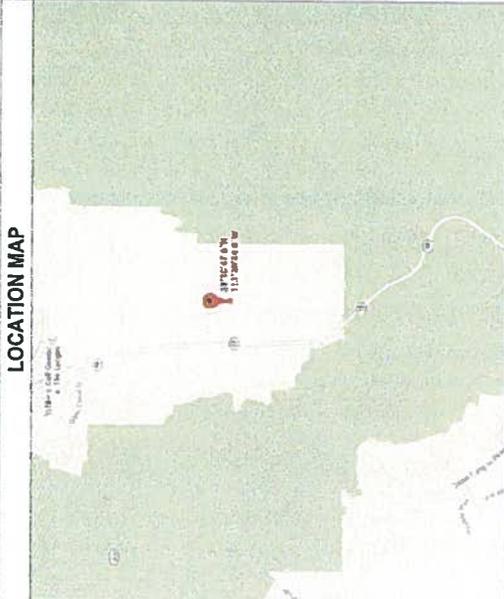
**APPROVALS**

VERIZON WIRELESS REPRESENTATIVE: \_\_\_\_\_  
 VERIZON WIRELESS BY ENGINEER: \_\_\_\_\_  
 TAEBC SITE ACQUISITION: \_\_\_\_\_  
 TAEBC CONSTRUCTION MANAGER: \_\_\_\_\_  
 SITE OWNER: \_\_\_\_\_

**DRAWING INDEX**

SHEET NO.	SHEET TITLE	R	E	V	DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0			
S100	SITE SURVEY	0			
C100	OVERALL SITE PLAN	0			
C101	ENLARGED SITE PLAN	0			
C200	SITE ELEVATIONS	0			

  
 UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111  
 THREE WORKING DAYS BEFORE YOU DIG  

**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL PROCEED ONLY WITH THE WORK ON BE RESPONSIBLE FOR SAME.

**DRIVING DIRECTIONS**

FROM THE WEST WEST JORDAN OFFICE, TAKE I-15 SOUTH FOR 207 MILES TO THE EXIT #6 FOR ST GEORGE BLVD. TURNING LEFT 1/4 MILE, TURN LEFT ONTO ST GEORGE BLVD AND HEAD WEST FOR 1.5 MILES TO BLUFF STREET. TURN RIGHT ONTO BLUFF STREET AND HEAD WEST FOR 1.5 MILES TO 4200 NORTH STREET (BLUFF STREET). TURN LEFT ONTO 4200 NORTH STREET AND HEAD WEST FOR 1.5 MILES TO THE INTERSECTION OF 4270 NORTH STREET. TURN LEFT ONTO 4270 NORTH STREET AND HEAD WEST FOR 1.5 MILES TO THE INTERSECTION OF 4270 NORTH STREET AND 4270 NORTH STREET. FOLLOW THE ACCESS ROAD ALONG THE WESTERN SIDE OF THE RAINLAND AREA TO THE PROJECT AREA. TURN LEFT IN DIRECTION THAT THE ROAD BENDS. CHECK ON THE PROPERTY THE SITE WILL BE LOCATED ON YOUR LEFT.

**SITE INFORMATION**

APPLICANT:  
 VERIZON WIRELESS  
 8000 SOUTH PROPERTY ROAD  
 WEST JORDAN, UTAH 84080

SITE ADDRESS:  
 11000 WEST 4200 NORTH  
 ST GEORGE, UTAH 84770

LATITUDE AND LONGITUDE:  
 N 37°16'59.26", W 111°23'46.12"

ZONING JURISDICTION:  
 ST GEORGE CITY

PROJECT DESCRIPTION:  
 YOU ARE PROPOSING TO CONSTRUCT AN UNARMED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW EXISTING LIGHT POLE WITH EQUIPMENT LOCATED INSIDE A 11'-0" X 25'-0" X 25'-0" PREFABRICATED EQUIPMENT SHELTER.

TYPE OF CONSTRUCTION:  
 PRE-FAB SHELTER, SINGLE LIGHT POLE, AND ANTENNAS

HANDICAP REQUIREMENTS:  
 FACILITY IS UNARMED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY.

POWER COMPANY:  
 ST GEORGE CITY POWER.

**CONTACT INFORMATION**

SITE ACQUISITION:  
 TECHNOLOGY ASSOCIATES, INC.  
 8710 SOUTH WINDY CANYON  
 SUITE 100 WEST JORDAN, UTAH 84095  
 CONTACT: JAY C W  
 PHONE: 801-355-0263



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

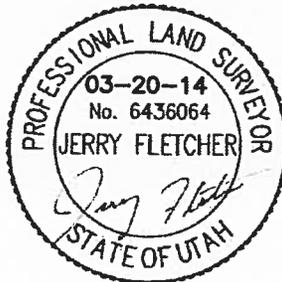
<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: MARCH 20, 2014

Re: UT4 TURTLE

NE 1/4 OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE MERIDIAN  
1100 +/- WEST 4230 NORTH, ST. GEORGE, UTAH 84770

I certify that the latitude of N 37°10'47.59", and the longitude of W 113°36'49.02", are accurate to within 15 feet horizontally and the site elevation of 3703.00 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:  
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064





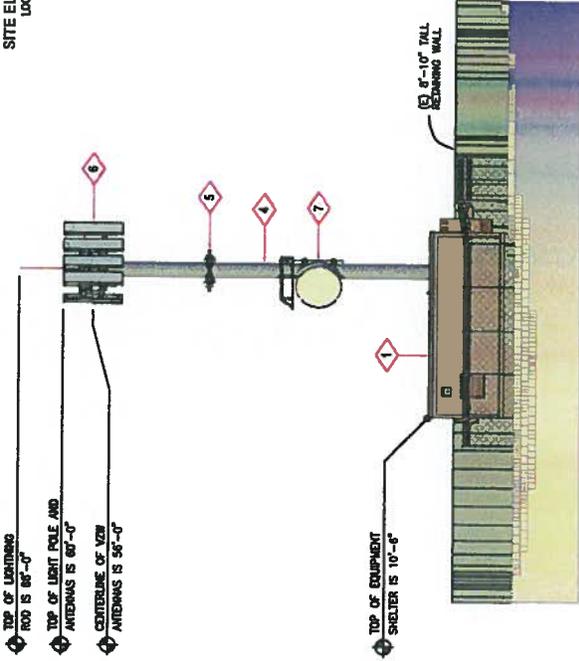
REV	DATE	DESCRIPTION
0	04.15.14	ISSUE FOR PERMITS

UT4 - TURTLE  
NE SEC 25, T41S, R16W  
1100E WEST 4230 NORTH  
ST GEORGE, UTAH 84770  
- RAWLAND SITE -

SHEET TITLE  
**SITE ELEVATIONS**

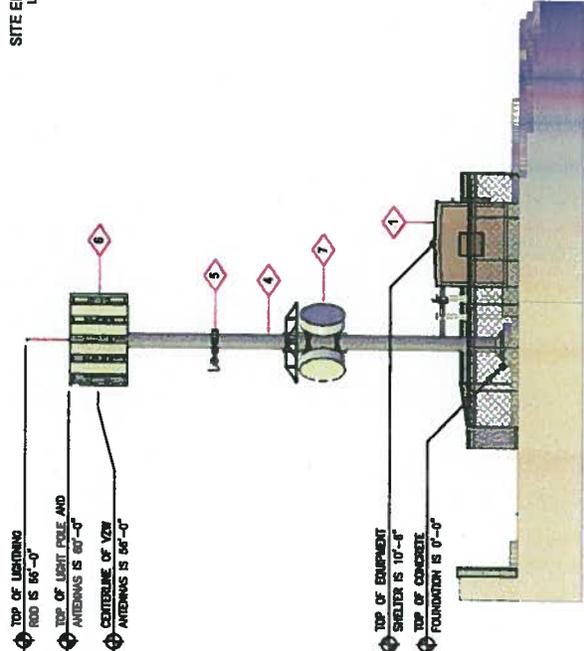
SHEET NUMBER  
**C200**

**SITE ELEVATION**  
LOOKING NORTH

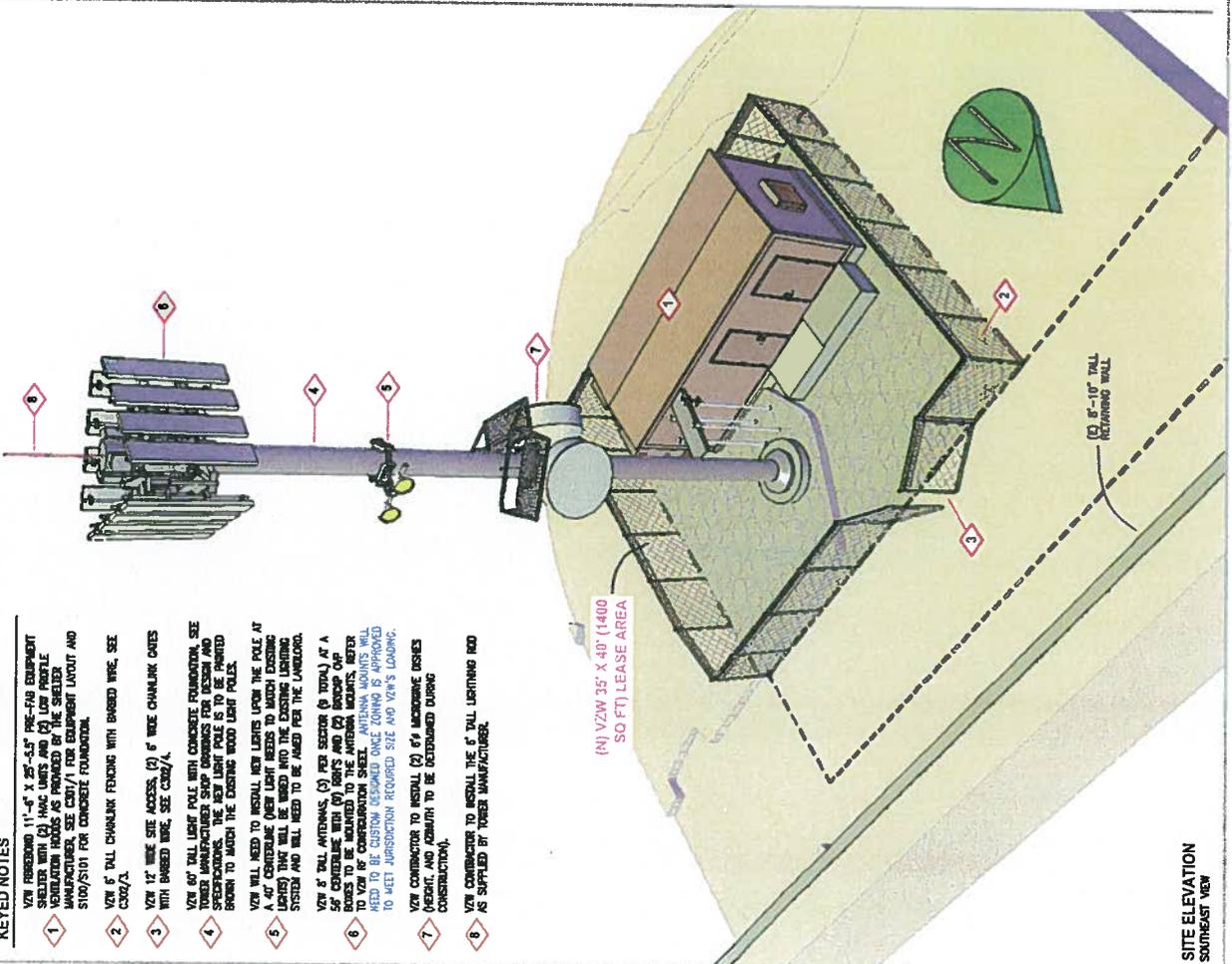


- 1 TOP OF LIGHTNING ROD IS 86'-0"
- 2 TOP OF LIGHT POLE AND ANTENNAS IS 80'-0"
- 3 CENTERLINE OF VZW ANTENNAS IS 56'-0"
- 4 TOP OF EQUIPMENT SHELTER IS 10'-8"
- 5 6'-0" TALL RETAINING WALL

**SITE ELEVATION**  
LOOKING EAST



- 1 TOP OF EQUIPMENT SHELTER IS 10'-8"
- 2 TOP OF LIGHTNING ROD IS 86'-0"
- 3 CENTERLINE OF VZW ANTENNAS IS 56'-0"
- 4 TOP OF LIGHT POLE AND ANTENNAS IS 80'-0"
- 5 6'-0" TALL RETAINING WALL



**KEYED NOTES**

- 1 VZW PERMANENT 11'-0" X 25'-0" PRE-FAB EQUIPMENT SHELTER WITH (A) HVAC UNITS AND (B) LOW PROFILE VENTILATION ROOFS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE CAD/1 FOR EQUIPMENT LAYOUT AND SUD/5101 FOR CONCRETE FOUNDATION.
- 2 VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE. SEE CAD/2/A.
- 3 VZW 12" WIRE SITE ACCESS. (A) 6" WIRE CHAINLINK ONES WITH BARBED WIRE. SEE CAD/2/A.
- 4 VZW 60" TALL LIGHT POLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE 60" LIGHT POLE IS TO BE PAINTED BROWN TO MATCH THE EXISTING WOOD LIGHT POLES.
- 5 VZW WILL NEED TO INSTALL NEW LEWIS FROM THE POLE AT A 40' CENTERLINE (OVER LIGHT NEEDS TO MATCH EXISTING LEWIS) THAT WILL BE WELDED INTO THE EXISTING LIGHTING SYSTEM AND WILL NEED TO BE AWAY PER THE RAWLAND.
- 6 VZW 6" TALL ANTENNAS (A) PER EXISTING (B) NEW AT A 56' CENTERLINE WITH (A) BRACKETS AND (B) ANTENNA MOUNTS TO BE INSTALLED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONSULTATION SHEET. ANTENNA MOUNTS WILL NEED TO BE CUSTOM DESIGNED. ONCE ZONING IS APPROVED TO MEET JURISDICTION REQUIRED SIZE AND VZW'S LOADING.
- 7 VZW CONTRACTOR TO INSTALL (A) 6" WIRE CHAINLINK ONES (B) 6" WIRE CHAINLINK ONES WITH BARBED WIRE. SEE CAD/2/A.
- 8 VZW CONTRACTOR TO INSTALL THE 6" TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

**SITE ELEVATION**  
SOUTHEAST VIEW

## PCR ITEM 2 Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/10/2014  
CITY COUNCIL MEETING: 06/10/2014

PRELIMINARY PLAT  
**Legends of Cactus Flats**  
Case No. 2014-PPA-027

**Request:** A request to amend an approved 12 lot residential subdivision.

**Location:** The property is located along the west side of 2100 East north of 2450 South, which is in Section 4, Township 43 South and Range 15 West.

**Property:** 3.75 acres

**Number of Lots:** 12

**Density:** 3.2 dwelling units per acre

**Zoning:** R-1-10

**Adjacent zones:** East – R-1-10  
West – R-1-10  
South –R-1-10  
North – R-1-10

**General Plan:** LDR (Low Density Residential)

**Applicant:** Glen Bundy

**Engineer:** R & B Surveying

**Comments:**

1. This preliminary plat was approved in May of 2013. However, after discussions with Staff during the construction drawing review process it seemed appropriate to add an additional lot on the north side of the proposed roadway. This will require the developer to do lot size averaging for this subdivision.
2. The developer is also proposing to delay construction of 2330 South Street as the developer will only be constructing half of the roadway which will not allow for two-way traffic.

**P.C.:** The Planning Commission recommends approval.



**DRAFT**Agenda Item Number : **6D****Request For Council Action****Date Submitted** 2014-06-10 16:20:21**Applicant** Verizon**Quick Title** CUP for 60' cell tower south of the Ledges**Subject** Consider a request for a Conditional Use Permit to construct a 60' tall mono pole cell tower along with an equipment enclosure on property zoned Mining & Grazing and located on the east side of U-18 and south of the Ledges development.**Discussion** Verizon proposes to lease property from Jan Graff, property owner to install a 60' cell tower and associated equipment storage area to enhance cell phone service in the area. The cell tower is a mono-pole capable of co-locating various antennae for other cell phone providers. The PC recommends approval. One neighbor, Mr. Lee Snow opposed the cell tower site saying it negatively impacts the view from his house, but the PC felt that the 60' request was reasonable and some impact is nearly impossible to avoid.**Cost** \$0.00**City Manager Recommendation** PC recommends approval. One neighbor objected to the proposal.**Action Taken****Requested by** RayS / BN**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**Agenda Item Number : **6E****Request For Council Action**


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<b>Date Submitted</b>	2014-06-10 16:09:29
<b>Applicant</b>	Mr. Brigham Johnson
<b>Quick Title</b>	CUP for detached oversized garage
<b>Subject</b>	Consider a request for a Conditional Use Permit to construct a detached garage to a maximum height of 19 feet to roof peak behind the home at 2531 E. 2300 South Circle.
<b>Discussion</b>	The subject property is located in Crimson Cliffs Subdivision (RE-20 zone) with all lots being half acre or more. The applicant proposes to construct a detached garage to house his RV at the rear of his lot. The maximum height will be 19' to roof peak. This same request was approved in 2009 but the CUP expired due to no action by the applicant. The applicant says he is now ready to build the detached garage. The PC recommends approval.
<b>Cost</b>	\$0.00
<b>City Manager Recommendation</b>	Approval was given in 2009 but the applicant was unable to complete it at that time and would like approval to construct the garage now. PC recommends approval.
<b>Action Taken</b>	
<b>Requested by</b>	BobN
<b>File Attachments</b>	
<b>Approved by Legal Department?</b>	
<b>Approved in Budget?</b>	<b>Amount:</b>
<b>Additional Comments</b>	

**DRAFT**Agenda Item Number : **6F**

## Request For Council Action

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**Date Submitted** 2014-06-10 16:04:16**Applicant** Mr. Lee Clark**Quick Title** CUP for towing business & impound yard in M-1 zone**Subject** Consider a request for a Conditional Use Permit to establish a towing and impound yard in the Ft. Pierce Industrial Park, in an M-1 zone. The subject property is located at 893 E. Factory Drive.**Discussion** The applicant desires to establish a towing and impound yard business in an existing building in the Ft. Pierce Industrial Park (M-1 zone). The Ft Pierce Industrial Park Owners Association has approved the proposed use. PC recommends approval.**Cost** \$0.00**City Manager Recommendation** PC and the Ft. Pierce Owners Assoc recommend approval.**Action Taken****Requested by** Ray S/ BN**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
MAY 22, 2014, 4:00 P.M.  
ADMINISTRATIVE CONFERENCE ROOM**

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**PRESENT:**

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

**OPENING:**

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

**LEASE AGREEMENT:**

**Consider approval of a lease agreement with the St. George Musical Theater for the use of the Opera House.**

City Attorney Shawn Guzman advised that the lease agreement is for a total of five years, two years with three one-year lease extensions. The St. George Musical Theater will lease the Opera House for a \$1.00 per year, plus \$1.00 for each ticket sold. The City has agreed to provide risers, lights and sound. At the end of the two years, the utilities will be evaluated and calculate the cost of the utilities between the two parties. They will have their own liability insurance. The City will have the right to use the building, coordinating the schedule with the Musical Theater. No storage will be allowed outside.

Bruce Bennett stated the storage will either be in the theater or in a warehouse that they currently rent.

City Attorney Shawn Guzman stated that nothing will be allowed to be done outside the building including building sets.

Mr. Bennett stated that the first production, The Sound of Music, begins September 4, 2014. They will have a special Disney oriented show in July.

Leisure Services Director Kent Perkins explained the only thing that has not been worked out is the signage.

Mr. Bennett stated that he would like to have the productions advertised in City publications. Tickets can be purchased at [sgmusicaltheater.com](http://sgmusicaltheater.com). Their goal is to seat 170-180 people at each show.

**MOTION:** A motion was made by Councilmember Randall to approve the lease agreement with the St. George Musical Theater for the use of the Opera House.

**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.

**ENGINEERING SERVICES AGREEMENT:**

**Consider approval of an engineering services agreement with Alpha Engineering for the design and construction management of the Stone Cliff Tank.**

City Manager Gary Esplin advised that this item was tabled at the last City Council meeting. He recommends the agreement with Alpha Engineering in the amount of \$29,866 for design and \$12,696 for construction management for a total of \$42,565.

Councilmember Almquist inquired if this tank can serve as a feeder tank to other tanks.

City Manager Gary Esplin replied no, the tank will only provide a small amount of system storage. It may help for fire protection. He stated that he met with Kay Traveller on the location for the tank.

**MOTION:** A motion was made by Councilmember Bowcutt to approve the engineering services agreement with Alpha Engineering for the design and construction management of the Stone Cliff Tank for \$42,565.

**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.

**COST SHARING AGREEMENT:**

**Consider approval of the Stone Cliff Tank cost sharing agreement.**

City Manager Gary Esplin advised the request is a cost sharing agreement with Traveller Stone Cliff LC. The issue in that area is the water pressure and the amount of water that is being used. Staff has been working with Mr. Traveller on a compromise to help with this issue. Mr. Traveller has agreed to pay half the cost of the new 300,000 gallon tank. The cost of the tank is approximately \$300,000. One of Mr. Traveller's concerns was that per the agreement, the City would cover the entire cost of the tank and Mr. Traveller would have 18 months to reimburse the City as the lots are developed. At the end of the agreement, he would owe the City any unpaid balance. Mr. Traveller has asked to extend that to 24 months.

Water Services Director Scott Taylor clarified that the agreement states that the recapture period will actually be 30 months.

City Manager Gary Esplin explained that another issue Mr. Traveller had was the cost of the pump. Because of the cost of needing a pump station, he agreed under a previous contract to pay a certain fee covering the increased power cost due to the need for a pump to

provide water service. This portion that will be taken out of this agreement and addressed in another agreement.

**MOTION:** A motion was made by Councilmember Hughes to approve the cost sharing agreement for the Stone Cliff Tank.

**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:**

**Consider approval of a building design conceptual site plan for Fiesta Fun.**

City Manager Gary Esplin advised this item was tabled from last meeting because of the access road. He met with the owners and spoke with Craig Hammer to work out the road issues. The owners have agreed to pay their share. The proposal is for staff to design and build a 30-foot wide road with curb and gutter.

Councilmember Bowcutt stated that he is concerned with going over the easement as well as the fact that there will be no connection to 900 South.

City Manager Gary Esplin stated that if the road were to go to 900 South, school kids would be going through the neighborhoods. Additionally, if there is a connection, it would go right through Snow Park. The School District would like to have the road done by August 1<sup>st</sup>.

**MOTION:** A motion was made by Councilmember Arial to approve the building design conceptual site plan for Fiesta Fun with the access agreement plans that have been worked out.

**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.

**PRESENTATION FROM THE FIRE DEPARTMENT:**

Fire Chief Robert Stoker stated that their budget is similar as it was in previous years. They have seen an increase in fuel, fleet maintenance and office supplies. Although it was not recommended by the City Manager, he requested new equipment and two additional Battalion Chief positions. Currently, they have 32 Full-Time employees and 77 Reserve Fire Fighter positions. Capital outlays include concrete repairs at a number of stations, parking lot maintenance, turn out gear and replacement of air cylinders.

City Manager Gary Esplin stated he understands the concept of having the additional Battalion Chief positions, however he chose not to fund them in this budget. The

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department is in need of a new ladder truck. In the near future, a new station will be needed in the Little Valley area. He explained that in order to be considered for a Full-Time position, the individual has to be an active Reserve Fire Fighter.

**PRESENTATION FROM THE WATER DEPARTMENT:**

Water Services Director Scott Taylor stated they have 87 employees in all water divisions. Their capital outlays include new heavy equipment, water tanks and spare casings for the Mall Drive Bridge. They will be in the red this year. Looking at a 5-year plan, at the rate they are going in Water Distribution, they will see approximately an \$8.5 million deficit. Of their budget, approximately 45% of the expenses are fixed costs and 30% is for the purchase of water. Looking at the deficit they are faced with, he is proposing a 2-phase rate increase. This year, he proposes a 10% increase to the base rate. For a typical user, they will see an increase of approximately \$2.25 per month on their monthly water bill. In the future, the City may have to look at increasing the usage rate. With regard to Wastewater, he also did a 5-year projection. Over the 5-year period, Wastewater Collections will see approximately a \$1.5 deficit; however, Wastewater Treatment will be ahead by \$1.5 million. He does not see a need for a rate increase. Even with the proposed 10% increase, St. George charges less than most cities in the state. Wastewater Collections have minimal capital outlays. With regards to Wastewater Treatment, capital outlays include the replacement of centrifuge number 2. The EPA is giving each treatment plant three years to show whether or not they can comply with removing nutrients. There are two off ramps to receive a waiver to exempt the City from the new rule. Staff has come up with ways to comply with the new standards that will save the City a considerable amount of money.

**PRESENTATION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT:**

Community Development Director Matt Loo stated that the Public Works Department has absorbed new development and that the golf courses report to him. Additionally, he will deal with affordable or transitional housing. The golf courses will take over running the pro shops and concessions.

Director of Golf Operations Colby Cowan explained that several agencies got together and performed an environmental impact study. Golf brings in over \$800 million into the Utah economy and 6,900 jobs. He mentioned that Governor Herbert declared May as Golf Month in Utah.

City Manager Gary Esplin provided an update on the transition in the Golf Division, which will take effect July 1, 2014. He stated that Golf Course Maintenance Manager Jerome Jones will be retiring June 20, 2014. His recommendation is to restructure the maintenance staff rather than replacing the position.

Mr. Loo stated that staff will be concentrating on business retention, therefore, business licensing will move into his department. He updated the Councilmembers on the St. George Resource Center. Carol Hollowell was hired as the Executive Director of the Resource Center and will start June 2, 2014. The Southern Utah Home Builder's Association has committed to donating all labor hours to remodel the facility. He and Ms. Hollowell met with the Utah Food Bank to coordinate efforts. The goal is to have the food pantry open 6 days a week. All entities involved with the Local Homeless Coordinating Council will either be stationed at, or will have satellite offices in the center. He mentioned that several donations and grants are in the works. The center will have 64 beds with the ability to have an overflow. His hope is to open the facility by July, 2014.

City Manager Gary Esplin stated that it would be nice to create a park in the back of the building. Additionally, with the St. George Housing Authority, there is an opportunity to step up with assisting people that are currently in section 8 housing.

**PRESENTATION FROM THE PUBLIC WORKS DEPARTMENT:**

Public Works Director Cameron Cutler updated the Councilmembers on the reorganization in the Public Works Department, the Mall Drive Bridge project and the round-a-bouts. Some items in next year's budget include three traffic signals, the Canyon View Drive realignment and the Commerce Drive/Ft. Pierce Wash crossing. The next big item that will be addressed is River Road.

City Manager Gary Esplin advised that there may be funds available to improve portions River Road if the old Airport is closed out. He recommends finishing 3000 East in front of the park.

Mayor Pike called for a recess so that he and the Councilmembers could attend the "Bike In" Event at Ancestor Square.

**PRESENTATION FROM THE LEISURE SERVICES DEPARTMENT:**

Leisure Services Director Kent Perkins provided the Councilmembers with an update on the East Annex building. The proposed name of the building is City Commons.

The consensus of the Councilmembers is to rename the building City Commons.

Councilmember Arial stated that the Arts Commission would like to name the art exhibit at the East Annex the Red Cliff Gallery.

The consensus of the Councilmembers is to name the art gallery the Red Cliff Gallery.

Mr. Perkins provided updates on the Recreation Center renovation, the All Abilities Park, Hela Seegmiller Historic Farm, Tonaquint Cemetery Cremation Gardens and the Electric Theater.

City Manager Gary Esplin explained there are issues at the Electric Theater with regard to the sidewalk and ADA requirements. Additionally, there are issues with regards to parking.

Mr. Perkins provided updates on grants that have been applied for. He mentioned that the National Parks and Recreation Association has selected the City as a finalist for their Gold Medal Award, the national gold medal for excellence in parks and recreation. The winner will be announced in October. Current projects include St. James Park and the trail system, the Webb Hill Trailhead, Silkwood Park, Royal Oaks Park, the Sand Hollow Wash Trail, the Pioneer Park restroom, the Red Hills Garden and Christensen Park. Next fiscal year he will come back with a proposal for the Arts District. Challenges for his department include putting a floor in the old airport hangar so that it can be used as a recreation facility and the lights at the Canyons Complex. His budget request includes proposed increases for Cemetery fees, Marathon entrance fees, race entrance fees and Tonaquint Nature Center programs.

**PRESENTATION FROM THE LEGAL DEPARTMENT:**

City Attorney Shawn Guzman advised his budget has increased since slightly due to the increase of healthcare costs and retirement. He requested a part time attorney position.

**REPORT FROM COUNCILMEMBERS:**

Councilmember Almquist stated that he received a call from the owner of the old Dixie Eye Center who would like to cut down their street trees just as the Abbey Inn did. He then left the meeting.

Councilmember Randall mentioned the new art permanent collection storage system. She stated that the Veteran's Council attended training at the Police Department.

Councilmember Arial mentioned the quagga mussels that have invaded Lake Powell.

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Councilmember Hughes mentioned that the Animal Shelter Board would like to hold a grand opening at the Animal Shelter on Saturday, June 21, 2014.

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**ADJOURN:**

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

**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

Councilmember Arial - aye

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Christina Fernandez, City Recorder

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