

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

| | |
|--------------------------------------|---|
| Date Submitted | 2014-07-07 09:08:15 |
| Applicant | C. Hood |
| Quick Title | Blanket Order Renewal |
| Subject | Liquid Sodium Hydrochloride Solution for Wastewater Depart. |
| Discussion | This is a blanket renewal for the purchase of the Liquid Sodium Hydrochloride Solution used for re-use water disinfection. Thatcher Chemical (SLC) is supplier. |
| Cost | \$176,000 |
| City Manager Recommendation | Recommend approval. |
| Action Taken | |
| Requested by | Eric Richins |
| File Attachments | |
| Approved by Legal Department? | |
| Approved in Budget? | Amount: |
| Additional Comments | Usage estimate is for the entire 2014-2015 fiscal year. |

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

| | |
|--------------------------------------|---|
| Date Submitted | 2014-07-07 08:56:02 |
| Applicant | C. Hood |
| Quick Title | BID AWARD |
| Subject | MEDALLIONS FOR 2014 SG MARATHON |
| Discussion | This request is for the medallions and plaques given out to the winning runners and also the sponsors of the 2014 SG Marathon. Kenworthy Signs is the local sole source provider for these unique medallions and plaques. |
| Cost | \$60,000 |
| City Manager Recommendation | A highlight of the race for participants to get this unique finisher medal. Cost covered by entrance fees. Recommend approval. |
| Action Taken | |
| Requested by | Kami Ellsworth |
| File Attachments | |
| Approved by Legal Department? | |
| Approved in Budget? | Amount: |
| Additional Comments | These items will be provided at similar pricing submitted last year. \$ 60,000 is a not to exceed estimate. |

DRAFTAgenda Item Number : **2C****Request For Council Action****Date Submitted** 2014-07-10 14:53:43**Applicant** Jay Sandberg**Quick Title** Bid Award - Chip Seal Oil Supply**Subject** Consider award of a contract to Calumet Specialty Products to provide 505 tons of oil for the 2014 Chip Seal Project. Calumet is located in Tooele, Utah.**Discussion** The base bid was 455 tons at \$247,065. We would like to add an additional 50 tons to complete chip seal on Commerce Drive and 2000 South.**Cost** \$269,815 (includes additional 50 tons)**City Manager
Recommendation****Action Taken****Requested by** Cameron Cutler**File Attachments** [Bid Tabulation.pdf](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Bid Tabulation.pdf](#)

2014 Chip Seal Project Bid Tabulations

| | <u>Quantity</u> | <u>Unit</u> | <u>Description</u> | <u>Unit Price</u> | <u>Total</u> |
|-----------------------------------|-----------------|-------------|--------------------|-------------------|----------------|
| <u>Oil Spreader</u> | | | | | |
| J2T Peterson | 120 | Hours | Distributer Truck | 185.00 | 22,200 |
| | 1 | Lump | Mobilization | 5,000.00 | 5,000 |
| | | | | | 27,200 |
| <u>Chip Seal Aggregate</u> | | | | | |
| Interstate | 3,800 | Ton | Aggregate | 16.00 | 60,800 |
| | 3,800 | Ton | Delivery | 9.50 | 36,100 |
| | | | | | 96,900 |
| SunRoc | 3,800 | Ton | Aggregate | 15.25 | 57,950 |
| | 3,800 | Ton | Delivery | 4.10 | 15,580 |
| | | | | | 73,530 |
| JP Excavating | 3,800 | Ton | Aggregate | 20.00 | 76,000 |
| | 3,800 | Ton | Delivery | 4.00 | 15,200 |
| | | | | | 91,200 |
| <u>Oil Supply</u> | | | | | |
| Western Emulsions | 455 | Ton | Chip Seal Oil | 645.00 | 293,475 |
| | | | | | 293,475 |
| Calumet Specialty Products | 455 | Ton | Chip Seal Oil | 543.00 | 247,065 |
| | | | | | 247,065 |

DRAFTAgenda Item Number : **2D**

Request For Council Action

Date Submitted 2014-07-10 15:00:07

Applicant Jay Sandberg

Quick Title Bid Award - Chip Seal Aggregate

Subject Consider approval to award a contract to Sunroc to provide 4,200 tons of aggregate for the 2014 Chip Seal Project.

Discussion The City received three bids: SunRoc, JP Excavating, and Interstate Rock. The base bid was 3,800 tons @ \$73,530. We would like to award an additional 400 tons to complete work on Commerce Drive and 2000 South.

Cost \$81,270 (includes additional 400 tons)

City Manager Recommendation

Action Taken

Requested by Cameron Cutler

File Attachments [Bid Tabulation.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Attachments [Bid Tabulation.pdf](#)

2014 Chip Seal Project Bid Tabulations

| | <u>Quantity</u> | <u>Unit</u> | <u>Description</u> | <u>Unit Price</u> | <u>Total</u> |
|-----------------------------------|-----------------|-------------|--------------------|-------------------|----------------|
| <u>Oil Spreader</u> | | | | | |
| J2T Peterson | 120 | Hours | Distributer Truck | 185.00 | 22,200 |
| | 1 | Lump | Mobilization | 5,000.00 | 5,000 |
| | | | | | 27,200 |
| <u>Chip Seal Aggregate</u> | | | | | |
| Interstate | 3,800 | Ton | Aggregate | 16.00 | 60,800 |
| | 3,800 | Ton | Delivery | 9.50 | 36,100 |
| | | | | | 96,900 |
| SunRoc | 3,800 | Ton | Aggregate | 15.25 | 57,950 |
| | 3,800 | Ton | Delivery | 4.10 | 15,580 |
| | | | | | 73,530 |
| JP Excavating | 3,800 | Ton | Aggregate | 20.00 | 76,000 |
| | 3,800 | Ton | Delivery | 4.00 | 15,200 |
| | | | | | 91,200 |
| <u>Oil Supply</u> | | | | | |
| Western Emulsions | 455 | Ton | Chip Seal Oil | 645.00 | 293,475 |
| | | | | | 293,475 |
| Calumet Specialty Products | 455 | Ton | Chip Seal Oil | 543.00 | 247,065 |
| | | | | | 247,065 |

DRAFTAgenda Item Number : **2E**

Request For Council Action

Date Submitted 2014-07-10 15:10:56

Applicant Jay Sandberg

Quick Title Bid Award - Chip Seal Oil Spreader

Subject Consider approval to award a contract to J2T Peterson to provide 120 hours of Spreader Truck service for the 2014 Chip Seal Project.

Discussion J2T Peterson was the sole bidder. They have completed work in past years with good results. The price is slightly lower than previous years.

Cost \$27,200

City Manager Recommendation

Action Taken

Requested by Cameron Cutler

File Attachments [Bid Tabulation.pdf](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

Attachments [Bid Tabulation.pdf](#)

2014 Chip Seal Project Bid Tabulations

| | <u>Quantity</u> | <u>Unit</u> | <u>Description</u> | <u>Unit Price</u> | <u>Total</u> |
|-----------------------------------|-----------------|-------------|--------------------|-------------------|----------------|
| <u>Oil Spreader</u> | | | | | |
| J2T Peterson | 120 | Hours | Distributer Truck | 185.00 | 22,200 |
| | 1 | Lump | Mobilization | 5,000.00 | 5,000 |
| | | | | | 27,200 |
| <u>Chip Seal Aggregate</u> | | | | | |
| Interstate | 3,800 | Ton | Aggregate | 16.00 | 60,800 |
| | 3,800 | Ton | Delivery | 9.50 | 36,100 |
| | | | | | 96,900 |
| SunRoc | 3,800 | Ton | Aggregate | 15.25 | 57,950 |
| | 3,800 | Ton | Delivery | 4.10 | 15,580 |
| | | | | | 73,530 |
| JP Excavating | 3,800 | Ton | Aggregate | 20.00 | 76,000 |
| | 3,800 | Ton | Delivery | 4.00 | 15,200 |
| | | | | | 91,200 |
| <u>Oil Supply</u> | | | | | |
| Western Emulsions | 455 | Ton | Chip Seal Oil | 645.00 | 293,475 |
| | | | | | 293,475 |
| Calumet Specialty Products | 455 | Ton | Chip Seal Oil | 543.00 | 247,065 |
| | | | | | 247,065 |

DRAFTAgenda Item Number : **3A****Request For Council Action**

Date Submitted 2014-07-10 11:33:08

Applicant Clark Spilker

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Consider a Final Plat Amendment for Stone Cliff Phase 8 Subdivision

Discussion This Final Plat was approved with a 25 Foot front yard setback. Zoning allows for a 20 Foot front yard setback. The purpose of this amendment is to change the front yard setback from 25 feet to 20 feet which is allowed under the zoning ordinance.

Cost \$0.00

City Manager Recommendation Proposed change in the front yard setback from the current 25 foot to 20 feet as allowed under the ordinance.

Action Taken

Requested by Todd Jacobsen

File Attachments [Stone Cliff 8.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments July 17th City Council Please. The applicant did not get 100% of the consents so it has to have a Public Hearing.

Attachments [Stone Cliff 8.pdf](#)

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'STONE CLIFF PHASE 8' SUBDIVISION
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat STONE CLIFF PHASE 8 Subdivision on November 7, 2002 which was recorded in the Washington County Recorder's Office as document number 899101; and

WHEREAS, the owner of the real property within STONE CLIFF PHASE 8 Subdivision (Lot 806) has petitioned the City of St. George City Council to amend STONE CLIFF PHASE 8 Subdivision by changing the front yard setback from 25 feet to 20 feet; and

WHEREAS, City staff has reviewed the petition and has recommended that the City Council approve the amendment of STONE CLIFF PHASE 8 Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of STONE CLIFF PHASE 8 Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that STONE CLIFF PHASE 8 Subdivision is hereby amended by changing the front yard setback from 25 feet to 20 feet.

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

APPROVED AS TO FORM:



Victoria H. Hales, Assistant City Attorney

ITEM

Final Plat Amendment

CITY COUNCIL AGENDA REPORT: 07/17/2014

FINAL PLAT AMENDMENT

Stone Cliff Phase 8

Case No. 2014-LRE-011

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

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

Property: Located at 1670 South Cliff Point Drive (Lot 806 of Stone Cliff Phase 8)

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to change the front yard setback from 25 feet to 20 feet which is allowed under the zoning ordinance. No other changes were made or intended with this plat.

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

This Final Plat Amendment is ready for City Council's consideration for approval.

DRAFTAgenda Item Number : **3B****Request For Council Action**

Date Submitted 2014-07-02 15:48:48

Applicant Roger Bundy - R&B Surveying

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Consider the Final Plat Amendment for "Meadow Valley Estates Phase 3" Subdivision

Discussion The purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 114 & 115 of Meadow Valley Estates Phase 3, to vacate the public utility and drainage easement as shown on the exhibit (Record of Survey map), and grant a new public utility and drainage easement along the future roadway. No other changes were made or intended with this plat.

Cost \$0.00

City Manager Recommendation Vacation of easement, housekeeping item. Recommend approval.

Action Taken

Requested by Todd Jacobsen

File Attachments [Meadow Valley Est Ph 3.pdf](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments This is part of the July 8th Planning Commission Report. Please place on the July 17th City Council Agenda.

Attachments [Meadow Valley Est Ph 3.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'MEADOW VALLEY ESTATES PHASE 3' SUBDIVISION &
VACATING A PUBLIC UTILITIES AND DRAINAGE EASEMENT
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat MEADOW VALLEY ESTATES PHASE 3 Subdivision on June 3, 2004 which was recorded in the Washington County Recorder's Office as document number 883716; and

WHEREAS, the owner of the real property within MEADOW VALLEY ESTATES PHASE 3 Subdivision (Lots 114 & 115) has petitioned the City of St. George City Council to amend MEADOW VALLEY ESTATES PHASE 3 Subdivision by adjusting the Lot Line between Lots 114 & 115, vacating the public utility and drainage easement located between said Lots, and granting a new public utility and drainage easement; and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of MEADOW VALLEY ESTATES PHASE 3 Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of MEADOW VALLEY ESTATES PHASE 3 Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that MEADOW VALLEY ESTATES PHASE 3 Subdivision is hereby amended by adjusting the Lot Line between Lots 114 & 115, vacating the public utility and drainage easement located between said Lots, and granting a new public utility and drainage easement.

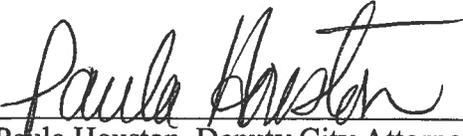
APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2014.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Paula Houston, Deputy City Attorney

ITEM 2E

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014

FINAL PLAT AMENDMENT

Meadow Valley Estates Phase 3

Case No. 2014-LRE-008

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at 2286 East 2800 South

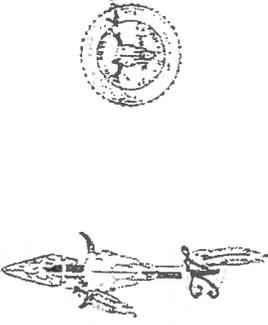
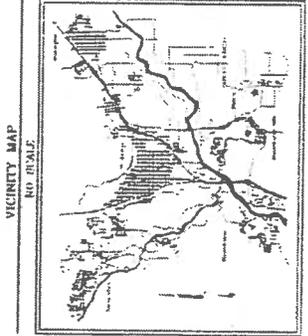
Zone: RE-12.5

Staff Comments: The purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 114 & 115 of Meadow Valley Estates Phase 3, to vacate the public utility and drainage easement as shown on the exhibit (Record of Survey map), and grant a new public utility and drainage easement along the future roadway. No other changes were made or intended with this plat.

FYI – A Public Hearing is required at City Council because the applicant did not receive 100% of the consents from the other parcel owners and because of vacating the Public Utility Easement.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval.



- LEGEND**
- 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED ON THE PLAN
 - 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED
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 - 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
 - 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED

GENERAL NOTES & RESTRICTIONS:

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT DOCUMENTS SHALL CONTROL.

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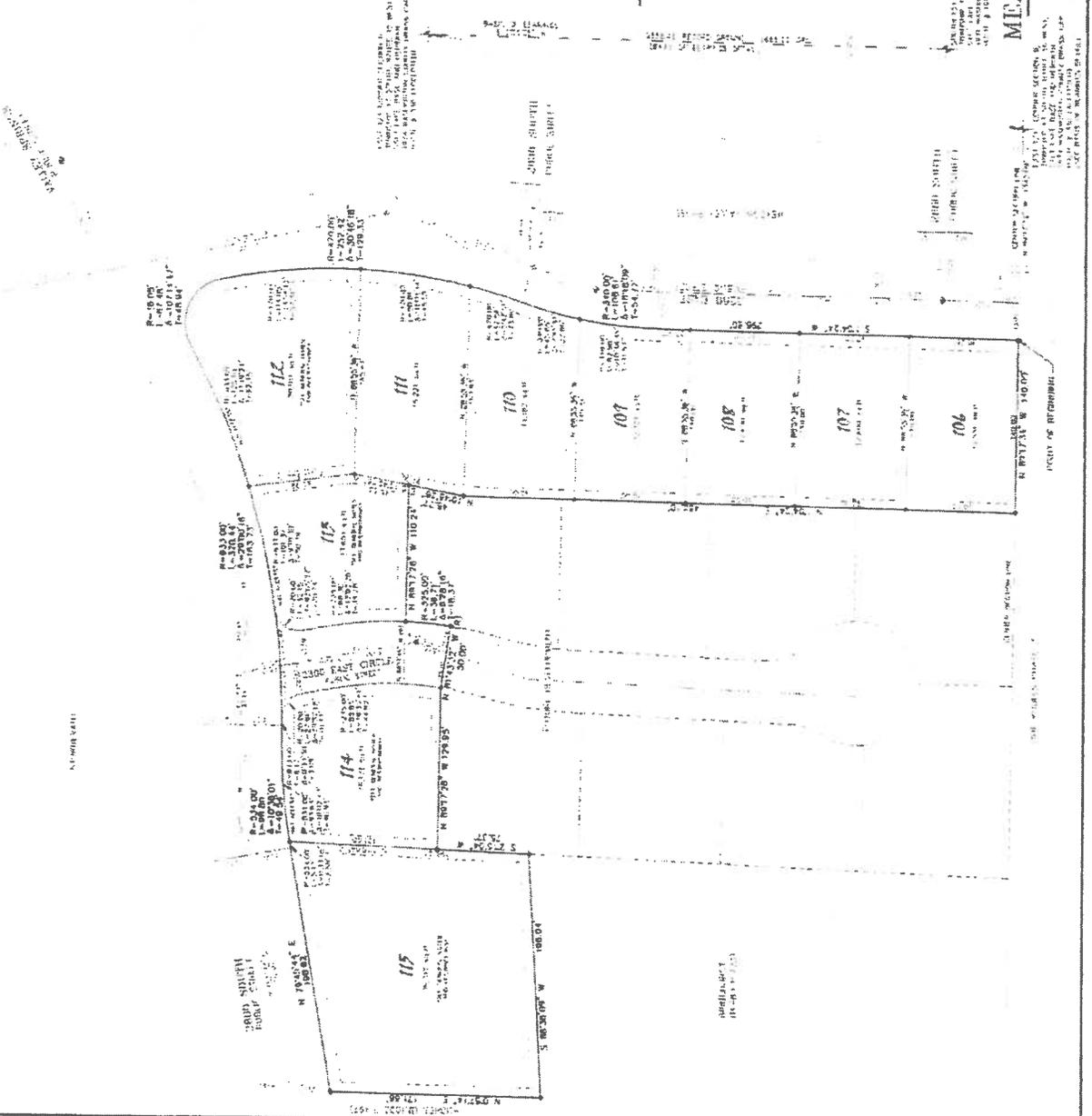
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MEADOW VALLEY ESTATES PHASE 3

LAND OFFICE OF OKLAHOMA, OKLAHOMA CITY, OKLAHOMA
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111

DRAFTAgenda Item Number : **3C****Request For Council Action**

Date Submitted 2014-07-02 15:46:43

Applicant Kevan Bunday - Bundy Surveying

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Consider a Final Plat Amendment for "Shinava Ridge" Subdivision

Discussion The purpose of this Final Plat Amendment is to move Private Ownership " Building Pads 48 & 49 approximately 20 feet to the east (toward the cul-de-sac). No other changes were made or intended with this plat.

Cost \$0.00

City Manager Recommendation Moving private ownership on pads 48 and 49. Housekeeping item. Recommend approval.

Action Taken

Requested by Todd Jacobsen

File Attachments [Shinava Ridge.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments This is part of the July 8th Planning Commission Report. Please place on the July 17th City Council Agenda.

Attachments [Shinava Ridge.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'SHINAVA RIDGE' SUBDIVISION
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat SHINAVA RIDGE Subdivision on June 15, 2006 which was recorded in the Washington County Recorder's Office as document number 20060030136; and

WHEREAS, the owner of the real property within SHINAVA RIDGE Subdivision (Lots 48 & 49) has petitioned the City of St. George City Council to amend SHINAVA RIDGE Subdivision by moving the Private Ownership – Building Pads 48 & 49 approximately 20 feet to the east (toward the cul-de-sac); and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of SHINAVA RIDGE Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of SHINAVA RIDGE Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that SHINAVA RIDGE Subdivision is hereby amended by moving the Private Ownership – Building Pads 48 & 49 approximately 20 feet to the east (toward the cul-de-sac).

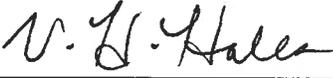
APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2014.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Victoria H. Hales, Assistant City Attorney

ITEM 2C Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014

FINAL PLAT AMENDMENT

Shinava Ridge Amended

Case No. 2014-FPA-035

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

Representative: Kevan Bundy, Bundy Surveying Inc.
935 North 1300 West #8
St. George, UT 84770

Property: Located at 2549 West Sinagua Trail. Lot 48 & 49 (Entrada Development)

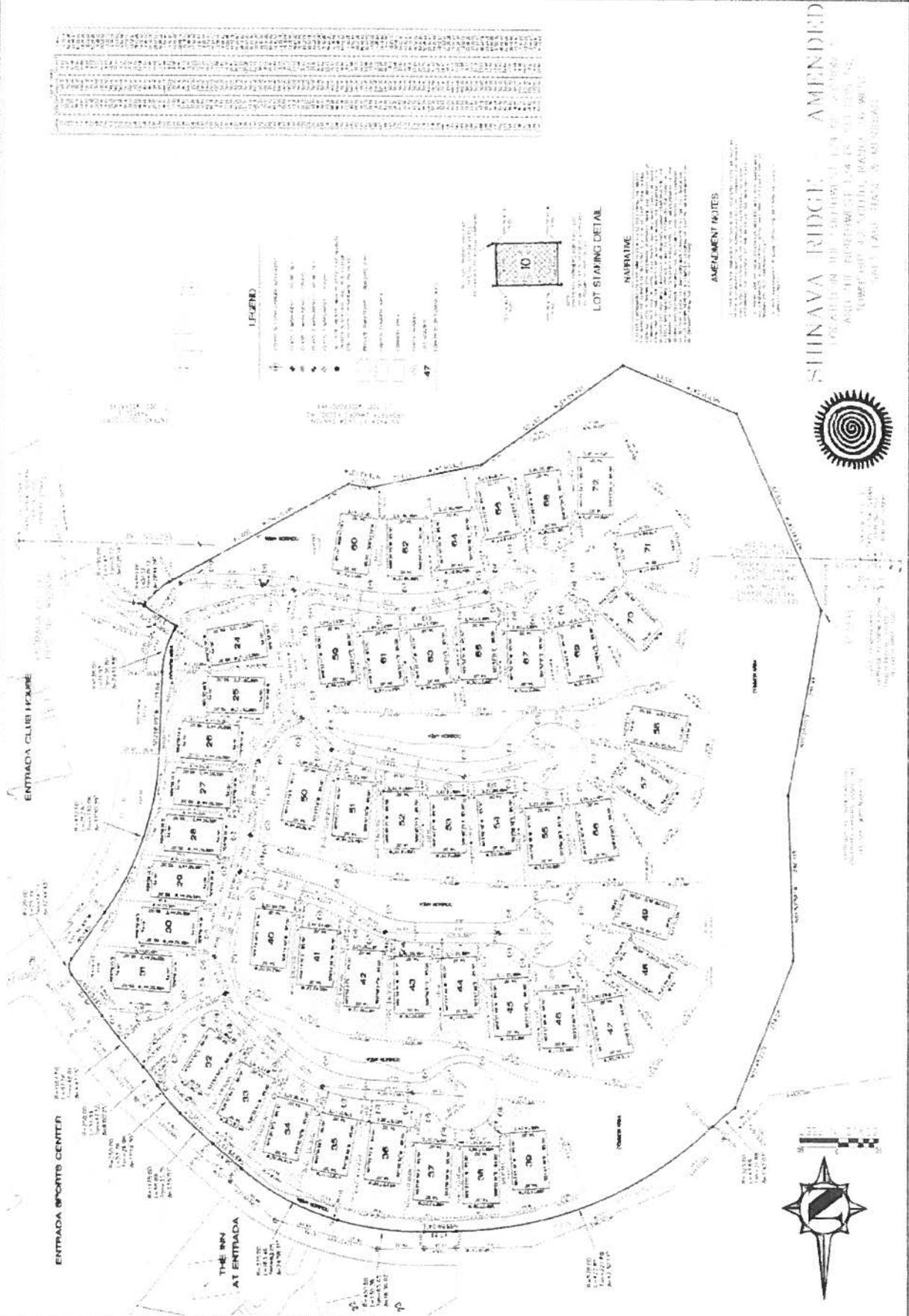
Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to move Private Ownership – Building Pads 48 & 49 approximately 20 feet to the east (toward the cul-de-sac). No other changes were made or intended with this plat.

FYI – The applicant did not receive 100% of the consents from the other parcel owners; therefore a Public Hearing is required at City Council.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval.



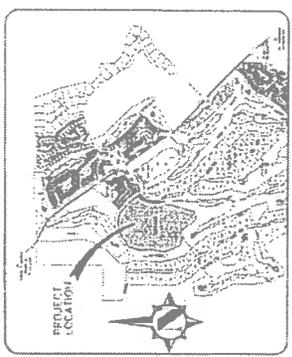
LEGEND
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NARRATIVE
 AMENDMENT NOTES



SHEINAVA RIDGE AMENDED
 LOCATION: THE ENTRADA AT ENTRADA
 AND THE RESERVE AT ENTRADA
 SUBDIVISIONS IN THE ENTRADA
 DEVELOPMENT, PHASE 10, SHEINAVA
 RIDGE, ENTRADA, ARIZONA



MAP 25 3014
WARRANTY MAP

GENERAL NOTES AND REQUIREMENTS

1. THE PROJECT LOCATION MAP IS A WARRANTY MAP AND IS NOT A SURVEY. THE PROJECT LOCATION MAP IS A WARRANTY MAP AND IS NOT A SURVEY. THE PROJECT LOCATION MAP IS A WARRANTY MAP AND IS NOT A SURVEY.
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GENERAL NOTES AND REQUIREMENTS

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GENERAL NOTES AND REQUIREMENTS

1. THE PROJECT LOCATION MAP IS A WARRANTY MAP AND IS NOT A SURVEY. THE PROJECT LOCATION MAP IS A WARRANTY MAP AND IS NOT A SURVEY. THE PROJECT LOCATION MAP IS A WARRANTY MAP AND IS NOT A SURVEY.

CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the foregoing plat and to the issuance of a certificate of title thereon.

 [Signature]

CORPORATE ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Utah.

 [Signature]

CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the foregoing plat and to the issuance of a certificate of title thereon.

 [Signature]

CORPORATE ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Utah.

 [Signature]

CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the foregoing plat and to the issuance of a certificate of title thereon.

 [Signature]

CORPORATE ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Utah.

 [Signature]

CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the foregoing plat and to the issuance of a certificate of title thereon.

 [Signature]

CORPORATE ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Utah.

 [Signature]

CONSENT TO RECORD

I, the undersigned, do hereby consent to the recording of the foregoing plat and to the issuance of a certificate of title thereon.

 [Signature]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]

MEMBERS & RESERVE

MEMBERS: [List of names]

RESERVE: [List of names]



SUNNIVA RIDGE AMENDED

AMENDED TO THE SUBDIVISION MAP OF SUNNIVA RIDGE, A SUBDIVISION OF THE LANDS OF THE STATE OF UTAH, AS SHOWN ON MAP 25 3014, AS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF KANE, UTAH, ON [Date].

| APPROVAL OF THE PLANNING AND ZONING OFFICIAL | ENGINEER'S APPROVAL | APPROVAL AS TO FORM | APPROVAL OF THE PLANNING COMMISSION | APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH | TEAMER APPROVAL | RECORDED NUMBER |
|--|---|---|---|---|---|-------------------------------------|
| <p>APPROVAL OF THE PLANNING AND ZONING OFFICIAL</p> <p>DATE: _____</p> | <p>ENGINEER'S APPROVAL</p> <p>DATE: _____</p> | <p>APPROVAL AS TO FORM</p> <p>DATE: _____</p> | <p>APPROVAL OF THE PLANNING COMMISSION</p> <p>DATE: _____</p> | <p>APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH</p> <p>DATE: _____</p> | <p>TEAMER APPROVAL</p> <p>DATE: _____</p> | <p>RECORDED NUMBER</p> <p>_____</p> |





DRAFTAgenda Item Number : **3D****Request For Council Action**

Date Submitted 2014-07-02 15:42:51

Applicant Bob Hermandson - Bush & Gudgell

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Consider a Final Plat Amendment for "Southgate Views" Subdivision

Discussion The purpose of this Final Plat Amendment is to merge Lots 11 & 12 together into one Lot, and vacate the Public Utility and Drainage Easement that is located between said lots. Also updated Note #7 that talks about "Walkout Basements." No other changes were made or intended with this plat.

Cost \$0.00

City Manager Recommendation Merges two lots into one and vacated the easement. Recommend approval.

Action Taken

Requested by Todd Jacobsen

File Attachments [Southgate Views.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments This is part of the July 8th Planning Commission Report. Please place on the July 17th City Council Agenda.

Attachments [Southgate Views.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'SOUTHGATE VIEWS' SUBDIVISION
AND VACATE A PUBLIC UTILITIES AND DRAINAGE EASEMENT
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat SOUTHGATE VIEWS Subdivision on December 18, 2005 which was recorded in the Washington County Recorder's Office as document number 20060039387; and

WHEREAS, the owner of the real property within SOUTHGATE VIEWS Subdivision (Lots 11 & 12) has petitioned the City of St. George City Council to amend SOUTHGATE VIEWS Subdivision by merging Lots 11 & 12 into one Lot and vacate the Public Utility and Drainage Easement located between said lots; and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of SOUTHGATE VIEWS Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of SOUTHGATE VIEWS Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that SOUTHGATE VIEWS Subdivision is hereby amended by merging Lots 11 & 12 together into one Lot and vacate the Public Utility and Drainage Easement located between said lots.

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

APPROVED AS TO FORM:



Paula Houston, Deputy City Attorney

ITEM 2B

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014

FINAL PLAT AMENDMENT

Southgate Views Amended

Case No. 2014-FPA-042

- Request:** Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat
- Representative:** Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770
- Property:** Located at 664 West Sir Monte Dr.
- Zone:** R-1-10
- Staff Comments:** The purpose of this Final Plat Amendment is to merge Lots 11 & 12 together into one Lot, and vacate the Public Utility and Drainage Easement that is located between said lots. Also updated Note #7 that talks about 'Walkout Basements.' No other changes were made or intended with this plat.

FYI – Because this is the same owner of both lots a Public Hearing at City Council is not required, BUT because we are vacating the Public Utility and Drainage Easement it DOES require a Public Hearing at City Council.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval.

DRAFTAgenda Item Number : **3E****Request For Council Action****Date Submitted** 2014-07-02 15:40:48**Applicant** Bob Hermandson - Bush & Gudgell**Quick Title** Public Hearing/Ordinance - Final Plat Amendment**Subject** Consider a Final Plat Amendment for "Primrose Pointe Subdivision Phase 3" Subdivision**Discussion** The purpose of this Final Plat Amendment is to add the following language to Note #9. "unless otherwise approved by the City of St. George Public Works Department based on a site plan that meets all applicable City Standards, including but not limited to, grading and setback standards and requirements." No other changes were made or intended with this plat.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [Primrose Pointe Ph 3.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** This is part of the July 8th Planning Commission Report. Please place on the July 17th City Council Agenda.**Attachments** [Primrose Pointe Ph 3.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'PRIMROSE POINTE SUBDIVISION PHASE 3 AMENDED'
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat PRIMROSE POINTE SUBDIVISION PHASE 3 on July 20, 2006 which was recorded in the Washington County Recorder's Office as document number 20070002761; and

WHEREAS, the owner of the real property within PRIMROSE POINTE SUBDIVISION PHASE 3 (Lot 2) has petitioned the City of St. George City Council to amend PRIMROSE POINTE SUBDIVISION PHASE 3 by changing the wording of Note #9; and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of PRIMROSE POINTE SUBDIVISION PHASE 3 AMENDED as requested; and

WHEREAS, the City Council has determined that amendment of PRIMROSE POINTE SUBDIVISION PHASE 3 is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that PRIMROSE POINTE SUBDIVISION PHASE 3 is hereby amended by changing the wording of Note #9 to say "Pads 1-8, 93, 95, and 96 shall be built as "Walkout/Reverse Walkout Basements" only, unless otherwise approved by the City of St. George Public Works Department based on a site plan that meets all applicable City Standards, including but not limited to, grading and setback standards and requirements."

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

APPROVED AS TO FORM:



Victoria H. Hales, Assistant City Attorney

When Recorded Return To:
City of St. George
175 East 200 North
St. George, UT 84770

Tax ID: SG-PSPS-3-1 thru 8; SG-PSPS-3-93 thru 96

**PRIMROSE POINTE SUBDIVISION PHASE 3 AMENDED SUBDIVISION
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

**AMENDING LANGUAGE ON PLAT NOTES REGARDING
WALKOUT/REVERSE WALKOUT BASEMENTS FOR SEPCIFIC BUILDING LOTS**

NOTICE OF APPROVAL

The City of St. George City Council, having received petition to amend Primrose Pointe Subdivision Phase 3 Amended, has approved that the proposed amendment to Primrose Pointe Subdivision Phase 3 Subdivision Plat.

Note 9 of Primrose Pointe Subdivision Phase 3 Amended Subdivision Plat shall now read as follows:

"Pads 1-8, 93, 95, and 96 shall be built as "Walkout/Reverse Walkout Basements" only, unless otherwise approved by the City of St. George Public Works Department based on a site plan that meets all applicable City Standards, including but not limited to, grading and setback standards and requirements."

APPROVED by the City of St. George City Council on this the _____ day of _____, 2014.

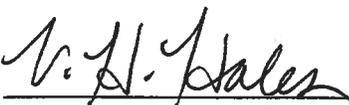
CITY OF ST. GEORGE

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Victoria H. Hales, Assistant City Attorney

ITEM 2A

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014

FINAL PLAT AMENDMENT

Primrose Pointe Subdivision Phase 3 Amended

Case No. 2014-FPA-017

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

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

Property: Located at Acantilado Drive and Arroyo Drive (east of Foremaster Ridge and southwesterly of Red Cliffs Mall).

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to add the following language to Note #9. "...unless otherwise approved by the City of St. George Public Works Department based on a site plan that meets all applicable City Standards, including but not limited to, grading and setback standards and requirements." No other changes were made or intended with this plat.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval.

DRAFTAgenda Item Number : **3F****Request For Council Action****Date Submitted** 2014-07-07 16:22:06**Applicant** Mr. David Walker**Quick Title** Public Hearing on Landmark Site designation**Subject** Consider a request to designate the home at 252 N. Main Street a City Landmark Site. The property is known as the "Julia Graff Home".**Discussion** The home at 252 N. Main Street was built by Albert Miller in 1917 and occupied by Julia Graff and her family until the late 1980's. Albert Miller, the builder was a prominent citizen of St George who served multiple terms as mayor and also constructed numerous other early St George buildings. The home sits on .30 acres and is built in a 'Colonial Revival Bungalow' style. The home has various unique architectural elements. The construction method is brick over adobe on a lava rock foundation. The Historic Preservation Commission recommends approval of the Landmark Site designation. IF approved, the applicant/owner intends to submit a CUP request for a vacation rental property, which would be considered by the PC before coming to the Council.**Cost** \$0.00**City Manager Recommendation** Appears to meet the criteria for designation of a Landmark site under our ordinance. The Historical Preservation Commission recommends approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

CC ITEM

Landmark Site Designation Request

HISTORIC PRESERVATION COMMISSION AGENDA REPORT: 06/25/2014
CITY COUNCIL AGENDA REPORT: 07/17/2014

Julia Graff Home – 252 N. Main Street
Case No. 2014-HPC-001 (**PUBLIC HEARING**)

Request: To designate the property at 252 N. Main Street as a City Landmark Site. The home is known as the 'Julia Graff Home'

Applicant: David & Donna Walker
2438 Mountain Road
North Ogden, Utah 84414

Current Zone(s): RCC (Residential Central City)

Comments: This home on this property was built in 1917 by Albert Miller and was then occupied by Julia Graff and her family until the late 1980's. The applicant has provided more detail in a narrative (see attached).

There is already a Plaque in front of the home placed by the Graff family in 2008 and this property is highlighted in the City of St. George '*Landmark & Historic Sites, 2nd Edition*' book on Page 20.

It is the intention of the Property owner, that if Landmark status is granted, to pursue a Conditional Use Permit to use the home as a Vacation Rental property similar to several other Historic Landmark properties in the City, such as the Heinrich Gubler home (Greene Manor) at 162 S. 300 West, the Arthur Miles home at 212 S. 200 East, the Thompson Mansion at 212 N. 100 West, and the James Bleak Home at 391 S. Main Street.

HPC: Historic Preservation Commission **Recommends Approval (4-0)**

**Historic Preservation Commission – Applicant’s Historical Narrative
252 N. Main – the Julia Graff Home – Built by Albert E. Miller**



The Julia Graff Home, located at 252 N. Main St, St George, Utah is a modest, but important example of a home characteristic of the early residents of St. George and embodies the architectural style and quality construction that typified the period. And its history is woven intricately into the fabric of this remarkable community. We respectfully request that it be designated a Landmark Site.

The process of designating this home as a landmark site (historically significant) appears to have been started some time ago, as evidenced by its appearance in many historical documents, a prominently placed historical marker in the front yard, and publication in the Landmark Commission publication titled “Landmark and Historic Sites, 2nd Edition 2011. For reasons we cannot determine the landmark designation was not followed through to completion.

Overview:

The Julia Graff home sits on a .30 acre lot, which was divided from the original St. George City Survey Plat D BLK 3 (SG) Lot: 4. It was built in 1917 by Albert E. Miller, who also constructed the Dr. Pike home at 189 N Main (a Landmark Site). Albert E. Miller was a prominent citizen of St. George who later served multiple terms as mayor and constructed (or assisted in constructing) numerous other early St. George buildings. This fact alone is of historical significance; especially since 252 N. Main has not experienced significant additions or renovations from the original construction.

The style of the home is a Colonial Revival Bungalow, typified by prominent columns at the front entrance, arched brick keys over the windows and doors, and evenly spaced windows of matching size. The layout of the home is simple, but spacious given the square footage, with living, dining, and kitchen arranged in sequence from front to back on the south side of the home; and a parlor (with separate entry door), two bedrooms, and a bath found on the north side of the original home.

The original wood floors are still in good use today along with very interesting period cabinetry, doors, and trim.

An additional room located at the rear on the North side of the home, which served as a bath and/or laundry in later years was added, during its only know remodel. Remarkably, it appears to be the only major structural addition to the home from its original construction. This is significant as many of the older pioneer and historic homes have been added on numerous times (and often with very different architectural style).

There are four original doors in the home (main floor), the main entrance on the West, the Parlor on the North, and two back doors (bedroom and kitchen). This was unique among other homes and combined with the use of high ceilings and movable transoms above the interior doors provided improved ventilation. Numerous historical documents list this as the first home in St. George with this architectural element.

The construction method is brick over adobe, approximately 30' wide and X 45' deep. It is built upon a foundation of black lava rocks, with a solid adobe wall, 12" wide, running the entire length of the home which divides the structure near center. The southern portion of the home has a basement which runs the entire length of the house and is well lit with 3 sets of windows facing south. The original home had two separate entrances into the basement and may very well have been used as separate living quarters for additional family members who lived there as adults. Both the 1920 and 1940 Census indicates adult children living with Julia.

The exterior of the home has a masonry finish, which in combination with the interior adobe walls, has weathered the extreme temperatures very well. The interior adobe wall not only provided structural support for the 16.5' span above the living, dining, and kitchen rooms; but undoubtedly provided significant thermal mass and temperature stability.

The roof is a simple gable with hips on the east and west end. It is interesting to note that the Dr. Pike home has no hipped roof, but rather extends over a more substantial porch and includes living space in the upper floor. It is likely that Julia simply had insufficient funds to pay for the extra room, which also created a more substantial appearing home.

The home is also indicated as the first in St. George to have closets in the bedrooms, although by today's standards they are quite small.

We submit that the home meets the Landmark Site qualities as described in the Property Information Narrative, below.

Property Information Narrative:

Section A: (Must meet all requirements)

1. Is it located within the boundaries of the City of St. George?
 - a. Yes, Property is at 252 N. Main
2. Is it a minimum of fifty (50) years old?
 - a. Yes, the home was constructed during WWI and is about 97 yrs. old
3. Does it retain its historic integrity in that there are no major alterations or additions that have obscured or destroyed the significant historic features?

- a. Yes, aside from a small addition that is not visible from the street and a back porch cover, the home is in its original condition insofar as we can determine.

Section B: (Must meet at least one of these requirements)

4. N/A - Not Listed in National Register of Historic Places
5. N/A – Not associated with significant city history
6. The Julia Graff house is associated with two significant individuals, the first being her son Emil Graff who became a very successful merchant and rancher in Washington County. The second being Albert E. Miller, the builder of this home and multi-term mayor of St. George.
7. The Julia Graff house is distinctive in several ways. It is reported to be the first home in St. George to incorporate high ceilings and movable transoms above the doors (which improved circulation and cooling), and it was the first home in St. George to have closets in bedrooms. Additionally, it was built by Albert E. Miller, who built or assisted in building many structures in St. George, including the Dr. Pike landmark home at 189 N. Main Street. Finally, the home seems to indicate an important transition in construction methods, from stick framing and wooden exterior or adobe exteriors, to a more permanent brick masonry exterior which is significantly more durable.
8. N/A - not an archaeological site

Without significant upgrades, which will destroy much of its historic nature, the home will not likely remain in its current condition as a primary residence. The most recent owners began modernizing the home by removing walls and period architectural elements. Fortunately this did not affect the home's exterior.

Our plan, indeed a contingency in the purchase contract, is to preserve and enhance the historic qualities of the home and obtain a conditional use permit as a long term vacation rental (no overnight stays less than 3 days).

We believe this will allow us to maintain the yard and gardens and home in pristine condition, while providing a unique destination in the heart of St. George, with minimal impact on full-time residents.

Respectfully submitted,
David & Donna Walker

DRAFTAgenda Item Number : **3G****Request For Council Action****Date Submitted** 2014-07-07 08:47:02**Applicant** City of St. George**Quick Title** Public Hearing to Approve Amendments to FY2014-15 Budget**Subject** Public Hearing to accompany the Resolution to Approve Amendments to the Fiscal Year 2014-15 budget.**Discussion****Cost** \$0.00**City Manager Recommendation** Some adjustments to the new budget to handle some carryover projects and the new budget for the Resource Center. Also, we need to recognize the recent GO bond refunding which resulted in a net present value savings of \$795,232.61 or 9.674% saving. These funds would be available to help with the All Abilities Park project.**Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **4A****Request For Council Action**

Date Submitted 2014-07-02 15:54:23

Applicant Bob Hermandson - Bush & Gudgell

Quick Title Ordinance

Subject Consider the Final Plat Amendment to "Boulevard Centre Pad 'C' Condominiums Amended.

Discussion The purpose of this Final Plat Amendment is to convert a portion of Common Area into Private Ownership within the 2nd and 3rd floors of the building. No other changes were made or intended with this plat.

Cost \$0.00

City Manager Recommendation Converts common space into private ownership. Planning Commission recommends approval.

Action Taken

Requested by Todd Jacobsen

File Attachments [BLVD Pad C.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments This is part of the July 8th Planning Commission Report. Please place on the July 17th City Council Agenda.

Attachments [BLVD Pad C.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
'BOULEVARD CENTRE PAD 'C' CONDOMINIUMS' SUBDIVISION
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat BOULEVARD CENTRE PAD 'C' CONDOMINIUMS Subdivision on April 17, 2008 which was recorded in the Washington County Recorder's Office as document number 20080016894; and

WHEREAS, the owner of the real property within BOULEVARD CENTRE PAD 'C' CONDOMINIUMS Subdivision has petitioned the City of St. George City Council to amend BOULEVARD CENTRE PAD 'C' CONDOMINIUMS Subdivision by converting a portion of Common Area into Private Ownership within the 2nd and 3rd floors of the building; and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of BOULEVARD CENTRE PAD 'C' CONDOMINIUMS Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of BOULEVARD CENTRE PAD 'C' CONDOMINIUMS Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that BOULEVARD CENTRE PAD 'C' CONDOMINIUMS Subdivision is hereby amended by converting a portion of Common Area into Private Ownership within the 2nd and 3rd floors of the building.

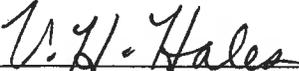
APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2014.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Victoria H. Hales, Assistant City Attorney

ITEM 2D

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014

FINAL PLAT AMENDMENT

Boulevard Centre Pad 'C' Condominiums Amended

Case No. 2014-FPA-023

Request: Approval of a Final Plat Amendment for a previously recorded Commercial Subdivision Final Plat

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

Property: Located at 162 North 400 East, Building C

Zone: C-4

Staff Comments: The purpose of this Final Plat Amendment is to convert a portion of Common Area into Private Ownership within the 2nd and 3rd floors of the building. No other changes were made or intended with this plat.

FYI – Because 100% consents were given NO Public Hearing is required at City Council.

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

This Final Plat Amendment is ready for Planning Commission's consideration for approval.



CURRERS CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the County Clerk of the County of ...

BOUNDARY DESCRIPTION
The ...

OWNER'S DESIGNATION
The ...



Boulevard Centre Pad 'C' Condominiums Amendment
The ...

REGISTERED RECORDS, COUNTY, VA.
The ...

UNITED LIABILITY AGREEMENT
The ...

UNITED LIABILITY AGREEMENT
The ...

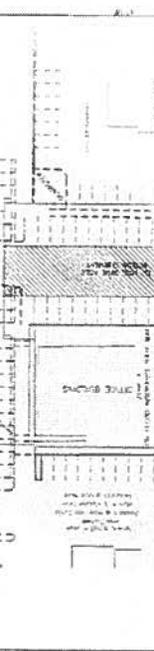
AMENDMENT NOTE
The ...

Boulevard Centre Pad 'C' Condominiums Amended
A CONDITIONAL PLEDGEMENT PROJECT LOCATED IN THE CITY OF ...

MORTGAGEE'S CONSENT TO RECORD
The ...

GENERAL NOTES AND RESTRICTIONS
The ...

MORTGAGEE'S CONSENT TO RECORD
The ...



MORTGAGEE'S CONSENT TO RECORD
The ...

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| 1 | | |
| 2 | | |

DRAFTAgenda Item Number : **5A**

Request For Council Action

Date Submitted 2014-07-07 08:45:10**Applicant** City of St. George**Quick Title** Resolution to Approve Amendments to Fiscal Year 2014-15 Budget**Subject** This will be the first budget opening for the new fiscal year. This is unusually early in the fiscal year but is primarily needed in order to approve a budget for the new St. George Resource Center.**Discussion****Cost** \$0.00**City Manager Recommendation** Any approval of the budget adjustments must be made by a resolution.**Action Taken****Requested by** Deanna Brklacich**File Attachments** [July 17, 2014 Budget Opening.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments****Attachments** [July 17, 2014 Budget Opening.pdf](#)

RESOLUTION NO. _____

**AMENDING THE 2014-2015 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 17th day of July, 2014, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2014-2015 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 17TH
DAY OF JULY, 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



GENERAL FUND ADJUSTMENTS

| | | | | |
|---|--------------|--|--------|--------|
| 1 | 10-4511-7300 | Parks Design - Improvements | 40,044 | |
| | 10-4810-9100 | Transfers to Other Funds | | 40,044 |
| | 40-38200 | Capital Projects Fund - Transfers from Other Funds | 40,044 | |
| | 40-38800 | Capital Projects Fund - Appropriated Fund Balance | | 40,044 |

To carry over the Tonaquint Park Nature Center Grading project approved in the prior fiscal year but were unable to complete due to fish and bird nesting non-construction timelines, delaying the project until FY2015.

| | | | | |
|---|--------------|--|--------|--------|
| 2 | 10-5650-7300 | Sand Hollow Aquatics Center - Improvements | 29,000 | |
| | 10-4810-9100 | Transfers to Other Funds | | 29,000 |
| | 40-38200 | Capital Projects Fund - Transfers from Other Funds | 29,000 | |
| | 40-38800 | Capital Projects Fund - Appropriated Fund Balance | | 29,000 |

To carry over the Upgrade Lighting to LED Lighting project approved in the prior fiscal year but delayed pending a City facility-wide lighting efficiency study. The project is now ready to be completed.

| | | | | |
|---|--------------|-------------------------------|--------|--------|
| 3 | 10-5400-6600 | Airport - Small Airport Grant | 27,492 | |
| | 10-33100 | Federal Grant Revenues | | 27,492 |

To carry over the remaining unspent portion of the \$500,000 Small Community Airport Grant awarded FY2013 and primarily used to jump start the SGU to Denver flight and for advertising.

| | | | | |
|---|--------------|---|--------|--------|
| 4 | 55-5500-7400 | Red Hills Golf - Equipment | 5,576 | |
| | 55-5525-7400 | Southgate Golf - Equipment | 7,233 | |
| | 55-5550-7400 | St. George Golf - Equipment | 5,264 | |
| | 55-5575-7400 | Sunbrook Golf - Equipment | 20,332 | |
| | 10-38200 | Transfers from Other Funds | | 38,405 |
| | 41-4100-9100 | Economic Development Fund - Transfers to Other Funds | 38,405 | |
| | 41-38800 | Economic Development Fund - Appropriated Fund Balance | | 38,405 |

To budget for the purchase of merchandise, office, and snack bar equipment from the Golf Pros as part of the re-organization beginning July 1, 2014.

| | | | | |
|---|--------------|--|--------|--------|
| 5 | 55-5575-1205 | Sunbrook Golf - Part-Time Pro Shop/Snack Bar | 18,000 | |
| | 55-5575-1100 | Sunbrook Golf - Full-Time Wages | | 18,000 |

To reduce full-time salaries and increase part-time pro shop wages budgets due to re-organizing and moving Eron Deming to Southgate Golf, with his former position at Sunbrook to be back-filled by part-time employees.

| | | | | |
|---|--------------|--|--------|--------|
| 6 | 10-4211-2700 | Police Dept. - Special Departmental Supplies | 13,869 | |
| | 10-33100 | Federal Grant Revenues | | 13,869 |

To carry forward the 2013 Edward Byrnes Memorial Justice Assistance Grant (JAG) which was programmed for body-worn cameras and not expended during the prior fiscal years pending evaluation of vendors, which is now completed and the equipment is ready to be ordered.



CITY OF ST. GEORGE
Budget Opening - Fiscal Year 2014-15
July 17, 2014

| | | | | |
|---|--------------|--|--------|--------|
| 7 | 10-4214-1210 | CCJJ Grant - Overtime Pay | 10,000 | |
| | 10-4214-5400 | CCJJ Grant - Lease Payments | 5,580 | |
| | 10-4215-2300 | SAFG Grant - Travel & Training | 12,000 | |
| | 10-4215-2400 | SAFG Grant - Office Supplies | 2,600 | |
| | 10-4215-2700 | SAFG Grant - Special Departmental Supplies | 2,600 | |
| | 10-4215-2800 | SAFG Grant - Telephone | 13,000 | |
| | 10-4215-3100 | SAFG Grant - Professional & Tech. Services | 22,280 | |
| | 10-4215-4500 | SAFG Grant - Uniforms | 2,457 | |
| | 10-4214-1200 | CCJJ Grant - Salaries & Wages Part-Time | | 2,570 |
| | 10-4214-2300 | CCJJ Grant - Travel & Training | | 11,000 |
| | 10-4214-2400 | CCJJ Grant - Office Supplies | | 4,000 |
| | 10-4214-2400 | CCJJ Grant - Telephone | | 11,000 |
| | 10-4214-3100 | CCJJ Grant - Professional & Tech. Services | | 16,057 |
| | 10-4214-3100 | CCJJ Grant - Uniforms | | 2,000 |
| | 10-4214-7400 | CCJJ Grant - Equipment | | 18,000 |
| | 10-33400 | State Grant Revenues - CCJJ | | 5,890 |

To separate the CCJJ's budget (Drug Task Force State Grant) into two separate budgets and to adjust the revenue estimate from \$100,110 to \$106,000 based on the actual grant awards. The grants are the CCJJ/State Task Force Grant (STFG) and the State Asset Forfeiture Grant (SAFG).



OTHER FUNDS

| | | | | |
|---|--------------|--|---------|-----------|
| 8 | 21-2100-1100 | Admin/Operations - Full-Time Salaries & Wages | 196,700 | |
| | 21-2110-3080 | Housing - Direct Client Services | 75,000 | |
| | 21-2120-3080 | Case Management - Direct Client Services | 23,560 | |
| | 21-2130-1200 | Food Pantry - Part-Time Salaries & Wages | 29,552 | |
| | 21-2130-1300 | Food Pantry - FICA | 2,448 | |
| | 21-2140-3080 | Continuum of Care (COC) - Direct Client Services | 89,000 | |
| | 21-2150-3080 | Temp. Assistance for Needy (TANF) - Direct Client Services | 150,000 | |
| | 21-2160-1100 | Unified - Full-Time Salaries & Wages | 80,000 | |
| | 21-2170-1100 | DWS/STEM - Full-Time Salaries & Wages | 76,500 | |
| | 21-2170-1300 | DWS/STEM - FICA | 5,852 | |
| | 21-2170-1320 | DWS/STEM - Retirement Benefits | 10,710 | |
| | 21-2170-2300 | DWS/STEM - Travel & Training | 3,500 | |
| | 21-2170-2400 | DWS/STEM - Office Supplies | 5,000 | |
| | 21-2170-2500 | DWS/STEM - Equipment Supplies & Maint. | 15,000 | |
| | 21-2170-2800 | DWS/STEM - Telephone | 1,500 | |
| | 21-2170-3080 | DWS/STEM - Direct Client Services | 38,148 | |
| | 21-2170-3100 | DWS/STEM - Professional & Tech. Services | 10,390 | |
| | 21-2170-5100 | DWS/STEM - Insurance & Surety Bonds | 400 | |
| | 21-2180-1100 | DWS/TANF - Full-Time Salaries & Wages | 260,000 | |
| | 21-2180-1200 | DWS/TANF - Part-Time Salaries & Wages | 56,000 | |
| | 21-2180-1300 | DWS/TANF - FICA | 24,174 | |
| | 21-2180-1320 | DWS/TANF - Retirement Benefits | 53,720 | |
| | 21-2180-2300 | DWS/TANF - Travel & Training | 15,500 | |
| | 21-2180-2400 | DWS/TANF - Office Supplies | 25,000 | |
| | 21-2180-2500 | DWS/TANF - Equipment Supplies & Maint. | 350,000 | |
| | 21-2180-2600 | DWS/TANF - Buildings & Grounds | 3,906 | |
| | 21-2180-2670 | DWS/TANF - Fuel | 3,500 | |
| | 21-2180-2800 | DWS/TANF - Telephone | 1,500 | |
| | 21-2180-3080 | DWS/TANF - Direct Client Services | 250,000 | |
| | 21-2180-3100 | DWS/TANF - Professional & Tech. Services | 575,000 | |
| | 21-2180-5100 | DWS/TANF - Insurance & Surety Bonds | 1,700 | |
| | 21-33100 | Federal Grants | | 2,129,560 |
| | 21-33400 | State Grants | | 196,700 |
| | 21-33600 | Private Grants | | 107,000 |

To create the Fiscal Year 2014-15 expenditure and revenue budget for the St. George Resource Center (SwitchPoint).

| | | | | |
|---|--------------|---|--------|--------|
| 9 | 74-7450-7300 | Perpetual Care Fund - Improvements | 10,735 | |
| | 74-38800 | Perpetual Care Fund - Appropriated Fund Balance | | 10,735 |

To carry over the Columbarium Niche Wall approved in the prior years budget, and ordered, but the vendor was unable to deliver on or before June 30, 2014.

| | | | | |
|----|--------------|--|-----------|-----------|
| 10 | 28-2800-8100 | G.O. Bond Debt Service - Principal on Bonds | 7,455,000 | |
| | 28-2800-8200 | G.O. Bond Debt Service - Interest on Bonds | | 52,980 |
| | 28-2800-3112 | G.O. Bond Debt Service - Costs of Issuance | 132,939 | |
| | 28-2800-3100 | G.O. Bond Debt Service - Professional & Tech. Services | 3,317 | |
| | 28-36700 | G.O. Bond Debt Service - Bond Proceeds | | 7,830,000 |
| | 28-36903 | G.O. Bond Debt Service - Bond Premiums | | 466,394 |
| | 28-38800 | G.O. Bond Debt Service - Appropriated Fund Balance | 758,118 | |

To budget for the refunding of the 2004 G.O. Refunding Bonds.



General Information

- Switch Point physical address: 948 North 1300 West. St. George, UT 84770
- 16,000 sq. ft. facility on 2.3 acres (formerly a youth treatment center) that can house up to 100 guests nightly
- The facility is currently owned by the City of St. George and will temporarily operate under the Friends of the Volunteers 501 C(3) nonprofit umbrella
- Currently 17 nonprofit agencies will be providing services through Switch Point
- Switch Point was paid for and will operate under a combination of grants and donations
- No local tax dollars have been spent on Switch Point including the purchase of the \$1.5 million facility
- Switch Point services will include: emergency shelter, food, employment, housing, education, skills training case management, transportation, health and identification
- Switch Point will open in early September
- Switch Point Executive Director: Carol Hollowell

Messaging

- Switch Point provides a structured environment where caring volunteers can be involved in the miracle of changing lives
- We bring integral resources to individuals and families and in exchange, expect sincere effort
- The moment someone walks through the door they are greeted with a smile and treated with dignity
- Switch Point provides individuals a customized “daily” plan for immediate effect
- Collaboration is at the core of Switch Point’s success. It Takes All of Us!

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

Date Submitted 2014-07-07 16:05:27

Applicant PC

Quick Title PC Report from July 8, 2014

Subject Consider the report from the Planning Commission meeting held July 8, 2014.

Discussion The PC will consider numerous plats; 5 final plats, 5 amended final plats, 4 preliminary plats, and 3 road dedicaton or lot-line adjustment plats. Also there are 3 Conditional Use Permits (CUP)on the agenda; 2 for detached RV garages with heights over 15', and a CUP request for 3 buildings in a downtown mixed-use project with heights ranging from 54' to 45' (Wilkinson property on Tabernacle Street between 200 and 300 West). Note that two CUP requests are listed separately on the agenda, and the CUP request for the Wilkinson mixed-use buildings was tabled by the PC for more information on parking, and height concerns.

Cost \$0.00

City Manager Recommendation Lots of plats and CUP's.

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: JULY 8, 2014
CITY COUNCIL MEETING: JULY 17, 2014

1. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for “**Mulberry Estates Phase 6**” a fourteen (14) lot residential subdivision. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) and is located at Crimson Ridge Drive and 3000 E (Little Valley area). 2014-FP-009. (Staff – Todd J.).
- B. Consider approval of a final plat for “**Mulberry Estates Phase 7**” an eight (8) lot residential subdivision. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) and is located at approximately 3200 S and 3000 East (Little Valley area). 2014-FP-010. (Staff – Todd J.).
- C. Consider approval of a final plat for “**Sycamore Phase 6**” an eighteen (18) lot residential subdivision. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 2650 E 3800 S (Little Valley area). 2014-FP-044. (Staff – Todd J.).
- D. Consider approval of a final plat for “**Maverik St. George Subdivision**” a one (1) lot commercial subdivision. The representative is Mr. Robert Kunz, Reeve & Associates. The property is zoned PD-C (Planned Development Commercial) and is located at 1450 S & River Road. 2014-FP-005. (Staff – Todd J.).

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

- A. Consider approval of a final plat amendment for “**Primrose Pointe Subdivision Phase 3 Amended**” a previously recorded residential subdivision final plat. The representative is Mr. Bob Hermandson, Bush & Gudgell. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at Acantilado Drive and Arroyo Drive (east of Foremaster Ridge and southwesterly of Red Cliffs Mall). 2014-LRE-009. (Staff – Todd J.).
- B. Consider approval of a final plat amendment for “**Southgate Views Amended**” a previously recorded residential subdivision final plat. The representative is Mr. Bob Hermandson, Bush & Gudgell. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 664 W Sir Monte Drive. 2014-FPA-042. (Staff – Todd J.).

- C. Consider approval of a final plat amendment for **“Shinava Ridge Amended”** a previously recorded residential subdivision final plat. The representative is Mr. Kevan Bundy, Bundy Surveying Inc. The property is zoned PD-R (Planned Development Residential) and is located at 2549 W Sinagua Trail, Lot 48 & 49 (Entrada Development). 2014-FPA-035. (Staff – Todd J.).
- D. Consider approval of a final plat amendment for **“Boulevard Centre Pad “C” Condominiums Amended”** a previously recorded commercial subdivision final plat. The representative is Mr. Bob Hermandson, Bush & Gudgell. The property is zoned C-4 (Central Business District) and is located at 162 N 400 E, Building Case No. 2014-FPA-023. (Staff – Todd J.).
- E. Consider approval of a final plat amendment for **“Meadow Valley Estates Phase 3 Amended”** a previously recorded residential subdivision final plat. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) and is located at 2286 E 2800 S. Case No. 2014-LRE-008. (Staff – Todd J.).

3. **LOT LINE-SPLIT-MERGER-ROADWAY DEDICATION (LLA/LS/LM/RDWH)**

- A. Consider approval of a lot line adjustment / lot split / lot merger – record of survey for **“St George 730 LLC (Record of Survey for the Lakes Development).”** Mr. Michael Draper, Rosenberg Associates. The property is located west and south of the Sunbrook development and green valley area. Case No. 2014-FP-043. (Staff – Todd J.)
- B. Consider approval of a roadway dedication plat for **“Plantations Drive & Alienta Drive Roadway Dedication Plat.”** Mr. Michael Draper, Rosenberg Associates. The property is located west and south of the Sunbrook Development and Green Valley area. Case No. 2014-FP-037. (Staff – Todd J.).
- C. Consider approval of a roadway dedication plat for **“Lago Vista Drive, Alienta Drive, Sentieri Vista Drive Road Dedication Plat.”** Mr. Michael Draper, Rosenberg Associates. The property is located west and south of the Sunbrook Development and Green Valley area. Case No. 2014-FP-039. (Staff – Todd J.).

4. **PRELIMINARY PLAT (PP)**

- A. Consider approval of a preliminary plat for **“Tuscan Hills Phase 3A”** a seven (7) lot residential subdivision. The applicant is Updwell Development, LLC and the representative is Mr. Todd Gardner (Alpha Engineering). The property is zoned PD-R (Planned Development Residential) and is located at Province Way and Plantations Drive. Case No. 2014-PP-028 (Staff Wes J.)

- B. Consider approval of a preliminary plat for “**Red Storm Townhomes**” a twelve (12) unit residential subdivision. The applicants are Dennis and Sherry Garr and the representative is Mr. Alan Hall (Rosenberg Associates). The property is zoned R-3 (Multi Family Residential) and is located at approximately 1100 East and 500 South. Case No. 2014-PP-029 (Staff Wes J.)
- C. Consider approval of a preliminary plat for “**Hoopes Lane**” a three (3) lot residential subdivision. The applicant is Mr. Dan Hoopes and the representative is L.R. Pope Engineering. The property is zoned R-1-8 (Single Family Residential) and is located at 650 E 600 S. Case No. 2014-PP-030 (Staff Wes J.)
- D. Consider approval of a preliminary plat for “**Hawthorn Estates**” a seventy-seven (77) lot residential subdivision. The applicant is Development Solutions and the representative is Mr. Steve Kamlowsky. The property is zoned R-1-10 (Single Family Residential) and is located at 3000 E Crimson Ridge Drive. Case No. 2014-PP-031 (Staff Wes J.)

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

- A. Consider a request for a Conditional Use Permit to construct a **detached accessory structure** with a maximum wall height of sixteen feet (16’) for a proposed RV garage, a wall height of eleven feet (11’) for a proposed attached single car garage, a storage area, and an external outside fireplace. The maximum ridge height will be approximately twenty-one feet (21’) high. The structure will have 1,650 sq. ft. (RV garage, single car garage, & storage area). The property is Lot 601 in Stone Cliff subdivision located at the intersection of View Point Drive and Lepido Way. The applicant is S.G. Properties and the representative is Mr. Brent Baxter. Case No. 2014-CUP-013 (Staff – Ray S.)
- B. Consider a request for a Conditional Use Permit to construct a **detached accessory structure** to a maximum height of eighteen feet (18’) high. The property is located at 1006 S Five Sisters Drive. The applicant is Mr. and Mrs. Scott Stuki. Case No. 2014-CUP-012 (Staff – Craig H.).

Note: At the June 24th PC meeting the applicant requested that this item not be heard at the July 10th CC meeting, but instead be carried over to be heard at the July 17th CC meeting.

6. **OTHER PLANNING COMMISSION BUSINESS**

- A. Consider approval of a final plat for “**Cottam Cove Phase 1**” a twenty-five (25) lot residential subdivision. The representative is Mr. Bob Hermandson, Bush & Gudgell. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 2050 S & River Road (east side of River Road). 2014-FP-031. (Staff – Todd J.).

Note: The Planning Commission recommends approval; however, there is an existing Sanitary Sewer Easement that needs to be vacated before this Final Plat can be considered. The soonest it can be considered for approval is at the July 31 City Council Work Meeting because of noticing requirements. Therefore this Final Plat will need to be considered after the easement is heard.

- B. The Planning Commission heard and **tabled** a request to consider approval of the building design, conceptual site plan and residential density for a mixed use (commercial & residential) project called “**Joule Plaza**” located on approximately 3.9 acres between 200 West and 300 West Streets and south of Tabernacle Street in the commercial C-4 zone. Also the PC heard and considered a request for a parking ratio of 1.5 parking spaces per residential unit, rather than 2 spaces per unit; this was also tabled. The applicant is Dixie Sun Ventures, and the representative is Mr. Wes Davis. Case No. 2014-BDCSP-004 (Staff – Bob N.). There was only a quorum of 4 PC members, but one had to excuse themselves from this item due to a personal conflict of interest, and councilman Bowcott then became the fourth member to maintain a minimum quorum. This item was discussed for over an hour. A neighboring couple voiced opposition to the project. Main concerns by the PC were heights and parking issues.

Note: Tentatively a PC work meeting is scheduled for July 29th to discuss parking standards and this project.

- C. In association with item ‘B’ above, the Planning Commission considered and **tabled** a request for a conditional use permit to construct three buildings which exceed a height of 35’, in a mixed-use project called “**Joule Plaza**” located between 200 West and 300 West on the south side of Tabernacle Street in a commercial C-4 zone. The main building located along Tabernacle Street proposes a height up to fifty-two feet (52’) to roof peak, and the two interior buildings, located to the rear of the main building would have heights ranging from forty-five feet to fifty feet (45’ to 50’). The applicant is Dixie Sun Ventures, and the representative is Mr. Wes Davis. Case No. 2014-CUP-014.

PCR ITEM 1A
Final Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT

Mulberry Estates Phase 6

Case No. 2014-FP-009

Request: Approval of a 14 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at Crimson Ridge Drive and 3000 East (Little Valley Area)

Zone: R-1-12

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 1B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT

Mulberry Estates Phase 7

Case No. 2014-FP-010

Request: Approval of an 8 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 3200 South and 3000 East (Little Valley Area)

Zone: R-1-12

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 1C

Final Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT

Sycamore Phase 6

Case No. 2014-FP-044

Request: Approval of an 18 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 2650 East 3800 South (Little Valley Area)

Zone: R-1-10

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 1D
Final Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT

Maverik St. George Subdivision

Case No. 2014-FP-005

Request: Approval of a 1 Lot Commercial Subdivision Final Plat

Representative: Robert D. Kunz, Reeve & Associates
920 Chambers St., Suite #14
Ogden, UT 84403

Property: Located at 1450 South & River Road

Zone: PD-C

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 2A

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT AMENDMENT

Primrose Pointe Subdivision Phase 3 Amended

Case No. 2014-LRE-009

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

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

Property: Located at Acantilado Drive and Arroyo Drive (east of Foremaster Ridge and southwesterly of Red Cliffs Mall).

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to add the following language to Note #9. "...unless otherwise approved by the City of St. George Public Works Department based on a site plan that meets all applicable City Standards, including but not limited to, grading and setback standards and requirements." No other changes were made or intended with this plat.

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 2B
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

07/08/2014
07/17/2014

FINAL PLAT AMENDMENT

Southgate Views Amended

Case No. 2014-FPA-042

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

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

Property: Located at 664 West Sir Monte Dr.

Zone: R-1-10

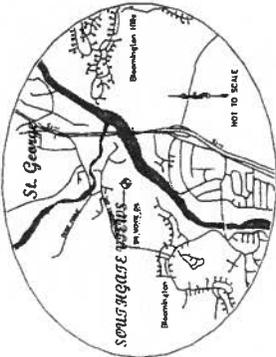
Staff Comments: The purpose of this Final Plat Amendment is to merge Lots 11 & 12 together into one Lot, and vacate the Public Utility and Drainage Easement that is located between said lots. Also updated Note #7 that talks about 'Walkout Basements.' No other changes were made or intended with this plat.

FYI – Because this is the same owner of both lots a Public Hearing at City Council is not required, BUT because we are vacating the Public Utility and Drainage Easement it DOES require a Public Hearing at City Council.

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

P.C.: The Planning Commission recommends approval.

Vicinity Map
NOT TO SCALE

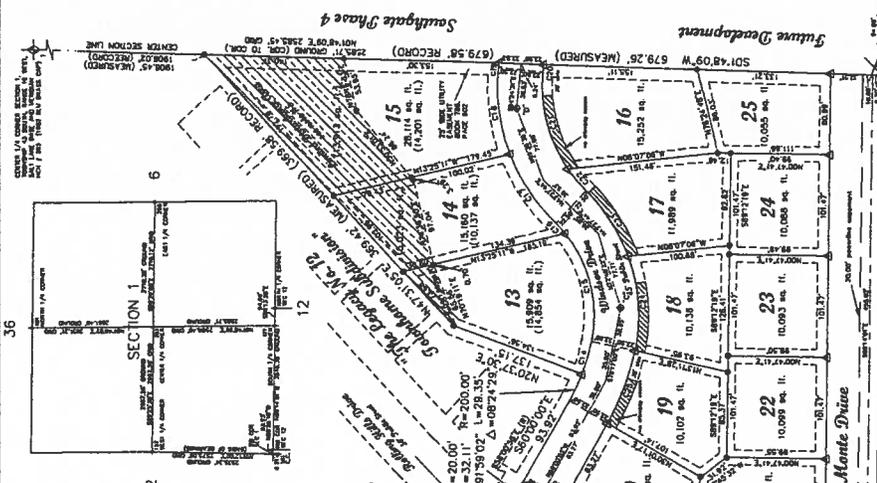


Amendment Note:

APPROVAL OF THIS AMENDMENT IS TO CORRECT LOTS 11 AND 12 AND TO ADD ONE LOT TO THE PLAN. FOR AMENDMENTS TO THIS PLAN, THE FOLLOWING INFORMATION IS REQUIRED:

- Legend**
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED LS 33488, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
 - SECTIONAL MONUMENTATION (FOUND, TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAN).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LOG SET TO CITY STANDARD).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LOG).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 2, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 2, REBAR & ALUM. CAP).
 - SPECIFIES POINT (LOT PROPERTY CORNER OFFSET FROM H.W. & W.A.P. OR IN PROJECTION OF PROPERTY LINE (DISTANCES WILL VARY).
 - FOUND PROPERTY CORNER: REBAR & CAP
 - NO DRIVEWAY ACCESS
 - SEWER AND DRAINAGE EASEMENT
 - SEE NOTES

SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
SECTION 6

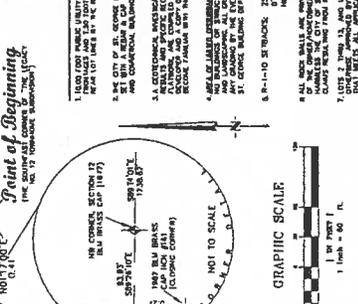


Curve Table

| CURVE LENGTH (STATIONS) | CHORD ON BEARING | CHORD BEARING | CHORD BEARING |
|-------------------------|------------------|---------------|---------------|
| 0.00 | 0.00 | 0.00 | 0.00 |
| 0.10 | 0.10 | 0.00 | 0.00 |
| 0.20 | 0.20 | 0.00 | 0.00 |
| 0.30 | 0.30 | 0.00 | 0.00 |
| 0.40 | 0.40 | 0.00 | 0.00 |
| 0.50 | 0.50 | 0.00 | 0.00 |
| 0.60 | 0.60 | 0.00 | 0.00 |
| 0.70 | 0.70 | 0.00 | 0.00 |
| 0.80 | 0.80 | 0.00 | 0.00 |
| 0.90 | 0.90 | 0.00 | 0.00 |
| 1.00 | 1.00 | 0.00 | 0.00 |
| 1.10 | 1.10 | 0.00 | 0.00 |
| 1.20 | 1.20 | 0.00 | 0.00 |
| 1.30 | 1.30 | 0.00 | 0.00 |
| 1.40 | 1.40 | 0.00 | 0.00 |
| 1.50 | 1.50 | 0.00 | 0.00 |
| 1.60 | 1.60 | 0.00 | 0.00 |
| 1.70 | 1.70 | 0.00 | 0.00 |
| 1.80 | 1.80 | 0.00 | 0.00 |
| 1.90 | 1.90 | 0.00 | 0.00 |
| 2.00 | 2.00 | 0.00 | 0.00 |
| 2.10 | 2.10 | 0.00 | 0.00 |
| 2.20 | 2.20 | 0.00 | 0.00 |
| 2.30 | 2.30 | 0.00 | 0.00 |
| 2.40 | 2.40 | 0.00 | 0.00 |
| 2.50 | 2.50 | 0.00 | 0.00 |
| 2.60 | 2.60 | 0.00 | 0.00 |
| 2.70 | 2.70 | 0.00 | 0.00 |
| 2.80 | 2.80 | 0.00 | 0.00 |
| 2.90 | 2.90 | 0.00 | 0.00 |
| 3.00 | 3.00 | 0.00 | 0.00 |
| 3.10 | 3.10 | 0.00 | 0.00 |
| 3.20 | 3.20 | 0.00 | 0.00 |
| 3.30 | 3.30 | 0.00 | 0.00 |
| 3.40 | 3.40 | 0.00 | 0.00 |
| 3.50 | 3.50 | 0.00 | 0.00 |
| 3.60 | 3.60 | 0.00 | 0.00 |
| 3.70 | 3.70 | 0.00 | 0.00 |
| 3.80 | 3.80 | 0.00 | 0.00 |
| 3.90 | 3.90 | 0.00 | 0.00 |
| 4.00 | 4.00 | 0.00 | 0.00 |
| 4.10 | 4.10 | 0.00 | 0.00 |
| 4.20 | 4.20 | 0.00 | 0.00 |
| 4.30 | 4.30 | 0.00 | 0.00 |
| 4.40 | 4.40 | 0.00 | 0.00 |
| 4.50 | 4.50 | 0.00 | 0.00 |
| 4.60 | 4.60 | 0.00 | 0.00 |
| 4.70 | 4.70 | 0.00 | 0.00 |
| 4.80 | 4.80 | 0.00 | 0.00 |
| 4.90 | 4.90 | 0.00 | 0.00 |
| 5.00 | 5.00 | 0.00 | 0.00 |

General Notes:

1. ALL BOUNDARY AND PROPERTY CORNERS SHALL BE SET WITH 5/8" REBAR AND CAP STAMPED LS 33488, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
2. THE CITY OF ST. GEORGE HAS THE RIGHT TO REVOKE THIS PERMIT AT ANY TIME WITHOUT NOTICE AND WITHOUT REFUND OF FEES.
3. A TECHNICAL INVESTIGATION SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER TO DETERMINE THE NECESSITY FOR A FOUNDATION FOR THE PROPOSED STRUCTURE. THE FOUNDATION SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ST. GEORGE.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED BY THE PROPERTY OWNER PRIOR TO THE START OF CONSTRUCTION.
5. ALL ROAD WALLS AND DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE STANDARDS AND REQUIREMENTS.
6. ALL ROAD WALLS AND DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE STANDARDS AND REQUIREMENTS.
7. ALL ROAD WALLS AND DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE STANDARDS AND REQUIREMENTS.
8. ALL ROAD WALLS AND DRIVEWAYS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ST. GEORGE STANDARDS AND REQUIREMENTS.



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that I am a registered land surveyor in the State of Georgia, and that I have personally supervised the survey and preparation of this plan, and that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

SOUTHGATE VIEWS AMENDED

BOUNDARY DESCRIPTION

THE PROPERTY HAS BEEN SURVEYED AND THE BOUNDARIES LOCATED ACCORDING TO THE FOLLOWING DATA: ...

OWNER'S DEDICATION

THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC THE FOLLOWING DESCRIBED TRACT OF LAND ...

SOUTHGATE VIEWS AMENDED

INDIVIDUAL ACKNOWLEDGMENT

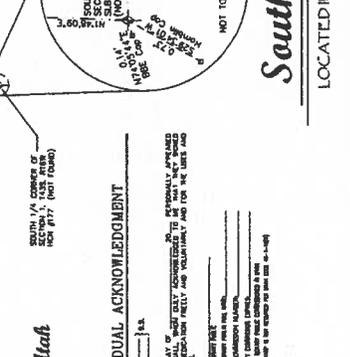
I, LAWRENCE B. HALL, do hereby acknowledge that I have read the foregoing plat and that I understand the contents thereof, and that I have signed the same as my true and correct statement of the facts as shown on the ground and as shown on the plan.

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, GEORGIA

I, LAWRENCE B. HALL, Mayor of the City of St. George, Georgia, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

APPROVAL AND ACCEPTANCE BY THE PLANNING COMMISSION

I, LAWRENCE B. HALL, Chairman of the Planning Commission, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.



Monument Table

| MONUMENT TO MONUMENT BEARING | MONUMENT TO MONUMENT DISTANCE |
|------------------------------|-------------------------------|
| N 89° 14' 01" E | 1307.55' |
| S 89° 14' 01" W | 1307.55' |
| N 89° 14' 01" E | 1307.55' |
| S 89° 14' 01" W | 1307.55' |

Individual Acknowledgment

I, LAWRENCE B. HALL, do hereby acknowledge that I have read the foregoing plat and that I understand the contents thereof, and that I have signed the same as my true and correct statement of the facts as shown on the ground and as shown on the plan.

APPROVAL AND ACCEPTANCE BY THE PLANNING COMMISSION

I, LAWRENCE B. HALL, Chairman of the Planning Commission, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, GEORGIA

I, LAWRENCE B. HALL, Mayor of the City of St. George, Georgia, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PLANNED AND ZONING OFFICIAL, CITY OF ST. GEORGE

I, LAWRENCE B. HALL, do hereby approve and accept this plan, and I hereby certify that the same is a true and correct representation of the facts as shown on the ground and as shown on the plan.

PCR ITEM 2C Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT AMENDMENT

Shinava Ridge Amended

Case No. 2014-FPA-035

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

Representative: Kevan Bundy, Bundy Surveying Inc.
935 North 1300 West #8
St. George, UT 84770

Property: Located at 2549 West Sinagua Trail, Lot 48 & 49 (Entrada Development)

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to move Private Ownership – Building Pads 48 & 49 approximately 20 feet to the east (toward the cul-de-sac). No other changes were made or intended with this plat.

FYI – The applicant did not receive 100% of the consents from the other parcel owners; therefore a Public Hearing is required at City Council.

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 2D Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT AMENDMENT

Boulevard Centre Pad 'C' Condominiums Amended

Case No. 2014-FPA-023

Request: Approval of a Final Plat Amendment for a previously recorded Commercial Subdivision Final Plat

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

Property: Located at 162 North 400 East, Building C

Zone: C-4

Staff Comments: The purpose of this Final Plat Amendment is to convert a portion of Common Area into Private Ownership within the 2nd and 3rd floors of the building. No other changes were made or intended with this plat.

FYI – Because 100% consents were given NO Public Hearing is required at City Council.

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

P.C.: The Planning Commission recommends approval.

"Boulevard Centre PAD 'C' Condominiums Amended"

A COMMERCIAL CONDOMINIUM PROJECT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 15 WEST, SALT LAKE BASIN LAND RESERVATION, PREPARED FOR: LAREN-GIFFORD DEVELOPMENT, L.L.C.

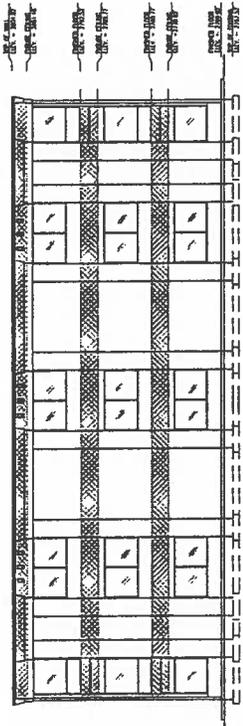


BUSH & GUDGELL, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 200 West Center Street
 Salt Lake City, Utah 84119
 Phone: (801) 521-1100
 Fax: (801) 521-1103
 www.bushandgudgell.com

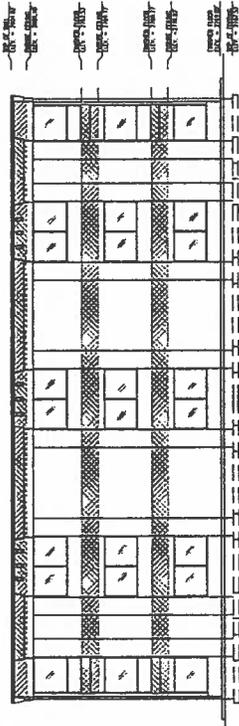


Drawn: JRS Date: 7/2014
 Revised: JRS
 Checked: JRS
 Approved: JRS
 Scale: 1/8" = 1'-0"

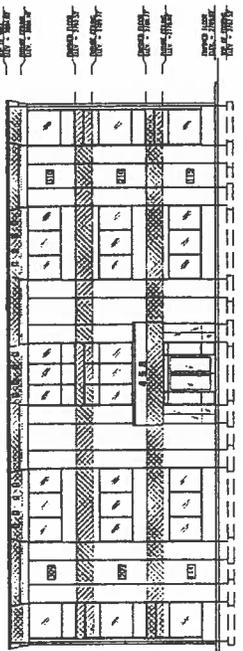
"Boulevard Centre Pad 'C' Condominiums Amended"
 Located in
 SE 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 15 WEST,
 SALT LAKE BASIN LAND RESERVATION
 SHEET
 2
 SHEETS
 2
 B.E. 1410366P



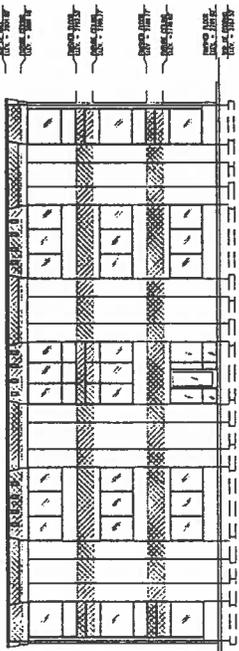
Front Elevation View



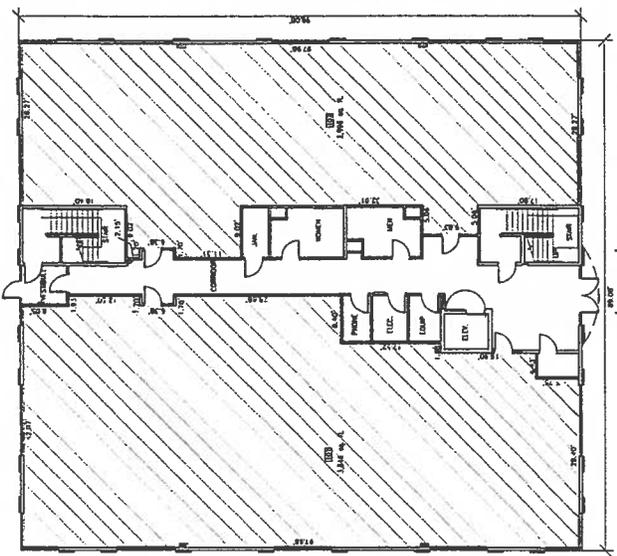
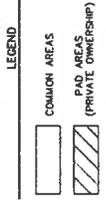
Rear Elevation View



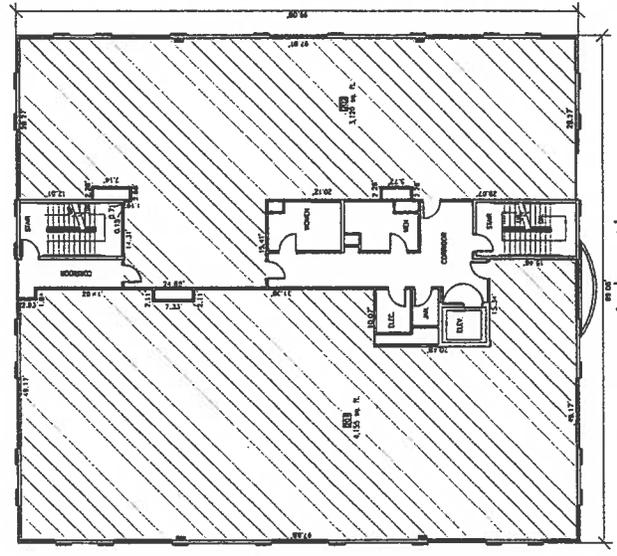
Left Side View



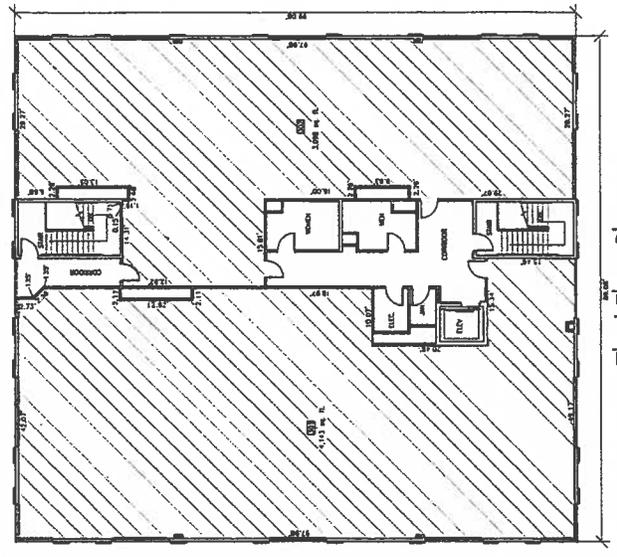
Right Side View



Main Floor Plan



Second Floor Plan



Third Floor Plan

PCR ITEM 2E

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

FINAL PLAT AMENDMENT

Meadow Valley Estates Phase 3

Case No. 2014-LRE-008

Request: Approval of a Final Plat Amendment for a previously recorded Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at 2286 East 2800 South

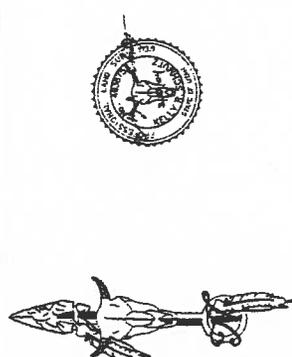
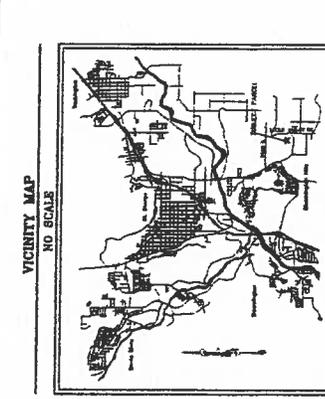
Zone: RE-12.5

Staff Comments: The purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 114 & 115 of Meadow Valley Estates Phase 3, to vacate the public utility and drainage easement as shown on the exhibit (Record of Survey map), and grant a new public utility and drainage easement along the future roadway. No other changes were made or intended with this plat.

FYI – A Public Hearing is required at City Council because the applicant did not receive 100% of the consents from the other parcel owners and because of vacating the Public Utility Easement.

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

P.C.: The Planning Commission recommends approval.



- LEGEND**
- SET 5/8" REBAR AND CAP STAMPED AS 489781 UNLESS OTHERWISE SPECIFIED ON THE PLAN
 - SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAN)
 - SPRINKLER EMBOSSED SURVEY CONTROL MONUMENT (CLASS L, RING AND 18")
 - SPRINKLER SURVEY CONTROL MONUMENT TO BE SET (CLASS S, REBAR & CAP)
 - FOUND 5/8" REBAR AND CAP STAMPED AS 489781 (ACCEPTED)

GENERAL NOTES & RESTRICTIONS:

A LEGAL DESCRIPTION OF THE PROPERTY IS GIVEN HEREIN. THE PROPERTY IS SUBJECT TO THE EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO, AND TO THE EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO, AND TO THE EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO.

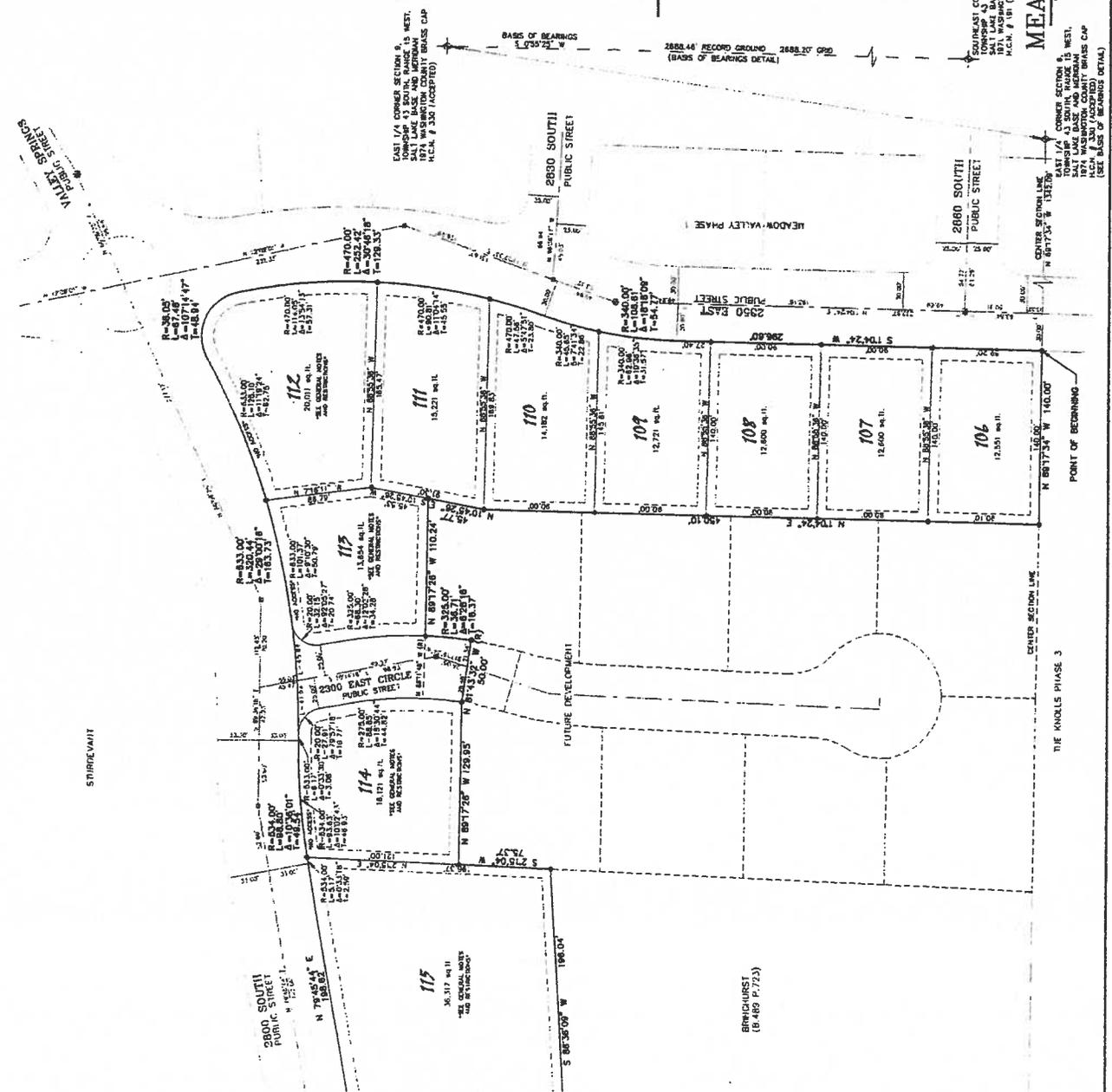
THIS DEED IS ALSO GIFT UNDER THE COLORADO UNIFORM GIFT ACT AND SHALL BE DEEMED TO BE A GIFT UNDER THE COLORADO UNIFORM GIFT ACT. THE DONOR HEREBY RELEASES AND WAIVES ALL INTERESTS, RIGHTS, AND CLAIMS IN THE PROPERTY DESCRIBED HEREIN, AND THE DONEE SHALL TAKE THE PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO, AND TO THE EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO.

THIS DEED SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO, AND THE DONEE SHALL TAKE THE PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO, AND TO THE EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, STATE OF COLORADO.

IF THE DONEE SHALL BE WITHIN 500 FEET FROM SOUTH PROPERTY LINE.

MEADOW VALLEY ESTATES PHASE 3

A RESIDENTIAL SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, EAST HALF OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY BRASS CAP M.C.M. # 187 (ACCEPTED)



PCR ITEM 3A

Lot Line Adjustment/Lot Split/Lot Merger

PLANNING COMMISSION AGENDA REPORT: **07/08/2014**
CITY COUNCIL MEETING: **07/17/2014**

Lot Line Adjustment/Lot Split/Lot Merger

St. George 730 LLC (Record of Survey for the Lakes Development)

Case No. 2014-FP-043

Request: Approval of a Lot Line Adjustment/Lot Split/Lot Merger – Record of Survey

Representative: Micheal Draper, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located west and south of the Sunbrook Development and Green Valley area

Zone: R-1-10

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

P.C.: The Planning Commission recommends approval.

PCR ITEM 3B

Roadway Dedication Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

ROADWAY DEDICATION PLAT

Plantations Drive & Alienta Drive Roadway Dedication Plat

Case No. 2014-FP-037

Request: Approval of a Roadway Dedication Plat

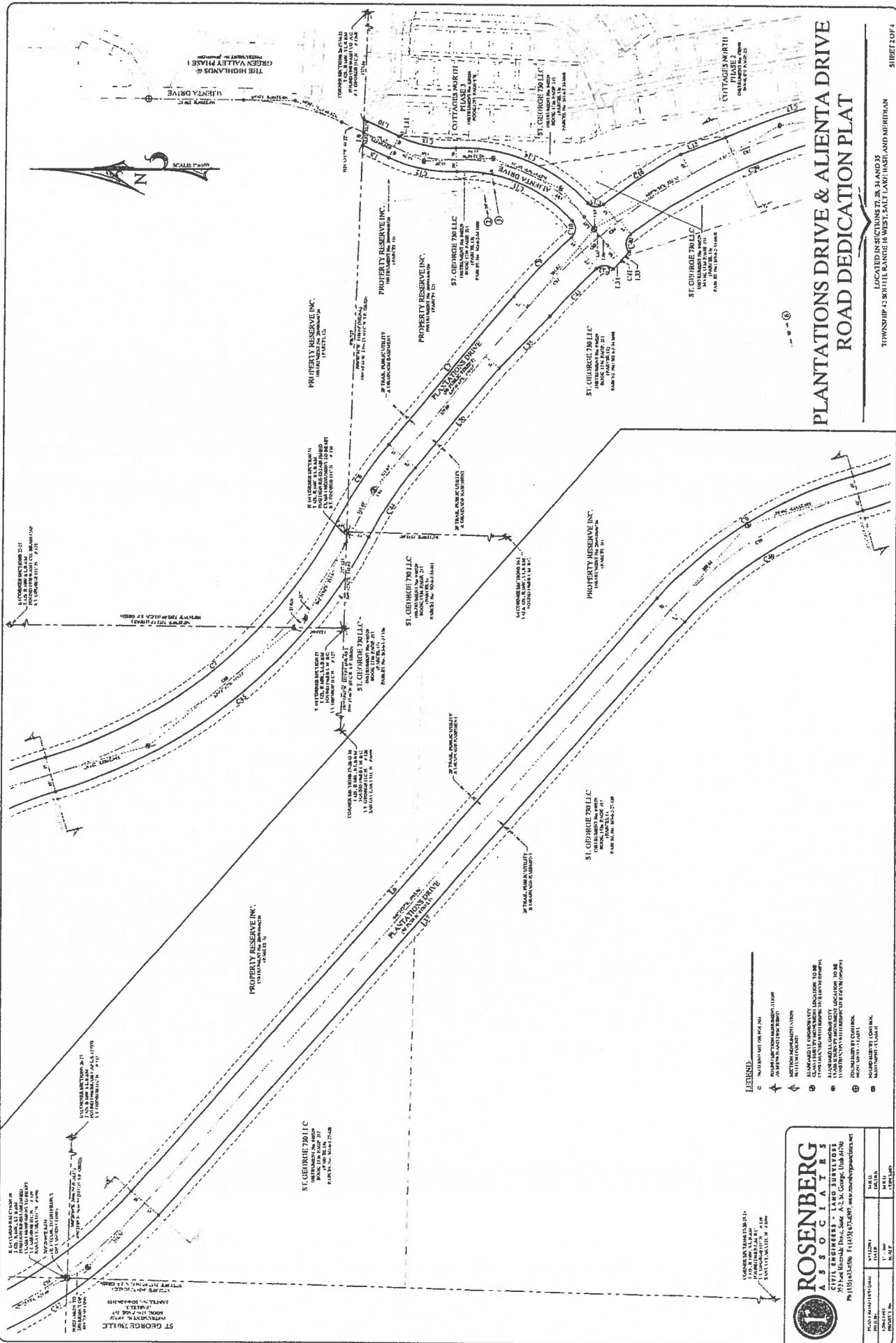
Representative: Micheal Draper, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located west and south of the Sunbrook Development and Green Valley area

Zone: R-1-10

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

P.C.: The Planning Commission recommends approval.



PLANTATIONS DRIVE & ALIENTA DRIVE ROAD DEDICATION PLAN

LOCATED IN SECTION 27, 28, 31 AND 32
TOWNSHIP 42 SOUTH RANGE 16 WEST, SALT LAKE AND MERIDIAN

SHEET 2 OF 4

- LEGEND:**
- 1. WATER MAIN ON P&I PLAN
 - 2. POWER LINES ON P&I PLAN
 - 3. GAS LINES ON P&I PLAN
 - 4. ELEC. LINES ON P&I PLAN
 - 5. SEWER LINES ON P&I PLAN
 - 6. EASEMENTS
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 - 50. EASEMENTS

ROSENBERG ASSOCIATES

1100 S. 1000 WEST, SUITE 100
SALT LAKE CITY, UT 84143
TEL: (801) 487-1000 FAX: (801) 487-1001
WWW.ROSENBERGASSOCIATES.COM

PROJECT NO. 1100000000
SHEET NO. 2 OF 4
DATE: 11/11/11

UNDESIRABLE LOCATIONS:

Name of the local government that has adopted the ordinance that is the basis for the location to be dedicated is to:
PLANTATIONS DRIVE & ALIANTA DRIVE
City of St. Louis, Missouri
The ordinance is located in the City of St. Louis, Missouri, and is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned.

PROPERTY RESERVE, INC., A FTA LLC CORPORATION

ST. LOUIS, MO LLC, A NEVADA LIMITED LIABILITY COMPANY

CITY OF ST. LOUIS

ST. LOUIS, MISSOURI

TAWA DEVELOPMENT, L.L.C., A FTA LIMITED LIABILITY COMPANY

ST. LOUIS, MISSOURI

PLANTATIONS DRIVE & ALIANTA DRIVE

ST. LOUIS, MISSOURI

SUBURBANITE ACKNOWLEDGEMENT:

Name of Sub: _____
City of St. Louis
On the _____ day of _____, 2011, I, _____, Mayor of the City of St. Louis, Missouri, do hereby certify that the above-named property is located within the boundaries of the City of St. Louis, Missouri, and is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT:

Name of Sub: _____
City of St. Louis
On the _____ day of _____, 2011, I, _____, Mayor of the City of St. Louis, Missouri, do hereby certify that the above-named property is located within the boundaries of the City of St. Louis, Missouri, and is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned.

CURBRITE ACKNOWLEDGEMENT:

Name of Sub: _____
City of St. Louis
On the _____ day of _____, 2011, I, _____, Mayor of the City of St. Louis, Missouri, do hereby certify that the above-named property is located within the boundaries of the City of St. Louis, Missouri, and is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned. The ordinance is hereby acknowledged as such by the undersigned.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT:

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LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT:

Name of Sub: _____
City of St. Louis
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ROSENBERG
INCORPORATED
3151 N. BROADWAY, SUITE 200, ST. LOUIS, MISSOURI 63103
PH (314) 431-1111 FAX (314) 431-1112
WWW.ROSENBERGINC.COM

**PLANTATIONS DRIVE & ALIANTA DRIVE
ROAD DEDICATION PLAT**

LOCATED IN SECTIONS 22, 23, 24 AND 25
TOWNSHIP 22 S RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

PCR ITEM 3C

Roadway Dedication Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

ROADWAY DEDICATION PLAT

Lago Vista Drive, Alienta Drive, Sentieri Vista Drive Road Dedication Plat
Case No. 2014-FP-039

Request: Approval of a Roadway Dedication Plat

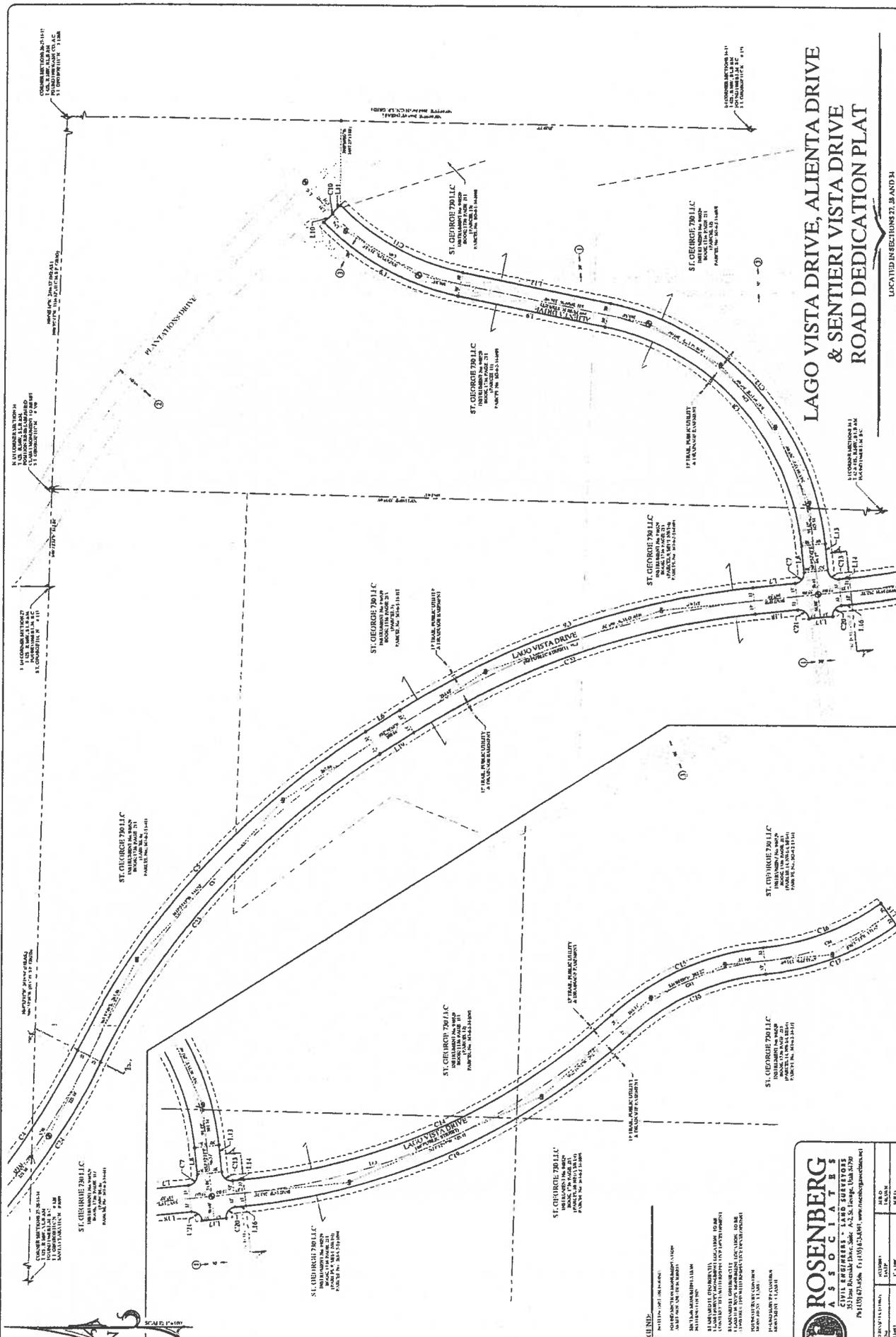
Representative: Micheal Draper, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located west and south of the Sunbrook Development and Green Valley area

Zone: R-1-10

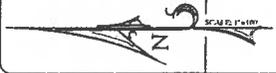
Staff Comments: All aspects of this Roadway Dedication Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Development Agreement conditions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

P.C.: The Planning Commission recommends approval



LAGO VISTA DRIVE, ALENTA DRIVE & SENTIARI VISTA DRIVE ROAD DEDICATION PLAT

LOCKHED INSECTIONS 27, 28 AND 29
TOWNSHIP 42 SOUTH RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



- LEGEND:**
- 1. 20' PUBLIC UTILITY EASEMENT
 - 2. 10' PUBLIC UTILITY EASEMENT
 - 3. 5' PUBLIC UTILITY EASEMENT
 - 4. 10' TRAIL PUBLIC UTILITY EASEMENT
 - 5. 10' TRAIL PUBLIC UTILITY EASEMENT
 - 6. 10' TRAIL PUBLIC UTILITY EASEMENT
 - 7. 10' TRAIL PUBLIC UTILITY EASEMENT
 - 8. 10' TRAIL PUBLIC UTILITY EASEMENT
 - 9. 10' TRAIL PUBLIC UTILITY EASEMENT
 - 10. 10' TRAIL PUBLIC UTILITY EASEMENT

ROSENBERG
SURVEYING & ENGINEERING
2511 East Broadway Drive, Suite A-2, Salt Lake City, Utah 84119
PH: (801) 477-8486, F: (801) 477-8487, www.rosenberg-survey.com

| | |
|-------------|-----------|
| PROJECT NO. | 1700-2000 |
| DATE | 11/20/20 |
| DRAWN BY | J. W. P. |
| CHECKED BY | J. W. P. |
| SCALE | AS SHOWN |

PCR ITEM 4A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **07/08/2014**
CITY COUNCIL MEETING: **07/17/2014**

PRELIMINARY PLAT
Tuscan Hills Phase 3A
Case No. 2014-PP-028

Request: A request to approve a preliminary plat for a seven (7) lot residential subdivision

Location: The property is located at Province Way and Plantations Drive

Property: 2.28 acres

Number of Lots: 7

Density: 3.07 DUA

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – R-1-10
East – PD-R
West – PD-R

General Plan: Low Density Residential

Applicant: Upwell Development LLC

Representative: Todd Gardner (Alpha Engineering)

P.C.: The Planning Commission recommends approval.

PCR ITEM 4B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **07/08/2014**
CITY COUNCIL MEETING: **07/17/2014**

PRELIMINARY PLAT
Red Storm Townhomes
Case No. 2014-PP-029

Request: A request to approve a preliminary plat for a twelve (12) lot residential subdivision

Location: Approximately 1100 East and 500 South.

Property: 1.04 acres

Number of Lots: 12

Density: 11.5 DU/AC

Zoning: R-3

Adjacent Zones: East – PD Commercial
South – R-3
North – R-3
West – R-3

General Plan: High Density Residential

Applicant: Dennis and Sherry Garr

Representative: Alan Hall; Rosenberg Associates

Comments:

1. Per the Access Management Policy the driveway for this project is too close to 500 South. However, the developer indicated that the site slopes from north to south so that if the units were located on the south side of the project they would need to be elevated enough so as to prevent flooding in a large storm event. Because of the drainage concern and the low volume of expected traffic along 1100 East, the location of the proposed driveway was acceptable to staff.

2. Because these units will be individual pads with common and limited common areas, land outside the building pad will be maintained by an HOA that will need to be setup.
3. 30% of the project area shall be maintained as open space and a playground area with a minimum 2,400 square feet shall be required.
4. Applicant is required to provide two parking spaces per unit, one of which is covered and one guest parking stall for every three dwelling units. The total parking stalls required for this project is 28. Applicant has proposed 33 parking stalls.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

PRELIMINARY PLAT

Hoopes Lane

Case No. 2014-PP-030

Request: A request to approve a 3 lot residential subdivision.

Location: 650 East 600 South

Property: 0.8 acres

Number of Lots: 3

Density: 3.75 dwelling units per acre

Zoning: R-1-8

Adjacent zones: East – R-1-8
West – R-1-8
South –R-3
North – R-1-8

General Plan: Low Density Residential

Applicant: Dan Hoopes

Engineer: L.R. Pope Engineering

Comments:

1. Applicant is proposing to subdivide the property into three lots with two of the lots being flag lots. The two flag lots will be served by a 25-foot staff that will require a cross access and maintenance agreement. City ordinance allows two flag lots or four dwelling units to be served by one 25-foot staff.

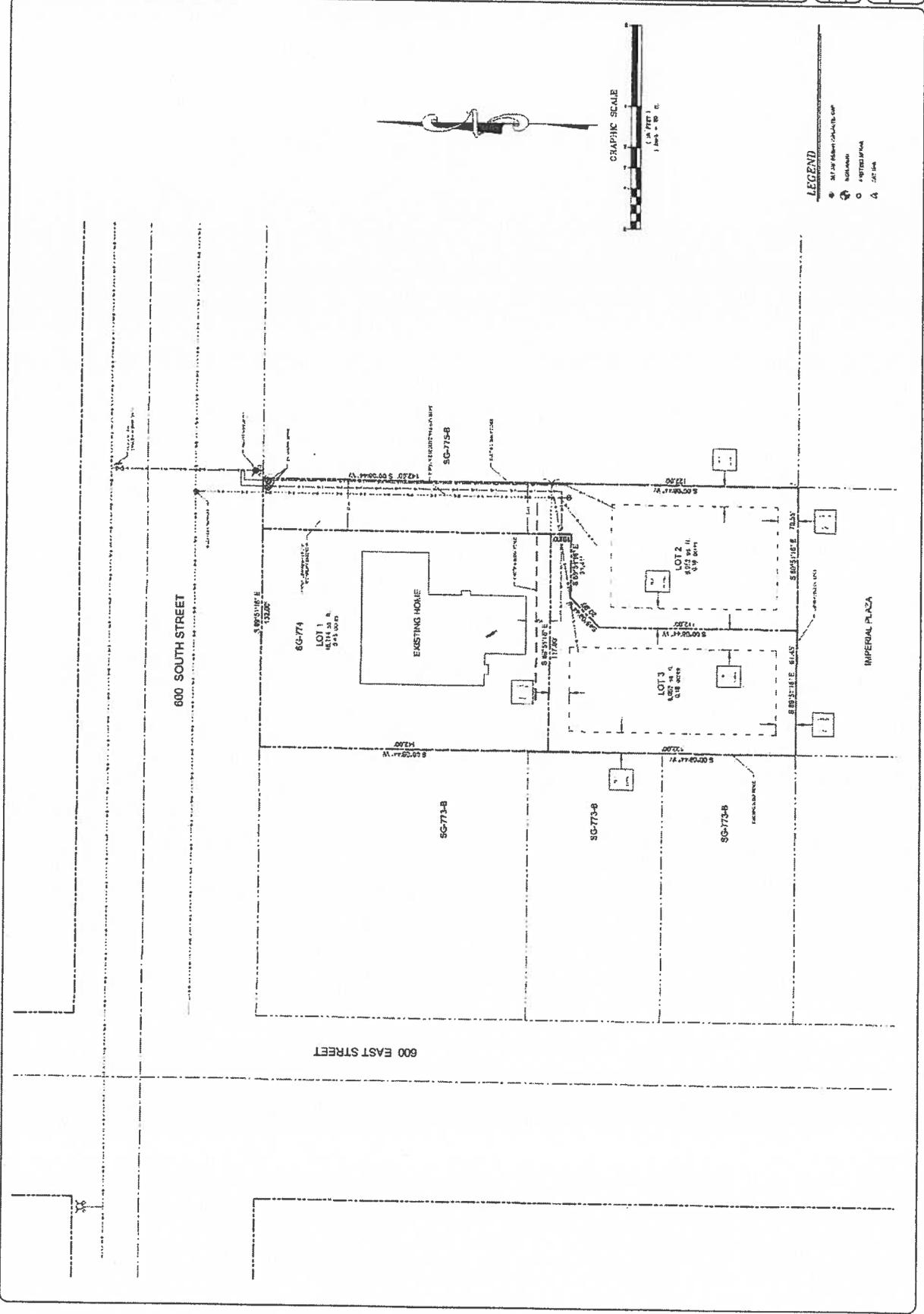
P.C.: The Planning Commission recommends approval

| | | |
|------|----|----------|
| DATE | BY | REVISION |
| | | |
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| | | |

L. R. POPE ENGINEERING INC.
 1515 S. 10th Street
 Suite 100
 Phoenix, AZ 85004
 Phone: (602) 251-1111
 Fax: (602) 251-1112
 www.lrpope.com

DAN HOPE'S CONSTRUCTION
PRELIMINARY PLAN
650 EAST AND 600 SOUTH

DATE: 11/21/14
 SCALE: 1" = 20'
 SHEET 1 OF 1



600 SOUTH STREET

SG-774

LOT 1
18,744 sq. ft.
0.43 acres

EXISTING HOME

SG-773-B

SG-775-B

SG-773-B

3

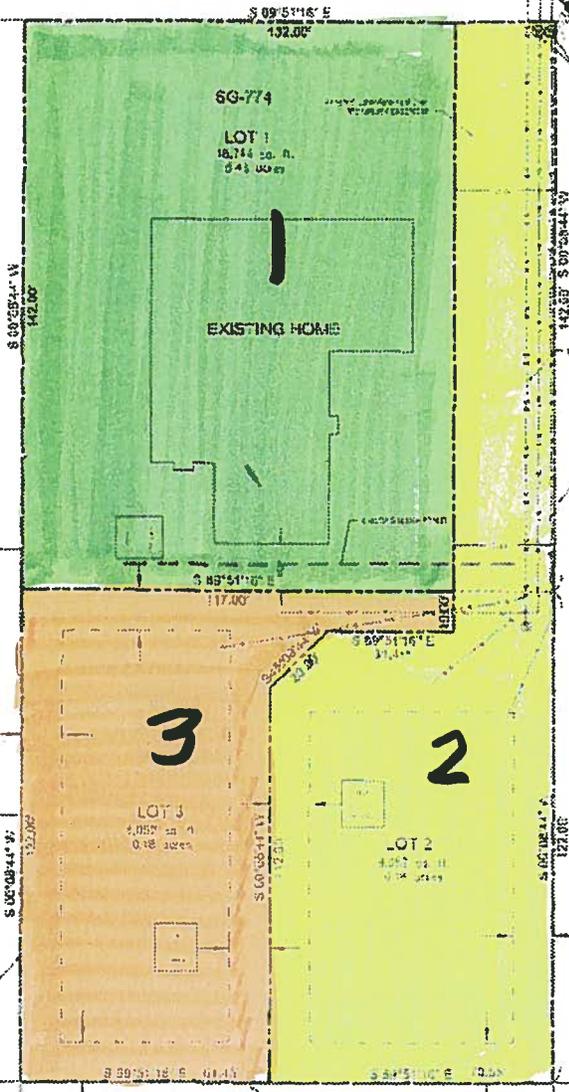
2

LOT 3
4,057 sq. ft.
0.18 acres

LOT 2
4,057 sq. ft.
0.18 acres

SG-773-B

IMPERIAL PLAZA



PCR ITEM 4D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

PRELIMINARY PLAT

Hawthorn Estates Phases 1-4

Case No. 2014-PP-031

Request: A request to amend an approved 77 lot residential subdivision.

Location: 3000 E Crimson Ridge Drive

Property: 25.73 acres

Number of Lots: 77

Density: 2.99 dwelling units per acre

Zoning: R-1-10

Adjacent zones: East – Mining and Grazing
West – C-2 and R-1-10
South – A-1
North – R-1-8

General Plan: Low Density Residential

Applicant: Development Solutions

Engineer: Steve Kamlowsky

Comments:

1. The lots along 3000 East will be double fronting lots and will require a 10-foot landscape strip and 6-foot high privacy wall.
2. Developer is setting aside property on the southeast corner of 3000 East and Crimson Ridge Drive for a future park.

P.C.: The Planning Commission recommends approval.

ITEM 5A

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 07/08/2014
CITY COUNCIL MEETING: 07/17/2014

CONDITIONAL USE PERMIT Case No. 2014-CUP-013

Request: To construct a **detached accessory structure** with a maximum wall height of sixteen feet (16') for a proposed RV garage, a wall height of eleven feet (11') for a proposed attached single car garage, a storage area, and an external outside fireplace. The maximum ridge height will be approximately twenty-one feet (21') high. The structure will have 1,650 sq. ft. (RV garage, single car garage, & storage area).

Property: The property is Lot 601 in the Stone Cliff subdivision located at the intersection of View Point Drive and Lepido Way.

Representative: Mr. Baxter
161 E 625 Circle
Ivans, Utah 84738

Zoning: PD-R (Planned Development Residential)

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 roof . . . unless a Conditional Use Permit is granted for a greater height*". This structure will have a sixteen foot (16') RV garage wall height with a ridgeline height of twenty-one feet (21'), thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

Comments:

1. The property is a corner lot with frontage & access on Lepido Way.
2. The proposed detached structure will have its east wall / street side near View Point Drive, but will be setback behind the required twenty-five foot (25) setback.
3. The distance from the main dwelling (residence) will vary, but is approximately forty-one feet (41').
4. The tallest portion of the detached structure will be used for the RV garage.
5. The proposed height is twenty-one feet (21') to accommodate an RV.
6. The proposed structure will not encroach onto any City easements.
7. The detached structure will have a tile roof, rough sawn wood accents, and will match the design style of the primary residence.
8. Two (2) letters of opposition were received (see attached).

P.C.: The Planning Commission recommends approval.

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 | 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line. |
| | N/A | 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. |
| The detached structure will have a similar finish material as the main dwelling. | | 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. |
| | N/A | E. Safety | 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. 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. |
| | N/A | 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. |
| The detached structure will be approximately 21 feet in height. | | G. Height | 1. Buildings shall fit into the overall context of the surrounding area. 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. |
| | N/A | 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. |
| | N/A | 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. |
| This detached structure is within the existing character of the zone. | | 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. |
| | N/A | 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) |

TO: Ray Snyder

6/26/2014

Community Development/City Planner

175 East 200 North

City of St. George, Utah 84770

From: Brent Baxter Construction Inc.

161 E. South Circle

Ivins, Utah 84738

RE: Conditional Use Permit

1845 E. Lepido Way, Stone Cliff Lot 601 Phase 6

SG-SCF-6-601

As part of the conditional use permit we have the following narrative regarding the request. As we are required to have three garages in the Stone Cliff Subdivision we are making the request for a conditional use permit to accommodate the Stone Cliff HOA.

The original house plan had the garage attached to the house. Because of the addition of the design to accommodate an enclosed RV garage we have detached the garage from the house. The submitted plan design is within the required offset for the current subdivision. The plan has a combination of two garages that will accommodate an RV and a usual third car as required by the HOA. There is additional space behind the garage side of the building as represented by the drawing submitted for enclosed storage. The building has been designed to match the house being built. We will use the same design criteria and color of stucco to blend into the subdivision. The roof lines will match the house plans with the same roof pitch and design. The design has been submitted to the Stone Cliff HOA committee and has received approval for both location and building design.

Thank you for your consideration,

Brent Baxter

Baxter Construction, Inc.

(435) 256-3034

Narrative 1 of 1



Model Address: 1848 S Cobalt Drive

Guest Pass: _____

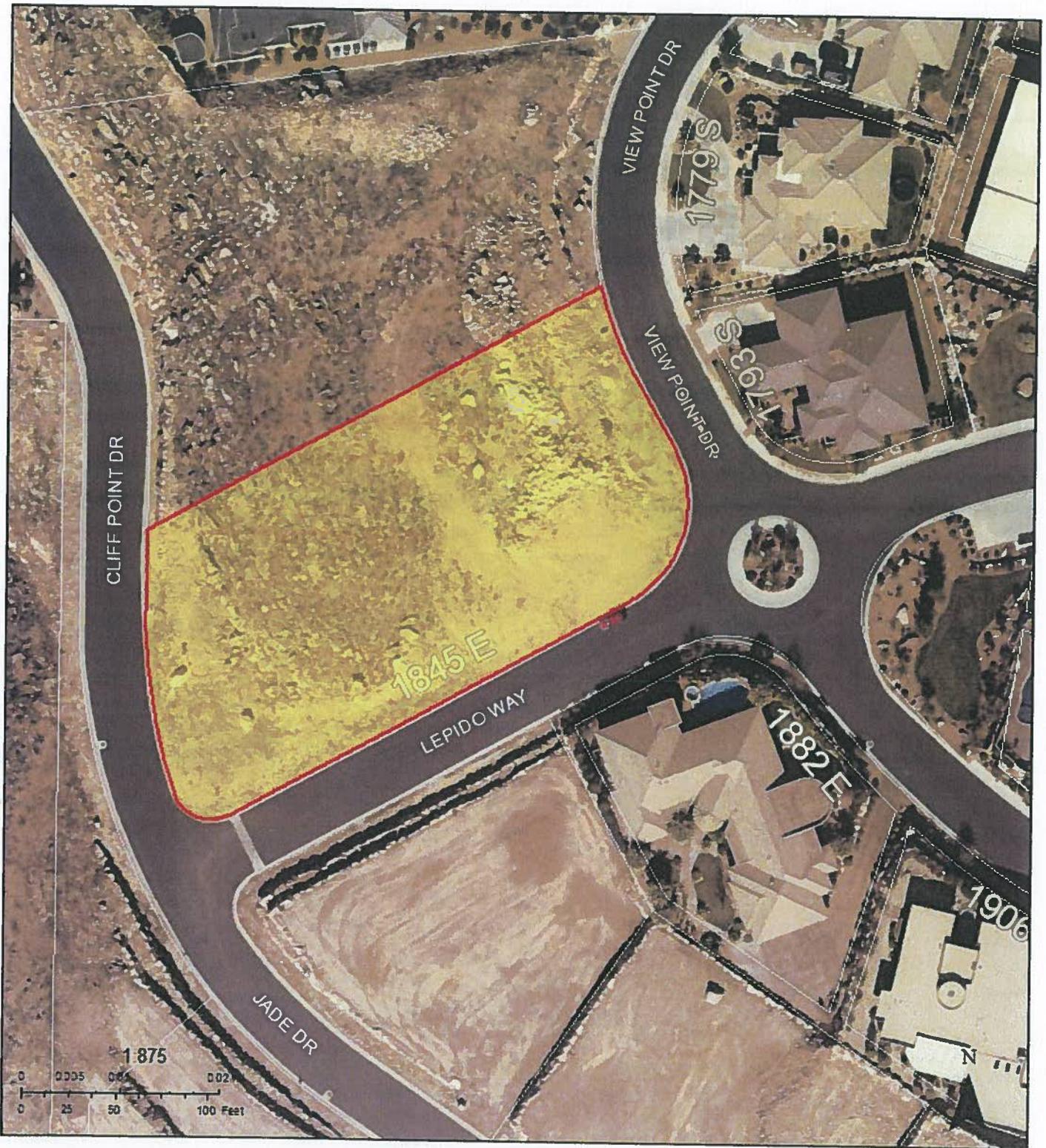
Marketed By: _____

Date: _____



MODEL HOURS:
MONDAY-
SATURDAY
10-6

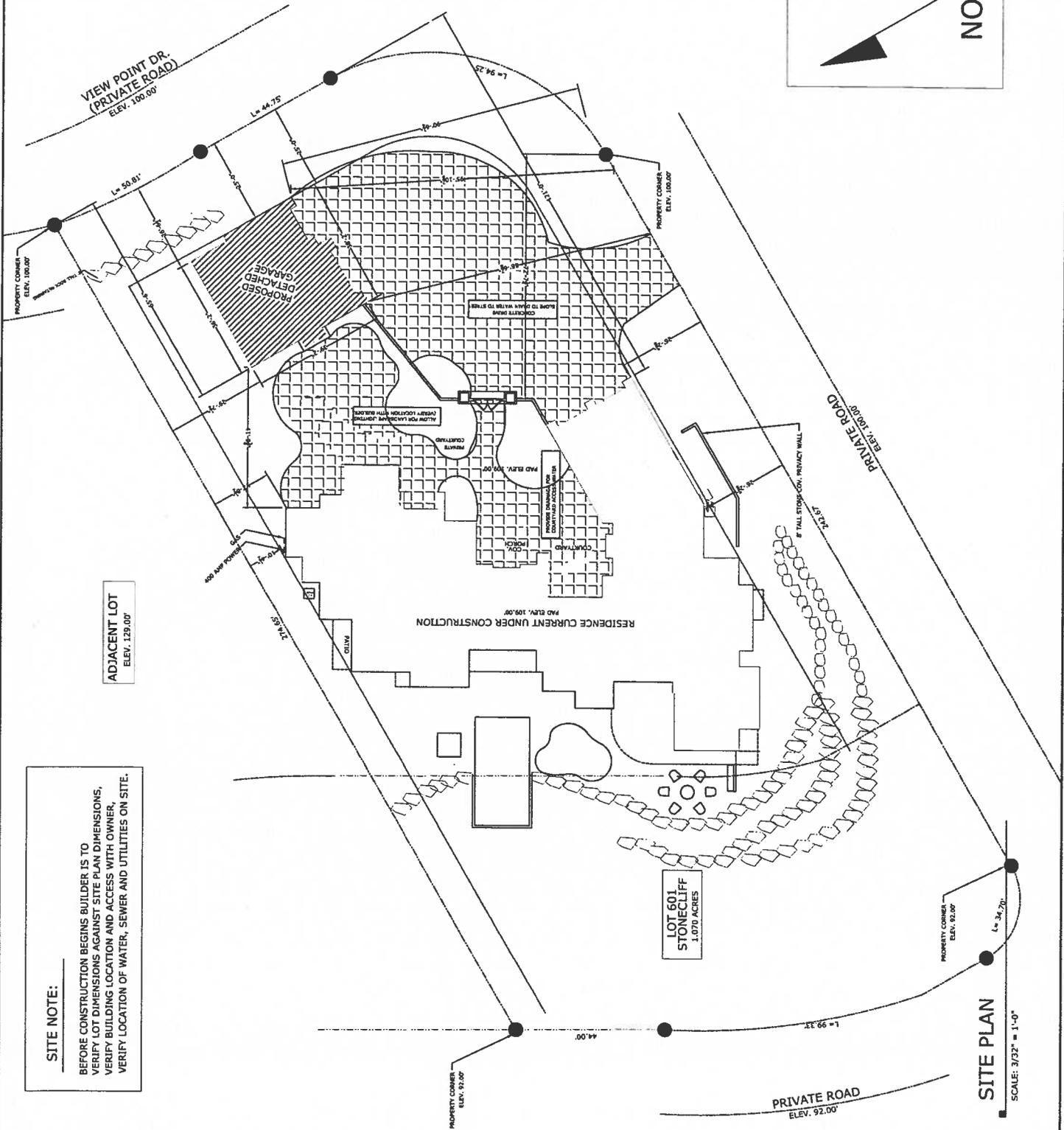
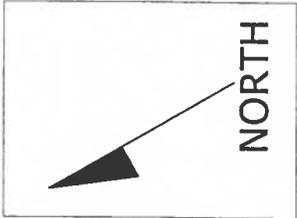
Stone Cliff
435.628.2600



Site

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

June 12, 2014



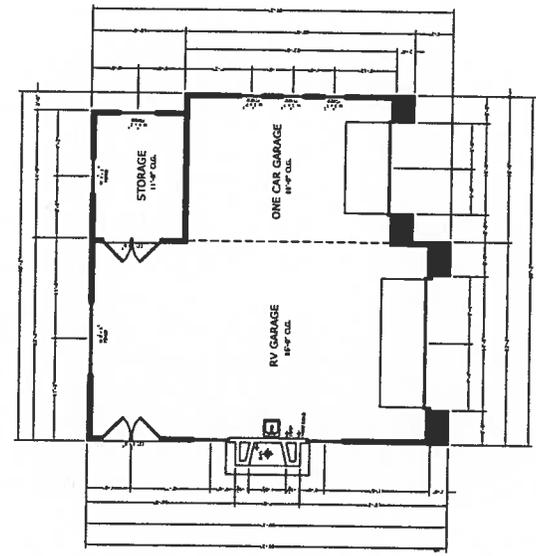
ADJACENT LOT
 ELEV. 129.00'

SITE NOTE:
 BEFORE CONSTRUCTION BEGINS BUILDER IS TO
 VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS,
 VERIFY BUILDING LOCATION AND ACCESS WITH OWNER,
 VERIFY LOCATION OF WATER, SEWER AND UTILITIES ON SITE.

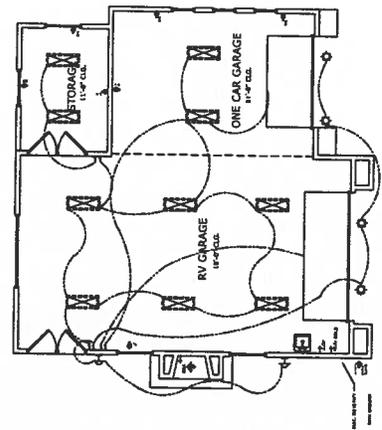
LOT 601
 STONECLIFF
 1.070 ACRES

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

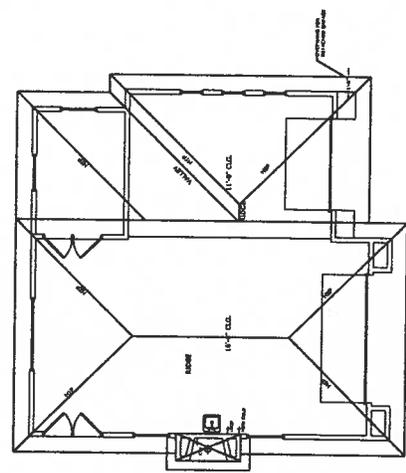
GARAGE SPACE = 1,344 SQ. FT.
 STORAGE ROOM = 310 SQ. FT.



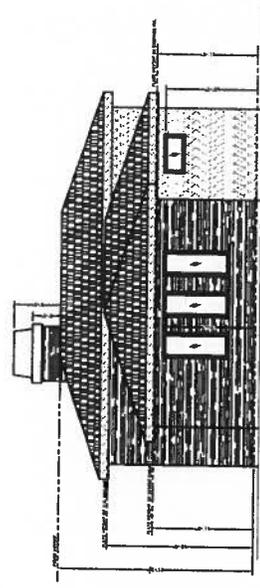
FLOOR PLAN



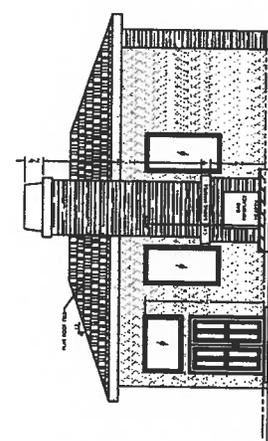
ELECTRICAL



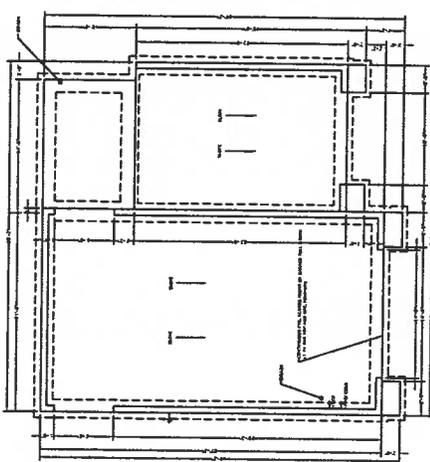
ROOF OVERVIEW



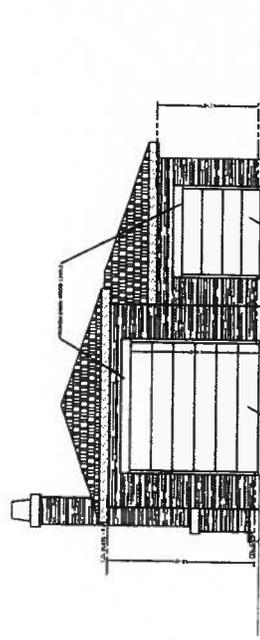
EAST ELEVATION



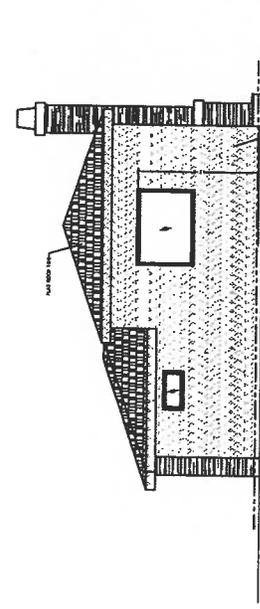
WEST ELEVATION



FOUNDATION



SOUTH ELEVATION



NORTH ELEVATION

DETACHED GARAGE PLAN

SCALE: 3/16" = 1'-0"

June 30, 2014

City of St. George
175 East 200 North
St. George, UT 84770

Ray Snyder
Ray.snyder@sgcity.org
Planner 1

Subject: Response to Conditional Use Permit
Lot 601 Stonecliff Subdivision

Case # 2014-CUP-013

I own Lot 201 which is located directly across from Lot 601. I do not support the applicants request to construct a RV garage that would exceed the allowable height restrictions per city code for the following reasons.

1. I purchased my home with the understanding my neighbors would be complying with city codes when building their home as I did. Exceeding the height restrictions would obstruct my views and will lower my property value.
2. The proposed RV garage would be located directly out my front door and would be an eye sore every time I walk out of my home. The home currently under construction looks great but adding this over powering RV garage so close to the front of my home is very intimidating.
3. I would not have bought my home if I thought someone could build a detached 21' high structure directly across from my home. I doubt the homeowner would like it if I had a 21' high detached RV garage blocking their views. For that reason, I chose not to exceed the allowable height and comply with the code when building my home.
4. I am concerned that when I go to sell my home that I will be limited with a potential buyer pool because they will not like having this huge detached structure right out their front door to look at.
5. This height restriction in the code is there for a reason. Stonecliff subdivision is extremely affected by height restrictions. If the code is not followed in this case I will be extremely harmed. To ignore the code and allow this structure to proceed would be unjust to me.
6. You should also be made aware that the floor of the RV garage is about 8' to 10' above the street level making the structure itself around 30' high from street level. So when I go out my house I'm really looking at something around 30' high, not just 21' high. It will be a towering structure.
7. My property is probably the most affected as it looks directly at the proposed structure.

RECEIVED
JUN 30 2014
BY: 

Hand Delivered

I hope the city follows the guidelines and codes that they have put in place and do not allow this modified structure to go forward. I believe a design could have been accomplished to include a RV garage without the need to deviate from the approved codes and restrictions. I believe the current garage space could also accommodate a RV.

I will not be able to attend the city council meeting to voice my concerns as I am moving my son back east and will not be in St. George. I will be available by phone if you have any questions for me.

In summary, I hope the planning commission denies the conditional use permit and require the applicant to construct a structure per the city code as I did. Allowing this request to move forward would not be fair to me.

Thank you,



David Dillard

ddillard@beyondbb.com

1793 View Point Drive

St. George, UT 84790

435.674.4136 home phone

435.862.4441 cell phone

Ray Snyder

From: Robert Short [rshort@wildviewranch.com]
Sent: Monday, June 30, 2014 6:11 PM
To: F1 Property Management; Julie Millett via DocuSign; board@stonecliffhoa.com; Ray Snyder
Subject: Request Conditional Permit
Attachments: ViewpointConditionalUsePermit.pdf.pdf

Hi, have you guys seen this request by a builder in Stone Cliff who is trying to go around the building height limit of 16' on a separate garage structure to a raise it to 21'. I believe these plans should or should have been reviewed by the board here at stone cliff, shouldn't they? We have CC&R's that protect us against height restrictions. Are the board members at stone cliff here aware of this change request? If it's allowed, it just opens the door for others to violate the by-laws in Stone Cliff which means, why do we even waste time to have these laws here in the first place if they can just be overruled by the city. This isn't right and I don't approve of this at all for that very reason alone. The law is the law we need to abide by it. I hope our board members will fight to protect our laws here at Stone Cliff and deny this request.

Best Regards,

Rob

CITY OF ST. GEORGE

175 East 200 North
St. George, Utah 84770

June 24, 2014

Dear Property owner within 300' of requested conditional use permit:

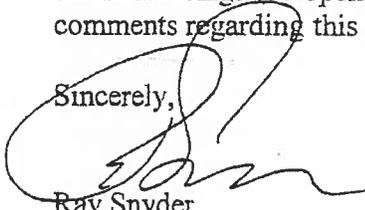
The St. George Planning Commission has received a request from S.G. Properties, Mr. Brent Baxter representative, for permission to construct a **detached accessory structure** with a maximum wall height of sixteen feet (16') for a proposed RV garage, a wall height of eleven feet (11') for a proposed attached single car garage, a storage area, and an external outside fireplace. The maximum ridge height will be approximately twenty-one feet (21') high. The structure will have 1,650 sq. ft. (RV garage, single car garage, & storage area). The property is Lot 601 in the Stone Cliff subdivision located at the intersection of View Point Drive and Lepido Way. The detached building would exceed the allowable height of fifteen feet (15'), but the City Council could grant a Conditional Use Permit for a greater height as per City Code 10-7B-6(B)(7) "Modifying Regulations." The zoning is PD-R (Planned Development Residential). **Case No. 2014-CUP-013.**

When a new structure is proposed that exceeds the allowable height as per City Ordinance, the Planning Commission reviews the plans, and then either: 1) recommends approval of the request to the City Council, who will set the maximum height with a Conditional Use Permit, or 2) recommends denial of the request to the City Council.

This request will be considered at the Planning Commission meeting on **Tuesday, July 8, 2014 at 5:00 p.m.** The Planning Commission will then make a recommendation to the City Council who will consider the request on **Thursday, July 10, 2014 at 5:30 p.m.** in the City Office Building, Council Chambers at 175 East 200 North.

These meetings are open to the public and you are cordially invited to attend, however opinions or comments regarding this proposed project may or may not be taken.

Sincerely,



Ray Snyder

Planner I

(435) 627-4437

Ray.snyder@sgcity.org

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resource Office, (435) 627-4671, at least 24 hours in advance if you have special needs.

Z:\Planning and Zoning\Common\CUP.2014\CUP.2014-CUP-013 Baxter Garage.2014-CUP-013 Notice.docx

CITY OF ST. GEORGE

175 East 200 North, St. George, Utah 84770

Phone: (435) 627-4000

www.sgcity.org

MAYOR

Jonathan T. Pike

CITY MANAGER

Gary S. Esplin

CITY COUNCIL

Gil Almquist

Jimmie Hughes, Michele Randall

Joe Bowcutt, Bette Arial

Ray Snyder

From: David Flandro [flandro@alum.mit.edu]
Sent: Friday, July 04, 2014 11:02 PM
To: Ray Snyder
Cc: f1property@infowest.com; rjensen@jensenbayles.com
Subject: FW: Case No. 2014-CUP-013: Detached accessory structure

Mr Snyder,

I am attaching herewith your original letter for the benefit of those cc:'d in case they had not already seen it.

Regards,

David Flandro

Begin forwarded message:

From: David Flandro <flandro@alum.mit.edu>
Date: July 05, 2014 2:03:10 AM
To: ray.snyder@sgcity.org
Cc: f1property@infowest.com, ipflandro@me.com, rjensen@jensenbayles.com
Subject: Case No. 2014-CUP-013: Detached accessory structure

Mr Snyder,

I received with concern your letter of June 24 outlining the request to the St George planning commission from SG Properties, Mr Brent Baxter representative, to construct a detached accessory structure with a "maximum ridge height" of twenty-one feet (21'), significantly in excess of the "maximum allowable height" of fifteen feet (15') as outlined in your letter. Unfortunately, I am unable to attend the public meeting on Tuesday July 10 due to your short notice and to the fact that I will be traveling on business that day. Nevertheless, I hereby state my strong personal objection to a twenty-one foot "RV garage, single car garage and storage area" which may impede views from my home thereby significantly diminishing the property's value. I further inform you herewith that should such a proposal pass your commission, I may be forced to seek compensatory damages from the responsible party(ies). Finally, I recommend you consult the Stonecliff Architectural Committee before proceeding further as I believe this would almost certainly be in breach of standards to which we all adhere strictly in the Stonecliff community.

I ask you please to contact me directly as soon as possible to discuss this matter in lieu of Tuesday's meeting.

Regards,

David Flandro
1901 E Jade Drive
St George, UT 84790

(212) 335-0171 (cell)
flandro@alum.mit.edu

CC: Robert M Jensen, Attorney at Law
CC: Stonecliff Architectural Committee

PCR ITEM 5B

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 06/24/2014
CITY COUNCIL AGENDA REPORT: 07/17/2014

CONDITIONAL USE PERMIT Case No. 2014-CUP-012

Request: To construct a detached residential garage. The height, eighteen (18') feet, 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 1006 S. Five Sisters Drive.

Applicant: Scott & Michelle Stucki
1006 S. Five Sisters Drive
St. George, Utah 84790

Zoning: R-1-10 (Single-Family Residential – 10,000 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 ± eighteen feet (18') in height, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

Comments:

1. The proposed structure will be located in the rear yard approximately forty-three (43') feet from the main dwelling and ten feet (10') from the side property line and ten feet (10') from the rear property line.
2. The detached garage is to be used for the storage of an RV and also as a private workshop space.
3. The proposed height of 18' feet is to accommodate the RV.
4. The detached garage will have stucco and rock finish and a tile roof. There will be a small storage area (non-living space) in the garage and an exterior access only room to be used as a pool changing room.
5. Originally the applicant requested a reduction in the side yard and rear setbacks, but at PC it was discussed that the code does not support such a reduction and 10 ft. from both side and rear are required.

P.C.: The Planning Commission recommends approval of the height.

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 | 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line. |
| | N/A | 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. |
| The garage will have a stucco and rock finish and tile roof. | | 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. |
| | N/A | E. Safety | 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. 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. |
| | N/A | 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. |
| The detached garage will be approximately 18' feet in height | | G. Height | 1. Buildings shall fit into the overall context of the surrounding area. 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. |

| | | | |
|--|-----|---|--|
| | N/A | 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. |
| | N/A | 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. |
| A detached RV garage is within the existing character of the zone. | | 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. |
| | N/A | 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) |

June 2, 2014

To Whom It May Concern:

We are seeking a conditional use permit to build a garage in our back yard. We would like to build a portion (bay) of it large enough to park an RV, therefore the overall height in that part is about 17' high. ~~We would also like to build it 5 feet from the existing cinder block wall instead of 10'.~~ Our property is lower (by about 5-6 feet) than the properties around us. We already have a 4 foot retaining wall with a 6 foot cinder block wall on top of that, so we would only be 7' above the existing wall. (See pictures)

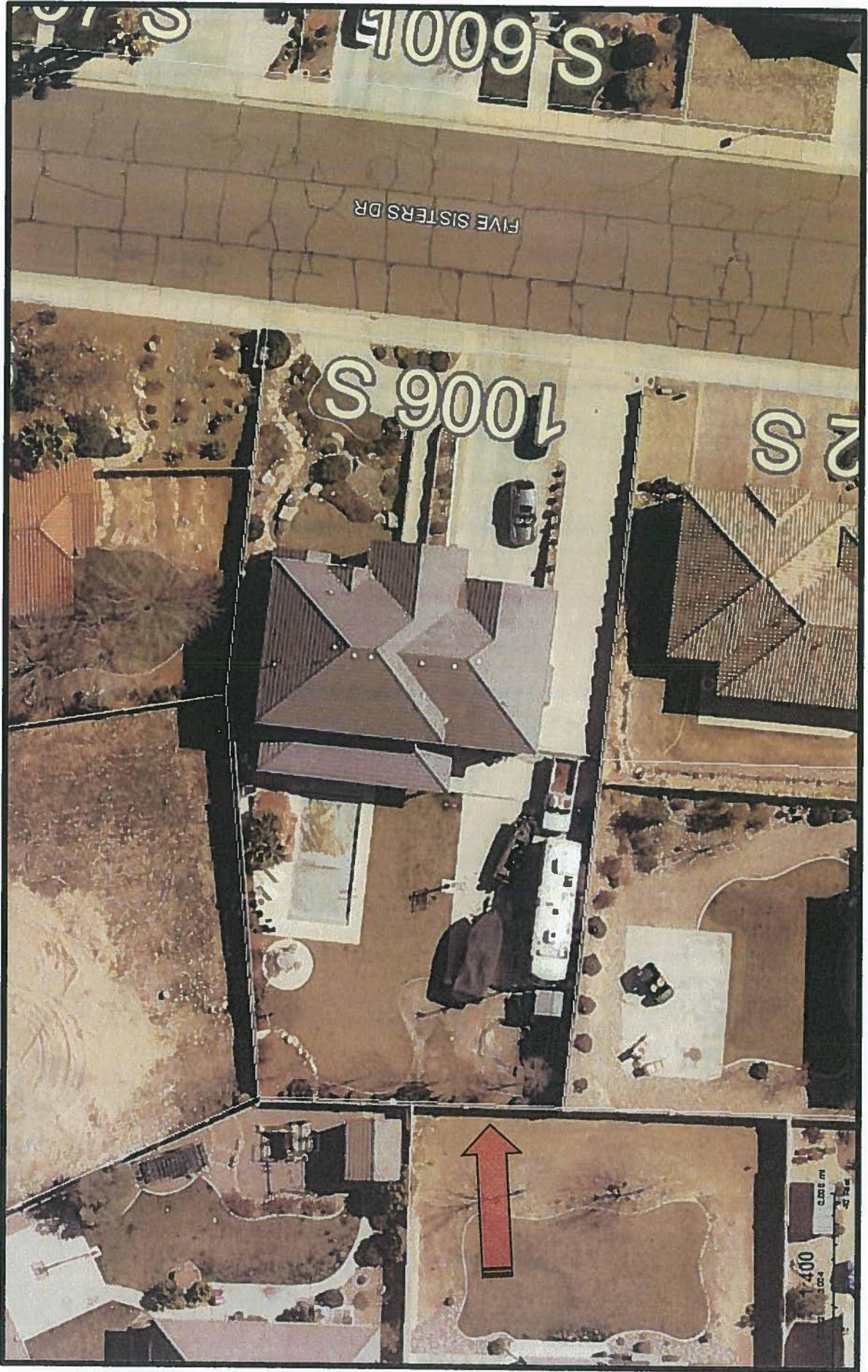
It is our hope that you will approve building the structure to our planned height ~~and with a reduced setback (5') instead of 10'.~~

Thank you for your consideration in this matter.

Scott and Michelle Stucki

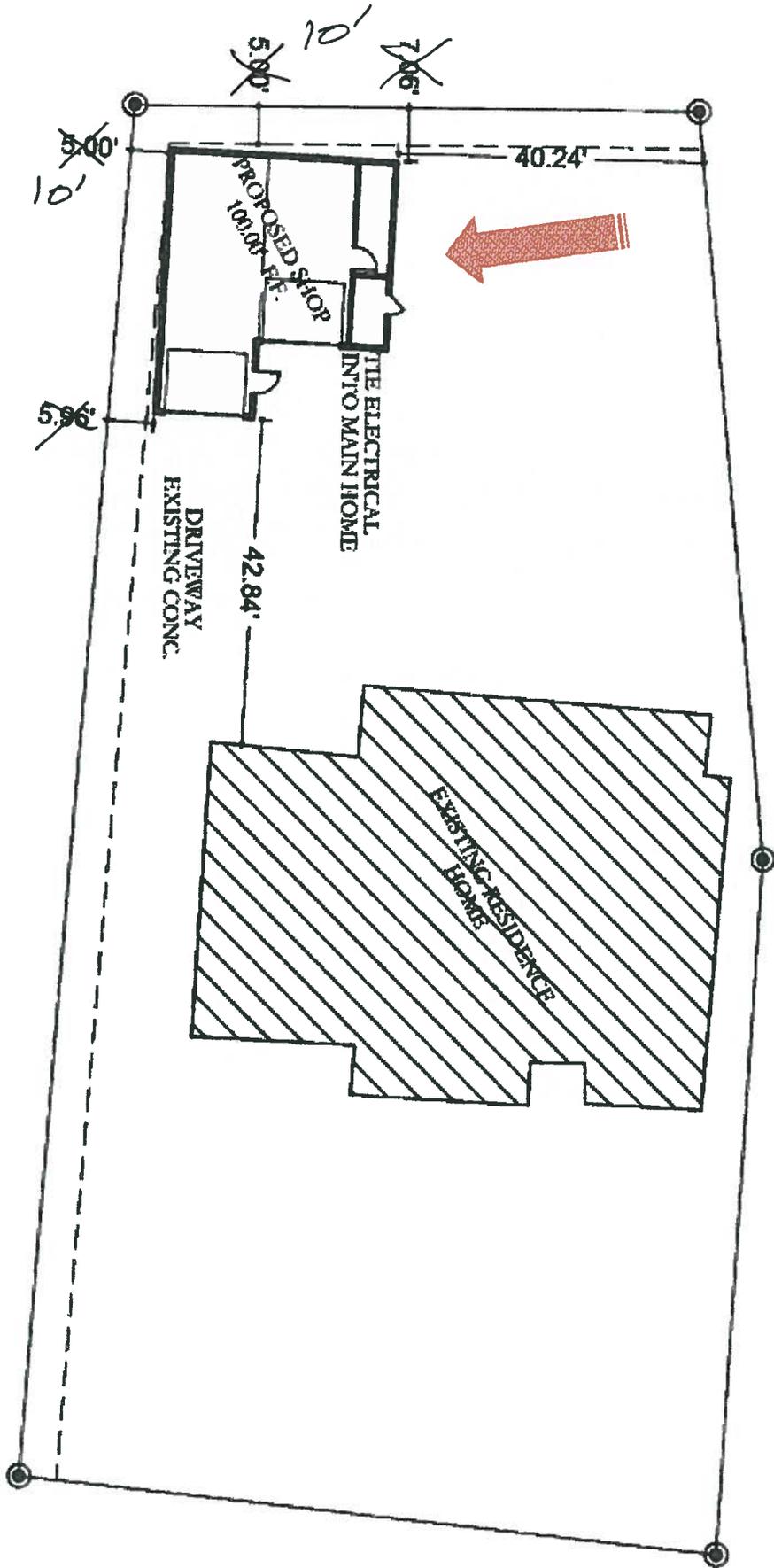
SG-FORR-42

We have shown plans and discussed the garage with all neighbors on the immediate block, lots 23-~~25~~²⁵ and lots 41-43. There were NO objections to building

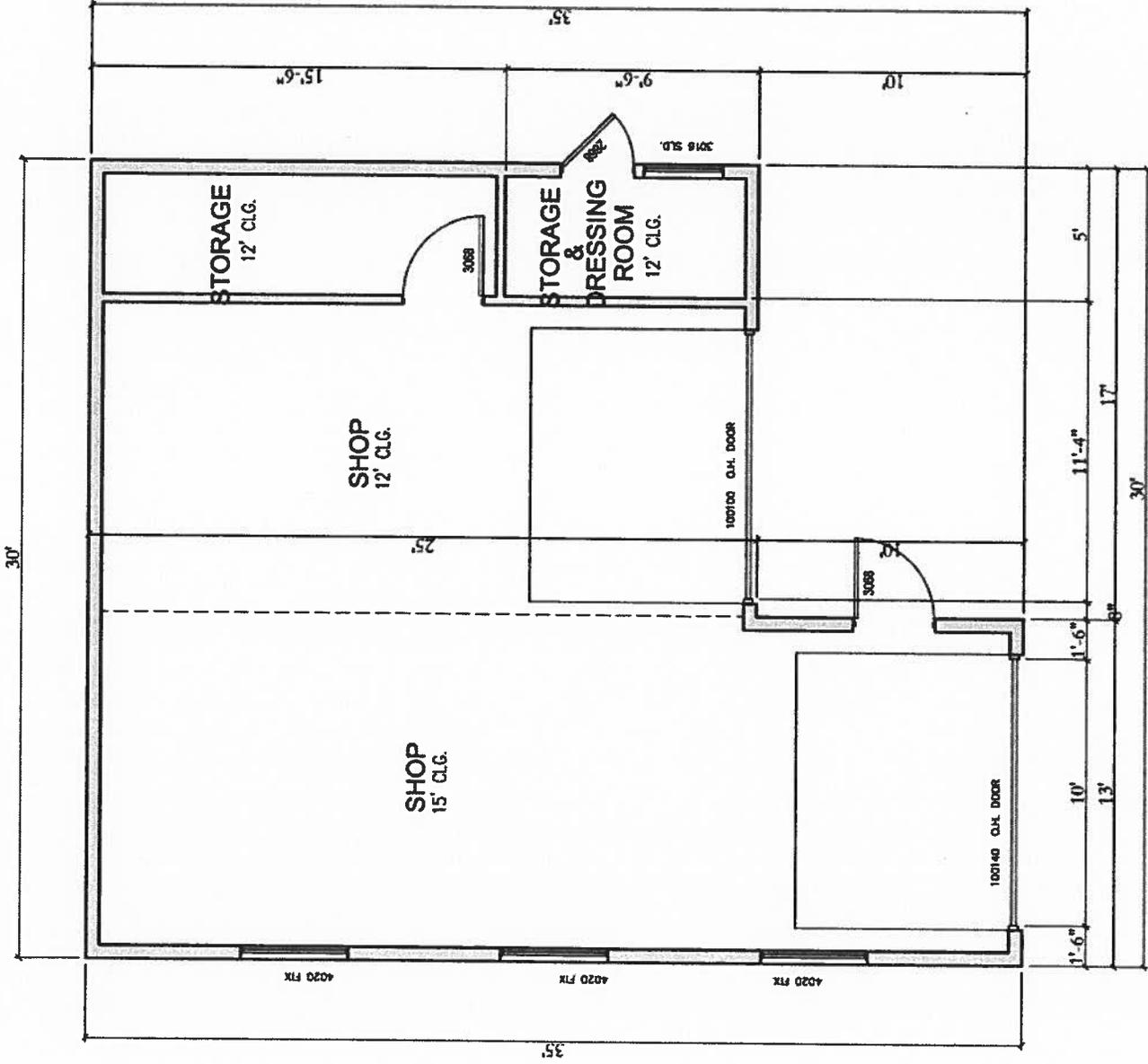


Overhead View

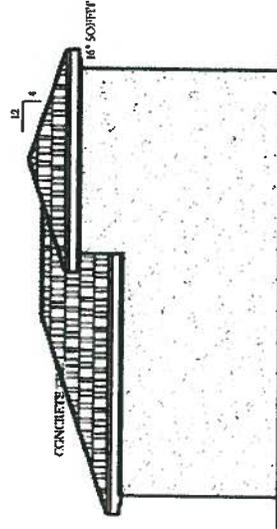
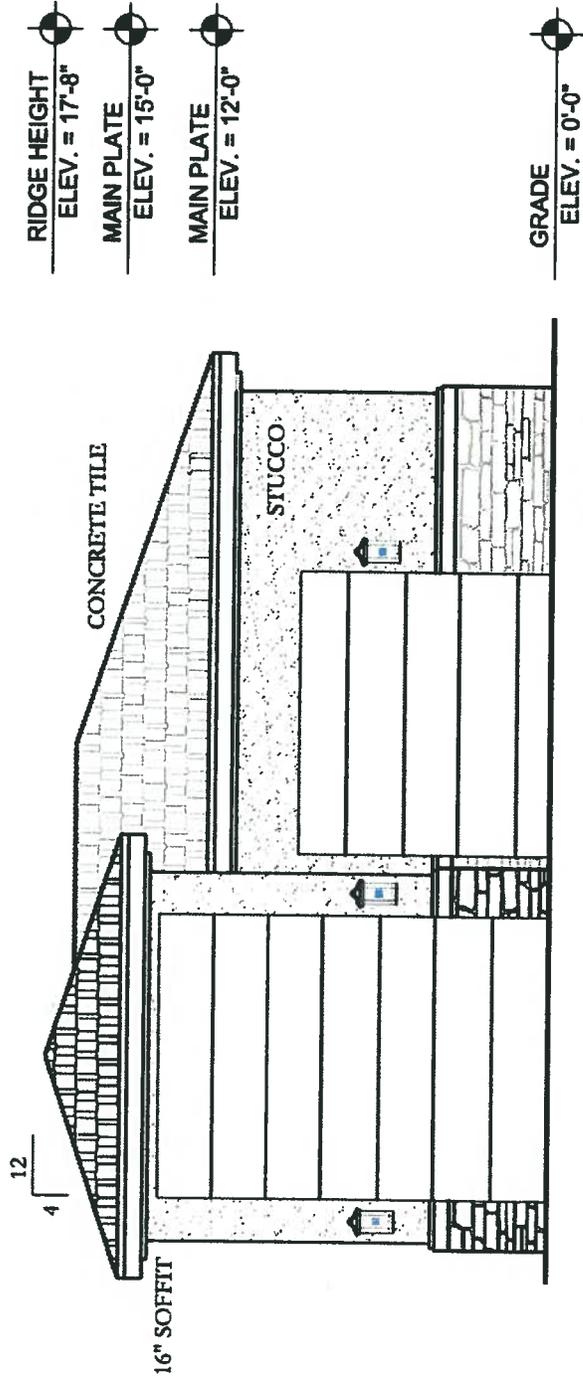
Site Plan



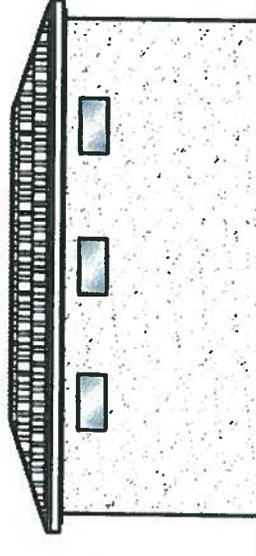
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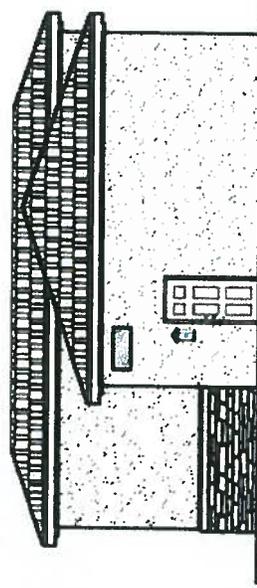
Floor Plan



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

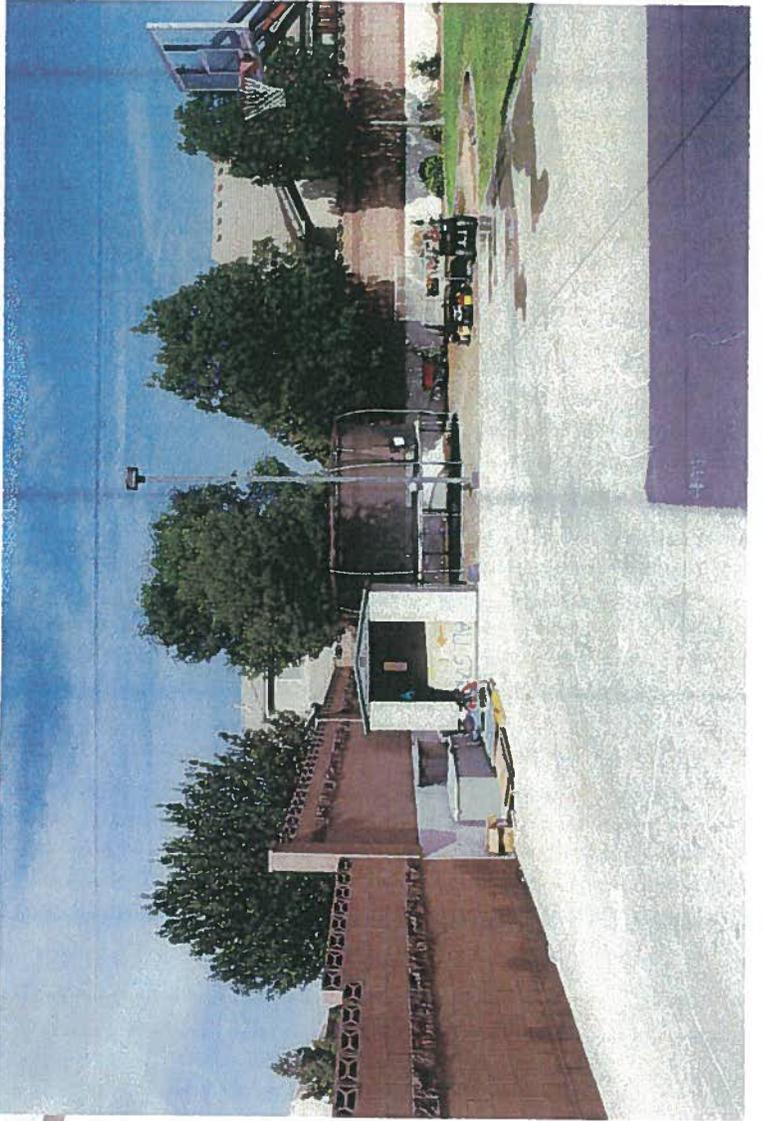


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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

Elevations



Site Pictures



DRAFTAgenda Item Number : **6B****Request For Council Action****Date Submitted** 2014-07-07 16:52:15**Applicant** S G Properties, Mr. Brent Baxter, representative**Quick Title** CUP for detached RV garage at Stone Cliff**Subject** Consider a request for a conditional use permit to construct a detached RV garage with a height up to 21' at the residence located on lot 601 in Stone Cliff subdivision. Property address is 1845 E. Lepido Way.**Discussion** The applicant proposes a detached garage to house an RV along with a third car. The setbacks to the closest property lines are 25' along View Point Drive, and 29' from the rear property line. The PC recommends approval.**Cost** \$0.00**City Manager Recommendation** Appears to meet all requirements and Planning Commission recommends approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **6C****Request For Council Action****Date Submitted** 2014-07-07 16:27:31**Applicant** Scott & Michelle Stucki**Quick Title** CUP request for detached RV garage height**Subject** Consider a request for a conditional use permit to construct a detached garage up to 18' in height at their residence at 1006 S. Five Sisters Drive.**Discussion** The applicants propose a detached RV garage behind their home on the East Black Ridge (1006 S. Five Sisters Drive). The roof peak height will be 18'. The PC recommends approval of the height request but recommended denial of a reduced setback for the garage, and as staff understands, the applicants now only seek the 18' height approval.**Cost** \$0.00**City Manager Recommendation** Approval for a height variance for the garage. PC recommended approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFT

Agenda Item Number : **6D**

Request For Council Action

Date Submitted 2014-07-07 11:48:41

Applicant Cameron Cutler

Quick Title UDOT Co-op Agreement for Bluff Street South

Subject Consider approval of a cooperative agreement with UDOT. The Streets will replace damaged stormwater drainage channel panels and UDOT will reimburse the City up to \$65,000.

Discussion

Cost \$

City Manager Recommendation Recommend approval.

Action Taken

Requested by Cameron Cutler

File Attachments [Co-op Agreement for Drainage Project.doc](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Attachments [Co-op Agreement for Drainage Project.doc](#)



**State of Utah
Department of Transportation**

| | | |
|---|---|--|
| Cooperative Agreement Local Agency | Project Description: Replace damaged stormwater drainage channel panels. PIN 12778 Local Agency: St. George City | Estimated value of scope of work \$65,000 |
| 7186101D | S-0018(54)0; SR-18, MP 0.46 to MP 1.06 | Date Executed |

THIS AGREEMENT, made and entered into the date shown below, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as “**UDOT**”, and **St. George City**, a political subdivision of the State of Utah, hereinafter referred to as the “**Local Agency**,”

Subject to the attached provisions, **UDOT** will include the following items into the above referenced Project. Upon signing this agreement, **Local Agency** agrees that the costs shown are the averaged and aggregated costs of the inventory items and that the **Local Agency** will be responsible for paying the actual costs associated with these items, based on unit bid prices, and actual quantities placed. The **Local Agency** also agrees to pay all costs associated with the pickup and delivery of the inventory items.

Description of Work: Remove and replace shattered panels in stormwater drainage channel on west side of State Route 18, between approximate mileposts 0.46 and 1.06. **Local Agency** will contract, inspect and manage the project in its entirety.

List or Description of Items

| Item # | Item Description | Estimated Quantity | Unit Price | Estimated Cost |
|--------|---|--------------------|------------|----------------|
| #1 | Remove and replace drainage channel panels. | 1 | Lump | \$65,000 |
| | Estimated Total Costs | | | \$65,000 |
| | | | | |
| | | | | |

After completion of the project and final signoff by **UDOT**, the **Local Agency** will submit receipts for payments made on the project to **UDOT** Region 4. Payment of the above noted amount or direct costs, whichever is less, will be processed as promptly as possible by **UDOT** Region 4 accounting and a check sent to the **Local Agency**.

The total Estimated Reimbursement to Local Agency is \$65,000, or actual costs whichever is less. Costs above \$65,000 will be the responsibility of the Local Agency.

Provisions

(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)

UDOT has prepared plans, specifications and estimates of costs for the construction of the project identified on page 1, hereinafter referred to as the "Project."

The Local Agency requested to include the betterment work items described on page 1 in the Project contract work.

UDOT is agreeable to include the Local Agency's requested betterment work providing that the Local Agency pay the actual additional costs incurred. The Local Agency agrees that UDOT's Project will not be delayed as a result of adding these betterments and that no betterments will be added to the bid package until this agreement has been signed by both parties.

The Local Agency, at no cost to the Project, shall provide on-call support from Local Agency's Design Engineer to correct or clarify issues during construction and perform the necessary inspection for the Local Agency work installed by the contractor. The Local Agency engineer and/or inspector shall work with and through UDOT's Project Manager and shall give no orders directly to UDOT's Contractor unless authorized in writing to do so. It is agreed that UDOT's Contractor will accomplish the work covered herein on Local Agency's facilities in accordance with the plans and specifications to include changes or additions to said plans and specifications which are approved by the parties hereto. The Local Agency, through their inspection of said work, will provide UDOT's Project Manager with information covering any problems or concerns the Local Agency may have with acceptance of said facilities upon completion of construction.

It is understood that access for maintenance and servicing of the Local Agency property located on State right of way will be by permit issued by UDOT to the Local Agency, and that the Local Agency will obtain said permit and abide by the conditions thereof for policing and other controls in the conformance with UDOT's Manual For the Accommodation of Utilities and the Control and Protection of The State Highway Rights of Way.

UDOT represents that it has not: (1) provided an illegal gift or payoff to any Local Agency officer or employee or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in the Local Agency conflict of interest ordinance.; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a Local Agency officer or employee of the Local Agency to breach any of the ethical standards set forth in the Local Agency conflict of interest ordinance.

I. Liability:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. The Local Agency agrees to indemnify UDOT, its officers, employees, and agents and hold them harmless from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of the Local Agency's negligent acts, errors or omissions in the performance of this project, and from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of the Local Agency failure to inspect, discover, correct, maintain or otherwise address any defect, dangerous condition or other condition created by or resulting from the Local Agency negligent acts, errors or omissions in the performance of this project. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act.

To the extent it may be lawfully do so, the Local Agency further agrees to relieve UDOT from any responsibility or liability that may result from the Local Agency operation or maintenance activities covered herein.

Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the project does not relieve the Local Agency of its duty in the performance of this project or to ensure compliance with acceptable standards.

II. Termination:

This agreement may be terminated as follows:

- a. By mutual agreement of the parties, in writing
- b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
- c. By UDOT for the convenience of the State upon written notice to the Local Agency.
- d. Upon satisfactory completion of the provisions of this agreement.

III. Maintenance:

UDOT agrees that, upon completion and final inspection of the Project construction, to accept, own and maintain the betterment work covered herein.

IV. Payment and Reimbursement to UDOT:

The Local Agency shall be responsible for all actual costs associated with these betterment items.

The Local Agency agrees that if it modifies or cancels this betterment agreement at any time

after it has been signed, the Local Agency agrees to pay any cancellation penalties or costs incurred by UDOT as a result of the betterment work scope being modified or cancelled. In the event the Local Agency fails to reimburse UDOT for the costs included in this betterment agreement, funding for other Local Agency projects or B&C road funds may be withheld until the entire payment is made.

V. Change in Scope and Schedule:

The Local Agency recognizes that if its project scope or schedule changes from the original intent of this agreement, the UDOT Project Manager will be notified prior to changes being made. Any costs incurred by UDOT, as a result of these scope or schedule changes, will be the responsibility of the Local Agency.

In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this agreement, a modification to this agreement approved in writing by the parties hereto is required prior to the start of work on said changes or additions.

VI. Content Review:

Language content was reviewed and approved by the Utah AG's office on May 21, 2009.

| St. George City | | | | Utah Department of Transportation | | | |
|-------------------------------------|---|------|--------|---|--|------|--|
| By | | Date | | By | | Date | |
| Jonathan T. Pike, Mayor | | | | Scott Goodwin, P.E., Maintenance Engineer | | | |
| | | | | | | | |
| By | | Date | | By | | Date | |
| Christina Fernandez, City Recorder | | | | Rick Torgerson, P.E., Region Director | | | |
| By |  | Date | 7-9-14 | By | | Date | |
| Paula Houston, Deputy City Attorney | | | | Comptrollers Office | | | |

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

| | |
|--------------------------------------|--|
| Date Submitted | 2014-07-07 10:04:10 |
| Applicant | Energy Services |
| Quick Title | Approval of a Technical Services Agreement with Buck Oliver |
| Subject | Approval of a Technical Services Agreement with Buck Oliver for the Millcreek Generation Facility |
| Discussion | The City has had an O&M Agreement with GE for the Millcreek Facility over the past 9 years. As of June 30th 2014, GE terminated the agreement and the staff was working with GE to try and renew it, but all was transferred to another division and the renewal did not happen. Buck Oliver was the GE rep on site and now has been layed off. To get through the transition of getting another O&M agreement in place, the staff is requesting approval to enter into an agreement with Buck Oliver to provide technical services during the interium. |
| Cost | \$18,000 |
| City Manager Recommendation | Appears to be a good solution to the situation until we can get another contractor selected to replace GE. Recommend approval. |
| Action Taken | |
| Requested by | P. Solomon |
| File Attachments | |
| Approved by Legal Department? | |
| Approved in Budget? | Amount: |
| Additional Comments | |

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

PRESENT:

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

EXCUSED:

Councilmember Michele Randall

OPENING:

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

Mayor Pike introduced Lynnette Hiskey who presented the City with the Governor's Leadership in the Arts Award. A video was shown outlining what the City has done in support of the arts community.

Mayor Pike introduced Bobbi WanKier and Paul Jensen to speak.

Ms. WanKier and the Southern Utah Art Guild thanked the Mayor and Council for supporting the arts by hosting the Red Cliff Gallery at the City Commons building.

Paul Jensen stated that there are over 170 pieces of art being shown at the gallery.

Leisure Services Director Kent Perkins mentioned that there are many service clubs that support the community tremendously.

Ken Sizemore, representing all Rotary Clubs in St. George, presented the City with a check for \$5,400 to install netting around the Futsal Courts at Snow Park.

Russell Mitchell with the Kiwanis Club stated that they intend to support the All Abilities Park financially as well as in other ways.

Tim Murray with the Dixie Elks Lodge stated that they are partnering with the City for the Smart Start program.

Jimi Kestin and Shonie Christensen with the Exchange Club presented the City with a check for \$70,000 for the All Abilities Park.

Mayor Pike thanked the service clubs for their donations and for all that they do for the community.

COMMENTS FROM THE PUBLIC:

Mayor Pike explained the rules for public comment portion of the agenda.

Donald Rawlings, resident, stated that he is acquainted with Barney Seegmiller. He likes the idea of what is happening with the Hela Seegmiller Historic Farm.

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Jenny Larsen stated that she and her husband own and operate Urban Renewal. She mentioned that many friends, downtown business owners and residents share in her concern with the direction that downtown St. George is heading. She believes that poor choices can destroy the historic district. She and others have formed a new organization named Downtown St. George Redevelopment Council. Their first meeting will be held tonight at Urban Renewal. They propose to submit plans outlining what they would like to see happen in the historic district the first week of September. Additionally, they would like the City to halt all projects in the historic district until that time. A petition with 1,200 signatures was submitted to the Mayor and City Council as well as a letter signed by the majority of the business owners in the historic district.

Christine Oravec, resident, stated that she is concerned with the buildings downtown, historic preservation and the fate of the old JCPenney building. She believes that architecture is a form of art. Having a building with a second story parking garage or a second story for any other use will reduce the artistic value of the building and diminish the charm of downtown.

Brooks Pace, owner of the building that Urban Renewal leases, stated that 40 years ago, the downtown area was decrepit. Since that time, the City has fought to save every historic building.

Mayor Pike showed the rendering of Mr. Pace's proposed project.

Mr. Pace explained what his vision is with regard to this project. He does not understand why the battle is taking place. He explained that Urban Renewal has a 5-year lease in which they cannot be disturbed, therefore, nothing can happen for three and a half years. He offered the Larsen's free rent while they are inconvenienced and half rent while the parking structure is being built. Public opinion has been 5/1 in support of this project.

Nicki Richards, with the Downtown Merchant group, stated that she owns and operates two businesses in the downtown area. Both sides of this issue have genuine, sincere concerns for the future of downtown. All involved want to see what is best for the downtown area. She met with many of the business owners in the downtown area who stated that they believed the building was going to be torn down for a parking garage which is not the intent of Brooks Pace.

Nathan Watkins stated that he owns 3 businesses downtown and has for the past ten years. He hopes that everyone can come together and find a compromise. He has nothing but great things to say about the City, they have done a great job in planning the downtown area. There is limited retail space downtown. He would like to see Urban Renewal stay, however, he would also like to see additional retail space. As a business owner, it is a privilege to be in the downtown area.

Tiffany Taylor represented Judd's Store and the Green Gate Village. She supports a pause so they have a better understanding of what is going on downtown. Judd's was marked for demolition but it was saved and restored. She believes that historic buildings do not need to be torn down, they can be restored.

Mayor Pike explained that there is a well-defined process for this type of project that has been in effect since 1988. He hopes that all parties can come together to find a compromise.

FEE WAIVER:

Consider a request for a fee waiver for the use of the Dixie Sunbowl and street closure for the 1st Annual Flag Retirement Ceremony and Military Tribute. Sgt. Joe Bowcutt, applicant.

Councilmember Bowcutt recused himself from the discussion.

Sgt. Joe Bowcutt, with the Army National Guard stated that they have teamed up with local groups to have a flag retirement ceremony and military tribute at the Dixie Sunbowl on June 14, 2014. He asked the Council to waive the fee for the use of the Dixie Sunbowl for this event.

MOTION: A motion was made by Councilmember Arial to waive the fee for the use of the Dixie Sunbowl and street closure.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

FINANCIAL REPORT:

Consider approval of the financial report for April 2014.

City Manager Gary Esplin advised that departments continue to be within budget and revenues are greater than budgeted.

MOTION: A motion was made by Councilmember Almquist to approve the financial report for April 2014.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the Tonaquint Nature Center expansion grading.

Purchasing Manager Connie Hood advised that the low bidder was Progressive Contracting, a local vendor, in the amount of \$56,399.20 which is under the engineer's estimate.

City Manager Gary Esplin explained that the project includes moving dirt behind the Tonaquint Nature Center to the other side of the River where there was erosion damage.

MOTION: A motion was made by Councilmember Hughes to approve the bid for \$56,399.20 to Progressive Contracting.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the HVAC system at the Recreation Center.

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Purchasing Manager Connie Hood advised the HVAC system at the Recreation Center needs to be replaced. It is recommended to purchase the unit from Trane for \$66,850.

MOTION: A motion was made by Councilmember Almquist to approve the purchase from the Turnkey unit from Trane in the amount of \$66,850.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

Councilmember Almquist asked Ms. Hood to explain that subcontractors are not seen by the City.

Ms. Hood explained that the City does not deal iwth the subcontractors directly rather, they are hired by the primary contractor.

PUBLIC HEARING/AMENDED FINAL PLAT/ORDINANCE:

Public hearing to consider approval of an amended final plat for the Blackberry Court Subdivision to merge lots 2 and 3 into one lot and vacate the public utility easement between said lots. Brandon Anderson, applicant.

Todd Jacobsen presented the final plat amendment for the Blackberry Court subdivision. The purpose of amending the final plat is to merge lots 2 and 3 into 1 lot and vacate the public utility easement located between said lots. Both lots are owned by the same individual

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

MOTION: A motion was made by Councilmember Almquist to approve the final plat amendment for the Blackberry Courts subdivision for Brandon Anderson for the purpose of vacating the public utility easement between lots 2 and 3.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND CITY ZONING REGULATIONS/ORDINANCE:

Public hearing to consider an amendment to the City Zoning Regulations, Title 10, Section 10-19-4.2, to provide a 25% parking reduction in the required number of parking spaces for Dixie State University off-campus housing. City of St. George, applicant.

City Manager Gary Esplin advised this was discussed at a previous meeting. This ordinance would allow a 25% reduction in the amount of the current parking required under the ordinance if certain conditions are met.

Bob Nicholson stated that the current parking is one space per student or occupant. A request came in from student housing developers that asked for a reduction. If the

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housing development is in the boundaries, the reduction would state that no more than 75% of the residents can possess a vehicle. Mr. Nicholson read portions of the proposed ordinance.

Mayor Pike opened the public hearing.

CK Stratford stated that he lives in the Georgetown condos which does not house any students. He inquired how the proposed ordinance will affect that neighborhood.

Mayor Pike explained that this proposal is only for new building in the specified area.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Bowcutt to amend the City Zoning Regulations, Title 10, Section 10-19-4.2 to provide a 25% parking reduction in the required number of parking spaces within the pedestrian emphasis area.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Public hearing to consider an amendment to the Planned Development zone for The Ledges to designate two areas on the east side of highway U-18 to allow for short term residential rentals. Gilbert Jennings, applicant.

Bob Nicholson stated there are other short term rentals in the City. He explained the criteria for being able to offer short term rentals. The Ledges development has met all requirements. Three letters were received regarding the request. The Planning Commission took the letters into consideration and has recommended approval.

Mayor Pike opened the public hearing.

Ed Baca, citizen, stated that this request takes away the vagueness and ambiguities that exist in code enforcement. This will help with citizens understand which areas allow this type of rental.

Stacy Young who represents the applicant stated that the intent is to create a resort component at The Ledges. Short term rentals have been the plan all along.

Mayor Pike closed the public hearing.

City Manager Gary Esplin explained that staff was concerned with open space component. The applicants have adequately shown that the open space is greater than originally planned.

MOTION: A motion was made by Councilmember Arial to approve the amendment to the Planned Development zone for The Ledges to allow for short term residential rentals.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

- Councilmember Almquist- aye

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/AMEND PLANNED DEVELOPMENT COMMERCIAL ZONE/ORDINANCE:
Public hearing to consider an amendment to the Planned Development
Commercial zone for Stephen Wade Chevrolet at 150 West Hilton Drive to make
various changes to the front of the building to accommodate Toyota Corporation's
design proposal. Stephen Wade, applicant.**

Ray Snyder presented a request to amend the Planned Development Commercial zone for Stephen Wade Chevrolet. He stated that the request is to modify the building's front facade to accommodate the Toyota Corporation's design proposal. Toyota is requesting a change to the existing exterior materials to conform to a new standardized corporate design, materials and colors scheme. This includes a backlit entry portal.

Bill Western, architect, asked the Council to look at the request in two parts. First is the facade that Toyota would like all dealerships to have. Second is the entry portal which will be a back lit portal and is on all new Toyota dealerships.

Councilmember Almquist stated that although the proposed facade looks nice, he does not know if it meets the criteria set in the area.

Stephen Wade stated that Toyota is a wonderful company who has said that they will conform with what the City Council wants done. He would like to see the portal approved since it differentiates the dealership from others.

Councilmember Bowcutt commented that when this item was heard at the Planning Commission it was presented as one decision.

City Manager Gary Esplin advised that the Planning Commission is only a recommending body. The City Council can do what they feel is best for the City. Their action may have been different if the request was split in two.

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

Mayor Pike reopened the public hearing.

Mr. Stratford stated that he is in the film industry so he notices lights. He asked what direction the lights will be facing.

Mayor Pike stated the lights would be facing the freeway. He then closed the public hearing.

City Manager Gary Esplin clarified that the City has an ordinance for candle power that is allowed. This light is significantly less than what the ordinance allows.

MOTION: A motion was made by Councilmember Almquist to deny the request to change the facade on the current building and approve the backlit Toyota insignia sign.

SECOND: The motion was seconded by Councilmember Arial.

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

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

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Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FINAL PLAT/ORDINANCE:

Public hearing to consider approval of an amended final plat for the Bloomington Knolls Townhomes Phase 2 Amended #3 to remove two proposed townhome units and revert back to common area. Ried Pope, applicant.

Todd Jacobson presented a request to amend the final plat for the Bloomington Knolls Townhomes Phase 2 Amended #3 located at 1050 E Brigham Road, zoning is PD-R. He explained that in 2008 lots 74 & 75 were added to the final plat. The applicant is proposing to revert those lots back to common area for tennis courts and a swimming pool.

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

MOTION: A motion was made by Councilmember Hughes to amend the final plat for the Bloomington Knolls Townhomes Phase 2 Amended #3 to remove lots 74 & 75 and revert them back to common area.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE PUBLIC UTILITY EASEMENT AND ADJUST LOT LINE/ORDINANCE:

Public hearing to consider approval to sell City property, vacate a public utility easement and adjust the lot line for a parcel of land lying westerly of lot 39 of the Bloomington Hills No. 3 subdivision. Warren Black, applicant.

Todd Jacobsen presented the request to sell City property and also to vacate a public utility easement and adjust the lot line for lot 39 of the Bloomington Hills No. 3 subdivision. The parcel is 83 feet in length and varies from 8 feet to 9.48 feet in width. This area will be retained by the City as a public utility easement except for the area located easterly of the existing wall where the applicant would like to build a garage.

City Manager Gary Esplin stated that the City has no use for the property and believes that \$1 per square foot is what has been charged for other parcels in the area.

Mayor Pike opened the public hearing.

Mr. Baca inquired how the price for purchasing City property is established. Additionally, he inquired what is the acceptable form of compensation for such property.

City Manager Gary Esplin advised that the value is set by determining if anyone else can use the property. If so, the City has the land appraised. If the property cannot be used by anyone else, the City has always valued the land at \$1 per square foot. As for the compensation, the City will accept either goods, services or currency as long as what is received equates to the same value that is being asked for the property.

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Councilmember Hughes stated that a similar situation happened with he and a neighbor who wanted to build a wall. The City is not trying to make money therefore he believes the \$1 per square foot makes sense.

Richard Hutchins, resident, commented that the value to the City is \$0. The law requires consideration in exchange of the property. If other property owners were aware of this benefit, it may facilitate productive use of otherwise abandoned land.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the sale of City property, vacate a public utility easement and adjust the lot line for lot 39 of the Bloomington Hills No. 3 subdivision for \$1.00 per square foot.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/2014-2015 FISCAL YEAR BUDGET:

Public hearing to receive public input on the 2014-2015 fiscal year budget.

City Manager Gary Esplin advised that although state law requires municipalities to hold one public hearing for the proposed budget, the City has two.

Mayor Pike thanked all staff who spent numerous hours on the budget process. He opened the public hearing.

Mr. Hutchins mentioned that City entry monuments cannot be read while driving down the road. He was amazed at how much money was spent on the monuments as he was informed that each monument cost \$20,000. He believes someone on the Council is friends with the monument maker and that the monuments do not benefit the citizens. The budget needs to reflect the best interest of the City. He read in today's paper that the budget includes salary increases. He believes that is ridiculous to have salaries to be compared other Cities.

Mayor Pike explained that the City competes for employees like any other business. With regard to rate increases, IHC performs a market survey just as the City does. Over the last 5 years, the City has not been able to give raises and has lost good employees who have gone to other municipalities. Additionally, he does not want to pay employees unfairly. It costs more to retrain new employees than it does retain them.

Mr. Hutchins stated that employees may go elsewhere, but they can be replaced.

Councilmember Hughes commented that giving raises boost employee moral. The City does not want to lose good employees.

Councilmembers Almquist stated that employees are part of the community. He has seen many employees volunteering at different areas throughout the City. He commented that the City Manager watches the budget closely. This is the best solution to pay the employees fairly.

Councilmember Bowcutt stated that every business has many assets. The City's greatest asset is it's employees.

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Mr. Baca stated he feels that this budget is one of the best presented. He appreciates the time that all involved have taken to prepare and process the budget, especially the City Manager.

Mayor Pike closed the public hearing.

**2014 JUSTICE ASSISTANCE GRANT:
Consider approval of the 2014 Justice Assistance Grant for the Police Department.**

City Manager Gary Esplin stated that part of the grant requirement is to give the public a chance to give comment. The grant funds will be used to purchase new computers.

Mayor Pike opened the floor for public comment. There was no public comment.

City Attorney Shawn Guzman advised that this item is an interlocal agreement as well since the grant is given to the County which in then given to the City.

MOTION: A motion was made by Councilmember Hughes to approve the 2014 Justice Assistance Grant for the Police Department.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

**INTERLOCAL AGREEMENT/RESOLUTION:
Consider approval of a resolution to enter into an Interlocal Agreement for distribution of RAP tax funds.**

City Manager Gary Esplin advised that the ballot for County election this November may include asking residents whether or not they should institute a RAP tax. If the RAP tax passes, this agreement will dictate how the funds are distributed.

Mayor Pike stated that this item has been carefully discussed for the past several months. If the agreement is approved and voters approve the RAP tax, funds can be used to improve recreation facilities and assist arts organizations.

Councilmember Almquist explained that this is preliminary to the election. The RAP tax will give the City the opportunity to expand projects.

MOTION: A motion was made by Councilmember Almquist to approve the resolution to enter into the interlocal agreement and to approve the interlocal agreement which determines the distribution of the funds.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

APPEAL OF BUSINESS LICENSE REVOCATION:

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Hear an appeal of the revocation of the business license from Mike's Smoke, Cigar & Gifts located at 1973 West Sunset Boulevard.

City Attorney Shawn Guzman stated that this item is a hearing of an appeal of the revocation of the business license from Mike's Smoke, Cigar & Gifts. The license was revoked for violating St. George City Code 3-9-5. He then read excerpts from the code.

Deputy City Attorney Paula Houston presented the Councilmembers with Exhibits A-F. Exhibit A contains the letter sent to the owner's of Mike's Smoke, Cigar & Gifts stating that the City issued an order of revocation and termination of business license. The license was revoked because of the plea of Kyle Best for possession of a controlled substance with the intent to distribute. Exhibit B contains a copy of St. George City Code 3-9-5 outlining the requirements for the revocation. Exhibit C contains the amended information that charged Mr. Best with the crime of possession or use of a controlled substance with intent to distribute (spice). Exhibit D contains Mr. Best's statement which he signed and entered into the plea agreement. Exhibit E contains the certified court docket showing a plea has been entered into. Mr. Best plead no contest on March 4, 2014. St. George City Code 3-9-5 states "A. The city may suspend, revoke, or terminate the business license of a business which is operating as a tobacco sales business if: 1. The licensee, owner, or operator: b. Violates any alcohol or drug related offenses, regulations restricting the sale of distribution of tobacco products or tobacco paraphernalia, or an felony offenses under any provision of federal, state, or local law." In this case, as manager of the store, Mr. Best was the operator. The code also states: "2. While on the business premises, an employee violates: a. Any laws or regulations related to alcohol or controlled substances." This case falls under both provisions. The Council must decide if the Business License Officer made the correct decision in revoking the business license. The amended information states that the charges are against Mr. Best and are considered a Class A Misdemeanor. The offense occurred on or about January 11, 2013. Exhibit F contains an affidavit from the County Prosecutor which states that this offense occurred at the Mike's Smoke Shop in St. George. Mr. Best signed a statement listing the crimes he was charged with. She read excerpts from the statement. The statement includes a certificate by Mr. Best's counsel as well as the prosecutor certifying that the facts establish the commission of a crime. The court docket is a certified docket and contains the entire history of the case. Ms. Houston read excerpts from the certified docket. Looking at the facts and statements, including the admission that a violation occurred, the revocation letter was sent out based on Mr. Best's no contest plea. State law states that a no contest plea indicates the accused does not challenge the charges and the information or indictment and, if accepted by the court, shall have the same effect as a guilty plea. Ms. Houston asked the Councilmembers to uphold the order.

Councilmember Almquist inquired if Mr. Best is currently employed.

Ms. Houston stated that she did not know. In this case, it would not matter as far as the revocation.

Councilmember Arial inquired if the charge was against the manager or the store.

Ms. Houston replied that the charge was against Mr. Best, the store's manager, however, City code states that if a manager commits a violation, the store loses its license. The owner is responsible for the behavior of their employees on their premises.

Ryan Holdaway, attorney for Mike's Smoke, Cigar and Gifts, stated that on January 28, 2013, a revocation letter was sent to his client which was appealed. The basis of that revocation letter was the sale of reborn by Mr. Best. In July 2013 the City Council revoked the license. An appeal was taken to the district court for judicial review. A stipulation between the City and Mike's Smoke Shop was reached in August 2013. He provided a handout of the stipulation. One condition was that the smoke shop would no longer sell these types of products and would conform the products sold in the store more closely to what the license application originally stated. The license stated that this shop was going

to be a smoke shop in addition to selling sports memorabilia. Further, the store could not carry items that were questionable as to what the application has provided for. In September 2013, a letter was exchanged by counsel on both sides, which listed items that may be questionable to determine if the items would be in violation of the business license. Products considered to be in violation of the license were removed from the store. At the appeals hearing in the District Court, Judge Wilcox stated that there should have been an evidentiary hearing. Judge Wilcox's decision was to remand it back to the City Council. The second revocation was issued on April 10, 2014, prior to the final order from the District Court. The City has appealed Judge Wilcox's decision to the Utah Court of Appeals. He thinks it is important to note that there is a property right to be associated and symbolized by the license. The 2014 revocation is based upon the same acts as the 2013 revocation was, specifically the sale of Reborn, containing the chemical XLR11 by Mr. Best. That license revocation was never reversed, it was stayed. There is no license to revoke since it was revoked in 2013. The 2014 revocation does not identify any new criminal act. The revocation from 2013 is still in the appellate review process. His opinion is that this new revocation sidesteps the appellate process. The City is bound by the terms of the stipulation which has been adopted by the court. He advised Mr. Best to enter the no contest plea because Mr. Best is a prior felon and subsequent to the charges for the reborn, he was charged with a felon in possession of a firearm. As Mr. Best's attorney, he advised him to plead no contest even though he felt he had a great case on the spice case. Mike's Smoke Shop pays the price because Mr. Best received a good deal. Mr. Best does not work at the store, in fact Mr. Connors has replaced all employees at this location. He is asking the City Council to overturn the April 2014 revocation and to hold the evidentiary hearing that Judge Wilcox has ordered. Referring to Exhibit B provided by Deputy City Attorney Paula Houston, he stated that the Council has options, they may suspend, revoke, or terminate the license. Since January 2013, there has been complete compliance from Mike's Smoke Shop. All parties have spent quite a bit of time and money with this matter. He suggests the Council get rid of the April 2014 revocation, let the appellate process run on the January 2013 revocation or work on a mediation resolution. He mentioned that Mr. Connors asked him to note this is a business that employees 14 people. He provided the Council with a petition containing signatures of citizens in support of the business.

Ms. Houston advised the Council that they have discretion, the license does not have to be terminated, it can be revoked, suspended or there can be an agreement. She also stated that they could legally revoke a license that is already revoked, just as you can with a driver's license. There can be multiple suspensions or revocations. The second revocation was issued due to the change in the guilty plea of Mr. Best. The stipulation mentioned by Mr. Holdaway, was for the first revocation, not for the second. It is a possible for the City to enter into an agreement for the second revocation just as was done with the first revocation.

Councilmember Hughes asked Ms. Houston if the City is required to hold the evidentiary hearing if they uphold this revocation.

Ms. Houston explained that the first revocation is separate as is in appeal process and that the appeal will continue. There is a possibility that a hearing will be required on the first revocation. The two revocations are standalone issues. Additionally, there could be two appeals going forward through the court. If Mike's Smoke, Cigar & Gifts prevails on the first revocation, the license could still be revoked because of the second revocation.

Mr. Holdaway stated that the key to the two revocations is that you cannot be suspended twice for the same act or conduct in a criminal court. A guilty plea is a new fact, not a new crime. That penalty has already taken place with the first revocation. He does not believe there can be a second revocation on top of the prior revocation.

City Attorney Shawn Guzman advised Mayor Pike that at this time he can ask each side if there is additional evidence.

Councilmember Hughes asked Mr. Holdaway to explain what he meant when he stated that Mr. Best had a good case on the spice charge.

Mr. Holdaway stated that this is a 2-step process. In 2012, Utah code was amended, more specifically, the analog law language was changed. The argument was made that the Council had to interpret the language in line with how the federal government interprets its analog law which is very similar. Had they convinced the Council of this point, the second issue would have been that the City would have had to produce evidence above and beyond what it was capable of producing at that time, the City would have had to prove the pharmaceutical effects of the substance. He stated that because the City would not have been able to prove the effects his client would have won the case. Referring to page 2 of the plea agreement Mr. Best acknowledged that he sold reborn to an elderly man who was going to ingest it. Mr. Holdaway said this statement was clarified on the court record that although he sold it to the elderly man, Mr. Best ingested it himself on one occasion.

City Attorney Shawn Guzman advised that if the Council chooses to hold the evidentiary hearing expert witnesses, on both sides, would be put on the stand to testify.

Mayor Pike asked if there was any additional evidence from either side.

City Attorney Shawn Guzman clarified that the evidentiary hearing would be a separate hearing. Additionally, the appeal is not based upon whether XLR11 was a controlled substance at the time, but merely did the judge make the proper decision on remanding it back to the City.

Mayor Pike suggested the item be taken under advisement and render a decision at an upcoming meeting.

City Attorney Shawn Guzman asked Mr. Holdaway if he is requesting to be notified of the meeting in which the Council will adopt their decision.

Mr. Holloway stated that he would like to be notified prior to the meeting. He does not anticipate that he would be present at the meeting, but he would like his client to be present.

City Attorney Shawn Guzman stated that prior to the Council formally adopting a decision in this matter he will notify Mr. Holdaway of that meeting.

MOTION: A motion was made by Councilmember Arial to take the matter under advisement.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

Councilmember Arial stepped out.

SET PUBLIC HEARINGS:

Ray Snyder advised that the Planning Commission, at its meeting held May 27, 2014, recommended public hearings be set for June 19, 2014 to consider a zone change from R-2 to C-4 on 0.237 acres and from PD-R to C-4 on .0776 acres on properties located at 321 West Tabernacle and 16 South 300 West. The 321 West Tabernacle site is proposed to be developed as a future office for Precision Hearing while the 16 South 300 West site will remain as a Washington County School District operation.

MOTION: A motion was made by Councilmember Almquist to set the public hearings.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for Confluence Commercial Center Phase 1, a 4 lot commercial subdivision located east of the Dixie Center, zoning is C-3 and Tupelo Estates Phase 1, a 25 lot residential subdivision located near the northeast corner of 3000 East and Crimson Ridge Drive intersection. With regard to the Confluence Commercial Center, a portion of the property was deeded to UDOT during the Dixie Drive Interchange project. Since UDOT no longer has a need for the property, they have verbally agreed to deed it back to the City.

Councilmember Arial returned.

MOTION: A motion was made by Councilmember approve the final plat for Confluence Commercial Center and to include any property UDOT will be reverting back to the City in their verbal agreement and accept that property as part of the final plat.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Tupelo Estates Phase 1.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Stone Cliff Phase 13, a 7 lot residential subdivision located at 2600 Cobalt Drive, zoning is PD-R. This plat is part of the approved master plan for the Stone Cliff development. The developer is proposing to not install sidewalks since they are using a wider cross section than a normal private street. Additionally, there is a road that will located within the 100 foot setback requirement. He read portions of the ordinance which related to the 100 foot setback requirement. Staff feels that since the road will not remove significant vegetation, they feel comfortable with the road being built on the setback line.

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MOTION: A motion was made by Councilmember Bowcutt to approve the preliminary plat for Stone Cliff Phase 13.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Gentry Lane, a 24 lot residential subdivision located northwest of the intersection of Little Valley Road and Horseman Park Drive, zoning is RE-12.5. Originally, the southern most road in the subdivision was going to be a cul-de-sac. However, to convey drainage from the subdivision, the developer was proposing to extend a storm drain line through this cul-de-sac and along the lot line between two lots to Little Valley Road. The City would require a 25 foot easement for the storm drain line to extend between the two lots to allow for room to repair or replace the storm drain line if needed. Staff asked the developer to revise their layout and make the southern most road in the subdivision the access road from the subdivision to Little Valley Road and the other two roads as cul-de-sacs. This would locate the proposed storm drain line within a roadway and not between two lots where an easement would be required.

Staff indicated that making the southern most road the access road to Little Valley Road does locate this intersection too close to the intersection of Little Valley Road and Horseman Park Drive per the approved Traffic Access Management Policy. However, the hope is that eventually, the intersection of Horseman Park Drive and Little Valley Road will be relocated to the south to allow Horseman Park Road to connect to Little Valley Road at a better angle. The developer is proposing to drain sewer for the proposed subdivision to the north to Meadow Valley Estates Phase 4. Additionally, the developer is proposing to keep an access from their subdivision subject to the existing park subject to approval from the Parks Department. The developer is proposing a 25-foot access with a 6 foot block wall on both sides of the access.

James Sullivan, who represents the applicant, stated that he would like to have the access to the park. He does not understand why the Parks Department would not want it.

City Manager Gary Esplin commented that the only issue is who is going to pay the cost to improve and maintain the access area. He also indicated that the trail from the subdivision should connect to the existing trail in the park.

Mr. Sullivan explained that they would put the path and landscape the area similar to the existing path and connect this proposed path to the existing park trail. They would also like to have the path reduced to 15 feet.

There was some discussion between the developer and the council regarding whether the path would be concrete or asphalt. James Sullivan indicated that the path would be concrete and would be 10 feet in width with 2.5 feet on either side of the trail for landscaping, possibly some type of rock mulch.

Councilmember Almquist inquired if there are plans for streetlights. If the path is approved at 15 feet, he would like there to be a streetlight in line with that for safety concerns.

Mr. Sullivan stated that he will look into that.

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Councilmember Bowcutt expressed his concern with Horseman's Park Road being turned into a T-intersection in this area. The area may become a dump station.

City Manager Gary Esplin stated that at some point, the road needs to be changed.

MOTION: A motion was made by Councilmember Hughes to approve the amended preliminary plat for Gentry Lane and to narrow the walkway to 15 feet and to be dedicated to the City once it has been paved by the developer and is subject to Legal Department review.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

AIRPORT GRANT:

CONSIDER APPROVAL OF AN AIRPORT GRANT FROM THE FEDERAL AVIATION ADMINISTRATION FOR THE REPLACEMENT AIRPORT:

City Manager Gary Esplin advised that the City will receive a grant from the FAA for \$11,000,000. The grant agreement shows that the City's match is 5%, however, it may be actually be 10%.

MOTION: A motion was made by Councilmember Bowcutt to approve the airport grant from the Federal Aviation Administration with either a 90 - 95 percent match.

SECOND: The motion was seconded by Councilmember Arial.

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

- Councilmember Almquist- aye
- Councilmember Hughes - 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 April 24, 2014.

MOTION: A motion was made by Councilmember Almquist.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

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MINUTES:

Consider approval of the minutes from the City Council meeting held on May 1, 2014.

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

Councilmember Almquist- aye
Councilmember Hughes - 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 8, 2014.

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

Councilmember Almquist- aye
Councilmember Hughes - 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 15, 2014.

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

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

The vote was unanimous and the motion carried.

ADJOURN TO A CLOSED SESSION:

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

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

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Councilmember Arial - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin explained that per the truth in transparency standards, the City has to disclose, to its customers, any unbilled services that are provided from one entity to another. There are 33,000 customers who will receive this letter.

Finance Director Philip Peterson provided a copy of the public notice that will be mailed to customers.

City Manager Gary Esplin advised that Steve Larsen was selectively promoted to the Superintendent at Sunbrook Golf Course. An internal job opening will be posted for the Superintendent position at the St. George Golf Course. He mentioned that he had a short discussion with the Golf Pros regarding employment with the City.

Mayor Pike and City Manager Gary Esplin provided the Council with an update on the St. George Resource Center.

Mayor Pike stated that Brand Iconic has created a advertising, branding and marketing coalition to brand the St. George Resource Center at no charge. He suggested using Brand Iconic to assist with advertising and branding fort the City at a cost of \$6,000.

The consensus of the Council is to move forward with Mayor Pike’s suggestion.

ADJOURN:

MOTION: A motion was made by Councilmember Almquist to adjourn.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
JUNE 12, 2014, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

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

OPENING:

Mayor Pro Tem Almquist called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Kent Perkins and the invocation was offered by President Thales Derrick with the St. George Stake.

DISCUSSION ON THE PROPOSED IMPACT FEE SCHEDULE:

City Manager Gary Esplin advised that per state law, impact fees need to be reviewed periodically to make sure the capital facilities plans are up to date.

Jason Burningham with Lewis Young Robertson & Burningham, Inc, presented a powerpoint presentation which covered the following topics: 2014 Impact Fees; Introduction to Impact Fees; Scope of Work; Impact Fee Process to Date; Recent Revisions; Culinary Water Impact Fee; Sanitary Sewer Impact Fee; Storm Drain Impact Fee; Transportation Impact Fee; Fire Impact Fee; Police Impact Fee; Parks, Recreation & Open Space Impact Fee; Energy Impact Fee; Summary (Residential Dwelling); Summary; and Next Steps.

Mayor Pro Tem Almquist asked Mr. Burningham to explain why some cities do not have impact fees.

Mr. Burningham stated that cities do not have certain impact fees since the fees are absorbed within another fee. Additionally, some cities have chosen to not charge impact fees rather they add the fees into user rates. He explained that impact fees for St. George were revised last in 2006. Although there is not a legal requirement to review them in a certain time frame, impact fees that are collected have to be used within 6 years.

City Manager Gary Esplin advised that in 2006 impact fees were based upon projects that were going to be done at that time.

Mr. Burningham stated that the Impact Fee Act defines system improvements as regional, beneficial improvements that are beyond one subdivision. These improvements are major improvements. Project improvements are defined as lateral improvements such as curb, gutter and sidewalk improvements.

Mari Smith, Executive Director of SUHBA, thanked the Mayor and Council for involving them in the process. She inquired if the only fees that were changed from

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the first draft are the water and power fees.

Mr. Burningham replied yes, those were the only fees that were changed.

Larry Gardner stated that he is concerned with developments in the Ledges area that pay impact fees. He feels that if they pay impact fees, they should have some of the system improvements in that area. He mentioned that on page 14 of the Municipal Power Impact Fee Analysis, the Ledges development was singled out. They are looking for fairness, not only in the application, but also how it is administered. Additionally, he wondered if capital facilities can be put into that fee.

Mr. Burningham stated that there can be a debate as to whether or not they are included in the overall fee. It is an issue of system improvement versus project improvement. He does not know if the consultants knew enough about the system to determine what constitutes a system improvement or project improvement. It does seem to him that the language was included to demonstrate that for this study, it was treated as a project improvement.

City Manager Gary Esplin stated that there has been this debate for a number of years. Staff's position is that the developer is required to bring the power to their development. To date, the developer has not paid anything toward getting power to the development. Per City ordinance, the developer is required to go to the nearest point of where the source of power or water is and bring it to their site. He is not opposed to allowing language to not preclude impact fees from being charged in that area. Staff is working with Rocky Mountain Power to determine how to serve power to other areas in the City, including this area.

Mr. Burningham read the bullet point in which the Ledges was mentioned.

City Manager Gary Esplin stated that the language can be changed to identify the area, not the Ledges development specifically.

Stacy Young mentioned the other element goes back to the exactions law that is caused by the Impact Fee Act. The exaction has to be roughly proportionate to the impact of the development. Some areas will have impact fees, under this fee system, of approximately \$15 million over its buildout.

City Attorney Shawn Guzman stated that there has been that same discussion with other developers. Sometimes there is a minimum that has to be paid. If there is a need for one specific development, they will have to bring the power in. It does not necessarily mean it is a system improvement.

City Manager Gary Esplin recommended to make the proposed revisions and go forward with a public hearing.

Ms. Smith inquired if the updated fees will go into effect immediately.

City Attorney Shawn Guzman replied that there may be a legal issue with regards to the fees that will be increasing.

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DISCUSSION ON THE PROPOSED RED SANDSTONE QUARRY TRAIL AND MONUMENT:

Wayne Pace with the Sons of the Utah Pioneers stated the quarry is located just east of the Red Hills Golf Course. There are some issues that include the fact that the east side was the site of a major Civilian Conservation Corps (CCC) camp. The CCC would like to have a monument in that location. There is an agreement with the Sunstone HOA to install that monument on their property. It would be nice for the community to have both monuments together. Additional issues include the tortoise reserve and the path being installed along their fence as well as keeping people from being hit by players while on the path.

William Sylvester mentioned that this is the quarry from which stone was brought for many major buildings in the City.

Mr. Pace presented pictures of the area and proposed monument and trail. The idea is to create a pleasant park atmosphere including plaques that explain the area. There are two parts of the quarry, one is near the third green. The entrance would be near the maintenance area.

City Manager Gary Esplin stated that staff is concerned with the path being in the direct line from the back tees. Staff is not opposed to the trail if it is further back. The other issue is bringing cars into the area. There would need to be a secure fence to keep vehicles out.

Mr. Pace stated that he would like to meet with staff to coordinate this.

Mayor Pro Tem Almquist commented that the best thing is to look at the number of golfers who hit through that corner. He would like to see if an alternate route can be found.

Mr. Sylvester stated that there is one other place to put a trail.

PRESENTATION AND UPDATE FROM MATT LOO AND CAROL HOLLOWELL ON THE RESOURCE CENTER:

Development Services Director Matt Loo presented a powerpoint presentation covering the following topics: Existing Color Scheme; Resource Center Organization Chart and St. George Resource Center Floor Plan.

Carol Hollowell, Executive Director, explained that when a client is in need of a service, they will come in the main intake. At that point, they will be given a menu card detailing the services they will need. The client will have a buzzer to let them know when it is their turn rather than calling out their name for privacy. She continued with the powerpoint covering the following topics: Friends fo the Volunteer Center (501.c3) and Progress in 10 days. She thanked the many partners that have come on board including, but not limited to, the Utah Food Bank, Department of Workforce Services, Five County Association and the LDS Community.

City Manager Gary Esplin commented that the intake process is intriguing.

Ms. Hollowell explained that clients will be given color coded cards with specific time slots.

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Ed baca inquired how the center will be keeping families together when space is limited.

Ms. Hollowell stated that she does not feel that they will run out of space because they will try to get clients in and out. The process of getting people permanently housed will help the flow. The support team will be hired within the next 3-4 weeks.

Sherri Dial stated that Ms. Hollowell has been spending the last three years helping homeless people find homes.

Ms. Holloway explained that she did a point in time count and since February 3, 2014, 135 people have been housed. They try to help the clients get housing on their own. She stated the center already has a basketball court, a sand volleyball court, a track around the property and plenty of room for a nice garden. The play set is an outdoor play set which was received through a grant. There have been numerous volunteers assisting with remodeling and there will be plenty of volunteer opportunities in the future. She mentioned a backpack program for kids who are hungry and do not have enough food for the weekend. SUHBA has committed to donating labor hours to remodel the center. They will partner with the Senior Center to have a senior day at the food pantry. Having everything under one roof helps the person who has given up a better chance to get help. Looking forward, there can be dynamic changes, but by forcing the client to take action on their own, it will help them to stay on their feet. Clients will not be charged a fee to stay in the shelter, but they will have to do chores and keep up their action plan. She is working on applying for several grants. She has contacted Dixie State University, who will have a mobile dental van come to the center twice a year.

Councilmember Pro Tem Almquist inquired if this presentation can be taken to the other shelter in town to see where they may fit in.

Ms. Dial stated that they had contacted the Dixie Care & Share Board, they are still deciding how their mission will fit together with the center.

Councilmember Randall commented that she mentioned to Mayor Pike regarding having a bus stop closer to the Doctors Volunteer Clinic.

City Manager Gary Esplin stated that staff is looking at that.

Support Services Manager Marc Mortensen inquired about having a bicycle program. He would like to head up a bike program in which impounded bikes are fixed up and used by clients to get around town.

Mr. Loo stated that the next step is affordable housing. They have ideas and entities that have some land. He mentioned that Brand Iconic has donated time and developed a messaging map.

City Manager Gary Esplin stated that Ms. Hollowell and Mr. Loo will come back with a date to launch these programs. The cost of the project has been funded by CDBG funds, State funds and grants. He anticipates that no funds will be used from the City's general fund to operate the facility. He does not know of any other city that is doing anything like this.

Councilmember Hughes stated that he has talked with private individuals who have been inspired by what Ms. Hollowell has done. There may be private individuals and corporations that would like to donate to the center. Additionally, the Homeless Coordinating Council has been doing things to coordinate services in the center.

TOUR OF THE CITY COMMONS BUILDING:

Kent Perkins took the Mayor and City Council on a tour of the City Commons building.

REPORT FROM COUNCILMEMBERS:

Councilmember Randall mentioned the Flag Retirement ceremony that will take place on Saturday, June 14 at the SunBowl.

Councilmember Arial stated that the Arts Commission would like to buy a sculpture.

Mayor Pro Tem Almquist mentioned an art shop owner on Main Street who used to be very negative is now jazzed about the Red Cliff Gallery.

Councilmember Arial commented that the Children’s Museum is almost at 98,000 visitors. When they reach 100,000 visitors, they would like to hold a big fundraising event to raise \$100,000.

Councilmember Bowcutt inquired if the City could advertise the Children’s Museum.

Support Services Mar Mortensen stated that although the City’s website has a link to the Children’s Museum, they are responsible for their own marketing.

Councilmember Hughes stated that he was at eating dinner at 25 Main at 8:30 one evening and everything was closed. He would like to attract people to the downtown area. He mentioned the Animal Shelter grand opening on Saturday, June 21st.

Mayor Pro Tem Almquist mentioned that the Mosquito Abatement Board holds their meeting on Thursday. They had a big agenda for tonight’s meeting.

Councilmember Hughes commented that at the Flood Control meeting, they were wondering if they were going to take over the responsibility for detention basins in Warner Valley.

Mayor Pro Tem Almquist mentioned that although the Hillside Board has not met in quite a while, he would like to give them an update on Stone Cliff.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Bowcutt to adjourn to a closed session.

SECOND: The motion was seconded by Councilmember .

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

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

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The vote was unanimous and the motion carried.

The meeting then adjourned.

Christina Fernandez, City Recorder

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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.

1 MOTION: A motion was made by Councilmember Almquist to accept financial report for May
2 2014.

3
4 SECOND: The motion was seconded by Councilmember Arial.

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

7
8 Councilmember Almquist, aye
9 Councilmember Randall, aye
10 Councilmember Bowcutt, aye
11 Councilmember Arial, aye

12
13 The vote was unanimous and the motion carried.

14
15 **AWARD OF BID:**

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

18
19 Purchasing Agent Hood explained this is a bid for software with Automated Energy to launch a
20 commercial load profiler program in the amount of \$1,000.

21
22 Mayor Pike called for a motion.

23
24 MOTION: A motion was made by Councilmember Randall to award the bid for commercial load
25 profiler software to Automated Energy for \$1,000.

26
27 SECOND: The motion was seconded by Councilmember Almquist.

28
29 VOTE: Mayor Pike called for a vote as follows:

30
31 Councilmember Almquist, aye
32 Councilmember Randall, aye
33 Councilmember Bowcutt, aye
34 Councilmember Arial, aye

35
36 The vote was unanimous and the motion carried.

37
38 **Consider award of bid for the 2450 East irrigation line extension project.**

39
40 Purchasing Agent Hood explained there were five responses to the bid. Sunroc was the low
41 bidder at \$87,026.90 which is under the budget.

42
43 Mayor Pike called for a motion.

44
45 MOTION: A motion was made by Councilmember Randall to award to the bid to Sunroc for the
46 2450 East Irrigation Line Extension project in the amount of \$87,026.90

47

1 SECOND: The motion was seconded by Councilmember Almquist

2

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

4

5 Councilmember Almquist, aye

6 Councilmember Randall, aye

7 Councilmember Bowcutt, aye

8 Councilmember Arial, aye

9

10 The vote was unanimous and the motion carried.

11

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

13

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

16

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

19

20 Mayor Pike called for a motion.

21

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

24

25 SECOND: The motion was seconded by Councilmember Arial.

26

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

28

29 Councilmember Almquist, aye

30 Councilmember Randall, aye

31 Councilmember Bowcutt, aye

32 Councilmember Arial, aye

33

34 The vote was unanimous and the motion carried.

35

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

37

38 Purchasing Agent Hood explained there were three bids with Layne Inliner being the low bid at
39 \$93,795.50. This is slightly under the \$100,000 budget.

40

41 Mayor Pike called for a motion.

42

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

45

46 SECOND: The motion was seconded by Councilmember Arial.

47

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

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3 Councilmember Almquist, aye
4 Councilmember Randall, aye
5 Councilmember Bowcutt, aye
6 Councilmember Arial, aye
7

8 The vote was unanimous and the motion carried.
9

10 City Manager Esplin indicated the bid awards that are on the addendum are all in the current
11 budget year.
12

13 **ORDINANCES**

14 **Consider approval of an ordinance prohibiting the use of fireworks in designated area of**
15 **the City through July 27, 2014.**
16

17 Deputy Fire Chief Kevin Taylor explained this is the second year restrictions on fireworks have
18 been requested for specific areas in the city. He noted that last year the public was responsive
19 to the restrictions and the number of incidents were down. He explained that in general
20 fireworks are restricted in areas of open space, drainages and slopes on hillside.
21

22 City Attorney corrected agenda dates, noting that the restrictions would be in place July 1
23 through July 31, 2014. Violations of this ordinance will be a class b misdemeanor.
24

25 There was discussion regarding the interactive map detailing the restricted areas, which is
26 available through the city website.
27

28 Mayor Pike called for a motion.
29

30 MOTION: A motion was made by Councilmember Randall to pass the ordinance restricting the
31 use of fireworks in designated areas of the City from July 1 through July 31.
32

33 SECOND: The motion was seconded by Councilmember Bowcutt.
34

35 Assistant to the City Manager Mortensen displayed the map and showed how the interactive
36 functions work.
37

38 Councilmember Almquist pointed out that the ordinance restricts not only the use of fireworks,
39 but any other ignition source.
40

41 VOTE: Mayor Pike called for a roll call vote as follows:
42

43 Councilmember Almquist, aye
44 Councilmember Randall, aye
45 Councilmember Bowcutt, aye
46 Councilmember Arial, aye
47

48 The vote was unanimous and the motion carried.

1 **PUBLIC HEARINGS:**

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

5
6 City Planner Snyder explained this is a request for two zone changes in one action. He detailed
7 the addresses and the exhibits which are surveys of the properties. The applicant, Mr. Dunker,
8 owns one property and the Washington County School District (WCSD) owns the other and
9 supports the zone change request. The zone change to C-4 would allow the applicant to build
10 an office to the side of the property line and near the front property line. The Planning
11 Commission recommends approval.

12
13 Mayor Pike opened the public hearing, there being no one to comment, he closed the public
14 hearing.

15
16 Mayor Pike called for a motion.

17
18 MOTION: A motion was made by Councilmember Arial to approve the zone change from R-2
19 and Planned Development Residential to Commercial C-4 for properties located at 321 West
20 Tabernacle Street and 16 South 300 West.

21
22 SECOND: The motion was seconded by Councilmember Randall.

23
24 Councilmember Bowcutt noted this zone change is his neighborhood and will be a great
25 improvement.

26
27 VOTE: Mayor Pike called for a roll call vote as follows:

28
29 Councilmember Almquist, aye
30 Councilmember Randall, aye
31 Councilmember Bowcutt, aye
32 Councilmember Arial, aye

33
34 The vote was unanimous and the motion carried.

35
36 **Public hearing to consider amendments to the 2013-2014 fiscal year budget.**

37
38 City Manager Esplin explained a public hearing is required by state law to amend the budget.
39 He briefly reviewed the recommended adjustments indicating that more detail is provided in the
40 agenda packet. He also explained the amendment with respect to building inspections as a
41 result of more permits being issued than projected and youth sports increased due to more
42 participation in the programs.

43
44 Mayor Pike opened the public hearing, there being no one to comment, he closed the public
45 hearing.

1 Mayor Pike called for a motion.

2

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

5

6 SECOND: The motion was seconded by Councilmember Almquist.

7

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

9

10 Councilmember Almquist, aye

11 Councilmember Randall, aye

12 Councilmember Bowcutt, aye

13 Councilmember Arial, aye

14

15 The vote was unanimous and the motion carried.

16

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

19

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

24

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

30

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

37

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

45

46 City Manager Esplin explained it would be possible to bill for all the services that are currently
47 paid for by the Energy Services Department and Water Services Department but that would
48 result in the general fund having to find additional revenues or reduce services to save costs.

1 He emphasized that the unbilled water is accounted for as it is metered. He also discussed the
2 amount of reuse water, which is treated wastewater, used for irrigation purposes. Reuse water
3 supplements the other sources of irrigation quality water.
4

5 Mayor Pike indicated it is good that the unbilled water is metered and that the city is complying
6 with the new law.
7

8 City Manager Esplin pointed out that the amount of unbilled energy services amounts to less
9 than one percent of the total Energy Services Department budget.
10

11 Mayor Pike opened the public hearing.
12

13 Aaron Olsen, citizen, stated he was a new resident in St. George and has two questions to ask.
14 Does general fund pay at the same rate as residents?
15

16 City Manager Esplin replied that the general fund doesn't pay for the unbilled water or energy
17 services.
18

19 Mr. Olsen asked how the costs are calculated.
20

21 Finance Director Peterson explained he calculates all gallons billed and all revenue collected to
22 determine the price per gallon and uses that amount to calculate the dollar value of the unbilled
23 water consumption. He explained it amounts to approximately \$1.35 per month for each utility
24 customer.
25

26 Mr. Olsen urged water and energy conservation as we live in a desert and with respect to the
27 EPA coal regulations which affect energy costs. He spoke in support of more transparency and
28 that residents should see a true and accurate cost for the unbilled services. He suggested
29 department heads might be more accountable for leaks, lighting and such if they had to account
30 for these costs in their budgets.
31

32 Doug Schmutz, citizen, asked that if it costs a utility customer \$1.35 a month than it's not
33 coming from tax money, is that correct.
34

35 City Manger Esplin explained that if the general fund had to pay for these services, then it would
36 be tax dollars. As it is done currently, the unbilled services are paid by utility account holders.
37

38 Dough Schmutz asked if those who generate electricity with solar or wind power and feed back
39 into the grid, are they billed for services or do they get a subsidy.
40

41 City Manager Esplin explained net metering is not associated with the unbilled water and
42 electric services.
43

44 Robert Fulton, citizen, expressed appreciation for the effort to be more transparent. He indicated
45 that he is glad the city is not spending man hours and increasing overhead costs associated
46 with billing and paying for these services out of the general fund.
47

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

3
4 City Manager Esplin indicated they are paid from the water fund. He discussed the way the
5 ponds and irrigation system work and how the water shares provide the water for that system.
6 He noted the WCSD pays their share of the cost of irrigation quality water, but city facilities
7 don't.

8
9 Carl Palmer commented that as a city we have the choice to increase the electric rates to put
10 money in the general fund.

11
12 City Manager Esplin explained how transfers to other funds for the energy and water
13 departments work and that they are for specific things both departments are responsible for
14 such as utility department salaries as that department does all the billing/collection for the utility.

15
16 Council Member Hughes arrived 6:08 pm.

17
18 Carl Palmer suggested an increase to the electric rates with the money to be put it back into the
19 general fund if needed. He suggested looking into what surrounding communities pay for power
20 from Rocky Mountain Power (RMP) and possibly raise rates to be a bit lower than RMP in order
21 to support the general fund.

22
23 Hope Corkrin, citizen, commented that she does not want to see a rise in rates. She would like
24 to see all the facility costs on-line as well as which properties fall under the unbilled services.

25
26 Seeing no one else wishing to comment, Mayor Pike closed the public hearing.

27
28 Mayor Pike noted that some members of the community would like to see more facilities or the
29 city offer more services. He commented that this discussion shows how difficult it is to provide
30 services and amenities in a fiscally responsible manner. He complimented Mr. Esplin and Ms.
31 Brklacich for the expertise they provide in developing the budget. He indicated there will be an
32 item on the November ballot to establish a county wide arts and recreation tax. This is being
33 done to address the interests of the community as a whole.

34
35 City Manager Esplin explained how the state manages tax revenues. The city gets about 14%
36 of the property tax assessed and about 20% of the sales tax revenues generated in the city. He
37 reviewed the top three economic drivers:

- 38
39 1. Tuacahn Center for the Arts
40 2. Golf Courses
41 3. Dixie Center

42
43 Mr. Esplin continued with the explanation noting that 75% of the top ten revenue drivers are
44 activities that are driven by the City of St. George such as the races and conventions. He stated
45 there is a correlation to these events and the amount of services residents enjoy.

1 There was discussion regarding how sales tax revenues are divided between the state and the
2 local entity that generates the tax as well as the number of people from outside the state that
3 come to St. George for various events.
4

5 City Manger Esplin noted that the motion, if being made to approve, will also need to include the
6 \$625,000 requested to be transferred from the capital project fund to the general fund.
7

8 Mayor Pike called for a motion.
9

10 MOTION: A motion was made by Councilmember Almquist to approve by resolution the 2014-
11 2105 fiscal year budget and the transfer of \$625,000 from capital projects to the general fund as
12 well as the other adjustments as discussed.
13

14 SECOND: The motion was seconded by Councilmember Hughes.
15

16 VOTE: Mayor Pike called for a roll call vote as follows:
17

18 Councilmember Almquist, aye
19 Councilmember Hughes, aye
20 Councilmember Randall, aye
21 Councilmember Bowcutt, aye
22 Councilmember Arial, aye
23

24 The vote was unanimous and the motion carried.
25

26 RESOLUTIONS

27 **Consider approval of a resolution adopting proposed fee increases included in the**
28 **proposed 2014-15 fiscal year budget.**
29

30 Mayor Pike asked the council if there was any discussion regarding this item.
31

32 As there were no questions from the council, Mayor Pike called for a motion.
33

34 MOTION: A motion was made by Councilmember Almquist to adopt the fee increases included
35 in the 2014-2015 fiscal year budget.
36

37 SECOND: The motion was seconded by Councilmember Randall.
38

39 VOTE: Mayor Pike called for a roll call vote as follows:
40

41 Councilmember Almquist, aye
42 Councilmember Hughes, aye
43 Councilmember Randall, aye
44 Councilmember Bowcutt, aye
45 Councilmember Arial, aye
46

47 The vote was unanimous and the motion carried.
48

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

3
4 Councilmember Almquist noted that he recently attended a funeral and complemented staff on
5 the appearance of the cemetery.

6
7 **STAFF REPORTS:**

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

10
11 City Manager Esplin commented this is the second time this event will be held. There were no
12 issues with the first one.

13
14 Courtney Jackson, citizen, explained she and her husband volunteer the Pound the Pavement
15 for Parenthood event which was established in 2010. The organization raises funds around the
16 country for adoption or in vitro fertilization.

17
18 Mayor Pike called for a motion.

19
20 **MOTION:** A motion was made by Councilmember Bowcutt approve the request to waive fee for
21 the use of Crosby Confluence Park for the 2nd Annual Pound the Pavement for Parenthood
22 event.

23
24 **SECOND:** The motion was seconded by Councilmember Almquist.

25
26 **VOTE:** Mayor Pike called for a vote as follows:

27
28 Councilmember Almquist, aye
29 Councilmember Hughes, aye
30 Councilmember Randall, aye
31 Councilmember Bowcutt, aye
32 Councilmember Arial, aye

33
34 The vote was unanimous and the motion carried.

35
36 **Consider approval of a special event fee waiver as well as a street closure for the 7th**
37 **Annual Chelsi's Run event. Lisa Peterson, applicant.**

38
39 Lisa Newby Peterson, citizen, stated she lives in the St. James neighborhood. This event is a
40 celebration of her daughter's life. Her daughter was killed in an accident several years ago.
41 The run has raised \$8,000 which is awarded to students in need as high schools scholarships.
42 The money has been divided equally between the four local high schools. The event is
43 scheduled for Tuesday July 10pm.

44
45 Councilmember Randall commented this event is a great way to bring some good from a
46 horrible tragedy.

47
48 Mayor Pike called for a motion.

1 MOTION: A motion was made by Councilmember Randall to waive fee and accept road closure
2 for St. James and Lizzie Lane for the 7th Annual Chelsi's Run event.

3
4 SECOND: The motion was seconded by Councilmember Arial.

5
6 VOTE: Mayor Pike called for a vote as follows:

7
8 Councilmember Almquist, aye
9 Councilmember Hughes, aye
10 Councilmember Randall, aye
11 Councilmember Bowcutt, aye
12 Councilmember Arial, aye

13
14 The vote was unanimous and the motion carried.

15
16 **Consider approval of a conditional use permit to establish a towing and impound yard in**
17 **an M-1 zone located at 893 East Factory Drive in the Ft. Pierce Industrial Park. Lee Clark,**
18 **applicant.**

19
20 City Planner Snyder indicated the applicant's goal is to get on the police rotation to pick up
21 vehicles from accidents. He indicated nothing will be visible from the street as vehicles will be
22 stored behind or in the building. The Planning Commissions recommends approval with the
23 findings which are listed as items A – K in the Planning Commission report. He explained Ft.
24 Pierce Industrial Park supports the applicant's proposal.

25
26 Mayor Pike called for a motion.

27
28 MOTION: A motion was made by Councilmember Hughes to approve the request for a
29 conditional use permit to establish a towing and impound yard in an M-1 zone located at 893
30 East Factory Drive in the Ft. Pierce Industrial Park

31
32 SECOND: The motion was seconded by Councilmember Bowcutt.

33
34 VOTE: Mayor Pike called for a vote as follows:

35
36 Councilmember Almquist, aye
37 Councilmember Hughes, aye
38 Councilmember Randall, aye
39 Councilmember Bowcutt, aye
40 Councilmember Arial, aye

41 The vote was unanimous and the motion carried.

42
43 **Consider approval of a conditional use permit to construct a detached garage to a**
44 **maximum height of 19' behind the home located at 2531 East 2300 South Circle. Brigham**
45 **Johnson, applicant.**

46
47 City Planner Snyder displayed a picture of the house and lot. He indicated there is nothing
48 unusual in the request from other requests seen in the area. He explained this same request

1 was approved by the council in the year 2009; however, the applicant never started
2 construction. As Mr. Johnson plans to start construction now, he has filed a new application.
3 The garage won't encroach on any city easements and will have similar finish material as the
4 existing building. The Planning Commission recommends for approval.

5
6 Mayor Pike called for a motion.

7
8 MOTION: A motion was made by Councilmember Randall to approve the request for a
9 conditional use permit to construct a detached garage to a maximum height of 19' behind the
10 home located at 2531 East 2300 South Circle.

11
12 SECOND: The motion was seconded by Councilmember Almquist

13
14 VOTE: Mayor Pike called for a vote as follows:

15
16 Councilmember Almquist, aye
17 Councilmember Hughes, aye
18 Councilmember Randall, aye
19 Councilmember Bowcutt, aye
20 Councilmember Arial, aye

21
22 The vote was unanimous and the motion carried.

23
24 **Consider approval of a conditional use permit to construct a 60' tall mono pole cell tower**
25 **along with an equipment enclosure on property zoned Mining & Grazing located on the**
26 **east side of U-18 and south of the Ledges development. Verizon, applicant.**

27
28 City Planner Snyder indicated the tower would be generally located on private land in the area
29 of The Ledges. The land would be leased to Verizon. He explained the Planning Commission
30 had a lot of questions regarding this action. Generally, the city prefers to minimize the amount
31 of towers in the community and co-locate carriers as much as possible. The discussion with the
32 Planning Commission included options such as constructing an 80' tower, the master plan for
33 each communication company and other issues as detailed in the Planning Commission report.
34 He noted Mr. Snow, a resident in the area, spoke to the Planning Commission in opposition to
35 the tower.

36
37 City Planner Snyder briefly reviewed an issue the Verizon Representative raised with the
38 Planning Commission with respect to federal law pre-empting any state and local ordinance with
39 respect to location of communication facilities.

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

44
45 Lee Snow, resident, asked for permission to comment. He stated he is the property owner
46 directly adjacent to tower and opposes it severely. He detailed his residence and out buildings
47 on the pictures and maps. He discussed the proposed development called the Trails which he
48 feels will be impacted. He also understands there is another tower proposed to be put on city

1 property. He thinks there are better options for towers other than this location. He stated four of
2 the five property owners adjacent to this location will be adversely impacted as well as the
3 maybe 600 homes in the proposed development. He expressed concern that the towers will
4 break the skyline and will be really noticeable. He also expressed concern that next year
5 Verizon could decide the 60' height is not tall enough and will ask for 80'. He confirmed that
6 access is via a private road which all property owners have a 25' easement for access. He said
7 he is the one who put the asphalt on the road and property owners maintain it. He requested
8 that Verizon be required to bond for a certain amount of money for potential road damages and
9 that the city hold the bond if this action is approved.

10
11 James Sullivan spoke and indicated that he and some partners own property south of the
12 proposed location of the tower. He distributed some pictures to the council. He stated that it will
13 be tall and intrusive. He suggested there are other locations that will better accommodate the
14 tower with less adverse impact to property owners. He suggested placing the tower in areas
15 where there are easements for future power lines and substations. This would group the utilities
16 together rather than scatter them through the area.

17
18 Councilmember Hughes asked if there are other towers planned for that area.

19
20 Aaron Johnson, the Verizon Representative replied that the proposed tower is multi-faceted. It
21 will service the area and take load off other towers.

22
23 Councilmember Hughes asked if it were located somewhere else, would the coverage be
24 adequate.

25
26 Mr. Johnson replied that moving the location would still impact property owners, just ones other
27 than those that are affected by the current proposed location. He explained cell phone
28 companies want to put towers in the best possible area. For right now and the conditions for
29 finding a lease that is the best possible area.

30
31 There was discussion regarding plans for a future substation and the distance from the tower to
32 a public road. The timing and location for a possible substation has not yet been determined.

33
34 City Attorney Guzman discussed the issues related to access. If the council approves the
35 action, the applicant is given the right to construct the tower in the proposed location. With
36 respect to access on a private road, that is a civil matter which the city has no authority over.
37 The city could not hold a bond as requested by Mr. Snow nor determine who could or could not
38 use the road.

39
40 City Attorney Guzman discussed in general the local ordinance as it applies to cell phone
41 towers and the federal law with respect to communication towers. Federal law says a city
42 cannot unreasonably discriminate amongst different carriers nor do anything that effectively
43 prohibits cell coverage in an area. He reminded the council that a request for a cell phone tower
44 located on Bluff Street near the shooting range was denied as there was coverage in the area
45 and the location was not suitable for a tower. He indicated as there is Verizon coverage in the
46 area, the question for the council to answer is whether this location and the proposed height is
47 acceptable and does it fit the need of the applicant.

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

5
6 City Attorney Guzman explained the conditional use permit is required because of the
7 uniqueness of the proposed tower such as height, color and such. He also indicated that co-
8 location of utilities is always a good thing.

9
10 There was discussion with respect to allowing other towers in the area or if other companies
11 would be allowed on the tower. Concern was expressed if request is approved and co-location
12 is the preferred option, will there be other towers located in the same place.

13
14 City Planner Snyder commented that the council discussion of issues was very similar to the
15 discussion of the Planning Commission.

16
17 Mayor Pike called for a motion.

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

24
25 SECOND: The motion was seconded by Councilmember Bowcutt.

26
27 VOTE: Mayor Pike called for a vote as follows:

28
29 Councilmember Almquist, aye
30 Councilmember Hughes, aye
31 Councilmember Randall, aye
32 Councilmember Bowcutt, aye
33 Councilmember Arial, aye

34
35 The vote was unanimous and the motion carried.

36
37 City Attorney Guzman stated that for the record, the reason for denial should be stated.

38
39 Councilmember Almquist stated that is because of aesthetics but also for some of the questions
40 raised such as access, power, and private property issues. Primarily the location is unsuitable.
41 He suggested the applicant do more research to find another location in that area, it may be
42 more expensive but less obtrusive.

1 **Preliminary Plat**
2 **Consider approval of a preliminary plat for “Legends of Cactus Flats “a twelve (12) lot**
3 **residential subdivision. Glen Bundy, applicant,**
4

5 Assistant Public Works Director Jenkins indicated the applicant was asked by staff to make
6 some lot line adjustments before coming to council to request approval. He detailed the
7 adjustments made and that staff has determined this to be the best layout. There will be 3.2
8 dwelling units per acre.
9

10 Mayor Pike called for a motion.

11
12 **MOTION:** A motion was made by Councilmember Almquist to approve a preliminary plat for
13 “Legends of Cactus Flats” a twelve (12) lot residential subdivision.
14

15 **SECOND:** The motion was seconded by Councilmember Hughes.
16

17 **VOTE:** Mayor Pike called for a vote as follows:
18

19 Councilmember Almquist, aye
20 Councilmember Hughes, aye
21 Councilmember Randall, aye
22 Councilmember Bowcutt, aye
23 Councilmember Arial, aye
24

25 The vote was unanimous and the motion carried.
26

27 **MINUTES**

28 **Consider approval of the minutes from the City Council meeting held on May 22, 2014.**
29

30 Mayor Pike called for a motion.
31

32 **MOTION:** A motion was made by Councilmember Hughes to approve the minutes of May 22,
33 2014.
34

35 **SECOND:** The motion was seconded by Councilmember Bowcutt
36

37 **VOTE:** Mayor Pike called for a vote as follows:
38

39 Councilmember Almquist, aye
40 Councilmember Hughes, aye
41 Councilmember Randall, aye
42 Councilmember Bowcutt, aye
43 Councilmember Arial, aye
44

45 The vote was unanimous and the motion carried.
46
47
48

1 **ADJOURN TO THE NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING**

2
3 Mayor Pike called for a motion to adjourn to the Neighborhood Redevelopment Agency Meeting.

4
5 MOTION: A motion was made by Councilmember Randall to adjourn the regular meeting and
6 go into the Neighborhood Redevelopment Meeting.

7 SECOND: The motion was seconded by Councilmember Arial.

8
9 VOTE: Mayor Pike called for a vote as follows:

10
11 Councilmember Almquist, aye

12 Councilmember Hughes, aye

13 Councilmember Randall, aye

14 Councilmember Bowcutt, aye

15 Councilmember Arial, aye

16
17 The vote was unanimous and the motion carried.

18
19 **RECONVENY AND REQUEST A CLOSED SESSION**

20
21 MOTION: A motion was made by Councilmember Hughes to enter into a closed session to
22 discuss a property issue and potential litigation.

23
24 SECOND: The motion was seconded by Council Member Randall

25
26 VOTE: Mayor Pike called for a vote as follows:

27
28 Councilmember Almquist, aye

29 Councilmember Hughes, aye

30 Councilmember Randall, aye

31 Councilmember Bowcutt, aye

32 Councilmember Arial, aye

33
34 The vote was unanimous and the motion carried.

35
36 **RECONVEYNE**

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

38
39 SECOND: The motion was seconded by Council Member Arial

40
41 VOTE: Mayor Pike called for a vote as follows:

42
43 Councilmember Almquist, aye

44 Councilmember Hughes, aye

45 Councilmember Randall, aye

46 Councilmember Bowcutt, aye

47 Councilmember Arial, aye

1 The vote was unanimous and the motion carried.

2

3 **OTHER BUSINESS**

4

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

7

8 The group discussed the July 4th parade and breakfast.

9

10 **ADJOURMENT**

11

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

13

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

15

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

17

18 Councilmember Almquist, aye

19 Councilmember Hughes, aye

20 Councilmember Randall, aye

21 Councilmember Bowcutt, aye

22 Councilmember Arial, aye

23

24 The vote was unanimous and the motion carried.

25

26

27

28

29 _____
René Fleming, Deputy City Recorder

_____ Date

30