

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

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, March 6, 2025, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Mayor's recognitions, proclamations, and updates.**
2. **Appointment of the Assistant City Manager.**
3. **Comments from the public.**

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas about the City which the Council may choose to address. Comments pertaining to an agenda item that includes a public hearing, or public input should be given as that item is being discussed during the meeting.

Up to ten (10) members of the public will be given a limit of two (2) minutes per person. The Council will not respond to comments or questions but will take the comments under consideration for possible discussion at another time. If there are more than 10 individuals wishing to provide public comment, speakers will be selected by random draw.

Rules for making comments:

- You must be a resident of the City of St. George.
- Public input shall not be allowed on any agenda item or pending land use application.
- Comments should relate to City business.
- Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

In order to provide an opportunity for a broader scope of residents to provide public comments, any person selected to provide comments at a meeting will not be able to provide public comments again for three (3) months (once per quarter); however, written comments may be submitted anytime to the City Recorder at 175 East 200 North, St. George, UT 84770 or publiccomments@sgcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

4. **Consent Calendar.**

- a. **Consider approval a Real Estate Purchase Agreement between the City of St. George ("Seller") and St. George Blvd Partners, LLC, a Utah limited liability company ("Buyer") for the purchase of approximately 3.73 acres located on the corner of 100 West and St. George Boulevard.**

BACKGROUND and RECOMMENDATION: In 2023, the City sought Statements of Qualifications from firms with significant experience and competency in professional architectural design services for city-owned property located at 100 W and St. George Boulevard. The project will build upon the foundation of Ancestor Square and will seamlessly enhance our community. The City selected St. George Blvd Partners, LLC to work hand-in-hand with the city to conceptually plan and design a creative, engaging project that will become a successful and financially feasible development.

- b. **Consider approval of purchasing four (4) park pavilions via state contract with Sonntag Recreation, LLC to go in four different park locations.**

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide pavilions for four different park locations and is for materials and delivery only. The proposed pavilion locations with their sizes are as follows: Las Colinas Park, 44 foot hexagon; Southern Hills Park, 36 foot hexagon; Springs Park, 30 foot square; Sycamore Park, 16 foot x 20 foot rectangle. Staff recommends purchasing the equipment from Sonntag Recreation, LLC in the amount of \$209,146.50.

- c. **Consider approval of purchasing playground equipment via state contract with Great Western Recreation for Christensen Park.**

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide new playground equipment for Christensen Park and is for materials, surfacing, delivery, and installation. The proposed playground equipment includes a tower with multiple slides, climbers, swings, spinners, shades, and wear mats. Surfacing will be engineered wood fiber (wood chips). Staff recommends purchasing the equipment from Great Wester Recreation in the amount of \$276,822.30.

- d. **Consider approval of purchasing playground equipment via state contract with Big T Recreation for Springs Park.**

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide new playground equipment for Springs Park and is for materials, surfacing, delivery, and installation. The proposed playground equipment is as follows: Earthscape Playground Timber Tower 2, Log Tangle 2.4, Step Cluster, Log Stilt, Log Stepper, Playworld Arch Swing, 5 ft x 3 ft x 2 ft Wear Mats for high use areas. Surfacing will be Engineered Wood Fiber. Staff recommends purchasing the equipment from Big T Recreation in the amount of \$400,323.

- e. **Consider approval of Omega Ramps, LLC completing the construction of the Desert Vista Skatepark through a Sole Source form.**

BACKGROUND and RECOMMENDATION: This project will add a skatepark to the existing Desert Vista Park. Some features of the skatepark will include quarter pipes, a bank, rails, a roller and a euro gap (see exhibit for full list of features). The materials used for this project will be precast concrete and shotcrete. Construction will start in the fall of this calendar year. Staff recommends approval in the amount of \$112,245.

- f. **Consider approval to allow the Spring Round-Up Rodeo to have a Beer Garden during their event on May 16-17, 2025 at the Dixie Sunbowl.**

BACKGROUND and RECOMMENDATION: This is the first time that Sky Nine Rodeo LLC has applied to have a Beer Garden included as part of their event in a fenced off, secured area. Staff recommends approval with the condition that the applicant obtain insurance with the correct endorsements prior to the event.

- g. **Consider approval of a fee waiver for the Kiwanis Club of St. George and Kiwanis Easter Egg Hunt event held on Saturday, April 19, 2025 at Vernon Worthen Park.**

BACKGROUND and RECOMMENDATION: This event is an annual Easter Egg Hunt, with no charge for children to participate in, that has been running in St George since 1958. In the past, the City has waived fees (special event fee and park rental fee) for this event being held at Vernon Worthen Park. All money raised from fundraising activities is used to pay for the candy and prizes that are given away. Staff recommends waiving the 1) Park reservation fee of \$400; and 2) the Special Event Permit fee of \$150.

- h. **Consider approval of the minutes from the meetings held on February 13, 2025 (regular meeting); February 13, 2025 (joint City Council/Planning Commission meeting); February 13, 2025 (work meeting); and February 20, 2025**

5. **Public hearing and consideration of adoption of the City's Non-Commercial Airport Hangar Leasing Policy.**

BACKGROUND and RECOMMENDATION: Due to hangar demand, policy adoption is recommended. The Non-Commercial Airport Hangar Leasing Policy has been reviewed in a couple City Council Work Meetings for comments. This policy has been reviewed by a third party aviation attorney for recommendations. Staff recommends taking public comment and approval of the proposed policy.

6. **Consider approval of Ordinance No. 2025-001 amending 5.06 acres of the Atkinville Interchange Area Commercial PD-C for a 107-room hotel, a 20,140 square foot medical office, and a 9,131 square foot retail building generally located on Pioneer Road, south of Nighthawk Drive. (Case No. 2024-PDA-009 - Mojave Crossing)**

BACKGROUND and RECOMMENDATION: This site, previously approved for a different development in 2021, is now being proposed for a new project. The plan involves amending the Atkinville Interchange Area Commercial Planned Development to

include a hotel, medical office, and retail building on a 5.06-acre lot. This project appeared before the Planning Commission twice and this is the third time it has been presented at a City Council Meeting. With each public meeting, the site plan has been slightly altered at the request of the commission and council. The new site plan presented at this meeting keeps the hotel the same size and in the same location. The medical building is rotated 90 degrees, removes the porte-cochere, and is reduced by 2,860 square feet. The retail building is also rotated 90 degrees and is increased by 700 square feet. In addition to the changes listed above, the entrance onto Sand Piper Drive has been removed and relocated to Nighthawk Drive. The entrance onto Pioneer Road remains the same. The applicant has also added an approximate 184' long truck and trailer parking area on their property along Pioneer Road. This will allow the larger vehicles to be able to park onsite.

7. Consider approval of Ordinance No. 2025-018 amending the City's General Plan by updating the Moderate Income Housing Plan element.

BACKGROUND and RECOMMENDATION: The proposal is to update the City of St. George's Moderate Income Housing Plan element. The City of St. George is required to choose at least 3 strategies from the Utah State Code 10-9a-403. This amendment will update the strategies, timelines, and implementation steps that are reported on each year. At their meeting held on February 11, 2025, the Planning Commission held a public hearing. No public comments were made. The Planning Commission forwarded a positive recommendation with a 5-0 vote.

8. Consider approval of Ordinance No. 2025-019 amending the city zoning map by changing the zone from A-1 (Agricultural) to RE-12.5 (Residential Estates 12,500 square feet minimum lot size) on approximately 9.3 acres generally located on the east side of 3000 East at approximately 1880 South. (Case No. 2025-ZC-004 - Grata Holdings, LLC)

BACKGROUND and RECOMMENDATION: The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to RE-12.5 (Residential Estates, 12,500 ft² minimum lot size) in order to subdivide the property. The Planning Commission voted in favor of the rezone with a 5-0 vote after a public hearing.

9. Consider approval of a Hillside Development Permit to identify the location of the ridgeline on lot 123 of the Foremaster Ridge subdivision. (Case No. 2025-HS-003 - Wilson Foremaster Ridge 123)

BACKGROUND and RECOMMENDATION: This is a request to obtain a hillside permit for the property located on the east side of Five Sisters Drive at approximately 400 South (Lot 123 Foremaster Ridge) in anticipation of the construction of a residential home. The Hillside Review Board held a meeting on site on January 22, 2025, and made a recommendation to the Planning Commission as to the location of the ridgeline. The Planning Commission held a public meeting to consider the recommendation and recommend with a 5-0 vote to approve the Hillside Review Board's ridgeline location as shown in Exhibit "D" of the staff report and with recommendations and conditions.

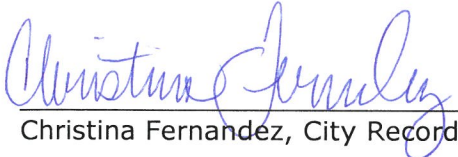
10. Consider approval of Resolution No. 2025-006R approving the Municipal Wastewater Planning Program Report for 2024.

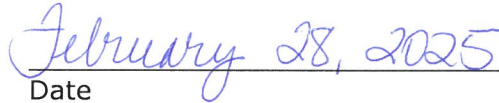
BACKGROUND and RECOMMENDATION: Each year, the Division of Water Quality requires municipal wastewater systems complete a self evaluation of their wastewater system. The evaluation looks at the wastewater collections and wastewater treatment operations, maintenance, repair and replacement planning, capital projects, and financial plans. The results of the evaluation are required to be approved by the City Council by resolution.

11. Appointments to Boards and Commissions of the City.

12. Reports from Mayor, Councilmembers, and City Manager.

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


Christina Fernandez, City Recorder


Date

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



Agenda Date: 03/06/2025

Agenda Item Number: 4a

Subject:

Consider approval a Real Estate Purchase Agreement between the City of St. George ("Seller") and St. George Blvd Partners, LLC, a Utah limited liability company (Buyer) for the purchase of approximately 3.73 acres located on the corner of 100 West and St. George Boulevard.

Item at-a-glance:

Staff Contact: Chad Thomas

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

100 W & St. George Boulevard

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

In 2023, the City sought Statements of Qualifications from firms with significant experience and competency in professional architectural design services for city-owned property located at 100 W and St. George Boulevard. The project will build upon the foundation of Ancestor Square and will seamlessly enhance our community. The City selected St. George Blvd Partners, LLC to work hand-in-hand with the city to conceptually plan and design a creative, engaging project that will become a successful and financially feasible development.

Staff Narrative (need/purpose):

The next step in the redevelopment of the 100 W Project is to sell the property to a group that is capable of creating the vision stated in the initial request for qualifications. The properties will be sold at appraised value reduced by the estimated cost to demolish the existing buildings.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval



Agenda Date: 03/06/2025

Agenda Item Number: 4b

Subject:

Consider approval of purchasing four (4) park pavilions via state contract with Sonntag Recreation, LLC to go in four different park locations.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Las Colinas Park, 810 West Las Colinas Drive; Southern Hills Park, 2041 East White Dome Drive; Springs Park, 2395 East Springs Drive; Sycamore Park, 655 South 1100 East

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

This proposed purchase is to provide pavilions for four different park locations and is for materials and delivery only. The proposed pavilion locations with their sizes are as follows: Las Colinas Park, 44 foot hexagon; Southern Hills Park, 36 foot hexagon; Springs Park, 30 foot square; Sycamore Park, 16 foot x 20 foot rectangle.

Staff Narrative (need/purpose):

The purpose of the pavilions is to provide a sheltered gathering space in each park for events, picnics, and family gatherings. Each of the pavilion park locations are proposed projects from the Trails, Parks & Recreation General Obligation Bond. It was decided to lump all these pavilions into one order to reduce delivery costs as well as receive a bulk order discount. Installation will be performed by the park construction contractor for each project.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$209,146.50

Amount approved in current FY budget for item: Las Colinas: \$2,500,000; Springs: \$1,800,000; Sycamore: \$400,000

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

Southern Hills Park: This project was scheduled to start construction in FY26, however it was decided to bump it up in the schedule as the overall park project bid set is nearing completion and is planned to go out to bid shortly. Funding will come from the Recreation General Obligation Project Fund.

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Approval.



4245 Panorama Circle, Holladay, UT 84124

Office: 801.278.9797 Fax: 801.278.9794

info@sonntagrec.com

www.sonntagrec.com

QUOTE #2514C

DATE: FEBRUARY 20, 2025

EXPIRATION DATE: 4/1/2025

BILL TO: City of St. George

SHIP TO: City of St. George Maintenance Yard

REP	JOB	PAYMENT TERMS	LEAD TIME
Jeff	Four Parks Combined	Net 30	12-16 Weeks
QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	<u>Sycamore Park</u>		
1	Classic Recreation - 16'x20' Mesa Pavilion - Standing Seam Roof Type w/ Tube Steel Fascia - 4:12 Roof Pitch - 7'6" Eave Height - 4 Columns - Surface Mount - Zinc Rich Primer w/ TGIC Powder Coat Frame Finish - Provision for 2 Electrical Outlets (1 outlet on every other column) & 1 Center Light		\$21,171.00
1	Structural Engineering (Includes 3 Sets)		\$850.00
	<u>Las Colinas Park</u>		
1	Classic Recreation - 44' Charleston Pavilion - 2 Tiers - Standing Seam Roof Type - Tube Steel Trim Fascia - 4:12 Roof Pitch - 8' Eave Height - 6 Columns - Surface Mount - Zinc Rich Primer w/ TGIC Powder Coat Frame Finish - Provision for 3 Electrical Outlets on every other column at 45" & 1 Center Light		\$96,975.00
1	Structural Engineering (Includes 3 Sets)		\$1,000.00
	<u>Southern Hills Park</u>		
1	Classic Recreation - 36' Charleston Pavilion - 2 Tiers - Standing Seam Roof Type w/ Tube Steel Fascia - 4:12 Roof Pitch - 8' Eave Height - 6 Columns - Surface Mount - Zinc Rich Primer w/ TGIC Powder Coat Frame Finish - Provisions for 3 Electrical Outlets (1 on every other column, 18" to bottom of cutout) & 1 Center Light		\$61,015.00
1	Structural Engineering (Includes 3 Sets)		\$850.00
	<u>Spring Park</u>		
1	Classic Recreation - 30'x30' Mesa Pavilion - 1 Tier - Standing Seam Roof Type w/ Tube Steel Fascia - 4:12 Roof Pitch - 7'6" Eave Height - 4 Columns - Surface Mount - Zinc Rich Primer w/ TGIC Powder Coat Frame Finish - Provisions for 2 Electrical Outlets (1 on every other column) & 1 Center Light		\$48,814.25
1	Structural Engineering (Includes 3 Sets)		\$1,000.00
1	Freight		\$8,150.00
	Wind Load for all = 115 mph		
	Snow Load for all = 21 psf		
	State Contract #MA3407 Discounted Pricing Applied		
SUBTOTAL			\$239,825.25
LESS DISCOUNT			-\$25,078.00
EXTRA COURTESY DISCOUNT			-\$5,600.75
TOTAL			\$209,146.50

Quotation prepared by: Jeff Sonntag

To accept this quote, sign here and return: _____

Pavilion Examples

Similar to pavilion for Las Colinas Park and Southern Hills Park.



Similar to pavilion for Springs Park.



Similar to pavilion for Sycamore Park.



Agenda Date: 03/06/2025

Agenda Item Number: 4C

Subject:

Consider approval of purchasing playground equipment via state contract with Great Western Recreation for Christensen Park.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

3780 South 1550 West

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

This proposed purchase is to provide new playground equipment for Christensen Park and is for materials, surfacing, delivery, and installation. The proposed playground equipment includes a tower with multiple slides, climbers, swings, spinners, shades, and wear mats. Surfacing will be engineered wood fiber (wood chips).

Staff Narrative (need/purpose):

The purpose of the project is to replace the existing old playground with a new and exciting one. The existing playground is almost 30 years old and it has become increasingly difficult to find replacement parts. The Christensen Park playground replacement is a proposed project from the Trails, Parks & Recreation General Obligation Bond.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$276,822.30

Amount approved in current FY budget for item: \$450,000

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

Approved in budget.

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Approval.

Proposal for

City of St. George City Parks Division

Prepared by

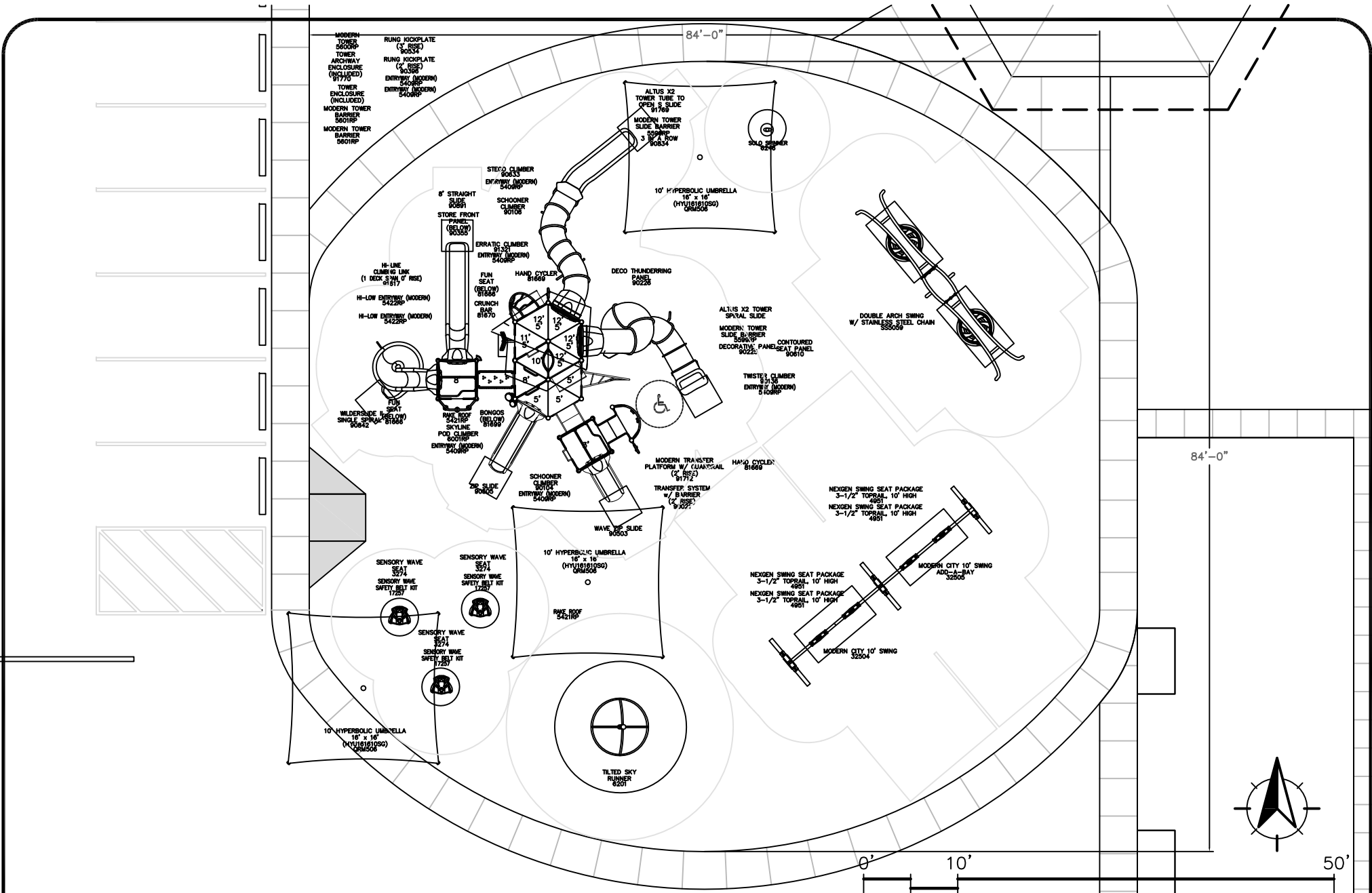


02-06-2025
Job # 114270-01

Christensen Park Playground Option 2



435-760-2416 | www.gwpark.com



St George City
Christensen Park
St George, UT
Representative
Great Western

This Unit Includes play events and components.
SALES REP
LEWIS PAINTER
435-760-2416
LEWIS@GWPARK.COM
Representative of Lewis Painter (represented by WTR - Utah Utilities Inc.)

Total Elevated Play Components 16
Total Elevated Play Components Accessible By Ramp 10
Total Elevated Components Accessible By Transfer 10
Total Accessible Ground Level Components Shown 14
Total Different Types Of Ground Level Components 6

16	Required	-
10	Required	8
14	Required	5
6	Required	3

This play equipment is recommended for children ages 5 - 12

Minimum Area Required: -
Scale: -
This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:
LP/ MW
Date:
2/3/25
Drawing Name:
114270-01- Opt 2

Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS

P: (435) 245-5055 / F: 435 245-5057 Lewis@gwpark.com



Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS

P: (435) 245-5055 / F: 435 245-5057 Lewis@gwpark.com



Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



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St George, UT



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Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



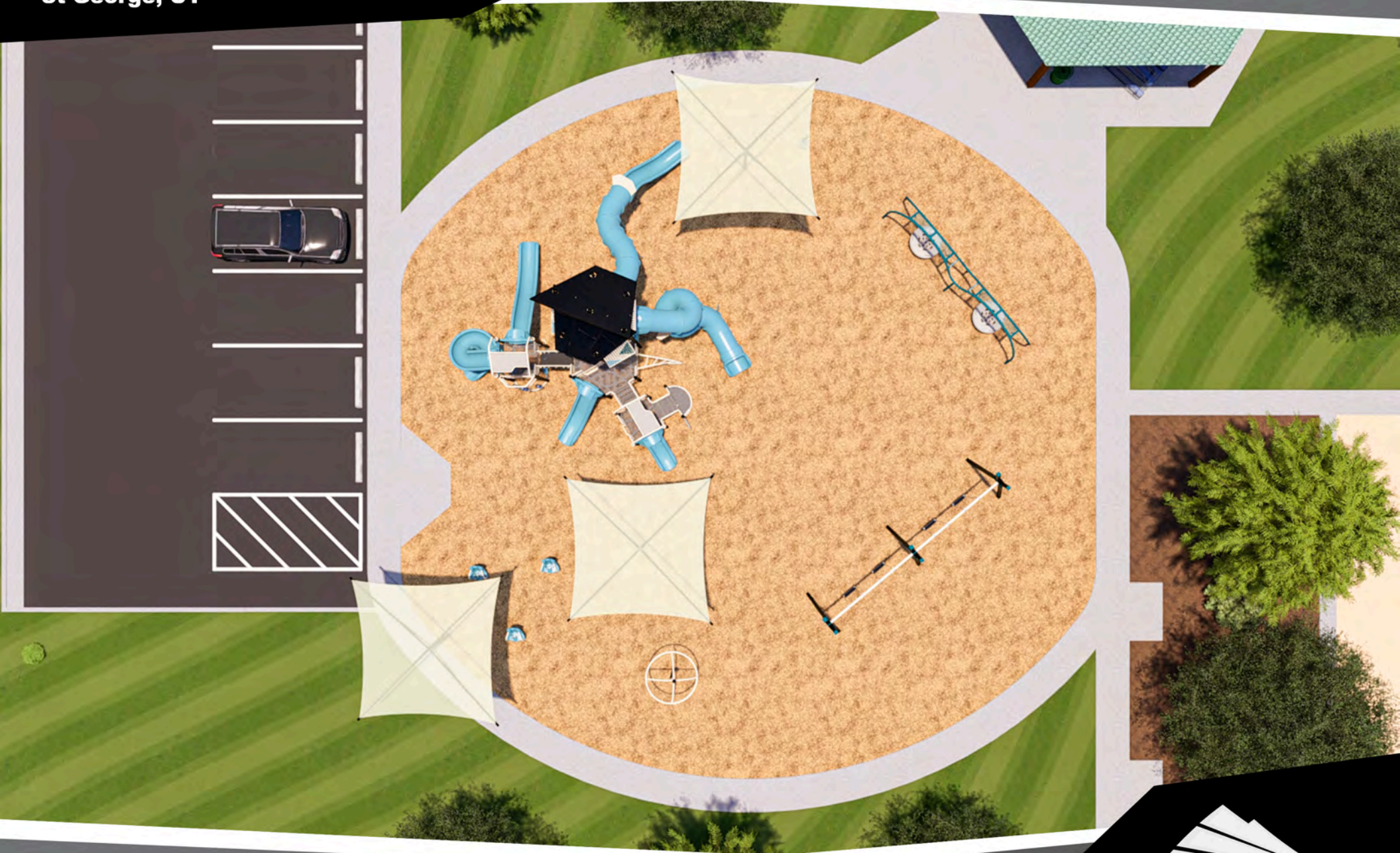
Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



Christensen Park Playground - Project 114270-01-Opt 2
St George, UT



2025 Custom Color Sheet

Project:

Starting Palette

2 Color HDPE
2 Color HDPE 2
Accent
Accent 2
Arch
Basic
Basic 2
Batting Cage
Buffings
Cabling
Climber Nets
Coated Site
Deck:PVC
EPDM
Fabric 1
Fabric 2
Fence Guard
Fun Formz
Handgrip
HDPE
HDPE 2

Metal Roof
Netting
Plastic Lumber
RB Frame PC
RB Slat PC
RB Frame TP
RB Slat TP
Recycle Wood
Rock Plastic
Roof
Roof 2
Roto Plastic
Roto Plastic 2
Sky Wheel
Thermoplast
Tube
Uni Plastic
Wallcano
Web
Windscreen

Custom
Colors:



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

02/04/2025
Quote #
114270-01-02

Christensen Park Playground Option 2

City of St. George City Parks Division
Attn: Mark Goble
3764 S 1470 West
St George, UT 84790
United States
Phone: 435-627-4540
Fax: 435-634-5824
mark.goble@sgcity.org

Ship to Zip 84790

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	RDU	GameTime - Custom 5-12 Play Structure with Tower - • Reference Drawing 114270-01-Opt 2	\$113,370.00	\$66,343.50	\$66,343.50
2	5599RP	GameTime - Modern Tower Slide Barrier	\$4,148.00	\$4,148.00	\$8,296.00
1	5600RP	GameTime - Modular Modern Tower	\$49,860.00	\$49,860.00	\$49,860.00
2	5601RP	GameTime - Modern Tower Barrier 1	\$4,500.00	\$4,500.00	\$9,000.00
1	6001RP	GameTime - Skyline Pod Climber 8'	\$6,544.00	\$6,544.00	\$6,544.00
1	RDU	GameTime - Swings- • Reference Drawing 114270-01-Opt 2	\$32,205.00	\$28,477.62	\$28,477.62
3	3274	GameTime - Sensory Wave Seat	\$2,753.00	\$2,312.52	\$6,937.56
3	17257	GameTime - Sensory Wave Safety Belt	\$281.00	\$236.04	\$708.12
1	6201	GameTime - Tilted Sky Runner (F/S)	\$4,999.00	\$4,199.16	\$4,199.16
1	6246	GameTime - Solo Spinner	\$2,504.00	\$2,103.36	\$2,103.36
3	QRM506	GT-Shade - HYU161610SG HYPERBOLIC UMB 16X16X10	\$6,936.00	\$6,727.92	\$20,183.76
1	178749	GameTime - Owner's Kit	\$92.08	\$92.08	\$92.08
4	APS-SpinnerWear	Action Play Systems - 48" x 2" Spinner Wear Mat	\$200.00	\$180.00	\$720.00
1	APS-WearMat-14'	Action Play Systems - 14' Diameter x 2" Wear Mat - (16) interlocking pieces	\$1,335.00	\$1,201.50	\$1,201.50
1	APS-WearMat-8'x4'x2'	Action Play Systems - 8'x4'x2" Wear Mat - (2) interlocking halves	\$500.00	\$450.00	\$450.00
6	APS-Swing/Slide	Action Play Systems - 40" x 40" x 1 1/2" Swing & Slide Wear Mat - Black	\$130.00	\$117.00	\$702.00
286	EWF	Pioneer Wholesale Supply - 5,932 SF of EWF 12" Compacted Depth (286 CY) - Delivered	\$46.95	\$46.95	\$13,427.70
1	INSTALL	Install - Installation of Play Equipment - Regular Wages	\$43,250.00	\$43,250.00	\$43,250.00
Contract: OMNIA #2017001134			Sub Total		\$262,496.36
			GT-Shade Freight		\$4,015.94
			Action Play Systems Freight		\$2,110.00
			GameTime OMNIA Freight		\$8,200.00
			Total		\$276,822.30

OMNIA
P A R T N E R S



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

02/04/2025
Quote #
114270-01-02

Christensen Park Playground Option 2

Comments

Your Sales Rep is Lewis Painter . Please reach out to Lewis at 435-760-2416 if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order .

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

***OPTIONAL-To include a Payment and Performance Bond, please add \$4,230.

Shipping to Site Address:

Christensen Park
Mark Goble
435-627-4540
mark.goble@sgcity.org
3764 S 1470 West
St George City, UT 84790

*Freight charges are based on listed zip code and are subject to change if shipping information changes.

*Deposit may be required.

Permitting not included, unless otherwise noted.

Customer is responsible for offloading.

Regular wage

OMNIA # 4035474



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

02/04/2025
Quote #
114270-01-02

Christensen Park Playground Option 2

Remit Payment to:
GameTime
P.O. Box 680121
Fort Payne, AL 35968

Taxes:

All applicable taxes will be added at time of invoicing unless otherwise included or a tax-exempt certificate is provided.
If sales tax exempt, you must provide a copy of certificate to be considered exempt.

Prices :
FOB Factory.

Orders:

All orders shall be in writing by purchase order, contract, or similar document made out to PlayCore Wisconsin Inc., dba GameTime.
Standard GameTime equipment orders over \$100,000 may require a deposit of 25% at the time of order and an additional 25% at or before order ships.
Standard orders with equipment, installation and surfacing are requested to be split billed.
Equipment, Taxes & Freight as noted above
Installation and Surfacing billed as completed and Due Upon Receipt.

Terms:

Cash With Order Discount (CWO): Orders for GameTime equipment paid in full at time of order via check, Electronic Funds Transfer (ACH or wire) are eligible for a three percent (3%) cash with order discount.

Payment via credit card: If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.

Credit terms are Net 30 days, subject to approval by the GameTime Credit Manager. A completed credit application must be submitted and approved prior to the order being received. Please allow at minimum 2 days for the credit review process. GameTime may also require:

Completed Project Information Sheet (if applicable)

Copies of Payment and Performance Bonds (if applicable)

A 1.5% per month finance charge will be imposed on all past due invoices.

Retainage not accepted.

Orders under \$5,000 require payment with order.



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

02/04/2025
Quote #
114270-01-02

Christensen Park Playground Option 2

ACCEPTANCE OF QUOTATION:

Billing and Shipping information will be as stated on quote unless indicated below .

Change billing information to:

Address: _____

Contact: _____

Change shipping information to:

Address: _____

Contact: _____

Colors: Per Renderings Yes or No

Palette _____

Per Submittals _____

Other Colors, please specify _____

Purchase Amount: \$276,822.30

Signature: _____ Date: _____

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

02/04/2025
Quote #
114270-01-02

Christensen Park Playground Option 2

INSTALLATION CONDITIONS:

- **ACCESS:** Site should be clear, level and allow for unrestricted access of trucks and machinery.
- **STORAGE:** Customer is responsible for providing a secure location to off-load and store the equipment during the installation process. Once equipment has delivered to the site, the owner is responsible should theft or vandalism occur unless other arrangements are made and noted on the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only. Customer shall be responsible for unknown conditions such as buried utilities (public & private), tree stumps, rock, or any concealed materials or conditions that may result in additional labor or materials cost.
- **UTILITIES:** Owner is responsible for locating any private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise noted. Price includes ONLY what is stated in this quotation. If additional site work or specialized equipment is required, pricing is subject to change.



Agenda Date: 03/06/2025

Agenda Item Number: 4d

Subject:

Consider approval of purchasing playground equipment via state contract with Big T Recreation for Springs Park.

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

2395 East Springs Drive

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

This proposed purchase is to provide new playground equipment for Springs Park and is for materials, surfacing, delivery, and installation. The proposed playground equipment is as follows: Earthscape Playground Timber Tower 2, Log Tangle 2.4, Step Cluster, Log Stilt, Log Stepper, Playworld Arch Swing, 5 ft x 3 ft x 2 ft Wear Mats for high use areas. Surfacing will be Engineered Wood Fiber.

Staff Narrative (need/purpose):

The purpose of the project is to replace the existing old playground with a new and exciting one. The existing playground is over 20 years old and it has become more difficult to find replacement parts. Springs Park is a proposed project from the Trails, Parks & Recreation General Obligation Bond.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$400,323

Amount approved in current FY budget for item: Springs Park Phase 2: \$1,800,000

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

Approved in budget.

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Approval.



Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782
taft@bigtrec.com

QUOTE

Date	Quote #
02/13/2025	19570
Exp. Date	

Shipping Address
City of St. George Parks Attn: Paul Stead 390 N 3050 East St. George, UT 84790

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
	SPRINGS PARK PROJECT			
Playground Structure	EARTHSCAPE PLAYGROUND TIMBER TOWER 2, LOG TANGLE 2.4, STEP CLUSTER, LOG STILT, LOG STEPPER, SWINGS WILL BE REPLACED WITH PLAYWORLD ARCH SWING	1	270,289.00	270,289.00
Freight	FREIGHT FOR ALL PLAYGROUND EQUIPMENT	1	27,895.00	27,895.00
Independent	5' x 3' x 2" WEAR MAT - BLACK - 115 LBS. EACH FOR HIGH USE AREAS UNDER SWINGS AND SLIDES	5	187.00	935.00
Freight	FREIGHT FOR WEAR MATS	1	539.00	539.00
Surfacing	ENGINEERED WOOD FIBER - ENOUGH MATERIAL FOR 12" OF MATERIAL OVER ENTIRE PLAY AREA	1	5,800.00	5,800.00
Installation	INSTALLATION OF ALL PLAYGROUND EQUIPMENT AS RENDERED. INCLUDES DEMO OF OLD EQUIPMENT. DOES NOT INCLUDE ANY CONCRTE CURBING OR CONCRETE FLATWORK. **TAX HAS BEEN REMOVED**	1	94,865.00	94,865.00
			SUBTOTAL	
			TAX	
			TOTAL	\$400,323.00

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft @bigTrec.com or merit@bigTrec.com.

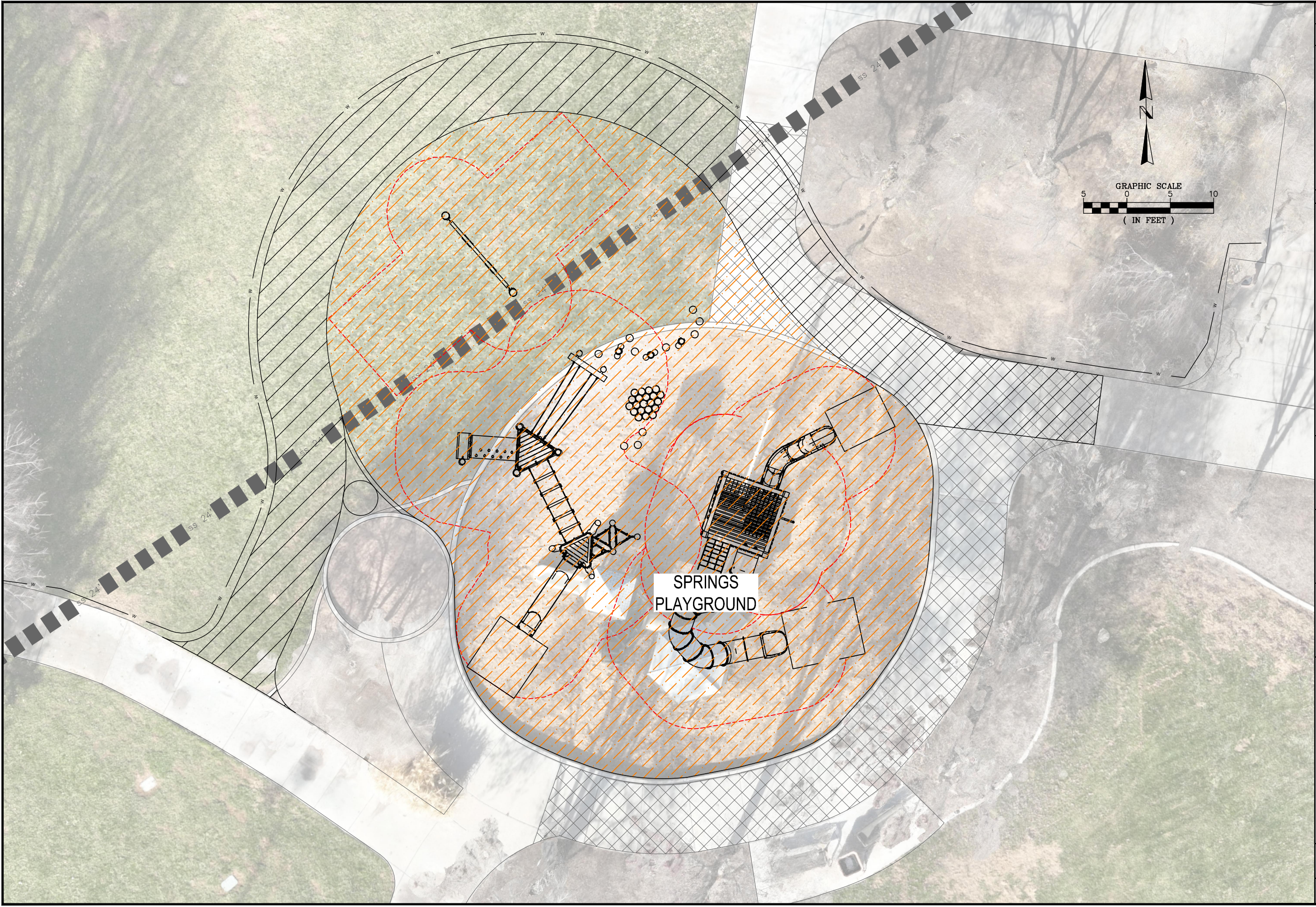
We thank you for your business.

Springs Park Playground Renderings

Renderings provided by Big T Recreation.







SHEET	RD-01					
PROJECT	SPRINGS PARK EXPANSION PROJECT		DATE	DRAWN BY	CHECKED BY	
			2/19/25	PBG	TAR	
CLIENT PROJ. #	25-193	MAINLINE PROJ. #	24-026			
SHEET NAME	PLAYGROUND IMPROVEMENTS					
			<i>Phil B. Dilger</i>			
			PROFESSIONAL ENGINEER _____			
			CITY OF ST. GEORGE PARK PLANNING 350 NORTH 3050 EAST ST. GEORGE, UT 84790			
			NO.			
			REVISIONS			
			BY DATE			

Agenda Date: 03/06/2025

Agenda Item Number: 4e

Subject:

Consider approval of Omega Ramps, LLC completing the construction of the Desert Vista Skatepark through a Sole Source form.

Item at-a-glance:

Staff Contact: Joseph Nielson

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

130 N 2450 E, St. George, UT 84790

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

This project will add a skatepark to the existing Desert Vista Park. Some features of the skatepark will include quarter pipes, a bank, rails, a roller and a euro gap (see exhibit for full list of features). The materials used for this project will be precast concrete and shotcrete. Construction will start in the fall of this calendar year.

Staff Narrative (need/purpose):

The purpose of this project is to expand the number of skateparks the city has available for its residents. There is currently only one skatepark in the city and it is located on the other side of town. By adding this skatepark it will provide an additional amenity to the park. This project is part of the Trails, Parks & Recreation General Obligation Bond. Omega Ramps is a Sole Source vendor.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$112,245

Amount approved in current FY budget for item: \$750,000

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

Approved in budget.

Description of funding source:

Recreation General Obligation Project Fund

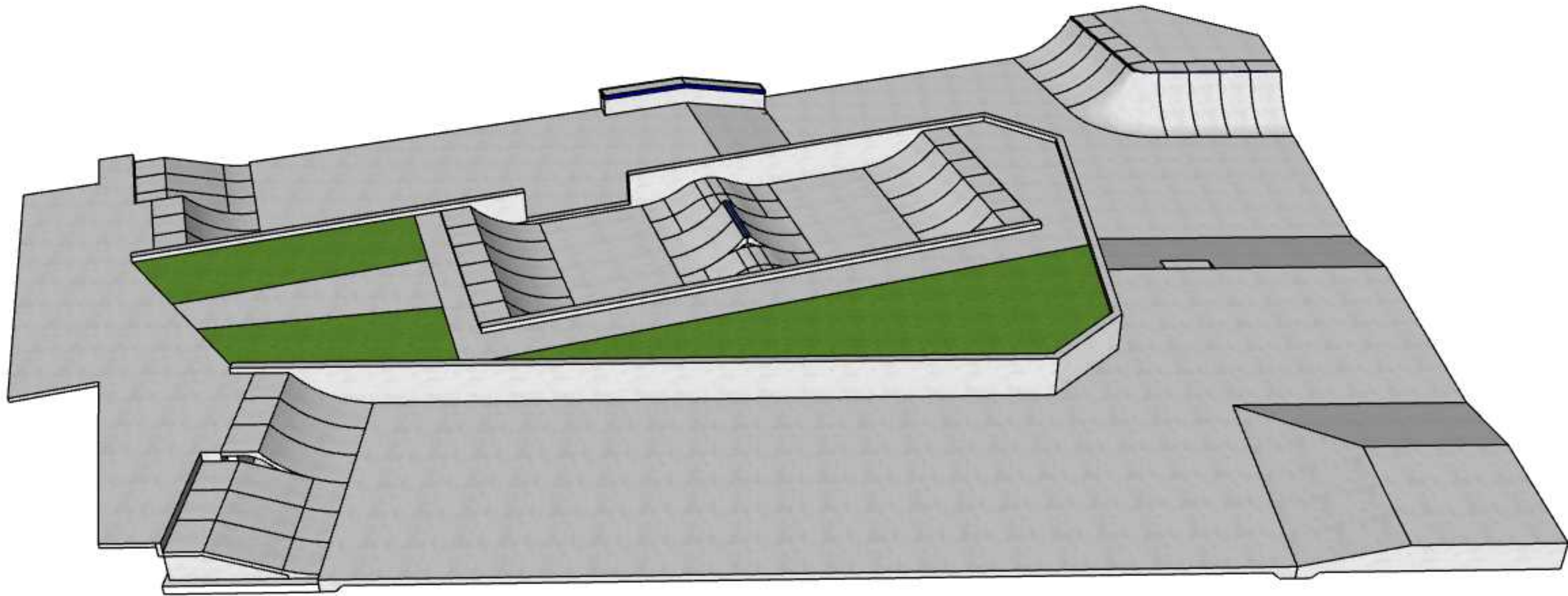
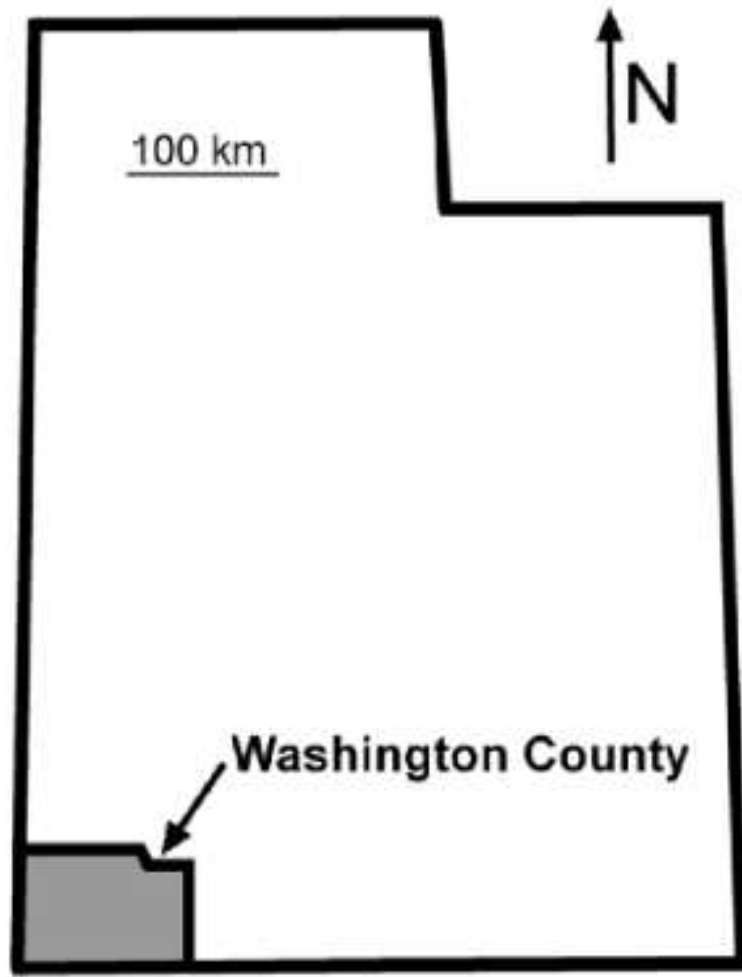
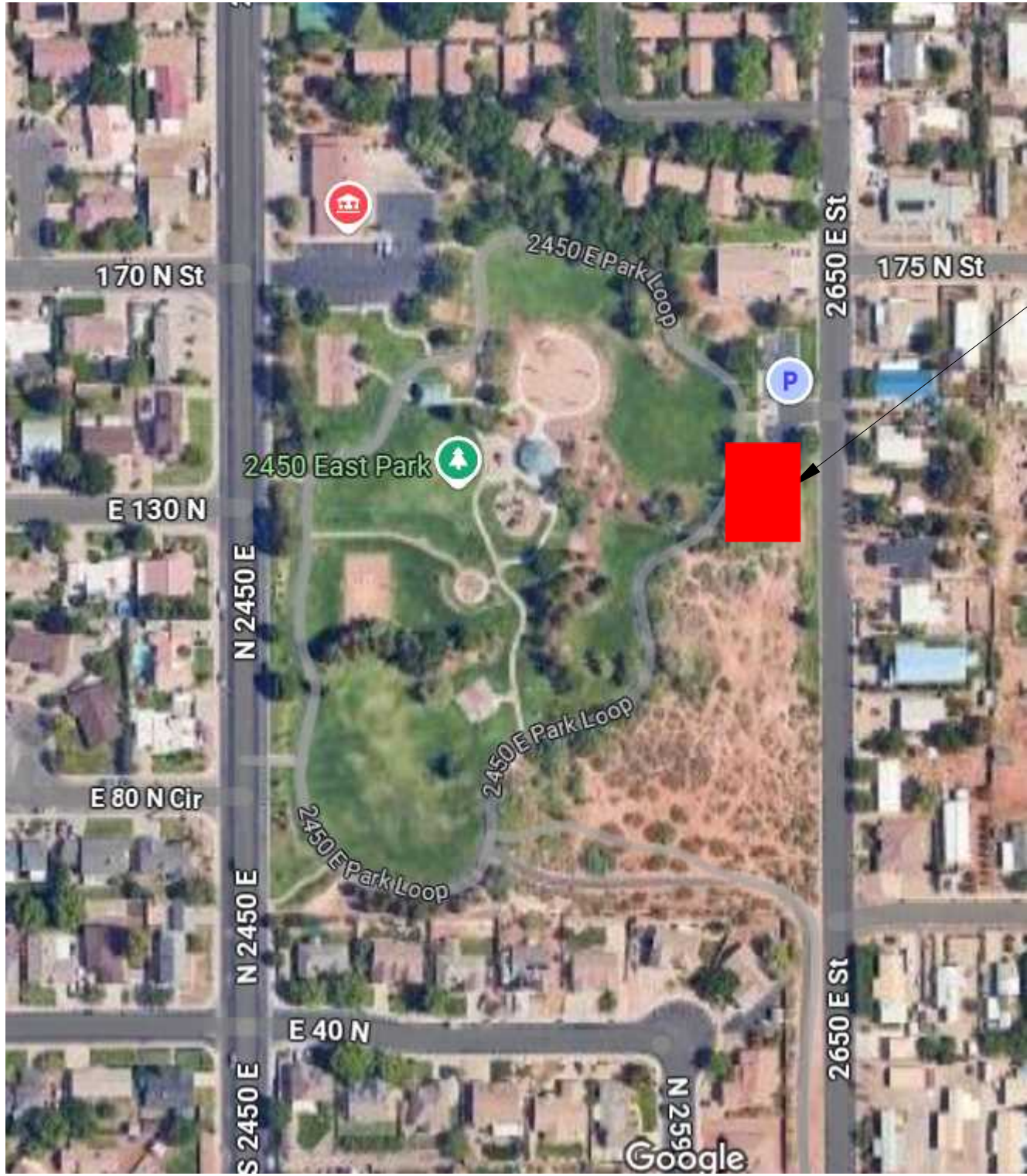
Recommendation (Include any conditions):

Approval.

DESERT VISTA SKATEPARK

SHEET LIST

SHEET NUMBER	SHEET NAME
A101	TITLE PAGE
A102	DIMENSIONED PLAN
A103	SKATEPARK OVERALL PLAN
A104	MATERIALS PLAN
A105	FLATWORK AND JOINTING PLAN
A106	FOOTINGS AND WALLS
A107	SECTIONS AND PROFILES
A108	SECTIONS AND PROFILES 2
A109	CONSTRUCTION DETAILS
SPD101	CONSTRUCTION DETAILS 2
SPD102	CONSTRUCTION DETAILS 3
SPD103	





COMPANY LOGO

COMPANY LOGO

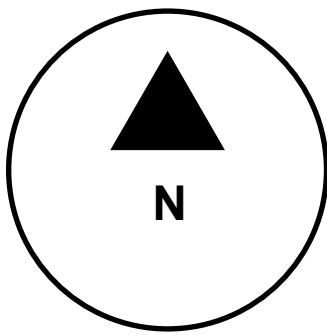
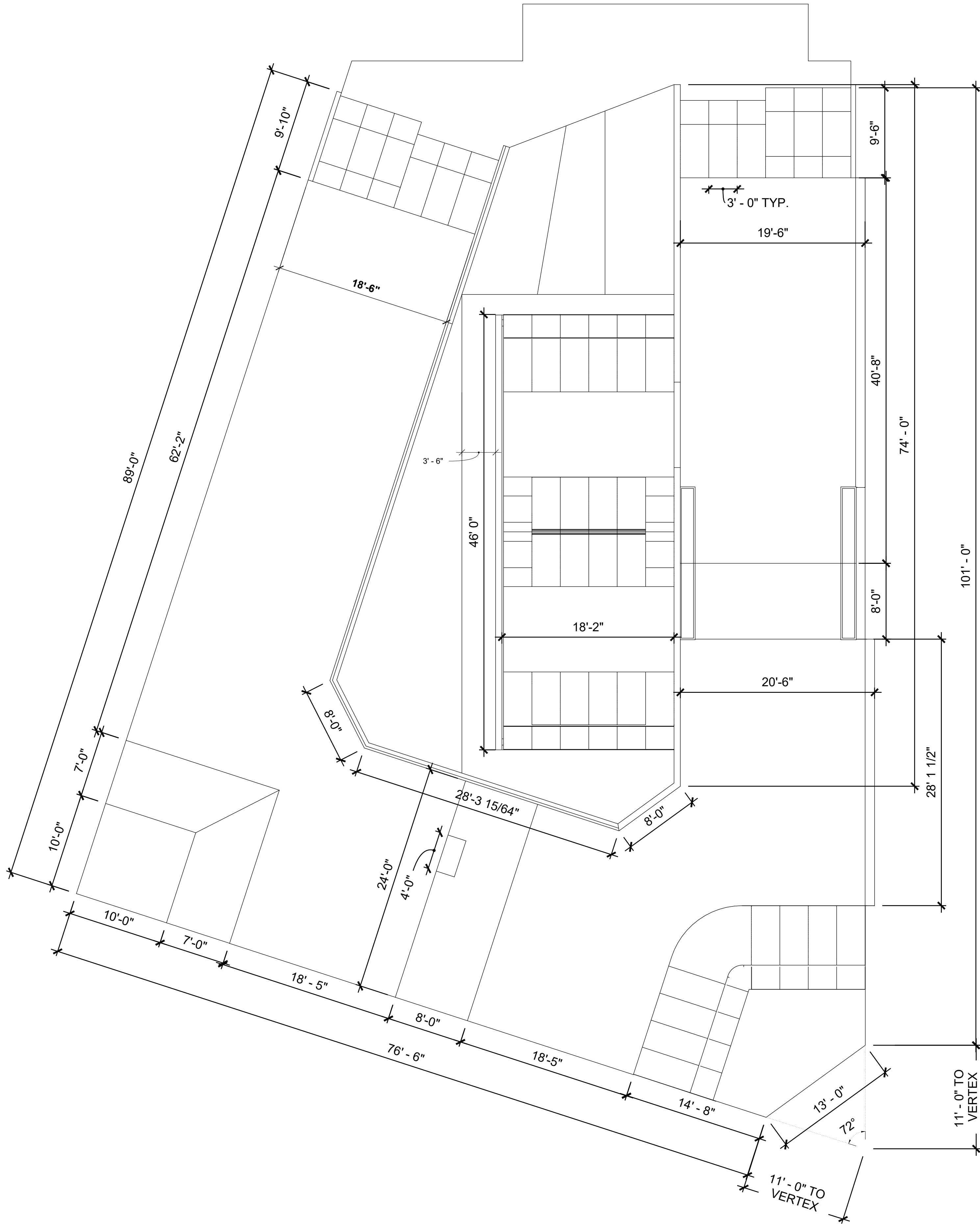
COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS	
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1	MAY 27 2024
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SHEET TITLE
TITLE PAGE

DATE 12/12/2024	SHEET NUMBER A101
SHEET SIZE 36X24	



1

DIMESION PLAN

Scale: 1.5" = 10'



COMPANY LOGO

COMPANY LOGO

COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS	
MM/DD/YY	REMARKS
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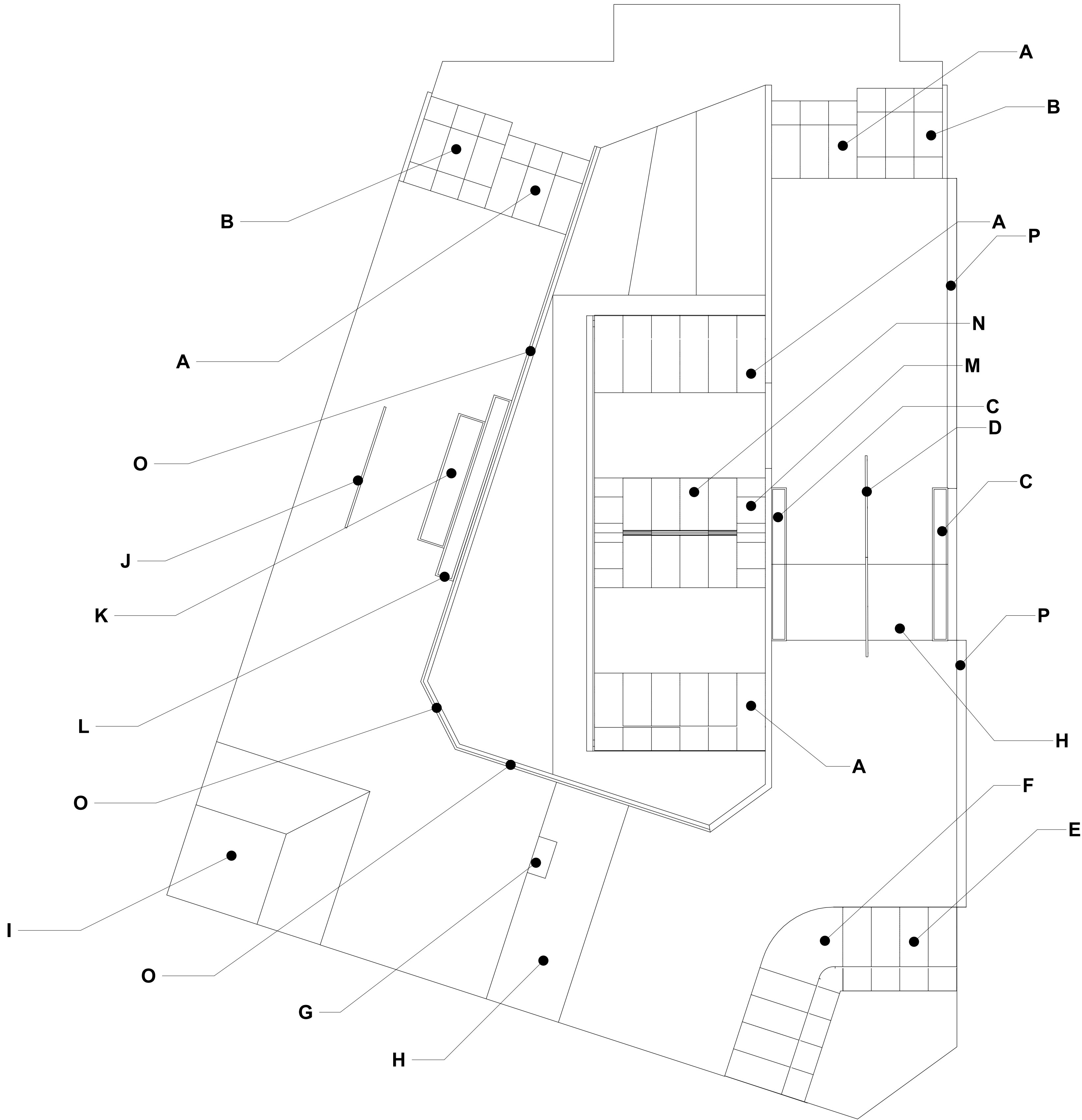
SHEET TITLE

DIMENSIONED PLA

DATE	SHEET NUMBER
12/12/2024	
SHEET SIZE	A102
36X24	

SKATEPARK FEATURES

SYMBOL	DESCRIPTION
A	3 FT QUARTERPIPE
B	PRECAST BANK
C	HUBBA LEDGES
D	FLAT TO DOWN RAIL ROUND
E	4FT QUARTERPIPE
F	SHOTCRETE RADIUS HIP
G	EURO GAP
H	BANK
I	FLAT HIP
J	FLAT BAR
K	BOX 42" X 12'
L	BOX 24" X 16'
M	ROLLER
N	3' SPINE
O	ANGLE INBED SEE DET. 2-SPD103
P	SLAPPY CURB



1 OVERALL LAYOUT PLAN
Scale: 1" = 10' - 0"



COMPANY LOGO

COMPANY LOGO

COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS	REMARKS
MM/DD/YY	
1	MAY 27 2024
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SHEET TITLE

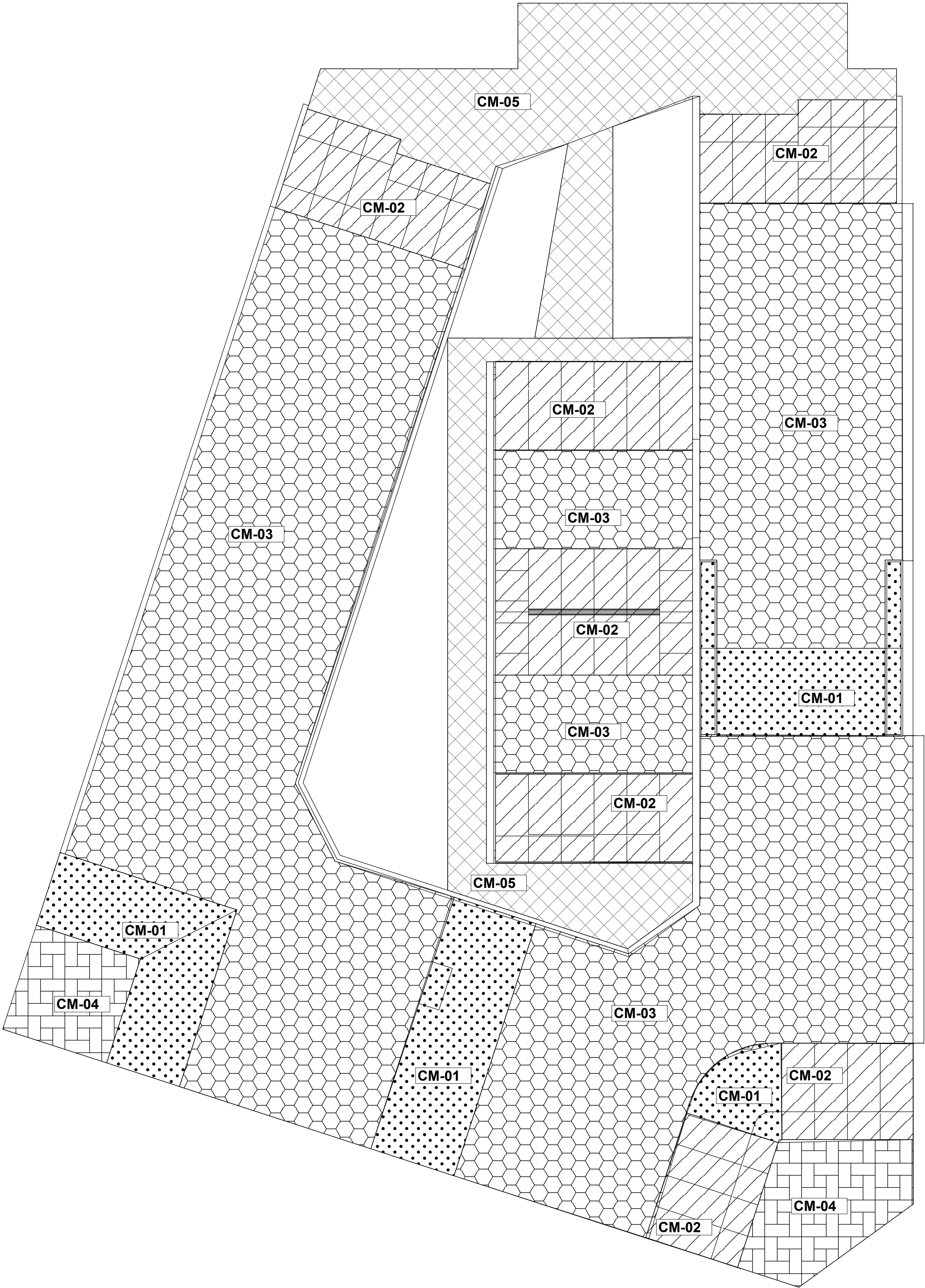
SKATEPARK
OVERALL PLAN

DATE

12/12/2024

SHEET NUMBER

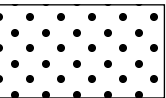
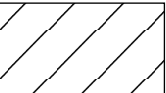
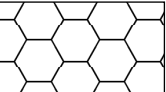
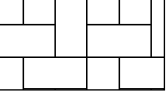

A103



CONCRETE MATERIAL PLAN

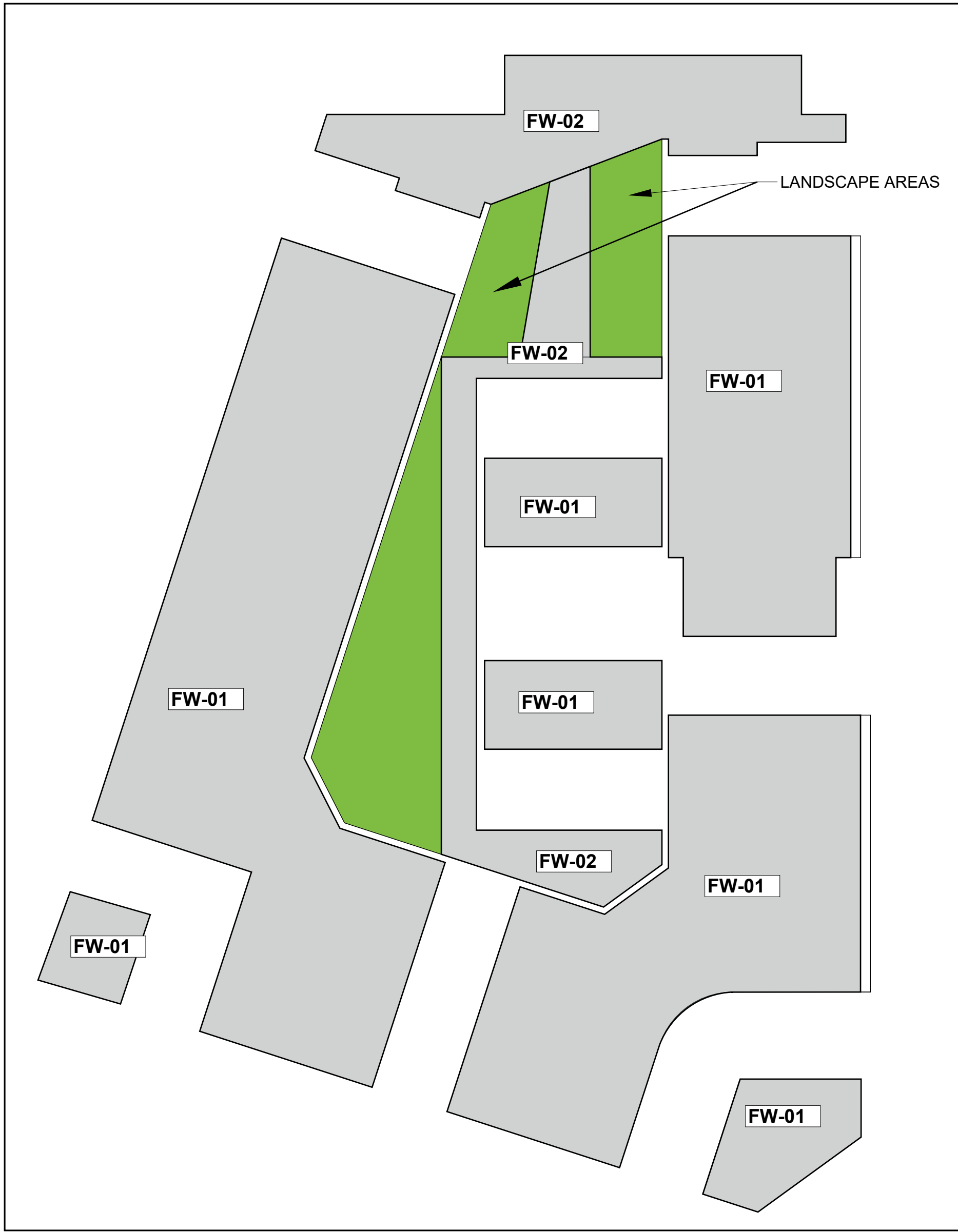
1
Scale: 1" : 20'

LEGEND

	SYMBOL	DESCRIPTION
CM-01		CAST IN PLACE SKATEPARK FEATURES
CM-02		SET IN PLACE FEATURES
CM-03		FLAT BOTTOM SLABS
CM-04		DECK SLABS
CM-05		CONCRETE FLATWORK PER STD DWG 120

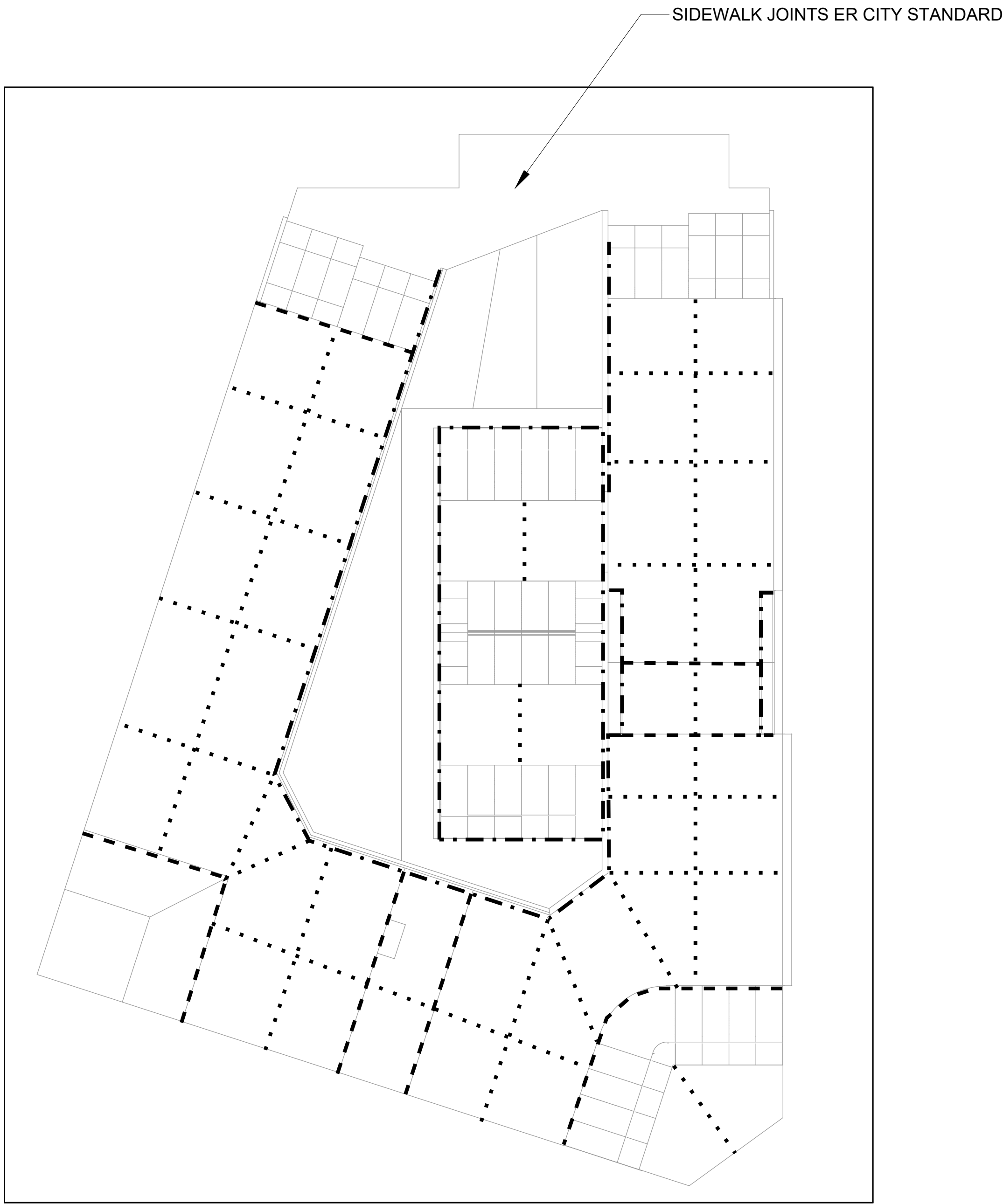
PROJECT WORK SEQUENCE

- SITE CONTRACTOR POURS ALL FOOTINGS AND WALLS
- SKATEPARK CONTRACTOR INSTALLS RAMPS AND RAILS
- SKATEPARK CONTRACTOR PREPS AND POURS BANKS, HIPS, AND HUBBA LEDGES.
- CONCRETE CONTRACTOR POURS FLAT BOTTOM SLABS
- CONCRETE CONTRACTOR POURS DECK SLABS
- CONCRETE CONTRACTOR POURS SIDEWALK FLATWORK PER STD DWG 120
- SKATEPARK CONTRACTOR INSTALLS FINAL SET IN PLACE FEATURES



1 FLATWORK PLAN
Scale: 1" = 10' - 0"

LEGEND		
SYMBOL	DESCRIPTION	REFERENCES
FW-01	6" SLAB. TYP. THICKEN ALL EDGES PER DETAILS	4/SPD102 8/SPD102 1/SPD101 2/SPD102 6/SPD101
FW-02	CONCRETE FLATWORK PER STD DWG 120	STG STANDARD DWG 120



2 JOINTING PLAN
Scale: 1" = 10'-0"

LEGEND		
SYMBOL	DESCRIPTION	REFERENCE
CJ-01	CONTROL JOINT (SAW CUT) LOCATIONS TO BE DETERMINED BY ENGINEER	1/SPD102
CJ-02	CONSTRUCTION JOINT	2/SPD102
CJ-03	EXPANSION JOINT MID SLAB	3/SPD102
CJ-04	EXPANSION JOINT BET. SLAB AND FEATURE	4/SPD102

COMPANY LOGO

COMPANY LOGO

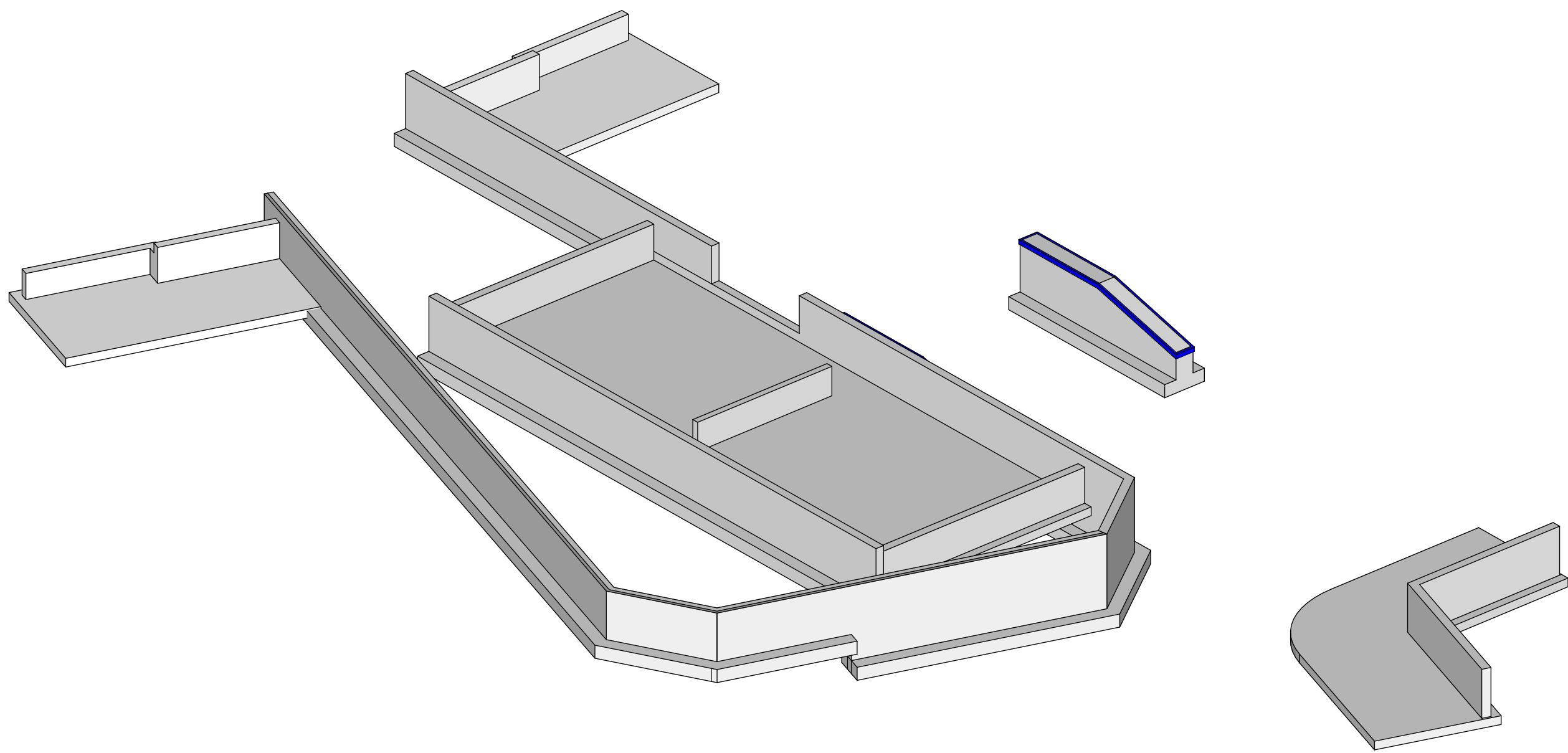
COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS		REMARKS
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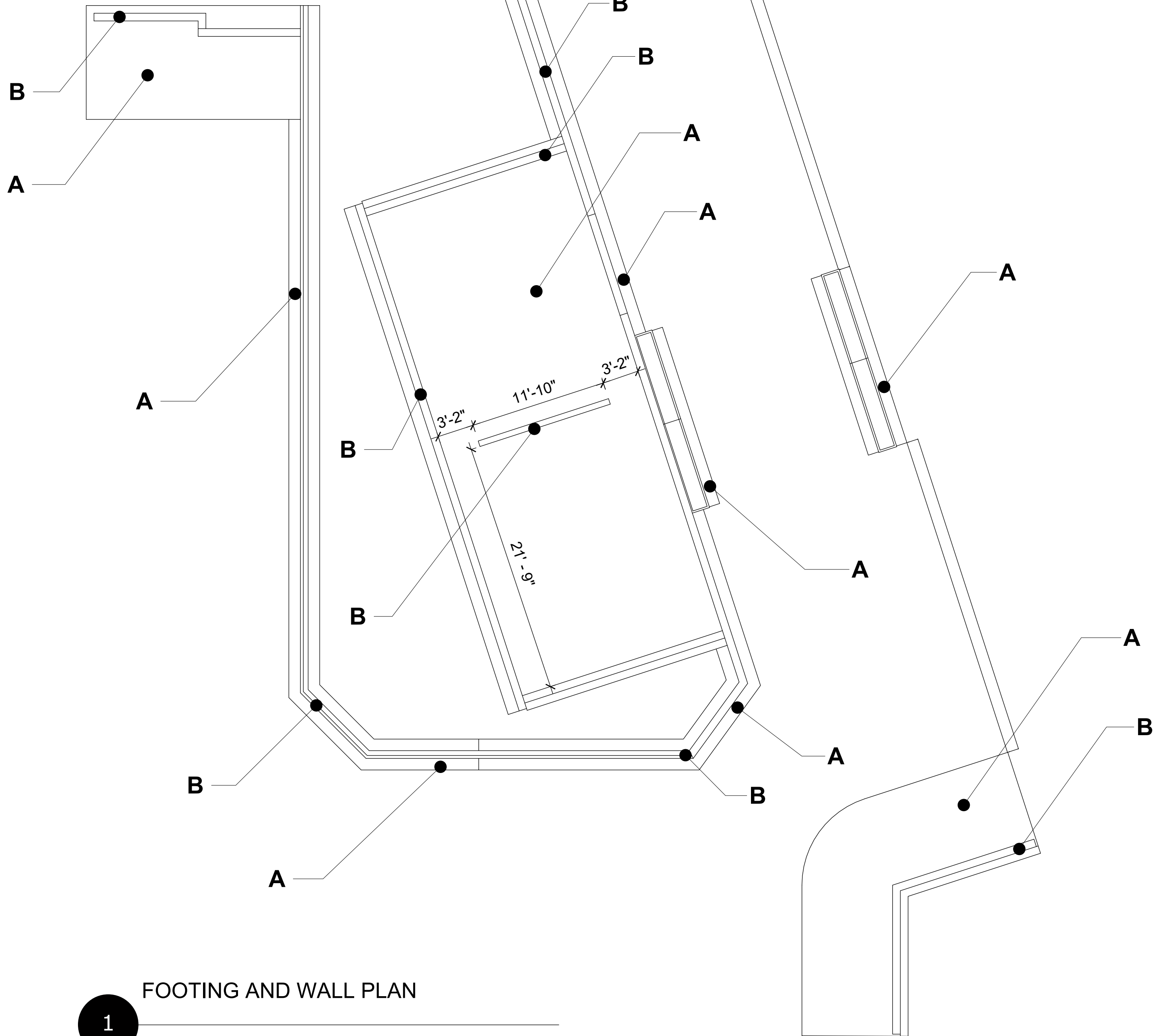
SHEET TITLE
FLATWORK AND JOINTING PLAN

DATE 12/12/2024	SHEET NUMBER
SHEET SIZE 36X24	A105



1 FOOTINGS AND WALLS ISO VIEW
Scale: 1/8" = 1' - 0"

SYMBOL	DESCRIPTION
A	FOOTING
B	8" REINF. WALL TYP
C	6" SPINE WALL



1 FOOTING AND WALL PLAN
Scale: 1.5" = 10' - 0"

COMPANY LOGO

COMPANY LOGO

COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS	MM/DD/YY	REMARKS
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SHEET TITLE

FOOTINGS AND WALLS

DATE

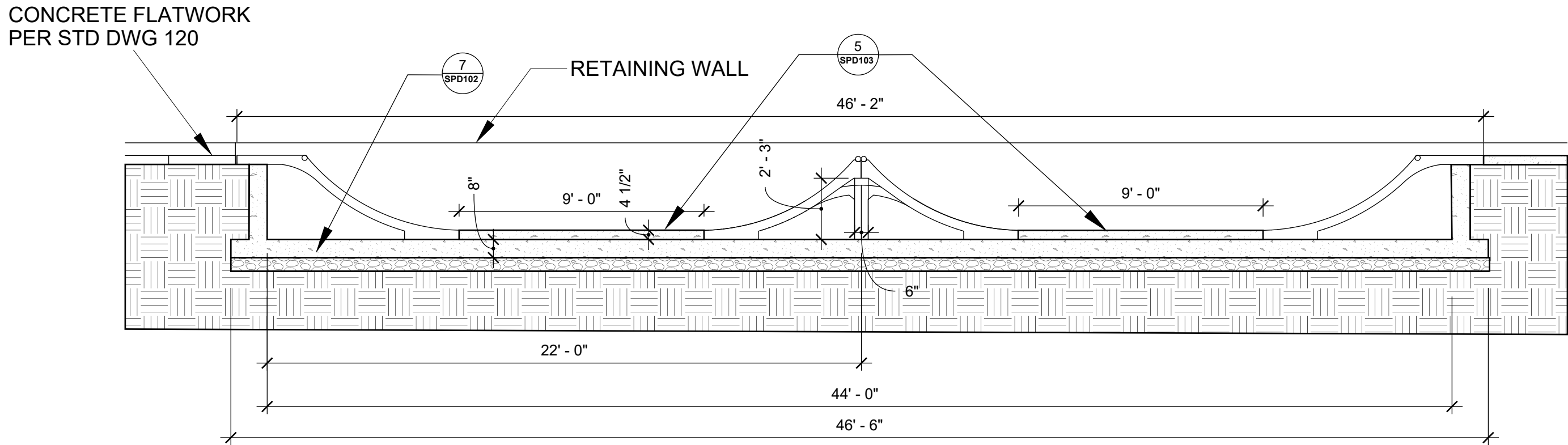
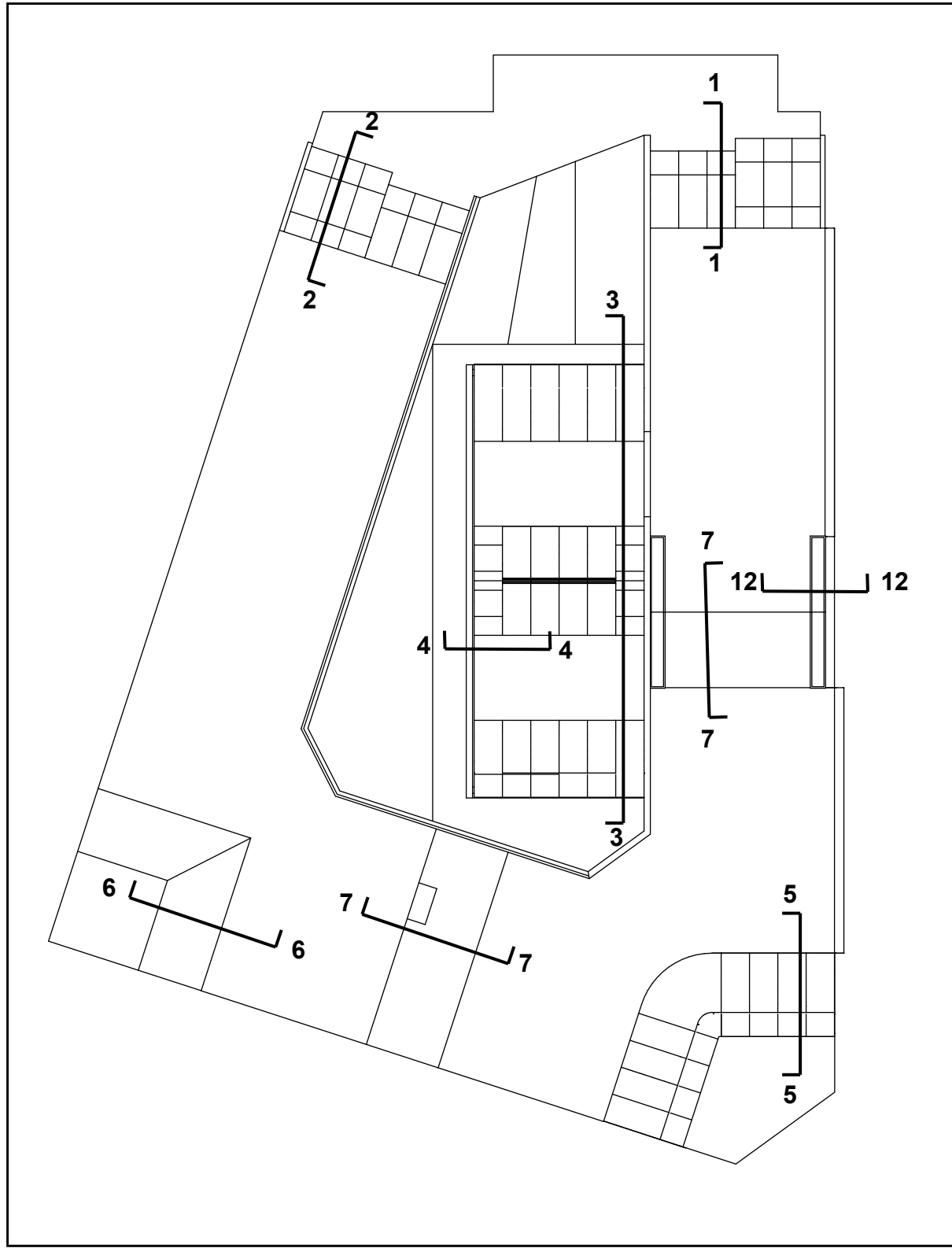
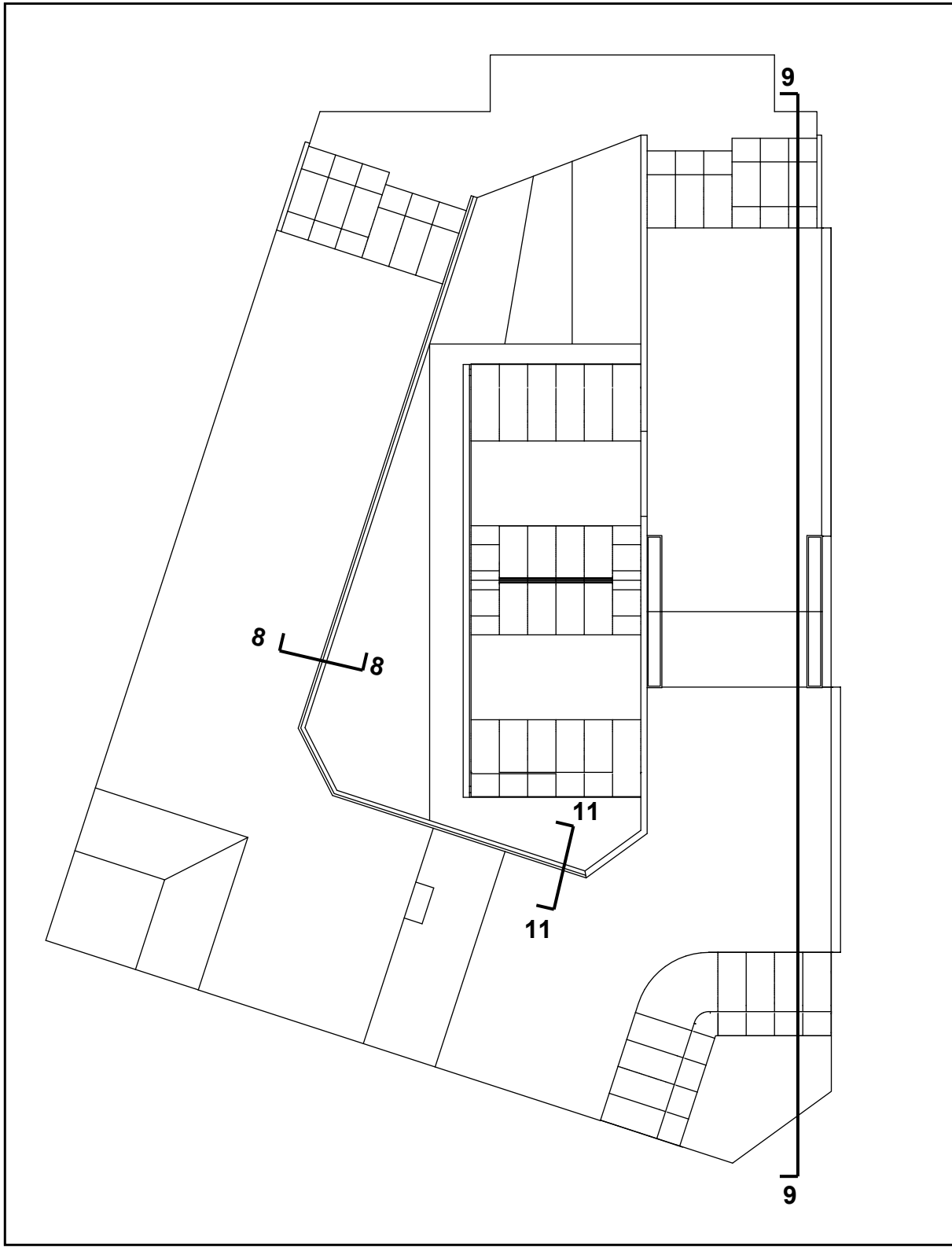
12/12/2024

SHEET NUMBER

A106

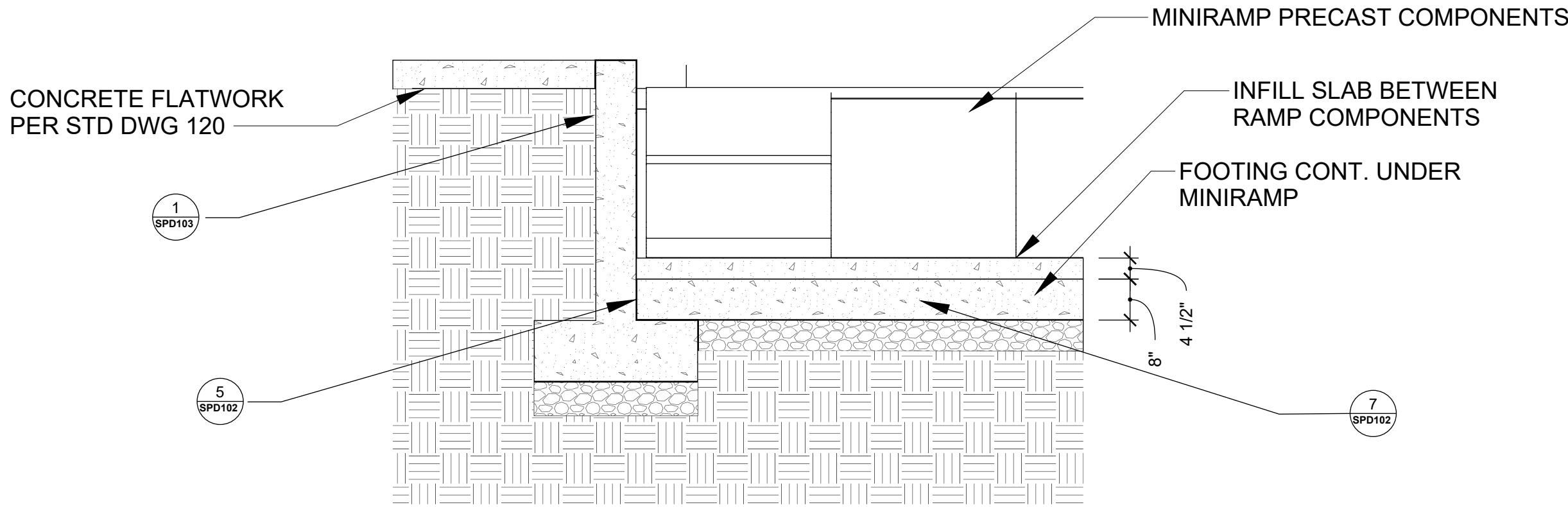
SHEET SIZE

36X24



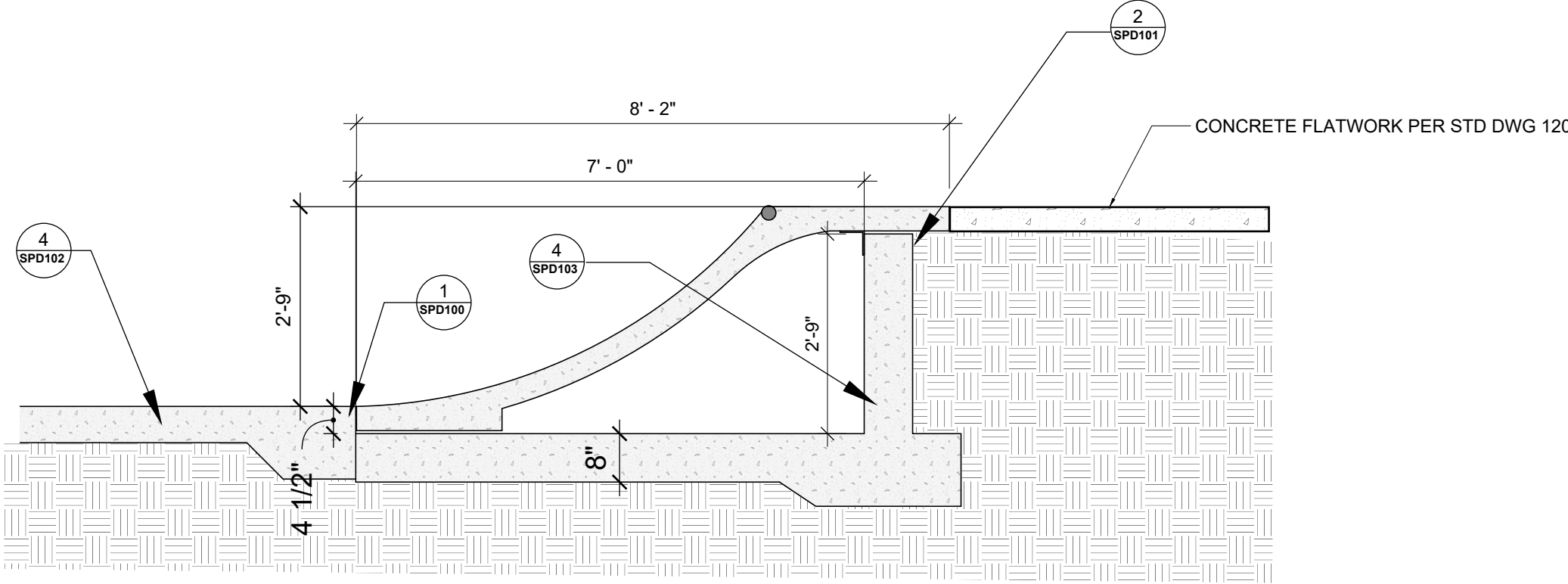
3 SECTION

SCALE: 1/4" = 1' - 0"



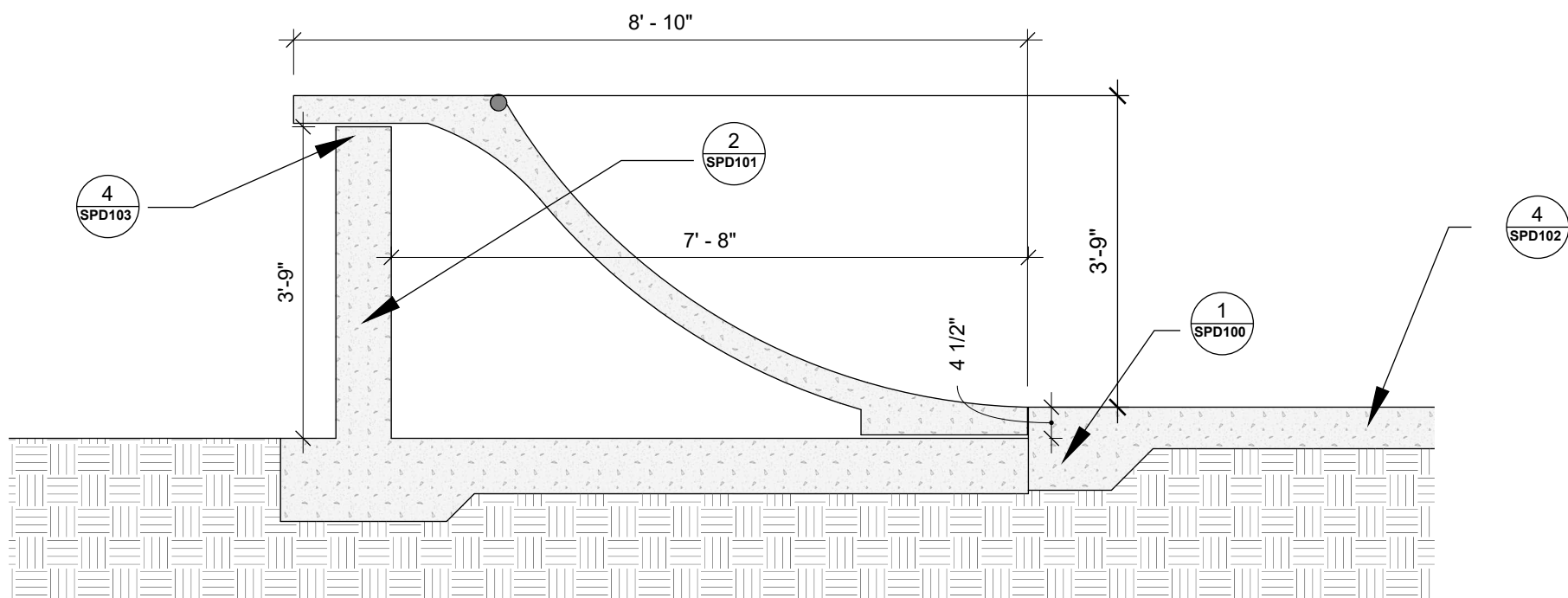
4 SECTION

SCALE: 1/2" = 1' - 0"



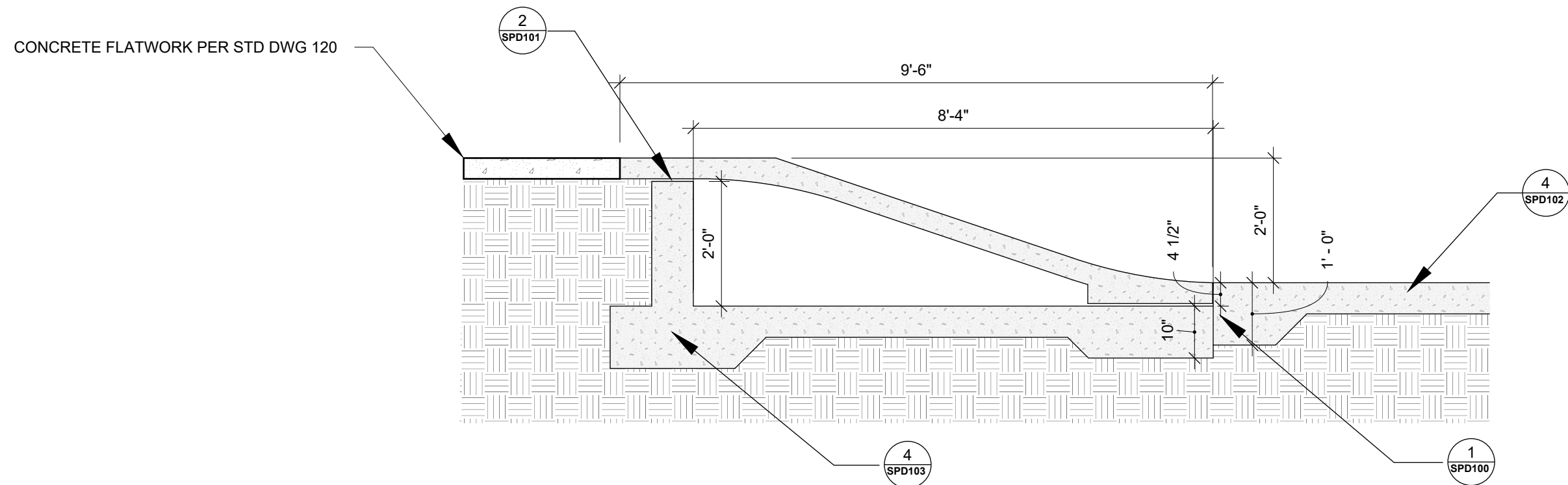
1 SECTION

SCALE: 1/2" = 1' - 0"



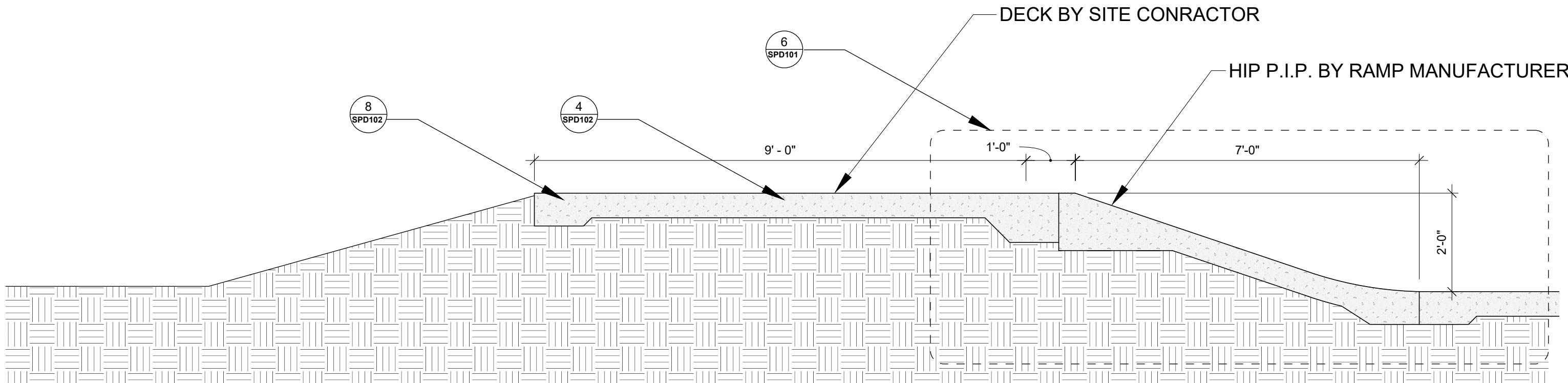
5 SECTION

SCALE: 1/2" = 1' - 0"



2 SECTION

SCALE: 1/2"= 1' - 0"



6 SECTION

SCALE: 1/2" = 1' - 0"



COMPANY LOGO

COMPANY LOGO

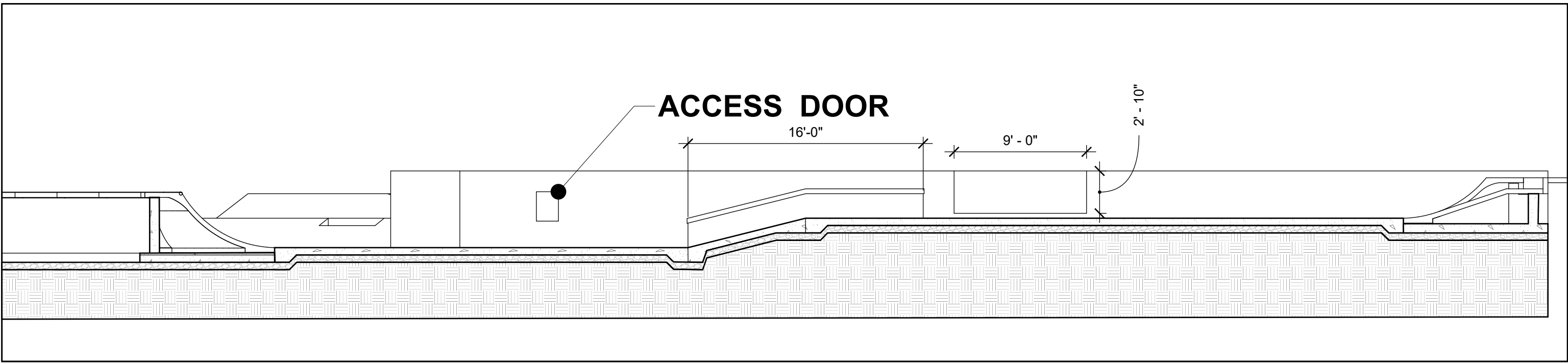
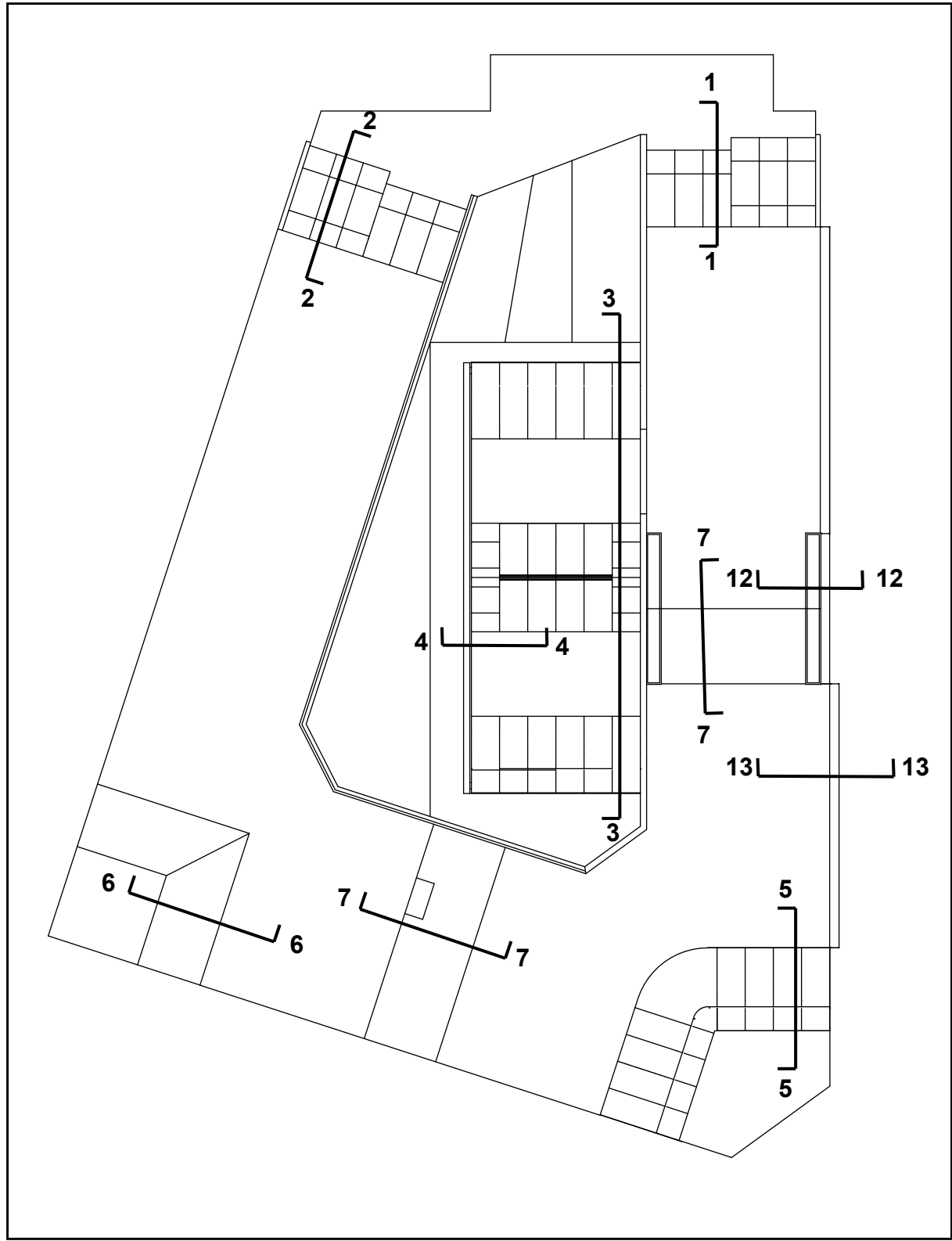
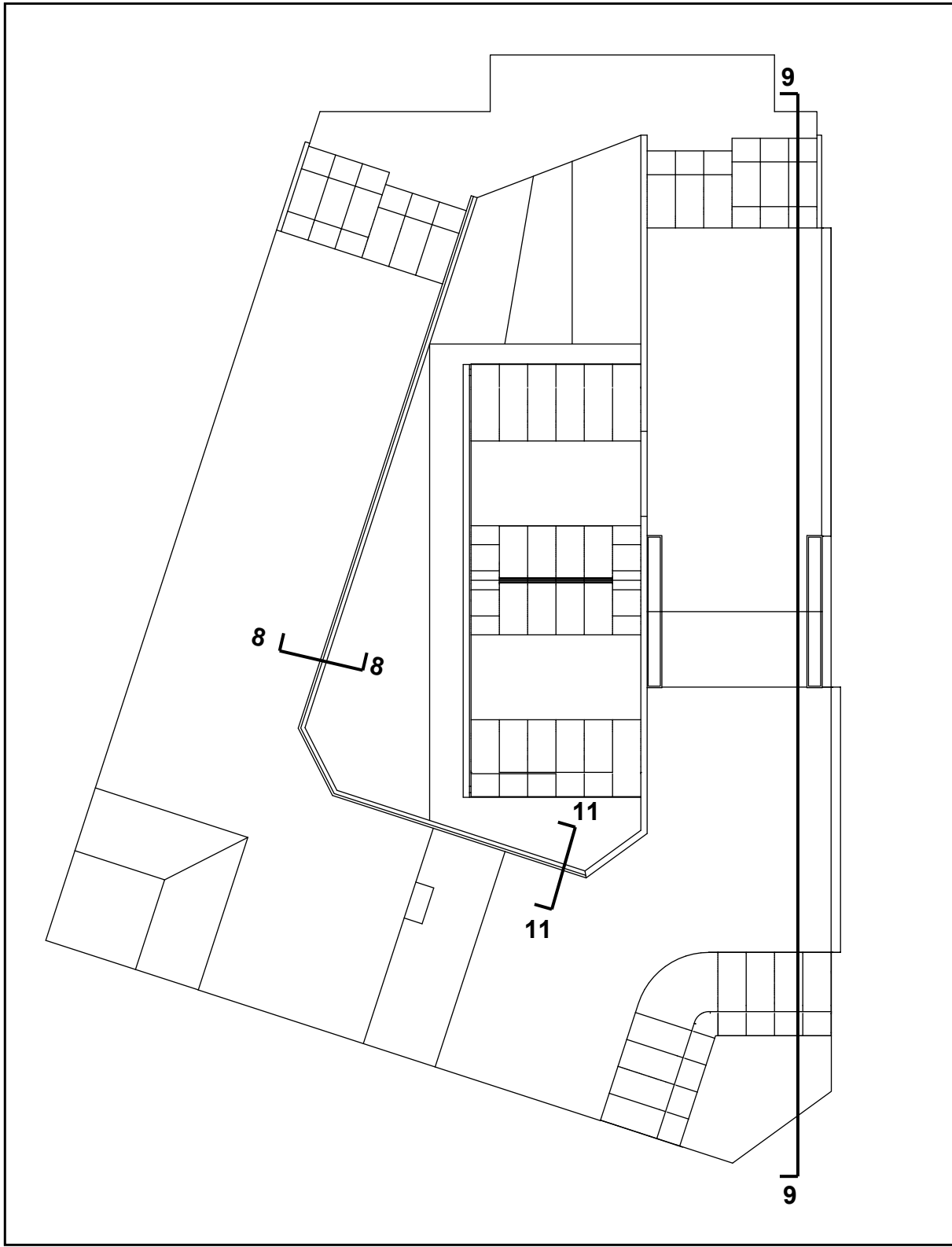
COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

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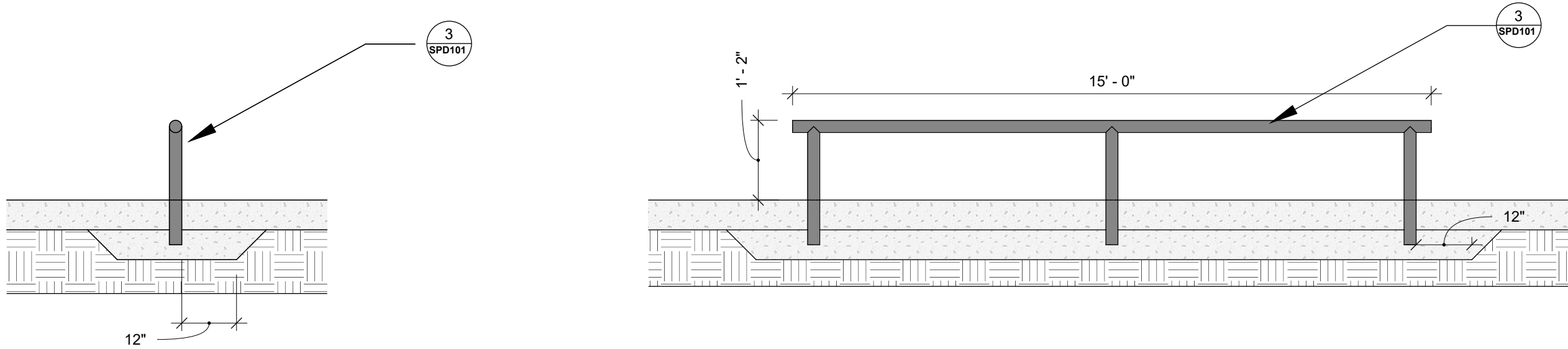
SHEET TITLE
SECTIONS AND
PROFILES

DATE	SHEET NUMBER
12/12/2024	A107
SHEET SIZE	36X24



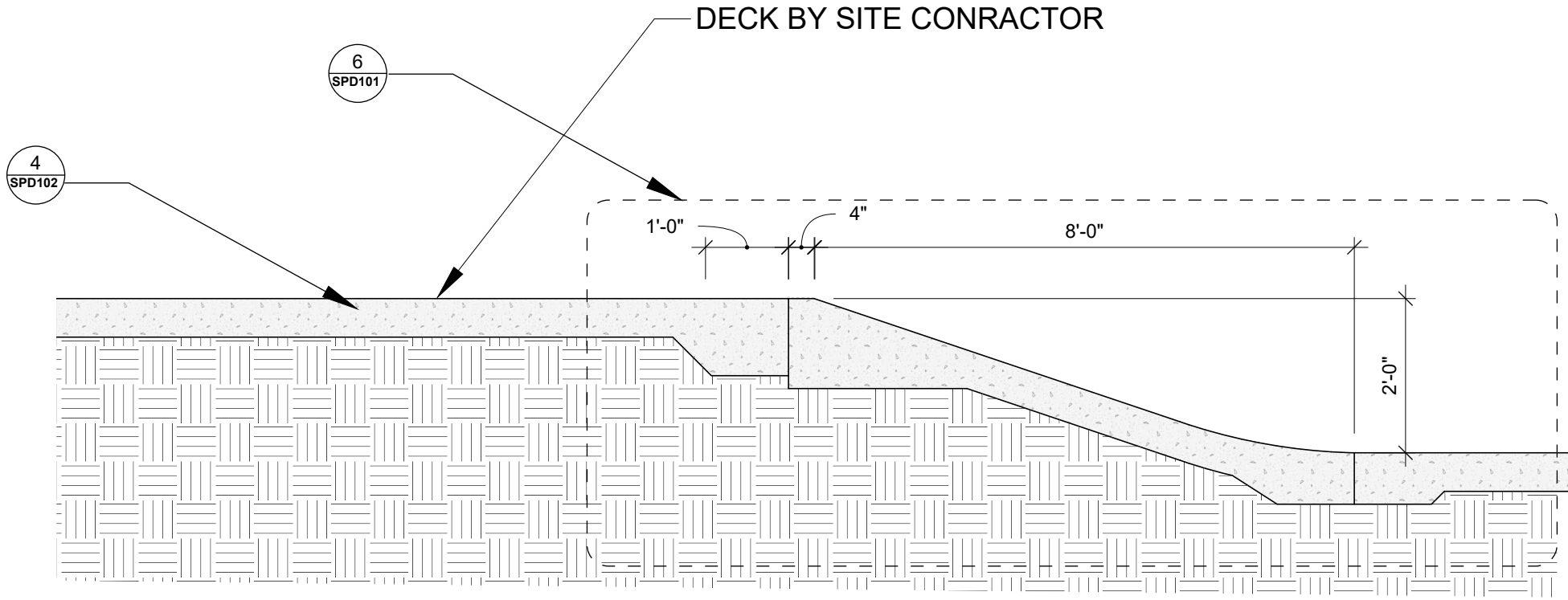
9 SECTION

SCALE: 1/2" = 10' - 0"



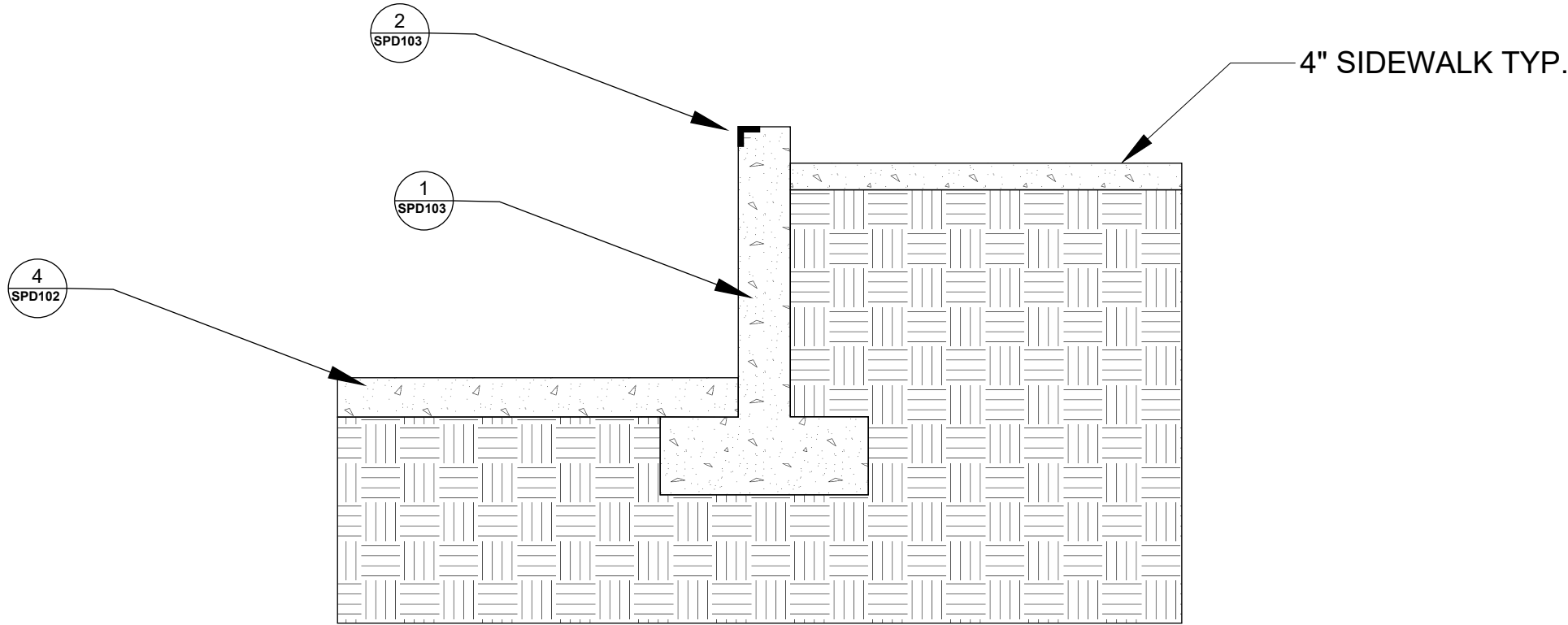
* KEY MAP

SCALE: N/A



7 SECTION

SCALE: 1/2" = 1' - 0"

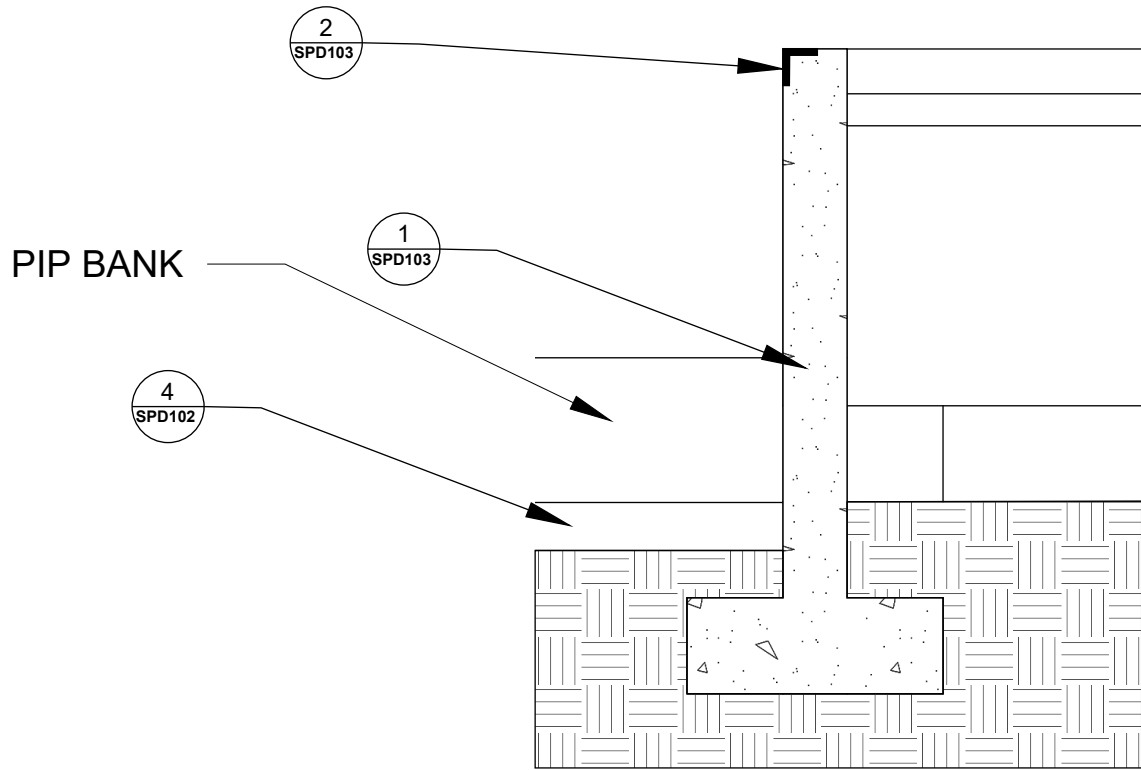


8 SECTION

SCALE: 1/2" = 1' - 0"

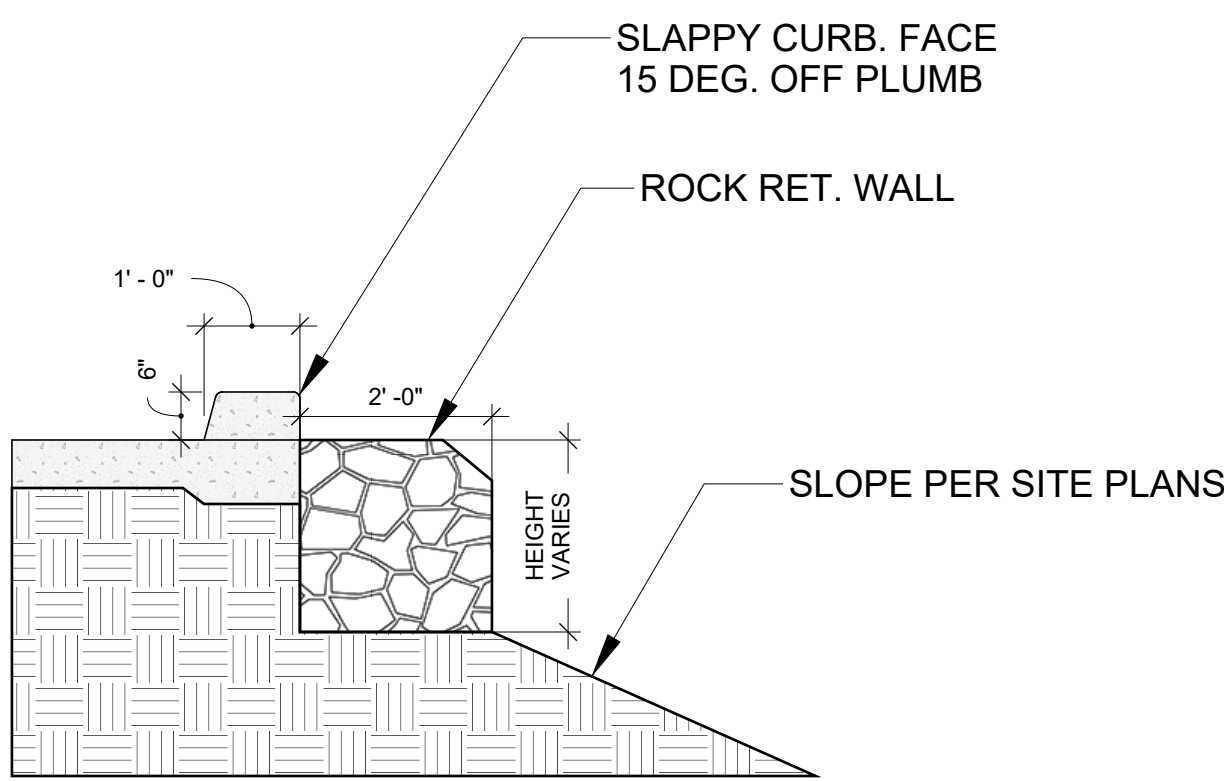
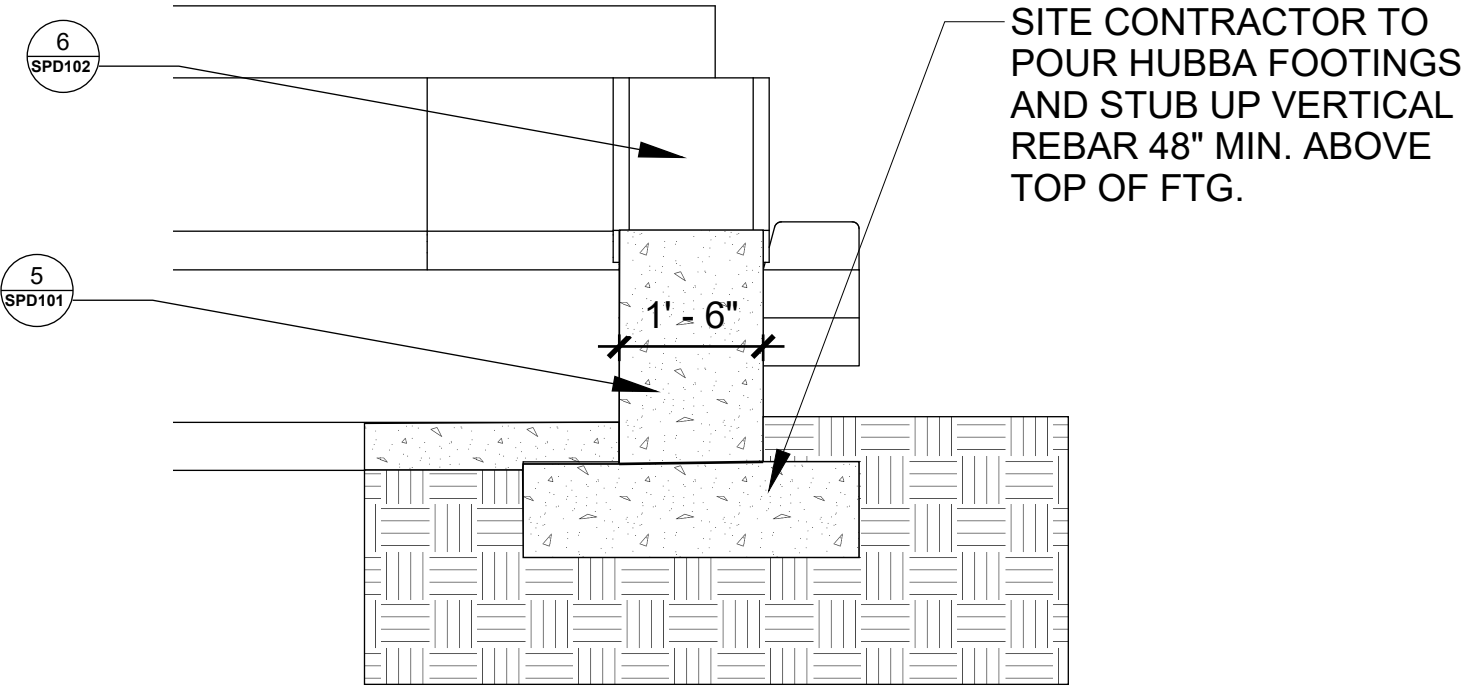
10 SECTION

SCALE: NTS



11 SECTION

SCALE: 1/2" = 1' - 0"



12 SECTION

SCALE: 1/2" = 1' - 0"

13 SECTION

SCALE: 1/2" = 1' - 0"

COMPANY LOGO

COMPANY LOGO

COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS	REMARKS
MM/DD/YY	...
1	MAY 27 2024
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SHEET TITLE

SECTIONS AND PROFILES 2

DATE

12/12/2024

SHEET NUMBER

A108

SHEET SIZE

36X24

- [illegible]

Scale: 1 1/2" = 1' - 0"

-
- Technical drawing of a wall cross-section showing various materials and dimensions. The drawing includes a foundation, a wall, and a roof. Dimensions include 1'-0" for the wall height, 12" MIN. for the foundation width, and 2" MIN. for the roof thickness. Callouts 1 through 8 point to different materials and components.

Scale: 1" = 1' - 0"

-
- 1
- 2
- 3
- 4
- 5
- 5
- SHIM AND FILL GAP WITH NON-SH
- 6"
- 8"
- 1/2"
- 1
- SPD103

Scale: 3" = 1' - 0"

- [illegible]

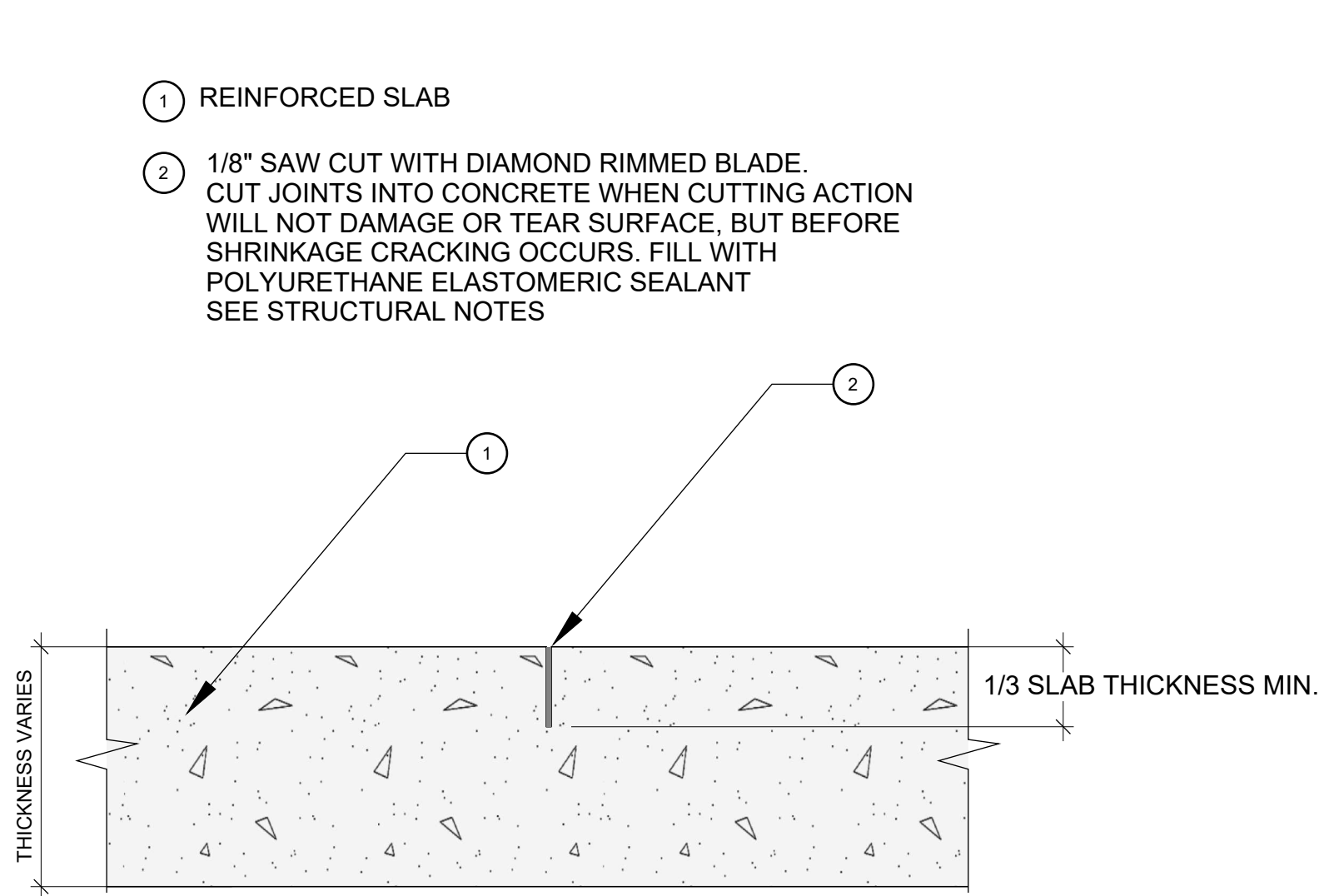
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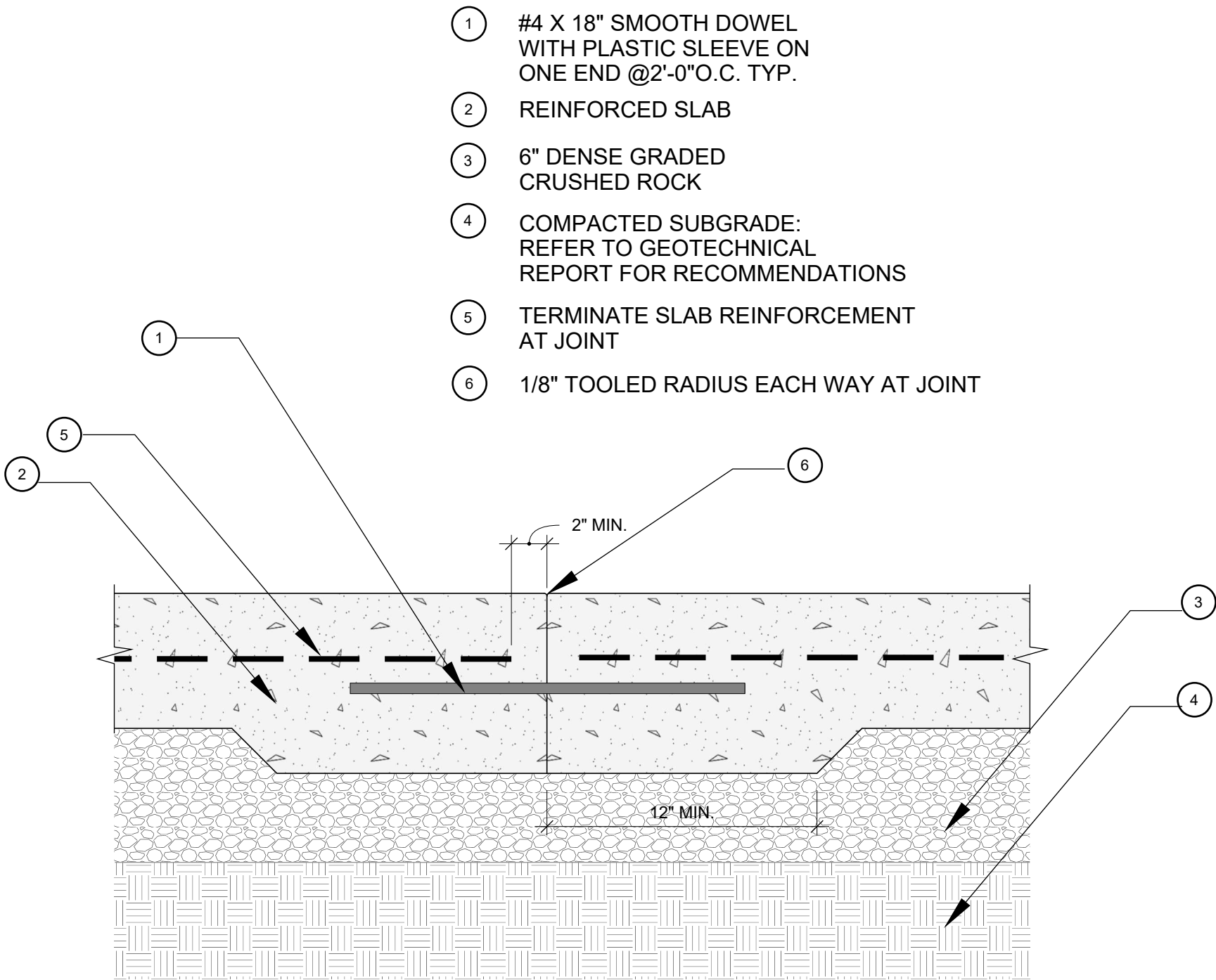
Scale: 1" = 1' - 0"

-
- #3 REBAR @ 12" O.C. EACH WAY
- 6" DENSE GRADED CRUSHED ROCK
- COMPACTED SUBGRADE: REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS
- SMOOTH STEEL TROWEL FINISH
- BOND BEAM
- DIMENSIONS AND SLOPE VARY. SEE SECTIONS. SCREED BOARDS PROVIDED TO CONTRACTOR BY SKATEPARK MANUFACTURER FOR EXACT GEOMETRY
- REINFORCED TOP DECK
- BOND BEAM WITH 4(EA) #3 CONT. REBAR WITH TIES @ 18" O.C.
- 3" CLR. TYP
- 1" 0" MIN.
- 2 SPD102
- 7 TYP. BOND BEAM
- Scale: 1 1/2" = 1' - 0"
- 4" MIN.
- 1" 0" MIN.
- VARIES SEE SECTIONS
- VARIES
- 2" 0"
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

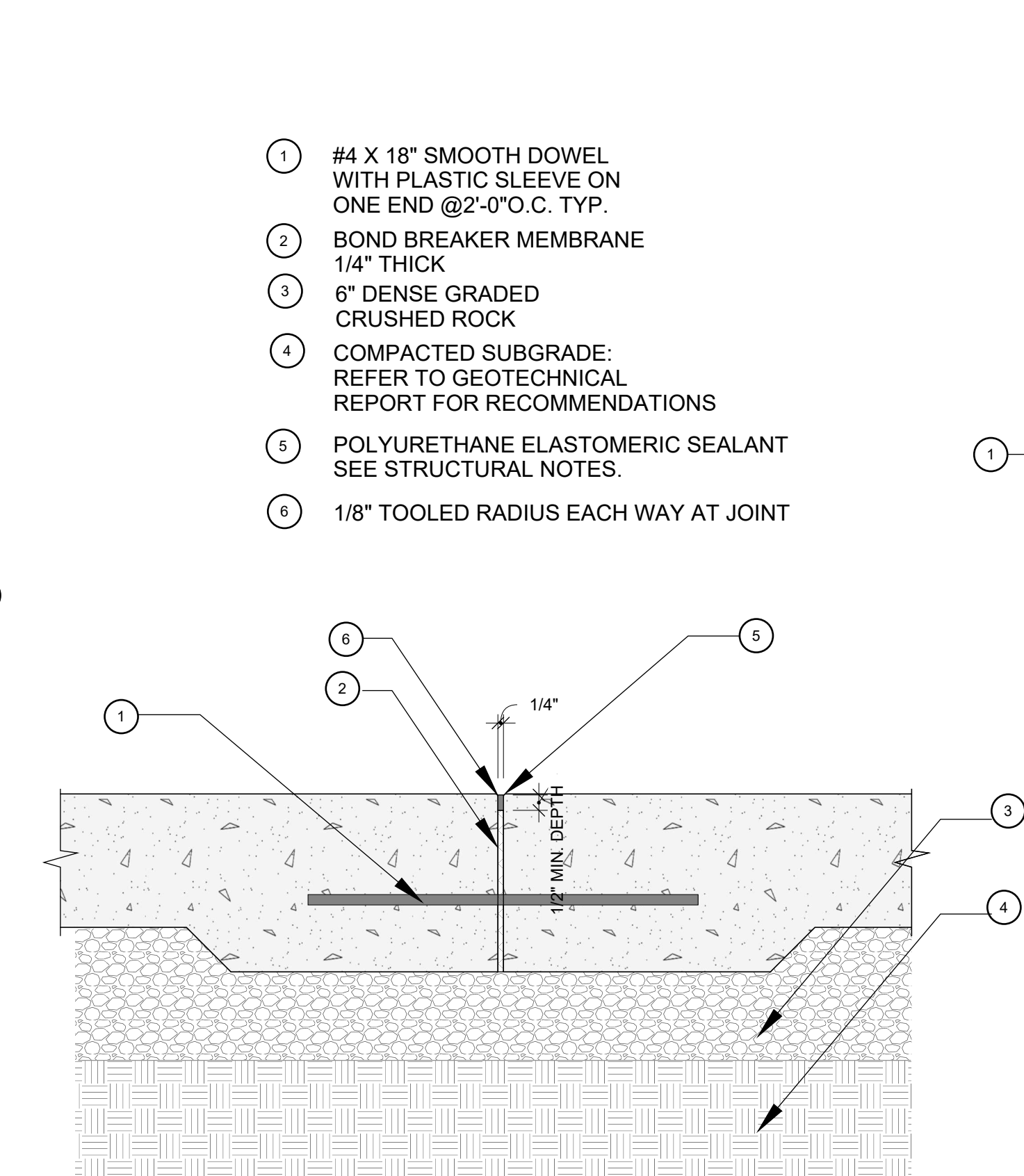
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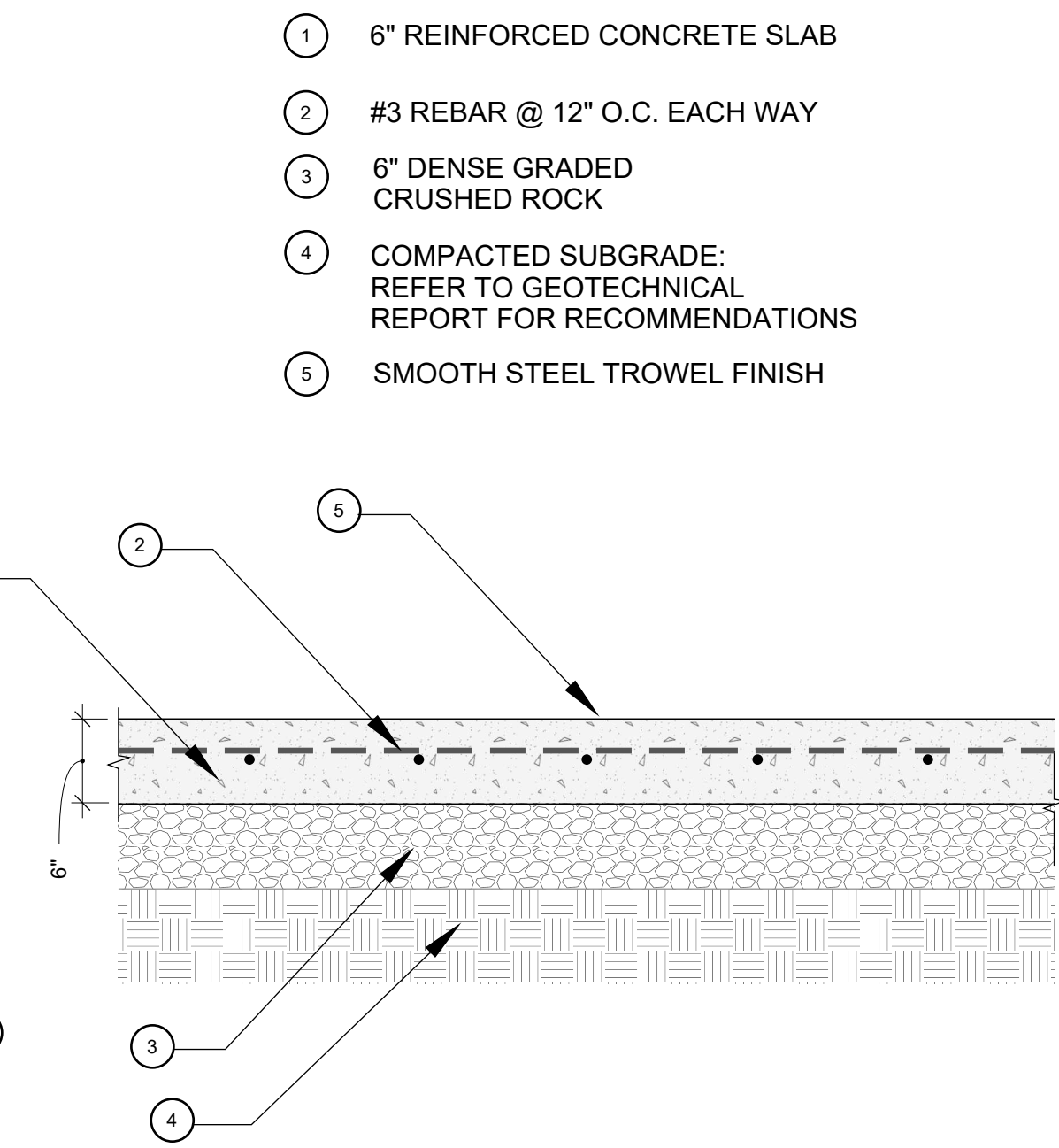
1 SAW CUT TYP.
Scale: 3" = 1' - 0"



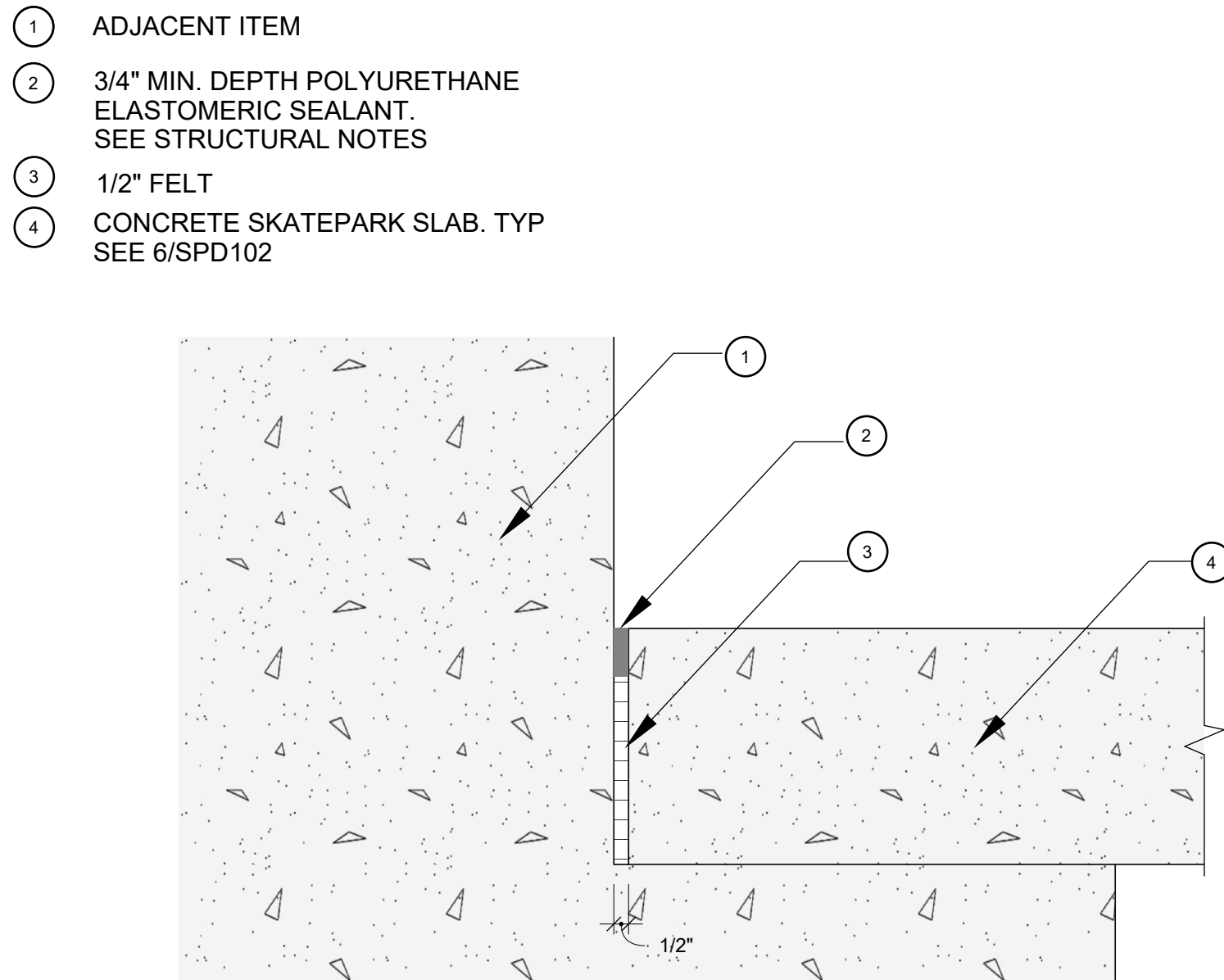
2 CONSTRUCTION JOINT
Scale: 2" = 1' - 0"



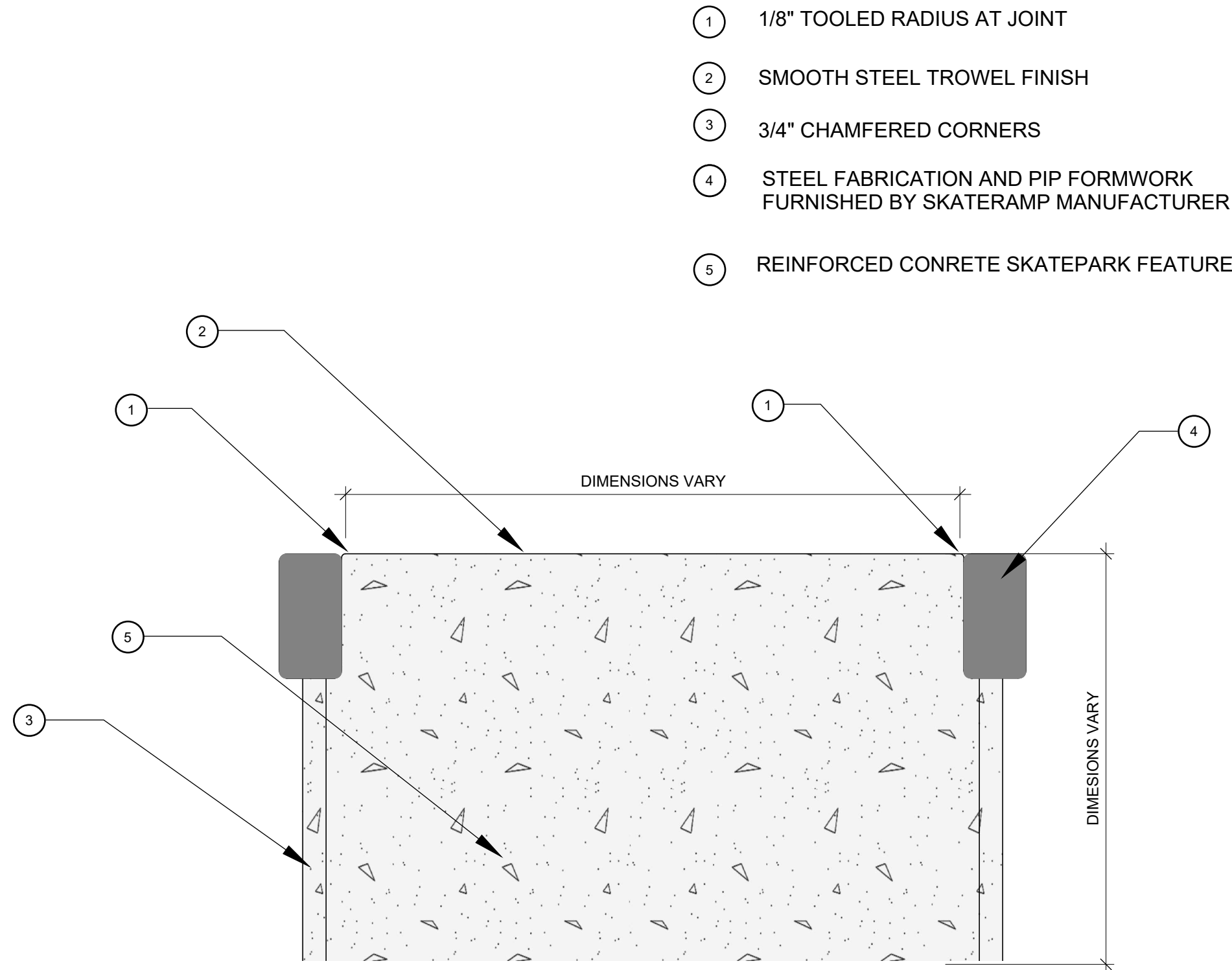
3 EXPANSION JOINT AT FLATWORK
Scale: 2" = 1' - 0"



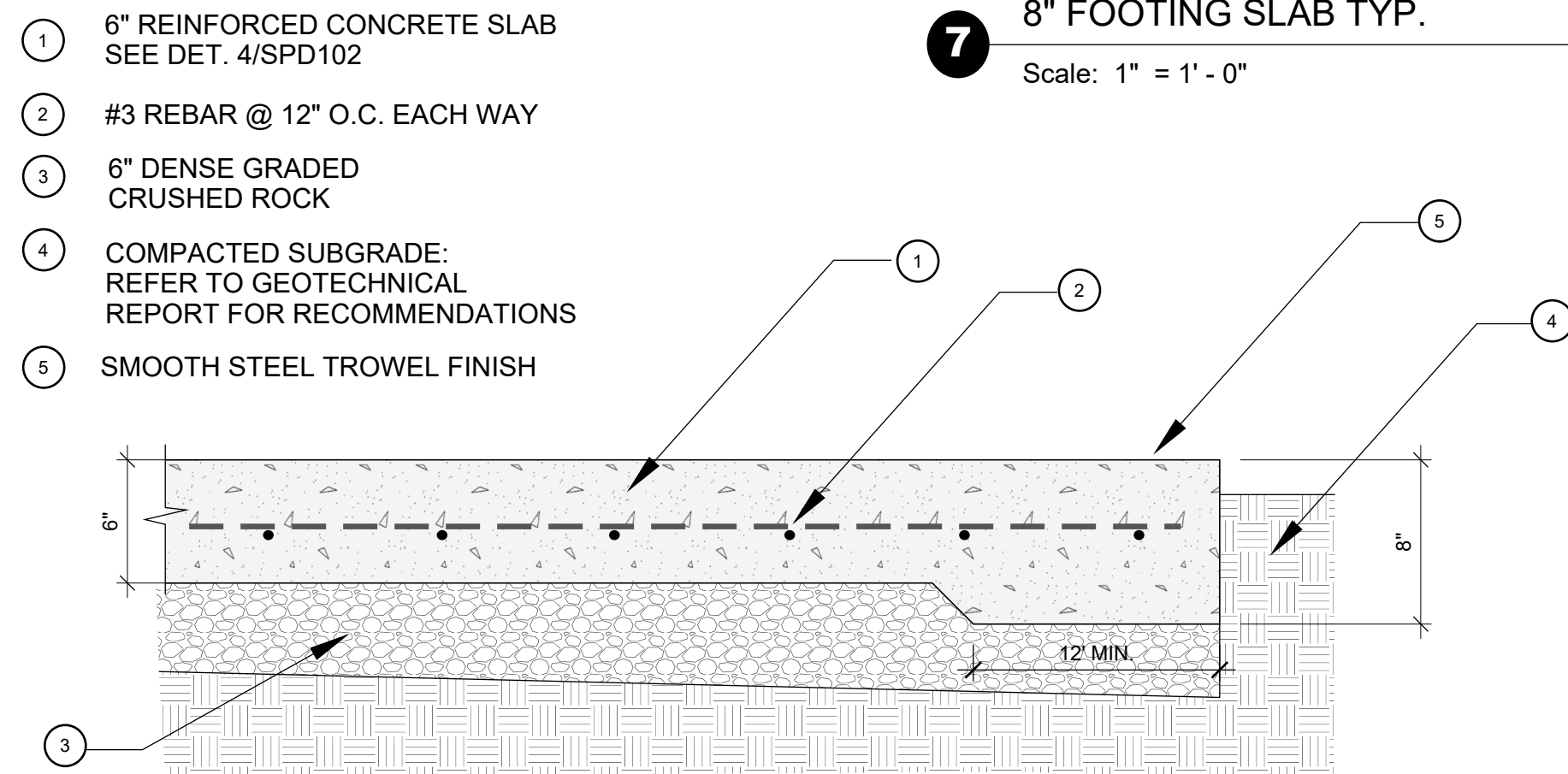
4 6" BODY SLAB
Scale: 1" = 1' - 0"



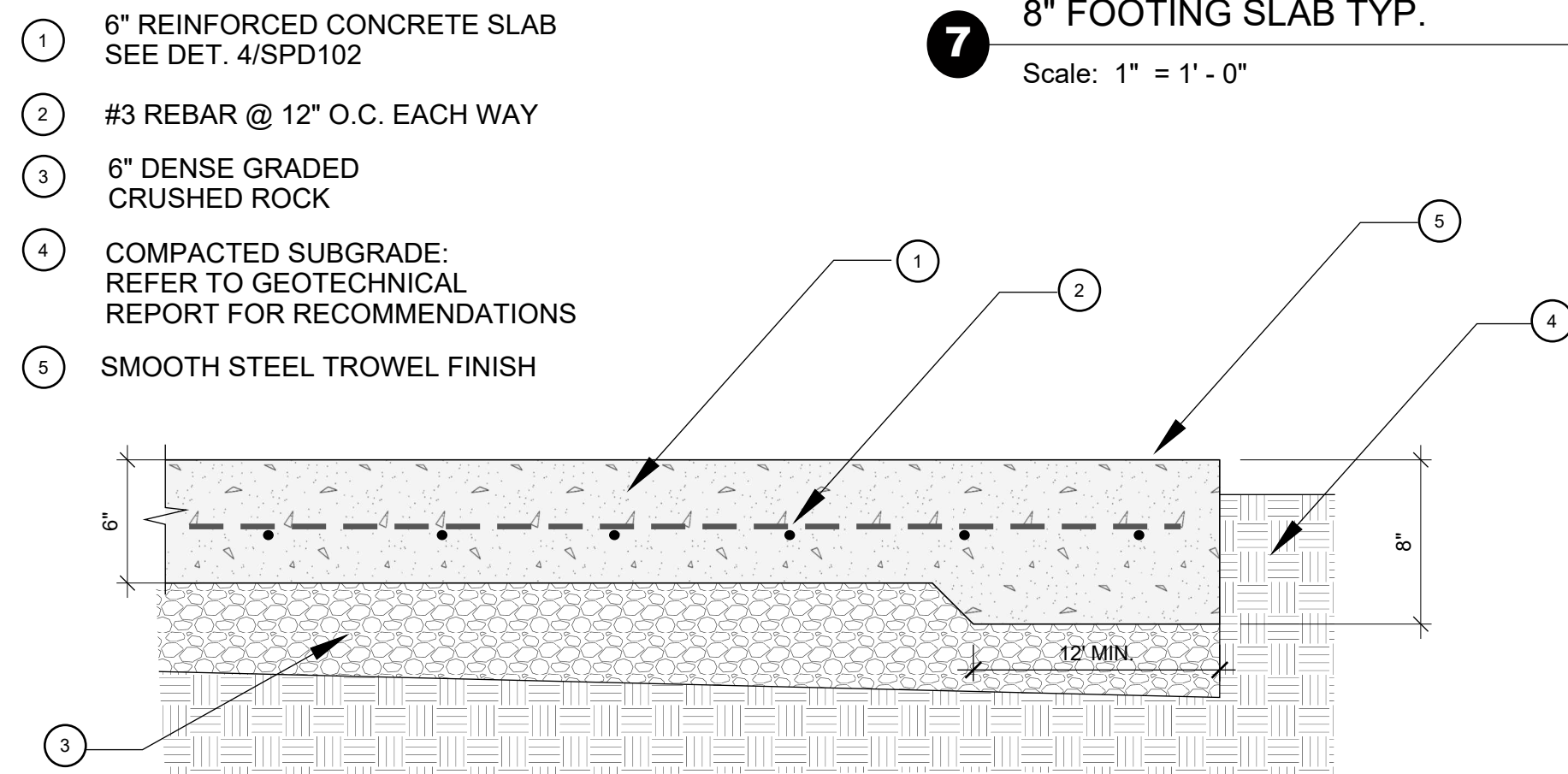
5 EXPANSION JOINT BET. ELEMENTS
Scale: 3" = 1' - 0"



6 BOX FINISHING DETAILS
Scale: 3" = 1' - 0"



7 8" FOOTING SLAB TYP.
Scale: 1" = 1' - 0"



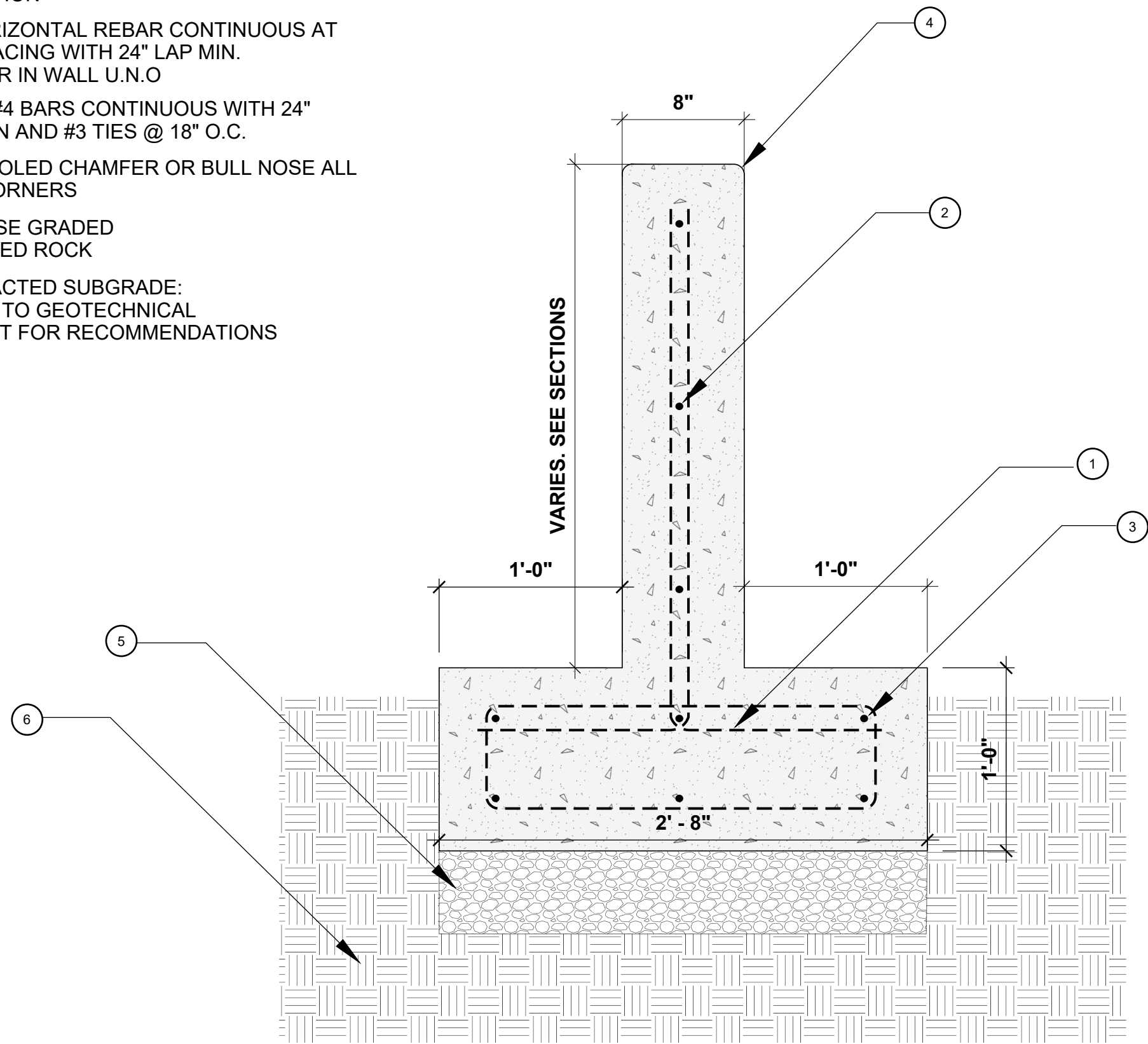
8 SLAB EDGE TYP.
Scale: 1 1/2" = 1' - 0"

REVISIONS	REMARKS	
	MM/DD/YY	DATE
1	12/12/2024	12/12/2024
2	12/12/2024	12/12/2024
3	12/12/2024	12/12/2024
4	12/12/2024	12/12/2024
5	12/12/2024	12/12/2024

SHEET TITLE
CONSTRUCTION
DETAILS 2

DATE
12/12/2024
SHEET SIZE
36X24
SHEET NUMBER
SPD102

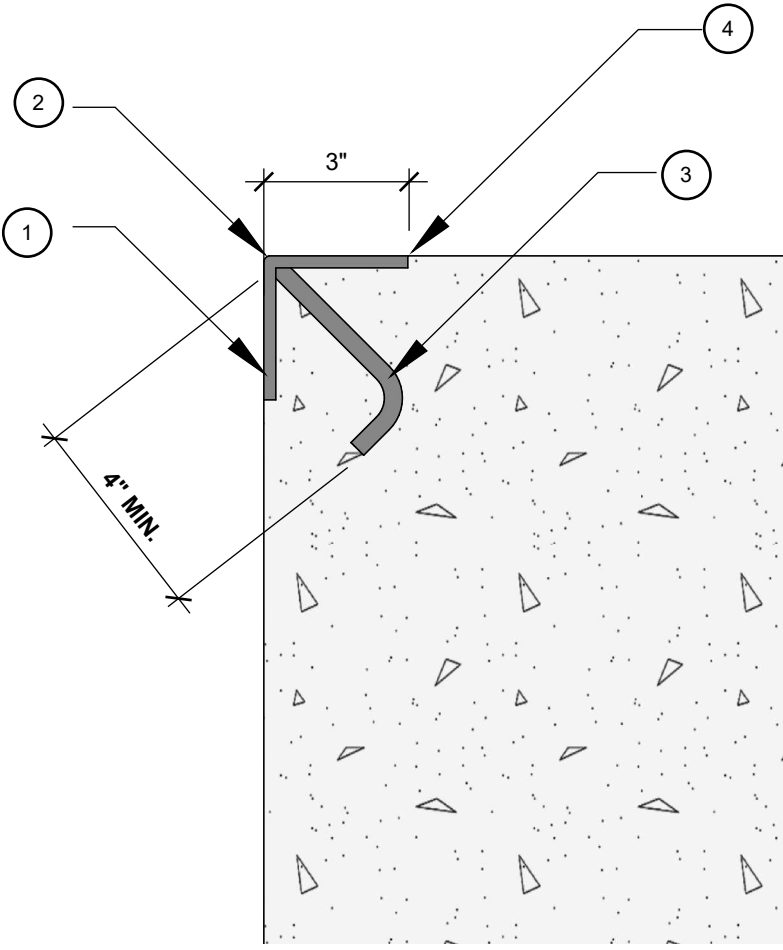
- 1 #4 HOOKED DOWELS AT 18" O.C. ALTERNATE DIRECTION
- 2 #4 HORIZONTAL REBAR CONTINUOUS AT 12" SPACING WITH 24" LAP MIN. CENTER IN WALL U.N.O
- 3 6 (EA) #4 BARS CONTINUOUS WITH 24" LAP MIN AND #3 TIES @ 18" O.C.
- 4 1/2" TOOLED CHAMFER OR BULL NOSE ALL TOP CORNERS
- 5 6" DENSE GRADED CRUSHED ROCK
- 6 COMPACTED SUBGRADE: REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS



1 RETAINING WALL TYP.

Scale: 1 1/2" = 1' - 0"

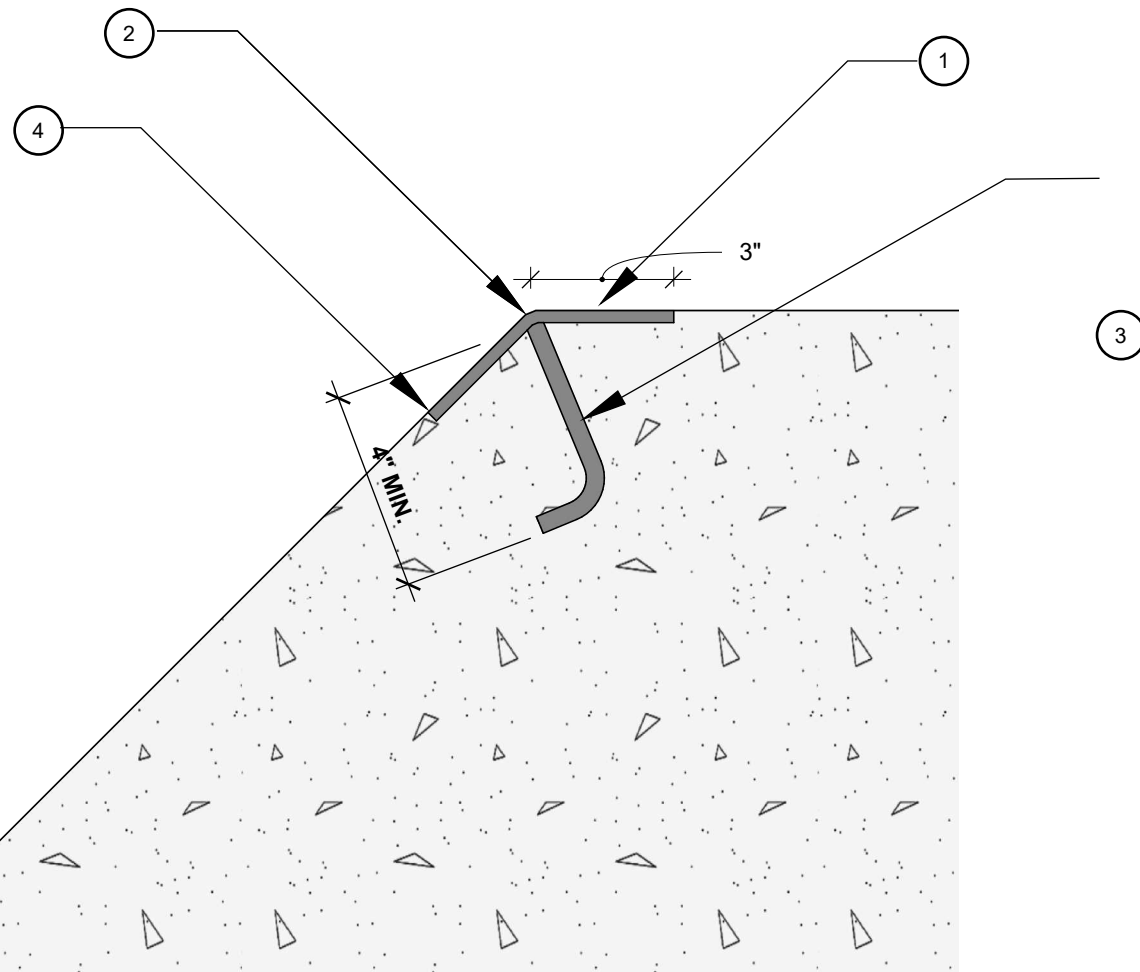
- 1 3" X 3" X 1/4" ANGLE
- 2 1/8" ROUNDED RADIUS
- 3 #3 HOOKED REBAR ADNCHOR @ 4" MIN. INBED DEPTH OR NELSON STUD. 12" SPACING O.C.
- 4 1/8" TOOLED JOINT CONT. ALONG TOP AND BOTTOM OF ANGLE. FILL WITH POLYURETHANE ELASTOMERIC SEALANT PER SPECS.



2 ANGLE INBED TYP.

Scale: 3" = 1' - 0"

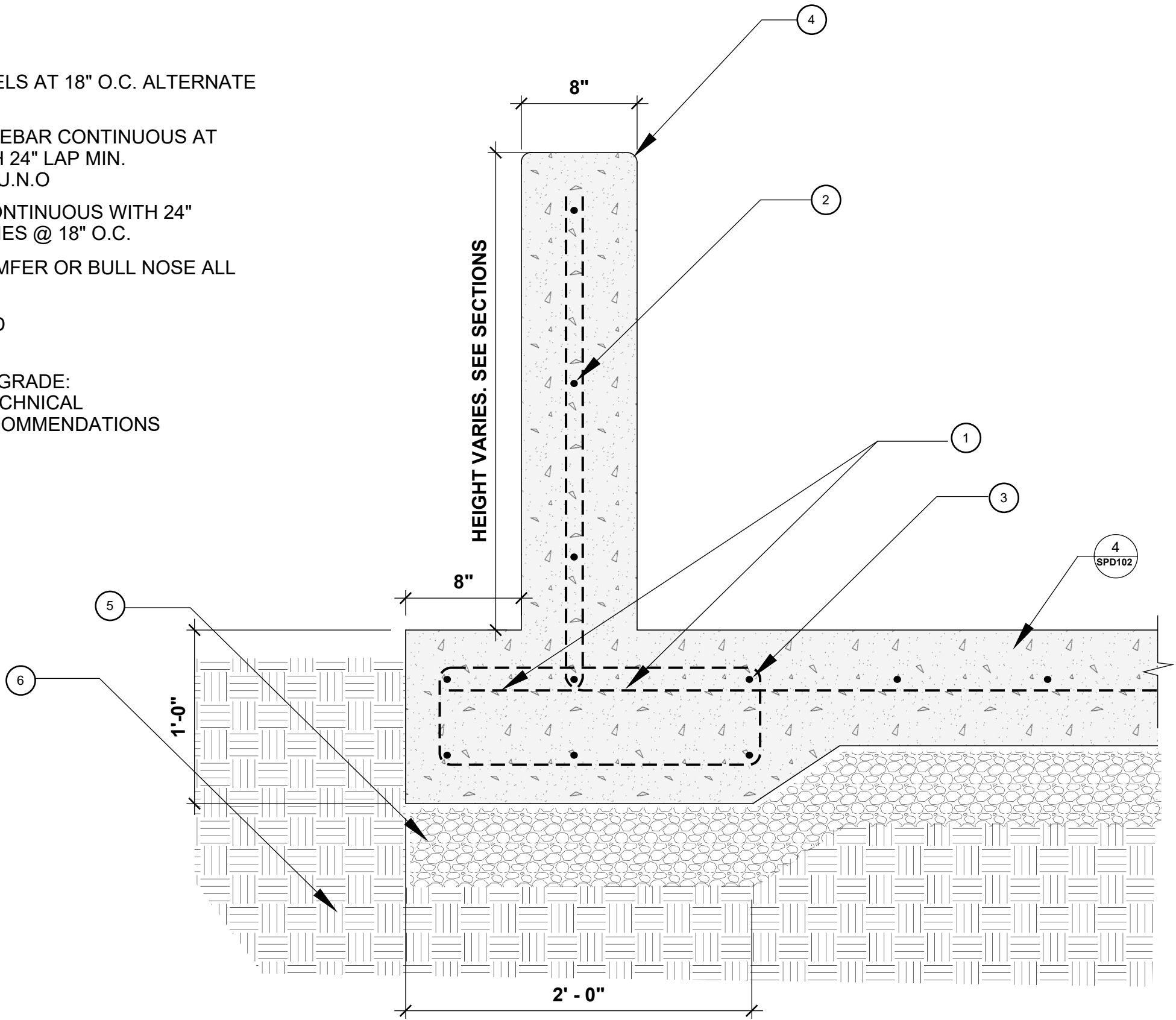
- 1 6" X 1/4" BENT PLATE. ANGLE VARIES REFER TO SECTIONS
- 2 1/8" ROUNDED RADIUS
- 3 #3 HOOKED REBAR ADNCHOR @ 4" MIN. INBED DEPTH OR NELSON STUD. 12" SPACING O.C.
- 4 1/8" TOOLED JOINT CONT. ALONG TOP AND BOTTOM OF ANGLE. FILL WITH POLYURETHANE ELASTOMERIC SEALANT PER SPECS.



3 BENT PLATE INBED TYP.

Scale: 3" = 1' - 0"

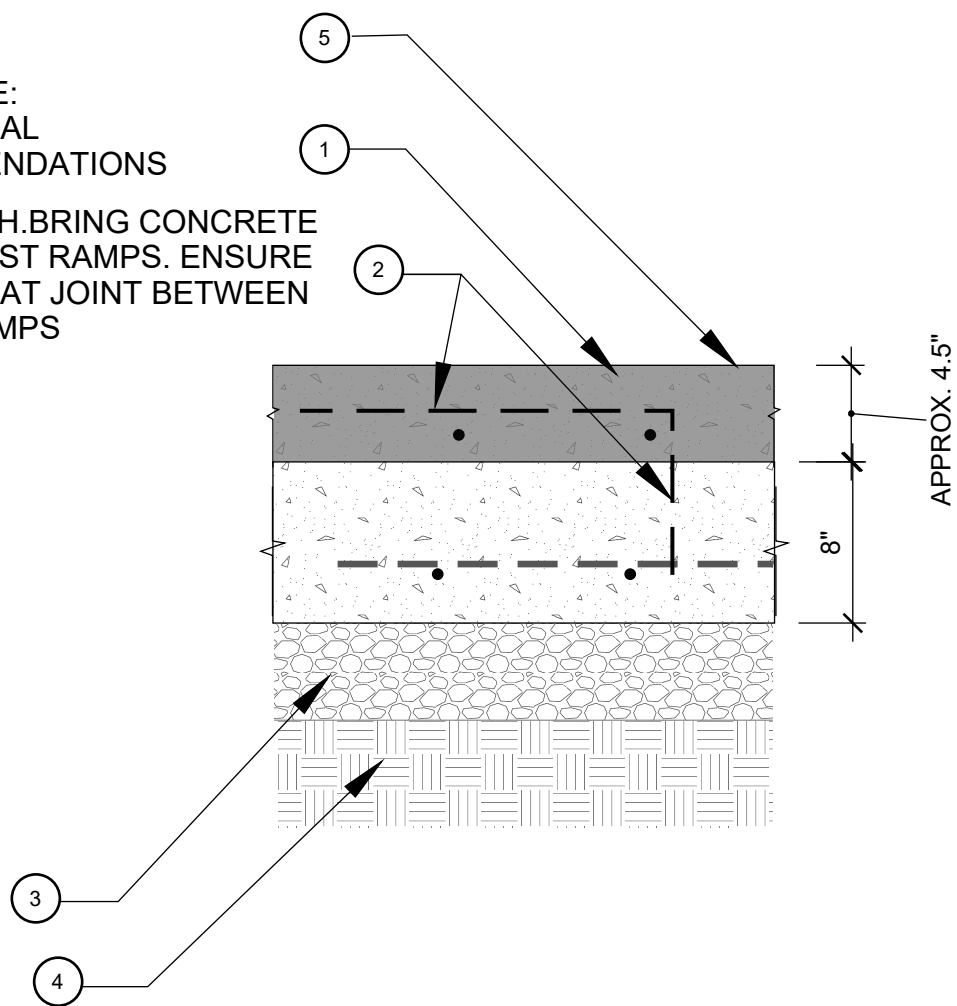
- 1 #4 HOOKED DOWELS AT 18" O.C. ALTERNATE DIRECTION
- 2 #4 HORIZONTAL REBAR CONTINUOUS AT 12" SPACING WITH 24" LAP MIN. CENTER IN WALL U.N.O
- 3 6 (EA) #4 BARS CONTINUOUS WITH 24" LAP MIN AND #3 TIES @ 18" O.C.
- 4 1/2" TOOLED CHAMFER OR BULL NOSE ALL TOP CORNERS
- 5 6" DENSE GRADED CRUSHED ROCK
- 6 COMPACTED SUBGRADE: REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS



4 RAMP SUPPORT WALL TYP.

Scale: 1 1/2" = 1' - 0"

- 1 APPROX. 4.5" REINFORCED CONCRETE SLAB
- 2 #3 REBAR EPOXY ANCHORED VERTICALLY INTO FOOTING PER MANUFACTUREERS RECOMMENDATIONS. BEND TO GRID PATTERN @12" SPACING AROUND PERIMETER AND 4" AWAY FROM OUTSIDE EDGE
- 3 6" DENSE GRADED CRUSHED ROCK
- 4 COMPACTED SUBGRADE: REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS
- 5 SMOOTH TROWEL FINISH.BRING CONCRETE UP TO LEVEL OF PRECAST RAMPS. ENSURE GOOD CONSOLIDATION AT JOINT BETWEEN SLAB AND PRECAST RAMPS



5 SLAB OVER SLAB REINFORCEMENT

Scale: 1" = 1' - 0"

REVISIONS		REMARKS
MM/DD/YY		
1	...	MAY 27 2024
2	...	
3	...	
4	...	
5	...	

SHEET TITLE	
CONSTRUCTION DETAILS 3	
DATE	SHEET NUMBER
12/12/2024	
SHEET SIZE	
36X24	SPD103

PROPOSAL- DESERT VISTA SP

Skatepark for Desert Vista Park in St. George UT

Estimate Total (USD)
\$112,245.00

BILL TO
City of St George
Joseph Nielson

joe.nielson@sgcity.org

Estimate Number: 134

Estimate Date: January 28, 2025

Valid Until: February 27, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
Skateramp Fabrication Ramp and component fabrication. Parts include 18(ea) 3 ft ramps, 8(ea) 4 ft ramps, 6 (ea) banks, 8 (ea) 3 ft spine pieces, 4 (ea) roller pieces, 2 (ea) 8'x8' hubba ledges, flat to down bar, falt bar, 95 LF 3x3 angle iron, 15'x2' box, 12'x3'box, 106 LF coping, and HDPE end caps to enclose ramps. Pour in place features: East Bank between hubba ledges, South Bank with Euro Gap, SW hip, and QP hip on SE.	1	\$94,495.00	\$94,495.00
Delivery and Install Contracting, coordinating and loading flatbed trucks for transport, Crane Rental, site install services, PIP box features.	1	\$15,000.00	\$15,000.00
Site Supervision and Project Management Regular onsite QA/QC services for etirety of Skatepark project. Respond to ongoing questions. Attend and participate in Prebid and bid award meetings. Management fee of 10% of Sitework contractor's contract for excavation, prep and, concrete placement services related to skatepark only. Cost TBD per public bid process.	1	\$0.00	\$0.00



Omega Ramps, LLC
2249 South River Willow Lane
Attn: Dave Duffin
Washington, Utah 84780
United States

Contact Information
8083127637
omegaramps.com

PROPOSAL- DESERT VISTA SP

Skatepark for Desert Vista Park in St. George UT

Estimate Total (USD)
\$112,245.00

ITEMS	QUANTITY	PRICE	AMOUNT
Misc. Item 22LF guard rail on SE corner of skatepark. 4" sphere shall not pass. fabricate, powdercoat, furnish, and install	1	\$2,750.00	\$2,750.00
Total:			\$112,245.00
Estimate Total (USD):			\$112,245.00

Notes / Terms

Payment Terms. 50% deposit to commence fabrication. 25% upon delivery and installation of precast and other components. 25% due upon satisfactory completion of project.

Thank you for your Business!



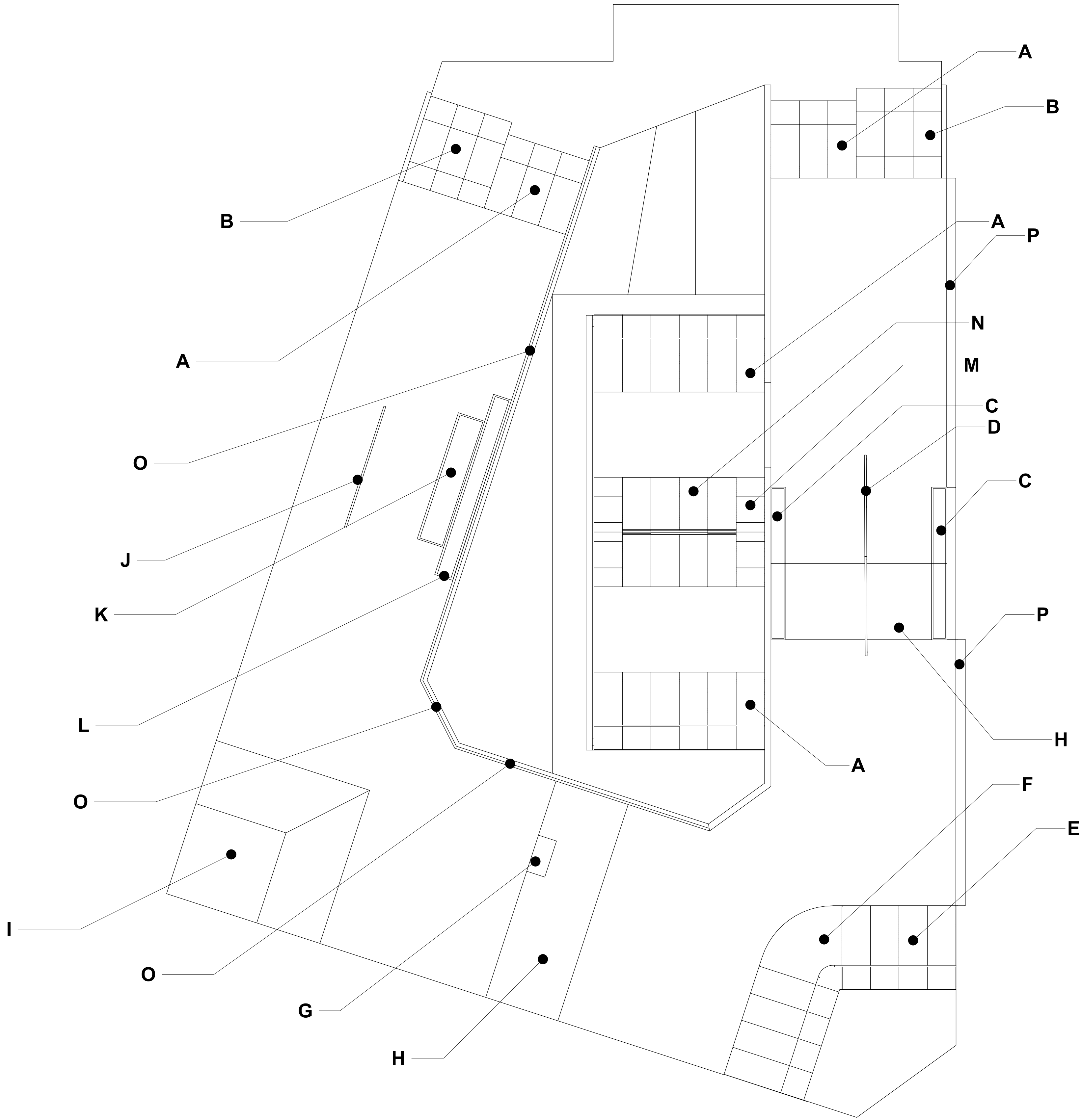
Omega Ramps, LLC
2249 South River Willow Lane
Attn: Dave Duffin
Washington, Utah 84780
United States

Contact Information
8083127637
omegaramps.com

Powered by  wave

SKATEPARK FEATURES

SYMBOL	DESCRIPTION
A	3 FT QUARTERPIPE
B	PRECAST BANK
C	HUBBA LEDGES
D	FLAT TO DOWN RAIL ROUND
E	4FT QUARTERPIPE
F	SHOTCRETE RADIUS HIP
G	EURO GAP
H	BANK
I	FLAT HIP
J	FLAT BAR
K	BOX 42" X 12'
L	BOX 24" X 16'
M	ROLLER
N	3' SPINE
O	ANGLE INBED SEE DET. 2-SPD103
P	SLAPPY CURB



1 OVERALL LAYOUT PLAN
Scale: 1" = 10' - 0"



COMPANY LOGO

COMPANY LOGO

COMPANY LOGO

CITY OF ST. GEORGE
DESERT VISTA SKATEPARK

REVISIONS	REMARKS
MM/DD/YY	
1	MAY 27 2024
2	
3	
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SHEET TITLE

SKATEPARK
OVERALL PLAN

DATE	SHEET NUMBER
12/12/2024	
SHEET SIZE	A103
36X24	

Agenda Date: 03/06/2025

Agenda Item Number: 4f

Subject:

Consider approval to allow the Spring Round-Up Rodeo to have a Beer Garden during their event on May 16-17, 2025 at the Dixie Sunbowl.

Item at-a-glance:

Staff Contact: Tammy Price

Applicant Name: Jay Holcomb

Reference Number: N/A

Address/Location:

150 South 400 East

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

This is the first time that Sky Nine Rodeo LLC has applied to have a Beer Garden included as part of their event in a fenced off, secured area.

Staff Narrative (need/purpose):

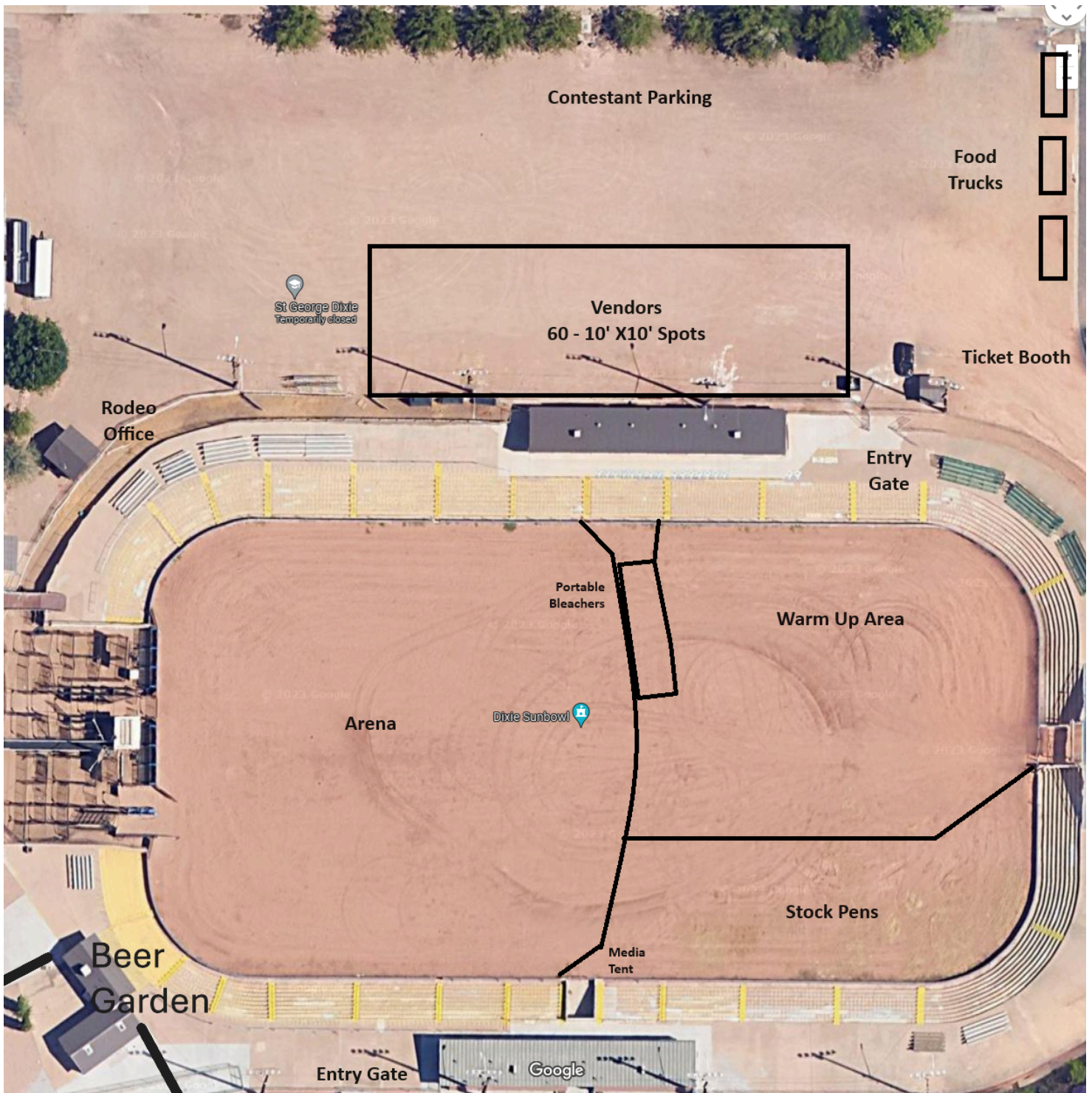
The ERC committee has reviewed the event map and plan, and recommend approval for the Beer Garden.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval with the condition that the applicant obtain insurance with the correct endorsements prior to the event.



Agenda Date: 03/06/2025

Agenda Item Number: 4g

Subject:

Consider approval of a fee waiver for the Kiwanis Club of St. George and Kiwanis Easter Egg Hunt event held on Saturday, April 19, 2025 at Vernon Worthen Park.

Item at-a-glance:

Staff Contact: Tammy Price

Applicant Name: Russell Mitchell

Reference Number: N/A

Address/Location:

300 South 400 East

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

This event is an annual Easter Egg Hunt, with no charge for children to participate in, that has been running in St George since 1958. In the past, the City has waived fees (special event fee and park rental fee) for this event being held at Vernon Worthen Park. All money raised from fundraising activities is used to pay for the candy and prizes that are given away.

Staff Narrative (need/purpose):

Staff recommends waiving the 1) Park reservation fee of \$400 and 2) the Special Event Permit fee of \$150.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff Recommends



Kiwanis Club of St. George
P.O. Box 72
St. George, Utah 84771-0072

January 14, 2025

St. George Special Events
Attn. Tammy Price

Re: St. George Kiwanis Club Easter Egg Hunt – April 19, 2025
Request for Fee Waiver

Dear Tammy:

I am Russell Mitchell, the Treasurer of the St. George Kiwanis Club. We are looking forward to holding our annual Easter Egg Hunt at Vernon Worthen Park.

Each year, since about 1958 or so, the St. George Kiwanis Club has held an Easter Egg hunt on the Saturday before Easter Sunday at the Vernon Worthen Park. As you may know, the Kiwanis Club is an International civic service organization dedicated to serving the children of the world, one child and one community at a time. One of the civic activities the Kiwanis Club took on early was to host an Easter Egg hunt each year for all the children of our community. I participated as a youth in the 1960's and have been involved now as an adult since 1996.

There is no charge for any of the children to participate in the hunt. We use funds from our fundraising activities through the year to pay for the candy and prizes that we give away, and local merchants sometimes donate items. This event draws over 700 people (children and parents) each year. All Club members are there as volunteers, as well as any members of the Key club (high school age) and the Circle K club (from the university) who come to help put this event on.

We are asking for a fee waiver of the Park Reservation fee and the Special event fee for our use of the Gazebo and surrounding park area at the Vernon Worthen Park. We appreciate the City's consideration in this matter.

Sincerely,



Russell S. Mitchell

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 13, 2025, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Steve Kemp

EXCUSED:

Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Administrative Services Director Robert Myers

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Pastor Greg Wright with the Westside Baptist Church and The Pledge of Allegiance to the Flag was led by Mayor Randall.

Link to call to order, invocation, and flag salute: [00:00:00](#)

PUBLIC HEARING/ORDINANCE/RESOLUTION:

Public hearing and consideration of Resolution No. 2025-005R to review and approve amendments to the Fiscal Year 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

Link to introduction from City Manager John Willis and presentation from Administrative Services Director Robert Myers: [00:02:39](#)

[Agenda Packet \[Page 5\]](#)

Link to public hearing; no comments were provided: [00:03:25](#)

Link to motion: [00:03:36](#)

MOTION:

A motion was made by Councilmember Larkin to approve the amendment to the Fiscal Year 2024-25 Budget as presented.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – absent
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

CONSENT CALENDAR:

a. Consider approval of a Real Property Purchase Agreement for the property at 356 North Main Street.

BACKGROUND and RECOMMENDATION: Purchase of this property is based on its local historical significance for St. George and Southern Utah. The cost is \$564,000. Funds have been donated to the City for the purchase of the property and necessary renovations to preserve its historical character and development as a historical site.

b. Consider approval of lease agreement for the property at 356 North Main Street.

BACKGROUND and RECOMMENDATION: Purchase of this property is pending Council approval. The lease agreement is for the sellers to occupy the property on an occasional basis. The property will principally be used to store seller's personal items which may have historical value to the City, and which seller may elect to donate to the City for historical purposes.

c. Consider approval to award bid to Inliner Solutions for the 2025 Sewer Relining Project.

BACKGROUND and RECOMMENDATION: Every year the Wastewater Collections crew identifies sewer mains that are failing and need to be relined. Staff recommends awarding the bid to Inliner Solutions in the amount of \$503,075.

d. Consider approval of the minutes from the meetings held on January 30, 2025 and February 6, 2025.

e. Consider approval to have a bar service during the St. George Art Museum Gala taking place at the Art Museum on March 5, 2025.

BACKGROUND and RECOMMENDATION: The St. George Art Museum is planning its first annual Gala to celebrate achievements, foster art appreciation, and generate funding. The event aims to bring together art enthusiasts and community leaders. This event will be entirely fenced off and secured; access will only be granted with a gala ticket purchase. The Hive 435

5 Taphouse will be providing beer/wine only for this event as a cash bar
6 service. This bar service was previously approved for October 11, 2024;
7 however, the date has since been changed to March 5, 2025. Staff
8 recommends approval of the bar service at the St. George Art Museum Gala
9 with the condition it be approved by the DABS.

10
11 Link to presentation from City Manager John Willis: [00:04:03](#)

12
13 [Agenda Packet \[Page 8\]](#)

14
15 Link to comments from Councilmember Larkin: [00:04:27](#)

16
17 Link to motion: [00:04:52](#)

18
19 **MOTION:**

20 A motion was made by Councilmember Larkin to approve the Consent
21 Calendar as presented.

22 **SECOND:**

23 The motion was seconded by Councilmember Hughes.

24 **VOTE:**

25 Mayor Randall called for a vote, as follows:

26
27 Councilmember Hughes – aye
28 Councilmember Larkin – aye
29 Councilmember Larsen – aye
30 Councilmember Tanner – absent
31 Councilmember Kemp – aye
32

33 The vote was unanimous and the motion carried.

34
35 Link to comments from Mayor Randall: 00:05:06

36
37 **ADJOURN:**

38 **Adjourn and reconvene in a joint Work Meeting of the City Council and**
39 **Planning Commission.**

40
41 Link to motion: [00:05:52](#)

42
43 **MOTION:**

44 A motion was made by Councilmember Larsen to adjourn and reconvene in a
45 joint Work Meeting of the City Council and Planning Commission.

46 **SECOND:**

47 The motion was seconded by Councilmember Kemp.

48 **VOTE:**

49 Mayor Randall called for a vote, as follows:

50
51 Councilmember Hughes – aye
52 Councilmember Larkin – aye
53 Councilmember Larsen – aye

5 Councilmember Tanner – absent
6 Councilmember Kemp – aye
7

8 The vote was unanimous and the motion carried.
9

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14 _____
15 Christina Fernandez, City Recorder

1 **JOINT ST. GEORGE CITY COUNCIL AND**
2 **PLANNING COMMISSION MINUTES**
3 **WORK MEETING**
4 **FEBRUARY 13, 2025, 4:10 P.M.**
5 **ADMINISTRATIVE CONFERENCE ROOM**
6

7 **PRESENT:**

8 **Mayor Michele Randall**
9 **Councilmember Jimmie Hughes**
10 **Councilmember Dannielle Larkin**
11 **Councilmember Natalie Larsen**
12 **Councilmember Steve Kemp**
13 **Planning Commission Chair Brandon Anderson**
14 **Planning Commission Member Nate Fisher**
15 **Planning Commission Member Lori Chapman**
16 **Planning Commission Member Austin Anderson**
17 **Planning Commission Member Ben Rogers – arrived at 4:15 p.m.**
18 **Planning Commission Member Kelly Casey – arrived at 4:25 p.m.**
19

20 **EXCUSED:**

21 **Councilmember Michelle Tanner**
22 **Planning Commission Member Terri Draper**
23

24 **STAFF MEMBERS PRESENT:**

25 **City Manager John Willis**
26 **City Attorney Ryan Dooley**
27 **Deputy City Attorney Jami Brackin**
28 **City Recorder Christina Fernandez**
29 **Community Development Director Carol Winner**
30 **Planner Dan Boles**
31

32 **DISCUSSION REGARDING THE CITY'S GENERAL PLAN:**

33 Link to presentation from Community Development Director Carol Winner, including
34 discussion between the City Council, City Manager John Willis, Deputy City Attorney
35 Jami Brackin, Mayor Randall, the Planning Commission, and Ms. Winner: [00:00:00](#)

36 [Agenda Packet \[Page 52\]](#)
37
38

39 **ADJOURN:**

40 **Adjourn and reconvene in a Work Meeting of the City Council.**
41

42 [Link to motion: 01:02:30](#)
43

44 **MOTION:**

45 A motion was made by Councilmember Larkin to adjourn and reconvene in a
46 Work Meeting of the City Council.

47 **SECOND:**

48 The motion was seconded by Councilmember Kemp.

49 **VOTE:**

50 Mayor Randall called for a vote, as follows:

51 Councilmember Hughes – aye

52 Councilmember Larkin – aye
53

1 City Council/Planning Commission Meeting Minutes
2 February 13, 2025
3 Page Two

4
5 Councilmember Larsen – aye
6 Councilmember Tanner – absent
7 Councilmember Kemp – aye
8

9 The vote was unanimous and the motion carried.
10
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15 _____
16 Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
FEBRUARY 13, 2025, APPROXIMATELY 5:15 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Steve Kemp**

EXCUSED:

Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant City Attorney Alicia Carlton
Airport Director Dustin Warren
Deputy City Attorney Jami Brackin
Airport Operations Supervisor Paul Curtis
Parks and Community Services Director Shane Moore
Deputy Director of Arts and Events Michelle Graves
Landscape Architect Mark Goble
Parks and Community Services Office Manager Sadie Bassett**

OTHERS PRESENT:

**Jeff Peay with Civil Science
Jordan Goff with Civil Science**

DISCUSSION REGARDING REVISIONS TO THE CITY'S NON-COMMERCIAL HANGAR LEASING POLICY:

Link to introduction from City Manager John Willis and presentation from Assistant City Attorney Alicia Carlton, including discussion between Airport Director Dustin Warren, City Manager John Willis, the City Council, Deputy City Attorney Jami Brackin, Mayor Randall, City Attorney Ryan Dooley, and Ms. Carlton: [00:00:00](#)

[Agenda Packet \[Page 74\]](#)

DISCUSSION REGARDING THE AIRPORT TOWER EXTERIOR DESIGN:

Link to presentation from Airport Director Dustin Warren, including discussion between the City Council, Mayor Randall, and Mr. Warren: [00:50:53](#)

[Agenda Packet \[Page 79\]](#)

UPDATE REGARDING THUNDER JUNCTION PHASE 2:

Link to introduction from City Manager John Willis and presentation from Parks and Community Services Director Shane Moore and Landscape Architect Mark Goble, including discussion between the City Council, Mayor Randall, Jeff Peay with Civil Science, Jordan Goff with Civil Science, Deputy Director Michelle Graves, Mr. Moore, and Mr. Goble: [00:54:23](#)

5 [Agenda Packet \[Page 85\]](#)
6

7 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

8 Link to reports from the Mayor, Councilmembers, and City Manager: [01:13:32](#)
9

10 **ADJOURN TO A CLOSED MEETING:**

11 **Request a closed meeting to discuss litigation, security, property**
12 **acquisition or sale or the character and professional competence or**
13 **physical or mental health of an individual.**
14

15 **ADJOURN:**

16 Link to motion: [01:14:24](#)
17

18 **MOTION:**

19 A motion was made by Councilmember Larkin to adjourn.

20 **SECOND:**

21 The motion was seconded by Councilmember Larsen.

22 **VOTE:**

23 Mayor Randall called for a vote, as follows:
24

25 Councilmember Hughes – aye
26 Councilmember Larkin – aye
27 Councilmember Larsen – aye
28 Councilmember Tanner – absent
29 Councilmember Kemp – aye
30

31 The vote was unanimous and the motion carried.
32
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Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 20, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Steve Kemp**

EXCUSED:

Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
Deputy City Recorder Annette Hansen
Public Works Director Cameron Cutler
Assistant Public Works Director Wes Jenkins
Community Development Director Carol Winner
Planner Dan Boles
Planner Brett Hamilton**

OTHERS PRESENT:

**Applicant Jared Bates
Engineer Jake Tate
Applicant Adam Allen**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Rabbi Helene Ainbinder with Beit Chaverim Jewish Congregation of Greater Zion and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

Link to call to order, invocation, and flag salute: [00:00:00](#)

MAYOR'S RECOGNITIONS AND UPDATES:

No recognition or updates were given.

CONSENT CALENDAR:

- a. Consider approval of a Transportation Improvement Program Funds (TIF) Cooperative Agreement between St. George City and UDOT for the 700 East Roadway Improvements.**

BACKGROUND and RECOMMENDATION: The 700 East Cycle Track and Pedestrian Improvements project will design and construct a two-way protected bike lane (trail) and pedestrian improvements on 700 East from 600 South to the beginning of the existing Temple Springs trail at approximately 200 North. The project intent is to improve pedestrian safety along the corridor and provide trail access within existing public right of way. The City was awarded a UDOT grant to

fund 60% of the project with a 40% local match. The cooperative agreement describes the scope of work and matching funds required by the City.

b. Consider approval of a Landscape Maintenance Agreement between the City of St. George and Utah Tech University for landscaping on 700 East.

BACKGROUND and RECOMMENDATION: As part of the 700 East Cycle Track and Pedestrian Improvements project, a planted median will be installed from 600 S to 100 S on the east side of the roadway separating the multi-use path and vehicle traffic. The City has coordinated with Utah Tech University to maintain the addition of landscaped areas within the median.

c. Consider approval of a UDOT Local Government Contract with UDOT and Horrocks Engineers for the design of the SR-7 Exit 5 Interchange Project.

BACKGROUND and RECOMMENDATION: This agreement is for the design of the Exit 5 Interchange on SR-7. The proposed interchange will connect the 3000 E corridor (Southern Hills Dr) on the north of SR-7 and also Rimrunner Dr on the south. UDOT will be administering the project. The project will be funded by federal dollars and local match funds. The design of the interchange is estimated at \$1,728,104.90.

Link to presentation from City Manager John Willis: [00:03:40](#)

[Agenda Packet \[Page 4\]](#)

Link to motion: [00:03:59](#)

MOTION:

A motion was made by Councilmember Larkin to approve the Consent Calendar as presented.

Link to Councilmember Larsen requesting items a & b be removed from the Consent Calendar for discussion: [00:04:05](#)

Link to amended motion: [00:04:18](#)

AMENDED

MOTION:

Councilmember Larkin amended her motion to approve the Consent Calendar excluding items a & b.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

5 Councilmember Tanner – absent
6 Councilmember Kemp – aye
7

8 The vote was unanimous and the motion carried.
9

10 Link to discussion between the City Council and Public Works Director
11 Cameron Cutler regarding items a & b: [00:04:32](#)
12

13 Link to motion: [00:19:10](#)
14

15 **MOTION:**

16 A motion was made by Councilmember Larkin to approve Consent Calendar
17 items a & b as presented.

18 **SECOND:**

19 The motion was seconded by Councilmember Kemp.

20 **VOTE:**

21 Mayor Randall called for a vote, as follows:
22

23 Councilmember Hughes – nay
24 Councilmember Larkin – aye
25 Councilmember Larsen – nay
26 Councilmember Tanner – absent
27 Councilmember Kemp – aye
28 Mayor Randall – aye
29

30 The motion carried.
31

32 Link to comments from Councilmember Hughes on his vote: [00:19:32](#)
33

34 **PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE**
35 **EASEMENT/ORDINANCE:**

36 **Public hearing and consideration of Ordinance No. 2025-012 approving the**
37 **vacation of a public utility and drainage easement as described in Doc. No.**
38 **20170025075.**
39

40 BACKGROUND and RECOMMENDATION: This easement was granted to the City of St.
41 George as public use across parcel SG-6-3-12344 by Doc. No. 20170025075,
42 recorded on the 19th day of June, 2017. The Joint Utilities Commission
43 recommended approval.
44

45 Link to introduction from City Manager John Willis and presentation from Assistant
46 Public Works Director Wes Jenkins: [00:20:02](#)
47

48 [Agenda Packet \[Page 312\]](#)
49

50 Link to public hearing; no comments were given: [00:20:58](#)
51

52 Link to discussion between the City Council, Assistant Public Works Director Wes
53 Jenkins, and applicant Jared Bates: [00:21:15](#)

5 Link to motion: [00:23:00](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Kemp to approve Ordinance No. 2025-
9 012 vacating a public utility and drainage easement.

10 **SECOND:**

11 The motion was seconded by Councilmember Larkin.

12 **VOTE:**

13 Mayor Randall called for a roll call vote, as follows:
14

15 Councilmember Hughes – aye
16 Councilmember Larkin – aye
17 Councilmember Larsen – aye
18 Councilmember Tanner – absent
19 Councilmember Kemp – aye
20

21 The vote was unanimous and the motion carried.
22

23 **PUBLIC HEARING/VACATE PUBLIC CROSS ACCESS AND PUBLIC UTILITY AND**
24 **DRAINAGE EASEMENT/ORDINANCE:**

25 **Public hearing and consideration of Ordinance No. 2025-013 approving the**
26 **vacation of a portion of an existing public cross access and municipal utility**
27 **easement, and also a drainage easement located on Lots 5, 6, and 7 of The**
28 **Fields at Mall Drive Phase 2 Partial Amendment A.**
29

30 BACKGROUND and RECOMMENDATION: The subdivision plat for The Fields at Mall
31 Drive Phase 2 Partial Amendment A was approved by the City of St. George Land Use
32 Authority on the 12th day of July, 2024 and recorded in the Office of the Washington
33 County Recorder on the 1st day of August, 2024. The Joint Utilities Commission
34 recommended approval.
35

36 Link to introduction from City Manager John Willis and presentation from Assistant
37 Public Works Director Wes Jenkins and Planner Dan Boles, including discussion
38 between the City Council, Planner Dan Boles, Mayor Randall, and Mr. Jenkins:

39 [00:23:31](#)
40

41 [Agenda Packet \[Page 316\]](#)
42

43 Link to public hearing; no comments, including comments from Jake Tate, Engineer
44 of Record: [00:28:29](#)
45

46 Link to motion: [00:29:07](#)
47

48 **MOTION:**

49 A motion was made by Councilmember Hughes to approve Ordinance No.
50 2025-013 approving the vacation of a portion of an existing public cross
51 access and municipal utility easement, and also a drainage easement located
52 on Lots 5, 6, and 7 of The Fields at Mall Drive Phase 2 Partial Amendment A.
53

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – absent
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE
EASEMENT/ORDINANCE:**

Public hearing and consideration of Ordinance No. 2025-014 approving the vacation of a portion of an existing municipal utility easement located between Lots 58 and 59 of Cottam Cove Phase 5.

BACKGROUND and RECOMMENDATION: The subdivision plat for Cottam Cove Phase 5 was approved by the City of St. George Land Use Authority on the 20th day of September, 2022 and recorded in the Office of the Washington County Recorder on the 23rd day of September, 2022.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and Mr. Jenkins: [00:29:42](#)

[Agenda Packet \[Page 329\]](#)

Link to public hearing; no comments were given: [00:30:44](#)

Link to motion: [00:30:59](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-014 approving the vacation of a portion of an existing municipal utility easement located between Lots 58 and 59 of Cottam Cove Phase 5.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

4 Councilmember Tanner – absent
5 Councilmember Kemp – aye
6

7 The vote was unanimous and the motion carried.
8

9 **PD AMENDMENT/ORDINANCE:**

10 **Consider approval of Ordinance No. 2025-015 amending an approved PD-C**
11 **(Planned Development Commercial) zone on approximately 0.43 acres**
12 **located east of River Road and south of 900 south, with conditions from the**
13 **Planning Commission. (2025-PDA-001 - 951 S River Road Commercial)**
14

15 BACKGROUND and RECOMMENDATION: The subject property is in a PD-C (Planned
16 Development Commercial) Zone. When the PD-C zone was approved by the City
17 Council in 2006, the approval was to allow all uses listed in the AP (Administrative
18 Professional) zone. The project includes a 5,000 square foot building on a 0.43 acre
19 site. The Planning Commission held a public hearing on the request on January 28,
20 2025 and recommend approval of the amendment with conditions.
21

22 Link to introduction from City Manager John Willis and presentation from Planner
23 Brett Hamilton, including discussion between the City Council, Assistant Public Works
24 Director Wes Jenkins, City Manager John Willis, and Mr. Hamilton: [00:31:22](#)
25

26 [Agenda Packet \[Page 333\]](#)
27

28 Link to motion: [00:39:02](#)
29

30 **MOTION:**

31 A motion was made by Councilmember Larkin to approve Ordinance No.
32 2025-015 amending an approved PD-C (Planned Development Commercial)
33 zone on approximately 0.43 acres located east of River Road and south of 900
34 South, with conditions from the Planning Commission.
35

36 **SECOND:**

37 The motion was seconded by Councilmember Hughes.
38

39 Link to further discussion between the City Council and Planner Brett Hamilton, and
40 vote: [00:39:23](#)
41

42 **VOTE:**

43 Mayor Randall called for a roll call vote, as follows:
44

45 Councilmember Hughes – aye
46 Councilmember Larkin – aye
47 Councilmember Larsen – aye
48 Councilmember Tanner – absent
49 Councilmember Kemp – aye
50

51 The vote was unanimous and the motion carried.
52
53

5 **PD AMENDMENT/ORDINANCE:**

6 **Consider approval of Ordinance No. 2025-016 re-approving the Flats at**
7 **Grand View PD-R (Planned Development Residential) zone on approximately**
8 **8.93 acres to amend the approved Flats at Grand View development with**
9 **conceptual site plan and elevations, located generally at 1600 West and**
10 **Skyrocket Road, with a condition from the Planning Commission. (Case No.**
11 **2025-PDA-007 - Flats at Grand View at Green Valley)**
12

13 BACKGROUND and RECOMMENDATION: In February of 2021, Grand Views was
14 granted PD zoning allowing a total of 431 units. Additionally, the initial 240
15 apartment units were also approved at that time. In September of 2021, City Council
16 approved a zone change on the subject property which allowed 50 units which was
17 later updated to 60 units. The applicant allowed the approvals to lapse and is now
18 ready to move forward. As such, the applicant is requesting reapproval of the PD
19 approvals. The Planning Commission held a public hearing on January 28, 2025 and
20 voted 6-0 to forward a positive recommendation with a condition.
21

22 Link to introduction from City Manager John Willis and presentation from Planner Dan
23 Boles, including discussion between the City Council, applicant Adam Allen, and Mr.
24 Boles: [00:39:38](#)
25

26 [Agenda Packet \[Page 351\]](#)
27

28 Link to motion: [00:57:10](#)
29

30 **MOTION:**

31 A motion was made by Councilmember Larkin to approve Ordinance No.
32 2025-016 re-approving the Flats at Grand View PD-R (Planned Development
33 Residential) zone on approximately 8.93 acres to amend the approved Flats
34 at Grand View development with conceptual site plan and elevations, with the
35 condition from the Planning Commission.
36

37 **SECOND:**

38 The motion was seconded by Councilmember Kemp.
39

40 Link to further discussion between the City Council, City Manager John Willis, and
41 Mayor Randall, and vote: [00:57:43](#)
42

43 **VOTE:**

44 Mayor Randall called for a roll call vote, as follows:

45 Councilmember Hughes – aye
46 Councilmember Larkin – aye
47 Councilmember Larsen – nay
48 Councilmember Tanner – absent
49 Councilmember Kemp – aye
50

51 The motion carried.
52
53

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-017 amending the existing Rillisante Villas at Divario PD-R (Planned Development Residential) zone on approximately 24.10 acres to amend the approved Rillisante Villas development with conceptual site plan and elevations located generally on the west side of the intersection of Canyon View Drive and Gap Canyon Parkway, with conditions from the Planning Commission. (Case No. 2025-PDA-006 - Rillisante Villas)

BACKGROUND and RECOMMENDATION: In April of 2021, the City Council voted to approve a zone change on the property from R-1-10 to PD-R. In November of 2023, some minor amendments to the site and architecture were made and approved by the City Council. The current applications makes further changes to the site layout and building elevations. The Planning Commission held a public hearing on the request on January 28, 2025 and recommend approval of the amendment with conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, City Manager John Willis, Assistant Public Works Director Wes Jenkins, City Attorney Ryan Dooley, and Mr. Boles: [00:58:33](#)

[Agenda Packet \[Page 372\]](#)

Link to motion: [01:08:40](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-017 amending the existing Rillisante Villas at Divario PD-R (Planned Development Residential) zone on approximately 24.10 acres to amend the approved development with conceptual site plan and elevations, with conditions from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – absent
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

5 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

6 Link to reports from Mayor Randall, Councilmembers, and City Manager John Willis:
7 [01:09:21](#)
8

9 **ADJOURN TO A CLOSED MEETING:**

10 **Request a closed meeting to discuss litigation, security, property acquisition**
11 **or sale or the character and professional competence or physical or mental**
12 **health of an individual.**
13

14 Link to motion: [01:11:20](#)
15

16 **MOTION:**

17 A motion was made by Councilmember Kemp to adjourn to a closed meeting
18 to discuss litigation.

19 **SECOND:**

20 The motion was seconded by Councilmember Larsen.

21 **VOTE:**

22 Mayor Randall called for a vote, as follows:
23

24 Councilmember Hughes – aye
25 Councilmember Larkin – aye
26 Councilmember Larsen – aye
27 Councilmember Tanner – absent
28 Councilmember Kemp – aye
29

30 The vote was unanimous and the motion carried.
31

32 **ADJOURN:**

33 The meeting adjourned following the closed meeting.
34
35
36
37
38

39 _____
Annette Hansen, Deputy City Recorder

Agenda Date: 03/06/2025

Agenda Item Number: 05

Subject:

Public hearing and consideration of adoption of the City's Non-Commercial Airport Hangar Leasing Policy.

Item at-a-glance:

Staff Contact: Dustin Warren

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

4508 S Airport Pkwy #1

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

Due to hangar demand, policy adoption is recommended. The Non-Commercial Airport Hangar Leasing Policy has been reviewed in a couple City Council Work Meetings for comments. This policy has been reviewed by a third party aviation attorney for recommendations.

Staff Narrative (need/purpose):

This meeting is to take public comments and approval of the proposed policy.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the proposed policy.

NON-COMMERCIAL AIRPORT HANGAR LEASING POLICY



St. George Regional Airport

TERM AND RENEWAL



3.3 Term and Renewal

The City will lease existing City-owned Hangars for a one-year Term. If a Hangar is to be constructed on City-owned property, the Term of the lease shall be twenty (20) years (“Initial Term”), which the City has determined adequate to amortize the cost of Hangar construction and obtain any approved financing. The lessee shall have the right to extend the Initial Term for no more than two successive five (5) year terms (together, the “Term”), provided (i) the City finds the Leased Premises suitable for continued use as a Hangar, (ii) the lessee has remained in good standing with all monetary and non-monetary obligations throughout the Term, and (iii) the Hangar is in good repair and suitable for continued occupancy throughout the extended Term, each as determined by the City in its sole discretion. At the expiration of the Term, the lessee shall have a right of first refusal to lease the City-owned property on which the Hangar is located, on the terms and conditions then offered by the City. Notwithstanding the foregoing, the City may, in its discretion and at any time, offer the lessee a new lease agreement under the City’s then-prevailing form.

SUBLEASING AND ASSIGNMENTS



3.9.3 Subleasing and Assignments

Lessee may only assign its interest in a Hangar lease in connection with the permanent sale of the Hangar constructed by lessee on City-owned property, after obtaining the City's prior written consent. Lessee shall be required to pay a transfer fee equal to three percent (3%) of the assessed value of the Hangar at the time of sale, as determined by the Washington County Assessor's most recent assessment of the Hangar. It is the intent of the City that all fees associated with this Section 3.9 shall be used by the City for asphalt improvements, taxi-way improvements and Airport construction. The City shall have the discretion, but not the obligation, to enter into a new lease with the purchaser on then prevailing terms.

HANGAR WAIT LIST



5.4 Notification

Applicants will be notified via email and telephone of the availability of a Hangar or suitable site for Hangar development in the order they appear on the Wait List. If the City is unable to reach the applicant within fourteen (14) calendar days, the applicant shall forfeit the opportunity and the City shall contact the next applicant on the Wait List. If such forfeiture occurs on two consecutive occasions, the applicant will be automatically removed from the Wait List.

HANGAR WAIT LIST



5.5.2 Acceptance and Rejection

Unsuitability for Based Aircraft. An applicant may reject an opportunity to lease if the Based Aircraft's dimensional requirements are larger than the available Hangar opportunity (i.e., Hangar size or taxiway limitations for the available Hangar lot). An applicant who rejects an opportunity under this paragraph will not lose their place on the Wait List. The City reserves the right to verify applicant's ownership or control of the Based Aircraft.

5.5.3 Other Rejections

If an applicant does not accept the opportunity to lease as provided in Section 5.5.1, and Section 5.5.2 does not apply, then, at the applicant's election, the applicant will either be moved to the end of the Wait List or removed from the Wait List. After two such rejections, the applicant will be automatically removed from the Wait List.

NON-COMMERCIAL HANGAR LEASING POLICY

Effective Date: _____

1. **Purpose and Applicability.** This Non-Commercial Hangar Leasing Policy (this “Policy”) establishes certain policies and procedures through which the City of St. George (the “City”) shall make available property and facilities at the St. George Regional Airport (the “Airport”) for the construction and/or maintenance of aircraft storage hangars for Non-Commercial, General Aviation use (“Hangars”). This Policy shall apply to any new Hangar lease and to the renewal or material amendment of any existing Hangar lease. This Policy does *not* apply to the lease of property or facilities by an Entity seeking to conduct a Commercial Aeronautical Activity. Entities seeking to conduct a Commercial Aeronautical Activity must submit an application in accordance with Section II of the Airport Minimum Standards.
2. **Definitions.** Capitalized terms used in this Policy and not defined herein shall have the meanings assigned to them in the Airport Minimum Standards and/or Rules and Regulations. All other words or phrases shall be construed in a manner consistent with common meaning or as generally understood throughout the aviation industry.
3. **General Leasing Policies.** Each lease of City-owned property for the construction or maintenance of Hangars shall be subject to the following non-exhaustive list of terms and conditions, as further detailed in the written lease agreement:
 - 3.1. **Leased Premises.** All land at the Airport is owned by the City. The City maintains an Airport Layout Plan (“ALP”) which specifically designates those areas on which Hangars may be constructed and maintained, as revised from time to time by the City in its discretion, and as may be subject to the FAA’s approval. No Hangar may be constructed in any area not specifically designated for that purpose on the ALP. The Leased Premises shall be clearly defined, including the total square footage of each parcel of land and any existing improvements.
 - 3.2. **Not a Ground Lease.** The lease of City-owned property at the Airport is not a ground lease of land to which any lessee has a property interest. Rather, all leases of City-owned property at the Airport shall be construed as a general lease, with the City retaining all property interests and rights. No lessee shall have the right to record or cause any document to be recorded against the Leased Premises without the express written consent of the City.
 - 3.3. **Term and Renewal.** The City will lease existing City-owned Hangars for a one-year Term. If a Hangar is to be constructed on City-owned property, the Term of the lease shall be twenty (20) years (“Initial Term”), which the City has determined adequate to amortize the cost of Hangar construction and obtain any approved financing. The lessee shall have the right to extend the Initial Term for no more than two successive five (5) year terms (together, the “Term”), provided (i) the City finds the Leased Premises suitable for continued use as a Hangar, (ii) the lessee has remained in good standing with all monetary and non-monetary obligations throughout the Term, and (iii) the Hangar is in good repair and

suitable for continued occupancy throughout the extended Term, each as determined by the City in its sole discretion. At the expiration of the Term, the lessee shall have a right of first refusal to lease the City-owned property on which the Hangar is located, on the terms and conditions then offered by the City. Notwithstanding the foregoing, the City may, in its discretion and at any time, offer the lessee a new lease agreement under the City's then-prevailing form.

- 3.4. **Rate Adjustments.** The initial Hangar lease rates shall be established as of the date of the lease, and shall be increased effective January 1 of each calendar year ending in zero (0) and five (5). For example, if party A leases in 2021 and party B leases in 2024 both parties will receive a rate increase effective January 1 of 2025 and 2030, regardless of the date each party entered into a lease. Notice of the rate increase shall be provided on the City's published rate schedule.
- 3.5. **Termination.** The City may terminate a lease in the event of a default by lessee, after notice has been given and an opportunity to cure has been provided. The City may also terminate a lease as to all or a portion of the Leased Premises upon not less than ninety (90) days' notice to the lessee if deemed necessary for any non-urgent critical or safety-related Airport purpose; provided that there is a corresponding reduction in rent or, if the lessee has constructed improvements on the Leased Premises, the City compensates the lessee for the unamortized value thereof. In the event of an immediate critical or safety-related Airport purpose, the notice time shall not apply and the lease may be terminated upon written notice to lessee.
- 3.6. **Aeronautical Use Required.** The demand for Hangars at the Airport regularly exceeds available supply. Accordingly, the City will strictly require that all Hangars be used for aeronautical purposes, as set forth below:
 - 3.6.1. Lessee or a corporate entity under common control with lessee must own or lease one or more aircraft (the "Based Aircraft") which is properly registered and insured and in an airworthy condition. Lessee may own a fractional interest in Based Aircraft, provided that such interest is not less than twenty percent (20%). The City will temporarily waive this requirement if lessee intends to utilize the Hangar for the construction of an amateur-built or kit-built aircraft, provided that lessee shall be required to complete such construction and deliver a copy of the airworthiness certificate to the City within two (2) years, or such longer period as the City may agree based on documented progress toward completion.
 - 3.6.2. Based Aircraft shall be stored in the Hangar at least fourteen (14) days out of any twelve (12) month period, and the Hangar shall not remain vacant for a period exceeding six (6) months. Based Aircraft must be flown at least once every six (6) months. The City may in its discretion permit longer compliance periods than those identified in this subsection based on reasonable delays in performing required maintenance on Based Aircraft.

3.6.3. Lessee shall comply at all times with the FAA's Policy on the Non-Aeronautical Use of Airport Hangars and the Airport Rules and Regulations.

3.7. **Hangar Construction.** If a Hangar is to be constructed on the City-owned property, lessee shall complete construction of the Hangar within two (2) years of the effective date of the lease agreement. Lessee may be permitted to assign or otherwise encumber the Hangar lease for the purpose of obtaining financing on a limited basis, with the City's prior written consent. Persons requiring financing for the construction of a Hangar are strongly advised to consult with the Airport Director regarding the City's financing policies prior to submitting an application in accordance with Section 5 below.

3.8. **Disposition of Tenant Improvements.** Upon the expiration (without renewal) or earlier termination of a lease under which the lessee has constructed a Hangar, the lessee may remove the Hangar from the City-owned property, less any mitigation conducted in connection with the Hangar's construction. If the lessee elects not to remove the Hangar, the City shall, in its sole discretion, determine whether to take title to the Hangar or require the lessee, at lessee's expense and in a manner acceptable to the City, to demolish the Hangar and restore the City-owned property to its original condition (except for any mitigation conducted in connection with the Hangar's construction that the City requests remain on the City-owned property).

3.9. **Subleasing and Assignments.**

3.9.1. Subleasing or assignment of City-owned Hangars is prohibited.

3.9.2. Lessees may sublease all or a portion of a Hangar constructed by lessee on City-owned property only after obtaining the City's prior written consent. If lessee's Based Aircraft would be displaced from the Hangar, then the term of sublease shall not exceed six (6) months. Lessee shall be required to pay to the City ten percent (10%) of that portion of any fees paid by an approved sublessee which exceeds rent owed to the City by lessee.

3.9.3. Lessee may only assign its interest in a Hangar lease in connection with the permanent sale of the Hangar constructed by lessee on City-owned property, after obtaining the City's prior written consent. Lessee shall be required to pay a transfer fee equal to three percent (3%) of the assessed value of the Hangar at the time of sale, as determined by the Washington County Assessor's most recent assessment of the Hangar. It is the intent of the City that all fees associated with this Section 3.9 shall be used by the City for asphalt improvements, taxi-way improvements and Airport construction. The City shall have the discretion, but not the obligation, to enter into a new lease with the purchaser on then prevailing terms.

- 3.10. **Required FAA Provisions.** The Hangar lease shall include all provisions required by the FAA which shall, at a minimum, include subordination of the Hangar lease to the terms of the City's grant agreements with the United States and State of Utah, and applicable non-discrimination clauses.
4. **Commercial Use.** Persons or entities wishing to use a Hangar for Commercial Aeronautical Activities shall be required to apply for an obtain a permit in conformity with the Airport Minimum Standards for Commercial Aeronautical Activities. The use of Based Aircraft in connection with non-aeronautical commercial activities (i.e., corporate aircraft) is not be considered a prohibited commercial use of a Hangar.
5. **Hangar Wait List.** Demand for Hangars at the Airport is greater than the availability. As a result, the City maintains an active waiting list for prospective Hangar lessees (the "Wait List") in accordance with the following policies and procedures.
- 5.1. **Application Required.** All Hangar applicants must complete and submit a completed hangar application form found at the [airport page](#). The City will contact persons on the Wait List prior to the Effective Date of this Policy and require them to reapply (without losing their position on the Wait List). The application must be accompanied by all supporting information and documentation requested below, including the application fee, (1) by e-mail to sguadminpro@sgcity.org; (2) in person at 4508 S. Airport Parkway, St. George, Utah 84790; or (3) by US mail to the address on the application form.
- 5.1.1. Applicants must be 18 years of age or older.
- 5.1.2. Applicants must provide a current physical address, mailing address (if different), telephone number, and email address where the applicant may be contacted during business hours. It is the responsibility of the applicant to keep this information current with the City. Failure to keep this information current may result in removal from the Wait List.
- 5.1.3. Applicants must identify the make, model and registration number of the Based Aircraft. The applicant may be required to make such Based Aircraft available for inspection by airport operations personnel prior to the execution of any Hangar lease. Applications may be received without identification of the Based Aircraft if accompanied by evidence that the applicant is in the process of purchasing, leasing, repairing, or constructing a Based Aircraft.
- 5.1.4. Applicants shall identify whether they seek to lease an existing City-owned Hangar, are willing to construct a Hangar, or would accept either of the first available opportunities.
- 5.1.5. Each applicant will receive an identification number upon the City's acceptance of a complete application. The City will maintain the Wait List

on the airport website listing the position of each identification number as assigned.

- 5.2. **Wait List Fees.** There is a one-time fee of five hundred dollars (\$500) which is non-refundable and represents the administrative costs of processing each application and maintaining the Wait List.

5.2.1 Deposit: In addition to the application fee a refundable deposit of eight thousand dollars (\$8,000) shall be required before any application shall be deemed completed. The deposit shall be held by the City Treasurer during the Wait List period until such time as the applicant executes a lease agreement with the City at which time the deposit may be applied to the lease or may be refunded. In the event an applicant wishes to remove their name from the Wait List, the deposit shall be refunded to the applicant in a manner consistent with the City's administrative practices.

- 5.3. **Wait List Placement.** Applicants will generally be added to the Wait List in the order a complete application is received; however, applicants which do not lease a Hangar at the Airport shall receive priority over any applicant which already leases one or more Hangars at the time of their application. A person or entity under common control may have only one position on the Wait List at a time.

- 5.4. **Notification.** Applicants will be notified via email and telephone of the availability of a Hangar or suitable site for Hangar development in the order they appear on the Wait List. If the City is unable to reach the applicant within fourteen (14) calendar days, the applicant shall forfeit the opportunity and the City shall contact the next applicant on the Wait List. If such forfeiture occurs on two consecutive occasions, the applicant will be automatically removed from the Wait List.

- 5.5. **Acceptance and Rejection.**

5.5.1 Acceptance. An applicant electing to accept the opportunity to lease must make the Based Aircraft available for the City's inspection and execute a Hangar lease no later than thirty (30) calendar days after the City's notification.

5.5.2 Unsuitability for Based Aircraft. An applicant may reject an opportunity to lease if the Based Aircraft's dimensional requirements are larger than the available Hangar opportunity (i.e., Hangar size or taxiway limitations for the available Hangar lot). An applicant who rejects an opportunity under this paragraph will not lose their place on the Wait List. The City reserves the right to verify applicant's ownership or control of the Based Aircraft.

5.5.3. Other Rejections. If an applicant does not accept the opportunity to lease as provided in Section 5.5.1, and Section 5.5.2 does not apply, then, at the applicant's election, the applicant will either be moved to the end of the Wait List

or removed from the Wait List. After two such rejections, the applicant will be automatically removed from the Wait List.

- 5.6. **Non-Transferability.** Positions on the Wait List are not fungible and may not be sold, gifted, assigned, or otherwise transferred.
- 5.7. **Violations.** Applicants on the Wait List who have an existing Hangar lease at the Airport will be removed from the Wait List in the event of a default by the applicant under the existing Hangar lease which continues beyond notice and an opportunity to cure pursuant to the existing lease. The City may refuse to add a Hangar lessee to the Wait List unless and until any existing event of default is cured.

Agenda Date: 03/06/2025

Agenda Item Number: 06

Subject:

Consider approval of Ordinance No. 2025-001 amending 5.06 acres of the Atkinville Interchange Area Commercial PD-C for a 107-room hotel, a 20,140 square foot medical office, and a 9,131 square foot retail building generally located on Pioneer Road, south of Nighthawk Drive. (Case No. 2024-PDA-009 - Mojave Crossing)

Item at-a-glance:

Staff Contact: Carol Winner

Applicant Name: TJN Development

Reference Number: 2024-PDA-009

Address/Location:

Generally located on Pioneer Road, south of Nighthawk Drive

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

This site, previously approved for a different development in 2021, is now being proposed for a new project. This proposal is to amending the Atkinville Interchange Area Commercial Planned Development to add a hotel, medical office, and retail building to this 5.06-acre lot. This project appeared before the Planning Commission twice and this is the third time it has been presented at a City Council Meeting. With each public meeting, the site plan has been slightly altered at the request of the commission and council. The new site plan presented at this meeting keeps the hotel the same size and in the same location. The medical building is rotated 90 degrees, removes the porte-cochere, and is reduced by 2,860 square feet. The retail building is also rotated 90 degrees and is increased by 700 square feet. In addition to the changes listed above, the entrance onto Sand Piper Drive has been removed and relocated to Nighthawk Drive. The entrance onto Pioneer Road remains the same. The applicant has also added an approximate 184 long truck and trailer parking area on their property along Pioneer Road. This will allow the larger vehicles to be able to park onsite. This site plan as presented meets the Atkinville Interchange Area Plan as well as city code.

Staff Narrative (need/purpose):

This project is a continued item from the February 6, 2025 City Council meeting.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

At the December 10, 2024 Planning Commission meeting, with a 6-0 vote, the planning commission forwarded a positive recommendation with the following condition: 1. That trash pickup only be allowed between 8:00 AM and 6:00 PM.



03/06/2025

Mojave Crossing Planned Development Amendment (Case No. 2024-PDA-009)		
Request:	Consider approval of Ordinance No. _____ amending the Atkinville Interchange Area Commercial PD-C for a 107-room hotel, a 20,140 sq ft medical office and an 9,131 sq ft retail building.	
Applicant:	TJN Development	
Representative:	Tucker Nipko/ Walter Nipko	
Location:	The property is located on Pioneer Road, south of Nighthawk Drive	
General Plan:	Community Commercial	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development, Commercial)
	South	PD-C (Planned Development, Commercial)
	East	PD-C (Planned Development, Commercial)
	West	PD-R (Planned Development, Residential)
Land Area:	Approximately 5.06 acres	



BACKGROUND:

This site, previously approved for a different development in 2021, is now being proposed for a new project. This proposal is to amend the Atkinville Interchange Area Commercial Planned Development to add a hotel, medical office, and retail building to this 5.06-acre lot.

This project appeared before the Planning Commission twice and this is the third time it has been presented at a City Council Meeting. With each public meeting, the site plan has been slightly altered at the request of the commission and council. The new site plan presented at this meeting keeps the hotel the same size and in the same location. The medical building is rotated 90 degrees, removes the porte-cochere, and is reduced by 2,860 square feet. The retail building is also rotated 90 degrees and is increased by 700 square feet.

In addition to the changes listed above, the entrance onto Sand Piper Drive has been removed and relocated to Nighthawk Drive. The entrance onto Pioneer Road remains the same. The applicant has also added an approximate 184' long truck and trailer parking area on their property along Pioneer Road. This will allow the larger vehicles to be able to park onsite. This site plan as presented meets the Atkinville Interchange Area Plan as well as city code.

Here is the old and the new proposed breakdown of the parking for the entire site:

OLD SITE PLAN		
Building Type	Required Parking	Provided Parking
107-room Hotel	109	107
8,431 Retail Building	34	34
23,000 Medical Office Building	80	78
TOTALS	235	219 – short 15 spaces

NEW SITE PLAN		
Building Type	Required Parking	Provided Parking
107-room Hotel	109	109
9,131 Retail Building	37	37
20,140 Medical Office Building	81	91
TOTALS	227	237 – over 10 spaces

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6	The site plan provided has the setbacks at: Pioneer Rd. 25' Sand Piper Dr. 20' Nighthawk Dr. 25'	Pioneer Rd. and is classified as a minor arterial road. The required setbacks are: Pioneer Rd 25' Sand Piper Dr 20' Nighthawk Dr. 25' Interior 0' The site plan provided meets the setback requirements.
4Temporary Buildings, including Cargo Containers	10-8-4	No temporary buildings are requested	N/A
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	The conceptual plans appear to meet the required pedestrian circulation.
Uses	10-8D-2	Retail, office, and hotel	These uses are allowed in the Atkinville PD use list.
Height and Elevation	10-8D-6	Not Shown	The maximum height is 35' with 45' maximum for architectural features
Phasing Plan	10-8D-2	No phasing proposed	No comment
Landscape Plan	10-8D-2	Conceptual landscape plan provided	The landscape areas appear to be sufficient. During site plan review, staff will ensure the plans meet the landscape code including the addition of street trees and a landscape buffer along Sand Piper Drive.
Utilities	10-8D-2	Conceptual not shown	Utilities will be evaluated during the site plan review.
Signs	10-8D-2	No Signs are proposed	Signs will be approved through the building permit process and will match the Atkinville Sign Plan.
Lighting	10-8D-2	No photometric plan has been included	The site will be required to meet the lighting requirements

			found in Title 10-14. Staff will recommend that no exterior lighting will be allowed on the west side of the hotel.
Lot Coverage	10-8D-6	Conceptual plan shown	The site plan meets regulations at less than 50%
Solid Waste	10-8D-6	The solid waste receptacle locations are shown on the site plan.	Staff recommends that the location of the solid waste receptacles are placed in a location that provides the least impact to the residential neighborhood to the west. This can be determined during the site plan review process.
Buffer - Protection of Residential Property	10-8D-6	Conceptual landscape plan shows the 10' buffer to be of sufficient size and a 6' wall is shown.	The conceptual site plan appears to meet code.
Overlay Zones	10-13	N/A	N/A
Parking	10-19-5	238 parking stalls are shown	224 are required. The site plan exceeds the requirements by 14 stalls.
EVCS And Bike Parking	10-19-6	No conduit for electric charging station is shown on this conceptual site plan. Bike parking is shown.	They will be required to provide conduit for future electric charging stations to at least two parking spaces.

RECOMMENDATION: At the December 10, 2024 Planning Commission meeting, with a 6-0 vote, the planning commission forwarded a positive recommendation with the following condition:

1. That trash pickup only be allowed between 8:00 AM and 6:00 PM.

Since this recommendation, the applicant has made changes to the site that removes the access onto Sand Piper Drive. If approved, the council may add any conditions deemed necessary for the success of this project. Below are suggested conditions from the previous council meeting:

Recommended Conditions:

1. That during the site plan review, the project meets all applicable city codes.
2. That the maximum height allowed on the buildings will be 35' with an additional 10' for architectural features.

3. That trash pickup and deliveries are limited to specific hours.
4. That overnight parking be restricted as approved by council. (If the council chooses to make this a condition)
5. That along Sand Piper Drive, the applicant follows the depiction of the retaining and privacy walls and provides a landscape swell to convey drainage to Sand Piper Drive as shown by staff.
6. That the landscaped slopes along the roadway frontages be no greater than a 3:1 slope.
7. That no lighted signs be allowed to face Sand Piper Drive.
8. That the landscape buffer along Sand Piper Drive must be a minimum of 10' wide and must be placed on the street side of the required 6' wall. (10-8D-6.E)
9. That the depth of the required landscape along all public roads will need to average 15' but can range in depth from six to fifteen feet. (10-23-2B)
10. Within the utility easement along roadway frontages, the slope of the landscape strip cannot exceed 10:1.
11. That all solid waste receptacles must be behind a solid wall. (10-8D-6.D)
12. That all drive aisle widths must be a minimum of 25' in width, excluding pan and gutter. (10-19-3.B4)
13. That all drive approaches must be a minimum of 28' in width, excluding pan and gutter. (10-19-3.B4)
14. That street trees will be required every 30' along all public streets. (City Policy)
15. That shade trees will be required in all parking medians. (10-23-2E)

ALTERNATIVES:

1. Approve with conditions
2. Deny this request
3. Continue item to a later date

Exhibit A

Applicants Narrative



The proposed project at Mojave Crossing consists of 5.06 acres. Our development plans include a 123 room Element brand hotel, 9,000 square feet of Retail, and 25,000 square feet of Medical/Professional Office Building. The project is located at the intersection of Pioneer Rd and Nighthawk Dr.

Exhibit B

PowerPoint Presentation

To view written comments from the
Planning Commission meeting:

[Written Public Comments](#)



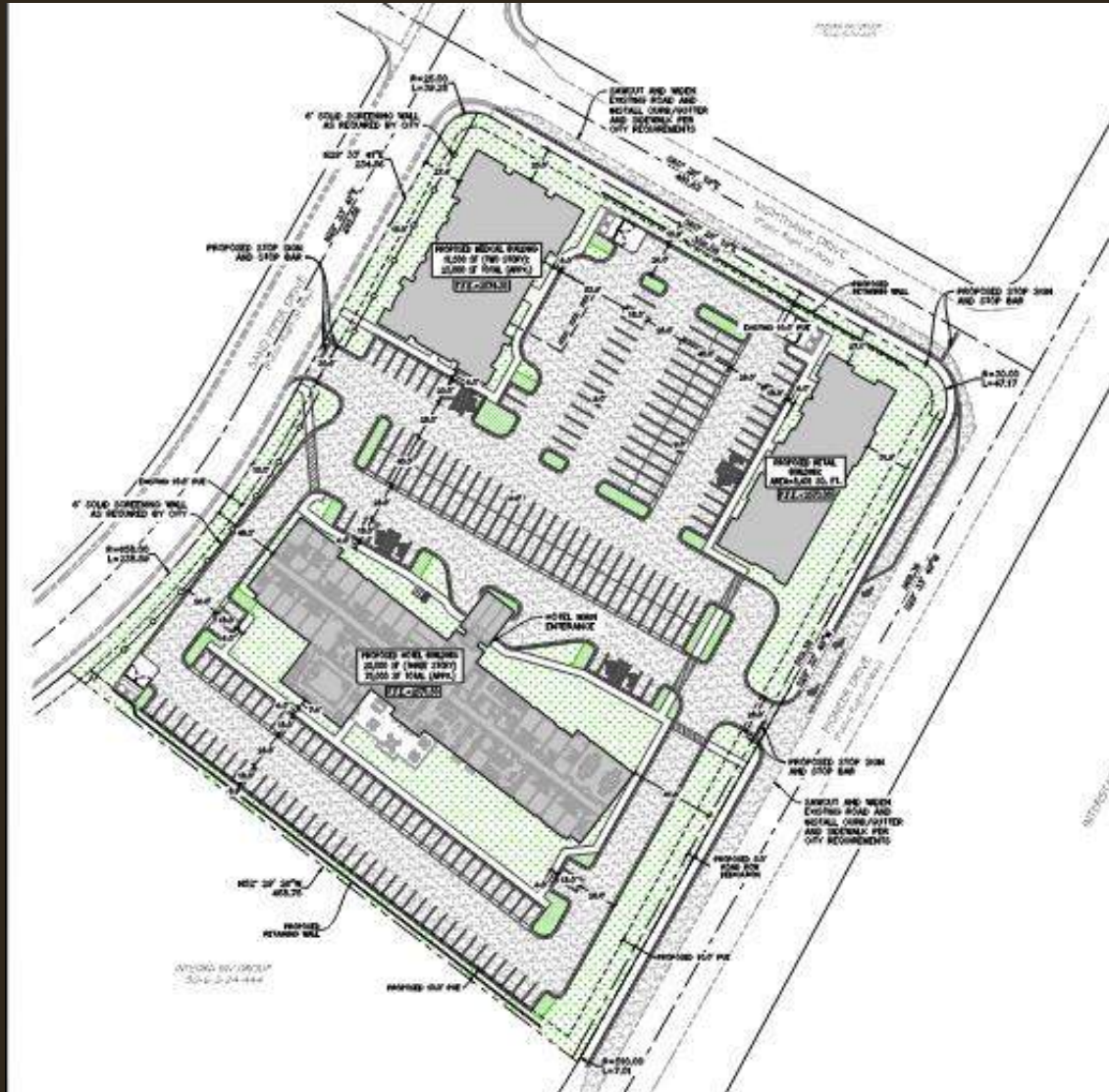
Mojave Crossing

2024-PDA-009

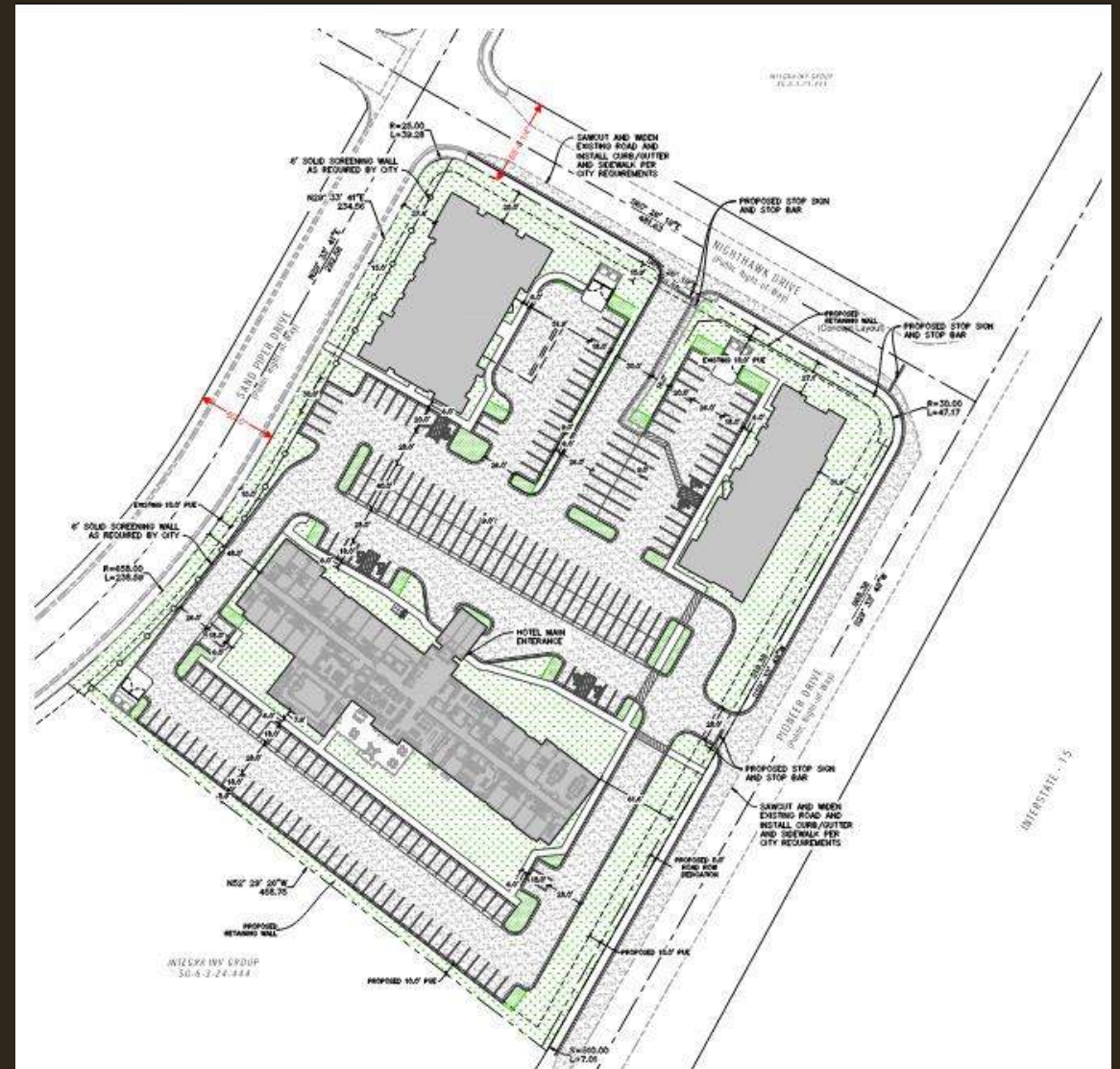


Location

Site Plan 1/2/2025



Site Plan 2/6/2025



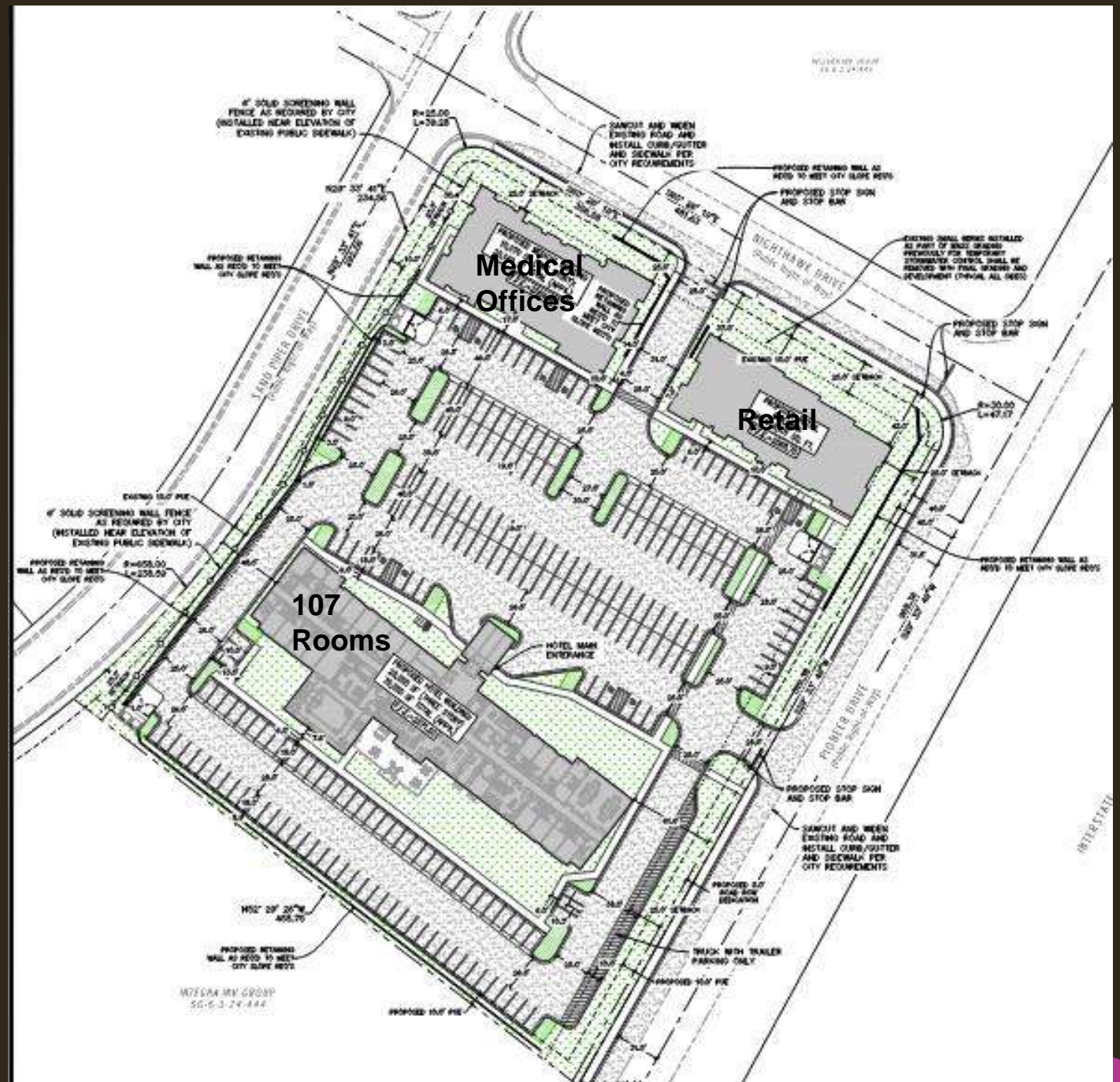
NEW Site Plan

New Parking

Building Type	Required Parking	Provided Parking
107-room Hotel	109	109
9,131 Retail Building	37	37
20,140 Medical Office	81	92
TOTALS	227	237 – over 10 spaces

Old Parking

Building Type	Required Parking	Provided Parking
107-room Hotel	109	107
8,431 Retail Building	34	34
23,000 Medical Office	92	78
TOTALS	235	219 – short 16 spaces





NEW Grading Plan



MOJAVE CROSSING

MOJAVE CROSSING



MOJAVE CROSSING



MOJAVE CROSSING



MOJAVE CROSSING



MOJAVE CROSSING



MOJAVE CROSSING



MOJAVE CROSSING



MOJAVE CROSSING



LAYTON DAVIS
ARCHITECTS

MOJAVE CROSSING







DRONE PHOTOS AT ESTIMATED EYE LEVEL OF PERSON LOOKING WEST FROM THIRD STORY OF HOTEL WINDOW

Recommended Conditions:

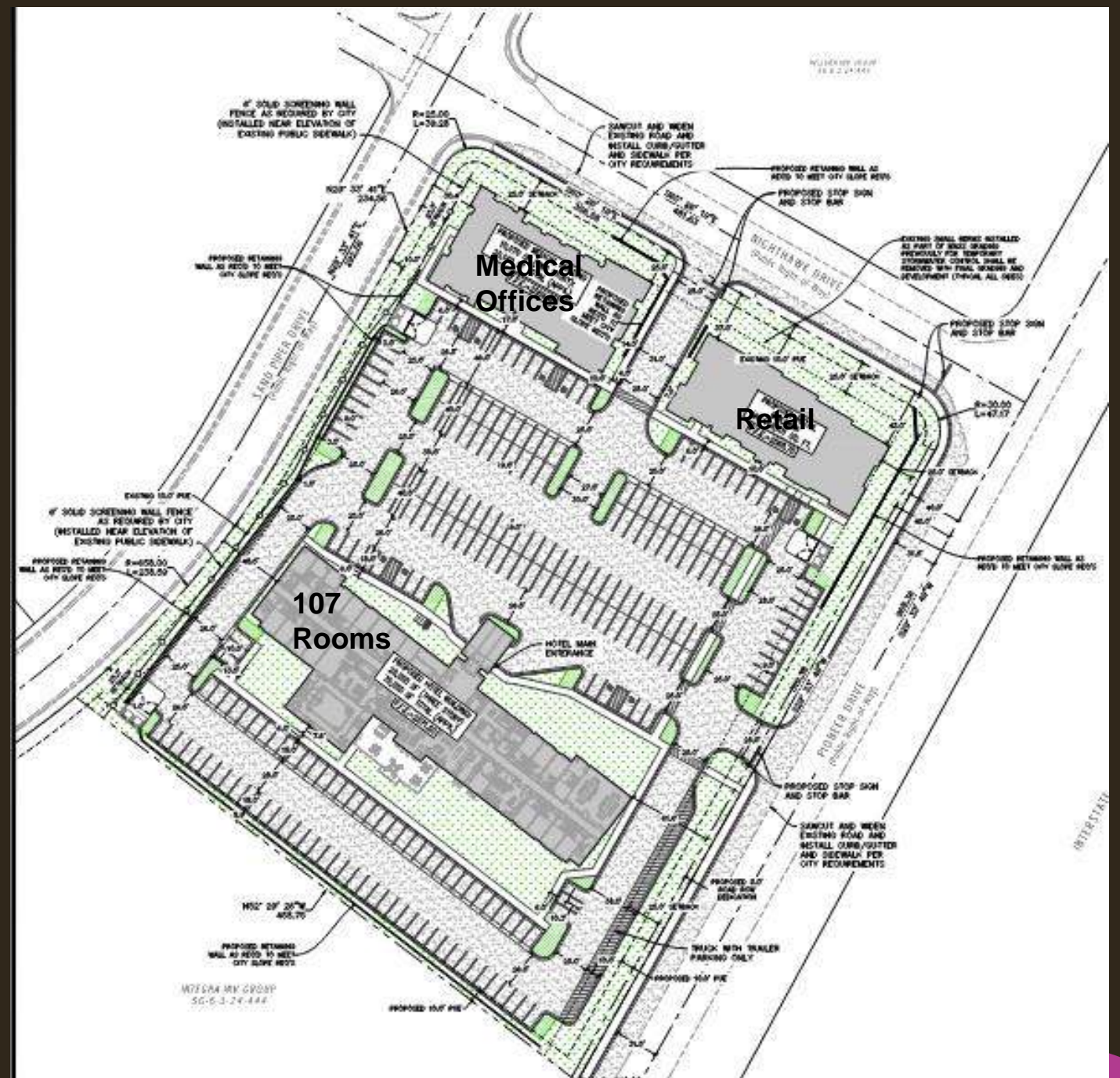
- 1. That during the site plan review, the project meets all applicable city codes.**
- 2. That the maximum height allowed on the buildings will be 35' with an additional 10' allowed for architectural features.**
- 3. That trash pickup and deliveries are limited to specific hours.**
- 4. That overnight parking be restricted as approved by council.**
- 5. That along Sand Piper Drive, the applicant follows the depiction of the retaining and privacy walls and provides a landscape swell to convey drainage to Sand Piper Drive as shown by staff.**
- 6. That the landscaped slopes along the roadway frontages be no greater than a 3:1 slope.**
- 7. That no lighted signs be allowed to face Sand Piper (possibly add Nighthawk).**
- 8. That the landscape buffer along Sand Piper must be a minimum of 10' wide and must be placed on the street side of the required 6' wall. (10-8D-6.E)**
- 9. That the depth of the required landscape along all public roads will need to average 15' but can range in depth from six to fifteen feet. (10-23-2B)**
- 10. Within the utility easement along roadway frontages, the slope of the landscape strip cannot exceed 10:1.**
- 11. That all solid waste receptacles must be behind a solid wall. (10-8D-6.D)**
- 12. That all drive aisle widths must be a minimum of 25' in width, excluding pan and gutter. (10-19-3.B4)**
- 13. That all drive approaches must be a minimum of 28' in width, excluding pan and gutter. (10-19-3.B4)**
- 14. That street trees will be required every 30' along all public streets. (City Policy)**
- 15. That shade trees will be required in all parking medians. (10-23-2E)**



NEW Site Plan

New Parking

Building Type	Required Parking	Provided Parking
107-room Hotel	109	109
9,131 Retail Building	37	37
20,140 Medical Office	81	92
TOTALS	227	237 – over 10 spaces





Discussion

Mojave Crossing 2024-PDA-009

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ATKINVILLE INTERCHANGE AREA PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 5.06 ACRES, LOCATED GENERALLY ON PIONEER ROAD, SOUTH OF NIGHTHAWK DRIVE, FOR THE PURPOSE OF BUILDING A 107-ROOM HOTEL, A 20,140 SQUARE FOOT MEDICAL OFFICE, AND A 9,131 SQUARE FOOT RETAIL CENTER FOR A PROJECT TO BE KNOWN AS MOJAVE CROSSING.

(Mojave Crossing)

WHEREAS, the property owner has requested to amend the Atkinville Interchange Area PD-C (Planned Development Commercial) on approximately 5.06 acres, located generally on Pioneer Road, south of Nighthawk Drive, for the purpose of building a 107-room hotel, 20,140 square foot medical office, and a 9,131 square foot retail center; and

WHEREAS, the City Council held a public meeting on this request on March 6, 2025; and

WHEREAS, the Planning Commission held a public hearing on this request on December 10, 2024, and recommended approval with a 6-0 vote with the following conditions.

1. That trash pickup only be allowed between 8:00 AM and 6:00 PM.

WHEREAS, the City Council has determined that the requested change to the previously approved Planned Development Commercial is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

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

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

Section 2. Enactment. The approved planned development amendment within the PD-C Zone for the property described in Exhibit "A", shall be amended upon the Effective Date of this Ordinance to reflect the approval of an additional buildings as shown in Exhibit "B". The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A", and parcel exhibit, incorporated herein as Exhibit "C".

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

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 6th day of March 2025.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Jami Brackin, Deputy City Attorney

Councilmember Hughes	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____

Exhibit "A" – Mojave Crossing Legal Description

Account Number 1104870

Parcel Number SG-6-3-24-442

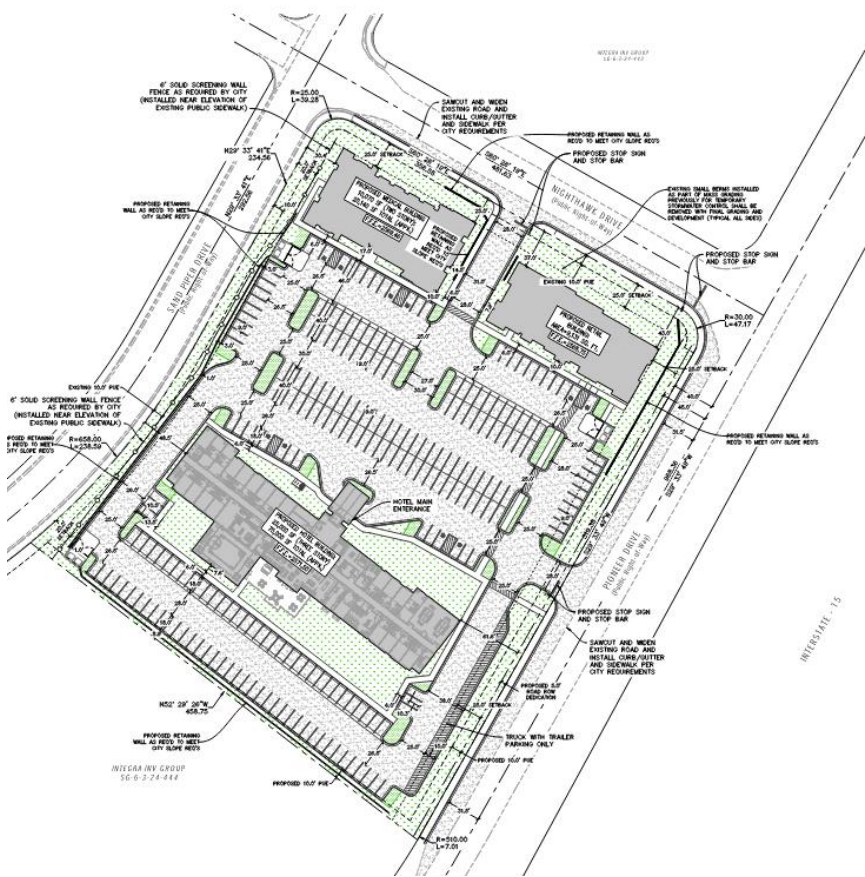
Tax District 08 - St George City

Acres 5.06

Situs 0, 0

Legal S: 24 T: 43S R: 16W BEGINNING AT A POINT ON THE WESTERLY LINE OF PIONEER ROAD (ENTRY NO. 594444), SAID POINT BEING NORTH 01°13'39" EAST 3,853.04 FEET ALONG AND BEYOND THE SECTION LINE AND EAST 5,916.90 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 52°29'26" WEST 458.75 FEET TO THE EASTERLY LINE OF SAND PIPER DRIVE; THENCE NORTHERLY THE FOLLOWING (3) COURSES ALONG THE EASTERLY LINE OF SAND PIPER DRIVE; THENCE NORTHEAST 238.59 FEET ALONG AN ARC OF A 658.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 39°39'49" WEST, LONG CHORD BEARS NORTH 39°56'56" EAST 237.29 FEET WITH A CENTRAL ANGLE OF 20°46'32"); THENCE NORTH 29°33'40" EAST 234.56 FEET; THENCE EAST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 60°26'20" EAST, LONG CHORD BEARS NORTH 74°33'40" EAST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00") TO THE SOUTHERLY LINE OF NIGHTHAWK DRIVE; THENCE EASTERLY THE FOLLOWING (2) COURSES ALONG SAID SOUTHERLY LINE OF NIGHTHAWK DRIVE; THENCE SOUTH 60°26'20" EAST 356.58 FEET; THENCE SOUTH 47.13 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 29°33'40" WEST, LONG CHORD BEARS SOUTH 15°26'16" EAST 42.43 FEET WITH A CENTRAL ANGLE OF 90°00'08") TO SAID WESTERLY LINE OF PIONEER ROAD; THENCE SOUTH 29°33'48" WEST 526.39 FEET ALONG SAID WESTERLY LINE PIONEER ROAD TO POB.

Exhibit "B" – Site Plan



LOT AREAS:

LOT	SQ. FT.	ACRES
BUILDING FOOTPRINT	22,281	0.507
ASPHALT	41,000	0.943
TOTAL LANDSCAPING	95,596	2.183
PARKING AREA LANDSCAPING	41,360	0.943
REMAINING LANDSCAPING	5,679	0.130
CONCRETE	50,681	1.178
	19,336	0.442

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

SQ. FT.	CITY REQ'D
PARKING AREA	95,596 5.0 % OF PARKING AREA
PARKING AREA LANDSCAPING	5,679 6,557 SQ. FT. REQUIRED
TOTAL LANDSCAPING PROVIDED	61,360 27.3 % PROVIDED

NOTES:
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (WALKWAYS, BIKE RACKS, CURBS & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

SQ. FT.	CITY REQ'D
HOTEL	75,000 100 (1 STALL PER UNIT + 3 EMPLOYEE STALLS)
RETAIL	6,131 37 (1 STALL PER 500 SQ. FT.)
MEDICAL OFFICE	20,140 81 (1 STALL PER 250 SQ. FT.)
TOTAL REQUIRED	228
TOTAL PROVIDED	237
ACCESSIBLE SPACES	10 (7 REQUIRED 201 TO 500)
BICYCLE SPACES	8 (6.5 REQUIRED - 2 MIN + 3,700 STALLS)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. BICYCLE CALCULATIONS = (2 x (228 / 50)) + 7

Exhibit "C" – Mojave Crossing Parcel Exhibit





Agenda Date: 03/06/2025

Agenda Item Number: 07

Subject:

Consider approval of Ordinance No. 2025-018 amending the City's General Plan by updating the Moderate Income Housing Plan element.

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: City of St. George

Reference Number: 2025-GPA-005

Address/Location:

175 East 200 North

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

The proposal is to update the City of St. George's Moderate Income Housing Plan element. The City of St. George is required to choose at least 3 strategies from the Utah State Code 10-9a-403. This amendment will update the strategies, timelines, and implementation steps that are reported on each year. At their meeting held on February 11, 2025, the Planning Commission held a public hearing. No public comments were made. The Planning Commission forwarded a positive recommendation with a 5-0 vote.

Staff Narrative (need/purpose):

The purpose of the Moderate-Income Housing Plan is to ensure that the City of St. George provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in the city. Research has consistently shown that decent, affordable housing serves as a vital stabilizing function for households with modest incomes, which improves the community's overall health, safety, and welfare while reducing crime and poverty. The (MIH) Plan includes strategies that help the city to attain and maintain a variety of affordable housing in the City of St. George.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a positive recommendation with a 5-0 vote.

PLANNING COMMISSION AGENDA REPORT: 02/11/2025

CITY COUNCIL AGENDA REPORT: 03/06/2025

Moderate Income Housing Amendment General Plan Amendment (Case No. 2025-GPA-005)	
Request:	Consider an ordinance to amend the Moderate-Income Housing Plan element within the General Plan.
Applicant:	City of St. George
Representative:	Brenda Hatch

BACKGROUND:

The first MIH Plan element was added to the St. George City General Plan in 2019 with its associated strategies. The current plan was adopted on September 22, 2022. The city has consistently met the reporting requirements set forth by the State of Utah. Reports are Due August 1st of every year.

The city is required by the State Code to include a Moderate-Income Housing (MIH) Plan as an element of its general plan, thus becoming part of the general plan itself. Moderate-Income housing is defined as:

Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. (Title 10-9a of the Utah Code)

The purpose of the Moderate-Income Housing Plan is to ensure that the City of St. George provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in the city. Research has consistently shown that decent, affordable housing serves as a vital stabilizing function for households with modest incomes, which improves the community's overall health, safety, and welfare while reducing crime and poverty. The (MIH) Plan includes strategies that help the city to attain and maintain a variety of affordable housing in the City of St. George.

RECOMMENDATION:

At their meeting on February 11, 2025, the Planning Commission held a public hearing. No public comments were made. The Planning Commission forwarded a positive recommendation with a 5-0 vote.

ALTERNATIVES:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a specific date.

POSSIBLE MOTION:

"I move that we approve the Moderate-Income Housing element amendment, Case No. 2025-GPA-005 based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the city.
2. Updating the Moderate-Income Housing element periodically will help the city meet its goals and strategies and report requirements.
3. Periodic updates are required by State Statute.

Exhibit A

Proposed Changes to the Moderate-Income Housing Element

STRATEGIES

The following goals and strategies are designed to guide the city in helping to provide a variety of housing options, including moderate income housing, to meet the needs of people of various income levels who live, work, or desire to live or work in St. George, allowing them to benefit from and fully participate in neighborhood and community life.

The following strategies, from the moderate-income housing strategies list in Utah H.B. 462 (2022), are identified to assist St. George City in meeting its attainable housing goals.

The following ~~six~~ **seven** ~~(6)~~ **(7)** strategies from the moderate-income housing strategies list in Utah H.B. 462 are identified to assist St. George City in meeting its moderate-income housing goals.

STRATEGY A

Rezone for densities necessary to facilitate the production of moderate-income housing.

Implementation Steps

- Adopt the ~~Downtown Area Plan and~~ updated General Plan
- Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline: ~~December 2022; June 2024~~

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026

- Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026
- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in the City Code.

STRATEGY E

Create or allow for, and reduce regulations related to, internal or detached accessory dwellings units in residential zones.

Implementation Steps

- Research and potentially amend City Code to allow for an interior and a detached ADU on the same property [or allow more than one exterior ADU based on property size and location.](#)
- Research and potentially amend City Code to remove requirement that a detached ADU matches the existing home's exterior
- Review the maximum size requirement for detached ADUs and potentially amend City Code
- [Possibly Remove the owner-occupied stipulation](#)

Timeline: ~~December 2023~~

- Research January 2025-April 2025
- Work meeting with City Council and Planning Commission March 2025
- Process code amendments June 2025

Measure of Success: Amendments to the City Code

STRATEGY F

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation Steps

- Adopt the ~~Downtown Area Plan and~~ updated General Plan
- Amend the City Code to reflect the Downtown Area Plan and General Plan

recommendations as they pertain to moderate-income housing

Timeline: ~~December 2022; June 2024~~

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
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- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code.

STRATEGY H

Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Implementation Steps

- Research Parking to update Title 10 Chapter 19
- Work Meeting with City Council and Planning Commission
- Amend City Code Title 10 Chapter 19

Timeline:

- Research March 2025 to May 2025
- Work Meeting June 2025
- Amend Code July 2025

Measure of Success: Amendment of Title 10 Chapter 19, zone changes and planned development amendments that occur with a reduction in parking because of parking reductions.

STRATEGY J

Implement zoning incentives for moderate income units in new developments

Implementation Steps

- Enter into Development Agreements with master planned projects for deed restricted units throughout development to distribute moderate income units throughout the city.
- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027

Timeline:

- January 2025 through December 2027
- Work Meetings TBD

Measure of Success: Moderate Income Housing distributed throughout the City

~~STRATEGY K~~

~~Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.~~

Implementation Steps

- ~~• Continue efforts to create additional deed restricted units within city limits through collaboration and partnerships with non-profits, the St George Housing Authority, and other entities; consider both short-term opportunities (e.g., hotel conversions in appropriate locations) and longer-term opportunities, e.g., new LIHTC development~~

Timeline: ~~Active; ongoing~~

Measure of Success: ~~75 units in process of being built or preserved by June 2024.~~

~~STRATEGY N~~

~~Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the~~

~~county/to the municipality, or any other public employer that operates within the county/municipality.~~

Implementation Steps

- ~~• Explore the feasibility to create an interest buy-down program or other mortgage assistance program; may utilize a portion of the City's housing set aside funds.~~

Timeline: ~~Establish program by December 2023~~

Measure of Success: ~~10 employees receive mortgage assistance through interest rate buy-down by December 2024.~~

STRATEGY O

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

Implementation Steps

- Continue working with non-profits, the St. George Housing Authority, and other entities to apply for federal and state funding and incentive programs.

Timeline: ~~Active; ongoing~~

- SwitchPoint project The Point at Red Hills 60 deeply affordable units to serve veterans and seniors construction begins Spring/Summer 2025 completion date August 2026

Measure of Success: ~~75 units in process of being built or preserved by June 2024.~~ 60 additional affordable units.

STRATEGY X

Create or allow for, and reduce regulations related to multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings located in walkable communities within residential or mixed-use zones

Implementation Steps

- Adopt the updated General Plan
 - Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline:

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026
- Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026
- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code. An increase in Moderate Income Housing units in the City.

EXHIBIT B

POWERPOINT PRESENTATION



Moderate Income Housing Update 2025-GPA-005

Moderate-Income Housing



- 3 Strategies are required, more can be chosen but 3 must be met per year.
- Plans are updated every 5 years
- Reporting is required each year, due August 1st
- Each strategy must have implementation steps and a timeline

Strategy A

Implementation Steps

- Adopt the ~~Downtown Area Plan and~~ updated General Plan
- Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline: ~~December 2022; June 2024~~

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026
- Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026
- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in the City Code.

Strategy E

Create or allow for, and reduce regulations related to, internal or detached accessory dwellings units in residential zones.

Implementation Steps

- Research and potentially amend City Code to allow for an interior and a detached ADU on the same property **or allow more than one exterior ADU based on property size and location.**
- Research and potentially amend City Code to remove requirement that a detached ADU matches the existing home's exterior
- Review the maximum size requirement for detached ADUs and potentially amend City Code
- **Possibly Remove the owner occupied stipulation**

Timeline: ~~December 2023~~

- **Research January 2025-April 2025**
- **Work meeting with City Council and Planning Commission March 2025**
- **Process code amendments June 2025**

Measure of Success: Amendments to the City Code

Strategy F

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation Steps


- Adopt the ~~Downtown Area Plan and~~ updated General Plan
- Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline: ~~December 2022; June 2024~~

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026
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- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code.

Strategy H



Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

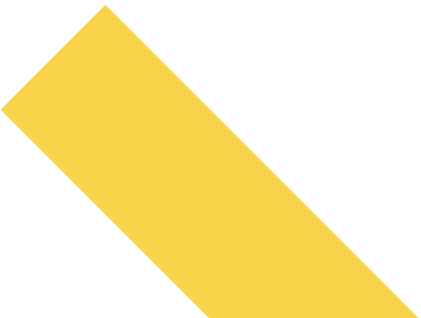
Implementation Steps

- Research Parking to update Title 10 Chapter 19
- Work Meeting with City Council and Planning Commission
- Amend City Code Title 10 Chapter 19

Timeline:

- Research March 2025 to May 2025
- Work Meeting June 2025
- Amend Code July 2025

Measure of Success: Amendment of Title 10 Chapter 19, zone changes and planned development amendments that occur with a reduction in parking because of parking reductions.



Strategy J

Implement zoning incentives for moderate income units in new developments

Implementation Steps

- Enter into Development Agreements with master planned projects for deed restricted units throughout development to distribute moderate income units throughout the city.
- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027

Timeline:

- January 2025 through December 2027
- Work Meetings TBD

Measure of Success: Moderate Income Housing distributed throughout the City

Strategy K

~~Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.~~


Implementation Steps

- ~~• Continue efforts to create additional deed restricted units within city limits through collaboration and partnerships with non-profits, the St George Housing Authority, and other entities; consider both short-term opportunities (e.g., hotel conversions in appropriate locations) and longer-term opportunities, e.g., new LIHTC development~~

Timeline: Active; ongoing

Measure of Success: 75 units in process of being built or preserved by June 2024.

Strategy N



~~Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.~~

~~Implementation Steps~~

- ~~• Explore the feasibility to create an interest buy-down program or other mortgage assistance program; may utilize a portion of the City's housing set aside funds.~~

~~Timeline:~~ ~~Establish program by December 2023~~



Strategy 0

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

Implementation Steps

- Continue working with non-profits, the St. George Housing Authority, and other entities to apply for federal and state funding and incentive programs.

Timeline: ~~Active; ongoing~~

- SwitchPoint project The Point at Red Hills 60 deeply affordable units to serve veterans and seniors construction begins Spring/Summer 2025 completion date August 2026

Measure of Success: ~~75 units in process of being built or preserved by June 2024.~~ 60 additional affordable units.

Strategy X

Create or allow for, and reduce regulations related to multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings located in walkable communities within residential or mixed-use zones

Implementation Steps

- Adopt the updated General Plan
 - Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline:

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
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- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code. An increase in Moderate Income Housing units in the City.

A public hearing was held on February 11, 2025. No public comments were made. The Planning Commission forwarded a positive recommendation in a 5-0 vote.

**Planning
Commission**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN, TO UPDATE THE MODERATE-INCOME HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, The General Plan Element provides guidance for goals and policies in the community and the City may revise the General Plan as appropriate.; and

WHEREAS, the City Council considered the item at a public meeting on the requested change to the General Plan on March 6, 2025; and

WHEREAS, the Planning Commission held a public hearing on February 11, 2025; and

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

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

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

Section 2. Enactment. The General Plan is hereby amended by Exhibit 'A' attached.

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

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

APPROVED AND ADOPTED by the St. George City Council, this 6th day of March 2025.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

EXHIBIT A

Moderate Income Housing Plan



2022 Moderate Income Housing Plan



2021 Parade of Homes | Built for a teacher by
Washington County School District construction
program students

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INTRODUCTION

Housing plays a vital role in the quality of life of the residents in any community. The City of St. George strives for healthy, well-balanced neighborhoods by providing a variety of affordable housing options throughout the community. This Moderate Income Housing (MIH) Plan will help to define and understand the challenges that come with providing attainable housing, i.e. housing for all ages and income levels, in the City of St. George, and outline the City's strategies to address the affordable housing gap.

- 1 - To meet the needs of people of various income levels living, working, or desiring to live or work in the community
- 2 - To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life
- 3 - Determine how the jurisdiction will provide realistic opportunity to meet the need for additional moderate-income housing within the next five years
- 4 - Receive consideration for funding of projects based on compliance with the moderate-income housing requirement

Historically, the City has turned to the St. George General Plan for guidance on land-use decisions. This includes direction on affordable housing in the community. The purpose of this Moderate Income Housing Plan element of the general plan is to ensure that the City of St. George provides a reasonable opportunity for a variety of affordable housing, including moderate income housing, to meet the needs of the population desiring to live in the City. Research has consistently shown that decent, affordable housing serves as a vital stabilizing function for households with modest incomes, which improves the community's overall health, safety, and welfare while reducing crime and poverty.

In 1996 the Utah Legislature passed House Bill 295 requiring cities to include a moderate-income housing element as part of the general plan. In 2018 and 2022, House Bill 259 and HB 462 were respectively passed, reaffirming the importance of planning for moderate-income housing in Utah. According to Title 10, Chapter 9a of the Utah Code, "Moderate-income housing is housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located."

The United States Department of Housing and Urban Development, or HUD, has created income brackets to determine the eligibility of applicants for certain federal housing programs. This MIH Plan will use these brackets to analyze the housing needs

in the City of St. George. The brackets separate the HUD Adjusted Median Family Income (HAMFI) or Area Median Income (AMI) into four categories shown below.

Extremely low-income ≤30% HAMFI (AMI)	Very low-income 30-50% HAMFI (AMI)	Low-income 50-80% HAMFI (AMI)	Non-low income ≥80% HAMFI (AMI)
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This MIH Plan will focus on the housing needs for the first three categories.

TERMINOLOGY

The following terms are found in this document and are often used by state, federal, and nonprofit housing programs.

Affordable Housing: Any housing unit in which the occupying household pays no more than 30 percent of its gross monthly income for gross housing costs.

Affordability: The broadest measure of the extent to which enough housing units of different costs can provide each household with a unit it can afford. It addresses whether sufficient housing units would exist if allocated solely on the basis of cost. The affordable stock includes both vacant and occupied units.

American Community Survey (ACS): The American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.

Area Median Income (AMI): Also known as HUD Adjusted Median Family Income (HAMFI). AMI is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs. AMI is not actually the true mathematical median income of a county or city. It is approximately equal to the median household income of a 4-person family household in a county. This plan uses HUD's 2022 Section 8 income limits and HAMFI figures in its analysis of St. George's housing needs.

Availability: A more restrictive measure of the extent to which sufficient housing units of varying costs can be provided to a particular income range. A unit is available at a given level of income if (1) it is affordable at that level and (2) it is occupied by a renter either at that income level or a lower level, or is vacant.

Comprehensive Housing Affordability Strategy (CHAS): A data series derived from the American Community Survey that categorizes households and housing units according to household income and housing affordability within HUD's program eligibility framework.

Cost-burdened Household: Any household paying 30-50 percent of its gross monthly income on housing costs.

Moderate-Income Housing: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

Severely Cost-burdened Household: Households with incomes at or below 50 percent of the area median income (AMI) that do not receive government housing assistance, pay more than 50% of their income for rent, and live in severely inadequate conditions. Also defined as Worst Case Housing by HUD.

Subsidized Housing: A generic term for housing units whose occupants receive a means-tested government voucher or certificate to help pay their housing costs, or multifamily housing units whose developer received a government subsidy to build and operate as low-income housing. HUD uses the following income limits to determine housing program eligibility: Extremely low-income (<30% AMI), Very low-income (30-50% AMI), and Low-income (50-80% AMI).

Workforce Housing: Housing that is intended for households with a gross household income between 60 percent and 120 percent of the area median income with at least one member of the household employed in the local labor pool. Workforce housing is often subsidized by municipalities to retain people in vital occupations who may have below average incomes, such as teachers, police officers, firefighters, and nurses.

DEMOGRAPHICS

Population and Growth

The US Census Bureau estimated a total population of 87,176 residents in the ACS 5-year estimate. Though, their 2021 snapshot shows that the population has grown from 95,284 in 2020, to 99,958 in 2021, a 4.9% increase over one year. It is also estimated from census reports that St. George had a net increase of 22,445 residents between 2010 and 2020, with an average growth rate of 3.08% residents each year. With the same growth rate, the city can expect a population of 114,887 residents in 2025.

Based on the City's current average household size (2.74 persons), these additional residents would equate to 7,133 new households over the next five years. This approximates to 850 new households per year.

It's notable that the original ACS 5-year population estimate for 2020 listed St. George City's population at 87,176 residents, and expected a population of 98,824 in 2025 based on the average 2.54% growth rate between 2015 and 2020. The 2021 number provided in the snapshot has already exceeded that projection, with 5.1% growth between July 2020 and July 2021.

Building permit data demonstrates that the City issued a total of 1,527 residential permits in 2021. If the population growth rate continues at the census average growth rate as mentioned above, and the building rate continues at its current pace and type, there will not be sufficient housing, especially for moderate income earners.

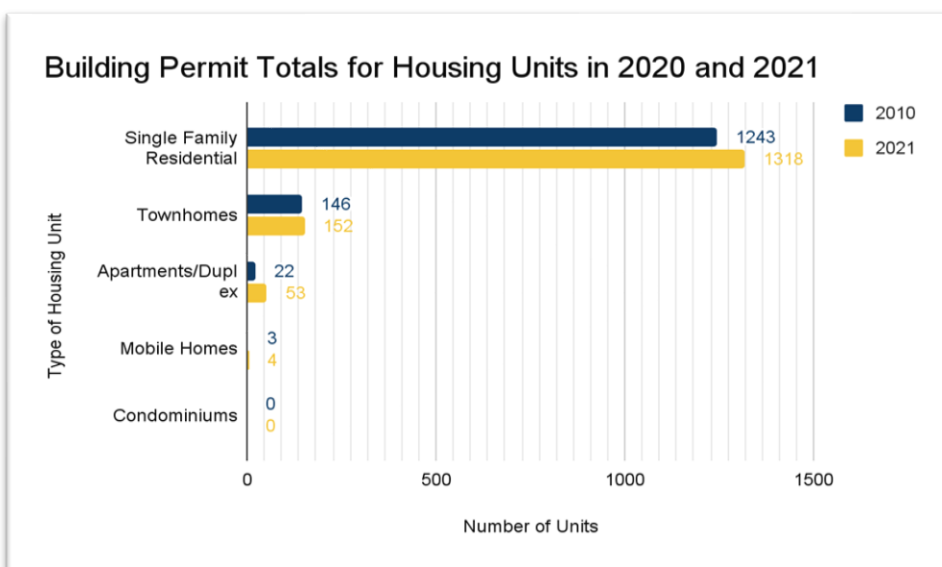


Figure 1, Building permit totals for housing units in 2020 and 2021. City of St. George, 2022.

Ethnic And Racial Minority Populations

According to the US Census Bureau, 11.5% of the population of the City of St. George identified themselves as a mix of two or more races, or, not solely white. 12.8% of the population identified as Hispanic or Latino. Figure 2 illustrates the racial makeup of the City of St. George, and Figure 3 shows the same, but does not include those who are solely white to more clearly demonstrate the percentages.

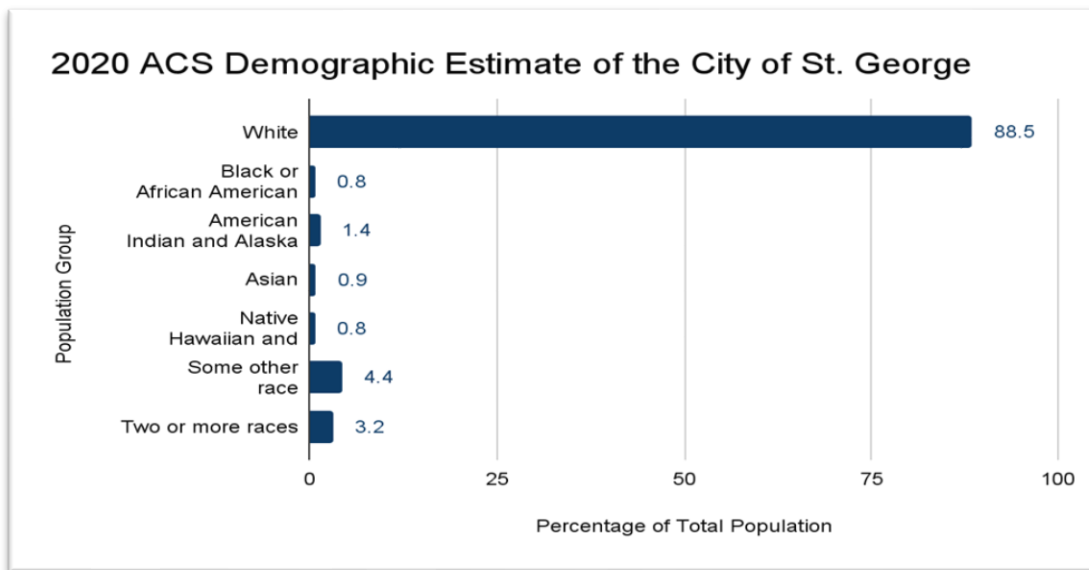


Figure 2, Demographic estimate of the City of St. George. US Census ACS 5-year Estimate, 2020.

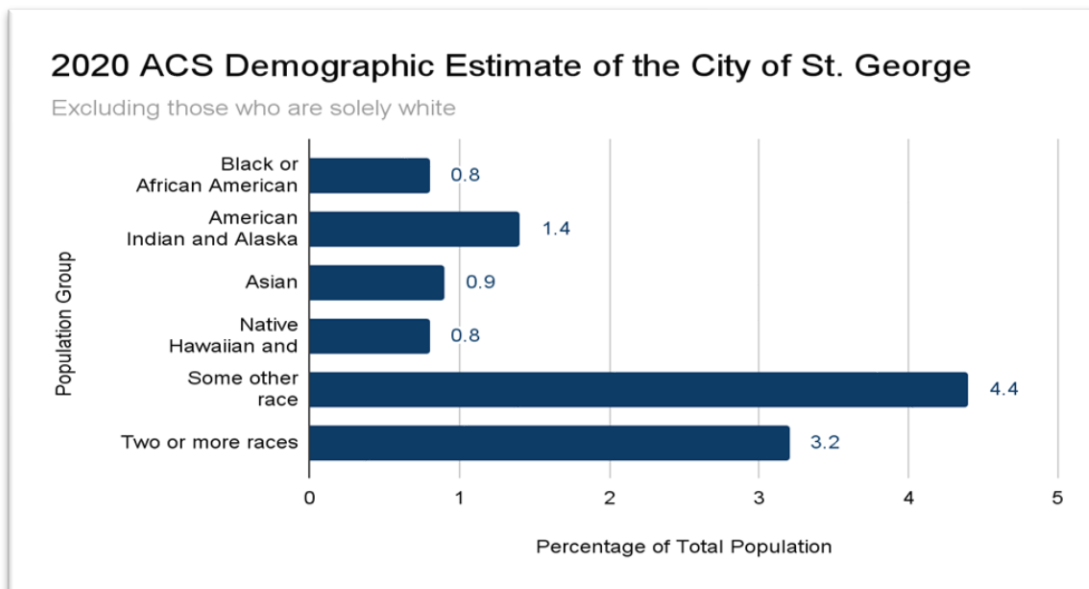


Figure 3, Demographic estimate of the city of St. George, excluding the population whose race is solely white. US Census ACS 5-year Estimate, 2020.

Ethnic and Racial Groups at Risk for Poverty

In 2020, the percentage of people living under the poverty threshold is 12.8%. Utah has a percentage of 9.1%, while St. George has a slightly higher percentage at 11%. Figure 4 charts the distribution of different racial or ethnic groups that fall under the poverty threshold in the City of St. George

Ethnic and Racial Makeup of People Under the Poverty Threshold in the City of St. George

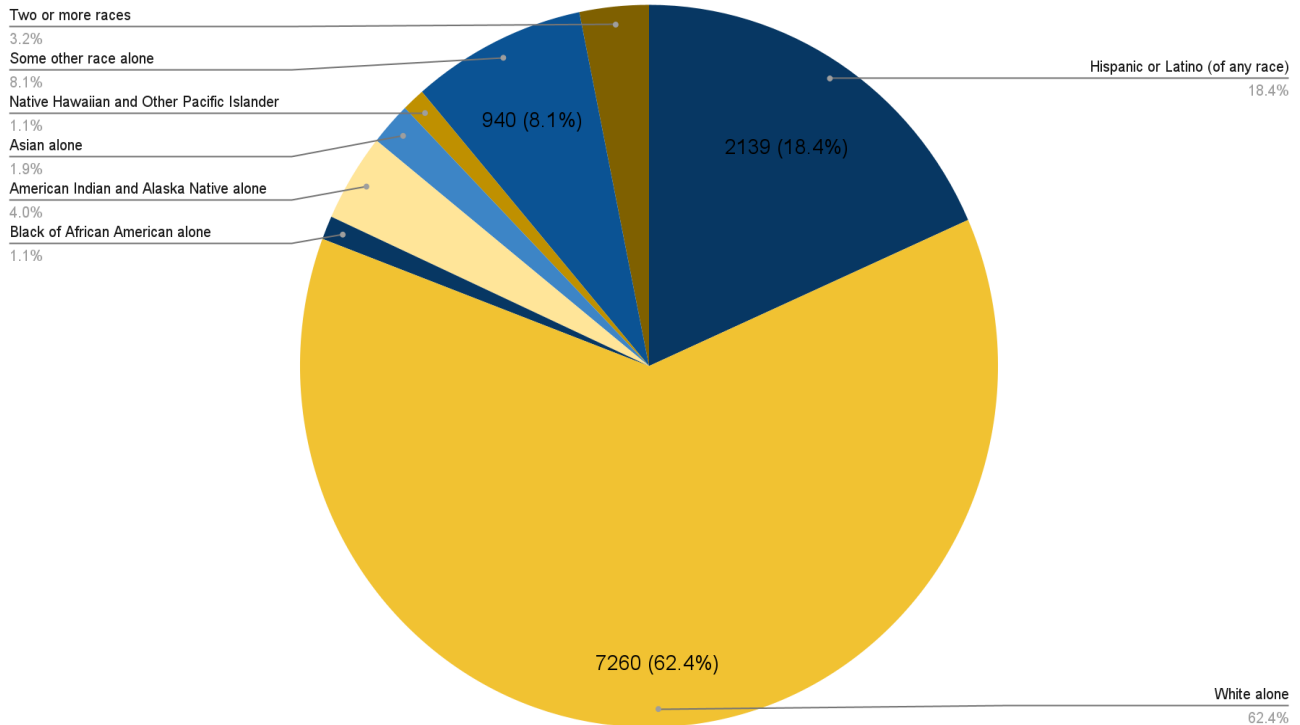


Figure 4, The ethnic and racial makeup of people under the poverty threshold in the City of St. George. US Census ACS 5-year Estimate, 2020.

National research has indicated that the proportion of racial and ethnic minorities may be moderately correlated with an area's poverty level. While white populations have the largest percentage under the poverty threshold in St. George, racial and ethnic minorities (non-white) are more likely to be under the poverty threshold in relation to the size of their racial or ethnic population in the City of St. George. In the US, the ethnic group with the largest poverty to person ratio are American Indian and Alaskan Native identifying persons (24.1%). This phenomenon is also reflected in St. George, where 39.02% of the American Indian and Alaskan Native population in St. George lives under the poverty threshold. Figure 5 demonstrates the percentage of people living in poverty

threshold in relation to each racial or ethnic group.

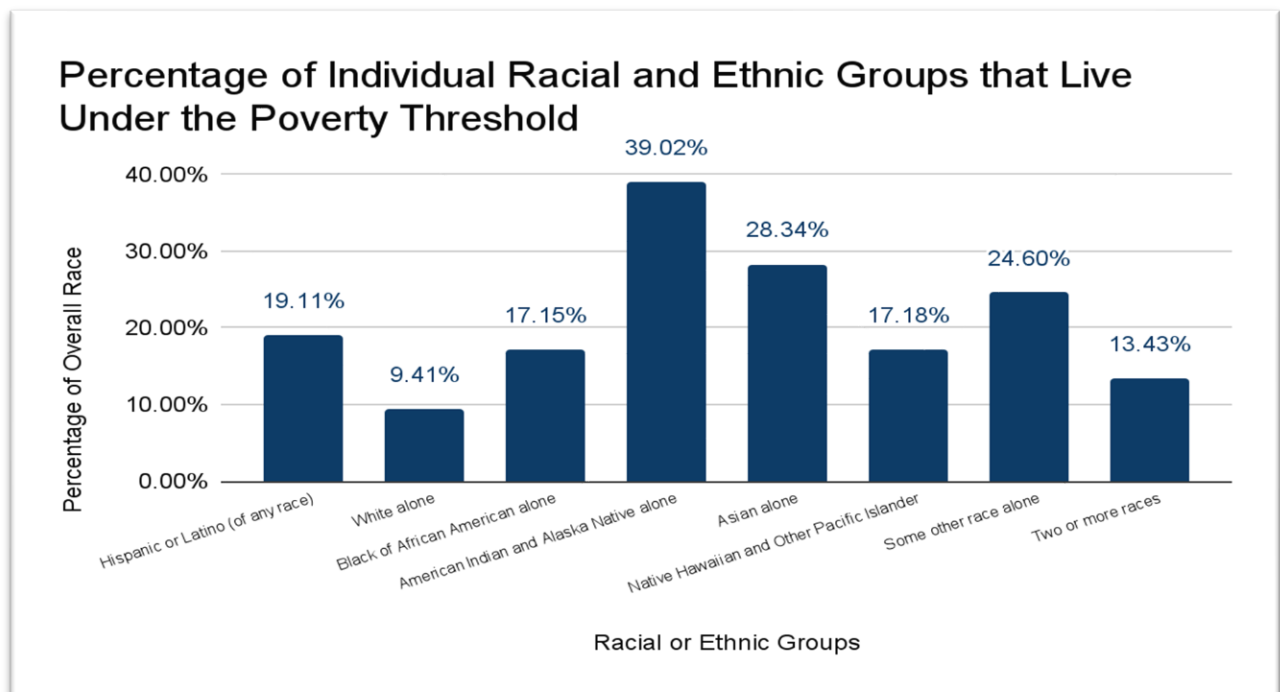


Figure 5, Percentage of individual racial and ethnic groups that live under the poverty threshold. US Census ACS 5-year Estimate, 2020.

Special Needs Population

It is important for the City of St. George to address affordable housing for those with special needs. People with special needs may include vulnerable populations, such as senior citizens, disabled persons, the homeless, or those otherwise in need of specialized or supportive housing.

Seniors

The City of St. George has a significant senior population. In 2020, the ACS estimated that there are 20,742 residents who are 65 years of age or older, 23.8% of the overall population of St. George. Approximately 7.1% of which are living below the poverty level. Many of the elderly who own their homes are living on fixed incomes, and their housing affordability is affected by property values, maintenance, and utility costs. For seniors who do not own their homes, obtaining affordable housing becomes even more difficult. Many elderly citizens can no longer remain in their own homes for a variety of reasons. As these citizens move out of their homes, demand for senior rental housing opportunities will increase. The St. George Housing Authority offers affordable housing options for seniors within the City. There are public housing and Section 8 housing

options that cater specifically to seniors. Dixie Sun Manor is a public housing complex specifically catered to seniors. Switchpoint is also actively working to build additional senior housing projects.

Disabled Persons

In 2020, it is estimated that there are 11,533 people with disabilities in the City of St. George, or 13.3% of the total population. Disabled people often face financial and social difficulties that make obtaining housing a challenge. Currently 12.6% of the disabled population live below the poverty level. Programs that are geared towards helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, and employment and training resources.

Homeless Population

According to the Annual Report on Homelessness released in 2022, there are an estimated 994 homeless people in Washington County, a 23 person decrease compared to 2020. The average and median days spent homeless in Washington County have increased by 5.64 days between 2020 and 2021. The number of people who returned to homelessness after exiting homelessness to permanent housing have also increased by 4.38% in 2021, compared to the previous two (2019-2020) years as well. As reported by the 2022 point-in-time count, among the homeless population, adults with mental illnesses, adults with substance abuse disorders, and survivors of domestic abuse (adults and minors) were the most common, indicating that these populations are particularly vulnerable in the community.

St. George has several organizations dedicated to assisting the homeless population. Switchpoint Community Resource Center is the most prominent. Switchpoint aims to empower homeless families and individuals by addressing the underlying cause of poverty and support them on their journey to stable affordable housing. In October of 2020, Switchpoint opened Riverwalk Village, an affordable housing project. It provides a mix of 55 one-, two-, three-, and four-bedroom units for residents within low- and moderate-income brackets and the chronically homeless, with onsite case management to ensure residents have the support and access to resources needed to be successful renters.

Switchpoint's newest project is The Point, an affordable housing project that converted a studio motel in St. George to housing. The Point was made possible by private donations, Switchpoint resources, and federal funding that passes through the City and

State (\$598,287 of CDBG Cares Act funding and \$2,000,000 of funding from the Governor's Office of Planning and Budget). The Point provides 52 units of housing for those making 55% or less AML. It opened in February 2022, was fully occupied within a month, and has a waiting list of over 100 people. Both of these projects demonstrate the immediate need for housing that is affordable and accessible for low-income individuals and families.

Veterans

The City of St. George is home to 5,029 veterans in 2020, making up an estimated 7.7% of the population aged 18 years and older. Among the veterans, 98.5% are male, and 1.5% are female. Of the veteran population, 80.9% are aged 65 years and older. 39.2% of veterans report having some form of disability, meaning among the whole disabled population aged 18 and older in St. George, 18.2% are veterans.

Working-age veterans, aged 18 to 64 years, have a higher unemployment rate than non-veterans. Veterans have a 6.1% unemployment rate, while nonveterans have a 3.8% unemployment rate. 328 veterans were reported to be living below the poverty level, which is lower than the City's rate by 3.5%. According to the 2020 ACS 5-year estimate, the median annual income of a veteran is \$41,371, which is 51% higher compared to a nonveteran at \$27,366, suggesting that a single income household with a veteran as the income earner is more likely to be able to afford a median housing unit in the City of St. George than a single income nonveteran household.

Summary of Special Needs Housing

The largest special needs population living in St. George is the senior cohort, making up 23.8% of the total population within the City of St. George. The City regularly contributes to projects that address poverty and homelessness through the Switchpoint Community Resource Center, Riverwalk Village, and the Point, and will continue to seek ways to increase affordable housing options for low and moderate income households.

HOUSING AFFORDABILITY

Analysis of Income

Housing affordability is a direct function to income. To understand the affordability of housing, we begin by analyzing the City of St. George residents' income. This is critical to understanding the City's affordable housing needs. This process is done using the

US Department of Housing and Urban Development's (HUD) Area Median Income (AMI) measure. The AMI helps determine the amount that a household at each income level can afford. ***The 2022 AMI for St. George Metropolitan Statistical Area (MSA) has an annual salary of \$83,900.*** HUD has determined specific income brackets for the AMI, as follows:

Extremely low-income ≤30% HAMFI	Very low-income 30-50% HAMFI	Low-income 50-80% HAMFI	Non-low income ≥80% HAMFI
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Figure 6 illustrates the percentage of the St. George MSA and Utah households whose total income falls within each income bracket. An additional bracket of 100% has been added to the chart to show the percentage of households earning more than the AMI.

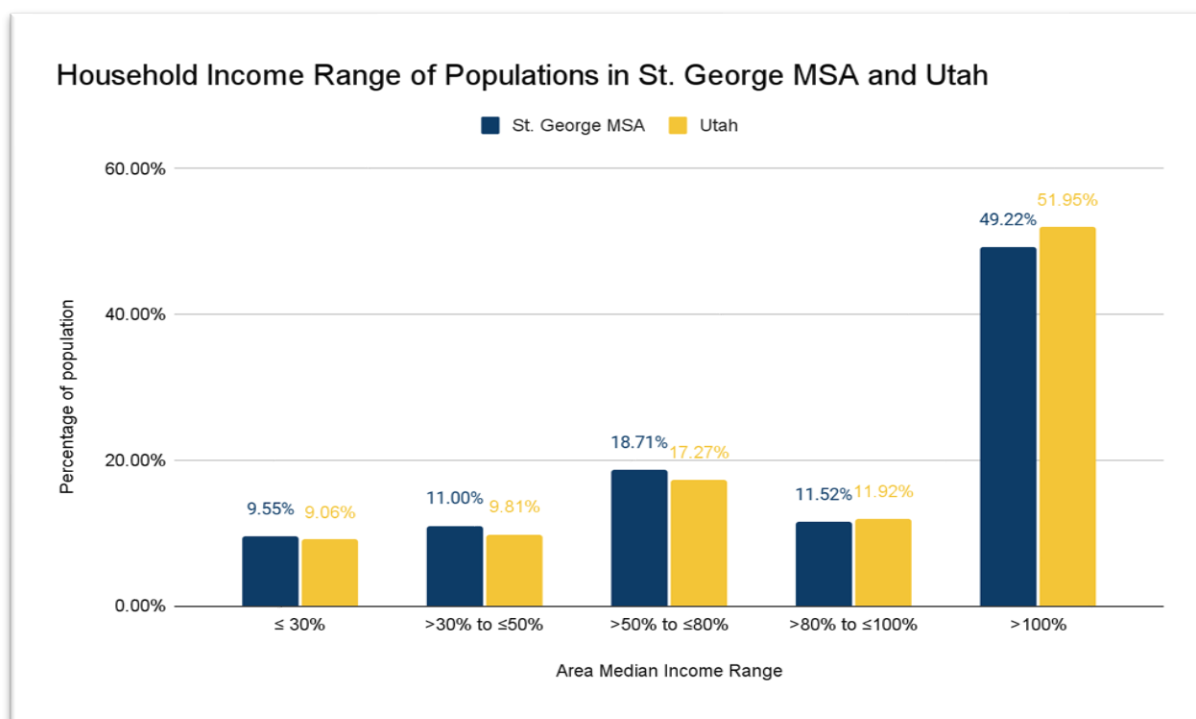


Figure 6, Household income range of populations in St. George MSA and Utah. HUD, 2022.

Determination of Moderate Income

Moderate income is considered 80% of the AMI. In St. George, the moderate income for 2022 was an annual salary of \$67,120 or less. According to 2014-2018 CHAS data, 39.3% of all households in the City of St. George fall within the moderate-income bracket, 3.2% higher than the State of Utah.

Analysis of Affordable Housing

The AMI is used to determine how much a household at each income level can afford. According to current State and Federal definitions, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage, or rent and utilities. Those that spend more than 30% of their monthly income on housing expenses are considered “cost-burdened” and are referred to as such throughout this document. It becomes increasingly difficult for households that earn just 30% of the AMI to live within affordable housing guidelines since they cannot afford average market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

The purpose of this plan is to guide the city in providing a variety of housing, including moderate income housing, to meet the needs of people of various income levels living, working, or desiring to move to St. George, allowing them to benefit from and fully participate in neighborhood and community life.

In 2022, the AMI for a family of four in St. George was \$83,900 annually, or \$6,992 monthly. Based on this standard, mortgage or rent and utilities should not exceed \$2,098 per month for a median income earning household.

The same affordability standards apply to households that earn less than the AMI. For example, an extremely low-income household ($\leq 30\%$ HAMFI) in the City of St. George earns \$25,170 annually, or \$2,098 monthly. Mortgage, or rent and utilities should not exceed \$629 monthly. Table 1 below summarizes the maximum monthly affordable housing costs for various income levels in the City of St. George.

Washington County Housing Attainability Snapshot					
\$83,900 HUD 2022 Median Family Income Bracket - Family of Four	Household Annual Income Amount	Maximum Monthly Rent or Mortgage Expense	Estimated Monthly Utility Costs	Maximum Monthly Housing Expenses (30%)	Maximum Mortgage Loan Amount (5.1% interest, 30 yr. loan, \$1200 prop tax, \$600 insurance, no HOA)
$\leq 30\%$ AMI - Extremely Low-Income	\$ 0 - \$27,750	\$ 0 - \$ 493	\$ 200	\$ 0 - \$ 693	\$ 115,000
$>30\%$ to $\leq 50\%$ AMI - Very Low-Income	\$27,750 - \$41,450	\$ 493 - \$ 836	\$ 200	\$ 695 - \$ 1,036	\$ 187,000
$>50\%$ to $\leq 80\%$ AMI - Low-Income	\$41,450 - \$66,300	\$ 837 - \$ 1457	\$ 200	\$ 1036 - \$ 1657	\$ 305,000
$>80\%$ to $\leq 100\%$ AMI - Moderate-Income	\$66,300 - \$83,900	\$ 1457 - \$ 1897	\$ 200	\$ 1657 - \$ 2097	\$ 390,000
$> 100\%$ AMI	\$83,901+	\$ 1897 - \$ 2317	\$ 200	\$ 2097 - \$ 2517	\$475,000

Source: 2022 HUD Income Limits (<https://www.huduser.gov/portal/datasets/il/il2021/2022summary.odn>); NeighborWorks

Table 1, Monthly affordable housing costs for various income levels in the City of St. George.

Available Housing and Prices

Knowing the income levels and cost of available housing in the City of St. George will help to determine if housing needs of all residents are being met. Property research conducted on the Zillow.com page indicates that there were 448 active properties for sale in the City of St. George on June 7 of 2022. According to Zillow, the median asking price is \$544,079 for the middle price tier of homes. The high-price tier of homes was excluded as they may skew the asking price to an unrealistic number for the average home purchaser.

Value of Existing Housing Stock

The current market value of the housing stock is used to determine affordability of home ownership.

Value of Existing House Stock

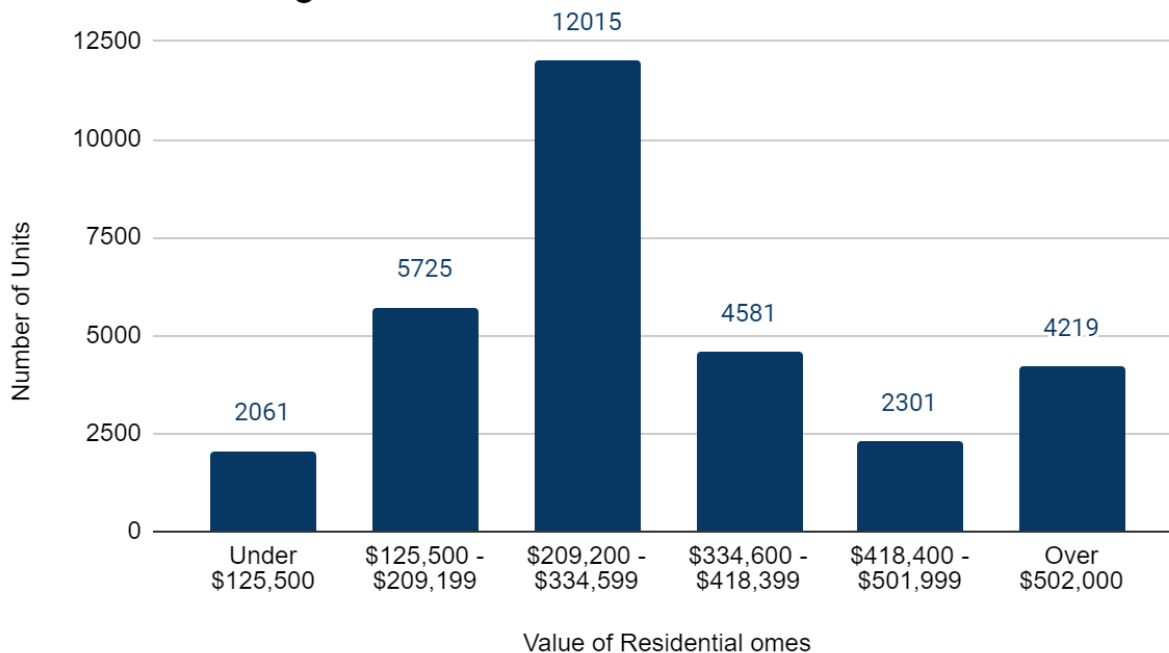


Figure 7, Value of Homes in St. George as of June 7, 2022.

Affordability of Home Ownership

Approximately 39.3% of all households in the City of St. George earns a moderate income or below. According to Utah Real Estate, the median sale price of single-family

homes rose by 33.7% between 2020 and 2021. As of the second quarter of 2021, the median sale price of a single-family home was at \$554,700. Of those units listed for sale on Zillow on June 14 of 2022, only 55 out of 465 units for sale are affordable to moderate income households.

From information retrieved from Zillow, we can also see that there is a significant lack of affordable housing available for purchase. Even though 39.3% of households in St. George fall under moderate income definitions, only 55 units are considered affordable for purchase.

Additionally, the 2Q2022 report from national housing and real estate analytics company, Zonda, indicates the median base price for a new detached home in the St. George housing market (Washington County, Utah) is up 32% compared to 2Q2021 to \$608,800, with a decrease in new construction in all price ranges below \$600,000. The median price for a new attached home is \$422,200, a 20% increase over 2Q2021. Comparatively, the median price for a new home in Mesquite is \$410,200. This translates to a widening gap in attainable housing for moderate-income families in St. George.

According to an article, “*Blog: The Good, The Bad, and The Ugly: Addressing Utah’s Short Term Rental Market Growth*” published on the Kem C. Gardner Policy Institute by the University of Utah, Utah has seen a 38.4% increase in short term rentals on the market within between 2018 to 2021. Being at the gateway of multiple state and national parks, and as a popular winter getaway, St. George has a significant number of short term or vacation rentals. While there is much debate about the benefits versus drawbacks of vacation rentals like AirBnB and VRBO, it’s acknowledged that a large majority of these rentals are single family homes, apartments, and townhomes—meaning that those units are removed from the market for residents. Leaving a gap in the market where all income levels have to struggle for available units.

Besides the availability of affordable housing, another concern is the number of cost-burdened households. Many owner-occupied households pay more than 30% of their income towards housing expenses and are considered cost burdened. Being cost-burdened diminishes the quality of life and reduces the ability to participate in the local community.

Affordability of Rent

According to the ACS 2020 5-year estimate, there are 10,932 occupied units paying rent in the City of St. George. The average rent in 2020 was \$1,088, or \$966 for a two-

bedroom unit. According to Zillow (extracted on May 17, 2022), the median cost of rent for available units is \$2,312, significantly higher than 2020. In 2022, residents within the moderate housing bracket ($\leq 80\%$ AMI), should not exceed \$1,678 in housing costs. While the median rent in St. George appears to be affordable for moderate-income households; new moderate-income residents to the area may find it difficult to find affordable rental units in the current market. Local community has also reported that landlords are currently raising rent by \$200 to \$500 per month, which would increase the existing average rent anywhere from 20 to 50%.

High rent costs make it difficult for moderate-income households to find affordable housing. As previously mentioned, the goal is to keep housing costs below 30% of a household's gross monthly income to avoid being cost-burdened. The US census estimates that in 2020, more than 47.48% of renter households pay more than 30% of their gross income towards rent costs, and 19.04% of households pay more than half their gross monthly income towards rent. 2018 CHAS estimates indicate that 47.8% of rental households in Washington County are cost burdened. The figures below illustrate the number of cost burdened renter households in Washington County.

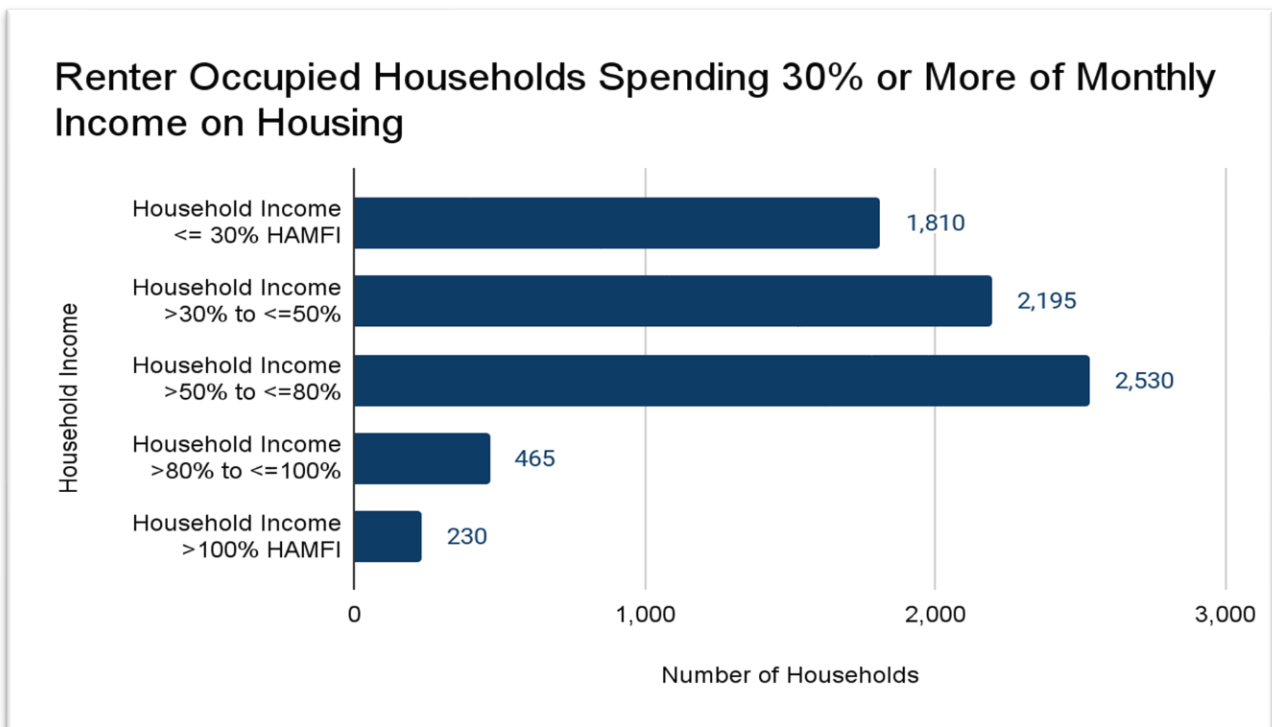


Figure 8, Renter occupied households spending 30% or more of monthly income on housing costs for Washington County. CHASS data, 2014-2018 data.

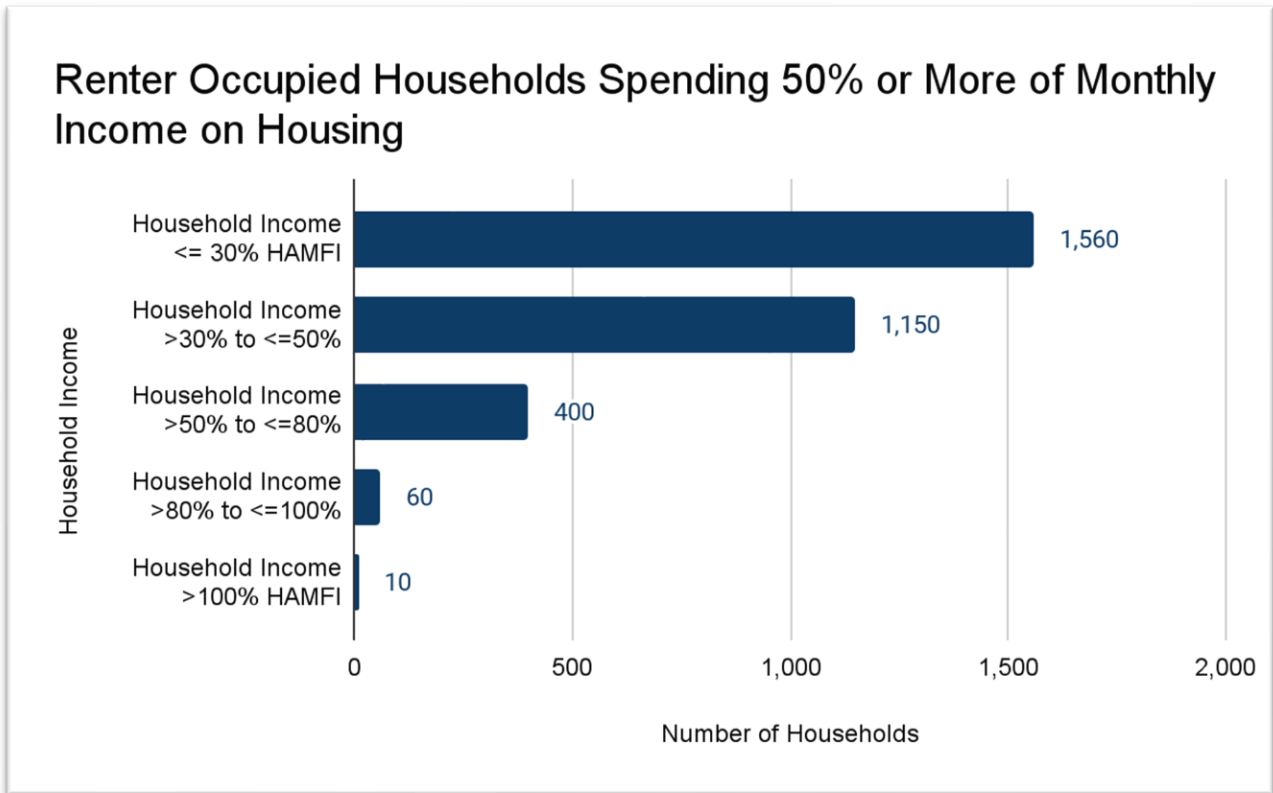


Figure 9, Renter occupied households spending 50% or more of monthly income on housing costs for Washington County. CHASS data, 2014-2018 data.

As noted above, the group most heavily burdened by housing costs are extremely and very low-income household groups. The lack of affordable rentals is similarly reflected in owner occupied housing.

Affordability Gap

In examining the affordability of rent, it is important to look at the affordability gap. The affordability gap is the amount of affordable and available units compared to the number of households that fall within the specific income bracket for those units.

In looking at figure 9 below titled *Washington County’s Affordable and Available Rental Housing Deficit*, we see the gap widen as the HAMFI decreases. For example, for the households within the very low-income brackets, there are only 4,015 affordable units within the City, and a deficit of 115 available units, and even fewer available units. However, the further you move down the income bracket, the larger the deficit becomes. This is evident in the extremely low-income bracket where there is a deficit of 1,005 affordable units within the city, and a deficit of 2,110 available units.

It's worth noting that although the graph was published in 2020, the information presented is collected between 2013 and 2017. Taking the rapid growth of St. George into account, the existing information does not adequately reflect the current situation in the city. Especially with recent market rent increases, and wealth gaps exacerbated by COVID, the affordability and availability rental housing gap are expected to be much larger.

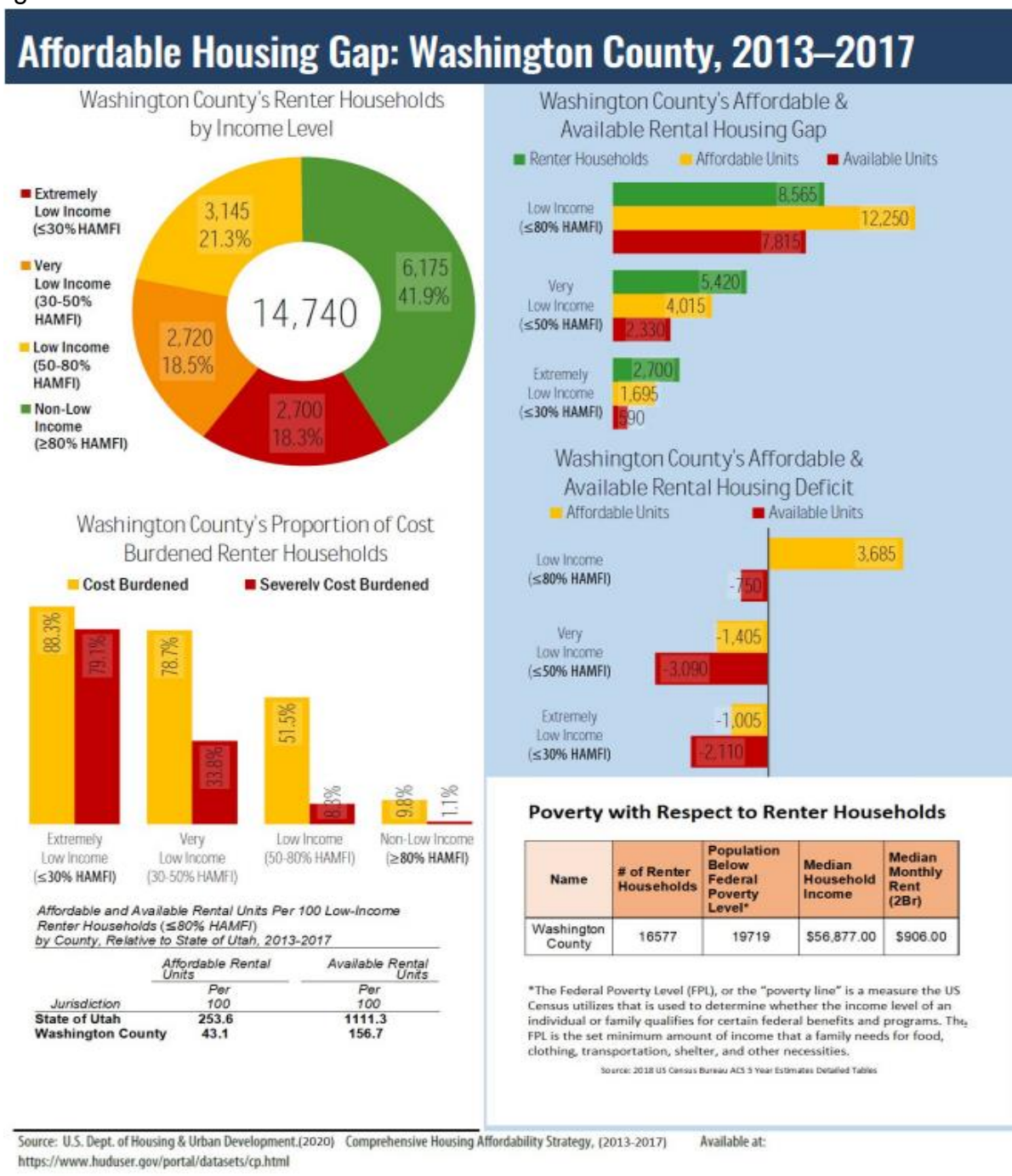


Figure 10, Affordable Housing Gap: Washington County (2013-2017).
U.S. Dept. of Housing & Urban Development, 2020.

HOUSING SUPPLY

The housing stock in the City of St. George is primarily made up of single-family homes, with a limited supply of multi-family housing and mobile homes. The 2020 ACS estimates that of the City of St. George's 37,720 housing units, 28,781 are single-family homes, 7,788 are multi-family housing (2+ units), and 1,171 are mobile homes, boats, RVs, or other types of housing.

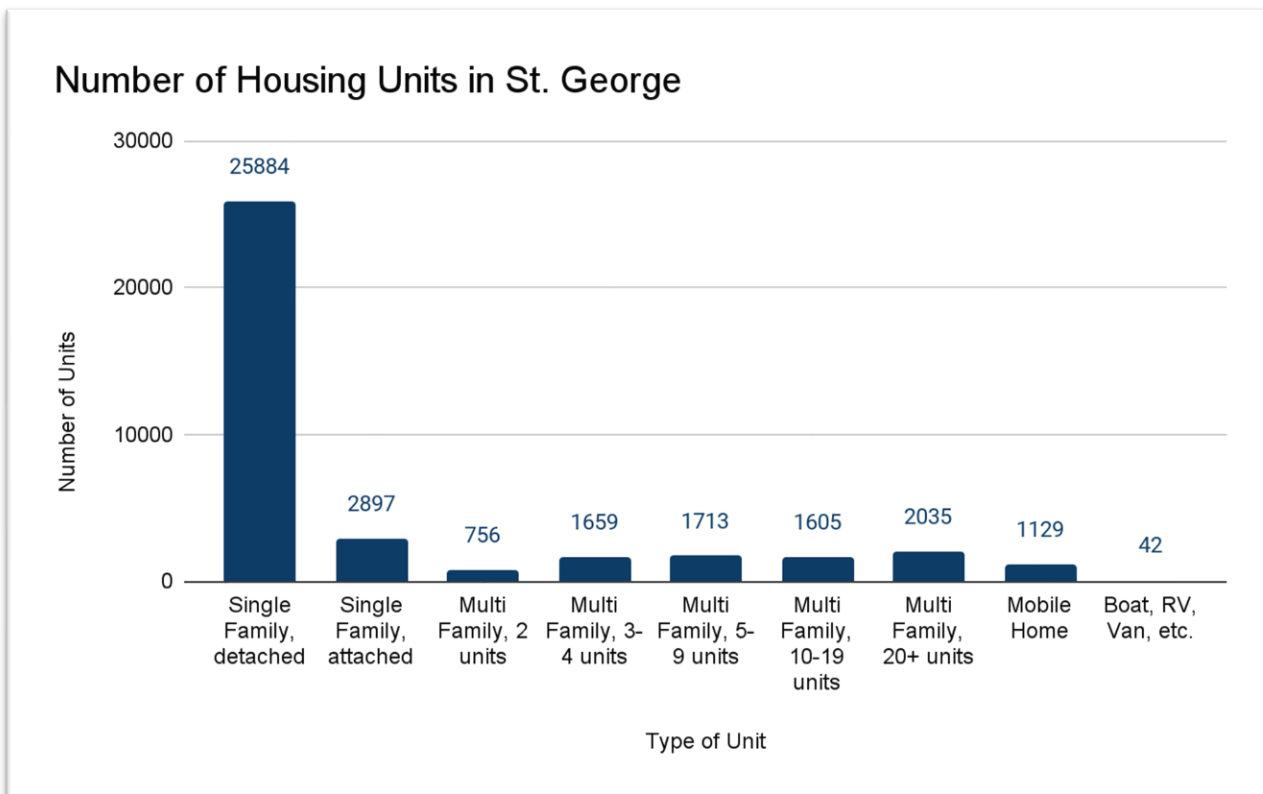


Figure 11, ACS 5-year estimate of all housing units in the City of St. George. US Census, 2020.

The City of St. George also has its own housing data which gets frequently updated. It provides a more recent and updated count of all the housing units in St. George. As of 2022, the City estimates that there are a total of 39,575 housing units. With 30,643 serving as primary housing, and 8,932 as secondary housing. 30,074 are single family homes, 8,501 are multi-family housing (2+ units), and 1,000 are mobile homes.

Housing Occupancy and Vacancy

Housing occupancy plays a role in affordability. Out of the 37,720 units in St. George, 31,447 were occupied, and 6,273 were vacant. Of the occupied housing units, 20,515 were owner occupied, and 10,932 were rented. It should be noted that there are

discrepancies between the number of rentals reported on the Census report, and the number of legally rented units documented in the city. We currently do not have a clear and credible way to find out if certain units are legal or not, nor a completely accurate count of the total number of rentals.

Age of Housing Stock

Approximately 88.3% of the housing stock in the City of St. George was built in 1980 or later, with approximately 11.7% of the housing stock built in 1978 or before. 44.5% of the housing stock is 22 years old and under, meaning that it's relatively new, and typically requires fewer repairs. However, approximately 29.8% of the housing stock was built before 1990 and may need ongoing maintenance to adequately supply enough affordable housing.

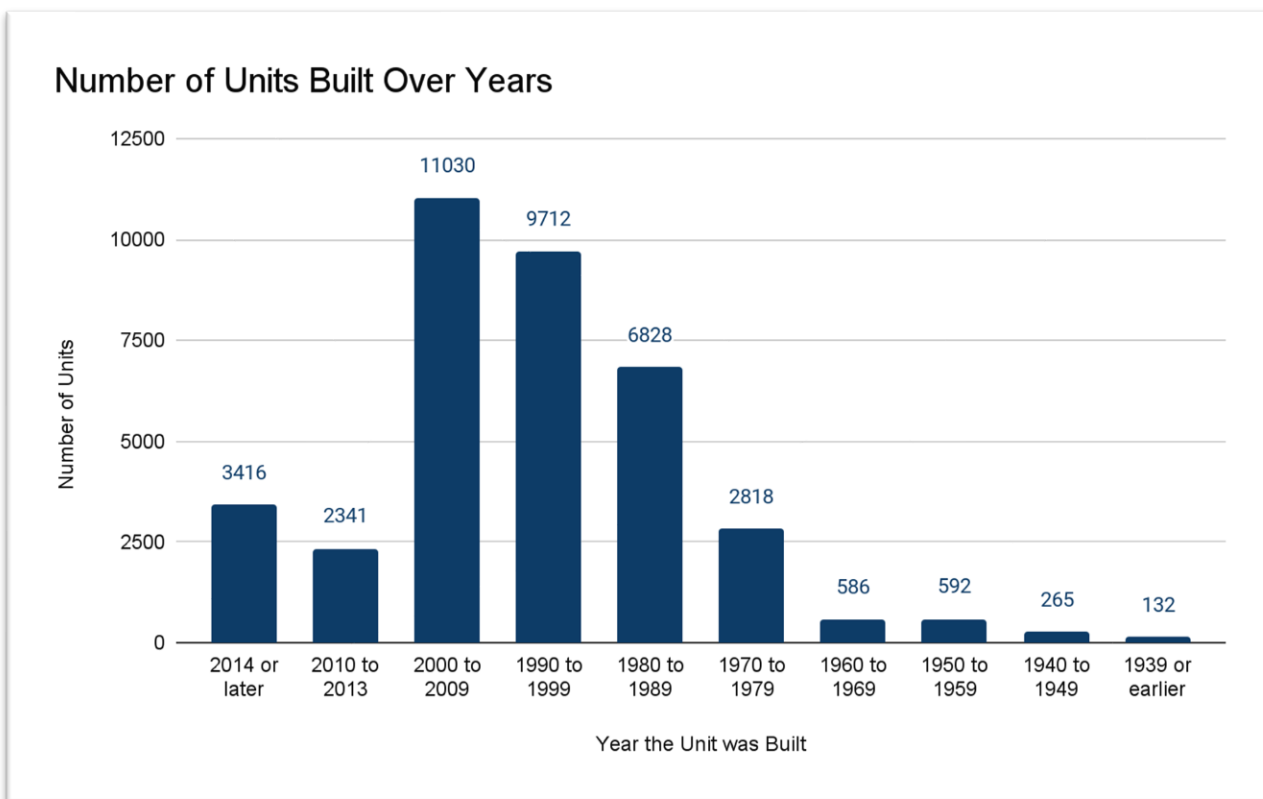


Figure 12, ACS 5-year estimate of the number of units built over time periods in the City of St. George. US Census, 2020.

Condition of Housing Stock

Most of the housing stock in the City of St. George is categorized as in either excellent, fair, or moderate condition. However, the city does have a few severely deteriorated and dilapidated homes. Homes that are severely deteriorated are homes that are beyond

acceptable limits and need several major repairs. Dilapidated homes are ones that are uninhabitable and need to be completely replaced. Between 2018 to 2022, there have been no demolished residential structures ordered by the city due to their dilapidated condition.

ZONING REGULATORY ENVIRONMENT

In order to evaluate the potential for moderate income housing in the community, it is important to understand the regulatory environment for residential housing. Zoning regulations govern the use, lot size, and building size for new developments. These regulations have a direct impact upon the opportunity to provide affordable housing within the community.

Survey of Residential Zoning

The majority of the City of St. George consists of single-family dwellings. However, recent years have shown a significant increase in multifamily developments which can increase affordable housing options for low- and moderate-income households. The City's zoning ordinance reflects this dynamic. Below is a description of the districts, in which residential dwellings are allowed in the City.

Agricultural Zones (A-0.5, A-1, A-5, A-10, and A-20): Single-Family Residential dwellings are a permitted use. Density of developments is according to specific zone. A-0.5 allows a minimum density of 20,000 square feet per lot. A-1 allows a minimum density of 40,000 square feet per lot. The A-5 zone allows a minimum density of 5 acres per lot. The A-10 and A-20 allow a minimum density of 10 and 20 acres per lot respectively.

Residential Estate Zone (RE-5, RE-12.5, RE-20, and RE-37.5): These zones also allow for single-family housing choices. Minimum lot sizes for each specific zone correspond with the last number of the designation and are 5 acres, 12,500 square feet, 20,000 square feet, and 37,500 square feet.

Single-Family Residential Zones (R-1-6, R-1-7, R-1-8, R-1-10, R-1-12, R-1-20, R-1-40, and R-1-C): These zones also allow for single family housing choices. The minimum lot sizes for each specific zone also correspond with the last number of the designation. They are: 6,000 square feet, 7,000 square feet, 8,000 square feet, 10,000 square feet, 12,000 square feet, 20,000 square feet, and 40,000 square feet.

Multiple-family Residential Zones (R-2, R-3, R-4): These zones allow for multiple-family dwellings and single-family dwellings on each lot.

Mobile Home Zones (MH-6, MH-8, MH-10, MH-12, MH-20, and MH-40): These zones allow for mobile home parks and subdivisions. The minimum lot sizes for each specific zone also correspond with the last number of the designation. They are: 6,000 square feet, 8,000 square feet, 10,000 square feet, 12,000 square feet, 20,000 square feet, 40,000 square feet.

Residential Central City Zone (RCC): This zone allows for single-family dwellings. In addition, specific lot-size requirements and architectural design guidelines exist for this zone.

Residential Planned Development Zone (PD-R): This zone allows for multiple-family and single-family development. The density of these developments follows the established densities of the General Plan. These densities are as follows:

1. Very Low Density Residential: 0-2 units per acre
2. Low Density Residential: 0-4 units per acre
3. Medium Density Residential: 5-9 units per acre
4. Medium High Density Residential: 10-15 units per acre
5. High Density Residential: 16-22 units per acre

Mixed-Use Development Zone (PD-MU): This zone allows for a mix of commercial and residential. The densities are determined by the General Plan, with the Commercial designation to be considered as High Density Residential.

Student Housing Development (PD-SH): The student housing zone is specifically designed for student housing projects. Student housing projects may use a maximum density of 40 units per acre.

Traditional Neighborhood District Zone (TND): This is a mixed-use development zone. This zone allows for multiple-family housing and single-family housing.

Traditional Neighborhood Zone (TNZ): This is also a mixed-use development zone that allows multiple-family and single-family housing. This zone is a form-based zone.

Evaluation of Zoning Code's Effect upon Affordable Housing

Many of the City of St. George's Zoning Codes do not prohibit the development of affordable housing for low to moderate income households. However, with lot size restrictions, density restrictions and the cost of development, developing affordable units becomes more difficult in single-family residential zones. The zoning regulations do allow for a Planned Development Residential zone that allows for a variety of housing types. Many of our PD-R zones offer a variety of housing types, including townhomes, condominiums, and apartments. This zone is customizable and can be used to create more affordable units. With the use of this zone and other multi-family zones, the City has approved 6,426 entitlements for new family units in the last three years (2019-2021), with 2021 seeing the largest increase of multifamily entitlements, totaling 2,826 units.

The City of St. George allows for accessory dwelling units in all residential specific zones. However, due to the large upfront cost of building ADUs, it has remained inaccessible for much of the population.

FAIR HOUSING

Acknowledgement of the Utah Fair Housing Act

In accordance with the state and federal laws, the City of St. George exercises the authority to plan, zone, and regulate land-use in promoting the community's health, safety, and welfare. The moderate-income housing element of the general plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination based on color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of the City of St. George to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of the City of St. George to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal of the City of St. George to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate-income households and its vulnerable populations biennially, and by proactively planning to meet their needs.

The purpose of an Analysis of Impediments is to assess conditions and factors that affect fair housing choice. Impediments to fair housing choice include actions taken

because of race, color, religions, sex, disability, familial status, or national origin. Impediments to obtaining affordable housing can often have the effect of limiting housing options for the protected classes listed above. Therefore, the analysis focuses both on impediments to fair housing choice and to affordable housing.

Evaluation of Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability, or source of income in the rental, purchase, and sale of real property. According to the Utah Anti-Discrimination and Labor Division, there were 3 total fair housing related cases filed in the City of St. George between January 01, 2021, to December 31, 2021. The complaints were based on familial status, disabilities (mental), sex, and retaliation. Of those complaints, familial status was mentioned twice. Suggesting that familial status discrimination may be an ongoing issue and could be an impediment to fair housing choices.

Currently, the only formal mechanism for identifying discrimination cases, based on the parameters of the Fair Housing Act, is the incident of fair housing complaints retrieved from the Utah Labor Commission. There are several annual trainings throughout the city geared to train landlords on housing discrimination. In order to more comprehensively analyze the level of discrimination in the region, it may be necessary to incorporate other methods, such as testing of landlords. However, such methods are not currently being utilized. The City of St. George should remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

ESTIMATED NEED FOR MIH

St. George has seen an increasing annual growth rate over the past few years. As the City continues to grow, moderate income housing will also need to increase. Between 2010 to 2020, the City of St. George grew an average of 3.08% each year. If the growth rate continues at 3.08% over the next five years, the population in 2027 will be 110,957. This increase in population will equate to 5,699 new households (using the current average household size of 2.74). Currently, 39.3% of households in the City of St. George fall within the moderate-income bracket. If the ratio remains true, 2,240 new moderate-income units will be needed to be available to accommodate these new households.

STRATEGIES

The following goals and strategies are designed to guide the city in helping to provide a variety of housing options, including moderate income housing, to meet the needs of people of various income levels who live, work, or desire to live or work in St. George, allowing them to benefit from and fully participate in neighborhood and community life.

The following strategies, from the moderate-income housing strategies list in Utah H.B. 462 (2022), are identified to assist St. George City in meeting its attainable housing goals.

The following ~~six~~ ~~seven~~ ~~(6)~~ ~~(7)~~ strategies from the moderate-income housing strategies list in Utah H.B. 462 are identified to assist St. George City in meeting its moderate-income housing goals.

STRATEGY A

Rezone for densities necessary to facilitate the production of moderate-income housing.

Implementation Steps

- Adopt the ~~Downtown Area Plan and~~ updated General Plan
- Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline: ~~December 2022; June 2024~~

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
- Research, create and update code to match Connected Neighborhood in Downtown Plan October 2025 – April 2026
- Research, create, public outreach and update code to match Traditional Neighborhood in Downtown Plan November 2025 – December 2026
- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD

- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in the City Code.

STRATEGY E

Create or allow for, and reduce regulations related to, internal or detached accessory dwellings units in residential zones.

Implementation Steps

- Research and potentially amend City Code to allow for an interior and a detached ADU on the same property [or allow more than one exterior ADU based on property size and location.](#)
- Research and potentially amend City Code to remove requirement that a detached ADU matches the existing home's exterior
- Review the maximum size requirement for detached ADUs and potentially amend City Code
- [Possibly Remove the owner occupied stipulation](#)

Timeline: ~~December 2023~~

- Research January 2025-April 2025
- Work meeting with City Council and Planning Commission March 2025
- Process code amendments June 2025

Measure of Success: Amendments to the City Code

STRATEGY F

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation Steps

- Adopt the ~~Downtown Area Plan and~~ updated General Plan
- Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline: ~~December 2022; June 2024~~

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025

- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
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 - Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027
 - Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code.

STRATEGY H

Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

Implementation Steps

- Research Parking to update Title 10 Chapter 19
- Work Meeting with City Council and Planning Commission
- Amend City Code Title 10 Chapter 19

Timeline:

- Research March 2025 to May 2025
- Work Meeting June 2025
- Amend Code July 2025

Measure of Success: Amendment of Title 10 Chapter 19, zone changes and planned development amendments that occur with a reduction in parking because of parking reductions.

STRATEGY J

Implement zoning incentives for moderate income units in new developments

Implementation Steps

- Enter into Development Agreements with master planned projects for deed restricted units throughout development to distribute moderate income units throughout the city.

- Research and create Form Based Code for Plus Areas of General Plan – June 2025
- Adopt Form Based Code for Plus Areas of General Plan – January 2026-2027

Timeline:

- January 2025 through December 2027
- Work Meetings TBD

Measure of Success: Moderate Income Housing distributed throughout the City

~~STRATEGY K~~

~~Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.~~

Implementation Steps

- ~~• Continue efforts to create additional deed restricted units within city limits through collaboration and partnerships with non-profits, the St George Housing Authority, and other entities; consider both short-term opportunities (e.g., hotel conversions in appropriate locations) and longer-term opportunities, e.g., new LIHTC development~~

Timeline: Active; ongoing

Measure of Success: ~~75 units in process of being built or preserved by June 2024.~~

~~STRATEGY N~~

~~Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.~~

Implementation Steps

- ~~• Explore the feasibility to create an interest buy-down program or other mortgage assistance program; may utilize a portion of the City's housing set aside funds.~~

Timeline: ~~Establish program by December 2023~~

Measure of Success: ~~10 employees receive mortgage assistance through interest rate buy-down by December 2024.~~

STRATEGY O

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

Implementation Steps

- Continue working with non-profits, the St. George Housing Authority, and other entities to apply for federal and state funding and incentive programs.

Timeline: ~~Active; ongoing~~

- SwitchPoint project The Point at Red Hills 60 deeply affordable units to serve veterans and seniors construction begins Spring/Summer 2025 completion date August 2026

Measure of Success: ~~75 units in process of being built or preserved by June 2024.~~ 60 additional affordable units.

STRATEGY X

Create or allow for, and reduce regulations related to multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings located in walkable communities within residential or mixed-use zones

Implementation Steps

- Adopt the updated General Plan
 - Amend the City Code to reflect the Downtown Area Plan and General Plan recommendations as they pertain to moderate-income housing

Timeline:

- Adopt General Plan January 2025 – April 2025
- Amend Title 10 to reflect Downtown Plan and General Plan Jan 2025 – December 2027
- Research, create and update commercial code for Lively and Connected Corridor May 2025 – November 2025

- Research, create and update mixed use code for Lively and Connected Corridor May 2025 – November 2025
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- Stakeholder Meetings Dates June 2025, August 2025, January 2026, TBD
- Work Meetings Dates March 2025, August 2025, January 2026, TBD

Measure of Success: Downtown Plan and General Plan update recommendations implemented in Code. An increase in Moderate Income Housing units in the City.

Agenda Date: 03/06/2025

Agenda Item Number: 08

Subject:

Consider approval of Ordinance No. 2025-019 amending the city zoning map by changing the zone from A-1 (Agricultural) to RE-12.5 (Residential Estates 12,500 square feet minimum lot size) on approximately 9.3 acres generally located on the east side of 3000 East at approximately 1880 South. (Case No. 2025-ZC-004 - Grata Holdings, LLC)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Bush & Gudgell â€“ Bob Hermandson

Reference Number: Case No. 2025-ZC-004

Address/Location:

East side of 3000 East and approximately 1880 South

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

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft minimum lot size) to RE-12.5 (Residential Estates, 12,500 ft minimum lot size) in order to subdivide the property. The Planning Commission voted in favor of the rezone with a 5-0 vote after a public hearing.

Staff Narrative (need/purpose):

In order to divide the property into smaller lots than allowed in the A-1, the property needs to be rezoned.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

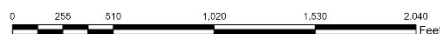
Recommendation (Include any conditions):

On February 11, 2025, the Planning Commission held a public hearing as part of their review and recommend approval of the zone change with a 5-0 vote and no conditions.



Zone Change

CITY COUNCIL AGENDA REPORT: 03/06/2025



BACKGROUND:

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to RE-12.5 (Residential Estates, 12,500 ft² minimum lot size) in order to subdivide the property in the future. This property is not part of a recorded subdivision plat and is free of any permanent structures.

The applicant, in deciding what zoning would be most appropriate for this area, took into consideration how the surrounding area has been developed. The land directly north of the property was recently changed from A-1 (Agriculture) to RE-12.5. To the south of the property is the Blue Heron Estates, another RE-12.5 zoned subdivision which this property would tie into. The RE zones allow for limited animal rights in keeping with the agricultural zones but allow for a smaller, more manageable lot size. The RE-12.5 zone is also consistent with the underlying General Plan on this property, which is LDR (Low Density Residential) which allows up to four units per acre.

NOTICING:

Notice letters were sent to property owners within a 500 ft. radius of the rezone and notices were posted in four (4) public places on the City website, State website, and on two (2) bulletin boards in the City.

RECOMMENDATION:

On February 11, 2025, the Planning Commission held a public hearing on the request. There was one comment from a neighboring property owner who was concerned about losing the ability to have cattle on his property. This request would not affect his ability to have cattle on his property as he is still zoned A-1. Staff met with the gentleman after the meeting and reassured him of his ability to have animals on his property. The Planning Commission recommends approval of the application with a 5-0 vote.

ALTERNATIVES:

1. Approve as presented.
2. Deny the application as presented.
3. Continue the proposed zone change to a future date.

POSSIBLE MOTION:

"I move that we approve the zone change for Grata Holdings, LLC, case number 2025-ZC-004, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed zone change is consistent with the general plan.
2. There is consistent zoning in the surrounding area to the proposed zone change.
3. The zone change will be followed by a plat to subdivide the property.

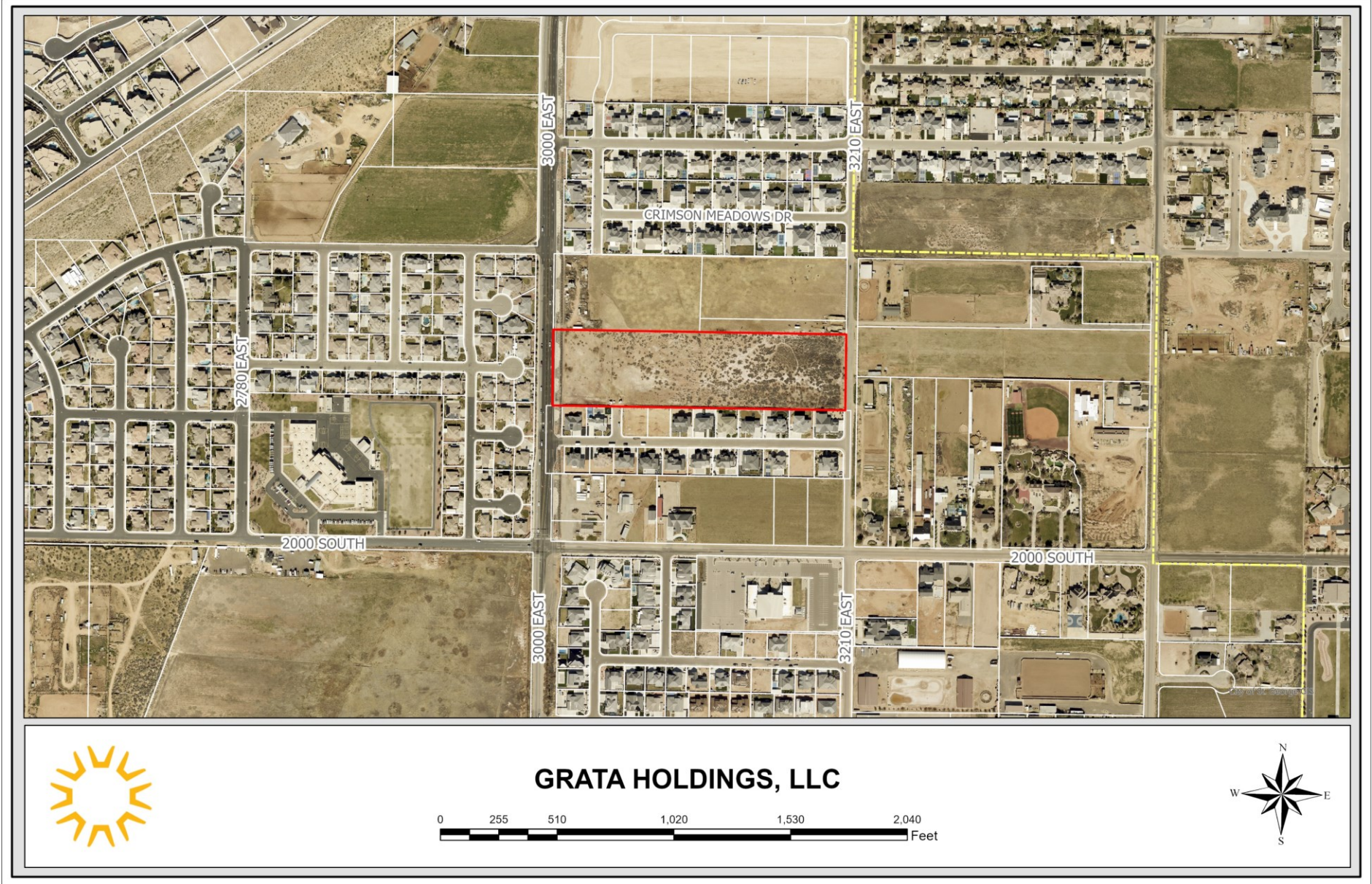
Exhibit A

PowerPoint Presentation

Grata Holdings Zone Change

2025-ZC-004

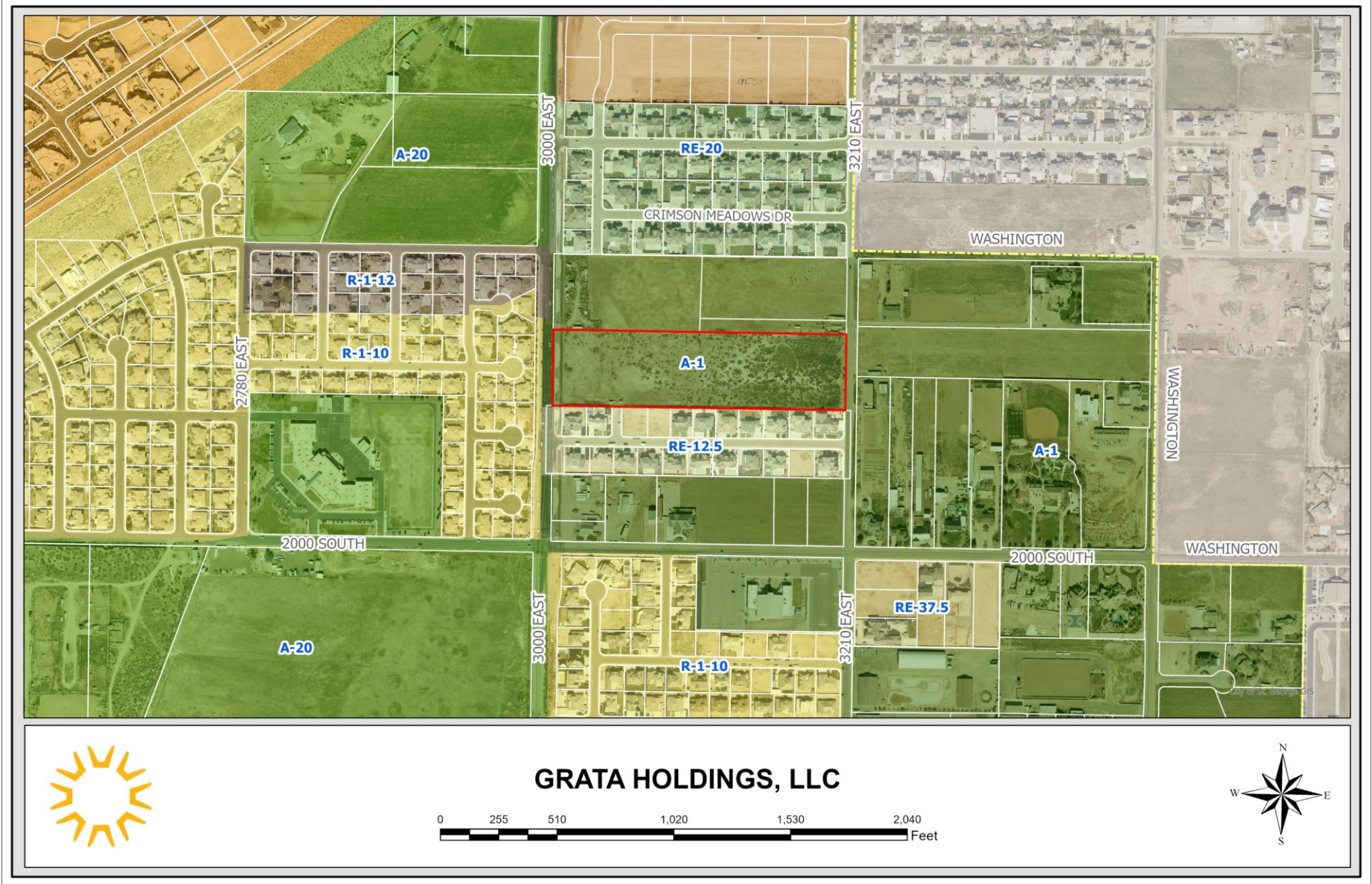
Aerial Map



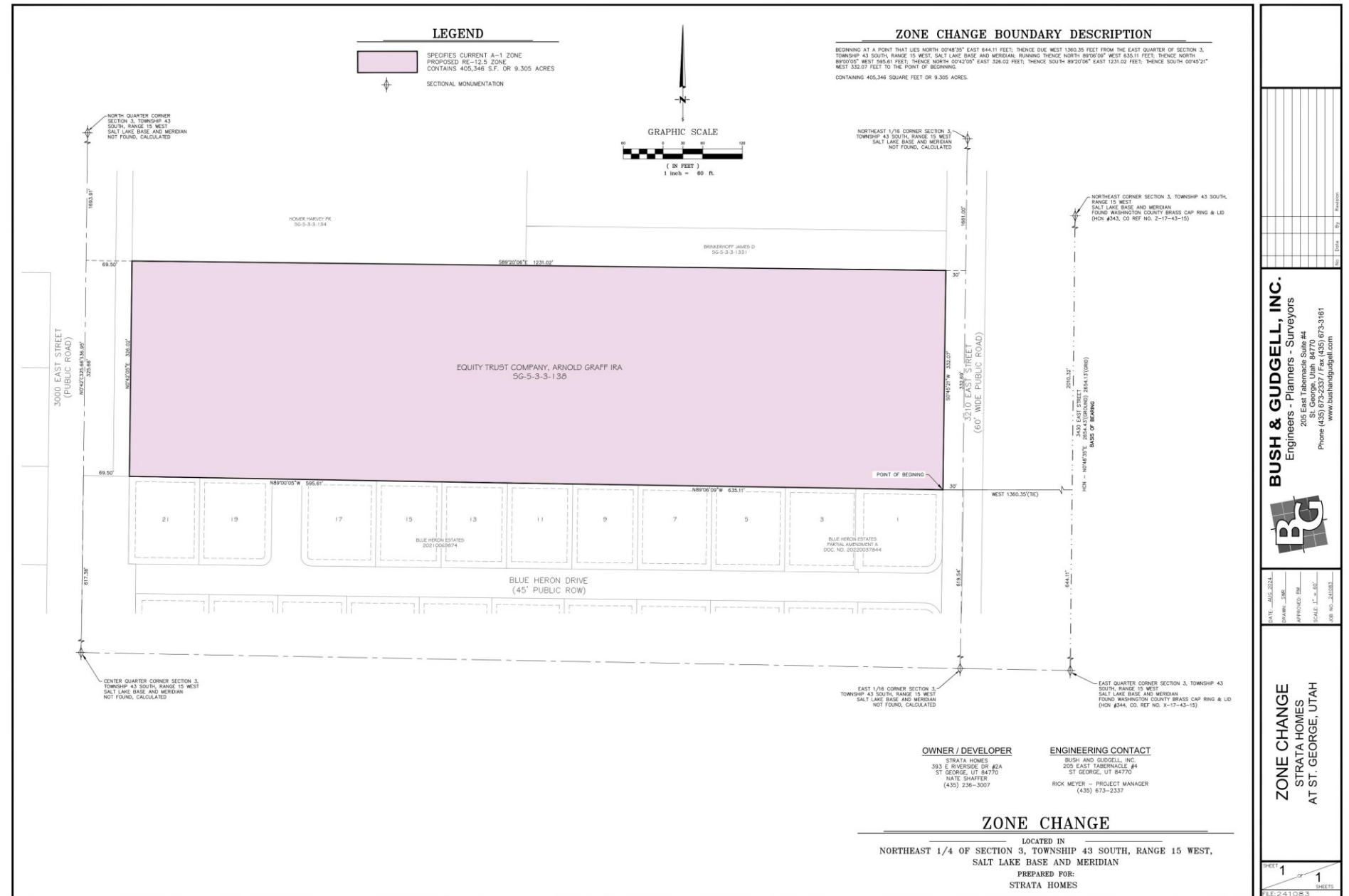
Land Use Map



Zoning Map



Survey



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-1 (AGRICULTURAL) TO RE-12.5 (RESIDENTIAL ESTATES 12,500 SQUARE FEET MINIMUM LOT SIZE) ON APPROXIMATELY 9.3 ACRES GENERALLY LOCATED ON THE EAST SIDE OF 3000 EAST AT APPROXIMATELY 1880 SOUTH IN ANTICIPATION OF A FUTURE RESIDENTIAL SUBDIVISION.

(Grata Holdings, LLC Zone Change)

WHEREAS, the property owner has requested a zone change from A-1 (Agricultural) to RE-12.5 (Residential Estates, 12,500 ft² minimum lot size) on approximately 9.3 acres generally located on the east side of 3000 East at approximately 1880 South in anticipation of a future residential subdivision; and

WHEREAS, the City Council held a public meeting on this request on March 6, 2025; and

WHEREAS, the Planning Commission held a public hearing on the request on February 11, 2025; and recommended approval with a 5-0 vote; and

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

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

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

Section 2. Adoption. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from A-1 (Agricultural) to from RE-12.5 (Residential Estates, 12,500 ft² minimum lot size). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A,” and parcel exhibit, incorporated herein as Exhibit “B”. The project must comply with all conditions, requirements, and restrictions as approved by City Council.

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

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon publication and/or posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 6th day of March 2025.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

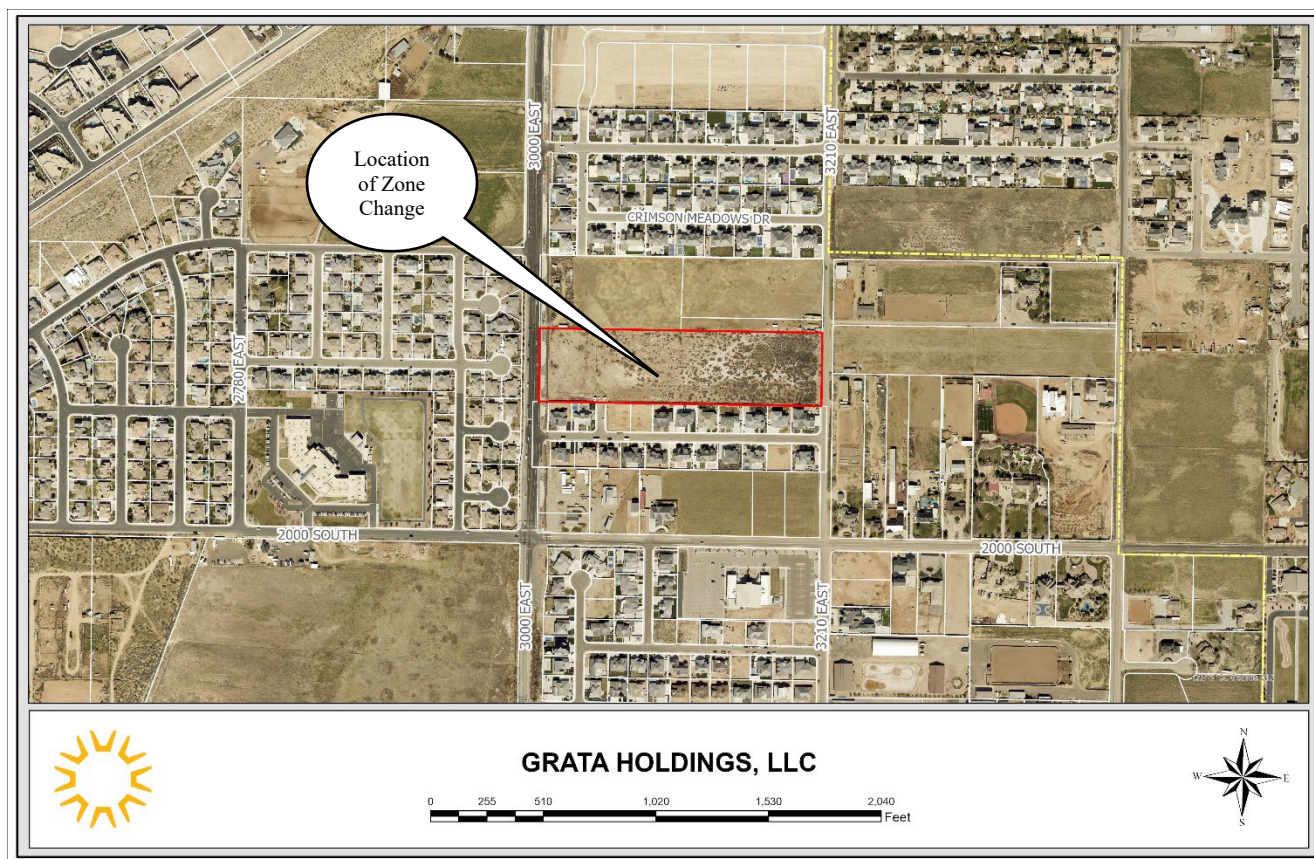
Councilmember Hughes	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____

Exhibit “A” – Legal Description

Beginning at a point that lies North 00°48'35" East 644.11 feet; thence due West 1360.35 feet; from the East Quarter of Section 3, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Running thence North 89°06'09" West 635.11 feet; thence North 89°00'05" West 595.61 feet; thence North 00°42'05" East 326.02 feet; thence South 89°20'06" East 1231.02 feet; thence South 00°45'21" West 332.07 feet to the point of beginning.

Containing 405,346 square feet or 9.305 acres.

Exhibit “B” – Parcel Exhibit



Agenda Date: 03/06/2025

Agenda Item Number: 09

Subject:

Consider approval of a Hillside Development Permit to identify the location of the ridgeline on lot 123 of the Foremaster Ridge subdivision. (Case No. 2025-HS-003 - Wilson Foremaster Ridge 123)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Desert Shadow Development â€œ Ben Willits

Reference Number: 2025-HS-003

Address/Location:

East side of Five Sisters Dr. at approximately 400 South

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

This is a request to obtain a hillside permit for the property located on the east side of Five Sisters Drive at approximately 400 South (Lot 123 Foremaster Ridge) in anticipation of the construction of a residential home. The Hillside Review Board held a meeting on site on January 22, 2025, and made a recommendation to the Planning Commission as to the location of the ridgeline. The Planning Commission held a public meeting to consider the recommendation and recommend with a 5-0 vote to approve the Hillside Review Boards ridgeline location as shown in Exhibit D of the staff report and with recommendations and conditions.

Staff Narrative (need/purpose):

This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicants property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30 ridge line setback area and states, No structures, walls, or solid fences are allowed within the 30 foot ridge line setback area.

Name of Legal Dept approver: Jami Brackin

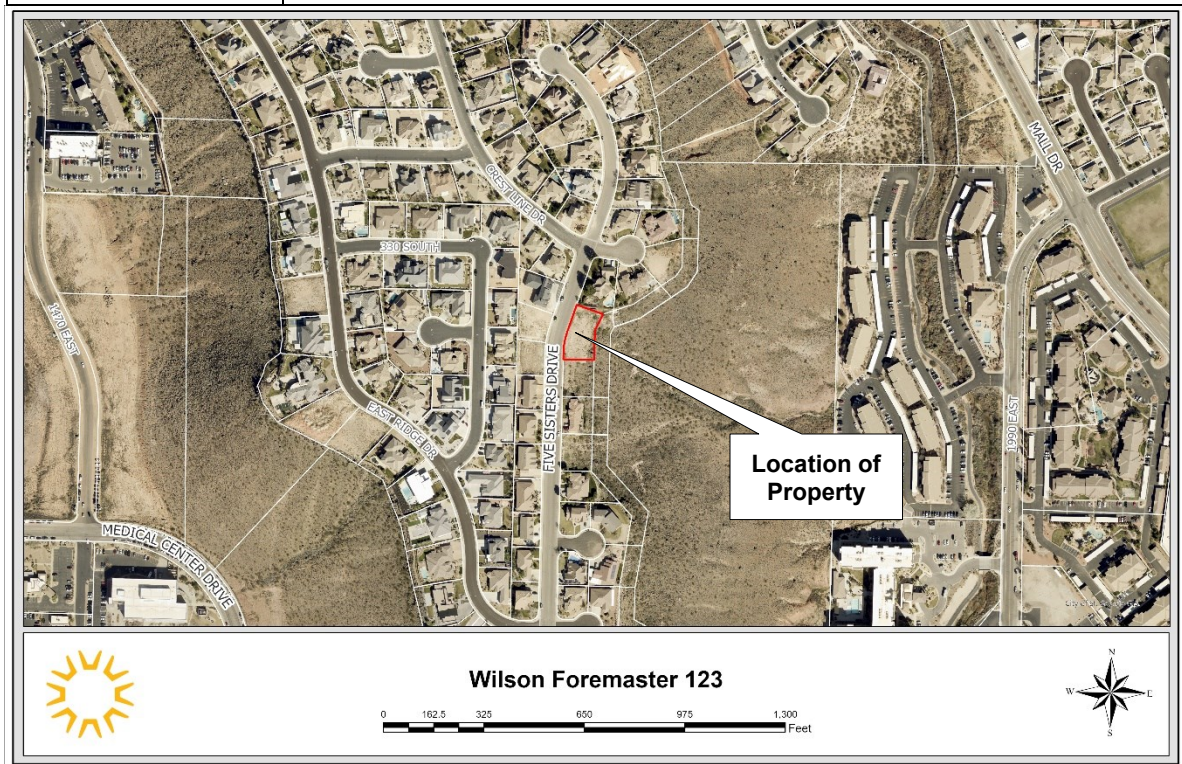
Budget Impact: No Impact

Recommendation (Include any conditions):

The Hillside Review Board held a meeting on site on January 22, 2025, and made a recommendation to the Planning Commission as to the location of the ridgeline. The Planning Commission held a public meeting to consider the recommendation and recommend with a 5-0 vote to approve the Hillside Review Boards ridgeline location as shown in Exhibit D of the staff report. Along with this recommendation, the Board made a recommendation and three conditions: 1. This lot is more conducive to a walk out basement scenario as far as impact to aesthetics and they consider strongly the possibility of a walk out (intended as a recommendation and not a condition). 2. There be no disturbance of the basalt rocks below the ridgeline, during construction the contractor put up a safety fence and is advised that no material be dumped over the ridge. 3. Existing grading that has been done has created an uphill slope that needs to be mitigated, either pulled back or have rock basalt landscaping material placed on it to mitigate that light brown soil surface 4. Any retaining walls that are associated with construction of this lot consist of basalt type rock that would match the surroundings.

HILLSIDE REVIEW BOARD AGENDA REPORT: **01/22/2025**
 PLANNING COMMISSION AGENDA REPORT: **02/11/2025**
 CITY COUNCIL AGENDA REPORT: **03/06/2025**

Wilson Foremaster Ridge 123 Hillside Development Permit (Case No. 2025-HS-003)	
Request:	A Hillside Development Permit to identify the location of the ridgeline and ridgeline setback on lot 123 of the Foremaster Ridge subdivision in anticipation of the construction of a residential home.
Applicant:	Desert Shadow Development – Ben Willits
Location:	East side of Five Sisters Dr. at approximately 400 South
General Plan:	Low Density Residential (LDR)
Existing Zoning:	R-1-10 - Single Family Residential, minimum lot size 10,000 ft ²
Surrounding Zoning:	North R-1-10
	South R-1-10
	East R-1-10
	West R-1-10
Land Area:	Approximately 0.35 acres



BACKGROUND

This is a request to obtain a hillside permit for the property located on the east side of Five Sisters Drive at approximately 400 South (Lot 123 Foremaster Ridge). (See Exhibit A, Foremaster Ridge final plat). This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30' ridge line setback area and states, "*No structures, walls, or solid fences are allowed within the 30' foot ridge line setback area.*"

The applicant is requesting to meet with the hillside committee and review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 123 and identify the ridgeline as required by ordinance.

APPLICABLE ORDINANCE(S) (Selected portions)

10-13A-6: Building Setbacks and Additional Design Standards:

- A. *Front Setback along Streets:* Along streets where the slope of the adjacent property to the street is over fifteen percent (15%), the minimum setback is twenty feet (20').
- B. *Setbacks:* All setbacks shall conform to the underlying zone criteria except as provided herein. No structure or accessory structure shall be constructed within the setback area as defined below. However, a see-through wrought iron fence with at least fifty percent (50%) of the fence open, landscaping, and a nonvertical swimming pool are permitted in the setback area.
 - 1. *Ridgelines:* All ridgelines as shown on the ridgeline map shall be subject to the setback provisions contained herein. Setbacks from ridgelines not identified on the ridgeline map shall be a minimum of thirty feet (30'), or greater if recommended in the geotechnical reports.
 - 2. *Plateaus:* On plateaus, the setback from the ridgeline shall be a minimum of fifty feet (50') unless a greater setback is recommended in the geotechnical reports.
- C. *Cuesta:* Where a ridgeline occurs on a cuesta, the minimum setback shall be one hundred feet (100') measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report.
- D. *Additional Design Standards:*
 - 1. Retaining walls shall be colored to blend into the surrounding natural geology.
 - 2. Retaining wall height is limited to the heights set forth in chapter 18 of this title and the standards for rock wall construction.

3. Building exterior colors shall be earth tone and blend with the surrounding natural landscape.
4. In residential zones, “no disturbance” areas shall be held as the “common area” of a project. Common areas shall be owned and maintained by the homeowners’ association or may be deeded to the city when accepted by the city.
5. In nonresidential zones, any “no disturbance” area shall be identified on the final site plan or final plat.
6. Any required no disturbance area shall be identified on the ground with temporary fencing or other approved means to prevent accidental disturbance of the area during construction and such fencing shall be installed prior to issuance of a grading permit.
7. The building site shall be located on the flattest portion of the parcel.
8. No structure shall extend over any natural ridgeline. The structure shall be in contact with the ground at all edges.

EXHIBITS PROVIDED

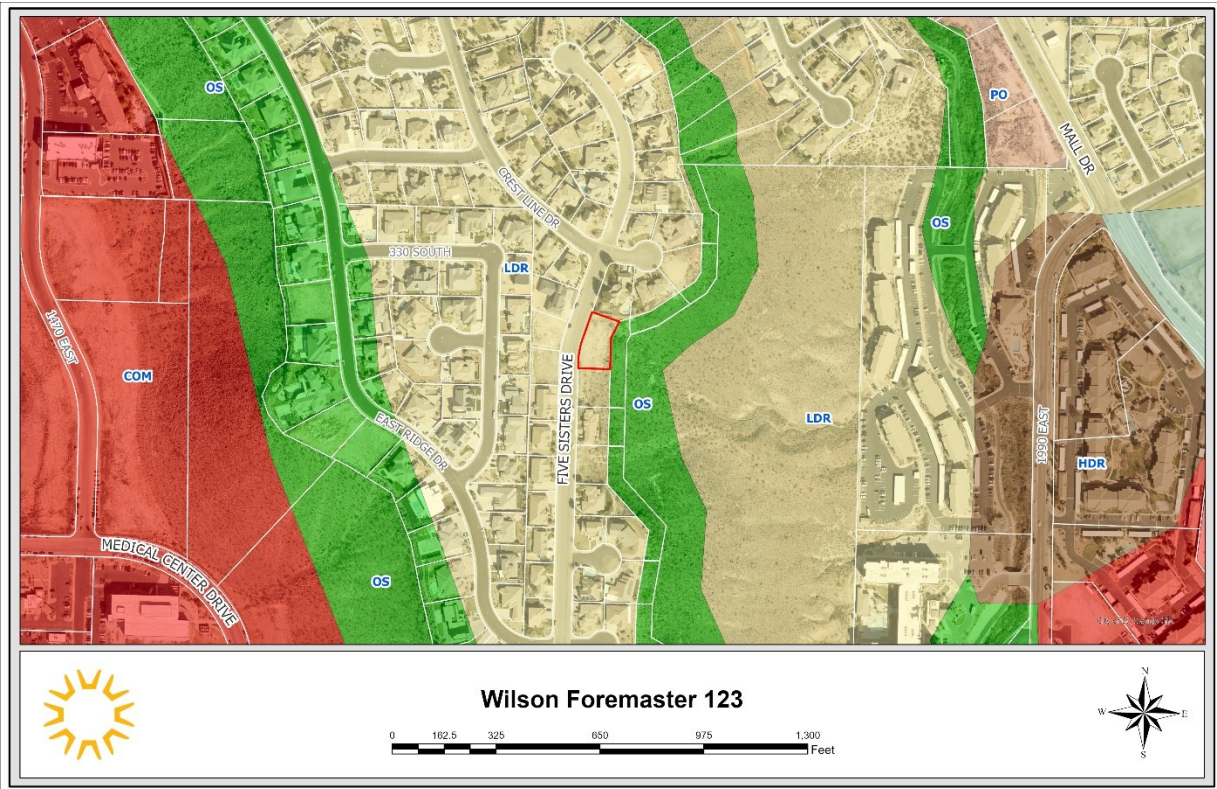
1. Exhibit A – Foremaster Ridge Plat
“Exhibit A” in the packet shows the Foremaster Ridge plat.
2. Exhibit B – Aerial of Existing Ridgeline with Plat Overlay
“Exhibit B” is an aerial map with the Foremaster Ridge Plat overlayed.
3. Exhibit C – Map of Proposed Ridgeline
“Exhibit C” is a map showing the location of the proposed ridgeline designation with the proposed ridgeline and ridgeline setback of Lot 123.
4. Exhibit D – Hillside Review Board Recommended Ridgeline Map
“Exhibit D” is a map depicting the location of the Hillside Review Board recommended ridgeline.

RECOMMENDATION

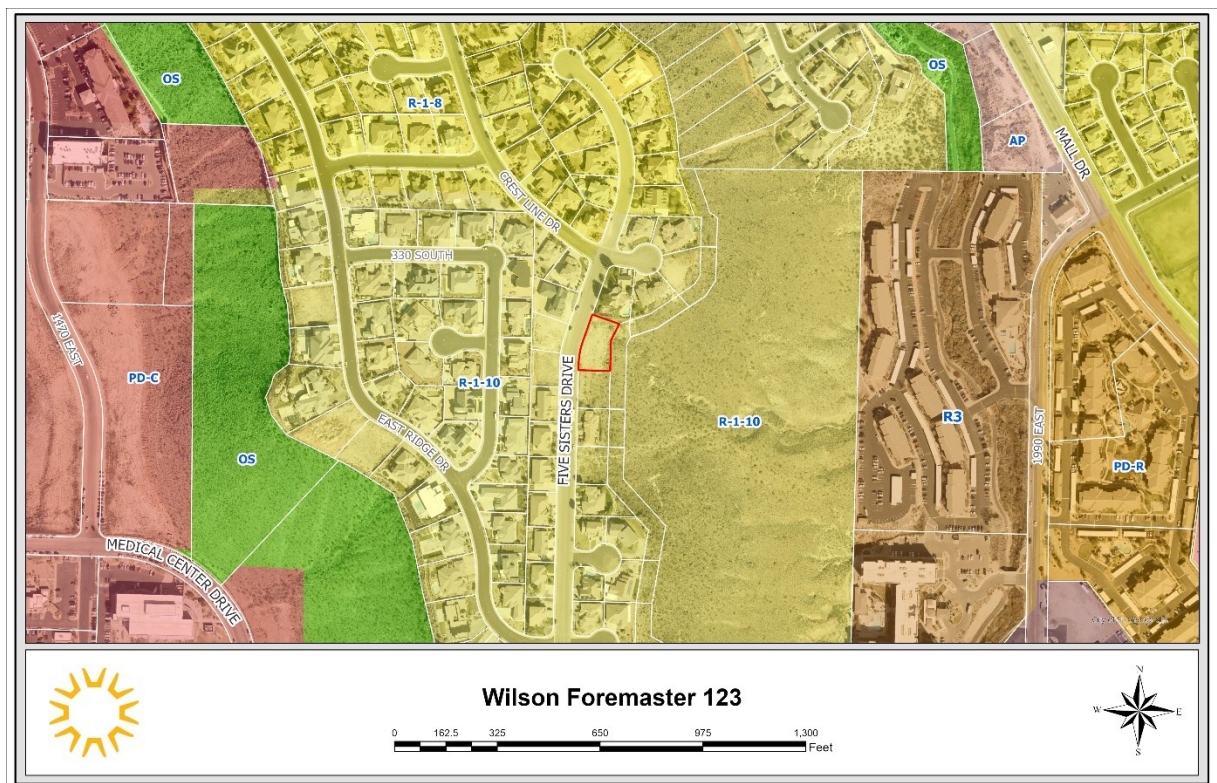
The Hillside Review Board held a meeting on site on January 22, 2025, and made a recommendation to the Planning Commission as to the location of the ridgeline. The Planning Commission held a public meeting to consider the recommendation and recommend with a 5-0 vote to approve the Hillside Review Board’s ridgeline location as shown in Exhibit “D”. Along with this recommendation, the Board made some recommendations and conditions:

1. This lot is more conducive to a walk out basement scenario as far as impact to aesthetics and they consider strongly the possibility of a walk out (*a recommendation not a condition*).
2. There be no disturbance of the basalt rocks below the ridgeline, during construction the contractor put up a safety fence and is advised that no material be dumped over the ridge.
3. Existing grading that has been done has created an uphill slope that needs to be mitigated, either pulled back or have rock basalt landscaping material placed on it to mitigate that light brown soil surface
4. Any retaining walls that are associated with construction of this lot consist of basalt type rock that would match the surroundings.

General Plan – LDR (Low Density Residential)



Zoning - R-1-10



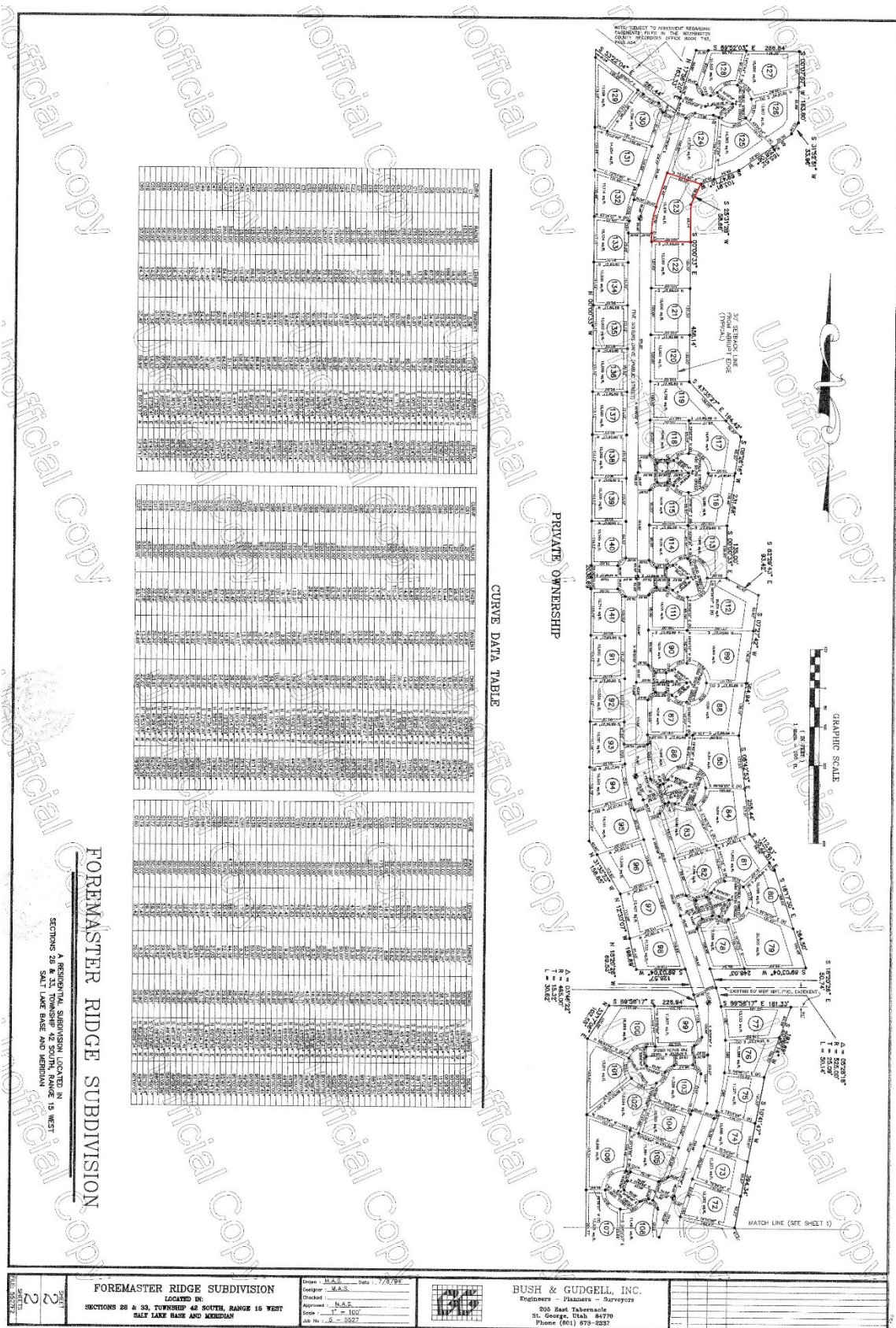


EXHIBIT B AERIAL IMAGES OF LOT 123



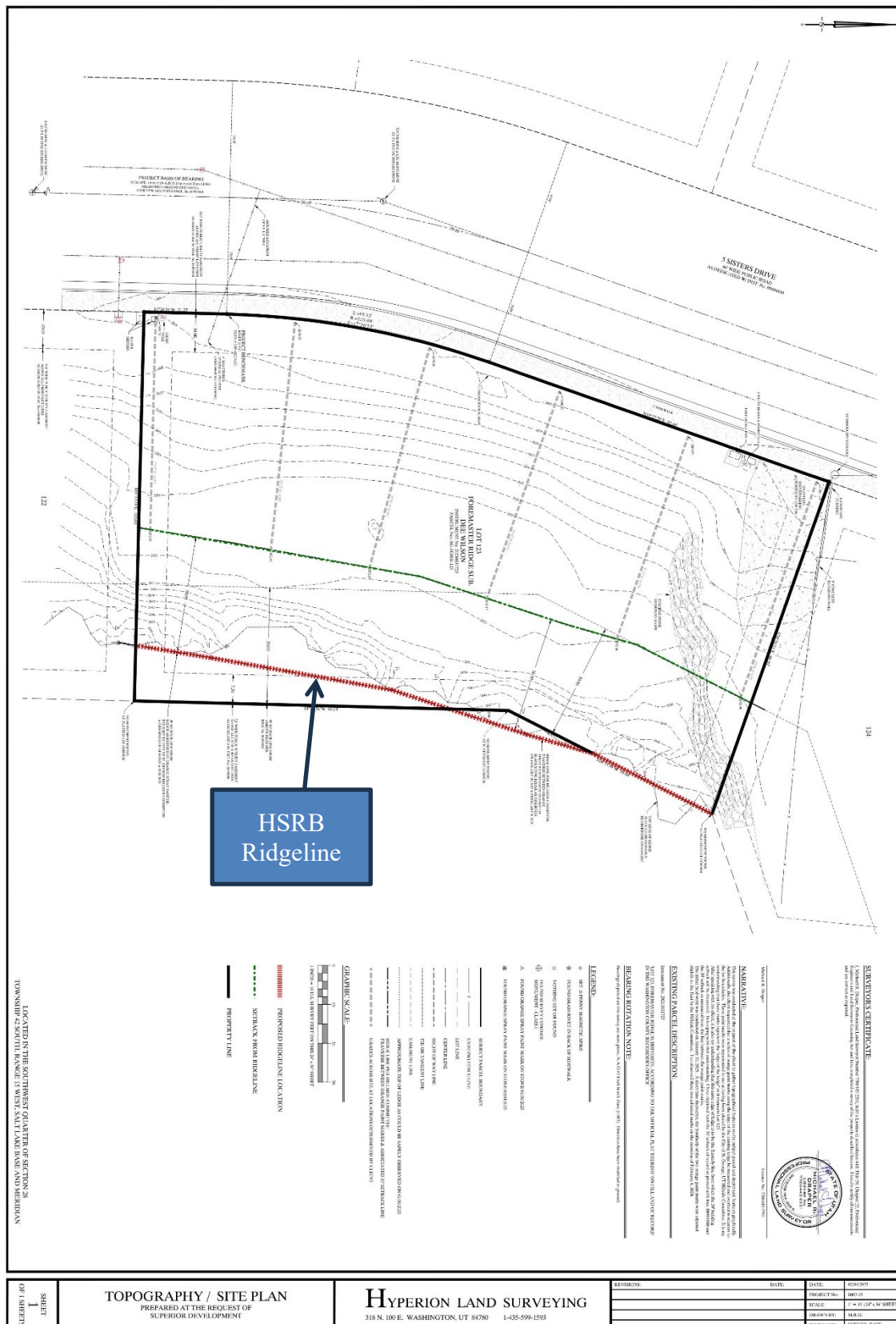


EXHIBIT C PROPOSED RIDGELINE





Foremaster Lot 123
Proposed Site Plan
SG-FORR-123



Agenda Date: 03/06/2025

Agenda Item Number: 10

Subject:

Consider approval of Resolution No. 2025-006R approving the Municipal Wastewater Planning Program Report for 2024.

Item at-a-glance:

Staff Contact: Scott Taylor

Applicant Name: Scott Taylor

Reference Number: N/A

Address/Location:

N/A

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

Each year, the Division of Water Quality requires municipal wastewater systems complete a self evaluation of their wastewater system. The evaluation looks at the wastewater collections and wastewater treatment operations, maintenance, repair and replacement planning, capital projects, and financial plans. The results of the evaluation are required to be approved by the City Council by resolution.

Staff Narrative (need/purpose):

The self-evaluation was conducted by our Wastewater Manager, Jason Crow, and included input and data from both the wastewater collections and wastewater treatment operators. Overall, both the wastewater treatment and wastewater collections systems are very well maintained and have no significant deficits.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval of the resolution approving the Municipal Wastewater Planning Program Report for 2024.

CITY OF ST. GEORGE, UTAH
RESOLUTION No. _____

**A RESOLUTION APPROVING THE MUNICIPAL WASTEWATER PLANNING PROGRAM
REPORT FOR 2024**

WHEREAS, the City of St. George is required by the Water Quality Board to review the Municipal Wastewater Planning Program Report for 2024; and

WHEREAS, the City of St. George has a Utah Pollutant Discharge Elimination System (UPDES) permit and wishes to remain in compliance with the terms and conditions of that permit and therefore has taken appropriate actions necessary to maintain effluent requirements contained in the permit.

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

The City of St. George hereby informs the Utah Department of Environmental Quality Division of Water Quality that the following actions were taken by the City Council:

1. Reviewed the Municipal Wastewater Planning Program Report for 2024; and
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit as applicable.

This Resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City Council of the City of St. George, this _____ day of March, 2025.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Alicia Carlton, Assistant City Attorney