

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 16, 2014, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
Support Services Manager Marc Mortensen
Assistant City Attorney Victoria Hales
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was Boy Scout Troup 1765, and the invocation was offered by Tim Martin, Secretary of the Interfaith Council.

Ron Jensen stated that the State High School Mountain Bike Championship will take place in the Green Valley area this month. He presented a PowerPoint presentation covering the following topics: Utah High School Cycling League; photos of bikes and trails in the area; photos of cyclists. He explained that in 2011, the first season, 321 student athletes were registered, in 2012, there were 641 and in 2014, there were 1,094. He invited the Mayor and Councilmembers to attend the races. Additionally, he stated that he is a big supporter of the RAP tax.

Councilmember Arial mentioned that she and Mayor Pike attended a ceremony honoring the Korean War Veterans this afternoon.

Mayor Pike advised that next weeks work meeting will be rescheduled on October 30, 2014 due to the Inauguration of President Williams.

Support Services Manager Marc Mortensen advised item 6I will be tabled.

AWARD OF BID:

Consider approval of an agreement with SunRoc Corporation for the River Road Asphalt Repair project.

Purchasing Manager Connie Hood stated that three bids were received. The low bidder was SunRoc Corporation in the amount of \$127,821.

MOTION: A motion was made by Councilmember Hughes to approve the bid for River Road Asphalt Repair project to SunRoc Corporation for \$127,821.

SECOND: The motion was seconded by Councilmember Bowcutt.

Mayor Pike mentioned that this is for repairs north of the Virgin River Bridge.

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

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

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with Campbell & Associates for the Recreation Center remodel phase II design.

Purchasing Manager Connie Hood stated that the cost of the agreement is \$29,187.

Support Services Manager Marc Mortensen explained that staff members who were housed at the Recreation Center have moved into the City Commons building. The Recreation Division would like to renovate that space. Kim Campbell and Associates will design the remodel to make better use of the space.

MOTION: A motion was made by Councilmember Almquist to approve the professional services agreement with Campbell and Associates for the Recreation Center remodel phase II and design in the amount of \$29,187.

SECOND: The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing to consider vacating a portion of a utilities easement located along Crimson Ridge Drive and West of 3000 East (Lots 86-88 of Mulberry Estates Phase 6).

Assistant Public Works Director Wes Jenkins advised this location is zoned R-1-12. There was an existing fiber optic line that was supposed to go into this easement; however, it has been relocated to the street.

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

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

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/FISCAL YEAR 2014-2015 BUDGET AMENDMENTS/RESOLUTION:

Public hearing to consider amendments to the 2014-2015 fiscal year budget.

Budget and Financial Planning Manager Deanna Brklacich outlined the following amendments to the budget: 1) To budget for the annual Justice Assistance Grant from the Office of Justice Programs to be used to replace outdated XP Windows operating system computers; 2) To budget for a new grant award from the Utah Arts & Museums to be used to purchase additional 8-foot panels for the permanent collection storage room; 3) To carryover the remaining budget of the Airport Pavement Management project approved and funded in the previous fiscal year for \$400,000 by a UDOT grant and PFC fees; but a portion of the project was not paid until this current year; 4) To budget for the purchase of a new trailer for the Crisis Negotiations Team which Homeland Security has volunteered to reimburse the City for; and the \$15,000 has already approved in the budget for the trailer will be used to equip the trailer instead; 5) To carry over repairs of roof-leak damage to the SHAC restrooms and office area. This project was approved in the prior fiscal year but was unable to be completed until the roof repairs were finished and tested; 6) To increase the current budget for the Tonaquint Nature Center grading project to carry over unused funds from the prior year's budget, add revegetation, and to increase the budget due to bids coming in higher than the engineer's estimate; 7) To budget for installation of lights and netting at the Snow Park futsal court funded through a donation from the Rotary Club for the netting, reallocation of a portion of Park's building and grounds budget, and the balance

as a transfer from the Capital Projects Fund; 8) To budget for engineering and construction fees for the Tonaquint Cemetery secondary access road at approximately 1600 S. connecting to Dixie Drive; 9) To increase the amount budgeted from \$101,700 to \$153,400 for the Christensen Park restroom facility to add a detention basin, backflow prevention device, parking lot improvements, and additional design/engineering fees. The additional costs will be funded by a transfer from the Park Impact Fund; 10) To budget for the purchase of property at 78 North 100 West; 11) To carry over a portion of the Mesa Palms subdivision improvements project approved in the prior fiscal year for \$450,000 but not fully completed, delaying completion into FY2015. Funding has already been received from the private developer's performance bond; 12) To budget for professional fees to create the Ft. Pierce DCA #2. A portion of the fees were programmed in the prior fiscal year but the project was delayed and the fees are being incurred in the current fiscal year instead; 13) To budget for a Master Transportation Plan study which is an approved expenditure on the Transportation Impact Fee - Capital Facilities Plan. The Dixie MPO will reimburse the City for 49% of the study's cost; 14) To increase the Drug Task Force equipment budget for the replacement of XP Operating System computers and laptops for the Police Department; 15) To increase the budget for the Little Valley Road project to add drainage improvements along Horseman Park Road with funding participation from a developer and Wastewater Collection; and 16) To carry over the Cremation Garden project at the Tonaquint Cemetery approved in the prior fiscal year but postponed due to a delay in receiving the design and construction drawings. The project is now ready to be completed.

Mayor Pike mentioned that some of these items are coming from other sources such as grants. Additionally, a portion of the items are being carried over from the previous fiscal year.

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

MOTION: A motion was made by Councilmember Almquist to approve the resolution amending the 2014-15 budget amendments based on the list provided.
SECOND: The motion was by Councilmember Arial.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

FBO LEASE AMENDMENT/RESOLUTION:

Consider approval of a resolution approving an amendment to the Above View, LLC FBO lease.

Airport Manager Rich Stehmeier advised this is a housekeeping item to change the name from Above View, LLC to Above View Jet Center, Inc.

MOTION: A motion was made by Councilmember Hughes to approve the resolution amending the FBO lease to change the tenant name from Above View, LLC to Above View Jet Center, Inc.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

SASO AGREEMENT:

Consider approval of a SASO lease with Aviation Investments.

Airport Manager Rich Stehmeier advised this lease is with Duane Adams and his group. He stated there are still some issues that City Attorney Shawn Guzman is working out, therefore, the approval should be contingent upon legal approval.

MOTION: A motion was made by Councilmember Randall to approve the SASO lease with Aviation Investments contingent to approval by the Legal Department.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Almquist stated that this lease seems to be identical to others.

Mr. Stehmeier commented that this lease is a bit different.

Councilmember Hughes inquired what are the differences between this lease and the others.

Mr. Stehmeier explained that Mr. Adams is moving a business and a hangar from the old airport. It has taken three and a half years to get everything ready.

Mayor Pike commented that Mr. Stehmeier and City Attorney Shawn Guzman have worked very tenaciously and have given consideration to Mr. Adams.

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

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

The vote was unanimous and the motion carried.

SALE OF CITY PROPERTY/RESOLUTION:

Consider approval of a resolution for the sale of property to Washington County for a library site.

Support Services Manager Marc Mortensen advised the property is located in the Little Valley area near Horseman Park Drive. The site is 2.074 acres and will be sold for \$50,000 per acre; a total sale price of \$103,700.

MOTION: A motion was made by Councilmember Hughes to approve the resolution for the sale of property to Washington County for \$103,700.

SECOND: The motion was seconded by Councilmember Bowcutt.

Assistant City Attorney Victoria Hales advised this item is subject to approval by the Legal Department.

AMENDED

MOTION: Councilmember Hughes added that this item is subject to approval by the Legal Department..

SECOND: The amended motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

SALE OF CITY PROPERTY/RESOLUTION:

Consider approval of a resolution for the sale of property to Dixie Power for a substation.

Support Services Manager Marc Mortensen stated the property will be used for substation at the northwest corner of Seegmiller historic park. The property is approximately one acre. Staff has consulted with the Seegmiller family who are in favor of the sale. Dixie Power has agreed to pay \$200,000 for the property, if the funds are used for the betterment of the Park.

MOTION: A motion was made by Councilmember Almquist to approve the resolution for the sale of 1.01 acres for \$200,000 to Dixie Power.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

FEE WAIVER:

Consider approval of fee waiver request for the use of the Ridge Top Complex for the St. George Lions Drag Races event. John D. Jones, applicant.

Councilmember Bowcutt recused himself.

John Jones, applicant, stated that they are trying to get more involvement from the DXATC. Originally the event was going to be held on Saturday and Sunday, November 15th and 16th; however, Sunday will be cancelled. They will be promoting safe racing by taking the race off the street and provide a safe place for this event. Black Rock Motorsports will be the insurance holder.

Support Services Manager Marc Mortensen advised that the applicant has satisfied all requirements.

MOTION: A motion was made by Councilmember Randall to approve the fee waiver for the use of the Ridge Top Complex for the St. George Lions Drag Races event on November 15, 2014.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

Councilmember Bowcutt returned.

FEE WAIVER:

Consider approval of a fee waiver request for the use of Tonaquint Park for the Support Your Local Grandparents 3K event. LuAnn Lundquist, applicant.

LuAnn Lundquist, applicant, stated that this will be an annual fall event. Proceeds will be used for the Alzheimer's and Dementia Society. The walk will include vendors and food for the racers in addition to music.

MOTION: A motion was made by Councilmember Arial to approve the fee waiver for the use of Tonaquint Park for the Support Your Local Grandparents 3K event.

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

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

The vote was unanimous and the motion carried.

STREET CLOSURE:

Consider approval of a request to close Desert Hills Drive from Brigham Road to 840 East Street for the Bands of America St. George Regional Championship event. Kyle Courtney, applicant.

Mike Winslow, Band Director for Desert Hills, stated that the first event on October 31, 2014. He explained that 46 bands will be competing at Dixie State University. They are requesting to close 800 East between 400 South and 600 South, and 400 South between 800 East and 900 East. Also, they are requesting to close parallel parking on 1000 East between 250 South and 350 South. These are the same roads that have been closed in previous years.

Support Services Manager Marc Mortensen advised these are State roads; therefore, there no need for approval from the Councilmembers.

Mr. Winslow, stated that on Saturday, November 1, 2014 they will be hosting the Western Regional Bands of America Marching Band Competition at Desert Hills High School. They are requesting to close Desert Hills Drive from 840 East to Brigham Road. There will be 29 bands participating from the Western United States.

Mayor Pike commented that this is an incredible opportunity for the bands. It is a very high level of competition and is very expensive.

Mr. Winslow stated that the winner will travel to Indianapolis for the grand final national competition.

MOTION: A motion was made by Councilmember Almquist to approve the road closure from Desert Hills Drive/Thunder Way from Brigham Road to 840 East Street for the Bands of America St. George Regional Championship event.

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

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

The vote was unanimous and the motion carried.

Support Services Manager Marc Mortensen advised that the Washington County Tourism office asked if they can use the removable bleachers for the event. Staff will take them to Desert Hills High School to set them up and take them down.

STREET CLOSURE/FEE WAIVER:

Consider approval of a request to close 2310 East Circle at 170 North and a special event fee waiver for the Cotton Manor Halloween Block Party. Chad Lee, applicant.

Chad Lee, applicant, stated that this is a neighborhood block party on Halloween and has taken place for the past couple of years. Previously, it was held at the park; however,

they have wheelchair bound neighbors so they are moving it so that all can participate. They would like to close the road to see that the children are safe.

MOTION: A motion was made by Councilmember Bowcutt to waive the permit fee and street closure of 2310 East Circle at 170 North for the Cotton Manor Halloween Block Party.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

FEE WAIVER:

Consider approval of a fee waiver request for the use of the Town Square for the Snow Canyon High School Sadie Hawkins Dance. Shelbee Jensen, applicant.

Tasha Woolsey and Rebecca Hesson, students, stated that they are requesting a fee waiver for the use of Town Square for a Sadie Hawkins Dance on November 1, 2014. There will be two School Resource Officers as well as several faculty members in attendance and they expect approximately 400 students. Additionally, they requested that the carousel can be turned on.

Support Services Marc Mortensen advised that staff is concerned with noise ordinance.

Assistant City Attorney Victoria Hales asked that since staff has not worked out the carousel issue, it be approved subject to working out staffing and liabilities issues.

MOTION: A motion was made by Councilmember Arial to approve the fee waiver request for the use of Town Square for the Snow Canyon High School Sadie Hawkins Dance subject to working out staffing and liability issues for the carousel.

SECOND: The motion was seconded by Councilmember Randall.

Mayor Pike asked that they be sensitive regarding the noise after 10:00 p.m.

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

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

The vote was unanimous and the motion carried.

FULL SERVICE RESTAURANT LIQUOR LICENSE:

Consider approval of a local consent for a full service restaurant liquor license for Red Lobster located at 263 North Red Cliffs Drive. Kevin Brotherton, applicant.

Business License Specialist Shiloh Kirkland advised this is not a new license, just a change of license holders.

Councilmember Bowcutt inquired about the application. He mentioned that it says "Beer License Application"; however, per the agenda they are requesting a full service restaurant liquor license.

Ms. Kirkland explained that a liquor license is subject to State approval. This is a local consent for a full service restaurant liquor license.

Support Services Marc Mortensen advised that the Council is approving the local consent to go to the State.

MOTION: A motion was made by Councilmember Hughes to approve the local consent for a full service restaurant liquor license for Red Lobster.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

LIMITED SERVICE RESTAURANT LIQUOR LICENSE:

Consider approval of a local consent for a limited service restaurant liquor license for Chef Alfredo located at 1135 East 700 South. Alfredo Modica, applicant.

Chef Kirt, representative, introduced himself.

Business License Specialist Shiloh Kirkland advised the license is limited to beer and wine only.

Chef Kirt stated that Chef Alfredo previously had a restaurant on Main Street. This location used to be a car dealership.

Councilmember Hughes inquired how close they are to parks and schools.

Ms. Kirkland stated that the distances are included in the application.

Councilmember Almquist stated that it is 2,000 feet from a church, 11,000 feet from a library, 7,900 feet from a residential treatment facility, and 4,800 feet from a school.

Assistant City Attorney Victoria Hales advised the request meets City ordinance.

MOTION: A motion was made by Councilmember Randall to approve the limited service restaurant liquor license for Chef Alfredo.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Ray Snyder advised that the Planning Commission, at its meeting held October 14, 2014, recommended public hearings be set for November 6, 2014 to consider 1) a zone change from R-1-10 to PD-R on 8.55 acres located at approximately 1850 South River Road and will be referred to as Cottam Ridge; and 2) a request to amend the City Zoning Regulations, Title 10, Chapter 8, Planned Development Residential Zone, and Chapter 19, Section 4, Parking Standards to add provisions for college student housing projects and the building height, density, and related standards.

MOTION: A motion was made by Councilmember Randall to set the public hearings for November 6, 2014.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Crimson Cove, a ten lot residential subdivision located at the southwest corner of Crimson Ridge Drive and Little Valley Road, zoning is R-1-10 and RE-20. The final plat meets conditions and Planning Commission recommends approval. The developer will be doing a landscape strip for the double fronting lots. Additionally, the developer will enter into a maintenance agreement for the maintenance of the land scape strip.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Crimson Cove.

SECOND: The motion was seconded by Councilmember Arial.

City Attorney Victoria Hales requested the item be subject to approval by the Legal Department.

AMENDED MOTION:

Councilmember Randall amended her motion adding that it be subject to approval by the Legal Department.

SECOND: The amended motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Escapes at the Ledges Phase 1, a thirty one lot residential subdivision located southerly and easterly of the East Ledges round-a-bout and Ledges Parkway, zoning is PD-R. The final plat meets conditions and Planning Commission recommends approval. This plat was recently approved for nightly rentals. This subdivision contains private streets, but he proposed round-a-bout associated with this plat would become public property. Additionally the development will be subject to an agreement with the HOA for landscape maintenance.

City Attorney Victoria Hales requested the item be subject to approval by the Legal Department.

MOTION: A motion was made by Councilmember Bowcutt to approve the final plat for Escapes at the Ledges Phase 1, subject to approval by the Legal Department.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Gentry Lane, a twenty-four lot residential subdivision located between Mountain Ledge Drive and Horseman Park Drive and west of Little Valley Road, zoning if RE-12.5. They will have double fronting lots along Little Valley Road and will dedicate a ten foot landscape strip to the City. A note will be added to the to plat stating that if the retaining wall exceeds 8' in height, the privacy wall on top will need to be 50% see through.

Assistant City Attorney Victoria Hales requested the item be subject to review by the Legal Department.

Mr. Jenkins stated that the developer will be required to submit a landscape plan to the Parks Division for review and approval.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Gentry Lane subject to review by the Legal Department.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

Mr. Jenkins advised that items 2D and 2E, final plats for Tuscan Heights and Tuscan Hills Phase 3 subdivisions, were approved by the Planning Commission; however, road issues need to be resolved, therefore the Legal Department asked the items be tabled. Additionally, the final plat approval for the Legends of Cactus Flats was tabled, at the applicants request, to the next Planning Commission meeting.

MOTION: A motion was made by Councilmember Arial table the items.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT/ORDINANCE:

Consider approval of an ordinance amending the final plat for Emerald Ridge Amended.

Assistant Public Works Director Wes Jenkins presented the final plat amendment for Emerald Ridge Amended. The purpose of the final plat is to add Lot 47 and make the temporary turn-a-round a permanent turn-a-round.

MOTION: A motion was made by Councilmember Randall to amend the final plat for Emerald Ridge Amended Lot 47.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

Mr. Jenkins advised the item was not required to have a public hearing since 100% consent was given.

FINAL PLAT AMENDMENT/ORDINANCE:

Consider approval of an ordinance amending the final plat for The Flats at South Pointe Phase 3 Amended.

Assistant Public Works Director Wes Jenkins presented the final plat amendment for The Flats at South Point Phase 3 Amended. The purpose of the amendment is to increase the size of pads 301 and 302. This is to accommodate a larger home that is being requested to be built on these pads.

MOTION: A motion was made by Councilmember Hughes to amend the final plat for The Flats at South Point Phase 3.

SECOND: The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT/ORDINANCE:

Consider approval of an ordinance amending the final plat for The Vistas at Entrada Phase 1 Amended.

Assistant Public Works Director Wes Jenkins presented the final plat amendment for The Vistas at Entrada Phase 1 Amended. He explained that when the subdivision was designed, a 10 foot gap was left between the back of curb and the property lines. The gap became common area to the association. The purpose of the amendment is to change the setback to 10 feet which would locate them 20 feet to the back of curb. 100% consent was given.

Assistant City Attorney Victoria Hales stated that the ordinance allows a 10 foot setback on a private street.

MOTION: A motion was made by Councilmember Hughes to amend the final plat for The Vistas at Entrada Phase 1 Amended.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

LOT SPLIT:

Assistant Public Works Director Wes Jenkins presented the request for the Clark family lot split. The parcels are located at approximately 3020 South Bloomington Drive East property line and is zoned R-1-10. They are requesting to split two lots into three lots. Each of the lots will be approximately a 1/3 of an acre after the split.

MOTION: A motion was made by Councilmember Randall to approve the splitting of the two lots on the Clark family lot split at Bloomington Drive East.

SECOND: The motion was seconded by Councilmember Arial.

Councilmember Bowcutt mentioned that there are no easements that would need to be vacated.

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

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

The vote was unanimous and the motion carried.

LOT SPLIT:

Assistant Public Works Director Wes Jenkins presented the Jeff & Diane Barlow lot split. The parcel is located at the southwest corner of 3670 South and Bentley Road and is zoned A-1. They are requesting to split one lot into two lots. There is an existing home and a dedicated road. If they subdivide, they will be required to build the road to City standard.

Assistant City Attorney Victoria Hales requested the item be subject to approval by the Legal Department.

MOTION: A motion was made by Councilmember Hughes to approve the Jeff & Diane Barlow lot split subject to approval by the Legal Department.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a 5-story hotel with a height of up to 69' on property located west of 270 East Street, and generally east of the Dixie Center. St. George Hotel Investors LLC, applicant.

Planner Ray Snyder presented a request for a conditional use permit to construct a 5-story hotel with a height up to 69'. The property is located to the west of 270 East Street, generally bounded by 1670 South Street to the north and 120 East to the west, zoning is C-3. He presented a vicinity map, aerial maps, site plan, elevations, rendering and landscape plan. The proposed hotel, a Holiday Inn, will have 130 rooms. He mentioned heights of buildings in the area. Parking and landscaping plans meet requirements. He read findings from the Planning Commission. This item was well received by the Planning Commission and they recommend approval.

Councilmember Bowcutt inquired if the parking will be separate from the Dixie Center.

Mr. Snyder advised they will have separate parking.

Assistant City Attorney Victoria Hales stated that a conditional use permit should be approved upon a finding of reasonable conditions that mitigate the detrimental effects of a height variance. Once approved the conditional use permit stays with the land.

MOTION: A motion was made by Councilmember Hughes to approve the CUP to exceed the height limit of 35' to approximately 69' for the Holiday Inn with findings and mitigation.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

Councilmember Almquist stated that there is a Master Plan being designed for the roadway from the eastside parking entrance to the Dixie Center to this property. City Manager Gary Esplin has a plan underway to see that there is continuity of the frontage. The proposed plan did not reflect what the frontage will be. He wants to make sure it is followed through on. Some of the trees listed in the landscape plan are not approved on the street tree list.

REIMBURSEMENT AGREEMENT:

Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Washington Fields Trail and Drainage project.

Support Services Manager Marc Mortensen advised this project is immediately south of the new Mall Drive Bridge to 3000 East. This item is to formalize an agreement with the Flood Control Authority.

MOTION: A motion was made by Councilmember Hughes to approve the reimbursement agreement with the Washington County Flood Control Authority for the Washington Fields Trail and Drainage project.

SECOND: The motion was seconded by Councilmember Almquist.

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

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

The vote was unanimous and the motion carried.

Councilmember Hughes mentioned the Flood Control Authority has been in existence for approximately two years. It has been a cooperative effort between the communities. The money comes from the \$1.50 that each citizen pays on their utility bill.

AGREEMENT:

Consider approval of an agreement with Leland Bird and Associates for the dedication of a roadway for the extension of Canyon View Drive.

Support Services Manager Marc Mortensen stated that the City is receiving a dedication of a 45 foot right of way. In exchange for the roadway, the City agrees to build a 35 foot roadway. The Lakes Development agreement states that they will reimburse the City for the cost of two lanes of roadway, without curb, gutter and sidewalk, one year after the date the City obtains the dedication.

Assistant City Attorney Victoria Hales advised the Legal Department will be preparing the document; therefore, it should be subject to review by the Legal Department.

MOTION: A motion was made by Councilmember Almquist to approve an agreement with Leland Bird and Associates for the dedication of a roadway for the extension of Canyon View Drive to Plantations Drive noting that the Legal Department will prepare the document.

SECOND: The motion was seconded by Councilmember Randall.

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

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

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

WIRELESS LEASE AGREEMENT:

Consider a standard wireless lease agreement with InfoWest for space near the Southgate tank.

Support Services Manager Marc Mortensen advised this is a lease agreement with InfoWest. There is need for wireless throughout the City for the SCADA system. InfoWest is proposing to construct a 30' tower within the fence of the Southgate water tank. In exchange for allowing them to locate the tower there, the City receives services. The City has partnerships similar to this with other companies. They have asked for a separate gate, staff is fine with that. The pole will be a small lattice pole.

MOTION: A motion was made by Councilmember Hughes to approve the standard wireless lease agreement with InfoWest near the Southgate tank.
SECOND: The motion was seconded by Councilmember Bowcutt.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on September 18, 2014.

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

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on September 25, 2014.

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

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on October 2, 2014.

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

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

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR AND STAFF MEMBERS:

Mayor Pike asked for someone to represent the City at the Larkspur Park for the annual Crop Walk on November 8, 2014 at 10:00 a.m.

The Councilmembers will check their schedules and respond back to Mayor Pike.

Mayor Pike mentioned the 17th annual Zions bank Art Show on that will take place November 6, 2014. Additionally, he mentioned the Dixie State University homecoming parade on October 25th on 10:00 a.m. He asked Support Services Marc Mortensen to see if the old fire truck is available.

Councilmember Almquist advised there will be a request for a work meeting item to discuss the idea of an archeological park on the Brigham Young announcement area. With regard to street trees he has not seen any activity at the 700 South and the 700 East locations.

Councilmember Randall stated that the Shade Tree Board has been working with the businesses.

Mayor Pike asked Councilmember Randall to mention the street trees on Bluff Street to the Shade Tree Board.

Support Services Marc Mortensen advised that 1,400 letters will soon be mailed to businesses regarding shade trees.

Councilmember Bowcutt mentioned the sod that was recently planted in the Sunbowl.

Mayor Pike stated that the City is working with other agencies and will soon have an appraisal of the six acres adjacent to the Sunbowl. The hope is to have an agreement by the end of the year. The School District has a plan and believes the school can be open in two years.

Councilmember Bowcutt mentioned a discussion he had with President Williams. Additionally, he suggests to move quickly to move the playground off 400 East.

Councilmember Hughes mentioned the SwitchPoint grand opening will take place on October 24, 2014 at 10:00 a.m.

Councilmember Arial stated that she will be attending the Art Museum fundraiser.

Mayor Pike told Councilmember Arial about a grant that may benefit Art Around the Corner.

Councilmember Arial mentioned the Children's Museum Winter Wonderland.

ADJOURN:

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

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

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Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder