

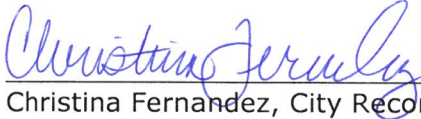
**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

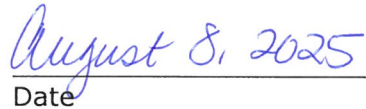
Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 14, 2025, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

1. **Discussion regarding the City's design and construction standards.**
2. **Update and discussion regarding the Parks and Community Services Department.**
3. **Update and discussion regarding the Water Services Department.**
4. **Reports from Mayor, Councilmembers, and City Manager.**
5. **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 Human Resources office at 435-627-4674, at least 24 hours in advance if you have special needs.

Standard Specifications - Change Highlights

1. Updating sections 1-4 City Standards and Specifications
 - a. Combining sections 1&2 (General Conditions & General Requirements into City Standards
2. Clean up sections 1 & 2 to reference city code, Access Management Policy, Drainage Manual and State Code for water & wastewater, etc....
3. Table 3.1 –
 - a. Added 45-foot roadway cross-section
4. New pedestrian ramp detail
5. New driveway apron detail
 - a. Modified curb detail
 - b. 6-inch concrete modified curb
6. Water system shall be looped such that a break in any one length of pipe main will not put out more than 600-feet of sewer main, two fire hydrants, or two fire lines out of service
7. Remove CBR & sand equivalent test for gradations outside the allowable deviation
 - a. Contractors complained that local pits do not proof the same quality of road base as the past.
8. Concrete testing

Table 3.1
Street Cross-section Configurations

	Maximum ADT or [D.U.'s]	Traffic Index	Maximum Grade (%)	Standard Section			Optional Section			
				Right of Way (feet)	Pave-ment Width ¹ (feet)	Sidewalk Width (feet)	Right of way (feet)	Pavement Width ¹ (feet)	Planter Width (feet)	Sidewalk Width (feet)
Residential Local	<500 (2 to 50)	5	15	45	30	5	50	29	4	4
Residential Standard	510 to 1,250 (51 to 125)	5	15	50	35	5	55 ²	30 ²	5 ⁴	5 ⁴
Residential Collector	1,260 to 2,000 (126 to 200)	5.5	15	60	42	5	64 ⁹	39	5 ⁴	5 ⁴
Major Collector ⁵	2,010 to 6,000 (201 to 600)	6	12	66	49	6 ³	70	46 ⁵	5 ⁴	5 ³
Minor Arterial ⁵	6,000 to 20,000	7	10	90	67	6 ³	90	65	5	6 ³
Arterial Major ⁵	>20,000	8	8	>100	as req.	6 (min)	>100	as req'd.	6 (min)	6
Commercial Local	NA	10	8	60 ⁶	42 ⁶	6	66	42	4	5
Industrial Local	NA	10	6	66 ⁶	49 ⁶	6	68	45	4	5

- Pavement width measured from lip of curb to lip of curb.
- A four-foot wide or wider planter strip shall be placed between the back of curb and front of sidewalk within right-of-way widths shown.
- A planter strip may be required between back of sidewalk and any wall, fence,, etc. This area can be private or public. If public, additional right-of-way will be required. Alternate sections with meandering sidewalks may be proposed.
- Configuration of major collector and higher classifications may be adjusted with proper justification and approval of the city. May require widening at intersections for turning movements. Where on street parking is allowed, additional width and other considerations may be required.
- The minimum right-of-way and pavement width is shown. Each may be increased when required by a traffic impact study.
- A large lot rural subdivision may use the cross-section shown in standard drawing 141. This cross section is for use in AG zones only (1 acres or greater). Areas within Bloomington, Bloomington Hills, Middleton, and Little Valley, identified on the exhibits in the standard drawings, may use this cross section.
-

TABLE 4.2
Minimum Roadway Structural Requirements

Classification	Traffic Index	(3)(4) Roadway Minimum Asphalt Pavement (inches)	(4) Required Roadway Road- Base (inches)	(5) Required Roadway Sub-base (inches)	Sidewalk Minimum Concrete Thickness (inches)	Sidewalk Minimum Road-Base Thickness (inches)	Driveway Minimum Concrete Thickness (inches) (5)	Driveway Minimum Road Base Thickness "residential" (inches) (6)
Residential - = Local <u>(7)</u>	5	2.5 (1)	6	varies	4	4	6	6
Residential - = Standard <u>(7)</u>	5	2.5 (1)	6	varies	4	4	6	6
Residential - = Collector <u>(7)</u>	5.5	3	6	varies	4	4	6	6
Major Collector <u>(8)</u>	6	3	6	varies	4	4	6	8
Minor Arterial <u>(8)</u>	7	3.5	7	varies	4	4	8	8
Major Arterial <u>(8)</u>	8	4	8	varies	4	4	8	8
Commercial Local <u>(9)</u>	10	4	8	varies	4	4	8 (2)	8
Industrial Local <u>(9)</u>	10	5	12	varies	4	4	9 (2)	8

~~(1) Asphalt pavements containing more than 1% gypsum (CaSO₄+2H₂O calcium sulfate, dehydrate) shall be a minimum of 3" thick, consisting of 2" of 3/4" dense graded asphalt base course containing no more than 2% gypsum and 1" of 1/2" dense graded asphalt wearing course with less than 1% gypsum. This road classification does not require a prime coat unless otherwise specifically designated by the City Representative.~~

~~(2)(1)~~ #4 rebar to be placed three inches above the bottom of concrete spaced 12 inches on center each way.

~~(3)(2)~~ All wearing courses shall have less than 1% gypsum content.

~~(4)(3)~~ Thickness may vary based upon structural section design by a registered professional engineer experienced in flexible pavement design. Minimum values are shown.

~~(5)(4)~~ Roadway sb-base is required. The thickness varies based upon the structural section designed by the engineer.

~~(5)~~ Thickness' shown here do not apply outside the public right of way or behind the back of sidewalk unless otherwise designated.

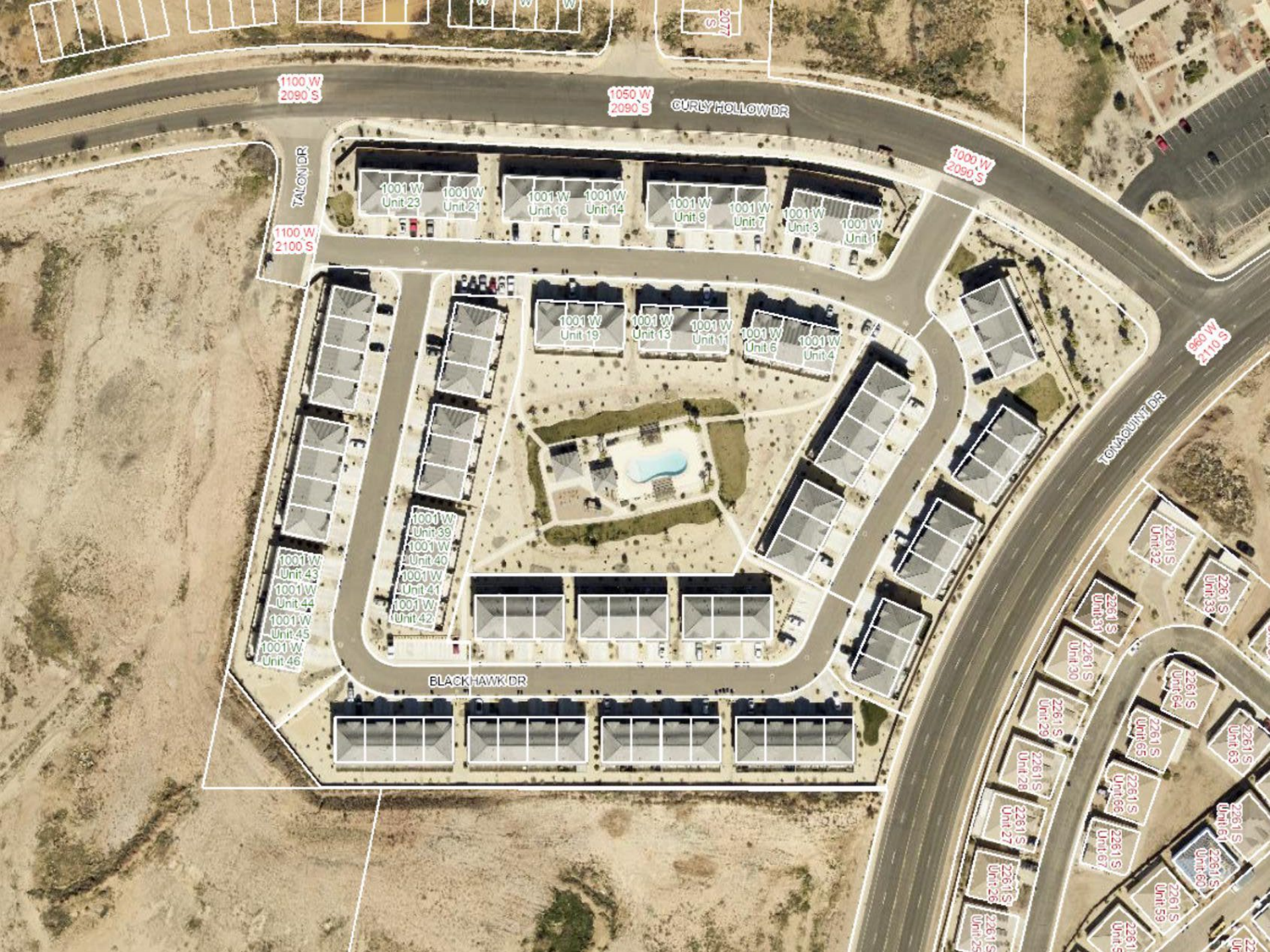
~~(6)~~ Class I, Road Class, reference 4.5.10.2

~~(7)~~ Class II, Road Class, reference 4.5.10.2

~~(8)(8)~~ Class III, Road Class, reference 4.5.10.2

4.6.4.1(continued) Uniform pervious soils that allow the immediate penetration of water to a depth of one foot, will not require scarifying and scarifying and processing are not required, the moisture content of the top one foot of the subgrade material shall be brought to not less than two percent (2%) of optimum by the addition of water on the surface, and the material shall be compacted by





1100 W
2090 S

1050 W
2090 S

CURLY HOLLOW DR

1000 W
2090 S

TALON DR

1100 W
2100 S

1001 W
Unit 23

1001 W
Unit 21

1001 W
Unit 16

1001 W
Unit 14

1001 W
Unit 9

1001 W
Unit 7

1001 W
Unit 3

1001 W
Unit 1

1001 W
Unit 19

1001 W
Unit 13

1001 W
Unit 11

1001 W
Unit 6

1001 W
Unit 4

1001 W
Unit 39

1001 W
Unit 40

1001 W
Unit 41

1001 W
Unit 42

1001 W
Unit 43

1001 W
Unit 44

1001 W
Unit 45

1001 W
Unit 46

BLACKHAWK DR

TOMAHAWK DR

880 W
2110 S

2261 S
Unit 32

2261 S
Unit 33

2261 S
Unit 64

2261 S
Unit 63

2261 S
Unit 61

2261 S
Unit 60

2261 S
Unit 59

2261 S
Unit 58

2261 S
Unit 31

2261 S
Unit 30

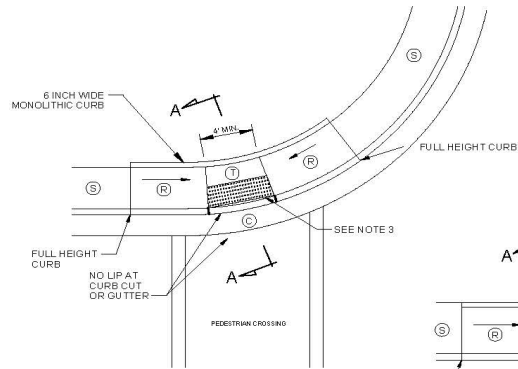
2261 S
Unit 29

2261 S
Unit 28

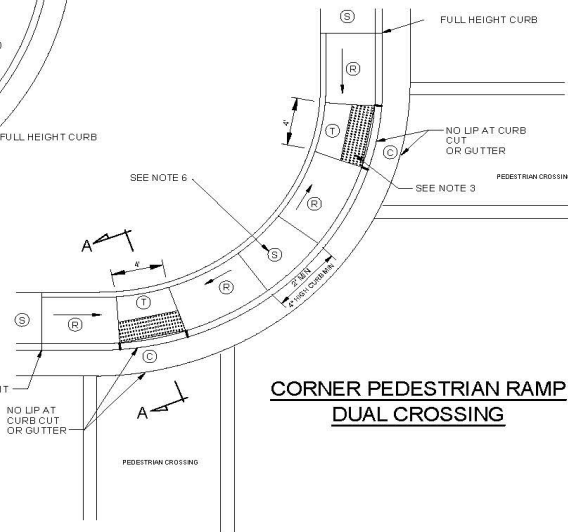
2261 S
Unit 27

2261 S
Unit 26

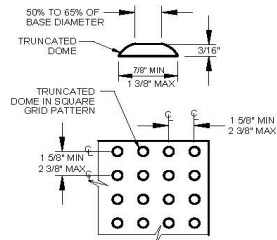
2261 S
Unit 25



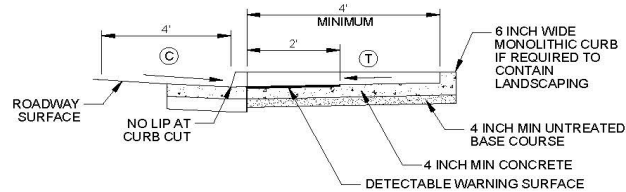
**CORNER PEDESTRIAN RAMP
SINGLE CROSSING**



**CORNER PEDESTRIAN RAMP
DUAL CROSSING**



DETECTABLE WARNING SURFACE



SECTION A-A

SLOPE TABLE			
	ITEM	MAX RUNNING SLOPE*	MAX CROSS SLOPE*
(T)	TURNING SPACE	2%	2% (c)
(R)	RAMP	8.33% (a)	2% (c)
(C)	CLEAR SPACE	5% (b)	2% (c)
(S)	SIDEWALK	STREET GRADE	2%

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) LENGTH OF RUNNING SLOPE FOR PARALLEL RAMPS IS NOT REQUIRED TO EXCEED 15 FT.

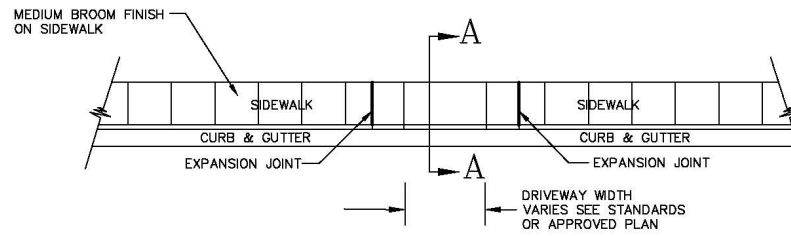
(b) MAINTAIN CONSISTENCY OF CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED CLEAR SPACE SLOPE AT CURB CUT.

(c) DO NOT EXCEED THE ROADWAY PROFILE GRADE FOR THE CROSS SLOPE AT CROSSWALKS WITHOUT STOP OR YIELD CONTROL AND AT MID-BLOCK CROSSWALKS.

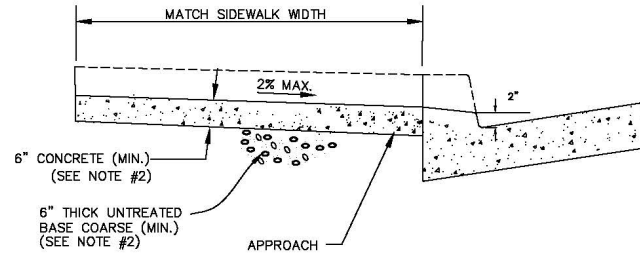
NOTES:

- DIMENSIONS SHOWN IN THE SLOPE TABLE ON ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
- PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
- LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1 INCH OF THE BACK OF CURB.
- RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.
- CLEAR SPACE AND TURNING SPACE SIZE: 4 FT MIN. X 4 FT MIN.
- PROVIDE A MINIMUM 2-FOOT WIDE SPACE BETWEEN ADJACENT RAMPS. THE CURB HEIGHT OF THIS SPACE IS A MINIMUM 4 INCHES TALL FROM CURB FLOWLINE TO TOP OF CURB. 2-FOOT WIDE SPACE CAN BE OMITTED WHERE THE ALGEBRAIC GRADE DIFFERENCE BETWEEN THE RAMPS DOES NOT EXCEED 13.3%. PROVIDE A 4-INCH MINIMUM CURB HEIGHT IN ALL CASES.

REVISIONS			CITY OF ST. GEORGE ENGINEERING DEPARTMENT		STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	PEDESTRIAN RAMP DETAILS		121	1 OF 1
					APPROVED:	
					DATE: 3/3/25	BY: JPT

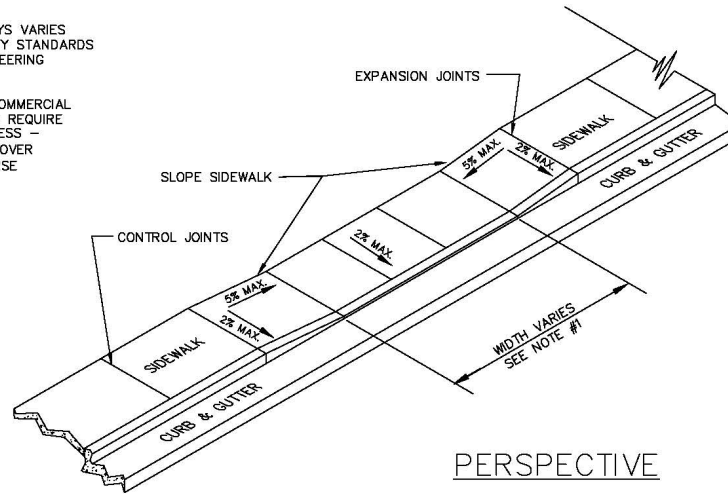


PLAN



SECTION A-A

- NOTES:
- 1- WIDTH OF DRIVEWAYS VARIES WITH USE- SEE CITY STANDARDS OR CONTACT ENGINEERING DEPARTMENT.
 - 2- DRIVEWAYS WITH COMMERCIAL OR INDUSTRIAL USE REQUIRE ADDITIONAL THICKNESS - 8" MIN. CONCRETE OVER 8" MIN. BASE COARSE



PERSPECTIVE

REVISIONS			CITY OF ST. GEORGE ENGINEERING DEPARTMENT		STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	DRIVEWAY APRON DETAILS		111	1 OF 1
					APPROVED:	
					DATE: 05/28/24 BY: JPT	

PROJECT DATA

CURRENT ZONE, PD

(PLANNED DEVELOPMENT)

GENERAL PLAN, MOD. DENSE RESIDENTIAL

PROPOSED USE

MOD. DENSE RESIDENTIAL

TOTAL DWELLING UNITS: 146

TOTAL PARCEL ACREAGE: 24.1 ACRES (1,047,172 SQ. FT.)

DENSITY: 146 UNITS/ACRE = 6.1 UNITS/ACRE

BUILDING FOOTPRINT AREA: 200,000 SQ. FT.

PERCENT OF TOTAL AREA: 2%

ASPHENY AREA: 43,000 SQ. FT.

PERCENT OF TOTAL AREA: 4%

STREETS, PARKING & DRIVEWAY AREA: 3,717,107 SQ. FT.

PERCENT OF TOTAL AREA: 5%

LANDSCAPED OPEN SPACE AREA: 305,196 SQ. FT. (3%)

UNIMPAVED OPEN SPACE AREA: 462,540 SQ. FT. (4%)

TOTAL OPEN SPACE AREA: 767,736 SQ. FT.

PERCENT OF TOTAL AREA: 4%

PARKING

DWELLING UNITS - 146

SPACES PER UNIT - 2.0

GUEST SPACES 1 PER 3 UNITS - 49

TOTAL SPACES REQ'D - 195

GARAGE SPACES PROVIDED - 192

TANDER SPACES PROVIDED - 192

OTHER SPACES PROVIDED - 49

TOTAL SPACES PROVIDED - 521

SETBACKS:

25' FRONT

20' SIDE

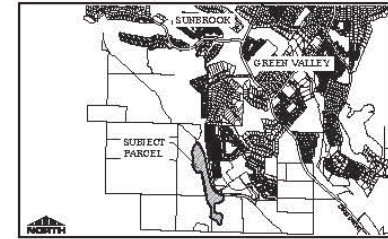
30' BACK

PARCEL NUMBER:

55-9-2-34-348

SITE PLAN DESERT ZEN AT DIVARIO, ST. GEORGE, UTAH

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASIN AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



VICINITY MAP - GREEN VALLEY
WASHINGTON COUNTY, UTAH

PROJECT ENGINEER

ROSENBERG ASSOCIATES
200 EAST 400 NORTH AVENUE, SUITE 100
ST. GEORGE, UT 84790

CONTACT: ALLEN HALL
(435) 979-4388

PROJECT OWNER/DEVELOPER

UBA COMPANY
1000 WEST HUNTER AVENUE, 1000
LEHI, UT 84043

CONTACT: JARED HARRIS
(435) 504-2818

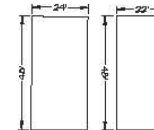
GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC)
100 SOUTH 1ST STREET
ST. GEORGE, UT 84790

CONTACT: HAYLE ROBERTS
(435) 979-8880



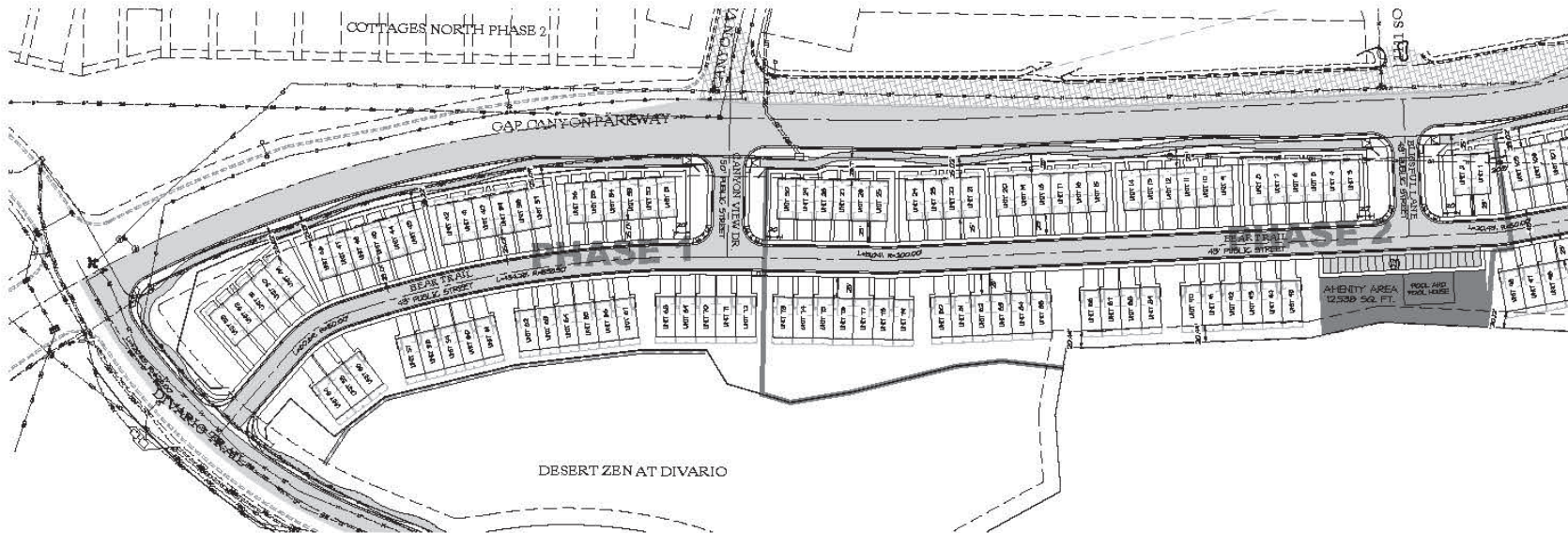
0 50' 100'
SCALE: 1"=40'



PROPOSED BUILDING PADS
SCALE: 1/8"=1'-0"



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



DATE: 12/2/20
JOB NO.: 200-20-009
DRAWING NO.: A-11
DESIGNED BY: JAH
CHECKED BY: JAH
SCALE: 1/8"=1'-0"

PROJECT: Desert Zen at Divario
CITY: St. George, UT
COUNTY: Washington

ROSENBERG ASSOCIATES
A S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

1"=40'
0 50' 100'

100' ASH AREA 12,530 SQ. FT.

100' ASH AREA 12,530 SQ. FT.

100' ASH AREA 12,530 SQ. FT.

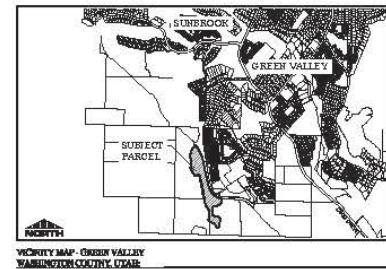
SITE PLAN
FOR
DESERT ZEN AT DIVARIO
ST. GEORGE
UTAH



C2.0
2 OF 24 SHEETS

[illegible]

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



DATE: 1/25/25	
PHONE NO: 256-20-000	
EXHIBITION NO:	AH
EXHIBITION DATE:	1-8
SPECS: Core Data	
NAME:	
AH	1/21/25
AH	1/21/25
City Point-1	
City Point-1	

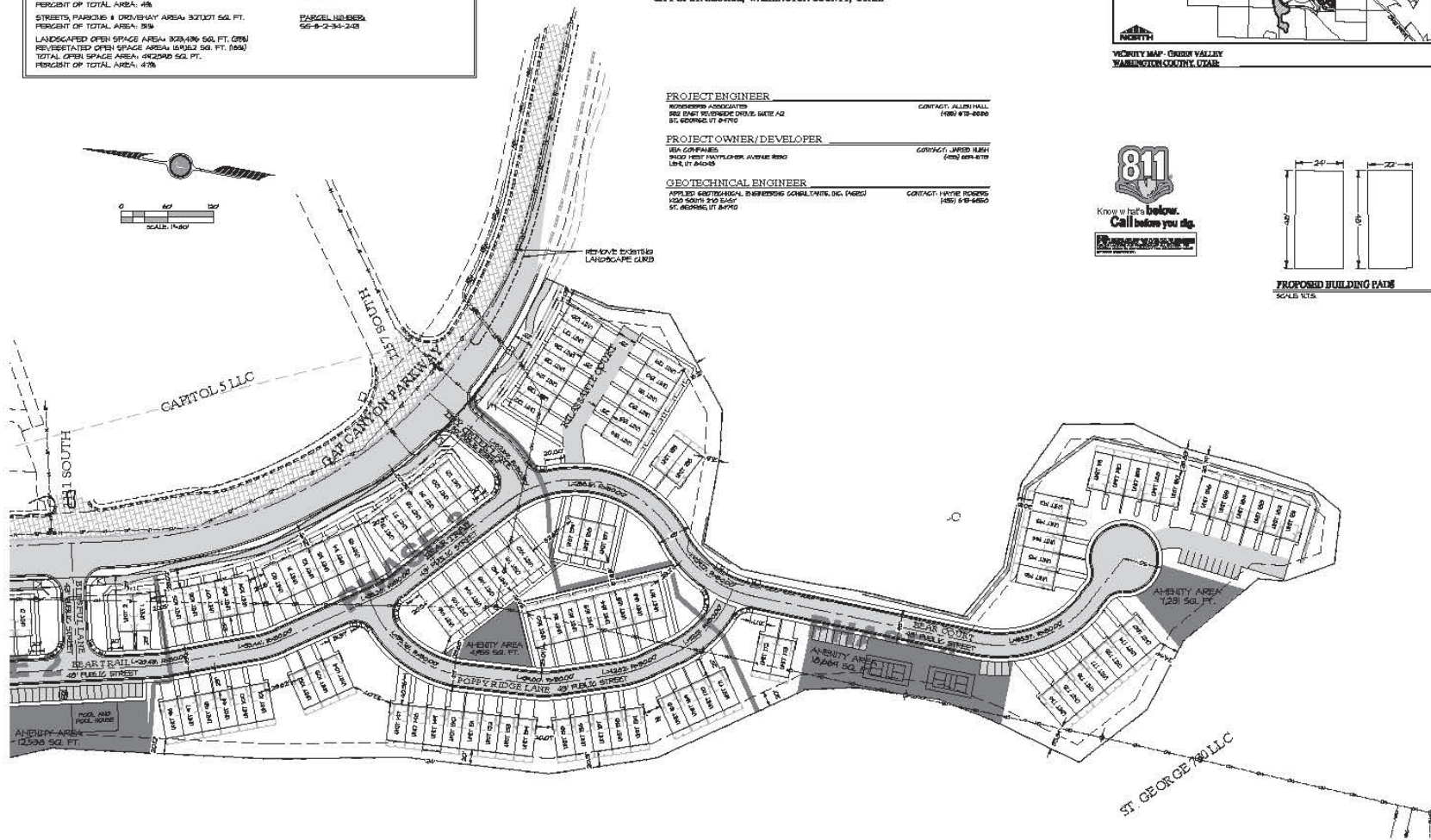
ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS



**SITE PLAN
FOR
DESERT ZEN AT DIVARIO
ST. GEORGE
UTAH**



C2.1



[illegible]

143,285	(2) CA. YD. CATH
48,080	(3) CA. YD. FILL
411,009	(1) CA. YD. HET

THE EARTHWORK COST ANALYSIS YOUNG AND RUBICEN PREPARED FOR THE DRAINAGE DISTRICT OF THE VOLCANO SURFACES BETWEEN THE CRITICAL TERRAIN PROFILES (EARTH OR SURFACES). THE SURFACES ARE THE SURFACE AND THE PROPOSED FILLING GRADE SURFACE. THIS IS PROVIDED FOR REFERENCE ONLY AS THE DISTRICT'S DESIGN OF THE SURFACE IS BASED ON THE CRITICAL TERRAIN PROFILES. THE SURFACES ARE NOT INTENDED TO REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED, UPON REVIEW OF THE GEOGRAPHICAL RECORD.

THE EARTHWORK COST ANALYSIS YOUNG AND RUBICEN PREPARED FOR THE DRAINAGE DISTRICT OF THE VOLCANO SURFACES BETWEEN THE CRITICAL TERRAIN PROFILES (EARTH OR SURFACES). THE SURFACES ARE THE SURFACE AND THE PROPOSED FILLING GRADE SURFACE. THIS IS PROVIDED FOR REFERENCE ONLY AS THE DISTRICT'S DESIGN OF THE SURFACE IS BASED ON THE CRITICAL TERRAIN PROFILES. THE SURFACES ARE NOT INTENDED TO REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED, UPON REVIEW OF THE GEOGRAPHICAL RECORD.

THE EARTHWORK COST ANALYSIS YOUNG AND RUBICEN PREPARED FOR THE DRAINAGE DISTRICT OF THE VOLCANO SURFACES BETWEEN THE CRITICAL TERRAIN PROFILES (EARTH OR SURFACES). THE SURFACES ARE THE SURFACE AND THE PROPOSED FILLING GRADE SURFACE. THIS IS PROVIDED FOR REFERENCE ONLY AS THE DISTRICT'S DESIGN OF THE SURFACE IS BASED ON THE CRITICAL TERRAIN PROFILES. THE SURFACES ARE NOT INTENDED TO REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED, UPON REVIEW OF THE GEOGRAPHICAL RECORD.

———— EXISTING 1' CONTOUR
 - - - - - EXISTING 5' GUTTERLINE
 ———— PROPOSED 1' CONTOUR
 - - - - - PROPOSED 5' GUTTERLINE
 CONCRETE BLOCK RETAINING WALL

THE DEVELOPER FOR THIS PROJECT IS
USA COMPANIES
CONTACT: JARED HUGH
9400 WEST MAYFLOWER AVE #550
LEE, UT 84040
(435) 834-8713

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ALLEN HALL
952 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 873-0909

THE ENGINEER FOR THIS PROJECT IS:
APPLIED SCOTTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROBERS
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 873-8850



GRADING PLAN
FOR
DESERT ZEN AT DIVARIO
ST. GEORGE
UTAH

C3.0
4 On 29 March

C. One gradation test per fifteen thousand square feet of roadway, or fraction thereof. The allowable deviation from the approved roadbase and RAM targets are as follows:

SIEVE SIZE AMERICAN (METRIC)	ALLOWABLE DEVIATION
½" (12.5 mm) to 1" (25.0 mm)	± 10.8%
3/8" (9.5 mm)	± 9.8%
No. 4 (4.75 mm)	± 8.8%
No. 16 (1.18 mm)	± 6.9%
No. 200 (.075 mm)	± 2.9%

C.1 One sand equivalent (SE) value for every gradation outside the allowable deviation. A CBR or R-value shall be performed on twenty five percent of all sand equivalent test results with a minimum of one test required. Where multiple SE tests are run, the CBR or R-value shall be determined on those SE tests that exhibit the lowest values.

The Following Are the Minimum Values for Roadbase and RAM.

- The minimum acceptable SE value shall be twenty-two.
- ~~The minimum acceptable R-value shall be seventy-six.⁽⁴⁾~~
- The minimum acceptable CBR value shall be 7044.5.⁽²⁾

Note 1: R-value test: AASHTO T-190 or ASTM-D 2884 (300 psi exudation pressure)

Note 12: CBR Value Test: AASHTO T-193, (3 point)

4.6.19.3 DENSE-GRADED ASPHALT PAVEMENTS ACCEPTANCE.

Acceptance testing shall be performed by an Accredited Laboratory. Verify laboratory complies with ASTM D3666 or AASHTO R-18

Submit Acceptance data to the Engineer within 3 working days after completion of each day of paving or prior to the start of the next paving day, whichever is sooner.

the requirements of these standards.

4.8.3.1 CONCRETE TESTING. Minimum testing of the concrete shall be as follows:

Mix Design

Certification: One per job. Testing shall be according to the latest ASTM standards.

Compressive

Strength Tests: One set of four cylinders for each fifty cubic yards of concrete placed or portion thereof. Tests shall be according to ASTM C-31.

Air Entrainment: Tested at beginning of placement until two consecutive loads pass. Others tests shall be taken as required. Tests shall be according to ASTM C-231.

Slump Tests: Tested at beginning of placement until two consecutive loads pass. Others tests shall be taken as required. Tests shall be according to ASTM C-143.

4.8.3.2 CONCRETE BASE MATERIAL TESTING. Minimum testing of the curb, gutter and sidewalk base materials shall be as follows:

Gradation Tests: One test per five hundred (500) lineal feet of curb & gutter or fraction thereof. One test per one thousand three hundred fifty (1,350) square feet of a combination of sidewalk and driveway, or fraction thereof.

The sieve analysis shall be according to ASTM C-136, C-117.

Proctor: One determination for each source of base course as necessary to provide required compaction testing. Test shall be according to ASTM D-1557, Method A or D (modified proctor).

Moisture

Density Tests: One test per three hundred (300) lineal feet of curb & gutter and one test per three hundred (300) lineal feet of a combination of sidewalk and driveway or fraction thereof. Moisture content shall be at plus or minus two percent of optimum. Proper moisture shall be maintained until the concrete is poured. Tests shall be according to ASTM D-1556 or D-2922 and D-3017.



SANTA CLARA RIVER TRAIL

Cottonwood Cove to Sand Hollow Aquatic Center

OVERVIEW MAP

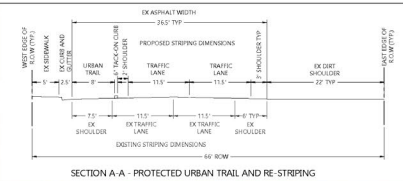


DATE:	8/15/2022
JOB NO.:	W330-24-002
DESIGNED BY:	GRF
CHECKED BY:	JAB
DRAWN BY:	OVERVIEW MAP
REVISIONS:	

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

1711 East Riverside Drive, Suite A-1
St. George, Utah 84790
Ph: (435) 674-1400 Fax: (435) 674-8077
www.rosema.com

OVERVIEW MAP
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH



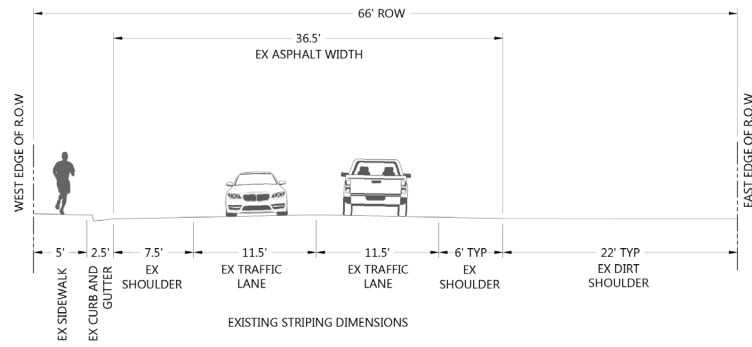
DATE:	8/15/2022
JOB NO.:	40350-24-002
DESIGNED BY:	GRF
CHECKED BY:	JAB
DRAWN BY:	OVERSEEN P&P
DATE:	
REVISIONS:	

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

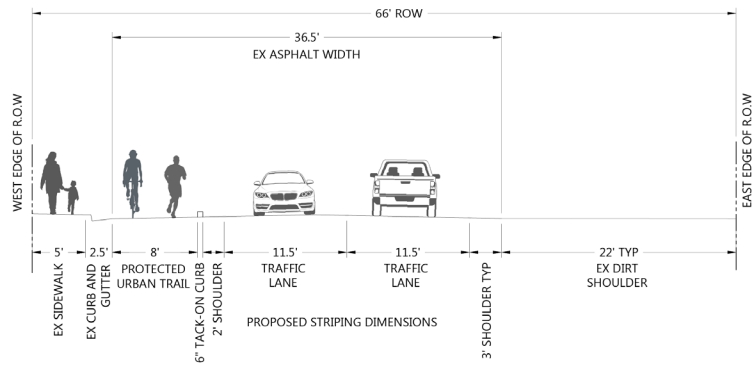
1711 East Riverwalk Drive, Suite A-2
St. George, Utah 84790
Ph: (435) 679-1400 Fax: (435) 679-8897
www.rosenberg.com

CONCEPTUAL TRAIL ALIGNMENT
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

SHEET
2.1
OF 11 SHEETS



SECTION A-A - EXISTING ROADWAY SECTION



SECTION A-A - PROPOSED PROTECTED URBAN TRAIL AND RE-STRIPING

DATE: 6/15/2022
 JOB NO.: R338-24-002
 DESIGNED BY: GKP
 CHECKED BY: JHD

DWG: OVERVIEW MAP

DATE: _____
 REVISION: _____

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

112 East Knoxville Drive, Suite A-2
 St. George, Utah 84790
 Ph: (435) 671-8818 Fax: (435) 671-8827
 www.roseil.com

PROJECT: PROTECTED URBAN TRAIL - SECTION A-A
 LOCATION: SANTA CLARA RIVER TRAIL
 COUNTY: ST. GEORGE
 STATE: UTAH

SHEET
3.1
 10 OF 11 SHEETS



TACK ON CURB

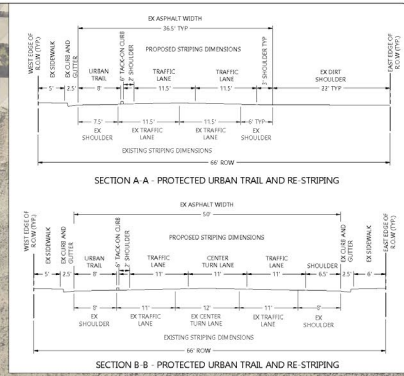


SHEET 24

SHEET 23

SHEET 2.3

SHEET 2.2



DATE: 8/15/2023

JOB NO.: 2023-04-002

DESIGNED BY: GSF

CHECKED BY: JAB

DRAWN BY: EVERETT PAPP

REVISIONS

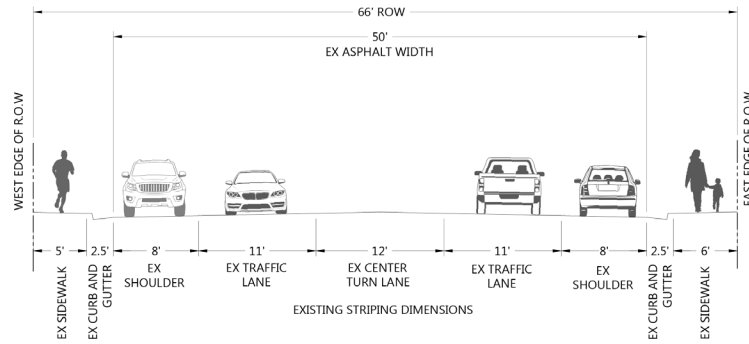
NO.	DATE	DESCRIPTION
1	8/15/2023	ISSUED FOR PERMIT

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

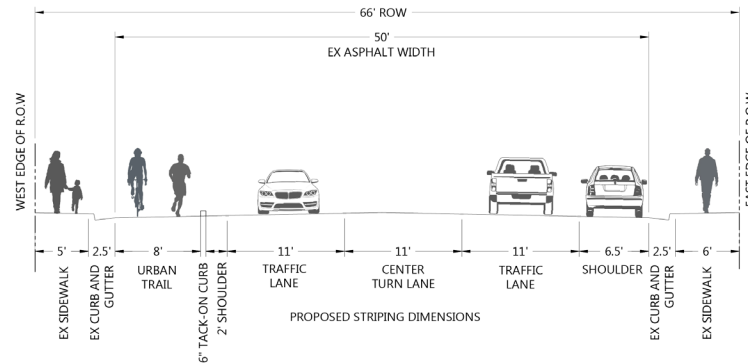
1911 East Riverchase Drive, Suite A-2
St. George, Utah 84790
Ph: (435) 674-1400 Fax: (435) 674-1401
www.rosenb.com

CONCEPTUAL TRAIL ALIGNMENT
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

SHEET
2.3
OF 11 SHEETS



SECTION B-B - EXISTING ROADWAY SECTION



SECTION B-B - PROPOSED PROTECTED URBAN TRAIL AND RE-STRIPING

DATE: 8/12/2022
 JOB NO.: R330-24-002
 DESIGNED BY: GRF
 CHECKED BY: JAB

DRAWN: OVERVIEW MAP

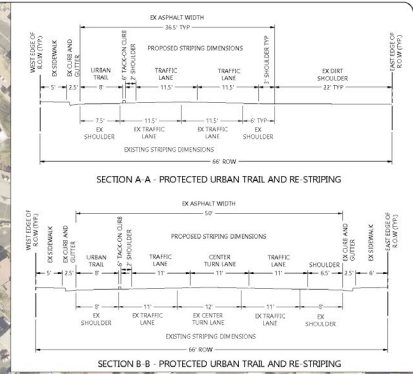
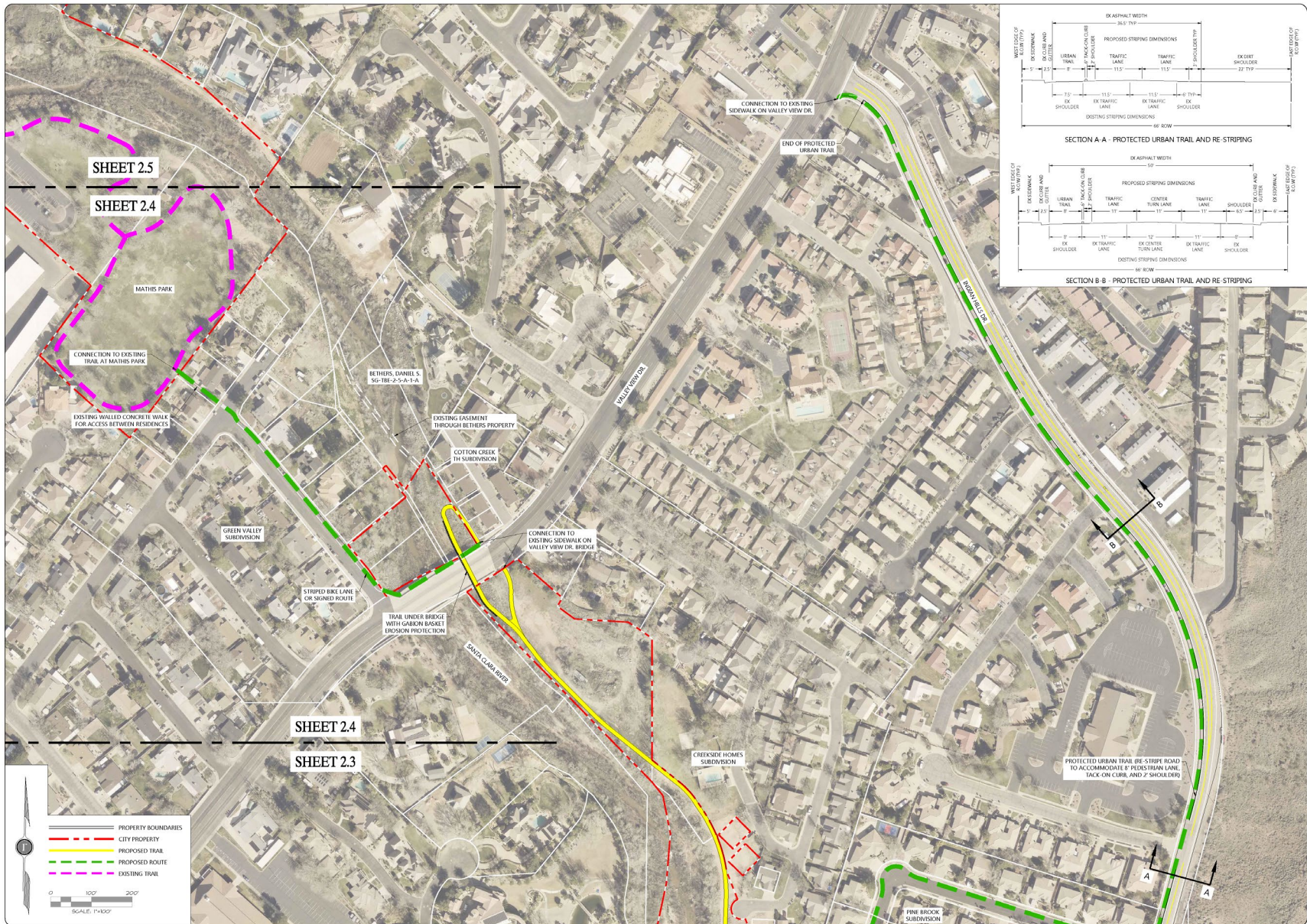
REVISIONS

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

312 East Riverside Drive, Suite A-1
 St. George, Utah 84790
 PH (435) 473-6610 FAX (435) 473-6997
 www.rackit.com

PROTECTED URBAN TRAIL - SECTION B-B
 FOR
 SANTA CLARA RIVER TRAIL
 ST. GEORGE
 UTAH

SHEET
3.2
 OF 11 SHEETS





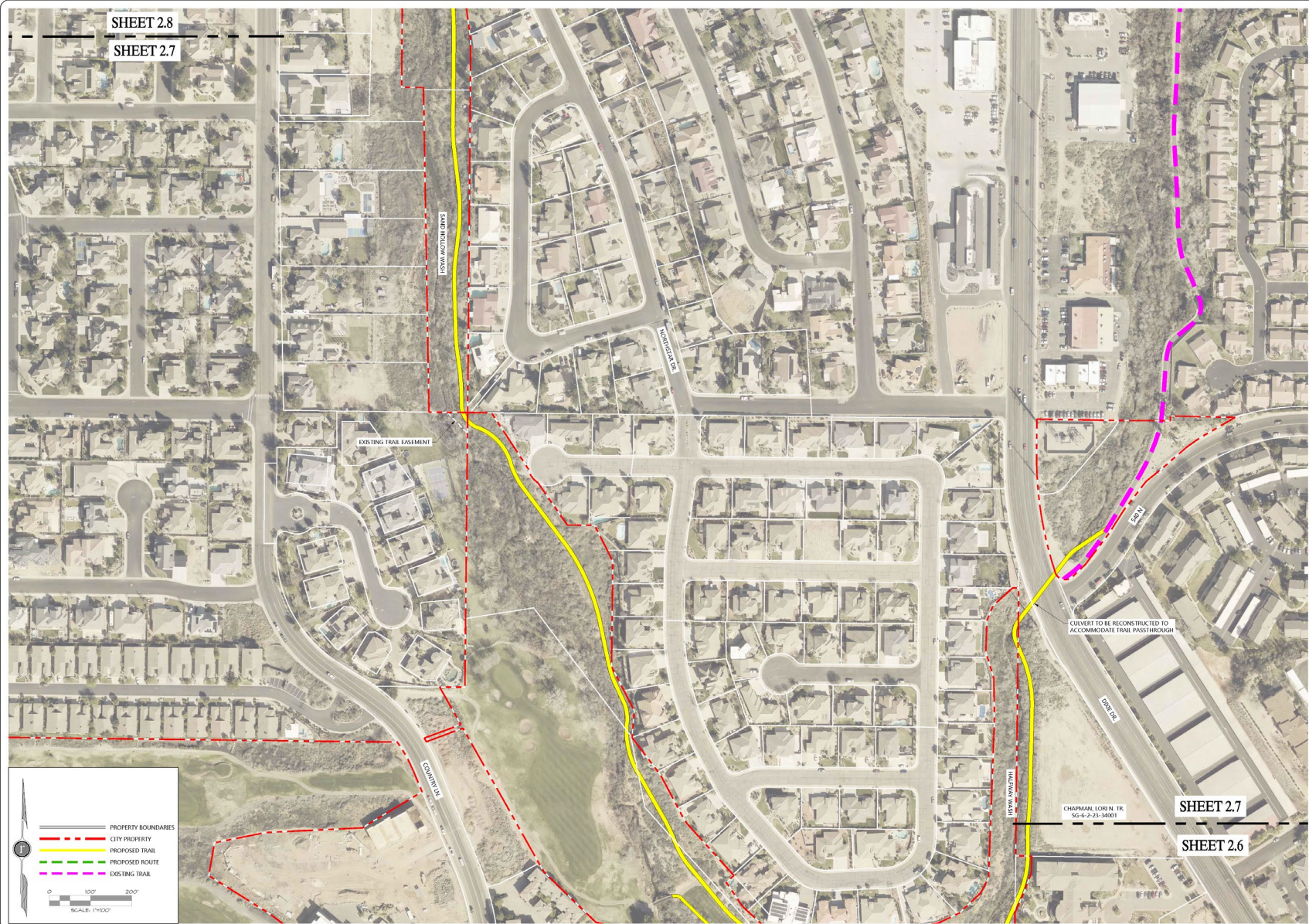
DATE: 8/15/2022
 JOB NO.: #2022-24-002
 DESIGNED BY: GRT
 CHECKED BY: JAB
 DRAWN: OVERVIEW MAP

REVISIONS:

ROSENBERG
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 111 East Riverside Drive, Suite A-2
 St. George, Utah 84770
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 www.rosenberg.com

CONCEPTUAL TRAIL ALIGNMENT
 FOR
 SANTA CLARA RIVER TRAIL
 ST. GEORGE
 UTAH

SHEET
2.6
 OF 8 SHEETS

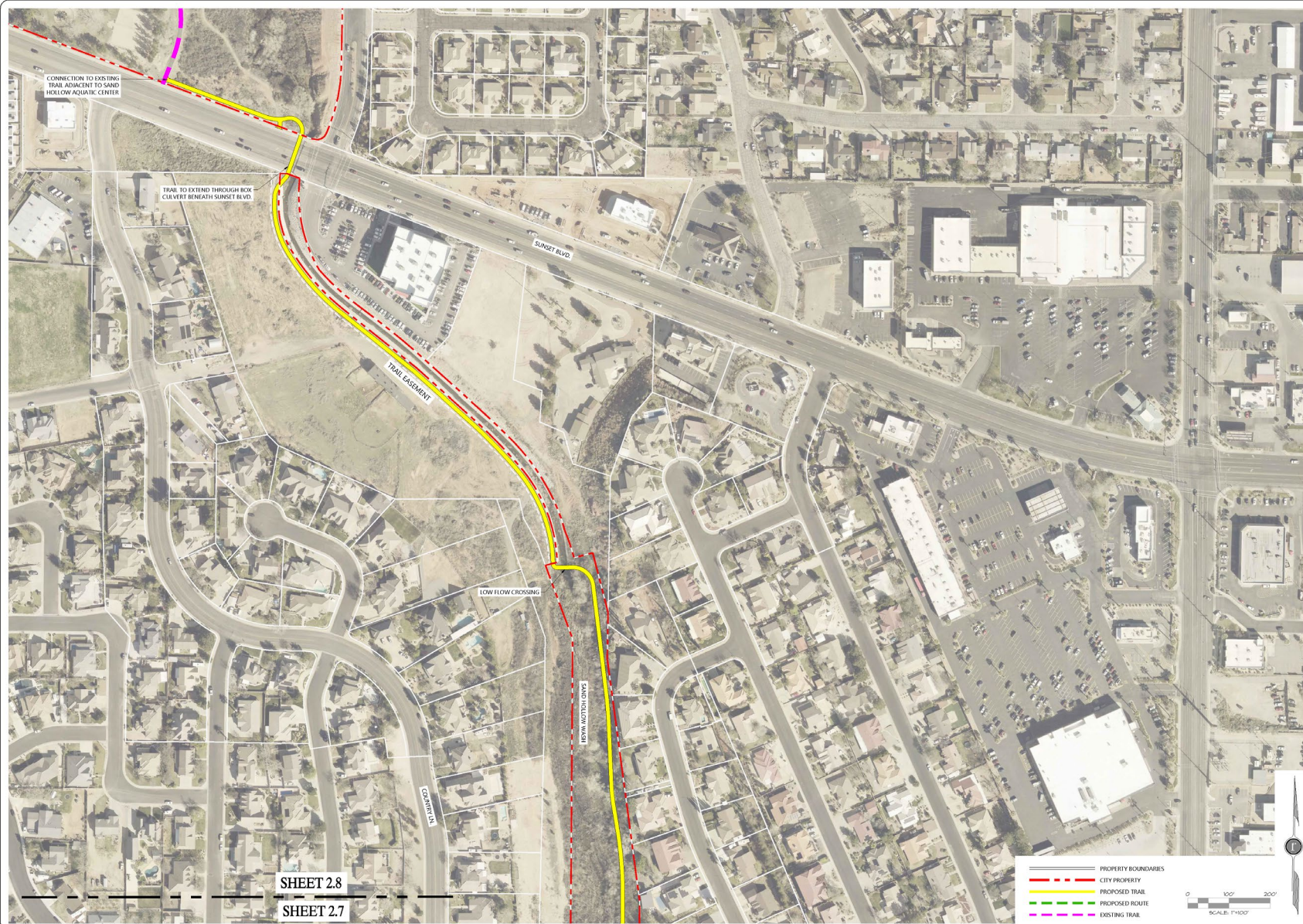


DATE: 8/15/2022
 JOB NO.: #2022-24-002
 DESIGNED BY: GRT
 CHECKED BY: JAB
 DRAWN: OVERVIEW MAP

ROSENBERG
 A S S O C I A T E S
 CIVIL ENGINEERS • LAND SURVEYORS
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 St. George, Utah 84790
 PH: (435) 671-1111 FAX: (435) 671-1111
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CONCEPTUAL TRAIL ALIGNMENT
 FOR
SANTA CLARA RIVER TRAIL
 ST. GEORGE
 UTAH

SHEET
2.7
 OF 11 SHEETS



SHEET 2.8

SHEET 2.7

- PROPERTY BOUNDARIES
- CITY PROPERTY
- PROPOSED TRAIL
- PROPOSED ROUTE
- EXISTING TRAIL

0 100' 200'
SCALE: 1"=100'

DATE: 8/12/2022
JOB NO.: #2022-24-002
DESIGNED BY: GRT
CHECKED BY: JAB
DWG: OVERVIEW MAP

REVISIONS

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CONCEPTUAL TRAIL ALIGNMENT
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

SHEET
2.8
OF 11 SHEETS



THUNDER JUNCTION ALL-ABILITIES PARK

2024-2025 Recap



TRAIN RIDES

107,876 Riders

\$215,752 in Train Revenue

\$38,025 in Concessions Revenue

...and Lots of Smiles



THUNDER JUNCTION EVENTS

Over the past year, Thunder Junction hosted a variety of inclusive events that served hundreds of families and supported our mission of accessible recreation for all. Here's a quick look at the impact.

THUNDER JUNCTION EVENTS



SHAMROCK JUNCTION

Nights: 3

Attendees: 727

Revenue: \$5,750



EGGSTRAVAGANZA

Nights: 3

Attendees: 852

Revenue: \$6,760



HULAPALOOZA

Nights: 2

Attendees: 603

Revenue: \$4,744

THUNDER JUNCTION EVENTS



SPOOK-TRACK-ULAR

Nights: 5

Attendees: 1,774

Revenue: \$14,128

TOTAL
Event nights: 24
Attendees: 7,534
Revenue: \$74,226



NORTH POLE EXPRESS

Nights: 11

Attendees: 3,578

Revenue: \$42,844

INTRODUCING

THUNDER JUNCTION **AWARENESS DAYS**

Awareness Days are monthly mini-events hosted at Thunder Junction to celebrate and support individuals with disabilities or disorders.



THUNDER JUNCTION AWARENESS DAYS

- Thunder Junction Awareness Days will be held every other month, each one highlighting and supporting a different disability. On these special days, train rides will be free for everyone.
- From 5:00 to 7:00 p.m., the train will offer “Sensory Friendly Rides” designed for individuals who benefit from a calmer, more accommodating experience. Pre-registration is required for this time slot, but rides will remain free for all participants.
- Local organizations are invited to attend and host a booth during each event to share information about their services and provide an engaging activity for attendees. It’s a great opportunity to connect with the community and raise awareness for valuable resources.



THE PURPOSE BEHIND AWARENESS DAYS

SUPPORTING THE MISSION OF THE CITY & THUNDER JUNCTION

- Demonstrate our ongoing commitment to “Creating Miles of Smiles” for individuals of all abilities.
- Prioritize community well-being by centering park operations on fostering a thriving, connected population.

SUPPORTING THOSE OF ALL- ABILITIES

- Guarantee intentional inclusivity and accessibility.
- Promote visibility and understanding of the importance of inclusion, accessibility, and disability awareness within the community.
- Address and remove barriers —physical, social, and informational.

SUPPORTING LOCAL ORGANIZATIONS

- Demonstrate the City’s active role in advancing inclusion by partnering with and uplifting nonprofits that support individuals with disabilities.
- Foster strong community partnerships through consistent, visible collaboration and inclusive engagement efforts.



THUNDER JUNCTION AWARENESS DAYS

UPCOMING DATES

OCTOBER

First Awareness Day!
October 6th- World Cerebral
Palsy Day. Rock your green!

DECEMBER

December 3rd- International
Day of Persons with
Disabilities. Deck out in
purple!

FEBRUARY

February 28th- Rare Disease
Day. Show your stripes!

MARCH

March 21st- World Down
Syndrome Day. Sport some
mismatched or colorful
socks!

SEE YOU THERE!





ST.GEORGE
MUSEUM OF ART



ST GEORGE
ART MUSEUM



ST.GEORGE
MUSEUM OF ART



ST. GEORGE
MUSEUM OF ART







ST. GEORGE
MUSEUM OF ART

St. George Marathon



Accolades



- **Top 20 Marathons in the USA:** Our Marathon is consistently ranked among the top marathons in the United States, currently #18
- **Most Scenic Marathon:** Recognized for our breathtaking course that descends nearly 2,600 feet through the Pine Valley Mountains and the stunning landscapes of southwest Utah.
- **Fastest Fall Marathon:** Notes for our speed, making it an ideal race for runners aiming to achieve personal bests or qualify for events like the Boston Marathon.
- **One of four “Marathons to build a Vacation Around”:** Highlighted for our combination of a well-organized race and the opportunity to explore the scenic beauty of the region.
- **Most Organized Marathon:** Runner’s World has lauded us for our exceptional organization, ensuring a smooth and enjoyable experience for participants.

Overview - Last 5 Years



- 2021 - \$555,070 - 5,389
- 2022 - \$759,551 - 6,557
- 2023 - \$985,032 - 8,039
- 2024 - \$1,041,278 - 8,483
- 2025 - \$1,146,547 - 9,888

MARATHON TIERS



TIER 1

World-Class Marathons
Size: 30,000+ | Elite: Olympians
Prize: \$500k+

- Boston
- TCS NYC
- London
- Berlin
- Chicago

TIER 2

Major U.S. Regional Marathons
Size 5,000-30,000 | Elite: U.S. Elites
Prize 25k-499K

- Houston
- Twin Cities
- Grandma's
- California int'l
- Austin

TIER 3

Smaller Scenic or Local Marathons
Size: <5,000+ | Elite: Regional
Prize: <\$25K

- Saint George
- Napa valley
- Ogden
- Missoula
- Mount Charleston

Tier 1: Races attract Olympians, pay. Large appearance fees and get international media coverage

Tier 2: races feature a competitive u s elites and serve as a stepping stone to tier one

Tier 3: marathon focuses on community scenery and fast times for Boston qualification

Our Plan



- Pre-approved for \$25
- 10,000 Runners
- \$250,000 of Revenue
- \$100,000 Prize Purse

Prize Money Breakdown



Marathon

- 1st Place - \$10,000
- 2nd Place - \$7,500
- 3rd Place - \$5,000
- 4th Place - \$4,000
- 5th Place - \$3,500
- 6th Place - \$3,000
- 7th Place - \$2,500
- 8th Place - \$2,000
- 9th Place - \$1,500
- 10th Place - \$1,000

Master's Marathon

- 1st Place - \$2,500

Local Runner

- Utah Winner - \$2,500

Half Marathon

- 1st Place - \$1,500
- 2nd Place - \$1,300
- 3rd Place - \$1,000
- 4th Place - \$750
- 5th Place - \$500

The Next Level

- Invest in Prize Purse
- Increase Prestige & Credibility
- Increase Demand
- Increase Sponsorship Opportunities
- Community Engagement
- Elevate Reputation

Conclusion

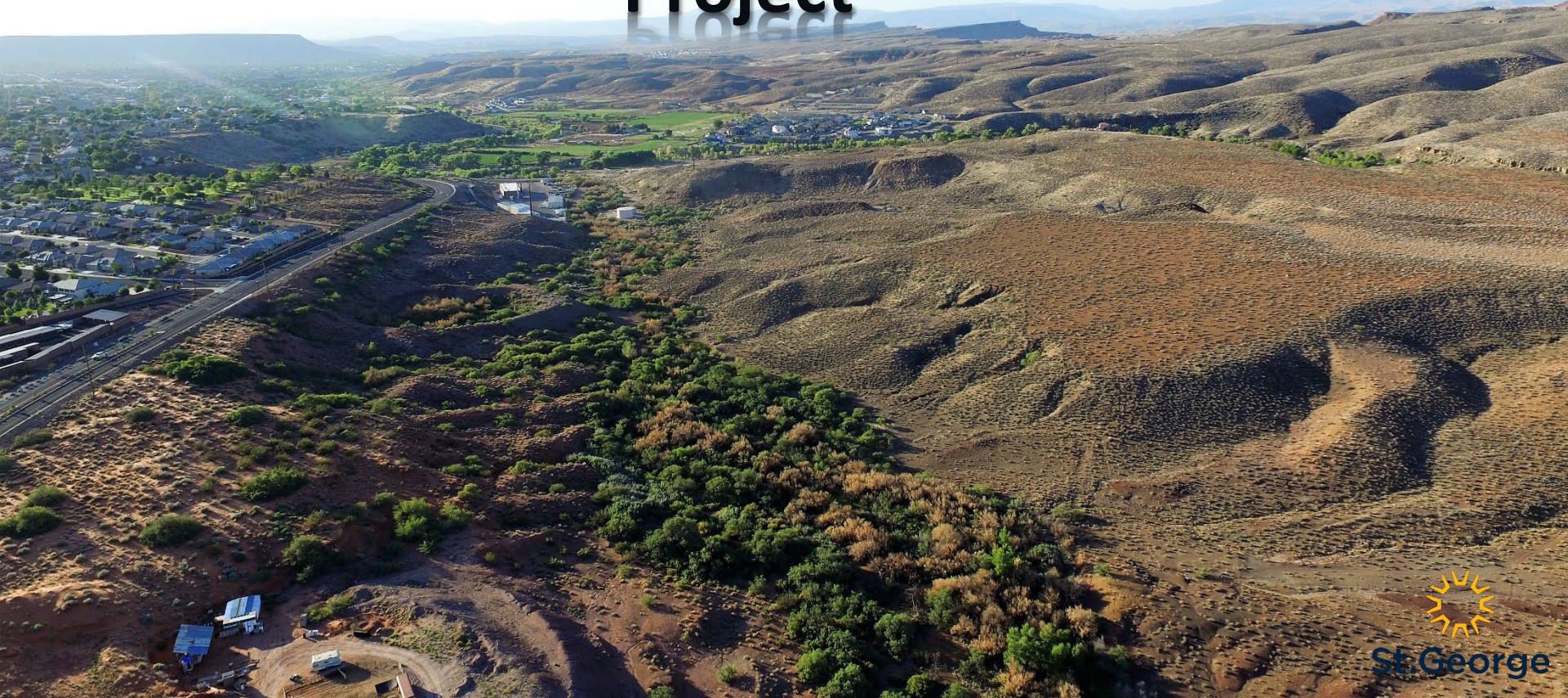


- No Additional Cost
- Publicize & Notify Elite Runners
- Media Coverage - Especially 50th anniversary
- Strong Brand
- Enhance Experience
- Build Reputation & Consistency



Interlocal Agreement with WCWCD re: Graveyard Wash and Sand Hollow Mitigation Area

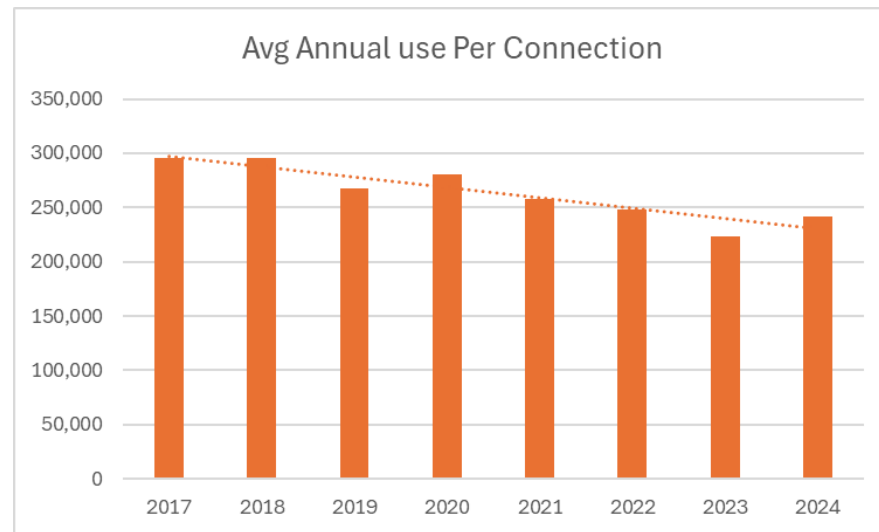
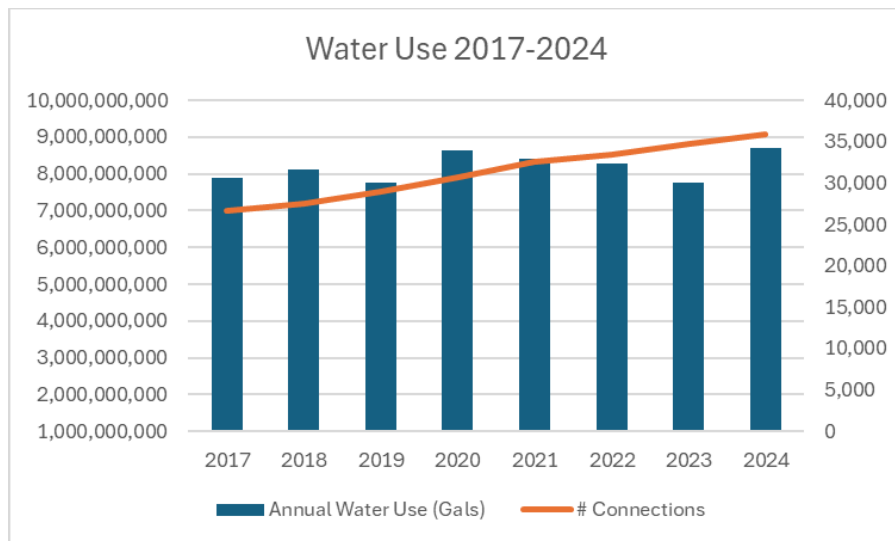
Graveyard Wash Reservoir Project



St. George



Water Use and Conservation Efforts



Jan-July 2025: 4,832,214,119 (57% normal Precip)

Jan-July 2024: 4,829,412,110 (99% normal Precip)

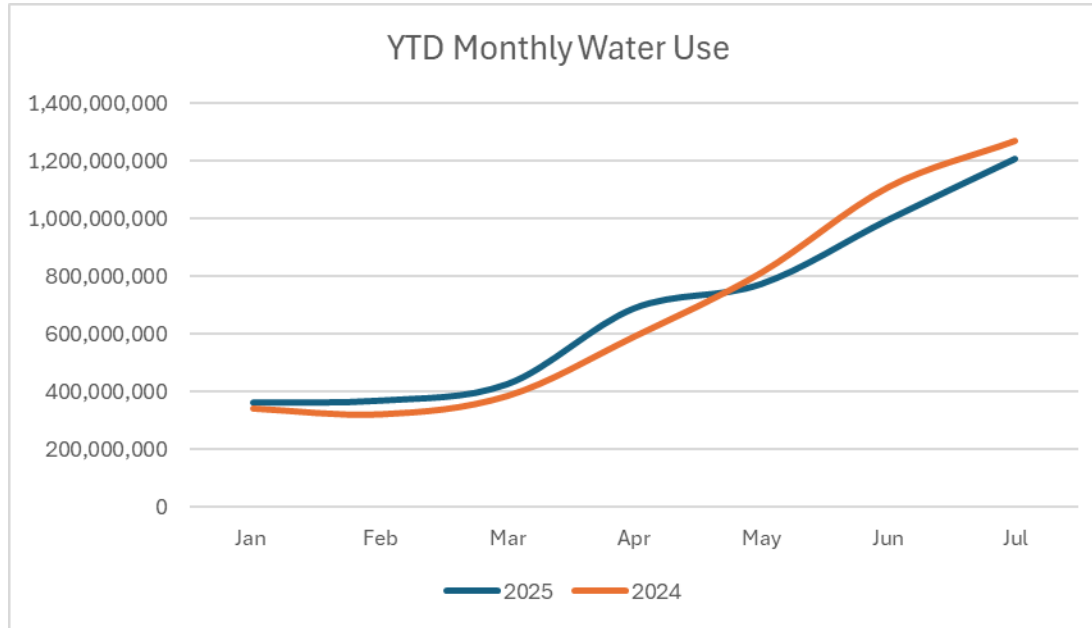
Connections added: 1,289 (3.5% Increase)

Added >8,500 connection (~4.4% per year)

May-July 2025: 2,979,298,085

May-July 2024: 3,193,859,914

(6.75% Decrease)



Jan-July 2025: 4,832,214,119

Jan-July 2024: 4,829,412,110

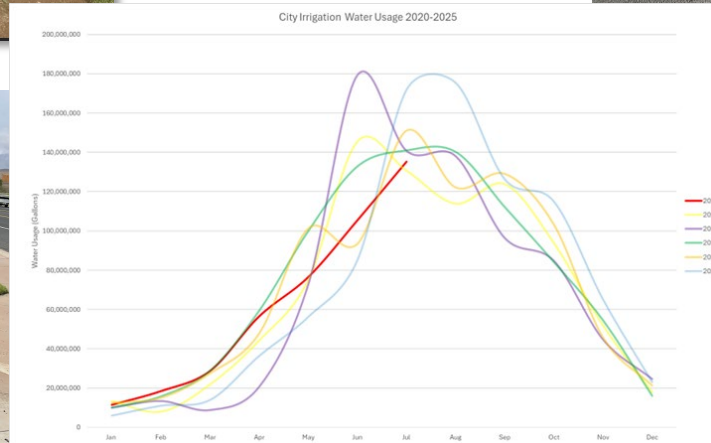
Connections added: 1,289
(3.5% Increase)

May-July 2025: 2,979,298,085

May-July 2024: 3,193,859,914

(6.75% Decrease)

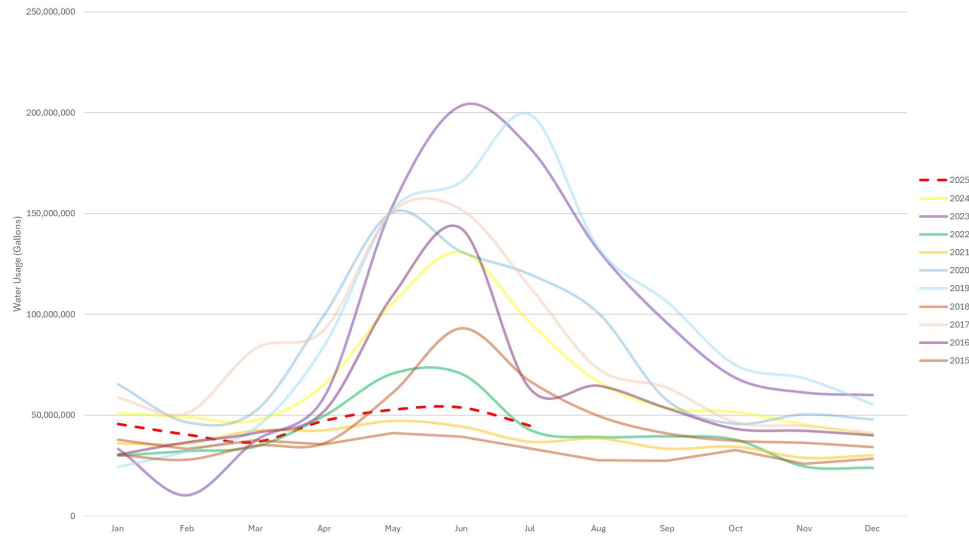
City Irrigation Use
decreased by 7%
from 2022-2023,
saving 56M
gallons per year



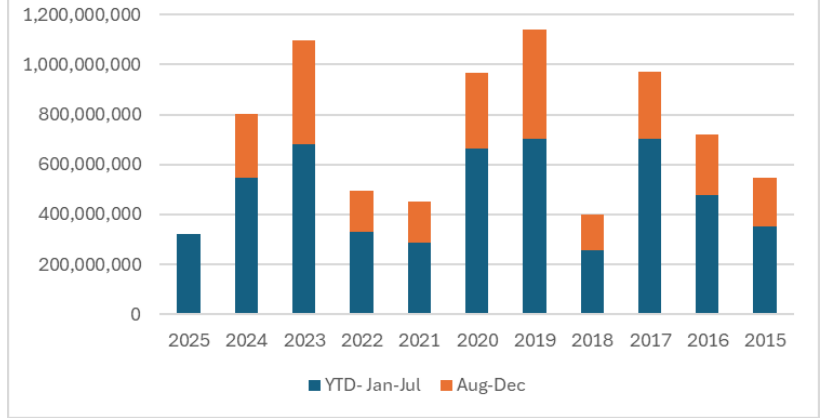


Historic Mountain Spring Production

PV Mountain Spring Prodocution 2020-2025



PV Mtn Spring Production 2015-2025





Sewer System Maintenance Agreement- West Side
