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 Hall located at 61 South Main Street, St. George, Utah, on Thursday, May 7, 2026, 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.**

   a. **Read a Proclamation proclaiming May 1 – 7 as Youth Week.**

   b. **Recognition of recent awards given to the Wastewater Treatment Division.**

2. **Comments from the public.**

   The Open Comment Period provides an opportunity for residents to share ideas, concerns, and feedback with the Mayor and City Council on matters related to City business.

   The Mayor and City Council strongly encourage public participation and value hearing from the community. Community feedback plays an important role in shaping priorities, informing decision-making, and strengthening local government.

   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.

   Members of the public who wish to comment will be given a limit of three (3) minutes per person. The Mayor and City Council will not respond to comments or questions but will take the comments into consideration for possible discussion at another time.

   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.

   Written comments may be submitted anytime to the City Recorder at 61 South Main Street, St. George, UT 84770 or publiccomments@sgcityutah.gov.

3. **Consent Calendar.**

a. **Consider approval to award bid to Contech Engineered Solutions for a pedestrian bridge for the Fort Pearce Wash Trail project.**

BACKGROUND and RECOMMENDATION: This item is to award a bid to provide a pedestrian bridge for the proposed Fort Pearce Wash Trail project. Formal bids were requested for the bridge, and the City received four bids. This bid is for materials and delivery only. HHI Corporation was the apparent low bid, however they withdrew their bid and the City accepted their withdrawal. Contech Engineered Solutions was the next low bidder. This project is a 2023 Trails, Parks and Recreation G.O. Bond project and the trail is on the City's Trail Master Plan. Staff recommends approval to award the bid to Contech Engineered Solutions in the amount of $365,600, contingent upon approval of the associated budget amendment.

b. **Consider approval to award bid to TrueNorth Steel for a pedestrian bridge for the Santa Clara River Trail.**

BACKGROUND and RECOMMENDATION: This item is to award a bid for a pedestrian bridge for the proposed Santa Clara River Trail project. Formal bids were requested for the bridges, and the City received four bids. This bid is for materials and delivery only. True North Steel is the low bidder. This project is a 2023 Trails, Parks and Recreation G.O. Bond projects and the trail is on the St George City Parks and Trail Master Plan. Staff recommends awarding the bid to True North Steel in the amount of $380,453, contingent upon approval of the associated budget amendment.

c. **Consider approval to award bid to Advanced Construction and Design for the Country Club Tank Replacement Project.**

BACKGROUND and RECOMMENDATION: The Bloomington Country Club tank is an above ground steel tank. The tank has been in service since the 1970's. The tank has reached the end of its useful life, and will be replaced with a larger concrete tank that will meet the demand of future growth in the area. Formal bids were requested and the city received 8 bids for this project. Staff recommends awarding the County Club Tank Replacement Project to Advanced Construction & Design in the amount of $3,121,865.

d. **Consider approval to award bid to Gardner Brothers Drilling for the replacement of Gunlock Well #6.**

BACKGROUND and RECOMMENDATION: This item is to consider award of a bid for the replacement of Gunlock Well #6. The Gunlock Well #6 is one of 11 wells that provides drinking water to the west side of the City. The well has been in operation for over 40 years and has reached the end of its useful life. Formal bids were requested and the city received back 1 bid. Staff recommends awarding the bid to Gardner Brothers Drilling in the amount of $1,034,420.

e. Consider approval to award bid to Inliner Solutions for the 2026 Sewer Relining Project.

BACKGROUND and RECOMMENDATION: The Water Services Department budgets for sewer line rehabilitation on an annual basis. Through routine video inspection of the wastewater collection system, deteriorating wastewater lines are identified and evaluated for full replacement or rehabilitation. Rehabilitation of a sewer line consists of lining the interior of the pipeline with a PVC or fiberglass mesh material. Relining of the pipeline can be done without excavation and with very little disruption to service or surface improvements. This project happens annually to repair sewer mains that are deteriorating. There were 7 bids received for this project, ranging from $740,980 to $1,337,700, with the average bid being $965,067. Staff recommends awarding the bid to Inliner Solutions in the amount of $740,980.

f. Consider approval to award bid to Miller Tree & Excavation LLC for the construction of a borehole under I-15 at 400 East and installation of conduit.

BACKGROUND and RECOMMENDATION: The UDOT I-15 project requires the overhead power crossing I-15 at 400 East to be raised. To minimize pole height, the distribution power line will be installed beneath I-15 through a borehole. This bid was issued for construction of the borehole beneath I-15 at 400 East. The bid closed on April 24, 2026, and four bids were received. After evaluation of the bids, staff recommends awarding the contract to Miller Tree & Excavation LLC in the amount of $50,000.

g. Consider approval of a Professional Services Agreement with Bowen Collins for design of the Millcreek Sewer Lift Station.

BACKGROUND and RECOMMENDATION: This item is to consider awarding a professional services agreement for the design of the Millcreek Sewer Lift Station. This section of sewer line requires upsizing to meet the demands of growth in the area. This line conveys a large portion of wastewater from Washington City. Due to the location of the line in proximity to the Millcreek Power Generation Facility, and tight easement constraints through a residential development, several alternatives were evaluated and it was determined that a lift station would be constructed to shave the peak flow from the pipeline, allowing the existing sewer line to remain in place. This contract includes the design of a new lift station. Staff recommends approval of a professional services agreement with Bowen Collins in the amount of $184,326 for the design of the Millcreek Sewer Lift Station.

h. Consider approval of an agreement with Alpha Engineering for design of the Sunbrook Golf Club pump station.

BACKGROUND and RECOMMENDATION: This item is to consider approval of an agreement for the design of a new Sunbrook Golf Course pump station. Over the past decade the Black Rock and Wood Bridge irrigation pump stations at Sunbrook Golf Club have had significant issues and failures. These stations are more than 35 years old and are in need of complete replacement. Three years ago the City Water Department engaged Alpha Engineering for an assessment to identify options to improve reliability and water-saving measures at the most cost-effective price-point. It was determined combining replacing the two existing

pump stations into a single new pump station was the most economical approach. Staff recommends award of a contract to Alpha Engineering for the design of a new Sunbrook Golf Course pump station contingent upon approval of the associated budget amendment.

i. **Consider approval of the minutes from the meetings held on March 26, 2026 (work meeting); March 26, 2026 (regular meeting); April 2, 2026 (work meeting); April 2, 2026 (regular meeting).**

4. **Public hearing and consideration of Ordinance No. 2026-029 vacating a reuse water line easement located on Lot 1, Milepost 2 East Parcel (South St. George Costco).**

BACKGROUND and RECOMMENDATION: This easement was granted by the State of Utah, acting by and through the School and Institutional Trust Lands Administration, to the City of St. George in June 2008, prior to the subdivision of the property. In February 2025, the subdivision plat for Mile Post 2 East Parcel was recorded. The easement is located near the westerly and southwesterly lot lines of this subdivision. The Joint Utilities Commission recommended approval.

5. **Public hearing and consideration of Ordinance No. 2026-030 vacating a portion of a municipal utility easement located along the north lot line of Lot 121 of the White Hills Subdivision.**

BACKGROUND and RECOMMENDATION: When Quality Development graded the area north of Lot 121 of the White Hills Subdivision, it created a triangular-shaped parcel directly north of the lot. A graded downhill slope lies north of this triangular parcel. Because this graded area can only be reasonably used in conjunction with Lot 121, it makes sense to incorporate it into said Lot 121. Vacating the existing easement and relocating it along the incorporated area will minimize easement encumbrances on the homeowner's property. The Joint Utilities Commission recommended approval.

6. **Consideration of Ordinance No. 2026-031 vacating a portion of the Vista Ridge Estates Phase II Subdivision located at 1331 North Dixie Downs Road.**

BACKGROUND and RECOMMENDATION: The subdivision plat was recorded on 12/07/1989. When the subdivision was built, in the upper northwest corner of the subdivision a block wall was built 10 feet inside the subdivision boundary. There is a City sewer line on the north side of this block wall. Because of the location of the block wall the HOA does not maintain this area. The City will take this area and maintain it along with our utilities. It is proposed to vacate approximately 156 feet by 10 feet. The HOA has approved this action through their required HOA meetings.

7. **Public hearing and consideration of Resolution No. 2026-008R to review and approve amendments to the Fiscal Year 2025-26 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.

8. **Submission and filing of the FY 2026-27 City Manager Recommended Budget with the City Council (Discussion only).**

BACKGROUND and RECOMMENDATION: The City's budget represents the financial plan for delivering the high-quality municipal services that residents, businesses, and visitors expect and depend upon. Development of the budget requires a significant investment of time across all levels of the organization as staff works to prepare a balanced plan that advances the City Council's priorities for the upcoming fiscal year. The FY 2027 Recommended Budget and Business Plan includes targeted investments across all nine City Council priority areas. Staff is proud to submit the FY 2026–27 City Manager Recommended Budget and Business Plan to the City Council and community for your consideration. A copy of the budget will be available for public review following tonight's City Council meeting on the City's website at www.sgcityutah.gov/budget and at City Hall in the City Recorder's Office. Several key dates are scheduled as part of the this year's budget process, including: May 21 for the FY 2027 Budget Work Meeting; May 28 for tentative adoption of the FY 2027 Budget and setting of public hearing dates; June 4 for the FY 2027 Budget Open House and first public hearing; and June 18 for the second public hearing and final adoption. No action is required on tonight's item.

9. **Public hearing and approval of the Program Year 2026 (Fiscal Year 2026) Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program.**

BACKGROUND and RECOMMENDATION: The 2026 AAP (Annual Action Plan) outlines proposed projects to be funded by the City's CDBG program to address identified needs during PY2026 FY2027. This is the second year of the City's 2024-2028 Consolidated Plan.

10. **Consider approval of Ordinance No. 2026-032 amending the prohibited use of ignition sources/fireworks map.**

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

11. **Consider approval of Ordinance No. 2026-033 amending City Code, Sections 10-13E-4 Landmark Sites, 10-17B-9 Requirements for Specific Conditional Use Permits, and 10-19-5 Off - Street Parking Requirements. (Case No. 2026-ZRA-017)**

BACKGROUND and RECOMMENDATION: The applicant, Bare Foot Montessori is seeking a code amendment to facilitate opening a private school within a designated landmark site. The proposed changes include: Section 10-13-4 Landmark Sites: Adding "a private school serving students through grade eight" to Section B as a conditional use.- Section 10-17B-9 Requirements for Specific Conditional Use Permits: Amending requirements to mitigate the impact of this use on surrounding neighborhoods. - Section 10-19-5 Off-Street Parking Requirements: Clarifying parking requirements specific to this use. At their meeting held on March 24, 2026 the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0, no public comments were received.

12. **Consider approval of a Hillside Development Permit for The Rath ADU on approximately 2.24 acres located at 785 West Sir Monte Drive. (Case No. 2026-HS-001 - Rath ADU)**

BACKGROUND and RECOMMENDATION: The City approved a hillside Ridge Line Map a number of years ago that designated on this map all ridgelines that were defined as a Cuesta Ridge or a Plateau Ridge. A ridgeline defined as a Cuesta Ridgeline was given a 100-foot set back from the ridgeline to any structure and a ridgeline defined as a Plateau Ridgeline was given a 50-foot setback from the ridgeline to any structure. All other ridgelines within the hillside overlay zone were given a 30-foot setback from the ridgeline to any structure. With the approval of the Ridge Line Map, the ridgelines along the south and west sides of this parcel were designated as a Cuesta with the 100-foot setback to the structure. The Hillside Review Board unanimously recommended approval of the hillside permit to change the west ridgeline on this parcel from a Cuesta Ridgeline as shown on the City's Ridgeline Map to a Ridgeline. The Planning Commission recommended approval, with a 5-2 vote.

13. **Consider approval of a Hillside Development Permit for The Trails East on approximately 333 acres located on the East side of Highway 18, between approximately 3200 North and 4300 North. (Case No. 2026-HS-002 - The Trails East)**

BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. In March of 2026, the current owner of the property went through the process to change the General Plan on approximately 108 acres on the southern portion of the 333 acres of total property. The108 acres went from LDR (Low Density Residential) to COM (Commercial). The Hillside Review Board met on site on March 31, 2026 and unanimously forwarded a positive recommendation for the permit. At their meeting held on April 14, 2026, the Planning Commission recommended approval with a 6-0 vote.

14. **Consider approval of Ordinance No. 2026-034 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-R (Planned Development Residential) on approximately 214 acres generally located on the east side of Highway 18 between approximately 3400 North and 4200 North. (Case No. 2026-ZC-004 - Trails East PD-R zone change)**

BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. Earlier this year, the applicant brought forward an application to amend the general plan on approximately 108 acres from LDR (Low Density Residential) to COM (Commercial) in anticipation of approval of the overall commercial and residential project. At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a 6-0 vote including conditions. A related hillside permit is also in review in connection with this application. This application makes up the majority of the residential portion of the proposed development (approximately 214 acres).

15. **Consider approval of Ordinance No. 2026-035 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10 acres generally located on the east side of Highway 18 at approximately 4100 North. (Case No. 2026-ZC-003 - Trails East PD-TNZ zone change)**

BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. Earlier this year, the applicant brought forward an application to amend the general plan on approximately 108 acres from LDR (Low Density Residential) to COM (Commercial) in anticipation of approval of the overall commercial and residential project. At their meeting held on April 14, 2026, the Planning Commission recommended approval with a 6-0 vote including conditions. A related hillside permit is also in review in connection with this application.

16. **Consider approval of Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-GPA-19 - Dixie Drive)**

BACKGROUND and RECOMMENDATION: This item was heard at the April 2, 2026, City Council meeting and was approved with changes. With those changes, the item then needed to go back through the statutory process. At their meeting held on April 28, 2026, the Planning Commission held a public hearing and recommended approval with no conditions, with a vote of 6-0. There were no public comments at this meeting and staff received two written comments.

17. **Consider approval of Ordinance No. 2026-036 for a development agreement to address parking calculations for the Crimson Heights Behavioral Health Planned Development. (Case No. 2025-DA-005 - Crimson Heights Behavioral Health Development Agreement)**

BACKGROUND and RECOMMENDATION: This development agreement is to accompany the proposed zone change from R-3 (Multiple-Family Residential) to PD-C (Planned Development Residential) for a behavioral health center (Case 2025-ZC-022). The development agreement addresses the total number of parking spaces needed for the behavioral health center to operate. At their meeting held on March 24, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 5-0 with no conditions. No public comments were received.

18. **Consider approval of Ordinance No. 2026-037 amending the City Zoning Map by changing the zone from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.80 acres located at 691 South 300 East Street. (Case No. 2025-ZC-022 - Crimson Heights Behavioral Health)**

BACKGROUND and RECOMMENDATION: The underlying general plan is DTCN (Downtown Connected Neighborhood) with the adjacent zoning of R-3 (Multiple-Family Residential) and R-1-8 (Single-Family Residential, 8,000 sq ft lots). At their meeting held on March 24, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 5-0 with the following conditions: 1) A six-foot-high block wall shall be constructed along the west property boundary

to provide buffering for the adjacent residential property; 2) The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property; and 3) The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows. There were no public comments.

19. Consider approval of Ordinance No. 2026-038 amending the City Zoning Map by changing the zone from ASBP (Airport Supporting Business Park) to C-2 (Commercial) on approximately 0.23 acres generally located south of Flowers Way and North of the Southern Parkway. (Case No. 2026-ZC-005 - Zion Bible Church)

BACKGROUND and RECOMMENDATION: The underlying general plan is COM (Commercial) with the adjacent zoning of C-2 (Highway Commercial) and ASBP (Airport Supporting Business Park). At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0 with one condition. There were no public comments received.

20. Consider approval of Ordinance No. 2026-039 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot size) on approximately 2.87 acres generally located on 3430 East at approximately 2300 South. (Case No. 2026-ZC-006 - Woodhaven Estates Amended and Extended)

BACKGROUND and RECOMMENDATION: The underlying general plan is AE (Agricultural Estates) with adjacent zoning of A-1 (Agricultural, 40,000 square foot minimum lot size) and RE-37.5 (Residential Estates, 37,500-square foot minimum lot size). At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0 with no conditions. No public comments were received.

21. Appointments to Boards and Commissions of the City.

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

23. 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

May 1, 2026
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.

PROCLAMATION

WHEREAS, the Benevolent and Protective Order of Elks has May 1 - 7 as Youth Week to honor America's Junior Citizens for their accomplishments and to give fitting recognition of their service to Community, State, and Nation; and

WHEREAS, St. George Elks Lodge#1743 will sponsor an observance during that week in tribute to the junior citizens of this community; and

WHEREAS, no event could be more deserving of our support and participation than one dedicated to these young people who represent the nation's greatest resource, and who in the years ahead will assume the responsibility for the advancement of our free society; and

WHEREAS, our Youth need the guidance, inspiration and encouragement which we alone can give in order to help develop those qualities of character essential for future leadership and go forth to service America; and

WHEREAS, to achieve this worthy objective we should demonstrate our partnership with Youth, our understanding of their hopes and aspirations and a sincere willingness to help prepare them in every way for the responsibilities and opportunities of citizenship.

NOW, THEREFORE, I, Jimmie Hughes, Mayor, along with the City Council of the City of St. George, Utah, do hereby proclaim May 1 – 7, 2026 as

YOUTH WEEK

in the City of St. George, and urge all departments of government, civic, fraternal, and patriotic groups, and our citizens generally, to participate wholeheartedly in its observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of St. George, Utah this 7th day of May, 2026.

Jimmie B Hughes, Mayor

Agenda Date: 05/07/2026 **Agenda Item Number:** 3a

Subject:

Consider approval to award bid to Contech Engineered Solutions for a pedestrian bridge for the Fort Pearce Wash Trail project.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: 26-269

Address/Location:

Fort Pearce Wash next to the St. George Golf Club.

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

This item is to award a bid to provide a pedestrian bridge for the proposed Fort Pearce Wash Trail project. Formal bids were requested for the bridge, and the City received four bids. This bid is for materials and delivery only. HHI Corporation was the apparent low bid, however they withdrew their bid and the City accepted their withdrawal. Contech Engineered Solutions was the next low bidder. This project is a 2023 Trails, Parks and Recreation G.O. Bond project and the trail is on the Citys Trail Master Plan. Staff recommends approval to award the bid to Contech Engineered Solutions in the amount of $365,600, contingent upon approval of the associated budget amendment.

Staff Narrative (need/purpose):

The purpose of this bid is to provide a pedestrian bridge for a trail project. The 190 foot span bridge is to be located over the Fort Pearce Wash next to the St. George Golf Club for Phase 1 of the proposed Fort Pearce Wash Trail. The bid requested costs for two different pedestrian bridges that are to be installed at two different locations. Contech Engineered Solutions was the low bid on the Fort Pearce Wash Trail bridge in the amount of $365,600. The other bridge is proposed to be awarded to a different bidder. This bridge for the proposed trail helps connect the community to the Citys extensive trail network and provides alternate modes of transportation to travel throughout the City.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: $365,600

Amount approved in current FY budget for item: $0

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

funding source:

Recreation General Obligation Project Fund

Description of funding source:

Recreation General Obligation Project Fund

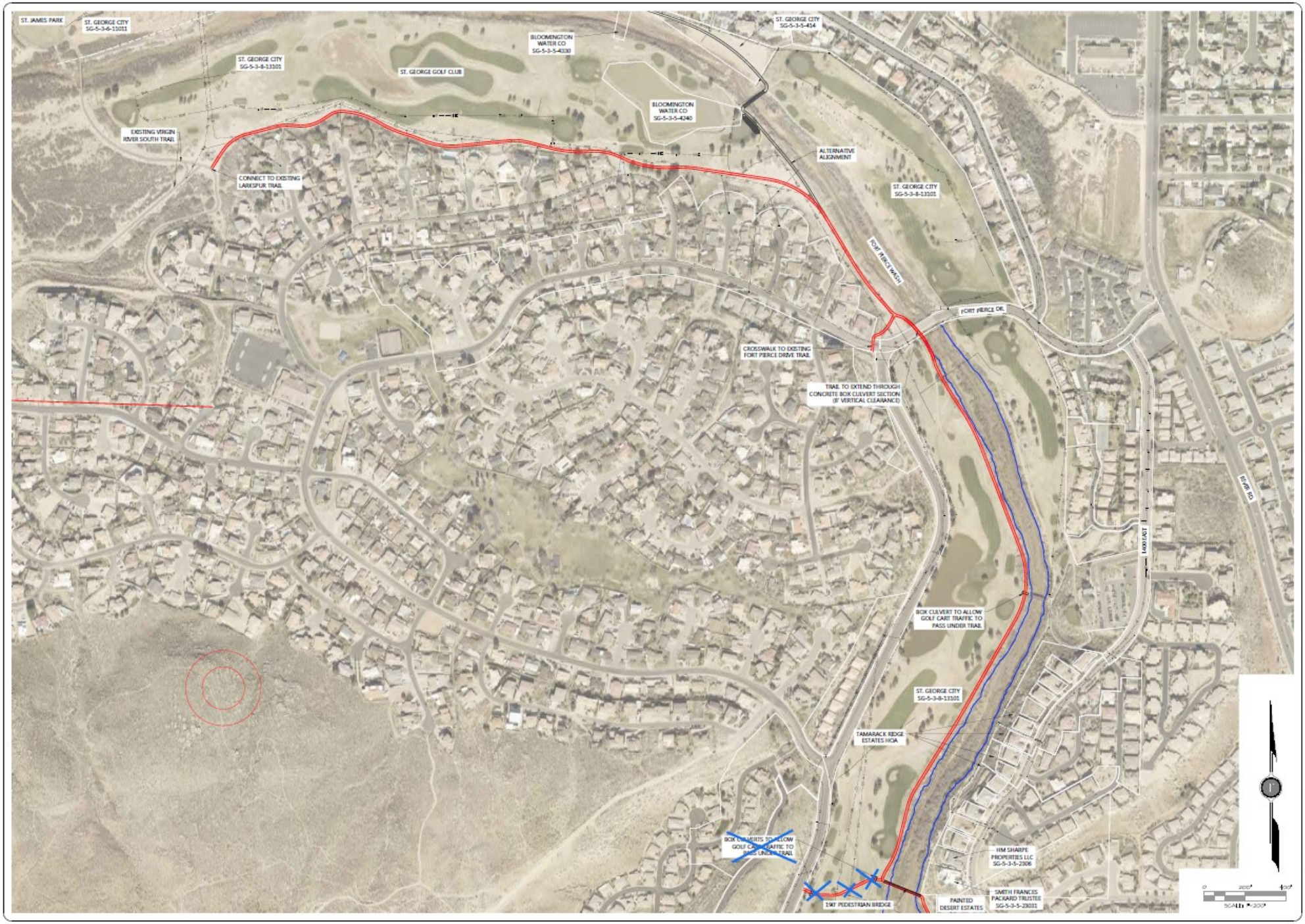
Recommendation (Include any conditions):

Approval.

Attachments

Pedestrian Bridges for Trail Projects
Inquiry No. 26-269
4/27/2026

BID TABULATION											
				CONTECH ENGINEERED SOLUTIONS		TRUENORTH STEEL		BCS FAB		HHI CORPORATION (WITHDREW BID)	
ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	AMOUNT	EST. LEAD TIME	AMOUNT	EST. LEAD TIME	AMOUNT	EST. LEAD TIME	AMOUNT	EST. LEAD TIME
1	190 FOOT SPAN PREFABRICATED PEDESTRIAN BRIDGE, 10 FEET WIDE, FORT PEARCE WASH TRAIL	1	LUMP	$ 365,600.00	February 1, 2027	$ 370,313.00	February 1, 2027	$ 375,750.00	February 1, 2027	~~$ 362,649.00~~	February 1, 2027
2	200 FOOT SPAN PREFABRICATED PEDESTRIAN BRIDGE, 10 FEET WIDE, SANTA CLARA RIVER TRAIL	1	LUMP	$ 468,900.00	November 1, 2026	$ 380,453.00	November 1, 2026	$ 385,000.00	November 1, 2026	~~$ 377,450.00~~	November 1, 2026
			TOTAL AMOUNT	**$ 834,500.00**		**$ 750,766.00**		**$ 760,750.00**		~~**$ 740,099.00**~~	
			BID ITEM 1 TOTAL AMOUNT	**$ 365,600.00**		**$ 370,313.00**		**$ 375,750.00**		~~**$ 362,649.00**~~	WITHDREW BID



DATE: 4/9/2025
JOB NO.: 3391.24-03
DESIGNED BY: DAT
CHECKED BY: JHB
DWG:

NO.	REVISIONS	DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-3
St. George, Utah 84790
Ph (435) 674-0686 Fx (435) 674-0497
www.rosenk.com

CONCEPT TRAIL ALIGNMENT - NORTH
FOR
FORT PIERCE WASH MULTI-USE TRAIL
ST. GEORGE
UTAH

SHEET
2
2 OF 3 SHEETS



DATE: 4/9/2025
JOB NO.: 839-24-03
DESIGNED BY: DAF
CHECKED BY: JNB
DWG:

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
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www.rosenbergassociates.com

CONCEPT TRAIL ALIGNMENT - SOUTH
FOR
FORT PIERCE WASH MULTI-USE TRAIL
ST. GEORGE
UTAH

SHEET
3
3 OF 3 SHEETS

Agenda Date: 05/07/2026 **Agenda Item Number:** 3b

Subject:

Consider approval to award bid to TrueNorth Steel for a pedestrian bridge for the Santa Clara River Trail.

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St George

Reference Number: 26-269

Address/Location:

On easement at Lot 3, on 870 S Cir crossing the Santa Clara River from Cottonwood Cove.

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

This item is to award a bid for a pedestrian bridge for the proposed Santa Clara River Trail project. Formal bids were requested for the bridges, and the City received four bids. This bid is for materials and delivery only. True North Steel is the low bidder. This project is a 2023 Trails, Parks and Recreation G.O. Bond projects and the trail is on the St George City Parks and Trail Master Plan. Staff recommends awarding the bid to True North Steel in the amount of $380,453, contingent upon approval of the associated budget amendment.

Staff Narrative (need/purpose):

This bridge crosses the Santa Clara River Trail from the existing trail at Cottonwood Cove Park to 870 S Cir. The trail will follow Indian Hills Drive to Blake Park, and provide trail connections to the residents in this area, including This will also provide opportunity for a future connection to the Black Hills Development and Tech Ridge. This section of trail is part of a regional gap that will connect to the Virgin River Trail system, and eventually to the Ivins trail system. The second bridge in this bid tabulation is for the Fort Pearce Wash Trail and is on a separate agenda item for approval to a different bidder. The original low bidder, HHI, withdrew their bid during the selection process and was removed from consideration.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: $380,453

Amount approved in current FY budget for item: 0

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

Recreation General Obligation Project Fund

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Approval

Attachments

Pedestrian Bridges for Trail Projects
Inquiry No. 26-269
3/24/2026

BID TABULATION											
				HHI CORPORATION		TRUENORTH STEEL		BCS FAB		CONTECH BRIDGE	
ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	AMOUNT	EST. LEAD TIME	AMOUNT	EST. LEAD TIME	AMOUNT	EST. LEAD TIME	AMOUNT	EST. LEAD TIME
1	190 FOOT SPAN PREFABRICATED PEDESTRIAN BRIDGE, 10 FEET WIDE, FORT PEARCE WASH TRAIL	1	LUMP	~~$ 362,649.00~~	February 1, 2027	$ 370,313.00	February 1, 2027	$ 375,750.00	February 1, 2027	$ 365,600.00	February 1, 2027
2	200 FOOT SPAN PREFABRICATED PEDESTRIAN BRIDGE, 10 FEET WIDE, SANTA CLARA RIVER TRAIL	1	LUMP	~~$ 377,450.00~~	November 1, 2026	$ 380,453.00	November 1, 2026	$ 385,000.00	November 1, 2026	$ 468,900.00	November 1, 2026
			TOTAL AMOUNT	~~**$ 740,099.00**~~	Withdrawn	**$ 750,766.00**		**$ 760,750.00**		**$ 834,500.00**	

CONNECTION TO EXISTING TRAIL AT MATHIS PARK

STRIPED BIKE LANE OR SIGNED ROUTE

COTTON CREEK TH SUBDIVISION

VALLEY VIEW DR.

TRAIL TO LOOP UNDER BRIDGE AND CONNECT TO SIDEWALK

PROPOSED CURB CUT TO TRANSITION BETWEEN SIDEWALK AND PROTECTED URBAN TRAIL

END OF PROTECTED URBAN TRAIL AND RE-STRIPING

CREEKSIDE HOMES SUBDIVISION

ACCESS TO SANTA CLARA RIVER TRAIL THROUGH PINE BROOK SUBDIVISION

PINE BROOK SUBDIVISION

SANTA CLARA RIVER

BLAKE PARK

SHADOW CREEK SUBDIVISION

T-6G LLC SG-6-2-26-3211

OLIVE GROVE SUBDIVISION

DIXIE DR.

ACCESS TO SANTA CLARA RIVER TRAIL THROUGH WEST BEND SUBDIVISION

START OF PROTECTED URBAN TRAIL AND RE-STRIPING

CONNECTION TO EXISTING SANTA CLARA RIVER TRAIL AT COTTONWOOD COVE PARK

870 S CIR

WEST BEND SUBDIVISION

200' PEDESTRIAN BRIDGE (BY OTHERS)

INDIAN HILLS DR.

COTTONWOOD COVE PARK

PROPERTY BOUNDARIES
CITY PROPERTY
PROPOSED ROUTE
EXISTING TRAIL

0 200' 400'

SCALE: 1"=200'

DATE: 11/5/2025
JOB NO.: #11338-24-002
DESIGNED BY: GRF
CHECKED BY: JWB
DWG: CONST.

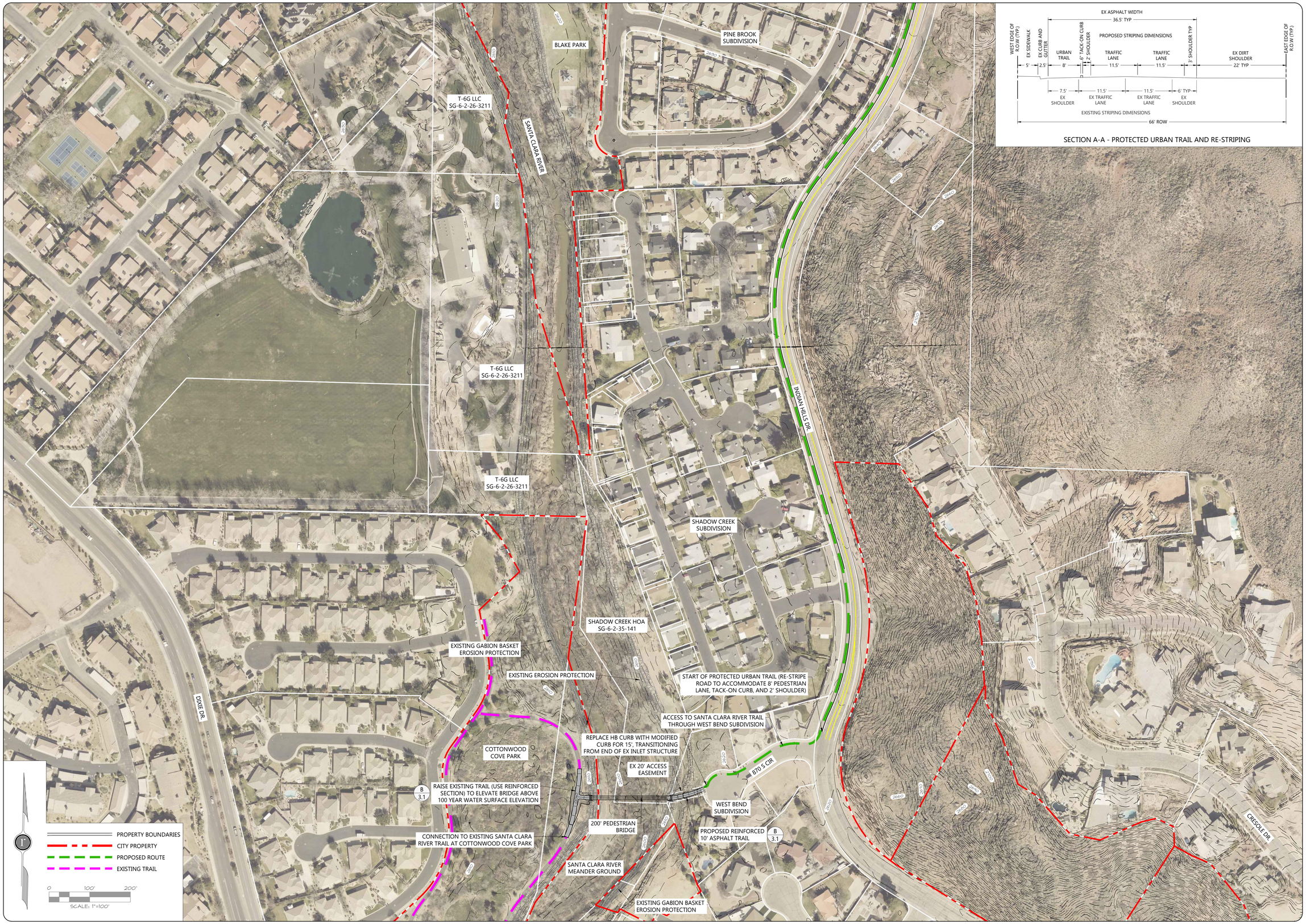
REVISIONS
DATE

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

SHEET
1.1
1 OF 5 SHEETS



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

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SITE PLAN - COTTONWOOD COVE TO BLAKE PARK
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

SHEET
2.1
2 OF 5 SHEETS

MATHIS PARK

CONNECTION TO EXISTING TRAIL AT MATHIS PARK

EXISTING WALLED CONCRETE WALK FOR ACCESS BETWEEN RESIDENCES

PROPOSED RETAINING WALL ALONG PROPERTY BOUNDARIES

EXISTING BLOCK WALL AND STEEL FENCE TO REMAIN

COTTON CREEK TH SUBDIVISION

VALLEY VIEW DR.

CONNECTION TO EXISTING SIDEWALK ON VALLEY VIEW DR. BRIDGE

PROPOSED 10' ASPHALT TRAIL (A 3.1)

STRIPED BIKE LANE OR SIGNED ROUTE

(C 3.1) TRAIL UNDER BRIDGE WITH GABION BASKET EROSION PROTECTION

PROPOSED REINFORCED 10' ASPHALT TRAIL (B 3.1)

SANTA CLARA RIVER

EXISTING GABION BASKET EROSION PROTECTION

EXISTING ROCK RIP-RAP EROSION PROTECTION

CREEKSIDE HOMES SUBDIVISION

INDIAN HILLS DR.

PROPOSED CURB CUT TO TRANSITION BETWEEN SIDEWALK AND PROTECTED URBAN TRAIL

END OF PROTECTED URBAN TRAIL

ACCESS TO SANTA CLARA RIVER TRAIL THROUGH PINE BROOK SUBDIVISION

PINE BROOK SUBDIVISION

TRANSITION FROM REINFORCED TRAIL SECTION TO TYPICAL SECTION @ STA: 15+25

PROPOSED 10' ASPHALT TRAIL (A 3.1)

BLAKE PARK

PROTECTED URBAN TRAIL (RE-STRIPE ROAD TO ACCOMMODATE 8' PEDESTRIAN LANE, TACK-ON CURB, AND 2' SHOULDER)

CONNECTION TO EXISTING SIDEWALK AT BLAKE PARK - ROUTE TRAIL TRAFFIC THROUGH PINE BROOK SUBDIVISION WITH SIGNAGE

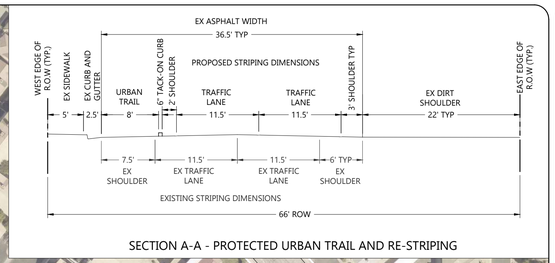
DIXIE DR.

A

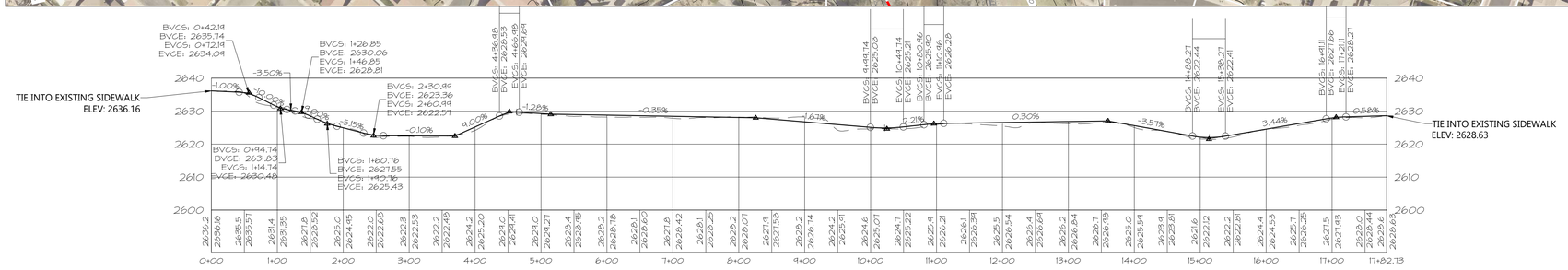
A

PROPERTY BOUNDARIES
CITY PROPERTY
PROPOSED ROUTE
EXISTING TRAIL

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



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



SANTA CLARA RIVER TRAIL PROFILE VIEW - BLAKE PARK TO VALLEY VIEW DR.

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=20'

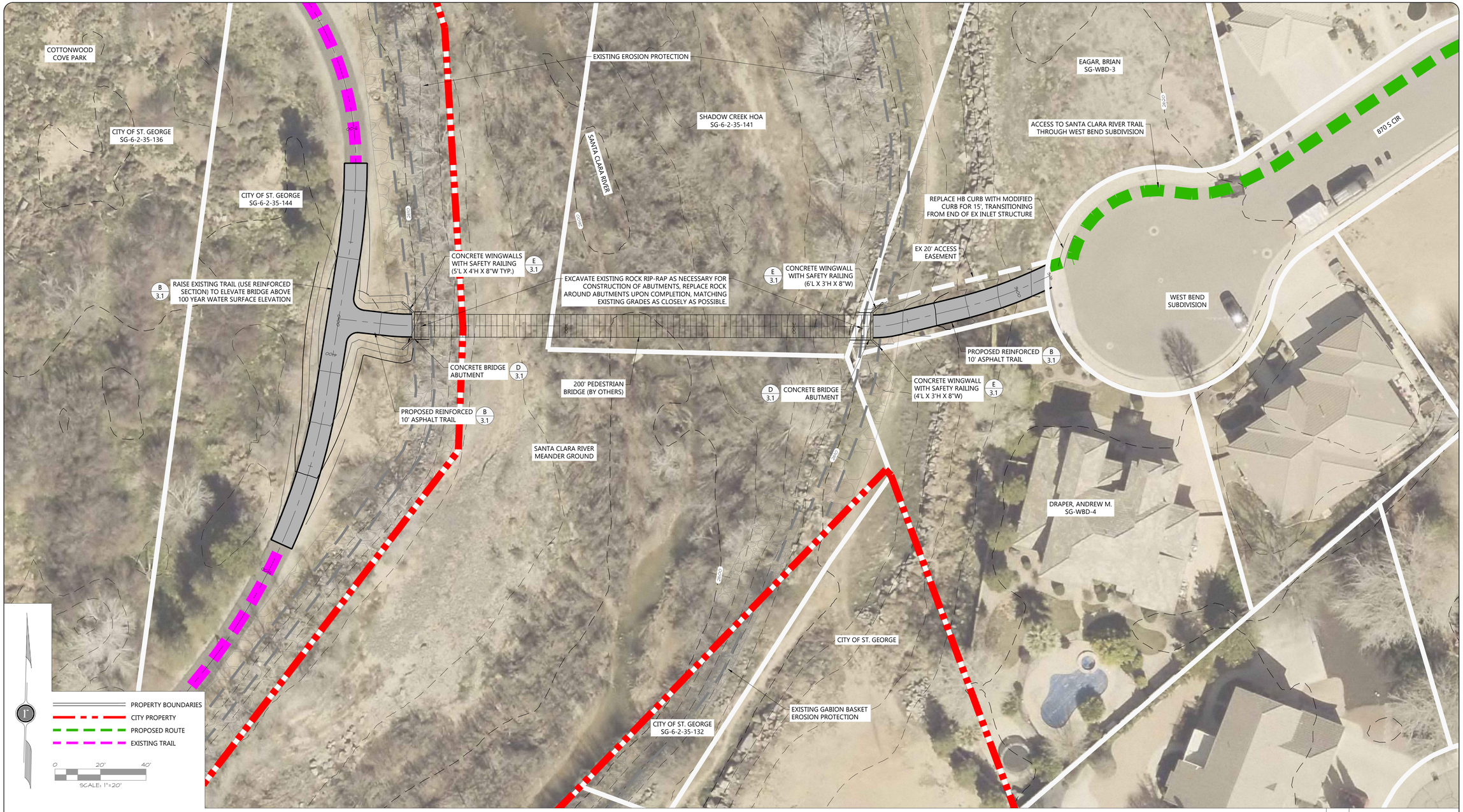
DATE: 11/5/2025
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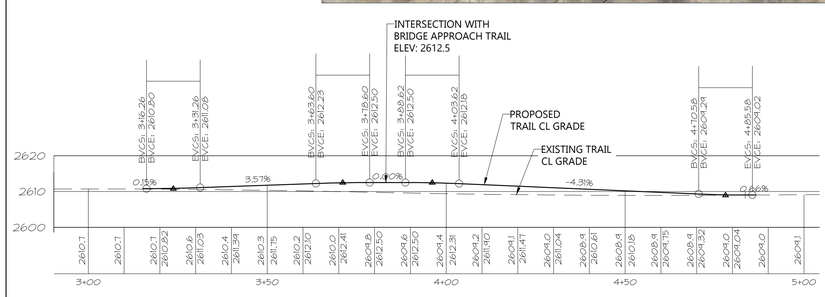
REVISIONS
DATE

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PLAN AND PROFILE - BLAKE PARK TO MATHIS PARK
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

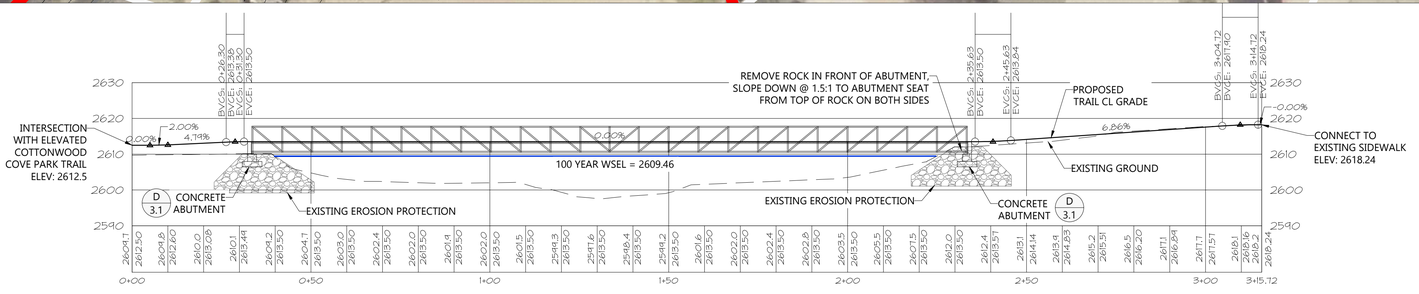
SHEET
2.2
3 OF 5 SHEETS





SANTA CLARA RIVER TRAIL PROFILE VIEW - EXISTING COTTONWOOD COVE PARK TRAIL REPLACEMENT

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



SANTA CLARA RIVER TRAIL PROFILE VIEW - COTTONWOOD COVE PARK TO 870 S.

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

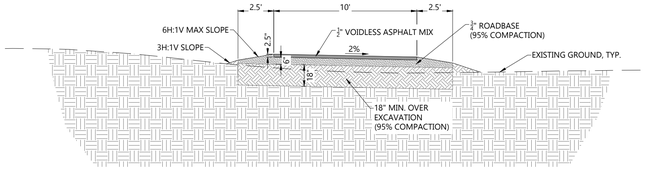
DATE: 11/5/2025
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REVISIONS
DATE

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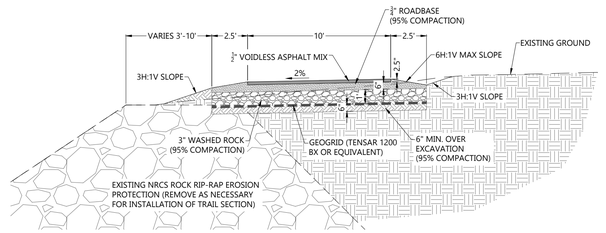
PLAN AND PROFILE - COTTONWOOD COVE TO 870 S.
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

SHEET
2.3
4 OF 5 SHEETS



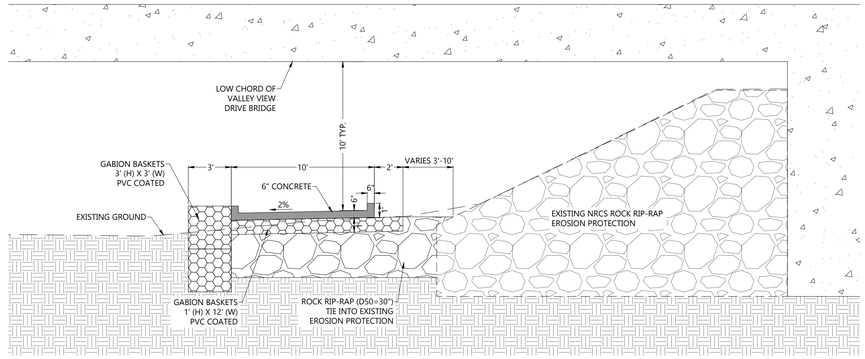
A SCALE: 1"=5'

ASPHALT TRAIL WHERE NO RIP-RAP IS PRESENT - TYPICAL SECTION



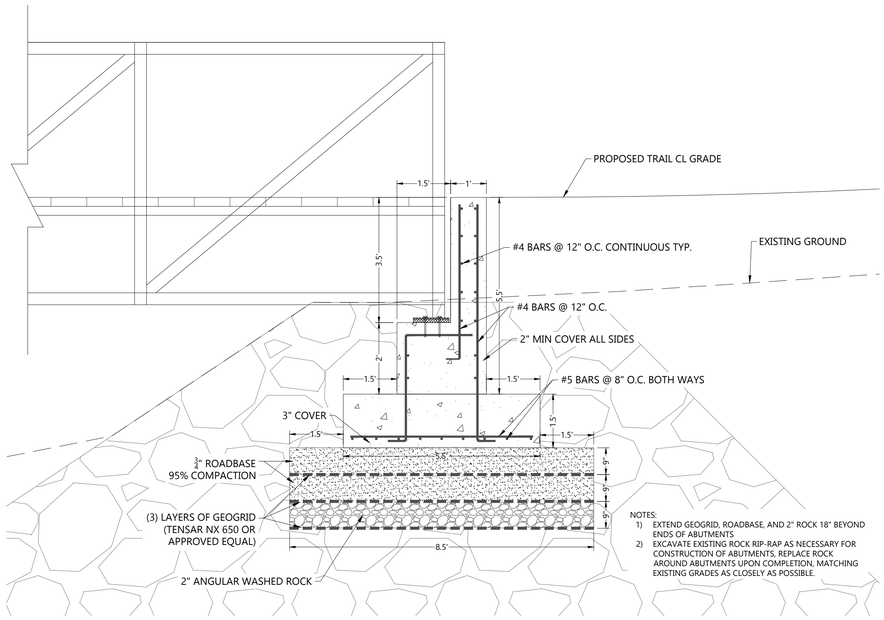
B SCALE: 1"=5'

ASPHALT TRAIL ADJACENT TO RIP-RAP - TYPICAL SECTION



C SCALE: 1"=5'

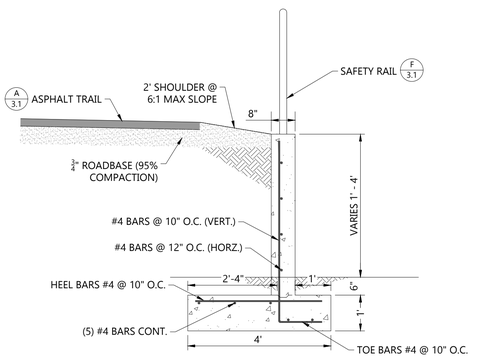
CONCRETE TRAIL UNDER BRIDGE - TYPICAL SECTION



NOTES:
1) EXTEND GEOGRID, ROADBASE, AND 2" ROCK 18" BEYOND ENDS OF ABUTMENTS
2) EXCAVATE EXISTING ROCK RIP-RAP AS NECESSARY FOR CONSTRUCTION OF ABUTMENTS, REPLACE ROCK AROUND ABUTMENTS UPON COMPLETION, MATCHING EXISTING GRADES AS CLOSELY AS POSSIBLE.

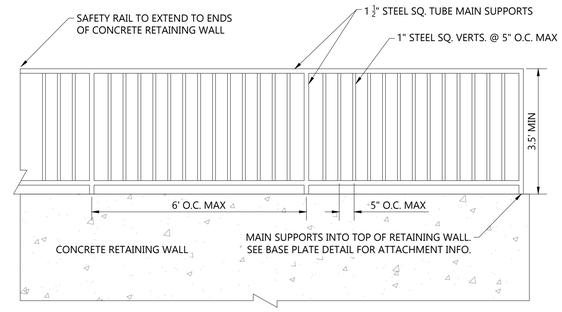
D SCALE: 1"=5'

BRIDGE ABUTMENT - TYPICAL SECTION



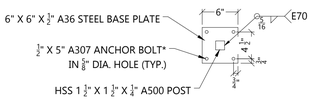
E SCALE: 1"=2'

5' CONCRETE RETAINING WALL



F SCALE: 1"=2'

SAFETY RAIL



NOTES:
-PROVIDE POWDER COAT FINISH ON ALL GUARD RAIL
-ANCHOR BOLTS TO BE INSTALLED WITH SIMPSON SET-EX EPOXY
-USE ⅛" THICK MOLDED BEARING PAD

STEEL BASE PLATE FOR SAFETY RAIL
SCALE: 1"=1'

DATE: 11/5/2025
JOB NO.: #11338-24-002
DESIGNED BY: GRF
CHECKED BY: JWB
DWG: CONST
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DETAILS
FOR
SANTA CLARA RIVER TRAIL
ST. GEORGE
UTAH

SHEET
3.1
5 OF 5 SHEETS

Agenda Date: 05/07/2026 **Agenda Item Number:** 3c

Subject:

Consider approval to award bid to Advanced Construction and Design for the Country Club Tank Replacement Project.

Item at-a-glance:

Staff Contact: Scott Taylor

Applicant Name: City of St. George

Reference Number: 26-076

Address/Location:

Tonaquint Drive

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

The Bloomington Country Club tank is an above ground steel tank. The tank has been in service since the 1970's. The tank has reached the end of its useful life, and will be replaced with a larger concrete tank that will meet the demand of future growth in the area. Formal bids were requested and the city received 8 bids for this project. Staff recommends awarding the County Club Tank Replacement Project to Advanced Construction & Design in the amount of $3,121,865.

Staff Narrative (need/purpose):

The existing steel tank has reached the end of it's useful life. The tank is showing signs of significant corrosion and deterioration. In addition, the tank capacity is inadequate to meet the needs of the growth in the Tonanquint area. A new concrete 2.5 million gallon tank has been designed to replace the existing tank. There were 8 bids received for the project. The bid amounts ranged from $3,121,865 to $4,339,614.50, with the average bid being $3,556,974. An amount of $180,524 (5.7%) separated the lowest bid from the next bid.

Name of Legal Dept approver: Alicia Galvany-Carlton

Budget Impact:

Cost for the agenda item: $3,121,865

Amount approved in current FY budget for item: $3,000,000

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

Funding from projects not completed in FY26 will cover the additional amount not included in the budget.

Description of funding source:

The project is funded through a combination of user rates and impact fees.

Recommendation (Include any conditions):

Staff recommends awarding the County Club Tank Replacement Project to Advanced Construction & Design in the amount of $3,121,865.

Attachments

	26-276 Bid Tab **This is the initial reading of the bids. All of the information is subject to verification and evaluation in accordance with the published bid criteria.			Advanced Construction & Design (J75)		Condie Construction Co. (V20)		Index Construction, LLC (M16)		Interstate Rock Products, Inc. (D83)		Patriot Construction, LLC (N80)		Phaze Concrete (K19)		Suncore Construction & Materials Inc (I39)		Whitaker Construction Co. (X27)	
		Total Cost		$3,121,865.00		$4,339,614.50		$3,809,242.32		$3,302,389.75		$3,352,007.65		$3,785,420.77		$3,359,124.00		$3,386,127.50	
#	Items	Quantity Required	Unit of Measure	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
0																			
#0-1	Erosion Control	1	L.S.	$9,800.00	$9,800.00	$34,353.00	$34,353.00	$25,000.00	$25,000.00	$6,550.00	**$6,550.00**	$8,200.00	$8,200.00	$14,774.01	$14,774.01	$16,500.00	$16,500.00	$17,900.00	$17,900.00
#0-2	Mobilization	1	L.S.	$95,000.00	$95,000.00	$370,460.00	$370,460.00	$100,000.00	$100,000.00	$65,900.00	**$65,900.00**	$118,760.00	$118,760.00	$219,021.96	$219,021.96	$90,000.00	$90,000.00	$286,000.00	$286,000.00
#0-3	Exploratory Excavation	20	Hourly	$290.00	$5,800.00	$272.00	$5,440.00	$355.63	$7,112.60	$180.00	**$3,600.00**	$275.00	$5,500.00	$517.44	$10,348.80	$350.00	$7,000.00	$395.00	$7,900.00
#0-4	Selective Demolition	40	Hourly	$143.00	$5,720.00	$466.00	$18,640.00	$381.03	$15,241.20	$16.50	**$660.00**	$302.50	$12,100.00	$321.03	$12,841.20	$425.00	$17,000.00	$645.00	$25,800.00
#0-5	Water Tank Removal	1	Each	$40,000.00	$40,000.00	$129,762.00	$129,762.00	$35,000.00	$35,000.00	$89,800.00	$89,800.00	$48,900.00	$48,900.00	$38,543.23	$38,543.23	$32,000.00	**$32,000.00**	$59,800.00	$59,800.00
#0-6	Concrete Headwall	1	Each	$15,500.00	$15,500.00	$31,967.00	$31,967.00	$38,000.00	$38,000.00	$20,700.00	$20,700.00	$10,049.00	**$10,049.00**	$16,999.13	$16,999.13	$12,500.00	$12,500.00	$16,200.00	$16,200.00
#0-7	15.5' x 13.5' Cast-in-Place Concrete Vau	1	Each	$115,000.00	$115,000.00	$103,044.00	$103,044.00	$71,000.00	$71,000.00	$105,000.00	$105,000.00	$94,330.00	$94,330.00	$105,171.61	$105,171.61	$70,000.00	**$70,000.00**	$103,000.00	$103,000.00
#0-8	Clearing and Grubbing (Plan Quantity)	1.75	Acre	$6,300.00	$11,025.00	$10,468.00	$18,319.00	$1,741.87	$3,048.27	$1,550.00	$2,712.50	$11,981.00	$20,966.75	$1,261.99	**$2,208.48**	$1,900.00	$3,325.00	$1,820.00	$3,185.00
#0-9	Tank Rock Excavation & Site Grading (PI	27000	C.Y.	$16.00	$432,000.00	$39.00	$1,053,000.00	$17.17	$463,590.00	$11.50	$310,500.00	$14.14	$381,780.00	$22.17	$598,590.00	$11.25	**$303,750.00**	$15.00	$405,000.00
#0-10	Roadway Excavation	185	C.Y.	$51.00	$9,435.00	$42.90	$7,936.50	$46.69	$8,637.65	$5.65	**$1,045.25**	$53.90	$9,971.50	$69.52	$12,861.20	$16.50	$3,052.50	$21.00	$3,885.00
#0-11	Untreated Base Course	300	C.Y.	$60.00	$18,000.00	$81.10	$24,330.00	$64.51	$19,353.00	$48.50	**$14,550.00**	$75.90	$22,770.00	$62.77	$18,831.00	$53.50	$16,050.00	$87.50	$26,250.00
#0-12	Chain Link Fence	805	L.F.	$40.00	$32,200.00	$40.00	$32,200.00	$37.89	**$30,501.45**	$44.00	$35,420.00	$49.40	$39,767.00	$59.45	$47,857.25	$45.00	$36,225.00	$45.50	$36,627.50
#0-13	Double Chain Link Gate	65	L.F.	$35.00	$2,275.00	$89.00	$5,785.00	$33.38	**$2,169.70**	$100.00	$6,500.00	$49.40	$3,211.00	$141.14	$9,174.10	$35.00	$2,275.00	$35.00	$2,275.00
#0-14	72" Straight Wall Manhole with Slotted	1	Each	$15,700.00	$15,700.00	$13,258.00	$13,258.00	$23,486.89	$23,486.89	$11,100.00	$11,100.00	$13,174.00	$13,174.00	$23,967.82	$23,967.82	$10,600.00	**$10,600.00**	$29,300.00	$29,300.00
#0-15	14" C-900 PVC Waterline	405	L.F.	$165.00	$66,825.00	$146.00	$59,130.00	$131.19	$53,131.95	$140.00	$56,700.00	$154.00	$62,370.00	$101.48	**$41,099.40**	$125.50	$50,827.50	$200.00	$81,000.00
#0-16	16" C-900 PVC Waterline	405	L.F.	$226.00	$91,530.00	$138.00	$55,890.00	$158.10	$64,030.50	$110.00	**$44,550.00**	$200.20	$81,081.00	$138.66	$56,157.30	$123.00	$49,815.00	$205.00	$83,025.00
#0-17	10" Electronically Actuated Valve and M	1	Each	$82,400.00	$82,400.00	$67,452.00	$67,452.00	$75,217.53	$75,217.53	$67,200.00	**$67,200.00**	$70,507.00	$70,507.00	$79,028.13	$79,028.13	$69,000.00	$69,000.00	$82,400.00	$82,400.00
#0-18	8" C-900 PVC Drain Pipe	52	L.F.	$170.00	$8,840.00	$313.00	$16,276.00	$139.42	$7,249.84	$61.00	**$3,172.00**	$106.70	$5,548.40	$107.34	$5,581.68	$227.00	$11,804.00	$325.00	$16,900.00
#0-19	18" C-900 PVC Drain Pipe	590	L.F.	$182.50	$107,675.00	$166.00	$97,940.00	$144.58	**$85,302.20**	$150.00	$88,500.00	$190.30	$112,277.00	$145.98	$86,128.20	$146.00	$86,140.00	$215.00	$126,850.00
#0-20	8" Gate Valve	1	Each	$4,000.00	$4,000.00	$3,595.00	$3,595.00	$4,563.43	$4,563.43	$4,800.00	$4,800.00	$4,153.60	$4,153.60	$3,448.58	**$3,448.58**	$4,800.00	$4,800.00	$4,320.00	$4,320.00
#0-21	10" Gate Valve	1	Each	$5,500.00	$5,500.00	$4,726.00	$4,726.00	$5,524.33	$5,524.33	$5,600.00	$5,600.00	$5,316.30	$5,316.30	$4,320.48	**$4,320.48**	$5,950.00	$5,950.00	$5,710.00	$5,710.00
#0-22	14" Butterfly Valve	1	Each	$31,900.00	$31,900.00	$6,218.00	**$6,218.00**	$25,328.31	$25,328.31	$6,700.00	$6,700.00	$15,937.90	$15,937.90	$29,482.38	$29,482.38	$6,900.00	$6,900.00	$6,680.00	$6,680.00
#0-23	16" Butterfly Valve	1	Each	$21,000.00	$21,000.00	$24,270.00	$24,270.00	$25,394.81	$25,394.81	$11,800.00	**$11,800.00**	$18,128.00	$18,128.00	$25,704.38	$25,704.38	$25,000.00	$25,000.00	$26,700.00	$26,700.00
#0-24	Connection to existing 14" AC Pipe	2	Each	$3,850.00	$7,700.00	$3,939.00	$7,878.00	$24,780.54	$49,561.08	$3,650.00	$7,300.00	$5,203.00	$10,406.00	$5,402.83	$10,805.66	$4,000.00	$8,000.00	$1,950.00	**$3,900.00**
#0-25	Connection to Existing Storm Drain Box	1	Each	$1,920.00	$1,920.00	$4,226.00	$4,226.00	$982.43	**$982.43**	$3,650.00	$3,650.00	$2,277.00	$2,277.00	$2,430.75	$2,430.75	$1,800.00	$1,800.00	$1,850.00	$1,850.00
#0-26	2" Air/Vac Combination Valve	2	Each	$6,200.00	$12,400.00	$7,153.00	$14,306.00	$8,401.64	$16,803.28	$7,500.00	$15,000.00	$6,276.60	$12,553.20	$2,603.37	**$5,206.74**	$9,500.00	$19,000.00	$18,100.00	$36,200.00
#0-27	2.5 Million Gallon Concrete Tank	1	L.S.	$1,770,000.00	**$1,770,000.00**	$2,083,253.00	$2,083,253.00	$2,464,704.87	$2,464,704.87	$2,262,500.00	$2,262,500.00	$2,103,667.00	$2,103,667.00	$2,202,551.33	$2,202,551.33	$2,340,000.00	$2,340,000.00	$1,800,750.00	$1,800,750.00
#0-28	4" Single Wall HDPE Foundation Drain	480	L.F.	$49.00	$23,520.00	$23.20	**$11,136.00**	$95.65	$45,912.00	$29.00	$13,920.00	$48.40	$23,232.00	$31.97	$15,345.60	$56.50	$27,120.00	$41.00	$19,680.00
#0-29	4" HDPE Drain Pipe	60	L.F.	$60.00	$3,600.00	$87.70	$5,262.00	$33.25	$1,995.00	$16.00	**$960.00**	$42.90	$2,574.00	$60.99	$3,659.40	$41.50	$2,490.00	$74.00	$4,440.00
#0-30	2" PVC Conduit	800	L.F.	$42.00	$33,600.00	$11.40	$9,120.00	$38.00	$30,400.00	$26.50	$21,200.00	$4.80	**$3,840.00**	$30.39	$24,312.00	$25.50	$20,400.00	$30.00	$24,000.00
#0-31	Site Electrical	1	L.S.	$42,000.00	$42,000.00	$20,442.00	$20,442.00	$11,000.00	$11,000.00	$14,800.00	$14,800.00	$28,660.00	$28,660.00	$58,968.97	$58,968.97	$9,800.00	**$9,800.00**	$38,600.00	$38,600.00

Agenda Date: 05/07/2026 **Agenda Item Number:** 3d

Subject:

Consider approval to award bid to Gardner Brothers Drilling for the replacement of Gunlock Well #6.

Item at-a-glance:

Staff Contact: Kade Bringhurst

Applicant Name: City of St. George

Reference Number: 25-238

Address/Location:

Gunlock

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

This item is to consider award of a bid for the replacement of Gunlock Well #6. The Gunlock Well #6 is one of 11 wells that provides drinking water to the west side of the City. The well has been in operation for over 40 years and has reached the end of its useful life. Formal bids were requested and the city received back 1 bid. Staff recommends awarding the bid to Gardner Brothers Drilling in the amount of $1,034,420.

Staff Narrative (need/purpose):

The Gunlock Well #6 is one of 11 wells that provides drinking water to the west side of the City. The well has been in operation for over 40 years. The well column has shown signs of excessive corrosion and is currently pumps an excessive amount of sand, indicating that the well casing and screens have failed. The well needs to be replaced to provide a consistent, reliable flow of water. The well will be re-drilled with methods to reduce the amount of pumped sand and to increase the overall capacity of the well. Staff recommends awarding the bid to Gardner Brothers Drilling in the amount of $1,034,420.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: $1,034,420

Amount approved in current FY budget for item: $1,340,000

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

N/A

Description of funding source:

The project is funded through user rates. The well replacement is not impact fee eligible.

Recommendation (Include any conditions):

Staff Recommends Approval

Attachments

AGREEMENT

THIS AGREEMENT, made this ____ day of May , 2026 by and between the City of St. George, hereinafter called "CITY" and Gardner Brothers Drilling doing business as a Corporation hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS on or before **June 6, 2025** and will complete the work on or before **October 4, 2026** in accordance with the Contract Documents unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
2. CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms Contained in the CONTRACT DOCUMENTS and GENERAL CONDITIONS for the sum of $ 1,034,420.00.
3. CONTRACTOR agrees to file a notice of commencement for this project with the Utah State Construction Registry no later than 15 days after commencement of physical construction of the WORK described in the CONTRACT DOCUMENTS. CONTRACTOR shall comply with all provisions of Title 38 Chapter 1b, Utah Code Annotated, relating to government construction projects.
4. CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the project described therein. The term "CONTRACT DOCUMENTS" means and includes all documents included in the public request for bid. “GENERAL CONDITIONS” means the document so titled contained within the CONTRACT DOCUMENTS.
5. CITY will pay CONTRACTOR in the manner and at such times as set forth in the CONTRACT DOCUMENTS.
6. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in 2 copies, each of which shall be deemed an original on the date written above.

CITY OF ST. GEORGE	Gardner Brothers Drilling
_____	_____
Jimmie B. Hughes, Mayor	Dale Gardner, Vice President
ATTEST:	APPROVED AS TO FORM: CITY ATTORNEY’S OFFICE
_____	_____
Christina Fernandez, City Recorder	Alicia Carlton

CERTIFICATION OF LEGAL WORK STATUS (Contractor)

Project: Gunlock Well #6 Redrill
Reference No.: 25-238

Contractor certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. Contractor agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to City prior to any work being performed by the subcontractors. Contractor agrees to produce, at the City's request, documents to verify compliance with applicable State and Federal laws. If Contractor knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between Contractor and City. In addition, Contractor may be suspended from participating in future projects with the City for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324a by Contractor or a subcontractor of Contractor, Contractor shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by the City, excluding attorney fees. Contractor and City each agree to pay their own respective attorney fees. For purposes of compliance, the City requires Contractor and subcontractors to use E-Verify to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. Contractor and subcontractors must maintain authorized documentation of the E-Verify.

I certify that I have read, understand and agree to comply with the requirements herein.

Contractor Name: _____

Company Address: _____

Company's Unique E-Verification Number: _____

_____ _____
Signature Date

_____
Official Title

STATE OF UTAH)
ss.
County of Washington)

On the _____ day of _____ 20__, personally appeared before me, _____, known or identified to me to be the person whose name is signed on the foregoing document and acknowledged that s/he is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same voluntarily for its stated purpose.

_____
Notary Public

CERTIFICATION OF LEGAL WORK STATUS (Subcontractors)

Project: Gunlock Well #6 Redrill
Reference No.: 25-238

Subcontractor certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a.
Subcontractor agrees to require all their subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to City prior to any work being performed by the subcontractors. Subcontractor agrees to produce, at the City's request, documents to verify compliance with applicable State and Federal laws. If Subcontractor knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between Contractor and City. In addition, Subcontractor may be suspended from participating in future projects with the City for a period of one (1) year. For purposes of compliance, the City requires Subcontractor and their subcontractors to use E-Verify to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. Subcontractor and their subcontractors must maintain authorized documentation of the E-Verify.

I certify that I have read, understand and agree to comply with the requirements herein.

Subcontractor Name: _____

Company Address: _____

Company's Unique E-Verification Number: _____

_____ _____
Signature Date

_____
Official Title

STATE OF UTAH)
ss.
County of Washington)

On the _____ day of _____ 20__, personally appeared before me, _____, known or identified to me to be the person whose name is signed on the foregoing document and acknowledged that s/he is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same voluntarily for its stated purpose.

_____
Notary Public

PAYMENT BOND

Project: Gunlock Well #6 Redrill
Reference No. **25-238**

KNOW ALL MEN BY THESE PRESENTS:

_____
(Name of Contractor)

_____
(Address of Contractor)

a _____, (Corporation, Partnership, or Individual) hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto the City of St. George located at, 175 East 200 North, St. George, Utah 84770 hereinafter called CITY, in the penal sum of _____ Dollars, $ (_____) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents. THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the CITY, dated the _____ day of _____ 20__, a copy of which is hereto attached and made a part hereof for the construction of the above-named project.

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, SUBCONTRACTORS, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extension or modification thereof, including but not limited to all amounts due for all materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, and all insurance premiums on said WORK, and for all labor, performed in such WORK whether by SUBCONTRACTOR or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its

obligation on this BOND, and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the CONTRACT DOCUMENTS.

PROVIDED, FURTHER, that no final settlement between the CITY and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____ counterparts, each one of which shall be deemed an original, this the _____ day of _____ 20__.

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.

ATTEST: _____
Principal

_____
(Principal) Secretary

(SEAL) By_____

_____

_____
Address

_____
Witness as to Principal

_____

_____
Address

ATTEST: _____
Surety

_____
(Surety) Secretary

(SEAL) By_____

_____

_____
Address

_____
Witness as to Surety

_____ Attorney-in-fact

_____

_____
Address

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the project is located.

PERFORMANCE BOND

Project: Gunlock Well #6 Redrill
Reference No. **25-238**

KNOW ALL MEN BY THESE PRESENTS: that

_____
(Name of Contractor)

_____
(Address of Contractor)

a _____ (Corporation, Partnership, or Individual), hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto the City of St. George located at 175 East 200 North, St. George, Utah 84770 hereinafter called CITY, in the penal sum of _____ Dollars, $ (_____) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents. THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the CITY, dated the _____ day of _____ 20___, a copy of which is hereto attached and made a part hereof for the construction of the above-named project.

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the CITY, with or without notice to the Surety and during the one year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the CITY from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the CITY all outlay and expense which the CITY may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on

this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the CONTRACT DOCUMENTS.

PROVIDED, FURTHER, that no final settlement between the CITY and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in ____ counterparts, each one of which shall be deemed an original, this the ____ day of _____ 20__.

By_____

ATTEST: _____

Principal

_____

(Principal) Secretary

(SEAL) By_____

_____

_____

Address

_____

Witness as to Principal

_____

_____

Address

ATTEST: _____

Surety

_____

_____

Address

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND.
IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

NOTICE OF AWARD

To:_____

Project: Gunlock Well #6 Redrill
Inquiry No.: **25-238**

The CITY has considered the PROPOSAL submitted by you for the above described project in response to its Advertisement for PROPOSALS and Information for CONTRACTORs.

You are hereby notified that your PROPOSAL has been accepted in the amount of $_____ on the condition that you execute the Agreement and obtain the performance BOND, the payment BOND, and the certificate of insurance within ten (10) calendar days from the date this NOTICE is delivered to you.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the CITY.

Dated this _____ day of _____, 20__.

City of St. George
CITY

By _____

Name Jimmie B. Hughes Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____,

this the _____ day of _____, 20__.

Name _____

Title _____

NOTICE TO PROCEED

Date: _____.

To: _____.

Project: Gunlock Well #6 Redrill
Inquiry No.: **25-238**

You are hereby notified to commence WORK in accordance with the Agreement entered into for this project on or before **DATE**, and you are to complete all WORK in accordance with the Contract Documents on or before **DATE.**

City of St. George
CITY

By _____

Name Jimmie B. Hughes Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO
PROCEED is hereby acknowledged

By_____

this the _____ day of _____, 20__

Name _____

Title _____

Agenda Date: 05/07/2026 **Agenda Item Number:** 3e

Subject:

Consider approval to award bid to Inliner Solutions for the 2026 Sewer Relining Project.

Item at-a-glance:

Staff Contact: Scott Taylor

Applicant Name: City of St. George

Reference Number: 26-267

Address/Location:

Various locations in City

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

The Water Services Department budgets for sewer line rehabilitation on an annual basis. Through routine video inspection of the wastewater collection system, deteriorating wastewater lines are identified and evaluated for full replacement or rehabilitation. Rehabilitation of a sewer line consists of lining the interior of the pipeline with a PVC or fiberglass mesh material. Relining of the pipeline can be done without excavation and with very little disruption to service or surface improvements. This project happens annually to repair sewer mains that are deteriorating. There were 7 bids received for this project, ranging from $740,980 to $1,337,700, with the average bid being $965,067. Staff recommends awarding the bid to Inliner Solutions in the amount of $740,980.

Staff Narrative (need/purpose):

As the concrete sewer pipelines within the city age, they begin to deteriorate from the inside. If the deterioration is not addressed, the pipelines will eventually collapse, disrupting sewer service and cause damage to the roadways or surface improvements. Relining the sewerline is a cost effect method of rehabilitation, as it does not require excavation and does not damage the roadway over the sewerline.

Name of Legal Dept approver: Alicia Galvany-Carlton

Budget Impact:

Cost for the agenda item: $740,980

Amount approved in current FY budget for item: $800,000

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

Approved city budget

Description of funding source:

This project is funded through user rates.

Recommendation (Include any conditions):

Staff recommends awarding the bid to Inliner Solutions in the amount of $740,980.

Attachments

26-267 2026 SEWER RELINING BID TAB **This is the initial reading of the bids. All of the information is subject to verification and evaluation in accordance with the published bid criteria.				**B&F Contacting (F36)**		**Inliner Solutions, LLC (A52)**		**Insituform Technologies, LLC (M16)**		**Iron Horse LLC (H63)**		**Val Kotter & Sons, Inc (E76)**		**Whitaker Construction Co. (K60)**		**southwest infrastructure, Inc (Y74)**	
	Total Cost			$1,049,140.00		$740,980.00		$925,129.00		$826,710.00		$1,337,700.00		$1,038,930.00		$836,885.98	
#	Items	Quantity Required	Unit of Measure	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
0																	
#0-1	MOBILIZATION	1	LUMP SUM	$41,370.00	**$41,370.00**	$42,250.00	$42,250.00	$48,700.00	$48,700.00	$100,000.00	$100,000.00	$65,000.00	$65,000.00	$112,000.00	$112,000.00	$66,635.48	$66,635.48
#0-2	FURNISH & INSTALL 8" LINER	2230	L.F.	$94	$209,620.00	$47	**$104,810.00**	$58	$129,340.00	$64	$142,720.00	$95	$211,850.00	$71	$158,330.00	$61.50	$137,145.00
#0-3	FURNISH & INSTALL 10" LINER	1440	L.F.	$104	$149,760.00	$51	**$73,440.00**	$63	$90,720.00	$68	$97,920.00	$120	$172,800.00	$94	$135,360.00	$70.25	$101,160.00
#0-4	FURNISH & INSTALL 12" LINER	570	L.F.	$111	$63,270.00	$64	$36,480.00	$58	**$33,060.00**	$71	$40,470.00	$125	$71,250.00	$102	$58,140.00	$82.15	$46,825.50
#0-5	FURNISH & INSTALL 18" LINER	800	L.F.	$138	$110,400.00	$107	$85,600.00	$198	$158,400.00	$84	**$67,200.00**	$240	$192,000.00	$193	$154,400.00	$93.15	$74,520.00
#0-6	FURNISH & INSTALL 8"X4" LATERAL LINER	21	EACH	$2,097.00	$44,037.00	$2,200.00	$46,200.00	$1,532.00	**$32,172.00**	$3,500.00	$73,500.00	$1,900.00	$39,900.00	$1,650.00	$34,650.00	$3,500.00	$73,500.00
#0-7	FURNISH & INSTALL 10"X4" LATERAL LINER	19	EACH	$2,097.00	$39,843.00	$2,200.00	$41,800.00	$1,751.00	$33,269.00	$3,500.00	$66,500.00	$2,100.00	$39,900.00	$1,650.00	**$31,350.00**	$3,500.00	$66,500.00
#0-8	FURNISH & INSTALL 12"X4" LATERAL LINER	12	EACH	$2,097.00	$25,164.00	$2,200.00	$26,400.00	$2,189.00	$26,268.00	$3,600.00	$43,200.00	$2,100.00	$25,200.00	$1,650.00	**$19,800.00**	$3,300.00	$39,600.00
#0-9	POINT REPAIR INCLUDING SURFACE IMPROVEMENTS	1	EACH	$21,500.00	$21,500.00	$6,700.00	$6,700.00	$0	**$0**	$12,000.00	$12,000.00	$15,000.00	$15,000.00	$8,700.00	$8,700.00	$16,500.00	$16,500.00
#0-10	CUT AWAY PROTUSIONS	4	EACH	$544	$2,176.00	$325	**$1,300.00**	$800	$3,200.00	$800	$3,200.00	$1,200.00	$4,800.00	$550	$2,200.00	$2,000.00	$8,000.00
#0-11	FURNISH & INSTALL 21" LINER	2000	L.F.	$171	$342,000.00	$138	$276,000.00	$185	$370,000.00	$90	**$180,000.00**	$250	$500,000.00	$162	$324,000.00	$103.25	$206,500.00

Agenda Date: 05/07/2026 **Agenda Item Number:** 3f

Subject:

Consider approval to award bid to Miller Tree & Excavation LLC for the construction of a borehole under I-15 at 400 East and installation of conduit.

Item at-a-glance:

Staff Contact: Bryan Dial

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

I-15, 400 East

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

The UDOT I-15 project requires the overhead power crossing I-15 at 400 East to be raised. To minimize pole height, the distribution power line will be installed beneath I-15 through a borehole. This bid was issued for construction of the borehole beneath I-15 at 400 East. The bid closed on April 24, 2026, and four bids were received. After evaluation of the bids, staff recommends awarding the contract to Miller Tree & Excavation LLC in the amount of $50,000.

Staff Narrative (need/purpose):

Transmission and distribution lines crossing I-15 at 400 East are critical to the SGES electrical infrastructure. To meet NESC clearance requirements, the existing poles must be replaced with taller poles. To reduce the required pole height while preserving service truck access for maintenance of the raised transmission lines, the overhead distribution lines will be converted to underground lines and routed beneath I-15 through a borehole.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact:

Cost for the agenda item: $50,000

Amount approved in current FY budget for item: $800,000

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

This amount is approved in the current FY26 budget.

Description of funding source:

This amount is approved in the current FY26 budget.

Recommendation (Include any conditions):

Staff recommends approval.

Attachments

MEMORANDUM

TO: Bryan Dial

FROM: Staff

DATE: 04/29/2026

RE: SGES I-15 Guided Horizontal Directional Drill (HDD) under I-15 at 400 East

On April 24, 2026, 4 bids for the Guided HDD under I-15 at 400 East were submitted and evaluated by staff. Attached, for your reference, is a bid evaluation spread sheet and the bids are summarized below.

#1 Copper Ridge Electric -	$ 42,875.62
#2 Miller Tree & Excavation -	$ 50,000.00
#3 Interstate Rock Products, Inc -	$ 189,029.10
#4 Condie Construction Co. -	$ 257,427.00

Staff recommends that the bid is awarded to Miller Tree & Excavation in the amount of $50,000.00. See the bid evaluation discussion below.

Bid Evaluation / Basis for Recommendation:

The bid documents required contractors to provide information regarding their proposed means and methods, equipment, schedule, traffic control, relevant experience, and preliminary bore plan. Because bore accuracy is critical to this project, the specifications and pre-bid meeting emphasized verification of the bore alignment, including potholing.

After reviewing the bids and requested clarifications, SGES found all four bidders to be licensed and generally qualified. Two bids were below the Engineer's estimate, one was near the estimate, and one exceeded it. The two lowest bids were significantly below the others, which raised concern as to whether the pricing fully reflected the complexity and risk of the work; however, those bidders confirmed through the clarification process that they could perform the work for the amounts submitted.

Although Miller Tree & Excavation was not the apparent low bidder, its clarified proposal provided greater assurance of bore accuracy by including potholing in addition to electronic tracking. This added verification is important because the bore alignment is constrained by a proposed bridge abutment and a new water line, with approximately six feet of separation on each side.

The project was publicly bid in accordance with applicable procurement requirements, and the solicitation permitted consideration of factors beyond price. Based on the evaluation, SGES determined that Miller Tree & Excavation offers the best overall value to the City and recommends award accordingly.

26-275 BID SCHEDULE **This is the initial reading of the bids. All of the information is subject to verification and evaluation in accordance with the published bid criteria.				**Condie Construction Co. (X10)**		**Copper Ridge Electric, LLC (L69)**		**Interstate Rock Products, Inc. (A28)**		**Miller Tree & Excavation (W71)**	
			Total Cost	$257,427.00		$42,875.62		$189,029.10		$50,000.00	
#	Items	Quantity Required	Unit of Measure	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1											
#1-1	Mobilization	1	LUMP SUM	$75,000.00	$75,000.00	$4,000.00	$4,000.00	$16,200.00	$16,200.00	$3,500.00	$3,500.00
#1-2	Borehole & tracking	271	LN FT	$400.00	$108,400.00	$60.00	$16,260.00	$310.00	$84,010.00	$75.00	$20,325.00
#1-3	Excavation for Bore Pits, Potholing, Dewatering, and Work Staging Area	1	LUMP SUM	$38,000.00	$38,000.00	$6,400.00	$6,400.00	$53,800.00	$53,800.00	$4,500.00	$4,500.00
#1-4	Traffic Control	1	LUMP SUM	$6,000.00	$6,000.00	$3,250.00	$3,250.00	$8,100.00	$8,100.00	$6,562.50	$6,562.50
#1-5	3-inch HDPE Conduit (Sch. 40 or IPS DR 13.5) - Continuous (Furnish and Butt-Fuse as Necessary)	1766	LN FT	$4.50	$7,947.00	$2.07	$3,655.62	$3.85	$6,799.10	$1.55	$2,737.30
#1-6	Fill Annular Voids Around Conduit within the Borehole with Flowable Fill	1	LUMP SUM	$12,000.00	$12,000.00	$5,250.00	$5,250.00	$12,500.00	$12,500.00	$5,515.20	$5,515.20
	Total Base Bid				**$247,347.00**		**$38,815.62**		**$181,409.10**		**$43,140.00**
2											
#2-1	Standard Curb & Gutter (Type HB30-7)(Add Alternate)	40	LN FT	$138.00	$5,520.00	$52.00	$2,080.00	$52.50	$2,100.00	$87.50	$3,500.00
#2-2	Dense-Graded Asphalt (Add Alternate)	240	SQ FT	$19.00	$4,560.00	$8.25	$1,980.00	$23.00	$5,520.00	$14.00	$3,360.00
	Total Add Alternate				**$10,080.00**		**$4,060.00**		**$7,620.00**		**$6,860.00**

NOTICE OF AWARD

To: Miller Tree & Excavation, LLC

Project: Guided Horizontal Directional Drill (HDD) under I-15 @ 400 East
Inquiry No.: 26-275

The CITY has considered the PROPOSAL submitted by you for the above-described project in response to its Advertisement for PROPOSALS and Information for CONTRACTORs.

You are hereby notified that your PROPOSAL has been accepted in the amount of $ 50,000.00 on the condition that you execute the Agreement and obtain the performance BOND, the payment BOND, and the certificate of insurance within ten (10) calendar days from the date this NOTICE is delivered to you.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the CITY.

Dated this _____ day of _____, 20__.

City of St. George
CITY

By _____

Name Jimmie B. Hughes Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____,

this the _____ day of _____, 20__.

Name _____

Title _____

AGREEMENT

THIS AGREEMENT, made this _____ by and between the City of St. George, hereinafter called "CITY" and Miller Tree & Excavation, LLC doing business hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS on or before **TBD** and will complete the work on or before **TBD** in accordance with the Contract Documents unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
2. CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms Contained in the CONTRACT DOCUMENTS and GENERAL CONDITIONS for the sum of $50,000.00.
3. CONTRACTOR agrees to file a notice of commencement for this project with the Utah State Construction Registry no later than 15 days after commencement of physical construction of the WORK described in the CONTRACT DOCUMENTS. CONTRACTOR shall comply with all provisions of Title 38 Chapter 1b, Utah Code Annotated, relating to government construction projects.
4. CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the project described therein. The term "CONTRACT DOCUMENTS" means and includes all documents included in the public request for bid. “GENERAL CONDITIONS” means the document so titled contained within the CONTRACT DOCUMENTS.
5. CITY will pay CONTRACTOR in the manner and at such times as set forth in the CONTRACT DOCUMENTS.
6. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in 2 copies, each of which shall be deemed an original on the date written above.

CITY OF ST. GEORGE

Jimmie B. Hughes, Mayor

ATTEST:

Christina Fernandez, City Recorder

Miller Tree & Excavation, LLC

Braden Miller, President

APPROVED AS TO FORM:
CITY ATTORNEY’S OFFICE

Kristopher Pearson

Agenda Date: 05/07/2026 **Agenda Item Number:** 3g

Subject:

Consider approval of a Professional Services Agreement with Bowen Collins for design of the Millcreek Sewer Lift Station.

Item at-a-glance:

Staff Contact: Kade Bringhurst

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Millcreek Industrial

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

This item is to consider awarding a professional services agreement for the design of the Millcreek Sewer Lift Station. This section of sewer line requires upsizing to meet the demands of growth in the area. This line conveys a large portion of wastewater from Washington City. Due to the location of the line in proximity to the Millcreek Power Generation Facility, and tight easement constraints through a residential development, several alternatives were evaluated and it was determined that a lift station would be constructed to shave the peak flow from the pipeline, allowing the existing sewer line to remain in place. This contract includes the design of a new lift station. Staff recommends approval of a professional services agreement with Bowen Collins in the amount of $184,326 for the design of the Millcreek Sewer Lift Station.

Staff Narrative (need/purpose):

The project is required to accommodate the expected growth of the area and additional growth within Washington City.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: $184,326

Amount approved in current FY budget for item: $1,000,000

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

N/A

Description of funding source:

Impact Fees and User Fees

Recommendation (Include any conditions):

Staff recommends approval

Attachments

CITY OF ST. GEORGE PROFESSIONAL SERVICES AGREEMENT FOR SERVICES WITH BOWEN BOLLINS & ASSOCIATES

This Professional Services Agreement (hereinafter "Agreement") is made and entered into on _____ by and between the City of St. George, a municipal corporation, with offices at 61 S. Main St., St. George, Utah 84770 (hereinafter called the "CITY"), and Bowen Collins & Associates, with offices at 20 north Main, Suite 107, St. George, Utah 84770 (hereinafter "CONSULTANT").

WITNESSETH THAT:

WHEREAS CITY desires professional services to be performed and has solicited CONSULTANT to provide Design Engineering Services for the Millcreek Lift Station Project on one or more projects from time to time on an as needed basis (hereinafter called the PROJECT); and

WHEREAS, CONSULTANT has submitted a proposal, which outlines the general scope of services to be provided and the fees for the PROJECT; and

WHEREAS CITY selected CONSULTANT to perform the services for the PROJECT;

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

1. **ENGAGEMENT OF CONSULTANT.**

1.1 CONSULTANT is a professional licensed by the State of Utah and the City of St. George. CONSULTANT has all licenses, permits, and approvals that are legally required for CONSULTANT to practice its profession and shall keep them in effect at all times during the term of this Agreement.

1.2 CONSULTANT states that it has the necessary knowledge, experience, abilities, skills, and resources to perform its obligations under this Agreement and agrees to perform its obligations under this Agreement in a professional manner, consistent with prevailing industry standards and practices as observed by competent practitioners of the profession in which CONSULTANT and its subcontractors or agents are engaged.

1.3 CONSULTANT certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC §1324(a). CONSULTANT agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to CITY prior to any work being performed by the subcontractors. CONSULTANT agrees to produce, at CITY'S request, documents to verify compliance with applicable State and Federal laws. If CONSULTANT knowingly employs workers

or subcontractors in violation of 8 USC § 1324(a), such violation shall be cause for unilateral cancellation of the contract between CONSULTANT and CITY. In addition, CONSULTANT may be suspended from participating in future projects with CITY for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324(a) by CONSULTANT or a subcontractor of CONSULTANT, CONSULTANT shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by CITY excluding attorney fees. For purposes of compliance, CITY requires CONSULTANT and subcontractors to use E-Verify or other federally accepted forms of verification to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. CONSULTANT and subcontractors must maintain authorized documentation of the verification.

1.4 CONSULTANT shall not, either during or after the term of this Agreement, make public any reports or articles, or disclose to any third party any confidential information relative to the work of City or the operations or procedures of CITY without the prior written consent of CITY.

1.5 CONSULTANT further agrees that it shall not, during the term of this Agreement, take any action that would affect the appearance of impartiality or professionalism.

1.6 CONSULTANT, by execution of this Agreement, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, sexual orientation, gender identity, disability, or marital status in its employment practices.

1.7 CONSULTANT expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve CONSULTANT from any obligation to comply with all applicable requirements of CITY during the term of this Agreement including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies, and procedures of CITY, except as modified or waived in this Agreement.

1.8 CONSULTANT shall comply with all applicable federal, state, and local laws, regulations, and ordinances that affect those employees or those engaged by CONSULTANT on the PROJECT, and will procure all necessary licenses, permits and insurance required.

1.9 CONSULTANT certifies it is in compliance with the public contract boycotting restrictions set forth in Utah Code § 63G-27-201 and agrees not to engage in any such restricted boycotting for the duration of this Agreement, and to notify the City in writing if it begins engaging in an economic boycott.

1.10 CITY acknowledges that CONSULTANT may employ various specialized subcontractors for up to 15% of the services provided herein. CONSULTANT shall give written notice to CITY at least seven (7) days prior to CONSULTANT'S employment of the subcontractors to perform portions of the work provided for in this Agreement. It shall be solely CONSULTANT's responsibility to ensure that any of CONSULTANT'S subcontractors perform in compliance with the terms of this Agreement. Subcontractors

may not be changed without ten (10) days prior written notice to CITY.

2. **PROJECT SERVICES DESCRIPTION.**

2.1 CITY makes no guarantee as to the total volume of work, if any, that will be needed under this Agreement. CONSULTANT will provide the services on an as needed basis as described in the attached Scope of Work (**"Exhibit A Scope of Services"**) which is made a part of this Agreement by this reference. As services are needed, CITY shall provide CONSULTANT with a description of the work needed which shall be known as a "Work Order" and CONSULTANT will provide CITY with a specific scope of work and cost for the Work Order, which if accepted by the CITY shall become part of this Agreement binding both parties. CITY may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes increase or decrease the amount due under the Agreement, or in the time required for performance of the work, an equitable adjustment shall be authorized by change order.

2.2 CONSULTANT shall furnish all the material, supplies, tools, transportation, equipment, labor, subcontractor services and other services necessary for the completion of the work described in **"Exhibit A Scope of Services"** or in subsequent Work Orders.

2.3 CONSULTANT shall provide services in compliance with all applicable requirements of federal, state, and local laws, codes, rules, regulations, ordinances, and standards.

3. **TERM OF AGREEMENT.**

3.1 This Agreement shall be effective as of the date executed by all parties and shall continue for one year unless otherwise terminated as set forth in this Agreement. If a Work Order was started during this term but not completed, the terms of this Agreement shall continue through completion of the Work Order.

3.2 CONSULTANT agrees to perform services as expeditiously as is consistent with professional skill and care and the orderly progress of the PROJECT. CONSULTANT shall perform the services in a timely manner according to the schedule approved by CITY.

3.3 CONSULTANT shall perform its services upon notice from the CITY to proceed and in accordance with the schedule approved by CITY. In the event performance of its services is delayed by causes beyond the reasonable control of CONSULTANT, and without the fault or negligence of CONSULTANT, the time for the performance of the services shall be equitably adjusted by written amendment to reflect the extent of such delay. CONSULTANT shall provide CITY with written notice of delay, including a description of the delay and the steps contemplated or taken by CONSULTANT to mitigate the effect of such delay.

4. **COMPENSATION.**

4.1 For the performance of the services and completion of PROJECT set forth herein, CITY shall pay CONSULTANT as agreed in **"Exhibit A"** and each Work Order as applicable. The aggregate total of all Work Orders shall not exceed One Hundred Eighty Four Thousand Three Hundred Twenty Six Dollars**, $**184,326.00. Each individual Work Order shall not exceed One Hundred Eighty Four Thousand Three Hundred Twenty Six Dollars**, $**184,326.00.

5. **INVOICING, PAYMENT, NOTICES.**

5.1 CONSULTANT shall submit invoices, no more frequently than monthly, for the services rendered during the preceding period; invoices shall describe the services performed, list all subcontractors used and the amount owed or paid to them, list all suppliers used and the amount owed or paid to them, list the contract amount, list the current invoice amount based on percentage of task complete, list the previous invoice amount, list total invoices to date, and list the contract balance.

5.2 In executing the request for payment, CONSULTANT shall attest that payment has been made to all subcontractors involved with prior requests, unless CONSULTANT provides a detailed explanation why such payments have not occurred. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment. CONSULTANT shall require each subcontractor to sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status at the time subcontractor is paid and shall provide a copy of both documents to CITY. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment.

5.3 A "Waiver and Release Upon Final Payment" signed by CONSULTANT attesting that all subcontractors, laborers, and material suppliers involved with prior requests for payment have been paid, and that all subcontractors, laborers, and material suppliers upon which the final payment is based will be paid immediately unless CONSULTANT provides a detailed explanation why such payments have not occurred or will not occur. CONSULTANT shall also require each subcontractor to sign a "Waiver and Release Upon Final Payment" and a Certificate of Legal Work Status at the time subcontractor is paid its final payment and shall provide a copy of both documents to CITY.

5.4 If such liens, claims, security interests or encumbrances remain unsatisfied after payments are made, CONSULTANT shall refund to CITY all money that CITY may be compelled to pay in discharging such liens, including all costs except for attorneys' fees.

5.5 All invoices for reimbursable costs shall be taken from the books of account kept by CONSULTANT, and CONSULTANT shall maintain copies of payroll distribution, receipted bills, and other documents. CITY shall have the right to review all books and records kept by CONSULTANT and any subcontractors concerning the operation and services performed under this Agreement. CITY shall withhold payment for any

expenditure not substantiated by CONSULTANT'S or subcontractor's books and records.

5.6 In the event CITY has made payment for expenditures that are not allowed, as determined by CITY'S audit, CONSULTANT shall reimburse CITY the amount of the un-allowed expenditures. If additional money is owed to CONSULTANT, the reimbursement may be deducted from the additional money owed.

5.7 CITY shall make no payment for any services not specified in this Agreement unless such additional services and the price thereof are agreed to in writing, prior to the time that such additional services are rendered.

5.8 Invoices shall be paid to CONSULTANT within thirty (30) days of presentation to CITY.

5.9 CITY may withhold 5% of billed amount as retention. Retention held shall be included in the final invoice after the contract is complete.

6. **CHARGES AND EXTRA SERVICE.**

6.1 CITY may make changes within the general scope of this Agreement. If CONSULTANT is of the opinion a proposed change causes an increase or decrease in the cost and/or the time required for performance of this Agreement, CONSULTANT shall notify CITY of that fact. An agreed-upon change will be reduced to writing signed by the parties hereto and will modify this Agreement accordingly. CONSULTANT may initiate such notification upon identifying conditions which may change the services agreed to on the effective date of this Agreement, as set forth in **Exhibit A**. However, CONSULTANT represents that to the best of its knowledge that it is not aware of any such conditions on the date hereof. Any such notification must be provided within thirty (30) days from the date of receipt by that party of the other party's written notification of a proposed change.

6.2 CITY may request CONSULTANT to perform extra services not covered by **Exhibit A**, and CONSULTANT shall perform such extra services and will be compensated for such extra services when they are reduced to a writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly.

6.3 CITY shall not be liable for payment of any extra services, nor shall CONSULTANT be obligated to perform any extra services except upon such written amendment.

7. **TO BE FURNISHED BY CITY.** Resources to be furnished by CITY to CONSULTANT, at no cost to CONSULTANT, consist of CITY staff assistance for oversight and meetings to help perform the services. CONSULTANT shall verify accuracy of the information provided, unless otherwise stated in the contract documents.

8. **INSPECTIONS.** All work shall be subject to inspection and approval of CITY or its authorized representative.

9. **ACCURACY AND COMPLETENESS.**

9.1 CONSULTANT has total responsibility for the accuracy and completeness of its investigations, calculations, reports, plans and related designs, specifications and estimates prepared for the PROJECT and shall check all such material accordingly.

9.2 The plans will be reviewed by CITY for conformity with PROJECT objectives and compliance with CITY Standards.

9.3 Reviews by CITY do NOT include the detailed review or checking of major design components and related details or the accuracy with which such designs are depicted on the plans.

9.4 The responsibility for accuracy and completeness remains solely with CONSULTANT and shall be performed consistent with the standard of care.

10. **INDEPENDENT CONTRACTOR.**

10.1 CITY retains and engages CONSULTANT, as an independent contractor, to act for and represent it in all matters involved in the performance of services on the PROJECT, subject to the terms, conditions and stipulations as hereinafter stated.

10.2 It is understood and agreed that CONSULTANT will provide the services without supervision from CITY. CONSULTANT is an independent contractor and is not an employee, officer, or agent of CITY for any purposes related to the performance of this Agreement and is not an employee of CITY and is not entitled to any benefits from CITY.

10.3 Nothing in this agreement shall create nor be construed to constitute a partnership or joint venture between CONSULTANT and CITY.

10.4 CONSULTANT is advised to obtain and maintain in effect during the term of this Agreement medical insurance and disability insurance for all related work performed under this Agreement.

10.5 CONSULTANT acknowledges that CITY will not withhold any federal, state, or local taxes, including FICA, nor will CITY provide any unemployment compensation or worker's compensation coverage. As an independent contractor, CONSULTANT shall be responsible for all taxes, worker's compensation coverage and insurance coverage, and shall hold CITY harmless and indemnify CITY from and against any and all claims related to taxes, unemployment compensation, and worker's compensation.

10.6 CONSULTANT shall secure, at its own expense all personnel required in performing the services under this Agreement. The employees of CONSULTANT shall not be considered employees of CITY nor have any contractual relationship with CITY. CONSULTANT and its employees shall not hold themselves out as, nor claim to be

officers or employees of CITY by reason of this Agreement. The employees of CITY shall not be considered employees of CONSULTANT.

10.7 Neither party has the right to bind or obligate the other in any way. CONSULTANT shall not use the name, trademarks, copyrighted materials, or any information related to this Agreement in any advertising or publicity without CITY'S prior written authorization.

11. **INSURANCE.**

11.1 GENERAL: CONSULTANT shall secure and maintain insurance as required by laws and regulations and the terms of this agreement to protect against any liability, loss or expense which occurs or arises as a result of the performance of the services provided pursuant to this agreement or as changed as provided herein. CONSULTANT'S insurer must be authorized to do business in Utah and must have an A.M. Best rating of A VIII or better at the time this contract is executed. Required limits may be met with Umbrella or Excess insurance policies.

11.2 COMMENCEMENT OF WORK: Neither CONSULTANT, its Suppliers nor any subcontractors shall enter the site of the work or commence work under this contract before CITY has received and accepted Certificate(s) of Insurance and Insurance Endorsements and has issued the Notice to Proceed, as applicable.

11.3 INSURANCE CERTIFICATES AND COVERAGE: Insurance certificates shall be issued on all policies required under this contract and shall be signed by an authorized representative of the insurance company. The insurance certificate or the coverage required shall include the following:

A. The name and address of the insured.

B. CITY shall be named as a Certificate Holder.

C. CITY shall be named as an additional primary insured on the General Liability Certificate with CITY listed as non-contributory on the General Liability certificate.

D. The location of the operations to which the insurance applies.

E. The number of the policy and the type or types of insurance in force thereunder on the date borne by the certificate.

F. The expiration date of the policy and the limit or limits of liability thereunder on the date borne by the certificate.

G. A statement that all coverage is on an occurrence basis rather than a claims basis except for the Professional Errors and Omissions Malpractice Insurance coverage.

H. A provision that the policy or policies will not be canceled, denied renewal, or reduced in coverage until at least 30 days after written notice has been received by CITY.

I. Name, address, and telephone number of the insurance company's agent of process in Utah.

J. Other information to demonstrate compliance with additional requirements stipulated for the various types of insurance coverage.

11.4 WORKER'S COMPENSATION INSURANCE: CONSULTANT shall, as applicable, take out and maintain Workers' Compensation Insurance as required by the Labor Code for all its employees at the site of the work during the life of this contract. Coverage must be provided by a company authorized by the State of Utah to provide Workers' Compensation Insurance. The insurance shall include:

A. Insurance certificates shall provide a waiver of subrogation by the carrier to Certificate Holder.

B. CONSULTANT shall require each subcontractor to provide Workers' Compensation Insurance for its employees unless such employees are covered by CONSULTANT.

C. In the event any class of employees engaged in hazardous work under this contract is not protected by the Workers' Compensation Statute, CONSULTANT shall provide, and shall cause its subcontractors to provide, special insurance for the protection of such employees not otherwise protected.

11.5 COMMERCIAL GENERAL LIABILITY INSURANCE: CONSULTANT shall procure and maintain commercial general liability insurance for the duration of the contract against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, its agents, representatives, employees, or subcontractors. The insurance shall remain in effect during the term of this agreement and such that claims reported beyond the date of substantial completion of this agreement are covered and during the warranty period, to the extent that it relates to the activities covered by this Agreement, in such manner and amounts as set forth herein. The Insurance Endorsement shall evidence such provisions.

A. The minimum commercial general liability insurance shall be as follows:

i. Comprehensive general liability insurance for injuries, including accidental death, to any one person in any one occurrence in an amount not less than $1,000,000.00 Dollars.
ii. Comprehensive general liability insurance for injuries, including

accidental death, to two or more persons in any one occurrence in an amount not less than $4,000,000.00 Dollars (umbrella coverage may be considered).

iii. Broad form property damage insurance in an amount not less than $300,000.00 Dollars.

B. Such policy shall include each of the following coverages (as applicable):

i. Comprehensive form.
ii. Premises - operations.
iii. Explosion and collapse hazard.
iv. Underground hazard.
v. Product/completed operations hazard.
vi. Contractual insurance.
vii. Broad form property damage, including completed operations.
viii. Independent contractors for vicarious liability.
ix. Personal injury.
x. Cross liability or severability of interest's clause shall be included unless a separate policy covering CITY is provided.

11.6 PROFESSIONAL LIABILITY ERRORS AND OMISSIONS INSURANCE:

A. CONSULTANT shall carry and maintain Professional Liability Errors and Omissions Insurance in an amount not less than $3,000,000.00 Dollars for all work performed under this Agreement.

B. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, its agents, representatives, employees, or subcontractors. With respect to General Liability, Professional liability coverage should be maintained for a minimum of five (5) years after contract completion.

C. If Professional Liability coverages are written on a claims-made form:

i. The retroactive date must be shown and must be before the date of the contract or the beginning of contract work.
ii Insurance must be maintained, and evidence of insurance must be provided, for at least five (5) years after completion of the contract of work.
iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the CONSULTANT must purchase an extended period coverage for a minimum of five (5) years after completion of contract work.

iv. A copy of the policy must be submitted to CITY for review.

11.7 BUSINESS AUTOMOBILE COVERAGE: CONSULTANT shall carry and maintain business automobile insurance coverage on each vehicle used in the performance of the work in an amount not less than $1,000,000.00 Dollars for one person and $3,000,000.00 Dollars for more than one person and for property damage resulting from any one occurrence which may arise from the operations of CONSULTANT in performing the work.

Such business automobile insurance shall include each of the following types:

A. Comprehensive form, including loading and unloading.
B. Owned.
C. Hired.
D. Non-owned.

12. **INDEMNITY AND LIMITATION.**

12.1 Except as otherwise provided herein, CONSULTANT shall indemnify, defend, and hold harmless CITY, its elected officials, officers, employees, and representatives against any and all claims, suits, causes of action, demands, losses, costs, and damages and liability of every kind including but not limited to all fees and charges of professionals, except for attorney's fees, and all court or other dispute resolution costs for:

A. death or injuries to persons or for loss of or damage to property which directly or indirectly, in whole or in part are caused by, resulting from, or arising out of the intentional, reckless, negligent, or wrongful acts, errors or omissions, or other liability imposed by law of CONSULTANT, its officers, employees, agents, or representatives in the performance of services under this Agreement or any subcontractor, any supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work;

B. CONSULTANT's failure or refusal, whatever the reason, to pay subcontractors or suppliers for Work performed under the Agreement;

C. claims by any employee of the CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, CONSULTANT'S indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONSULTANT or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefits acts.

12.2 CITY shall give CONSULTANT prompt written notice of any such claims or suits filed against CITY arising out of the services provided under this Agreement. CONSULTANT agrees to defend against any claims brought or actions filed against CITY arising out of

the services provided under this Agreement. If CITY'S tender of defense, based upon the indemnity provision, is rejected by CONSULTANT or CONSULTANT'S insurer, and CONSULTANT is later found by a court of competent jurisdiction to have been required to indemnify the CITY, then, in addition to any other remedies the CITY may have, CONSULTANT shall pay the CITY'S reasonable costs and expenses, except for attorney's fees, incurred in obtaining such indemnification, defending themselves or enforcing the indemnification provision.

12.3 The insurance requirements in this agreement shall not be construed as limiting CONSULTANT'S liability. Irrespective of the requirements for CONSULTANT to carry insurance as provided herein, insolvency, bankruptcy, or failure of any insurance company to pay all claims accruing shall not be held to relieve CONSULTANT of any obligations under this agreement.

12.4 This section does not apply to a design professional services contract, design professional services, and design professionals.

13. **DOCUMENTS.**

13.1 All data used in compiling CONSULTANT's work, and the results of any tests or surveys, as well as all photographs, drawings, electronically stored records of work performed, renderings, specifications, schedules, CONSULTANT's work, data processing output, computations, studies, audits, research, reports, models and other items of like kind prepared by CONSULTANT, and its employees, shall be the sole and exclusive property of CITY, and CITY shall own all intellectual property rights thereto whether the specific work project for which they are made is undertaken or not. CONSULTANT may retain reproducible copies of all the foregoing documents for information and reference and customary marketing and public relations. The originals of all the foregoing documents shall be delivered to CITY promptly upon completion thereof. This provision may be enforced by an order of specific performance and is independent of any other provision of this Agreement. Compliance by CONSULTANT with this paragraph shall be a condition precedent to CITY's obligation to make final payment to CONSULTANT. If CITY has specific requirements on the information and manner the documentation is collected, CITY shall provide those specifics to CONSULTANT in writing.

13.2 Plans, specifications, maps, and record drawings prepared or obtained under this Agreement shall be provided to CITY in a format approved by CITY which shall generally be a hard copy and an electronic copy and shall become the property of CITY whether the work for which they are prepared is executed or not.

13.3 The basic survey notes and sketches, charts, computations, and other data prepared under this Agreement shall be made available upon request to CITY without restriction or limitation on their use.

13.4 CITY shall have the right to use reports, designs, details, or products developed as part

of this Agreement for purposes of maintenance, remodeling or reconstruction of existing facilities or construction of new facilities without additional compensation to CONSULTANT or without restriction or limitation on its use even if documents are considered copyrighted material.

13.5 CITY will hold harmless CONSULTANT for any use or reuse of these reports, designs, or details for purposes other than the project associated with this Agreement unless CITY obtains validation of that use or reuse from CONSULTANT.

14. **RECORDS.**

14.1 CONSULTANT shall maintain records, books, documents, and other evidence directly pertinent to the performance of services under this Agreement in accordance with generally accepted accounting principles and practices.

14.2 CONSULTANT agrees to keep proper books of records and accounts in which complete and correct entries will be made of payroll costs, travel, subsistence, and field expenses.

14.3 Said books shall, at all times, be available for at least three (3) years after final payment for reasonable examination by CITY.

15. **TERMINATION.**

15.1 CITY may terminate this Agreement by providing fourteen (14) days written notice prior to the effective termination date to CONSULTANT.

15.2 In the event of such termination, CITY shall pay CONSULTANT for all services actually rendered up to and including the date of termination.

15.3 CONSULTANT shall deliver to CITY copies of all drawings, reports, analyses, documents, and investigations, whether completed or not, that were prepared or were being prepared under the provisions of this Agreement.

16. **CONFLICT BETWEEN DOCUMENTS.** In the event of a conflict between this Agreement and any other documents with CONSULTANT, this Agreement shall govern.

17. **CONFLICT OF INTEREST.** CONSULTANT certifies that it has disclosed to CITY any actual, apparent or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Agreement.

17.1 CONSULTANT agrees to advise CITY of any actual, apparent or potential conflicts of interest that may develop after the date of execution of this Agreement.

17.2 CONSULTANT further agrees to complete any statements of economic interest required by either CITY ordinance or State law.

18. **NON-WAIVER.** No failure or waiver or successive failures or waivers on the part of either party hereto, their successors or permittee assigns, in the enforcement of any condition, covenant, or Article of this Agreement shall operate as a discharge of any such condition, covenant, or Article nor render the same invalid, nor impair the right of either party hereto, their successors or permitted assigns, to enforce the same in the event of any subsequent breaches by the other party hereto, its successors or permitted assigns.

19. **NOTIFICATION.** All notices required or permitted to be made by either party in connection with this Agreement shall be in writing, and shall be deemed to have been duly given: (a) five (5) business days after the date of mailing if sent by U.S. mail, postage prepaid, (b) when transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine and a copy of such facsimile is promptly sent by another means specified in this Section; or (c) when delivered if delivered personally or sent by express courier service. All notices shall be sent to the other party at its address as set forth below unless written notice is given by either party of a change of address:

CITY:	City of St. George 61 S. Main St. St. George, Utah 84770	CONSULTANT:	Bowen Collins & Associates 20 North Main Suit 107 St. George, Utah 84770
Attention:	City Attorney	Attention:	Todd Olsen
Copy:	legal@sgcity.org		

20. **GOVERNING LAW AND VENUE.** Utah law shall govern this Agreement without respect to any principles of choice of law or conflicts of law. Jurisdiction and venue of any action commenced relating to this Agreement shall be exclusively in courts located in, or with jurisdiction over, Washington County, Utah. Nothing in this Agreement shall be construed to waive the sovereign immunity of the government parties.

21. **LEGAL FEES.** Each party shall bear its own costs, expenses, and attorneys' fees in connection with this Agreement. This obligation includes, without limitation, all costs and expenses which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing a lawsuit or otherwise.

22. **MODIFICATION OF AGREEMENT.** CITY specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work. All modifications shall be in writing and executed by both parties. Each Work Order adopted under this Agreement shall incorporate the terms and conditions of this Agreement and shall constitute a modification to this contract. A Work Order may amend the terms and conditions of this Agreement only as they apply to that particular Work Order and shall not have any general effect on this Agreement.

23. **RESERVED LEGISLATIVE POWERS.** Nothing in this Agreement shall limit the future exercise of the police power by CITY in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement, but which shall not be retroactively applied to or modify this Agreement.

24. **SUCCESSORS AND ASSIGNS.** CONSULTANT shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without assigning the rights and the responsibilities under this Agreement and without the prior written approval of CITY. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

25. **NO JOINT VENTURE, PARTNERSHIP OR THIRD-PARTY RIGHTS.** It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture, or other arrangement between the parties. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization, or corporation not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

26. **INTEGRATION.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature between CITY and CONSULTANT and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

27. **SEVERABILITY.** If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

28. **CONSTRUCTION.** Each of the parties hereto has had the opportunity to review this agreement with counsel of their choosing and the rule of contracts requiring interpretation of a contract against the party drafting the same is hereby waived and shall not apply in interpreting this agreement.

29. **SURVIVAL.** It is expressly agreed that the terms, covenants, and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

30. **HEADINGS.** The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

31. **COUNTERPARTS.** This Agreement may be signed in counterparts and each such counterpart shall constitute an original document. All such counterparts, taken together, shall constitute one and the same instrument. Any signature on this Agreement transmitted by facsimile, electronically in PDF format, or by other generally accepted means of conveying digital signatures (e.g. DocuSign) shall by deemed an original signature for all purposes and the exchange of copies of this Agreement and of signature pages by any such transmission, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original for all purposes.

32. **AUTHORITY OF PARTIES.** The parties executing this Agreement hereby warrant and represent that they are duly authorized to do so in the capacity stated and that this Agreement constitutes a valid and binding Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the CITY and CONSULTANT effective from the day and year first written above.

CITY OF ST. GEORGE	Bowen Collins & Associates
Jimmie B. Hughes, Mayor	Todd Olsen, Principal
ATTEST:	APPROVED AS TO FORM: CITY ATTORNEY'S OFFICE
Christina Fernandez, City Recorder	Alicia Galvany Carlton, Assistant City Attorney

EXHIBIT A
SCOPE OF SERVICES AND MAN-HOUR AND FEE ESTIMATE

BOWEN COLLINS & ASSOCIATES

20 NORTH MAIN, SUITE 107 • ST. GEORGE, UTAH 84770
TEL: 435.656.3299

January 21, 2026

Kade Bringhurst, P.E.
Special Projects manager
City of St. George Water Services
811 East Red Hills Parkway
St. George, Utah 84770
Sent via email: kade.bringhurst@sgcity.org

Subject: Proposed Scope of Services and Fee for the City of St. George UPDATED Mill Creek Lift Station Project

Dear Kade:

Per your request, this scope of services and associated fee has been prepared for Bowen Collins & Associates (BC&A) to provide engineering design and bidding services for a new sanitary sewer lift station in the Mill Creek area of the City of St. George. This project was originally scoped to have BC&A design a traditional wet well style lift station for the project. It was later discussed with the City that they would like to modify this project to include a high flow diversion to an OverWatch™ style vault lift station provided by Rhino Pumps.

It is also understood that the City has worked previously with another consultant on sewer pipeline improvements in the area and will continue to work with this consultant to design the sewer force main from this proposed lift station. As part of the previously completed work the pipeline design consultant developed a design survey and geotechnical investigation that may be utilized for the proposed lift station design. In the Scope of Services below, we have detailed the tasks we propose to complete in association with the project.

SCOPE OF SERVICES

TASK 1 – PRE-DESIGN SERVICES

Objective: The objective of the pre-design phase is to clearly identify design criteria, evaluate potential lift station and diversion alternatives, identify permitting and utility requirements, and to identify other construction constraints that will need to be addressed in the final design phase for a successful project. The following specific tasks have been identified:

Task 1-1: Development Workshops and Progress Meetings. It is anticipated that there will be four workshop/progress meetings held with the City during the preliminary design phase of the project. The first meeting will be to kick-off the project and discuss project schedule and deliverables. Two meetings will be used to meet with the City to discuss preliminary findings (design criteria, project constraints) and review the draft copy of the preliminary Basis of Design report and preliminary design drawings and incorporate City comments. The fourth meeting will include an operator workshop to obtain operation preferences and input. BC&A will also meet with Washington City to review their Sewer Master Plan flows and potential growth that would be draining to the proposed lift station.

Task 1-2: Establish Hydraulic Design Criteria. BC&A will utilize the information prepared as part of the previously completed City of St. George Sewer Master Plan as well as the available metering and modeling data regarding the historical project flows for this proposed lift station location. BC&A will also review available master plans and studies from Washington City to identify future flows and drainage patterns from the upstream flowsheds. In conjunction with City staff, we will develop and establish hydraulic design criteria for the lift station.

Task 1-3: Preliminary Site Evaluation and Utility Information. BC&A will utilize the field survey and geotechnical investigation completed by Alpha Engineering as part of their sewer line improvements for design of the project. BC&A will also complete an existing utilities investigation by contacting the cities and existing utility owners to obtain mapping for utilities around the proposed lift station. It has also been assumed that the project is entirely on City of St. George property and that easements or rights-of-way will not need to be obtained for the project. Any additional survey or geotechnical needs will be coordinated with the City.

Task 1-4: Lift Station Alternatives Analysis. BC&A will complete a lift station alternatives analysis, in coordination with Rhino Pumps, which will specifically focus on the following:

- Ability to provide operational flexibility and efficiency – Allow for a wider range of flows maintaining efficiency from initial construction (start-up) through build-out design flows.
- Minimize maintenance and operational requirements – Utilize a design which minimizes maintenance efforts and allows for lower operational costs. Evaluate the best pump configuration and technologies based on our experience and the experience and input from the City staff.
- Immediate and long-term environmental concerns (Energy use, potential for odor generation, spill prevention, noise and light pollution, etc.).
- Constructability and potential for service interruptions during construction and at startup.

The final results of this effort will be a preferred alternative recommendation to the City.

Task 1-5: Diversion Types and Controls. BC&A will complete a diversion alternatives analysis and review previously completed sewer diversion design completed by BC&A with the City. Our alternatives analysis will specifically focus on the following:

- Ability to provide operational flexibility and control.
- Minimize maintenance and operational requirements.
- Remote SCADA control or static operations.
- Constructability and potential for service interruptions during construction.

The final results of this effort will be a preferred alternative recommendation to the City.

Task 1-6: Opinion of Probable Construction Costs. Based on the preliminary analysis, BC&A will prepare an opinion of probable construction cost (OPCC) for budgeting and estimating purposes related to construction of the project. Probable costs will be based on published estimating guides, input from general contractors, pricing from equipment and materials vendors and suppliers, other similar recent projects, local and regional experience, and engineering judgement.

Task 1-7: Prepare Basis of Design Report. BC&A will prepare and submit for review by the City a preliminary design report which will include the following:

- Summary of hydraulic design criteria and code requirements.

- Discussion of potential site constraints and access requirements.
- Summary of alternative evaluation and recommendations.
- Discussion of equipment and materials.
- Evaluation and recommendation for odor control requirements.
- Summary of utility conflicts, property acquisition, and permitting requirements.
- Figures and drawings illustrating recommended equipment, materials, and preliminary site layout.
- Preliminary cost estimate with 30-percent contingency.
- City's review for BC&A to incorporate comments.

Deliverables:

1. **Basis of Design Report:** The final Basis of Design report will be provided to the City documenting the tasks described above. Copies of both the draft and final reports will be provided to the City in electronic (PDF) format.

TASK 2 – FINAL DESIGN SERVICES

Objective: Prepare final construction drawings and specifications to be used for bidding documents. Work with the City to identify and obtain all necessary permits to construct the project.

Task 2-1: Final Design Meetings and City Inspect Submittal

a. It is anticipated that up to four design coordination meetings will be held with the City during the final design phase of the project. Along with these coordination meetings, we will prepare for and attend meetings to review the design progress of the project at 30-, 60-, 90- and 100-percent completion.
b. BC&A will prepare for and attend up to three Joint Utility Committee (JUC) meetings to discuss the project with the utilities companies and to obtain their sign-off for the project.
c. BC&A will upload the drawings to City Inspect for review for the project. BC&A will also respond to any comments submitted through City Inspect.

Task 2-2: Prepare Design Drawings.

a. Prepare base drawings for the recommended alternative utilizing the site survey.
b. Obtain, evaluate and incorporate geotechnical constraints provided as part of the previously prepared geotechnical investigation.
c. Identify potential utility conflicts on the drawings and proposed pothole locations.
d. Prepare 30-, 60-, and 90-percent complete drawing submittals including general, civil, architectural, structural, mechanical, and electrical drawings and details.
e. Submit a draft copy of the 30-, 60-, and 90-percent complete design drawings to the City for review and comment. For budgetary purposes we have assumed that the design will be completed with an estimated 30 design drawings as shown in Attachment A.
f. Incorporate City review comments on the 30-, 60-, and 90-percent complete design.

Task 2-3: Prepare Contract Documents and Specifications

a. BC&A will use the City of St. George's standard Front End Bidding Documents. BC&A will also utilize the City's standard specifications, where applicable, and develop additional technical specifications as needed. Complete technical specifications for the project including civil, mechanical, structural, and electrical specifications.
b. Incorporate City comments on the Contract Documents.

c. Incorporate comments from Utah Department of Environmental Quality (UDEQ) and City's City Inspect process.

Task 2-4: UDEQ Approvals and Permit

a. Coordinate and communicate with UDEQ regarding technical and other requirements for a construction permit for the new pumping station. BC&A will submit analyses, sketches, descriptions, details and other information as required by UDEQ according to Utah Administrative Code R317-3-3. Design Requirements for Wastewater Collection, Treatment and Disposal Systems (Sewage Pumping Stations).
b. Coordinate and submit construction documents to UDEQ for review and approval to obtain a construction permit. Develop submittal letter and response in writing to review comments. Attend up to two virtual meetings with UDEQ to present the project and to review project comments.
c. BC&A will also obtain compliance through the City through their City Inspect review. This will include attending virtual meetings and responding to comments. It has also been assumed that both the diversion and lift station will be located within an underground vault and will not require a building permit from the City.

Task 2-6: Final Opinion of Probable Construction Costs. Based on the final drawings and specifications, BC&A will prepare an OPCC for budgeting and estimating purposes related to construction of the project. Probable costs will be based on published estimating guides, input from general contractors, pricing from equipment and materials vendors and suppliers, other similar recent projects, local and regional experience, and engineering judgement.

Deliverables:

1. **Construction Drawings, Bid Documents, and Specifications:** Construction drawings and contract documents will be provided to the City. The primary deliverable will be in electronic format (pdf, CAD, and Word files as appropriate).
2. **Engineering Construction Cost Estimate: An** electronic copy of the final OPCC will be provided for use by the City for budgeting.
3. **Agency Permit Applications:** Completed permit applications as listed above with supporting documents as required for each permit.

TASK 3 – BID PERIOD SERVICES

Objective: Assist the City with the bidding process including the recommendation of the lowest responsible and responsive bidder.

Task 3-1: Pre-Bid Meeting. BC&A will prepare for and attend a pre-bid meeting with potential bidders. It has been assumed the meeting will last up to two hours and will include a site visit.

Task 3-2: Addenda/Drawing Revisions. BC&A staff will answer questions from potential bidders regarding the contract documents. BC&A will also prepare clarifications and addenda, if required.

Task 3-3: Bid Opening and Evaluation. BC&A staff will attend the bid opening with the City and general contractors. BC&A will also prepare a bid summary and prepare a letter evaluating the bids and recommending award of the construction contract.

TASK 4 – Construction Period Services. To be negotiated at a later date.

BUDGETARY ASSUMPTIONS

The fee estimate has been developed based on the following budgetary assumptions.

1. The field survey and geotechnical investigation completed as part of the Alpha Engineering pipeline design will cover all areas of the lift station and diversion and no additional work will need to be completed for design of the project.
2. All work is within City property, and no rights-of-way will need to be obtained.
3. Final design of this project will require very different elements depending on which of the potential lift station and diversion alternatives is ultimately selected. The design phase of this proposal (i.e., final design and bidding) is based on an assumed alternative of a buried pre-cast concrete vault lift station, separate covered electrical panel, and cast-in-place concrete diversion vault.
4. Rhino Pumps will provide their own control for the OverWatch lift station. BC&A's design will include electrical, plumbing, lighting design, and power connections. The City will build panel and complete the instrumentation & control design and installation for connection of the OverWatch lift station and diversion structure to their system. It has also been assumed that no backup generation is required for this lift station, as this is used only periodically during times of high flows.
5. It has also been assumed that both the diversion and lift station will be located within an underground vault and will not require a building permit from the City.
6. Construction period services are not included as part of this scope of services and will be negotiated at a later date.

PROJECT SCHEDULE

The following provides a preliminary schedule for pre-design, design, and bid period services for the project based on time from Notice to Proceed (NTP). This schedule is preliminary and can be revised during the design process.

Task/Milestone	**Anticipated Completion Date**
Pre-Design Services	10 weeks from NTP
Design Services	24 weeks (34 weeks from NTP)
Bidding	4 weeks (38 weeks from NTP)
Construction	46 weeks (84 weeks from NTP)

FEE ESTIMATE

We have tabulated estimated man-hours and costs to complete each task outlined in the previously defined scope of services. As presented in Attachment B, we propose completing the above outlined scope of services on a cost reimbursable basis, with a total fee not to exceed $184,326.00.

We are willing to negotiate the scope of services and associated fee if there is something in this proposal that does not meet your needs. We enjoy working with the City and look forward to working

with you on this critical project. We are available to start work immediately. Please call if you have any questions or if you need additional information.

Sincerely,
Bowen Collins & Associates, Inc.



Todd Olsen, P.E.
Project Manager

Attachments

ATTACHMENT A

City of St. George

Mill Creek Lift Station Project

Estimated Drawing Sheet Count

Last Updated: 01-16-2026

NO.	SHEET	DESCRIPTION
1	G-01	INDEX OF DRAWINGS, PROJECT LOCATION MAP & VICINITY MAP
2	G-02	ABBREVIATIONS
3	G-03	SYMBOLS AND LEGENDS
4	G-04	GENERAL NOTES
5	G-05	JUC NOTES AND CODE REVIEW
6	C-01	SITE AND GRADING PLAN
7	C-02	UTILITY PLAN
8	C-03	PROFILES AND SECTIONS
9	S-01	DIVERSION VAULT PLANS
10	S-02	DIVERSION VAULT SECTIONS
11	M-01	PUMP STATION MECHANICAL PLAN AND SECTIONS
12	M-02	MECHANICAL SECTION AND EQUIPMENT SCHEDULE
13	E-01	ELECTRICAL LENGEND AND NOTES
14	E-02	ELECTRICAL SITE PLAN
15	E-03	ELECTRICAL POWER, GROUNDING, AND INSTRUMENTATION PLAN
16	E-04	DIVERSION ELECTRICAL PLAN
17	E-05	POWER ONE-LINE DIAGRAM AND PANEL SCHEDULE
18	E-06	CONTROL ONE-LINE DIAGRAMS
19	GC-01	GENERAL CIVIL DETAILS - 1
20	GC-02	GENERAL CIVIL DETAILS - 2
21	GC-03	GENERAL CIVIL DETAILS - 3
22	GC-04	GENERAL CIVIL DETAILS - 4
23	GS-01	GENERAL STRUCTURAL NOTES
24	GS-02	GENERAL STRUCTURAL DETAILS - 1
25	GS-03	GENERAL STRUCTURAL DETAILS - 2
26	GM-01	GENERAL MECHANICAL DETAILS - 1
27	GM-02	GENERAL MECHANICAL DETAILS - 2
28	GE-01	GENERAL ELECTRICAL DETAILS - 1
29	GE-02	GENERAL ELECTRICAL DETAILS - 2
30	GE-03	GENERAL ELECTRICAL DETAILS - 4

ATTACHMENT B

City of St. George
Mill Creek Lift Station Projects
Engineering Man-Hour and Fee Estimate - Updated
Last Updated 01-16-26

		Office/Support		Engineers							Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
	Labor Category	Account	Editor	EE	EE	SE	PE	PE	PM	QAQC				
	Staff	JS	GJ	JL	DY	KS	AA	CN	TO	BP/EN				
Task No.	**Task Description**													
I	**Pre-Design Services**													
1-1	Development Workshops and Progress Meetings			2	2	2	10	14	20	4	**54**	$ 11,262	$10	$ 11,272
1-2	Establish Hydraulic Design Criteria	1					30		8	2	**41**	$ 8,456	$20	$ 8,476
1-3	Preliminary Site Evaluation and Utility Information							8	3		**11**	$ 2,050	$10	$ 2,060
1-4	Lift Station Alternatives Analysis	1			2	4	20	12	6	4	**49**	$ 9,692	$0	$ 9,692
1-5	Diversion Types and Controls				2	4		16	10	4	**36**	$ 7,226	$0	$ 7,226
1-6	Opinion of Probable Construction Costs							6	2	1	**9**	$ 1,716	$0	$ 1,716
1-7	Prepare Preliminary Basis of Design Report		6				5	16	12		**39**	$ 7,075	$0	$ 7,075
	Pre-Design Task Subtotal	**2**	**6**	**2**	**6**	**10**	**65**	**72**	**61**	**15**	**239**	**$ 47,477**	**$ 40**	**$ 47,517**
II	**Final Design Services**													
2-1	Final Design Meetings			24	8	6	16	31	31	6	**122**	$ 24,617	$20	$ 24,637
2-2	Prepare Design Drawings			78	40	85	22	136	50	20	**431**	$ 83,379	$20	$ 83,399
2-3	Prepare Contract Documents and Specifications	1	10	12	6	12	4	15	20	4	**84**	$ 15,901	$20	$ 15,921
2-4	UDEQ Approvals and Permit		2					8	6	1	**17**	$ 3,186	$0	$ 3,186
2-5	Final Opinion of Probable Construction Costs			2				6	2	1	**11**	$ 2,082	$20	$ 2,102
	Final Design Services Task Subtotal	**1**	**12**	**116**	**54**	**103**	**42**	**196**	**109**	**32**	**665**	**$ 129,165**	**$ 80**	**$ 129,245**
III	**Bid Period Services**													
3-1	Pre-Bid Meeting							2	3		**5**	$ 1,048	$20	$ 1,068
3-2	Addenda/Drawings Revisions	1			3	4	2	15	4	1	**30**	$ 5,666	$0	$ 5,666
3-3	Bid Opening and Evaluation							2	2		**4**	$ 810	$20	$ 830
	Bid Period Services Task Subtotal	**1**	**0**	**0**	**3**	**4**	**2**	**19**	**9**	**1**	**39**	**$ 7,524**	**$ 40**	**$ 7,564**
	Total Hours	**4**	**18**	**118**	**63**	**117**	**109**	**287**	**179**	**48**	**943**			
	Total Cost											**$ 184,166.00**	**$160**	**$ 184,326.00**

Expenses include:
Mileage reimbursement at $0.75/mile
*Surveyor: Provided to the project by Alpha Engineering
*Geotechnical Investigation: Provided to the project by Landmark Engineering & Testing

Reimbursement will be on a salary cost basis.
Total compensation for completing the Scope of Services will not exceed the total amount shown without prior written approval of Owner.
Hourly rates will be updated on January 1 of each calendar year by BC&A.

Agenda Date: 05/07/2026 **Agenda Item Number:** 3h

Subject:

Consider approval of an agreement with Alpha Engineering for design of the Sunbrook Golf Club pump station.

Item at-a-glance:

Staff Contact: Marc Mortensen

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

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

This item is to consider approval of an agreement for the design of a new Sunbrook Golf Course pump station. Over the past decade the Black Rock and Wood Bridge irrigation pump stations at Sunbrook Golf Club have had significant issues and failures. These stations are more than 35 years old and are in need of complete replacement. Three years ago the City Water Department engaged Alpha Engineering for an assessment to identify options to improve reliability and water-saving measures at the most cost-effective price-point. It was determined combining replacing the two existing pump stations into a single new pump station was the most economical approach. Staff recommends award of a contract to Alpha Engineering for the design of a new Sunbrook Golf Course pump station contingent upon approval of the associated budget amendment.

Staff Narrative (need/purpose):

The City Irrigation Division is recommending relocating both pump stations to one central location that would result in reduced cost of construction while improving access and maintenance and long-term protection of the facility. The current sites are difficult to access for maintenance and are settling and have been susceptible to floods over the years resulting in costly temporary fixes . The new site would be located near the Sunbrook Maintenance facility and include the pump station and an irrigation pond. This request is only for the design of the new pump station and does not include construction management. Water Department Irrigation Manager, Jeff Lance. will be involved in the design and long-term maintenance of the facility.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact:

Cost for the agenda item: $168,448

Amount approved in current FY budget for item: $60,000

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

A budget opening is needed

Description of funding source:

Golf Capital Fund

Recommendation (Include any conditions):

Staff recommends approval

Attachments

ALPHA ENGINEERING
43 South 100 East, Suite 100
St George, Utah 84770
T 435.628.6500
F 435.628.6553
alphaengineering.com

March 6, 2026

City of St. George
Attn: Mr. Marc Mortensen
811 East Red Hills Parkway
St. George, Utah 84770

Re: Sunbrook Golf Course Blackrock Area Irrigation Pump Station & Pond Project

Dear Marc,

It is our understanding the City of St. George is proposing to replace and upgrade two irrigation pump stations that currently serve portions of the Sunbrook Golf Course. We understand the new pump station will be a single pump station located to the north of the maintenance area between Woodbridge and Blackrock. We understand a new regulating and de-silting pond will also be needed at the new pump station location. We also understand the line going under the Santa Clara River is undersized and will need to be upsized as part of this project.

We have prepared the attached preliminary exhibit and Engineers Opinion of Probable Cost for budgeting purposes for this project but would note that construction pricing is extremely volatile in this current market. Outlined on the following pages is a proposed scope of work to provide professional civil engineering services and the associated cost (Exhibit A) for the design of the new pump station, regulating and storage pond and pipeline interconnection.

Please let us know if you have any questions regarding this proposal, we appreciate the opportunity to work with you on this project.

Sincerely,

Glen E. Carnahan, P.E.
Alpha Engineering Company

EXHIBIT A - SCOPE OF WORK
CITY OF ST. GEORGE – SUNBROOK GOLF COURSE
BLACKROCK AREA
IRRIGATION PUMP STATION & POND PROJECT

ARTICLE 1

DESIGN ENGINEERING SCOPE OF WORK

The general extent of design engineering work to be performed is outlined as follows:

1.1 Topographic and Right of Way Survey. The ENGINEER will complete a topographic and boundary survey of the pond and pump station site using a combination of aerial drone and GPS survey equipment. This will include locating the existing irrigation pipeline valves and connection points. We have assumed the City will assist in blue staking and potholing the existing irrigation lines in the vicinity of the new pump station location. The ENGINEER will coordinate with the water department to pothole and locate the existing connection points within the site to assist in the vertical design of the connection points. The ENGINEER will also plot the property ownership for the project and the Santa Clara River floodplain.

1.2 Preliminary Design. The ENGINEER will utilize the topographic survey completed in task 1.1 to develop preliminary layout drawings and cross sections of the pond and pump station site. The ENGINEER will coordinate with the water department to develop design flow and pressures and will evaluate the necessary storage volume and de-silting size requirements for the new pond. Pump and automatic filter recommendations will be made and proposed pump curves will be reviewed with the City. The ENGINEER will compile the results of the preliminary design in a design report.

1.3 Geotechnical Report. The ENGINEER will coordinate with Landmark Testing and Engineering to prepare a geotechnical report for the project. It is proposed to drill 1 boring within the footprint of the pump station and two borings within the footprint of the pond. The borings will be drilled to depths of 25 feet or until refusal on bedrock. Drive samples will be obtained at 2.5- and 5-foot intervals. A continuous log of the borings will be maintained in the field. The borings will be backfilled immediately upon completion of sampling and logging. Depending on subsurface conditions encountered, laboratory testing will be performed to evaluate soil properties and to provide data for earthwork and foundation design. Testing will include mechanical gradations and Atterberg Limits to assist in soil classification and for correlations with design parameters, collapse/swell tests to assess potential volume change of soils upon wetting, unit weight and moisture content for correlation with design parameters, and corrosivity suite for corrosion potential of soils and bedrock to concrete and steel.

The geotechnical report will make recommendations for subgrade preparation and treatment, excavation requirements, the suitability of on-site materials, recommended compaction

requirements and cement type.

1.4 Construction Plans and Specifications. Final construction plans and specifications will be prepared for the pump station and pond including cross sections, concrete liner details, site plan, grading plan, structural details, piping connection plan with appropriate details. The pump station will include main pumps, a pressure sustaining pump, and automatic filters. The pond plans will include pond maintenance access ramps, inlet and outlet structures and a lake screen for the intake. The pump station plans will include full electrical design for the building and pumps but will not include controls. The Electrical Engineering consultant will coordinate with the City's controls engineer and will provide panel and conduit runs for the Owner designed and supplied controls. Plan and profile drawings will be prepared for all piping connections from the pond to the pump station and from the pump station to existing irrigation facilities. The plans and specifications will be submitted to the OWNER for review.

1.5 Make Revisions/Additions. After receiving comments from the City of St. George, the construction drawings, Engineer's estimate, and contract documents will be revised accordingly.

1.6 Assemble Bid Package. The revised construction drawings, Engineer's estimate, and contract documents will be assembled and submitted to the City of St. George for final review and approval. Upon receiving final approval of the plans and specifications, the Bid package will be put together for bidding the project.

ARTICLE II

CONSTRUCTION ENGINEERING SCOPE OF WORK

The general extent of construction engineering work to be performed is outlined as follows:

2.1 Bid Advertisement. The ENGINEER will prepare for the OWNER an advertisement for bids for the irrigation pump station, storage pond, and associated piping connections. The ENGINEER will also provide copies of the drawings, specifications, and contract documents required by prospective bidders, material suppliers, and other interested parties, but may charge for the actual cost of such copies.

2.2 Pre-Bid Meeting. The ENGINEER will invite all potential bidders and conduct a pre-bid meeting. Elements of the contract will be discussed and presented to potential bidders to aid them in preparation of their bids.

2.3 Bid Opening. The ENGINEER will attend the bid opening and tabulate the bid proposals and shall make an analysis of the bids and make recommendations for awarding contracts for construction.

2.4 Contract Award. Upon award of the Contract, the ENGINEER will furnish to the OWNER, five (5) sets of contract plans and specifications for execution of the contract.

2.5 Preconstruction Conference. The ENGINEER shall provide notification for and conduct a Preconstruction Conference for the project prior to beginning work. Invitations to the Preconstruction Conference shall be issued to the OWNER, Contractor, and others having specific interest in the project.

2.6 Construction Staking. The ENGINEER will provide construction staking for the project including construction limits, pump station layout and critical connection points for piping, pond excavation, layout and grades for the pump station and pond.

2.7 Contractor Partial Payments. The ENGINEER will review the Contractor's applications for progress and final payment and, when approved, submit the same to the OWNER for payment.

2.8 Construction Observation & Testing. The ENGINEER will provide part time observation of the work to ascertain satisfactory completion of work performed. In addition, periodic testing including proctors to determine optimum density, density tests, gradations, and concrete testing will be performed. The ENGINEER does not guarantee the performance of the Contractor(s) by the ENGINEER's performance of said periodic construction observations. The ENGINEER's undertaking hereunder shall not relieve the Contractor of the obligation to perform the work in conformity with the drawings and specifications and in a workmanlike manner; shall not make the ENGINEER an insurer of the Contractor's performance; and shall not impose upon the ENGINEER any obligation to see that the work is performed in a safe manner. We understand the OWNER will provide inspectors to insure performance of the contractors.

2.9 Substantial Completion. The ENGINEER will make a final review prior to the issuance of the statement of substantial completion of all construction and submit a written report to the OWNER. Prior to submitting the final pay estimate, the ENGINEER shall submit a statement of satisfactory completion to and obtain the written acceptance of the facility from the OWNER.

2.10 Record Drawings. The ENGINEER will provide the OWNER with one set of reproducible record drawings and two sets of prints to the OWNER. Such drawings will be based upon construction records provided by the Contractor during construction and reviewed by the ENGINEER and from the ENGINEER's construction data.

ARTICLE III

BASIS OF COMPENSATION

The OWNER agrees to pay compensation to the ENGINEER for work performed on the project as specified below:

3.1 Design Fee. For all design engineering services as outlined in Article 1, "Design Engineering Scope of Work", the ENGINEER shall be compensated the fixed fee of: <u>One Hundred Sixty-</u>

Eight Thousand Four Hundred and Forty-Eight dollars, $168,448.00. The design fee has been broken down for the different aspects of the project as follows:

3.1.1	Topographic and Right-of-Way Survey	$8,214.00
3.1.2	Preliminary Design	$15,984.00
3.1.3	Geotechnical Investigation	$9,968.00
3.1.4	Construction Plans & Specifications	$111,442.00
3.1.5	Make Revisions/Additions	$7,376.00
3.1.6	Assemble Bid Package	$15,464.00
	Total Design	**$168,448.00**

3.2 Construction Engineering Fee. For all construction engineering services as outlined in Article 2, "Construction Engineering Scope of Work", the ENGINEER shall be paid on an hourly rate basis in accordance with our *Standard Rate Schedule* (Attachment "A"). The following amounts are estimated assuming a 16-week (5 days/week for 4 months) construction period with part time construction observation.

Construction Management

Item	Rate	Quantity	Cost
Principal Engineer, P.E. (1 hr/wk)	$254	16	$4,064.00
Senior Engineer I, P.E. (6 hrs/wk)	$222	96	$21,312.00
Project Engineer II, P.E. (8 hrs/wk)	$178	128	$22,784.00
Project Engineer E.I.T. (4 hrs/wk)	$132	64	$8,448.00
Land Surveyor, L.S.	$192	12	$2,304.00
Survey Crew Chief w/ GPS	$188	42	$7,896.00
Design Technician (Record Drawings)	$120	40	$4,800.00
Direct Costs (Soils & Concrete Testing etc.)	$51,400	1	$51,400.00
Total Estimated Construction Management			**$123,008.00**

3.3 Additional Services. Additional work and reproduction expenses will be invoiced per our *Standard Rate Schedule* (Attachment "A"). No extra work will be performed without the consent of the OWNER.

ATTACHMENT "A"

ALPHA ENGINEERING COMPANY
STANDARD RATE SCHEDULE

November 2025

Principal Engineer (PE): $254.00 / hour

Senior Engineer II (PE): $222.00 / hour

Senior Engineer I (PE): $199.00 / hour

Project Engineer II (PE): $178.00 / hour

Project Engineer I (PE): $164.00 / hour

Project Engineer (PE): $148.00 / hour

Engineer (EIT): $132.00 / hour

Head Design Technician: $120.00 / hour

Design Technician: $103.00 / hour

Senior Licensed Surveyor: $192.00 / hour

Licensed Survey Crew Chief: $140.00 / hour

Survey Crew Member: $92.00 / hour

GPS Survey Equipment: $48.00 / hour

Inspector: $94.00 / hour

Accountant: $108.00 / hour

Secretary: $72.00 / hour

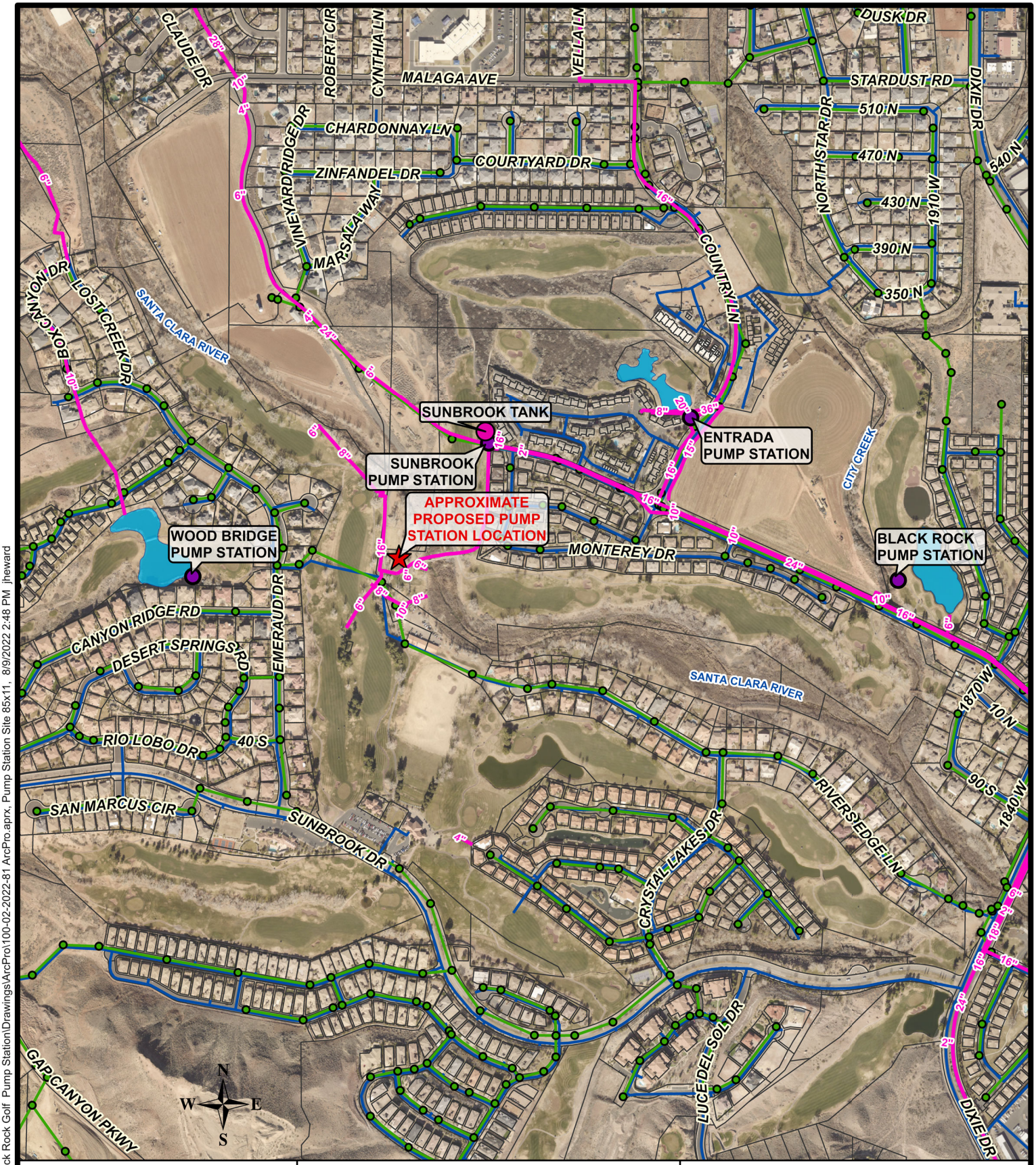
Type I Survey Monuments: $1,200.00 each

Type II Survey Monuments: $500.00 each

Mileage: $0.75 / mile

Large Format Prints / Copies:	22x34 $1.90 / sheet
	30x42 $2.40 / sheet
Photocopies:	8.5x11 (b&w) $0.25 / page
	8.5x11 (color) $0.40 / page

*Other expenses will be billed at cost plus 10%.
*Rates will be adjusted periodically to reflect inflation and cost changes.



0 180 350 700 1,100

Feet

Legend

- Approximate Pump Station Location
- Existing Culinary Main
- Existing Sewer Manhole
- Existing Sewer Line
- Existing Irrigation Tank
- Existing Irrigation Main
- Existing Irrigation Pump Station
- Washington County Parcels

Preliminary Pump Station Site

St. Geroge, Utah

Spatial Reference:	UT83-SF
Drawn By:	JRH
Scale:	1" = 700 feet
Date:	August 2022

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

P:\100-02-2022-81 St. George Black Rock Golf Pump Station\Drawings\ArcPro\100-02-2022-81 ArcPro.aprx, Pump Station Site 85x11, 8/9/2022 2:48 PM jheward

City of St. George
Sunbrook Golf Course Black Rock Area Pump Station
Preliminary Engineer's Opinion of Probable Cost
March 6, 2026

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	Mobilization @ 6%	1	L.S.	$155,900.00	$155,900.00
2	Grading & Excavation 2 MG Pond	10,600	C.Y	$15.00	$159,000.00
3	2 MG Reinforced Concrete Irrigation Pond	1	L.S.	$690,000.00	$690,000.00
4	Furnish and Install Irrigation Booster Pump Station	1	L.S.	$1,500,000.00	$1,500,000.00
5	Install New Electrical Service to Pump Station	1	L.S.	$20,000.00	$20,000.00
6	Furnish & Install 12" Diameter Irrigation Pipe	800	L.F.	$185.00	$148,000.00
7	Furnish and Install 12" Misc. Fittings	1	L.S.	$25,000.00	$25,000.00
8	Connection to Existing Irrigation	1	L.S.	$6,000.00	$6,000.00
9	Santa Clara River Crossing	1	L.S.	$50,000.00	$50,000.00
				Subtotal	$2,753,900.00
				10% Contingency	$275,390.00
				15% Engineering & Legal Fiscal	$413,085.00
				Total	**$3,442,375.00**

ALPHA ENGINEERING

CITY OF ST. GEORGE PROFESSIONAL SERVICES AGREEMENT FOR SERVICES WITH ALPHA ENGINEERING COMPANY

This Professional Services Agreement (hereinafter "Agreement") is made and entered into on _____ by and between the City of St. George, a municipal corporation, with offices at 61 S. Main St., St. George, Utah 84770 (hereinafter called the "CITY"), and Alpha Engineering Company, with offices at 43 South 100 East, Suite 100, St. George, Utah 84770 (hereinafter "CONSULTANT").

WITNESSETH THAT:

WHEREAS CITY desires professional services to be performed and has solicited CONSULTANT to provide Design Engineering services only (as described in Article 1 of the Alpha Engineering Company proposal dated March 6, 2026) for the Sunbrook Golf Course Blackrock Area Irrigation Pump Station & Pond Project. Construction Engineering services (Article 2 of said proposal) are expressly excluded from this Agreement on one or more projects from time to time on an as needed basis (hereinafter called the PROJECT); and

WHEREAS, CONSULTANT has submitted a proposal, which outlines the general scope of services to be provided and the fees for the PROJECT; and

WHEREAS CITY selected CONSULTANT to perform the services for the PROJECT;

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

1. **ENGAGEMENT OF CONSULTANT.**

1.1 CONSULTANT is a professional licensed by the State of Utah and the City of St. George. CONSULTANT has all licenses, permits, and approvals that are legally required for CONSULTANT to practice its profession and shall keep them in effect at all times during the term of this Agreement.

1.2 CONSULTANT states that it has the necessary knowledge, experience, abilities, skills, and resources to perform its obligations under this Agreement and agrees to perform its obligations under this Agreement in a professional manner, consistent with prevailing industry standards and practices as observed by competent practitioners of the profession in which CONSULTANT and its subcontractors or agents are engaged.

1.3 CONSULTANT certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC §1324(a). CONSULTANT agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit

the Certification to CITY prior to any work being performed by the subcontractors. CONSULTANT agrees to produce, at CITY'S request, documents to verify compliance with applicable State and Federal laws. If CONSULTANT knowingly employs workers or subcontractors in violation of 8 USC § 1324(a), such violation shall be cause for unilateral cancellation of the contract between CONSULTANT and CITY. In addition, CONSULTANT may be suspended from participating in future projects with CITY for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324(a) by CONSULTANT or a subcontractor of CONSULTANT, CONSULTANT shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by CITY excluding attorney fees. For purposes of compliance, CITY requires CONSULTANT and subcontractors to use E-Verify or other federally accepted forms of verification to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. CONSULTANT and subcontractors must maintain authorized documentation of the verification.

1.4 CONSULTANT shall not, either during or after the term of this Agreement, make public any reports or articles, or disclose to any third party any confidential information relative to the work of City or the operations or procedures of CITY without the prior written consent of CITY.

1.5 CONSULTANT further agrees that it shall not, during the term of this Agreement, take any action that would affect the appearance of impartiality or professionalism.

1.6 CONSULTANT, by execution of this Agreement, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, sexual orientation, gender identity, disability, or marital status in its employment practices.

1.7 CONSULTANT expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve CONSULTANT from any obligation to comply with all applicable requirements of CITY during the term of this Agreement including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies, and procedures of CITY, except as modified or waived in this Agreement.

1.8 CONSULTANT shall comply with all applicable federal, state, and local laws, regulations, and ordinances that affect those employees or those engaged by CONSULTANT on the PROJECT, and will procure all necessary licenses, permits and insurance required.

1.9 CONSULTANT certifies it is in compliance with the public contract boycotting restrictions set forth in Utah Code § 63G-27-201 and agrees not to engage in any such restricted boycotting for the duration of this Agreement, and to notify the City in writing if it begins engaging in an economic boycott.

1.10 CITY acknowledges that CONSULTANT may employ various specialized subcontractors for up to 15% of the services provided herein. CONSULTANT shall give written notice to CITY at least seven (7) days prior to CONSULTANT'S employment of

the subcontractors to perform portions of the work provided for in this Agreement. It shall be solely CONSULTANT's responsibility to ensure that any of CONSULTANT'S subcontractors perform in compliance with the terms of this Agreement. Subcontractors may not be changed without ten (10) days prior written notice to CITY.

2. **PROJECT SERVICES DESCRIPTION.**

2.1 CITY makes no guarantee as to the total volume of work, if any, that will be needed under this Agreement. CONSULTANT will provide the services on an as needed basis as described in the attached Scope of Work (**"Exhibit A Scope of Services"**) which is made a part of this Agreement by this reference. As services are needed, CITY shall provide CONSULTANT with a description of the work needed which shall be known as a "Work Order" and CONSULTANT will provide CITY with a specific scope of work and cost for the Work Order, which if accepted by the CITY shall become part of this Agreement binding both parties. CITY may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes increase or decrease the amount due under the Agreement, or in the time required for performance of the work, an equitable adjustment shall be authorized by change order.

2.2 CONSULTANT shall furnish all the material, supplies, tools, transportation, equipment, labor, subcontractor services and other services necessary for the completion of the work described in **"Exhibit A Scope of Services"** or in subsequent Work Orders.

2.3 CONSULTANT shall provide services in compliance with all applicable requirements of federal, state, and local laws, codes, rules, regulations, ordinances, and standards.

3. **TERM OF AGREEMENT.**

3.1 This Agreement shall be effective as of the date executed by all parties and shall continue for one year unless otherwise terminated as set forth in this Agreement. If a Work Order was started during this term but not completed, the terms of this Agreement shall continue through completion of the Work Order.

3.2 CONSULTANT agrees to perform services as expeditiously as is consistent with professional skill and care and the orderly progress of the PROJECT. CONSULTANT shall perform the services in a timely manner according to the schedule approved by CITY.

3.3 CONSULTANT shall perform its services upon notice from the CITY to proceed and in accordance with the schedule approved by CITY. In the event performance of its services is delayed by causes beyond the reasonable control of CONSULTANT, and without the fault or negligence of CONSULTANT, the time for the performance of the services shall be equitably adjusted by written amendment to reflect the extent of such delay. CONSULTANT shall provide CITY with written notice of delay, including a description of the delay and the steps contemplated or taken by CONSULTANT to mitigate the effect of such delay.

4. **COMPENSATION.**

4.1 For the performance of the services and completion of PROJECT set forth herein, CITY shall pay CONSULTANT as agreed in **"Exhibit A"** and each Work Order as applicable. The aggregate total of all Work Orders shall not exceed **One Hundred Sixty-Eight Thousand Four Hundred Forty-Eight Dollars, $168,448.00**. Each individual Work Order shall not exceed **One Hundred Sixty-Eight Thousand Four Hundred Forty-Eight Dollars, $168,448.00**.

5. **INVOICING, PAYMENT, NOTICES.**

5.1 CONSULTANT shall submit invoices, no more frequently than monthly, for the services rendered during the preceding period; invoices shall describe the services performed, list all subcontractors used and the amount owed or paid to them, list all suppliers used and the amount owed or paid to them, list the contract amount, list the current invoice amount based on percentage of task complete, list the previous invoice amount, list total invoices to date, and list the contract balance.

5.2 In executing the request for payment, CONSULTANT shall attest that payment has been made to all subcontractors involved with prior requests, unless CONSULTANT provides a detailed explanation why such payments have not occurred. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment. CONSULTANT shall require each subcontractor to sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status at the time subcontractor is paid and shall provide a copy of both documents to CITY. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment.

5.3 A "Waiver and Release Upon Final Payment" signed by CONSULTANT attesting that all subcontractors, laborers, and material suppliers involved with prior requests for payment have been paid, and that all subcontractors, laborers, and material suppliers upon which the final payment is based will be paid immediately unless CONSULTANT provides a detailed explanation why such payments have not occurred or will not occur. CONSULTANT shall also require each subcontractor to sign a "Waiver and Release Upon Final Payment" and a Certificate of Legal Work Status at the time subcontractor is paid its final payment and shall provide a copy of both documents to CITY.

5.4 If such liens, claims, security interests or encumbrances remain unsatisfied after payments are made, CONSULTANT shall refund to CITY all money that CITY may be compelled to pay in discharging such liens, including all costs except for attorneys' fees.

5.5 All invoices for reimbursable costs shall be taken from the books of account kept by CONSULTANT, and CONSULTANT shall maintain copies of payroll distribution, receipted bills, and other documents. CITY shall have the right to review all books and

records kept by CONSULTANT and any subcontractors concerning the operation and services performed under this Agreement. CITY shall withhold payment for any expenditure not substantiated by CONSULTANT'S or subcontractor's books and records.

5.6 In the event CITY has made payment for expenditures that are not allowed, as determined by CITY'S audit, CONSULTANT shall reimburse CITY the amount of the un-allowed expenditures. If additional money is owed to CONSULTANT, the reimbursement may be deducted from the additional money owed.

5.7 CITY shall make no payment for any services not specified in this Agreement unless such additional services and the price thereof are agreed to in writing, prior to the time that such additional services are rendered.

5.8 Invoices shall be paid to CONSULTANT within thirty (30) days of presentation to CITY.

5.9 CITY may withhold 5% of billed amount as retention. Retention held shall be included in the final invoice after the contract is complete.

6. **CHARGES AND EXTRA SERVICE.**

6.1 CITY may make changes within the general scope of this Agreement. If CONSULTANT is of the opinion a proposed change causes an increase or decrease in the cost and/or the time required for performance of this Agreement, CONSULTANT shall notify CITY of that fact. An agreed-upon change will be reduced to writing signed by the parties hereto and will modify this Agreement accordingly. CONSULTANT may initiate such notification upon identifying conditions which may change the services agreed to on the effective date of this Agreement, as set forth in **Exhibit A**. However, CONSULTANT represents that to the best of its knowledge that it is not aware of any such conditions on the date hereof. Any such notification must be provided within thirty (30) days from the date of receipt by that party of the other party's written notification of a proposed change.

6.2 CITY may request CONSULTANT to perform extra services not covered by **Exhibit A**, and CONSULTANT shall perform such extra services and will be compensated for such extra services when they are reduced to a writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly.

6.3 CITY shall not be liable for payment of any extra services, nor shall CONSULTANT be obligated to perform any extra services except upon such written amendment.

7. **TO BE FURNISHED BY CITY.** Resources to be furnished by CITY to CONSULTANT, at no cost to CONSULTANT, consist of CITY staff assistance for oversight and meetings to help perform the services. CONSULTANT shall verify accuracy of the information provided, unless otherwise stated in the contract documents.

8. **INSPECTIONS.** All work shall be subject to inspection and approval of CITY or its authorized

representative.

9. **ACCURACY AND COMPLETENESS.**

9.1 CONSULTANT has total responsibility for the accuracy and completeness of its investigations, calculations, reports, plans and related designs, specifications and estimates prepared for the PROJECT and shall check all such material accordingly.

9.2 The plans will be reviewed by CITY for conformity with PROJECT objectives and compliance with CITY Standards.

9.3 Reviews by CITY do NOT include the detailed review or checking of major design components and related details or the accuracy with which such designs are depicted on the plans.

9.4 The responsibility for accuracy and completeness remains solely with CONSULTANT and shall be performed consistent with the standard of care.

10. **INDEPENDENT CONTRACTOR.**

10.1 CITY retains and engages CONSULTANT, as an independent contractor, to act for and represent it in all matters involved in the performance of services on the PROJECT, subject to the terms, conditions and stipulations as hereinafter stated.

10.2 It is understood and agreed that CONSULTANT will provide the services without supervision from CITY. CONSULTANT is an independent contractor and is not an employee, officer, or agent of CITY for any purposes related to the performance of this Agreement and is not an employee of CITY and is not entitled to any benefits from CITY.

10.3 Nothing in this agreement shall create nor be construed to constitute a partnership or joint venture between CONSULTANT and CITY.

10.4 CONSULTANT is advised to obtain and maintain in effect during the term of this Agreement medical insurance and disability insurance for all related work performed under this Agreement.

10.5 CONSULTANT acknowledges that CITY will not withhold any federal, state, or local taxes, including FICA, nor will CITY provide any unemployment compensation or worker's compensation coverage. As an independent contractor, CONSULTANT shall be responsible for all taxes, worker's compensation coverage and insurance coverage, and shall hold CITY harmless and indemnify CITY from and against any and all claims related to taxes, unemployment compensation, and worker's compensation.

10.6 CONSULTANT shall secure, at its own expense all personnel required in performing the services under this Agreement. The employees of CONSULTANT shall not be

considered employees of CITY nor have any contractual relationship with CITY. CONSULTANT and its employees shall not hold themselves out as, nor claim to be officers or employees of CITY by reason of this Agreement. The employees of CITY shall not be considered employees of CONSULTANT.

10.7 Neither party has the right to bind or obligate the other in any way. CONSULTANT shall not use the name, trademarks, copyrighted materials, or any information related to this Agreement in any advertising or publicity without CITY'S prior written authorization.

11. **INSURANCE.**

11.1 GENERAL: CONSULTANT shall secure and maintain insurance as required by laws and regulations and the terms of this agreement to protect against any liability, loss or expense which occurs or arises as a result of the performance of the services provided pursuant to this agreement or as changed as provided herein. CONSULTANT'S insurer must be authorized to do business in Utah and must have an A.M. Best rating of A VIII or better at the time this contract is executed. Required limits may be met with Umbrella or Excess insurance policies.

11.2 COMMENCEMENT OF WORK: Neither CONSULTANT, its Suppliers nor any subcontractors shall enter the site of the work or commence work under this contract before CITY has received and accepted Certificate(s) of Insurance and Insurance Endorsements and has issued the Notice to Proceed, as applicable.

11.3 INSURANCE CERTIFICATES AND COVERAGE: Insurance certificates shall be issued on all policies required under this contract and shall be signed by an authorized representative of the insurance company. The insurance certificate or the coverage required shall include the following:

A. The name and address of the insured.

B. CITY shall be named as a Certificate Holder.

C. CITY shall be named as an additional primary insured on the General Liability Certificate with CITY listed as non-contributory on the General Liability certificate.

D. The location of the operations to which the insurance applies.

E. The number of the policy and the type or types of insurance in force thereunder on the date borne by the certificate.

F. The expiration date of the policy and the limit or limits of liability thereunder on the date borne by the certificate.

G. A statement that all coverage is on an occurrence basis rather than a claims basis

except for the Professional Errors and Omissions Malpractice Insurance coverage.

H. A provision that the policy or policies will not be canceled, denied renewal, or reduced in coverage until at least 30 days after written notice has been received by CITY.

I. Name, address, and telephone number of the insurance company's agent of process in Utah.

J. Other information to demonstrate compliance with additional requirements stipulated for the various types of insurance coverage.

11.4 WORKER'S COMPENSATION INSURANCE: CONSULTANT shall, as applicable, take out and maintain Workers' Compensation Insurance as required by the Labor Code for all its employees at the site of the work during the life of this contract. Coverage must be provided by a company authorized by the State of Utah to provide Workers' Compensation Insurance. The insurance shall include:

A. Insurance certificates shall provide a waiver of subrogation by the carrier to Certificate Holder.

B. CONSULTANT shall require each subcontractor to provide Workers' Compensation Insurance for its employees unless such employees are covered by CONSULTANT.

C. In the event any class of employees engaged in hazardous work under this contract is not protected by the Workers' Compensation Statute, CONSULTANT shall provide, and shall cause its subcontractors to provide, special insurance for the protection of such employees not otherwise protected.

11.5 COMMERCIAL GENERAL LIABILITY INSURANCE: CONSULTANT shall procure and maintain commercial general liability insurance for the duration of the contract against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, its agents, representatives, employees, or subcontractors. The insurance shall remain in effect during the term of this agreement and such that claims reported beyond the date of substantial completion of this agreement are covered and during the warranty period, to the extent that it relates to the activities covered by this Agreement, in such manner and amounts as set forth herein. The Insurance Endorsement shall evidence such provisions.

A. The minimum commercial general liability insurance shall be as follows:

i. Comprehensive general liability insurance for injuries, including accidental death, to any one person in any one occurrence in an amount

not less than $1,000,000.00 Dollars.

ii. Comprehensive general liability insurance for injuries, including accidental death, to two or more persons in any one occurrence in an amount not less than $4,000,000.00 Dollars (umbrella coverage may be considered).

iii. Broad form property damage insurance in an amount not less than $300,000.00 Dollars.

B. Such policy shall include each of the following coverages (as applicable):

i. Comprehensive form.
ii. Premises - operations.
iii. Explosion and collapse hazard.
iv. Underground hazard.
v. Product/completed operations hazard.
vi. Contractual insurance.
vii. Broad form property damage, including completed operations.
viii. Independent contractors for vicarious liability.
ix. Personal injury.
x. Cross liability or severability of interest's clause shall be included unless a separate policy covering CITY is provided.

11.6 PROFESSIONAL LIABILITY ERRORS AND OMISSIONS INSURANCE:

A. CONSULTANT shall carry and maintain Professional Liability Errors and Omissions Insurance in an amount not less than $3,000,000.00 Dollars for all work performed under this Agreement.

B. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, its agents, representatives, employees, or subcontractors. With respect to General Liability, Professional liability coverage should be maintained for a minimum of five (5) years after contract completion.

C. If Professional Liability coverages are written on a claims-made form:

i. The retroactive date must be shown and must be before the date of the contract or the beginning of contract work.

ii Insurance must be maintained, and evidence of insurance must be provided, for at least five (5) years after completion of the contract of work.

iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the CONSULTANT must purchase an extended period

coverage for a minimum of five (5) years after completion of contract work.

iv. A copy of the policy must be submitted to CITY for review.

11.7 BUSINESS AUTOMOBILE COVERAGE: CONSULTANT shall carry and maintain business automobile insurance coverage on each vehicle used in the performance of the work in an amount not less than $1,000,000.00 Dollars for one person and $3,000,000.00 Dollars for more than one person and for property damage resulting from any one occurrence which may arise from the operations of CONSULTANT in performing the work.

Such business automobile insurance shall include each of the following types:

A. Comprehensive form, including loading and unloading.
B. Owned.
C. Hired.
D. Non-owned.

12. **INDEMNITY AND LIMITATION.**

12.1 Except as otherwise provided herein, CONSULTANT shall indemnify, defend, and hold harmless CITY, its elected officials, officers, employees, and representatives against any and all claims, suits, causes of action, demands, losses, costs, and damages and liability of every kind including but not limited to all fees and charges of professionals, except for attorney's fees, and all court or other dispute resolution costs for:

A. death or injuries to persons or for loss of or damage to property which directly or indirectly, in whole or in part are caused by, resulting from, or arising out of the intentional, reckless, negligent, or wrongful acts, errors or omissions, or other liability imposed by law of CONSULTANT, its officers, employees, agents, or representatives in the performance of services under this Agreement or any subcontractor, any supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work;

B. CONSULTANT's failure or refusal, whatever the reason, to pay subcontractors or suppliers for Work performed under the Agreement;

C. claims by any employee of the CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, CONSULTANT'S indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONSULTANT or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefits acts.

12.2 CITY shall give CONSULTANT prompt written notice of any such claims or suits filed

against CITY arising out of the services provided under this Agreement. CONSULTANT agrees to defend against any claims brought or actions filed against CITY arising out of the services provided under this Agreement. If CITY'S tender of defense, based upon the indemnity provision, is rejected by CONSULTANT or CONSULTANT'S insurer, and CONSULTANT is later found by a court of competent jurisdiction to have been required to indemnify the CITY, then, in addition to any other remedies the CITY may have, CONSULTANT shall pay the CITY'S reasonable costs and expenses, except for attorney's fees, incurred in obtaining such indemnification, defending themselves or enforcing the indemnification provision.

12.3 The insurance requirements in this agreement shall not be construed as limiting CONSULTANT'S liability. Irrespective of the requirements for CONSULTANT to carry insurance as provided herein, insolvency, bankruptcy, or failure of any insurance company to pay all claims accruing shall not be held to relieve CONSULTANT of any obligations under this agreement.

12.4 This section does not apply to a design professional services contract, design professional services, and design professionals.

13. **DOCUMENTS.**

13.1 All data used in compiling CONSULTANT's work, and the results of any tests or surveys, as well as all photographs, drawings, electronically stored records of work performed, renderings, specifications, schedules, CONSULTANT's work, data processing output, computations, studies, audits, research, reports, models and other items of like kind prepared by CONSULTANT, and its employees, shall be the sole and exclusive property of CITY, and CITY shall own all intellectual property rights thereto whether the specific work project for which they are made is undertaken or not. CONSULTANT may retain reproducible copies of all the foregoing documents for information and reference and customary marketing and public relations. The originals of all the foregoing documents shall be delivered to CITY promptly upon completion thereof. This provision may be enforced by an order of specific performance and is independent of any other provision of this Agreement. Compliance by CONSULTANT with this paragraph shall be a condition precedent to CITY's obligation to make final payment to CONSULTANT. If CITY has specific requirements on the information and manner the documentation is collected, CITY shall provide those specifics to CONSULTANT in writing.

13.2 Plans, specifications, maps, and record drawings prepared or obtained under this Agreement shall be provided to CITY in a format approved by CITY which shall generally be a hard copy and an electronic copy and shall become the property of CITY whether the work for which they are prepared is executed or not.

13.3 The basic survey notes and sketches, charts, computations, and other data prepared under this Agreement shall be made available upon request to CITY without restriction or limitation on their use.

13.4 CITY shall have the right to use reports, designs, details, or products developed as part of this Agreement for purposes of maintenance, remodeling or reconstruction of existing facilities or construction of new facilities without additional compensation to CONSULTANT or without restriction or limitation on its use even if documents are considered copyrighted material.

13.5 CITY will hold harmless CONSULTANT for any use or reuse of these reports, designs, or details for purposes other than the project associated with this Agreement unless CITY obtains validation of that use or reuse from CONSULTANT.

14. **RECORDS.**

14.1 CONSULTANT shall maintain records, books, documents, and other evidence directly pertinent to the performance of services under this Agreement in accordance with generally accepted accounting principles and practices.

14.2 CONSULTANT agrees to keep proper books of records and accounts in which complete and correct entries will be made of payroll costs, travel, subsistence, and field expenses.

14.3 Said books shall, at all times, be available for at least three (3) years after final payment for reasonable examination by CITY.

15. **TERMINATION.**

15.1 CITY may terminate this Agreement by providing fourteen (14) days written notice prior to the effective termination date to CONSULTANT.

15.2 In the event of such termination, CITY shall pay CONSULTANT for all services actually rendered up to and including the date of termination.

15.3 CONSULTANT shall deliver to CITY copies of all drawings, reports, analyses, documents, and investigations, whether completed or not, that were prepared or were being prepared under the provisions of this Agreement.

16. **CONFLICT BETWEEN DOCUMENTS.** In the event of a conflict between this Agreement and any other documents with CONSULTANT, this Agreement shall govern.

17. **CONFLICT OF INTEREST.** CONSULTANT certifies that it has disclosed to CITY any actual, apparent or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Agreement.

17.1 CONSULTANT agrees to advise CITY of any actual, apparent or potential conflicts of interest that may develop after the date of execution of this Agreement.

17.2 CONSULTANT further agrees to complete any statements of economic interest required by either CITY ordinance or State law.

18. **NON-WAIVER.** No failure or waiver or successive failures or waivers on the part of either party hereto, their successors or permittee assigns, in the enforcement of any condition, covenant, or Article of this Agreement shall operate as a discharge of any such condition, covenant, or Article nor render the same invalid, nor impair the right of either party hereto, their successors or permitted assigns, to enforce the same in the event of any subsequent breaches by the other party hereto, its successors or permitted assigns.

19. **NOTIFICATION.** All notices required or permitted to be made by either party in connection with this Agreement shall be in writing, and shall be deemed to have been duly given: (a) five (5) business days after the date of mailing if sent by U.S. mail, postage prepaid, (b) when transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine and a copy of such facsimile is promptly sent by another means specified in this Section; or (c) when delivered if delivered personally or sent by express courier service. All notices shall be sent to the other party at its address as set forth below unless written notice is given by either party of a change of address:

CITY:	City of St. George	CONSULTANT:	Alpha Engineering Company
	61 S. Main St.		43 South 100 East, Suite 100
	St. George, Utah 84770		St. George, Utah 84770
Attention:	City Attorney	Attention:	Glen E. Carnahan, P.E.
Copy:	legal@sgcityutah.gov		

20. **GOVERNING LAW AND VENUE.** Utah law shall govern this Agreement without respect to any principles of choice of law or conflicts of law. Jurisdiction and venue of any action commenced relating to this Agreement shall be exclusively in courts located in, or with jurisdiction over, Washington County, Utah. Nothing in this Agreement shall be construed to waive the sovereign immunity of the government parties.

21. **LEGAL FEES.** Each party shall bear its own costs, expenses, and attorneys' fees in connection with this Agreement. This obligation includes, without limitation, all costs and expenses which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing a lawsuit or otherwise.

22. **MODIFICATION OF AGREEMENT.** CITY specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work. All modifications shall be in writing and executed by both parties. Each Work Order adopted under this Agreement shall incorporate the terms and conditions of this Agreement and shall constitute a modification to this contract. A Work Order may amend the terms and conditions of this Agreement only as they apply to that particular Work Order and shall not have any general effect on this Agreement.

23. **RESERVED LEGISLATIVE POWERS.** Nothing in this Agreement shall limit the future exercise of the police power by CITY in enacting zoning, subdivision, development,

transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement, but which shall not be retroactively applied to or modify this Agreement.

24. **SUCCESSORS AND ASSIGNS.** CONSULTANT shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without assigning the rights and the responsibilities under this Agreement and without the prior written approval of CITY. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

25. **NO JOINT VENTURE, PARTNERSHIP OR THIRD-PARTY RIGHTS.** It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture, or other arrangement between the parties. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization, or corporation not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

26. **INTEGRATION.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature between CITY and CONSULTANT and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

27. **SEVERABILITY.** If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

28. **CONSTRUCTION.** Each of the parties hereto has had the opportunity to review this agreement with counsel of their choosing and the rule of contracts requiring interpretation of a contract against the party drafting the same is hereby waived and shall not apply in interpreting this agreement.

29. **SURVIVAL.** It is expressly agreed that the terms, covenants, and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

30. **HEADINGS.** The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

31. **COUNTERPARTS.** This Agreement may be signed in counterparts and each such counterpart shall constitute an original document. All such counterparts, taken together, shall constitute one and the same instrument. Any signature on this Agreement transmitted by facsimile, electronically in PDF format, or by other generally accepted means of conveying digital signatures (e.g. DocuSign) shall by deemed an original signature for all purposes and the

exchange of copies of this Agreement and of signature pages by any such transmission, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original for all purposes.

32. **AUTHORITY OF PARTIES.** The parties executing this Agreement hereby warrant and represent that they are duly authorized to do so in the capacity stated and that this Agreement constitutes a valid and binding Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the CITY and CONSULTANT effective from the day and year first written above.

CITY OF ST. GEORGE	ALPHA ENGINEERING COMPANY
Jimmie B. Hughes, Mayor	Glen E. Carnahan, Principal Engineer, P.E.
ATTEST:	APPROVED AS TO FORM: CITY ATTORNEY'S OFFICE
Christina Fernandez, City Recorder	Kristopher Pearson, Assistant City Attorney

EXHIBIT A
SCOPE OF SERVICES

This Exhibit A Scope of Services is attached to, and fully incorporated into, the Professional Services Agreement by and between the City of St. George (the "City") and the following individual or entity ("Contractor") to the extent that it does not conflict with any provisions in this Agreement. If there are any conflicts between the Agreement and the Scope of Services, the terms of the Agreement apply.:

Name: Alpha Engineering Company

Address: 43 South 100 East, Suite 100, St. George, Utah 84770
Email: alphaengineering.com Phone Number: 435.628.6500

Scope of Services and/or Deliverables by Contractor:

- Design Engineering Services for the Sunbrook Golf Course Blackrock Area Irrigation Pump Station & Pond Project, as detailed in the Alpha Engineering Company proposal dated March 6, 2026, including: (1.1) Topographic and Right-of-Way Survey; (1.2) Preliminary Design; (1.3) Geotechnical Report (coordinated with Landmark Testing and Engineering); (1.4) Construction Plans and Specifications; (1.5) Make Revisions/Additions; and (1.6) Assemble Bid Package. This scope covers design of the new pump station, regulating and de-silting pond, pipeline interconnections, and upsizing of the line crossing under the Santa Clara River.

Compensation: City shall pay Contractor the following sum:

- Fixed Fee of One Hundred Sixty-Eight Thousand Four Hundred Forty-Eight Dollars ($168,448.00) for all Design Engineering services as outlined in Article 1 of the Alpha Engineering Company proposal dated March 6, 2026. This Agreement is limited solely to Design Engineering services (Article 1 of the proposal). Construction Engineering services described in Article 2 of the proposal are expressly excluded from this Agreement and shall not be performed or compensated under this Agreement. Any construction-phase services shall require a separate written Professional Services Agreement executed by both parties prior to commencement.

ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
March 26, 2026, 9:00 A.M.
CITY HALL CIVIC SPACE
61 South Main Street
St. George, UT 84770

PRESENT:

Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp
Councilmember Austin Anderson

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
Deputy City Attorney Jami Brackin
Deputy City Recorder Brenda Hatch
Assistant City Manager Director Robert Myers
Budget Manager Jared Edwards
Assistant Budget Manager Chad Moultrie
Finance Director Tiffany LaJoice
Operations Director Marc Mortensen
Energy Services Director Bryan Dial
Water Services Director Scott Taylor
Human Resources Director Pennie Hancock
Communications and Marketing Director David Cordero
Community Development Director Carol Winner
Public Works Director Cameron Cutler
Police Chief Kyle Whitehead
Deputy Chief of Police Thad Feltner
Fire Chief Robert Stoker
Battalion Chief Coty Chadburn
Economic Development Director Chad Thomas
Parks and Community Services Director Shane Moore
Airport Manager Dustin Warren
Assistant Operations Director Carlos Robles
Assistant Operations Director James Duckett
Director of Golf Operations Mike Jurca
Purchasing Manager Mary Wahl
Executive Assistant Emilie Pinkelman
Administrative Professional Airport Marigale Rice

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance.

Link to call to order: 00:00:00

DISCUSSION REGARDING THE FISCAL YEAR 2026-2027 BUDGET:

Link to introduction from City Manager John Willis: 00:00:06

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Link to presentation from City Manager John Willis, including discussion between 00:03:04

Agenda Packet [2]

Link to presentation from Budget Manager Jared Edwards, including discussion between: 00:07:00

Agenda Packet [17]

Link to presentation from Assistant City Manager Robert Myers, including discussion between Assistant City Manager Robert Myers, City Manager John Willis, Mayor Hughes, City Council, Chief Whitehead, Operations Director Marc Mortensen, Jami Brackin, Deputy Chief of Police Thad Feltner, Public Works Director Cameron Cutler, Government Affairs Director Shawn Guzman, and Assistant Budget Manager Chad Moultrie: 00:15:28

Agenda Packet [31]

Link to presentation from Assistant Budget Manager Chad Moultrie, including discussion between Council members, City Manager John Willis, Assistant City Manager Robert Myers, Economic Director Chad Thomas, Communications and Marketing Director David Cordero: 02:02:50

Agenda Packet [47]

Link to presentation from Police Chief Kyle Whitehead, including discussion between Council Members, Operations Manager Marc Mortensen, and City Manager John Willis: 02:19:50

Agenda Packet [81]

Link to presentation from Fire Chief Robert Stoker, including discussion between City Manager John Willis, Council Members, Assistant City Manager Robert Myers, and Fire Chief Robert Stoker: 02:47:35

Agenda Packet [102]

City Manager John Willis broke for lunch 03:03:53

Link to presentation from Public Works Director Cameron Cutler, including discussion between City Council, City Manager John Willis, and Assistant City Manager Robert Myers: 00:00:07

Agenda Packet [114]

DRAFT

Link to presentation from Community Development Director Carol Winner, including discussion between City Council, City Manager John Willis, and Assistant City Manager Robert Myers: 00:07:28

Agenda Packet [131]

Link to presentation from Parks and Community Services Director Shane Moore, including discussion between City Council, City Manager John Willis, and Parks and Community Services Director Shane Moore: 00:21:02

Agenda Packet [148]

Link to presentation from Airport Manager Dustin Warren, including discussion between: 00:37:06

Agenda Packet [158]

Link to presentation from Operations Director Marc Mortensen, including discussion between City Manager John Willis, City Council, Airport Manager Dustin Warren, Assistant City Manager Robert Myers, and Assistant Operations Director Carlos Robles: 00:42:29

Agenda Packet [169]

Link to presentation from Assistant City Manager Robert Myers, including discussion between City Council, City Manager John Willis, Mayor Hughes, Assistant City Manager Robert Myers, Police Chief Kyle Whitehead, Budget Manager Jared Edwards, and Fire Chief Robert Stoker: 01:22:48

Agenda Packet [188]

Link to presentation from Energy Services Director Bryan Dial, including discussion between City Council, Mayor Hughes and Energy Services Director Brian Dial: 02:58:04

Agenda Packet [193]

Link to presentation from Water Services Director Scott Taylor including discussion between City Council, and Water Services Director Scott Taylor : 03:05:07

Agenda Packet [206]

Link to presentation from Assistant City Manager Robert Myers, including discussion between City Council, Assistant City Manager Robert Myers, Police Chief Whitehead, and Deputy Chief of Police Thad Feltner : 03:25:53

Agenda Packet [226]

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Link to presentation from Parks and Community Services Director Shane Moore, including discussion between Assistant City Manager Robert Myers, Parks and Community Services Director Shane Moore, : 03:30:38

Agenda Packet [233]

Link to presentation from Airport Manager Dustin Warren including discussion between Assistant City Manager Robert Myers, City Council, and Airport Manager Dustin Warren : 03:41:58

Agenda Packet [242]

Link to presentation from Public Works Director Cameron Cutler, including discussion between Assistant City Manager Robert Myers, Public Works Director Cameron Cutler, City Manager John Willis, Mayor Hughes, and Water Services Director Scott Taylor: 03:54:30

Agenda Packet [251]

Link to presentation from Assistant City Manager Robert Myers, including discussion between City Council, City Manager John Willis: 04:47:46

Agenda Packet [298]

Link to closing remarks from Assistant City Manager Robert Myers, including discussion between: 04:52:17

REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were given.

ADJOURN TO A CLOSED MEETING:

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

A closed meeting was not held.

ADJOURN:

Link to motion: 04:53:38

MOTION:

A motion was made by Councilmember Kemp to adjourn.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

Mayor Hughes called for a vote, as follows:

Councilmember Larkin – aye

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Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

_____
Brenda Hatch, Deputy City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 26, 2026, 9:00 A.M.
CIVIC ROOM
61 SOUTH MAIN STREET
ST GEORGE UT, 84770

PRESENT:

Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp
Councilmember Austin Anderson

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
Deputy City Recorder Brenda Hatch
Public Works Director Cameron Cutler

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by City Attorney Ryan Dooley and The Pledge of Allegiance to the Flag was led by Councilmember Kemp.

Link to call to order, invocation, and flag salute: 00:00:06

CONSENT CALENDAR:

a. Consider approval of an agreement to purchase a portion of real property (SG-MDE-2-11-A) from Michael & Kimberly Bringhurst.

BACKGROUND and RECOMMENDATION: The subject property is located within St. George a FEMA regulatory floodway and overlaps a city sewer easement. City staff determined that an encroachment occurred within the floodway/easement area, creating a FEMA compliance issue and potential risk to the City's sewer facilities and access. As part of resolving the floodway violation and preventing any future encroachment, the city initiated an offer to purchase the property to provide a permanent solution and protect the floodway and sewer easement. The City has a reimbursement agreement with the Washington County Flood Control Authority for reimbursement of this property purchase. The total purchase amount is set at $9,300.00. Staff recommends approval.

b. Consider approval of a Professional Services Agreement with LS Pretreatment Consulting, LLC for the Local Limits Development Project.

BACKGROUND and RECOMMENDATION: Local Limits are established to protect the St. George Regional Water Reclamation Facility (SGRWRF) operations and to ensure that its discharges comply with State and Federal requirements. The Local Limits are based on site-specific conditions. Among the factors considered in developing local limits are the plant's efficiency in treating waste, the City's history of compliance with its NPDES permit limits, the condition of the water body that receives its treated effluent, any water quality standards that are applicable to the water body receiving our effluent, and the SGRWRF's retention,

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use, and disposal of sewage sludge. The Utah Division of Environmental Quality requires that each treatment facility develop a Local Limits and update the Local Limits periodically. The consulting contract award amount is $154,800.00. Staff recommends approval.

c. Consider approval of a professional services agreement with Rosenberg Associates for the new Street Office and Bay Building for the Reuse Center.

BACKGROUND and RECOMMENDATION: This item is for the design of a steel building for storage and office space at the Reuse Center for the Streets Division. The design contract is with Rosenberg Associates for the amount of $93,800. Staff recommends approval.

d. Consider approval to allow Hive 435 Taphouse Inc. to have a Spring Beer Garden during the St. George Art Festival, April 3-4, 2026.

BACKGROUND and RECOMMENDATION: The Hive 435 has done this event for multiple years during the St. George Art Festival. The location has changed this year to 100 West Tabernacle Street. The area will be fenced in, and security will be provided at the event. Staff recommends approval, subject to the approval of the ERC, DABS, and condition that the applicant provide a Certificate of Insurance with the required endorsements, and all other requirements of the Special Event Permit.

Link to presentation from City Manager John Willis: 00:02:08

Agenda Packet [3]

Link to motion: 00:02:22

MOTION:
A motion was made by Councilmember Tanner to approve the consent calendar as presented.

SECOND:
The motion was seconded by Councilmember Anderson.

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

Link to discussion on item 1a between Councilmember Kemp, City Manager John Willis and Public Works Director Cameron Cutler: 00:02:50

DRAFT

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were provided.

ADJOURN TO A CLOSED MEETING:

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.

A closed meeting was not held.

ADJOURN:

Link to motion: 00:04:40

MOTION:

A motion was made by Councilmember Kemp to adjourn

SECOND:

The motion was seconded by Councilmember.

VOTE:

Mayor Hughes called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

_____
Brenda Hatch, Deputy Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
APRIL 2, 2026, 5:00 P.M.
CITY COUNCIL CONFERENCE ROOM

PRESENT:

Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Michelle Tanner
Councilmember Natalie Larsen
Councilmember Steve Kemp
Councilmember Austin Anderson

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Economic Development Director Chad Thomas
Community Development Director Carol Winner
Deputy City Attorney Jami Brackin
Parks and Community Services Director Shane Moore
Parks and Community Services Office Manager Sadie Bassett
Assistant City Manager Robert Myers

OTHERS PRESENT:

Ryan Cain with YESCO

UPDATE REGARDING ECONOMIC DEVELOPMENT:

Link to introduction from City Manager John Willis and presentation from Economic Development Director Chad Thomas, including discussion between the City Council, City Manager John Willis, and Mr. Thomas: 00:00:07

Agenda Packet [Page 2]

DISCUSSION REGARDING SHORT-TERM RENTALS:

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council, City Manager John Willis, Mayor Hughes, Deputy City Attorney Jami Brackin, and Ms. Winner: 00:21:09

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DISCUSSION REGARDING SIGNS:

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between Ryan Cain with YESCO, City Manager John Willis, the City Council, City Attorney Ryan Dooley, and Ms. Winner: 01:04:20

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DISCUSSION REGARDING FEES FOR THE SUNBOWL:

Link to introduction from City Manager John Willis and presentation from Parks and Community Development Director Shane Moore and Economic Development Director

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Chad Thomas, including discussion between the City Council, City Manager John Willis, Parks and Community Services Office Manager Sadie Bassett, Assistant City Manager Robert Myers, Mayor Hughes, Mr. Thomas, and Mr. Moore: 01:27:58

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REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were provided.

ADJOURN TO A CLOSED MEETING:

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.

A closed meeting was not held.

ADJOURN:

Link to motion: 01:52:25

MOTION:

A motion was made by Councilmember Anderson to adjourn.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Hughes called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

_____
Christina Fernandez, City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 2, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Michelle Tanner
Councilmember Natalie Larsen
Councilmember Steve Kemp
Councilmember Austin Anderson

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Finance Director Tiffany LaJoice
Parks and Community Services Director Shane Moore
Several Staff Members from Parks and Community Services
Budget Manager Jared Edwards
Public Works Director Cameron Cutler
Planner Brian Dean
Community Development Director Carol Winner

OTHERS PRESENT:

Chad McWilliams from Greater Zion
Citizen Volunteer Julie Adams
Several Residents
Brad Last with Utah Tech University
Applicant Lonnie Gubler
Applicant Rick Meyer
Applicant Colby Anderson

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Pastor Curt Sorweid Pastor with the Southern Utah Home Away Church and The Pledge of Allegiance to the Flag was led by Councilmember Anderson.

Link to call to order, invocation, and flag salute: 00:00:00

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

a. Read a Proclamation for JustServe.

Link to Councilmember Larsen reading a proclamation for JustServe; the proclamation was accepted by Cheryl Young: 00:04:20

Agenda Packet [Page 6]

b. Read a Proclamation proclaiming April, 2026 as Sexual Assault Awareness Month.

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Link to Councilmember Larkin reading a proclamation for proclaiming April, 2026 as Sexual Assault Awareness Month; the proclamation was accepted by Brennen Doherty: 00:09:46

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c. Appointment of the Finance Director.

Link to Mayor Hughes recommending the appointment of Tiffany LaJoice as the Finance Director: 00:13:38

Link to motion: 00:14:30

MOTION:
A motion was made by Councilmember Larsen to appoint Tiffany LaJoice as the Finance Director.

SECOND:
The motion was seconded by Councilmember Larkin.

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

Link to comments from Finance Director Tiffany LaJoice and Mayor Hughes: 00:14:50

d. Recognize Parks & Community Services for recent awards.

Link to recognition of Parks & Community Services for recent awards; including reading a proclamation proclaiming Arbor Day: 00:16:37

COMMENTS FROM THE PUBLIC:

Link to Mayor Hughes outlining the rules for commenting: 00:23:55

Link to comments from resident Jake Corkin: 00:24:50

Link to comments from resident Ronald Everett: 00:27:07

CONSENT CALENDAR:

a. Consider approval of award of bid to Zion Engineering for the replacement of HVAC system for the St. George Museum of Art.

DRAFT

BACKGROUND and RECOMMENDATION: The Art Museum's HVAC system is over 20 years old and is no longer cooling adequately. To ensure the facility remains functional through the summer months, a replacement is necessary this spring. Bids were received for the replacement of the HVAC system at the Art Museum. The award amount is $135,747.16. Staff recommends approval.

b. Consider approval of award of bid to ECO Premier Builders for the Dixie Academy Rehabilitation Project.

BACKGROUND and RECOMMENDATION: This item is for the rehabilitation of the roof for the Dixie Academy building. The current roof is over 25 years, in poor condition and in need of replacement. Staff went out for bid and received three bids. The apparent low bid was received from ECO Premier Builders in the amount of $308,883. Staff recommends award to ECO Premier Builders in the amount of $308,883 contingent upon approval of the associated budget amendment.

c. Consider approval of a Real Property Donation Agreement between City of St. George and Creekside Village Owners Association, a Utah non-profit corporation.

BACKGROUND and RECOMMENDATION: This lot purchase was funded by the flood control authority funding with the intent to keep this area close to the river open space. HOA will maintain this lot as open space. Staff recommends approval.

d. Consider award of bid to Miller Tree Excavation for the construction of various transmission pole foundations.

BACKGROUND and RECOMMENDATION: The award of this bid is for the construction of seven transmission pole foundations at various locations within St. George, necessitated by the I-15 and Bluff Street roadway projects, as well as upgrades to existing transmission pole structures. The Bid closed on March 20th, 2026, and four bids were received. The bids have been evaluated, and staff recommends awarding the contract to Miller Tree Excavation in the amount of $274,596.00.

e. Consider approval of entering into a Landscape Maintenance Agreement with Dixie Power for the Washington Fields Substation landscape.

BACKGROUND and RECOMMENDATION: This landscape maintenance agreement is for Dixie Power to install the landscape and irrigation for the Washington Fields Substation and an adjacent parcel to the north owned by the City of St. George. The City in turn will maintain the landscape and irrigation for both parcels in perpetuity. There is no cost to the City for the initial installation of the landscape and irrigation. Staff recommends approval.

f. Consider award of bid to Fuel Tec LLC for the construction of the Fuel Island at the new Suntran Facility.

DRAFT

BACKGROUND and RECOMMENDATION: This is to award a bid for construction of a city fuel island at the new Suntran Facility located on Brigham Road. This fuel island would be available for use by all city operations and provide a major benefit to operations and fire stations in the South Block. Staff went out for bids and received 1 bid back. The bid received was from Fuel Tech LLC. Fuel Tech LLC provided three separate quotes with their bid that provided alternate pricing for a steel tank, fiber tank, or a steel tank currently in stock. The overall bid includes: dispensers, fuel master card system, installation of two fuel tanks, one (1) 20K gallon and one (1) 6K gallon DEF, a concrete pad, and a sunshade over tanks. Staff recommends award to Fuel Tech LLC in the amount of $844,297.68 that includes the alternate pricing for the steel tank currently in stock.

g. Consider approval of the minutes from the meetings held on March 5, 2026 (work meeting); and March 5, 2026 (regular meeting).

Link to presentation from City Manager John Willis: 00:32:24

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Link to motion: 00:32:45

MOTION:
A motion was made by Councilmember Larkin to approve the consent calendar as presented.

SECOND:
The motion was seconded by Councilmember Anderson.

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY 2025-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2026-006R to review and approve amendments to the Fiscal Year 2025-26 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 Budget Manager Jared Edwards: 00:33:00

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Link to public hearing; no comments were provided: 00:34:22

Link to motion: 00:34:42

MOTION:
A motion was made by Councilmember Kemp to approve Resolution No. 2026-006R to review and approve amendments to the Fiscal Year 2025-26 Budget.

SECOND:
The motion was seconded by Councilmember Larsen.

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE PORTIONS OF A PLATTED ROADWAY/ORDINANCE: Public hearing and consideration of Ordinance No. 2026-023 vacating portions of a platted roadway located at 200 East Street and 300 East Street, south of 700 South Street at the driveway entrances servicing Dixie High School.

BACKGROUND and RECOMMENDATION: The Washington County School District is proposing to reconfigure the parcel boundaries between Dixie High School and the City Pool. Currently, the existing property lines do not align with the fenced areas. With the proposed roadway vacation, a land exchange will occur to resolve ownership discrepancies for the respective areas. The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler: 00:35:17

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Link to public hearing; no comments were provided: 00:36:58

Link to motion: 00:37:12

MOTION:
A motion was made by Councilmember Tanner to approve Ordinance No. 2026-023 vacating portions of a platted roadway located at 200 East Street

DRAFT

and 300 East Street, south of 700 South Street at the driveway entrances servicing Dixie High School.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-024 vacating a portion of a 7.50-foot-wide public utility and drainage easement along with a 10-foot-wide ingress/egress easement for maintenance, located along Lots 78 and 79, Twin Creeks at Stone Bridge Phase 2 Amended and Extended.

BACKGROUND and RECOMMENDATION: There are existing easements on Lots 78 and 79 within Twin Creeks at Stone Bridge Phase 2 Amended and Extended. Swimming pools and block walls have been constructed within portions of these easement areas. The property owners are requesting that the easements be vacated on their respective lots to remove any potential encumbrances or liabilities tied to these improvements. Their concern is that, if the easement were ever exercised for utility purposes, the pools or walls could be subject to removal or damage, resulting in significant financial loss. Vacating the easements would eliminate this risk and provide long-term protection for the existing structures. The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler, including discussion between the City Council and Mr. Cutler: 00:37:55

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Link to public hearing; including comments from resident Brad Nelson: 00:40:11

Link to motion: 00:40:47

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-024 vacating a portion of a 7.50-foot-wide public utility and drainage easement along with a 10-foot-wide ingress/egress easement for

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maintenance, located along Lots 78 and 79, Twin Creeks at Stone Bridge Phase 2 Amended and Extended.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE A PORTION OF A PLATTED ROADWAY/ORDINANCE: Public hearing and consideration of Ordinance No. 2026-025 vacating a portion of a platted roadway, located at the intersection of 400 South Street and 1000 East Street.

BACKGROUND and RECOMMENDATION: Utah Tech University is requesting a land exchange with the City of St. George to facilitate the relocation of a power substation located at 975 East 300 South Street. The relocated substation will serve property owned by the University at approximately 955 East 500 South Street. The proposal includes vacating a portion of 1000 East Street and conveying that area to the University in exchange for the property on which the new substation will be constructed. The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler: 00:41:30

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Link to public hearing; including comments from Brad Last with Utah Tech University: 00:42:44

Link to motion: 00:43:36

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-025 vacating a portion of a platted roadway, located at the intersection of 400 South Street and 1000 East Street.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

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Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING/RESOLUTION:

Consider approval of Resolution No. 2026-007R approving a Memorandum of Understanding between the Cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures.

BACKGROUND and RECOMMENDATION: This document is to update the existing memorandum of understanding (MOU) between St. George, Ivins, Santa Clara, and Washington to include Hurricane City and to update the current mayors for each city. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler: 00:44:10

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Link to motion: 00:45:14

MOTION:

A motion was made by Councilmember Tanner to approve Resolution No. 2026-007R approving a Memorandum of Understanding between the Cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR

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(Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-GPA-19 - Dixie Drive)

BACKGROUND and RECOMMENDATION: This item was heard at the February 19, 2026, City Council meeting. The City Council had concerns regarding the road patent. The applicant has provided information showing that the road patent is seen as an access easement that will be required on all development documents. At their meeting held on February 10, 2026, the Planning Commission held a public hearing and recommended approval with no conditions, with a vote of 5-1. There was one public comment at this meeting and three written comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council and Mr. Dean: 00:46:11

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Link to motion, including discussion between the City Council, City Manager John Willis, Mayor Hughes, applicant Lonnie Gubler, and City Attorney Ryan Dooley regarding the motion: 00:52:02

MOTION:
A motion was made by Councilmember Tanner to approve Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive.

SECOND:
The motion was seconded by Councilmember Larkin.

Link to Councilmember Tanner withdrawing her motion: 01:12:49

Link to motion, including discussion and clarification on the motions: 01:12:51

MOTION:
A motion was made by Councilmember Tanner to approve Ordinance No. 2026-011 - the portion of the property to the east of the easement roadway will remain commercial and the remainder of the property will be changed to MHDR (Medium-High Density Residential).

SECOND:
The motion was seconded by Councilmember Anderson.

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

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The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-026 to amend the White Dome Apartments PD-R (Planned Development Residential), generally located east of River Road and North of White Dome Drove for the purpose of adding signage. (White Dome Apartments Signs 2026-PDA-003)

BACKGROUND and RECOMMENDATION: The proposal is to add signage to the White Dome Apartments PD-R (Planned Development Residential) Master Plan. At their meeting held on March 10, 2026, the Planning Commission held a public hearing, and recommended approval with no conditions; there were no public comments from the public.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, Public Works Director Cameron Cutler, City Manager John Willis, and Mr. Dean: 01:16:15

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Link to motion: 01:23:13

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-026 to amend the White Dome Apartments PD-R (Planned Development Residential), generally located east of River Road and North of White Dome Drive for the purpose of adding signage, with the condition that staff shall confirm the line-of-sight on River Road, taking into account the posted speed limit.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-027 to amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone on approximately 11.7 acres, generally located south of Hidden Valley Drive and west of Rio Road. (Avenidas at Hidden Valley Phases 3 & 4 Case No. 2026-PDA-004)

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BACKGROUND and RECOMMENDATION: The proposal is for a single-family project consisting of 45 lots with a density of 4.6 dwelling units per acre. The underlying general plan is MDR (Medium Density Residential) and PF (Public Facilities). At their meeting held on March 10, 2026, the Planning Commission held a public hearing, and recommended approval with a 5-0 vote and one condition; 1. That the developer shall be required to install the roadway improvements along their frontage and park property as required by the city and their development agreement; there were two public comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, applicant Rick Meyer and Mr. Dean: 01:24:14

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Link to motion: 01:28:06

MOTION:
A motion was made by Councilmember Anderson to approve Ordinance No. 2026-027 to amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone on approximately 11.7 acres, generally located south of Hidden Valley Drive and west of Rio Road, with staff's conditions.

SECOND:
The motion was seconded by Councilmember Kemp.

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

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-028 amending the Atkinville Interchange Area Commercial Planned Development Commercial zone on approximately 5.06 acres located at Pioneer Road, south of Nighthawk Drive, in order to modify the previously approved Mojave Crossing Development. (Mojave Crossing - Case No. 2026-PDA-007)

BACKGROUND and RECOMMENDATION: A PD amendment was approved for a hotel, retail and office building on the site in March of 2025. The applicant is proposing changes to the site requiring a PD amendment. The Planning Commission held a public hearing on March 24, 2026 and heard from two Sun River residents. With a 6-0 vote, the Planning Commission recommends approval of the PD amendment with the conditions imposed on the project in 2025 and added one additional condition.

DRAFT

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council, Mayor Hughes, applicant Colby Anderson, and Ms. Winner: 01:28:54

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Link to motion: 01:48:26

MOTION:
A motion was made by Councilmember Larkin to approve Ordinance No. 2026-028 amending the Atkinville Interchange Area Commercial Planned Development Commercial zone on approximately 5.06 acres located at Pioneer Road, south of Nighthawk Drive, in order to modify the previously approved Mojave Crossing Development, including all 16 recommendations and conditions from the Planning Commission.

SECOND:
The motion was seconded by Councilmember Tanner.

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

Councilmember Larkin – aye
Councilmember Larsen – nay
Councilmember Tanner – aye
Councilmember Kemp – nay
Councilmember Anderson – aye

The motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: 01:49:50

ADJOURN TO A CLOSED MEETING:

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.

Link to motion: 01:54:05

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

SECOND:
The motion was seconded by Councilmember Larkin.

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VOTE:

Mayor Hughes called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

ADJOURN:

The meeting adjourned following the closed meeting.

_____
Christina Fernandez, City Recorder

DRAFT

Agenda Date: 05/07/2026 **Agenda Item Number:** 04

Subject:

Public hearing and consideration of Ordinance No. 2026-029 vacating a reuse water line easement located on Lot 1, Milepost 2 East Parcel (South St. George Costco).

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Geoffrey Child - Sunrise Engineering

Reference Number: PLANLRE26-007

Address/Location:

4700 South Desert Color Parkway

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

This easement was granted by the State of Utah, acting by and through the School and Institutional Trust Lands Administration, to the City of St. George in June 2008, prior to the subdivision of the property. In February 2025, the subdivision plat for Mile Post 2 East Parcel was recorded. The easement is located near the westerly and southwesterly lot lines of this subdivision. The Joint Utilities Commission recommended approval.

Staff Narrative (need/purpose):

Following completion of improvements for the new South St. George Costco, the reuse water line was relocated along the shared lot line between South St. George Costco (north lot line) and Moto United (south lot line), as described in the Development Easement No. 1362, State of Utah. Both businesses have jointly granted a new 25-foot-wide easement for the relocated reuse water line. It is proposed to vacate the existing easement.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Attachments

When Recorded Return To:
City of St. George
City Recorder's Office
61 S Main St
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-MILE-1

AN ORDINANCE VACATING A REUSE WATER LINE EASEMENT LOCATED IN THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH
(Lot 1, Milepost 2 East Parcel)

WHEREAS, a petition was received by this Council requesting the vacation of a reuse water line easement, located on Lot 1, Milepost 2 East Parcel, as described in Development Easement No. 1362, State of Utah, according to the official document thereof, on file in the Office of the Washington County Recorder as Doc. No. 20080025782, and more particularly described and shown in Exhibit A and Exhibit B; and

WHEREAS, the reuse water line was relocated along the north lot line of Lot 1, and a new easement has granted for the relocated alignment; and

WHEREAS, the Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval; and

WHEREAS, the City Council finds that vacating the reuse water line easement, as described in Exhibit A and Exhibit B, will not be detrimental to the public interest and that good cause exists for such action;

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

1. **Vacation of Easement**: The reuse water line easement described in Development Easement No. 1362, located on Lot 1, Milepost 2 East Parcel, and more particularly described and depicted in Exhibit A and Exhibit B, is hereby vacated.
2. **Effective Date**: This ordinance shall take effect upon the recording of all necessary documents and the posting of this ordinance in the manner prescribed by law.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2026.

CITY OF ST. GEORGE:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

EXHIBIT A

VACATED EASEMENT

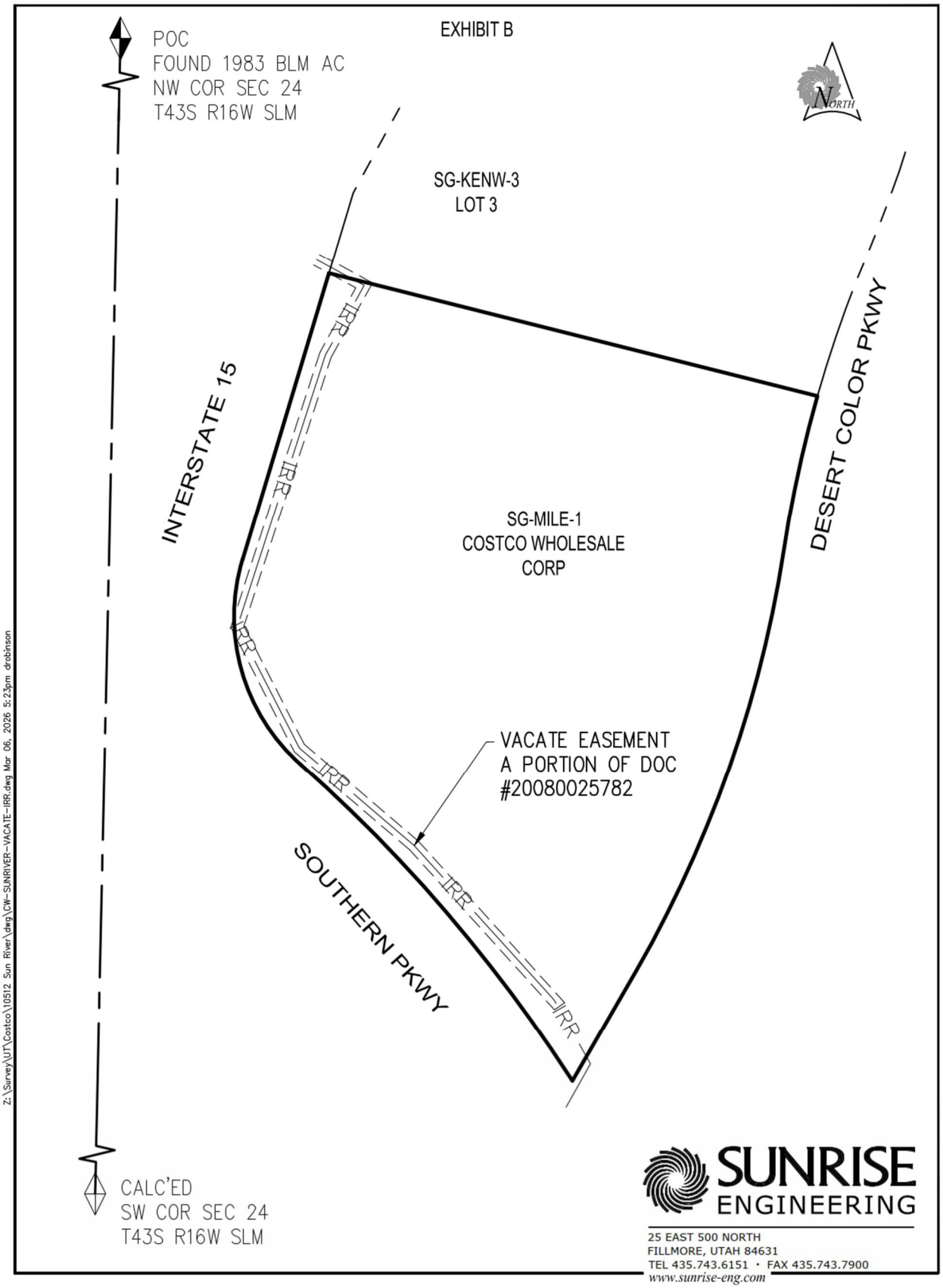
A PORTION OF EASEMENT CONVEYED IN DOC #20080025782

Vacation is limited to Lot 1, MILEPOST 2 – EAST PARCEL SUBDIVISION

A Strip of land 20.00 feet in width, being 10 foot left and right of the described centerline, to be used as an re-use water line easement, located within West half of Section 24, Township 43 South, Range 16 West, Salt Lake Base & Meridian, Washington County, State of Utah, Centerline being more particularly described as follows.

Beginning at the point which is South 01°15’37” West 3001.71 feet along the West Section line and North 90°00’00” East 329.10 feet from the Northwest Comer of Section 24, Township 43 South, Range 16 West Salt Lake Base & Meridian, said point being on the centerline of a 20 foot wide re-use water line easement; thence along the said centerline South 61°40’50” East 88.85 feet; thence South 29°12’57” West 129.90 feet; thence South 17°57’57” West 468.25 feet; thence South 27°02’03” East 223.37 feet; thence South 49°32’03” East 247.26 feet; thence South 42°14’17” East 355.18 feet; said point being the point of terminus.

The total Length of the Re-use water line Easement for SIT1A land, as described above is 1512.8 feet or 0.29 miles more or less in length.



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SUNRISE ENGINEERING
25 EAST 500 NORTH
FILLMORE, UTAH 84631
TEL 435.743.6151 · FAX 435.743.7900
www.sunrise-eng.com

Agenda Date: 05/07/2026 **Agenda Item Number:** 05

Subject:

Public hearing and consideration of Ordinance No. 2026-030 vacating a portion of a municipal utility easement located along the north lot line of Lot 121 of the White Hills Subdivision.

Item at-a-glance:

Staff Contact: Todd Jaocbsen

Applicant Name: Brad Petersen - Development Solutions Group

Reference Number: PLANLRE26-008

Address/Location:

1395 East Honeycomb Drive

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

When Quality Development graded the area north of Lot 121 of the White Hills Subdivision, it created a triangular-shaped parcel directly north of the lot. A graded downhill slope lies north of this triangular parcel. Because this graded area can only be reasonably used in conjunction with Lot 121, it makes sense to incorporate it into said Lot 121. Vacating the existing easement and relocating it along the incorporated area will minimize easement encumbrances on the homeowners property. The Joint Utilities Commission recommended approval.

Staff Narrative (need/purpose):

A subdivision amendment for White Hills Subdivision has been submitted into City Inspect and is currently in the review process as reference number PLANFPA26-008.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Attachments

When Recorded Return To:
City of St. George
City Recorder's Office
61 S Main St
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-WHL-121

AN ORDINANCE VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT LOCATED IN THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH
(Lot 121, White Hills Subdivision)

WHEREAS, a petition has been submitted to the City Council of the City of St. George requesting the vacation of a portion of a municipal utility easement located along the north lot line of Lot 121, White Hills Subdivision, according to the official plat thereof on file in the Office of the Washington County Recorder as Doc. No. 20240012495, said portion being more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by this reference; and

WHEREAS, the existing municipal utility easement is proposed to be relocated along the north lot line in connection with White Hills Subdivision Partial Amendment A; and

WHEREAS, the Joint Utility Commission (JUC) has reviewed the proposed easement vacation and has recommended approval thereof; and

WHEREAS, the City Council finds that the vacation of said portion of the municipal utility easement will not be detrimental to the public interest and that good cause exists for such vacation;

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

1. **Vacation of Easement**: The portion of the municipal utility easement located along the north lot line of Lot 121, White Hills Subdivision, as more particularly described in Exhibit A and depicted in Exhibit B, is hereby vacated.
2. **Effective Date**: This Ordinance shall take effect upon adoption, recording, and posting in the manner required by law.

PASSED AND ADOPTED by the City Council of the City of St. George, Utah, on this ____ day of _____, 2026.

CITY OF ST. GEORGE:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

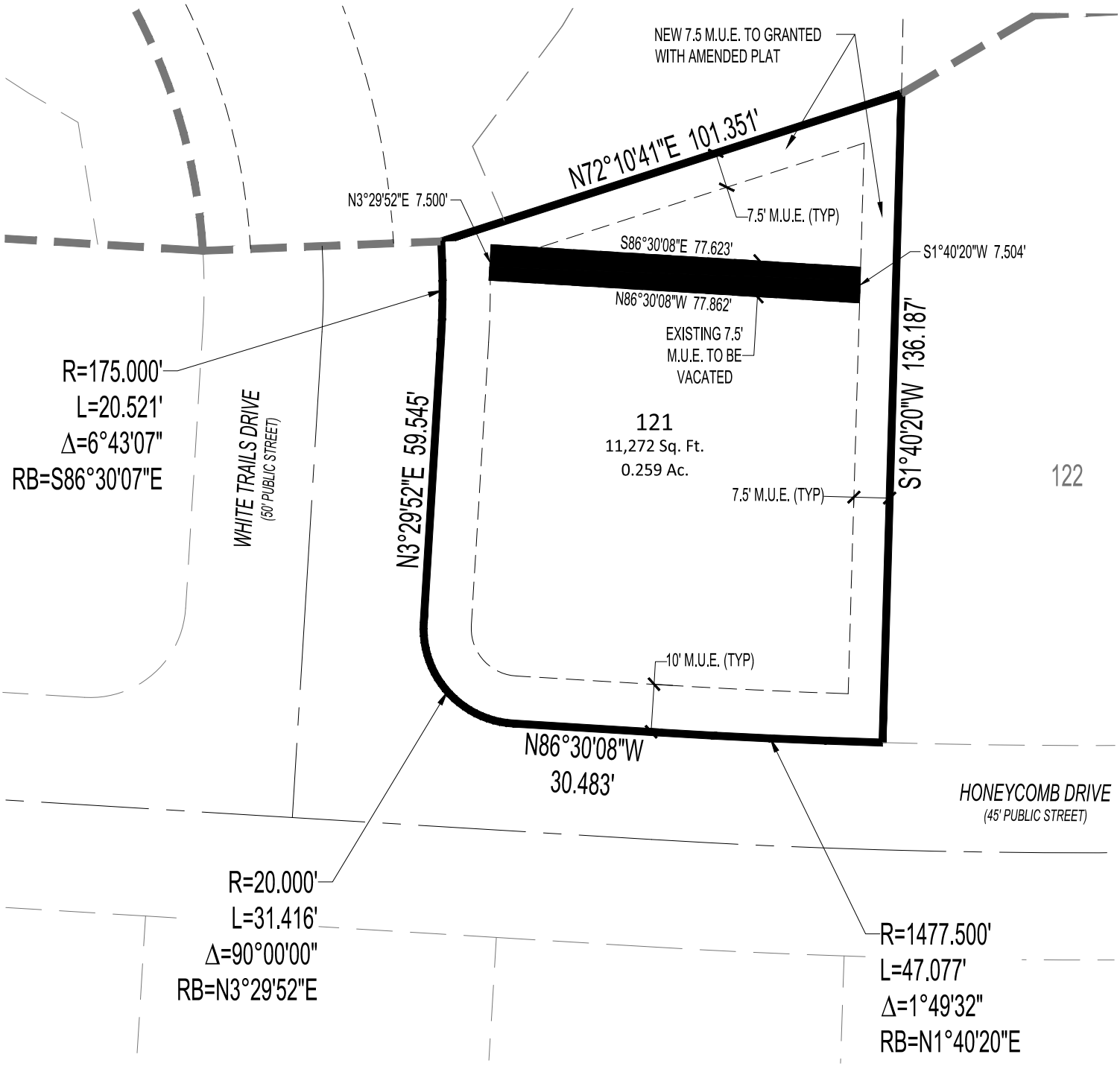
EXHIBIT A

WHITE HILLS SUBDIVISION LOT 121 PORTION OF 7.5' EASEMENT BEING VACATED

BEGINNING AT A POINT ON THE WESTERLY LINE OF AN EXISTING 7.5 FOOT MUNICIPAL UTILITY EASEMENT, BEING LOCATED WITHIN LOT 121, WHITE HILLS SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°45'43" EAST ALONG THE SECTION LINE, A DISTANCE OF 1112.836 FEET AND SOUTH 01°14'17" WEST 2460.229 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 88°45'43" WEST ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 32), AND RUNNING THENCE SOUTH 01°40'20" WEST ALONG SAID WESTERLY EASEMENT LINE, A DISTANCE OF 7.504 FEET; THENCE NORTH 86°30'08" WEST 77.862 FEET; THENCE NORTH 03°29'52" EAST 7.500 FEET; THENCE SOUTH 86°30'08" EAST 77.623 FEET TO THE POINT OF BEGINNING.

CONTAINS 583 SQ. FT., (0.013 ACRES)

EXHIBIT B


NEW 7.5 M.U.E. TO GRANTED
WITH AMENDED PLAT
N72°10'41"E 101.351'
N3°29'52"E 7.500'
7.5' M.U.E. (TYP)
S86°30'08"E 77.623'
S1°40'20"W 7.504'
N86°30'08"W 77.862'
EXISTING 7.5'
M.U.E. TO BE
VACATED
R=175.000'
L=20.521'
Δ=6°43'07"
RB=S86°30'07"E
WHITE TRAILS DRIVE
(50' PUBLIC STREET)
N3°29'52"E 59.545'
121
11,272 Sq. Ft.
0.259 Ac.
S1°40'20"W 136.187'
122
7.5' M.U.E. (TYP)
10' M.U.E. (TYP)
N86°30'08"W
30.483'
HONEYCOMB DRIVE
(45' PUBLIC STREET)
R=20.000'
L=31.416'
Δ=90°00'00"
RB=N3°29'52"E
R=1477.500'
L=47.077'
Δ=1°49'32"
RB=N1°40'20"E

Agenda Date: 05/07/2026 **Agenda Item Number:** 06

Subject:

Consideration of Ordinance No. 2026-031 vacating a portion of the Vista Ridge Estates Phase II Subdivision located at 1331 North Dixie Downs Road.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

1331 North Dixie Downs Road

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

The subdivision plat was recorded on 12/07/1989. When the subdivision was built, in the upper northwest corner of the subdivision a block wall was built 10 feet inside the subdivision boundary. There is a City sewer line on the north side of this block wall. Because of the location of the block wall the HOA does not maintain this area. The City will take this area and maintain it along with our utilities. It is proposed to vacate approximately 156 feet by 10 feet. The HOA has approved this action through their required HOA meetings.

Staff Narrative (need/purpose):

Because this area is outside their block wall the HOA does not maintain it. The neighbor to the north has complained about it.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The HOA has approved this action through their required HOA meetings.

Attachments

When Recorded Return To:
City of St. George
City Recorder's Office
61 S Main St
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-VR-2-COMMON

AN ORDINANCE VACATING A PORTION OF THE SUBDIVISION PLAT KNOWN AS VISTA RIDGE ESTATES PHASE II LOCATED IN THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH
(Northwest Corner of Vista Ridge Estates Phase II)

WHEREAS, a petition was received by the City Council requesting the vacation of a portion of the subdivision plat known as Vista Ridge Estates Phase II, according to the official plat thereof on file in the Office of the Washington County Recorder as Doc. No. 357652, said portion being common area within the subdivision plat, and said portion being located in the northwest corner of said plat and more particularly described in Exhibit A and depicted in Exhibit B; and

WHEREAS, the homeowners association has obtained approval from at least 67% of the property owners to remove the subject property from the homeowners association and the subdivision plat; and

WHEREAS, it is proposed that upon vacation of said portion of the subdivision plat, title to the vacated area shall vest in the City of St. George; and

WHEREAS, the City of St. George shall maintain all City utilities located within the vacated area; and

WHEREAS, it is the intent of this ordinance that the vacated area be removed from and no longer be subject to any homeowners association obligations, assessments, maintenance responsibilities, or restrictive covenants applicable solely by virtue of inclusion within Vista Ridge Estates Phase II, to the extent permitted by law; and

WHEREAS, the City Council has reviewed the proposed plat vacation and finds that vacating said portion of the subdivision plat, as described in Exhibit A and shown in Exhibit B, will not be detrimental to the public interest and that good cause exists for such action; and

WHEREAS, the City Council further finds that the proposed vacation is in the best interest of the City and the public;

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

1. **Vacation of Easement**: A portion of the subdivision plat known as Vista Ridge Estates Phase II, recorded as Doc. No. 357652 in the Office of the Washington County Recorder, located in the northwest corner thereof and more particularly described in Exhibit A and shown in Exhibit B, is hereby vacated and removed from said plat.
2. **Ownership and Utility Maintenance**: Upon the effective date of this ordinance and recording of all necessary documents, the vacated parcel shall become the property of the City of St. George, and the City shall own, operate, and maintain all City utilities located within said area.
3. **Removal from HOA and CC&Rs:** The vacated parcel described in Exhibit A and shown in Exhibit B shall be removed from Vista Ridge Estates Phase II and shall no longer be subject to any homeowners association governance, dues, assessments, maintenance obligations, or covenants, conditions, and restrictions applicable solely as part of said subdivision plat, to the extent permitted by law and governing recorded documents.
4. **Effective Date**: This ordinance shall take effect upon adoption, execution, and recording in the manner prescribed by law.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2026.

CITY OF ST. GEORGE:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

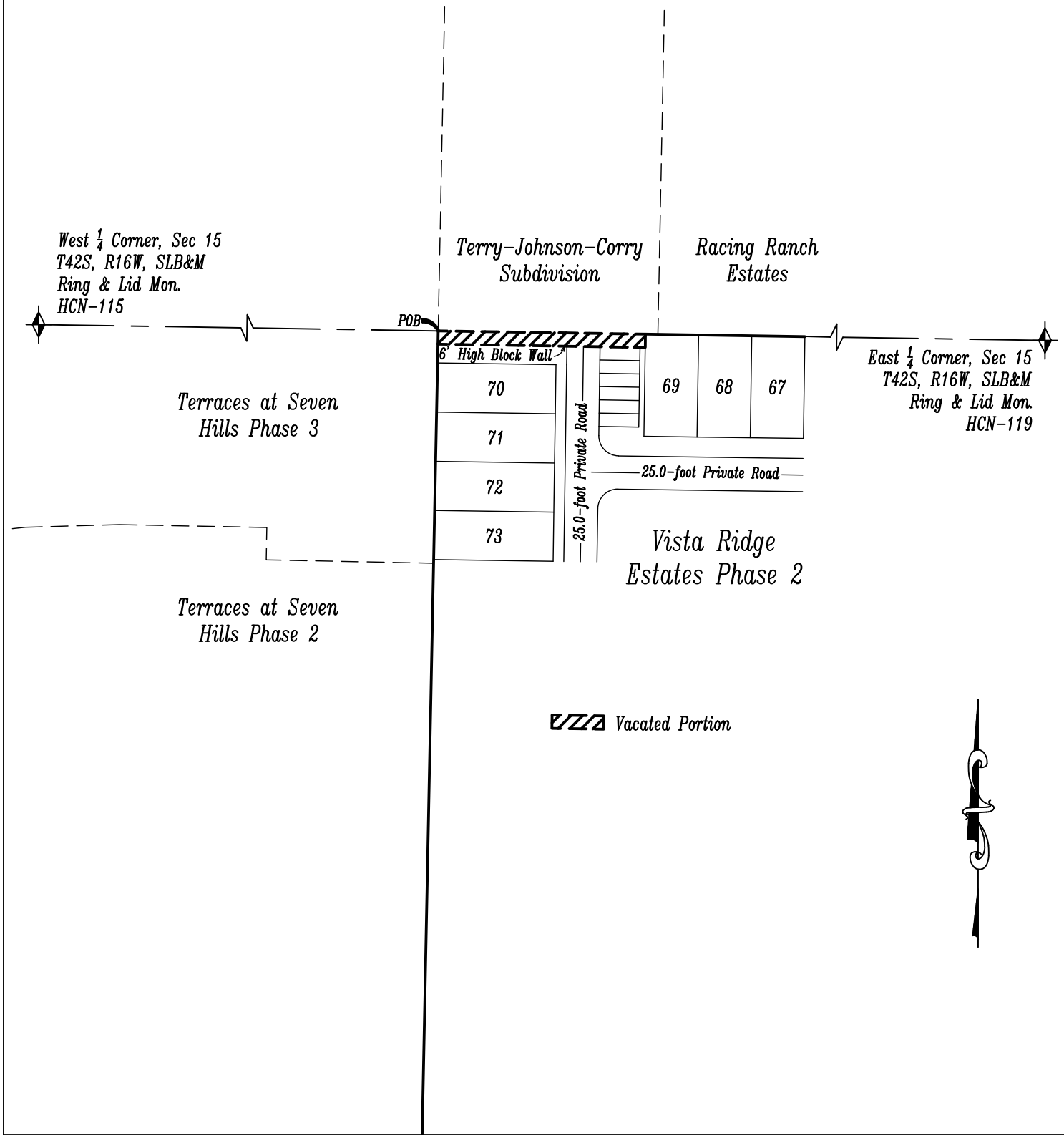
Exhibit A

Commencing at the East ¼ Corner of Section 15, Township 42 South, Range 16 West, Salt Lake City Base & Meridian, and running 1,342.37 feet N 89°05'49" W along the center section line, to a point at the northwest corner of Vista Ridge Estates Phase II, according to the official plat thereof, on file in the Office of the Washington County Recorder as Doc. No. 00357652, said point also being the POINT OF BEGINNING;

thence S 89°05'49" E along said center section line and the north boundary of said Vista Ridge Estates Phase II, a distance of 156.00 feet to the northwest corner of Lot 69, of said Vista Ridge Estates Phase II;
thence S 00°50'22" W along the west boundary of said Lot 69, a distance of 10.00 feet;
thence N 89°05'49" W 156.05 feet to a point on the west boundary of said Vista Ridge Estates Phase II;
thence N 01°08'34" E along the said west boundary 10.00 feet to the POINT OF BEGINNING.

Containing 1,560.27 square feet or 0.0358 acres, more or less.

Note: The above-described parcel lies entirely within a 10.00-foot Public Utility Easement (P.U.E.).



SHEET	DATE	CITY OF ST. GEORGE	Exhibit B
1-1	April 28, 2026	175 EAST 200 NORTH	Vista Ridge Estates Ph. 2
	JOB	ST. GEORGE, UT 84770	Vacated Area
	SCALE NONE	(435) 627-4000 - www.sgcity.org	
	DRAWN tj		

Agenda Date: 05/07/2026 **Agenda Item Number:** 07

Subject:

Public hearing and consideration of Resolution No. 2026-008R to review and approve amendments to the Fiscal Year 2025-26 Budget.

Item at-a-glance:

Staff Contact: Jared Edwards

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

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

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.

Staff Narrative (need/purpose):

This item is a request to amend the FY 2026 Budget for the design of a new pump station for the Sunbrook Golf Course, design costs and bridge purchase for the Santa Clara River Trail project and design costs and bridge purchase for the Fort Pierce Trail project as detailed in attached exhibit. Staff recommends taking public comment and approval of the resolution.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: $1,012,130

Amount approved in current FY budget for item: $0

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

This item is to request an amendment to the Fiscal Year 2026 budget as detailed in attached exhibit.

Description of funding source:

This item is to request an amendment to the Fiscal Year 2026 budget as detailed in attached exhibit.

Recommendation (Include any conditions):

Staff recommends taking public comment and approval of the resolution.

Attachments

RESOLUTION NO. _____

AMENDING THE 2025-2026 FISCAL BUDGET FOR THE CITY OF ST. GEORGE, UTAH.

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

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

NOW, THEREFORE, at a regular meeting of the City Council of the City of St. George, Utah, duly called, noticed and held on the 7th day of May, 2026, upon motion duly made and seconded, it is

RESOLVED that the 2025-2026 fiscal budget for the City of St. George thereto is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 7TH DAY OF MAY, 2026.

ST. GEORGE CITY:

_____
Jimmie B Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Ryan N Dooley, City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

CITY OF ST. GEORGE
Budget Opening - Fiscal Year 2025-26
May 7, 2026

EXHIBIT A

St.George
THE BRIGHTER SIDE

GENERAL FUND ADJUSTMENTS

			Debit	Credit
1	10-38800	General Fund - Appropriated Fund Balance (Golf Reserve)		108,448
	55-5575-7300	General Fund - Sunbrook Golf Course - Improvements	108,448	

The Golf Division requests to add funding for the award of a contract to design a new pump station at the Sunbrook Golf course. The Woodbridge pump station was originally built in 1989, and the Black Rock pump station was built in 1996. Both show serious signs of wear and tear from decades of floods along the Santa Clara River and are in need of replacement. Working with the Water Department it was determined the most economical approach was to combine both pump stations into a single new pump station. The cost of the design portion of this project is $168,448. The FY 2026 budget included funding of $60,000 towards this project, leaving a balance of $108,448 needed to fund the design portion of this project. Funding for this project is available in the Golf Reserve within the General Fund established at the end of fiscal year 2025. Staff requests to amend the budget in the amount of $108,448 to design a new pump station at Sunbrook.

OTHER FUND ADJUSTMENTS

			Debit	Credit
2	85-38800	Recreation General Obligation Project Fund - Appropriated Fund Balance		456,400
	85-8520-7729	Recreation General Obligation Project Fund - Fort Pierce Wash Trail	456,400	

The Parks & Community Services Department requests to add funds for the Fort Pierce Wash Trail project. In November 2023 voters approved a $29 million General Obligation bond to fund trails, parks and park facility improvements throughout the community. The Fort Pierce Wash Trail is a G.O. bond funded project that includes the construction of a trail from the Virgin River South Trail close to St. James Park following the Fort Pearce Wash south to the Little Valley Sports Complex. The total budget for this project is $2,500,000. Funding for this project was not included in the FY 2026 budget. Staff requests to amend the budget to add the bridge portion of the project and to roll over funds from the FY 2025 budget for design costs in the amount of $456,400. Funding for this request will come from G.O. bonds issued for this project as part of the FY 2024 issuance. Staff requests to amend the budget in the amount of $456,400 for the Fort Pierce Wash Trail project.

			Debit	Credit
3	85-38800	Recreation General Obligation Project Fund - Appropriated Fund Balance		447,282
	85-8520-7640	Recreation General Obligation Project Fund - Santa Clara River Trail	447,282	

The Parks & Community Services Department requests to add funds for the Santa Clara River Trail project. In November 2023 voters approved a $29 million General Obligation bond to fund trails, parks and park facility improvements throughout the community. The Santa Clara River Trail is a G.O. bond funded project that includes the construction of a trail from Cottonwood Cove Park to Mathis Park. The total budget for this project is $3,000,000. Funding for this project was not included in the FY 2026 budget. Staff requests to amend the budget to add the bridge portion of the project and to roll over funds from the FY 2025 budget for design costs in the amount of $447,282. Funding for this request will come from G.O. bonds issued for this project as part of the FY 2024 issuance. Staff requests to amend the budget in the amount of $447,282 for the Fort Pierce Wash Trail project.

Agenda Date: 05/07/2026 **Agenda Item Number:** 08

Subject:

Submission and filing of the FY 2026-27 City Manager Recommended Budget with the City Council (Discussion only).

Item at-a-glance:

Staff Contact: Robert Myers

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

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

The Citys budget represents the financial plan for delivering the high-quality municipal services that residents, businesses, and visitors expect and depend upon. Development of the budget requires a significant investment of time across all levels of the organization as staff works to prepare a balanced plan that advances the City Councils priorities for the upcoming fiscal year. The FY 2027 Recommended Budget and Business Plan includes targeted investments across all nine City Council priority areas. Staff is proud to submit the FY 202627 City Manager Recommended Budget and Business Plan to the City Council and community for your consideration. A copy of the budget will be available for public review following tonights City Council meeting on the Citys website at www.sgcityutah.gov/budget and at City Hall in the City Recorders Office. Several key dates are scheduled as part of the this year's budget process, including: May 21 for the FY 2027 Budget Work Meeting; May 28 for tentative adoption of the FY 2027 Budget and setting of public hearing dates; June 4 for the FY 2027 Budget Open House and first public hearing; and June 18 for the second public hearing and final adoption. No action is required on tonight's item.

Staff Narrative (need/purpose):

A copy of the budget will be available for public review following tonights City Council meeting on the Citys website at www.sgcityutah.gov/budget and at City Hall in the City Recorders Office. Several key dates are scheduled as part of the this year's budget process, including: May 21 for the FY 2027 Budget Work Meeting; May 28 for tentative adoption of the FY 2027 Budget and setting of public hearing dates; June 4 for the FY 2027 Budget Open House and first public hearing; and June 18 for the second public hearing and final adoption.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

No action is required

Agenda Date: 05/07/2026 **Agenda Item Number:** 09

Subject:

Public hearing and approval of the Program Year 2026 (Fiscal Year 2026) Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program.

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: City of St. George

Reference Number: 2026 Annual Action Plan City of St. George

Address/Location:

61 South Main Street

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

The 2026 AAP (Annual Action Plan) outlines proposed projects to be funded by the City's CDBG program to address identified needs during PY2026 FY2027. This is the second year of the City's 2024-2028 Consolidated Plan.

Staff Narrative (need/purpose):

The AAP(Annual Action Plan) must go through a 30-day public comment period and a public hearing prior to expending funds. Projects outlined in the plan must meet a national objective and eligibility requirements established by the United States Department of Housing and Urban Development (HUD) as well as the City's Consolidated Plan.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: 1014481

Amount approved in current FY budget for item: $1,086,752

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

funding source:

United States Department of Housing and Urban Development (HUD) Community

Description of funding source:

The Community Development Block Grant operates as a reimbursement fund; the City will expend the funds first and then seek reimbursement for each expenditure.Additionally, the overall funding amounts include resources from previous years. Please note that these prior-year figures are currently estimates and will not be finalized until the CAPER report is completed in September 2026.

Recommendation (Include any conditions):

Staff recommends approval

Attachments

Community Development Block Grant

2026 Annual Action Plan

Year 3 of the

2024-2028 Consolidated Plan

DRAFT

City of St. George
61 South Main Street
St. George, Utah 84770

OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan is intended to satisfy the requirements for CDBG Entitlement Communities by describing the use of Community Development Block Grant (CDBG) funds by the City of St. George, Utah, for its 2026 CDBG Program Year, the third program year of the City's 2024-2028 Five-year Consolidated Plan. The Plan was prepared by the City of St. George.

The City of St. George encourages agency collaboration and cooperation to improve program outcomes, and works to include underrepresented racial and ethnic groups, individuals with limited English proficiency, and persons with disabilities Various non-profit agencies, such as Big Brothers Big Sisters, DOVE Center, Family Support Center of Washington County, and Friends of Switchpoint all partner together to meet the objectives of the Consolidated Plan. Participation in the Washington Local Homeless Council (LHC), a vital group in the State of Utah's plan to make homelessness rare, brief, and non-recurring, as well as the Housing Action Coalition (HAC), an organization comprised of municipal and community stakeholders and concerned citizens working collaboratively to create more attainable housing, also help further these initiatives.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of St. George has developed its strategic plan based on an analysis of the data presented in the *2024-2028 Consolidated Plan and the community participation and stake holder consultation process. Through these efforts, the City has identified two priority needs and associated goals to address those needs. The priority needs are: 1) Quality of life Improvements, and 2) Non-Housing Community Development. To provide for those needs, the goals during the 2026 program year are as follows:

- Increase and Expand Public Services LMI
- Increase and Expand Public Service Special Needs
- Promotion of Fair Housing
- Increase and Improve Access to Public Facilities
- Increase and Improve Access to Public Infrastructure

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has made significant contributions to provide safe, decent and affordable housing, a suitable living environment, and economic opportunities – especially for low- to moderate-income individuals in the community, through collaborative efforts with public, private, and non-profit community housing providers and service agencies. However, improving the quality of life for City citizens and non-housing community development remain some of the most prolific needs of St. George, as documented by the 2024-2028 Consolidated Plan and the 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan is a comprehensive document that describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address the needs over a five-year period. The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG. While the City and our service providers continue to meet goals for vital public services, there remains a persistent need to support low- and moderate-income households, the elderly, and the homeless population. Additionally, our rapidly growing population requires continued investment in public infrastructure and expanded access to public facilities.

To date, the City has successfully met the goals established in previous plans, and we remain committed to addressing these evolving community needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation and consultation in the City’s CDBG program are vital to its success. The City of St. George continues to work with key nonprofit organizations for consultation of the plan, and to encourage the participation of the citizens they serve, including low- and moderate-income residents who are the primary targets of their various HUD funded programs.

At a minimum, the City adheres to its adopted Citizen Participation Plan. In accordance with that plan, the City of St. George hosts training sessions, attends meetings, holds public meetings and hearings, places copies of various CDBG plans and reports on the City’s website, makes copies of the plans available for review in both draft and final forms, and accepts and incorporates citizen input and

feedback. Along with the annual processes, the public is advised of all program planning activities, actions, and plan amendments, by published notices on the City's website and local newspaper. To improve program outcomes, the City of St. George also collaborates and cooperates with other governmental agencies as well as a number of for-profit and non-profit organizations to develop viable program activities. For all CDBG activities, the City of St. George works to provide full accessibility for the disabled and provides translation and hearing-impaired services for those who request them.

Citizen participation and involvement in the development of this Annual Action Plan has not only included the input taken at specifically noticed activities, but in many cases from either direct or indirect interactions with citizens and agencies otherwise involved with any activity associated with an objective of the City's CDBG program. Below is a list of efforts made by the City:

Citizen comments and questions are encouraged at all public meetings. For nonprofit organizations seeking CDBG funding, a funding workshop is hosted to explain the application process.

02/19/2026 – CDBG Funding Application Workshop and Public Meeting #1

04/17/2026 – Public Notice for the 30-day public comment period to be held from 04/17/2026 to 05/18/2026 for the 2026 Annual Action Plan and Citizen Participation Plan.

05/07/2026 – Public Hearing to receive and address comments by City residents on the 2026 Annual Action Plan and Citizen Participation Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

COMMENTS GO HERE IF RECEIVED

6. Summary of comments or views not accepted and the reasons for not accepting them

COMMENTS GO HERE IF RECEIVED

7. Summary

The 2024-2028 Consolidated Plan was substantially amended in 2024 to allocate more funds to Improve Access to Public Facilities. The following 2026 Annual Action Plan is the third year of the overall Consolidated Plan.

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ST. GEORGE	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

No narrative necessary.

Consolidated Plan Public Contact Information

City of St. George

C/O Brenda Hatch

Planner II - CDBG & Housing

61 South Main Street

St. George, Utah 84770

(435) 627-4006

DRAFT

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

St. George is engaged in ongoing efforts to increase coordination among its local network of public, private, and non-profit organizations that deliver housing and social services to the community, and through their efforts and other activities, reaches out to include underrepresented racial and ethnic groups, individuals with limited English proficiency, and persons with disabilities. Some activities to increase coordination to further the goals in this plan include consulting with the St. George Housing Authority on public housing development needs, coordinating strategy with Friends of Switchpoint, the Five County Association of Governments, the Utah Balance of State Continuum of Care and Utah Homeless Network, to make homelessness rare, brief, and non-recurring, lead the Local Homeless Council (LHC), a consortium of organizations working to end homelessness in the county, and support mental health agencies to help address the causes of homelessness. The principal organizations are: Friends of Switchpoint, St. George Housing Authority, Family Healthcare, DOVE Center, Southwest Center Mental Health, Utah Department of Workforce Service, and the Five County Association of Governments.

As the administrator of HUD's CDBG program, the City acts as a hub for community, housing, and economic development in the area. Open lines of communication are maintained between the City and the area's many non-profit and social service agencies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Aside from keeping an open-door policy and maintaining ongoing communication with the area's many agencies and service providers, the City is engaged in several efforts and initiatives to enhance coordination among the community's governmental and service frameworks. As active members of the Washington Local Homeless Council (LHC), the City oversaw the Service Gap Analysis for mental health and substance use providers. The City also holds an annual CDBG workshop to give an overview of the CDBG program's purpose and goals. During this workshop, organizations can give feedback on the community's needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

St. George partners with many groups in the area to implement housing services for the homeless. These groups include non-profit associations, local government entities, the school district, housing authorities, law enforcement, the faith community, financial supporters, and more.

These partnerships have been created to maximize the resources available to homeless persons through the development and coordination of an effective and comprehensive continuum of care system addressing services from homelessness prevention services, outreach services, emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing.

Bi-monthly, the City representatives attend the Local Homeless Council (LHC). This meeting is conducted by a member of the St. George City Council. The meetings are held to coordinate the varying services between government, non-profit and private partners in our community responsible for providing service options for individuals who may struggle with unemployment, housing, health and mental challenges. As a committee of approximately 30 partners, agencies collaborate to maximize the limited resources each has available to serve our low to moderate income individuals and families. Agencies utilize a statewide database system to keep track of those individuals and families that are most vulnerable and prioritize services according to the greatest need. This has been a solid working model for many years as part of the State of Utah's goal to make homelessness rare, brief, and non-recurring.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of St. George does not receive ESG funding. However, the City of St. George plays an integral part in the monthly Local Homeless Council (LHC). The LHC coordinates with service agencies, mental health providers and assisted housing providers to increase the availability of affordable, safe and decent housing. A City Council member serves as Chair for this council and participates with service agencies and developers of attainable housing to meet the needs of LHC service providers and their clients. Coordination among service providers has been enhanced as the City has taken lead and encouraged collaboration among the service agencies.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of St. George
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. George is the lead agency in administering the CDBG program in the city.
2	**Agency/Group/Organization**	WASHINGTON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. George is located in and is the primary metro area of Washington County. The City and the County work closely together to address the needs of residents.
3	**Agency/Group/Organization**	FIVE COUNTY ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Five County Association of Governments (FCAOG) is an association of local governments from the five southwestern counties of the State of Utah. Its mission is to plan, prepare and partner with federal, state and local governments to strengthen the role of southwestern Utah local officials in the execution of state and federal programs at the local level.
4	**Agency/Group/Organization**	St. George Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The St. George Housing Authority (SGHA) is the local public housing authority in St. George. It provides the City with consultation on public housing needs.
5	**Agency/Group/Organization**	St. George Public Works
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. George Public Works Department works to minimize the effects of storm water and flood-hazards through maintenance and the use of policy and ordinances.
6	**Agency/Group/Organization**	Department of Workforce Services
	Agency/Group/Organization Type	Services-Employment

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Workforce Services has an Employment Center with a computer lab and staff available to help in job seeking and training.
7	**Agency/Group/Organization**	Intermountain Health Care
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Intermountain Health Care is a leading medical health provider in the area. Intermountain Health Care has free public wi-fi on all campuses.
8	**Agency/Group/Organization**	Southwest Behavioral Health Center
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Southwest Behavioral Health is a leading mental health provider in the area.

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9	**Agency/Group/Organization**	Washington Local Homeless Council (LHC)
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LHC is a collaborative effort of various homeless providers, government agencies, public, and private partners committed to working together to make homelessness rare, brief, and non-recurring.
10	**Agency/Group/Organization**	Housing Action Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Action Coalition (HAC) is a group of municipal and community stakeholders and concerned citizens working collaboratively to create more attainable housing for Washington County residents. Several large employers and service agencies regularly participate in HAC efforts, including Family Healthcare and Friends of Switchpoint, and efforts are made to include underrepresented racial and ethnic groups, individuals with limited English proficiency, and persons with disabilities.

Identify any Agency Types not consulted and provide rationale for not consulting

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No agencies were avoided during the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Utah Balance of State	The City of St. George places a high priority on providing shelter, housing and services for persons experiencing homelessness. The City's goals reflect the State's CoC goals for making homelessness rare, brief, and non-recurring.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City adheres to its HUD approved Citizen Participation Plan. In accordance with that plan, and in many cases in addition to that plan, the City of St. George hosts training sessions, attends meetings, holds public meetings and hearings, places copies of various CDBG plans and reports on the City's website (including draft versions prior to final approval), makes copies of the plans available for review in both draft and final forms, and accepts and incorporates citizen input and feedback. Along with the annual processes, the public is advised of all program planning activities, actions, and plan amendments, by published notices on the City's website, and personal mailings as appropriate. In order to improve program outcomes, the City of St. George also collaborates and cooperates with other governmental agencies as well as a number of for-profit and non-profit organizations to develop viable program activities. For all CDBG activities, the City of St. George works to provide full accessibility for the disabled and provides translation and hearing-impaired services for those who request them.

Citizen participation and involvement in the development of this Annual Action Plan has not only included the input taken at specifically noticed activities, but in many cases from either direct or indirect interactions with citizens and agencies otherwise involved with any activity associated with an objective of the City's CDBG program. The following summarizes the noticed activities made available for general public participation, involvement and input into the 2026 Action Plan:

02/19/2025: PY2025 Funding Workshop and PY2025 AAP Public Hearing #1 - overview of PY2026 CDBG program funding and public hearing #1.

04/17/2026: Public Notice for the 30-day public comment period to be held from 04/17/2026 to 05/18/2026 for the 2026 Annual Action Plan and Citizen Participation Plan.

05/07/2026: Public Hearing to receive and address comments by City residents on the 2026 Annual Action Plan and Citizen Participation Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A funding workshop & Public hearing #1 for the 2026 Action Plan funding cycle was held on February 19, 2026, following a 15-day public notice. This virtual event was attended by potential applicants of CDBG funding. No	Representatives from participating organizations asked questions about the upcoming funding cycle including questions about the funding application. Staff provided details about eligible activities,	All comments accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			other members of the public were in attendance. Applications for funding were made available and applications were due March 6, 2026.	eligible expenditures, reporting and record keeping requirements etc. Comments from agency representatives who work directly with underrepresented racial and ethnic groups, individuals with limited English proficiency		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				, and persons with disabilities were shared.		
2	Newspaper Ad	Non-targeted/broad community	A no less than 30-day Public Comment Notice was made on April 17, 2026, that the Public Comment Period was to begin on April 17, 2026, and run through May 18, 2026. This announcement also included the	Comments will be entered here if received.	All comments accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			announcement of the Public Hearing on May 7, 2026.			
3	Internet Outreach	Non-targeted/broad community	A no less than 30-day Public Comment Notice was made on April 17, 2026, that the Public Comment Period was to begin on April 17, 2026, and run through May 18, 2026. This announcement also included the	Comments will be entered here if received.	All comments accepted.	https://sgcityutah.gov/departments/community_development/community_development_block_grant.php

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			announcement of the Public Hearing on May 7, 2026.			
4	Public Hearing	Non-targeted/broad community	A Public Hearing was held on May 7, 2026, at City Council Chambers at City Hall, 61 South Main Street, St. George, Utah to receive and address the comments from the City residents on the Annual Action Plan.	Comments will be entered here if received.	All comments accepted.	

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of St. George plans to utilize the following funds during the **2026** program year. They are $651,481 in PY2026 entitlement funding from HUD as well as $0 in program income that was received during previous program years and $363,000 in prior year funding that has not yet been expended.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	651,481.00	0.00	363,000.00	1,014,481.00	1,251,502.00	

Table 5 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 09/30/2021)

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There is not a match requirement for CDBG funding allocations. When contracting out to subrecipients, much of their funding is provided through private donations.

Federal Resources

Federal Emergency Management Agency (FEMA) Funds

FEMA awards an annual grant to the Five County Association of Governments, enabling the agency to issue payments to landlords to prevent eviction of low-income persons and issue payments to utility companies to prevent shutoffs which would place a St. George resident at risk.

Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit Program (LIHTC) provides financial support for the acquisition and rehabilitation or development of eligible rental projects for low and moderate-income households.

McKinney–Vento Supported Housing Program

This program is a federally funded competitive grant program annually re-authorized by Congress and administered by HUD which contributes money each year to fund a range of homeless programs, including permanent supported housing for persons with disabilities, transitional housing, and supportive services.

Section 8 Certificates and Vouchers

The Section 8 Program, under the direction of the St. George Housing Authority (SGHA), places residents in units; however, the waiting list is long.

State Resources

Critical Needs Housing

Is an appropriation from the Utah State Legislature for special housing purposes within the state.

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- Emergency Home Repair
- Grants to Leverage Housing Monies (including HUD SHP grants)
- Accessibility Design for Disabled Individuals
- Technical Assistance to help write housing grants for rural agencies
- Down Payment Assistance for Special Needs Rental Projects
- All funds must be used to serve those whose income is at or below 125% of the Federal Poverty Guidelines
- All funds must be used to serve those whose income is at or below 125% of the Federal Poverty Guidelines

Emergency Shelter Grant

The State Homeless Coordinating Committee allocates funds as part of a competitive application process.
Olene Walker Housing Loan Fund
The fund is comprised of state and federal funds for assistance in the construction, rehabilitation, and purchase of multi-family and single-family housing units throughout the state.

Pamela Atkinson Homeless Trust Fund
Formerly known as the Homeless Trust Fund, this fund has been administered by the Department of Community and Culture since 1983. Funded by the Utah State Legislature and by contributions made by individuals on their Utah Individual Income Tax Form TC-40, this money goes to fund various agencies statewide in moving people from homelessness to self-sufficiency.

State HOME Allocations
The Utah Department of Housing and Community Development (DHCD) allocates its HOME appropriation through competitive funding rounds.

Local Resources

City of St. George
The main city offices are located at 61 South Main Street. The city provides full municipal services for city residents.

Private Donations
Many of the non-profits in the area solicit private donations for them to meet their needs.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of St. George purchased a building for the purpose of providing services to the homeless community. This building remains in City ownership and is host to the Switchpoint Community Resource Center. Switchpoint differs from a homeless shelter in that it provides a variety of services under one roof. Persons staying in the shelter are offered a custom daily plan of action that will personally assist them in developing goals for their future. Providing resources and skills helps the homeless to better transition into permanent housing.

Previous acquisition projects that are not under City control were for affordable senior housing, DOVE Center (a domestic violence non-profit organization), and Family Support Center (a respite childcare center for low to moderate income families).

CDBG-CV funding assisted in the acquisition of a motel that has been converted into affordable housing for those making less than 55% of the area median income (AMI).

Discussion

No further discussion required.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Increase and Expand Public Services LMI	2024	2028	Non-Homeless Special Needs Non-Housing Community Development		Quality of Life Improvements	CDBG: $43,218.00	Public service activities other than Low/Moderate Income Housing Benefit: 1274 Persons Assisted
2	1B Increase & Expand Public Services Special Needs	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development		Quality of Life Improvements	CDBG: $54,504.00	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted
3	1C Homebuyer Assistance Program	2024	2028	Affordable Housing				
4	2A Increase & Improve Access to Public Facilities	2024	2026	Non-Housing Community Development		Non-Housing Community Development	CDBG: $170,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	2B Increase &Expand Capacity Public Infrastructure	2027	2028	Non-Housing Community Development		Non-Housing Community Development	CDBG: $616,463.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6782 Persons Assisted
6	CDBG Administration	2024	2028	CDBG Administration			CDBG: $130,296.00	

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Increase and Expand Public Services LMI
	Goal Description	The City will continue to provide support for local service providers with a focus on services for low- and moderate-income (LMI) populations.
2	**Goal Name**	1B Increase & Expand Public Services Special Needs
	Goal Description	The City will continue to provide support for local service providers with a focus on services for special needs populations including homeless services and services for persons with disabilities.
3	**Goal Name**	1C Homebuyer Assistance Program
	Goal Description	The City of St. George will promote fair housing throughout the City.
4	**Goal Name**	2A Increase & Improve Access to Public Facilities
	Goal Description	The City will provide funding for the expansion and improvement of public facilities in LMI neighborhoods throughout the community. Activities identified in this category are replacement of playground tiles at Vernon Worthen Park and improving ADA access to public amenities.

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5	**Goal Name**	2B Increase &Expand Capacity Public Infrastructure
	Goal Description	Provide a suitable living environment for the community by increasing and expanding infrastructure projects which: 1) primarily benefit low-income citizens, and 2) improve the availability of facilities and services. Activities identified in this category will include sidewalk and/or street improvements as well as projects that remove architectural barriers to improve ADA accessibility.
6	**Goal Name**	CDBG Administration
	Goal Description	Administration of the Community Development Block Grant.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been identified for funding during the 2026 program year which runs from July 1, 2026, through June 30, 2027.

Projects

#	Project Name
1	CDBG: Program Administration (2026)
2	CDBG: Public Services (2026)
3	CDBG: Public Facilities & Infrastructure Improvements (2026)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of St. George allocates the maximum amount to local non-profit partners for public services (approximately 15% of the annual allocation) and the necessary amount of funding to administer the program (not to exceed 20% of the annual allocation) The remaining funding is focused on activities that support the established goals.

Project 1 – Program Administration

Program Administration is associated with staff costs in administering the CDBG program.

Project 2 – Public Services

Public Services will address the needs of low and moderate incomes households and the special needs

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population. Activities in this project will address the priority need of Quality-of-Life Improvements.

Project 3 – Public Facilities & Infrastructure Improvements

Public Facilities & Infrastructure Improvements will address the needs of low- and moderate-income households and the special needs population. Activities in this project will address the priority needs of Quality-of-Life Improvements and Non-Housing Community Need.

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AP-38 Project Summary

Project Summary Information

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1	**Project Name**	CDBG: Program Administration (2026)
	Target Area	City of St. George
	Goals Supported	
	Needs Addressed	Quality of Life Improvements Non-Housing Community Development
	Funding	CDBG: $130,296.00
	Description	Program Administration is associated with staff costs in administering the CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Program administration only
	Location Description	Citywide
	Planned Activities	Administration of the CDBG program. The proposed activity falls under IDIS Matrix code 21A.
2	**Project Name**	CDBG: Public Services (2026)
	Target Area	City of St. George
	Goals Supported	1A Increase and Expand Public Services LMI 1B Increase & Expand Public Services Special Needs
	Needs Addressed	Quality of Life Improvements
	Funding	CDBG: $97,722
	Description	Public services are typically offered by non-profit partners of the City of St. George. Non-profit partners for the current Program Year are listed in the planned activities section below. Typical activities may include after school tutoring for at-risk youth, respite care, senior services and services for persons with special needs, services for victims of domestic violence, and homelessness services. These activities are offered based on individual eligibility and typically meet the "LMI Limited Clientele" National Objective. IDIS Matrix codes may include but are not limited to 03T, 05B, 05G, 05L.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,674 individuals will benefit from the proposed activities. Clientele for the proposed activities include those who are homeless or approaching homelessness, domestic abuse survivors, youth in need of respite care, youth seeking mentorship, and more. The focus of each of the proposed activities is to help our low to moderate income population receive the services they need.
	Location Description	Citywide
	Planned Activities	Public service to be undertaken by the City of St. George are: Big Brothers Big Sisters: One-to-One Youth Mentoring - $15,000 Dove Center: Client Services LMI Limited Clientele - $18,918 Family Support Center: Crisis and Respite Care Services - $9,300 Switchpoint: Client Services LMI Limited Clientele - $54,504
3	**Project Name**	CDBG: Public Facilities & Infrastructure Improvements (2026)
	Target Area	City of St. George
	Goals Supported	2A Increase & Improve Access to Public Facilities 2B Increase &Expand Capacity Public Infrastructure
	Needs Addressed	Quality of Life Improvements Non-Housing Community Development
	Funding	CDBG: $786,463.00
	Description	A mix of prior year resources, program income and current program year allocation will be utilized for Public Facility and Infrastructure projects. Activities identified in this category are replacement of playground tiles at Vernon Worthen Park to increase ADA access to public amenities. IDIS Matrix codes may include but are not limited to 03F 03G, 03J, 03K, 03L, 03N, and 03Z.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 36,782 individuals will benefit from the proposed activities. The projects will take place in block groups/tracts that are identified as low to moderate income areas as identified by the HUD mapping tool.
	Location Description	Public Facility and Infrastructure Improvements will be focused in the City's Infrastructure as an area benefit where many of the block groups/tracts in said area are low to moderate income areas with potential projects in other areas identified by the HUD mapping tool.

	Planned Activities	Public Facility and Infrastructure projects to be undertaken by the City of St. George are: Vernon Worthen Playground Tiles: $170,000 Public Infrastructure: $616,463

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of St. George is located in the southern tip of Utah, a naturally rich area for tourism with access to nature and national parks. However, it is also isolated from other metro areas, with I-15 as the only main road in and out of the City. There are low-income households scattered throughout the City, but the downtown area does have a concentration of low-income households based on the HUD mapping tool this area consists of Census Tracts 271300, 271400. The updated 2016-2020 Low- and Moderate-Income Summary Data Map Application has identified other areas of the City such as Census Tract 2707.01 and Census Tract 2711.01 that also have a concentration of low-income households. Infrastructure and public facility improvements will be targeted to these low- and moderate-income areas as determined through the HUD mapping tools. Assistance to minority populations will be directed throughout the city.

Geographic Distribution

Target Area	Percentage of Funds
City of St. George	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate funding based on geographical terms other than for activities that must be located within low to moderate income areas as described above.

Discussion

No further discussion necessary.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City St. George does not provide funding directly for the development of new housing, however through a variety of programs and projects the City will provide support for the development of affordable housing within St. George, UT.

During Program Year 2021, through CDBG-CV funding, the City was able to work with Friends of Switchpoint to acquire a 50-unit motel. This motel has been converted to affordable housing for those making less than 55% of the area median income (AMI). Friends of Switchpoint is currently operating this facility. In March of 2025 Friends of Switchpoint started construction on a second building to add 60 additional units to this project to increase affordable housing options. This project is slated to receive a certificate of occupancy near the end of summer 2026.

One Year Goals for the Number of Households to be Supported	
Homeless	1,400
Non-Homeless	36,782
Special-Needs	1,274
Total	32,974

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

While the City will not provide funding directly for the development of new housing through the CDBG program, improvements to public infrastructure and public facilities will help encourage and support development of affordable housing throughout the community.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing needs within the City of St. George have been identified through various studies and reports. However, the St. George Housing Authority (a separate entity from the City) is the principal agency utilized to address those needs. The City will continue to cooperate with the Housing Authority in the development of public housing.

Actions planned during the next year to address the needs to public housing

At this time, the City will not utilize any of the CDBG funds for public housing investments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of St. George does not currently own or manage any public housing units. Therefore, the City has not developed a plan to encourage public housing residents to become more involved in the management of public housing or to encourage them to become owners of their public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

No additional discussion required.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The goal of the State of Utah's Plan to End Homelessness is that "every person within Utah will have access to safe, decent, affordable housing with the needed resources and support for self-sufficiency and well-being." The key to obtaining this goal and ending chronic homelessness is the "Housing First" strategy, supported by the state.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of St. George, other local government officials, nonprofit organizations and the private sector have been addressing the problems of homelessness for several years. Homelessness and other public/human service needs have been a high priority in allocating federal and local resources. The City of St. George, Washington County, the local homeless service providers as well as Five County Association of Governments and other community organizations will continue in the implementation of the Continuum of Care strategy for addressing and reducing homelessness within St. George and the surrounding area. The City will continue its support of public services to the homeless and to those who are at risk of becoming homeless.

The City of St. George will continue supporting entities which provide services to homeless families and individuals. The City will also continue to support nonprofit housing development entities in the development, management and operations of affordable housing for homeless persons and families and those at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

A consortium of local homeless services and housing providers are involved in planning and coordinating programs in the St. George area. The principal organizations are: Switchpoint Community Resource Center, DOVE Center, Youth Futures, St. George Housing Authority, Southwest Mental Health, Utah Department of Workforce Service, and Five County Association of Governments. The City continues to support the local Continuum of Care and the Washington Local Homeless Council's (LHC) active roles in providing cooperation, innovation and local control in the provision of services to address homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of St. George purchased a building for the purpose of providing services to the homeless community. This building houses Switchpoint Community Resource Center. Switchpoint Community Resource Center differs from a typical homeless shelter in that it provides a variety of services under one roof. Persons staying in the shelter are offered a custom daily plan of action that personally assists them in developing goals for their future. Providing resources and skills helps the homeless to better transition into permanent housing. Services offered include: emergency shelter; emergency food pantry; soup kitchen; general assistance with ID's and birth certificates; food stamps; Medicare; Medicaid; domestic violence; housing resources; employment; resumé building; alcohol and addiction; work to success; parenting; budgeting; clothing vouchers; food vouchers; adult mentoring; and volunteer opportunities for the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

St. George City's non-homeless greatest needs are: 1) persons with severe mental illness; and, 2) persons with alcohol and other drug addictions. To meet these needs, several agencies within the community are in place to provide much these valuable and supportive services. Listed below are the agencies and more specific information about the support services. A mental health and substance use provider list is also made available on the LHC website as part of the service gap inventory required by the State of Utah.

Southwest Utah Mental Health

(SWUMH) serves people with diagnoses of severely and persistently mentally illness as well as substance abuse problems. They also work with youth and families. SWUMH currently has a 6-bed facility in St. George that serves about 12 persons. They also operate the Horizon House for substance abuse treatment in St. George that serves about 45 adults per year. This is a residential treatment facility. The stay at Horizon House is limited to ninety days.

The Southwest Utah Behavioral Health Center

(SWBHC) provides housing for persons who meet the criteria for "chronically mentally ill" (including

substance abuse disorders). Three duplexes known as “Dixie View” provide a total of 16 beds for a combination of single residents or single adults with children. Although treatment is received on an outpatient basis, each resident receives case management and an individual treatment plan outlining and addressing needs such as psychiatric needs including medication monitoring, medical needs, counseling, employment and vocational needs, recreational, and any other specialized need the resident might have.

Discussion

No further discussion required.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The mission of the U.S. Department of Housing and Urban Development (HUD) is to increase homeownership, promote community development, and expand access to decent affordable housing without discrimination. One of the greatest problems in meeting this mission occurs through overly restrictive regulations and/or unwarranted costs added to the price of housing. Although these restrictions and costs may apply to all housing, low- and moderate-income (LMI) families continue to be the most affected income group, because even under the most favorable conditions, they have the fewest options available to buy a dwelling, or to even rent a house or apartment.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has actively worked to eliminate or amend regulations that restrict community housing options. Key achievements include enacting zoning regulations for smaller lots and multi-family developments, allowing manufactured housing in all districts, and supporting LMI and special needs housing initiatives.

During the 2026 program year, the City will continue to address these barriers based on the recommendations in the 2019 Analysis of Impediments to Fair Housing Choices. While focused on fair housing, these recommendations are also being applied to broader affordability challenges.

Additionally, the City's Moderate-Income Housing Plan outlines strategies to increase attainable housing by accelerating development approvals and enhancing residential density. Current regulatory focus areas include allowing Accessory Dwelling Units (ADUs), reducing setbacks, and rezoning for higher density to encourage diverse housing types that meet the needs of all residents.

Discussion:

No further discussion needed.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of St. George encourages agency collaboration and cooperation to improve program outcomes. Various non-profit agencies have been consulted on this plan and are regularly interacted with through the Washington LHC, HAC, and other collaborative efforts. The City's priority is preventing homelessness and helping to facilitate attainable housing.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work closely with varying agencies to target and address the specific needs of underserved groups in the city. These community agencies include Washington County, St. George Housing Authority, Five County Association of Governments, Utah Balance of State Continuum of Care, Washington Local Homeless Coordinating Council, and Switchpoint Community Resource Center among many others. The City coordinates its partners and local nonprofits and administers the CDBG program to help deliver services and programs to its underserved citizens.

Actions planned to foster and maintain affordable housing

While the City will not provide funding directly for the development of new housing, improvements to public infrastructure and public facilities will help encourage and support development of attainable housing throughout the community. The City will also work towards goals established in the Moderate-Income Housing element of the City’s General Plan.

Actions planned to reduce lead-based paint hazards

While there are no activities proposed directly involving a housing related activity, associated housing units and areas acquired for public facilities will be examined for the presence of lead-based paint and lead-based paint hazards. The City follows all lead-based paint regulations and requirements as required by HUD and will continue to evaluate and reduce lead-based paint and lead-based paint hazards where programs are affected.

Actions planned to reduce the number of poverty-level families

To address the need of reducing poverty in the City of St. George, the use of multiple funding resources is required. The City will continue to work with agencies that provide services directly to poverty level families, including the use of Low-income Housing Tax Credits, Section 8 Certificates and Vouchers, and CDBG funds. The City will work towards improving the quality of life for its LMI citizens by providing vital public services through the CDBG program. Services offered are telephone helplines, community engagement and outreach programs, youth mentorship programs, family support in case of crisis, and

work with homeless persons. These services work to directly and indirectly help fight poverty.

Actions planned to develop institutional structure

The City of St. George will emphasize a team approach to problem solving and place a high priority on developing strategic partnerships and strong communication networks with its community partners identified in SP-40 Institutional Delivery Structure. The City will expand the cooperative efforts that are now in place and will continue its active role in providing cooperation and control in the provision of opportunities which address the needs of City citizens. As the City funds activities and implements strategies that enable achievement of the HUD statutory goals, increased vigilance on the part of City staff will be sought to ensure that intended goals are achieved. This will be accomplished through the monitoring process as outlined in the City's CDBG Program Policies and Procedures manual.

Furthermore, as it relates with assisting homeless individuals and families, the City will continue to support the local Continuum of Care and the Washington Local Homeless Coordinating Committee's (LHCC) active roles in providing coordination to homeless providers in the City.

Actions planned to enhance coordination between public and private housing and social service agencies

A consortium of local homeless services and housing providers are involved in planning and coordinating programs in the St. George area. The principal organizations are: Switchpoint Community Resource Center, DOVE Center, Youth Futures, St. George City Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, and Five County Association of Governments. The City will continue to support the local Continuum of Care and the Washington Local Homeless Coordinating Committee's active roles in providing cooperation, innovation and local control in the provision of services to the community.

Discussion:

No further discussion needed.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City receives program income from the sale or transfer of property from the Down Payment Assistance Program (DPAP). However, the City elected not to continue that program for the 2017 program year and has not reimplemented it since that time. No program income is expected in this program year.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	74.00%

Agenda Date: 05/07/2026 **Agenda Item Number:** 10

Subject:

Consider approval of Ordinance No. 2026-032 amending the prohibited use of ignition sources/fireworks map.

Item at-a-glance:

Staff Contact: Fire Chief Robert Stoker

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Various locations throughout the CIty

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

The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

Staff Narrative (need/purpose):

The Fire Department has determined that hazardous environmental conditions exist in certain parts of the City as shown on the attached map that necessitate controlling the use of fireworks and ignition sources due to the extremely dry conditions and the presence of dry weeds and other vegetation which has greatly enhanced the danger of fire and creating a high risk of fire in certain areas of the City and the aforementioned hazardous conditions are expected to remain from now through the month of September, which includes those dates when the discharge and ignition of fireworks is allowed under Utah law.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approving the updated map.

Attachments

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP ADOPTED IN TITLE 5 CHAPTER 3 SECTION 7

WHEREAS, the City has legal authority, pursuant to Title 3, Chapter 8, Section 47, Utah Code Annotated, as amended, Title 53, Chapter 7, Part 2, Utah Code Annotated, as amended ("Utah Fire Prevention and Safety Act" or "Act"), and Title 15A, Chapter 5, Section 202.5, to prohibit the ignition or use of any ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials in certain areas of the City when hazardous environmental conditions exist; and

WHEREAS, the City Fire Chief has determined that hazardous environmental conditions exist in certain parts of the City as shown on the attached map that necessitate controlling the use of fireworks and ignition sources due to the extremely dry conditions and the presence of dry weeds and other vegetation which has greatly enhanced the danger of fire and creating a high risk of fire in certain areas of the City and the aforementioned hazardous conditions are expected to remain from now through the month of September, which includes those dates when the discharge and ignition of fireworks is allowed under Utah law; and

WHEREAS, the City Council, upon recommendation and information provided by the City Fire Chief has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City to prohibit the ignition or use of fireworks or other ignition sources, including lighters, matches, sky lanterns, and smoking materials in areas of the City shown on the map.

WHEREAS, the City Council has also determined that changes to the ordinances are in the best interest of the health, safety, and welfare of the citizens of the City of St. George and are justified at this time.

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

Section 1. Repealer. Prohibited Use of Ignition Sources/Fireworks Map approved in 2025. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Amended/Enactment. The PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP.

See attached map.

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

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

APPROVED AND ADOPTED by the City Council of the City of St. George, this 7th day of May, 2026.

CITY OF ST. GEORGE: ATTEST:

_____
Jimmie B Hughes, Mayor

_____
Christina Fernandez, City Recorder

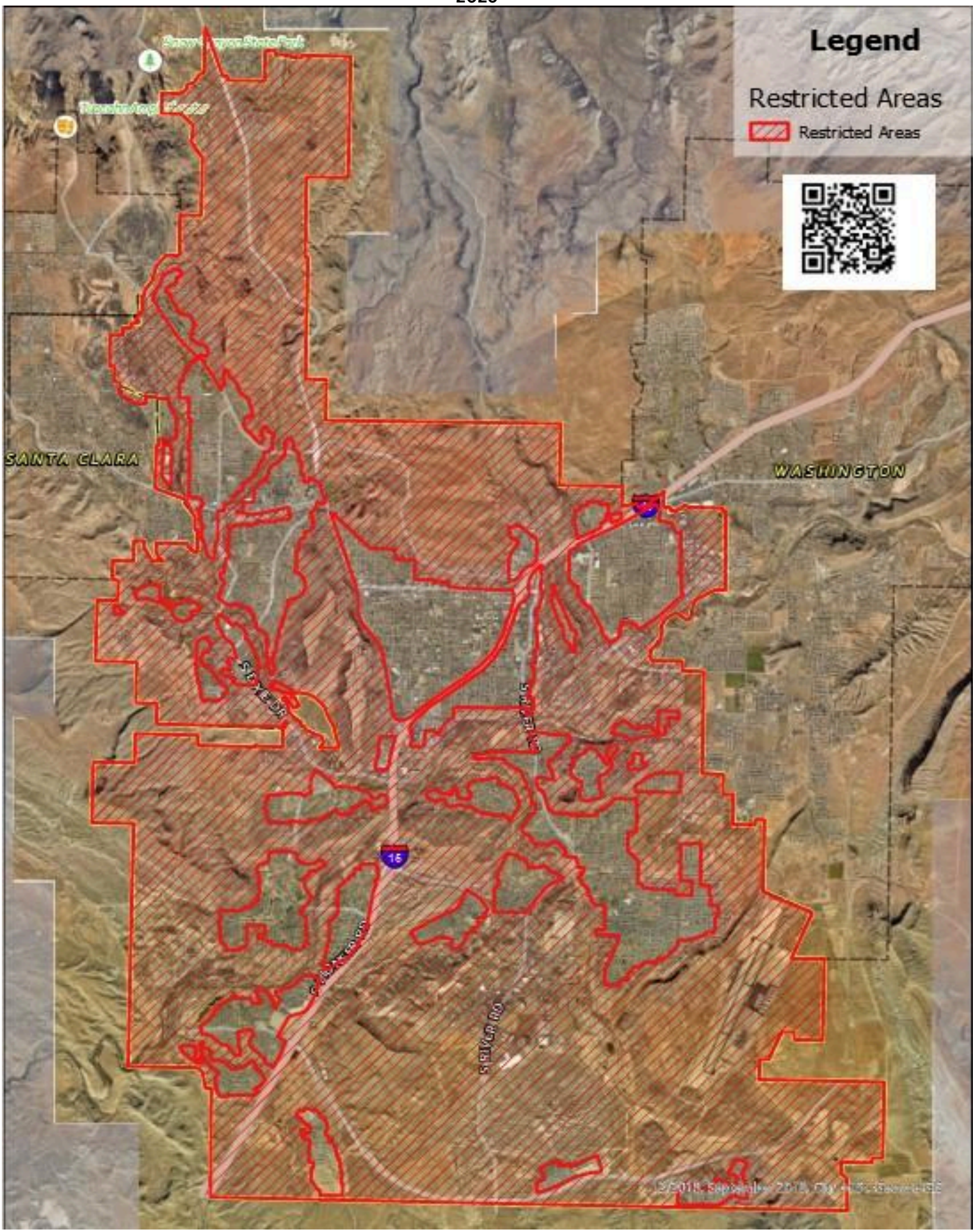
APPROVED AS TO FORM:
City Attorney's Office

_____
Jami R Brackin

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

PROHIBITED USE OF IGNITION SOURCES AND FIREWORKS MAP
2026



Agenda Date: 05/07/2026 **Agenda Item Number:** 11

Subject:

Consider approval of Ordinance No. 2026-033 amending City Code, Sections 10-13E-4 Landmark Sites, 10-17B-9 Requirements for Specific Conditional Use Permits, and 10-19-5 Off - Street Parking Requirements. (Case No. 2026-ZRA-017)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Bare Foot Montessori, Ashley Phillips

Reference Number: 2025-ZRA-017

Address/Location:

N/A

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

The applicant, Bare Foot Montessori is seeking a code amendment to facilitate opening a private school within a designated landmark site. The proposed changes include: Section 10-13-4 Landmark Sites: Adding "a private school serving students through grade eight" to Section B as a conditional use.- Section 10-17B-9 Requirements for Specific Conditional Use Permits: Amending requirements to mitigate the impact of this use on surrounding neighborhoods. - Section 10-19-5 Off-Street Parking Requirements: Clarifying parking requirements specific to this use. At their meeting held on March 24, 2026 the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0, no public comments were received.

Staff Narrative (need/purpose):

Conditional uses for designated historic landmarks are currently limited to low-impact professional office, retail, or restaurant uses. In order to obtain a conditional use permit, property owners are typically required to make substantial investments to rehabilitate the structure, preserve architectural features, and enhance the propertys historic significance.The proposed amendment would expand the list of allowable conditional uses to include private schools within designated historic landmark homes. Allowing private schools as a conditional use would still ensure that each proposal is carefully evaluated on a case-by-case basis, with consideration given to potential impacts such as traffic, parking, neighborhood compatibility, and preservation of historic character. The conditional use process provides the City with the ability to apply site-specific conditions to mitigate impacts and ensure that the use remains consistent with the intent of the historic preservation regulations.Overall, the amendment supports adaptive reuse, encourages reinvestment in historic properties, and broadens the range of economically viable uses that can help ensure the continued maintenance and preservation of designated landmark homes.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a recommendation of approval with a unanimous vote of 6-0.

Attachments

St.George
Community Development

Zoning Regulation Amendment

PLANNING COMMISSION AGENDA REPORT: 03/24/2026
CITY COUNCIL AGENDA REPORT: 05/07/2026

AMENDMENTS TO TITLE 10-13E-4 LANDMARK SITES, 10-17B-9 REQUIREMENTS FOR SPECIFIC CONDITIONAL USE PERMITS, AND 10-19-5 OFF-STREET PARKING REQUIREMENTS
(2025-ZRA-017)

REQUEST:
Consider an ordinance to amend City Code Title 10-13-4, Landmark Sites. Specifically, to add "a private school serving students through grade eight" to Section B, Conditional Uses for Landmark Sites.

The applicant, Bare Foot Montessori, is seeking this amendment to facilitate opening a private school within a designated landmark.

Section 10-17B-9 Requirements for Specific Conditional Use Permits is proposed to be amended to mitigate the effects of the use on neighborhoods where future properties granted this use would operate.

Section 10-19-5 Off-Street Parking Requirements is proposed to be amended to clarify the parking requirements for this specific use.

BACKGROUND:
Planning Commission held a public hearing on March 24, 2026, no public comments were received.

Conditional uses for designated historic landmarks are currently limited to low-impact professional office, retail, or restaurant uses. In order to obtain a conditional use permit, property owners are typically required to make substantial investments to rehabilitate the structure, preserve architectural features, and enhance the property's historic significance.

The proposed amendment would expand the list of allowable conditional uses to include private schools within designated historic landmark homes. Allowing private schools as a conditional use would still ensure that each proposal is carefully evaluated on a case-by-case basis, with consideration given to potential impacts such as traffic, parking, neighborhood compatibility, and preservation of historic character. The conditional use process provides the City with the ability to apply site-specific conditions to mitigate impacts and ensure that the use remains consistent with the intent of the historic preservation regulations.

Overall, the amendment supports adaptive reuse, encourages reinvestment in historic properties, and broadens the range of economically viable uses that can help ensure the continued maintenance and preservation of designated landmark homes.

Proposed Changes:
The proposed revisions are attached as Exhibit A.

- The additions are underlined in green

RECOMMENDATION:
The Planning Commission forwarded a recommendation of approval with a unanimous vote of 6-0.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:
"I move that we approve the changes to Title 10-13-4, 10-17B-9, and 10-19-5 as recommended by the Planning Commission, and contained in exhibit 'A', case no. 2025-ZRA-017, based on the findings listed in the staff report."

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will allow the city to welcome appropriate business activity at approved location

EXHIBIT A

PROPOSED CHANGES TO 10-13E-4

10-13E-4:

LANDMARK SITES:

B. *Conditional Uses For Landmark Sites:* Landmark sites may be granted a conditional use permit only if the following conditions are satisfied:

1. The requested use is limited to low- impact professional office, a private school serving students through grade eight, retail, or restaurant use and does not include short-term rental or hotel.

PROPOSED CHANGES TO 10-17B-9

10-17B-9:

REQUIREMENTS FOR SPECIFIC CONDITIONAL USE PERMITS:

The land use authority shall require the applicant to comply with all of sections 10-17B-1 through 10-17B-8 requirements, above, and these specific additional standards for the following conditional uses:

C. *Private Schools serving students through grade eight in a designated Landmark site:* A private school serving students through grade eight located in a designated landmark site located in a residential zone shall meet the following additional standards:

1. Limitations:
   The school shall be limited to a maximum of thirty (30) students; however, this number may be limited to fewer students based on site conditions, including but not limited to traffic and parking impacts, safety considerations, noise, and compatibility with the surrounding neighborhood character.

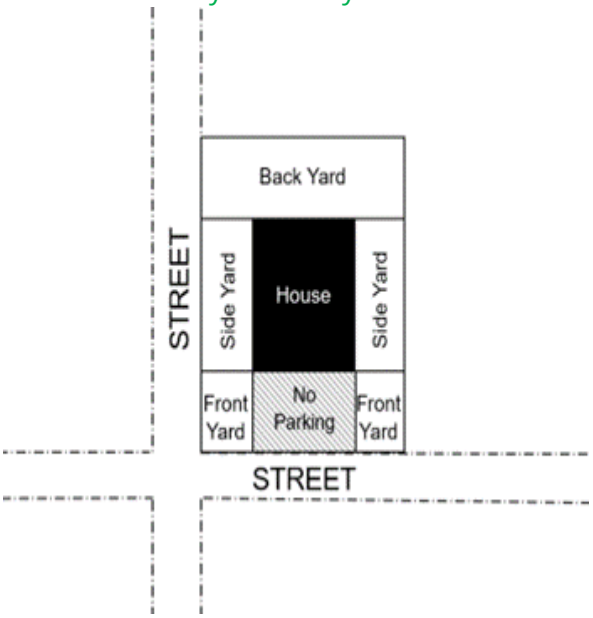
2. Preservation of Historic Character:
   Any exterior modifications to the designated landmark structure shall comply with applicable historic preservation standards and shall require review and approval by the appropriate Land Use Authority.

3. Hours of Operation: The Land Use Authority shall determine the hours of operation to ensure compatibility with the surrounding residential neighborhood. No weekend classes or events open to the general public shall be permitted unless a special event permit is obtained.

4. “Drop-off” and “pick-up” activities shall occur only within the designated on-site loading area identified on the approved site plan. Idling on adjacent neighborhood streets is prohibited. Staggered drop-off and pick-up times may be required to mitigate traffic impacts.

5. Traffic and Circulation:
   Applicants shall submit a traffic management plan showing specific “drop-off/pick-up” location and times along with the location of parking. The Land Use Authority may require measures to ensure that pick-up and drop-off activities do not create unsafe conditions on adjacent streets or interfere with neighboring properties.

a. Off-street Parking. No parking shall be located within the front yard area shown below in the hatched area labeled as “No Parking.” Parking may be located within the street-side setback on a corner lot. Parking must be set back at least ten feet (10') from the back of sidewalk and screened from the street and neighboring property by a three-and-one-half foot (3 1/2') solid masonry wall or by a three-and-one-half (3 1/2) landscaped berm.



b. On-street Parking. Fifty (50) percent of the required parking may be located on the street adjacent to the property and may be counted toward the parking requirement.
c. Parking requirements. 1.5 spaces per teaching station, plus 1 guest parking space per 15 students.

6. Outdoor Activities:
Outdoor activity areas shall be located and designed to minimize impacts on adjacent properties. The Land Use Authority may limit the hours or intensity of outdoor activities if necessary to mitigate adverse impacts.

7. Conditions of Approval:
The Land Use Authority may impose additional reasonable conditions necessary to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this chapter.

PROPOSED CHANGES TO 10-19-5

10-19-5:

NONRESIDENTIAL AREA REQUIREMENTS:

Private School in a residentially zoned Designated Landmark	1.5 spaces per teaching station, plus 1 guest parking space per 15 students

EXHIBIT B

POWERPOINT PRESENTATION

Bare Foot Montessori Private School

2025-ZRA-017

Request to amend Conditional Uses for Registered Landmarks

- Conditional uses for designated landmarks are currently limited to low-impact professional office, retail, or restaurant use. To be granted a conditional use permit, owners are required to make substantial investments to upgrade the property and enhance its historic significance.
- Three sections of code would be amended: 10-13E-4 Landmark Sites, 10-17B-9 Requirements for Specific Conditional Use Permits, and 10-19-5 Off-Street Parking Requirements

10-13E-4

10-13E-4:

LANDMARK SITES:

B. *Conditional Uses For Landmark Sites:* Landmark sites may be granted a conditional use permit only if the following conditions are satisfied:

1. The requested use is limited to low impact professional office, a private school serving students through grade eight, retail, or restaurant use and does not include short-term rental or hotel.

10-17B-9

10-17B-9:

REQUIREMENTS FOR SPECIFIC CONDITIONAL USE PERMITS:

The land use authority shall require the applicant to comply with all of sections 10-17B-1 through 10-17B-8 requirements, above, and these specific additional standards for the following conditional uses:

C. *Private Schools serving students through grade eight in a designated Landmark site:* A private school serving students through grade eight located in a designated landmark site located in a residential zone shall meet the following additional standards:

1. Limitations:
   The school shall be limited to a maximum of thirty (30) students; however, this number may be limited to fewer students based on site conditions, including but not limited to traffic and parking impacts, safety considerations, noise, and compatibility with the surrounding neighborhood character.

2. Preservation of Historic Character:
   Any exterior modifications to the designated landmark structure shall comply with applicable historic preservation standards and shall require review and approval by the appropriate Land Use Authority.

10-17B-9

2. Preservation of Historic Character:
Any exterior modifications to the designated landmark structure shall comply with applicable historic preservation standards and shall require review and approval by the appropriate Land Use Authority.

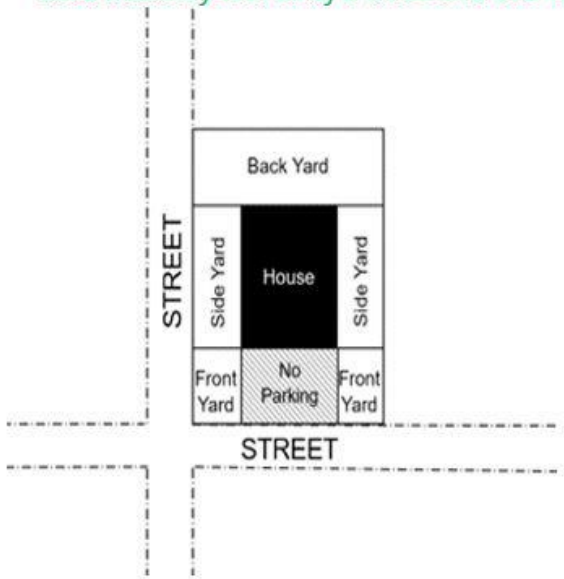
3. Hours of Operation: The Land Use Authority shall determine the hours of operation to ensure compatibility with the surrounding residential neighborhood. No weekend classes or events open to the general public shall be permitted unless a special event permit is obtained.

4. "Drop-off" and "pick-up" activities shall occur only within the designated on-site loading area identified on the approved site plan. Idling on adjacent neighborhood streets is prohibited. Staggered drop-off and pick-up times may be required to mitigate traffic impacts.

5. Traffic and Circulation:
Applicants shall submit a traffic management plan showing specific "drop-off/pick-up" location and times along with the location of parking. The Land Use Authority may require measures to ensure that pick-up and drop-off activities do not create unsafe conditions on adjacent streets or interfere with neighboring properties.
    a. Off-street Parking. No parking shall be located within the front yard area shown below in the hatched area labeled as "No Parking." Parking may be located within the street-side setback on a corner lot. Parking must be set back at least ten feet (10') from the back of sidewalk and screened from

10-17B-9

the street and neighboring property by a three-and-one-half foot (3 1/2') solid masonry wall or by a three-and-one-half (3 1/2) landscaped berm.



b. On-street Parking. Fifty (50) percent of the required parking may be located on the street adjacent to the property and may be counted toward the parking requirement.

c. Parking requirements. 1.5 spaces per teaching station, plus 1 guest parking space per 15 students.

10-17B-9

6. Outdoor Activities:
   Outdoor activity areas shall be located and designed to minimize impacts on adjacent properties. The Land Use Authority may limit the hours or intensity of outdoor activities if necessary to mitigate adverse impacts.

7. Conditions of Approval:
   The Land Use Authority may impose additional reasonable conditions necessary to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this chapter.

10-19-5

10-19-5:

NONRESIDENTIAL AREA REQUIREMENTS:

Private School in a residentially zoned Designated Landmark	1.5 spaces per teaching station, plus 1 guest parking space per 15 students

Possible Motion:

- “I move that we approve the changes to Title 10-13-4, 10-17B-9, and 10-19-5 as recommended by the Planning Commission, and contained in exhibit ‘A’, case no. 2025-ZRA-017, based on the findings listed in the staff report.”

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10-13E-4 LANDMARK SITES, 10-17B-9 REQUIREMENTS FOR SPECIFIC CONDITIONAL USE PERMITS, AND 10-19-5 OFF-STREET PARKING REQUIREMENTS CASE NO. 2025- ZRA-017

WHEREAS, after careful consideration, the city council has determined that amending Title 10-13E-4 Landmark Sites, 10-17-B-9 Requirements for Specific Conditional Use Permits, and 10-19-5 Off-Street Parking Requirements is in the best interest of the health, safety and welfare of the citizens of St. George; and

WHEREAS, the Planning Commission held a public hearing on March 24, 2026, and thereafter forwarded a recommendation for approval of the requested zoning regulation amendment to the City Council with a 6-0 vote; and

WHEREAS, the City Council held a public meeting on May 7, 2026, on the requested code amendment; and

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 St. George city code is hereby amended by adopting changes and revisions to Title 10 for the protection of the City and the public, as set forth in Exhibit 'A' attached hereto and incorporated herein.

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 execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 7th day of May 2026.

ST. GEORGE CITY:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

EXHIBIT A

PROPOSED CHANGES TO 10-13E-4

10-13E-4:

LANDMARK SITES:

B. *Conditional Uses For Landmark Sites:* Landmark sites may be granted a conditional use permit only if the following conditions are satisfied:

1. The requested use is limited to low impact professional office, a private school serving students through grade eight, retail, or restaurant use and does not include short-term rental or hotel.

PROPOSED CHANGES TO 10-17B-9

10-17B-9:

REQUIREMENTS FOR SPECIFIC CONDITIONAL USE PERMITS:

The land use authority shall require the applicant to comply with all of sections 10-17B-1 through 10-17B-8 requirements, above, and these specific additional standards for the following conditional uses:

C. *Private Schools serving students through grade eight in a designated Landmark site:* A private school serving students through grade eight located in a designated landmark site located in a residential zone shall meet the following additional standards:

1. Limitations:

   The school shall be limited to a maximum of thirty (30) students; however, this number may be limited to fewer students based on site conditions, including but not limited to traffic and parking impacts, safety considerations, noise, and compatibility with the surrounding neighborhood character.

2. Preservation of Historic Character:

   Any exterior modifications to the designated landmark structure shall comply with applicable historic preservation standards and shall require review and approval by the appropriate Land Use Authority.

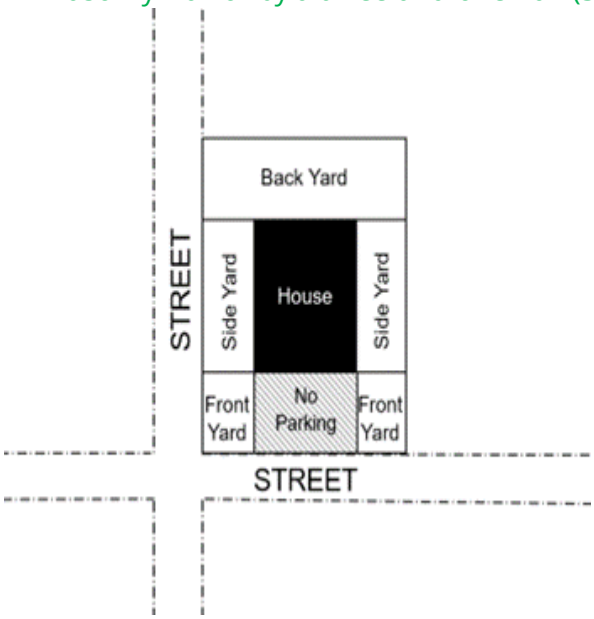
3. Hours of Operation: The Land Use Authority shall determine the hours of operation to ensure compatibility with the surrounding residential neighborhood. No weekend classes or events open to the general public shall be permitted unless a special event permit is obtained.

4. “Drop-off” and “pick-up” activities shall occur only within the designated on-site loading area identified on the approved site plan. Idling on adjacent neighborhood streets is prohibited. Staggered drop-off and pick-up times may be required to mitigate traffic impacts.

5. Traffic and Circulation:

   Applicants shall submit a traffic management plan showing specific “drop-off/pick-up” location and times along with the location of parking. The Land Use Authority may require measures to ensure that pick-up and drop-off activities do not create unsafe conditions on adjacent streets or interfere with neighboring properties.

a. Off-street Parking. No parking shall be located within the front yard area shown below in the hatched area labeled as “No Parking.” Parking may be located within the street-side setback on a corner lot. Parking must be set back at least ten feet (10') from the back of sidewalk and screened from the street and neighboring property by a three-and-one-half foot (3 1/2') solid masonry wall or by a three-and-one-half (3 1/2) landscaped berm.



b. On-street Parking. Fifty (50) percent of the required parking may be located on the street adjacent to the property and may be counted toward the parking requirement.
c. Parking requirements. 1.5 spaces per teaching station, plus 1 guest parking space per 15 students.

6. Outdoor Activities:

Outdoor activity areas shall be located and designed to minimize impacts on adjacent properties. The Land Use Authority may limit the hours or intensity of outdoor activities if necessary to mitigate adverse impacts.

7. Conditions of Approval:

The Land Use Authority may impose additional reasonable conditions necessary to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this chapter.

PROPOSED CHANGES TO 10-19-5

10-19-5:

NONRESIDENTIAL AREA REQUIREMENTS:

Private School in a residentially zoned Designated Landmark	1.5 spaces per teaching station, plus 1 guest parking space per 15 students

Agenda Date: 05/07/2026 **Agenda Item Number:** 12

Subject:

Consider approval of a Hillside Development Permit for The Rath ADU on approximately 2.24 acres located at 785 West Sir Monte Drive. (Case No. 2026-HS-001 - Rath ADU)

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Greg Rath

Reference Number: 2026-HS-001

Address/Location:

785 West Sir Monte Drive

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

The City approved a hillside Ridge Line Map a number of years ago that designated on this map all ridgelines that were defined as a Cuesta Ridge or a Plateau Ridge. A ridgeline defined as a Cuesta Ridgeline was given a 100-foot set back from the ridgeline to any structure and a ridgeline defined as a Plateau Ridgeline was given a 50-foot setback from the ridgeline to any structure. All other ridgelines within the hillside overlay zone were given a 30-foot setback from the ridgeline to any structure. With the approval of the Ridge Line Map, the ridgelines along the south and west sides of this parcel were designated as a Cuesta with the 100-foot setback to the structure. The Hillside Review Board unanimously recommended approval of the hillside permit to change the west ridgeline on this parcel from a Cuesta Ridgeline as shown on the City's Ridgeline Map to a Ridgeline. The Planning Commission recommended approval, with a 5-2 vote.

Staff Narrative (need/purpose):

This property lies within the hillside overlay zone. There is a ridgeline on the south and west sides of this property. This ridgeline is defined as a Cuesta Ridgeline on the City's approved Ridgeline Map which means there is a 100-foot setback to any structure on this property. The Hillside Review Board conducted an on-site meeting and discussed whether, per the definition of a Cuesta in the city ordinance, the ridgeline along the west side of the property was a Cuesta. The Hillside Review Board agreed that the designation of a Cuesta for the south ridgeline along this property was correct. The was some discussion among the hillside members where the ridgeline along the west side of the property changed from a Cuesta to just a ridgeline with a 30-foot setback. There was some good discussion between the hillside members and in the end they agreed with the applicant's request.There was some discussion at the Planning Commission meeting similar to the discussion at the Hillside Board meeting. The Planning Commission vote was 5-2 with commissioners Fisher and Anderson voting in opposition to the request.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Hillside Review Board unanimously recommended approval of the hillside permit to change the west ridgeline on this parcel from a Cuesta Ridgeline as shown on the City's Ridgeline Map to a Ridgeline. The Planning Commission vote was 5-2 in favor of this request.

Attachments

St.George
Community Development

ITEM HP
Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **03/24/2026**
PLANNING COMMISSION AGENDA REPORT **04/14/2026**
CITY COUNCIL AGENDA REPORT **05/07/2026**

Greg Rath Property – 785 W. Sir Monte Drive (SG-6-3-12-4311) Hillside Development Permit (Case No. 2026-HS-001)		
Request:	A Hillside Development Permit to adjust the designation of the ridgeline setback on parcel SG-6-3-12-4311 from "Cuesta" to "Ridgeline" to reduce the ridgeline setback from 100' to 30' for a residential ADU.	
Applicant:	Greg Rath	
Location:	785 W. Sir Monte Drive	
General Plan:	Low Density Residential (LDR)	
Existing Zoning:	Single Family Residential	
Surrounding Zoning:	North	Open Space
	South	Open Space
	East	Open Space
	West	Open Space
Land Area:	Approximately 2.24 acres	



BACKGROUND

This is a request is to change the ridgeline designation for the property located at 785 W. Sir Monte Drive (SG-6-3-12-4311) from "Cuesta" to a "Ridge line". (See Exhibit A, Ridge Line Map) This location is surrounded by open space, and the applicant would like to build an ADU Accessory Dwelling Unit on this lot. The approved city Ridge Line Map identifies the applicant's property as "Cuesta" with a 100' setback from the existing ridge line.

The applicant is requesting to change the ridgeline designation as shown on the Ridge Line Map from a "Cuesta" to a "Ridge Line" and propose a new ridgeline designation which the owner feels is more indicative of the actual ridge line.

APPLICABLE ORDINANCE(S) *(Selected portions)*

10-13 A-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.

EXHIBITS PROVIDED

1. Exhibit A – Ridge Line Map
   "Exhibit A" in the packet shows the Ridge Line Map.

2. Exhibit B – Ridge Line Map - Site Location
   "Exhibit B" is the Ridge Line Map zoomed into the location of the site reduction request.

3. Exhibit C – Images
   "Exhibit C" are images showing the location of the proposed ADU.

RECOMMENDATION

Section 10-13A-8(B)(1) of the "Hillside Review Board Powers and Duties" states that the Hillside Board can make recommendations to "adopt, modify or reject a proposal" to the Planning Commission (PC).

Hillside Review Board Meeting

On March 24, 2026, the Hillside Review Board (HSRB) held a public meeting to discuss the request for a hillside permit. The HSRB recommended approval of the development. There was some discussion about dissecting the definition of a Cuesta to adjust the Cuesta Ridgeline.

PLANNING COMMISSION

On April 14, 2026, the Planning Commission held a public meeting to consider the request for a hillside permit on the subject property. They now forward a positive recommendation for the permit with a 5-2 vote with commissioners Fisher and Anderson voting in opposition to the request.

MODEL MOTION

"I move that we approve the Rath ADU hillside permit application number 2026-HS-001, based on the findings and subject to the recommendations of the Hillside Review Board and Planning Commission as listed in the staff report."

FINDINGS

1. Based on the original existing contour data, the existing ridgeline on the west side of parcel SG-6-3-12-4311 currently shown as a Cuesta Ridgeline on the City's approved Ridge Line Map, is by definition not a Cuesta Ridge Line and only a ridgeline.

General Plan – LDR (Low Density Residential)



Zoning - R-1-10



EXHIBIT A
Ridge Line Map

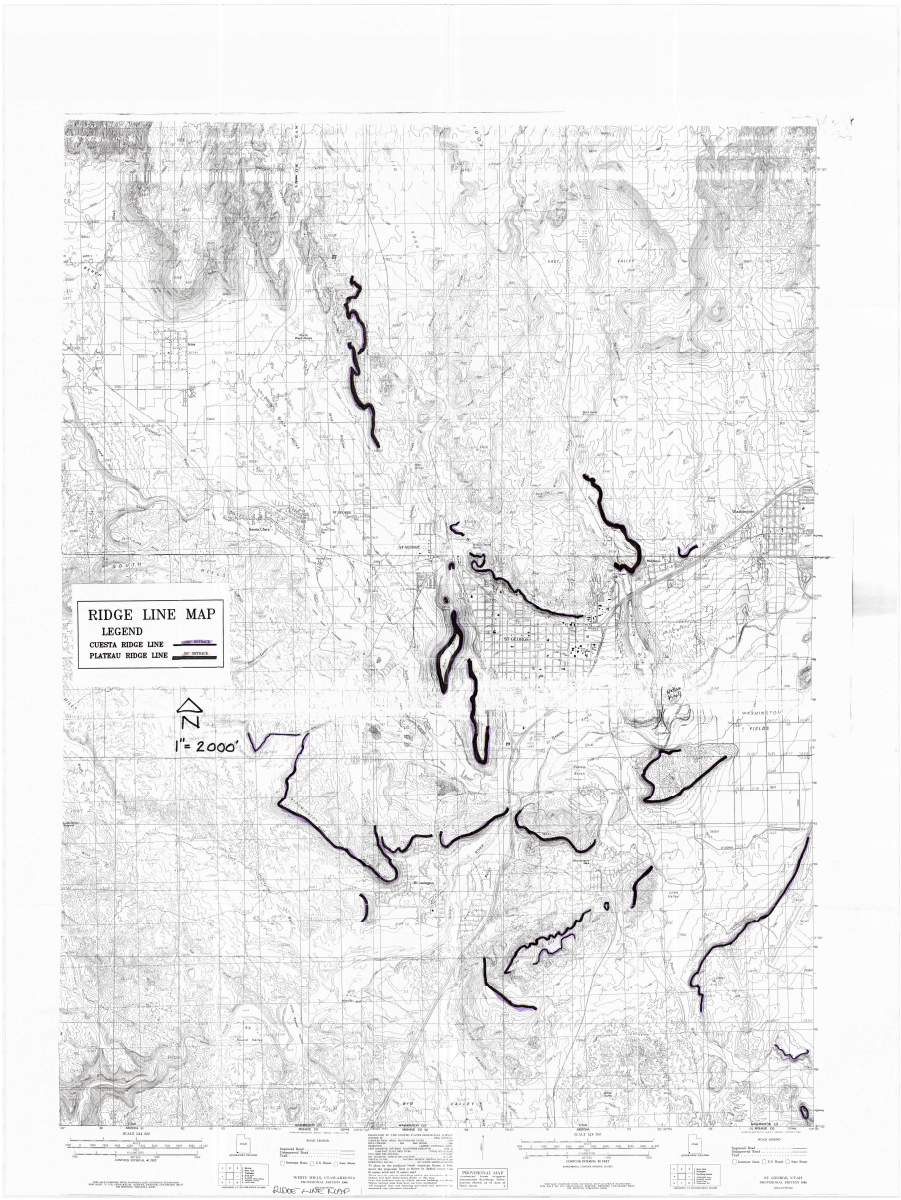


EXHIBIT B
Ridge Line Map
Ridgeline Reduction Location

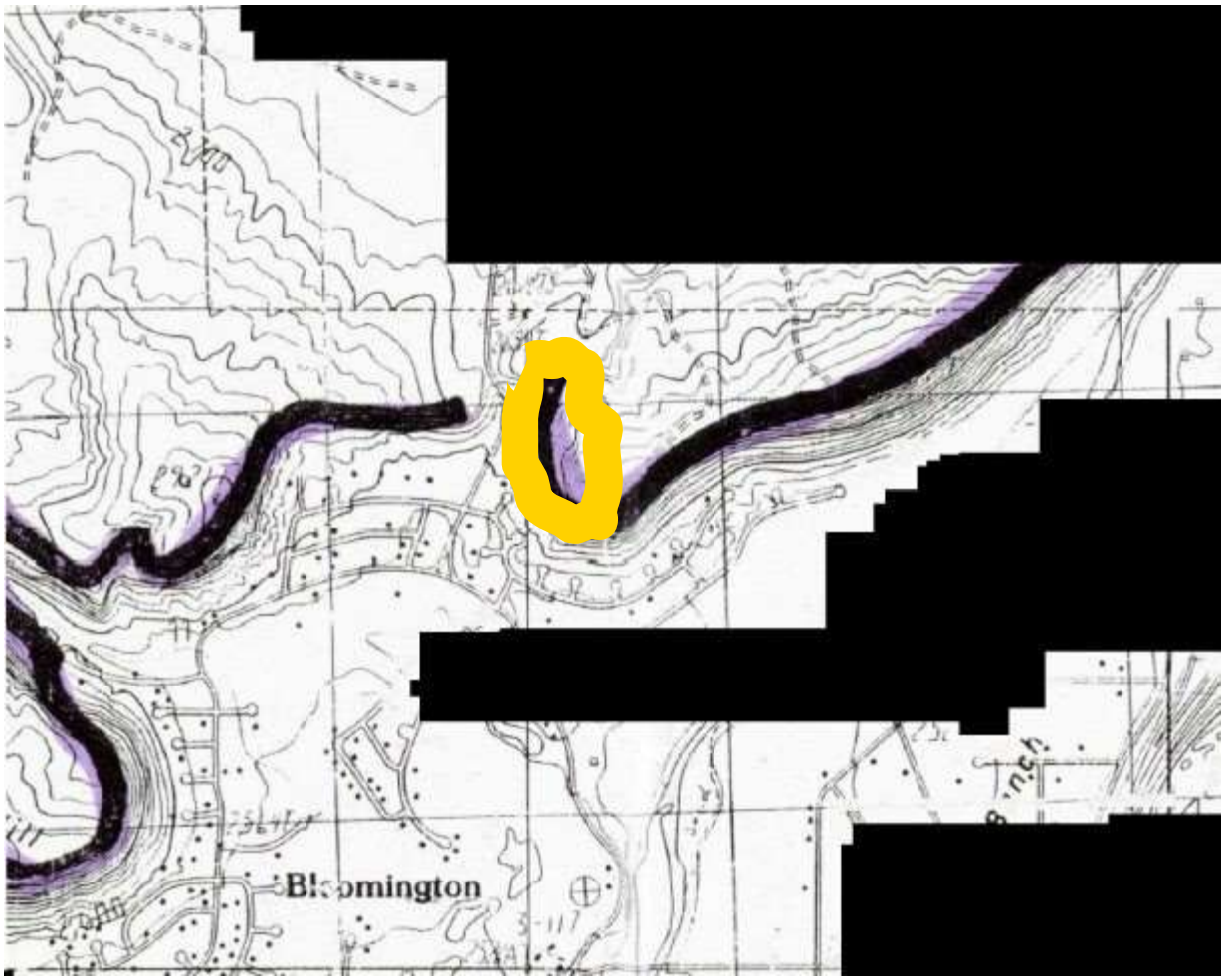


EXHIBIT C
IMAGES OF PARCEL SG-6-3-12-4311



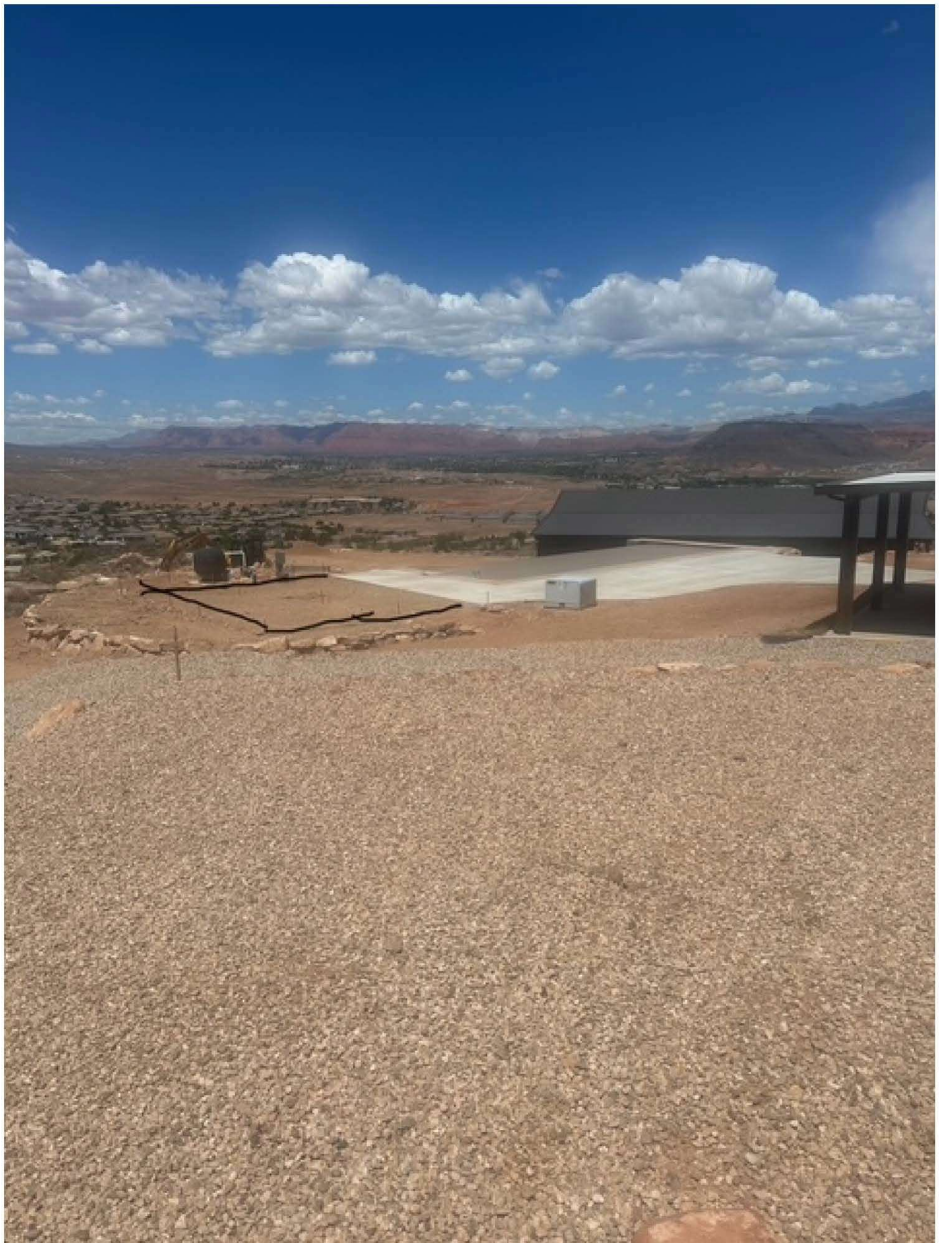


EXHIBIT D
IMAGES 785 W. Sir Monte Drive













Agenda Date: 05/07/2026 **Agenda Item Number:** 13

Subject:

Consider approval of a Hillside Development Permit for The Trails East on approximately 333 acres located on the East side of Highway 18, between approximately 3200 North and 4300 North. (Case No. 2026-HS-002 - The Trails East)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Brandee Walker - Civil Science

Reference Number: 2026-HS-002

Address/Location:

located on the East side of Highway 18, between approximately 3200 North and 4300 North

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

The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. In March of 2026, the current owner of the property went through the process to change the General Plan on approximately 108 acres on the southern portion of the 333 acres of total property. The108 acres went from LDR (Low Density Residential) to COM (Commercial). The Hillside Review Board met on site on March 31, 2026 and unanimously forwarded a positive recommendation for the permit. At their meeting held on April 14, 2026, the Planning Commission recommended approval with a 6-0 vote.

Staff Narrative (need/purpose):

The property is within the Hillside Overlay, requiring Hillside Review Board review for a hillside permit. The applicant has submitted the required information for the Board, Planning Commission, and City Council to assess the proposed development. The Hillside Review Board conducted an on-site meeting, discussed the proposal, and unanimously recommended approval, contingent upon further review once the single-family units in the northeastern portion are ready for platting. The Planning Commission unanimously voted for the the hillside permit with the condition of the Hillside Review Board.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Hillside Review Board and Planning Commission both unanimously recommend approval of the hillside permit with the following condition:1. Before any phase containing the bubbled areas shown on the staff report map is platted, the Hillside Review Board will conduct a more detailed review of the sloped areas identified on the slope map.

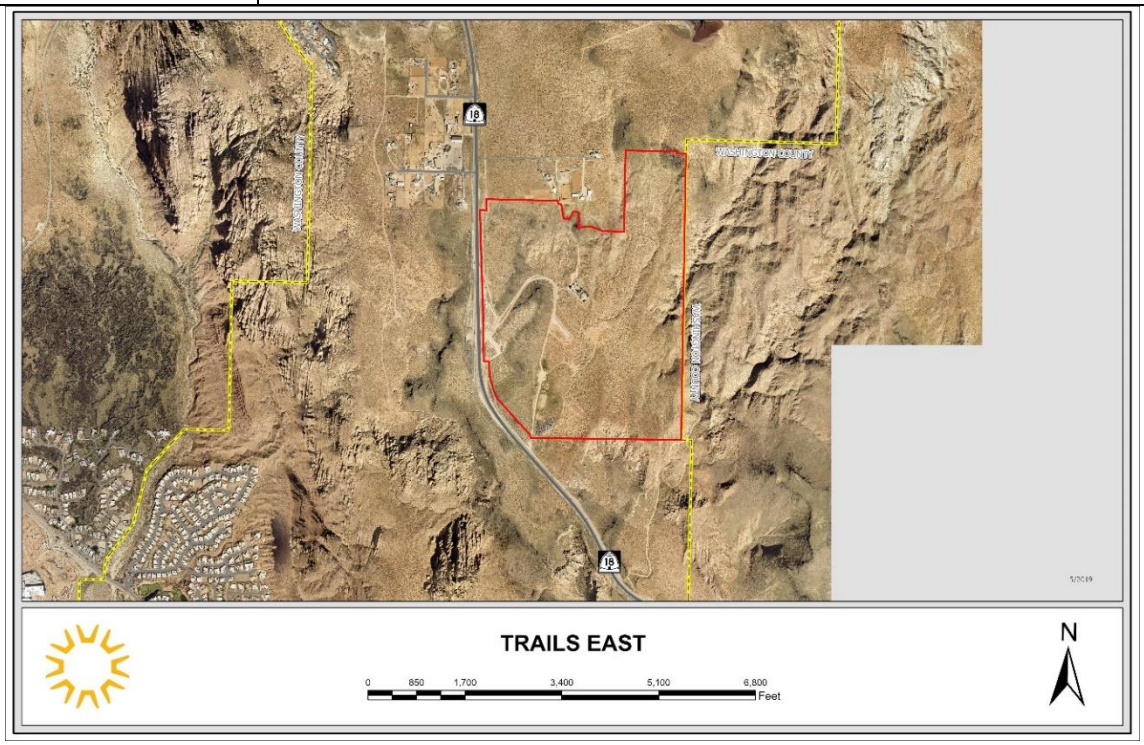
Attachments

St.George
Community Development

Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **03/31/2026**
PLANNING COMMISSION AGENDA REPORT: **04/14/2026**
CITY COUNCIL AGENDA REPORT: **05/07/2026**

Trails East Hillside Development Permit (Case No. 2026-HS-002)		
Request:	Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is required in order to develop the property into multi-family and single-family homes. There will be a commercial element in the future.	
Applicant:	Civil Science	
Representative:	Brandee Walker	
Location:	East side of Highway 18, between approximately 3200 North and 4300 North	
General Plan:	LDR (Low Density Residential) & COM (Commercial)	
Existing Zoning:	G&G (Gravel & Grazing)	
Surrounding Zoning:	North	PD-TNZ (Planned Development Traditional Neighborhood Zone), RE-12.5 (Residential Estates, 12,500 ft^2 lots) and G&G (Gravel & Grazing)
	South	R-1-10 (Single Family Residential 10,000 sq ft lots)
	East	Washington County
	West	Across Hwy 18 G&G (Gravel & Grazing)
Land Area:	333 Acres	



BACKGROUND

The applicant is the owner of what was once known and approved as The Trails. The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. In March of 2026, the current owner of the property went through the process to change the General Plan on approximately 108 acres on the southern portion of the 333 acres of total property. The108 acres went from LDR (Low Density Residential) to COM (Commercial). While the Hillside Review Board will be considering the Commercial portion of the property, for density purposes, the Commercial portion has been removed from the calculation.

Regarding the remaining 224 acres to be used for residential development: the applicant has removed the non-buildable property from the equation. That leaves the following total buildable area:

0% - 20%	254.33		100%	254.33
21% - 30%	36.75		30%	11.02
31% - 40%	19.31		5%	0.97
41% +	22.29		0%	0
Total:	332.68			266.32

After removing the 107.6 acres of buildable commercial property, the total buildable residential acreage is 15.72 acres. The site will have two primary areas of residential development. The first area is next to the highway and will consist of small single-family homes, townhomes and stacked apartments. The larger, second area will consist of all single-family homes. Each will require a zone change. Overall, the density is restricted to 4.0 units per acre. At a total of 607 units over 158.72 buildable acres, the project would yield an overall density of 3.82 units per acre.

The Hillside Review Board will visit the site to determine what conditions exist on the ground and if there are any unique features that should be protected. They will look at the proposed concept plans, grading plans, Geotechnical reports, slope maps and make a recommendation to the Planning Commission who will in turn make a recommendation to the City Council.

APPLICABLE ORDINANCE(S) *(Selected portions)*

10-13A-1: Density and Disturbance Standards

A. The hillside development overlay zone (HDOZ) limits development densities and provides specific development incentives to transfer underlying zone densities from hillsides (sending areas) to less steep slopes or more safe development areas (receiving areas), within a development.

B. For those portions of a proposed development with natural slopes twenty percent (20%) or less, development density follows the density and development standards in the underlying zone.

C. For those portions of a proposed development with natural slopes from 3disturb more than thirty percent (30%) of the parcel within this slope category.

D. For those portions of a proposed development with natural slopes from thirty-one percent (31%) to forty percent (40%), development activity shall not disturb more than five percent (5%) of the area within this slope category.

E. A proposed development may not disturb slopes in excess of forty percent (40%).

10-13A-2: Slope and Slope Areas Determined

A. Slope shall be determined for each significant portion of development parcel.

B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one-inch equals one hundred feet (1" = 100') scale maximum.

2. *Verification through Field Surveys:* The city engineer or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.

C. *Determination of Slope Areas:* Using the contour map, natural slopes shall be calculated using points identified as natural slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%), and shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining project density. Small washes or outcrops, which have slopes distinctly different from surrounding property, and are not part of the contiguous topography, may be excluded from the slope determination.

EXHIBITS PROVIDED

1. Exhibit A – Development Map
   "Exhibit A" are drawings submitted to the City on August 15, 2024.

2. Exhibit B – Grading Plan
   "Exhibit C" in the packet is the Grading Plan.

3. Exhibit C – Illustrative Plan
   "Exhibit D" in the packet is an analysis of the slope.

4. Exhibit E – Phase 1 & 2 Drainage Study
   "Exhibit E" in the packet is a letter provided by AGEC

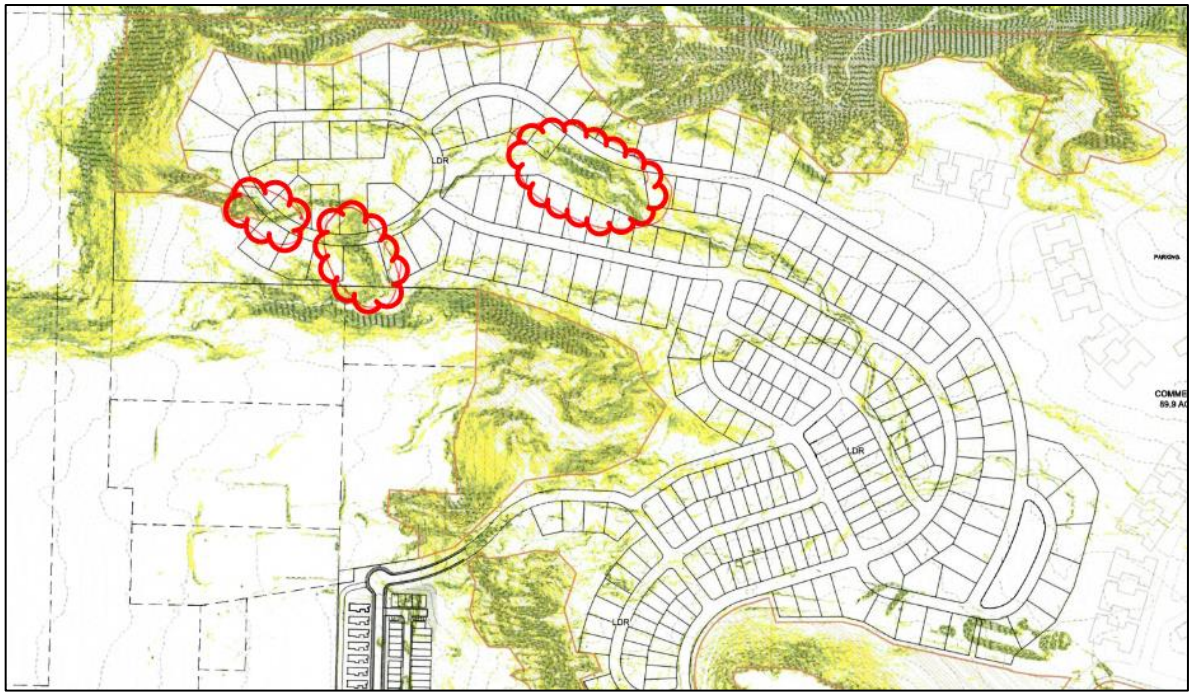
5. Exhibit E – Geotechnical Study
   "Exhibit E" in the packet is the Geotechnical report

RECOMMENDATION

Section 10-13A-8(B)(1) of the "Hillside Review Board Powers and Duties" states that the Hillside Board can make recommendations to "adopt, modify or reject a proposal" to the Planning Commission (PC).

Hillside Review Board Meeting

On March 31, 2026, the Hillside Review Board (HSRB) held a public meeting to discuss the request for a hillside permit. The HSRB recommended approval of the development but wanted to revisit the areas circled in red once the plats for those areas were submitted.



From the HSRB meeting minutes:

> A motion was made by Board Member Mathis to recommend approval for the residential areas, primary focus on this one was the West side, more high density development area. But also looking at the overall general map to the east and to the north, the west side does not see any issues or concerns necessarily. We will have commercial later, in some of the other areas. We do have a couple areas of concern, as we move further to the north and east, where we have some over 40% slopes that we would like to look at again, as more design gets put together and we are able to access that in an easier manner. We have circled three areas of concern that we want to view, Brandee (Walker) has the map [Exhibit A] and we will look at it in the future. Besides that, there are a few other areas inside the development that has non-contiguous areas that we are not concerned about, that is not out-cropping or anything that wouldn't meet ordinance.

PLANNING COMMISSION

On April 14, 2026, the Planning Commission held a public meeting to consider the request for a hillside permit on the subject property. They now forward a positive recommendation for the permit with a 6-0 vote along with the condition of the Hillside Review Board that as plats for the north-eastern portion of the property arrive, that further review by the HSRB, Planning Commission and City Council take place.

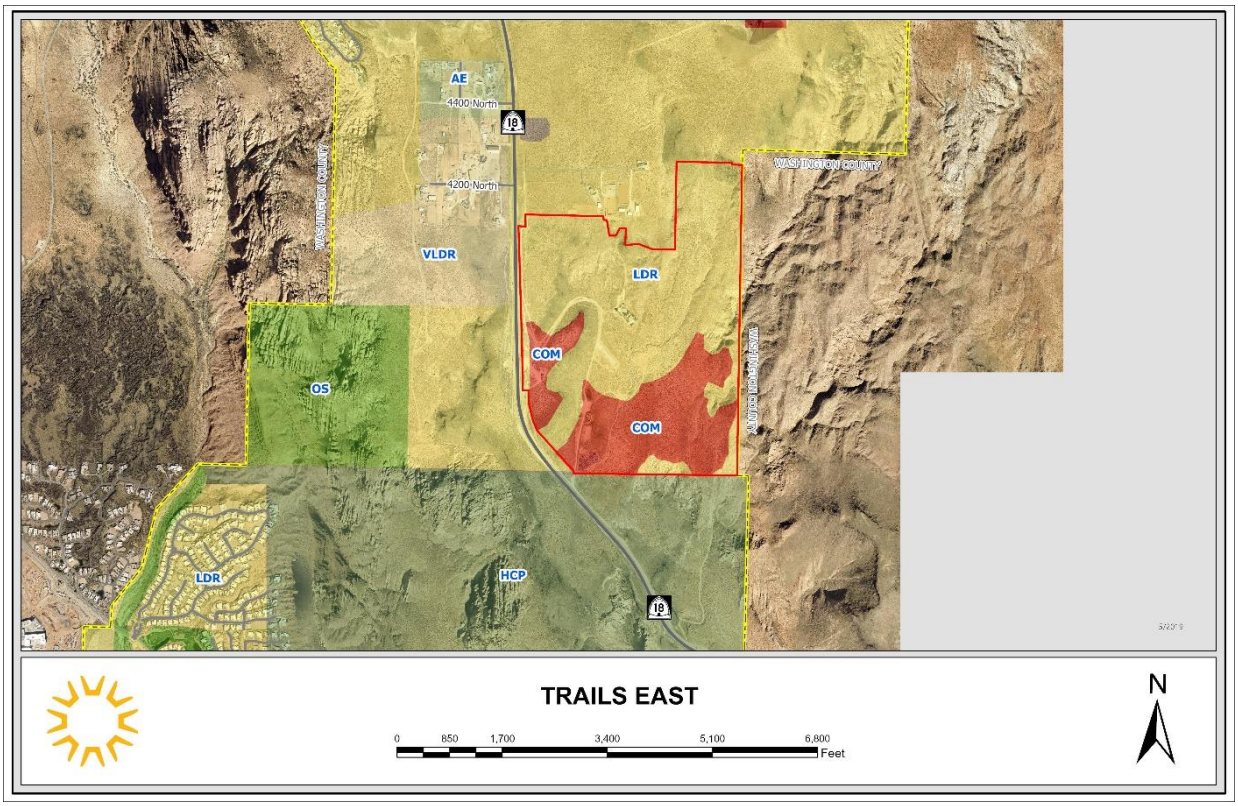
MODEL MOTION

"I move that we approve of the Trails East hillside permit, application number 2026-HS-002, based on the findings and subject to the recommendations of the Hillside Review Board and Planning Commission as listed in the staff report."

FINDINGS

1. The proposed development generally aligns with the intent of the Hillside Development Overlay Zone in that it concentrates density in more buildable areas while limiting disturbance on steeper slopes.
2. Based on the materials provided, including the slope analysis and grading plans, the project appears to stay within the allowable disturbance thresholds for slopes between 20% and 40%, and avoids disturbance in areas exceeding 40% slope, consistent with City ordinance requirements.
3. The proposed density of approximately 3.82 units per acre remains below the maximum allowed under the General Plan designation.

General Plan – LDR - Low Density Residential



Zoning – G&G - (Gravel & Grazing)

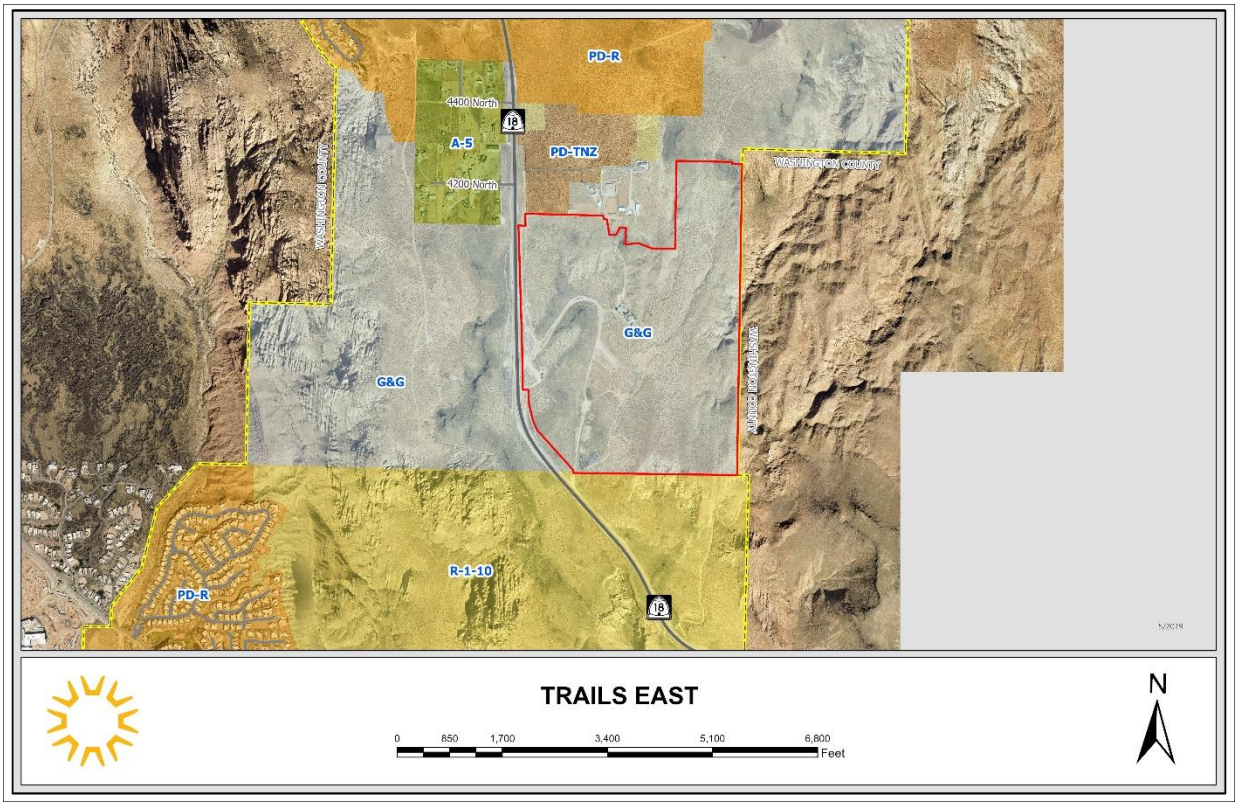


EXHIBIT A

Development Map



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

DEVELOPMENT MAP
TRAILS EAST
LOCATED IN ST. GEORGE, UTAH

PD-R AREA = 214.35 ACRES

DEVELOPABLE AREA = 148.92 ACRES (HILLSIDE LIMITS)

UNITS = 575 TOTAL
- 269 SINGLE FAMILY
- 82 TOWNHOMES
- 224 APARTMENTS

DENSITY = 3.9 D.U./ACRE (575/148.92)

OPEN SPACE:
- DEVELOPED AMENITIES = 1.9 ACRES
- DEVELOPED LANDSCAPE = 3.5 ACRES
- NATURAL OPEN SPACE = 106.1 ACRES
- TOTAL = 111.5 ACRES (48%)

PD-TNZ AREA = 10.0 ACRES

DEVELOPABLE AREA = 9.7 ACRES (-0.3 HILLSIDE)

UNITS = 32
- 17 SINGLE FAMILY
- 15 TOWNHOMES

DENSITY = 3.2 D.U./ACRE

HILLSIDE AREA NOT DISTURBED = 77.3 ACRES

Developable Area Table	
Slopes	Area (Acres)
0% -20%	254.33
20% - 30%	36.75
30% - 40%	19.31
40% - Vertical	22.29
	332.65

Use Table				
Use	Area (Acres)	Develop (Acres)	Units	Density
TNZ	10.0	9.7	32	3.2 DU/Ac
PD-R	214.35	148.92	575	3.9 DU/Ac
PD-C	108.3	107.6	NA	NA
	332.65	266.33		

Slopes Table			
Minimum Slope	Maximum Slope	Area (Acres)	Color
0%	20%	254.33	
20%	30%	36.75	
30%	40%	19.31	
40%	VERTICAL	22.29	
		332.65	

0 200 100 400
SCALE: 1" = 200'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

DEVELOPMENT MAP
TRAILS EAST

PROJ. #: IF25589
DRAWN BY: BLW
DATED: 03/17/2026
SCALE OF SHEET
HOR SCALE: 1" = 200'

SHEET
C3

EXHIBIT B

Grading Plan

THE TRAILS - PHASES 1 & 2

GRADING PLANS

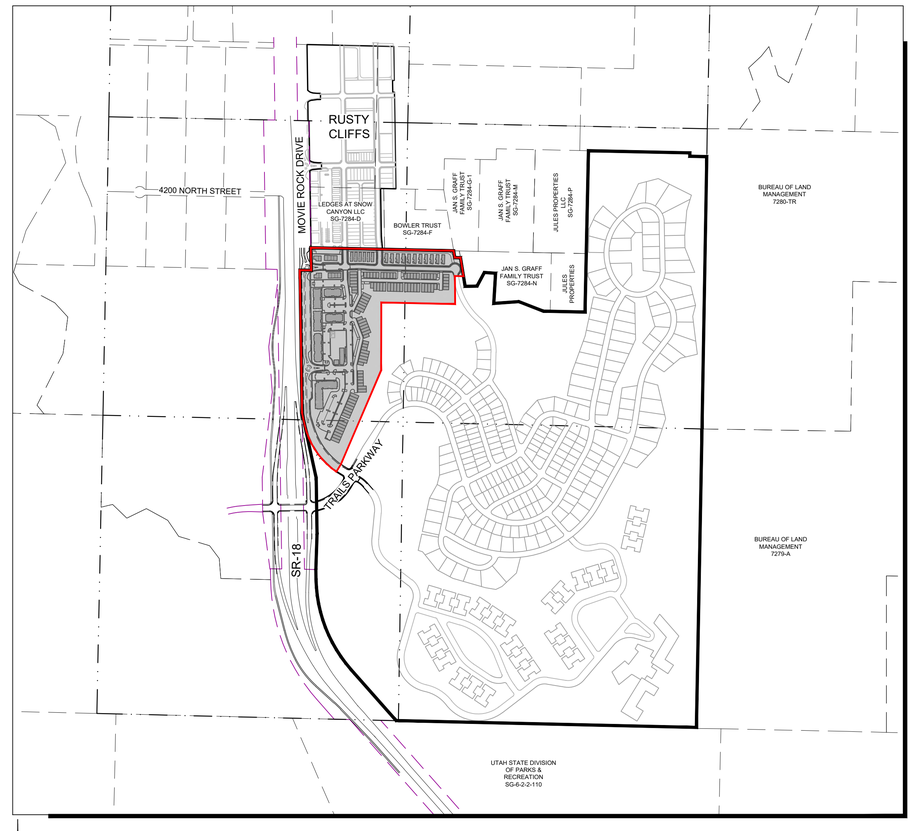
HILLSIDE DEVELOPMENT PERMIT

LOCATED IN ST. GEORGE, UTAH

PARCEL SG-7284-B-1-A

SECTION 35, TOWNSHIP 41 SOUTH, RANGE 16 WEST

SHEET NO.	SHEET DESCRIPTION
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3	GRADING PLAN - PHASES 1 & 2
C4	GRADING PLAN - SHEET 1
C5	GRADING PLAN - SHEET 2
C6	GRADING PLAN - SHEET 3
C7	GRADING PLAN - SHEET 4
C8	GRADING PLAN - SHEET 5
C9	GRADING PLAN - SHEET 6
C10	GRADING PLAN - SHEET 7
C11	GRADING PLAN - SHEET 8
C12	GRADING PLAN - SHEET 9
C13	GRADING PLAN - SHEET 10
C14	GRADING PLAN - SHEET 11
C15	CROSS SECTION - SHEET 1
C16	CROSS SECTION - SHEET 2
C17	CROSS SECTION - SHEET 3



PROJECT MAP
(N.T.S.)

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

HELOS GROUP
TRAILS DEVELOPMENT QOZB LLC
3940 NORTH TRAVERSE MNT BLVD STE 200
LEHI, UT 84043

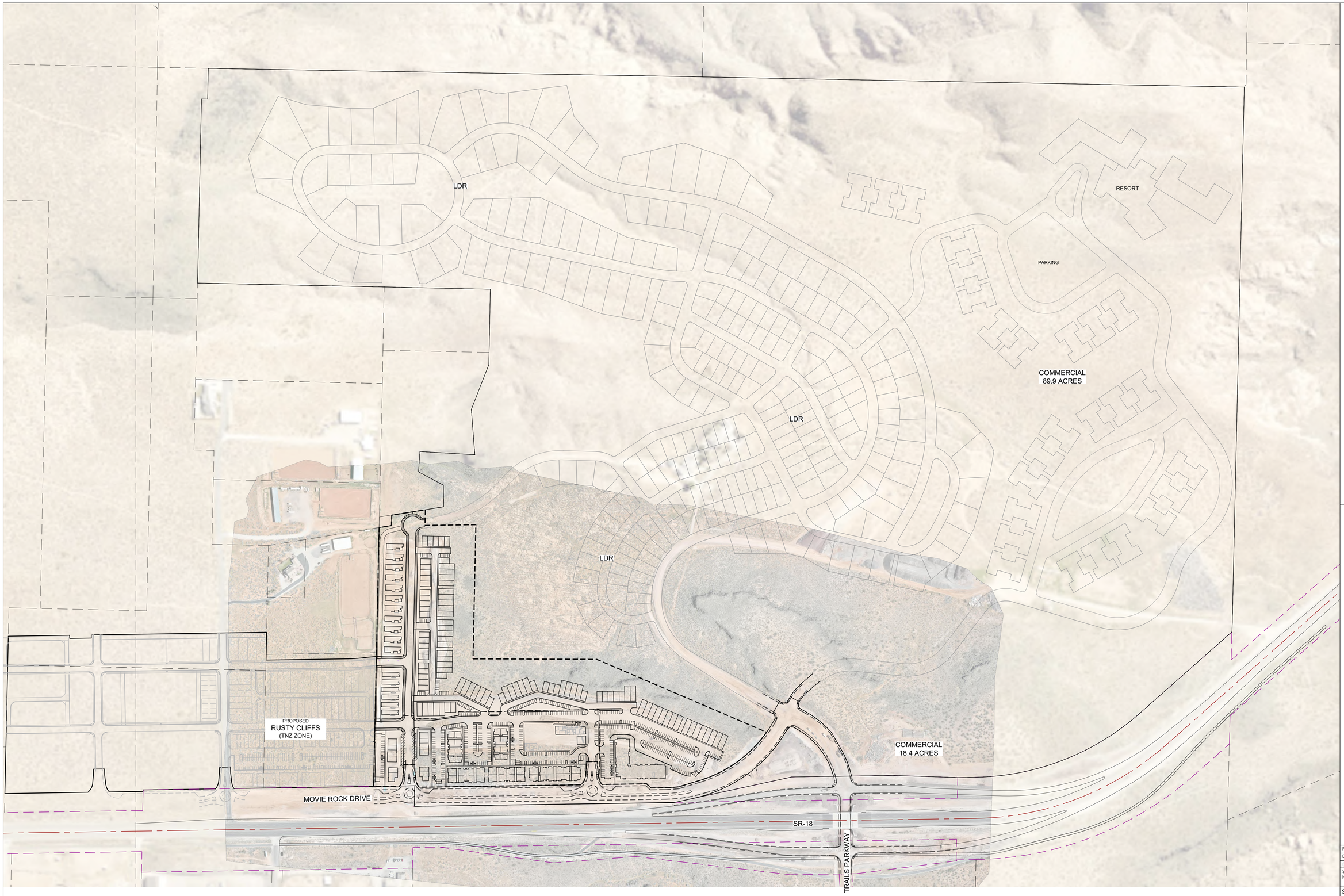
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

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

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

HILLSIDE DEVELOPMENT PERMIT
THE TRAILS - PHASES 1 & 2
LOCATED IN ST. GEORGE, UTAH

PROJ. #: IF25589
DRAWN BY: BLW
DATED: 03/11/2026
SHEET
C1



0 100 200 400

SCALE: 1" = 200'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

OVERALL SITE PLAN
THE TRAILS EAST

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

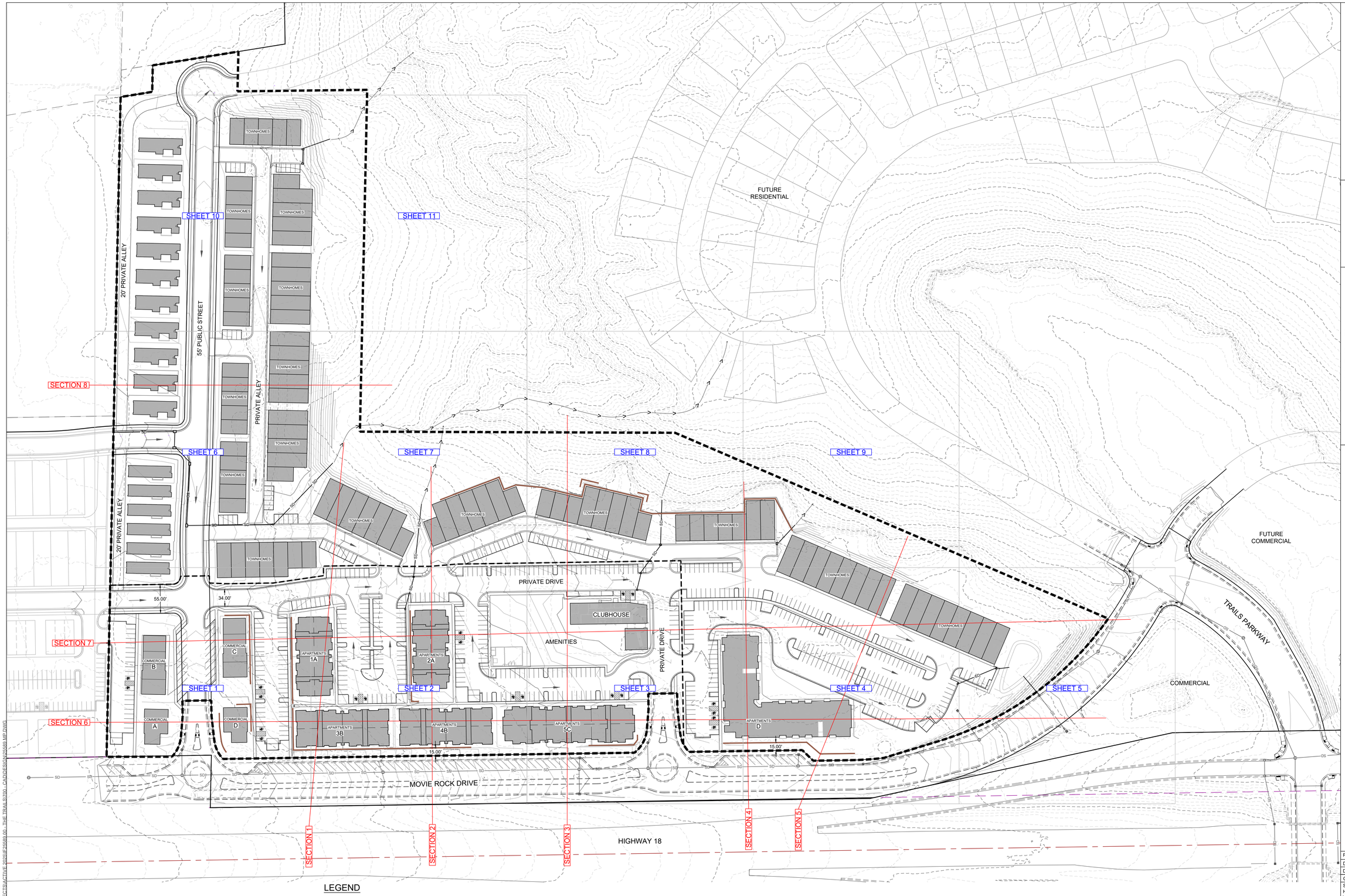
CivilScience

OVERALL SITE PLAN
THE TRAILS EAST
LOCATED IN ST. GEORGE, UTAH

PROJ. #: IF25589
DRAWN BY: BLW
DATED: 03/10/2026
SCALE OF SHEET HOR SCALE: 1" = 200'

SHEET

C2



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- SD — INSTALL STORM DRAIN
- INSTALL RETAINING WALL
- DRAINAGE FLOW DIRECTION

0 40 80 160

SCALE: 1" = 80'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

GRADING PLAN - PHASES 1 & 2
THE TRAILS

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

REVIEW SET

NOT FOR CONSTRUCTION

REUSE OF DRAWINGS

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

GRADING PLAN - PHASES 1 & 2

THE TRAILS

LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 80'
VER SCALE:	N/A

SHEET

C3

PATH: L:\UTAH\PROJECTS\ACTIVE 2025\F25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG



NOTES

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

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OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SD — INSTALL STORM DRAIN (PER PLAN)
- INSTALL DRAINAGE SWALE
- INSTALL RETAINING WALL (HEIGHT PER PLAN)
- STORM WATER DETENTION AREA
- DRAINAGE FLOW DIRECTION
- FFE: 00.00 — FINISH FLOOR ELEVATION
- LOCATION / ELEVATION — SPOT ELEVATION

TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

N

0 10 20 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

Know what's below. Call before you dig.

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

GRADING PLAN - SHEET 1

THE TRAILS

LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	N/A

SHEET

C4

PATH: L:\UTAH\PROJECTS\ACTIVE 2025\P25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG



NOTES

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LEGEND

	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
SD	INSTALL STORM DRAIN (PER PLAN)
	INSTALL DRAINAGE SWALE
	INSTALL RETAINING WALL (HEIGHT PER PLAN)
	STORM WATER DETENTION AREA
	DRAINAGE FLOW DIRECTION
FFE: 00.00	FINISH FLOOR ELEVATION
LOCATION ELEVATION	SPOT ELEVATION
TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

0 10 20 40
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

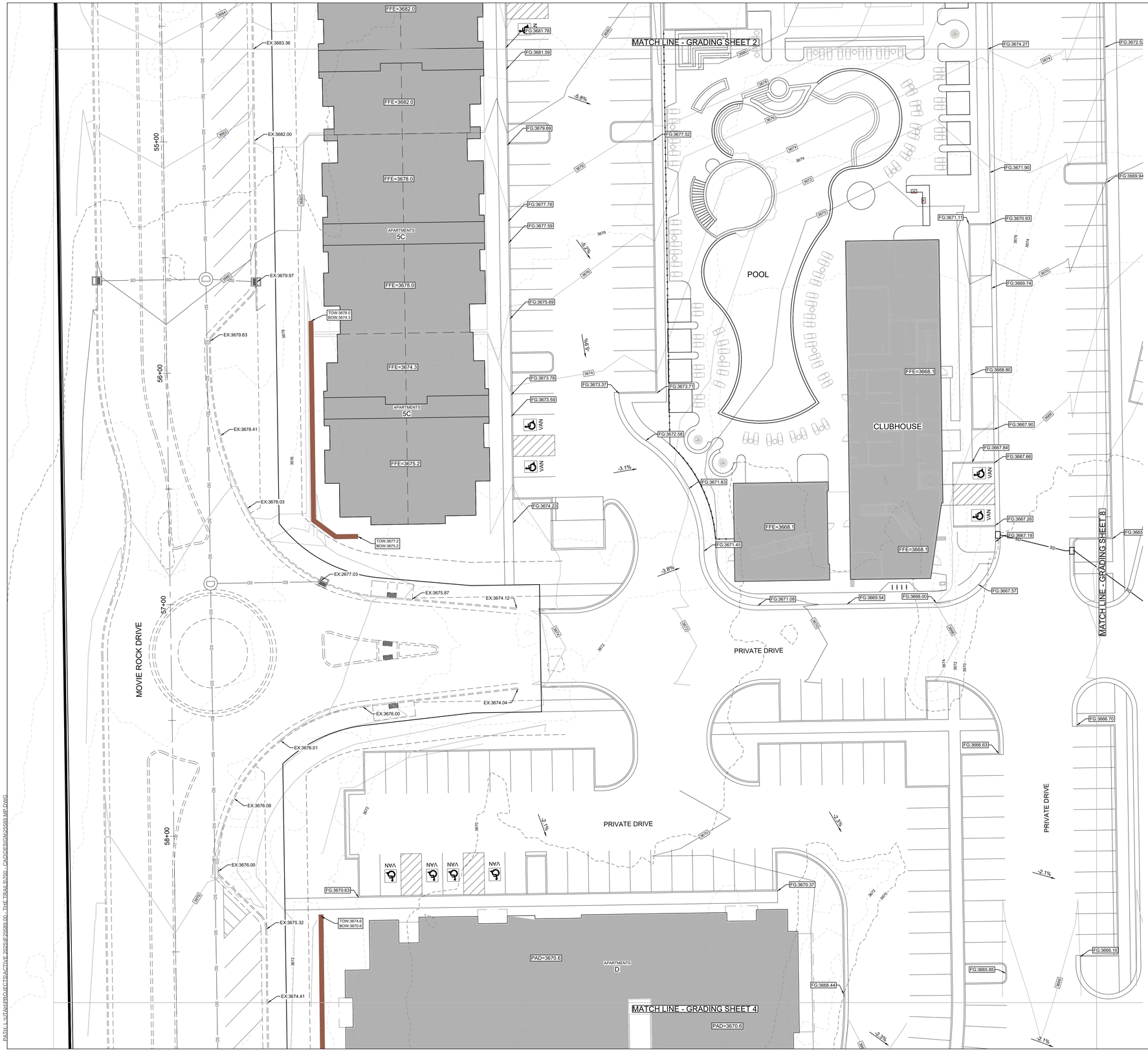
GRADING PLAN - SHEET 2

THE TRAILS
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET
C5

PATH: L:\UTAH\PROJECTS\ACTIVE 2025\#25589.00_THE TRAILS\700_CADD\DESIGN\25589 MP.DWG



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LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROJECT BOUNDARY
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- EXISTING CURB & GUTTER
- SD — INSTALL STORM DRAIN (PER PLAN)
- INSTALL DRAINAGE SWALE
- INSTALL RETAINING WALL (HEIGHT PER PLAN)
- STORM WATER DETENTION AREA
- DRAINAGE FLOW DIRECTION
- FFE: 00.00 — FINISH FLOOR ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION

TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

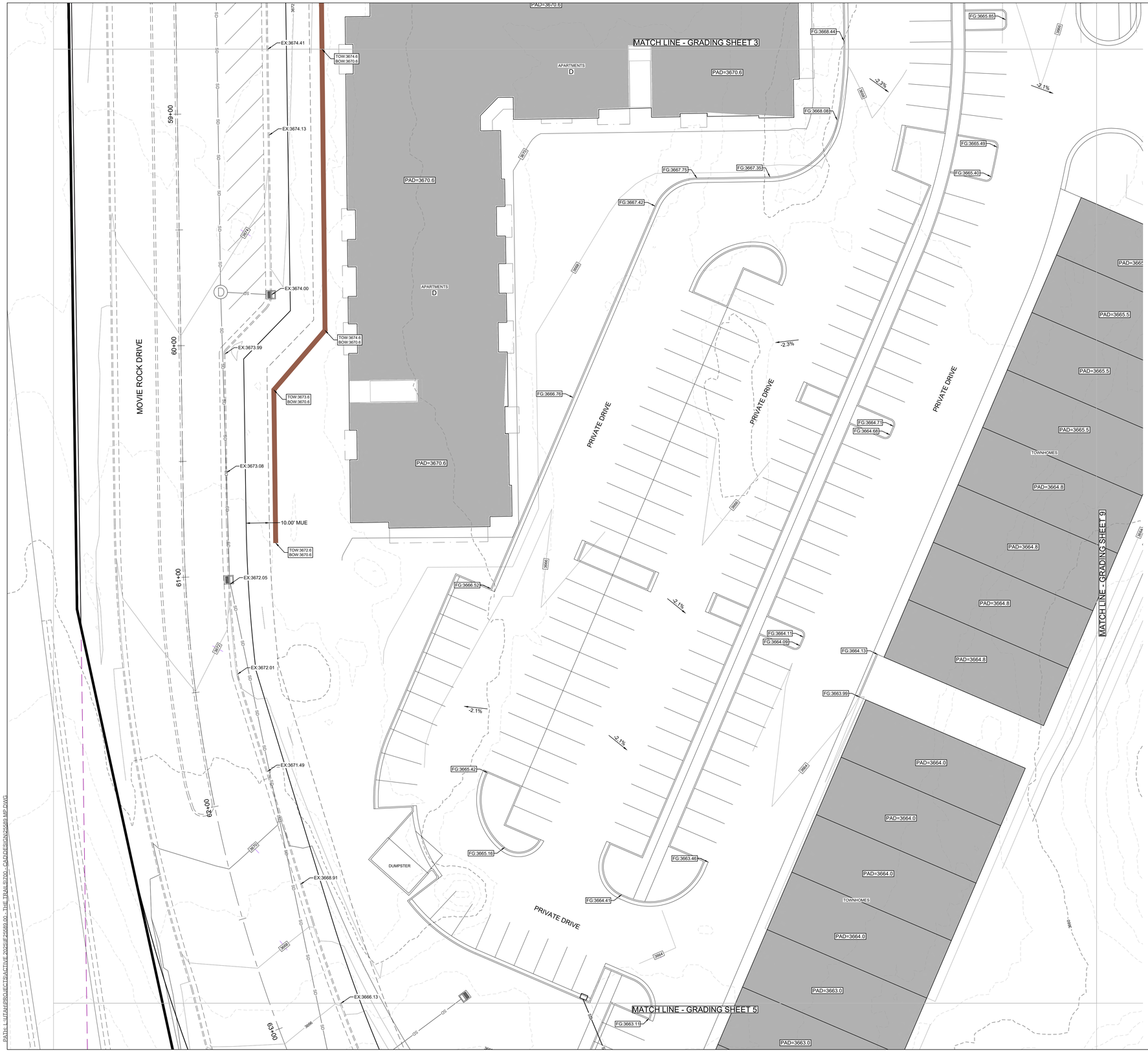
GRADING PLAN - SHEET 3

THE TRAILS
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET
C6

PATH: L:\UTAH\PROJECTS\ACTIVE 2025\F 25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG



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LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SD — INSTALL STORM DRAIN (PER PLAN)
- INSTALL DRAINAGE SWALE
- INSTALL RETAINING WALL (HEIGHT PER PLAN)
- STORM WATER DETENTION AREA
- DRAINAGE FLOW DIRECTION
- FFE: 00.00 — FINISH FLOOR ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION

TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

N

0 10 20 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

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	REVISION			

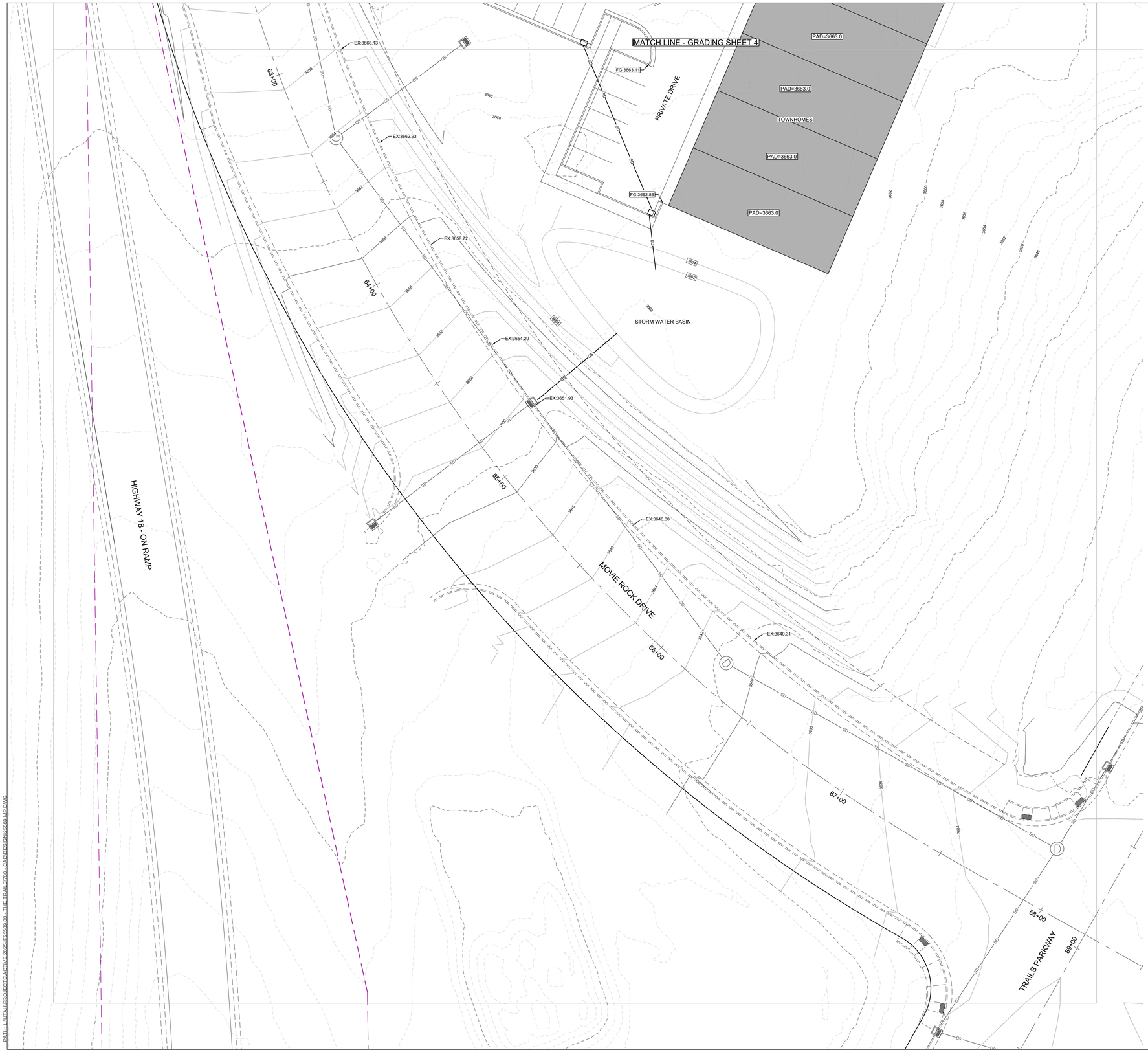
GRADING PLAN - SHEET 4

THE TRAILS

LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A
SHEET	C7

PATH: I:\UTAH\PROJECTS\ACTIVE 2025\F25589.00 - THE TRAILS\700 - CAD\DES\CNX25589 MP.DWG



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LEGEND

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- FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SD — INSTALL STORM DRAIN (PER PLAN)
- INSTALL DRAINAGE SWALE
- INSTALL RETAINING WALL (HEIGHT PER PLAN)
- STORM WATER DETENTION AREA
- DRAINAGE FLOW DIRECTION
- FFE: 00.00 — FINISH FLOOR ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION

TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

GRADING PLAN - SHEET 5

THE TRAILS
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET
C8

PATH: I:\UTAH\PROJECTS\ACTIVE 2025\F25589.00 - THE TRAILS\700 - CAD\DES\GN\25589 MP.DWG

RUSTY CLIFFS

BOWLER TRUST

PRIVATE ALLEY

PRIVATE ALLEY

55' PUBLIC STREET

55' PUBLIC STREET

PRIVATE ALLEY

PRIVATE ALLEY

PRIVATE ALLEY

MATCH LINE - GRADING SHEET 11

MATCH LINE - GRADING SHEET 10

MATCH LINE - GRADING SHEET 7

TOWNHOMES

TOWNHOMES

TOWNHOMES

TOWNHOMES

PAD=3709.4 PAD=3710.5 PAD=3711.3 PAD=3711.6 PAD=3711.8 PAD=3712.1

PAD=3711.2 PAD=3710.0 PAD=3708.7 PAD=3708.0

PAD=3701.5 PAD=3702.5 PAD=3701.5 PAD=3702.0

FFE=3703.5 FFE=3702.5 FFE=3701.0 FFE=3699.7 FFE=3698.1 FFE=3696.5 FFE=3694.9

FG:3708.48 FG:3709.58 FG:3710.67 FG:3711.41 FG:3711.67 FG:3711.86

FG:3711.53 FG:3711.16 FG:3709.93 FG:3708.70 FG:3708.03

FG:3705.09 FG:3705.39 FG:3705.96 FG:3706.41 FG:3706.91 FG:3706.55

PC: 2+45.66 PRC: 3+48.31 PT: 4+42.18

3+00 4+00 5+00 6+00 7+00

FG:3705.78 FG:3706.06 FG:3706.42 FG:3707.07 FG:3706.38

FG:3703.83 FG:3702.51 FG:3701.16 FG:3699.77 FG:3698.18 FG:3696.56 FG:3695.61 FG:3694.94 FG:3693.98 FG:3693.27

FG:3700.55 FG:3701.58 FG:3702.72

FG:3700.50 FG:3701.53 FG:3701.98

FG:3696.15

NOTES

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LEGEND

	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
SD	INSTALL STORM DRAIN (PER PLAN)
	INSTALL DRAINAGE SWALE
	INSTALL RETAINING WALL (HEIGHT PER PLAN)
	STORM WATER DETENTION AREA
	DRAINAGE FLOW DIRECTION
FFE= 00.00	FINISH FLOOR ELEVATION
LOCATION ELEVATION	SPOT ELEVATION
TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

SCALE: 1" = 20'
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1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

GRADING PLAN - SHEET 6

THE TRAILS

LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET

C9

PATH: L:\UTAH\PROJECTS\ACTIVE 2025\#25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG



NOTES

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LEGEND

	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
SD	INSTALL STORM DRAIN (PER PLAN)
	INSTALL DRAINAGE SWALE
	INSTALL RETAINING WALL (HEIGHT PER PLAN)
	STORM WATER DETENTION AREA
	DRAINAGE FLOW DIRECTION
FFE: 00.00	FINISH FLOOR ELEVATION
LOCATION ELEVATION	SPOT ELEVATION
TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
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FL	FLOW LINE
TOC	TOP OF CONCRETE

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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CivilScience
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ST. GEORGE, UT 84770
435.986.0100

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

GRADING PLAN - SHEET 7

THE TRAILS
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET

C10

PATH: L:\UTAH\PROJECTS\ACTIVE 2025\#25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG



NOTES

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OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SD — INSTALL STORM DRAIN (PER PLAN)
- INSTALL DRAINAGE SWALE
- INSTALL RETAINING WALL (HEIGHT PER PLAN)
- STORM WATER DETENTION AREA
- DRAINAGE FLOW DIRECTION
- FFE: 00.00 — FINISH FLOOR ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION

TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

N

0 10 20 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

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	REVISION			

GRADING PLAN - SHEET 8

THE TRAILS

LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A
SHEET	C11

P:\PATH_L:\UTAH\PROJECTS\ACTIVE 2025\P25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG



NOTES

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

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LEGEND

	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
SD	INSTALL STORM DRAIN (PER PLAN)
	INSTALL DRAINAGE SWALE
	INSTALL RETAINING WALL (HEIGHT PER PLAN)
	STORM WATER DETENTION AREA
	DRAINAGE FLOW DIRECTION
FFE: 00.00	FINISH FLOOR ELEVATION
LOCATION ELEVATION	SPOT ELEVATION
TBC	TOP BACK OF CURB
TOW	FINISH GRADE AT TOP OF WALL
BOW	FINISH GRADE AT BOTTOM OF WALL
TOA	TOP OF ASPHALT
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOW LINE
TOC	TOP OF CONCRETE

N

0 10 20 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

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	REVISION			

GRADING PLAN - SHEET 9

THE TRAILS

LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET

C12

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NOTES

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	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
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	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
SD	INSTALL STORM DRAIN (PER PLAN)
	INSTALL DRAINAGE SWALE
	INSTALL RETAINING WALL (HEIGHT PER PLAN)
	STORM WATER DETENTION AREA
	DRAINAGE FLOW DIRECTION
FFE: 00.00	FINISH FLOOR ELEVATION
LOCATION ELEVATION	SPOT ELEVATION

TBC	TOP BACK OF CURB
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GB	GRADE BREAK
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FL	FLOW LINE
TOC	TOP OF CONCRETE

N

0 20 10 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

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	REVISION			

GRADING PLAN - SHEET 10

THE TRAILS

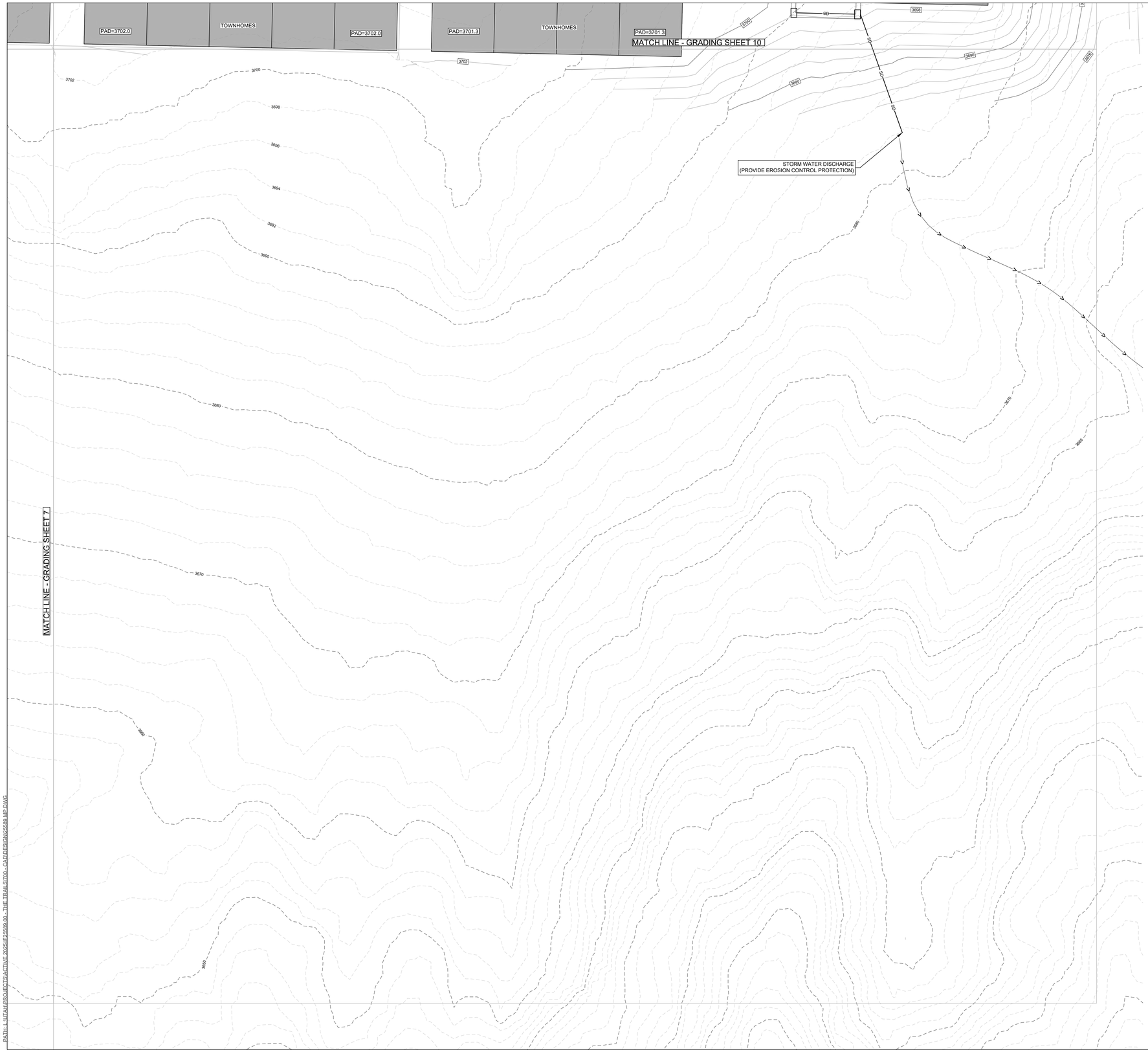
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET

C13

PATH: I:\UTAH\PROJECTS\ACTIVE 2025\F25589.00 - THE TRAILS 3700_CAD\DESIGN\25589 MP.DWG



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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

GRADING PLAN - SHEET 11

THE TRAILS

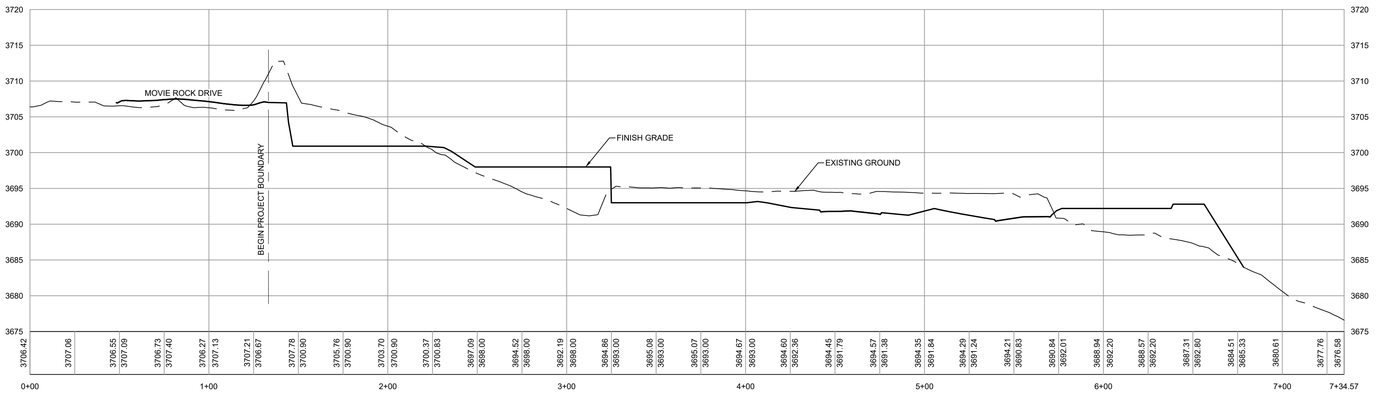
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PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

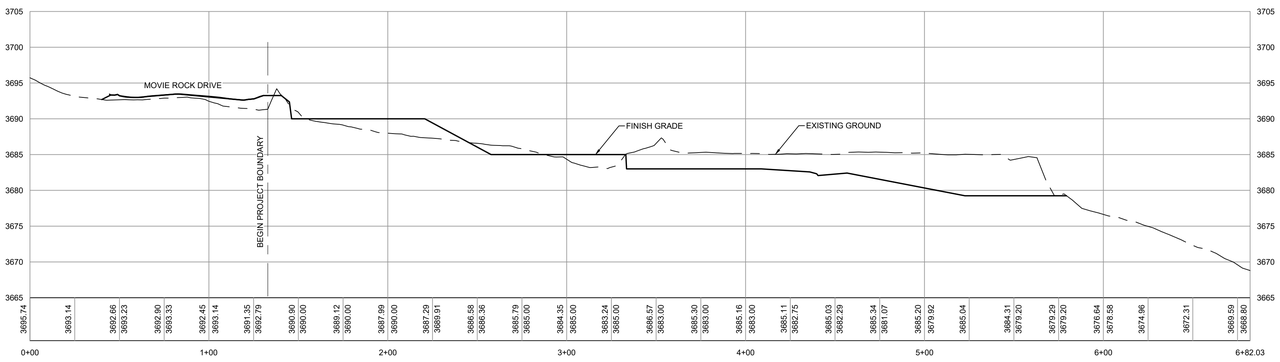
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C14

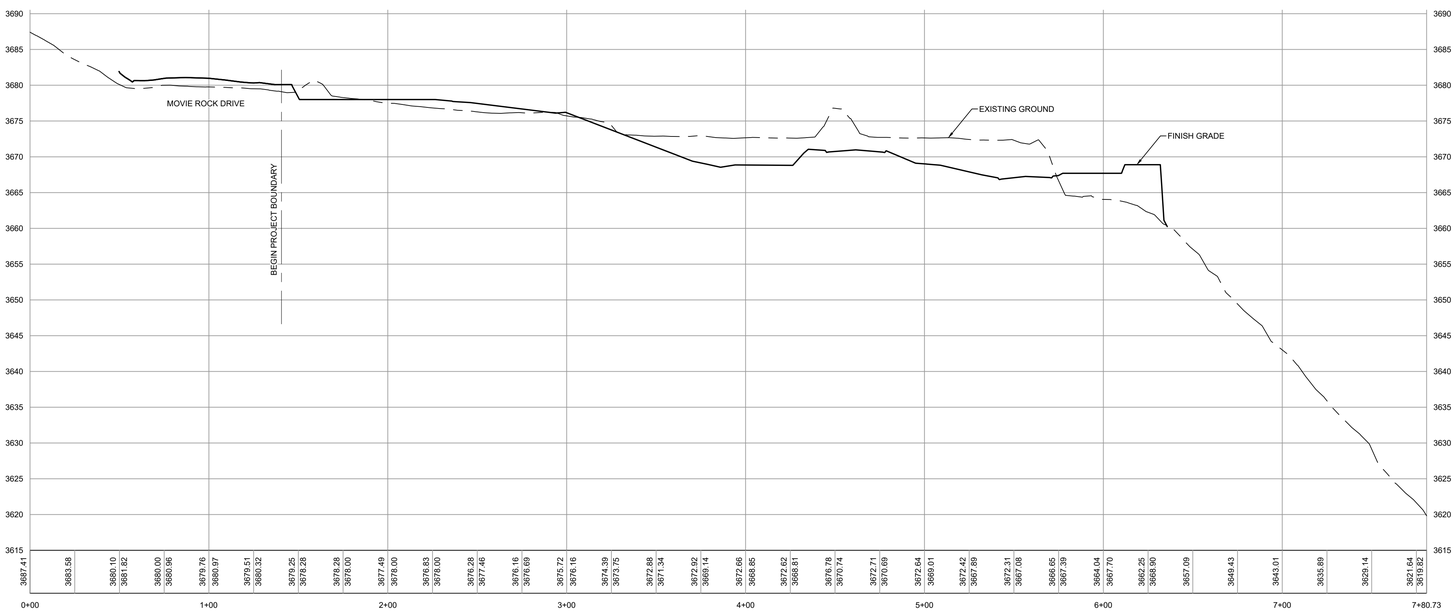
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SECTION 1

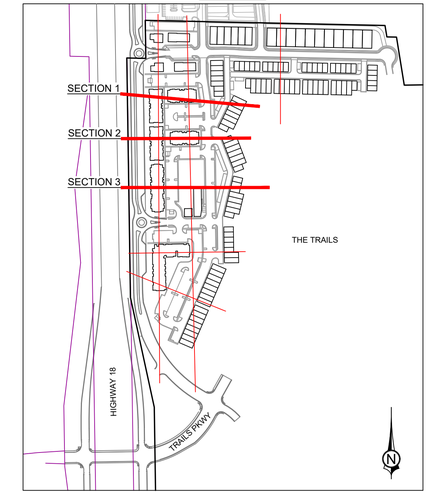


SECTION 2



SECTION 3

KEY MAP



SCALE: 1" = 40'

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CROSS SECTION - SHEET 1

THE TRAILS

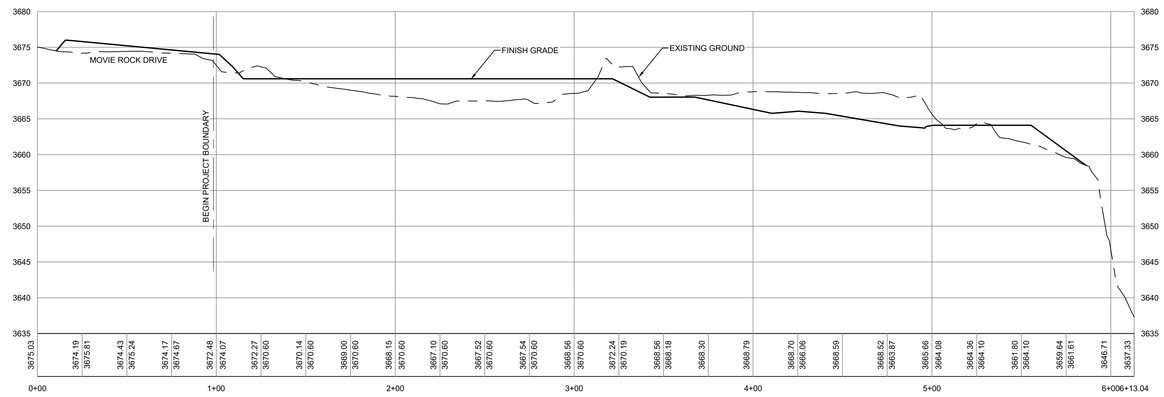
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	N/A

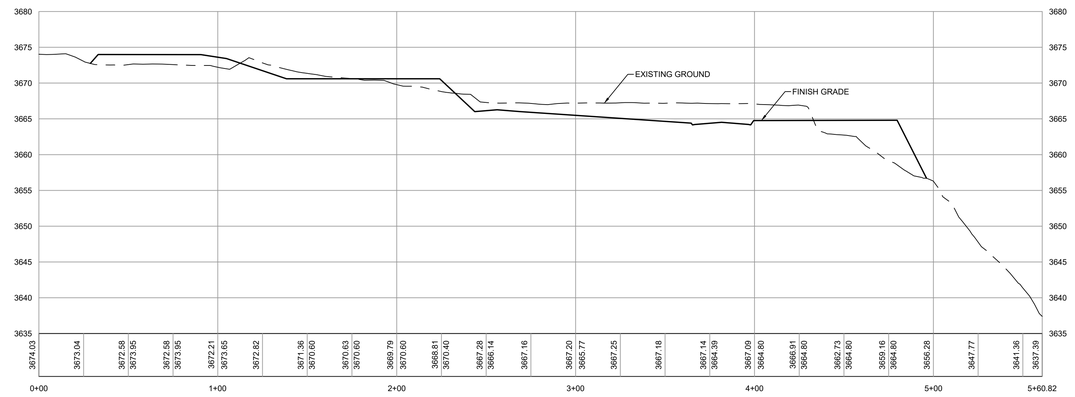
SHEET

C15

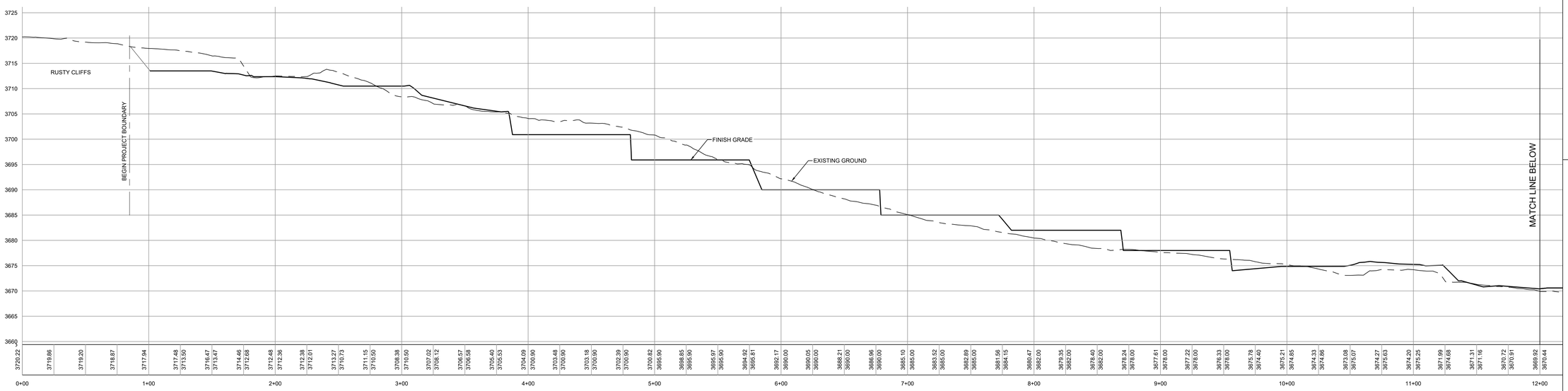
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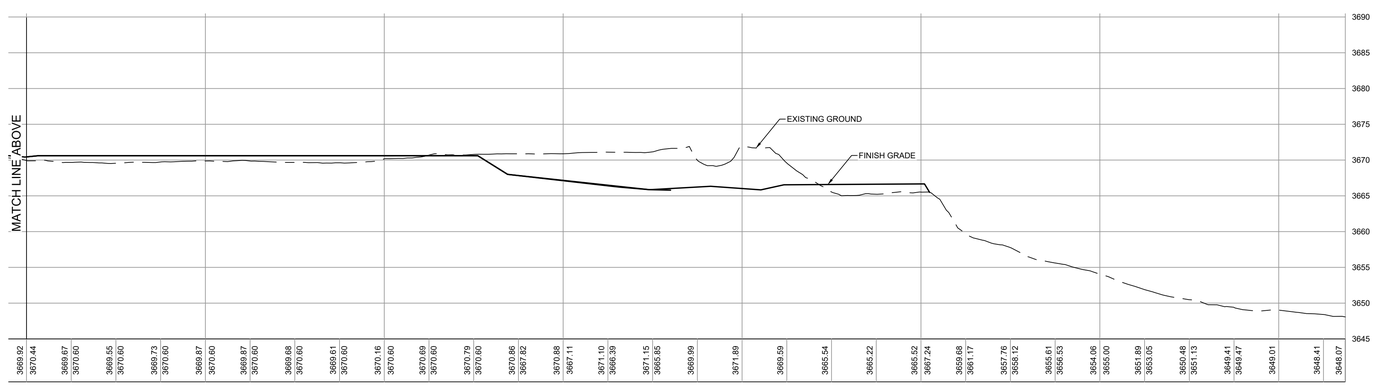
SECTION 4



SECTION 5

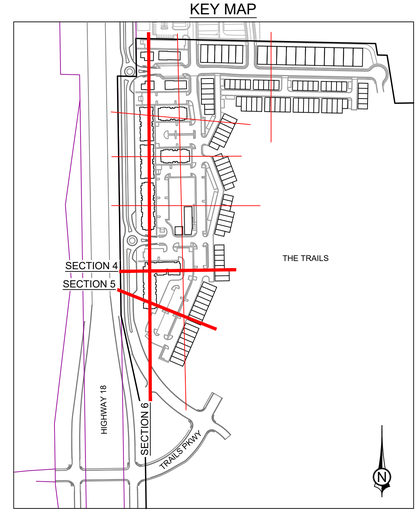


SECTION 6



SECTION 6 CONTINUED

KEY MAP



SCALE: 1" = 40'

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CROSS SECTION - SHEET 2

THE TRAILS

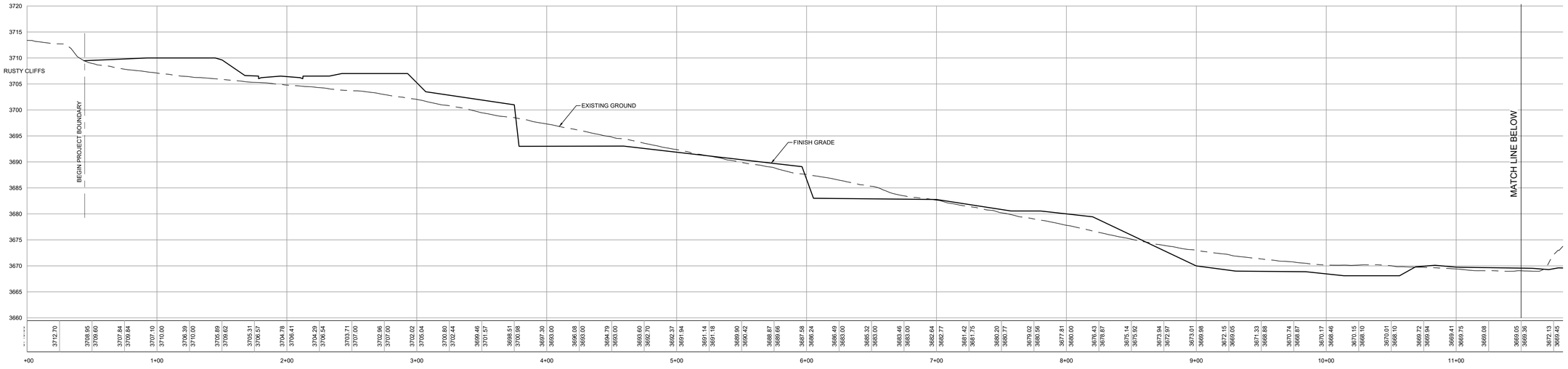
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	N/A

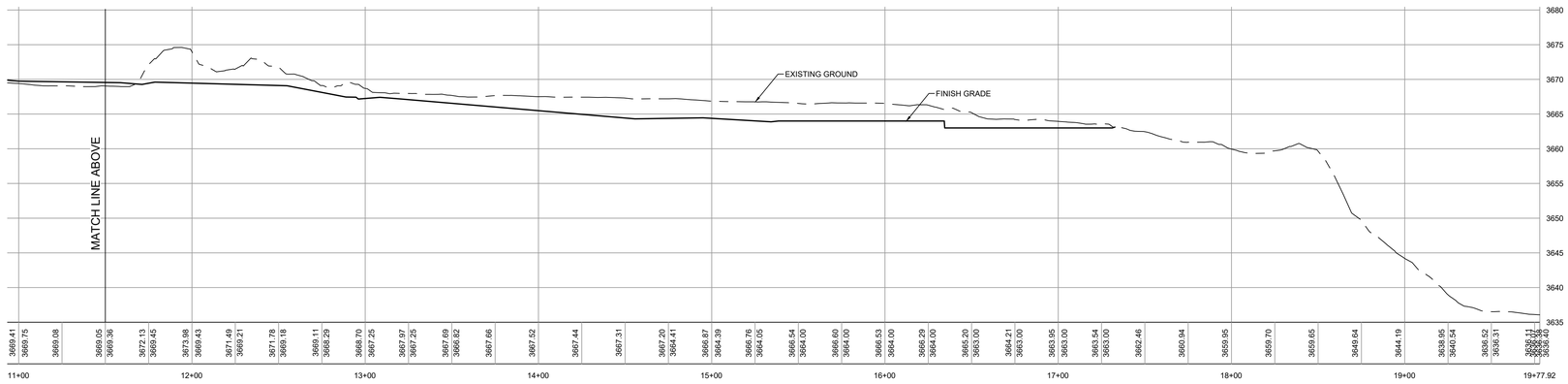
SHEET

C16

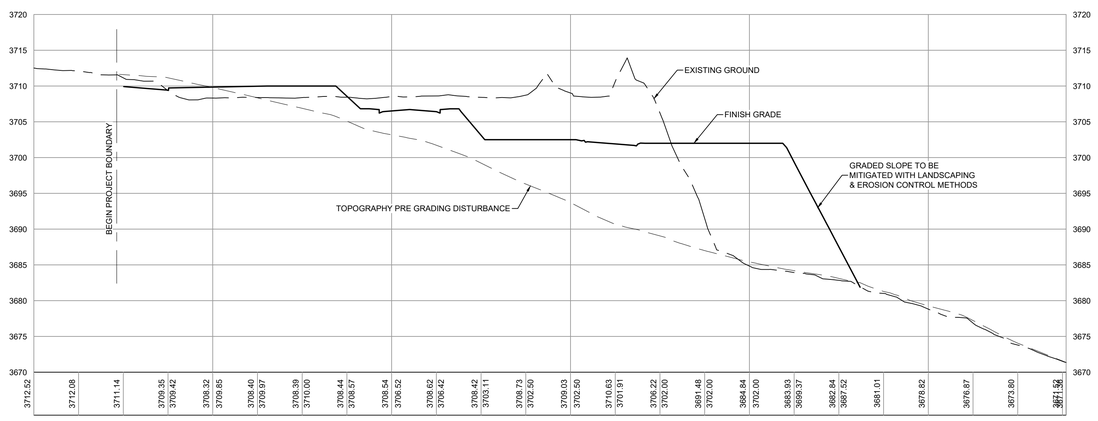
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SECTION 7

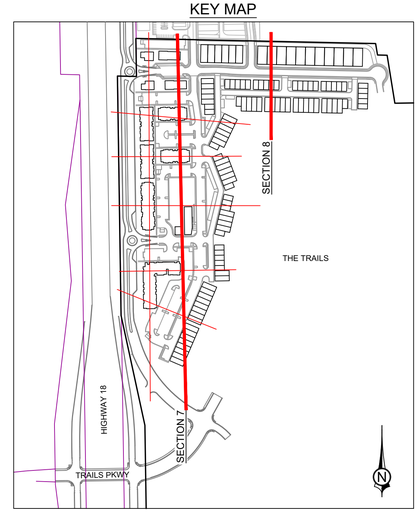


SECTION 7 CONTINUED



SECTION 8

KEY MAP



0 40
20 80
SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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	REVISION			

CROSS SECTION - SHEET 3

THE TRAILS
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Fx. 25589
DATE:	03/10/2026
DESIGN BY:	BLW
CHECKED BY:	RB
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	N/A

SHEET
C17

PATH: I:\UTAH\PROJECTS\ACTIVE 2025\FX25589.00 - THE TRAILS\700 - CAD\DESIGN\25589 MP.DWG

EXHIBIT C

Illustrative Plan



Medium Tree

Cercidium x 'Desert Museum' / Desert Museum Palo Verde
Koelreuteria chinensis / Chinese Flame Tree
Pistacia chinensis / Chinese Pistache
Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite
Salix matsudana 'Navajo' / Navajo Globe Willow

Small Tree

Pistacia lentiscus / Mastic Tree
Prunus cerasifera 'Krauter Vesuvuis' / Krauter Vesuvius Purple-leaf Plum
Sophora secundiflora / Texas Mountain Laurel
Vitex agnus-castus / Chaste Tree

Palm Tree

Phoenix dactylifera / Date Palm
Washingtonia filifera / California Fan Palm
Washingtonia robusta / Mexican Fan Palm

Evergreen Tree

Cupressus sempervirens 'Glauca' / Blue Italian Cypress
Cupressus x leylandii / Leyland Cypress

Shrub Plantings

Agapanthus x 'Galaxy White' / Galaxy White African Lily
Agave geminiflora / Twin Flowered Agave
Cereus peruvianus / Peruvian Apple Cactus
Echinocactus grusonii / Golden Barrel Cactus
Eremophila maculata 'Valentine' / Valentine Spotted Emu Bush
Ferocactus wislizenii / Fish Hook Barrel Cactus
Fouquiera splendens / Ocotillo
Hesperaloe parviflora 'Perpa' TM / Brakelights Red Yucca
Juniperus squamata 'Blue Star' / Blue Star Juniper
Muhlenbergia rigens / Deer Grass
Myrtus communis / Common Myrtle
Nassella tenuissima / Mexican Feather Grass
Opuntia santa-rita / Santa Rita Pricklypear
Pedilanthus macrocarpus / Slipper
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum
Rosmarinus officinalis / Rosemary
Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle

0' 10' 20' 40'

2/17/2026 3:42:26 PM

FFKR | LANDSCAPE & PLANNING

TRAILS EAST - PHASE 1A - APTS, CLUBHOUSE & RETAIL
SR-18 MILE POST 7, ST. GEORGE UT 84771
HELOS GROUP
100% DESIGN DEVELOPMENT - FEB. 06, 2026

△ DATE REVISION

PROJECT NUMBER 25073

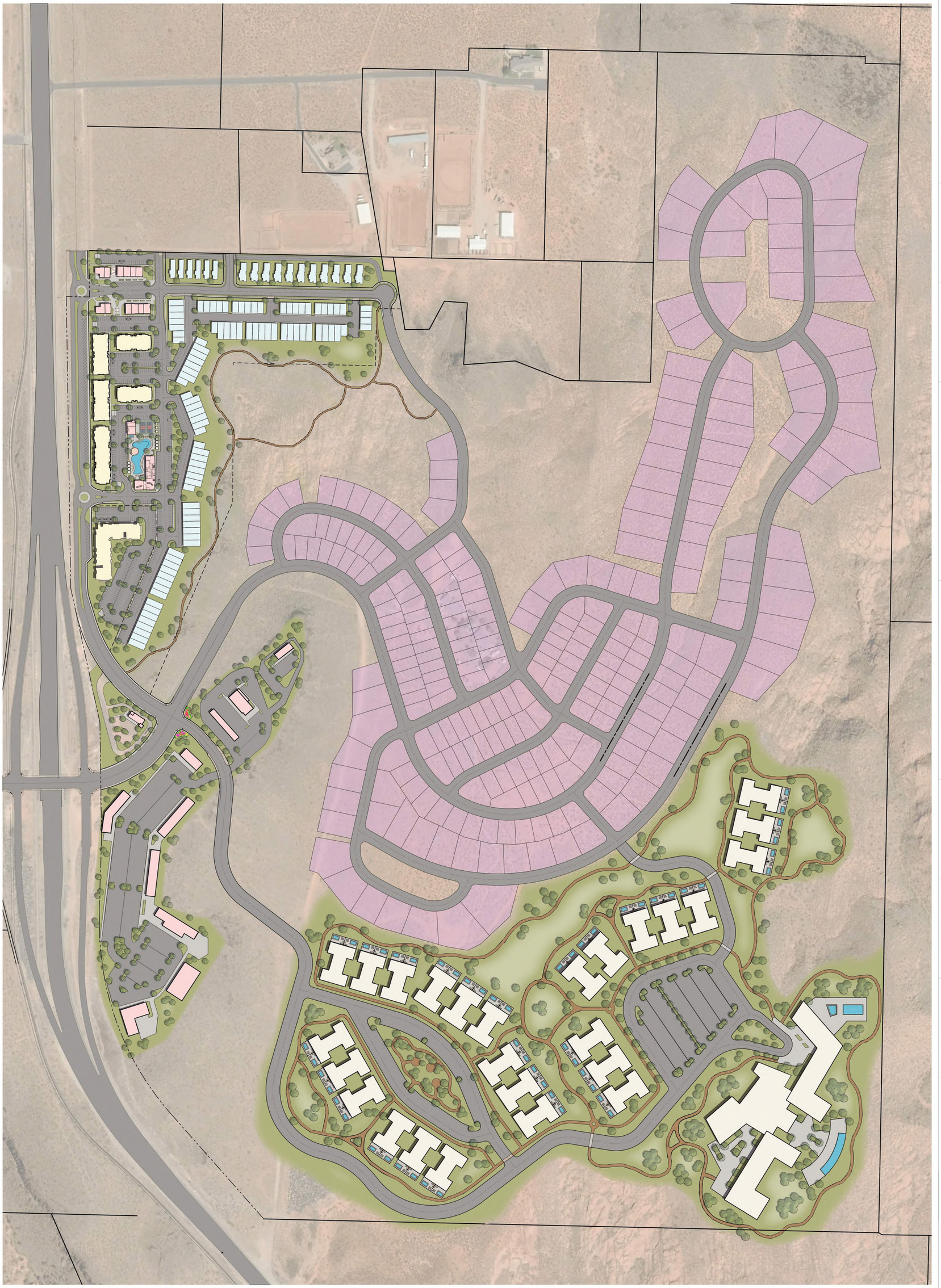
ILLUSTRATIVE SITE PLAN

LA002

A1

SITE ILLUSTRATIVE PLAN

SCALE: 1" = 150'



THE TRAILS EAST - RESORT MASTER PLAN

SR-18 MILE POST 7, ST. GEORGE UT 84771

Helos Group

SITE PLAN - FEB. 23, 2026

PROJECT NUMBER 25111

DATE

REVISION

FFKR ARCHITECTS | LANDSCAPE & PLANNING

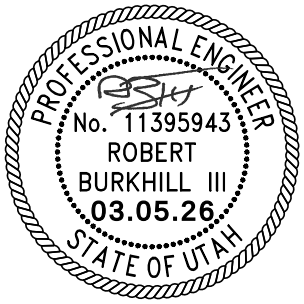
EXHIBIT D

Phases 1 & 2
Drainage Study

TECHNICAL DRAINAGE STUDY

THE TRAILS PHASES 1-2

Located in St. George, Utah



Prepared for:

Trails Development QOZB LLC
3940 North Traverse Mtn. Blvd. Ste. 200
Lehi, UT 84043

Prepared by:

Civil Science Infrastructure, Inc.
Robert Burkhill, P.E.
Utah PE # 11395943-2202
1453 S. Dixie Drive, Suite 150
St. George, UT 84770
(435) 986-0100

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1. INTRODUCTION

This drainage study has been prepared to analyze the existing drainage patterns on a portion of the parcel SG-7284-B-1-A which will be the site for The Trails Phases 1-2 development. This study will propose a drainage plan and the required storm water infrastructure to support the continued development of The Trails project while meeting all city standards and requirements. The Trails Phase 1 will route existing on-site and off-site flows to a storm drain system that will discharge flows to the east. This phase of development will increase development flows which will be detained in future phases of development. All increases of flows from the development of The Trails Phases 1-2 to be detained in later phases will be highlighted in this report.

2. EXISTING CONDITIONS

- **Description of property, area, existing site conditions, including all existing drainage facilities such as ditches, canals, washes, structures, etc.**

The Trails Phases 1-2 will be constructed on a portion of parcel SG-7284-B-1-A, the entirety of this parcel is shown below in Figure 2-1. Parcel SG-7284-B-1-A has a total area of 332.65 acres, Phases 1 and 2 will have an area of disturbance of approximately 26.58 acres. The site is largely undisturbed desert landscape

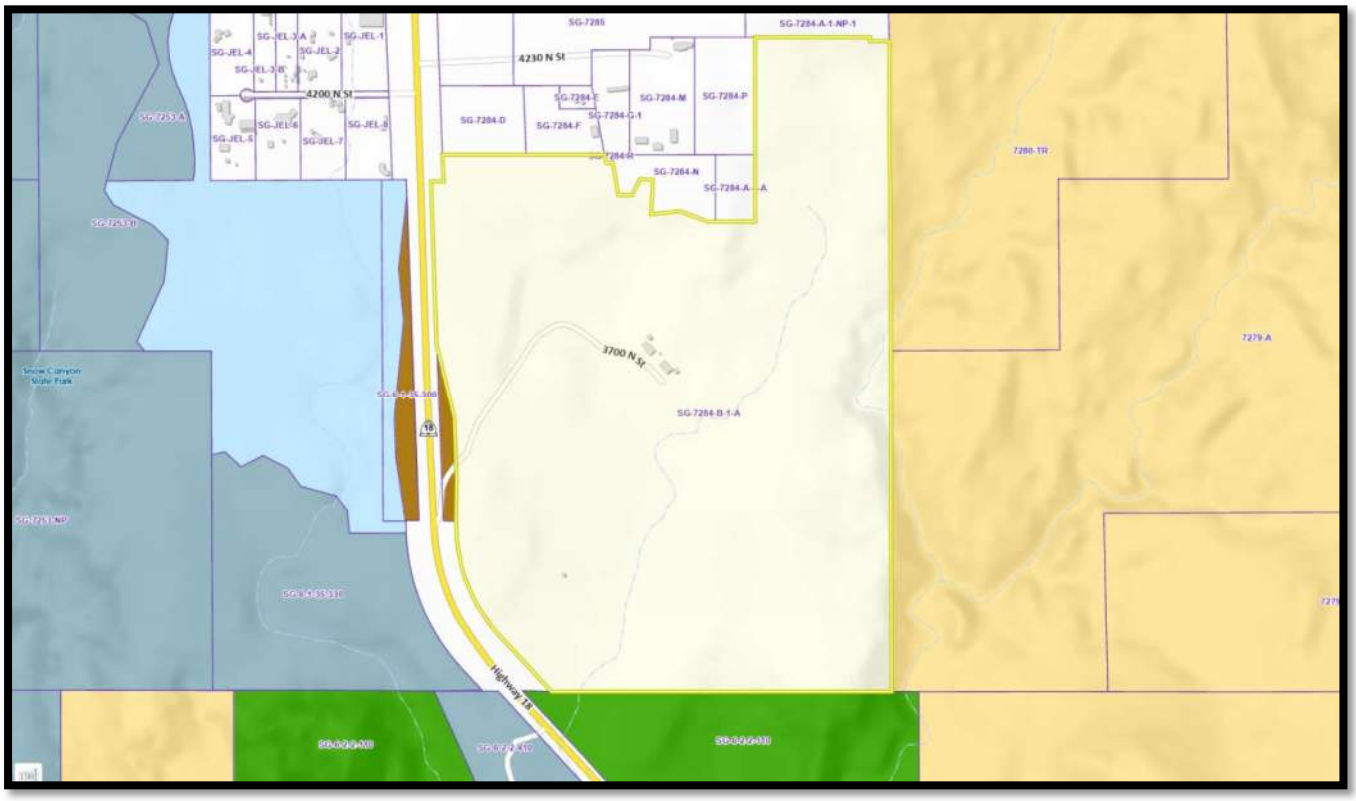


Figure 2-1: Site Map (Washington County Assessor)

with grading and development taking place adjacent to the site location see Figure 2-2. There are no current drainage facilities located on the site, all onsite and offsite runoff overland flows into a series of washes. There is currently an existing residence located on the site.

- **Description of off-site drainage upstream and downstream.**

This site currently receives offsite flows from the undeveloped land to the north which overland flows into an existing wash that runs central through the property toward State Route 18. The future Rusty Cliffs development will re-route offsite flows into the development through a system of storm drain and curb and gutter at two locations. A preliminary subbasin analysis and proposed flow prepared by DSG Engineering is provided in the appendix.



Figure 2-2: Existing Site Conditions (Google Earth, accessed: 02/27/2026, imagery date: 08/2025)

- **Description of on-site drainage**

All onsite drainage will overland flow into the existing drainage wash located onsite.

3. PROPOSED CONDITIONS

- **Description of master planned drainage and how improvements conform.**

No new master planned facilities are expected to be installed with the proposed phases.

- **Description of FEMA floodplain if applicable.**

The site is located within the FEMA Flood Insurance Rate Map number 49053C0786G. The map shows the project is located in Zone “X”, “Areas determined to be outside the 0.2% annual chance floodplain “, effective date April 2. 2009.

- **Description of other drainage studies that affect the site.**

Currently, a drainage study is being prepared by DSG Engineering for the Rusty Cliff development that will discharge into The Trails development at two locations, as well as provide storm drain infrastructure that will provide connection points for this subdivision’s storm drain. These locations and preliminary drainage calculations are provided in the appendix

- **Description of proposed drainage facilities.**

This development will convey onsite and offsite drainage through curbs and gutters and storm drain infrastructure to low points that will then be allowed to flow into the existing wash. These flows will be later

rerouted into a series of storm water basins at the bottom of the mesa that will be designed with later phases of The Trails development. See Figure 3-1 for a preliminary site layout of The Trails development.

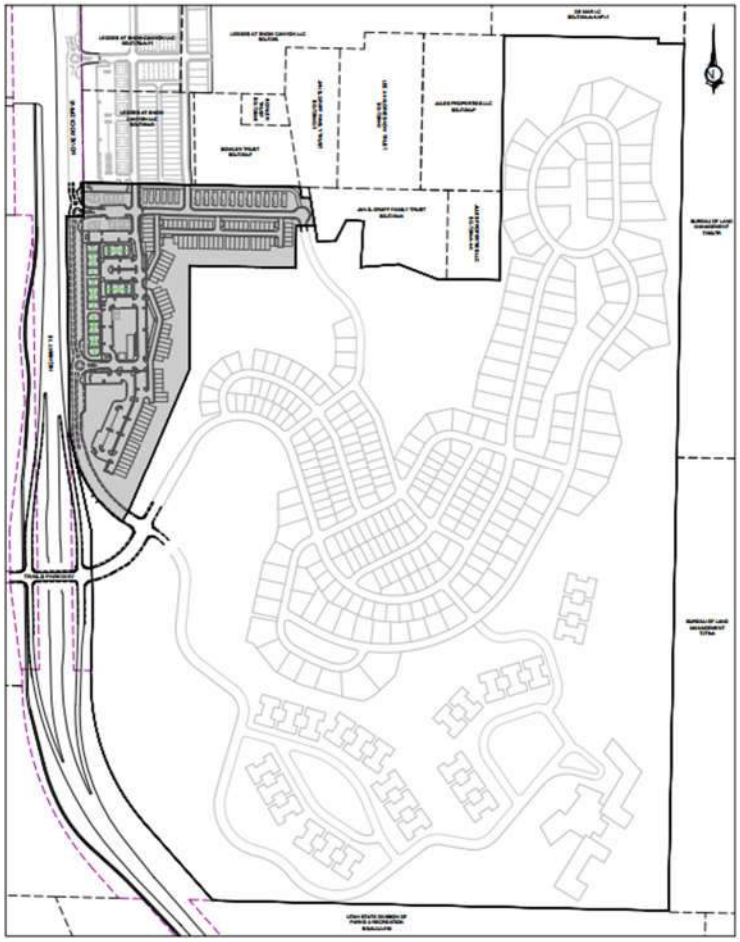


Figure 3-1: Preliminary Site plan of The Trails development. Phases 1-2 highlighted in grey

4. MODELING & ANALYSIS

- **Hydrological criteria.**

The 100-year 24-hour, 100-year 3-hour, 10-year 24-hour, 10-year 3-hour storm events were used to analyze the site hydrology. The 100-year, 24-hour rainfall depth used was 2.51 inches based on NOAA Atlas 14 precipitation frequency estimates and uses the SCS Type II rainfall distribution for the meteorological model. The 100-year, 3-hour rainfall totals depth used was 1.66 inches and the 3-hour storm was modeled using the Farmer Fletcher distribution.

The NRCS Urban Hydrology for Small Watersheds TR-55 and SCS Curve Number method were used to model all runoff. Autodesk Storm and Sanitary Analysis 2021 was used as the computer modeling software for this study. A minimum time of concentration of 10 minutes was used for modeling and calculations. Table 1 below shows basin areas, curve numbers and time of concentration values. Sub basins were chosen

to group similar lot sizes and similar areas of permeability. *Figure 4-1* shows the *Autodesk Storm & Sanitary Analysis* (SSA) Layout.

This development will receive offsite runoff from the Rusty Cliffs development to the north at two locations (Jun-OFFSITE 1, and JUN-OFFSITE2), to model these flows each junction was assigned a corresponding external inflow to measure the effect of this development on the proposed Improvements of The Trails Phases 1-2.

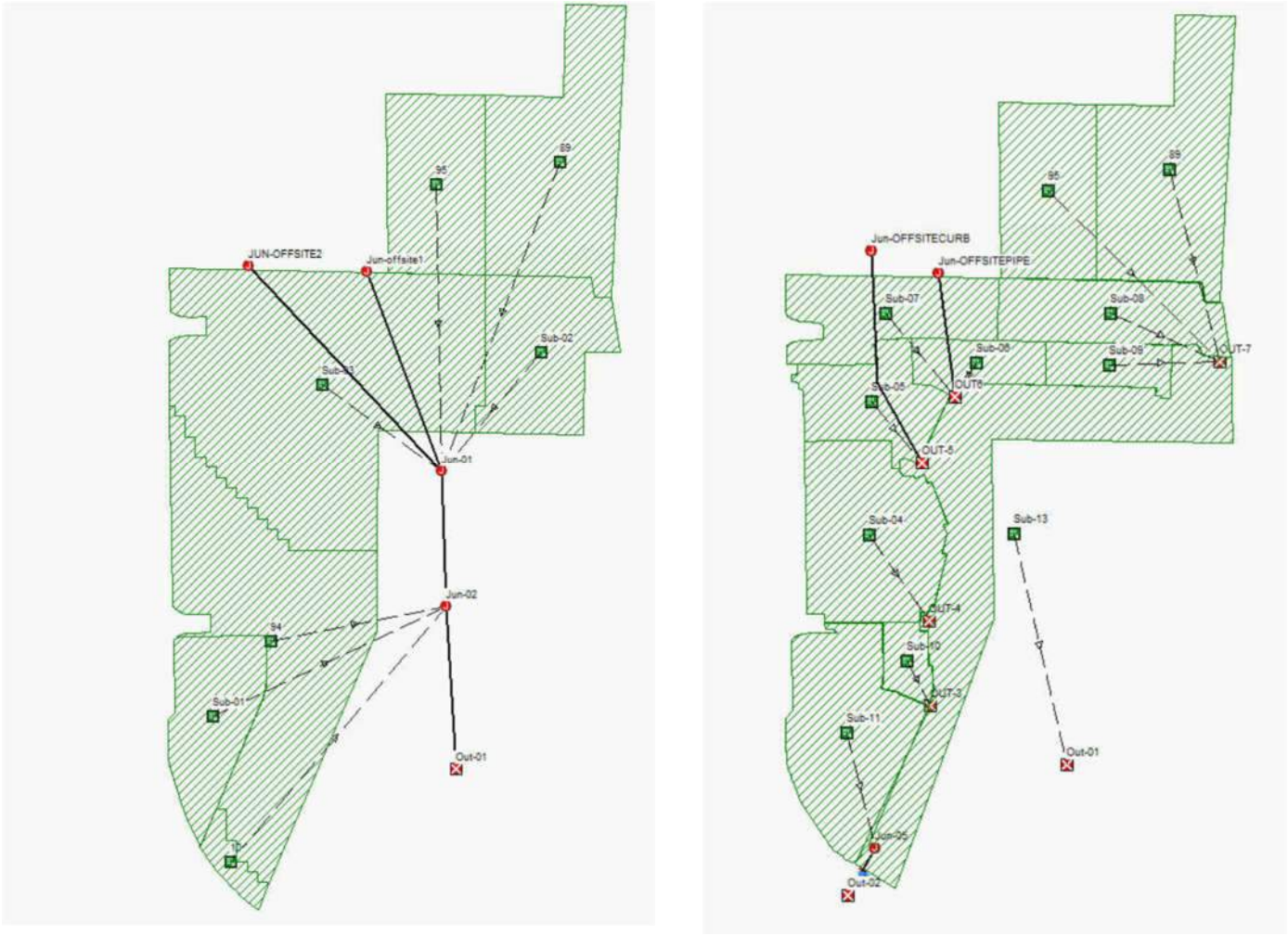


Figure 4-1:Pre and Post Development SSA model overview

- **Description of design runoff computations.**

Runoff will be discharged into the wash at six locations in the post development condition with OUT-02 being discharged into the existing storm drain stub in Movie Rock Drive. Each storm condition was run adding the flows from the neighboring development (see appendix for total flows). A curve number of 95 was assigned to each subbasin assuming 85% impervious and using a hydraulic soil group D. A summary of predevelopment and post development subbasins can be found in flows can be found below in Table 2, and a summary of all design storms and results can be seen in Table 1.

Table 1: Design Storm Results

	Pre-Developed Storm Event				Post-Developed Storm Event			
Storm Type	10yr-3hr	10yr-24hr	100yr-3hr	100yr-24hr	10yr-3hr	10yr-24hr	100yr-3hr	100yr-24hr
OUT-01	-	-	-	-	3.99	8.04	10.80	14.98
OUT-02	-	-	-	-	5.31	7.35	11.46	11.90
OUT-03	-	-	-	-	0.85	1.19	1.85	1.91
OUT-04	-	-	-	-	5.45	7.58	11.78	12.17
OUT-05	-	-	-	-	7.25	8.36	15.65	15.86
OUT-06	-	-	-	-	21.38	23.37	37.78	38.14
OUT-07	-	-	-	-	8.82	15.49	21.67	27.53
Total Peak [cfs]	39.58	58.01	87.86	106.59	53.05	71.38	110.99	122.49

Table 2: Pre and Post Development subbasin summary

Composite Curve Number Calculations

Pre-development

Basin ID	Land Use	Area [ac]	CN	Soil Group	Tc [min]
10	Natural Desert	0.52	89	D	13.50
89	Natural Desert	6.03	89	D	15.17
94	Natural Desert	8.92	89	D	14.60
95	Natural Desert	3.58	89	D	14.32
Sub-01	Natural Desert	2.80	89	D	13.67
Sub-02	Natural Desert	3.63	89	D	13.33
Sub-03	Natural Desert	13.51	89	D	12.36
	Total	**38.99**	**89**	-	-

Post-development

Basin ID	Land Use	Area [ac]	CN	Soil Group	Tc [min]
89	Natural Desert	6.03	89	D	15.17
95	Natural Desert	3.58	89	D	14.32
Sub-04	Commercial	4.73	95	D	10.00
Sub-05	Commercial	2.47	95	D	10.00
Sub-06	Commercial	1.27	95	D	10.00
Sub-07	Commercial	3.14	95	D	10.00
Sub-08	Commercial	2.99	95	D	10.00
Sub-09	Commercial	1.17	95	D	10.00
Sub-10	Commercial	0.74	95	D	10.00
Sub-11	Commercial	4.65	95	D	10.00
Sub-13	Natural Desert	8.22	89	D	10.00
	Total	**38.99**	**92**	-	-

*10.0 minute minimum Tc per City Standard

- **Description of drainage facility design computations**

All proposed storm water basins will be designed to detain the 100 – year storm event, and all storm drain infrastructure will be designed to accommodate the 10 - year storm event. This phase of development will not provide stormwater basins as several basins will be provided in subsequent phases that will provide stormwater detention for this development.

- **Description of compliance with applicable flood control requirements and FEMA requirements.**

No flood control or FEMA requirement are required for these phases of development.

- **Description of all easements and rights-of-way required.**

No public easements are required. As all easements will be provided within public or private streets.

5. CONCLUSIONS

- **Stating compliance with drainage requirements and opinion of effectiveness of proposed drainage facilities and accuracy of calculations.**

The proposed subdivision will comply with all applicable City of St. George Standards. Calculations for the post-development conditions show an increase in the runoff due to this phase of improvements. As this is phases 1 and 2 of a larger multi-phase subdivision and the design for the future phases has not been completed at the time of this report, all flow increases, and LID requirements will be reduced and satisfied in the future phases to meet St. George City Standards. A 24" HDPE pipe will be installed to accommodate the flows from the Rusty Cliffs development to the north (JUN-OFFSITE 1), all other storm drainpipe to be installed in this phase will be 18" HDPE.

It is critical to the performance of the storm drain system that inlets be kept clear of debris that could restrict the functionality of the storm drain design. Without the regular maintenance described above, the effectiveness of the overall storm drain infrastructure will decrease over time and will eventually fail.

6. APPENDICES

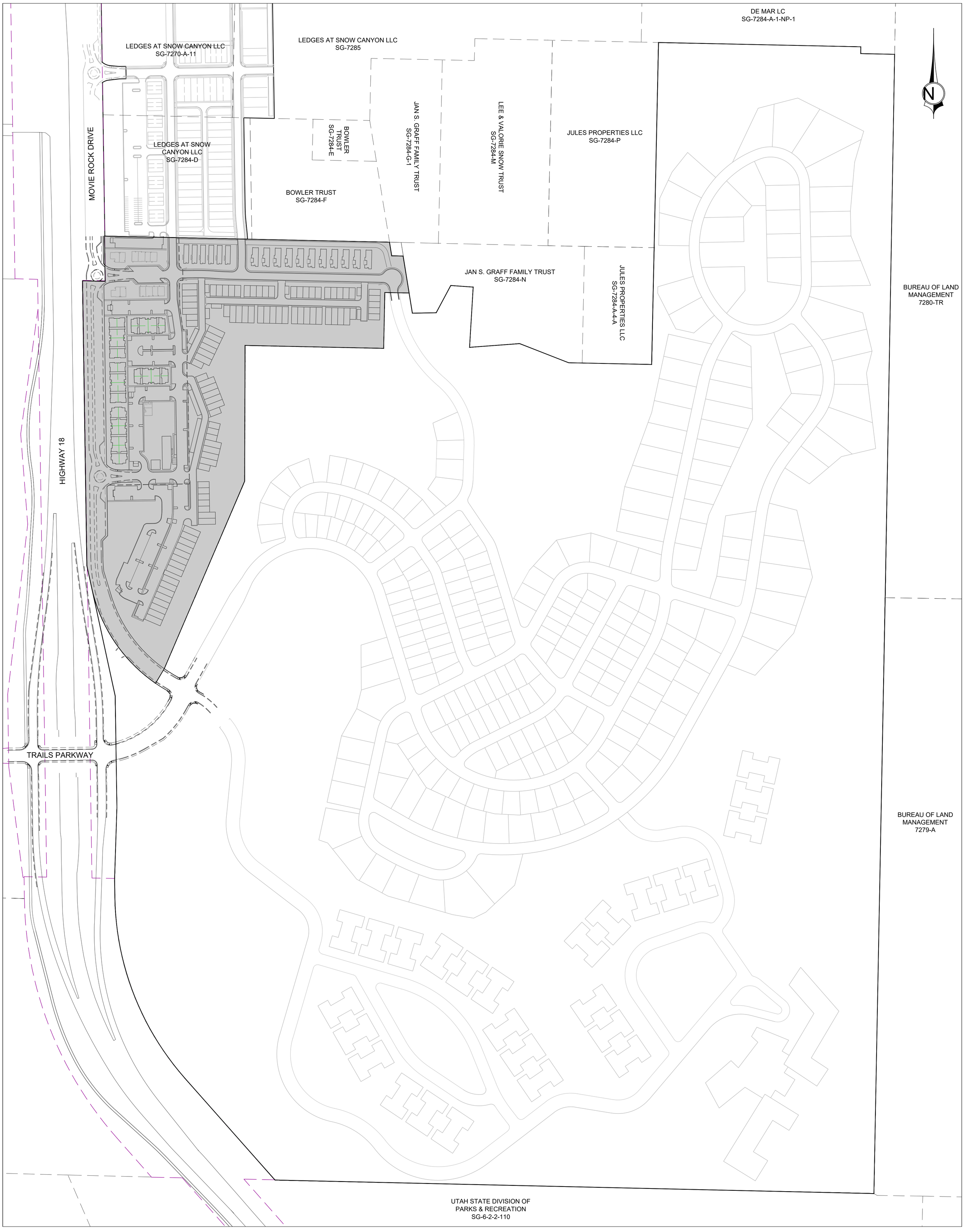
- **Appendices showing all applicable reference information**

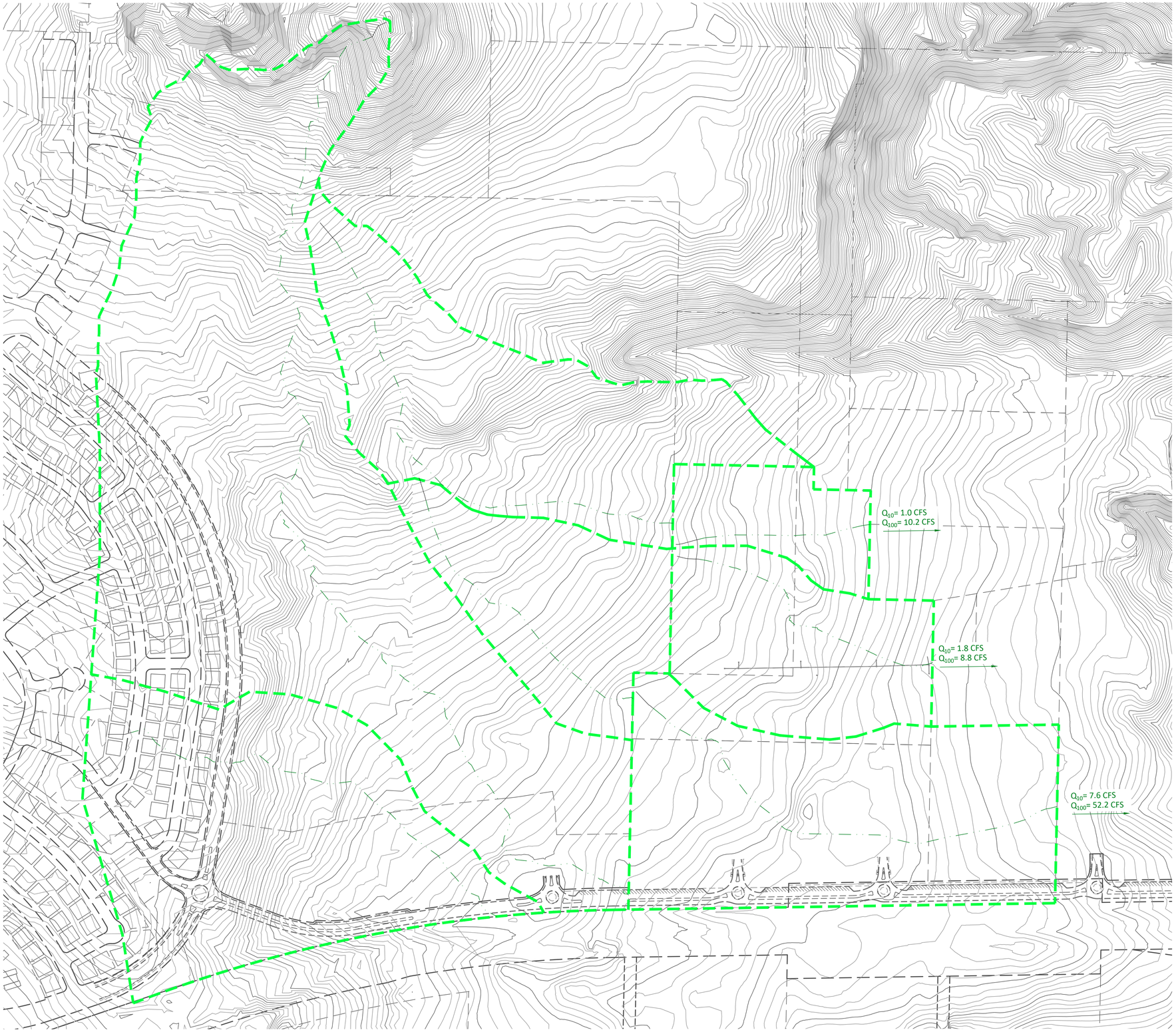
Preliminary Site Plan
Rusty Cliffs Preliminary Drainage (DSG Engineering)
Hydraulic Calculations
Soil Type Documentation
Fema Firmette

7. REFERENCES

1. NRCS Soil Surveyohttps://websoilsurvey.nrcs.usda.gov/app/
2. FEMA Flood Service mapohttps://msc.fema.gov/portal/home
3. Google Earth

THE TRAILS PRELIMINARY SITE PLAN





LEGEND:

EB-OFF	DRAINAGE SUBBASIN
	DRAINAGE SUBBASIN BOUNDARY
	DRAINAGE FLOW PATH
	EXISTING CONTOUR LINE
Q_{10} = 2 CFS	10 YEAR FLOW
Q_{100} = 12 CFS	100 YEAR FLOW

N

400 0 400 800

SCALE IN FEET

FIGURE 2

PRELIMINARY

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : RUSTY CLIFF SOUTH OFFSITE
LOCATED IN ST. GEORGE, UTAH

SHEET NAME : CURRENT CONDITIONS

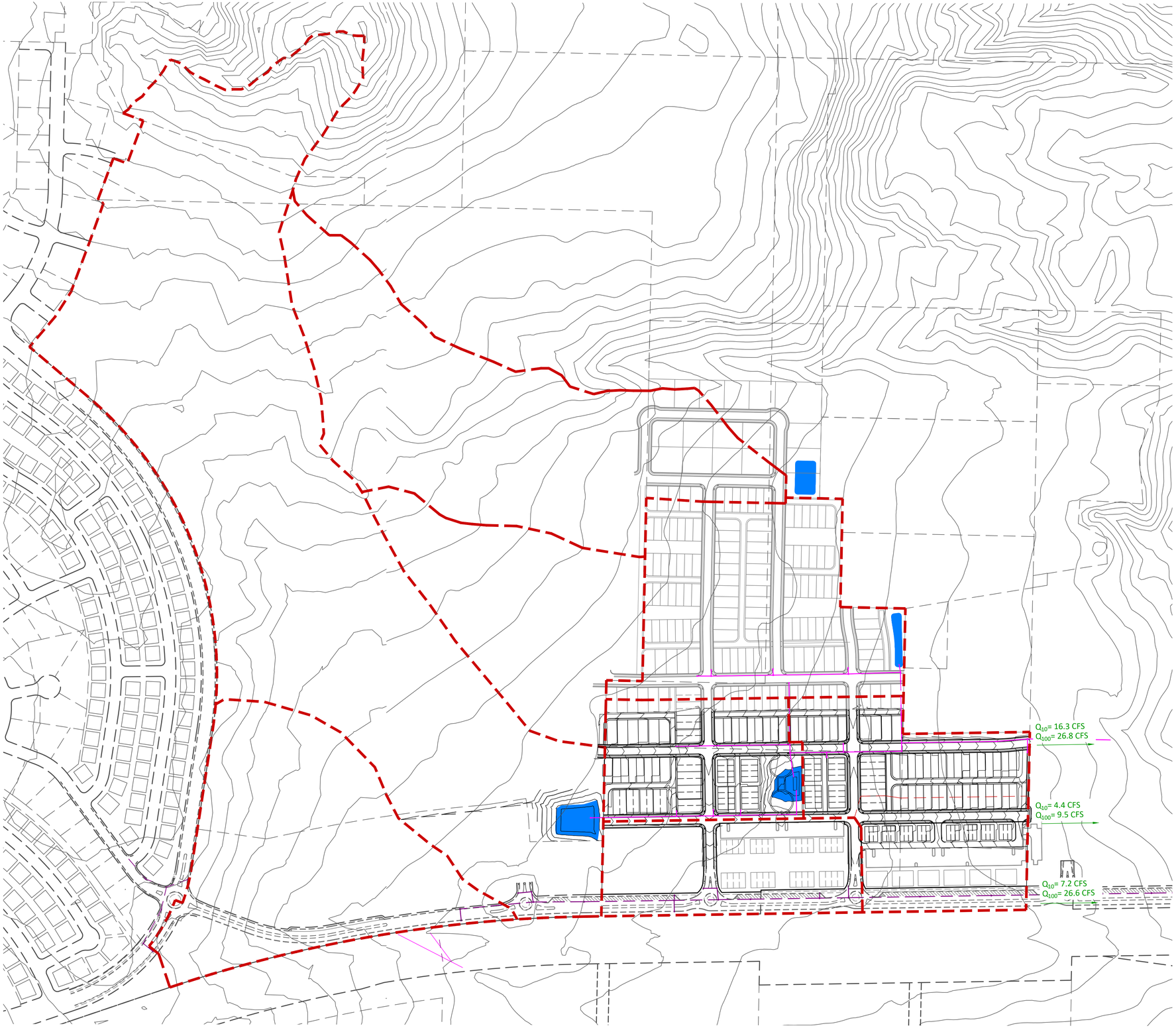
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	25-005
SCALE :	1" = 200'

SHEET NUMBER :

CC-1

1 OF 1 TOTAL



LEGEND:

CB-OFF	DRAINAGE SUBBASIN
	DRAINAGE SUBBASIN BOUNDARY
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	STREET FLOW
Q_{100} = 12 CFS Q_{10} = 2 CFS	100 YEAR FLOW 10 YEAR FLOW

N

200 0 200 400

SCALE IN FEET

FIGURE 3

PRELIMINARY

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : RUSTY CLIFFS SOUTH

LOCATED IN ST. GEORGE, UTAH

SHEET NAME : DEVELOPED CONDITIONS

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	FEBRUARY 2025
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	25-005
SCALE :	1" = 200'

SHEET NUMBER :

DC-1

1 OF 1 TOTAL

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... POST DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 11
Number of nodes 10
Number of links 3

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	10 Year 3 Hour	CUMULATIVE	5.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
89	6.03	484.00
95	3.58	484.00
Sub-04	4.73	484.00
Sub-05	2.47	484.00
Sub-06	1.27	484.00
Sub-07	3.14	484.00
Sub-08	2.99	484.00
Sub-09	1.17	484.00
Sub-10	0.74	484.00
Sub-11	4.65	484.00
Sub-13	7.42	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation	Maximum Elev.	Ponded Area	External Inflow

			ft	ft	ft²	
Jun-05	JUNCTION	3664.00	3670.00	1000.00		
Jun-OFFSITECURB	JUNCTION	3708.82	3709.32	10000.00	Yes	
Jun-OFFSITEPIPE	JUNCTION	3706.26	3730.00	1000.00	Yes	
Out-01	OUTFALL	3530.00	3530.00	0.00		
Out-02	OUTFALL	3640.00	3642.00	0.00		
OUT-3	OUTFALL	3654.00	3654.00	0.00		
OUT-4	OUTFALL	3660.00	3660.00	0.00		
OUT-5	OUTFALL	3680.00	3680.50	0.00		
OUT6	OUTFALL	3685.00	3687.00	0.00		
OUT-7	OUTFALL	3682.00	3682.00	0.00		

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-11	Jun-OFFSITEPIPE	OUT6	CONDUIT	380.5	5.5874	0.0150
Link-12	Jun-OFFSITECURB	OUT-5	CHANNEL	626.8	4.5977	0.0320
Orifice-01	Jun-05	Out-02	ORIFICE			

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-11	CIRCULAR	2.00	2.00	1	3.14	0.50	46.34
Link-12	RECT_OPEN	0.50	10.00	1	5.00	0.45	29.43

********** Runoff Quantity Continuity **********	Volume acre-ft	Depth inches
Total Precipitation	3.246	1.020
Surface Runoff	0.144	0.045
Continuity Error (%)	-0.008	

********** Flow Routing Continuity **********	Volume acre-ft	Volume Mgallons
External Inflow	40.914	13.332
External Outflow	42.349	13.800
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.011	0.003
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-04

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.73	-	95.00
Composite Area & Weighted CN	4.73		95.00

Subbasin Sub-05

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.47	-	95.00
Composite Area & Weighted CN	2.47		95.00

Subbasin Sub-06

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.27	-	95.00
Composite Area & Weighted CN	1.27		95.00

Subbasin Sub-07

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.14	-	95.00
Composite Area & Weighted CN	3.14		95.00

Subbasin Sub-08

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.99	-	95.00
Composite Area & Weighted CN	2.99		95.00

Subbasin Sub-09

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.17	-	95.00
Composite Area & Weighted CN	1.17		95.00

Subbasin Sub-10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.74	-	95.00
Composite Area & Weighted CN	0.74		95.00

Subbasin Sub-11

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.65	-	95.00
Composite Area & Weighted CN	4.65		95.00

Subbasin Sub-13

Soil/Surface Description	Area (acres)	Soil Group	CN
-	7.42	-	89.00
Composite Area & Weighted CN	7.42		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

```
        Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))
        Where:

        Tc = Time of Concentration (hrs)
        n  = Manning's Roughness
        Lf = Flow Length (ft)
        P  = 2 yr, 24 hr Rainfall (inches)
        Sf = Slope (ft/ft)
```

Shallow Concentrated Flow Equation

```
        V  = 16.1345 * (Sf^0.5) (unpaved surface)
        V  = 20.3282 * (Sf^0.5) (paved surface)
        V  = 15.0 * (Sf^0.5) (grassed waterway surface)
        V  = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
        V  = 9.0 * (Sf^0.5) (cultivated straight rows surface)
        V  = 7.0 * (Sf^0.5) (short grass pasture surface)
        V  = 5.0 * (Sf^0.5) (woodland surface)
        V  = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
        Tc = (Lf / V) / (3600 sec/hr)

        Where:

        Tc = Time of Concentration (hrs)
        Lf = Flow Length (ft)
        V  = Velocity (ft/sec)
        Sf = Slope (ft/ft)
```

Channel Flow Equation

```
        V  = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
        R  = Aq / Wp
```

Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

```
------------------
Subbasin Sub-04
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-05
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-06
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-07
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-08
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-09
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-10
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-11
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-13
------------------

        User-Defined TOC override (minutes):     10.00

**********************
Subbasin Runoff Summary
**********************

-------------------------------------------------------------------------------
Subbasin             Total      Total      Peak  Weighted           Time of
ID                  Precip     Runoff    Runoff     Curve      Concentration
                        in         in       cfs    Number     days  hh:mm:ss
-------------------------------------------------------------------------------
89                    1.02       0.30      2.89    89.000        0  00:15:10
95                    1.02       0.30      1.75    89.000        0  00:14:19
Sub-04                1.02       0.58      5.67    95.000        0  00:10:00
Sub-05                1.02       0.58      2.96    95.000        0  00:10:00
```

Sub-06	1.02	0.58	1.52	95.000	0	00:10:00
Sub-07	1.02	0.58	3.77	95.000	0	00:10:00
Sub-08	1.02	0.58	3.58	95.000	0	00:10:00
Sub-09	1.02	0.58	1.40	95.000	0	00:10:00
Sub-10	1.02	0.58	0.89	95.000	0	00:10:00
Sub-11	1.02	0.58	5.58	95.000	0	00:10:00
Sub-13	1.02	0.30	4.00	89.000	0	00:10:00

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-05	0.03	0.98	3664.98	0	00:52	0	0	0:00:00
Jun-OFFSITECURB	0.16	0.16	3708.98	0	01:11	0	0	0:00:00
Jun-OFFSITEPIPE	0.85	0.86	3707.12	0	00:05	0	0	0:00:00
Out-01	0.00	0.00	3530.00	0	00:00	0	0	0:00:00
Out-02	0.00	0.00	3640.00	0	00:00	0	0	0:00:00
OUT-3	0.00	0.00	3654.00	0	00:00	0	0	0:00:00
OUT-4	0.00	0.00	3660.00	0	00:00	0	0	0:00:00
OUT-5	0.16	0.16	3680.16	0	00:35	0	0	0:00:00
OUT6	0.82	0.82	3685.82	0	00:05	0	0	0:00:00
OUT-7	0.00	0.00	3682.00	0	00:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	Time of Peak Flooding Occurrence hh:mm
Jun-05	JUNCTION	5.37	5.37	0	00:50	0.00		
Jun-OFFSITECURB	JUNCTION	4.40	4.40	0	00:05	0.00		
Jun-OFFSITEPIPE	JUNCTION	16.30	16.30	0	00:05	0.00		
Out-01	OUTFALL	3.99	3.99	0	00:55	0.00		
Out-02	OUTFALL	0.00	5.31	0	00:52	0.00		
OUT-3	OUTFALL	0.85	0.85	0	00:50	0.00		
OUT-4	OUTFALL	5.45	5.45	0	00:50	0.00		
OUT-5	OUTFALL	2.85	7.25	0	00:50	0.00		
OUT6	OUTFALL	5.08	21.38	0	00:50	0.00		
OUT-7	OUTFALL	8.82	8.82	0	00:55	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	11.85	0.78	3.99
Out-02	12.03	0.94	5.31
OUT-3	11.45	0.16	0.85
OUT-4	12.00	0.96	5.45

OUT-5	99.98	4.45	7.25
OUT6	99.98	16.36	21.38
OUT-7	12.69	1.74	8.82
System	37.14	25.39	52.72

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-11	CONDUIT	0 00:05	13.07	1.00	16.35	46.34	0.35	0.42	0	Calculated
Link-12	CHANNEL	0 00:35	2.82	1.00	4.40	29.43	0.15	0.31	0	Calculated
Orifice-01	ORIFICE	0 00:52			5.31			0.49		

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Mon Mar 2 09:37:34 2026
Analysis ended on: Mon Mar 2 09:37:38 2026
Total elapsed time: 00:00:04

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... POST DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 11
Number of nodes 12
Number of links 10

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	10 Year 24 Hour	CUMULATIVE	6.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
89	6.03	484.00
95	3.58	484.00
Sub-04	4.73	484.00
Sub-05	2.47	484.00
Sub-06	1.27	484.00
Sub-07	3.14	484.00
Sub-08	2.99	484.00
Sub-09	1.17	484.00
Sub-10	0.74	484.00
Sub-11	4.65	484.00
Sub-13	7.42	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation	Maximum Elev.	Ponded Area	External Inflow

			ft	ft	ft²	
Jun-01	JUNCTION	3625.00	3635.00	100.00		
Jun-02	JUNCTION	3560.00	3570.00	1000.00		
Jun-05	JUNCTION	3664.00	3670.00	1000.00		
Jun-06	JUNCTION	3654.00	3664.00	1000.00		
Jun-07	JUNCTION	3660.00	3670.00	1000.00		
Jun-08	JUNCTION	3680.00	3690.00	1000.00		
Jun-09	JUNCTION	3682.00	3700.00	1000.00		
Jun-10	JUNCTION	3685.00	3700.00	1000.00		
Jun-OFFSITECURB	JUNCTION	3708.82	3709.32	10000.00	Yes	
Jun-OFFSITEPIPE	JUNCTION	3706.26	3730.00	1000.00	Yes	
Out-01	OUTFALL	3530.00	3540.00	0.00		
Out-02	OUTFALL	3640.00	3642.00	0.00		

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-01	Jun-02	CHANNEL	403.5	16.1086	0.0320
Link-02	Jun-02	Out-01	CHANNEL	484.2	6.1957	0.0320
Link-05	Jun-09	Jun-01	CHANNEL	792.8	7.1897	0.0320
Link-06	Jun-10	Jun-01	CHANNEL	377.0	15.9143	0.0320
Link-07	Jun-08	Jun-02	CHANNEL	599.8	20.0080	0.0320
Link-08	Jun-07	Jun-02	CHANNEL	393.0	25.4434	0.0320
Link-09	Jun-06	Jun-02	CHANNEL	452.1	20.7909	0.0320
Link-11	Jun-OFFSITEPIPE	Jun-10	CONDUIT	380.5	5.5874	0.0150
Link-12	Jun-OFFSITECURB	Jun-08	CHANNEL	626.8	4.5977	0.0320
Orifice-01	Jun-05	Out-02	ORIFICE			

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-01	RECT_OPEN	10.00	30.00	1	300.00	6.00	18462.36
Link-02	RECT_OPEN	10.00	30.00	1	300.00	6.00	11449.89
Link-05	RECT_OPEN	10.00	30.00	1	300.00	6.00	12334.26
Link-06	RECT_OPEN	10.00	30.00	1	300.00	6.00	18350.63
Link-07	RECT_OPEN	10.00	30.00	1	300.00	6.00	20575.93
Link-08	RECT_OPEN	10.00	30.00	1	300.00	6.00	23203.03
Link-09	RECT_OPEN	10.00	30.00	1	300.00	6.00	20974.65
Link-11	CIRCULAR	1.50	1.50	1	1.77	0.38	21.52
Link-12	RECT_OPEN	0.50	2.50	1	1.25	0.36	6.27

********** Runoff Quantity Continuity	Volume acre-ft	Depth inches
Total Precipitation	5.477	1.721
Surface Runoff	0.322	0.101
Continuity Error (%)	-0.001	

********** Flow Routing Continuity	Volume acre-ft	Volume Mgallons
External Inflow	40.914	13.332
External Outflow	43.971	14.329
Initial Stored Volume	0.000	0.000

Final Stored Volume 0.225 0.073
Continuity Error (%) ..... -0.001

****
Composite Curve Number Computations Report
****

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-04

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.73	-	95.00
Composite Area & Weighted CN	4.73		95.00

Subbasin Sub-05

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.47	-	95.00
Composite Area & Weighted CN	2.47		95.00

Subbasin Sub-06

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.27	-	95.00
Composite Area & Weighted CN	1.27		95.00

Subbasin Sub-07

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.14	-	95.00
Composite Area & Weighted CN	3.14		95.00

Subbasin Sub-08

Soil/Surface Description	Area (acres)	Soil Group	CN

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.99	-	95.00
Composite Area & Weighted CN	2.99		95.00

Subbasin Sub-09

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.17	-	95.00
Composite Area & Weighted CN	1.17		95.00

Subbasin Sub-10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.74	-	95.00
Composite Area & Weighted CN	0.74		95.00

Subbasin Sub-11

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.65	-	95.00
Composite Area & Weighted CN	4.65		95.00

Subbasin Sub-13

Soil/Surface Description	Area (acres)	Soil Group	CN
-	7.42	-	89.00
Composite Area & Weighted CN	7.42		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)

V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00

Total TOC (minutes):	15.17

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17

Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

Subbasin Sub-04

User-Defined TOC override (minutes): 10.00

Subbasin Sub-05

User-Defined TOC override (minutes): 10.00

Subbasin Sub-06

User-Defined TOC override (minutes): 10.00

Subbasin Sub-07

User-Defined TOC override (minutes): 10.00

Subbasin Sub-08

User-Defined TOC override (minutes): 10.00

Subbasin Sub-09

User-Defined TOC override (minutes): 10.00

Subbasin Sub-10

User-Defined TOC override (minutes): 10.00

Subbasin Sub-11

User-Defined TOC override (minutes): 10.00

Subbasin Sub-13

User-Defined TOC override (minutes): 10.00

****
Subbasin Runoff Summary
****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
89	1.70	0.79	5.85	89.000	0	00:15:10
95	1.70	0.79	3.54	89.000	0	00:14:19
Sub-04	1.70	1.20	7.69	95.000	0	00:10:00
Sub-05	1.70	1.20	4.02	95.000	0	00:10:00
Sub-06	1.70	1.20	2.06	95.000	0	00:10:00
Sub-07	1.70	1.20	5.11	95.000	0	00:10:00
Sub-08	1.70	1.20	4.86	95.000	0	00:10:00
Sub-09	1.70	1.20	1.90	95.000	0	00:10:00
Sub-10	1.70	1.20	1.21	95.000	0	00:10:00
Sub-11	1.70	1.20	7.56	95.000	0	00:10:00
Sub-13	1.70	0.79	8.06	89.000	0	00:10:00

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Jun-01	0.12	0.22	3625.22	0	12:06	0	0	0:00:00
Jun-02	0.19	0.36	3560.36	0	12:08	0	0	0:00:00
Jun-05	0.09	1.22	3665.22	0	12:05	0	0	0:00:00
Jun-06	0.00	0.02	3654.02	0	12:05	0	0	0:00:00
Jun-07	0.01	0.07	3660.07	0	12:05	0	0	0:00:00
Jun-08	0.05	0.08	3680.08	0	12:05	0	0	0:00:00
Jun-09	0.01	0.15	3682.15	0	12:06	0	0	0:00:00
Jun-10	0.12	0.15	3685.15	0	12:05	0	0	0:00:00
Jun-OFFSITECURB	0.48	0.48	3709.30	0	00:10	0	0	0:00:00
Jun-OFFSITEPIPE	18.82	19.07	3725.33	0	02:41	0	0	0:00:00
Out-01	0.19	0.35	3530.35	0	12:08	0	0	0:00:00
Out-02	0.00	0.00	3640.00	0	00:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	Time of Peak Flooding Occurrence hh:mm
Jun-01	JUNCTION	8.06	46.12	0	12:05	0.00		
Jun-02	JUNCTION	0.00	62.23	0	12:06	0.00		
Jun-05	JUNCTION	7.47	7.47	0	12:05	0.00		
Jun-06	JUNCTION	1.19	1.19	0	12:05	0.00		
Jun-07	JUNCTION	7.59	7.59	0	12:05	0.00		
Jun-08	JUNCTION	3.97	8.37	0	12:05	0.00		
Jun-09	JUNCTION	15.51	15.51	0	12:05	0.00		

Jun-10	JUNCTION	7.09	23.39	0	12:05	0.00
Jun-OFFSITECURB	JUNCTION	4.40	4.40	0	00:05	0.00
Jun-OFFSITEPIPE	JUNCTION	16.30	16.30	0	00:05	0.00
Out-01	OUTFALL	0.00	60.59	0	12:08	0.00
Out-02	OUTFALL	0.00	7.34	0	12:05	0.00

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	99.99	21.96	60.59
Out-02	78.19	0.30	7.34
System	89.09	22.26	67.28

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CHANNEL	0 12:06	5.28	1.00	45.59	18462.36	0.00	0.03	0	Calculated
Link-02	CHANNEL	0 12:08	5.68	1.00	60.59	11449.89	0.01	0.04	0	Calculated
Link-05	CHANNEL	0 12:06	2.72	1.00	15.10	12334.26	0.00	0.02	0	Calculated
Link-06	CHANNEL	0 12:05	5.48	1.00	23.34	18350.63	0.00	0.02	0	Calculated
Link-07	CHANNEL	0 12:05	2.18	1.00	8.31	20575.93	0.00	0.02	0	Calculated
Link-08	CHANNEL	0 12:05	1.22	1.00	7.53	23203.03	0.00	0.02	0	Calculated
Link-09	CHANNEL	0 12:05	0.21	1.00	1.16	20974.65	0.00	0.02	0	Calculated
Link-11	CONDUIT	0 00:05	16.73	1.00	16.30	21.52	0.76	0.55	0	Calculated
Link-12	CHANNEL	0 11:59	6.57	1.00	4.41	6.27	0.70	0.55	0	Calculated
Orifice-01	ORIFICE	0 12:05			7.34			0.61		

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Mon Mar 2 08:43:49 2026
Analysis ended on: Mon Mar 2 08:43:53 2026
Total elapsed time: 00:00:04

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... POST DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 11
Number of nodes 10
Number of links 3

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	100 Year 3 Hour	CUMULATIVE	5.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
89	6.03	484.00
95	3.58	484.00
Sub-04	4.73	484.00
Sub-05	2.47	484.00
Sub-06	1.27	484.00
Sub-07	3.14	484.00
Sub-08	2.99	484.00
Sub-09	1.17	484.00
Sub-10	0.74	484.00
Sub-11	4.65	484.00
Sub-13	7.42	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation	Maximum Elev.	Ponded Area	External Inflow

			ft	ft	ft²	
Jun-05	JUNCTION	3664.00	3670.00	1000.00		
Jun-OFFSITECURB	JUNCTION	3708.82	3709.32	10000.00	Yes	
Jun-OFFSITEPIPE	JUNCTION	3706.26	3730.00	1000.00	Yes	
Out-01	OUTFALL	3530.00	3530.00	0.00		
Out-02	OUTFALL	3640.00	3642.00	0.00		
OUT-3	OUTFALL	3654.00	3654.00	0.00		
OUT-4	OUTFALL	3660.00	3660.00	0.00		
OUT-5	OUTFALL	3680.00	3680.50	0.00		
OUT6	OUTFALL	3685.00	3687.00	0.00		
OUT-7	OUTFALL	3682.00	3682.00	0.00		

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-11	Jun-OFFSITEPIPE	OUT6	CONDUIT	380.5	5.5874	0.0150
Link-12	Jun-OFFSITECURB	OUT-5	CHANNEL	626.8	4.5977	0.0320
Orifice-01	Jun-05	Out-02	ORIFICE			

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-11	CIRCULAR	2.00	2.00	1	3.14	0.50	46.34
Link-12	RECT_OPEN	0.50	10.00	1	5.00	0.45	29.43

********** Runoff Quantity Continuity **********	Volume acre-ft	Depth inches
Total Precipitation	5.282	1.660
Surface Runoff	0.311	0.098
Continuity Error (%)	-0.008	

********** Flow Routing Continuity **********	Volume acre-ft	Volume Mgallons
External Inflow	71.747	23.380
External Outflow	74.852	24.392
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.015	0.005
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-04

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.73	-	95.00
Composite Area & Weighted CN	4.73		95.00

Subbasin Sub-05

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.47	-	95.00
Composite Area & Weighted CN	2.47		95.00

Subbasin Sub-06

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.27	-	95.00
Composite Area & Weighted CN	1.27		95.00

Subbasin Sub-07

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.14	-	95.00
Composite Area & Weighted CN	3.14		95.00

Subbasin Sub-08

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.99	-	95.00
Composite Area & Weighted CN	2.99		95.00

Subbasin Sub-09

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.17	-	95.00
Composite Area & Weighted CN	1.17		95.00

Subbasin Sub-10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.74	-	95.00
Composite Area & Weighted CN	0.74		95.00

Subbasin Sub-11

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.65	-	95.00
Composite Area & Weighted CN	4.65		95.00

Subbasin Sub-13

Soil/Surface Description	Area (acres)	Soil Group	CN
-	7.42	-	89.00
Composite Area & Weighted CN	7.42		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

```
        Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))
        Where:

        Tc = Time of Concentration (hrs)
        n  = Manning's Roughness
        Lf = Flow Length (ft)
        P  = 2 yr, 24 hr Rainfall (inches)
        Sf = Slope (ft/ft)
```

Shallow Concentrated Flow Equation

```
        V  = 16.1345 * (Sf^0.5) (unpaved surface)
        V  = 20.3282 * (Sf^0.5) (paved surface)
        V  = 15.0 * (Sf^0.5) (grassed waterway surface)
        V  = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
        V  = 9.0 * (Sf^0.5) (cultivated straight rows surface)
        V  = 7.0 * (Sf^0.5) (short grass pasture surface)
        V  = 5.0 * (Sf^0.5) (woodland surface)
        V  = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
        Tc = (Lf / V) / (3600 sec/hr)

        Where:

        Tc = Time of Concentration (hrs)
        Lf = Flow Length (ft)
        V  = Velocity (ft/sec)
        Sf = Slope (ft/ft)
```

Channel Flow Equation

```
        V  = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
        R  = Aq / Wp
```

Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

```
------------------
Subbasin Sub-04
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-05
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-06
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-07
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-08
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-09
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-10
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-11
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-13
------------------

        User-Defined TOC override (minutes):     10.00

**********************
Subbasin Runoff Summary
**********************

-------------------------------------------------------------------------------
Subbasin             Total      Total      Peak  Weighted           Time of
ID                  Precip     Runoff    Runoff     Curve      Concentration
                        in         in       cfs    Number     days  hh:mm:ss
-------------------------------------------------------------------------------
89                    1.66       0.75      7.92    89.000        0  00:15:10
95                    1.66       0.75      4.80    89.000        0  00:14:19
Sub-04                1.66       1.16     11.85    95.000        0  00:10:00
Sub-05                1.66       1.16      6.19    95.000        0  00:10:00
```

Sub-06	1.66	1.16	3.18	95.000	0	00:10:00
Sub-07	1.66	1.16	7.88	95.000	0	00:10:00
Sub-08	1.66	1.16	7.49	95.000	0	00:10:00
Sub-09	1.66	1.16	2.94	95.000	0	00:10:00
Sub-10	1.66	1.16	1.86	95.000	0	00:10:00
Sub-11	1.66	1.16	11.66	95.000	0	00:10:00
Sub-13	1.66	0.75	11.06	89.000	0	00:10:00

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-05	0.05	1.64	3665.64	0	00:50	0	0	0:00:00
Jun-OFFSITECURB	0.25	0.25	3709.07	0	00:35	0	0	0:00:00
Jun-OFFSITEPIPE	1.16	1.17	3707.43	0	00:05	0	0	0:00:00
Out-01	0.00	0.00	3530.00	0	00:00	0	0	0:00:00
Out-02	0.00	0.00	3640.00	0	00:00	0	0	0:00:00
OUT-3	0.00	0.00	3654.00	0	00:00	0	0	0:00:00
OUT-4	0.00	0.00	3660.00	0	00:00	0	0	0:00:00
OUT-5	0.25	0.25	3680.25	0	00:25	0	0	0:00:00
OUT6	1.09	1.09	3686.09	0	00:05	0	0	0:00:00
OUT-7	0.00	0.00	3682.00	0	00:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	Time of Peak Flooding Occurrence hh:mm
Jun-05	JUNCTION	11.59	11.59	0	00:49	0.00		
Jun-OFFSITECURB	JUNCTION	9.50	9.50	0	00:05	0.00		
Jun-OFFSITEPIPE	JUNCTION	26.80	26.80	0	00:05	0.00		
Out-01	OUTFALL	10.80	10.80	0	00:54	0.00		
Out-02	OUTFALL	0.00	11.46	0	00:50	0.00		
OUT-3	OUTFALL	1.85	1.85	0	00:49	0.00		
OUT-4	OUTFALL	11.78	11.78	0	00:49	0.00		
OUT-5	OUTFALL	6.15	15.65	0	00:49	0.00		
OUT6	OUTFALL	10.98	37.78	0	00:49	0.00		
OUT-7	OUTFALL	21.67	21.67	0	00:54	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	12.08	1.94	10.80
Out-02	12.12	1.87	11.46
OUT-3	11.64	0.31	1.85
OUT-4	12.05	1.91	11.78

OUT-5	99.98	9.59	15.65
OUT6	99.98	26.95	37.78
OUT-7	13.04	3.89	21.67
System	37.27	46.47	107.57

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-11	CONDUIT	0 00:05	14.70	1.00	26.89	46.34	0.58	0.57	0	Calculated
Link-12	CHANNEL	0 00:25	3.81	1.00	9.50	29.43	0.32	0.50	0	Calculated
Orifice-01	ORIFICE	0 00:50			11.46			0.82		

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Mon Mar 2 09:28:58 2026
Analysis ended on: Mon Mar 2 09:29:02 2026
Total elapsed time: 00:00:04

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... POST DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 11
Number of nodes 10
Number of links 3

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	100 Year 24 Hour	CUMULATIVE	6.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
89	6.03	484.00
95	3.58	484.00
Sub-04	4.73	484.00
Sub-05	2.47	484.00
Sub-06	1.27	484.00
Sub-07	3.14	484.00
Sub-08	2.99	484.00
Sub-09	1.17	484.00
Sub-10	0.74	484.00
Sub-11	4.65	484.00
Sub-13	7.42	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation	Maximum Elev.	Ponded Area	External Inflow

			ft	ft	ft²	
Jun-05	JUNCTION	3664.00	3670.00	1000.00		
Jun-OFFSITECURB	JUNCTION	3708.82	3709.32	10000.00	Yes	
Jun-OFFSITEPIPE	JUNCTION	3706.26	3730.00	1000.00	Yes	
Out-01	OUTFALL	3530.00	3530.00	0.00		
Out-02	OUTFALL	3640.00	3642.00	0.00		
OUT-3	OUTFALL	3654.00	3654.00	0.00		
OUT-4	OUTFALL	3660.00	3660.00	0.00		
OUT-5	OUTFALL	3680.00	3680.50	0.00		
OUT6	OUTFALL	3685.00	3687.00	0.00		
OUT-7	OUTFALL	3682.00	3682.00	0.00		

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-11	Jun-OFFSITEPIPE	OUT6	CONDUIT	380.5	5.5874	0.0150
Link-12	Jun-OFFSITECURB	OUT-5	CHANNEL	626.8	4.5977	0.0320
Orifice-01	Jun-05	Out-02	ORIFICE			

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-11	CIRCULAR	2.00	2.00	1	3.14	0.50	46.34
Link-12	RECT_OPEN	0.50	10.00	1	5.00	0.45	29.43

********** Runoff Quantity Continuity **********	Volume acre-ft	Depth inches
Total Precipitation	8.118	2.551
Surface Runoff	0.557	0.175
Continuity Error (%)	-0.002	

********** Flow Routing Continuity **********	Volume acre-ft	Volume Mgallons
External Inflow	71.747	23.380
External Outflow	77.306	25.191
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.015	0.005
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-04

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.73	-	95.00
Composite Area & Weighted CN	4.73		95.00

Subbasin Sub-05

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.47	-	95.00
Composite Area & Weighted CN	2.47		95.00

Subbasin Sub-06

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.27	-	95.00
Composite Area & Weighted CN	1.27		95.00

Subbasin Sub-07

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.14	-	95.00
Composite Area & Weighted CN	3.14		95.00

Subbasin Sub-08

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.99	-	95.00
Composite Area & Weighted CN	2.99		95.00

Subbasin Sub-09

Soil/Surface Description	Area (acres)	Soil Group	CN
-	1.17	-	95.00
Composite Area & Weighted CN	1.17		95.00

Subbasin Sub-10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.74	-	95.00
Composite Area & Weighted CN	0.74		95.00

Subbasin Sub-11

Soil/Surface Description	Area (acres)	Soil Group	CN
-	4.65	-	95.00
Composite Area & Weighted CN	4.65		95.00

Subbasin Sub-13

Soil/Surface Description	Area (acres)	Soil Group	CN
-	7.42	-	89.00
Composite Area & Weighted CN	7.42		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

```
        Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))
        Where:

        Tc = Time of Concentration (hrs)
        n  = Manning's Roughness
        Lf = Flow Length (ft)
        P  = 2 yr, 24 hr Rainfall (inches)
        Sf = Slope (ft/ft)
```

Shallow Concentrated Flow Equation

```
        V  = 16.1345 * (Sf^0.5) (unpaved surface)
        V  = 20.3282 * (Sf^0.5) (paved surface)
        V  = 15.0 * (Sf^0.5) (grassed waterway surface)
        V  = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
        V  = 9.0 * (Sf^0.5) (cultivated straight rows surface)
        V  = 7.0 * (Sf^0.5) (short grass pasture surface)
        V  = 5.0 * (Sf^0.5) (woodland surface)
        V  = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
        Tc = (Lf / V) / (3600 sec/hr)

        Where:

        Tc = Time of Concentration (hrs)
        Lf = Flow Length (ft)
        V  = Velocity (ft/sec)
        Sf = Slope (ft/ft)
```

Channel Flow Equation

```
        V  = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
        R  = Aq / Wp
```

Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

```
------------------
Subbasin Sub-04
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-05
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-06
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-07
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-08
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-09
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-10
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-11
------------------

        User-Defined TOC override (minutes):     10.00

------------------
Subbasin Sub-13
------------------

        User-Defined TOC override (minutes):     10.00

**********************
Subbasin Runoff Summary
**********************

-------------------------------------------------------------------------------
Subbasin             Total      Total      Peak  Weighted           Time of
ID                  Precip     Runoff    Runoff     Curve      Concentration
                        in         in       cfs    Number     days  hh:mm:ss
-------------------------------------------------------------------------------
89                    2.52       1.47     10.96    89.000        0  00:15:10
95                    2.52       1.47      6.63    89.000        0  00:14:19
Sub-04                2.52       1.98     12.41    95.000        0  00:10:00
Sub-05                2.52       1.98      6.48    95.000        0  00:10:00
```

Sub-06	2.52	1.98	3.32	95.000	0	00:10:00
Sub-07	2.52	1.98	8.24	95.000	0	00:10:00
Sub-08	2.52	1.98	7.84	95.000	0	00:10:00
Sub-09	2.52	1.98	3.07	95.000	0	00:10:00
Sub-10	2.52	1.98	1.95	95.000	0	00:10:00
Sub-11	2.52	1.98	12.20	95.000	0	00:10:00
Sub-13	2.52	1.47	15.09	89.000	0	00:10:00

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-05	0.13	1.68	3665.68	0	12:05	0	0	0:00:00
Jun-OFFSITECURB	0.25	0.25	3709.07	0	00:35	0	0	0:00:00
Jun-OFFSITEPIPE	1.16	1.17	3707.43	0	00:05	0	0	0:00:00
Out-01	0.00	0.00	3530.00	0	00:00	0	0	0:00:00
Out-02	0.00	0.00	3640.00	0	00:00	0	0	0:00:00
OUT-3	0.00	0.00	3654.00	0	00:00	0	0	0:00:00
OUT-4	0.00	0.00	3660.00	0	00:00	0	0	0:00:00
OUT-5	0.25	0.25	3680.25	0	00:25	0	0	0:00:00
OUT6	1.09	1.09	3686.09	0	00:05	0	0	0:00:00
OUT-7	0.00	0.00	3682.00	0	00:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	Time of Peak Flooding Occurrence hh:mm
Jun-05	JUNCTION	11.97	11.97	0	12:05	0.00		
Jun-OFFSITECURB	JUNCTION	9.50	9.50	0	00:05	0.00		
Jun-OFFSITEPIPE	JUNCTION	26.80	26.80	0	00:05	0.00		
Out-01	OUTFALL	14.98	14.98	0	12:05	0.00		
Out-02	OUTFALL	0.00	11.90	0	12:05	0.00		
OUT-3	OUTFALL	1.91	1.91	0	12:05	0.00		
OUT-4	OUTFALL	12.17	12.17	0	12:05	0.00		
OUT-5	OUTFALL	6.36	15.86	0	12:05	0.00		
OUT6	OUTFALL	11.34	38.14	0	12:05	0.00		
OUT-7	OUTFALL	27.53	27.53	0	12:05	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	70.07	0.65	14.98
Out-02	84.21	0.46	11.90
OUT-3	83.06	0.07	1.91
OUT-4	84.27	0.47	12.17

OUT-5	99.98	9.68	15.86
OUT6	99.98	27.10	38.14
OUT-7	84.09	1.11	27.53
System	86.52	39.54	122.47

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-11	CONDUIT	0 00:05	14.70	1.00	26.89	46.34	0.58	0.57	0	Calculated
Link-12	CHANNEL	0 00:25	3.81	1.00	9.50	29.43	0.32	0.50	0	Calculated
Orifice-01	ORIFICE	0 12:05			11.90			0.84		

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Mon Mar 2 09:35:06 2026
Analysis ended on: Mon Mar 2 09:35:09 2026
Total elapsed time: 00:00:03

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... PRE DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 7
Number of nodes 5
Number of links 4

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	10 Year 3 Hour	CUMULATIVE	5.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
10	0.52	484.00
89	6.03	484.00
94	8.92	484.00
95	3.58	484.00
Sub-01	2.80	484.00
Sub-02	3.63	484.00
Sub-03	13.51	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Jun-01	JUNCTION	3625.00	3635.00	100.00	
Jun-02	JUNCTION	3560.00	3570.00	1000.00	

Jun-offsite1	JUNCTION	3695.00	3710.00	10000.00	Yes
JUN-OFFSITE2	JUNCTION	3695.00	3715.00	0.00	Yes
Out-01	OUTFALL	3530.00	3540.00	0.00	

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-01	Jun-02	CHANNEL	403.5	16.1086	0.0320
Link-02	Jun-02	Out-01	CHANNEL	484.2	6.1957	0.0320
Link-03	Jun-offsite1	Jun-01	CONDUIT	636.4	10.9989	0.0150
Link-04	JUN-OFFSITE2	Jun-01	CHANNEL	840.3	8.3306	0.0320

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-01	RECT_OPEN	10.00	30.00	1	300.00	6.00	18462.36
Link-02	RECT_OPEN	10.00	30.00	1	300.00	6.00	11449.89
Link-03	CIRCULAR	1.50	1.50	1	1.77	0.38	30.19
Link-04	RECT_OPEN	1.00	1.00	1	1.00	0.33	6.44

********** Runoff Quantity Continuity	Volume acre-ft	Depth inches
Total Precipitation	3.314	1.020
Surface Runoff	0.097	0.030
Continuity Error (%)	-0.006	

********** Flow Routing Continuity	Volume acre-ft	Volume Mgallons
External Inflow	4.990	1.626
External Outflow	5.956	1.941
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.000	

****
Composite Curve Number Computations Report
****

Subbasin 10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.52	-	89.00
Composite Area & Weighted CN	0.52		89.00

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 94

Soil/Surface Description	Area (acres)	Soil Group	CN
-	8.92	-	89.00
Composite Area & Weighted CN	8.92		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-01

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.80	-	89.00
Composite Area & Weighted CN	2.80		89.00

Subbasin Sub-02

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.63	-	89.00
Composite Area & Weighted CN	3.63		89.00

Subbasin Sub-03

Soil/Surface Description	Area (acres)	Soil Group	CN
-	13.51	-	89.00
Composite Area & Weighted CN	13.51		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 10

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	476.78	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.10	0.00	0.00
Total TOC (minutes):	13.50		

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 94

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	824.16	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	2.20	0.00	0.00
Total TOC (minutes):	14.60		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

Subbasin Sub-01

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	477.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.27	0.00	0.00
Total TOC (minutes):	13.67		

Subbasin Sub-02

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	404.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	0.93	0.00	0.00
Total TOC (minutes):	13.33		

Subbasin Sub-03

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.47	0.00	0.00
Computed Flow Time (minutes):	10.54	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	683.41	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.82	0.00	0.00
Total TOC (minutes):	12.36		

****
Subbasin Runoff Summary
****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
10	1.02	0.30	0.26	89.000	0	00:13:30
89	1.02	0.30	2.89	89.000	0	00:15:10
94	1.02	0.30	4.33	89.000	0	00:14:36
95	1.02	0.30	1.75	89.000	0	00:14:19
Sub-01	1.02	0.30	1.39	89.000	0	00:13:40
Sub-02	1.02	0.30	1.81	89.000	0	00:13:19
Sub-03	1.02	0.30	6.90	89.000	0	00:12:21

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-01	0.03	0.19	3625.19	0	01:00	0	0	0:00:00
Jun-02	0.04	0.28	3560.28	0	01:00	0	0	0:00:00
Jun-offsite1	0.20	1.11	3696.11	0	00:06	0	0	0:00:00
JUN-OFFSITE2	0.17	0.92	3695.92	0	00:39	0	0	0:00:00
Out-01	0.04	0.27	3530.27	0	01:00	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
Jun-01	JUNCTION	13.07	33.78	0	01:00	0.00		
Jun-02	JUNCTION	5.94	39.70	0	01:00	0.00		
Jun-offsite1	JUNCTION	16.30	16.30	0	00:05	0.00		
JUN-OFFSITE2	JUNCTION	4.40	4.40	0	00:05	0.00		
Out-01	OUTFALL	0.00	39.58	0	01:00	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	30.54	14.78	39.58
System	30.54	14.78	39.58

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days	hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CHANNEL	0	01:00	5.03	1.00	33.75	18462.36	0.00	0.02	0	Calculated
Link-02	CHANNEL	0	01:00	4.81	1.00	39.58	11449.89	0.00	0.03	0	Calculated
Link-03	CONDUIT	0	00:46	23.94	1.00	16.36	30.19	0.54	0.41	0	Calculated
Link-04	CHANNEL	0	00:49	8.30	1.00	4.41	6.44	0.68	0.54	0	Calculated

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Fri Feb 27 15:45:32 2026
Analysis ended on: Fri Feb 27 15:45:35 2026
Total elapsed time: 00:00:03

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... PRE DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 7
Number of nodes 5
Number of links 4

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	10 Year 24 Hour	CUMULATIVE	6.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
10	0.52	484.00
89	6.03	484.00
94	8.92	484.00
95	3.58	484.00
Sub-01	2.80	484.00
Sub-02	3.63	484.00
Sub-03	13.51	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Jun-01	JUNCTION	3625.00	3635.00	100.00	
Jun-02	JUNCTION	3560.00	3570.00	1000.00	

Jun-offsite1	JUNCTION	3695.00	3710.00	10000.00	Yes
JUN-OFFSITE2	JUNCTION	3695.00	3715.00	0.00	Yes
Out-01	OUTFALL	3530.00	3540.00	0.00	

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-01	Jun-02	CHANNEL	403.5	16.1086	0.0320
Link-02	Jun-02	Out-01	CHANNEL	484.2	6.1957	0.0320
Link-03	Jun-offsite1	Jun-01	CONDUIT	636.4	10.9989	0.0150
Link-04	JUN-OFFSITE2	Jun-01	CHANNEL	840.3	8.3306	0.0320

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-01	RECT_OPEN	10.00	30.00	1	300.00	6.00	18462.36
Link-02	RECT_OPEN	10.00	30.00	1	300.00	6.00	11449.89
Link-03	CIRCULAR	1.50	1.50	1	1.77	0.38	30.19
Link-04	RECT_OPEN	1.00	1.00	1	1.00	0.33	6.44

********** Runoff Quantity Continuity	Volume acre-ft	Depth inches
Total Precipitation	5.592	1.721
Surface Runoff	0.254	0.078
Continuity Error (%)	-0.001	

********** Flow Routing Continuity	Volume acre-ft	Volume Mgallons
External Inflow	40.914	13.332
External Outflow	43.404	14.144
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.069	0.023
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin 10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.52	-	89.00
Composite Area & Weighted CN	0.52		89.00

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 94

Soil/Surface Description	Area (acres)	Soil Group	CN
-	8.92	-	89.00
Composite Area & Weighted CN	8.92		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-01

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.80	-	89.00
Composite Area & Weighted CN	2.80		89.00

Subbasin Sub-02

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.63	-	89.00
Composite Area & Weighted CN	3.63		89.00

Subbasin Sub-03

Soil/Surface Description	Area (acres)	Soil Group	CN
-	13.51	-	89.00
Composite Area & Weighted CN	13.51		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 10

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	476.78	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.10	0.00	0.00
Total TOC (minutes):	13.50		

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 94

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	824.16	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	2.20	0.00	0.00
Total TOC (minutes):	14.60		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

Subbasin Sub-01

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	477.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.27	0.00	0.00
Total TOC (minutes):	13.67		

Subbasin Sub-02

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	404.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	0.93	0.00	0.00
Total TOC (minutes):	13.33		

Subbasin Sub-03

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.47	0.00	0.00
Computed Flow Time (minutes):	10.54	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	683.41	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.82	0.00	0.00
Total TOC (minutes):	12.36		

****
Subbasin Runoff Summary
****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
10	1.70	0.78	0.52	89.000	0	00:13:30
89	1.70	0.79	5.85	89.000	0	00:15:10
94	1.70	0.79	8.76	89.000	0	00:14:36
95	1.70	0.79	3.54	89.000	0	00:14:19
Sub-01	1.70	0.79	2.82	89.000	0	00:13:40
Sub-02	1.70	0.79	3.67	89.000	0	00:13:19
Sub-03	1.70	0.79	13.99	89.000	0	00:12:21

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-01	0.14	0.23	3625.23	0	12:05	0	0	0:00:00
Jun-02	0.19	0.35	3560.35	0	12:06	0	0	0:00:00
Jun-offsite1	1.10	1.11	3696.11	0	00:06	0	0	0:00:00
JUN-OFFSITE2	0.92	0.92	3695.92	0	02:46	0	0	0:00:00
Out-01	0.19	0.35	3530.35	0	12:06	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
Jun-01	JUNCTION	26.14	46.88	0	12:04	0.00		
Jun-02	JUNCTION	11.55	58.40	0	12:05	0.00		
Jun-offsite1	JUNCTION	16.30	16.30	0	00:05	0.00		
JUN-OFFSITE2	JUNCTION	4.40	4.40	0	00:05	0.00		
Out-01	OUTFALL	0.00	58.01	0	12:06	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	99.96	21.92	58.01
System	99.96	21.92	58.01

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days	hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CHANNEL	0	12:05	5.46	1.00	46.86	18462.36	0.00	0.03	0	Calculated
Link-02	CHANNEL	0	12:06	5.59	1.00	58.01	11449.89	0.01	0.03	0	Calculated
Link-03	CONDUIT	0	11:56	23.94	1.00	16.35	30.19	0.54	0.41	0	Calculated
Link-04	CHANNEL	0	11:58	8.30	1.00	4.41	6.44	0.69	0.56	0	Calculated

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Fri Feb 27 15:47:09 2026
Analysis ended on: Fri Feb 27 15:47:12 2026
Total elapsed time: 00:00:03

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... PRE DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 7
Number of nodes 5
Number of links 4

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	100 Year 3 Hour	CUMULATIVE	5.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
10	0.52	484.00
89	6.03	484.00
94	8.92	484.00
95	3.58	484.00
Sub-01	2.80	484.00
Sub-02	3.63	484.00
Sub-03	13.51	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Jun-01	JUNCTION	3625.00	3635.00	100.00	
Jun-02	JUNCTION	3560.00	3570.00	1000.00	

Jun-offsite1	JUNCTION	3695.00	3750.00	10000.00	Yes
JUN-OFFSITE2	JUNCTION	3695.00	3750.00	1000.00	Yes
Out-01	OUTFALL	3530.00	3540.00	0.00	

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-01	Jun-02	CHANNEL	403.5	16.1086	0.0320
Link-02	Jun-02	Out-01	CHANNEL	484.2	6.1957	0.0320
Link-03	Jun-offsite1	Jun-01	CHANNEL	636.4	10.9989	0.0320
Link-04	JUN-OFFSITE2	Jun-01	CHANNEL	840.3	8.3306	0.0320

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-01	RECT_OPEN	10.00	30.00	1	300.00	6.00	18462.36
Link-02	RECT_OPEN	10.00	30.00	1	300.00	6.00	11449.89
Link-03	RECT_OPEN	10.00	30.00	1	300.00	6.00	15255.67
Link-04	RECT_OPEN	10.00	30.00	1	300.00	6.00	13276.84

Runoff Quantity Continuity	Volume acre-ft	Depth inches
Total Precipitation	5.394	1.660
Surface Runoff	0.245	0.075
Continuity Error (%)	-0.006	

Flow Routing Continuity	Volume acre-ft	Volume Mgallons
External Inflow	8.750	2.851
External Outflow	11.201	3.650
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin 10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.52	-	89.00
Composite Area & Weighted CN	0.52		89.00

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 94

Soil/Surface Description	Area (acres)	Soil Group	CN
-	8.92	-	89.00
Composite Area & Weighted CN	8.92		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-01

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.80	-	89.00
Composite Area & Weighted CN	2.80		89.00

Subbasin Sub-02

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.63	-	89.00
Composite Area & Weighted CN	3.63		89.00

Subbasin Sub-03

Soil/Surface Description	Area (acres)	Soil Group	CN
-	13.51	-	89.00
Composite Area & Weighted CN	13.51		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 10

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	476.78	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.10	0.00	0.00
Total TOC (minutes):	13.50		

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 94

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	824.16	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	2.20	0.00	0.00
Total TOC (minutes):	14.60		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

Subbasin Sub-01

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	477.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.27	0.00	0.00
Total TOC (minutes):	13.67		

Subbasin Sub-02

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	404.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	0.93	0.00	0.00
Total TOC (minutes):	13.33		

Subbasin Sub-03

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.47	0.00	0.00
Computed Flow Time (minutes):	10.54	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	683.41	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.82	0.00	0.00
Total TOC (minutes):	12.36		

****
Subbasin Runoff Summary
****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
10	1.66	0.75	0.71	89.000	0	00:13:30
89	1.66	0.75	7.92	89.000	0	00:15:10
94	1.66	0.75	11.88	89.000	0	00:14:36
95	1.66	0.75	4.80	89.000	0	00:14:19
Sub-01	1.66	0.75	3.81	89.000	0	00:13:40
Sub-02	1.66	0.75	4.98	89.000	0	00:13:19
Sub-03	1.66	0.75	18.97	89.000	0	00:12:21

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-01	0.03	0.29	3625.29	0	00:56	0	0	0:00:00
Jun-02	0.04	0.45	3560.45	0	00:57	0	0	0:00:00
Jun-offsite1	0.02	0.19	3695.19	0	00:06	0	0	0:00:00
JUN-OFFSITE2	0.01	0.11	3695.11	0	02:30	0	0	0:00:00
Out-01	0.04	0.44	3530.44	0	00:57	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
Jun-01	JUNCTION	36.33	72.63	0	00:55	0.00		
Jun-02	JUNCTION	16.16	87.98	0	00:56	0.00		
Jun-offsite1	JUNCTION	26.80	26.80	0	00:05	0.00		
JUN-OFFSITE2	JUNCTION	9.50	9.50	0	00:05	0.00		
Out-01	OUTFALL	0.00	87.86	0	00:57	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	38.15	14.80	87.86
System	38.15	14.80	87.86

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days	hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CHANNEL	0	00:56	6.47	1.00	72.01	18462.36	0.00	0.04	0	Calculated
Link-02	CHANNEL	0	00:57	6.57	1.00	87.86	11449.89	0.01	0.04	0	Calculated
Link-03	CHANNEL	0	00:06	5.87	1.00	27.72	15255.67	0.00	0.02	0	Calculated
Link-04	CHANNEL	0	00:48	2.23	1.00	9.50	13276.84	0.00	0.02	0	Calculated

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Fri Feb 27 15:51:59 2026
Analysis ended on: Fri Feb 27 15:52:02 2026
Total elapsed time: 00:00:03

Autodesk® Storm and Sanitary Analysis 2016 - Version 13.3.206 (Build 0)

****
Project Description
****
File Name ..... PRE DEV.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-20
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Horton, wetted area
Starting Date FEB-27-2026 00:00:00
Ending Date FEB-28-2026 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 7
Number of nodes 5
Number of links 4

****
Raingage Summary
****

Gage ID	Data Source	Data Type	Recording Interval min
Rain Gage-01	100 Year 24 Hour	CUMULATIVE	6.00

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
10	0.52	484.00
89	6.03	484.00
94	8.92	484.00
95	3.58	484.00
Sub-01	2.80	484.00
Sub-02	3.63	484.00
Sub-03	13.51	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Jun-01	JUNCTION	3625.00	3635.00	100.00	
Jun-02	JUNCTION	3560.00	3570.00	1000.00	

Jun-offsite1	JUNCTION	3695.00	3750.00	10000.00	Yes
JUN-OFFSITE2	JUNCTION	3695.00	3750.00	1000.00	Yes
Out-01	OUTFALL	3530.00	3540.00	0.00	

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-01	Jun-02	CHANNEL	403.5	16.1086	0.0320
Link-02	Jun-02	Out-01	CHANNEL	484.2	6.1957	0.0320
Link-03	Jun-offsite1	Jun-01	CHANNEL	636.4	10.9989	0.0320
Link-04	JUN-OFFSITE2	Jun-01	CHANNEL	840.3	8.3306	0.0320

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-01	RECT_OPEN	10.00	30.00	1	300.00	6.00	18462.36
Link-02	RECT_OPEN	10.00	30.00	1	300.00	6.00	11449.89
Link-03	RECT_OPEN	10.00	30.00	1	300.00	6.00	15255.67
Link-04	RECT_OPEN	10.00	30.00	1	300.00	6.00	13276.84

Runoff Quantity Continuity	Volume acre-ft	Depth inches
Total Precipitation	8.289	2.551
Surface Runoff	0.477	0.147
Continuity Error (%)	-0.002	

Flow Routing Continuity	Volume acre-ft	Volume Mgallons
External Inflow	71.747	23.380
External Outflow	76.341	24.877
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.211	0.069
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin 10

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.52	-	89.00
Composite Area & Weighted CN	0.52		89.00

Subbasin 89

Soil/Surface Description	Area (acres)	Soil Group	CN

Soil/Surface Description	Area (acres)	Soil Group	CN
-	6.03	-	89.00
Composite Area & Weighted CN	6.03		89.00

Subbasin 94

Soil/Surface Description	Area (acres)	Soil Group	CN
-	8.92	-	89.00
Composite Area & Weighted CN	8.92		89.00

Subbasin 95

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.58	-	89.00
Composite Area & Weighted CN	3.58		89.00

Subbasin Sub-01

Soil/Surface Description	Area (acres)	Soil Group	CN
-	2.80	-	89.00
Composite Area & Weighted CN	2.80		89.00

Subbasin Sub-02

Soil/Surface Description	Area (acres)	Soil Group	CN
-	3.63	-	89.00
Composite Area & Weighted CN	3.63		89.00

Subbasin Sub-03

Soil/Surface Description	Area (acres)	Soil Group	CN
-	13.51	-	89.00
Composite Area & Weighted CN	13.51		89.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin 10

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	476.78	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.10	0.00	0.00
Total TOC (minutes):	13.50		

Subbasin 89

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1202.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	2.77	0.00	0.00
Total TOC (minutes):	15.17		

Subbasin 94

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	824.16	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	2.20	0.00	0.00
Total TOC (minutes):	14.60		

Subbasin 95

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	833.32	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	1.92	0.00	0.00
Total TOC (minutes):	14.32		

Subbasin Sub-01

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	477.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.27	0.00	0.00
Total TOC (minutes):	13.67		

Subbasin Sub-02

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.40	0.00	0.00
Computed Flow Time (minutes):	12.40	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	404.00	0.00	0.00
Slope (%):	20.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	7.22	0.00	0.00
Computed Flow Time (minutes):	0.93	0.00	0.00
Total TOC (minutes):	13.33		

Subbasin Sub-03

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.08	0.00	0.00
Flow Length (ft):	300.00	0.00	0.00
Slope (%):	15.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.17	1.17	1.17
Velocity (ft/sec):	0.47	0.00	0.00
Computed Flow Time (minutes):	10.54	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	683.41	0.00	0.00
Slope (%):	15.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	6.25	0.00	0.00
Computed Flow Time (minutes):	1.82	0.00	0.00
Total TOC (minutes):	12.36		

****
Subbasin Runoff Summary
****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
10	2.52	1.47	0.98	89.000	0	00:13:30
89	2.52	1.47	10.96	89.000	0	00:15:10
94	2.52	1.47	16.43	89.000	0	00:14:36
95	2.52	1.47	6.63	89.000	0	00:14:19
Sub-01	2.52	1.47	5.27	89.000	0	00:13:40
Sub-02	2.52	1.47	6.87	89.000	0	00:13:19
Sub-03	2.52	1.47	26.16	89.000	0	00:12:21

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Jun-01	0.20	0.33	3625.33	0	12:06	0	0	0:00:00
Jun-02	0.27	0.50	3560.50	0	12:07	0	0	0:00:00
Jun-offsite1	0.18	0.19	3695.19	0	00:06	0	0	0:00:00
JUN-OFFSITE2	0.11	0.11	3695.11	0	13:24	0	0	0:00:00
Out-01	0.27	0.50	3530.50	0	12:07	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
Jun-01	JUNCTION	49.58	85.88	0	12:05	0.00		
Jun-02	JUNCTION	21.93	106.72	0	12:06	0.00		
Jun-offsite1	JUNCTION	26.80	26.80	0	00:05	0.00		
JUN-OFFSITE2	JUNCTION	9.50	9.50	0	00:05	0.00		
Out-01	OUTFALL	0.00	106.59	0	12:07	0.00		

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	99.83	38.55	106.59
System	99.83	38.55	106.59

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days	hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Depth	Total Time Surcharged minutes	Reported Condition
Link-01	CHANNEL	0	12:06	6.84	1.00	85.03	18462.36	0.00	0.04	0	Calculated
Link-02	CHANNEL	0	12:07	7.09	1.00	106.59	11449.89	0.01	0.05	0	Calculated
Link-03	CHANNEL	0	00:06	5.87	1.00	27.72	15255.67	0.00	0.03	0	Calculated
Link-04	CHANNEL	0	00:48	2.23	1.00	9.50	13276.84	0.00	0.02	0	Calculated

****
Highest Flow Instability Indexes
****
All links are stable.

Analysis began on: Fri Feb 27 15:53:40 2026
Analysis ended on: Fri Feb 27 15:53:42 2026
Total elapsed time: 00:00:02

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Washington County Area, Utah



March 3, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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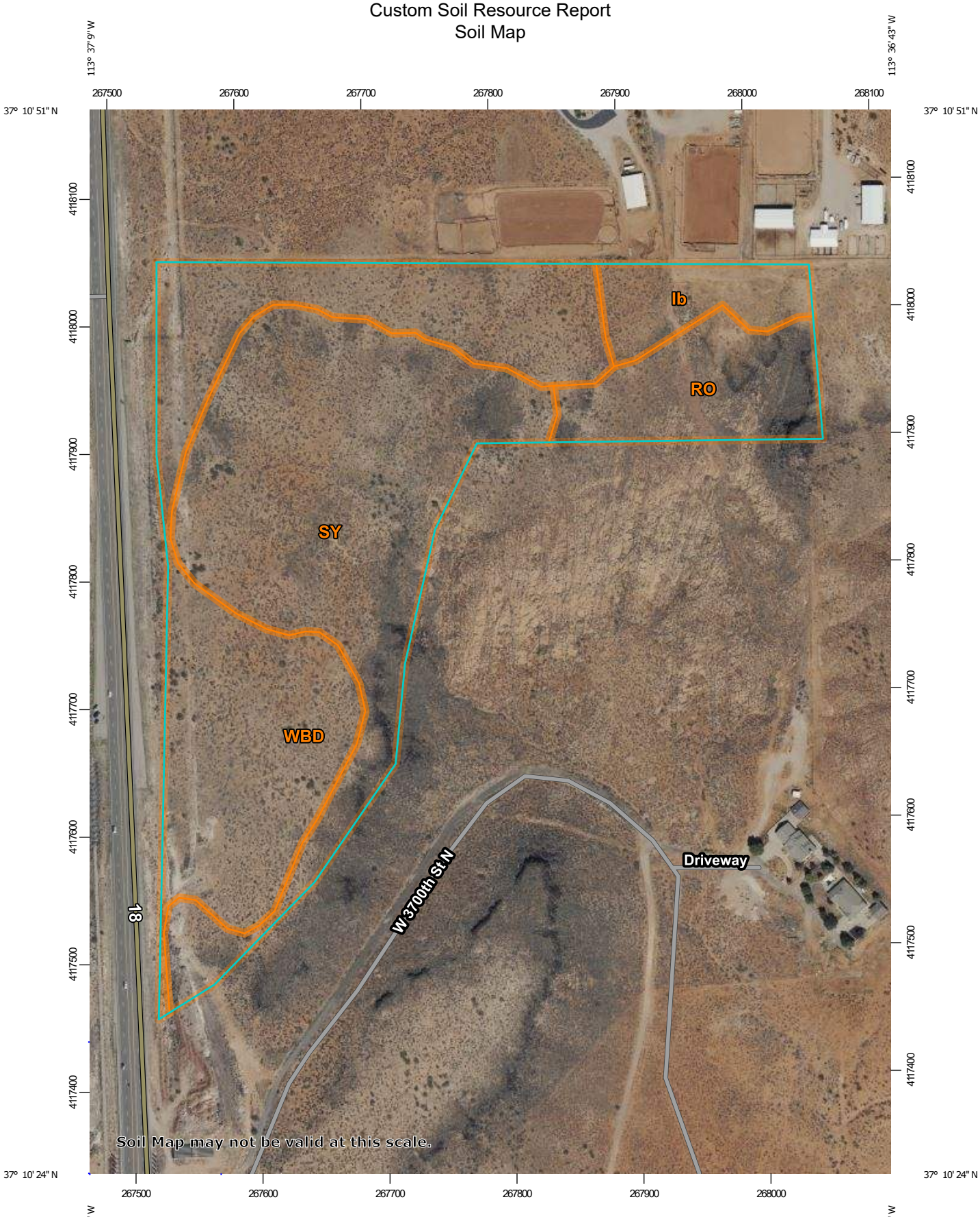
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,070 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 19, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2022—Sep 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ib	Ivins loamy fine sand	2.2	6.1%
RO	Rock land	4.0	11.0%
SY	Stony colluvial land	15.4	42.9%
WBD	Winkel gravelly fine sandy loam, 1 to 8 percent slopes	14.4	40.0%
Totals for Area of Interest		**36.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County Area, Utah

Ib—Ivins loamy fine sand

Map Unit Setting

National map unit symbol: j8f1
Elevation: 2,800 to 3,800 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 67 degrees F
Frost-free period: 170 to 195 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Ivins and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ivins

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Eolian deposits derived from sandstone and shale

Typical profile

H1 - 0 to 4 inches: loamy fine sand
H2 - 4 to 24 inches: loamy fine sand
H3 - 24 to 30 inches: sandy clay loam
H4 - 30 to 39 inches: sandy clay
H5 - 39 to 60 inches: sandy clay loam

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Ecological site: R030XY120UT - Desert Sand (Indian ricegrass)
Hydric soil rating: No

Minor Components

Tobler
Percent of map unit: 5 percent

Pintura
Percent of map unit: 5 percent

Ivins, hummocky
Percent of map unit: 5 percent

RO—Rock land

Map Unit Composition
Rock land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rock Land

Setting
Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex

Minor Components

Shallow soils
Percent of map unit: 20 percent

SY—Stony colluvial land

Map Unit Composition
Stony colluvial land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

WBD—Winkel gravelly fine sandy loam, 1 to 8 percent slopes

Map Unit Setting
National map unit symbol: j8h9
Elevation: 2,800 to 4,000 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Winkel and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winkel

Setting

Landform: Mesas
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous material weathered from basalt, limestone, and wind-deposited sand.

Typical profile

H1 - 0 to 1 inches: gravelly fine sandy loam
H2 - 1 to 6 inches: gravelly fine sandy loam
H3 - 6 to 12 inches: very gravelly fine sandy loam
H4 - 12 to 16 inches: extremely cobbly fine sandy loam
H5 - 16 to 20 inches: indurated
H6 - 20 to 24 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 8 percent
Depth to restrictive feature: 11 to 19 inches to petrocalcic; 14 to 24 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)
Hydric soil rating: No

Minor Components

Lava flows

Percent of map unit: 5 percent

Harrisburg

Percent of map unit: 5 percent

Bermesa

Percent of map unit: 5 percent

References

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National Flood Hazard Layer FIRMette

FEMA

113°37'9"W 37°10'47"N



113°36'32"W 37°10'19"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2026 at 6:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT E

Geotechnical Study

REPORT
GEOTECHNICAL STUDY
PROPOSED TRAILS EAST – PHASE 1 MIXED-USE DEVELOPMENT
APPROXIMATELY 4101 NORTH HIGHWAY 18
ST. GEORGE, UTAH (37.1783°, -113.6176°)

Submitted To:

Trails Development QOZB, LCC
3940 North Traverse Mountain Boulevard, Suite 200
Lehi, Utah 84043

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

December 2, 2025

Job No. 4209-001-25

December 2, 2025
Job No. 4209-001-25

Mr. Josh Bush
Trails Development QOZB, LCC
3940 North Traverse Mountain Boulevard, Suite 200
Lehi, Utah 84043

Mr. Bush:

Re: Report
Geotechnical Study
Trails East – Phase 1 Mixed-Use Development
Approximately 4101 North Highway 18
St. George, Utah (37.1783°, -113.6176°)

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Trails East – Phase 1 Mixed-Use Development to be located at approximately 4101 North Highway 18 in St. George, Utah (37.1783°, -113.6176°). The general location of the site with respect to existing roadways, as of 2025, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and the test pits excavated in conjunction with this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Josh Bush of Trails Development QOZB, LLC and Mr. Mike Huber, P.E., of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 15 exploration test pits.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 25-1119 dated November 14, 2025.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The project is to consist of the construction of five (5) 3-level multi-family apartment structures, 1 clubhouse structure, 4 retail pads, and associated pavements. The structures are anticipated to be constructed with wood-, light steel-framing, or CMU and be supported upon conventional spread and continuous wall footings.

Maximum real column and wall loads are anticipated to be on the order of up to 200 kips and up to 6 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved parking areas and drive lanes are planned around the structures. Proposed traffic in these areas is anticipated to consist of a moderate volume of automobiles and light trucks, a light volume of medium-weight trucks, and occasional heavyweight trucks.

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 3 to 5 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 15 test pits were excavated within the accessible areas. These test pits were completed to depths ranging from 1.5 to 10.0 feet with a moderate-sized rubber track-mounted excavator. Excavation refusal within bedrock terminated each test pit except Test Pit TP-2. The approximate locations of the test pits are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3O, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, the test pits were then backfilled. Although an effort was made to compact the backfill with the excavator, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, partial gradation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3O.

3.3.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the test pit logs, Figures 3A through 3O:

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-1	0.5	18.9	10.8	SM
TP-2	3.0	36.0	4.7	SM
TP-3	0.5	35.1	7.6	SM
TP-6	0.5	27.4	9.1	SM
TP-10	0.5	30.8	2.2	SM
TP-12	0.5	28.2	7.1	SM
TP-13	0.5	34.5	8.0	SM
TP-14	0.5	23.8	6.5	SM
TP-15	0.5	38.7	6.9	SM

3.3.4 Chemical Tests

A representative soil sample was collected and sent for laboratory analysis for pH and sulfate content. As of the date of this report, results are still pending and will be transmitted when available and with corresponding cement recommendations, if applicable.

4. SITE CONDITIONS

4.1 SURFACE

The site is located at approximately 4101 North Highway 18 in St. George, Utah (37.1783°, -113.6176°). The site is currently vacant/undeveloped brush/grass land. The topography of the site is somewhat sloped, grading down to the southeast with a total relief of approximately 55 to 60 feet. Site vegetation consists of various weeds, brush/grass, and shrubs. The east edge of the site has been rough graded as part of grading activities that extend further to the east as well as to the south.

The site is bounded to the north by similar vacant/undeveloped land along with 4230 North Street; to the east by similar vacant/undeveloped land; to the south by similar vacant/undeveloped land along with 3700 North Street; and to the west by State Highway 18 followed by similar vacant/undeveloped land along with single-family residential structures.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The test pits were excavated to depths ranging from 1.5 to 10.0 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations.

- Approximately 6 inches of topsoil was encountered in Test Pits TP-2, TP-5, TP-9, TP-13, TP-14, and TP-15. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Non-engineered fill soils were encountered in Test Pits TP-1, TP-2, TP-6, TP-7, and TP-9, to depths ranging from 0.5 to 4.0 feet beneath the existing ground surface. The non-engineered fill soils primarily consisted of silty sand with varying gravel content.

- Natural soils were encountered below the non-engineered fill or ground surface in each test pit. The natural soils consisted primarily of granular silt and sand with varying gravel content overlying sandstone bedrock encountered at depths ranging from 0.5 to 6.0 feet beneath the existing ground surface, extending to the maximum depths explored.

- Materials causing excavation refusal were encountered within the bedrock in each test pit except Test Pit TP-2 at depths ranging from 1.5 to 7.0 feet below the existing ground surface.

The natural granular soils were loose to dense, slightly moist, and white, light brown, and red in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

The natural bedrock was fractured moderately weathered to massive, dense to very dense, slightly moist, and white/tan and red in color. The natural bedrock is anticipated to exhibit high strength and low compressibility characteristics under the anticipated load range.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3O, Test Pit Logs. The lines designating the interface between soil types on the test pit logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered at this site at the time of excavating. However, "perched" groundwater conditions typically occur in this area during the spring and summer months. Recommendations for groundwater will be presented in Section 5.3.1, Subdrains.

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils/bedrock and/or structural fill extending to suitable natural granular soils/bedrock.

The most significant geotechnical aspects at the site are:

1. The existing non-engineered fills across much of the site.

2. The potential for perched groundwater.

3. The shallow depth to excavation refusal in each test pit except Test Pit TP-2.

Prior to proceeding with construction, removal of any existing debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and pavements.

On-site granular soils may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

Due to the possibility of "perched" groundwater conditions, perimeter foundation/chimney subdrains will be required along the perimeters of any proposed habitable structures extending below the ground surface. Subdrains are discussed in Section 5.3.1, Subdrains.

The bedrock encountered at the refusal depths may require significant effort to excavate and should be considered in the design and bidding process. However, larger excavation equipment with rock chipping attachments may be utilized to reach required design depths.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of any existing debris, non-engineered fills, surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils shall be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills (if encountered) have been completely removed.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils (if encountered), above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, shall be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes shall be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

Excavations within the bedrock may be constructed with near-vertical sideslopes.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities. However, larger excavation equipment with rock chipping attachments may be utilized to reach required design depths.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that “honeycombing” does not occur, and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) shall be utilized. It may also help to utilize a stabilization geosynthetic, such as Mirafi RS380i/RS580i or Tensar NX750/NX850, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T180 (ASTM[2] D1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 5	95
Site grading fills outside area defined above	0 to 5	90
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 5 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation shall consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

[1] American Association of State Highway and Transportation Officials
[2] American Society for Testing and Materials

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities. However, larger excavation equipment with rock chipping attachments may be utilized to reach required design depths.

5.3 GROUNDWATER

Groundwater was not encountered at this site at the time of excavating. However, “perched” groundwater conditions typically occur in this area during the spring and summer months. Recommendations for groundwater will be presented in Section 5.3.1, Subdrains.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Stormwater Percolation Test

A stormwater percolation test was performed at a depth of approximately 5 feet in the representative sandy silt soils at Test Pit TP-2. The measured percolation rate was 30 minutes per inch. This design percolation rate should be considered typical for the soils at the site.

5.3.2 Subdrains

Due to the potential for "perched" groundwater levels, especially during the spring and early summer months, we recommend the installation of foundation subdrains around the perimeter wall footings for structures with habitable subgrade levels extending below surrounding grades.

Foundation subdrains shall consist of a 4-inch diameter perforated or slotted plastic or PVC pipe enclosed in clean gravel comprised of three-quarter to 1-inch minus gap-graded gravel and/or "pea" gravel. The invert of a subdrain shall be at least 18 inches below the top of the lowest adjacent habitable floor slab. The gravel portion of the drain shall extend 2 inches laterally and below the perforated pipe and at least 1 foot above the top of the lowest adjacent floor slab. The gravel zone must be installed immediately adjacent to the perimeter footings and the foundation walls. To reduce the possibility of plugging, the gravel must be wrapped with a geotextile, such as Mirafi 140N or equivalent.

Above the foundation subdrain, a minimum 4-inch-wide zone of "free-draining" sand or gravel (chimney) shall be placed adjacent to the foundation walls and extend to within 2 feet of final grade. The sand/gravel fill must be separated from adjacent native or backfill soils with geotextile fabric (Mirafi 140N or equivalent). The upper 2 feet of soils shall consist of a compacted clayey soil cap to reduce surface water infiltration into the drain. As an alternative to the zone of permeable sand and gravel, a prefabricated "drainage board," such as Miradrain or equivalent, may be placed against the exterior below-grade walls. Prior to the installation of the footing subdrain, the below-grade walls shall be waterproofed if adjacent to habitable areas and dampproofed if adjacent to parking or mechanical room areas. The slope of the subdrain shall be at least 0.3 percent. The foundation subdrains shall be discharged into area subdrains, storm drains, or other suitable down-gradient location (see attached Figure 5, Typical Foundation/Chimney Subdrain Detail 18").

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural granular soils/bedrock and/or structural fill extending to suitable natural granular soils/bedrock. Under no circumstances shall foundations be established over non-engineered fills, loose or disturbed soils,

topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the following parameters are provided:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Bearing Capacity Increase for Seismic Loading	- 50 percent

Recommended Net Bearing Capacity for Real Load Conditions:

Suitable Natural Granular Soils or Structural Fills Extending To Suitable Natural Granular Soils	- 3,000 pounds per square foot
Decomposed/Weathered Bedrock and/or Structural Fill Extending to Bedrock	- 3,500 pounds per square foot
Massive Bedrock	- 4,500 pounds per square foot

Bearing Capacity Increase for Seismic Loading

Footing Established on Natural and/or Structural Fill Soil	- 50 percent
Footing Established on Bedrock	- 75 percent

* No specific minimum depth of embedment will be required for footings established directly upon massive bedrock; although, the footings must be appropriately "tied" to the underlying bedrock to provide appropriate lateral resistance.

The term "net bearing capacity" refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total

of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings shall be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.40 may be utilized for the footing interface with natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil shall be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill shall be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures below, in pounds per square foot (psf), shall be added based on wall depth and wall case:

Uniform Lateral Pressures			
Wall Height (Feet)	**Active Pressure Case (psf)**	**Moderately Yielding Case (psf)**	**At Rest/Non-Yielding Case (psf)**
4	12	32	53
6	19	49	79
8	25	65	105
10	31	81	131

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

The natural granular soils and bedrock will exhibit moderate pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1,

Site Preparation). Under no circumstances shall pavements be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the estimated projected traffic as discussed in Section 2, Proposed Construction, the following pavement sections are recommended:

Parking Areas

(Moderate Volume of Automobiles and Light Trucks,
Light Volume of Medium-Weight Trucks,
and No Heavyweight Trucks)
[10 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base (roadbase)
Over	Properly prepared natural subgrade soils/bedrock and/or structural site grading fill extending to properly prepared natural subgrade soils/bedrock

Rigid Pavements:
(Non-reinforced Concrete)

6.0 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base (roadbase)
Over	Properly prepared natural subgrade soils/bedrock and/or structural site grading fill extending to properly prepared natural subgrade soils/bedrock

Primary Drive Lanes

(Moderate Volume of Automobiles and Light Trucks,
Light Volume of Medium-Weight Trucks,
and Occasional Heavyweight Trucks)
[10 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
9.0 inches	Aggregate base (roadbase)
Over	Properly prepared natural subgrade soils/bedrock and/or structural site grading fill extending to properly prepared natural subgrade soils/bedrock

Rigid Pavements:
(Non-reinforced Concrete)

6.0 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base (roadbase)
Over	Properly prepared natural subgrade soils/bedrock and/or structural site grading fill extending to properly prepared natural subgrade soils/bedrock

For dumpster pads, we recommend a pavement section consisting of 8 inches of Portland cement concrete, 12 inches of aggregate base (roadbase), over properly prepared natural subgrade or site grading structural fills. Dumpster pads shall not be constructed overlying non-engineered fills under any circumstances.

The above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete shall be designed in accordance with the American Concrete Institute (ACI) and joint details shall conform to the Portland Cement Association (PCA) guidelines. The concrete shall have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The roadbase must conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations shall meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the roadbase material and asphalt. Please note that the 3rd column of Table 2 of Section 02721 "Job Mix Gradation Tolerance" does not apply to roadbase utilized on this project and all roadbase must meet the requirements of the 2nd column of Table 2 of Section 02721 "Job Mix Gradation Target Blend" without any additional tolerances. The aggregate gradation limits presented on Table 2 of Section 02721, Untreated Base Course (UTBC) (roadbase) of UDOT 2025 Standard Specification for Road and Bridge Construction are tabulated below:

Gradation Limits	
Sieve Size	**Job Mix Gradation Target Blend**
1 1/2 inch	100
1 inch	90-100
3/4 inch	70-85
1/2 inch	65-80
3/8 inch	55-75
No. 4	40-65
No. 16	25-40
No. 200	7-11

Percent passing based on total aggregate (dry weight), and fine and coarse aggregate having approximately the same bulk specific gravities.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

A representative soil sample was collected and sent for laboratory analysis for pH and sulfate content. As of the date of this report, results are still pending and will be transmitted when available and with corresponding cement recommendations, if applicable.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2021. The IBC 2021 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Northern Section of the Washinton Fault Zone, located about 6.1 miles to the southeast of the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class C - Very Dense Soil and Soft Rock Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2021) can be utilized.

5.10.4 Ground Motions

The IBC 2021 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class C – Very Dense Soil and Soft Rock Soil Profile. Based on the site latitude and longitude (37.1783 degrees north and 113.6176 degrees west, respectively), the values for this site are tabulated on the following page.

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class C [adjusted for site class effects] (% g)	Design Values** (% g)
0.2 Seconds (Short Period Acceleration)	S_S = 49.4	F_a = 1.300	S_{MS} = 64.2	S_{DS} = 42.8
1.0 Second (Long Period Acceleration)	S_1 = 16.0	F_v = 1.500	S_{M1} = 24.0	S_{D1} = 16.0

* If a measured site class in accordance with IBC 2021/ASCE 7-16 is beneficial based on the project structural engineer's review, please contact GSH for additional options for obtaining this measured site class.

**IBC 2021/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study.

5.10.5 Liquefaction

Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the density of the shallow bedrock and the lack of groundwater, liquefaction is not anticipated to occur within the soils encountered at this site.

5.11 SITE VISITS

GSH must verify that all topsoil/disturbed soils, non-engineered fill, and any other unsuitable soils have been removed, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

6. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.



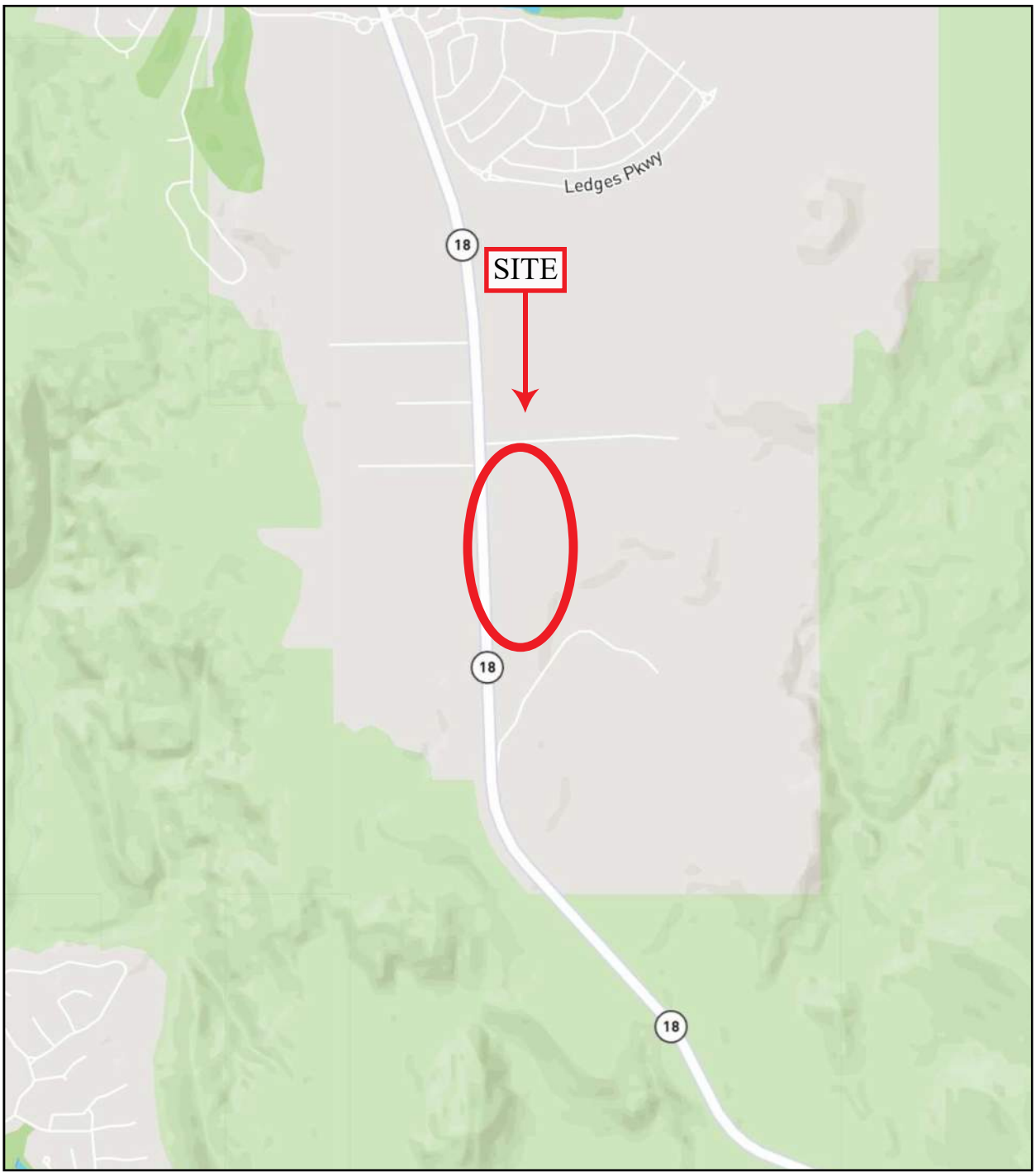
Michael S. Huber, P.E.
State of Utah No. 343650
Vice President/Senior Geotechnical Engineer

MSH:jmt

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3O, Test Pit Logs
Figure 4, Key to Test Pit Log (USCS)
Figure 5, Typical Foundation/Chimney Subdrain Detail 18”

Addressee (email)

TRAILS DEVELOPMENT QOZB, LCC
JOB NO. 4209-001-25



0.2 0 0 0 0 0 0.2 0.4 MI 0.6

200 0 0 200 400 600 800 1000 M 1200

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2025

GSH

TRAILS DEVELOPMENT QOZB, LCC
JOB NO. 4209-001-25

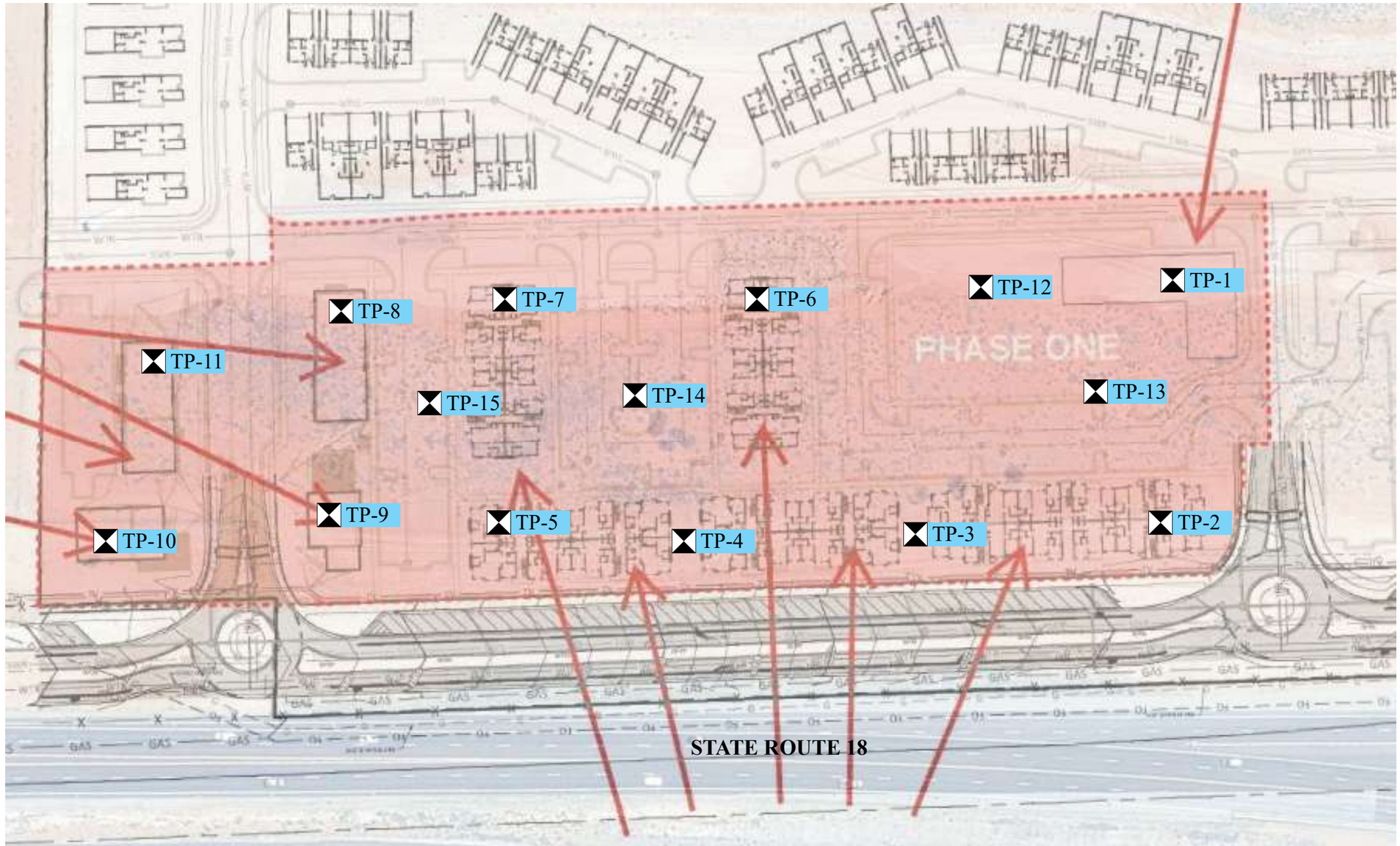


FIGURE 2
SITE PLAN

REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY DATED 2/2025

APPROXIMATE SCALE IN FEET
50 0 50 100

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO COARSE SAND, FILL red			10.8		18.9			slightly moist loose
	RX	SANDSTONE BEDROCK white								slightly moist very dense
		Refusal at 1.5' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.								
			5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: Trails Development QOZB, LLC
PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development
DATE STARTED: 11/24/25 DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°)
GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25)
ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO MEDIUM SAND, FILL with major roots (topsoil) to 6"; red/brown								slightly moist loose
					4.7		36.0			
	ML	FINE TO MEDIUM SANDY SILT light brown/white	5							slightly moist medium dense
	SM	SILTY FINE TO MEDIUM SAND with fractured sandstone bedrock; red								slightly moist medium dense
		End of Exploration at 10.0' No significant sidewall caving. No groundwater encountered at time of excavation.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with trace fine gravel; red			7.6		35.1			slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 3.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE SAND red								slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 5.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE SAND with major roots (topsoil) to 6"; red								slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 2.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-6

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO MEDIUM SAND, FILL with coarse gravel; red			9.1		27.4			slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 2.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.								
			5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-7

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE TO MEDIUM SAND, FILL with trace fine and coarse gravel; white/red								slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 3.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3G

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-8

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with trace fine and coarse gravel; red		■	8.6	92				slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 3.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3H

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-9

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM FILL	SILTY FINE SAND, FILL with major roots (topsoil) to 6"; red		◢						slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 2.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5 10 15 20 25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3I

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-10

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with trace fine gravel; red			2.2		30.8			slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 2.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3J

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-11

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with trace fine and coarse gravel; red								slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 1.5' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3K

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-12

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with trace fine and coarse gravel; red			7.1		28.2			slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 3.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3L

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-13

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO MEDIUM SAND with major roots (topsoil) to 6"; red			8.0		34.5			slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 1.5' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.								
			5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3M

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-14

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE SAND with trace fine gravel; major roots (topsoil) to 6"; red			6.5		23.8			slightly moist medium dense
		grades with fine and coarse gravel								
	RX	SANDSTONE BEDROCK white/tan								slightly moist medium dense
			5							
										very dense
		Refusal at 7.0' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3N

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-15

CLIENT: Trails Development QOZB, LLC | PROJECT NUMBER: 4209-001-25

PROJECT: Trails East - Phase 1 Mixed-Use Development | DATE STARTED: 11/24/25 | DATE FINISHED: 11/24/25

LOCATION: Approximately 4101 North Highway 18, St. George, Utah (37.1783°, -113.6176°) | GSH FIELD REP.: JA

EXCAVATING METHOD/EQUIPMENT: SANY 60 Mini Trackhoe

GROUNDWATER DEPTH: Not Encountered (11/24/25) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	ML	FINE TO MEDIUM SANDY SILT with trace fine gravel; major roots (topsoil) to 6"; red			6.9		38.7			slightly moist loose
	RX	SANDSTONE BEDROCK white/tan								slightly moist very dense
		Refusal at 1.5' on sandstone bedrock. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3O

CLIENT: Trails Development QOZB, LLC
PROJECT: Trails East - Phase 1 Mixed-Use Development
PROJECT NUMBER: 4209-001-25

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	**GRAVELS** More than 50% of coarse fraction retained on No. 4 sieve.	**CLEAN GRAVELS** (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	**CLEAN SANDS** (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	**SILTS AND CLAYS** Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

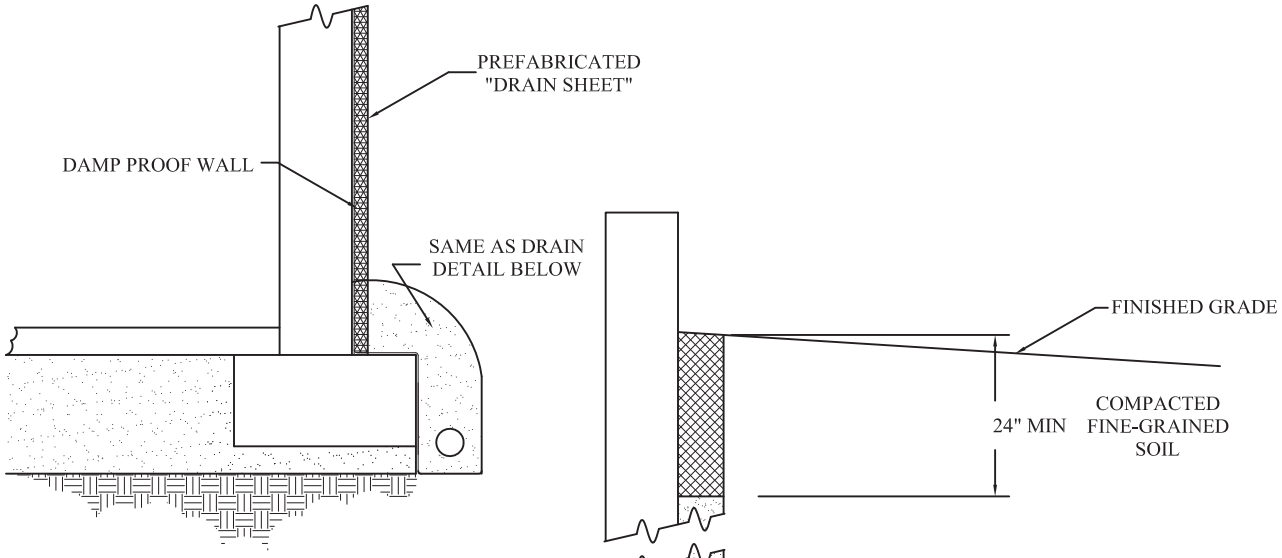
WATER SYMBOL

- Water Level

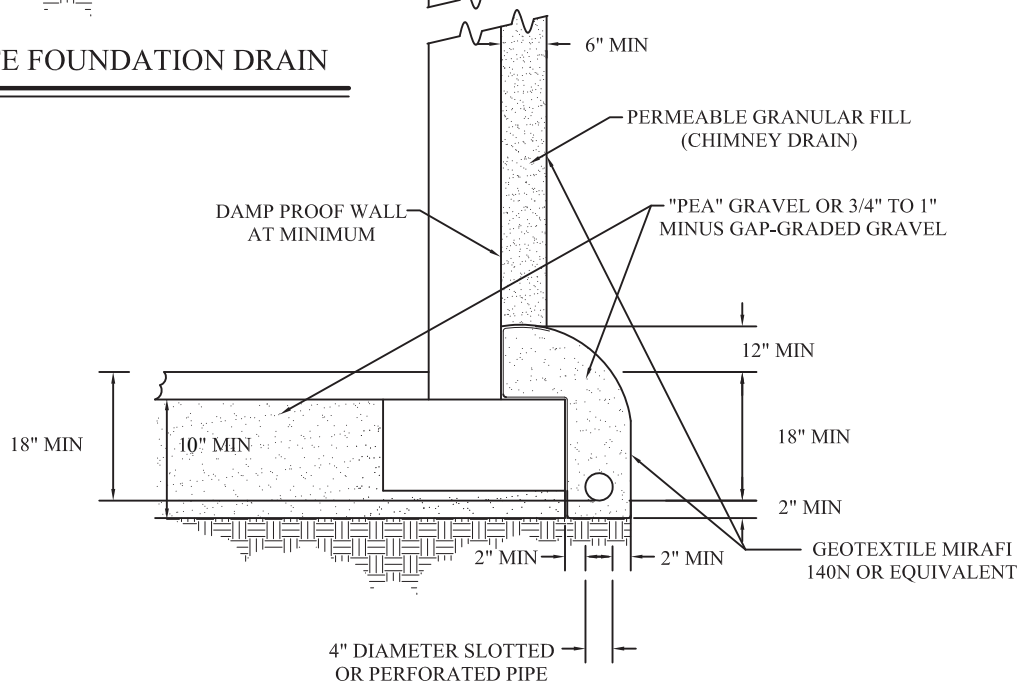
FIGURE 4

GSH

TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



ALTERNATE FOUNDATION DRAIN



TYPICAL FOUNDATION DRAIN

(NOT TO SCALE)

GSH

FIGURE 5

Agenda Date: 05/07/2026 **Agenda Item Number:** 14

Subject:

Consider approval of Ordinance No. 2026-034 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-R (Planned Development Residential) on approximately 214 acres generally located on the east side of Highway 18 between approximately 3400 North and 4200 North. (Case No. 2026-ZC-004 - Trails East PD-R zone change)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Brandee Walker - Civil Science

Reference Number: 2026-ZC-004

Address/Location:

Generally located between approximately 3400 North and 4200 North

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

The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. Earlier this year, the applicant brought forward an application to amend the general plan on approximately 108 acres from LDR (Low Density Residential) to COM (Commercial) in anticipation of approval of the overall commercial and residential project. At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a 6-0 vote including conditions. A related hillside permit is also in review in connection with this application. This application makes up the majority of the residential portion of the proposed development (approximately 214 acres).

Staff Narrative (need/purpose):

This application is part of the overall development approval and is situated directly south of the proposed PD-TNZ and is approximately 214 acres of the overall 330+ acre property. It will consist of Single family, townhomes and apartments. A rezone is necessary for this development to move forward. A PD-TNZ rezone application and hillside permit are also associated with and submitted in conjunction with this application.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On April 14, 2026, the Planning Commission held a public hearing and had one comment from a neighboring property owner concerned with drainage and fencing. The fencing concern is attached to the TNZ request. The Planning Commission recommends approval of the application with a 6-0 vote and with the following conditions:1.That the number of units associated with the project is limited to 575 as shown on the conceptual plan. 2.That the general layout of the project is adhered to with room for small changes as necessary to meet the requirements of the code and potentially hillside requirements. 3.That a preliminary plat is submitted for review and approval by the Planning Commission. 4.That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.5.That city ordinances are adhered to pertaining to construction of retaining walls.6.That a deviation for height is granted as outlined previously in this staff report.

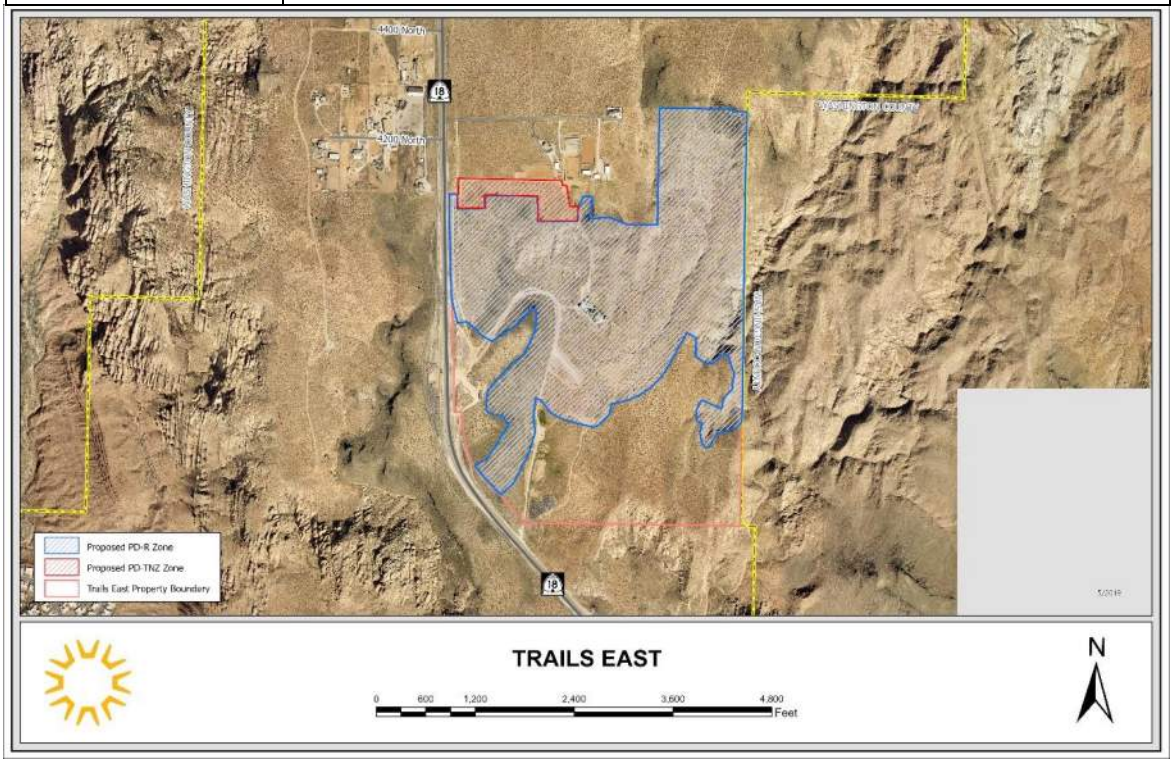
Attachments

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 04/14/2026
CITY COUNCIL AGENDA REPORT: 05/07/2026

Trails East Zone Changes Zone Changes (Case No's. 2026-ZC-003 & 2026-ZC-004)		
Request:	Consider changing the zone from G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10.0 acres and from G&G (Gravel & Grazing) to PD-R (Planned Development Residential) on approximately 214 acres.	
Applicant:	Brandee Walker, Civil Science	
Location:	The property is generally located on the east side of Highway 18 between approximately 3400 North and 4200 North.	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	G&G (Gravel and Grazing)	
Surrounding Zoning:	North	PD-TNZ (Planned Development Traditional Neighborhood Zone) & G&G (Gravel and Grazing)
	South	R-1-10 (Single Family, 10,000 ft² minimum lot size)
	East	Washington County (Red Cliffs Conservation Area)
	West	Hwy 18 & G&G (Gravel and Grazing)
Land Area:	Approximately 224 acres	



BACKGROUND:
The subject property is approximately 224 acres in size and is located on the east side of Highway 18 between approximately 3400 and 4200 North. The property is currently zoned G&G (Gravel & Grazing) throughout. The property to the north, known as the Rusty Cliffs development, has recently been approved as a PD-TNZ and includes similar uses such as single-family residential, townhomes, apartments, live-work units and commercial elements.

The applicant is requesting to rezone 10 acres of the site to PD-TNZ (Planned Development Traditional Neighborhood Zone) to serve as a transition area adjacent to the recently approved Rusty Cliffs TNZ development to the north. The remaining 200+ acres are proposed to be rezoned to PD-R (Planned Development Residential).

The PD-TNZ portion includes a mix of smaller single-family lots, townhomes, and a limited commercial component. The PD-R portion is designed with a mix of townhomes, apartment buildings, and conventional single-family lots. Additional details regarding each proposal are provided throughout this staff report.

While this has been prepared as a single staff report, it is important to note that the request consists of two separate applications and will require two separate motions for consideration.

Along with the rezone, the applicant is also requesting approval of the first two phases of the project, including elevations and renderings, conceptual site layout, landscaping plans, signage, and the rest of the supporting details. The larger single-family portion of the PD-R, with its standard lots, will be developed as market demand dictates and will be platted in phases as those sections move forward.

Hillside and Density
This rezone request is accompanied by a hillside permit request (2026-HS-002), which requires review by the Hillside Review Board. As part of that process, the Board evaluates site slopes with consideration given to soil conditions, grading, and proposed development plans. Understanding the site's topography is important in evaluating how the property functions as a whole and why the project has been designed in its current layout.

It should also be noted that when the Hillside Review Board visited the site on March 31, 2026, they reviewed the entire property, including future commercial areas. As a result, some of the figures referenced in the hillside analysis may differ slightly from those included in this rezone request. Specifically, there are two areas on the far south side of the property totaling approximately seven acres that are not contiguous to the property proposed for rezoning and are therefore excluded from the rezone area. These areas were included in the initial hillside review, which accounts for the difference between the 224-acre hillside review area and the 217-acre rezone request.

The following is from the hillside permit request:

Regarding the [remaining] 224 acres to be used for residential development: the applicant has removed the non-buildable property from the equation. That leaves the following total buildable area:

0% - 20%	254.33		100%	254.33
21% - 30%	36.75		30%	11.02
31% - 40%	19.31		5%	0.97
41% +	22.29		0%	0
Total:	332.68			266.32

After removing the 107.6 acres of buildable commercial property, the total buildable residential acreage is 158.72 acres. The site will have two primary areas of residential development. The first area is next to the highway and will consist of small single-family homes, townhomes and stacked apartments. The larger, second area will consist of all single-family homes. Each will require a zone change. Overall, the density is restricted to 4.0 units per acre. At a total of 607 units over 158.72 buildable acres, the project would yield an overall density of 3.82 units per acre.

Overall, the residential development is limited to a maximum density of 4.0 units per acre. Based on the proposed 607 units over 158.72 buildable acres, the project yields an overall density of 3.82 units per acre.

When the additional seven acres discussed above are removed from the calculation, the project yields an overall density of exactly 4.0 units per acre. This complies with the overall LDR maximum density of four units per acre. This is consistent with other projects calculated in this way.

PD-TNZ (Planned Development Traditional Neighborhood Zone) – 2026-ZC-003

The PD-TNZ zone can be found in two parts. Part one is section 10-7H of the St. George municipal code. This section deals with the standards for rezoning a property to the TNZ zone and some of the goals and objectives of the zone. It also deals with the administrative aspects of the zone. The second portion of the zone can be found in the "Planned Development – Traditional Neighborhood Zone Design Manual & Form Based Code". This manual is not found in Title 10 but as section 10-7H-2(A) states, "*The design manual and form-based code are hereby incorporated into this chapter and shall have the same regulatory force and effect hereof, and hereinafter it is referred to as the "design manual*."

The PD-TNZ zone attempts to create a method by which a more traditional development pattern may flourish. A typical traditional neighborhood can be categorized by such things as reduced setbacks, alleyways, smaller and more compact development, a more walkable pattern, more detail to architectural styles, commercial, higher density and medium density residential integrated together, etc. To accomplish these goals, The PD-TNZ zone can be divided into two sub-categories or neighborhood types, NE (Neighborhood Edge) and NG (Neighborhood General). In general, the NE is *"the less dense form of traditional neighborhood development consisting principally of detached*

single-family homes. NE may also include a limited number of duplexes and courtyard bungalows. Buildings are situated on larger lots with setbacks on all sides. The permitted building frontage includes porches and front yards." [1] In contrast, the NG neighborhood is "*a primarily residential development pattern; however, it is denser than neighborhood edge and may consist of both attached and detached residence types. Multiple-family residential and nonresidential uses are permitted but shall blend into the neighborhood by occupying buildings that are of a scale and appearance compatible with single-family detached residences. Single-family homes are situated on smaller, narrower lots with shallow setbacks. The narrow lots generally require that off-street parking be accessed from the rear by alleys*." [2] A NG designation may have limited commercial uses as well as outlined in Chapter 10-7H.

Though a single PD-TNZ zone may include areas of both NE and NG areas (think Desert Color), the applicant is proposing that the entirety of The Trails TNZ be designated Neighborhood General (NG) giving the entirety of the project a more compact and walkable feel which will also integrate into Rusty Cliffs which is all designated TNZ-NG as well.

One other aspect of the PD-TNZ zone that is different than any other zone is that it is compatible with all General Plan land use designations. St. George code states that, "*The NE and NG shall be deemed consistent with the city's general plan if located in an area designated for low, medium, medium high, or high density residential use; no general plan amendment shall be required in such circumstances*."[3] The property is found entirely within the LDR (Low Density Residential) general plan land use category making the proposed PD-TNZ zone compliant with the general plan.

Please see the zoning requirements below for site details:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Land Area	10-7H-2(D)(1)	10.0 Acres	This complies with the 10 contiguous acre minimum size requirement.
Mix of Forms	10-7H-2(D)(2)	They are proposing: 1. Single-Family 2. Townhomes 3. Commercial	The proposal meets the requirements for a minimum of three forms. 53% of homes will be single-family meeting the requirement of 50% single-family units.

[1] St. George City Code section 10-7H-1(A)(1) – Neighborhood Edge (NE)
[2] St. George City Code section 10-7H-1(A)(2) – Neighborhood General (NG)
[3] St. George City Code section 10-7H-2(B) – General Plan

NE Civic Space	10-7H-2(D)(4)	No Neighborhood Edge is proposed with the development.	N/A
NG Civic Space	10-7H-2(D)(5)	Between a village green and square, paseo space and a pocket park, approximately 22,000 ft² (5%) is proposed as civic space.	5% of the project shall be usable civic space and be within 350' of the geographic center of the project (unless otherwise approved).
TNZ Integration	10-7H-2(D)(6)	Where a proposed TNZ development is adjacent to an existing single-family subdivision, the TNZ must locate single-family detached homes adjacent to existing single-family units.	Single Family is adjacent to the property to the north. The commercial element is adjacent to Rusty Cliffs commercial/multi-family to the north.

The applicant has produced a narrative which will serve as the guiding document for development of the project (see attached). This document gives a full narrative of the project, details items such as allowed uses, setbacks, mix of architectural types, layout of the project, etc. It should be noted that while this booklet lays out the future development and shows examples of architecture, etc., it should not be misunderstood to be an exact design of what will be constructed. These give a flavor of future development, not an exact diagram of the exact details of development. The site will be expected to develop as shown here (layout, number of units, and so forth), but the architecture may vary according to demand, timing, and as design moves forward.

Some of the "Planned Development – Traditional Neighborhood Zone Design Manual & Form Based Code" (hereinafter referred to as "Design Manual") has been integrated into the proposed booklet by way of cut and paste. This was done to ensure that there was continuity between the two documents. These include diagrams of traditional frontage types, street cross sections and yard dispositions. They also address the guidelines outlined in the design manual. See the following table for details:

Design Manual Requirements			
Guideline	**Letter**	**Proposal**	**Staff Comments**
Architectural Coherence	Guideline A	Buildings over one story will show distinct floors and use high-quality exterior materials.	This is consistent with Guideline A, which requires high quality architecture.

Compatibility of Scale	Guideline B	Commercial or mixed-use buildings must match neighborhood scale and place form transitions at rear edges.	This is consistent with Guideline B which requires buildings to be compatible with each other in the immediate vicinity.
Architectural Variety	Guideline C	Homes may not be the same design as an adjacent neighbor or across the street.	This is self-imposed and not included in the design manual but a good practice to avoid monotony and repetition.
Human Scale	Guideline D	Entrances must face public spaces, feature pedestrian-scale detailing, provide street visibility, and avoid long blank walls.	Guideline C requires specific architectural requirements which will be reviewed at the time the applicant is ready for a PD Amendment.
Streetscape	Guideline E	Signs and lighting must follow city standards; allow small, well-designed signs and require regularly spaced street trees.	This is consistent with Guideline D. The code will be followed for signage and street trees.
Walls/Fencing	Guideline F	Rear/side privacy walls allowed with limits; front fences must be low, decorative, and non-solid unless retaining.	This guideline is consistent with the Design manual though staff is recommending that city ordinances will also need to be followed.
Accessory Structures	Guideline G	Accessory structures follow setbacks, size, height, and design limits, matching the home and protecting utilities.	Much of this proposed guideline follows the allowance under current St. George code. It also details guidelines for carriage houses as outlined in the Design Manual. Because the single-family homes are proposed to be pads, this will likely not apply. Should they decide to go with traditional lots, this would be in place.

Zero Lot SF Homes	Guideline H	Zero-lot homes allow one side setback at the property line with required easements, limits, and drainage rules.	This is another self-imposed standard which would allow a zero setback on one side of the lot. Again may not be applicable.
Landscaping	Guideline I	Landscaping standards must comply with Chapter 25 of the St. George City Code.	This is consistent with the Design Manual.

The Design Manual has requirements for parking and access. The development is designed to be a compact neighborhood where all homes are within a 5-minute walk of the civic and commercial center, with mid-block pedestrian shortcuts provided. The neighborhood is bound by natural features and public land, limiting external traffic and visitation from outside the immediate area. On street parking in the PD-TNZ zone is encouraged, which is not typical of standard development throughout the city. Diagonal parking is provided along the Movie Rock Drive frontage to serve the multifamily units and commercial promenade though these are not credited towards the site to count for required parking.

Parking Requirements			
Guideline	**Letter**	**Proposal**	**Staff Comments**
Parking Placement	Guideline A	On-street parking (including diagonal) permitted; parking lots generally not allowed on frontages except corner lots with screening.	This is generally consistent with the Design manual and with City Code which states, "*On-street parking is encouraged in all traditional neighborhood forms in order to create a buffer between car traffic and pedestrians, and to introduce traffic calming friction to thoroughfares.*[4]"
Access	Guideline B	Off-street parking accessed via lane/alley (preferred) or driveway; tandem parking allowed in garages per unit.	This is consistent with city code and the design manual.

[4] St. George City Code Section 10-7H-1(B)(1) – Access Design

Garages	Guideline C	Alley garages: 5' setback from alley. Uncovered spaces: min 9'×18' to count as parking.	This is allowed per code and the design manual.
Alleyways	Guideline D	No front or side-loaded garages are being proposed.	N/A
Spaces Required	Guideline E	1 bedroom – 1 space 2 bedroom – 1.5 spaces 3+ bedroom – 2 spaces SF – 2 spaces/home Commercial – 2 per 1,000 ft² gross floor area.	Under the Design Manual, commercial requires two spaces per 1,000 ft² floor area. All else is consistent.

Miscellaneous Information – There are other aspects of the development that haven't been covered.

1. The number of proposed units is 32 total units
2. Single Family is proposed to be 17 units or 53% of the total number of units
3. 15 total townhomes (in the TNZ)
4. Commercial will comprise 15,000 ft² of the site
5. Approval of a PD-TNZ will allow the site to flow from Rusty Cliffs into the proposed PD-R without requiring obtrusive fencing that would otherwise block off flow between the two.

There will be more about the overall site in the section that follows regarding the PD-R proposal.

PD-R (Planned Development Residential) - 2026-ZC-004

The PD-R portion of the project consists of two primary components: a larger single-family residential area located within the lower-lying portions of the property and a multi-family area situated closer to the highway. If approved, the application would establish the maximum number of permitted units and overall development framework while maintaining flexibility for future refinement to ensure compliance with applicable codes and ordinances.

Single-Family

Much of the detailed design for the single-family area will occur at a later stage of development. Currently, the applicant has designed the layout to accommodate a maximum of 269 future single-family homes. As discussed in the hillside permit, the subdivision has been laid out in a manner intended to preserve as much of the natural hillside and open space as possible, particularly within the more sensitive hillside areas. Preliminary and final plats will be required prior to future development.

Multi-Family

The second component of the PD-R is the multi-family portion of the project. This area is integrated with the adjacent PD-TNZ and is intended to function as part of a cohesive, unified development. Amenities associated with the project will be shared between residents of both the PD-R and PD-TNZ areas.

The applicant has designed the multi-family area with several townhome buildings located along the northern and eastern edges of Phases 1 and 2. These buildings are intended to transition seamlessly into the adjoining TNZ area and further reinforce the appearance of a single, coordinated development. The townhomes are proposed at approximately 28 feet in height to the highest point. The building elevations are designed with interchangeable unit arrangements so that individual buildings will vary in appearance while maintaining consistent architectural elements throughout the project. A total of 13 townhome buildings are proposed within the PD-R, containing 82 units. An additional three townhome buildings with 15 units are proposed within the TNZ, bringing the total number of townhome units across the development to 97. The next product type are stacked apartments. There are six stacked buildings proposed with a total of 224 units.

Building Height

Five of the six buildings are three stories and fall into the allowed 40-foot maximum height. The larger five story building is proposed to be 48’ from grade to the very top of the tallest architectural feature. To the coping of the tallest parapet, this building is proposed to be 43’ tall which still exceeds the 40’ maximum height limit for the PD-R zone. The PD-R regulations allow for the applicant to request additional height. The Planning Commission may recommend that the City Council grant additional height. The following is from the St. George city code[5]:

> *Height Regulations:* No residential dwelling shall be erected to a height less than ten feet (10') and no structure shall be greater than forty feet (40'). The city council, after recommendation from the planning commission, may approve increased building height upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:
>
> 1. Proposed setbacks provide an appropriate buffer to neighboring properties;
> 2. Increased landscaping enhances the project and reduces any negative impacts;
> 3. Site layout and design enhance the project and reduce any negative impacts;
> 4. The massing and building scale is appropriate for the location;
> 5. The proposed height increase is appropriate for the area; and
> 6. The increase in height is consistent with any applicable master plan.

The following is from the applicant regarding the request for an additional eight feet.

[5] St. George City Code, Section 10-7F-5(C)

Phase 2 Apartment Building is designed as a 4 story building.

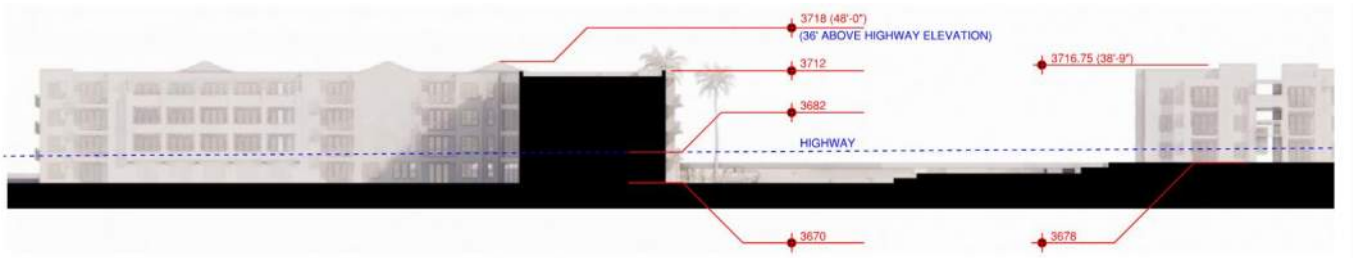
Trails East is requesting a variance in the 40'-0" height limit for our Phase 2 Apartment Building. We are requesting an additional 8'-0" of height for the following reasons:

1 - The elevation of the highway being higher than the building's base, the height of the building is only 36'-0" above the height of the highway, or 3 stories above the highway.

2 - Due to the drop in grade across the site, the 3-Story apartment sits 8 foot higher than the base of the Phase 2 apartment building.

3 - The 3-Story apartment is 4.75 foot taller than the majority of the phase two apartment building. Only the 5 Espedana's on the phase 2 building are 1.25 foot taller than the 3-story apartment buildings.

4 - The phase 2 apartment project is 36 feet below the Rusty Cliffs project, which means only the top floor of the building will be visible to the Rusty Cliffs, and any other adjacent owner, so it will not negatively impact adjacent properties.



Parking

Each townhome is required to have two parking stalls, which may be the garage if one is provided. Each townhome will have a two-car garage. They will also provide one stall for three units for guest parking. The stacked units require the same parking ratios as the townhomes. It appears that the project has been adequately parked per code. The following breakdown of parking was provided by the applicant.

PARKING:
TOWNHOMES
UNITS = 164 REQUIRED (82*2), 164 PROVIDED (82 GARAGES)
GUEST = 27 REQUIRED (82/3), 27 PROVIDED
TOTAL = 191 REQUIRED/ PROVIDED

APARTMENTS
UNITS = 448 REQUIRED (224*2), 448 PROVIDED
GUEST = 75 REQUIRED (224/3), 75 PROVIDED
TOTAL = 523 REQUIRED/ PROVIDED

TNZ Parking

PARKING:
COMMERCIAL = 30 REQUIRED (15,000/2:1000), 36 PROVIDED
SINGLE FAMILY = 17 GARAGES (34 STALLS)
TOWNHOMES = 30 REQUIRED, 30 PROVIDED (15 GARAGES)
GUEST = 5 REQUIRED (15/3), 5 PROVIDED

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-7F-5	Front – 20’ driveways Rear – 5’ to alleyways 20’ to Movie Rock Drive	The required setbacks are: Front/ Street Side: 15’ Side/ Rear: 10’ and 20’ Alley – 5’

Uses	10-7F-1	Townhomes/Apartments	With approval of the zone change request to PD-R, the use and proposed density is permitted.
Height and Elevation	10-7F-5	See section above	The code allows up to 40’ in height, therefore, the proposed townhomes comply. The one stacked apartment building is requesting an eight-foot deviation for additional height as allowed by code.
Signs	10-7F-2	See proposed signage attached.	Any signs will need to meet the sign regulations found in Title 9-13.
Landscape Plan	10-7F-6	See proposed landscape plan.	The code requires 30% of the lot area to be landscaped and at least 50% of the front setback area to be landscaped. A minimum of 7 amenities are required with a minimum of 200 ft² per unit of usable recreation or playground areas.
Utilities	10-7F-2	Conceptual Utility Plan has been included.	All utilities will be determined and designed during the JUC process. Staff will ensure this is completed during the site plan approval process. Preliminary utility discussion has already occurred at a pre-application meeting.
Lighting	10-7F-2	A photometric plan has not been provided.	Staff will ensure a photometric plan that meets the current city code is submitted.
Solid Waste	10-7F-2	The plans show the solid waste locations.	The solid waste locations are proposed to be screened with walls and gates.
Parking	10-19-5	See breakdown above	Required: 2/unit and 1 per every 3 units for guests
Amenities	10-7F-6	They are offering amenity space with a pool, hot tubs, fitness center, children’s play area, sport courts, clubhouse, Vinyl Lounge,	Meets requirements of the code

		etc. They are also proposing a park (civic space) connected with the TNZ and 111 acres of open space. A trail network is proposed throughout as well.	

PLANNING COMMISSION

On April 14, 2026, the Planning Commission held a public hearing in order to receive public input from interested parties. They received one public comment regarding fencing along the northern border of the property and requested that the developer provide fencing in order to create a buffer between their property and the subject development. The Planning Commission moved to forward a positive recommendation to the City Council on both rezone requests with a 6-0 vote and with the conditions listed below.

RECOMMENDATION FOR TNZ:

Planning Commission recommends approval of the application for Trails East PD-TNZ zone change with a 6-0 vote from G&G (Gravel and Grazing) to PD-TNZ with the following conditions:

1. That the number of units associated with the project is limited to 32 as shown on the conceptual plan.
2. That a preliminary plat is submitted for review and approval by the Planning Commission.
3. That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.
4. That city ordinances are adhered to pertaining to construction of retaining walls.

ALTERNATIVES:

1. Approve as presented.
2. approve with additional conditions.
3. Deny the request.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

“I move that we approve the Trails East PD-TNZ zone change as presented, Case No. 2026-ZC-003, based on the findings and subject to the conditions listed in the staff report (and as modified by the following…).”

FINDINGS FOR APPROVAL:

1. The proposed PD-TNZ zoning is consistent with the intent and purpose of the Traditional Neighborhood Zone as outlined in Section 10-7H of the St. George City Code and the adopted Design Manual.

2. The proposed development provides the required mix of housing types, civic space, and integrated design elements necessary to support a traditional neighborhood development pattern.
3. The PD-TNZ portion of the project is designed to transition appropriately with the adjoining Rusty Cliffs development and promotes a cohesive and unified neighborhood layout.
4. The proposed PD-TNZ development is consistent with the Low Density Residential General Plan designation and complies with applicable density limitations.
5. The property will be served by approved sources and facilities: culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.
6. A Hillside permit accompanies the rezone request, ensuring compliance with hillside requirements and regulations.

RECOMMENDATION FOR PD-R:

Planning Commission recommends approval of the application for Trails East PD-R zone change with a 6-0 vote from G&G (Gravel and Grazing) to PD-R with the following conditions:

1. That the number of units associated with the project is limited to 575 as shown on the conceptual plan.
2. That the general layout of the project is adhered to with room for small changes as necessary to meet the requirements of the code and potentially hillside requirements.
3. That a preliminary plat is submitted for review and approval by the Planning Commission.
4. That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.
5. That city ordinances are adhered to pertaining to construction of retaining walls.
6. That a deviation for height is granted as outlined previously in this staff report.

ALTERNATIVES:

5. Approve as presented.
6. approve with additional conditions.
7. Deny the request.
8. Continue the proposed zone change to a later date.

POSSIBLE MOTION:

“I move that we approve the Trails East PD-R zone change as presented, Case No. 2026-ZC-004, based on the findings and subject to the conditions listed in the staff report (and as modified by the following…).”

FINDINGS FOR APPROVAL:

1. The proposed PD-R zoning is consistent with the intent and purpose of the Planned Development Residential district as established in the St. George City Code.
2. The proposed residential density and development pattern complies with the Low Density Residential General Plan designation and applicable hillside density limitations.
3. The layout of the PD-R portion has been designed in a manner that clusters development in the more buildable portions of the site while preserving sensitive hillside and open space areas.
4. The proposed PD-R development will provide a compatible transition between the higher-intensity residential uses near Highway 18 and the larger-lot single-family areas located further east on the site.
5. The property will be served by approved sources and facilities: culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.
6. A Hillside permit accompanies the rezone request, ensuring compliance with hillside requirements and regulations.

Exhibit A
Applicant's PD-TNZ Narrative (Booklet)

HELOS GROUP LLC
3940 N Traverse Mountain Blvd
Ste 200
Lehi, UT 84043
Attention: Josh Bush
joshbush@helosgroup.com
c. (505)715-2677

Trails East Traditional Neighborhood

Master Zoning & Development Plan
March 2026



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1. Development Overview

1.1 Vision

Trails East is a 10 Acre traditional neighborhood,a part of the larger 332.65 acre Trails East master-planned development, that will create an immersive living experience that is part of an active lifestyle community. Residents will share in community parks, trails, and a variety of housing types, all within walking distance to a central neighborhood retail center. Resident's of the traditional neighborhood will also have access to The Post, a highly ammenitized resort clubhouse, pool, and physical fitness center.

1.2 Strategies

- We will utilize St. George's Planned Development Traditional Neighborhood Zone (PD_TNZ) to deliver a variety of housing types and complementary land uses that meet the diverse needs and preferences of households of different incomes and life stages.
- The residential homes will be complimented by a vibrant, experiential, mixed-use retail promenade, reducing the number of necessary car trips to other parts of the city. All homes in the neighborhood will be within a 5-minute walk of the commercial center. Our retail center will also serve to aid in the reduction of vehicular trips of the remainder of our Trails development, as well as those of the Rusty Cliffs, Winchester Hills, & Red Ledges developments.
- The programming of our proposed retail center is aimed at delivering both food and beverage options and traditional retail, which will provide a destination experience for Trails East, Rusty Cliffs, Winchester Hills, & the Red Ledges communities.
- A well-connected street grid will enhance the pedestrian experience, improve the current vehicular access for adjacent properties, and provide for the reliable, cost-effective delivery of utilities and other public services. Thus improving the lives of our residents, as well as, those of the surrounding properties.
- As the name implies, Trails East, will be an immersive outdoor recreation experience. Nestled between the Desert Tortoise sanctuary and the retail core, outdoor trails will connect the community effectively creating a living experience for all ages and incomes.

1.3 Project Location and Physical Characteristics.



Location: Utah Highway SR-18 at Milepost 7
Total Area: 332.65 acres
Physical Description: The site of the neighborhood is along the east side of Utah's Highway 18 (SR-18) just North of Mile-post 7. Other adjacent property includes the Red Cliffs Desert Reserve, The Rusty Cliffs Development, and the Ledge's planned community. The terrain is a gently sloping sagebrush field adjacent to the highway. Access to the property will be by way of Movie Rock Drive, a frontage collector road linking the Ledges and (under construction) Trails interchanges. The elevation is about 1000' higher than downtown St. George.

1.4 Land Use Designation



General Plan

Low Density Residential (LDR, <4 Dwelling Units per Acre)

Zoning

Existing.

- Mining & Grazing (M&G): 10 Acres

Development Parameters.

-32 Units (3.5 Dwelling Units per acre)

*17 Single Family, 15 Townhomes

- Neighborhood-Scale Mixed-Use/Retail Center

- 4 Commercial Retail buildings totaling 15,000 sf (2 @ ~3500 sf and 2 @ ~4000sf) configured for pedestrian-oriented patronage. Storefronts to face along internal roadway.

- No Drive-thrus will be utilized in this commercial area.

2. Traditional Neighborhood Plan

2.1 Overview

Overview of uses. This Traditional Neighborhood Plan includes a wide range of residence types: Single Family detached dwellings- Paseos (for rent) and single story and 2 story Single family attached dwellings- Townhomes (for rent). Accessory commercial retail building forms will consist of single story retail buildings that will frame the development as guests enter from Movie Rock Drive.





Essential Characteristics. A mixed-use neighborhood center; diverse residence types including modest multifamily and small-scale retail; a harmonious union of public and private spaces; fully encompassing pedestrian experience that utilizes experiential storytelling to create engaging retail storefronts and homes that inspire imagination and emotion. Utilization of thoughtful and carefully curated landscaping and a welcoming and exciting community.

Yard Dispositions. Edge Yards; Side Yards; Rear Yards. Generally shallow front and side setbacks or zero-lot line configurations. Yards will be utilized to create a sense of privacy, while encouraging a more connected community. See Yard Dispositions section for detail.

Frontage Types. Common Yard; Porch Yard; Terrace or Lightwell; forecourt; stoop; shopfront. See Private Frontages section for detail.

Building Height. 1-2 stories, excluding attics or raised basements. Up to 4 stories permitted along Movie Rock Drive. Stories may not exceed 10 feet from finished floor to ceiling, except where the first floor is a commercial function.

Civic Spaces & Other Defined Open Space. To be owned and maintained by private developer as part of overall planned development, unless accepted as public facilities by the city. City ordinance requires 5% of the project to be qualifying Civic Space. Trails East will provide % Civic Space (Acres), as follows; Pocket Park and greenspace (w/pet sanitation support and walking trails) This civic space will be adjacent to a larger civic space provided by adjacent portion of development, which will have a playground.



2.2 BUILDING FORMS AND STANDARDS SUMMARY TABLE		
1	**BUILDING FORMS**	
	Single Family House (For Rent)	
	Accessory Dwelling Unit (Internal, Detached, or Attached)	
	Townhomes/Rowhouses	
	Paseos (attached or detached)	
	Neighborhood Commercial (Retail)	No Drive-Thrus, no buildings>10,000 sf
		Limited to designated site and 20,000 sf
2	**PERMITTED USES ^1**	
	See: St. George Code 10-7H-6 (as amended) Neighborhood General (NG) Allowed Use Table.	
3	**MAX. BUILDING HEIGHT^2**	
	Main Building	3 Stories/35'
	Accessory Structures	2 Stories/25'
	Building's Fronting Movie Rock Dr.	3 Stories/35'
4	**SETBACKS ETC.**	See table below
5	**YARD DISPOSITIONS**	Edge Yard, Side Yard, Rear Yard
6	**PRIVATE FRONTAGES**	Common Yard, Porch Yard, Dooryard, Forecourt, Stoop, Shopfront
7	**CIVIC SPACES**	Square, Green, Dog Park, & Trails. (Civic space will adjoin adjacent civic space which will house a large playground)
^1 Where they differ, the modifications to standard City use regulations made by this masterplan document control.		
^2 Stories may not exceed 10' from finished floor to finished ceiling, except where the first floor is a commercial function.		

Setbacks, Widths, & Typical Size for "Trails East" Residential Lots

	Paseos	2-Story Townhomes	Single-Story Townhomes	Retail
Front Setbacks	5' Minimum	10' Minimum	10' Minimum	15' Minimum
Alley Setbacks	5' Minimum	5' Minimum	5' Minimum	5' Minimum
Side Setbacks	5' Minimum	15' Minimum	15' Minimum	10' Minimum
Minimum Pad/Lot Width	36' (NA^1)	(NA^1)	(NA^1)	50' Minimum
Typical Pad/Lot Size	3,400 sq. ft.	(NA^1)	(NA^1)	45,000 sq. ft.

^1 Paseos & Townhomes are for rent, not for sale, so they will not be individually platted.

2.3 Architecture

2.3.1 Design/Precedent Images.



Single Family Detached House- Paseo (For Rent)



Single Family Attached House- Townhomes (For Rent)



Single Story Retail



Neighborhood Center- Mixed-Use Promenade and Outdoor Dining



Neighborhood-Scale Commercial Corner



Frontage Cross-Section, Movie Rock Drive & in front of proposed retail.

2.3.2 *Architectural Guidelines*

Review Process. Architecture shall consist of southwestern vernacular colors and styles. All construction shall comply with the Architectural Guidelines enumerated below and shall encourage a cohesive design to both the Rusty Cliffs development and the future Trails East Development. The design of the retail storefronts shall be of the same desert architecture and shall be designed to be compliant with the Cities Architectural Design Guidelines enumerated below.

Guideline A: Architectural Coherence. A building greater than one story should clearly express each floor of the structure through belt courses, cornice lines, or similar architectural detailing. All building materials shall be high quality, as brick, stone, stucco, cement clapboard siding or comparable materials.

Guideline B: Compatibility of Scale. A commercial or mixed-use building must be integrated into its residential setting through scale and appearance. Generally, similar building forms should face across street with transitions to dissimilar building forms made at rear lot or across alleys.

Guideline C: Architectural Variety. To promote visual interest, the design guidelines adopted by the community's Architectural Review Committee shall require that no two identical single family detached homes (Paseos) be constructed side by side or directly across the street from one another. Architect shall design Paseos and Townhomes in such a way as to provide multiple color and design options to deliver a cohesive variety of styles, roof forms, materials and color palettes.

Guideline D: Human Oriented Scale & Design. A building's main entrance shall face a public street or common green or plaza and be clearly identified through use of architectural detailing. Windows and Doors on the front façade of a building should create lines of sight between the building and the street. Doorways, windows, and other openings in the façade should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. Buildings should incorporate the façade indicated by their private frontage type. Long, uninterrupted walls or roof plans are prohibited.

Guideline E: Streetscape Elements. Street lighting and permanent signage shall comply with St. George City Code and Standards, unless otherwise approved. Wall, awning and hanging signs are encouraged in commercial contexts. Small-scale mixed use/retail may have one permanent wall and/or one hanging sign. Such a sign may not exceed six square feet and must be consistent with the design of the main structure. Illuminated

signs are permitted only for buildings fronting Movie Rock Drive, or at the Retail portion of the TNZ development. Street Trees are required, and shall generally be placed in planter strips at intervals of no more than thirty feet (30') unless utility placement or other conditions dictate alternative spacing.

Guideline F: Walls and Fencing. Block privacy walls no taller than six feet four inches (6'-4") are permitted in the rear and side yard areas of buildings. Side yard privacy walls should terminate at least twenty feet (20') behind the main building façade. A low decorative fence or retaining wall/planter may be placed at or within the frontage line to set a spatial boundary with the street and/or create an elevated porch (see figure 1 below). Such a fence or wall shall not exceed thirty six inches (36") in height and masonry blocks or other solid material permitted in this context only where serving as a retaining wall.



Figure 1. A low retaining wall in the frontage may be used to create an elevated entry and a spatial boundary with the public right-of-way.

Guideline G: Accessory structures, including Detached Garages and Carraige Houses (Accessory dwelling unit atop garage).

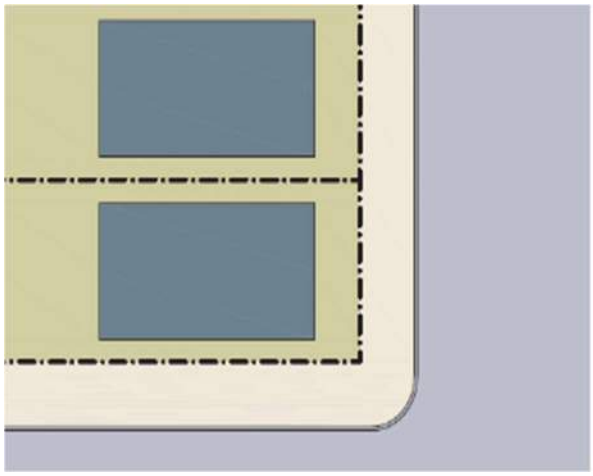
1. Accessory structures fully contained within the rear yard may have zero (0") setbacks from the side and rear property line. No roof shall project beyond the property line and stormwater runoff from the building shall not run onto adjacent property.
2. Main dwelling and accessory buildings must be separated by a maximum of six feet (6').

3. Accessory structures larger than 200 square feet must be of the same design, material, color, and quality as the main dwelling.
4. Accessory structures other than carriage houses and detached garages are limited to twenty five percent (25%) rear yard coverage. Carraige houses are limited to the square footage of the garage over which they are built.
5. Accessory structures, including detached accessory dwelling units other than carriage houses, are limited to one (1) story and an overall height of fifteen feet (15'). Carriage houses are limited to one (1) story above the garage (two stories total) and overall height of twenty five feet (25')

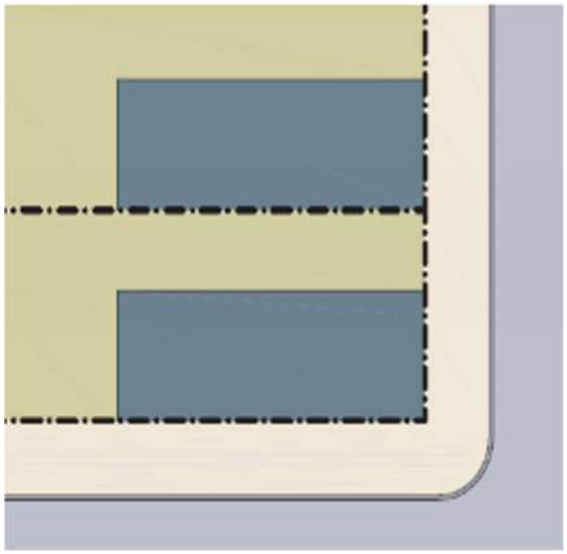
A perpetual maintenance, eave overhang, and drainage easement at least eight feet (8') wide shall be provided on the lot adjacent to the zero lot-line property line. The easement shall be shown on the plat and recorded on the properties. The residential wall abutting the zero lot-line shall be maintained in its original color and treatment unless the adjacent property owner expressly consents otherwise. Eaves, but no other part of any structure, may protrude across a zero lot-line, and such eave protrusion shall not exceed eighteen inches (18"). Notwithstanding the required drainage easement, rain gutters must direct runoff from the dwelling away from the adjacent lot.

Guideline I: Landscape Standards. All landscaping must comply with St. Geroge City Code Title 10 Chapter 25, and commercial forms must comply with section 10-25-4, as amended, unless otherwise approved.

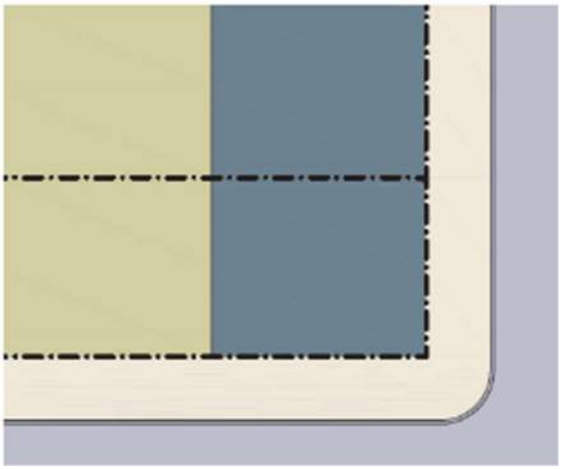
2.4 Yard Dispositions



Specific housing types: single-family house, cottage.
Description: building occupies the interior of its lot with setbacks on all sides. This is the least urban yard type as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by walls/fences and/or a garage/outbuilding.

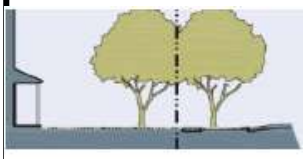
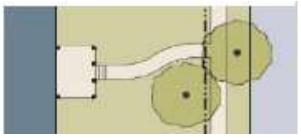
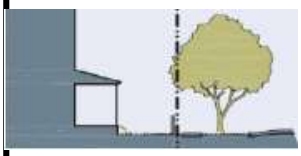
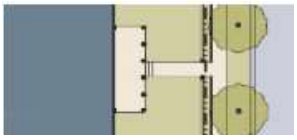
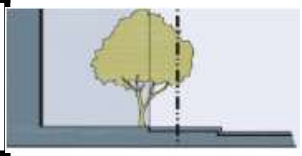
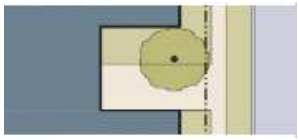
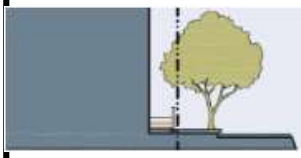
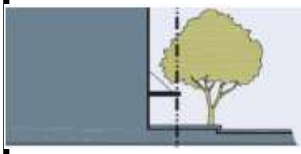


Specific housing types: cottage, zero-lot-line house, duplex, twin.
Description: Building occupies one side of the lot with the setback to the opposite side. A zero or shallow front setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the side yard can be quite private. A side yard house may abut a neighboring side yard house to create a duplex or twin house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.



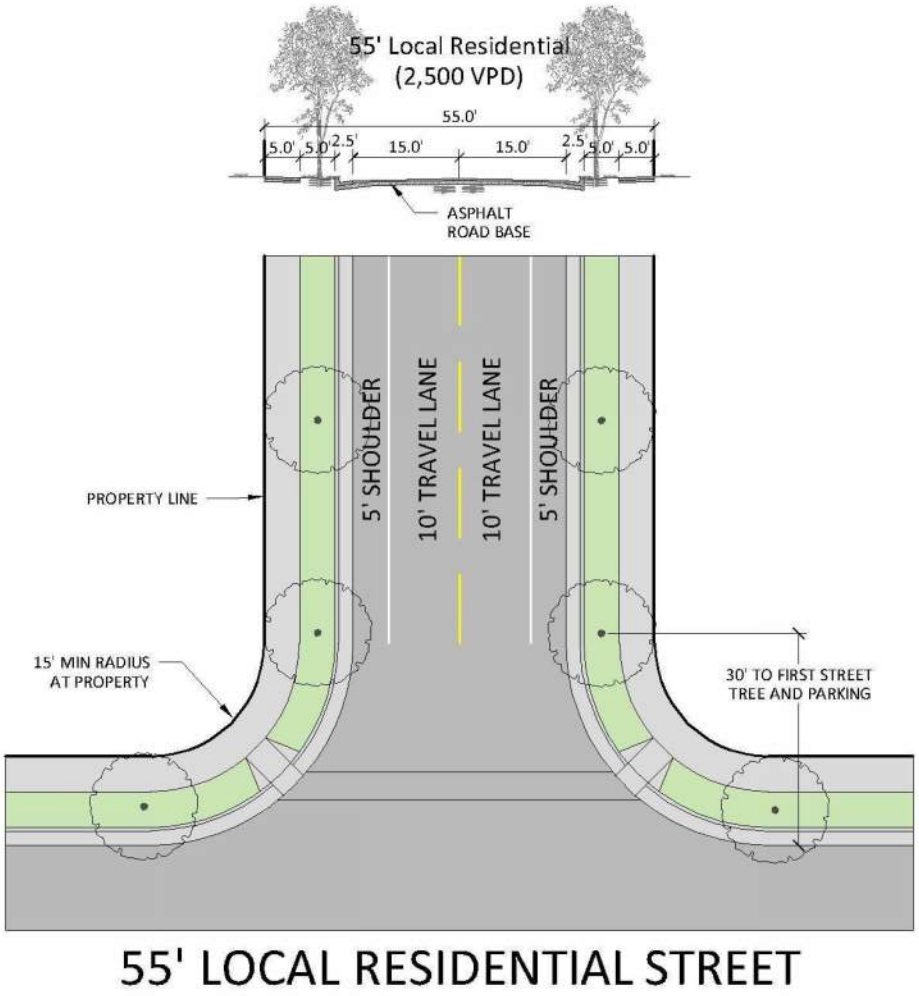
Specific building types: townhouse, rowhouse, flats (apartment or condo).
Description: Building occupies the full frontage, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous façade steadily defines the public streetscape. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. In a commercial context, the rear yard can accommodate substantial parking.

2.5 PRIVATE FRONTAGES

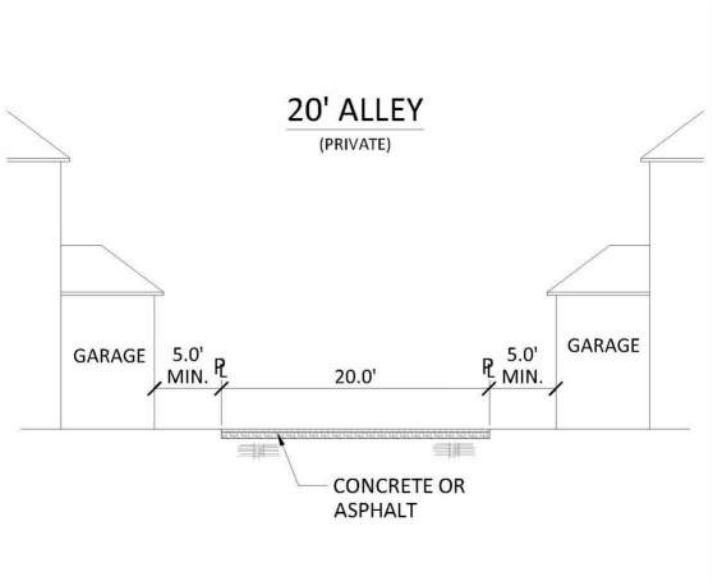
	SECTION		PLAN	
	LOT > PRIVATE > FRONTAGE	< R.O.W. < PUBLIC FRONTAGE	LOT > PRIVATE > FRONTAGE	< R.O.W. < PUBLIC FRONTAGE
a. Front Yard. A planted frontage wherein the building façade is set back from the lot line. The setback will be shallower in a traditional neighborhood, unlike in a suburban context.				
b. Porchyard. A planted frontage wherein the façade has a shallow setback from the lot line. A low, decorative fence at the frontage line may be used to set a spatial boundary with the street. An elevated porch will be permitted.				
c. Dooryard. A frontage wherein the façade is set back from the lot line only by an elevated terrace or sunken light well. This buffers residential use inside the building from busier sidewalks. A deeper, wider landing is encouraged for use as a terraced patio or outdoor cafe.				
d. Forecourt. A frontage wherein a portion of the façade is close to the lot line and the central portion is set back. A variation of this type may also be used to create a bungalow court or paseo. Large trees within the forecourts may overhang the sidewalks.				
e. Stoop. A frontage wherein the façade is aligned close to the lot line with the first story elevated from the sidewalk sufficiently to ensure privacy. The entrance is usually an exterior stair and landing. This frontage type is recommended for first-floor residential use adjacent to a commercial form.				
f. Shopfront. A frontage wherein the façade is aligned close to the lot line with the building entrance at sidewalk grade. This type is conventional for commercial uses with substantial glazing at sidewalk level. An awning may overhang the sidewalk, and outdoor dining is permissable.				

2.6 Street Designs

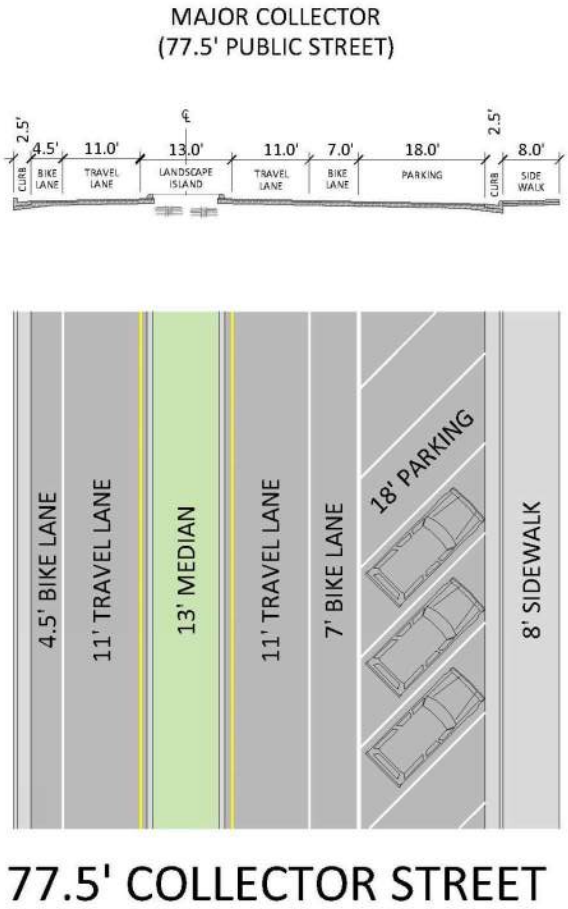
Typical Residential Cross-Sections.



55' LOCAL RESIDENTIAL STREET



Collector Street Cross-Section (Movie Rock Drive).



2.7 *Parking Standards*

Discussion. The Trails East Development traditional neighborhood has several unique characteristics worth noting for their effects on car use in general and parking in particular.

1. The compact, highly walkable nature of the neighborhood means that almost no local trips to the neighborhood's civic and retail centers will be made by car. All neighborhood homes will be within a pleasant 5-minute walk of the retail core, the civic center, and the adjoining civic center and clubhouse/pool. In addition to excellent walkability at the street, midblock pedestrian shortcuts, and trails connecting the entirety of the 332 acre property will also be provided.
2. This part of St. George is relatively disconnected from the rest of the city by significant natural features and public land ownership, which will reduce the volume of visitation to the neighborhood from beyond the Ledges-Trails-Rusty Cliffs vicinity.
3. Access to substantially all off-street parking will be via alley, which eliminates driveway cuts in front of homes. This improves the pedestrian experience and opens up much more space for curbside parking. On-street spaces will provide a plentiful, convenient buffer for any parking overflow from off-street spaces. Indeed, though we have programmed ample off-street parking, cars parked curbside will be welcomed as a traffic calming element and barrier between sidewalk and street.
4. The diagonal parking programmed along the Movie Rock Dr. frontage will provide particularly convenient parking for guests and patrons visiting the multifamily flats and commercial/retail promenade. Also, additional retail parking is being provided behind the retail to encourage pedestrian access, but allow sufficient parking ratios to meet city requirements.

Standard A: Placement. On-street parking is expressly permitted, including diagonal parking on Movie Rock Drive (see 77.5' Collector Street Cross-Section above), and in front of all commercial retail perpendicular to Movie Rock Drive. Parking lots may be set back behind commercial retail. Such a parking lot must be set back at least fifteen feet (15') from the back of sidewalk and screened from the street by at least a three and a half feet (3' 1/2) high landscaped berm or a solid masonry fence setback at least ten feet (10') from back of sidewalk. Parking standards in city ordinance, Title 10 Chapter 19, apply unless provided otherwise herein.

Standard B: Access. Off-street parking shall be accessed by lane, alley, or driveway. Lane or alley access to off-street parking is strongly preferred. If covered parking is provided within a garage, each dwelling unit may tandem park, if the garage and tandem parking spaces are associated with the same unit.

Standard C: Alley garages and uncovered parking spaces. Garages accessed from an alley must be set back a minimum of five feet (5') from the edge of the alley. Uncovered parking spaces in parking lots or driveways must be a minimum of nine by eighteen feet (9'X18') in order to count toward the satisfaction of off-street parking requirements.

Standard D: Front- or side-loading garages. No front- or side-loading garages are programmed in Trails Neighborhood zone.

Standard E: Minimum required spaces.

1. Paseos- 2 spaces per home, at least one of which must be covered.
2. Townhomes- 2 spaces per home, at least one of which must be covered.
3. Retail: minimum of 2.0 stalls per 1,000 SF. The stalls along Movie Rock Drive shall be permitted to count toward the required retail parking.
4. Guest Parking: For the Residential portion of Trails East one (1) guest parking space shall be provided per six (6) dwelling units. On street parking and off street stalls shall be allowed to count toward the required guest parking. These stalls shall be located within two hundred feet (200') of the dwelling units.

3. PROJECT-WIDE-SIGNAGE, LIGHTING, AND LANDSCAPING

3.1 *Overview of signage*. Specific plans shall be provided for any signage, lighting or landscaping elements that deviate from typical City specifications. (See code sections for signage, lighting, and landscaping.)

3.2 *Overview of Lighting*. All Lighting within the Trails East Development will preserve the dark skies initiatives/requirements of the City. All path lighting will be designed to meet City requirements, and to develop a consistent experiential design to match the adjacent PD-R development.

3.3 Landscaping will be sensitive to native desert ecology through plant choice and irrigation design. Trails East will coordinate with Rusty Cliffs to continue to develop a plan to implement the ultra water efficient standards of the Washington County Water Conservancy District. See Exhibit 4.7 for the proposed landscaping and street tree plan.

Exhibit B
Applicant's PD-TNZ Narrative (Booklet)

HELOS GROUP LLC
3940 N Traverse Mountain Blvd
Ste 200
Lehi, UT 84043
Attention: Josh Bush
joshbush@helosgroup.com
c. (505)715-2677

TRAILS EAST



PD-R Zone Change Request

Written Text
April 2026

Trails East

Zone Change PD-R - Written Narrative

Table Of Contents

1. Development Overview
    - 1.1. Vision
    - 1.2. Strategies
    - 1.3. Project location & Physical Characteristics
    - 1.4. General Requirements

2. Planned Development Residential
    - 2.1. Overview
    - 2.2. Architecture
        - 2.2.1. Precedent Imagery
        - 2.2.2. Architectural Guidelines
    - 2.3. Parking Standards

3. Project Wide Signage, Lighting, & Landscape Architecture

4. Exhibits
    - 4.1. Max Building Height (Height Variance Request)

1. Development Overview

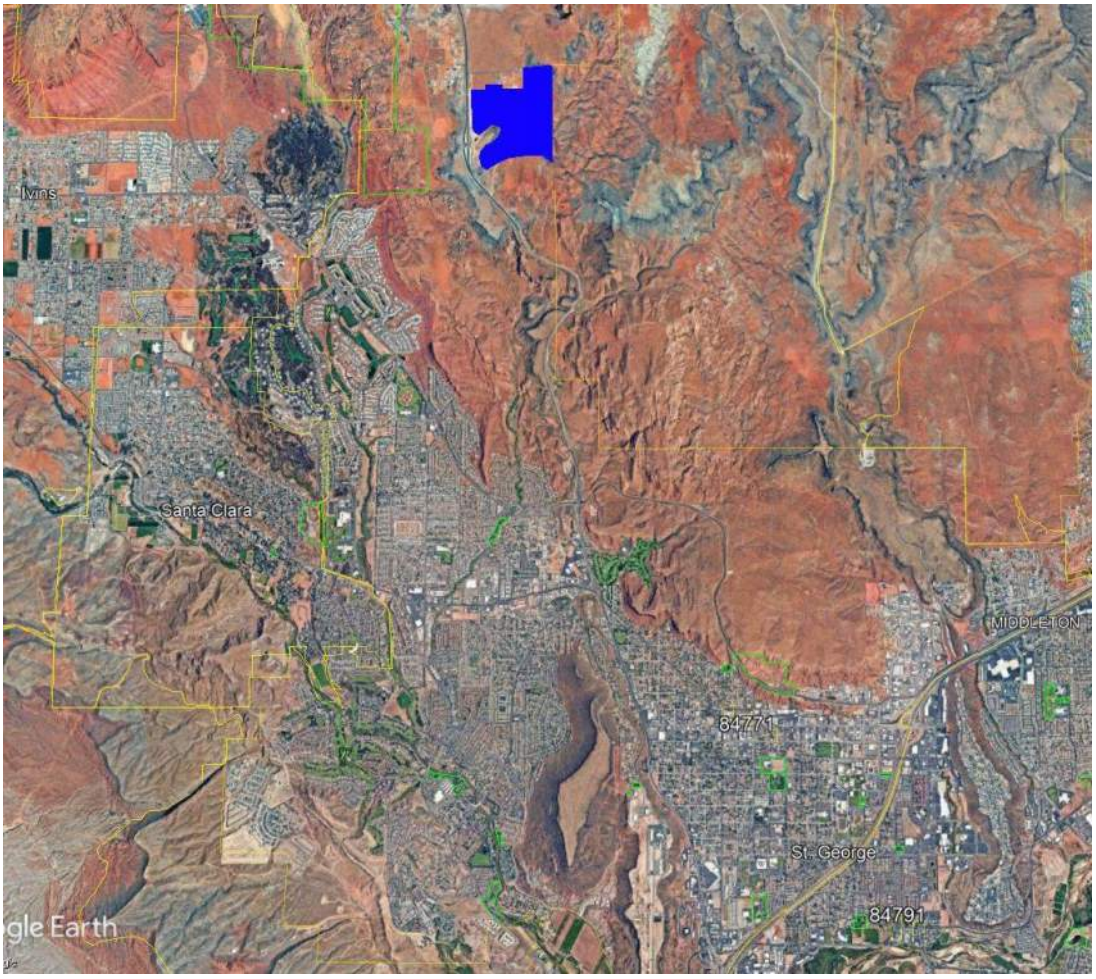
1.1 Vision

Trails East is a 214.35 Acre planned development residential (PD-R) area, a part of the larger 332.65 acre Trails East master-planned development, that will create an immersive living experience that is part of an active lifestyle community. Residents will share in community parks, trails, and a variety of housing types, all within walking distance to a central neighborhood retail center. Resident's of the PD-R will also have access to The Post, a highly ammenitized resort clubhouse, pool, and physical fitness center, a civic center share with the PD-TNZ of Trails East, and a civic center park with playgrounds.

1.2 Strategies

- We will utilize St. George's Planned Development Residential Zone (PD-R) to deliver a variety of housing types and complementary land uses that meet the diverse needs and preferences of households of different incomes and life stages.
- The residential homes will be complimented by a vibrant, experiential, mixed-use retail promenade, as part of the adjacent PD-TNZ zone, reducing the number of necessary car trips to other parts of the city. All homes in the neighborhood will be within a 5-minute walk of the commercial center. Our retail center will also serve to aid in the reduction of vehicular trips of the remainder of our Trails East development, as well as those of the Rusty Cliffs, Winchester Hills, & Red Ledges developments.
- A well-connected street grid will enhance the pedestrian experience, improve the current vehicular access for adjacent properties, and provide for the reliable, cost-effective delivery of utilities and other public services. Thus improving the lives of our residents, as well as, those of the surrounding properties.
- As the name implies, Trails East, will be an immersive outdoor recreation experience. Nestled between the Desert Tortoise sanctuary and the retail core, outdoor trails will connect the community effectively creating a living experience for all ages and incomes. These trails will encourage all residents of the PD-R to traverse the site on foot.

1.3 Project Location and Physical Characteristics.



Location: Utah Highway SR-18 at Milepost 7
Total Area: 332.65 acres
Physical Description: The site of the PD-R is along the east side of Utah's Highway 18 (SR-18) just North of Mile-post 7. Other adjacent property includes the Red Cliffs Desert Reserve, The Rusty Cliffs development, and the Ledge's planned community. The terrain is a gently sloping sagebrush field adjacent to the highway. Access to the property will be by way of Movie Rock Drive, a frontage collector road linking the Ledges and (under construction) Trails Parkway interchanges. The elevation is about 1000' higher than downtown St. George.

1.4 General Requirements



General Plan

Low Density Residential (LDR, <4 Dwelling Units per Acre)

Zoning

Existing: Mining & Grazing (M&G): 214.35 Acres

Development Parameters:

573 Total Units

A- Multifamily Apartment Units- 224 Units

B- Townhomes- 82 Units

C- Single Family Residential- 269 Homes

Density

PD-R area = 214.35 Acres

Developable area = 148.92 acres (Hillside Protection removed 65.43 acres)

Net Density = **3.85** DU/acre (573 DU/214.35 acres)

Open Spaces

Developed Amenities = 1.9 acres
Developed Landscape = 3.5 acres
Natural Open Space = 106.1 acres
Total Open Space = 111.5 acres **(48%)**

Phasing Plan

The development will be constructed in multiple phases. Phase 1, located on the mesa adjacent to Movie Rock Drive, includes the multifamily units and clubhouse (Lot 2 of the preliminary plat). Subsequent phases will proceed based on market conditions. A phasing plan is included with this application.

Topography

The project area is characterized by red rock formations, lava outcroppings, and sandy washes that define the site's natural landscape. The terrain generally slopes from north to south, with existing drainage patterns meandering through the property and converging at a low point along the southern boundary. A Hillside Development application has been prepared to identify and map protected and undisturbed areas, guiding site design and development constraints. The Trails East project is thoughtfully planned to respond to the natural topography by preserving significant landforms and integrating development with the site's existing features. A detailed topography exhibit is included with this application.

Landscape Plan

A general landscape plan is included, illustrating a schematic desert design that emphasizes water conservation as a primary objective. Detailed landscape plans will be submitted with the construction documents.

Utilities

Utilities will be designed and constructed in accordance with city standards and specifications. The proposed unit count and land uses have been coordinated with

the wastewater, water, and power departments, confirming that adequate infrastructure capacity is available to serve the development.

Buildout of the lower residential areas will require installation of a sewer lift station to serve single-family lots located within the lower valley; this facility will also support future commercial development. In addition, a power substation is planned north of Trails East to accommodate the project's needs and anticipated growth in the surrounding area.

2. Planned Residential Development

2.1 Overview

Overview of uses. This Residential Neighborhood includes a wide range of residence types: single story and 2 story attached dwellings- ownhomes (for rent), 3-Story Breezeway style apartments, and 4-Story Elevator Served Apartments.





Essential Characteristics. Diverse residence types including modest multifamily, high end for sale single family residences, and various townhome options; a harmonious union of public and private spaces; fully encompassing pedestrian experience that utilizes experiential storytelling to create an engaging community that will inspire imagination and emotion. The central focus of the for rent product will be a highly amenitized clubhouse and resort pool. Utilization of thoughtful and carefully curated landscaping and a welcoming and exciting community.

Building Height. 1-2 stories, excluding attics or raised basements. Up to 4 stories permitted along Movie Rock Drive. 40 feet is the maximum height allowed by code, however developer is requesting an increase to 48 feet, see exhibit 4.1 for details.

Open Space Amenities. To be owned and maintained by private developer as part of overall planned development, unless accepted as public facilities by the city. Trails East will provide 5% Civic Space (16.6325 Acres), as follows; Pocket Park and greenspace (w/pet sanitation support and walking trails), and playgrounds.



2.2 Architecture

2.2.1 Design/Precedent Images.



Attached House- Townhomes (For Rent) (Single Story)



Attached House- Townhomes (For Rent) (2-Story)



Multifamily Apartments



Multifamily Apartments

2.2.2 *Architectural Guidelines*

Review Process. Architecture shall consist of southwestern vernacular colors and styles. All construction shall comply with the Architectural Guidelines enumerated below and shall encourage a cohesive design to both the Rusty Cliffs development and the future Trails East TNZ Development.

Guideline A: Architectural Coherence. A building greater than one story should clearly express each floor of the structure through belt courses, cornice lines, or similar architectural detailing. All building materials shall be high quality, as brick, stone, stucco, cement clapboard siding or comparable materials.

Guideline B: Compatibility of Scale. Generally, similar building forms should face across street with transitions to dissimilar building forms made at rear lot or across alleys. The 3 and 4 story apartment buildings will be required to maintain a similar architectural scale. Due to the grade of the site, the 4-story building will look very similar in scale to the 3-story buildings.

Guideline C: Architectural Variety. To promote visual interest, architect shall design Townhomes in such a way as to provide multiple color and design options to deliver a cohesive variety of styles, roof forms, materials and color palettes.

Guideline D: Human Oriented Scale & Design. A building's main entrance shall face a public street or common green or plaza and be clearly identified through use of architectural detailing. Windows and doors on the front façade of a building should create lines of sight between the building and the street. Buildings should incorporate the façade indicated by their private frontage type. Long, uninterrupted walls or roof plans are prohibited.

Guideline E: Streetscape Elements. Street lighting and permanent signage shall comply with St. George City Code and Standards, unless otherwise approved. Street Trees are required and shall generally be placed in planter strips at intervals of no more than thirty feet (30') unless utility placement or other conditions dictate alternative spacing along Movie Rock Drive.

Guideline F: Walls and Fencing. A low decorative fence or retaining wall/planter may be placed at or within the frontage line to set a spatial boundary with the street and/or create an elevated porch. Such a fence or wall shall not exceed thirty six inches (36") in height and masonry blocks or other solid material permitted in this context only where serving as a retaining wall.

Guideline I: Landscape Standards. All landscaping must comply with St. Geroge City Code Title 10 Chapter 25, and commercial forms must comply with section 10-25-4, as amended, unless otherwise approved.

2.3 Parking Standards

Parking calculations are provided below as Trails East meets City parking requirements within the PD-R zone.

Parking Requirements

Townhomes

Units = 164 Required (82*2), 164 Provided (82 Garages)
Guest = 27 Required (82/3), 27 Provided
Total = **191** Required/ Provided

Apartments

Units = 448 Required (224*2), 448 Provided
Guest = 75 Required (224/3), 75 Provided
Total = **523** Required/ Provided

The above calculations do not account for nor include the additional on-street parking that is constructed along Movie Rock Drive being an additional 61 stalls along the PD-R frontage.

3. PROJECT-WIDE-SIGNAGE, LIGHTING, AND LANDSCAPING

3.1 *Overview of signage*. Specific plans shall be provided for any signage, lighting or landscaping elements that deviate from typical City specifications. (See code sections for signage, lighting, and landscaping.)

3.2 *Overview of Lighting*. All Lighting within the Trails East development will preserve the dark skies initiatives/requirements of the City. All path lighting will be designed to meet City requirements, and to develop a consistent experiential design to match the adjacent PD-TNZ phase of development.

3.3 Landscaping will be sensitive to native desert ecology through plant choice and irrigation design.

3.4 Landscape area and amenity requirements:

3.4.1 Developments with five (5) or more units shall provide one thousand (1,000) square feet of recreation space for the first five (5) units. An additional Two hundred (200) square feet shall be provided for each unit over 5 units.

3.4.2 The average width and length of each useable recreation space shall be no less than twenty feet (20').

3.4.3 All required common space shall be useable to the entire development.

3.4.4 Trails East totals 315 Multifamily units (including the PD-TNZ) requiring to provide 4 amenities, however the projects central clubhouse will exceed that. The following amenities will be provided:

- Pool- must be at least 400 square feet
- Fitness Center
- Children's Play Area
- Hot Tubs
- Sport Courts
- Community Clubhouse
- Community Vinyl Lounge
- Co-Working Lab
- Video Game Lounge

3.4.5 All required amenities shall be constructed prior to construction of fifty percent (50%) of the total project units.

PD-R Rezone request, height

Phase 2 Apartment Building is designed as a 4 story building.

Trails East is requesting a variance in the 40'-0" height limit for our Phase 2 Apartment Building. We are requesting an additional 8'-0" of height for the following reasons:

1- The elevation of the freeway being higher than the building's base, the height of the building is only 36'-0" above the height of the highway, or 3 stories above the highway.
2- Due to the drop in grade across the site, the 3-Story apartment sits 8 foot higher than the base of the Phase 2 apartment building
3- The 3-Story apartment is 4.75 foot taller than the majority of the phase 2 apartment building. Only the 5 espedana's on the phase 2 building are 1.25 foot taller than the 3-story apartment buildings.
4- The phase 2 apartment project is 36 feet below the Rusty Cliffs project, which means only the top floor of the building will be visible to the Rusty Cliffs, and any other adjacent owner. So it will not negatively impact adjacent properties.

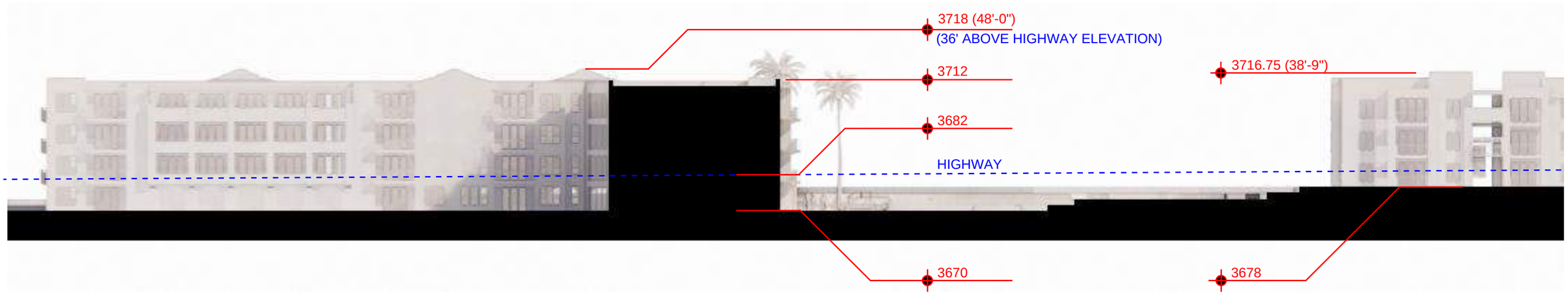


EXHIBIT 4.1- MAX BUILDING HEIGHT

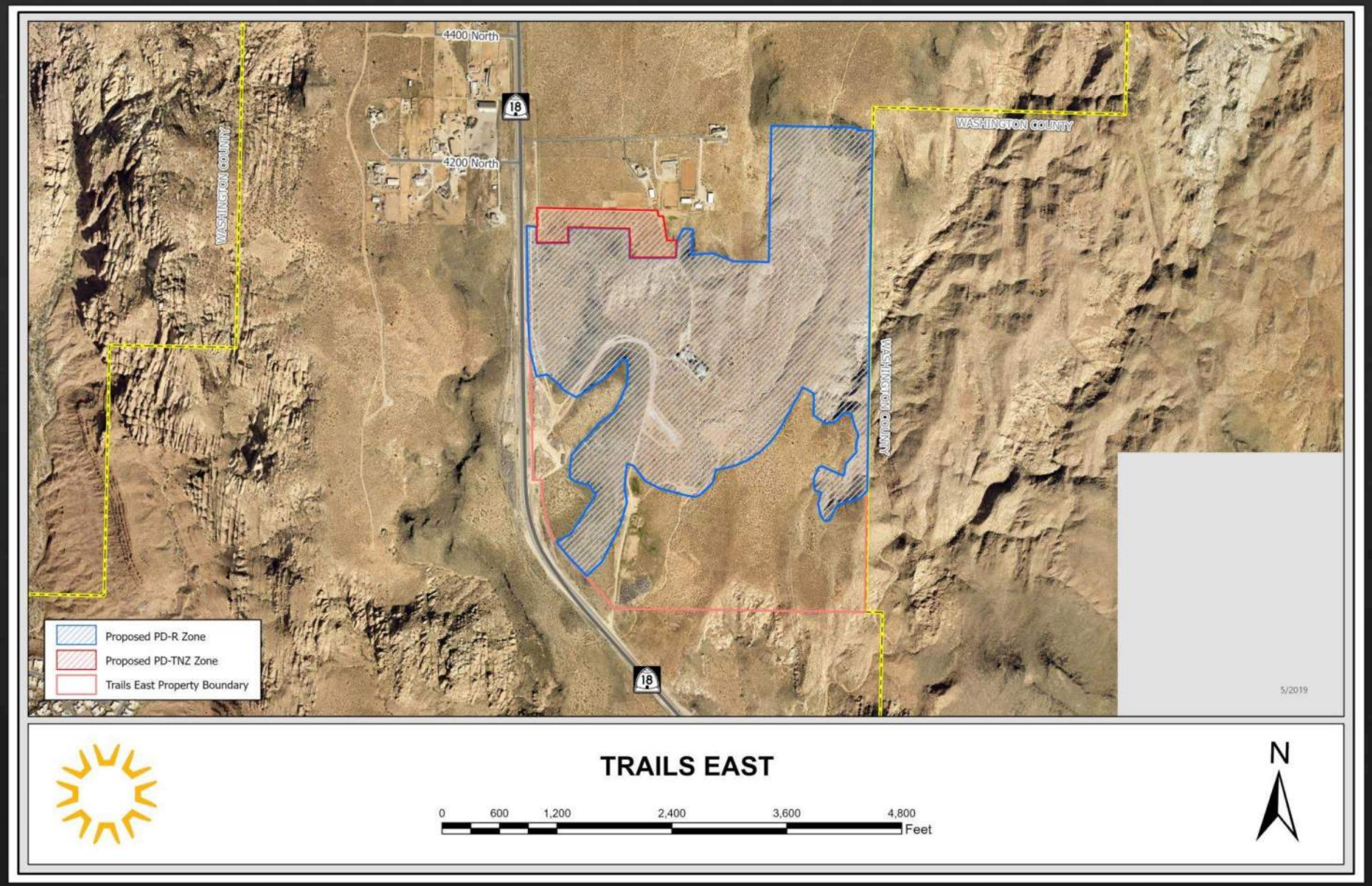
Exhibit C
PowerPoint Presentation

The Trails East Rezone
PD-TNZ & PD-R

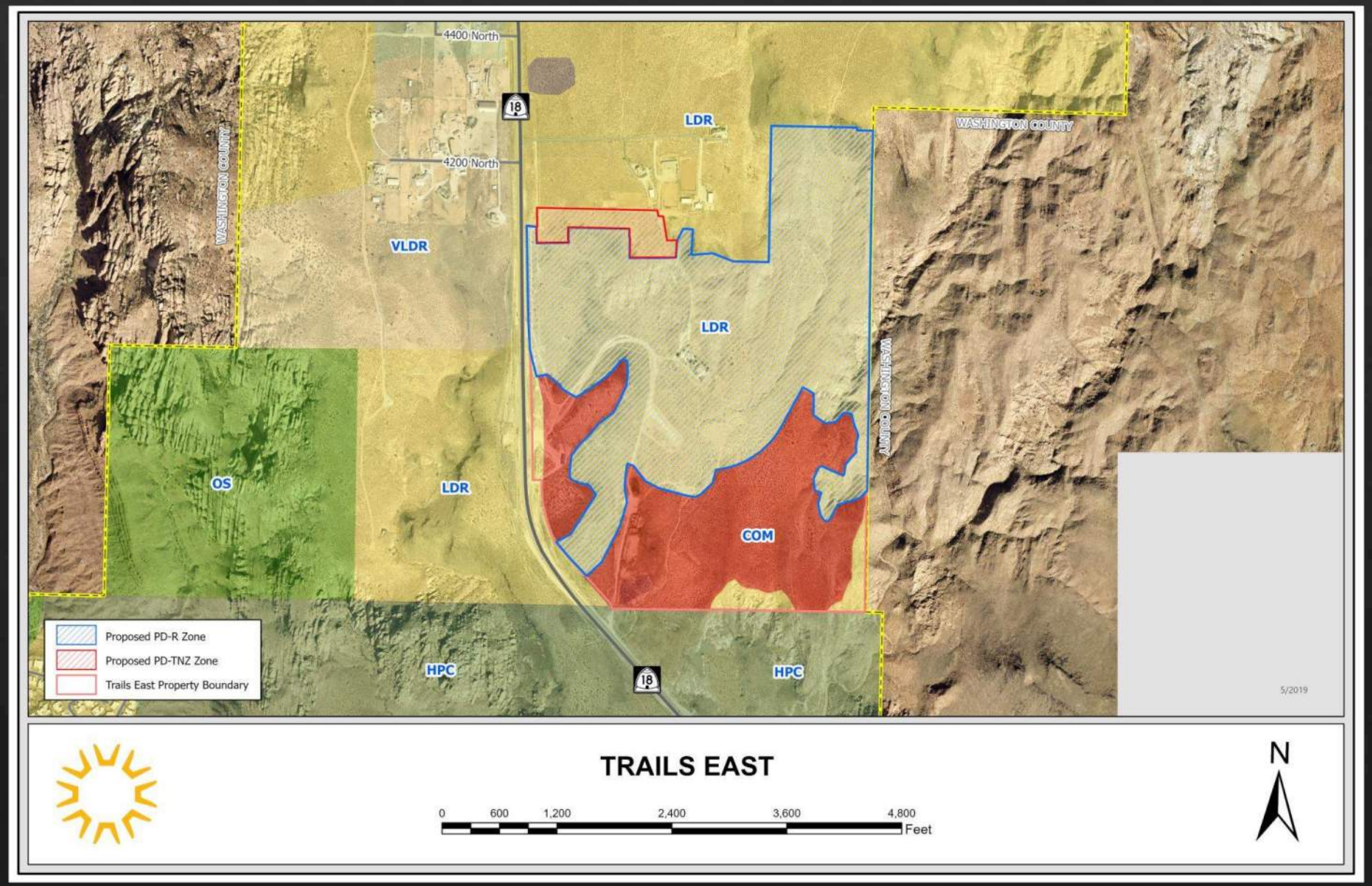


2026-ZC-003 & 2026-ZC-004

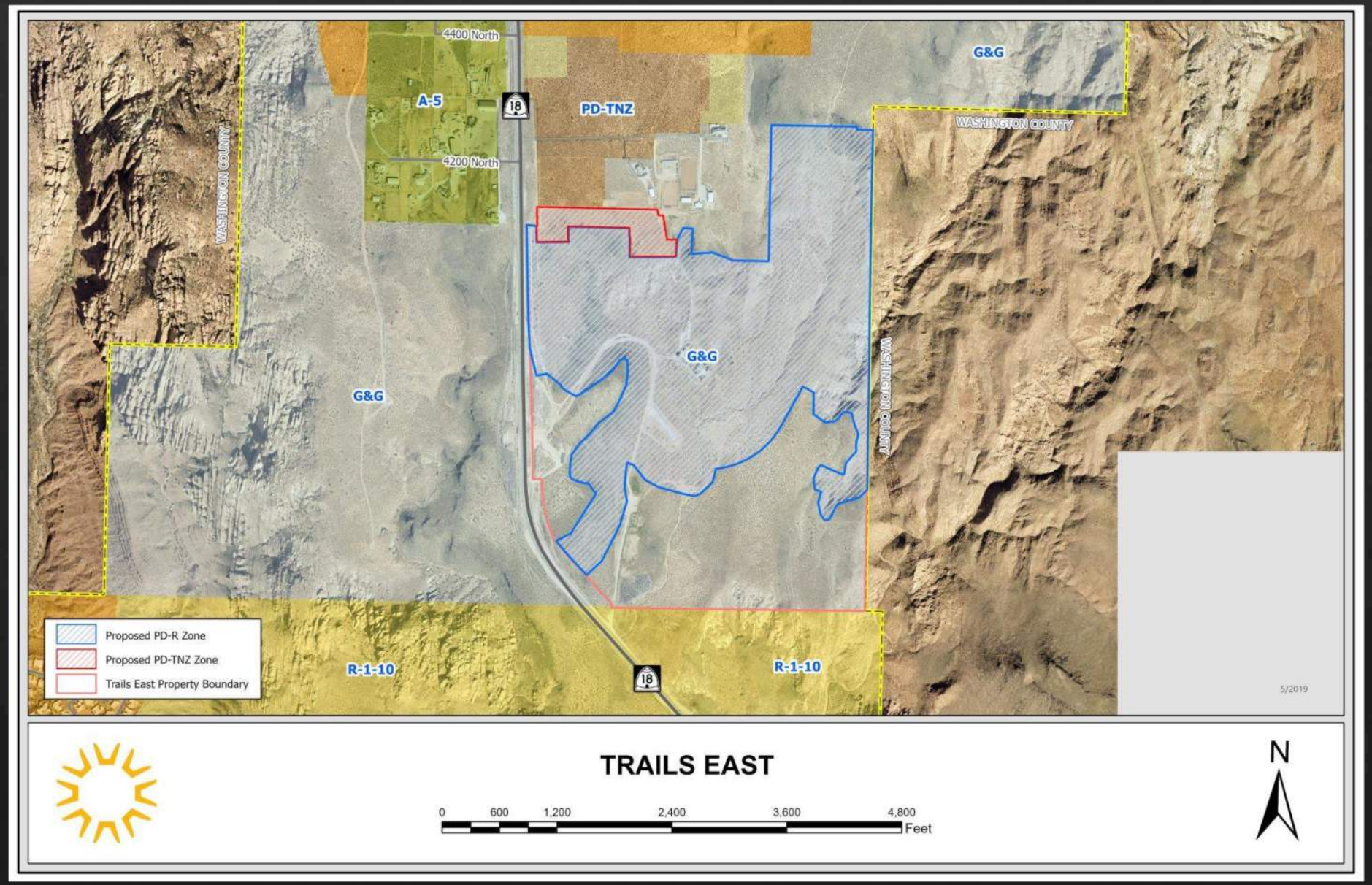
Aerial Map


4400 North
4200 North
18
WASHINGTON COUNTY
WASHINGTON COUNTY
WASHINGTON COUNTY
Proposed PD-R Zone
Proposed PD-TNZ Zone
Trails East Property Boundary
5/2019
TRAILS EAST
0
600
1,200
2,400
3,600
4,800
Feet
N

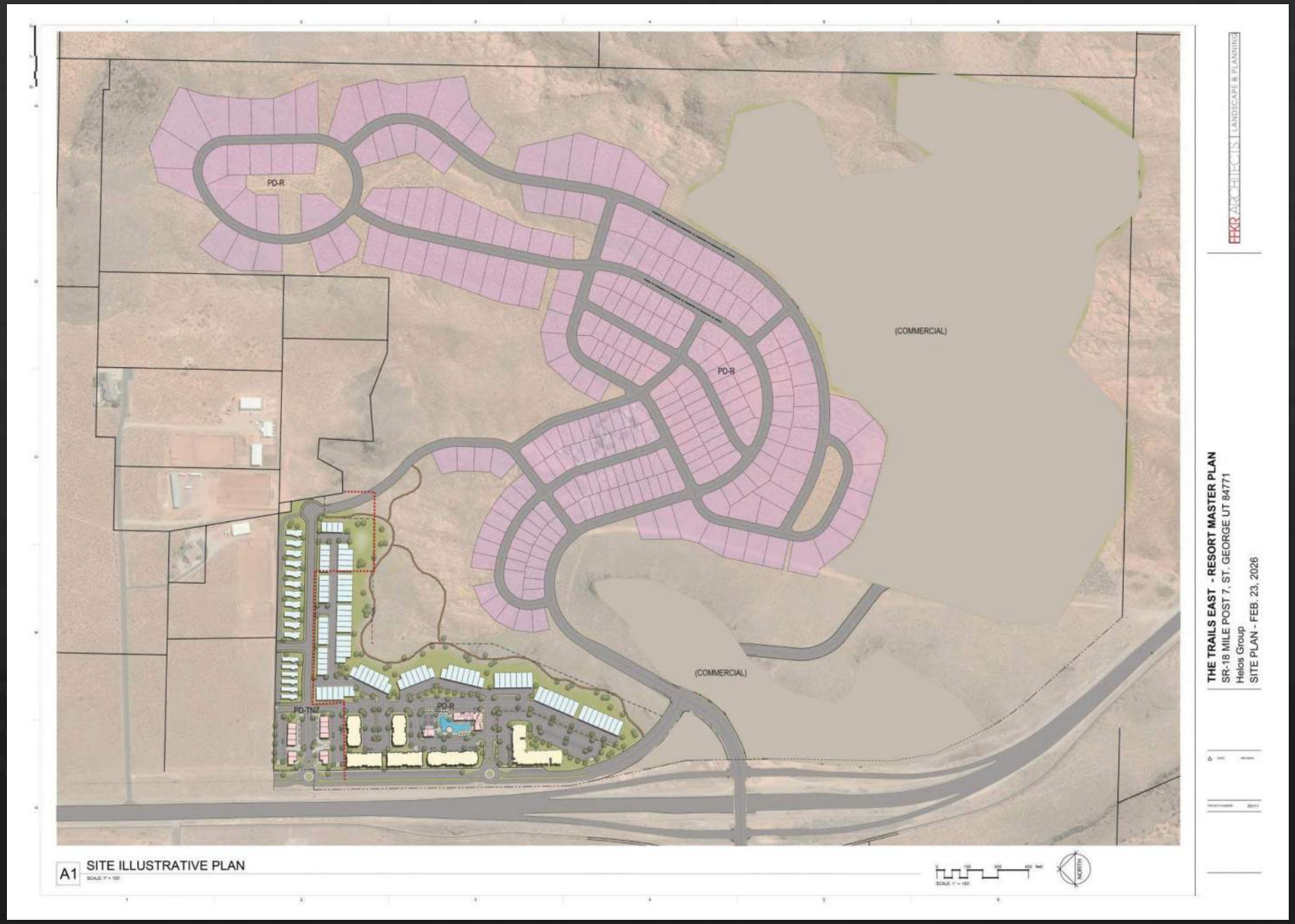
Land Use Map


4400 North
4200 North
18
LDR
VLDR
LDR
LDR
COM
OS
LDR
HPC
HPC
WASHINGTON COUNTY
WASHINGTON COUNTY
WASHINGTON COUNTY
Proposed PD-R Zone
Proposed PD-TNZ Zone
Trails East Property Boundary
5/2019
TRAILS EAST
0
600
1,200
2,400
3,600
4,800
Feet
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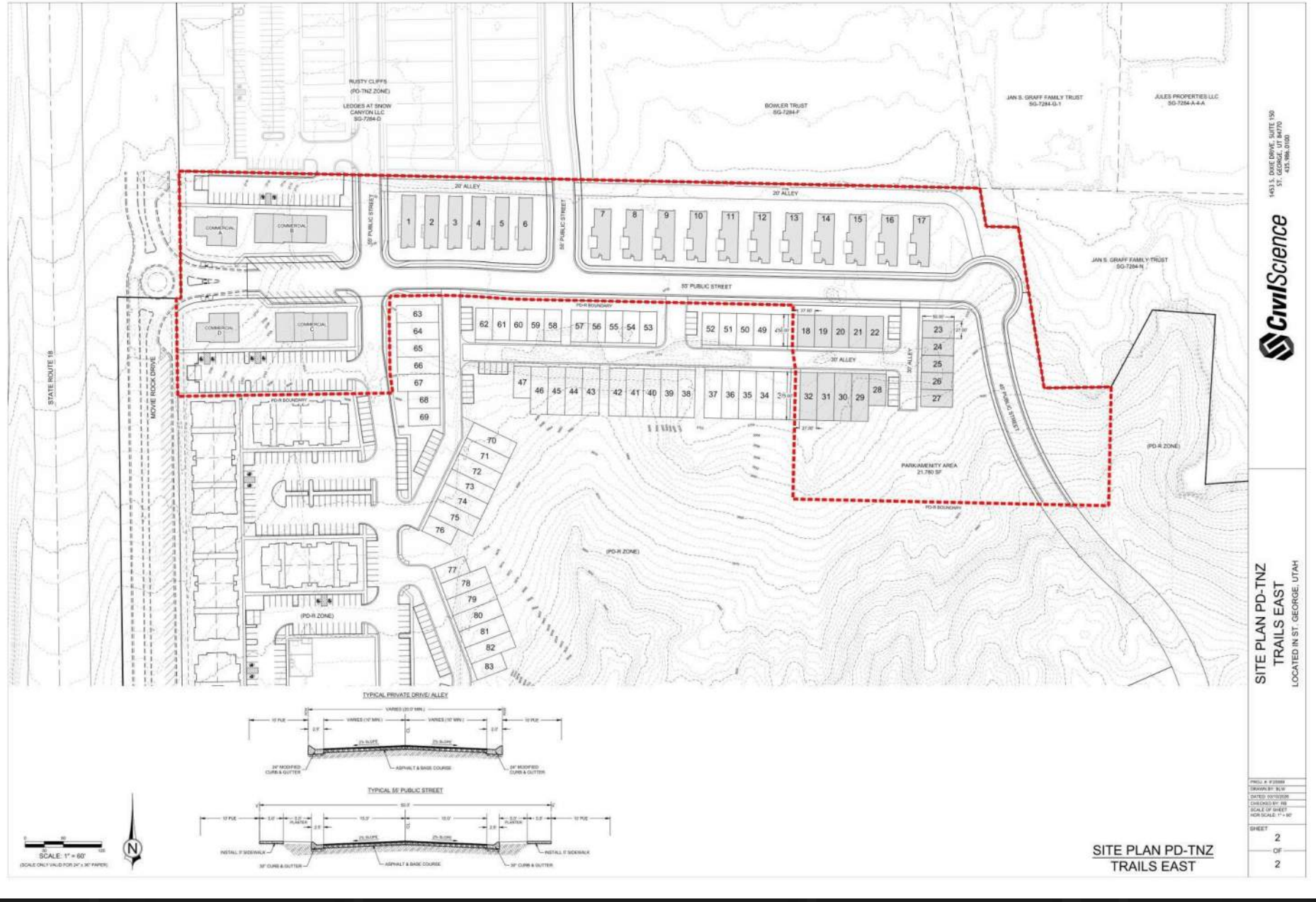
Zoning Map


4400 North
4200 North
A-5
PD-TNZ
G&G
WASHINGTON COUNTY
G&G
G&G
WASHINGTON COUNTY
WASHINGTON COUNTY
R-1-10
R-1-10
Proposed PD-R Zone
Proposed PD-TNZ Zone
Trails East Property Boundary
5/2019
TRAILS EAST
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Feet
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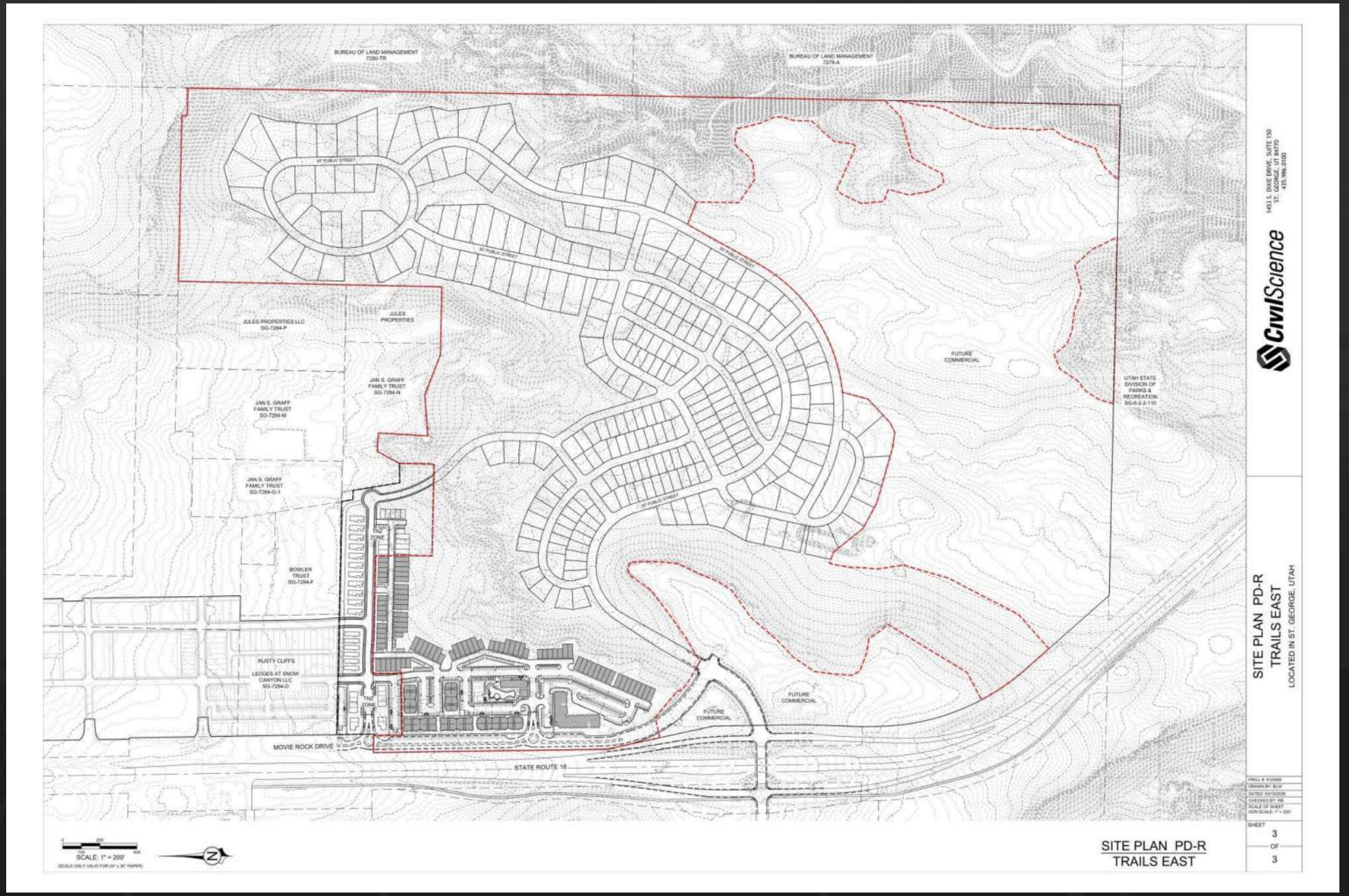
Illustrative Plan



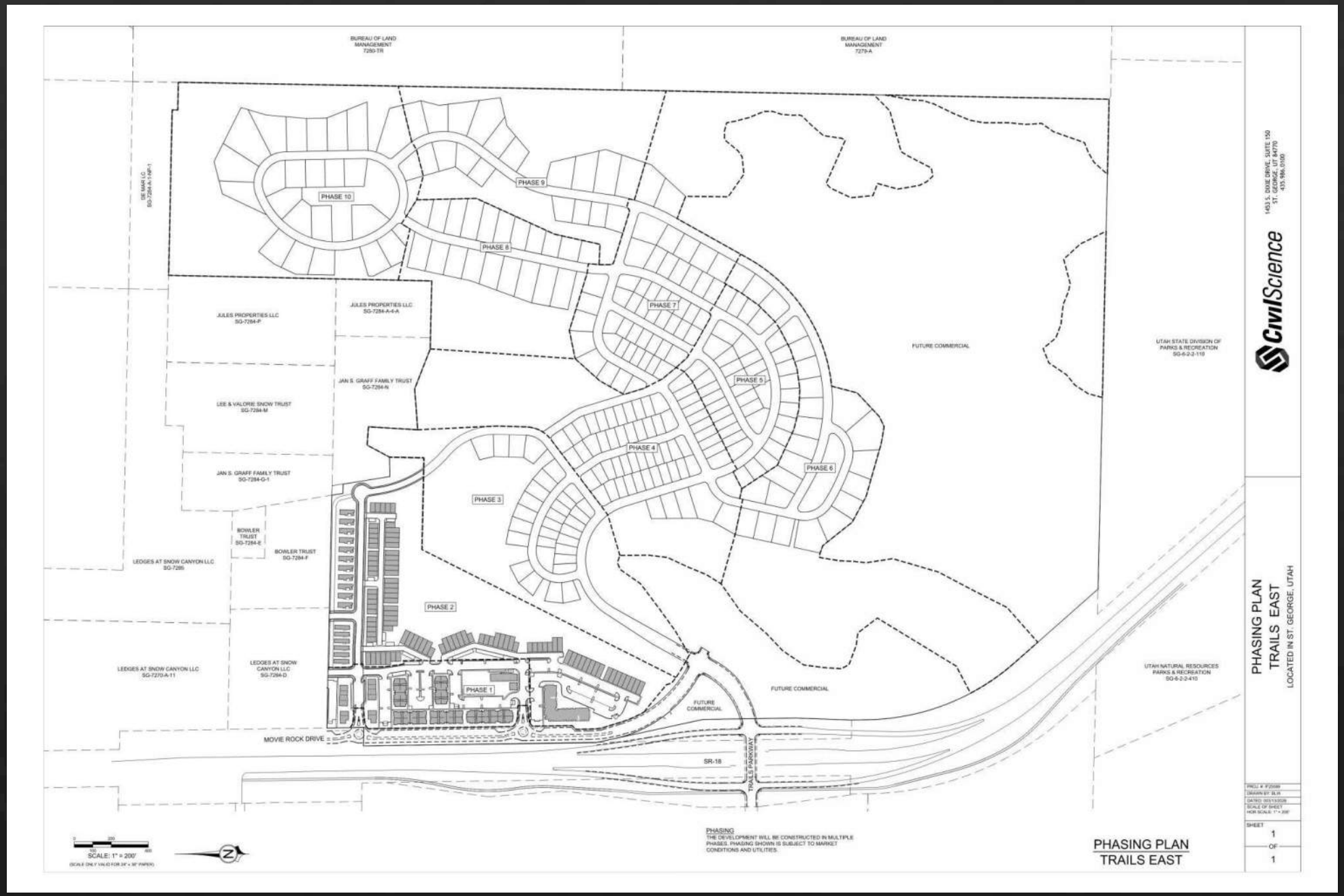
PD-TNZ Location



PD-R Location



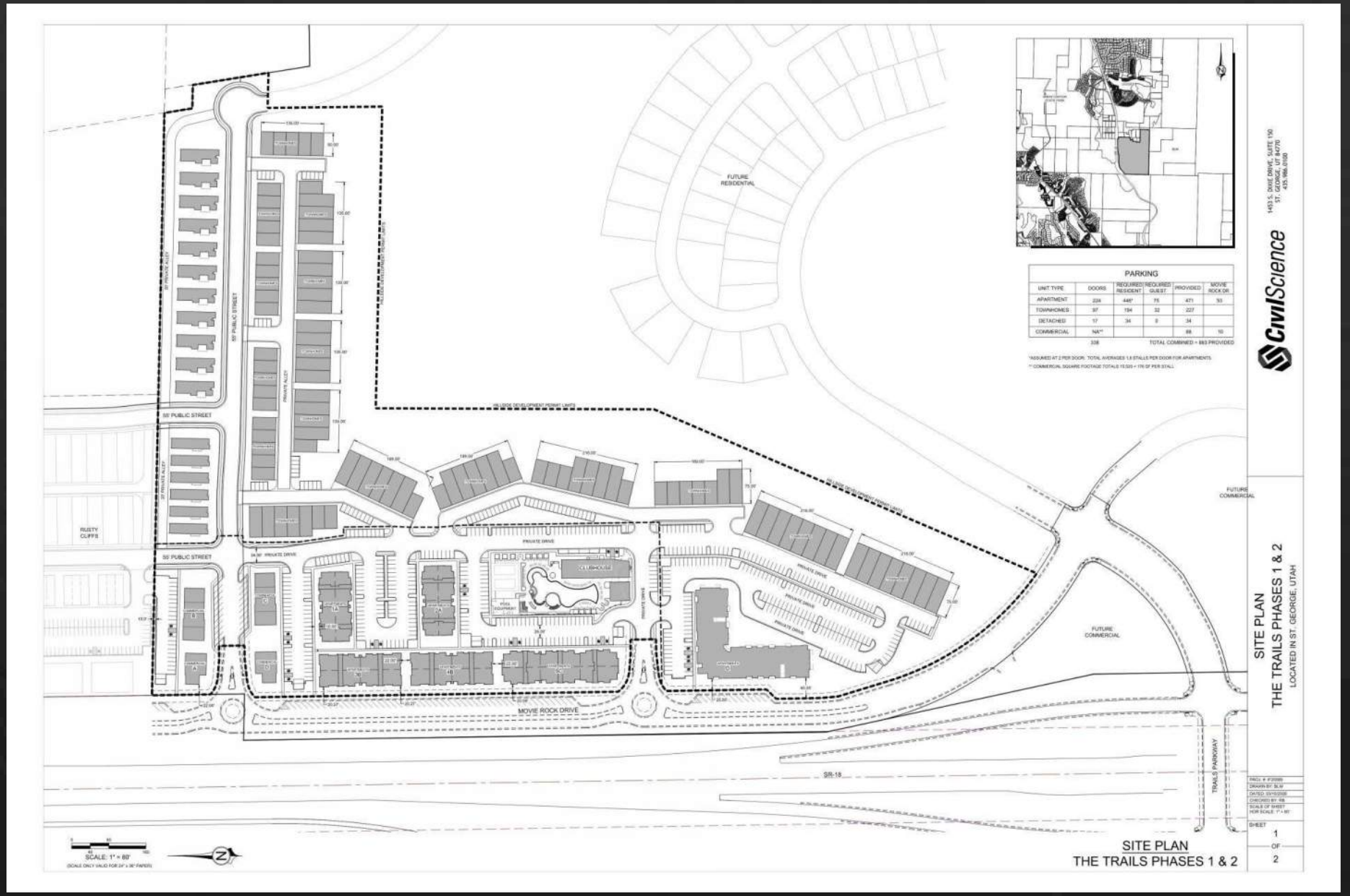
Phasing Plan



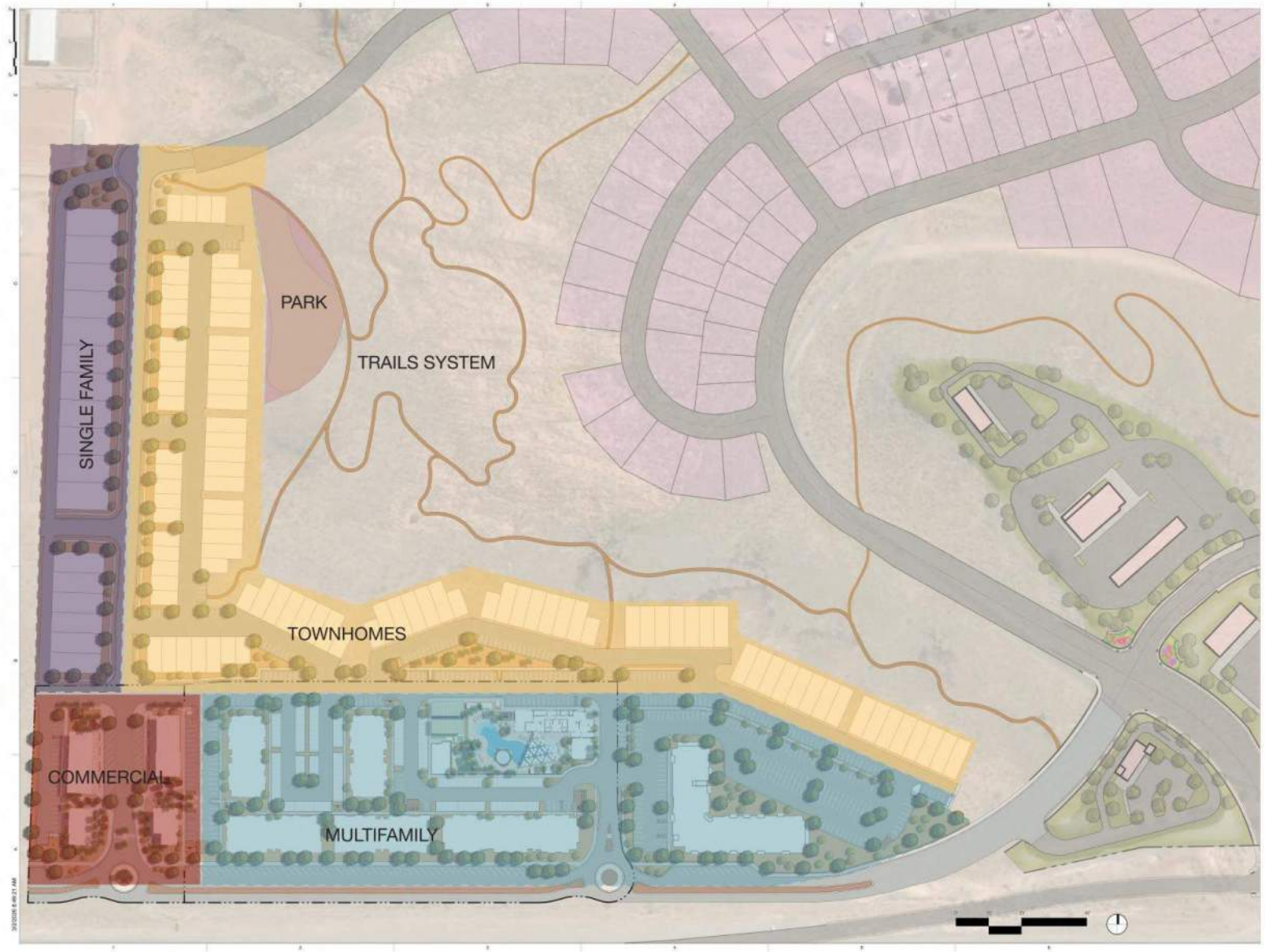
Phases 1&2 Layout



Phases 1&2 Layout



Unit Type Locations



Paseos
Plans (TNZ only)



March 16, 2026

Trails East Masterplan

Paseos | Conceptual Rendering

St.George | HELOS GROUP | FFKR ARCHITECTS

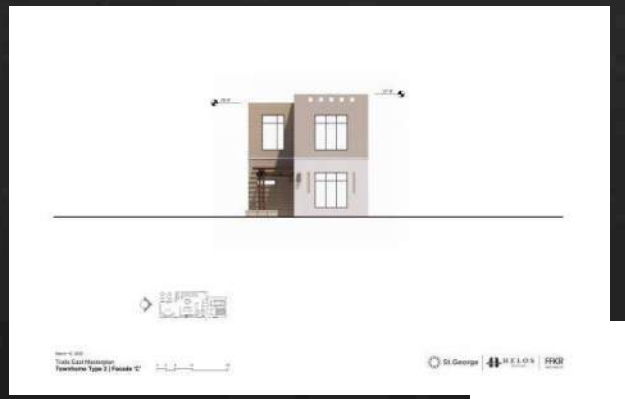




Townhomes (TNZ & PD-R)









Townhomes (TNZ & PD-R)



Trails East Masterplan
Townhomes Grouping | Conceptual Rendering

St.George | HELOS GROUP | FFKR ARCHITECTS



Trails East Masterplan
Townhomes Grouping | Conceptual Rendering

St.George | HELOS GROUP | FFKR ARCHITECTS



April 7, 2026

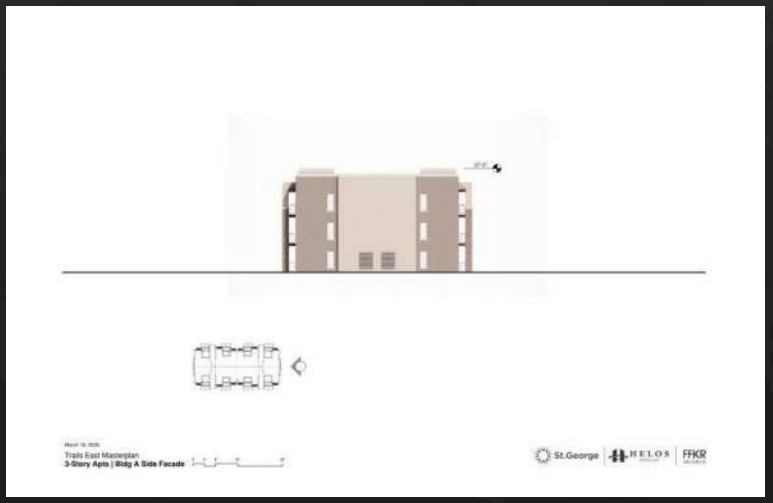
Trails East Masterplan
Townhomes Grouping | Grouping Options

St.George | HELOS GROUP | FFKR ARCHITECTS

Three Story
Stacked “A” (PD-R Only)







Three Story
Stacked “B” (PD-R Only)



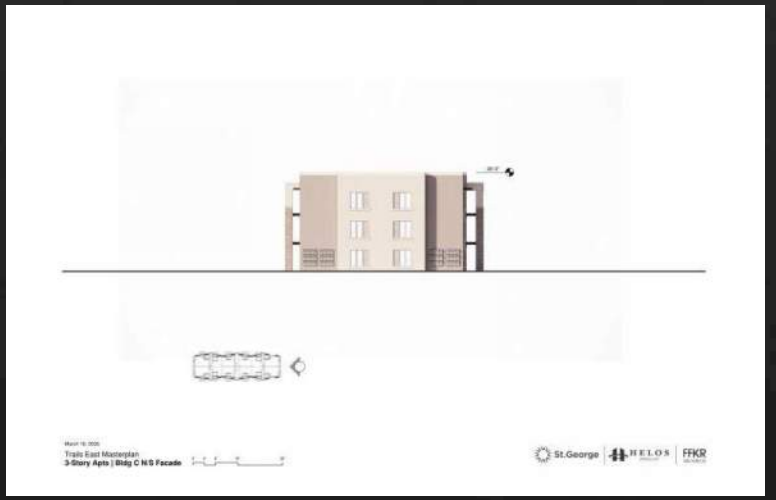




Three Story
Stacked “C” (PD-R Only)







Three Story Stacked (PD-R Only)



March 16, 2026

Trails East Masterplan

3-Story Apts | Conceptual Rendering

St.George | HELOS GROUP | FFKR ARCHITECTS

Four Story Stacked





March 16, 2026

Trails East Masterplan

4-Story Apts | North Facade

0' 5' 10' 20' 40'

St.George | HELOS GROUP | FFKR ARCHITECTS

Four Story Stacked







Four Story Stacked



March 16, 2026

Trails East Masterplan

4-Story Apts | Conceptual Rendering

St.George | HELOS GROUP | FFKR ARCHITECTS

Elevations Relative to Highway

PD-R Rezone request, height

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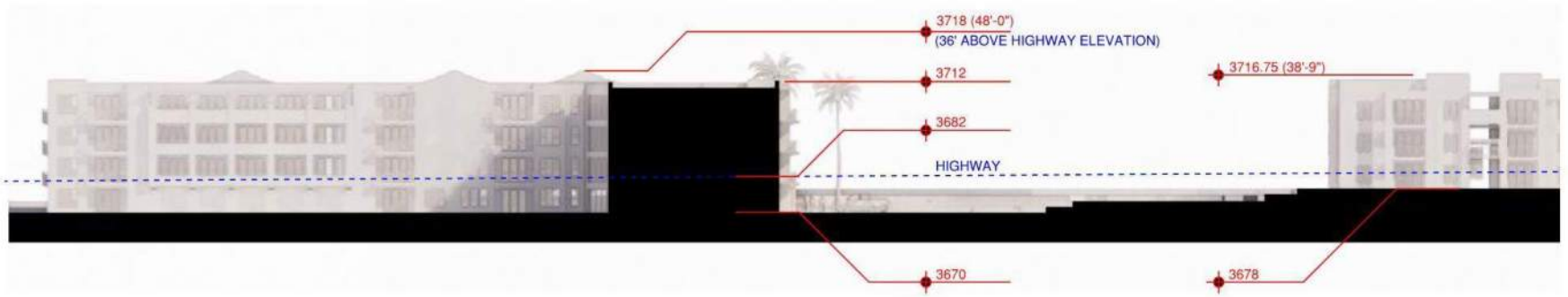


EXHIBIT 4.1- MAX BUILDING HEIGHT

Amenity Area



Clubhouse







March 16, 2026

Trails East Masterplan

Clubhouse | Conceptual Rendering

St.George | HELOS GROUP | FFKR ARCHITECTS

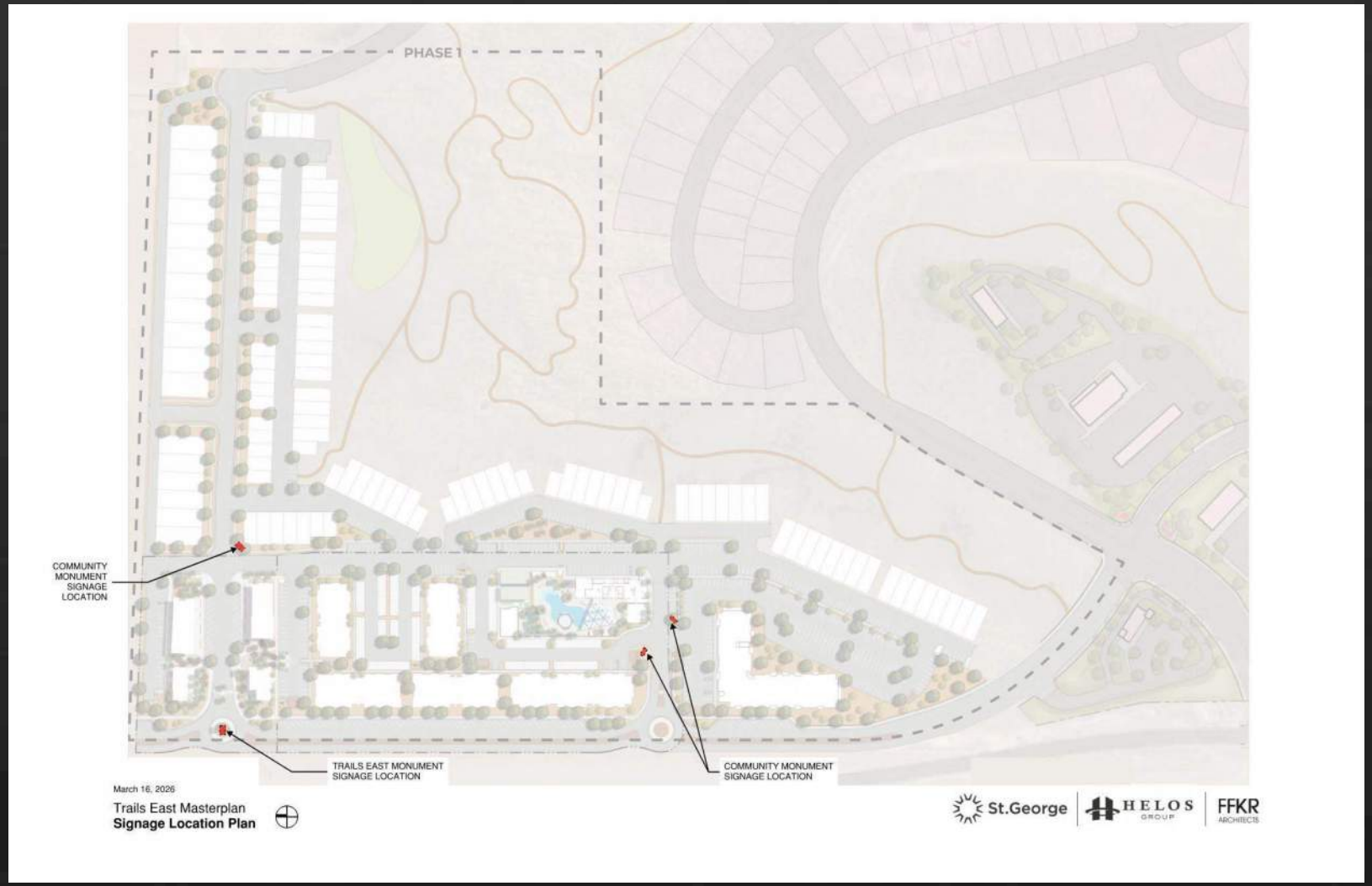
Landscape Plan



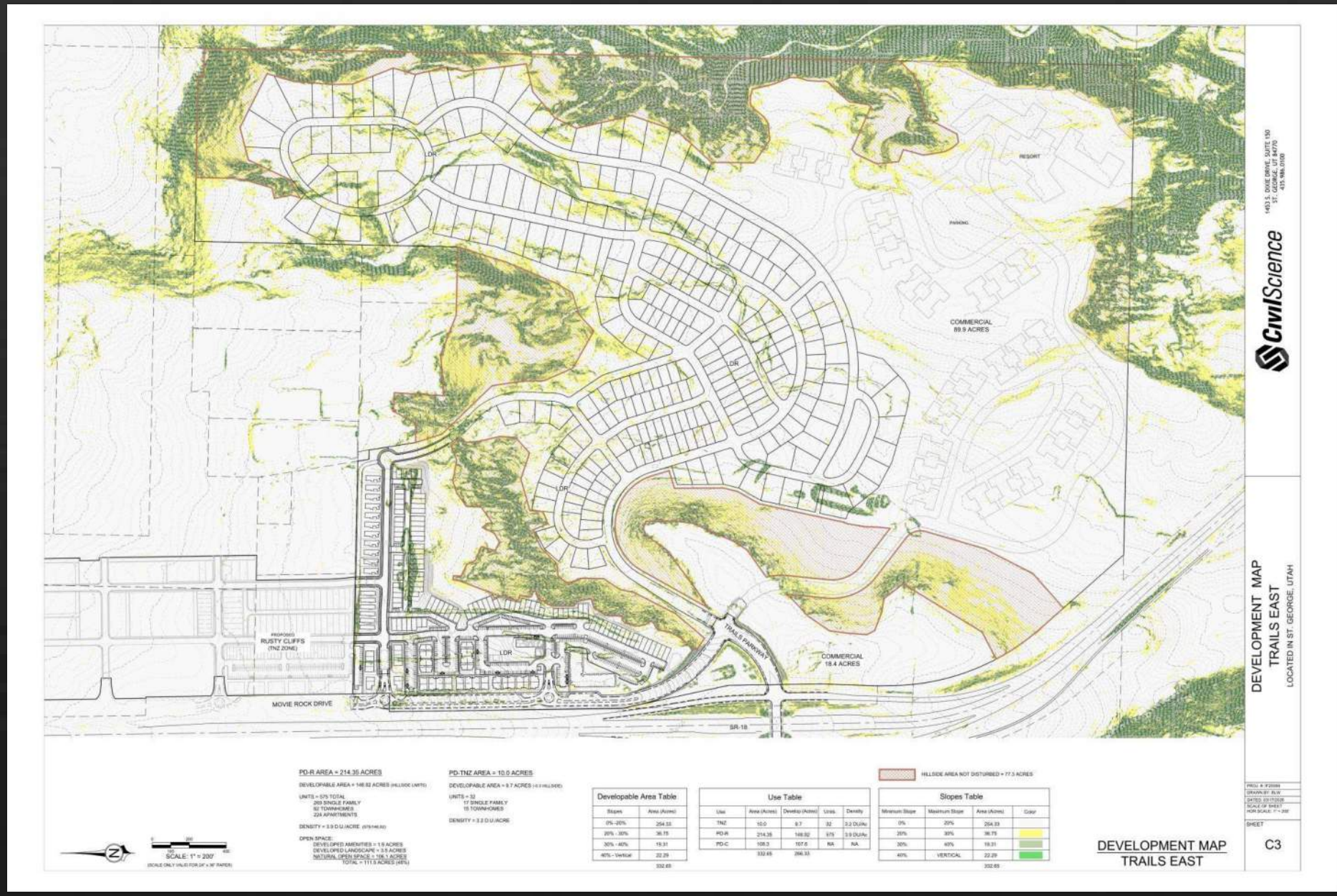
Proposed Signage







Slope Map


LDR
RESORT
PARKING
COMMERCIAL
89.9 ACRES
LDR
LDR
PROPOSED
RUSTY CLIFFS
(TNZ ZONE)
LDR
TRAILS PARKWAY
COMMERCIAL
18.4 ACRES
MOVIE ROCK DRIVE
SR-18
CivilScience
1433 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0199
DEVELOPMENT MAP
TRAILS EAST
LOCATED IN ST. GEORGE, UTAH
PD-R AREA = 214.35 ACRES
DEVELOPABLE AREA = 148.92 ACRES
UNITS = 575 TOTAL
269 SINGLE FAMILY
52 TOWNHOMES
224 APARTMENTS
DENSITY = 3.9 D.U./ACRE
OPEN SPACE:
DEVELOPED AMENITIES = 1.9 ACRES
DEVELOPED LANDSCAPE = 3.5 ACRES
NATURAL OPEN SPACE = 106.1 ACRES
TOTAL = 111.5 ACRES (48%)
PD-TNZ AREA = 10.0 ACRES
DEVELOPABLE AREA = 9.7 ACRES
UNITS = 32
17 SINGLE FAMILY
15 TOWNHOMES
DENSITY = 3.2 D.U./ACRE
HILLSIDE AREA NOT DISTURBED = 77.3 ACRES
Developable Area Table
Slopes
Area (Acres)
0% - 20%
254.33
20% - 30%
36.75
30% - 40%
19.31
40% - Vertical
22.29
332.65
Use Table
Use
Area (Acres)
Develop (Acres)
Units
Density
TNZ
10.0
9.7
32
3.2 DU/Ac
PD-R
214.35
148.92
575
3.9 DU/Ac
PD-C
108.3
107.6
NA
NA
332.65
266.33
Slopes Table
Minimum Slope
Maximum Slope
Area (Acres)
Color
0%
20%
264.33
20%
30%
36.75
30%
40%
19.31
40%
VERTICAL
22.29
332.65
SCALE: 1" = 200'
(SCALE ONLY VALID FOR 24" x 36" PAPER)
DEVELOPMENT MAP
TRAILS EAST
SHEET
C3

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM G&G (GRAVEL AND GRAZING) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 227.65 ACRES GENERALLY LOCATED ON THE EAST SIDE OF HIGHWAY 18 BETWEEN APPROXIMATELY 3400 NORTH AND 4200 NORTH TO BE KNOWN AS THE TRAILS EAST PD-R. CASE NO. 2026-ZC-004

(Trails East PD-R Zone Change)

WHEREAS, the property owner has requested a zone change from G&G (Gravel and Grazing) to PD-R (Planned Development Residential) on approximately 227.65 acres located on the east side of Highway 18 between approximately 3400 North and 4200 North for the purpose of constructing a residential development; and

WHEREAS, the Planning Commission held a public hearing on the request on April 14, 2026, and recommended approval with a 6-0 vote with the following conditions:

1. That the number of units associated with the project is limited to 575 as shown on the conceptual plan.
2. That the general layout of the project is adhered to with room for small changes as necessary to meet the requirements of the code and potentially hillside requirements.
3. That a preliminary plat is submitted for review and approval by the Planning Commission.
4. That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.
5. That city ordinances are adhered to pertaining to construction of retaining walls.
6. That a deviation for height is granted as outlined previously in this staff report.

WHEREAS, the City Council held a public meeting on this request on May 7, 2026; 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 G&G (Gravel and Grazing) to PD-R (Planned Development Residential). 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 upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved

within one year of the adoption of this ordinance, this ordinance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 7th day of May 2026.

ST. GEORGE CITY:

_____
Jimmie B Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Exhibit “A” - Legal Description

BEGINNING AT A POINT WHICH IS S 88°51'44" E 1665.33 FEET ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°52'27" E 1477.21 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, AND RUNNING THENCE N 89°07'46" E 430.49 FEET; THENCE N 8°17'36" W 30.89 FEET; THENCE N 0°52'14" W 87.82 FEET; THENCE N 2°07'55" E 33.77 FEET; THENCE N 89°07'46" E 62.28 FEET, TO THE POINT OF CURVATURE OF A 972.46 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 93.69 FEET THROUGH A CENTRAL ANGLE OF 5°31'13", TO THE POINT OF CURVATURE OF A 1027.46 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 61.51 FEET THROUGH A CENTRAL ANGLE OF 3°25'49"; THENCE S 88°46'49" E 416.38 FEET; THENCE S 1°13'11" W 68.00 FEET; THENCE S 8°47'18" E 34.53 FEET; THENCE S 1°13'11" W 202.25 FEET; THENCE S 88°46'49" E 496.19 FEET; THENCE N 1°34'24" E 186.52 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 200220017427, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING SIX (6) COURSES: (1) THENCE N 28°12'38" E 136.86 FEET, (2) THENCE S 85°53'29" E 99.26 FEET, (3) THENCE S 3°25'56" W 266.78 FEET, (4) THENCE N 85°46'04" E 221.99 FEET, (5) THENCE S 68°40'07" E 231.96 FEET, (6) THENCE S 88°46'46" E 367.40 FEET ALONG SAID PARCEL AND THE EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140021450; THENCE N 1°13'14" E 515.77 FEET ALONG THE EAST LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 00952334, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) N 1°13'14" E 907.63 FEET, (2) THENCE S 88°46'46" E 893.26 FEET, (3) THENCE S 0°59'59" W 30.00 FEET, (4) THENCE S 88°46'46" E 150.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 35; THENCE S 0°59'59" W 2401.84 FEET ALONG SAID LINE, TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE S 1°04'57" W 1361.90 FEET CONTINUING ALONG SAID LINE; THENCE S 45°27'51" W 121.79 FEET; THENCE S 74°22'59" W 229.28 FEET; THENCE S 28°21'49" W 185.10 FEET; THENCE S 79°46'56" W 45.33 FEET; THENCE N 34°26'03" W 87.30 FEET; THENCE N 9°40'34" W 119.52 FEET; THENCE N 15°31'07" E 112.71 FEET; THENCE N 68°54'59" W 70.12 FEET; THENCE N 5°31'31" W 119.55 FEET; THENCE N 25°15'28" E 121.93 FEET; THENCE N 45°56'48" E 34.63 FEET; THENCE S 66°04'19" E 254.33 FEET; THENCE N 33°02'44" E 21.25 FEET; THENCE N 8°25'28" E 101.27 FEET; THENCE N 42°33'11" E 157.82 FEET; THENCE N 20°19’16” E 13.66 FEET; THENCE N 1°30'28" E 92.85 FEET; THENCE N 17°34'26" E 56.57 FEET; THENCE N 0°00'00" E 44.28 FEET; THENCE N 16°55'20" W 212.42 FEET; THENCE N 82°29'05" W 84.83 FEET; THENCE S 60°20'40" W 16.33 FEET; THENCE S 39°18'58" W 84.80 FEET; THENCE S 56°41'28" W 39.37 FEET; THENCE S 84°20'53" W 93.32 FEET; THENCE N 55°10'39" W 148.44 FEET; THENCE N 0°32'25" E 230.19 FEET; THENCE N 68°51'45" W 128.92 FEET; THENCE S 29°13'37" W 438.88 FEET, TO THE POINT OF CURVATURE OF A 893.86 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 859.80 FEET THROUGH A CENTRAL ANGLE OF 55°06'45"; THENCE S 14°43'06" W 142.68 FEET; THENCE S 46°53'20" W 174.37 FEET; THENCE S 63°54'39" W 60.67 FEET; THENCE N 80°21'17" W 93.50 FEET; THENCE N 74°00'51" W 298.07 FEET; THENCE N 61°40'13" W 157.13 FEET; THENCE N 38°36'22" W 204.90 FEET; THENCE N 71°12’00” W 63.65 FEET; THENCE S 18°48'00" W 16.94 FEET; THENCE S 9°00'46" W 101.86 FEET; THENCE S 4°07'22" W 139.88 FEET; THENCE S 8°45'29" E 144.79 FEET; THENCE S 16°18'29" W 257.50 FEET; THENCE S 27°19'08" W 418.19 FEET; THENCE S 48°31'46" W 250.60 FEET, TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY SR-18; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) N 41°28'27" W 165.90 FEET, TO THE POINT OF CURVATURE OF A 1232.39 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 291.54 FEET THROUGH A CENTRAL

ANGLE OF 13°33'15"; THENCE N 62°06'40" E 165.80 FEET; THENCE N 31°20'02" E 499.66 FEET; THENCE N 37°24'06" W 132.04 FEET; THENCE N 82°14'26" W 69.12 FEET; THENCE N 69°17'52" W 110.44 FEET; THENCE N 28°00'13" W 47.27 FEET; THENCE N 5°45'18" E 203.71 FEET; THENCE N 34°06'40" E 138.21 FEET; THENCE N 43°05'55" E 313.12 FEET; THENCE N 54°43'04" E 180.47 FEET; THENCE N 31°57'19" E 93.86 FEET; THENCE N 23°44'03" E 231.85 FEET; THENCE N 6°34'14" E 102.81 FEET; THENCE N 0°26'59" W 153.51 FEET; THENCE N 71°12'00" W 42.16 FEET; THENCE S 66°24'42" W 40.17 FEET; THENCE S 34°54'20" W 132.95 FEET; THENCE S 53°40'01" W 321.72 FEET; THENCE S 59°46'59" W 147.39 FEET; THENCE N 60°41'53" W 45.11 FEET, TO A POINT ON A 731.82 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 133.84 FEET THROUGH A CENTRAL ANGLE OF 10°28'42"; THENCE N 19°02'41" W 31.03 FEET; THENCE N 50°27'14" W 181.68 FEET; THENCE S 77°45'11" W 112.19 FEET, TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY SR-18; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 12°11'03" W 287.37 FEET, (2) THENCE N 0°52'27" W 1108.63 FEET, TO THE POINT OF BEGINNING.

CONTAINS 209.07 ACRES MORE OR LESS

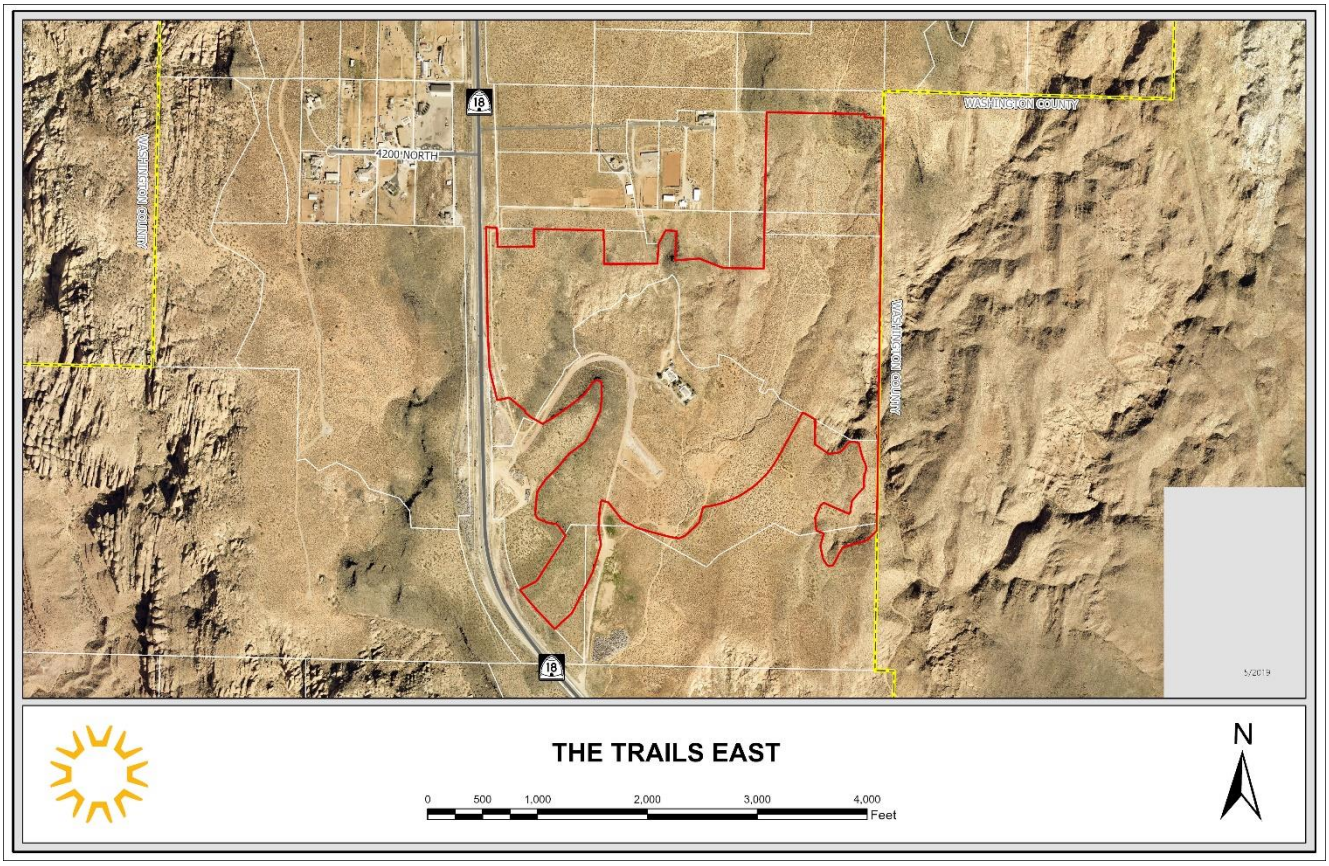
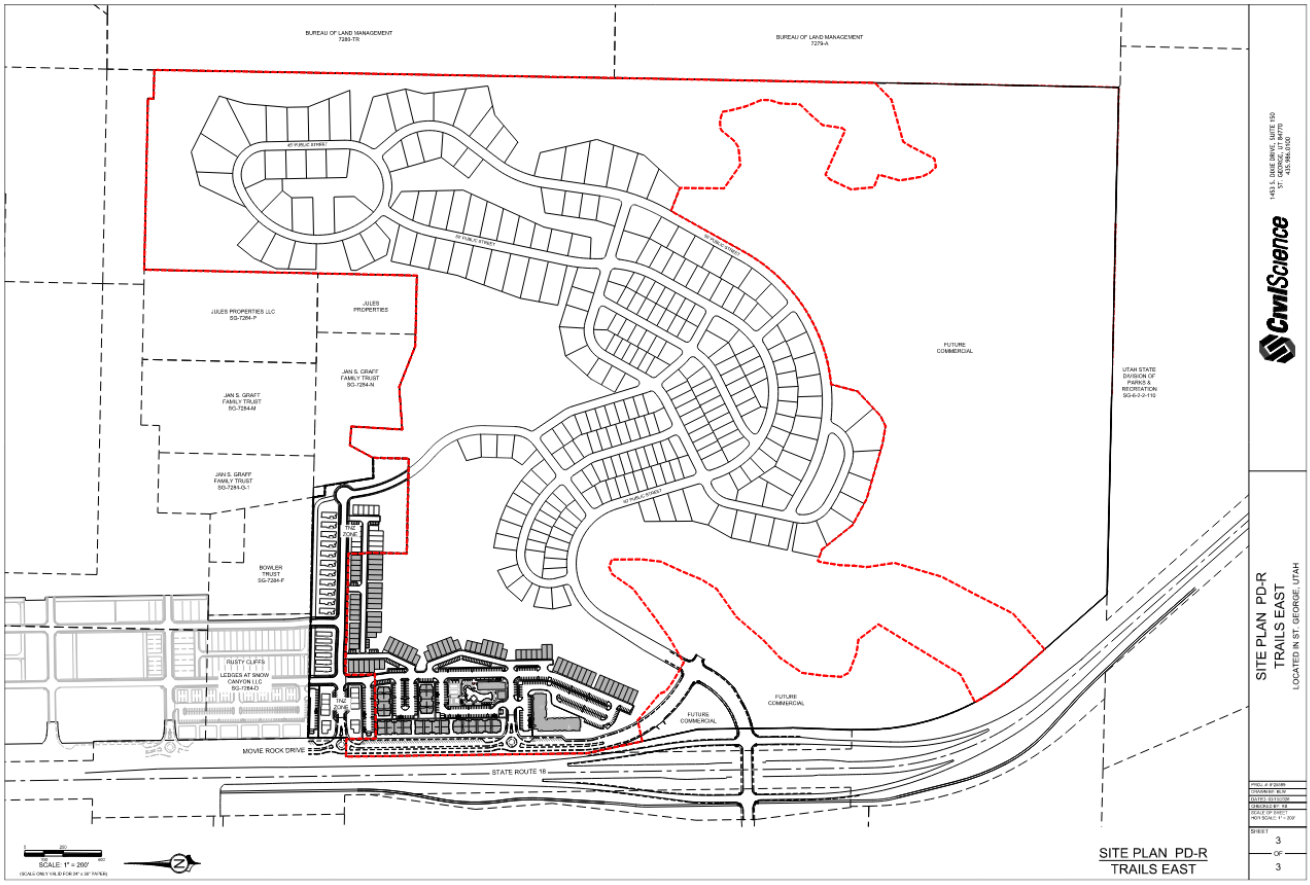


Exhibit “B” – Site Plan Exhibit



Agenda Date: 05/07/2026 **Agenda Item Number:** 15

Subject:

Consider approval of Ordinance No. 2026-035 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10 acres generally located on the east side of Highway 18 at approximately 4100 North. (Case No. 2026-ZC-003 - Trails East PD-TNZ zone change)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Brandee Walker - Civil Science

Reference Number: 2026-ZC-003

Address/Location:

Generally located on the east side of Highway 18 at approximately 4100 North

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

The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. Earlier this year, the applicant brought forward an application to amend the general plan on approximately 108 acres from LDR (Low Density Residential) to COM (Commercial) in anticipation of approval of the overall commercial and residential project. At their meeting held on April 14, 2026, the Planning Commission recommended approval with a 6-0 vote including conditions. A related hillside permit is also in review in connection with this application.

Staff Narrative (need/purpose):

This application is part of the overall development approval and is for the northern most 10 acres of the overall 330+ acre property. It will act as a transition from the Rusty Cliffs project to the north. A rezone is necessary for this development to move forward. A PD-R rezone application and hillside permit are also associated with and submitted in conjunction with this application.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On April 14, 2026, the Planning Commission held a public hearing and had one comment from a neighboring property owner concerned with drainage and fencing. The Planning Commission recommends approval of the application with a 6-0 vote and with the following conditions:1.That the number of units associated with the project is limited to 32 as shown on the conceptual plan. 2.That a preliminary plat is submitted for review and approval by the Planning Commission. 3.That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.4.That city ordinances are adhered to pertaining to construction of retaining walls.

Attachments

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM G&G (GRAVEL AND GRAZING) TO PD-TNZ (PLANNED DEVELOPMENT TRADITIONAL NEIGHBORHOOD ZONE) ON APPROXIMATELY 10.39 ACRES GENERALLY LOCATED ON THE EAST SIDE OF HIGHWAY 18 AT APPROXIMATELY 4100 NORTH TO BE KNOWN AS THE TRAILS EAST TNZ. CASE NO. 2026-ZC-004

(Trails East TNZ Zone Change)

WHEREAS, the property owner has requested a zone change from G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10.39 acres located on the east side of Highway 18 at approximately 4100 North for the purpose of constructing a multi-use development; and

WHEREAS, the Planning Commission held a public hearing on the request on April 14, 2026, and recommended approval with a 6-0 vote with the following conditions:

1. That the number of units associated with the project is limited to 32 as shown on the conceptual plan.
2. That a preliminary plat is submitted for review and approval by the Planning Commission.
3. That a site plan that meets the requirements of city code and development standards is applied for and approved prior to construction.
4. That city ordinances are adhered to pertaining to construction of retaining walls.

WHEREAS, the City Council held a public meeting on this request on May 7, 2026; 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 G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone). 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 upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved within one year of the adoption of this ordinance, this ordinance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 7th day of May 2026.

ST. GEORGE CITY:

Jimmie B Hughes, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____
Councilmember Anderson	_____

Exhibit “A” - Legal Description

BEGINNING AT A POINT WHICH IS S 88°51'44" E 1765.47 FEET ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°52'14" E 1120.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210010234, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 88°46'46" E 1259.46 FEET ALONG SAID PARCEL AND THE EXTENSION THEREOF, TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220017428, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) S 9°18'36" E 61.02 FEET, (2) THENCE S 88°46'13" E 50.64 FEET, TO A POINT ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220017427, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) S 9°08'50" E 255.60 FEET, (2) THENCE N 89°04'11" E 105.31 FEET; THENCE S 1°34'24" W 186.52 FEET; THENCE N 88°46'49" W 496.19 FEET; THENCE N 1°13'11" E 202.25 FEET; THENCE N 8°47'18" W 34.53 FEET; THENCE N 1°13'11" E 68.00 FEET; THENCE N 88°46'49" W 416.38 FEET, TO THE POINT OF CURVATURE OF A 1027.46 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 61.51 FEET THROUGH A CENTRAL ANGLE OF 3°25'49", TO THE POINT OF CURVATURE OF A 972.46 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 93.69 FEET THROUGH A CENTRAL ANGLE OF 5°31'13"; THENCE S 89°07'46" W 62.28 FEET; THENCE S 2°07'55" W 33.77 FEET; THENCE S 0°52'14" E 87.82 FEET; THENCE S 8°17'36" E 30.89 FEET; THENCE S 89°07'46" W 430.49 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY SR-18; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N 0°52'27" W 157.17 FEET, (2) THENCE S 88°46'37" E 100.07 FEET, (3) THENCE N 0°52'14" W 199.87 FEET, TO THE POINT OF BEGINNING.

CONTAINS 10.39 ACRES MORE OR LESS

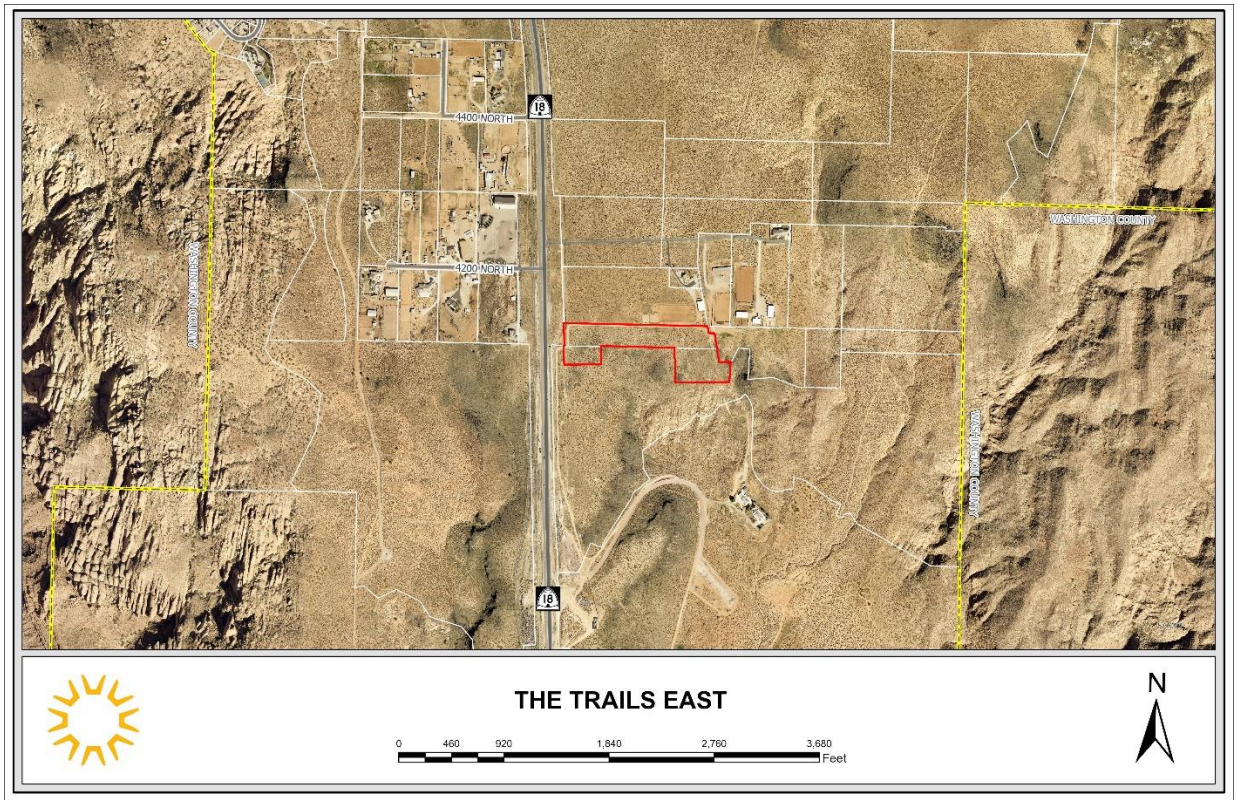
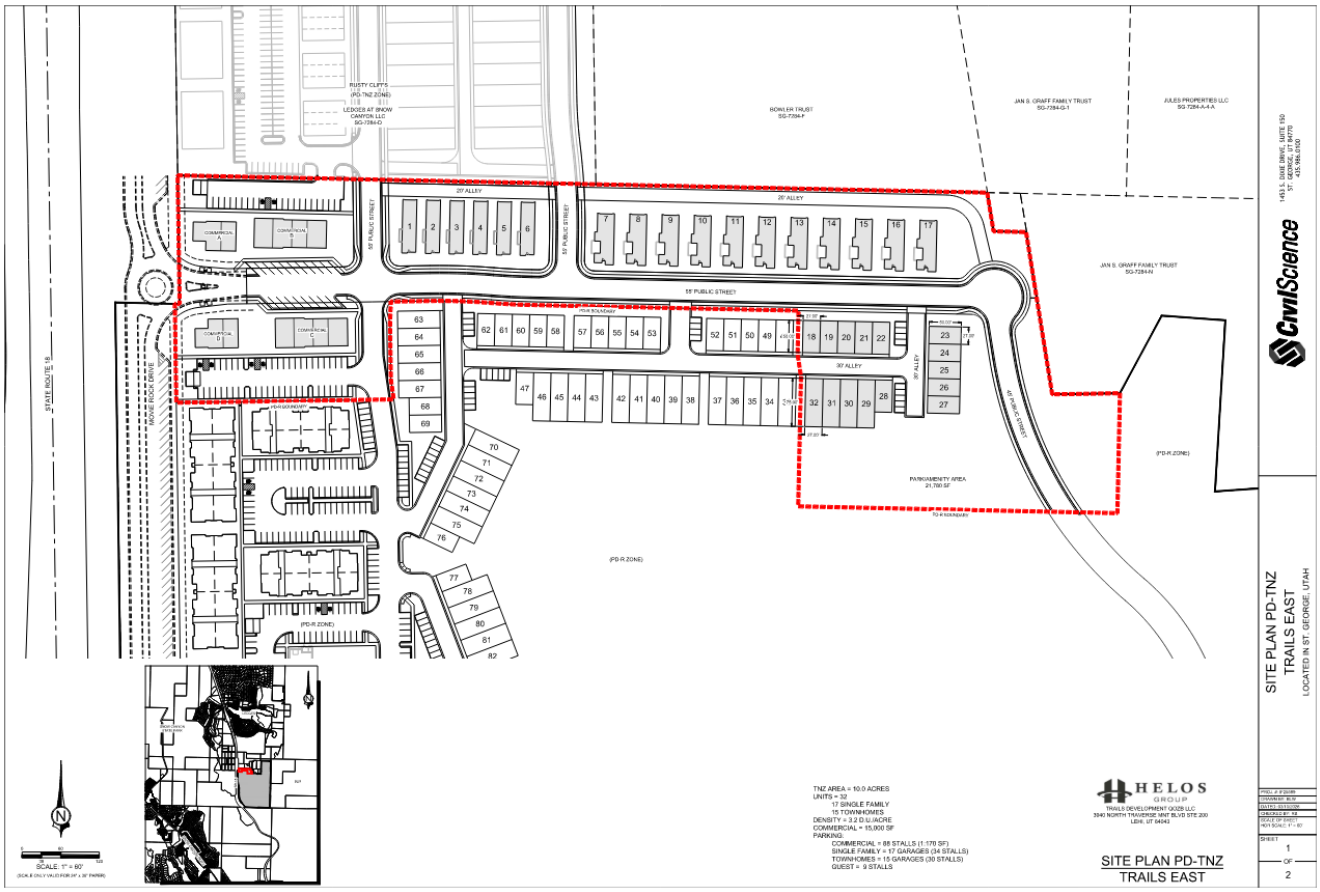


Exhibit “B” – Site Plan Exhibit



Agenda Date: 05/07/2026 **Agenda Item Number:** 16

Subject:

Consider approval of Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-GPA-19 - Dixie Drive)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: Adam Allen

Reference Number: 2025-GPA-019

Address/Location:

West of Dixie Drive and south of Canyon View Drive

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

This item was heard at the April 2, 2026, City Council meeting and was approved with changes. With those changes, the item then needed to go back through the statutory process. At their meeting held on April 28, 2026, the Planning Commission held a public hearing and recommended approval with no conditions, with a vote of 6-0. There were no public comments at this meeting and staff received two written comments.

Staff Narrative (need/purpose):

This application proposes to change the General Plan land use from COM (Commercial) to MHDR (Medium-High Density Residential) in expectation of townhomes being developed on the property. MHDR designations allow for a density of 10-15 dwelling units per acre. Since the April 2, 2026 meeting, a new exhibit has been created and added to the presentation showing the changes that were made and approved during that meeting. Changes were deemed significant enough for the need to go back through the statutory process. Having received a recommendation of approval from the Planning Commission, this item now proceeds through the statutory process to the City Council for consideration.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a positive recommendation with a 6-0 vote.

Attachments

St.George
Community Development

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **04/28/2026**
CITY COUNTIL AGENDA REPORT: **05/07/2026**

Dixie Drive General Plan Amendment (Case No. 2025-GPA-019)	
Request:	Consider approval of an ordinance changing the general plan future land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive.
Applicant:	American Land Consulting LLC
Representative:	Adam Allen
Location:	The project is generally located west of Dixie Drive and south of Canyon View Drive.
Existing General Plan:	COM (Commercial)
Proposed General Plan:	MHDR (Medium-High Density Residential)
Existing Zoning:	PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size)
Land Area:	Approximately 6.85 acres



BACKGROUND:
The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment (GPA) is for approximately 6.85 acres of land generally located west of Dixie Drive and south of Canyon View Drive. This property has undergone several general plan changes. It changed twice in 2018 from LDR (Low Density Residential) to MDR (Medium Density Residential) and then from MDR to MHDR (Medium-High Density Residential). It most recently changed in 2022 from MHDR to COM (Commercial).

This application proposes to change the General Plan land use from COM (Commercial) to MHDR (Medium-High Density Residential) in expectation of townhomes being developed on the property. The property is currently zoned PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size).

UPDATE:
Since the April 2, 2026 meeting, a new exhibit has been created and added to the presentation to show the changes that were made. This item went to the Planning Commission and now to the City Council to follow the statutory process.

RECOMMENDATION:
The Planning Commission held a public hearing on April 28, 2026. No public comments were made at the meeting. The Planning Commission recommends approval of the General Plan Amendment with a vote of 6-0 with no conditions.

ALTERNATIVES:
1. Approve the General Plan Amendment.
2. Deny the General Plan Amendment.
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:
"I move that we approve the Dixie Drive General Plan Amendment, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:
1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by increasing and diversifying housing supply across the city.

Exhibit B
Public Comment

BRYAN RICHMOND
[redacted]

Planning Commission of St. George
c/o Brian Dean, Planner I
City of St. George Community Development Department
61 S. Main St.
St. George, UT 84770

April 22, 2026

Several years ago, after many years of looking we found a great, somewhat secluded resort community, Pelican Hills and purchased a condominium. We paid a premium for the location and secluded atmosphere it provided, however, we now fear that a number of the reasons we were drawn to this property and ultimately purchased here are in danger of being wiped out.

If the request to change the zoning of the parcel across the street from our complex to MHDR is to be granted, the entire atmosphere, setting, views,etc. will be changed. We specifically did not want to be close to such high density housing, and purchased this property believing this type of development would not be allowed to occur in such close proximity based on the current zoning.

The proposed zoning change, and subsequent development on this parcel, will add much additional traffic to this area, make crossing Dixie Dr. to access Cottonwood Cove Park and the bike trails much more dangerous for our children, grandchildren and others.

This change will completely change the nature of our living and recreational space, reduce our mental and physical enjoyment and satisfaction. Statistics will also bear out there is an increase in crime rates in higher density developments. We fear, ultimately, we will see a reduction in our property value due to this change if granted.

I am not anti growth, and understand the need for housing, and although I would not be excited about it, would understand a change to low density housing, however to make the change as requested, when many people have purchased here based on the assumption this would not be allowed in this particular area, is wrong .

We are opposed to this change, and will do what we can to responsibly and legally fight this change and prevent it from happening.

We appreciate you considering our concerns , and trust you will do the right thing.

Sincerely,
Bryan & Marty Richmond

Case o. 2025-GPA-019

Planning Commission Members,

The rezoning of the 6.85 acres known as Dixie Drive must be stopped for the following reasons:

INCREASED TRAFFIC ON CANYON VIEW DRIVE

Canyon View drive was a dead end a few years ago, when the Pelican Hills resort was developed. People purchased their homes in Pelican Hills based on a quiet and orderly ingress and egress into and out of Pelican Hills. The area below the Las Palmas resort was completely empty and the ground was known as Blue clay and development on the Blue clay was not allowed and was too expensive at the time Pelican Hills was developed. The values of the homes therein at that time were determined by the quality of the surrounding areas.

Subsequently, Canyon View Drive became the main entrance to the area above Pelican Hills, causing a significant decrease in the property values of Pelican Hills due to the tremendous number of daily vehicles up and down the road causing a significant amount of noisy and unsightly traffic.

COMMERCIAL DEVELOPMENT ALLOWED TO DATE

Then, on the corner of Dixie Drive and Canon View Drive, a commercial development for a needless gas station, was allowed by the Planning and Zoning Commission. This was needless due to an existing gas station half a mile up Dixie Drive. This and the increased traffic required a traffic signal to be put on the corner at taxpayers' expense! The commercial development of that corner will ultimately put much more traffic on Canyon View Drive as that street will be the main entrance in and out of the corner development.

Allowing the Dixie Drive property to change to high density development will greatly increase the traffic on Canyon View Drive.

PINION RESERVE DEVELOPMENT REZONED TO HIGH DENSITY

This increase in density was an absolute travesty due to the massive amount of vehicle traffic it will bring onto Canyon View Drive, not to mention the unsightly views of the development from the Pelican Hills development, which again, people purchased based on no traffic and great views.

DIXIE DRIVE CASE NO. 2025-GPA-019 PROPOSED REZONING

Now, imagine how much additional traffic, unsightly buildings, and noise will be caused by changing the zoning to Medium0High Density Residential, allowing up to an additional 105 homes. This should absolutely not be allowed! At most, it should be equal to the 5 acres between Pinion Reserve and Dixie Drive developments, which I believe is 5-9 units per acre, which

will allow for some development, and keep traffic, noise and unsightly development to a minimum.

NOISE AND UNSIGHTLY DEVELOPMENT

Now, Imagine the increase in traffic and noise from the development of "PINION RESERVE and DIXIE DRIVE" ground and then the building of almost 230 units on these properties over a period of just a couple of years!

PROPERTY VALUE DECREASES OF HOMES & PROPERTY IN THE SURROUNDING AREAS

The property values of Pelican Hills and the homes on the other side of Dixie Drive have been and will be severely impacted by the allowing "Dixie Drive" Case No. 2025-GOPA-019 to be rezoned to medium -High Density allowing up to 105 unnecessary homes to be on the property. This and any future rezoning attempts for these areas should not be allowed for the above reasons and those to follow.

500' NOTICE CONCEPT

The 500' notice concept does not allow all people who will be impacted by any such rezoning requests to be notified. A case in point is the few number of people who attended the corner gas station and the Pinion reserve rezoning meetings. Many of the residents of Pelican Hills and many of the homes on the east side of Dixie Drive were not notified of the rezoning request due to the 500' concept and thus will not be able to make comments as to the impact on them and their properties. I acknowledge that the 500' requirement is not a state requirement, but nevertheless, consider how many affected home and property owners were not notified and may not be aware of the rezoning meeting, and consequently cannot make their voices heard.

CONCLUSION

We would very much appreciate your consideration of the above comments, both individually and as the group in charge of the rezoning request. Please discuss each of the above-mentioned reasons to not grant the rezoning request in your meeting Tuesday night. Each is very important and should be discussed back and forth in your meeting, and not simply passed over, which I am sure will not be the case.

Again, we respectfully request that the rezoning be denied based on the above reasons, and we anticipate your favorable response.

Respectfully,

Craig and Janet Hancey

Pelican Hills Homeowners of [redacted]

Exhibit C
Presentation



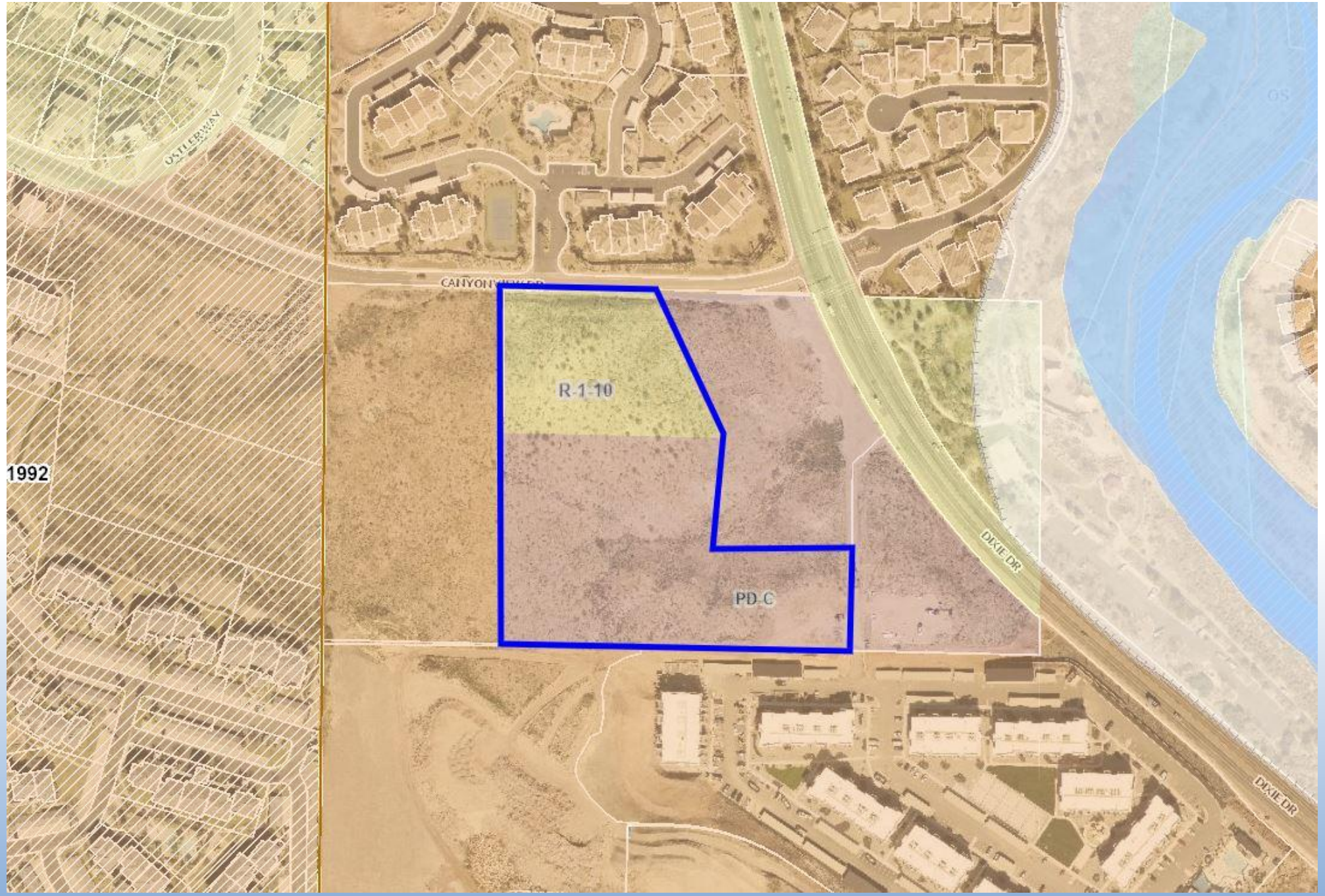
DIXIE DRIVE GENERAL PLAN AMENDMENT

2025-GPA-019

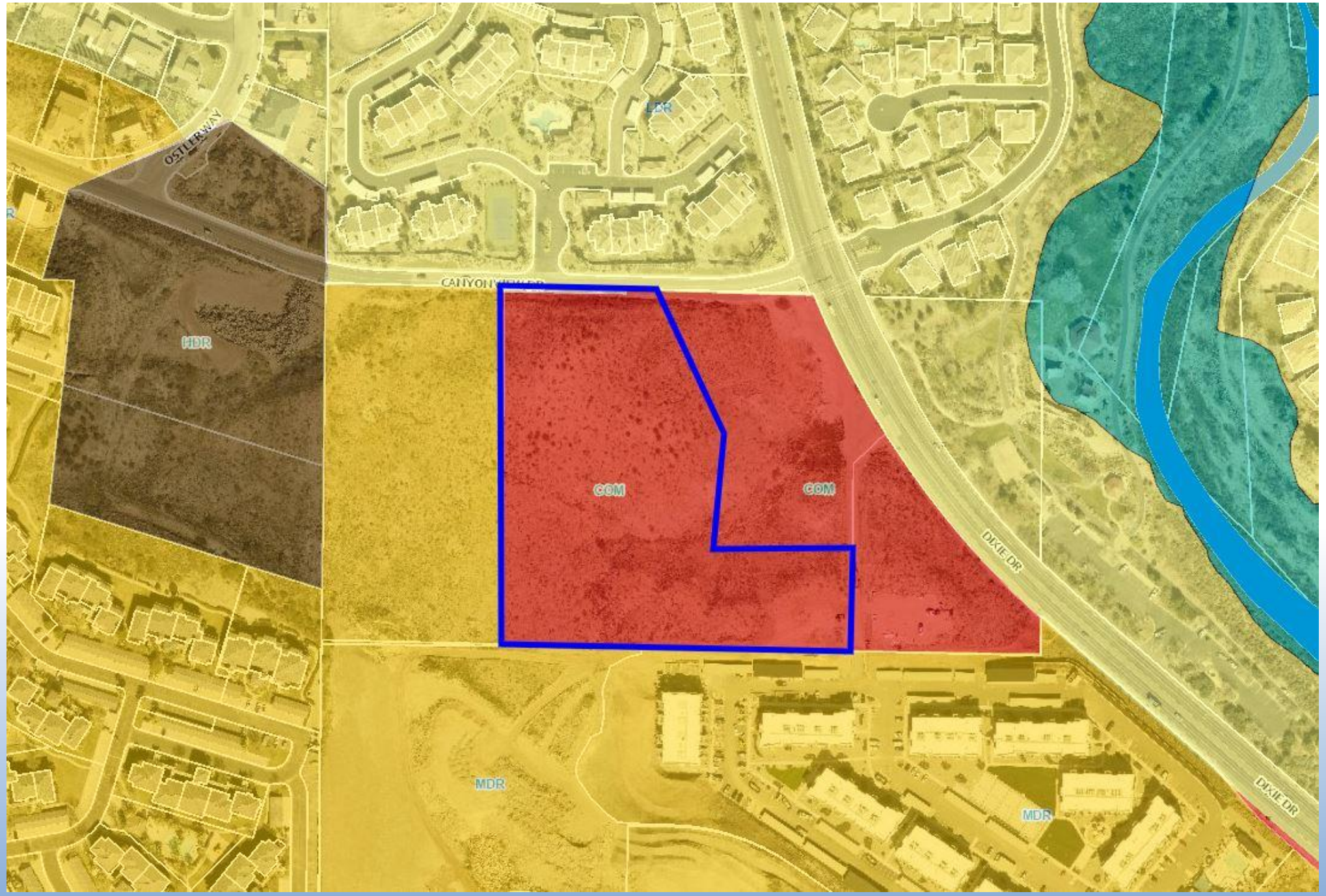
LOCATION


OSTLERWAY
Canyon View Drive
CANYON VIEW DR
Dixie Drive
DIXIE DR
DIXIE DR

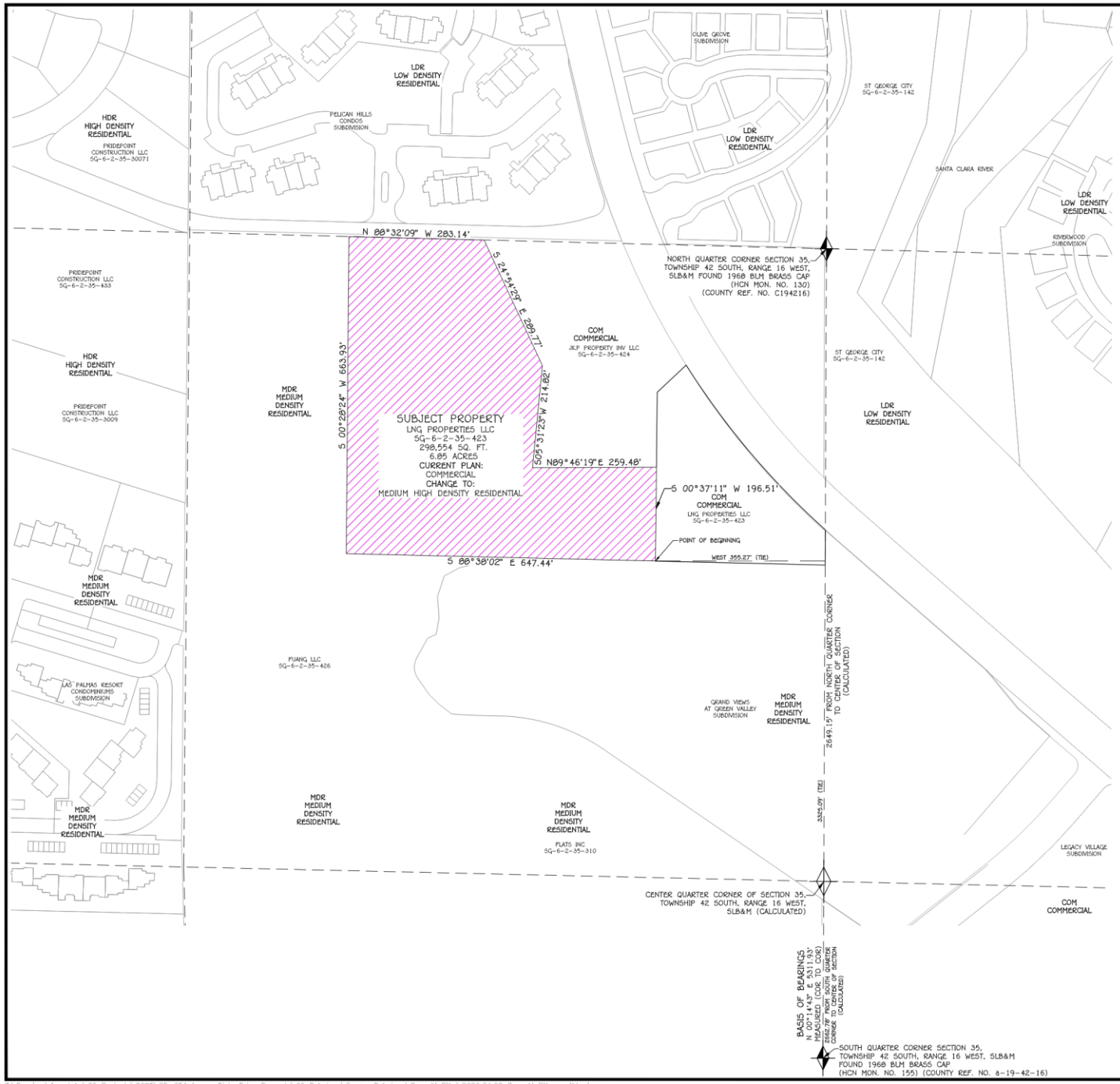
ZONING



GENERAL PLAN



PROPOSAL



LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°14'43" EAST ALONG THE SECTION LINE 3,325.09 FEET, AND WEST 355.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 88°38'02" WEST 647.44 FEET; THENCE NORTH 00°28'24" EAST 663.93 FEET; THENCE SOUTH 88°32'09" EAST 283.14 FEET; THENCE SOUTH 24°54'29" EAST 289.77 FEET; THENCE SOUTH 05°31'23" WEST 214.82 FEET; THENCE NORTH 89°46'19" EAST 259.48 FEET; THENCE SOUTH 00°37'11" WEST 196.51 FEET; TO THE POINT OF BEGINNING.

CONTAINING 298,554 SQUARE FEET OR 6.85 ACRES.

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

LEGEND:

- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- TIE
- CHANGE FROM CURRENT PLAN: COM TO MHDR

REV.	DATE	NOTES:

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #384 ST. GEORGE, UT 84770

GENERAL PLAN AMENDMENT

FOR

LNG PROPERTIES LLC

ST. GEORGE CITY, WASHINGTON COUNTY, UTAH
SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M

DATE: 04/08/2026
JOB #: 25-051
FILE: GEN PLAN.DWG
SHEET 1 / 2 SHEETS

PROPOSAL



LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°14'43" EAST ALONG THE SECTION LINE 3,325.09 FEET, AND WEST 355.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 88°38'02" WEST 647.44 FEET; THENCE NORTH 00°28'24" EAST 663.93 FEET; THENCE SOUTH 88°32'09" EAST 283.14 FEET; THENCE SOUTH 24°54'29" EAST 289.77 FEET; THENCE SOUTH 05°31'23" WEST 214.82 FEET; THENCE NORTH 89°46'19" EAST 259.48 FEET; THENCE SOUTH 00°37'11" WEST 196.51 FEET; TO THE POINT OF BEGINNING.

CONTAINING 298,554 SQUARE FEET OR 6.85 ACRES.

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

LEGEND:

- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- TIE
- CHANGE FROM CURRENT PLAN: COM TO MHDR

REV.	DATE	NOTES:

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #500 ST. GEORGE, UT 84770

GENERAL PLAN AMENDMENT

FOR

LNG PROPERTIES LLC

ST. GEORGE CITY, WASHINGTON COUNTY, UTAH
SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M

DATE: 04/08/2026
JOB #: 25-051
FILE: GEN PLAN.DWG
SHEET 2 / 2 SHEETS

RECOMMENDATION

The Planning Commission held a public hearing on April 28, 2026. No public comments were made at the meeting. The Planning Commission recommends approval of the General Plan Amendment with a 6-0 vote with no conditions.

POSSIBLE MOTION

“I move that we approve the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN FUTURE LAND USE MAP FROM COM (COMMERCIAL) TO MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL) ON APPROXIMATELY 6.85 ACRES GENERALLY LOCATED WEST OF DIXIE DRIVE AND SOUTH OF CANYON VIEW DRIVE FOR A PROJECT TO BE KNOWN AS DIXIE DRIVE.

(Dixie Drive)

WHEREAS, the applicant has requested an amendment to the General Plan Future Land Use Map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive; and

WHEREAS, the City Council held a public meeting on the requested change to the General Plan Future Land Use Map on May 7, 2026; and

WHEREAS, the Planning Commission held a public hearing on an amended request on April 28, 2026, and recommended approval with a 6-0 vote; and

WHEREAS, the City Council held a public meeting on this request on April 2, 2026, and approved an amended application with a 5-0 vote; and

WHEREAS, the City Council held a public meeting on this request on February 19, 2026, and requested a continuation of the item with a 4-0 vote; and

WHEREAS, the Planning Commission held a public hearing on this request on February 10, 2026, and recommended approval with a 5-1 vote; and

WHEREAS, the City Council has determined that an amendment to the General Plan Future Land Use Map is consistent with the goals and objectives in Chapter 4, and the policies in Chapter 6 of the General Plan and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

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

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

Section 2. Enactment. The City General Plan Future Land Use Map is hereby amended by changing the land use designation from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive and more specifically described on Exhibit “A” attached hereto and incorporated herein.

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 or posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 7th day of May 2026.

ST. GEORGE CITY:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

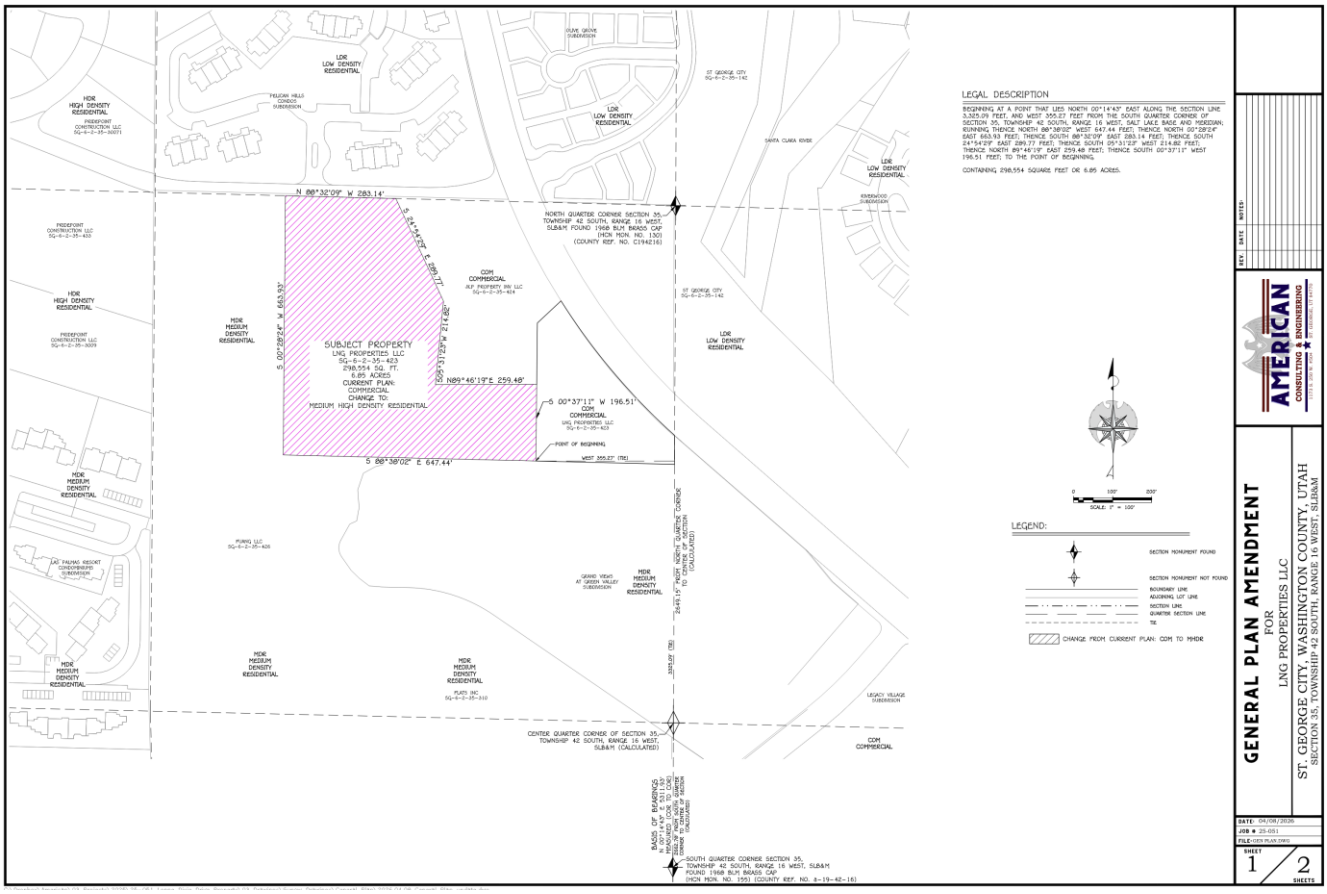
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Exhibit “A”
Location of General Plan Amendment
for Dixie Drive


SUBJECT PROPERTY
LNG PROPERTIES LLC
SG-6-2-35-423
298,554 SQ. FT.
6.85 ACRES
CURRENT PLAN:
COMMERCIAL
CHANGE TO:
MEDIUM HIGH DENSITY RESIDENTIAL
N 88°32'09" W 283.14'
S 24°54'29" E 289.77'
S 00°28'24" W 663.93'
S 05°31'12" W 214.80'
N89°46'19"E 259.48'
S 00°37'11" W 196.51'
S 88°38'02" E 647.44'
POINT OF BEGINNING
WEST 355.27' (TIE)
NORTH QUARTER CORNER SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M FOUND 1968 BLM BRASS CAP (HCM MON. NO. 1301) (COUNTY REF. NO. C1942161)
CENTER QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M (CALCULATED)
SOUTH QUARTER CORNER SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M FOUND 1968 BLM BRASS CAP (HCM MON. NO. 1551) (COUNTY REF. NO. 8-19-42-16)
BASIS OF BEARINGS
N 88°32'09" W 283.14' (M.C.E. 511 (30) 283.14' (M.C.E. 511 (30) 283.14' (M.C.E. 511 (30)

Agenda Date: 05/07/2026 **Agenda Item Number:** 17

Subject:

Consider approval of Ordinance No. 2026-036 for a development agreement to address parking calculations for the Crimson Heights Behavioral Health Planned Development. (Case No. 2025-DA-005 - Crimson Heights Behavioral Health Development Agreement)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Rosenberg and Associates, Rob Reid

Reference Number: 2025-DA-005

Address/Location:

691 South 300 East

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

This development agreement is to accompany the proposed zone change from R-3 (Multiple-Family Residential) to PD-C (Planned Development Residential) for a behavioral health center (Case 2025-ZC-022). The development agreement addresses the total number of parking spaces needed for the behavioral health center to operate. At their meeting held on March 24, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 5-0 with no conditions. No public comments were received.

Staff Narrative (need/purpose):

This development agreement is to accompany the proposed zone change from R-3 (Multiple-Family Residential) to PD-C (Planned Development Residential) for a behavioral health center (Case 2025-ZC-022). The development agreement addresses the total number of parking spaces needed for the behavioral health center to operate. Below are the sections that regulate the specific items mentioned above:1.In Section 3.1.3 it reads:3.1.3Compliance With Requirements. The following is an analysis of the Projects compliance with the requirements of the General Plan and the Code that was utilized by the City Council in making its final approval of the Amendment Application.A.PD-C Zone. The provisions of the PD-C Zone, will be met by the Project with the exception being the number of parking stalls provided. Typical required parking in a PD commercial zone outside of the Central Business District is one space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being developed to handle a maximum of 45 clients. The staff to client ratio is 1:3, therefor maximum staff count is 15. The clients dont drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George. Parking requirements set forth by the ADA will be met.Parking Required for Staff: 15 Required Handicap Parking: 1 (van accessible)Visitor Spaces: 9 Total Approved Parking Spaces: 25 < 33BDevelopment Agreement Approval Requirements. The development requirements of Title 10 of the Code will be met with the exception detailed in 3.1.3.A above, which constitute all of the requirements for the approval of this Agreement:C.This Agreement has been reviewed and considered in accordance with the provisions of Title 10 of the Code and meets all applicable requirements of that Section, the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a recommendation of approval with a unanimous vote of 5-0.

Attachments

St.George
Community Development

Development Agreement

PLANNING COMMISSION AGENDA REPORT: 03/24/2026
CITY COUNCIL AGENDA REPORT 05/07/2026

Crimson Heights Behavioral Health Development Agreement Development Agreement (Case No. 2025-DA-005)		
Request:	Consider approval of an ordinance for a development agreement to address parking calculations for the Crimson Heights Behavioral Health Planned Development.	
Applicant:	Rosenberg and Associates	
Representative:	Rob Reid and Scott Scharper	
Location:	691 South 300 East Street	
General Plan:	DTCN (Downtown Connected Neighborhood)	
Existing Zoning:	R-3 (Multiple-Family Residential)	
Surrounding Zoning:	North	R-3 (Multiple-Family Residential)
	South	R-1-8 (Single-Family Residential, 8,000 sq ft lots)
	East	R-1-8 (Single-Family Residential, 8,000 sq ft lots)
	West	R-3 (Multiple-Family Residential)
Land Area:	Approximately 0.83 acres	



BACKGROUND:
The Planning Commission held a public hearing on March 24, 2026, there were no public comments.

This development agreement is to accompany the proposed zone change from R-3 (Multiple-Family Residential) to PD-C (Planned Development Residential) for a behavioral health center (Case 2025-ZC-022).

The development agreement addresses the total number of parking spaces needed for the behavioral health center to operate. Below are the sections that regulate the specific items mentioned above:

1. In Section 3.1.3 it reads:
   3.1.3 Compliance With Requirements. The following is an analysis of the Project's compliance with the requirements of the General Plan and the Code that was utilized by the City Council in making its final approval of the Amendment Application.

   A. PD-C Zone. The provisions of the PD-C Zone, will be met by the Project with the exception being the number of parking stalls provided. Typical required parking in a PD commercial zone outside of the Central Business District is one space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being developed to handle a maximum of 45 clients. The staff to client ratio is 1:3, therefor maximum staff count is 15. The clients don't drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George. Parking requirements set forth by the ADA will be met.

   Parking Required for Staff: 15

   Required Handicap Parking: 1 (van accessible)

   Visitor Spaces: 9

   Total Approved Parking Spaces: 25 < 33

   B Development Agreement Approval Requirements. The development requirements of Title 10 of the Code will be met with the exception detailed in 3.1.3.A above, which constitute all of the requirements for the approval of this Agreement:

   C. This Agreement has been reviewed and considered in accordance with the provisions of Title 10 of the Code and meets all applicable requirements of that Section, the

exception being Chapter 19 of the zoning regulations, Off-Street Parking.

RECOMMENDATION:
The Planning Commission forwarded a recommendation of approval with a unanimous vote of 5-0.

ALTERNATIVES:
1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table or Continue the proposed zone change amendment to a specific date.

POSSIBLE MOTION:
“I move that we approve the development agreement for the Crimson Heights Behavioral Health as recommended by the Planning Commission and based on the findings listed in the staff report, Case No 2025-DA-005 as presented.”

FINDINGS FOR APPROVAL:
1. The proposed uses are permitted uses found in the PD-C zone.
2. The proposed project meets the Planned Development Commercial general requirements found in Section 10-8D-2.

Exhibit A
Development Agreement

When Recorded Return to:
St. George City Attorney
175 North 200 East
St. George, Utah 84770
Parcel No: SG-820

Crimson Heights Behavioral Services
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ___ day of _____ 20___, ("Effective Date") by and between Crimson Estates LLC, a Utah limited liability company, and/or assigns ("Developer") for land to be included in or affected by the project located or described as SG-820 with an address of 691 S 300 E, St. George, Utah 84770, and the City of St. George, a municipal corporation of the State of Utah and political subdivision of the State of Utah ("City") by and through the City Council as the legislative body. Developer and the City are individually referred to herein as a "Party" or collectively as the "Parties".

RECITALS

A. Developer owns or controls approximately 0.83 acres of real property located within the jurisdictional limits of the City of St. George, Utah which is more particularly described in **Exhibit A** ("Property"), on which Developer has proposed and/or received development approval for the development of a Planned Development Commercial ("PD-C") known as Crimson Heights Behavioral Health.

B. As a condition of approval of the Project, Developer is entering into this Agreement for the purpose of setting forth the terms and conditions of the approval, that correspond with the change of zoning from R3 to PD-C, as required.

C. Developer has designed and shall develop the Project in a manner that is consistent with the objectives of the City's General Plan and long-range development objectives; and

D. Developer has proposed, and the City has accepted the plan for building rehabilitation and change of use contained herein ("Development Plan") which addresses and satisfies the condition of approval placed on the Project by the City Council.

E. The City, acting pursuant to its authority under UTAH CODE § 10-20-101, et seq. and its ordinances, resolutions, and regulations and in furtherance of its land use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

F. Developer has accepted the conditions of approval and the terms set forth in this Agreement and has agreed to abide by each and every term.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

SECTION 1: DEFINITIONS

1.1 "Administrative Amendments" has the meaning set forth in Section 2.8.2

1.2 "Allowed Uses" means the allowed, low impact permit, conditional, and temporary uses provided for in Section 2.2 herein below.

1.3 "Building Permit" means a permit issued by the City pursuant to the requirements of the Code, Uniform Building Code, and related building codes as applicable, including permits for grading, footings and foundations and construction of other improvements.

1.4 "City" means the City of St. George, a municipal corporation of the State of Utah. The City has entered into this Agreement as a Party acting by and through its City Council.

1.5 "City Council" means the City Council of the City of St. George which is a six-member Council comprised of the Mayor and five Council members.

1.6 "Code" means Chapter 10 of the City Code. All references to sections of the Code shall mean those relevant sections within the codified City Code.

1.7 "Construction Plan" means the maps or drawings accompanying a final Plat or Final Site Plan and showing the specific location and design of improvements to be installed on the site of the Project in accordance with the conditions of approval of the Final Site Plan or Plat.

1.8 "Developer" means (name) a Utah (corporate structure), its affiliate entities, and its successors, assignees, or transferees.

1.9 "Director" means the Community Development Director.

1.10 "Effective Date" means the effective date of the City Ordinance that approves this Agreement.

1.11 Event of Default" has the meaning set forth in Section 5.

1.12 "Land Use Laws" shall mean Title 10, Chapter 20 of the Utah Code and Title 10 of the City Code collectively along with all relevant federal and state case law.

1.13 "Planning Commission" means the St. George City Planning Commission.

1.14 "Project" means the (name and type of project) approved (state when approved).

1.15 "Property" means that real property referenced in Section 2.1

1.16 "Staff" means the planning, engineering, survey, and legal staff of the City which may have a part in development approval.

1.17 "Substantial Amendment" has the meaning set forth in Section 2.8.1.

SECTION 2: APPROVED USE, DENSITY, GENERAL CONFIGURATION AND DEVELOPMENT STANDARDS AFFECTING THE PROJECT

2.1 The Property. The legal description of the Property contained within the Project boundaries, and which is subject to this Agreement is attached hereto as **Exhibit A** and incorporated by reference herein. No additional property may be added to this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2.2 Approved Use, Density & Configuration. The approved use of the Property under this Agreement is the operation of behavioral health and medical services, including treatment and support services for youth and young adults with behavioral challenges, autism, and developmental disabilities.

The Project consists of a commercial medical building to be used for behavioral health services and shall be developed in substantial conformance with plans reviewed and approved by the City. The project reuses the existing structure with internal renovation and exterior modernization while maintaining the existing footprint.

2.3 Development Plan. The Developer will elevate the height of the roofline to 22 feet, as reflected in approved architectural plans, add property access from 300 East Street, alter existing landscaping, re-stripe parking lot and add a trash enclosure as shown in **Exhibit B**. All other architectural, site design, and construction elements shall comply with applicable City standards unless otherwise approved.

2.4 Specific Design Conditions. The Developer acknowledges and agrees that, except as expressly modified by this Agreement, all applicable City ordinances, resolutions, codes, and construction standards remain in full force and effect.

2.5 Compliance with City Design and Construction Standards. Developer acknowledges and agrees that unless expressly stated otherwise in this Agreement, nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees and compliance with the City's design and construction standards.

2.6 Compliance with PD-C. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with the Planned Development as presented and approved by the St. George City Council.

2.7 Conflicts.

2.7.1 To the extent there is any ambiguity in or conflict with the provisions of this Agreement, the more specific provision or language shall take precedence over more general provisions or language. In the event of conflict between the terms of this Agreement and Code, this agreement shall take precedence.

2.7.2 The City has reviewed the Code, General Plan, and Rezone Ordinance and has determined that Developer has substantially complied with the provisions thereof and hereby finds that the Project is consistent with the purpose and intent of the relevant provisions of the City Code and General Plan and the PD-C Zone. The parties further agree that the omission of a limitation or restriction herein shall not relieve Developer of the necessity of complying with all applicable City Ordinances and Resolutions not in conflict with the provisions of this Agreement, along with all applicable state and federal laws.

2.8 Amendments.

2.8.1 Substantial Amendments. Unless otherwise addressed or allowed in this Agreement, any amendment to this Agreement that alters or modifies a Term, creates a substantive change to the text of this Agreement, alters the approved development or Development Plan in a manner not provided for herein, alters the Allowed Uses, increases the approved Density, or results in a material increase in the intensity of use shall be considered a Substantial Amendment and shall be processed as a legislative land use regulation consistent with the requirements of the City Code and the Utah Code. Any change to (i) the requirement of any material amenity described herein that is available to the public; (ii) provisions for reservation and dedication of necessary or substantial portions of land; or (iii) a substantive change to the terms of this Agreement; or (iv) any approved mechanism that imposes financial obligations on Developer or the property owners within Project (including a substantive increase in the assessments through any association of owners within the Project) shall be deemed a "Substantial Amendment". Substantial Amendments shall be in writing, approved by Ordinance, and recorded with the Washington City Recorder.

2.8.2 Administrative Amendments. Unless otherwise provided by law, all

amendments to this Agreement that are not Substantial Amendments shall be deemed "Administrative Amendments" and, when approved, shall be approved, and executed by the Director. The City Council hereby designates the Director as the authorized administrative authority and empower that official to make all final Administrative Amendment decisions. Administrative Amendments shall be reflected in a written approval by the Director which shall be recorded with the Washington City Recorder.

2.8.3 Effect of Amendment. Any amendment to this Agreement shall be operative only as to those specific portions of this Agreement expressly subject to the amendment, with all other terms and conditions remaining in full force and effect without interruption.

SECTION 3: SUMMARY OF CITY DETERMINATIONS RELATING TO PROJECT

3.1 City Approvals Relating to the Project.

3.1.1 Applications. Developer submitted an appropriate application for the approval of this Agreement to authorize and regulate the Project.

3.1.2 Approval Process. Following lawfully advertised public hearings before the City Planning Commission on (date), the Application received a positive recommendation by Motion of the Planning Commission taken on (date), with a ___ vote. The matter thereafter came before the City Council who considered and deliberated regarding the matter at appropriately noticed public meetings on (date). The City Council thereafter approved the Project on _____, under the processes and procedures set forth in the Code and General Plan. With respect to the terms and conditions of approval, the City Council made such findings of fact and conclusions of law as are required as a condition to the approvals, as reflected in the staff recommendation and adopted with any modifications, as reflected in the minutes of the above referenced public meetings, and as reflected by the other enumerated findings herein.

3.1.3 Compliance With Requirements. The following is an analysis of the Project's compliance with the requirements of the General Plan and the Code that was utilized by the City Council in making its final approval of the Amendment Application.

A. PD-C Zone. The provisions of the PD-C Zone, will be met by the Project with the exception being the number of parking stalls provided. Typical required parking in a PD commercial zone outside of the Central Business District is one space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being developed to handle a maximum of 45 clients. The staff to client ratio is

1:3, therefor maximum staff count is 15. The clients don't drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George. Parking requirements set forth by the ADA will be met.

Parking Required for Staff: 15

Required Handicap Parking: 1 (van accessible)

Visitor Spaces: 9

Total Approved Parking Spaces: 25 < 33

B Development Agreement Approval Requirements. The development requirements of Title 10 of the Code will be met with the exception detailed in 3.1.3.A above, which constitute all of the requirements for the approval of this Agreement:

C. This Agreement has been reviewed and considered in accordance with the provisions of Title 10 of the Code and meets all applicable requirements of that Section, the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

D. This Agreement includes the written consent of each landowner whose properties are included within the boundaries of the Property.

E. This Agreement advances policies, implements goals and achieves other desired results not generally available under the other implementation strategies of the City. The elements of the Project proposal that satisfy this requirement include the following:

F. The Project as reflected in and conditioned by the terms and conditions of this Agreement, is in conformity and compliance with the General Plan, any existing capital improvements programs, the provisions of the Code (including concurrency and infrastructure requirements), and all other development requirements of the City.

G. Developer has committed to comply with all appropriate water and infrastructure requirements of the Code, and all appropriate criteria and standards described in this Agreement.

H. The Project meets or exceeds development quality and aesthetic objectives of the General Plan and the Code, is consistent with the goal of orderly growth in the City and minimizes construction impacts on public infrastructure within the City.

I. The proposed development reasonably assures life and property within the City and the community is protected from any adverse

impact of this development.

J. This Agreement is consistent with the PD-C Zone with the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

K. The Project is consistent with the findings required in Code for approval.

3.1.4 Approval Motions.

A. The prior Motion and approval of the rezone to (zone) on (date), through Ordinance (number) remains in effect.

B. Motion for Approval of Agreement for the Project. The City Council found that this Agreement meets all applicable requirements of the Code for a development agreement that would authorize and regulate the Project and approved this Agreement for the Project for the purposes of allowing the development of the proposed Project as permitted by the General Plan and the Code on the terms and conditions incorporated into this Agreement.

C. Designated City Planning Official. The designated City planning official that is designated to interpret this Agreement, determine, and approve Administrative Amendments and to otherwise administer certain provisions of this Agreement is the Director, as that position is filled from time to time. The City may designate another person or the holder of another position by separate resolution of the City Council without a required amendment to this Agreement.

3.2 Vested Rights and Reserved Legislative Powers.

3.2.1 Vested Rights and Vested Projects. As of the Effective Date, Developer has the vested right to develop and construct the Project, and to develop and construct necessary infrastructure and other improvements in accordance with the uses, densities or intensities permitted to be constructed consistent with the application of the other provisions of this Agreement.

3.2.2 Compelling, Countervailing Public Interest. Nothing in this Agreement shall limit the future exercise of the police power of the City in enacting generally applicable Land Use Laws after the Effective Date. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the rights described in Section 3.2.1 based upon policies, facts and circumstances meeting the compelling, countervailing public interest

exception to the vested rights doctrine in the State of Utah. (*Western Land Equities. Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980) or successor case and statutory law). Any such proposed change affecting the vested rights of the Project, shall be of general application to all development activity in City; and unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public policy exception to the vested rights doctrine. The regulations, ordinances, policies, and plans governing the permitted uses, densities or intensities permitted to be constructed consistent with the other provisions of this Agreement shall be the terms and conditions of this Agreement, and those Land Use Laws in effect on the Effective Date that are not inconsistent with the terms and conditions of this Agreement.

3.2.3 Duration. The term of this Agreement shall commence on the Effective Date and shall extend for a period of 5 years thereafter unless this Agreement is earlier terminated or modified by written amendment signed and duly adopted by the Parties (the "Term").

3.2.4 Governing Land Use Laws. The respective rights of the parties in the event the City seeks to apply or enforce Land Use Laws to the Project in a manner that is inconsistent with the terms and conditions of this Agreement shall be governed by then existing state and federal land use case law and statutes.

3.3 Fees and Exactions.

3.3.1 Development Application and Review Fees. Developer has paid all City required application and review fees for the approval of this Agreement and nothing herein shall obligate the City to pay any third-party fees, costs, and/or expenses incurred by Developer for the application, processing, and negotiation of this Agreement, as Developer is solely responsible therefore. No further City required fees or engineering expenses shall be charged to Developer for the review and approval of this Agreement. All application and review fees for the Sketch Plans, Building Permits, Plats and Final Site Plans the Project shall be paid at the time of application for any such approval.

3.3.2 Plan Engineering Review Fees. The City shall have the right to charge and collect such standard engineering review fees for Final or amended Final Site Plans, development, or construction approvals for the Project or a Project Area as are generally applicable on a non-discriminatory basis at the time of application for any such approval.

3.3.3 Other Fees. The City may charge other fees that are generally applicable,

including but not limited to standard Building Permit review fees for improvements to be constructed on improved parcels.

3.3.4 Impact Fees. Developer agrees that the Project shall be subject to all impact fees, which are (1) imposed at the time of issuance of Building Permits, and (2) generally applicable to other property in the City; and Developer waives its position with respect to any vested rights to the imposition of such fees but shall be entitled to similar treatment afforded other vested projects if the impact fee ordinance makes any such distinction. If fees are properly imposed under the preceding tests, the fees shall be payable in accordance with the payment requirements of the particular impact fee ordinance and implementing resolution. Notwithstanding the agreement of Developer to subject the Project to impact fees under the above-stated conditions, Developer does not waive Developer's rights under any applicable law to challenge the reasonableness of or the amount of the fees within the time frame(s) set forth in Utah Code §11-36a-702.

3.3.5 Rough Proportionality Test. For purposes of this Agreement, the "Rough Proportionality Test" means and refers to a standard of reasonableness whereby the Property and/or Project shall not bear more than an equitable share of the capital costs financed by an impact fee or exaction in relation to the benefits conferred on and impacts of the Project. The interpretation of "rough proportionality" shall be governed by the federal or Utah case law and statutes in effect at the time of any challenge to an impact fee or exaction imposed as provided herein including, but not limited to, the standards of Utah Code § 0-9a-508(1), and *Nollan v. California Coastal Comm'n,* 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S 374 (1994), and cases arising therefrom including B*.A.M. Development, LLC v. Salt Lake City*, 2008 UT 74, or its successor case law. The Parties agree that the mitigations, amenities, and benefits required of and provided by Developer in this Agreement shall meet the Rough Proportionality Test.

SECTION 4: SPECIFIC PROJECT REQUIREMENTS AND AMENITIES

4.1 Essential Project Infrastructure. If not otherwise completed, Developer agrees to design and obtain all necessary approvals and construct the infrastructure necessary for the operation of Project as provided in the following subsections of this Section [3.2]. All infrastructure shall be constructed to City engineering and planning standards as set forth in the Code.

4.1.1 Internal Roads and Secondary Access. Developer shall construct or cause to be constructed any roads and secondary access not otherwise constructed which are necessary to serve the Project in connection with the development.

4.1.2 Traffic Mitigation. In order to mitigate the impacts from the Project and

Development Plan, Developer has agreed to implement certain traffic control measures necessary to mitigate the impacts of the Project, and to generally improve the flow of traffic within the Project vicinity. Those measures include: work zone and traffic control devices approved by the City. Developer shall construct and implement the traffic measures prior to receiving any certificate of occupancy on any of the Project

4.1.3 Water, Fire Flow and Public Safety. Developer has acquired a "Will Serve" or equivalent certification from Washington County Water Conservancy District sufficient to meet the culinary and irrigation requirements for the Project, and (ii) designed and obtained all necessary approvals for the construction and operation of water systems with sufficient fire flow and storage to meet the culinary, irrigation and public safety standards for development in accordance with the Development Standards. Developer shall be required to comply with the City's regulations regarding water, landscaping, and secondary water systems in connection with the issuance of all Building Permits.

4.1.4 Other Infrastructure. In connection with or prior to the approval of the next Final Site Plan within the Project, Developer shall have designed and obtained all necessary approvals for the construction and operation of any other onsite and any necessary offsite utility infrastructure with sufficient capacity to meet the requirements of the next phase of development. Developer shall thereafter construct or cause to be constructed any such other utility infrastructure necessary to serve a Project in connection with the development and improvement of each subsequent Final Site Plan.

4.1.5 Drainage and Flood Control. Drainage and flood control facilities or infrastructure not already constructed, shall be constructed by Developer as a part of completion of other major facilities and development of the Project in accordance with the City and State Storm Water permits and requirements. Developer shall not be required to accommodate additional storm water drainage caused by development of any adjoining lands outside of the Project. Major infrastructure and retention facilities, where appropriate, will be owned and maintained by Crimson Heights L.L.C., who shall provide to the City the appropriate long-term storm water management plan upon completion. The City shall conduct annual inspections to ensure compliance with the management plan.

4.1.6 Reimbursements. To the extent that Developer is required by the City to construct improvements of any kind within or outside of the Property that are properly classified as "system improvements" pursuant to the Utah Impact Fees Act, including but not limited to oversizing of facilities, Developer and the City will enter into such reimbursement agreements as are necessary for Developer to be reimbursed for the costs associated with constructing such improvements.

4.2 Amenities. All amenities associated with the Project, including landscaping, architectural enhancements, and site improvements, are private in nature and intended solely for Project users and occupants. Amenities shall be constructed concurrently with the primary building improvements.

4.3 Other Project Requirements. The Parties hereby agree that the following additional provisions relating to the development and operation of the Original DA are also applicable to the Project and have been met or not met as provided below:

SECTION 5: DEFAULT, TERMINATION AND DISPUTES

5.1 Events of Default. Developer is in default under this Agreement upon the happening of one or more of the following events or conditions.

5.1.1 If a warranty, representation, or statement made or furnished by Developer to the City is false or proves to have been false in any material respect when it was made.

5.1.2 A finding and determination made by the City that, upon the basis of substantial evidence, Developer has not complied with one or more of the material terms or conditions of the development approvals or this Agreement.

5.1.3 Any other event, condition, act, or omission which materially interferes with the intent and objectives of this Agreement.

5.2 Procedure Upon Default.

5.2.1 After the occurrence of a default under Section 5.1, the City Council may exercise a right to declare an "Event of Default" by authorizing the City Manager to give Developer written notice specifying the nature of the alleged default. Developer shall have sixty (60) days after receipt of written notice to cure the Event of Default. In the event the nature of the Event of Default reasonably requires more than sixty (60) days to cure and provided Developer has commenced actions reasonably designed to cure the Event of Default within the sixty (60) day cure period and thereafter diligently proceeds to cure the alleged default, the cure period shall be extended for one additional sixty (60) day period or for such other time period agreed to by the City, for Developer to cure the Event of Default to completion. If the Event of Default is not cured within the cure period described above, the City may terminate this Agreement and the associated development approvals by giving written notice to the Developer. Failure or delay in declaring or giving notice of an Event of Default shall not constitute a waiver of any Event of Default under Section 10, nor shall it change the time of such default. In the event the City extends the cure period beyond the initial sixty (60) days, the City may suspend all permitting and approval

processes under this Agreement and place stop-work orders on continuing construction, and otherwise use all means available to mitigate and address any such Event of Default.

5.2.2 The City does not waive any claim of default in performance by Developer, if on periodic review the City does not propose to modify or terminate this Agreement

5.2.3 Any default or inability to cure a default caused by strikes, lockouts, pandemics or health related crisis, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefor, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the Party obligated to perform, shall excuse the performance by such Party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a default.

5.2.4 Adoption of a law or other governmental activity making performance by the Developer unprofitable or more difficult or more expensive does not excuse the performance of the obligation by Developer.

5.2.5 All other remedies at law or in equity which are not inconsistent with the provisions of this Agreement are available to the Parties to pursue in the event there is an incurred Event of Default.

SECTION 6: RELATIONSHIP BETWEEN THE PARTIES; NO CITY FINANCIAL RESPONSIBILITY

6.1 Relationship of Parties. The contractual relationship between the City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the Parties that: (a) the Project is a private development; (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements Property until the City accepts dedication, ownership or maintenance of the improvements pursuant to a specific written agreement providing for acceptance of dedication, ownership or maintenance; and (c) Developer shall have the full power and exclusive control of the PC Junction Property subject to the terms, conditions, limitations, restrictions, and obligations of Developer set forth in this Agreement.

6.2 Mutual Releases. At the time of, and subject to, (i) the expiration of any applicable appeal period with respect to the approval of this Agreement without an appeal having been filed or (ii) the final determination of any court upholding this Agreement, whichever occurs later, and excepting the Parties' respective rights and obligations under this Agreement, Developer, on behalf of itself and Developer's partners, officers, directors, employees, agents, attorneys and consultants, hereby releases the City and the

City's board members, council members, officials, employees, agents, attorneys and consultants, and the City, on behalf of itself and the City's board members, officials, employees, agents, attorneys and consultants, hereby releases Developer and Developer's partners, officers, directors, employees, agents, attorneys and consultants, from and against any and all claims, demands, liabilities, costs, expenses of whatever nature, whether known or unknown, and whether liquidated or contingent, arising on or before the Effective Date in connection with the application, processing or approval of applications relating to the Project or any Project Area, to include any past claims for vested development rights that are not provided for in this Agreement.

6.3 Hold Harmless.

6.3.1 Agreement of Developer. Developer agrees to and shall hold the City, its officers, elected officials, agents, employees, consultants, attorneys, special counsel and representatives harmless from liability for damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including health, and claims for property damage which may arise from the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on their behalf which relates to the Project or the actions of Developer taken pursuant to or the failure of Developer to comply with the terms of this Agreement. Any such action shall be referred to as an "indemnified claim." Developer agrees to pay all costs for the defense of the City and its officers, agents, employees, consultants, attorneys, special counsel, and representatives regarding any indemnified claim. This hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered or alleged to have been suffered by reason of the events referred to in this section regardless of whether or not the City prepared, supplied, or approved this Agreement, plans or specifications, or both, for the Project or any Project Area. City may make all reasonable decisions with respect to its representation in any legal proceeding relating to an indemnified claim.

6.3.2 Exceptions to Hold Harmless. The agreements of Developer in this Section 6 shall not be applicable to (i) any claim arising by reason of the gross negligence or intentional misconduct of the City, or (ii) any claim reserved by Developer for itself or any owner of any portion of the Property under the terms of this Agreement for just compensation or attorney fees.

6.3.3 Hold Harmless Procedures. Except in the Event of Default, the City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than 10 business days after the assertion or commencement of the claim, demand, action or proceeding; provided however, the City's inadvertent failure to provide such notice within such time period shall not be a breach of this Agreement unless such failure materially impairs Developer's defenses in such action. In the event any such notice is given; the City shall be entitled to participate in the defense of such claim. Each Party agrees to cooperate with the other in the defense of any claim

and to minimize duplicative costs and expenses.

SECTION 7: GENERAL TERMS AND CONDITIONS

7.1 Agreements to Run with the Land. This Agreement and its accompanying Exhibit(s) shall be recorded against the Property described in **Exhibit A**. The terms contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Property. As used herein, Developer shall include the Parties signing this Agreement and identified as "Developer," and all successor owners of any part of the Property.

7.2 Construction of Agreement. This Agreement should be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling, countervailing public interest while providing reasonable assurances of continuing vested development rights. Where there is a conflict between the terms of this Agreement and any Exhibit, the more specific provision shall be controlling.

7.3 Laws of General Applicability. Where this Agreement refers to laws of general applicability to the PC Junction Property or the Project and other properties, this Agreement shall be deemed to refer to laws which apply to other developed and subdivided properties in Summit City, Utah.

7.4 State and Federal Law. The Parties agree, intend, and understand that the obligations imposed by this Agreement are consistent with state and federal law. The Parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, Section 7.13 below is applicable. Consistent with the provisions of Section 7.13 below, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.

7.5 No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of the City has the power to amend, modify or alter this Agreement or waive any of its conditions as to bind the City by making any promise or representation not contained herein.

7.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except as anticipated in this Agreement or except in writing mutually agreed to and accepted by the Parties.

7.7 Notices. All notices hereunder shall be given in writing by certified mail, postage

prepaid, at the following addresses:

To the City:
St. George City Manager
61 S. Main Street
St. George, UT 84770
John.Willis@sgcityutah.gov

With a copy to:
City Attorney's Office
61 S. Main Street
St. George, UT 84770
legal@sgcityutah.gov

To Developer:
(Ryan Ruud)
340 East 600 South
St. George, Utah 84770

With copies to:
Zack Hadley
2225 Washington Blvd, Ste 200
Ogden, Utah 84401

Any change of address in this noticing provision shall be made as soon as practicable and shall not be considered an amendment to this Agreement.

7.8 Applicable Law. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with, the laws of the State of Utah.

7.9 Rights of Third Parties. This Agreement is not intended to affect or create any additional rights or obligations on the part of third parties.

7.10 Third Party Legal Challenges. In those instances where, in this Agreement, Developer has agreed to waive a position with respect to the applicability of current City policies and requirements, or where Developer has agreed to comply with current City policies and requirements, Developer further agrees not to participate either directly or indirectly in any legal challenges to such City policies and requirements by third parties, including but not limited to appearing as a witness, amicus, making a financial contribution thereto, or otherwise assisting in the prosecution of the action.

7.11 Computation of Time. Unless otherwise specified, in computing any period of time pursuant to this Agreement, the day of the act, event or default from which the designated period of time begins to run shall be included, and the time shall be computed on a calendar, not work-day, basis.

7.12 Titles and Captions. All section titles or captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation hereof.

7.13 Severability. If any provision of this Agreement, or the application of such provision to any person or circumstance, is held invalid, void, or unenforceable, but the remainder of this Agreement can be enforced without failure of material consideration to any Party, then the remainder of this Agreement shall not be affected thereby and it shall remain in

full force and effect, unless amended or modified by mutual consent of the Parties. If any material provision of this Agreement is held invalid, void, or unenforceable or if consideration is removed or destroyed, Developer or the City shall have the right in their sole and absolute discretion to terminate this Agreement by providing written notice of such termination to the other Party.

7.14 Recordation of Agreement. The City shall record this Agreement its Exhibits and the adopting Ordinance with the Washington County Recorder (the "Recorder"). The costs associated with this recording shall be borne by Developer.

7.15 Exhibits Incorporated. All Exhibits to this Agreement are incorporated by reference as if fully set forth herein.

7.16 Execution of Agreement. This Agreement may be signed in counterparts and each such counterpart shall constitute an original document. All such counterparts, taken together, shall constitute one and the same instrument. Any signature on this Agreement transmitted by facsimile, electronically in PDF format, or by other generally accepted means of conveying digital signatures (e.g. DocuSign) shall be deemed an original signature for all purposes and the exchange of copies of this Agreement and of signature pages by any such transmission, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original for all purposes.

IN WITNESS WHEREOF, this Agreement has been executed by the Mayor, acting by and through the City Council pursuant to Ordinance No. XX, authorizing such execution, and by a duly authorized representative of Developer as of the above-stated date.

[signatures to follow]

[CITY SIGNATURE PAGE]

CITY of ST. GEORGE:

,

_____
Jimmie B. Hughes, Mayor

ATTEST:

[seal]

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
St. George City Attorney

By: _____
Jami R. Brackin, Deputy City Attorney

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Mayor Jimmie B. Hughes as authorized.

NOTARY PUBLIC

_____

Residing at:
My Commission Expires:
_____

[DEVELOPER SIGNATURE PAGE]

Developer:
Crimson Estates LLC
A Utah Limited Liability Company

By:_____
Ryan Rudd, Owner

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____ the _____(title) of _____(Developer).

NOTARY PUBLIC

_____

Residing at:
My Commission Expires:
_____

EXHIBIT A

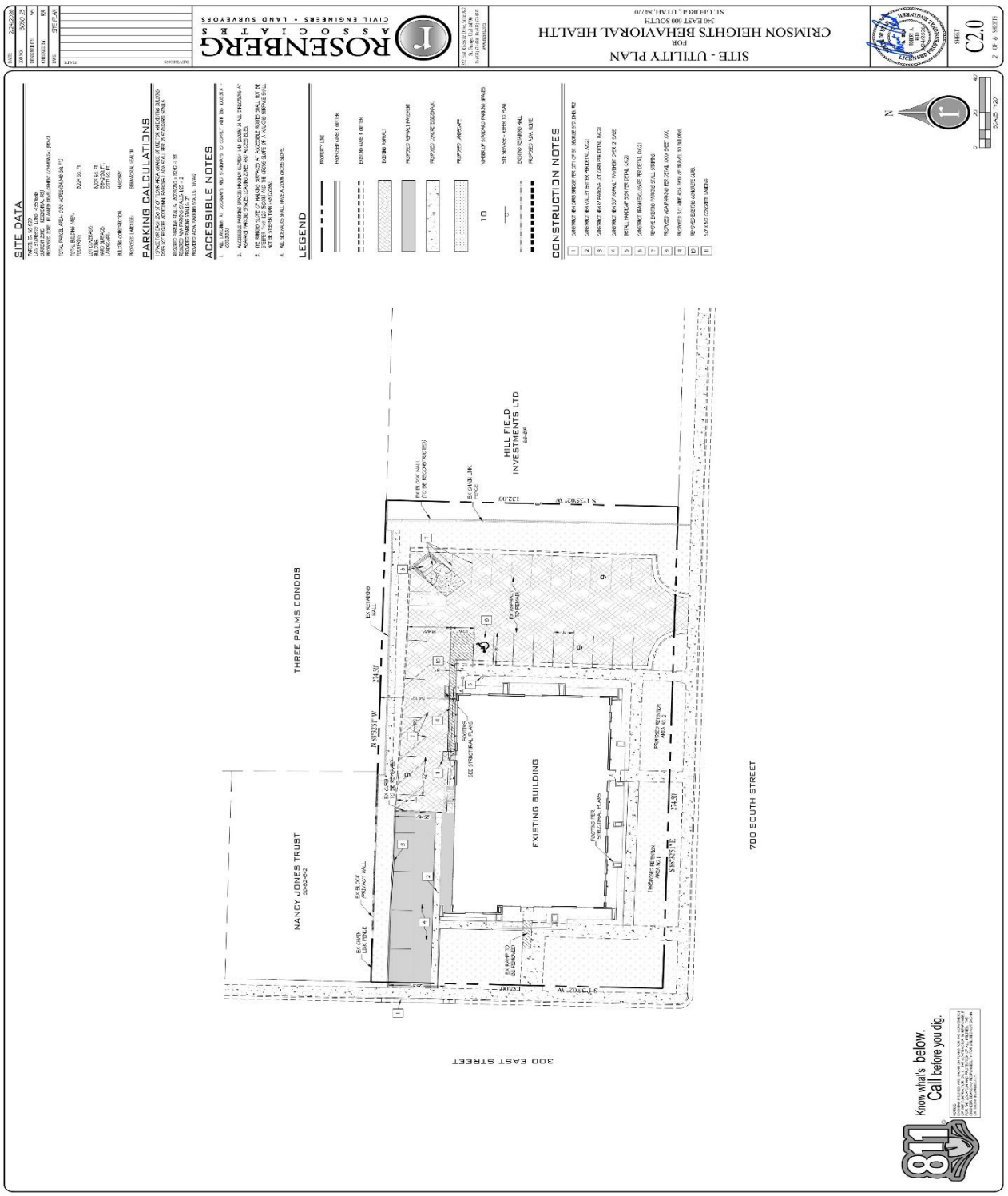
LEGAL DESCRIPTION

Parcel Numbers: SG-820

Description: Lot Two (2), Block 8, Plat "B", ST. GEORGE CITY SURVEY, as platted on the Official Map of said Survey on file in the Office of the Recorder of Washington County, State of Utah.

EXHIBIT B

SITE PLAN


SITE - UTILITY PLAN
CRIMSON HEIGHTS BEHAVIORAL HEALTH
340 EAST 600 SOUTH
ST. GEORGE, UTAH, 84770
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
C2.0
SITE DATA
PARCEL ID: SG-92-D
LAND STANDARD: LDRA - 4 ZONE/MIX
PROPOSED ZONE: PLANNED DEVELOPMENT COMMERCIAL (PD-C)
TOTAL PARCEL AREA = 2.60 ACRES (114,046 SQ FT)
TOTAL BUILDING AREA = FOOTPRINT: 8,225 SQ. FT.
EX. FOOTPRINT: 8,225 SQ. FT.
1ST FLOOR: 8,225 SQ. FT.
2ND FLOOR: 8,344 SQ. FT.
TOTAL: 16,569 SQ. FT.
BUILDING CONSTRUCTION: HAZARDOUS
PROPOSED LAND USE: BEHAVIORAL HEALTH
PARKING CALCULATIONS
ACCESSIBLE NOTES
LEGEND
CONSTRUCTION NOTES
SITE PLAN - REFER TO PLAN
EXISTING BUILDING
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE/SIDEWALK
PROPOSED LANDSCAPE
NUMBER OF STANDARD PARKING SPACES
PROPERTY LINE
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING ASPHALT
PROPOSED ADA ROUTE
EXISTING BUILDING
THREE PALMS CONDOS
NANCY JONES TRUST
HILL FIELD INVESTMENTS LTD
700 SOUTH STREET
300 EAST STREET
EXISTING BUILDING
PROPOSED RETENTION AREA NO. 1
PROPOSED RETENTION AREA NO. 2
EX. ASPHALT TO REMAIN
EX. ASPHALT TO BE REMOVED
EX. CURB TO BE REMOVED
EX. BUILDING (TO BE DEMOLISHED)
EX. CMU WALL TO REMAIN
EX. CURB & GUTTER TO REMAIN
EX. SIDEWALK TO REMAIN
EX. RAMP TO BE REMOVED
EX. RAMP TO REMAIN
EX. DRIVE APPROACH TO BE REMOVED
EX. DRIVE APPROACH TO REMAIN
EX. FIRE HYDRANT TO REMAIN
EX. POWER POLE TO REMAIN
EX. LIGHT POLE TO REMAIN
EX. SIGN TO REMAIN
EX. TREE TO REMAIN
EX. TREE TO BE REMOVED
EX. LANDSCAPING TO REMAIN
EX. LANDSCAPING TO BE REMOVED
EX. FENCE TO REMAIN
EX. FENCE TO BE REMOVED
EX. GAS METER TO REMAIN
EX. GAS METER TO BE REMOVED
EX. GAS LINE TO REMAIN
EX. GAS LINE TO BE REMOVED
EX. WATER LINE TO REMAIN
EX. WATER LINE TO BE REMOVED
EX. SEWER LINE TO REMAIN
EX. SEWER LINE TO BE REMOVED
EX. STORM DRAIN LINE TO REMAIN
EX. STORM DRAIN LINE TO BE REMOVED
EX. POWER LINE TO REMAIN
EX. POWER LINE TO BE REMOVED
EX. TELEPHONE LINE TO REMAIN
EX. TELEPHONE LINE TO BE REMOVED
EX. CABLE TV LINE TO REMAIN
EX. CABLE TV LINE TO BE REMOVED
EX. FIBER OPTIC LINE TO REMAIN
EX. FIBER OPTIC LINE TO BE REMOVED
EX. IRRIGATION LINE TO REMAIN
EX. IRRIGATION LINE TO BE REMOVED
EX. SECONDARY WATER LINE TO REMAIN
EX. SECONDARY WATER LINE TO BE REMOVED
EX. PRESSURIZED IRRIGATION LINE TO REMAIN
EX. PRESSURIZED IRRIGATION LINE TO BE REMOVED
EX. UNDERGROUND ELECTRICAL LINE TO REMAIN
EX. UNDERGROUND ELECTRICAL LINE TO BE REMOVED
EX. UNDERGROUND TELEPHONE LINE TO REMAIN
EX. UNDERGROUND TELEPHONE LINE TO BE REMOVED
EX. UNDERGROUND CABLE TV LINE TO REMAIN
EX. UNDERGROUND CABLE TV LINE TO BE REMOVED
EX. UNDERGROUND FIBER OPTIC LINE TO REMAIN
EX. UNDERGROUND FIBER OPTIC LINE TO BE REMOVED
EX. UNDERGROUND IRRIGATION LINE TO REMAIN
EX. UNDERGROUND IRRIGATION LINE TO BE REMOVED
EX. UNDERGROUND SECONDARY WATER LINE TO REMAIN
EX. UNDERGROUND SECONDARY WATER LINE TO BE REMOVED
EX. UNDERGROUND PRESSURIZED IRRIGATION LINE TO REMAIN
EX. UNDERGROUND

ORDINANCE NO._____

AN ORDINANCE FOR A DEVELOPMENT AGREEMENT AFFECTING APPROXIMATELY 0.83 ACRES, LOCATED AT 691 SOUTH 300 EAST, TO ADDRESS THE NUMBER OF PARKING SPACES NEEDED FOR THE BEHAVIORAL HEALTH CENTER TO OPERATE.

(CRIMSON HEIGHTS BEHAVIORAL HEALTH DEVELOPMENT AGREEMENT)

WHEREAS, the property owner has requested a development agreement which affects approximately 0.83 acres, located at 691 South 300 East, to address the number of parking spaces needed for the behavioral health center to operate; and

WHEREAS, the City Council held a public meeting on this request on May 7, 2026; and

WHEREAS, the Planning Commission held a public hearing on the request on April 14, 2026, and recommended approval with a 5-0 vote with no conditions.

WHEREAS, the City Council has determined that the amending the development agreement as proposed 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 parking shall be calculated as outlined in the attached development agreement upon the Effective Date of this Ordinance. The property and location is more specifically described on the attached record of survey, incorporated herein as Exhibit “A.” The project must comply with all conditions, requirements, and restrictions as approved by City Council and incorporated within the attached agreement.

Section 3. Development Agreement. The development agreement attached hereto as Exhibit “B” is hereby adopted and approved.

Section 4. 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 5. 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 7th day of May 2026.

CITY OF ST. GEORGE:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Exhibit "A" – Record of Survey

Crimson Behavioral Health

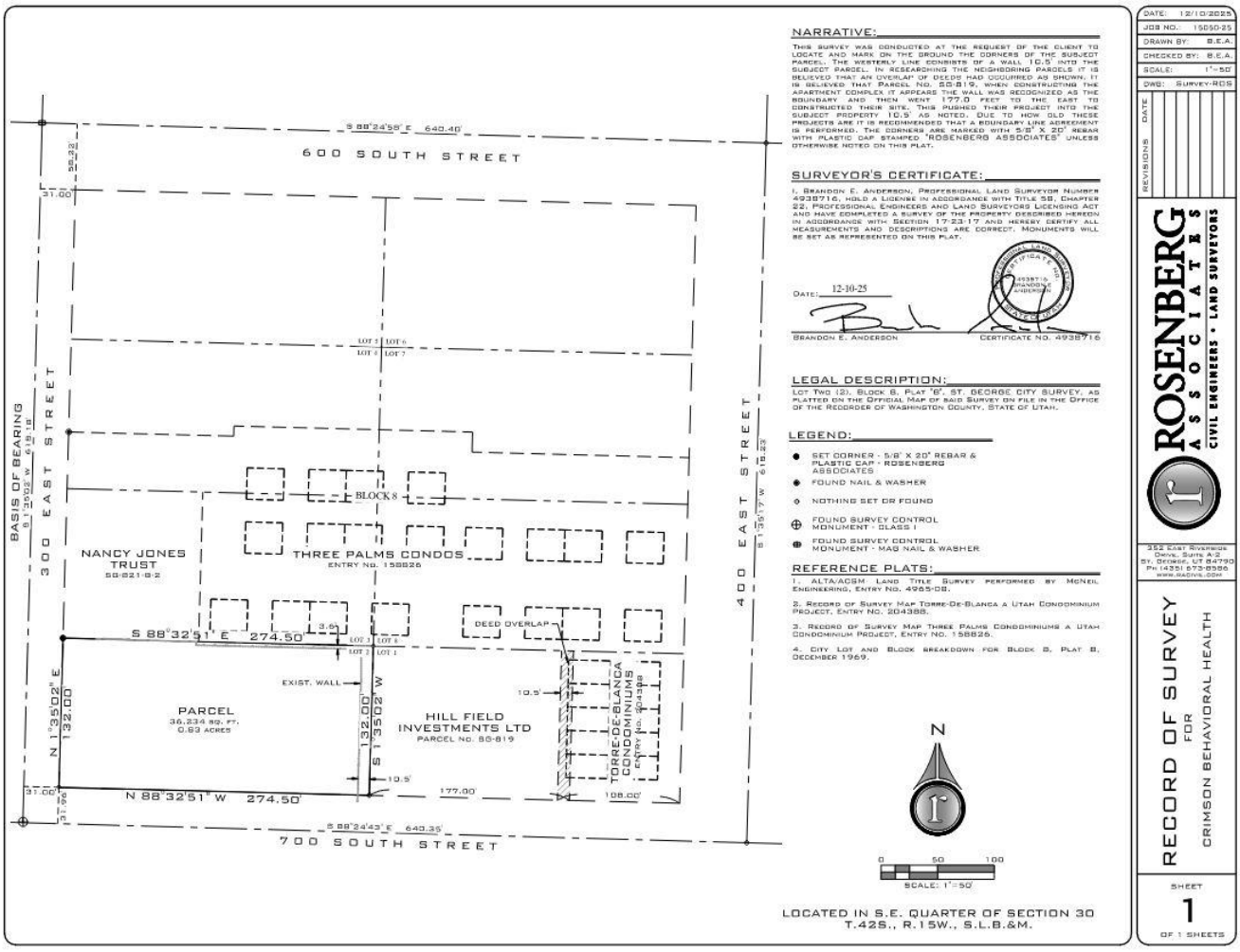


Exhibit "B"
Development Agreement

When Recorded Return to:
St. George City Attorney
175 North 200 East
St. George, Utah 84770
Parcel No: SG-820

Crimson Heights Behavioral Services
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ___ day of _____ 20___, ("Effective Date") by and between Crimson Estates LLC, a Utah limited liability company, and/or assigns ("Developer") for land to be included in or affected by the project located or described as SG-820 with an address of 691 S 300 E, St. George, Utah 84770, and the City of St. George, a municipal corporation of the State of Utah and political subdivision of the State of Utah ("City") by and through the City Council as the legislative body. Developer and the City are individually referred to herein as a "Party" or collectively as the "Parties".

RECITALS

A. Developer owns or controls approximately 0.83 acres of real property located within the jurisdictional limits of the City of St. George, Utah which is more particularly described in **Exhibit A** ("Property"), on which Developer has proposed and/or received development approval for the development of a Planned Development Commercial ("PD-C") known as Crimson Heights Behavioral Health.

B. As a condition of approval of the Project, Developer is entering into this Agreement for the purpose of setting forth the terms and conditions of the approval, that correspond with the change of zoning from R3 to PD-C, as required.

C. Developer has designed and shall develop the Project in a manner that is consistent with the objectives of the City's General Plan and long-range development objectives; and

D. Developer has proposed, and the City has accepted the plan for building rehabilitation and change of use contained herein ("Development Plan") which addresses and satisfies the condition of approval placed on the Project by the City Council.

E. The City, acting pursuant to its authority under UTAH CODE § 10-20-101, et seq. and its ordinances, resolutions, and regulations and in furtherance of its land use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

F. Developer has accepted the conditions of approval and the terms set forth in this Agreement and has agreed to abide by each and every term.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

SECTION 1: DEFINITIONS

1.1 "Administrative Amendments" has the meaning set forth in Section 2.8.2

1.2 "Allowed Uses" means the allowed, low impact permit, conditional, and temporary uses provided for in Section 2.2 herein below.

1.3 "Building Permit" means a permit issued by the City pursuant to the requirements of the Code, Uniform Building Code, and related building codes as applicable, including permits for grading, footings and foundations and construction of other improvements.

1.4 "City" means the City of St. George, a municipal corporation of the State of Utah. The City has entered into this Agreement as a Party acting by and through its City Council.

1.5 "City Council" means the City Council of the City of St. George which is a six-member Council comprised of the Mayor and five Council members.

1.6 "Code" means Chapter 10 of the City Code. All references to sections of the Code shall mean those relevant sections within the codified City Code.

1.7 "Construction Plan" means the maps or drawings accompanying a final Plat or Final Site Plan and showing the specific location and design of improvements to be installed on the site of the Project in accordance with the conditions of approval of the Final Site Plan or Plat.

1.8 "Developer" means (name) a Utah (corporate structure), its affiliate entities, and its successors, assignees, or transferees.

1.9 "Director" means the Community Development Director.

1.10 "Effective Date" means the effective date of the City Ordinance that approves this Agreement.

1.11 Event of Default" has the meaning set forth in Section 5.

1.12 "Land Use Laws" shall mean Title 10, Chapter 20 of the Utah Code and Title 10 of the City Code collectively along with all relevant federal and state case law.

1.13 "Planning Commission" means the St. George City Planning Commission.

1.14 "Project" means the (name and type of project) approved (state when approved).

1.15 "Property" means that real property referenced in Section 2.1

1.16 "Staff" means the planning, engineering, survey, and legal staff of the City which may have a part in development approval.

1.17 "Substantial Amendment" has the meaning set forth in Section 2.8.1.

SECTION 2: APPROVED USE, DENSITY, GENERAL CONFIGURATION AND DEVELOPMENT STANDARDS AFFECTING THE PROJECT

2.1 The Property. The legal description of the Property contained within the Project boundaries, and which is subject to this Agreement is attached hereto as **Exhibit A** and incorporated by reference herein. No additional property may be added to this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2.2 Approved Use, Density & Configuration. The approved use of the Property under this Agreement is the operation of behavioral health and medical services, including treatment and support services for youth and young adults with behavioral challenges, autism, and developmental disabilities.

The Project consists of a commercial medical building to be used for behavioral health services and shall be developed in substantial conformance with plans reviewed and approved by the City. The project reuses the existing structure with internal renovation and exterior modernization while maintaining the existing footprint.

2.3 Development Plan. The Developer will elevate the height of the roofline to 22 feet, as reflected in approved architectural plans, add property access from 300 East Street, alter existing landscaping, re-stripe parking lot and add a trash enclosure as shown in **Exhibit B**. All other architectural, site design, and construction elements shall comply with applicable City standards unless otherwise approved.

2.4 Specific Design Conditions. The Developer acknowledges and agrees that, except as expressly modified by this Agreement, all applicable City ordinances, resolutions, codes, and construction standards remain in full force and effect.

2.5 Compliance with City Design and Construction Standards. Developer acknowledges and agrees that unless expressly stated otherwise in this Agreement, nothing in this Agreement shall be deemed to relieve Developer from the

obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees and compliance with the City's design and construction standards.

2.6 Compliance with PD-C. Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with the Planned Development as presented and approved by the St. George City Council.

2.7 Conflicts.

2.7.1 To the extent there is any ambiguity in or conflict with the provisions of this Agreement, the more specific provision or language shall take precedence over more general provisions or language. In the event of conflict between the terms of this Agreement and Code, this agreement shall take precedence.

2.7.2 The City has reviewed the Code, General Plan, and Rezone Ordinance and has determined that Developer has substantially complied with the provisions thereof and hereby finds that the Project is consistent with the purpose and intent of the relevant provisions of the City Code and General Plan and the PD-C Zone. The parties further agree that the omission of a limitation or restriction herein shall not relieve Developer of the necessity of complying with all applicable City Ordinances and Resolutions not in conflict with the provisions of this Agreement, along with all applicable state and federal laws.

2.8 Amendments.

2.8.1 Substantial Amendments. Unless otherwise addressed or allowed in this Agreement, any amendment to this Agreement that alters or modifies a Term, creates a substantive change to the text of this Agreement, alters the approved development or Development Plan in a manner not provided for herein, alters the Allowed Uses, increases the approved Density, or results in a material increase in the intensity of use shall be considered a Substantial Amendment and shall be processed as a legislative land use regulation consistent with the requirements of the City Code and the Utah Code. Any change to (i) the requirement of any material amenity described herein that is available to the public; (ii) provisions for reservation and dedication of necessary or substantial portions of land; or (iii) a substantive change to the terms of this Agreement; or (iv) any approved mechanism that imposes financial obligations on Developer or the property owners within Project (including a substantive increase in the assessments through any association of owners within the Project) shall be deemed a “Substantial

Amendment". Substantial Amendments shall be in writing, approved by Ordinance, and recorded with the Washington City Recorder.

2.8.2 Administrative Amendments. Unless otherwise provided by law, all amendments to this Agreement that are not Substantial Amendments shall be deemed "Administrative Amendments" and, when approved, shall be approved, and executed by the Director. The City Council hereby designates the Director as the authorized administrative authority and empower that official to make all final Administrative Amendment decisions. Administrative Amendments shall be reflected in a written approval by the Director which shall be recorded with the Washington City Recorder.

2.8.3 Effect of Amendment. Any amendment to this Agreement shall be operative only as to those specific portions of this Agreement expressly subject to the amendment, with all other terms and conditions remaining in full force and effect without interruption.

SECTION 3: SUMMARY OF CITY DETERMINATIONS RELATING TO PROJECT

3.1 City Approvals Relating to the Project.

3.1.1 Applications. Developer submitted an appropriate application for the approval of this Agreement to authorize and regulate the Project.

3.1.2 Approval Process. Following lawfully advertised public hearings before the City Planning Commission on (date), the Application received a positive recommendation by Motion of the Planning Commission taken on (date), with a ___ vote. The matter thereafter came before the City Council who considered and deliberated regarding the matter at appropriately noticed public meetings on (date). The City Council thereafter approved the Project on _____, under the processes and procedures set forth in the Code and General Plan. With respect to the terms and conditions of approval, the City Council made such findings of fact and conclusions of law as are required as a condition to the approvals, as reflected in the staff recommendation and adopted with any modifications, as reflected in the minutes of the above referenced public meetings, and as reflected by the other enumerated findings herein.

3.1.3 Compliance With Requirements. The following is an analysis of the Project's compliance with the requirements of the General Plan and the Code that was utilized by the City Council in making its final approval of the Amendment Application.

A. PD-C Zone. The provisions of the PD-C Zone, will be met by the Project with the exception being the number of parking stalls provided. Typical

required parking in a PD commercial zone outside of the Central Business District is one space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being developed to handle a maximum of 45 clients. The staff to client ratio is 1:3, therefor maximum staff count is 15. The clients don't drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George. Parking requirements set forth by the ADA will be met.

Parking Required for Staff: 15

Required Handicap Parking: 1 (van accessible)

Visitor Spaces: 9

Total Approved Parking Spaces: 25 < 33

B Development Agreement Approval Requirements. The development requirements of Title 10 of the Code will be met with the exception detailed in 3.1.3.A above, which constitute all of the requirements for the approval of this Agreement:

C. This Agreement has been reviewed and considered in accordance with the provisions of Title 10 of the Code and meets all applicable requirements of that Section, the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

D. This Agreement includes the written consent of each landowner whose properties are included within the boundaries of the Property.

E. This Agreement advances policies, implements goals and achieves other desired results not generally available under the other implementation strategies of the City. The elements of the Project proposal that satisfy this requirement include the following:

F. The Project as reflected in and conditioned by the terms and conditions of this Agreement, is in conformity and compliance with the General Plan, any existing capital improvements programs, the provisions of the Code (including concurrency and infrastructure requirements), and all other development requirements of the City.

G. Developer has committed to comply with all appropriate water and infrastructure requirements of the Code, and all appropriate criteria and standards described in this Agreement.

H. The Project meets or exceeds development quality and aesthetic objectives of the General Plan and the Code, is consistent with the

goal of orderly growth in the City and minimizes construction impacts on public infrastructure within the City.

I. The proposed development reasonably assures life and property within the City and the community is protected from any adverse impact of this development.

J. This Agreement is consistent with the PD-C Zone with the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

K. The Project is consistent with the findings required in Code for approval.

3.1.4 Approval Motions.

A. The prior Motion and approval of the rezone to (zone) on (date), through Ordinance (number) remains in effect.

B. Motion for Approval of Agreement for the Project. The City Council found that this Agreement meets all applicable requirements of the Code for a development agreement that would authorize and regulate the Project and approved this Agreement for the Project for the purposes of allowing the development of the proposed Project as permitted by the General Plan and the Code on the terms and conditions incorporated into this Agreement.

C. Designated City Planning Official. The designated City planning official that is designated to interpret this Agreement, determine, and approve Administrative Amendments and to otherwise administer certain provisions of this Agreement is the Director, as that position is filled from time to time. The City may designate another person or the holder of another position by separate resolution of the City Council without a required amendment to this Agreement.

3.2 Vested Rights and Reserved Legislative Powers.

3.2.1 Vested Rights and Vested Projects. As of the Effective Date, Developer has the vested right to develop and construct the Project, and to develop and construct necessary infrastructure and other improvements in accordance with the uses, densities or intensities permitted to be constructed consistent with the application of the other provisions of this Agreement.

3.2.2 Compelling, Countervailing Public Interest. Nothing in this Agreement shall limit the future exercise of the police power of the City in enacting

generally applicable Land Use Laws after the Effective Date. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the rights described in Section 3.2.1 based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. (*Western Land Equities. Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980) or successor case and statutory law). Any such proposed change affecting the vested rights of the Project, shall be of general application to all development activity in City; and unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public policy exception to the vested rights doctrine. The regulations, ordinances, policies, and plans governing the permitted uses, densities or intensities permitted to be constructed consistent with the other provisions of this Agreement shall be the terms and conditions of this Agreement, and those Land Use Laws in effect on the Effective Date that are not inconsistent with the terms and conditions of this Agreement.

3.2.3 Duration. The term of this Agreement shall commence on the Effective Date and shall extend for a period of 5 years thereafter unless this Agreement is earlier terminated or modified by written amendment signed and duly adopted by the Parties (the "Term").

3.2.4 Governing Land Use Laws. The respective rights of the parties in the event the City seeks to apply or enforce Land Use Laws to the Project in a manner that is inconsistent with the terms and conditions of this Agreement shall be governed by then existing state and federal land use case law and statutes.

3.3 Fees and Exactions.

3.3.1 Development Application and Review Fees. Developer has paid all City required application and review fees for the approval of this Agreement and nothing herein shall obligate the City to pay any third-party fees, costs, and/or expenses incurred by Developer for the application, processing, and negotiation of this Agreement, as Developer is solely responsible therefore. No further City required fees or engineering expenses shall be charged to Developer for the review and approval of this Agreement. All application and review fees for the Sketch Plans, Building Permits, Plats and Final Site Plans the Project shall be paid at the time of application for any such approval.

3.3.2 Plan Engineering Review Fees. The City shall have the right to charge and collect such standard engineering review fees for Final or amended Final

Site Plans, development, or construction approvals for the Project or a Project Area as are generally applicable on a non-discriminatory basis at the time of application for any such approval.

3.3.3 Other Fees. The City may charge other fees that are generally applicable, including but not limited to standard Building Permit review fees for improvements to be constructed on improved parcels.

3.3.4 Impact Fees. Developer agrees that the Project shall be subject to all impact fees, which are (1) imposed at the time of issuance of Building Permits, and (2) generally applicable to other property in the City; and Developer waives its position with respect to any vested rights to the imposition of such fees but shall be entitled to similar treatment afforded other vested projects if the impact fee ordinance makes any such distinction. If fees are properly imposed under the preceding tests, the fees shall be payable in accordance with the payment requirements of the particular impact fee ordinance and implementing resolution. Notwithstanding the agreement of Developer to subject the Project to impact fees under the above-stated conditions, Developer does not waive Developer's rights under any applicable law to challenge the reasonableness of or the amount of the fees within the time frame(s) set forth in Utah Code §11-36a-702.

3.3.5 Rough Proportionality Test. For purposes of this Agreement, the "Rough Proportionality Test" means and refers to a standard of reasonableness whereby the Property and/or Project shall not bear more than an equitable share of the capital costs financed by an impact fee or exaction in relation to the benefits conferred on and impacts of the Project. The interpretation of "rough proportionality" shall be governed by the federal or Utah case law and statutes in effect at the time of any challenge to an impact fee or exaction imposed as provided herein including, but not limited to, the standards of Utah Code § 0-9a-508(1), and *Nollan v. California Coastal Comm'n,* 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S 374 (1994), and cases arising therefrom including B.*A.M. Development, LLC v. Salt Lake City*, 2008 UT 74, or its successor case law. The Parties agree that the mitigations, amenities, and benefits required of and provided by Developer in this Agreement shall meet the Rough Proportionality Test.

SECTION 4: SPECIFIC PROJECT REQUIREMENTS AND AMENITIES

4.1 Essential Project Infrastructure. If not otherwise completed, Developer agrees to design and obtain all necessary approvals and construct the infrastructure necessary for the operation of Project as provided in the following subsections of this Section [3.2]. All infrastructure shall be constructed to City engineering and planning standards as set forth in the Code.

4.1.1 Internal Roads and Secondary Access. Developer shall construct or cause to be constructed any roads and secondary access not otherwise constructed which are necessary to serve the Project in connection with the development.

4.1.2 Traffic Mitigation. In order to mitigate the impacts from the Project and Development Plan, Developer has agreed to implement certain traffic control measures necessary to mitigate the impacts of the Project, and to generally improve the flow of traffic within the Project vicinity. Those measures include: work zone and traffic control devices approved by the City. Developer shall construct and implement the traffic measures prior to receiving any certificate of occupancy on any of the Project

4.1.3 Water, Fire Flow and Public Safety. Developer has acquired a "Will Serve" or equivalent certification from Washington County Water Conservancy District sufficient to meet the culinary and irrigation requirements for the Project, and (ii) designed and obtained all necessary approvals for the construction and operation of water systems with sufficient fire flow and storage to meet the culinary, irrigation and public safety standards for development in accordance with the Development Standards. Developer shall be required to comply with the City's regulations regarding water, landscaping, and secondary water systems in connection with the issuance of all Building Permits.

4.1.4 Other Infrastructure. In connection with or prior to the approval of the next Final Site Plan within the Project, Developer shall have designed and obtained all necessary approvals for the construction and operation of any other onsite and any necessary offsite utility infrastructure with sufficient capacity to meet the requirements of the next phase of development. Developer shall thereafter construct or cause to be constructed any such other utility infrastructure necessary to serve a Project in connection with the development and improvement of each subsequent Final Site Plan.

4.1.5 Drainage and Flood Control. Drainage and flood control facilities or infrastructure not already constructed, shall be constructed by Developer as a part of completion of other major facilities and development of the Project in accordance with the City and State Storm Water permits and requirements. Developer shall not be required to accommodate additional storm water drainage caused by development of any adjoining lands outside of the Project. Major infrastructure and retention facilities, where appropriate, will be owned and maintained by Crimson Heights L.L.C., who shall provide to the City the appropriate long-term storm water management plan upon completion. The City shall conduct annual inspections to ensure compliance with the management plan.

4.1.6 Reimbursements. To the extent that Developer is required by the City to construct improvements of any kind within or outside of the Property that are properly classified as "system improvements" pursuant to the Utah Impact Fees Act, including but not limited to oversizing of facilities, Developer and the City will enter into such reimbursement agreements as are necessary for Developer to be reimbursed for the costs associated with constructing such improvements.

4.2 Amenities. All amenities associated with the Project, including landscaping, architectural enhancements, and site improvements, are private in nature and intended solely for Project users and occupants. Amenities shall be constructed concurrently with the primary building improvements.

4.3 Other Project Requirements. The Parties hereby agree that the following additional provisions relating to the development and operation of the Original DA are also applicable to the Project and have been met or not met as provided below:

SECTION 5: DEFAULT, TERMINATION AND DISPUTES

5.1 Events of Default. Developer is in default under this Agreement upon the happening of one or more of the following events or conditions.

5.1.1 If a warranty, representation, or statement made or furnished by Developer to the City is false or proves to have been false in any material respect when it was made.

5.1.2 A finding and determination made by the City that, upon the basis of substantial evidence, Developer has not complied with one or more of the material terms or conditions of the development approvals or this Agreement.

5.1.3 Any other event, condition, act, or omission which materially interferes with the intent and objectives of this Agreement.

5.2 Procedure Upon Default.

5.2.1 After the occurrence of a default under Section 5.1, the City Council may exercise a right to declare an "Event of Default" by authorizing the City Manager to give Developer written notice specifying the nature of the alleged default. Developer shall have sixty (60) days after receipt of written notice to cure the Event of Default. In the event the nature of the Event of Default reasonably requires more than sixty (60) days to cure and provided Developer has commenced actions reasonably designed to cure the Event of Default within the sixty (60) day cure period and thereafter diligently proceeds to cure the alleged default, the cure period shall be extended for one additional sixty (60) day period or for such other time period agreed to

by the City, for Developer to cure the Event of Default to completion. If the Event of Default is not cured within the cure period described above, the City may terminate this Agreement and the associated development approvals by giving written notice to the Developer. Failure or delay in declaring or giving notice of an Event of Default shall not constitute a waiver of any Event of Default under Section 10, nor shall it change the time of such default. In the event the City extends the cure period beyond the initial sixty (60) days, the City may suspend all permitting and approval processes under this Agreement and place stop-work orders on continuing construction, and otherwise use all means available to mitigate and address any such Event of Default.

5.2.2 The City does not waive any claim of default in performance by Developer, if on periodic review the City does not propose to modify or terminate this Agreement

5.2.3 Any default or inability to cure a default caused by strikes, lockouts, pandemics or health related crisis, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefor, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the Party obligated to perform, shall excuse the performance by such Party for a period equal to the period during which any such event prevented, delayed, or stopped any required performance or effort to cure a default.

5.2.4 Adoption of a law or other governmental activity making performance by the Developer unprofitable or more difficult or more expensive does not excuse the performance of the obligation by Developer.

5.2.5 All other remedies at law or in equity which are not inconsistent with the provisions of this Agreement are available to the Parties to pursue in the event there is an incurred Event of Default.

SECTION 6: RELATIONSHIP BETWEEN THE PARTIES; NO CITY FINANCIAL RESPONSIBILITY

6.1 Relationship of Parties. The contractual relationship between the City and Developer arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights. It is specifically understood by the Parties that: (a) the Project is a private development; (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements Property until the City accepts dedication, ownership or maintenance of the improvements pursuant to a specific written agreement providing for acceptance of dedication, ownership or maintenance; and (c) Developer shall have the full power and exclusive control of the PC Junction Property subject to the terms, conditions, limitations,

restrictions, and obligations of Developer set forth in this Agreement.

6.2 Mutual Releases. At the time of, and subject to, (i) the expiration of any applicable appeal period with respect to the approval of this Agreement without an appeal having been filed or (ii) the final determination of any court upholding this Agreement, whichever occurs later, and excepting the Parties' respective rights and obligations under this Agreement, Developer, on behalf of itself and Developer's partners, officers, directors, employees, agents, attorneys and consultants, hereby releases the City and the City's board members, council members, officials, employees, agents, attorneys and consultants, and the City, on behalf of itself and the City's board members, officials, employees, agents, attorneys and consultants, hereby releases Developer and Developer's partners, officers, directors, employees, agents, attorneys and consultants, from and against any and all claims, demands, liabilities, costs, expenses of whatever nature, whether known or unknown, and whether liquidated or contingent, arising on or before the Effective Date in connection with the application, processing or approval of applications relating to the Project or any Project Area, to include any past claims for vested development rights that are not provided for in this Agreement.

6.3 Hold Harmless.

6.3.1 Agreement of Developer. Developer agrees to and shall hold the City, its officers, elected officials, agents, employees, consultants, attorneys, special counsel and representatives harmless from liability for damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including health, and claims for property damage which may arise from the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on their behalf which relates to the Project or the actions of Developer taken pursuant to or the failure of Developer to comply with the terms of this Agreement. Any such action shall be referred to as an "indemnified claim." Developer agrees to pay all costs for the defense of the City and its officers, agents, employees, consultants, attorneys, special counsel, and representatives regarding any indemnified claim. This hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered or alleged to have been suffered by reason of the events referred to in this section regardless of whether or not the City prepared, supplied, or approved this Agreement, plans or specifications, or both, for the Project or any Project Area. City may make all reasonable decisions with respect to its representation in any legal proceeding relating to an indemnified claim.

6.3.2 Exceptions to Hold Harmless. The agreements of Developer in this Section 6 shall not be applicable to (i) any claim arising by reason of the gross negligence or intentional misconduct of the City, or (ii) any claim reserved by Developer for itself or any owner of any portion of the Property under the terms of this Agreement for just compensation or attorney fees.

6.3.3 Hold Harmless Procedures. Except in the Event of Default, the City shall give

written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than 10 business days after the assertion or commencement of the claim, demand, action or proceeding; provided however, the City's inadvertent failure to provide such notice within such time period shall not be a breach of this Agreement unless such failure materially impairs Developer's defenses in such action. In the event any such notice is given; the City shall be entitled to participate in the defense of such claim. Each Party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

SECTION 7: GENERAL TERMS AND CONDITIONS

7.1 Agreements to Run with the Land. This Agreement and its accompanying Exhibit(s) shall be recorded against the Property described in **Exhibit A**. The terms contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Property. As used herein, Developer shall include the Parties signing this Agreement and identified as "Developer," and all successor owners of any part of the Property.

7.2 Construction of Agreement. This Agreement should be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling, countervailing public interest while providing reasonable assurances of continuing vested development rights. Where there is a conflict between the terms of this Agreement and any Exhibit, the more specific provision shall be controlling.

7.3 Laws of General Applicability. Where this Agreement refers to laws of general applicability to the PC Junction Property or the Project and other properties, this Agreement shall be deemed to refer to laws which apply to other developed and subdivided properties in Summit City, Utah.

7.4 State and Federal Law. The Parties agree, intend, and understand that the obligations imposed by this Agreement are consistent with state and federal law. The Parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, Section 7.13 below is applicable. Consistent with the provisions of Section 7.13 below, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.

7.5 No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of the City has the power to amend, modify or alter this Agreement or waive any of its conditions as to bind the City by making any

promise or representation not contained herein.

7.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except as anticipated in this Agreement or except in writing mutually agreed to and accepted by the Parties.

7.7 Notices. All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

To the City:
St. George City Manager
61 S. Main Street
St. George, UT 84770
John.Willis@sgcityutah.gov

With a copy to:
City Attorney's Office
61 S. Main Street
St. George, UT 84770
legal@sgcityutah.gov

340 East 600 South
St. George, Utah 84770

With copies to:
Zack Hadley
2225 Washington Blvd, Ste 200
Ogden, Utah 84401

To Developer:
(Ryan Ruud)

Any change of address in this noticing provision shall be made as soon as practicable and shall not be considered an amendment to this Agreement.

7.8 Applicable Law. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with, the laws of the State of Utah.

7.9 Rights of Third Parties. This Agreement is not intended to affect or create any additional rights or obligations on the part of third parties.

7.10 Third Party Legal Challenges. In those instances where, in this Agreement, Developer has agreed to waive a position with respect to the applicability of current City policies and requirements, or where Developer has agreed to comply with current City policies and requirements, Developer further agrees not to participate either directly or indirectly in any legal challenges to such City policies and requirements by third parties, including but not limited to appearing as a witness, amicus, making a financial contribution thereto, or otherwise assisting in the prosecution of the action.

7.11 Computation of Time. Unless otherwise specified, in computing any period of time pursuant to this Agreement, the day of the act, event or default from which the designated period of time begins to run shall be included, and the time shall be computed on a calendar, not work-day, basis.

7.12 Titles and Captions. All section titles or captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation hereof.

7.13 Severability. If any provision of this Agreement, or the application of such provision to any person or circumstance, is held invalid, void, or unenforceable, but the remainder of this Agreement can be enforced without failure of material consideration to any Party, then the remainder of this Agreement shall not be affected thereby and it shall remain in full force and effect, unless amended or modified by mutual consent of the Parties. If any material provision of this Agreement is held invalid, void, or unenforceable or if consideration is removed or destroyed, Developer or the City shall have the right in their sole and absolute discretion to terminate this Agreement by providing written notice of such termination to the other Party.

7.14 Recordation of Agreement. The City shall record this Agreement its Exhibits and the adopting Ordinance with the Washington County Recorder (the "Recorder"). The costs associated with this recording shall be borne by Developer.

7.15 Exhibits Incorporated. All Exhibits to this Agreement are incorporated by reference as if fully set forth herein.

7.16 Execution of Agreement. This Agreement may be signed in counterparts and each such counterpart shall constitute an original document. All such counterparts, taken together, shall constitute one and the same instrument. Any signature on this Agreement transmitted by facsimile, electronically in PDF format, or by other generally accepted means of conveying digital signatures (e.g. DocuSign) shall be deemed an original signature for all purposes and the exchange of copies of this Agreement and of signature pages by any such transmission, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original for all purposes.

IN WITNESS WHEREOF, this Agreement has been executed by the Mayor, acting by and through the City Council pursuant to Ordinance No. XX, authorizing such execution, and by a duly authorized representative of Developer as of the above-stated date.

[signatures to follow]

[CITY SIGNATURE PAGE]

CITY of ST. GEORGE:

,

_____

Jimmie B. Hughes, Mayor

ATTEST:

[seal]

_____

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
St. George City Attorney

By: _____

Jami R. Brackin, Deputy City Attorney

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Mayor Jimmie B. Hughes as authorized.

NOTARY PUBLIC

_____

Residing at:
My Commission Expires:
_____

[DEVELOPER SIGNATURE PAGE]

Developer:
Crimson Estates LLC
A Utah Limited Liability Company

By:_____
Ryan Rudd, Owner

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____ the _____(title) of _____(Developer).

NOTARY PUBLIC

_____

Residing at:
My Commission Expires:
_____

EXHIBIT A

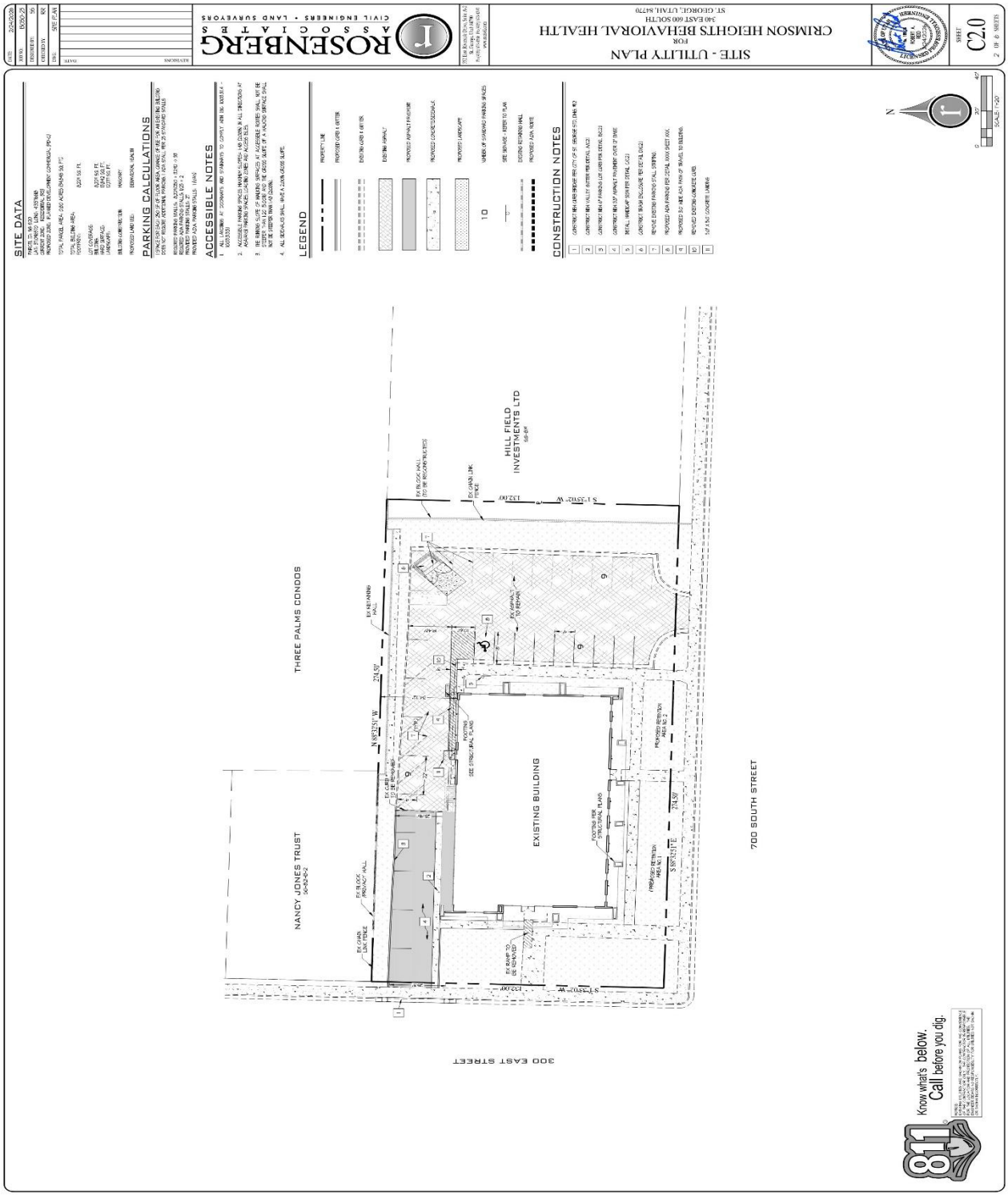
LEGAL DESCRIPTION

Parcel Numbers: SG-820

Description: Lot Two (2), Block 8, Plat "B", ST. GEORGE CITY SURVEY, as platted on the Official Map of said Survey on file in the Office of the Recorder of Washington County, State of Utah.

EXHIBIT B

SITE PLAN



Agenda Date: 05/07/2026 **Agenda Item Number:** 18

Subject:

Consider approval of Ordinance No. 2026-037 amending the City Zoning Map by changing the zone from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.80 acres located at 691 South 300 East Street. (Case No. 2025-ZC-022 - Crimson Heights Behavioral Health)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Rosenberg and Associates, Rob Reid

Reference Number: 2025-ZC-022

Address/Location:

691 South 300 East

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

The underlying general plan is DTCN (Downtown Connected Neighborhood) with the adjacent zoning of R-3 (Multiple-Family Residential) and R-1-8 (Single-Family Residential, 8,000 sq ft lots). At their meeting held on March 24, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 5-0 with the following conditions: 1) A six-foot-high block wall shall be constructed along the west property boundary to provide buffering for the adjacent residential property; 2) The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property; and 3)The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows. There were no public comments.

Staff Narrative (need/purpose):

This building was constructed in 1975 and was originally owned by the LDS Corporation of the President of the Church until 2007, when it was sold to the Washington County Board of Education. Although currently zoned R-3 Multiple-Family Residential, the building has never been used for residential purposes. Instead, it has served as a seminary building for Dixie High School students and as a ROTC location. The Washington County School District sold the building in 2025.This is a request to change the zone to PD-C (Planned Development Commercial). The applicant intends to utilize the location as a therapeutic and educational facility that supports children, youth and young adults with developmental, behavioral, and mental health needs.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a recommendation of approval with a unanimous vote of 5-0 with the following conditions:1.A six-foot-high block wall shall be constructed along the west property boundary to provide buffering for the adjacent residential property.2.The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property.3.The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows.

Attachments

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 03/24/2026
CITY COUNCIL AGENDA REPORT: 05/07/2026

Crimson Heights Behavioral Health Zone Change (Case No. 2025-ZC-022)		
Request:	Consider an ordinance to amend the City zoning map from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.80 acres.	
Applicant:	Rosenberg and Associates	
Representative:	Rob Reid	
Location:	691 South 300 East Street	
General Plan:	DTCN (Downtown Connected Neighborhood)	
Existing Zoning:	R-3 (Multiple-Family Residential)	
Surrounding Zoning:	North	R-3 (Multiple-Family Residential)
	South	R-1-8 (Single-Family Residential, 8,000 sq ft lots)
	East	R-1-8 (Single-Family Residential, 8,000 sq ft lots)
	West	R-3 (Multiple-Family Residential)
Land Area:	Approximately 0.83 acres	



BACKGROUND:
The Planning Commission held a public hearing on March 24, 2026, there were no public comments.

This building was constructed in 1975 and was originally owned by the LDS Corporation of the President of the Church until 2007, when it was sold to the Washington County Board of Education. Although currently zoned R-3 Multiple-Family Residential, the building has never been used for residential purposes. Instead, it has served as a seminary building for Dixie High School students and as a ROTC location. The Washington County School District sold the building in 2025.

This is a request to change the zone to PD-C (Planned Development Commercial). The applicant intends to utilize the location as a therapeutic and educational facility that supports children, youth and young adults with developmental, behavioral, and mental health needs.

SITE:
The site is fully developed. The applicant is updating the landscape and the exterior of the building. They are also adding a one-way access with parallel parking on the north side of the building.

The building is 8,229 square feet. Based on a calculation of one space per 250 square feet, the site is required to have 33 parking spaces.

There is a development agreement to be heard with this zone change to address the specific number of parking spaces needed for the behavioral health center to operate. Please see the detailed information from that agreement below:

3.1.3 Compliance With Requirements. The following is an analysis of the Project's compliance with the requirements of the General Plan and the Code that was utilized by the City Council in making its final approval of the Amendment Application.
A. PD-C Zone. The provisions of the PD-C Zone will be met by the Project with the exception being the number of parking stalls provided. Typical required parking in a PD commercial zone outside of the Central Business District is one space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being developed to handle a maximum of 45 clients. The staff to client ratio is 1:3, therefor maximum staff count is 15. The clients don't drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George. Parking requirements set forth by the ADA will be met.
Parking Required for Staff: 15
Required Handicap Parking: 1 (van accessible)
Visitor Spaces: 9
Total Approved Parking Spaces: 25 < 33

B Development Agreement Approval Requirements. The development requirements of Title 10 of the Code will be met with the exception detailed in 3.1.3.A above, which constitute all of the requirements for the approval of this Agreement:

C. This Agreement has been reviewed and considered in accordance with the provisions of Title 10 of the Code and meets all applicable requirements of that Section, the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-8D-6	Existing Building: Front: 40'5" Side (north): 35' Side (south/street): 27' Rear: 108'11"	The required setbacks are: Front: 20' Side: 20' Rear: 20'
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan provided shows pedestrian access.	This meets requirements.
Uses	10-8D-2	Financial, medical or professional services facility	PD-Cs can request uses allowed in the commercial use list; this use is allowed in C-1,C-2, C-3 and C-4
Height and Elevation	10-8D-2	The proposed maximum height is 22"	The PD-C zone allows 50' height. This meets regulations.
Phasing Plan	10-8D-2	No phasing proposed.	N/A
Landscape Plan	10-8D-2	The narrative states approx. 36% of the land area will be landscaped.	This will be verified for code compliance at the time of site plan approval.
Utilities	10-8D-2	The utilities are in place as this is an existing building.	N/A
Signs	10-8D-2	No signage is being proposed currently.	Any signage will meet the requirements of the sign code.
Lighting	10-8D-2	A photometric plan was provided; it appears to meet code.	This will be verified for code compliance at the time of site plan approval.
Solid Waste	10-8D-6	The site plan shows a solid waste location as well as details for the enclosure.	The location and enclosure appear to meet code.
Buffer Protection of Residential Property	10-8D-6	The site plan shows a landscaped, 10' buffer adjacent to the residential property to the north and a 20' landscape buffer adjacent to the	The applicant will need to install a 6' block wall on the east side adjacent to the R-3 zoning as condition to this zone change. *Required in Certain Areas:* In all administrative and professional office, commercial, and

		residential property to the east. There is a block wall on the west property line next to R-3 zoning.	manufacturing zones being adjacent to a residential zone of any type, or in multiple-family or planned development zones having a common lot line with a residential zone, a minimum six foot (6') high solid fence shall be required but shall be reduced to four feet (4') in height inside the front setback area. A minimum ten foot (10') wide planting strip along the adjoining property line is required for PD-commercial development that adjoins any lot or parcel of ground in any residential zone.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	The applicant is showing 25 parking stalls for the building.	This project requires 33 parking spaces for the building. There is a development agreement with this zone change to address parking.
EVCS And Bike Parking	10-19-6	They are not showing bike racks or electric vehicle charging station.	Regulations require 2 bike spaces and conduit for 1 EVCS.

RECOMMENDATION:
The Planning Commission forwarded a recommendation of approval with a unanimous vote of 5-0 with the following conditions:

1. A six-foot-high block wall shall be constructed along the west property boundary to provide buffering for the adjacent residential property.
2. The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property.
3. The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows.

ALTERNATIVES:
1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change amendment to a specific date.

POSSIBLE MOTION:

"I move that approve the Crimson Heights Behavioral Health zone change as recommended by the Planning Commission and based on the findings listed in the staff report, case no. 2025-ZC-022, including the conditions and based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed zone change meets the zone-change application requirements found in Section 10-8D-6.
2. The proposed project aligns with the general plan designation.

Exhibit A
Applicant's Narrative

CRIMSON HEIGHTS BEHAVIORAL HEALTH

691 SOUTH 300 EAST, ST. GEORGE, UTAH 84770

1.0 INTRODUCTION

Crimson Heights Behavioral Health is proposing to change the zoning of a 0.80 acre property located at the intersection of 600 South and 300 East Streets from R-3 to Planned Development (PD) Commercial. It is the intent of the applicant to use this property along with the existing building and parking lot as a behavioral health center.

This written text will address the requirements of Title 10 of the City of St. George Zoning Ordinance, in the order outlined therein.

2.0 USE OF LAND

The proposed development will serve as the **Crimson Heights Behavioral Health Center**, a therapeutic and educational facility supporting children, youth, and young adults with developmental, behavioral, and mental health needs. This use is permitted in a PD-C zone as personal instruction service.

The facility will provide a professional, community-based environment offering evidence-based, person-centered services.

2.1 Primary Uses Include:

- Clinical offices for licensed behavioral health professionals
- Therapy rooms for individual and group sessions
- Skills training areas for socialization, daily living, and vocational preparation
- Conference and staff training rooms
- Secure outdoor therapeutic activity area

This facility will operate **Monday through Friday, 8:00 a.m. to 6:00 p.m.** No residential, inpatient, or overnight services will occur on the premises.

2.2 Land Use Areas

Total Land Area: 34,848 sq ft (0.80 acres)

Building Footprint Area: 8,229 sq ft covering 23.6% of the total land area

Landscape Coverage Area: 12,777 sq ft covering 36.0% of the total land area

Hardscape/Parking Area: 13,842 sq ft covering 39.7% of the total land area

2.3 Parking

Typical required parking in a PD commercial zone outside of the Central Business District is based off 1 space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being set up to handle a maximum of 45 clients. The staff to client ratio is 1:3, therefor maximum staff count is 15. The clients don't drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George.

Parking Required for Staff: 15 spaces

Required Handicap Parking: 1 space (van accessible)

Visitor Spaces: 9 spaces

Total Proposed Parking Spaces: 25 spaces

3.0 BUILDING HEIGHT AND ELEVATIONS

The existing building is 25 feet tall with a red brick facia.

4.0 PROJECT DENSITY

The project reuses the existing structure with internal renovation and exterior modernization to meet city design and code standards while maintaining the existing footprint and site layout. No part of the existing building will be used as a dwelling unit.

5.0 OPEN SPACES WITHIN THE PROPOSED PROJECT LIMITS

No areas are currently being reserved as open space. The project includes a **private outdoor therapeutic area** for small-group activities and experiential learning. This area will be securely

enclosed, landscaped, and designed to create a calm, restorative environment that complements the behavioral health services offered.

6.0 PHASING PLAN

This project will be constructed in two phases to be completed within six (6) months of permit issuance.

Phase 1 – Interior and Exterior Renovation (0–3 Months):

- Interior tenant improvements for therapy and administrative use
- Mechanical, electrical, plumbing, and fire system upgrades
- ADA compliance upgrades and restroom modifications
- Initial landscaping, irrigation, and parking refinements

Phase 2 – Site Enhancements (3–6 Months):

- Construction of outdoor therapeutic and landscaped areas
- Final exterior finishes, signage, and lighting installations
- Completion of parking lot surfacing and striping
- Final landscape detailing and tree trimming

All work will be completed in accordance with the **City of St. George Building Department**, **Fire Department**, and **Planning Division** requirements.

7.0 TOPOGRAPHY

The site slopes generally from the northwest to southeast at approximately 2.0%. Stormwater is conveyed offsite by way of curb & gutter where it discharges to the St. George storm drain system. The site is not in a special flood hazard area and is located in Zone X, per FIRM 49053C1027G.

8.0 LANDSCAPE PLAN

Existing landscaping consists of lawn, trees and gravel areas. The existing lawns abutting the front property lines along 300 E. Street and 700 S. Street will be removed and replaced with desert landscaping. Approximately 2,274 sq ft of landscaping will be removed near the northwest corner of the site to make way for a new driveway and parking lot aisle that will provide access to 300 E. Street.

A site landscape plan denoting plant layout and materials will be submitted with the construction plans.

9.0 AREA RESERVED FOR LANDSCAPING

As noted in Section 2.0, approximately 36.0% of the total land area will be landscaped.

10.0 UTILITIES

Utilities serving the site will remain unchanged as part of this project.

11.0 REFUSE STORAGE AREAS

The existing concrete pad used for the trash bin will be expanded to accommodate a new trash enclosure consisting of a masonry block wall so that the bin will not be visible from the public streets. Refer to the construction plans for the location of the new trash enclosure.

12.0 LIGHTING PLAN

The existing lighting for the site and building will remain unchanged.

13.0 ACCESS AND TURNING SPACE

The site is currently accessed by way of a driveway off 700 S. Street. Additional access to the site will be provided by way of a new driveway and aisle off 300 E. Street. The new driveway and access layout can be seen as part of the site plan to be submitted with the construction plan set.

The site layout as proposed on the Zone Change Site Plan has provided for safe and convenient turning space for cars, public utility maintenance vehicles, firefighting equipment, etc.

14.0 SIGNING

New site signing will follow the requirements of the City's sign permit.

Exhibit B
Use List

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Proposed Uses

The building will be used as a financial, medical or professional services facility.

Exhibit C
PowerPoint Presentation

Crimson Heights Behavioral Health



2025-ZC-022



Location



General Plan



Zoning

Proposed Use List:

Financial, medical or professional services facility

Narrative:

The proposed development will serve as the Crimson Heights Behavioral Health Center, a

therapeutic and educational facility supporting children, youth, and young adults with

developmental, behavioral, and mental health needs. This use is permitted in a PD-C zone as

personal instruction service.

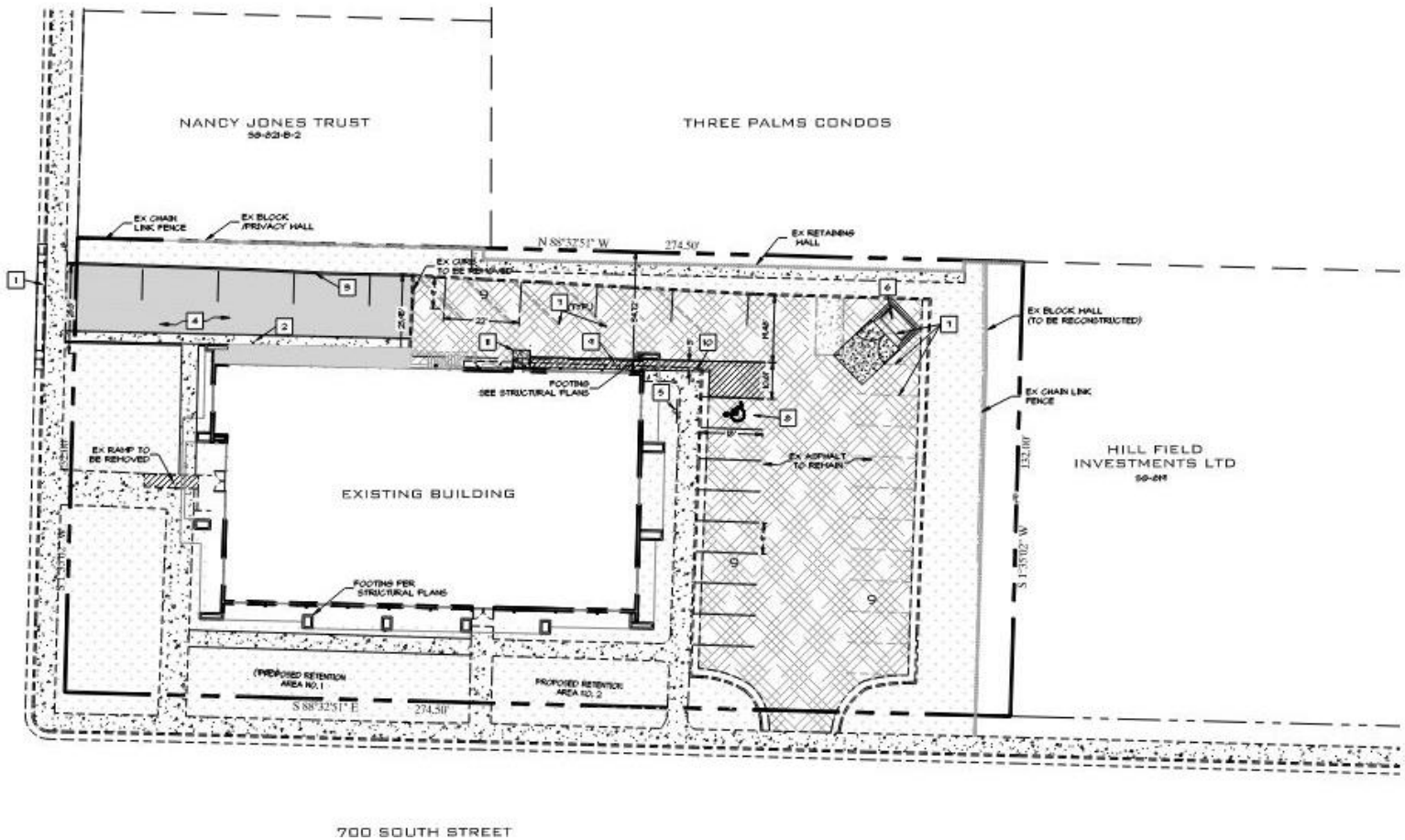
The facility will provide a professional, community-based environment offering evidence-based,

person-centered services.

2.1 Primary Uses Include:

- Clinical offices for licensed behavioral health professionals
- Therapy rooms for individual and group sessions
- Skills training areas for socialization, daily living, and vocational preparation
- Conference and staff training rooms
- Secure outdoor therapeutic activity area

Site Plan



PARCEL ID: 58-820
LAT: 51.048570 LONG: -80.576688
CURRENT ZONE: RESIDENTIAL (R3)
PROPOSED ZONE: PLANNED DEVELOPMENT COMMERCIAL (PD-C)

TOTAL PARCEL AREA: 0.150 ACRES (6,648 SQ. FT.)

TOTAL BUILDING AREA:
FOOTPRINT: 8,224 SQ. FT.

LOT COVERAGE:
BUILDING: 8,224 SQ. FT.
HARD SURFACE: 15,642 SQ. FT.
LANDSCAPE: 12,777 SQ. FT.

BUILDING CONSTRUCTION: MASONRY

PROPOSED LAND USE: BEHAVIORAL HEALTH

PARKING CALCULATIONS

1 SPACE FOR EACH 250 SF OF FLOOR AREA. CHANGE OF USE FOR AN EXISTING BUILDING DOES NOT REQUIRE ADDITIONAL PARKING. 1 ADA STALL PER 25 STANDARD STALLS

REQUIRED PARKING STALLS: 8,224/250 = 32.92 → 33
REQUIRED ADA PARKING STALLS: 1/25 = 2
PROVIDED PARKING STALLS: 27
PROVIDED ADA PARKING STALLS: 1 (VAN)

ACCESSIBLE NOTES

1. ALL LANDINGS AT DOORWAYS AND STAIRWAYS TO COMPLY WITH IBC 1008.1.6 - 1008.1.8.3
2. ACCESSIBLE PARKING SPACES MAXIMUM SLOPES= 1:48 (2.08%) IN ALL DIRECTIONS AT ASAWELL PARKING SPACES, LOADING ZONES AND ACCESS AISLES.
3. THE RUNNING SLOPE OF WALKING SURFACES AT ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20 (5.00%) AND THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.08%).
4. ALL SIDEWALKS SHALL HAVE A 2.00% CROSS SLOPE.

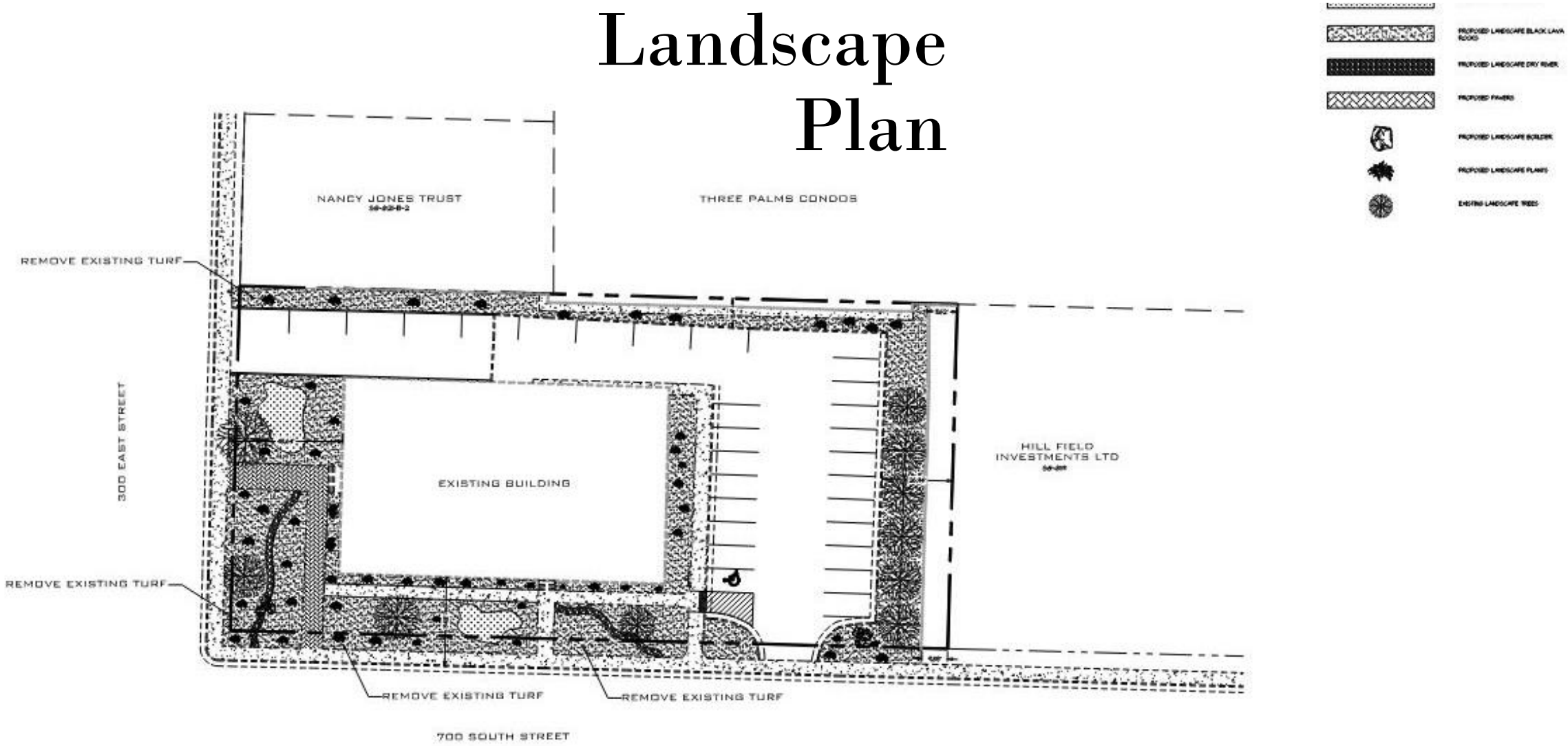
LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING ASPHALT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED LANDSCAPE
- 10 — NUMBER OF STANDARD PARKING SPACES
- S — SITE SIGNAGE - REFER TO PLAN
- EXISTING RETAINING WALL
- PROPOSED ADA ROUTE

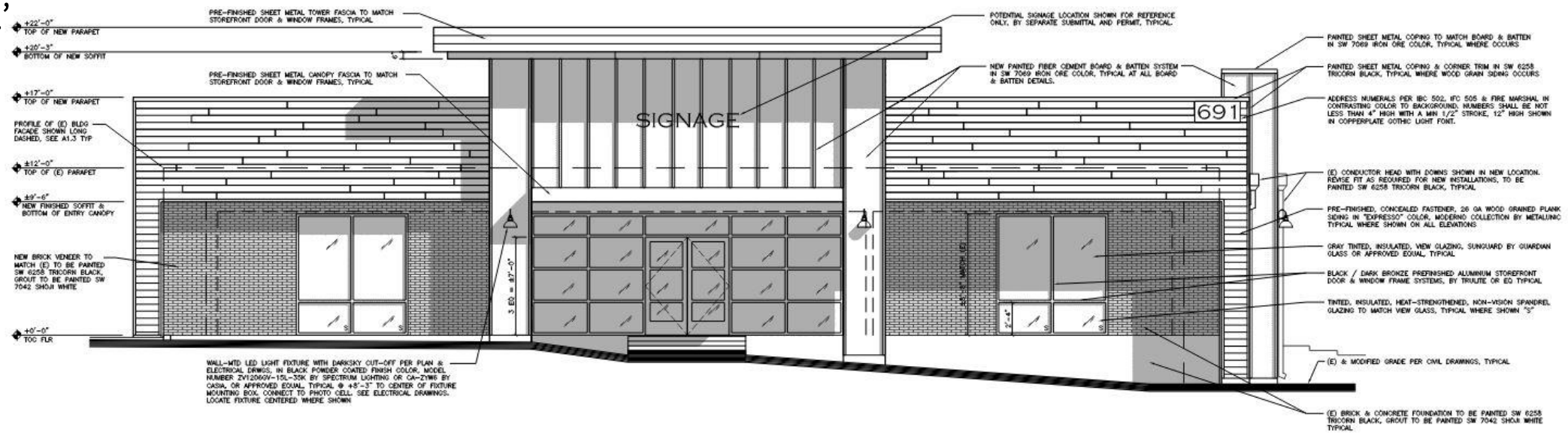
CONSTRUCTION NOTES

1. CONSTRUCT NEW CURB BRIDGE PER CITY OF ST. GEORGE STD. DWG. #12
2. CONSTRUCT NEW VALLEY GUTTER PER DETAIL A/C2.1
3. CONSTRUCT NEW 6" PARKING LOT CURB PER DETAIL B/C2.1
4. CONSTRUCT NEW 5.5" ASPHALT PAVEMENT OVER 12" BASE
5. INSTALL HANDICAP SIGN PER DETAIL C/C2.1
6. CONSTRUCT TRASH ENCLOSURE PER DETAIL D/C2.1
7. REMOVE EXISTING PARKING STALL STRIPING.
8. PROPOSED ADA PARKING PER DETAIL xxxx SHEET xxx.
9. PROPOSED 5.0' WIDE ADA PATH OF TRAVEL TO BUILDING.
10. REMOVED EXISTING CONCRETE CURB.
11. 5.0' X 5.0' CONCRETE LANDING

Landscape Plan



22’



PROPOSED WEST ELEVATION - FACING 300 EAST STREET

1/4"=1'-0"



PROPOSED SOUTH ELEVATION - FACING 700 SOUTH STREET

1/4"=1'-0"





PROPOSED NORTH ELEVATION - FACING RESIDENTIAL



PROPOSED EAST ELEVATION - FACING EXISTING PARKING LOT

Development Agreement

A. PD-C Zone. The provisions of the PD-C Zone, will be met by the Project with the exception being the number of parking stalls provided. Typical required parking in a PD commercial zone outside of the Central Business District is one space for every 250 sq ft of building area. This would equate to 33 required stalls for this building size. This facility is being developed to handle a maximum of 45 clients. The staff to client ratio is 1:3, therefor maximum staff count is 15. The clients don't drive due to having developmental disabilities. Administrative services are provided out of a nearby separate building located at 348 E 600 South in St. George. Parking requirements set forth by the ADA will be met.

Parking Required for Staff: 15

Required Handicap Parking: 1 (van accessible)

Visitor Spaces: 9

Total Approved Parking Spaces: 25 < 33

Development Agreement

B. Development Agreement Approval Requirements. The development requirements of Title 10 of the Code will be met with the exception detailed in 3.1.3.A above, which constitute all of the requirements for the approval of this Agreement:

C. This Agreement has been reviewed and considered in accordance with the provisions of Title 10 of the Code and meets all applicable requirements of that Section, the exception being Chapter 19 of the zoning regulations, Off-Street Parking.

Possible Motions

“I move that we approve the Development Agreement for Crimson Heights Behavioral Health, Case no. 2025-DA-005.”

“I move that we forward approve ordinance No. 2026-0XX Crimson Heights Behavioral Health zone change as presented, case no. 2025-ZC-022, based on the findings listed in the staff report, with the following conditions:

1. A six-foot-high block wall shall be constructed along the west property boundary to provide buffering for the adjacent residential property.

2.The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property.

3. The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows.”

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcityutah.gov>

WCSD Comment for Case No. 2025-ZC-022 and Case No. 2025-DA-005 (Crimson Heights Behavioral Health)

1 message

Bryan Dyer <bryan.dyer@washk12.org> Mon, Mar 23, 2026 at 4:38 PM
To: "brenda.hatch@sgcityutah.gov" <brenda.hatch@sgcityutah.gov>
Cc: Richard Holmes <richard.holmes@washk12.org>, Cheri Stevenson <cheri.stevenson@washk12.org>, Brent Bills <bbills@washk12.org>, Rusty Taylor <rusty.taylor@washk12.org>, Kajsia Boyer <kboyer@washk12.org>

Brenda,

On behalf of the Washington County School District, please accept this formal statement regarding the proposed zone change from R-3 to PD-C for the property located at 691 South 300 East. This comment is submitted for the official record to be reviewed by the Planning Commission during the public hearing scheduled for March 24, 2026.

While the School Board recognizes the value of clinical services and generally seeks to support the growth of local businesses within St. George, we must emphasize the unique geographical context of this specific request. As noted in the project location map, the subject property sits directly across the street from Dixie High School. The Washington County School District requests that the Planning Commission and City Council factor the following into any final decision or Development Agreement:

Student Well-being: Any transition to clinical or behavioral health offices must prioritize the safety of the student population located in immediate proximity.

Operational Sensitivity: We ask that the City ensure the nature of the clinical services provided at this location is compatible with a high-traffic school zone.

Protective Measures: Any approved zone change should include specific considerations or stipulations that protect the educational environment from potential disruptions or safety concerns.

We appreciate the opportunity to provide input on this matter and trust that the City will balance the needs of the applicant with the security and health of our students.

Thanks,

Bryan Dyer
Physical Facilities Director
Washington County School District
811 East Brigham Road #A
St. George, UT 84790
O: (435) 652-4730
C: (435) 817-2651

20260313 DHS Crimson Heights Behaviorial Health.pdf
633K

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 0.83 ACRES LOCATED AT 691 SOUTH 300 EAST STREET FOR THE PURPOSE OF ZONING THE PROPERTY TO PD-C AND ESTABLISHING A USE LIST. CASE NO. 2025-ZC-022

(CRIMSON HEIGHTS BEHAVIORAL HEALTH)

WHEREAS, the property owner has requested a zone change from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.83 acres located on at 691 South 300 East for the purpose of establishing a use list; and

WHEREAS, the City Council held a public meeting on this request on May 7, 2026; and

WHEREAS, the Planning Commission held a public hearing on the request on March 24, 2026, and recommended approval with a 5-0 vote with the following conditions: 1. A six-foot-high block wall shall be constructed along the west property boundary to provide buffering for the adjacent residential property. 2. The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property. 3. The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows.

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 R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial). The zone amendment and location is more specifically described on the attached record of survey, incorporated herein as Exhibit “A,” the site plan exhibit, incorporated herein as Exhibit “B” and the use list, incorporated herein as Exhibit “C”. 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 upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved within one year of the adoption of this Ordinance, this Ordinance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 07th day of May 2026.

ST. GEORGE CITY:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

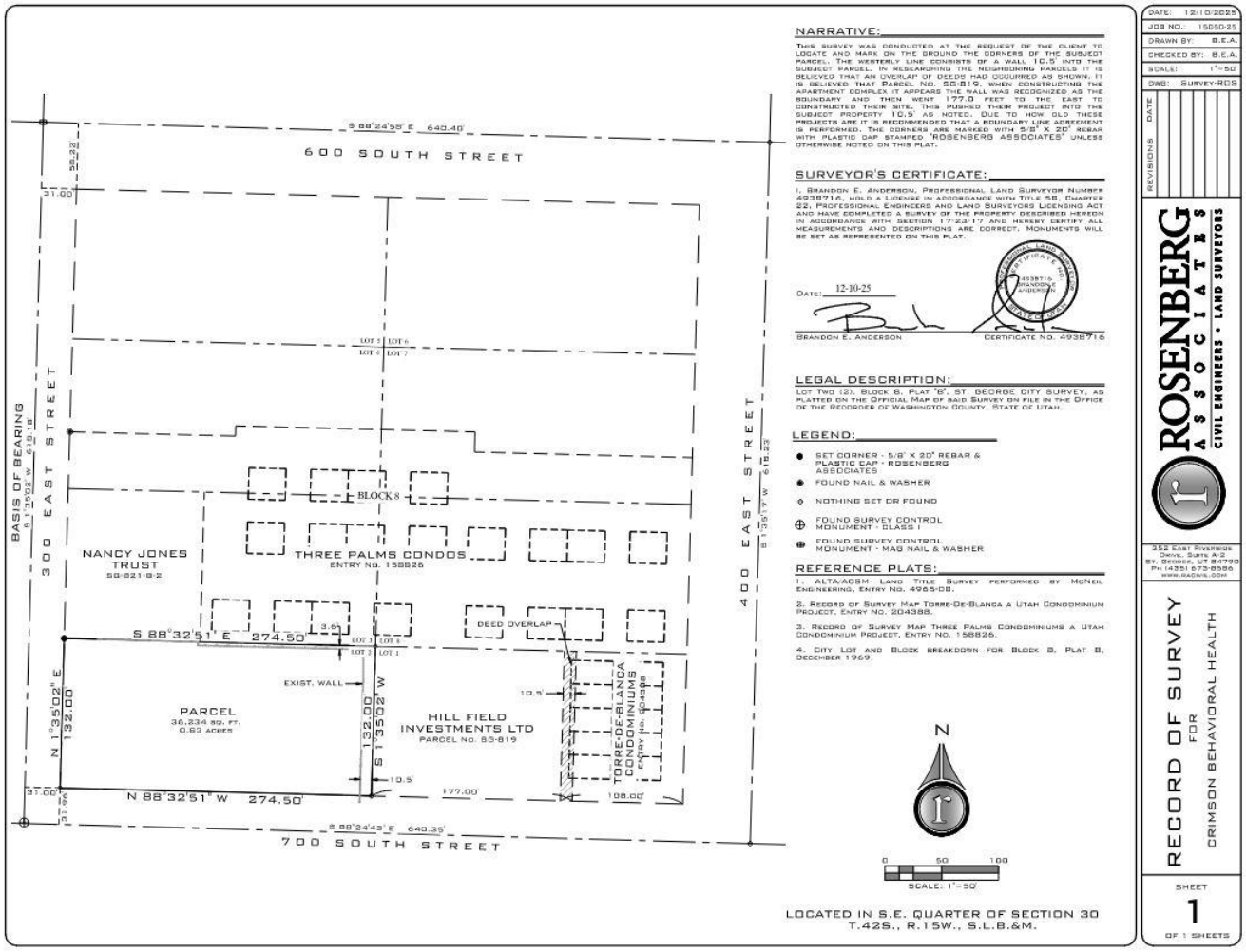
_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Exhibit “A” – Record of Survey

Crimson Heights Behavioral Health
Record of Survey



NARRATIVE:

This survey was conducted at the request of the client to locate and mark on the ground the corners of the subject parcel. The westerly line consists of a wall 10.5 into the subject parcel. In researching the neighboring parcels it is believed that an overlap of deeds had occurred as shown. It is believed that Parcel No. 58-819, when constructing the apartment complex it appears the wall was recognized as the boundary and then went 177.0 feet to the east to constructed their site. This pushed their project into the subject property 10.5 as noted. Due to how old these projects are it is recommended that a boundary line agreement is performed. The corners are marked with 5/8" x 20" rebar with plastic cap stamped "ROSENBERG ASSOCIATES" unless otherwise noted on this plat.

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat.

Date: 12-10-25

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Lot Two (2), Block 8, Plat "B", St. George City Survey, as platted on the Official Map of said Survey on file in the Office of the Recorder of Washington County, State of Utah.

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- FOUND NAIL & WASHER
- NOTHING SET OR FOUND
- FOUND SURVEY CONTROL MONUMENT - BLASS I
- FOUND SURVEY CONTROL MONUMENT - MAG NAIL & WASHER

REFERENCE PLATS:

1. ALTA/ACSM Land Title Survey performed by McNeil Engineering, Entry No. 4965-08.
2. Record of Survey Map Torre-De-Blanca a Utah Condominium Project, Entry No. 204388.
3. Record of Survey Map Three Palms Condominiums a Utah Condominium Project, Entry No. 158826.
4. City Lot and Block breakdown for Block 8, Plat B, December 1969.

DATE: 12/10/2025
JOB NO.: 15050-25
DRAWN BY: B.E.A.
CHECKED BY: B.E.A.
SCALE: 1"=50'
DWG: Survey-ROS
REVISIONS DATE

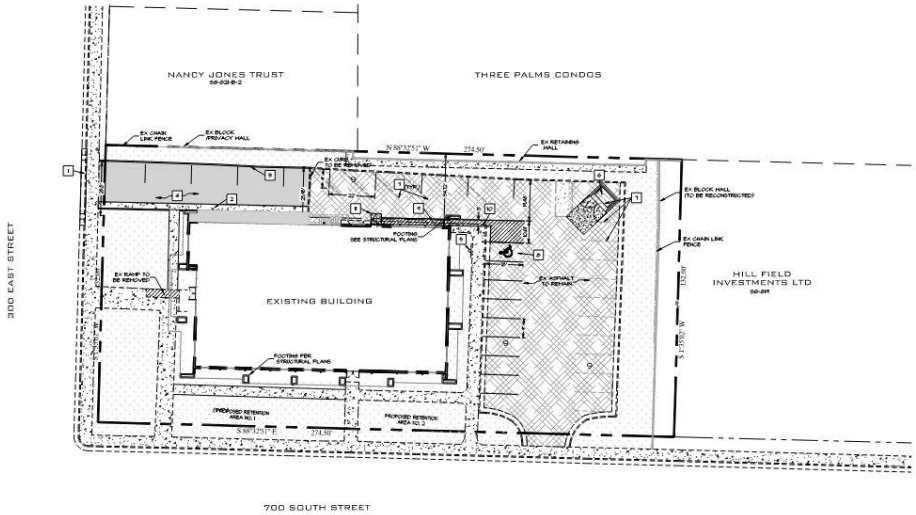
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, UT 84790
Ph (435) 673-8586
www.rasurvs.com

RECORD OF SURVEY
FOR
CRIMSON BEHAVIORAL HEALTH

SHEET 1 OF 1 SHEETS

Exhibit “B” – Parcel Exhibit



SITE DATA

PARCEL ID: 59-
LOT, TPUD/PD: LOT#, #SITNAME
CURRENT ZONE: RESIDENTIAL (R3)
PROPOSED ZONE: PLANNED DEVELOPMENT COMMERCIAL (PD-C)

TOTAL PARCEL AREA: 0.60 ACRES (26,646 SQ. FT.)

TOTAL BUILDING AREA:
FOOTPRINT: 8,229 SQ. FT.

LOT COVERAGE:
BUILDING: 8,229 SQ. FT.
PAVED SURFACE: 15,910 SQ. FT.
LANDSCAPE: 2,777 SQ. FT.

BUILDING CONSTRUCTION: MASONRY

PROPOSED LAND USE: BEHAVIORAL HEALTH

PARKING CALCULATIONS

1 SPACE FOR EACH 250 SF OF FLOOR AREA, CHANGE OF USE FOR AN EXISTING BUILDING DOES NOT REQUIRE ADDITIONAL PARKING | ADA STALL PER 25 STANDARD STALLS

REQUIRED PARKING STALLS: 8,229/250 = 32.92 = 33
REQUIRED ADA PARKING STALLS: 0.01 = 2
PROVIDED PARKING STALLS: 27
PROVIDED ADA PARKING STALLS: 1 (VAN)

ACCESSIBLE NOTES

1. ALL LANDINGS AT DOORWAYS AND STAIRWAYS TO COMPLY WITH IBC 1008.1.4 - 1008.1.5.5.
2. ACCESSIBLE PARKING SPACES MAXIMUM SLOPES= 1:48 (2.08%) IN ALL DIRECTIONS AT ADJOINED PARKING SPACES, LOADING ZONES AND ACCESS ISLES.
3. THE RUNNING SLOPE OF WALKING SURFACES AT ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20 (5.00%) AND THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.08%).
4. ALL SIDEWALKS SHALL HAVE A 2.00% CROSS SLOPE.

LEGEND

PROPERTY LINE
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING ASPHALT
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE/SIDEWALK
PROPOSED LANDSCAPE
10 — NUMBER OF STANDARD PARKING SPACES
SITE SIGNAGE - REFER TO PLAN
EXISTING RETAINING WALL
PROPOSED ADA, ROUTE

CONSTRUCTION NOTES

1 CONSTRUCT NEW CURB BRIDGE PER CITY OF ST. GEORGE STD. DWG. #C
2 CONSTRUCT NEW VALLEY GUTTER PER DETAIL A/C22
3 CONSTRUCT NEW 6" PARKING LOT CURB PER DETAIL B/C22
4 CONSTRUCT NEW 5.5" ASPHALT PAVEMENT OVER 12" BASE
5 INSTALL WHEELCHAIR RAMP PER DETAIL C/C22
6 CONSTRUCT TRASH ENCLOSURE PER DETAIL D/C21
7 REMOVE EXISTING PARKING STALL STRIPING.
8 PROPOSED ADA PARKING PER DETAIL, XXXX SHEET XXX.
9 PROPOSED 5.0' WIDE ADA PATH OF TRAVEL TO BUILDING.
10 REMOVED EXISTING CONCRETE CURB.
11 5.0' X 5.0' CONCRETE LANDING

Exhibit "C" – Use List

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Proposed Uses

The building will be used as a financial, medical or professional services facility.

Agenda Date: 05/07/2026 **Agenda Item Number:** 19

Subject:

Consider approval of Ordinance No. 2026-038 amending the City Zoning Map by changing the zone from ASBP (Airport Supporting Business Park) to C-2 (Commercial) on approximately 0.23 acres generally located south of Flowers Way and North of the Southern Parkway. (Case No. 2026-ZC-005 - Zion Bible Church)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Civil Science, Brandee Walker

Reference Number: 2025-ZC- 005

Address/Location:

Generally located south of Flowers Way and North of the Southern Parkway

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

The underlying general plan is COM (Commercial) with the adjacent zoning of C-2 (Highway Commercial) and ASBP (Airport Supporting Business Park). At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0 with one condition. There were no public comments received.

Staff Narrative (need/purpose):

The subject property was originally zoned as part of the Desert Canyon master plan. During that process, zones were assigned by general areas rather than exact legal descriptions.When the plat was recorded, the western .23 acres of the property fell within the ASBP (Airport Supporting Business Park) designation. This proposed zone change is intended to clean up the zoning and ensure the entire parcel matches the zoning of the larger portion of the property.The General Plan designation for this property is COM (Commercial). The entire property is 1.07 acres, or 46,609.2 square feet. The minimum square footage required for a lot with the C-2 Highway Commercial designation is 10,000 square feet.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Planning Commission forwarded a positive recommendation with a unanimous vote of 6-0 based on the findings and with the condition listed in the staff report.1.The applicant will need to submit a fully designed site plan and comply with all the requirements of the C-2 (Commercial) zoning code at the time of development.

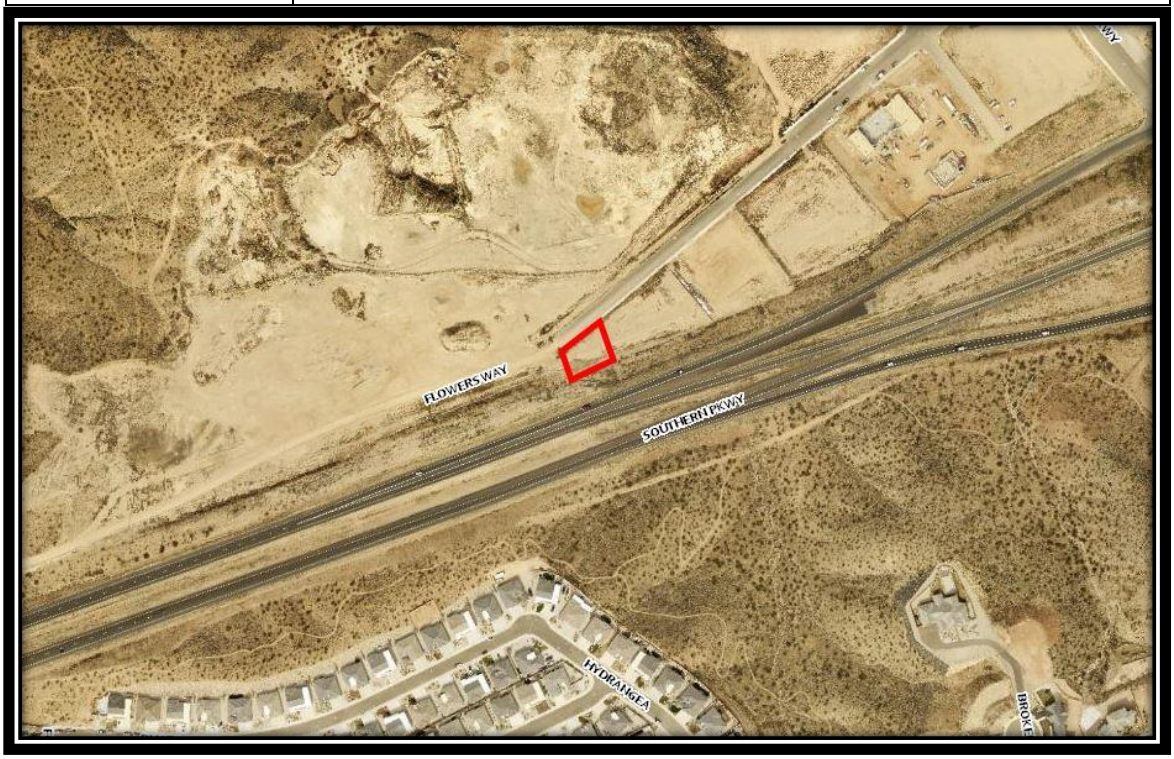
Attachments

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 04/14/2026
CITY COUNCIL AGENDA REPORT: 05/07/2026

Zion Bible Church Zone Change (Case No. 2026-ZC-005)		
Request:	Consider an ordinance to amend the City Zoning Map from ASBP (Airport Supporting Business Park) to C-2 (Commercial).	
Applicant:	Civil Science	
Representative:	Brandee Walker	
Location:	generally located south of Flowers Way and North of the Southern Parkway	
General Plan:	COM (Commercial)	
Existing Zoning:	None	
Surrounding Zoning:	North	C-2 (Highway Commercial)
	South	Southern Parkway
	East	ASBP (Airport Supporting Business Park)
	West	C-2 (Highway Commercial)
Land Area:	Approximately .23	



BACKGROUND:
The Planning Commission held a public hearing on April 14, 2026, no public comments were made.

The subject property was originally zoned as part of the Desert Canyon master plan. During that process, zones were assigned by general areas rather than exact legal descriptions.

When the plat was recorded, the western .23 acres of the property fell within the ASBP (Airport Supporting Business Park) designation. This proposed zone change is intended to clean up the zoning and ensure the entire parcel matches the zoning of the larger portion of the property.

The General Plan designation for this property is COM (Commercial). The entire property is 1.07 acres, or 46,609.2 square feet. The minimum square footage required for a lot with the C-2 Highway Commercial designation is 10,000 square feet.

RECOMMENDATION ZONE CHANGE:
Planning Commission forwarded a positive recommendation with a unanimous vote of 6-0 based on the findings and with the condition listed in the staff report.

1. The applicant will need to submit a fully designed site plan and comply with all the requirements of the C-2 (Commercial) zoning code at the time of development.

ALTERNATIVES:
1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zone change to a later date.

POSSIBLE MOTION:
"I move that approve the Zion Bible Church Change, case no. 2026-ZC-005, with the condition and based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:
1. The proposed zoning is consistent with the general plan designations on the property.
2. That approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

Exhibit A
PowerPoint Presentation

Zion Bible Church
2026-ZC-005



Location

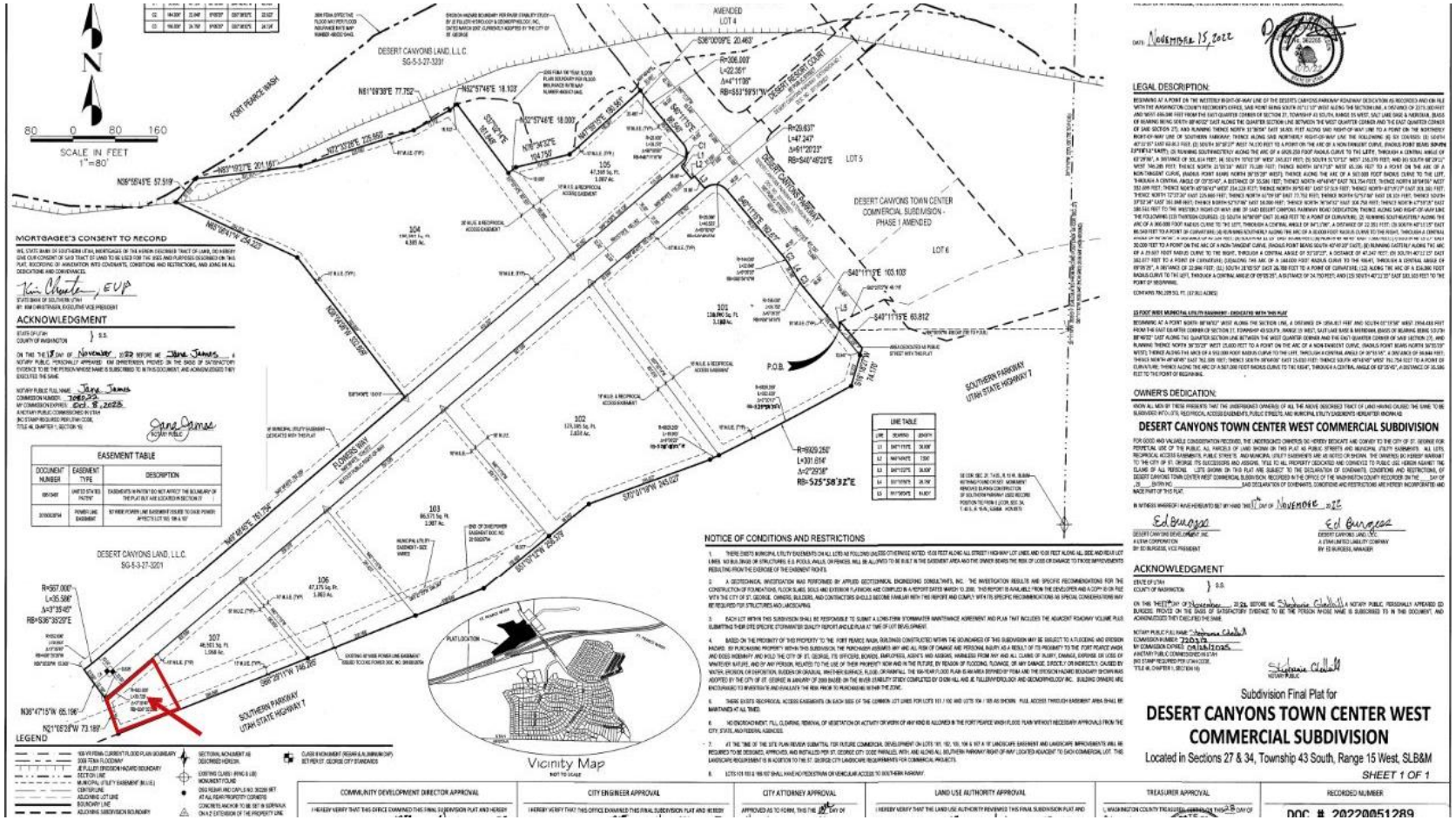


General Plan



Zoning

Area of Zone Change



Possible Motion

“I move that we approve the zone change for Zion Bible Church as recommended by the Planning Commission, case no. 2026-ZC-005, with the condition and based on the findings listed in the staff report.”

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM ASBP (AIRPORT SUPPORTING BUSINESS PARK) TO C-2 (COMMERCIAL) ON APPROXIMATELY 0.23 ACRES GENERALLY LOCATED SOUTH OF FLOWERS WAY AND NORTH OF THE SOUTHERN PARKWAY FOR THE PURPOSE OF CONSISTENT ZONING ACROSS THE ENTIRE PARCEL. CASE NO. 2026-ZC-005

(ZION BIBLE CHURCH)

WHEREAS, the property owner has requested a zone change from ASBP (Airport Supporting Business Park) to C-2 (Commercial) on approximately 0.23 acres generally located south of flowers way and north of the southern parkway for the purpose of consistent zoning across the entire parcel; and

WHEREAS, the City Council held a public meeting on this request on May 7, 2026; and

WHEREAS, the Planning Commission held a public hearing on the request on April 14, 2026, and recommended approval with a 6-0 vote with no conditions.

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 ASBP (Airport Supporting Business Park) to C-2 (Commercial). The zone amendment and location is more specifically described legal description, incorporated herein as Exhibit “A”, and shown in 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 upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved within one year of the adoption of this Ordinance, this Ordinance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 07th day of May 2026.

ST. GEORGE CITY:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Exhibit “A” – Legal Description

Zion Bible Church
Legal Description

DESERT CANYONS TOWN CENTER WEST

COMMERCIAL SUBDIVISION

LOT 107 ZONE CHANGE LEGAL DESCRIPTION

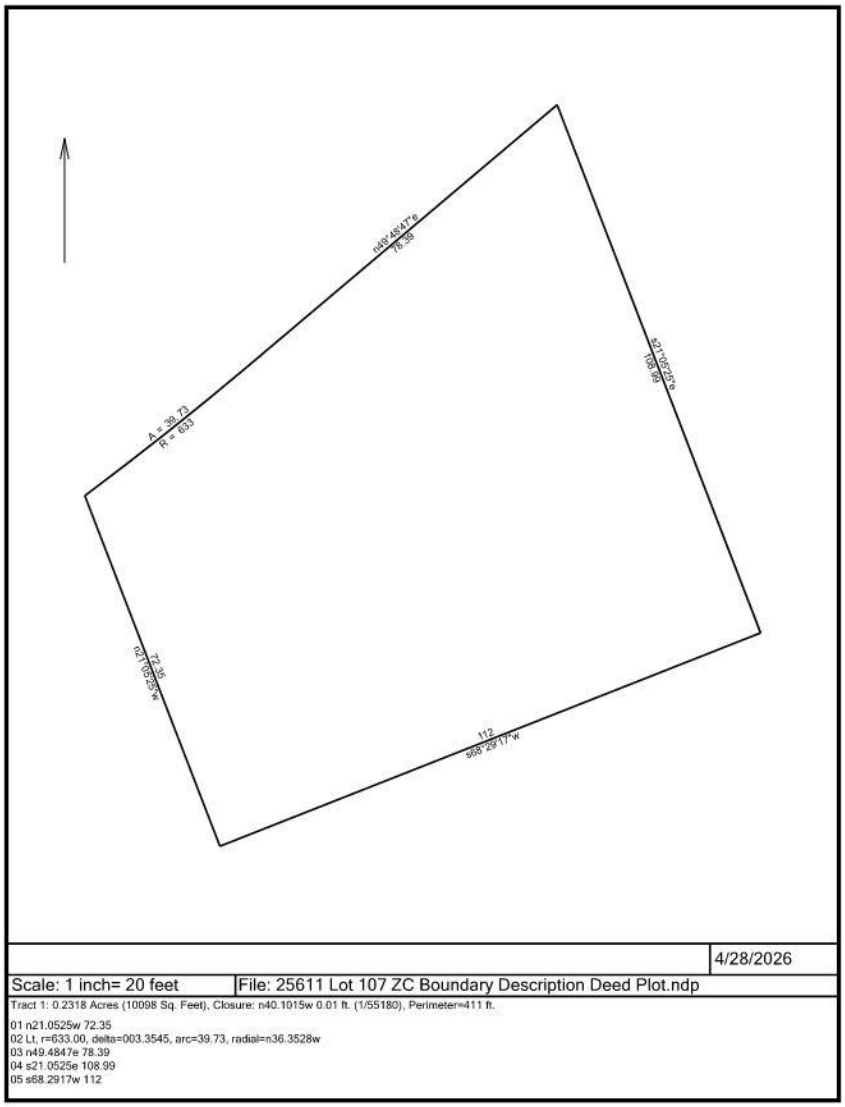
EXHIBIT “A”

BEGINNING AT THE SOUTHWEST CORNER OF LOT 107 OF DESERT CANYONS TOWN CENTER WEST COMMERCIAL SUBDIVISION, AND RUNNING THENCE N 21°05'25" W 72.35 FEET, TO A POINT ON A 633.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 36°35'28" W; THENCE ALONG THE ARC OF SAID CURVE 39.73 FEET THROUGH A CENTRAL ANGLE OF 3°35'45"; THENCE N 49°48'47" E 78.39 FEET; THENCE S 21°05'25" E 108.99 FEET; THENCE S 68°29'17" W 112.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 10,098 SQ FT OR 0.23 ACRES MORE OR LESS

(NOTE: ROTATE ABOVE BEARINGS 0°0’3” COUNTERCLOCKWISE TO EQUAL BEARINGS ON SUBDIVISION FINAL PLAT)

Exhibit “B” – Parcel Exhibit



	4/28/2026
Scale: 1 inch= 20 feet	File: 25611 Lot 107 ZC Boundary Description Deed Plot.ndp

Tract 1: 0.2318 Acres (10098 Sq. Feet), Closure: n40.1015w 0.01 ft. (1/55180), Perimeter=411 ft.

01 n21.0525w 72.35
02 Lt, r=633.00, delta=003.3545, arc=39.73, radial=n36.3528w
03 n49.4847e 78.39
04 s21.0525e 108.99
05 s68.2917w 112

Agenda Date: 05/07/2026 **Agenda Item Number:** 20

Subject:

Consider approval of Ordinance No. 2026-039 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot size) on approximately 2.87 acres generally located on 3430 East at approximately 2300 South. (Case No. 2026-ZC-006 - Woodhaven Estates Amended and Extended)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Civil Science, Brandee Walker

Reference Number: 2026-ZC-006

Address/Location:

Generally located on 3430 East at approximately 2300 South

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

The underlying general plan is AE (Agricultural Estates) with adjacent zoning of A-1 (Agricultural, 40,000 square foot minimum lot size) and RE-37.5 (Residential Estates, 37,500- square foot minimum lot size). At their meeting held on April 14, 2026 the Planning Commission held a public hearing and recommended approval in a unanimous vote of 6-0 with no conditions. No public comments were received.

Staff Narrative (need/purpose):

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square feet minimum lot size) in order to subdivide the property. 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 south of the property has been developed as RE-37.5 (Residential Estates, 37,500 square foot minimum lot size). To the north and west of the property has been developed as A-1 (Agricultural, 40,000 square foot minimum lot size). The RE zones allow for limited animal rights in keeping with the agricultural zones. The RE zone is also consistent with the underlying General Plan on this property, which is AE (Agricultural Estates).

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission forwarded a recommendation of approval with a unanimous vote of 6-0.

Attachments

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 04/14/2026

Woodhaven Estates Amended and Extended Zone Change (Case No. 2026-ZC-006)		
Request:	Consider a request to amend the City Zoning Map by amending the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot size) on approximately 2.87 acres generally located on 3430 East at approximately 2300 South.	
Applicant:	Civil Science, Brandee Walker	
Location:	Generally located on 3430 East at approximately 2300 South	
General Plan:	AE (Agricultural Estates)	
Existing Zoning:	A-1 (Agricultural, 40,000 square foot minimum lot size)	
Surrounding Zoning:	North	A-1 (Agricultural, 40,000 square foot minimum lot size)
	South	RE-37.5 (Residential Estates, 37,500- square foot minimum lot size)
	East	Washington City
	West	A-1 (Agricultural, 40,000 square foot minimum lot size)
Land Area:	Approximately 7.46 acres	



BACKGROUND:
The Planning Commission held a public hearing on April 14, 2026, no public comments were received.

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square feet minimum lot size) in order to subdivide the property.

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 south of the property has been developed as RE-37.5 (Residential Estates, 37,500 square foot minimum lot size). To the north and west of the property has been developed as A-1 (Agricultural, 40,000 square foot minimum lot size). The RE zones allow for limited animal rights in keeping with the agricultural zones. The RE zone is also consistent with the underlying General Plan on this property, which is AE (Agricultural Estates).

NOTICING:
Notice letters were sent to property owners within a 500 ft. radius of the rezone and notices were posted in four (3) public places on the City website, State website, and on the bulletin board in the City.

RECOMMENDATION:
The Planning Commission forwarded a recommendation of approval with a unanimous vote of 6-0.

ALTERNATIVES:
1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed zone change amendment to a specific date.

POSSIBLE MOTION:
“I move that we approve the zone change for Woodhaven Estates Amended and Extended as recommended by the Planning Commission, case number 2026-ZC-006, 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.

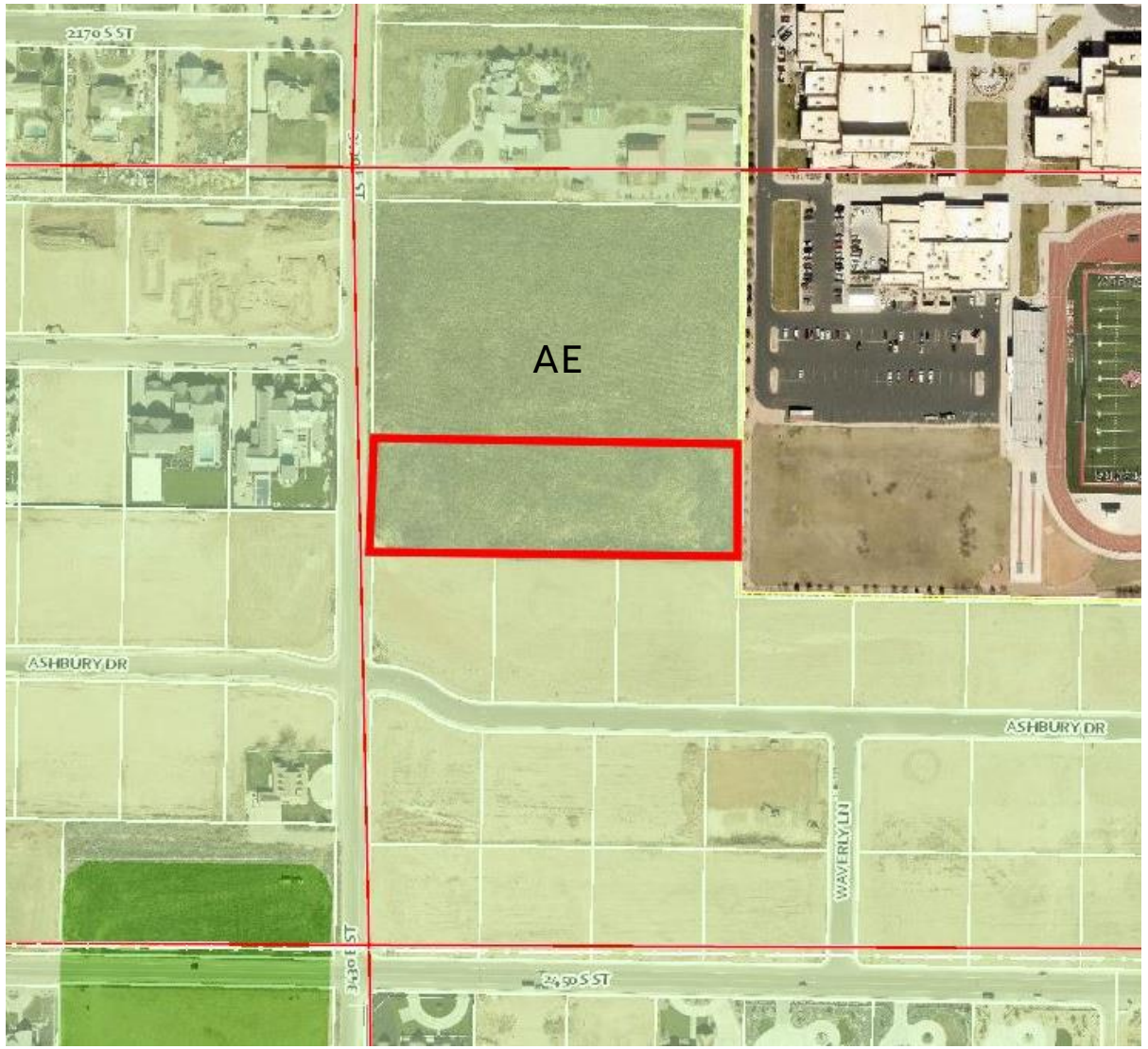
Exhibit A
PowerPoint Presentation


WOODHAVEN ESTATES
AMENDED AND
EXTENDED 2026-ZC-006

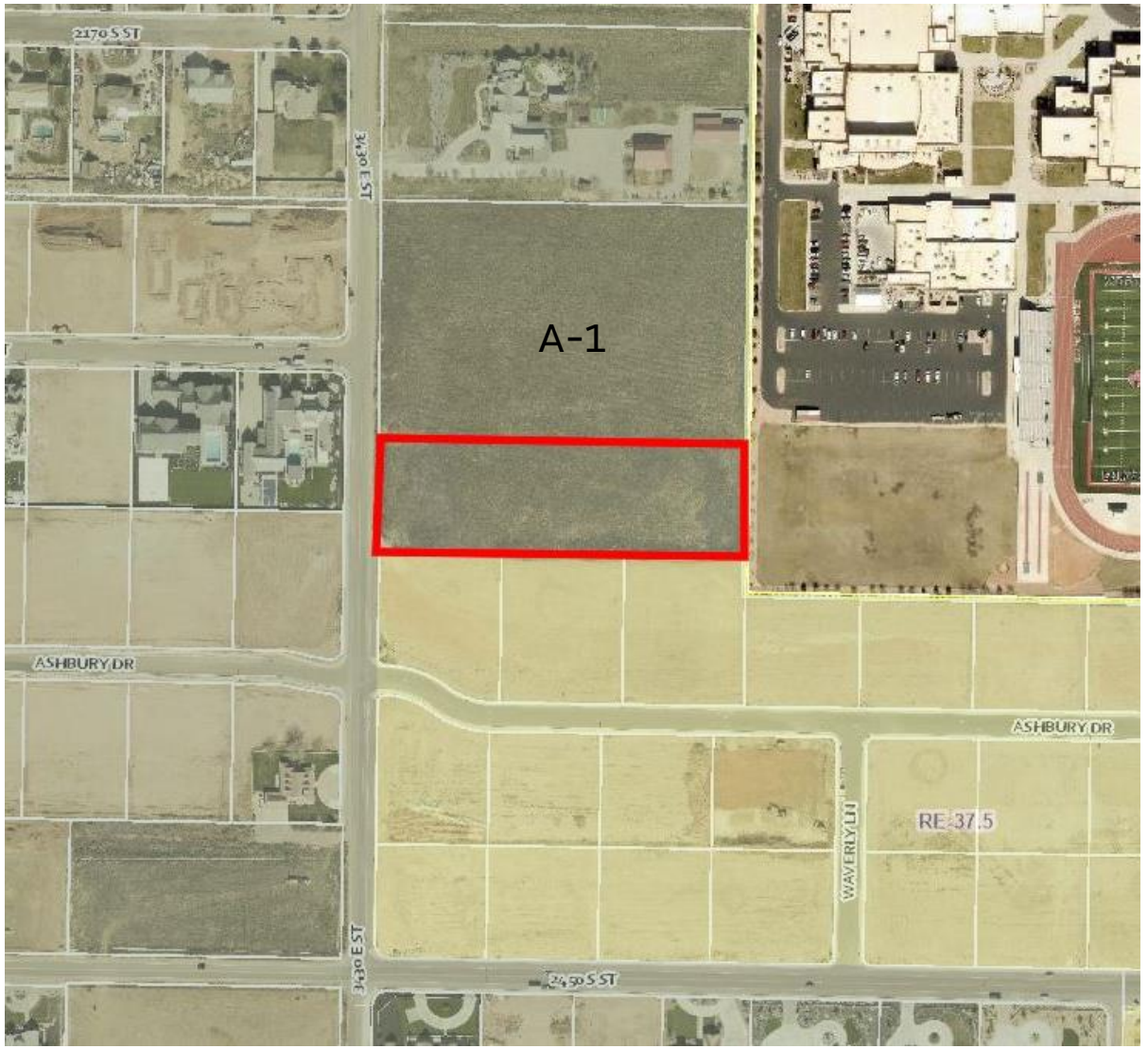
LOCATION


2170 S ST
3430 E ST
ASHBURY DR
ASHBURY DR
WAVERLY LN
3430 E ST
2450 S ST

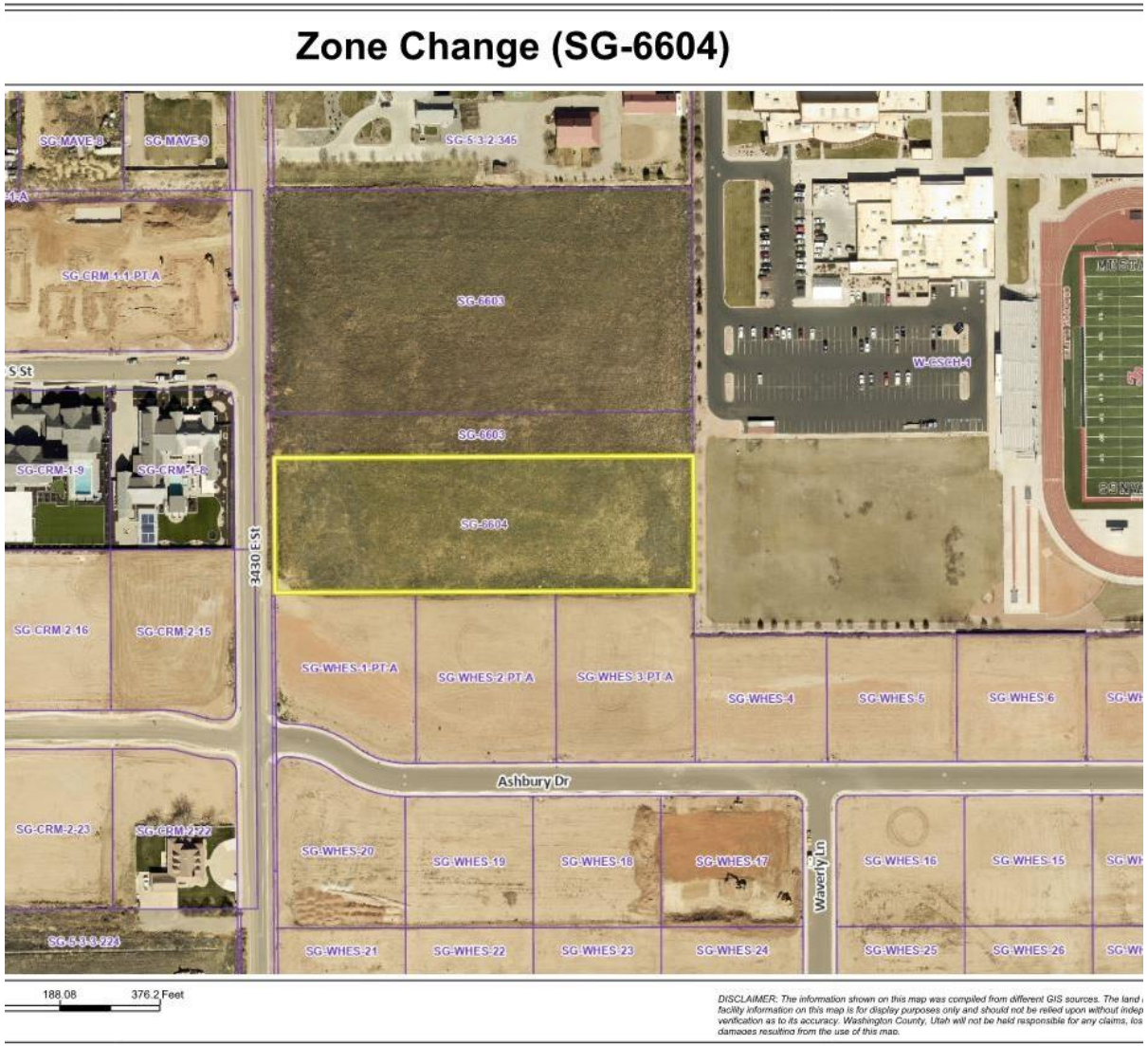
GENERAL PLAN



ZONING

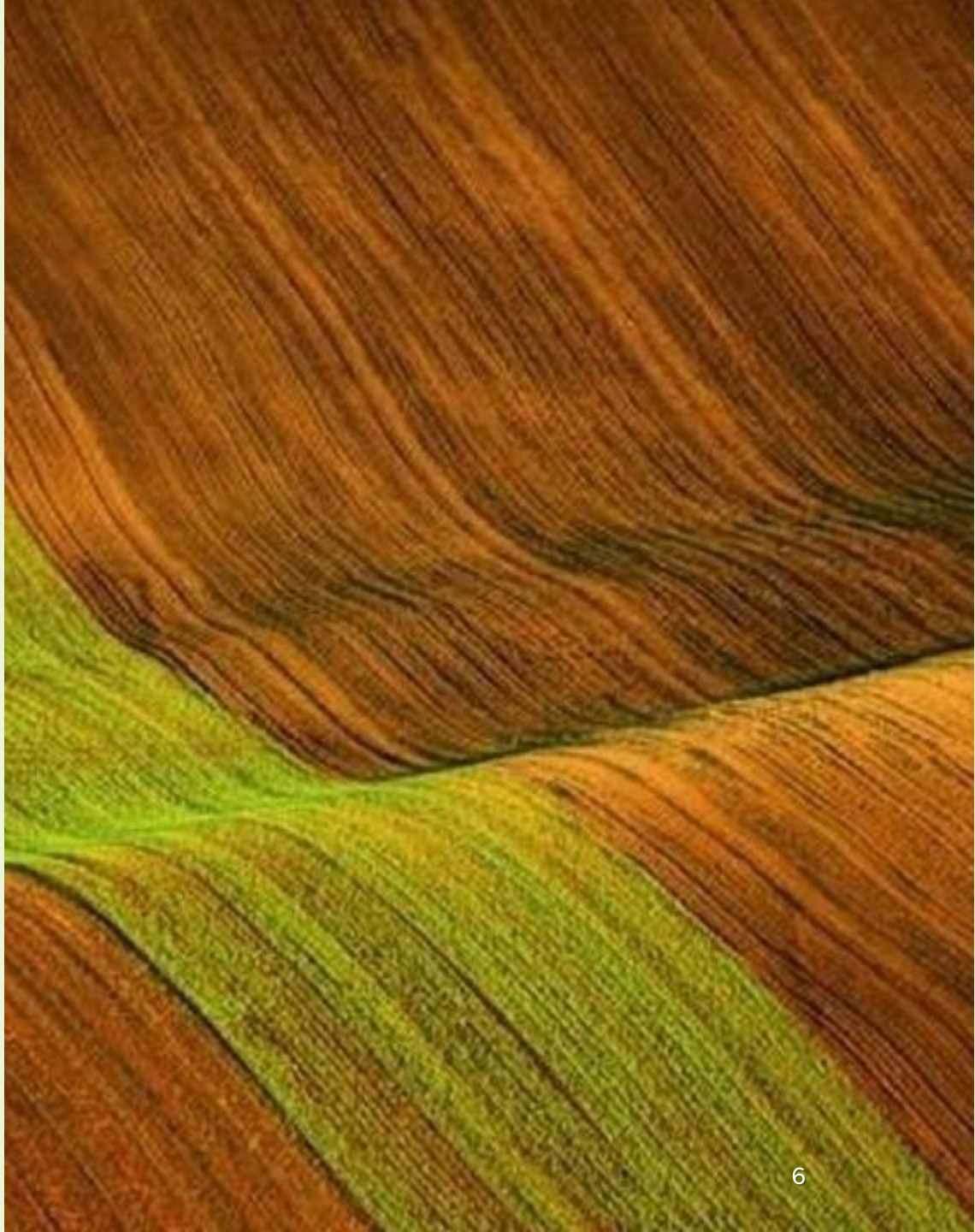

2170 S ST
3430 E ST
A-1
ASHBURY DR
ASHBURY DR
WAVERLY LN
RE-37.5
3430 E ST
2450 S ST

ZONE CHANGE AREA



POSSIBLE MOTION

"I MOVE THAT WE APPROVE THE ZONE CHANGE FOR WOODHAVEN ESTATES AMENDED AND EXTENDED AS RECOMMENDED BY THE PLANNING COMMISSION, CASE NUMBER 2026-ZC-006, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT."



ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-1 (AGRICULTURAL, 40,000 SQUARE FOOT MINIMUM LOT SIZE) TO RE-37.5 (RESIDENTIAL ESTATES, 37,500 SQUARE FOOT MINIMUM LOT SIZE) ON APPROXIMATELY 2.87 ACRES GENERALLY LOCATED ON 3430 EAST AT APPROXIMATELY 2300 SOUTH. CASE NO. 2026-ZC-065

(WOODHAVEN ESTATES AMENDED AND EXTENDED)

WHEREAS, the property owner has requested a zone change from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot size) on approximately 2.87 acres generally located on 3430 East at approximately 2300 South; and

WHEREAS, the City Council held a public meeting on this request on May 7, 2026; and

WHEREAS, the Planning Commission held a public hearing on the request on April 14, 2026, and recommended approval with a 6-0 vote with no conditions.

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, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot size). The zone amendment and location is more specifically described legal description, incorporated herein as Exhibit “A”, and shown in 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 upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved within one year of the adoption of this Ordinance, this Ordinance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 07th day of May 2026.

ST. GEORGE CITY:

_____
Jimmie B. Hughes, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Exhibit “A” – Legal Description

Woodhaven Estates Amended and Extended

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N 0°47'59" E 726.99 FEET ALONG THE WEST LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S 89°00'24" E 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2, POINT BEING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF 3430 EAST STREET, AND RUNNING THENCE N 0°47'59" E 198.46 FEET ALONG SAID RIGHT OF WAY LINE, TO A POINT ON THE SOUTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160034665, RECORDED AND ON FILE IN OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°00'26" E 629.34 FEET ALONG THE SAID SOUTH LINE, TO A POINT ON THE WEST BOUNDARY LINE OF CRIMSON HIGH SCHOOL AND MIDDLE SCHOOL MINOR SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 0°52'09" W 198.46 FEET ALONG SAID WEST BOUNDARY LINE, TO THE NORTHEAST CORNER OF LOT 3 WOODHAVEN ESTATES SUBDIVISION PARTIAL AMENDED & EXTENDED A. AS SHOWN ON DOCUMENT NO. 20250011098, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 89°00'24" W 629.10 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 124,874 SQ FT OR 2.87 ACRES MORE OR LESS

Exhibit “B” – Parcel Exhibit

