

**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, July 2, 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. Recognize resident Lyla Minor.

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 TrueNorth Steel for the George Washington Pedestrian bridge.

BACKGROUND and RECOMMENDATION: This item is to award a bid to provide a 95-foot span, 10-foot wide, prefabricated pedestrian bridge for the Virgin River South Trail crossing over the future George Washington Boulevard at approximately 900 East. The City requested bids and two bids were received back. TrueNorth Steel is the low bidder in the amount of \$157,298. Staff recommends approval.

b. Consider approval to award bid to JP Excavating, Inc. for the Roadway Improvements at various locations (3430 East, Ezra Drive).

BACKGROUND and RECOMMENDATION: This item is for roadway improvements at multiple locations to improve safety and drainage. The city requested bids and a total of five bids were received back. Of the five bids received, three bids were considered non-responsive as required information in bid had not been submitted. The apparent low bid was from JP Excavating, Inc in the amount of \$462,322.62. Staff recommends award to JP Excavating, Inc. in the amount of \$462,322.62.

c. Consider approval of award of bid to Caliber Contractor, LLC for construction of Lizard Wash Park.

BACKGROUND and RECOMMENDATION: This item is to award a bid to construct a 12-acre community park in the Desert Color area of the City to Caliber Contractor, LLC in the amount of \$3,212,532.75. The Lizard Wash Park will include trails, restrooms, pavilions, parking lot, pedestrian bridge, large playground, bike park features, pickleball courts, sand volleyball court, and an open turf area. Formal bids were requested and the City received six bids. The low bid was received from Caliber Contractor, LLC in the amount of \$3,212,532.75 which includes the Base Bid plus two Alternate Bids. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

d. Consider approval of purchasing two pavilions via state contract with PlaySpace Designs for Lizard Wash Park.

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide two pavilions for Lizard Wash Park. This purchase will include materials and delivery. One of the proposed pavilions is 30X50 and the second is 30X30. Both will be entirely made of steel. Staff received a quote from PlaySpace Designs via state contract for this purchase in the amount of \$153,792.50. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

e. Consider approval of purchasing playground equipment via state contract with PlaySpace Designs for Lizard Wash Park.

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide new playground equipment for Lizard Wash Park and is for materials, surfacing, and delivery. The proposed playground equipment includes a custom spiral tower with slides, various spinners, various swings, rope playground equipment and shade structures. Surfacing will be wood fiber (wood chips). Staff received a quote from PlaySpace Designs via state contract for this purchase in the amount of

\$540,045.76. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

f. Consider approval of the purchase of a 2026 Freightliner 10-ton Boom Truck for the Water Services Department.

BACKGROUND and RECOMMENDATION: This item is for the purchase of a 2026 Freightliner 10-ton Boom Truck for the Water Services Department. This is a replacement of an existing 1987 Digger/Crane Truck that is past its useful life. This equipment is used to remove, replace, and maintain various large pumps and motors in the water distribution, irrigation, and wastewater divisions of the department. This piece of equipment is available from Custom Truck One Source through state contract in the amount of \$291,287. Staff recommends approval.

g. Consider approval of a Professional Services Agreement with Alliance Consulting, LLC for construction phase services for Lizard Wash Park.

BACKGROUND and RECOMMENDATION: Alliance Consulting, LLC recently completed the civil design portion of the construction documents and bid phase for Lizard Wash Park and now the project is ready to move on to construction. This proposed PSA with Alliance Consulting, LLC is to provide construction phase services for Lizard Wash Park. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

h. Consider approval of a Billboard Lease Agreement with the Utah Department of Transportation for the billboard located on the east side of I-15 at milepost 5.06560.

BACKGROUND and RECOMMENDATION: This is the city billboard. We had a lease agreement dating back to the 1970s with UDOT. UDOT has provided a lease for a ten year term for \$0. The purpose of this billboard lease agreement is to continue city use of the billboard with a new lease. Staff recommends approval.

i. Consider approving the acceptance of a \$100,000 grant award from the Utah Commission on Criminal and Juvenile Justice (CCJJ).

BACKGROUND and RECOMMENDATION: The Commission on Criminal and Juvenile Justice (CCJJ) has awarded the Washington County Drug Task Force \$100,000 in FY2027 funding to be approved for use by the Police Department. This is an annual award to fund the Washington County Drug Task Force. A long-standing partnership exists among St. George City Police, WCDTF, and CCJJ, reflecting a history of grant funding used for various investigative and personnel costs critical to their mission. Without CCJJ's grant support, significant drug investigations, which have led to the seizure of thousands of pounds of illegal narcotics intended for community infiltration, would not be feasible. The CCJJ grant, which is competitive, awarded \$100,000 to the city for the 2027 grant cycle. The required reporting metrics for the grant are evaluated annually and are well within the team's current investigative work. Staff recommends approval.

- j. **Consider approval of an agreement for the Sale of Real Property to Scott and Connie Wagstaff for city property deemed surplus at the south lot line of 1763 West Bridge Point Way (SG-6-2-26-4321) for 0.195 acres.**

BACKGROUND and RECOMMENDATION: Mr. Wagstaff recently purchased property at 1763 West Bridge Point Way and is requesting to purchase 0.195 acres of adjacent city owned property, identified as SG-6-2-26-4321, located behind his lot. This area includes an existing concrete patio and landscaping. He is requesting the acquisition, so he can improve, maintain and make use of the existing concrete pad and landscaping. As part of the proposed transaction, Mr. Wagstaff has agreed to grant the city a 20-foot utility easement across the southern portion of the property being acquired. This easement will allow access for a future sewer line clearances and maintenance.

- k. **Consider approval of a fee waiver for the Dink with Dove Pickleball Tournament sponsored by the Dove Center, to be held February 26-27, 2027.**

BACKGROUND and RECOMMENDATION: The City of St. George has partnered with the DOVE Center for the last 30 years to enhance community safety and wellbeing to thousands of St. George residents. The annual Dink with DOVE Pickleball Tournament creates a fun, inclusive community event that raises awareness for survivors of domestic violence and sexual assault. Funds raised through this tournament directly sustain DOVE Center's essential services, including housing, counseling, advocacy and prevention education for more than 1,400 individuals each year.

4. **Consider approval of the St. George Arts Commission's RAP Tax art grants distribution list for FY2027.**

BACKGROUND and RECOMMENDATION: Each year since the approval of RAP Tax, the St. George Arts Commission receives and reviews grant applications from local cultural non-profits. The St. George Arts Commission met on Thursday, May 28th, 2026 to discuss applications for RAP Tax Grants in the 2026-2027 fiscal year. The Commission received and reviewed 31 applications for funds this year, totaling \$404,425 in requests and has recommended allocations totaling \$250,000.

5. **Consider approval of Resolution No. 2026-015R approving the form of a lease agreement with ZMFU II, Inc. for the purchase of new golf carts for city golf courses.**

BACKGROUND and RECOMMENDATION: In January 2026 the City Golf Division advertised a Request for Proposals (RFP) for a new golf cart fleet for the four city courses. Of the two proposals received, Intermountain Golf Cars' proposal which includes a five-year lease of 262 new Lithium battery powered golf carts was reviewed and accepted. This lease agreement with Zion's Bank provides the financing for the new carts provided by Intermountain Golf Cars. The actual lease rate will lock in 30-days prior to closing which is expected to be July 2026.

6. **Consider approval of a Hillside Development Permit to establish the location of the ridgeline on approximately 0.44 acres located on Lot 59 of South Rim at Foremaster. (Case No. 2026-HS-003 - South Rim at Foremaster Lot 59)**

BACKGROUND and RECOMMENDATION: The applicant is requesting to establish the location of the ridgeline for South Rim at Foremaster Ridge Phase 3 lot 59. The applicant proposed a ridgeline location which he feels is more indicative of the actual ridgeline rather than the property line. The Hillside Review Board held a public meeting on the site to determine where the ridgeline is located. In the discussion, they came up with a line closer to the property line that they believed to be the ridgeline location. The revised proposed ridgeline as determined by the Hillside Review Board is attached as Exhibit 'D' of the staff report. After hearing the request, The Planning Commission had questions and determined to see the site. After gathering at the site and discussing further in their public meeting ultimately voted 5-2 to follow the applicant's original requested location.

7. **Consider approval of Ordinance No. 2026-051 amending the White Dome Commercial PD-C (Planned Development Commercial) zone on approximately 3.29 acres generally located east of River Road on White Dome Drive. (Case No. 2026-PDA-014 - White Dome Commercial Center Phase 1)**

BACKGROUND and RECOMMENDATION: This proposal is to approve a site plan and elevations for two medical office buildings in the White Dome Commercial PD-C (Planned Development Commercial). The underlying general plan is COM (Commercial). At their meeting held on June 9, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0; there were no public comments.

8. **Consider approval of Ordinance No. 2026-052 amending the Riverfront Medical Center Planned Development Commercial zone on approximately 1.28 acres located at 585 East Riverside Drive. (Case No. 2026-PDA-015 - Riverfront Medical Center Phase III)**

BACKGROUND and RECOMMENDATION: The proposal is for new office building which will complete the building medical office site. The underlying general plan is COM (Commercial). At their meeting held on June 9, 2026, the Planning Commission held a public hearing, and recommended approval with conditions, with a vote of 6-0; there were no public comments.

9. **Consider approval of Ordinance No. 2026-053 amending the Sun River PD-R (Planned Development Residential) zone on approximately 3.24 acres generally located south of Angel Arch Drive and west of Pearl Vista Drive. (Case No. 2026-PDA-013 - Angel Arch Church Addition)**

BACKGROUND and RECOMMENDATION: The proposal is for an approximately 3,600 sq. ft. addition to an existing religious facility. The underlying general plan is LDR (Low Density Residential). At their meeting held on June 9, 2026, the Planning Commission held a public hearing, and recommended approval with a 6-0 vote with no conditions. There were two public comment letters received, and no public comments were made at the meeting.

10. **Consider approval of Ordinance No. 2026-054 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to RE-20 (Residential Estates, 20,000 ft² minimum lot size) on approximately 3.48 acres located on the northwest corner of 2450 South and 3210 East. (Case No. 2026-ZC-011 - Sullivan 2450 South)**

BACKGROUND and RECOMMENDATION: The owner of the subject property wishes to develop the western three-quarters of the property into commercial development. However, in an attempt to provide a buffer between the commercial development and the larger homes to the east, he is proposing half acre lots. Planning Commission held a public hearing on June 9, 2026 and received no comments from the public. They recommend approval of the application with a 6-0 vote.

11. **Consider approval of Ordinance No. 2026-055 amending the City Zoning Map by changing the zone from A-20 (Agricultural 20-acre lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 55.03 acres generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George. (Case No. 2026-ZC-010 - Desert Haven)**

BACKGROUND and RECOMMENDATION: The underlying general plan is MDR (Medium Density Residential). With the adjacent zoning of A-20 (Agricultural 20-acre lot minimum) on the north, Arizona on the south, PD-R (Planned Development Residential) and A-20 (Agricultural 20-acre lot minimum) to the east, and Washington County to the west. At their meeting held on June 23, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 7-0; there were no public comments.

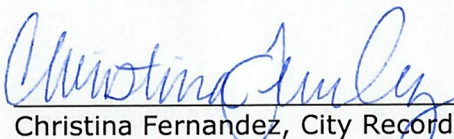
12. **Consider approval of Ordinance No. 2026-056 amending the City Zoning Map by changing the zone from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential) on approximately 1 acre generally located north of 1800 North and West of 2100 West. (Case No. 2026-ZC-008 - Dixie Downs 9 Townhomes)**

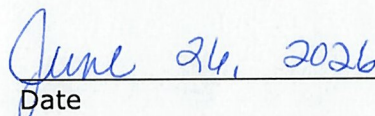
BACKGROUND and RECOMMENDATION: The proposal is for a multi-family project consisting of 9 townhome units with a density of approximately 9 units per acre. At their meeting held on June 9, 2026, the Planning Commission held a public hearing and recommended approval with conditions, with a vote of 6-0. There were no public comments.

13. **Appointments to Boards and Commissions of the City.**

14. **Reports from Mayor, Councilmembers, and City Manager.**

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


Christina Fernandez, City Recorder


Date

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



Agenda Date: 07/02/2026

Agenda Item Number: 3a

Subject:

Consider approval to award bid to TrueNorth Steel for the George Washington Pedestrian bridge.

Item at-a-glance:

Staff Contact: Rick Snyder

Applicant Name: City of St. George

Reference Number: 26-291

Address/Location:

George Washington Boulevard at approximately 900 East

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

This item is to award a bid to provide a 95-foot span, 10-foot wide, prefabricated pedestrian bridge for the Virgin River South Trail crossing over the future George Washington Boulevard at approximately 900 East. The City requested bids and two bids were received back. TrueNorth Steel is the low bidder in the amount of \$157,298. Staff recommends approval.

Staff Narrative (need/purpose):

Proposed installation of a pedestrian bridge over George Washington Boulevard for the Virgin River South Trail. Once George Washington Boulevard is constructed, it will intersect the existing trail at this location. The bridge will provide a grade-separated crossing, allowing trail users to safely continue along the trail without stopping to cross the roadway at street level.

Name of Legal Dept approver: Alicia Galvany

Budget Impact:

Cost for the agenda item: \$157,298

Amount approved in current FY budget for item: \$157,298

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

N/A

Description of funding source:

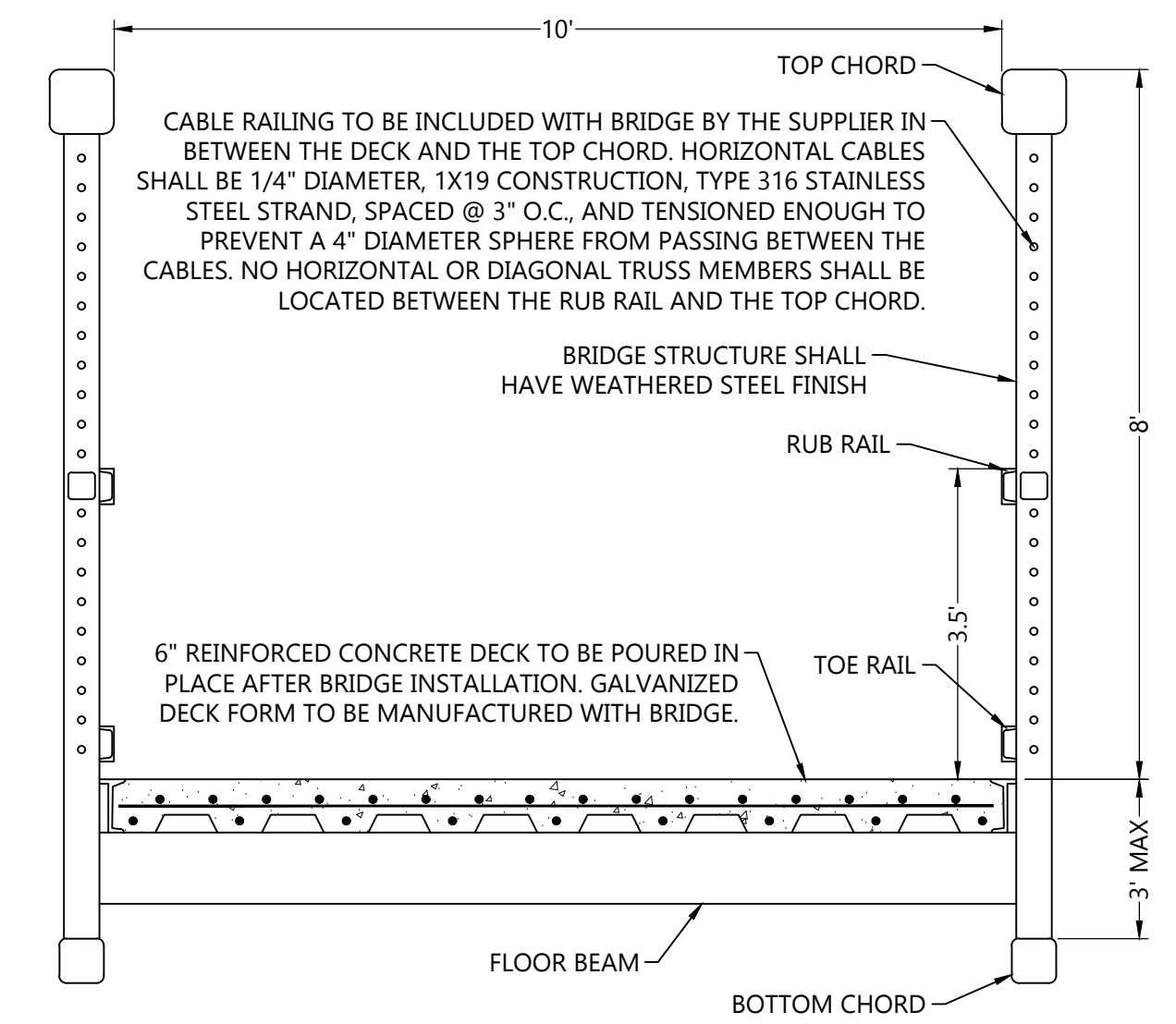
Budget 1450 South Extension to Crosby Way 87-8700-7725

Recommendation (Include any conditions):

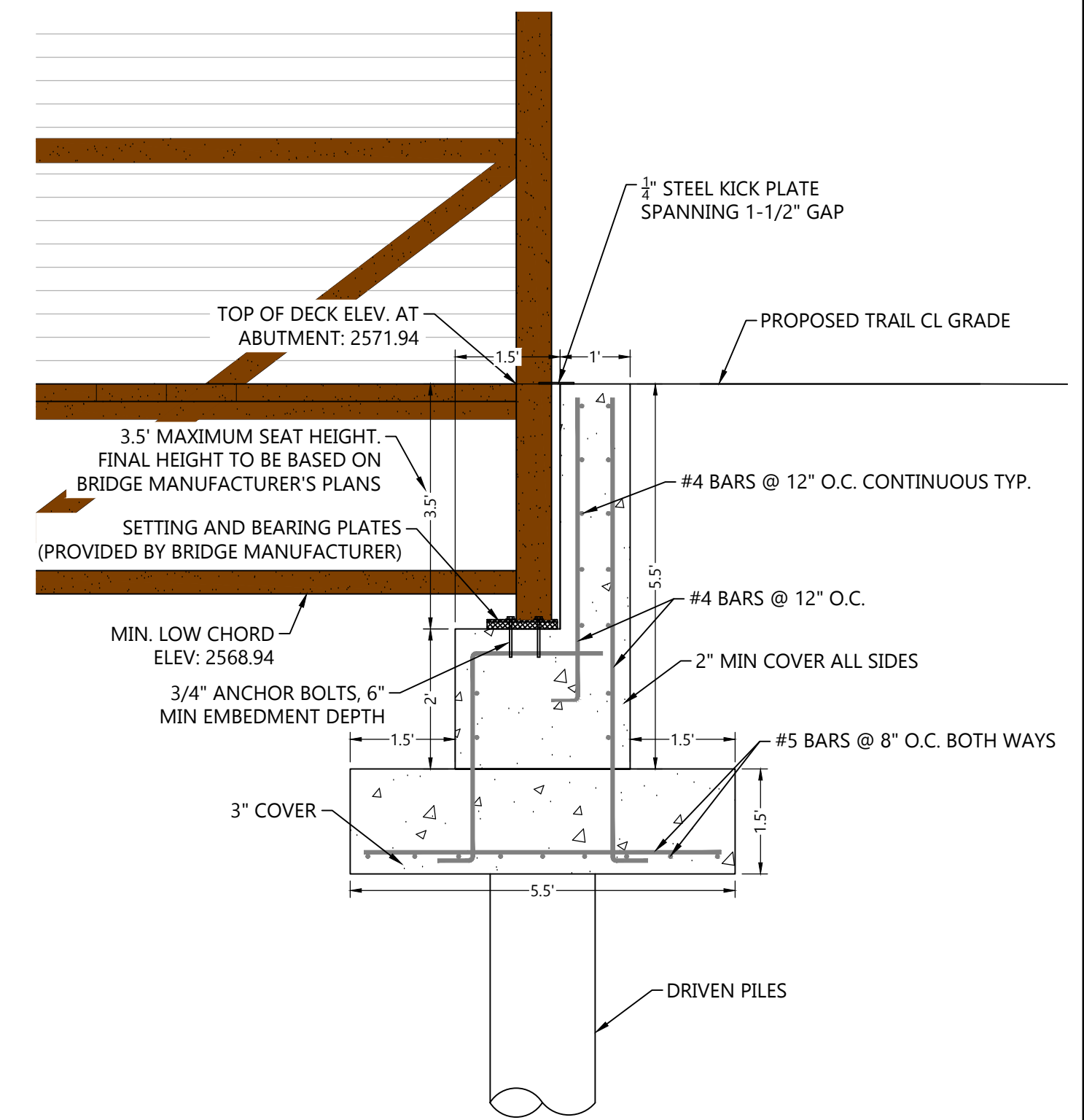
Staff recommends approval

Attachments

26-291 **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.			Contech Bridge Solutions (U89)			True North Steel (P96)		
			Total Cost					
			\$259,900.00			\$157,298.00		
Items	Quantity Required	Unit of Measure	Unit Price	Estimated Delivery Date	Total Cost	Unit Price	Estimated Delivery Date	Total Cost
95 FOOT SPAN, 10 FOOT WIDE, PREFABRICATED PEDESTRIAN BRIDGE	1	LUMP SUM	\$259,900.00	March 1, 2027	\$259,900.00	\$157,298.00	March 1, 2027	\$157,298.00



SCALE: 1" = 2'



SCALE: 1" = 2'



Agenda Date: 07/02/2026

Agenda Item Number: 3b

Subject:

Consider approval to award bid to JP Excavating, Inc. for the Roadway Improvements at various locations (3430 East, Ezra Drive).

Item at-a-glance:

Staff Contact: Carolyn Prickett

Applicant Name: City of St. George

Reference Number: 26-286

Address/Location:

3430 East (1800 S to 2000 S), Ezra Drive (2700 S)

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

This item is for roadway improvements at multiple locations to improve safety and drainage. The city requested bids and a total of five bids were received back. Of the five bids received, three bids were considered non-responsive as required information in bid had not been submitted. The apparent low bid was from JP Excavating, Inc in the amount of \$462,322.62. Staff recommends award to JP Excavating, Inc. in the amount of \$462,322.62.

Staff Narrative (need/purpose):

This is a roadway widening project to improve safety and drainage. A portion of the widening costs has been received from the developer of Ponderosa Subdivision for their required development improvements along 3430 E in the amount of \$75,077.10. This contribution reduces the City's share of the project cost from \$462,322.62 to \$387,245.52.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: \$462,322.62

Amount approved in current FY budget for item: \$462,322.62

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

87-8700-7669

Description of funding source:

87-8700-7669

Recommendation (Include any conditions):

Staff recommends approval

Attachments

DATE:
4/14/26

DRAWN BY:
JPT

CHECKED BY:
—

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[illegible]

DRAWING NAME:

**PUBLIC WORKS
ENGINEERING**
61 S MAIN STREET
ST. GEORGE, UTAH 84770
(435) 627-4050



ROADWAY IMPROVEMENTS VARIOUS LOCATIONS COVER

SHEET
1
OF 11 SHEETS

26-286 - IFB - ROADWAY IMPROVEMENTS - VARIOUS LOCATIONS

Scoring Summary

Active Submissions

	Total	BID BOND SUBMITTED	ADDENDUM #1 ACKNOWLEDGED	ADDENDUM #2 ACKNOWLEDGED	MAJOR SUB- CONTRACTORS LIST COMPLETE	60% SELF PERFORMED VERIFIED	PROVIDED CONSTRUCTION SCHEDULE	TOTAL BID
Supplier	/ 100 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	/ 100 pts
Landmark Excavating, Inc (W49)	100	Pass	Pass	Pass	Pass	Pass	Fail	100 (\$440,414.40)
JP Excavating, Inc. (D83)	95.26	Pass	Pass	Pass	Pass	Pass	Pass	95.26 (\$462,322.62)
Interstate Rock Products, Inc. (N69)	91.99	Pass	Pass	Pass	Pass	Pass	Fail	91.99 (\$478,744.65)
Advanced Construction & Design (B12)	88.29	Pass	Pass	Pass	Pass	Pass	Fail	88.29 (\$498,852.00)
Suncore Construction & Materials Inc (E88)	82.78	Pass	Pass	Pass	Pass	Pass	Pass	82.78 (\$532,004.10)

INQUIRY 26-286
Roadway Improvements Various Locations (3430 E, Ezra Dr)
BID TABULATION - June 17, 2026

#	Items	Quantity	Unit	JP Excavating, Inc.		Suncore Construction & Materials Inc		Landmark Excavating, Inc		Interstate Rock Products, Inc.		Advanced Construction & Design	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	MOBILIZATION	1	LS	\$32,000.00	\$32,000.00	\$47,000.00	\$47,000.00	\$23,490.00	\$23,490.00	\$14,500.00	\$14,500.00	\$26,500.00	\$26,500.00
2	TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00	\$18,000.00	\$18,000.00	\$5,340.00	\$5,340.00	\$2,550.00	\$2,550.00	\$8,200.00	\$8,200.00
3	SURVEY	1	LS	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$5,930.00	\$5,930.00	\$11,000.00	\$11,000.00	\$8,700.00	\$8,700.00
4	REMOVE TREE	14	EA	\$400.00	\$5,600.00	\$1,500.00	\$21,000.00	\$475.00	\$6,650.00	\$700.00	\$9,800.00	\$550.00	\$7,700.00
5	REMOVE CONCRETE BOX	1	EA	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$583.00	\$583.00	\$1,650.00	\$1,650.00	\$1,300.00	\$1,300.00
6	RELOCATE SIGN	2	EA	\$300.00	\$600.00	\$300.00	\$600.00	\$178.00	\$356.00	\$290.00	\$580.00	\$900.00	\$1,800.00
7	RELOCATE HYDRANT	2	EA	\$5,500.00	\$11,000.00	\$8,500.00	\$17,000.00	\$3,220.00	\$6,440.00	\$3,000.00	\$6,000.00	\$5,500.00	\$11,000.00
8	RECONSTRUCT WATER VALVE	4	EA	\$1,500.00	\$6,000.00	\$700.00	\$2,800.00	\$1,780.00	\$7,120.00	\$400.00	\$1,600.00	\$1,400.00	\$5,600.00
9	RECONSTRUCT MANHOLE	5	EA	\$1,800.00	\$9,000.00	\$1,100.00	\$5,500.00	\$1,700.00	\$8,500.00	\$1,100.00	\$5,500.00	\$1,600.00	\$8,000.00
10	RECONSTRUCT CURB INLET BOX	2	EA	\$2,000.00	\$4,000.00	\$5,700.00	\$11,400.00	\$3,925.00	\$7,850.00	\$1,150.00	\$2,300.00	\$5,400.00	\$10,800.00
11	SAWCUT ASPHALT	640	LF	\$2.00	\$1,280.00	\$3.50	\$2,240.00	\$4.70	\$3,008.00	\$1.75	\$1,120.00	\$1.20	\$768.00
12	ROADWAY EXCAVATION (APPROX. 2100 CY)	1	LS	\$17,000.00	\$17,000.00	\$41,700.00	\$41,700.00	\$20,420.00	\$20,420.00	\$30,000.00	\$30,000.00	\$29,000.00	\$29,000.00
13	EXCAVATE, STOCKPILE & PLACE ROTOMILLINGS (APPROX. 253 CY)	1	LS	\$10,000.00	\$10,000.00	\$16,400.00	\$16,400.00	\$14,320.00	\$14,320.00	\$15,800.00	\$15,800.00	\$13,600.00	\$13,600.00
14	3" THICK ASPHALT PAVEMENT	41312	SF	\$2.26	\$93,365.12	\$2.30	\$95,017.60	\$2.30	\$95,017.60	\$3.50	\$144,592.00	\$2.25	\$92,952.00
15	ROAD BASE	250	CY	\$94.50	\$23,625.00	\$67.00	\$16,750.00	\$81.50	\$20,375.00	\$57.50	\$14,375.00	\$58.00	\$14,500.00
16	CONCRETE CURB AND GUTTER TYPE HB30-7	1300	LF	\$29.00	\$37,700.00	\$34.00	\$44,200.00	\$36.00	\$46,800.00	\$25.50	\$33,150.00	\$43.00	\$55,900.00
17	CONCRETE CURB AND GUTTER TYPE RU-30	518	LF	\$29.00	\$15,022.00	\$35.00	\$18,130.00	\$40.50	\$20,979.00	\$25.50	\$13,209.00	\$48.00	\$24,864.00
18	CONCRETE SIDEWALK	5560	SF	\$8.75	\$48,650.00	\$8.50	\$47,260.00	\$7.20	\$40,032.00	\$6.25	\$34,750.00	\$9.50	\$52,820.00
19	DETECTABLE WARNING SURFACE	1	EA	\$3,600.00	\$3,600.00	\$1,900.00	\$1,900.00	\$1,565.00	\$1,565.00	\$1,700.00	\$1,700.00	\$1,800.00	\$1,800.00
20	CURB INLET CATCH BASIN	2	EA	\$7,100.00	\$14,200.00	\$4,000.00	\$8,000.00	\$2,890.00	\$5,780.00	\$3,300.00	\$6,600.00	\$2,900.00	\$5,800.00
21	STORM DRAIN COMBINATION BOX	1	EA	\$8,500.00	\$8,500.00	\$7,700.00	\$7,700.00	\$2,225.00	\$2,225.00	\$6,600.00	\$6,600.00	\$7,200.00	\$7,200.00
22	18" HDPE STORM DRAIN	689	LF	\$83.00	\$57,187.00	\$55.00	\$37,895.00	\$59.00	\$40,651.00	\$57.50	\$39,617.50	\$60.00	\$41,340.00
23	24" RCP STORM DRAIN	80	LF	\$135.00	\$10,800.00	\$100.00	\$8,000.00	\$82.50	\$6,600.00	\$110.00	\$8,800.00	\$147.00	\$11,760.00
24	CONCRETE DRIVEWAY APRON	690	SF	\$10.50	\$7,245.00	\$10.00	\$6,900.00	\$11.00	\$7,590.00	\$11.50	\$7,935.00	\$10.00	\$6,900.00
25	6-FOOT ASPHALT TRAIL	7800	SF	\$3.83	\$29,874.00	\$4.50	\$35,100.00	\$3.70	\$28,860.00	\$6.65	\$51,870.00	\$4.30	\$33,540.00
26	2-FOOT ROCK BUFFER	1251	LF	\$3.50	\$4,378.50	\$6.50	\$8,131.50	\$7.30	\$9,132.30	\$8.55	\$10,696.05	\$9.00	\$11,259.00
27	3-FOOT ROCK SWALE	37	LF	\$8.00	\$296.00	\$40.00	\$1,480.00	\$46.50	\$1,720.50	\$7.30	\$270.10	\$77.00	\$2,849.00
28	4" THICK LANDSCAPE GRAVEL	400	SF	\$1.00	\$400.00	\$6.00	\$2,400.00	\$7.70	\$3,080.00	\$5.45	\$2,180.00	\$6.00	\$2,400.00
Total Cost				\$462,322.62		\$532,004.10		\$440,414.40		\$478,744.65		\$498,852.00	

Agenda Date: 07/02/2026

Agenda Item Number: 3C

Subject:

Consider approval of award of bid to Caliber Contractor, LLC for construction of Lizard Wash Park.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: 26-280

Address/Location:

Lizard Wash Park, 5955 South Painted Ridge Parkway

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

This item is to award a bid to construct a 12-acre community park in the Desert Color area of the City to Caliber Contractor, LLC in the amount of \$3,212,532.75. The Lizard Wash Park will include trails, restrooms, pavilions, parking lot, pedestrian bridge, large playground, bike park features, pickleball courts, sand volleyball court, and an open turf area. Formal bids were requested and the City received six bids. The low bid was received from Caliber Contractor, LLC in the amount of \$3,212,532.75 which includes the Base Bid plus two Alternate Bids. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

Staff Narrative (need/purpose):

The purpose of the bid is to construct a community park for the fast growing Desert Color area of the City. The bid is broken down into a Base Bid and four Alternate Bids. The Base Bid is for the core area of the park which includes the playground, larger pavilion, restroom, parking lot, pedestrian bridge, landscape, irrigation, open turf area, 4 pickleball courts, sand volleyball court, trails, and bike park features. Alternate Bid #1, Pickleball Courts 5 thru 8, includes 4 additional pickleball courts with associated landscape and irrigation. Alternate Bid #2, 30x30 Pavilion Area, includes another pavilion with associated concrete work. Alternate Bid #3, South Pond Trail and Landscape, includes extending the asphalt trail with associated landscape and irrigation around the existing irrigation pond. Alternate Bid #4, East South Trail, includes extending the asphalt trail from the proposed pedestrian bridge south to the proposed Desert Sage Parkway. Six bids were received, however there is only enough funding to award the Base Bid and Alternate Bids #2 and #3. This puts Caliber Contractor, LLC with the lowest bid in the amount of \$3,212,532.75.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$3,212,532.75

Amount approved in current FY budget for item: \$4,167,205.00

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

FY 2027 Budget - Recreation General Obligation Project Fund.

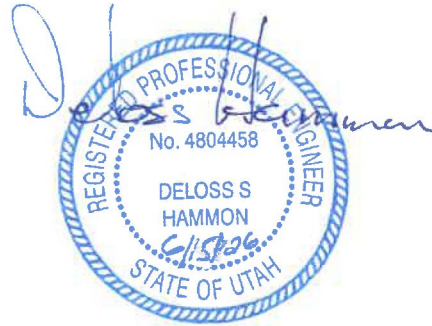
Description of funding source:

FY 2027 Budget - Recreation General Obligation Project Fund.

Recommendation (Include any conditions):

Staff recommends approval.

Attachments

BID TABULATION**Lizard Wash Community Park****PREPARED BY** Alliance Consulting**Project No.** 4607**Inquire No.** 26-280**CLOSING DATE** 6-11-2026

ALLIANCE CONSULTING

A Planning and Engineering Firm

2303 North Coral Canyon Blvd

Suite 201

Washington, UT 84780

t. 435.673.8060

f. 435.673.8065



Lizard Wash Community Park Summary							
No.	Contractor	Caliber Contractor, LLC	B H, Inc	Feller Enterprises LLC	Royal T Enterprises Inc	Suncore Construction & Materials, Inc.	Mahas
1	Base & Landscaping	\$2,994,641.00	\$3,062,609.20	\$3,270,492.84	\$3,371,057.60	\$3,890,420.95	\$4,580,656.48
3	Alternate Bid#2 (30'x30' Pavilion Area)	\$37,583.50	\$38,761.00	\$52,358.93	\$42,705.00	\$57,097.00	\$38,290.30
4	Alternate Bid#3 (South Pond Trail and Landscape)	\$180,308.25	\$180,868.10	\$188,409.42	\$190,824.80	\$181,045.10	\$249,469.95
	Grand Total (Base Bid and Alternate Bid 2 & 3)	\$3,212,532.75	\$3,282,238.30	\$3,511,261.19	\$3,604,587.40	\$4,128,563.05	\$4,868,416.73

2	Alternate Bid#1 (Pickleball Courts 5-8)	\$355,350.35	\$392,663.35	\$456,632.01	\$508,500.25	\$415,173.90	\$408,983.98
5	Alternate Bid#4 (East South Trail)	\$35,608.70	\$33,160.50	\$32,733.21	\$42,183.00	\$27,121.25	\$32,894.85

BID TABULATION
Lizard Wash Community Park
PREPARED BY Alliance Consulting
Project No. 4607
Inquire No. 26-280
CLOSING DATE 6-11-2026

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 North Coral Canyon Blvd
Suite 201
Washington, UT 84780
t. 435.673.8060
f. 435.673.8065



Lizard Wash Community Park Base Bid															
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
GENERAL															
1	General Condition/Mobilization	1	LS	\$140,000.00	\$140,000.00	\$308,400.00	\$308,400.00	\$150,000.00	\$150,000.00	\$100,000.00	\$100,000.00	\$420,000.00	\$420,000.00	\$74,580.00	\$74,580.00
2	Traffic Control	1	LS	\$5,000.00	\$5,000.00	\$9,540.00	\$9,540.00	\$7,331.60	\$7,331.60	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$22,000.00	\$22,000.00
3	Clear and Grub	1	LS	\$15,200.00	\$15,200.00	\$10,840.00	\$10,840.00	\$18,315.56	\$18,315.56	\$5,000.00	\$5,000.00	\$20,300.00	\$20,300.00	\$9,900.00	\$9,900.00
4	Dust Control	1	LS	\$21,750.00	\$21,750.00	\$56,670.00	\$56,670.00	\$6,573.03	\$6,573.03	\$50,000.00	\$50,000.00	\$23,000.00	\$23,000.00	\$27,500.00	\$27,500.00
5	SWPPP & BMP Coordination	1	LS	\$17,500.00	\$17,500.00	\$11,250.00	\$11,250.00	\$8,278.85	\$8,278.85	\$10,000.00	\$10,000.00	\$28,200.00	\$28,200.00	\$33,000.00	\$33,000.00
6	Pre-Construction Documentation	1	LS	\$1,500.00	\$1,500.00	\$1,625.00	\$1,625.00	\$966.46	\$966.46	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$3,300.00	\$3,300.00
GRADING															
7	Earthwork/Rework	1	LS	\$196,550.00	\$196,550.00	\$129,750.00	\$129,750.00	\$134,208.02	\$134,208.02	\$280,000.00	\$280,000.00	\$290,000.00	\$290,000.00	\$272,250.00	\$272,250.00
8	Rock Trackout Pad	1	LS	\$1,200.00	\$1,200.00	\$2,900.00	\$2,900.00	\$3,717.77	\$3,717.77	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$3,850.00	\$3,850.00
9	Dirt Berm	3,615	LF	\$1.65	\$5,964.75	\$0.60	\$2,169.00	\$2.47	\$8,929.05	\$3.00	\$10,845.00	\$1.40	\$5,061.00	\$0.61	\$2,205.15
10	12" Wattles	110	LF	\$6.00	\$660.00	\$3.30	\$363.00	\$7.16	\$787.60	\$10.00	\$1,100.00	\$3.50	\$385.00	\$15.02	\$1,652.20
11	Rip Rap -24" D50 - Wash Erosion Control	5,780	SF	\$12.00	\$69,360.00	\$12.00	\$69,360.00	\$13.05	\$75,429.00	\$5.00	\$28,900.00	\$3.85	\$22,253.00	\$10.51	\$60,747.80
12	Stacked Rock Walls with Geo-Grid & Fabric	1,265	SF	\$17.00	\$21,505.00	\$21.50	\$27,197.50	\$18.47	\$23,364.55	\$20.00	\$25,300.00	\$17.50	\$22,137.50	\$37.40	\$47,311.00
STORM SEWER															
13	24" Nyloplast Inlet with Grate	4	Each	\$3,650.00	\$14,600.00	\$3,415.00	\$13,660.00	\$3,618.15	\$14,472.60	\$5,000.00	\$20,000.00	\$2,800.00	\$11,200.00	\$4,950.00	\$19,800.00
14	12" PVC with Bends and Fittings	805	LF	\$71.00	\$57,155.00	\$59.00	\$47,495.00	\$92.73	\$74,647.65	\$80.00	\$64,400.00	\$75.00	\$60,375.00	\$147.40	\$118,657.00
15	12" End Section with Rip-Rap & Filter Fabric	2	Each	\$850.00	\$1,700.00	\$1,130.00	\$2,260.00	\$385.59	\$771.18	\$2,500.00	\$5,000.00	\$1,400.00	\$2,800.00	\$1,100.00	\$2,200.00
16	4" Trench Drain with Concrete Border	390	LF	\$225.00	\$87,750.00	\$145.00	\$56,550.00	\$223.62	\$87,211.80	\$200.00	\$78,000.00	\$178.00	\$69,420.00	\$289.30	\$112,827.00
17	8" PVC with Bends and Fittings	400	LF	\$38.00	\$15,200.00	\$38.50	\$15,400.00	\$51.56	\$20,624.00	\$50.00	\$20,000.00	\$42.00	\$16,800.00	\$103.95	\$41,580.00

No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
18	6" HDPE Drain Pipes (Under Playground, Sand Volleyball & Raised Plater Areas) with Fittings and Cleanouts	490	LF	\$30.00	\$14,700.00	\$29.50	\$14,455.00	\$53.94	\$26,430.60	\$50.00	\$24,500.00	\$94.00	\$46,060.00	\$106.15	\$52,013.50
19	12" PVC SDR-35 Pipe with Inlet Box (Beehive Grates)	5	Each	\$2,700.00	\$13,500.00	\$1,080.00	\$5,400.00	\$3,134.82	\$15,674.10	\$4,000.00	\$20,000.00	\$3,550.00	\$17,750.00	\$36,575.00	\$182,875.00
20	Field Locate and Tie to Existing Storm Drains (2 Locations)	1	Each	\$1,450.00	\$1,450.00	\$2,200.00	\$2,200.00	\$9,059.78	\$9,059.78	\$3,500.00	\$3,500.00	\$1,900.00	\$1,900.00	\$4,400.00	\$4,400.00
21	Remove SD Inlet No.2 Lid & Replace with Manhole Lid	1	Each	\$1,375.00	\$1,375.00	\$2,920.00	\$2,920.00	\$1,395.22	\$1,395.22	\$3,500.00	\$3,500.00	\$4,910.00	\$4,910.00	\$2,750.00	\$2,750.00
SEWER															
22	6" PVC SDR-35 Sewer Line with Cleanouts	340	LF	\$49.00	\$16,660.00	\$53.00	\$18,020.00	\$70.49	\$23,966.60	\$65.00	\$22,100.00	\$52.00	\$17,680.00	\$123.20	\$41,888.00
23	Tie to Existing Sewer Manhole & Raise Rim (1 Location)	1	LS	\$1,650.00	\$1,650.00	\$5,400.00	\$5,400.00	\$4,529.89	\$4,529.89	\$3,500.00	\$3,500.00	\$1,130.00	\$1,130.00	\$7,150.00	\$7,150.00
WATER															
24	3/4" Water Meter Setter	1	Each	\$3,000.00	\$3,000.00	\$3,125.00	\$3,125.00	\$2,649.52	\$2,649.52	\$2,500.00	\$2,500.00	\$3,340.00	\$3,340.00	\$4,400.00	\$4,400.00
25	1 1/4" Water Service line (Meter to Restroom)	325	LF	\$20.00	\$6,500.00	\$37.00	\$12,025.00	\$27.41	\$8,908.25	\$50.00	\$16,250.00	\$23.50	\$7,637.50	\$60.50	\$19,662.50
26	Field Locate and Tie to Existing Water Line (1 Location)	1	Each	\$1,000.00	\$1,000.00	\$1,170.00	\$1,170.00	\$4,529.89	\$4,529.89	\$4,400.00	\$4,400.00	\$870.00	\$870.00	\$1,100.00	\$1,100.00
IRRIGATION															
27	Relocate Irrigation Hydrant Assembly	1	Each	\$4,900.00	\$4,900.00	\$9,810.00	\$9,810.00	\$5,776.71	\$5,776.71	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$11,000.00	\$11,000.00
28	2" Irrigation Meter Setter	1	Each	\$6,750.00	\$6,750.00	\$5,700.00	\$5,700.00	\$7,199.80	\$7,199.80	\$4,500.00	\$4,500.00	\$6,550.00	\$6,550.00	\$8,800.00	\$8,800.00
29	Field Locate and Tie to Existing Irrigation Line (1 Location)	1	Each	\$1,000.00	\$1,000.00	\$1,720.00	\$1,720.00	\$4,529.89	\$4,529.89	\$3,500.00	\$3,500.00	\$870.00	\$870.00	\$11,000.00	\$11,000.00
POWER															
30	Power Conduit and Wire from Transformer to Restroom	180	LF	\$37.00	\$6,660.00	\$46.00	\$8,280.00	\$48.58	\$8,744.40	\$50.00	\$9,000.00	\$48.50	\$8,730.00	\$42.17	\$7,590.60
31	Street Light Poles with Conduit & Wire	14	Each	\$13,500.00	\$189,000.00	\$10,650.00	\$149,100.00	\$11,270.35	\$157,784.90	\$10,000.00	\$140,000.00	\$11,200.00	\$156,800.00	\$15,676.10	\$219,465.40
HARDSCAPE															
32	3" Category 1 Asphalt (Parking Lot)	33,115	SF	\$2.20	\$72,853.00	\$2.20	\$72,853.00	\$2.32	\$76,826.80	\$2.15	\$71,197.25	\$1.90	\$62,918.50	\$2.15	\$71,197.25
33	8" Type II Gravel Roadbase (Parking Lot)	33,115	SF	\$1.65	\$54,639.75	\$1.60	\$52,984.00	\$1.52	\$50,334.80	\$1.25	\$41,393.75	\$1.35	\$44,705.25	\$1.38	\$45,698.70
34	2.5" Voidless Asphalt Mix (10' Trail)	15,415	SF	\$2.25	\$34,683.75	\$2.10	\$32,371.50	\$2.20	\$33,913.00	\$2.15	\$33,142.25	\$1.95	\$30,059.25	\$2.04	\$31,446.60
35	6" Type II Gravel Roadbase (10' Trail)	15,415	SF	\$1.50	\$23,122.50	\$1.30	\$20,039.50	\$1.27	\$19,577.05	\$1.25	\$19,268.75	\$1.05	\$16,185.75	\$1.27	\$19,577.05
36	Shoulder 1" Crushed Rock (Basalt)	2,760	SF	\$1.30	\$3,588.00	\$1.10	\$3,036.00	\$1.13	\$3,118.80	\$5.00	\$13,800.00	\$1.15	\$3,174.00	\$1.38	\$3,808.80
37	4" Concrete Flatwork with 4" Roadbase	26,850	SF	\$7.50	\$201,375.00	\$8.40	\$225,540.00	\$7.05	\$189,292.50	\$8.00	\$214,800.00	\$8.60	\$230,910.00	\$7.39	\$198,421.50
38	4" Concrete Flatwork with 4" Roadbase (Benches 8'x4' and Trash Can Areas 4'x4')	944	SF	\$8.50	\$8,024.00	\$9.60	\$9,062.40	\$8.45	\$7,976.80	\$9.00	\$8,496.00	\$9.90	\$9,345.60	\$8.58	\$8,099.52
39	12" Thickened Concrete Edge Along Sidewalk (Playground Area)	150	LF	\$22.00	\$3,300.00	\$79.00	\$11,850.00	\$57.45	\$8,617.50	\$30.00	\$4,500.00	\$29.50	\$4,425.00	\$40.54	\$6,081.00
40	6"x12" Edge Curbing (Sand Volleyball)	360	LF	\$19.00	\$6,840.00	\$21.00	\$7,560.00	\$28.41	\$10,227.60	\$50.00	\$18,000.00	\$26.50	\$9,540.00	\$41.42	\$14,911.20
41	18" Concrete Planter/Seat Wall	325	LF	\$200.00	\$65,000.00	\$191.00	\$62,075.00	\$341.27	\$110,912.75	\$200.00	\$65,000.00	\$199.00	\$64,675.00	\$150.70	\$48,977.50

No.	Item	Quantity	Unit	Caliber Contractor, LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
42	5" Concrete Golf Cart Parking with 4" Roadbase	240	SF	\$8.00	\$1,920.00	\$13.00	\$3,120.00	\$22.78	\$5,467.20	\$9.00	\$2,160.00	\$9.20	\$2,208.00	\$11.06	\$2,654.40
43	Picnic Tables Concrete Pads (4"x4")	265	SF	\$8.55	\$2,265.75	\$14.00	\$3,710.00	\$20.08	\$5,321.20	\$12.00	\$3,180.00	\$9.90	\$2,623.50	\$17.83	\$4,724.95
44	30" High Back Curb & Gutter with Base	1,620	LF	\$33.00	\$53,460.00	\$38.50	\$62,370.00	\$45.42	\$73,580.40	\$40.00	\$64,800.00	\$37.00	\$59,940.00	\$48.68	\$78,861.60
45	ADA Access Ramps Double	4	Each	\$3,750.00	\$15,000.00	\$4,170.00	\$16,680.00	\$3,007.04	\$12,028.16	\$6,000.00	\$24,000.00	\$3,120.00	\$12,480.00	\$3,300.28	\$13,201.12
46	ADA Access Ramps Single	3	Each	\$3,000.00	\$9,000.00	\$3,075.00	\$9,225.00	\$2,475.37	\$7,426.11	\$5,000.00	\$15,000.00	\$2,740.00	\$8,220.00	\$1,584.00	\$4,752.00
47	Driveway Approach (6"Conc. X 6"Roadbase)	545	SF	\$9.90	\$5,395.50	\$11.50	\$6,267.50	\$17.69	\$9,641.05	\$20.00	\$10,900.00	\$12.00	\$6,540.00	\$12.10	\$6,594.50
48	Wheel Stops	7	Each	\$225.00	\$1,575.00	\$225.00	\$1,575.00	\$238.24	\$1,667.68	\$550.00	\$3,850.00	\$238.00	\$1,666.00	\$550.00	\$3,850.00
49	Stairs at Entrance with Cheek Wall and Handrail (8 Steps)	1	Each	\$13,150.00	\$13,150.00	\$11,920.00	\$11,920.00	\$19,670.78	\$19,670.78	\$17,000.00	\$17,000.00	\$18,700.00	\$18,700.00	\$11,347.79	\$11,347.79
50	Seat Stairs - From Pavilion to Playground with Cheek Wall and Handrail (4 Steps)	1	Each	\$9,150.00	\$9,150.00	\$8,605.00	\$8,605.00	\$19,646.08	\$19,646.08	\$10,500.00	\$10,500.00	\$16,200.00	\$16,200.00	\$5,604.50	\$5,604.50
51	Stairs at Restroom with Cheek Wall and Handrail (2 Steps)	2	Each	\$4,750.00	\$9,500.00	\$3,410.00	\$6,820.00	\$9,384.51	\$18,769.02	\$6,500.00	\$13,000.00	\$5,230.00	\$10,460.00	\$4,048.30	\$8,096.60
52	Pavement Markings	1	LS	\$3,150.00	\$3,150.00	\$985.00	\$985.00	\$1,042.31	\$1,042.31	\$5,000.00	\$5,000.00	\$1,040.00	\$1,040.00	\$61,600.00	\$61,600.00
53	Remove Existing ADA Ramps (2 ADA Ramps)	1	LS	\$1,850.00	\$1,850.00	\$1,015.00	\$1,015.00	\$629.35	\$629.35	\$1,500.00	\$1,500.00	\$1,180.00	\$1,180.00	\$2,750.00	\$2,750.00
54	Signs Plaque and Posts	5	Each	550	\$2,750.00	\$452.00	\$2,260.00	\$387.15	\$1,935.75	\$800.00	\$4,000.00	\$386.00	\$1,930.00	\$11,000.00	\$55,000.00
AMENITIES															
55	Playground Equipment & Playground Shade Structure Coordination (Materials and Installation Provided by Others)	1	LS	\$1,500.00	\$1,500.00	\$2,165.00	\$2,165.00	\$4,633.05	\$4,633.05	\$10,000.00	\$10,000.00	\$2,290.00	\$2,290.00	\$1,100.00	\$1,100.00
56	Bike Repair Station	1	Each	\$1,150.00	\$1,150.00	\$753.00	\$753.00	\$762.38	\$762.38	\$3,000.00	\$3,000.00	\$800.00	\$800.00	\$737.00	\$737.00
57	Pet Waste Station	4	Each	\$1,000.00	\$4,000.00	\$799.00	\$3,196.00	\$810.03	\$3,240.12	\$2,000.00	\$8,000.00	\$840.00	\$3,360.00	\$781.00	\$3,124.00
58	Split Rail Fence (Pump Track)	700	LF	\$21.00	\$14,700.00	\$21.00	\$14,700.00	\$47.06	\$32,942.00	\$25.00	\$17,500.00	\$22.50	\$15,750.00	\$33.86	\$23,702.00
59	Split Rail Fence (Pond)	200	LF	\$21.00	\$4,200.00	\$21.00	\$4,200.00	\$47.06	\$9,412.00	\$25.00	\$5,000.00	\$22.50	\$4,500.00	\$33.86	\$6,772.00
60	Sand for Volleyball Court (24"-12" Thick) (Approx 525 CY.)	9,055	SF	\$2.00	\$18,110.00	\$3.70	\$33,503.50	\$5.66	\$51,251.30	\$5.00	\$45,275.00	\$6.00	\$54,330.00	\$4.62	\$41,834.10
61	4" Thick 3/4" Clean Angular Rock (Sand Volleyball Area) with Fabric	9,055	SF	\$1.80	\$16,299.00	\$1.30	\$11,771.50	\$1.73	\$15,665.15	\$1.50	\$13,582.50	\$1.70	\$15,393.50	\$1.65	\$14,940.75
62	Sand Volleyball Posts, Nets, Sleeves & Anchors	1	LS	\$6,750.00	\$6,750.00	\$1,710.00	\$1,710.00	\$3,037.60	\$3,037.60	\$7,500.00	\$7,500.00	\$9,550.00	\$9,550.00	\$4,400.00	\$4,400.00
PICKLEBALL COURTS															
63	Post-Tensioned Concrete Court w/ Roadbase	8,510	SF	\$16.00	\$136,160.00	\$15.00	\$127,650.00	\$17.47	\$148,669.70	\$20.00	\$170,200.00	\$17.50	\$148,925.00	\$15.48	\$131,734.80
64	Court Surfacing & Striping	8,510	SF	\$3.00	\$25,530.00	\$3.10	\$26,381.00	\$3.09	\$26,295.90	\$7.00	\$59,570.00	\$3.25	\$27,657.50	\$2.85	\$24,253.50
65	Net Post Pair, Net, & Related Appurtenances	4	Each	\$1,750.00	\$7,000.00	\$1,710.00	\$6,840.00	\$907.41	\$3,629.64	\$15,000.00	\$60,000.00	\$1,810.00	\$7,240.00	\$837.93	\$3,351.72
66	4' Chain-link Fence	120	LF	\$38.00	\$4,560.00	\$38.00	\$4,560.00	\$80.31	\$9,637.20	\$45.00	\$5,400.00	\$40.50	\$4,860.00	\$113.71	\$13,645.20

No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
67	6' Chain-link Fence	335	LF	\$39.50	\$13,232.50	\$41.00	\$13,735.00	\$74.90	\$25,091.50	\$50.00	\$16,750.00	\$43.00	\$14,405.00	\$68.06	\$22,800.10
68	Fence Fabric	335	LF	\$16.00	\$5,360.00	\$17.00	\$5,695.00	\$22.45	\$7,520.75	\$25.00	\$8,375.00	\$18.00	\$6,030.00	\$30.59	\$10,247.65
68A	4"x12" Fence Concrete Mow Strip	395	LF	\$16.75	\$6,616.25	\$25.00	\$9,875.00	\$36.90	\$14,575.50	\$40.00	\$15,800.00	\$25.00	\$9,875.00	\$10.73	\$4,238.35
69	12'x12' Center-Mount Shade Structure with Footings (Shade Materials Provided)	12	Each	\$5,250.00	\$63,000.00	\$8,485.00	\$101,820.00	\$8,576.76	\$102,921.12	\$5,500.00	\$66,000.00	\$8,960.00	\$107,520.00	\$9,394.00	\$112,728.00
70	Court Lights (ZNM-55L-CT-50 (Zone Medium) 22' MTG. Height) with Electrical Back to Restroom Building	8	Each	\$8,000.00	\$64,000.00	\$7,990.00	\$63,920.00	\$8,456.59	\$67,652.72	\$8,500.00	\$68,000.00	\$8,440.00	\$67,520.00	\$8,917.70	\$71,341.60
RESTROOM/PAVILIONS															
71	Restroom Building	1	LS	\$225,000.00	\$225,000.00	\$156,850.00	\$156,850.00	\$186,727.91	\$186,727.91	\$310,000.00	\$310,000.00	\$500,800.00	\$500,800.00	\$921,795.08	\$921,795.08
72	Restroom Building Electrical	1	LS	\$41,550.00	\$41,550.00	\$38,750.00	\$38,750.00	\$41,025.51	\$41,025.51	\$41,000.00	\$41,000.00	\$70,700.00	\$70,700.00	\$43,477.50	\$43,477.50
73	Pavilion Structure (30'x50') (Pavilion Materials Pre-Ordered)	1	LS	\$20,000.00	\$20,000.00	\$95,690.00	\$95,690.00	\$96,512.39	\$96,512.39	\$25,000.00	\$25,000.00	\$104,100.00	\$104,100.00	\$133,963.50	\$133,963.50
74	Pavilion Electrical (30'x50') (Lights & Outlets)	1	LS	\$5,150.00	\$5,150.00	\$7,500.00	\$7,500.00	\$7,939.46	\$7,939.46	\$9,000.00	\$9,000.00	\$7,920.00	\$7,920.00	\$44,000.00	\$44,000.00
75	Pavilion Footings (30'x50')	1	LS	\$17,325.00	\$17,325.00	\$18,700.00	\$18,700.00	\$42,216.72	\$42,216.72	\$20,000.00	\$20,000.00	\$44,300.00	\$44,300.00	\$18,810.00	\$18,810.00
76	Pavilion Concrete Slab 5" Concrete & Rebar /5" Base	1,500	SF	\$9.50	\$14,250.00	\$10.50	\$15,750.00	\$13.12	\$19,680.00	\$10.00	\$15,000.00	\$12.00	\$18,000.00	\$14.81	\$22,215.00
SPAN BRIDGE AND EAST TRAIL PHASE 1															
77	Installation of 110' Span Bridge with Concrete Deck	1	Each	\$33,750.00	\$33,750.00	\$4,525.00	\$4,525.00	\$51,547.51	\$51,547.51	\$15,000.00	\$15,000.00	\$42,600.00	\$42,600.00	\$73,899.10	\$73,899.10
78	Concrete Abutment Walls & 6" Concrete Approaches	1	LS	\$84,550.00	\$84,550.00	\$94,330.00	\$94,330.00	\$95,358.67	\$95,358.67	\$70,000.00	\$70,000.00	\$80,500.00	\$80,500.00	\$108,060.70	108060.7
79	Trail Safety Hand Rail (Powder-Coated)	48	LF	\$175.00	\$8,400.00	\$107.00	\$5,136.00	\$134.44	\$6,453.12	\$200.00	\$9,600.00	\$357.00	\$17,136.00	\$220.00	\$10,560.00
80	2.5" Voidless Asphalt Mix (Trail)	11,780	SF	\$2.25	\$26,505.00	\$2.20	\$25,916.00	\$2.32	\$27,329.60	\$2.15	\$25,327.00	\$1.90	\$22,382.00	\$2.15	\$25,327.00
81	6" Type II Gravel Roadbase (Trail)	11,780	SF	\$1.55	\$18,259.00	\$1.50	\$17,670.00	\$1.27	\$14,960.60	\$1.25	\$14,725.00	\$1.05	\$12,369.00	\$1.32	\$15,549.60
82	Shoulder 1" Crushed Rock (Basalt)	4,440	SF	\$1.80	\$7,992.00	\$0.65	\$2,886.00	\$1.13	\$5,017.20	\$5.00	\$22,200.00	\$1.15	\$5,106.00	\$1.38	\$6,127.20
TOTAL				\$2,417,230.75		\$2,457,166.40		\$2,629,624.89		\$2,777,087.50		\$3,242,603.85		\$3,915,483.68	

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				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price

Lizard Wash Community Park Landscaping Base Bid															
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
LANDSCAPE IRRIGATION															
83	RAIN BIRD 2" Master Valve, Model No. 200PESB-R (Secondary Water)	1	Each	\$375.00	\$375.00	\$360.00	\$360.00	\$381.19	\$381.19	\$360.00	\$360.00	\$380.00	\$380.00	\$550.00	\$550.00
84	TORO 2" Flow Sensor, Model No, TFS-200	1	Each	\$550.00	\$550.00	\$540.00	\$540.00	\$571.78	\$571.78	\$540.00	\$540.00	\$570.00	\$570.00	\$990.00	\$990.00
85	TORO Flow Sensor Two-Wire Decoder, Model No. TW-DAC-FLOW	1	Each	\$275.00	\$275.00	\$248.00	\$248.00	\$262.07	\$262.07	\$250.00	\$250.00	\$262.00	\$262.00	\$4,180.00	\$4,180.00
86	AMIAD 2" Manual Plastic Filter, Model No. T-SUPER; w/ Insulated Enclosure	1	Each	\$6,450.00	\$6,450.00	\$6,525.00	\$6,525.00	\$6,909.06	\$6,909.06	\$6,500.00	\$6,500.00	\$6,900.00	\$6,900.00	\$1,650.00	\$1,650.00
87	TORO Two-Wire Sentinel Controller, Stainless Steel Wall Mount, Model No. Dxi-SWm-TW-M8W	1	Each	\$10,350.00	\$10,350.00	\$11,030.00	\$11,030.00	\$11,673.93	\$11,673.93	\$11,000.00	\$11,000.00	\$11,700.00	\$11,700.00	\$4,400.00	\$4,400.00
88	TORO In-Line Surge Protector, Model No. SB-BLA	1	Each	\$265.00	\$265.00	\$236.00	\$236.00	\$250.16	\$250.16	\$235.00	\$235.00	\$250.00	\$250.00	\$330.00	\$330.00
89	RAIN BIRD 2" Turf Valve, Model No. 200PESB-PRS-R	6	Each	\$375.00	\$2,250.00	\$360.00	\$2,160.00	\$381.19	\$2,287.14	\$350.00	\$2,100.00	\$380.00	\$2,280.00	\$385.00	\$2,310.00
90	RIAN BIRD Control Zone Kit, Model No. XCZ-100-PRB-COM	23	Each	\$300.00	\$6,900.00	\$259.00	\$5,957.00	\$273.98	\$6,301.54	\$250.00	\$5,750.00	\$273.00	\$6,279.00	\$330.00	\$7,590.00
91	TORO Decoder, Model No. TW-D-1	24	Each	\$275.00	\$6,600.00	\$248.00	\$5,952.00	\$262.07	\$6,289.68	\$240.00	\$5,760.00	\$262.00	\$6,288.00	\$165.00	\$3,960.00
92	2" HARCO Lateral Isolation Valve, Model No. LV-SERIES, Stainless Steel Body; Outlet: 2"	1	Each	\$415.00	\$415.00	\$405.00	\$405.00	\$428.84	\$428.84	\$400.00	\$400.00	\$428.00	\$428.00	\$715.00	\$715.00
93	2" MATCO-NORCA Brass Gate Valve, Model No. 514T SERIES	12	Each	\$210.00	\$2,520.00	\$197.00	\$2,364.00	\$208.46	\$2,501.52	\$380.00	\$4,560.00	\$208.00	\$2,496.00	\$440.00	\$5,280.00
94	1" WEATHERMATIC Quick Coupler, Model No. 7645-QCVLNP; w/ 1" SCH 80 PVC Ball Valve	8	Each	\$175.00	\$1,400.00	\$163.00	\$1,304.00	\$172.73	\$1,381.84	\$195.00	\$1,560.00	\$172.00	\$1,376.00	\$220.00	\$1,760.00
95	12" Round Pull Box	11	Each	\$70.00	\$770.00	\$67.50	\$742.50	\$71.47	\$786.17	\$75.00	\$825.00	\$71.50	\$786.50	\$550.00	\$6,050.00
96	2" SCH 40 PVC Mainline, Purple Pipe	2,400	LF	\$9.00	\$21,600.00	\$9.00	\$21,600.00	\$9.53	\$22,872.00	\$9.00	\$21,600.00	\$9.50	\$22,800.00	\$6.60	\$15,840.00
97	Detectable Warning Tape, Purple	2,400	LF	\$0.50	\$1,200.00	\$0.40	\$960.00	\$0.42	\$1,008.00	\$0.40	\$960.00	\$0.40	\$960.00	\$1.38	\$3,312.00
98	14 AWG Solid Core Coated Direct Burial Trace Wire; Jacket Color: Purple or Lavender	2,400	LF	\$0.75	\$1,800.00	\$0.75	\$1,800.00	\$0.77	\$1,848.00	\$0.65	\$1,560.00	\$0.75	\$1,800.00	\$1.38	\$3,312.00
99	1" SCH 40 PVC Lateral Line, Purple Pipe	160	LF	\$3.50	\$560.00	\$3.40	\$544.00	\$3.57	\$571.20	\$3.25	\$520.00	\$3.55	\$568.00	\$3.30	\$528.00
100	1-1/2" SCH 40 PVC Lateral Line, Purple Pipe	500	LF	\$7.00	\$3,500.00	\$6.80	\$3,400.00	\$7.15	\$3,575.00	\$6.00	\$3,000.00	\$7.10	\$3,550.00	\$6.60	\$3,300.00
101	2" SCH 40 PVC Lateral Line, Purple Pipe	330	LF	\$9.00	\$2,970.00	\$9.00	\$2,970.00	\$9.53	\$3,144.90	\$8.00	\$2,640.00	\$9.50	\$3,135.00	\$2.20	\$726.00
102	2-1/2" SCH 40 PVC Lateral Line, Purple Pipe	310	LF	\$13.00	\$4,030.00	\$13.50	\$4,185.00	\$14.29	\$4,429.90	\$13.00	\$4,030.00	\$14.50	\$4,495.00	\$3.85	\$1,193.50
103	4" SCH 40 PVC Sleeve	1,925	LF	\$13.50	\$25,987.50	\$13.50	\$25,987.50	\$14.29	\$27,508.25	\$13.00	\$25,025.00	\$14.50	\$27,912.50	\$2.20	\$4,235.00
104	Irrigation Controller Wire - 14 U.F. Two-Wire Blue MAXI-WIRE	2,500	LF	\$1.10	\$2,750.00	\$1.10	\$2,750.00	\$1.17	\$2,925.00	\$1.25	\$3,125.00	\$1.15	\$2,875.00	\$1.65	\$4,125.00

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105	1" SCH 40 Gray PVC Conduit	2,400	LF	\$3.50	\$8,400.00	\$3.40	\$8,160.00	\$3.57	\$8,568.00	\$3.25	\$7,800.00	\$3.55	\$8,520.00	\$1.65	\$3,960.00
106	RAIN BIRD Rotor, 8005 Stainless Steel, Non-Potable, Model No. 8005-SS-NP-(NOZZLE)	26	Each	\$105.00	\$2,730.00	\$107.00	\$2,782.00	\$113.17	\$2,942.42	\$105.00	\$2,730.00	\$113.00	\$2,938.00	\$165.00	\$4,290.00
107	TORO 1" Blue Stripe Hose, Model No. T-EHD2667-066	12,500	LF	\$1.45	\$18,125.00	\$1.40	\$17,500.00	\$1.49	\$18,625.00	\$1.50	\$18,750.00	\$1.50	\$18,750.00	\$1.10	\$13,750.00
108	TORO 5/8" Brown Drip in PC, Model No. PCB1810-12 w/ 1.0 GPH, 12" Emitter Spacing	5,000	LF	\$1.10	\$5,500.00	\$1.10	\$5,500.00	\$1.13	\$5,650.00	\$1.00	\$5,000.00	\$1.15	\$5,750.00	\$1.65	\$8,250.00
109	RIAN BIRD 1/4" Distribution Tubing, Model No. PT-025	7,500	LF	\$0.65	\$4,875.00	\$0.50	\$3,750.00	\$0.54	\$4,050.00	\$0.55	\$4,125.00	\$0.55	\$4,125.00	\$1.10	\$8,250.00
110	RIAN BIRD 2.0 GPH Single outlet Emitter, model No. XB-20PC (RED)	992	Each	\$1.10	\$1,091.20	\$1.10	\$1,091.20	\$1.13	\$1,120.96	\$1.15	\$1,140.80	\$1.15	\$1,140.80	\$3.30	\$3,273.60
111	RIAN BIRD .5 GPH Single outlet Emitter, model No. XB-05PC (BLUE)	1,061	Each	\$1.10	\$1,167.10	\$1.10	\$1,167.10	\$1.13	\$1,198.93	\$1.15	\$1,220.15	\$1.15	\$1,220.15	\$2.20	\$2,334.20
112	RAIN BIRD 1/4" Tubing Stake w/ Cap, Model No. TS-025 W/CAP	2,053	Each	\$0.65	\$1,334.45	\$0.50	\$1,026.50	\$0.54	\$1,108.62	\$0.55	\$1,129.15	\$0.55	\$1,129.15	\$2.20	\$4,516.60
LANDSCAPE															
113	8 Foot Joshua Tree	25	Each	\$2,000.00	\$50,000.00	\$2,025.00	\$50,625.00	\$2,144.19	\$53,604.75	\$2,000.00	\$50,000.00	\$2,140.00	\$53,500.00	\$2,860.00	\$71,500.00
114	7 Foot California Fan Palm	17	Each	\$1,000.00	\$17,000.00	\$985.00	\$16,745.00	\$1,042.31	\$17,719.27	\$900.00	\$15,300.00	\$1,040.00	\$17,680.00	\$1,386.00	\$23,562.00
115	24" Box Tree - Burgandy Lace Desert Willow (MULTI-STEM)	17	Each	\$385.00	\$6,545.00	\$383.00	\$6,511.00	\$405.01	\$6,885.17	\$350.00	\$5,950.00	\$404.00	\$6,868.00	\$511.50	\$8,695.50
116	24" Box Tree - Palo Verde	34	Each	\$385.00	\$13,090.00	\$383.00	\$13,022.00	\$405.01	\$13,770.34	\$350.00	\$11,900.00	\$404.00	\$13,736.00	\$511.50	\$17,391.00
117	24" Box Tree - Red Push Chinese Pistache	15	Each	\$385.00	\$5,775.00	\$383.00	\$5,745.00	\$405.01	\$6,075.15	\$350.00	\$5,250.00	\$404.00	\$6,060.00	\$511.50	\$7,672.50
118	24" Box Tree - Maverick Mesquite (MULTI-STEM)	36	Each	\$385.00	\$13,860.00	\$383.00	\$13,788.00	\$405.01	\$14,580.36	\$350.00	\$12,600.00	\$404.00	\$14,544.00	\$511.50	\$18,414.00
119	24" Box Tree - Velvet Mesquite	23	Each	\$385.00	\$8,855.00	\$383.00	\$8,809.00	\$405.01	\$9,315.23	\$350.00	\$8,050.00	\$404.00	\$9,292.00	\$511.50	\$11,764.50
120	24" Box Tree - Southern Live Oak	24	Each	\$215.00	\$5,160.00	\$383.00	\$9,192.00	\$405.01	\$9,720.24	\$350.00	\$8,400.00	\$404.00	\$9,696.00	\$511.50	\$12,276.00
121	24" Box Tree - Chaste Tree	9	Each	\$49.00	\$441.00	\$219.00	\$1,971.00	\$232.29	\$2,090.61	\$350.00	\$3,150.00	\$232.00	\$2,088.00	\$511.50	\$4,603.50
122	15 Gallon Shrub - Yellow Bird of Paradise	16	Each	\$41.00	\$656.00	\$50.50	\$808.00	\$53.60	\$857.60	\$55.00	\$880.00	\$53.50	\$856.00	\$181.50	\$2,904.00
123	5 Gallon Shrub - Starn Coyote bush	38	Each	\$41.00	\$1,558.00	\$43.00	\$1,634.00	\$45.27	\$1,720.26	\$45.00	\$1,710.00	\$45.00	\$1,710.00	\$60.50	\$2,299.00
124	5 Gallon Shrub - Heavenly Cloud Texas Sage	33	Each	\$41.00	\$1,353.00	\$43.00	\$1,419.00	\$45.27	\$1,493.91	\$45.00	\$1,485.00	\$45.00	\$1,485.00	\$60.50	\$1,996.50
125	5 Gallon Shrub - Silver Cloud Texas Sage	26	Each	\$41.00	\$1,066.00	\$43.00	\$1,118.00	\$45.27	\$1,177.02	\$45.00	\$1,170.00	\$45.00	\$1,170.00	\$60.50	\$1,573.00
126	5 Gallon Shrub - Green Cloud Texas Sage	36	Each	\$41.00	\$1,476.00	\$43.00	\$1,548.00	\$45.27	\$1,629.72	\$45.00	\$1,620.00	\$45.00	\$1,620.00	\$60.50	\$2,178.00
127	5 Gallon Shrub - Huntington Carpet Rosemary	47	Each	\$41.00	\$1,927.00	\$43.00	\$2,021.00	\$45.27	\$2,127.69	\$45.00	\$2,115.00	\$45.00	\$2,115.00	\$60.50	\$2,843.50
128	5 Gallon Shrub - Skeleton-Leaf Goldeneye	40	Each	\$49.00	\$1,960.00	\$50.50	\$2,020.00	\$53.60	\$2,144.00	\$55.00	\$2,200.00	\$53.50	\$2,140.00	\$60.50	\$2,420.00
129	1 Gallon Shrub - Desert Daisy	82	Each	\$20.00	\$1,640.00	\$20.50	\$1,681.00	\$21.44	\$1,758.08	\$25.00	\$2,050.00	\$21.50	\$1,763.00	\$24.20	\$1,984.40
130	1 Gallon Shrub - Perky Sue	72	Each	\$20.00	\$1,440.00	\$20.50	\$1,476.00	\$21.44	\$1,543.68	\$25.00	\$1,800.00	\$21.50	\$1,548.00	\$24.20	\$1,742.40

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131	1 Gallon Shrub - Germander	58	Each	\$20.00	\$1,160.00	\$20.50	\$1,189.00	\$21.44	\$1,243.52	\$25.00	\$1,450.00	\$21.50	\$1,247.00	\$24.20	\$1,403.60
132	6 Foot Succulent - Ocotillo	41	Each	\$210.00	\$8,610.00	\$219.00	\$8,979.00	\$232.29	\$9,523.89	\$215.00	\$8,815.00	\$232.00	\$9,512.00	\$192.50	\$7,892.50
133	15 Gallon Succulent - Century Plant	35	Each	\$300.00	\$10,500.00	\$315.00	\$11,025.00	\$333.54	\$11,673.90	\$300.00	\$10,500.00	\$333.00	\$11,655.00	\$192.50	\$6,737.50
134	15 Gallon Succulent - Giant Hesperaloe	52	Each	\$300.00	\$15,600.00	\$315.00	\$16,380.00	\$333.54	\$17,344.08	\$300.00	\$15,600.00	\$333.00	\$17,316.00	\$192.50	\$10,010.00
135	15 Gallon Succulent - Spanish Dagger	43	Each	\$70.00	\$3,010.00	\$315.00	\$13,545.00	\$333.54	\$14,342.22	\$300.00	\$12,900.00	\$333.00	\$14,319.00	\$192.50	\$8,277.50
136	5 Gallon Succulent - Parry's Agave	37	Each	\$70.00	\$2,590.00	\$73.00	\$2,701.00	\$77.43	\$2,864.91	\$75.00	\$2,775.00	\$77.50	\$2,867.50	\$66.00	\$2,442.00
137	5 Gallon Succulent - Rough Leaved Agave	49	Each	\$49.00	\$2,401.00	\$73.00	\$3,577.00	\$77.43	\$3,794.07	\$75.00	\$3,675.00	\$77.50	\$3,797.50	\$66.00	\$3,234.00
138	5 Gallon Succulent - Grass Tree	25	Each	\$49.00	\$1,225.00	\$50.50	\$1,262.50	\$53.60	\$1,340.00	\$55.00	\$1,375.00	\$53.50	\$1,337.50	\$66.00	\$1,650.00
139	5 Gallon Succulent - Grey Desert Spoon	24	Each	\$70.00	\$1,680.00	\$50.50	\$1,212.00	\$53.60	\$1,286.40	\$55.00	\$1,320.00	\$53.50	\$1,284.00	\$66.00	\$1,584.00
140	5 Gallon Succulent - Golden Barrel Cactus	46	Each	\$49.00	\$2,254.00	\$73.00	\$3,358.00	\$77.43	\$3,561.78	\$75.00	\$3,450.00	\$77.50	\$3,565.00	\$66.00	\$3,036.00
141	5 Gallon Succulent - Red Yucca	44	Each	\$49.00	\$2,156.00	\$50.50	\$2,222.00	\$53.60	\$2,358.40	\$50.00	\$2,200.00	\$53.50	\$2,354.00	\$66.00	\$2,904.00
142	5 Gallon Succulent - Beavertail Prickly Pear	34	Each	\$49.00	\$1,666.00	\$50.50	\$1,717.00	\$53.60	\$1,822.40	\$50.00	\$1,700.00	\$53.50	\$1,819.00	\$66.00	\$2,244.00
143	5 Gallon Succulent - Englemann's Prickly Pear	34	Each	\$49.00	\$1,666.00	\$50.50	\$1,717.00	\$53.60	\$1,822.40	\$50.00	\$1,700.00	\$53.50	\$1,819.00	\$66.00	\$2,244.00
144	5 Gallon Succulent - Cinnamon Cactus	21	Each	\$49.00	\$1,029.00	\$50.50	\$1,060.50	\$53.60	\$1,125.60	\$50.00	\$1,050.00	\$53.50	\$1,123.50	\$66.00	\$1,386.00
145	5 Gallon Succulent - Banana Yucca	61	Each	\$49.00	\$2,989.00	\$50.50	\$3,080.50	\$53.60	\$3,269.60	\$50.00	\$3,050.00	\$53.50	\$3,263.50	\$66.00	\$4,026.00
146	5 Gallon Succulent - Soaptree Yucca	28	Each	\$49.00	\$1,372.00	\$50.50	\$1,414.00	\$53.60	\$1,500.80	\$50.00	\$1,400.00	\$53.50	\$1,498.00	\$66.00	\$1,848.00
147	Turf Grass Sod - Desert Bermuda	29,000	SF	\$1.40	\$40,600.00	\$1.40	\$40,600.00	\$1.49	\$43,210.00	\$1.35	\$39,150.00	\$1.50	\$43,500.00	\$2.18	\$63,220.00
148	Boulder - 2' to 3' Dia. Desert Sunset	172	Each	\$100.00	\$17,200.00	\$107.00	\$18,404.00	\$113.17	\$19,465.24	\$105.00	\$18,060.00	\$113.00	\$19,436.00	\$126.50	\$21,758.00
149	Boulder - 5' to 6' Dia, Desert Sunset	101	Each	\$225.00	\$22,725.00	\$242.00	\$24,442.00	\$256.11	\$25,867.11	\$225.00	\$22,725.00	\$256.00	\$25,856.00	\$258.50	\$26,108.50
150	Cobble - 6" Depth, 4" To 6" Apache Brown	775	CY	\$100.00	\$77,500.00	\$107.00	\$82,925.00	\$113.17	\$87,706.75	\$105.00	\$81,375.00	\$113.00	\$87,575.00	\$132.00	\$102,300.00
151	Chat - 2" Depth, 1/4" Minus Apache Brown	360	CY	\$98.00	\$35,280.00	\$101.00	\$36,360.00	\$107.21	\$38,595.60	\$100.00	\$36,000.00	\$107.00	\$38,520.00	\$49.50	\$17,820.00
152	Utelite Root Zone Mix	185	CY	\$145.00	\$26,825.00	\$152.00	\$28,120.00	\$160.81	\$29,749.85	\$145.00	\$26,825.00	\$161.00	\$29,785.00	\$132.00	\$24,420.00
153	Organic Matter (Compost) for Turf Area	220	CY	\$49.00	\$10,780.00	\$50.50	\$11,110.00	\$53.60	\$11,792.00	\$50.00	\$11,000.00	\$53.50	\$11,770.00	\$93.50	\$20,570.00
154	6"x6" Mow Curb for Turf Area	275	LF	\$22.00	\$6,050.00	\$21.50	\$5,912.50	\$22.63	\$6,223.25	\$22.00	\$6,050.00	\$47.50	\$13,062.50	\$26.46	\$7,276.50
TOTAL				\$577,410.25		\$605,442.80		\$640,867.95		\$593,970.10		\$647,817.10		\$665,172.80	
COMBINED BASE BID AND LANDSCAPING BASE BID				\$2,994,641.00		\$3,062,609.20		\$3,270,492.84		\$3,371,057.60		\$3,890,420.95		\$4,580,656.48	

Lizard Wash Community Park Alternate Bid#1 (Pickleball Courts 5-8)															
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
STORM SEWER															
A1-1	4" Trench Drain with Concrete Boarder	82	LF	\$210.00	\$17,220.00	\$162.00	\$13,284.00	\$262.61	\$21,534.02	\$200.00	\$16,400.00	\$186.00	\$15,252.00	\$210.63	\$17,271.66
A1-2	8" PVC with Bends and Fittings	30	LF	\$55.00	\$1,650.00	\$97.50	\$2,925.00	\$66.97	\$2,009.10	\$55.00	\$1,650.00	\$55.50	\$1,665.00	\$99.00	\$2,970.00
HARDSCAPE															
A1-3	4" Concrete Flatwork with 4" Roadbase	4,015	SF	\$7.30	\$29,309.50	\$8.50	\$34,127.50	\$7.01	\$28,145.15	\$8.00	\$32,120.00	\$8.60	\$34,529.00	\$7.56	\$30,353.40
A1-4	5" Concrete Golf Cart Parking with 4" Roadbase	250	SF	\$7.95	\$1,987.50	\$10.00	\$2,500.00	\$22.54	\$5,635.00	\$9.00	\$2,250.00	\$9.20	\$2,300.00	\$9.96	\$2,490.00
A1-5	Wheel Steps	3	Each	\$225.00	\$675.00	\$225.00	\$675.00	\$238.24	\$714.72	\$550.00	\$1,650.00	\$238.00	\$714.00	\$550.00	\$1,650.00
PICKLEBALL COURTS															
A1-6	Post-Tensioned Concrete Court w/ Roadbase	8,510	SF	\$15.50	\$131,905.00	\$15.00	\$127,650.00	\$20.24	\$172,242.40	\$20.00	\$170,200.00	\$17.50	\$148,925.00	\$15.48	\$131,734.80
A1-7	Court Surfacing & Striping	8,510	SF	\$3.00	\$25,530.00	\$3.10	\$26,381.00	\$3.09	\$26,295.90	\$7.00	\$59,570.00	\$3.25	\$27,657.50	\$2.85	\$24,253.50
A1-8	Net Post Pair, Net, & Related Appurtenances	4	Each	\$1,750.00	\$7,000.00	\$1,710.00	\$6,840.00	\$907.41	\$3,629.64	\$15,000.00	\$60,000.00	\$1,810.00	\$7,240.00	\$837.93	\$3,351.72
A1-9	4' Chain-link Fence	120	LF	\$38.00	\$4,560.00	\$38.00	\$4,560.00	\$80.31	\$9,637.20	\$45.00	\$5,400.00	\$40.50	\$4,860.00	\$113.71	\$13,645.20
A1-10	6' Chain-link Fence	335	LF	\$39.50	\$13,232.50	\$41.00	\$13,735.00	\$74.90	\$25,091.50	\$50.00	\$16,750.00	\$43.00	\$14,405.00	\$68.06	\$22,800.10
A1-11	Fence Fabric	335	LF	\$16.00	\$5,360.00	\$17.00	\$5,695.00	\$22.45	\$7,520.75	\$25.00	\$8,375.00	\$18.00	\$6,030.00	\$20.74	\$6,947.90
A1-11A	4"x12" Fence Concrete Mow Strip	395	LF	\$20.00	\$7,900.00	\$25.00	\$9,875.00	\$36.90	\$14,575.50	\$40.00	\$15,800.00	\$25.00	\$9,875.00	\$10.73	\$4,238.35
A1-12	12'x12' Center Mount Shade Structure with Footings- (Shade Materials Provided)	6	Each	\$5,250.00	\$31,500.00	\$10,080.00	\$60,480.00	\$8,576.76	\$51,460.56	\$5,500.00	\$33,000.00	\$8,960.00	\$53,760.00	\$8,596.50	\$51,579.00
A1-13	Court Lights (ZNM-55L CT-50 (Zone Medium) 22' MTG.- Height) with Electrical Back to Restroom Building	8	Each	\$7,550.00	\$60,400.00	\$8,245.00	\$65,960.00	\$8,728.94	\$69,831.52	\$8,500.00	\$68,000.00	\$8,710.00	\$69,680.00	\$8,927.60	\$71,420.80
LANDSCAPE IRRIGATION															
A1-14	2" SCH 40 PVC Mainline, Purple Pipe	165	LF	\$9.00	\$1,485.00	\$9.00	\$1,485.00	\$9.53	\$1,572.45	\$9.00	\$1,485.00	\$9.50	\$1,567.50	\$4.40	\$726.00
A1-15	Detectable Warning Tape, Purple	165	LF	\$0.50	\$82.50	\$0.40	\$66.00	\$0.42	\$69.30	\$0.45	\$74.25	\$0.40	\$66.00	\$4.40	\$726.00
A1-16	14 AWG Solid Core Coated Direct Burial Trace Wire;- Jacket Color: Purple or Lavender	165	LF	\$0.85	\$140.25	\$0.75	\$123.75	\$0.77	\$127.05	\$0.75	\$123.75	\$0.75	\$123.75	\$3.30	\$544.50
A1-17	4" SCH 40 PVC Sleeve	24	LF	\$13.00	\$312.00	\$13.50	\$324.00	\$14.29	\$342.96	\$13.00	\$312.00	\$14.50	\$348.00	\$2.20	\$52.80
A1-18	Irrigation Controller Wire - 14 U.F. Two Wire Blue MAXI-WIRE	165	LF	\$1.10	\$181.50	\$1.10	\$181.50	\$1.17	\$193.05	\$1.05	\$173.25	\$1.15	\$189.75	\$1.65	\$272.25
A1-19	1" SCH 40 Gray PVC Conduit	165	LF	\$3.50	\$577.50	\$3.40	\$561.00	\$3.57	\$589.05	\$3.50	\$577.50	\$3.55	\$585.75	\$1.65	\$272.25
A1-20	TORO 1" Blue Stripe Hose, Model No. T-EHD2667-066	350	LF	\$1.50	\$525.00	\$1.40	\$490.00	\$1.49	\$521.50	\$1.35	\$472.50	\$1.50	\$525.00	\$1.10	\$385.00

No.	Item	Quantity	Unit	Caliber Contractor, LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A1-21	TORO 5/8" Brown Drip in PC, Model No. PC81810-12 w/ 1.0 GPH, 12" Emitter Spacing	85	LF	\$1.10	\$93.50	\$1.10	\$93.50	\$1.13	\$96.05	\$1.05	\$89.25	\$1.15	\$97.75	\$1.65	\$140.25
A1-22	RAIN BIRD 1/4" Distribution Tubing, Model No. PT-025	200	LF	\$0.65	\$130.00	\$0.50	\$100.00	\$0.54	\$108.00	\$0.55	\$110.00	\$0.55	\$110.00	\$1.10	\$220.00
A1-23	RAIN BIRD 2.0 GPH Single Outlet Emitter, Model No. XB-20PC (RED)	13	Each	\$1.10	\$14.30	\$1.10	\$14.30	\$1.13	\$14.69	\$1.05	\$13.65	\$1.15	\$14.95	\$3.30	\$42.90
A1-24	RAIN BIRD .5 GPH Single Outlet Emitter, Model No. XB-05PC (BLUE)	40	Each	\$1.10	\$44.00	\$1.10	\$44.00	\$1.13	\$45.20	\$1.05	\$42.00	\$1.15	\$46.00	\$2.20	\$88.00
A1-25	RIAN BIRD 1/4" Tubing Stake w/ Cap, Model No. TS-025-W/CAP	53	Each	\$1.10	\$58.30	\$1.10	\$58.30	\$1.13	\$59.89	\$1.05	\$55.65	\$1.15	\$60.95	\$2.20	\$116.60
LANDSCAPE															
A1-26	8 Foot Joshua Tree	2	Each	\$2,000.00	\$4,000.00	\$2,025.00	\$4,050.00	\$2,144.19	\$4,288.38	\$2,200.00	\$4,400.00	\$2,140.00	\$4,280.00	\$2,860.00	\$5,720.00
A1-27	24" Box Tree - Palo Verde	1	Each	\$380.00	\$380.00	\$383.00	\$383.00	\$405.01	\$405.01	\$350.00	\$350.00	\$404.00	\$404.00	\$511.50	\$511.50
A1-28	24" Box Tree - Maverick Mesquite (MULTI-STEM)	1	Each	\$380.00	\$380.00	\$383.00	\$383.00	\$405.01	\$405.01	\$350.00	\$350.00	\$404.00	\$404.00	\$511.50	\$511.50
A1-29	24" Box Tree - Southern Live Oak	1	Each	\$380.00	\$380.00	\$383.00	\$383.00	\$405.01	\$405.01	\$350.00	\$350.00	\$404.00	\$404.00	\$511.50	\$511.50
A1-30	5 Gallon Shrub - Silver cloud Texas Sage	2	Each	\$41.00	\$82.00	\$43.00	\$86.00	\$45.27	\$90.54	\$45.00	\$90.00	\$45.00	\$90.00	\$66.00	\$132.00
A1-31	1 Gallon Shrub - Germander	3	Each	\$21.00	\$63.00	\$20.50	\$61.50	\$21.44	\$64.32	\$25.00	\$75.00	\$21.50	\$64.50	\$27.50	\$82.50
A1-32	6 Foot Succulent - Ocotillo	3	Each	\$210.00	\$630.00	\$219.00	\$657.00	\$232.29	\$696.87	\$2.15	\$6.45	\$232.00	\$696.00	\$220.00	\$660.00
A1-33	15 Gallon Succulent - Giant Hesperaloe	2	Each	\$310.00	\$620.00	\$315.00	\$630.00	\$323.54	\$667.08	\$300.00	\$600.00	\$323.00	\$666.00	\$511.50	\$1,023.00
A1-34	15 Gallon Succulent - Spanish Dagger	2	Each	\$31.00	\$62.00	\$31.50	\$63.00	\$33.35	\$66.70	\$300.00	\$600.00	\$33.50	\$67.00	\$511.50	\$1,023.00
A1-35	5 Gallon Succulent - Grass Tree	3	Each	\$49.00	\$147.00	\$73.00	\$219.00	\$53.60	\$160.80	\$50.00	\$150.00	\$53.50	\$160.50	\$66.00	\$198.00
A1-36	5 Gallon Succulent - Golden Barrel Cactus	3	Each	\$71.00	\$213.00	\$50.50	\$151.50	\$77.43	\$232.29	\$70.00	\$210.00	\$77.50	\$232.50	\$66.00	\$198.00
A1-37	5 Gallon Succulent - Cinnamon Cactus	2	Each	\$49.00	\$98.00	\$50.50	\$101.00	\$53.60	\$107.20	\$50.00	\$100.00	\$53.50	\$107.00	\$66.00	\$132.00
A1-38	5 Gallon Succulent - Soaptree Yucca	3	Each	\$49.00	\$147.00	\$50.50	\$151.50	\$53.60	\$160.80	\$50.00	\$150.00	\$53.50	\$160.50	\$66.00	\$198.00
A1-39	Boulder - 2' To 3' Dia. Desert Sunset	5	Each	\$105.00	\$525.00	\$242.00	\$1,210.00	\$113.17	\$565.85	\$105.00	\$525.00	\$113.00	\$565.00	\$126.50	\$632.50
A1-40	Boulder - 5' To 6' Dia. Desert Sunset	5	Each	\$225.00	\$1,125.00	\$242.00	\$1,210.00	\$256.11	\$1,280.55	\$225.00	\$1,125.00	\$256.00	\$1,280.00	\$247.50	\$1,237.50
A1-41	Cobble - 6" Depth, 4" To 4" Apache Brown	25	CY	\$105.00	\$2,625.00	\$107.00	\$2,675.00	\$113.17	\$2,829.25	\$105.00	\$2,625.00	\$113.00	\$2,825.00	\$176.00	\$4,400.00
A1-42	Chat - 2" Depth, 1/4" Minus Apache Brown	20	CY	\$100.00	\$2,000.00	\$101.00	\$2,020.00	\$107.21	\$2,144.20	\$105.00	\$2,100.00	\$107.00	\$2,140.00	\$176.00	\$3,520.00
TOTAL				\$355,350.35		\$392,663.35		\$456,632.01		\$508,500.25		\$415,173.90		\$408,983.98	

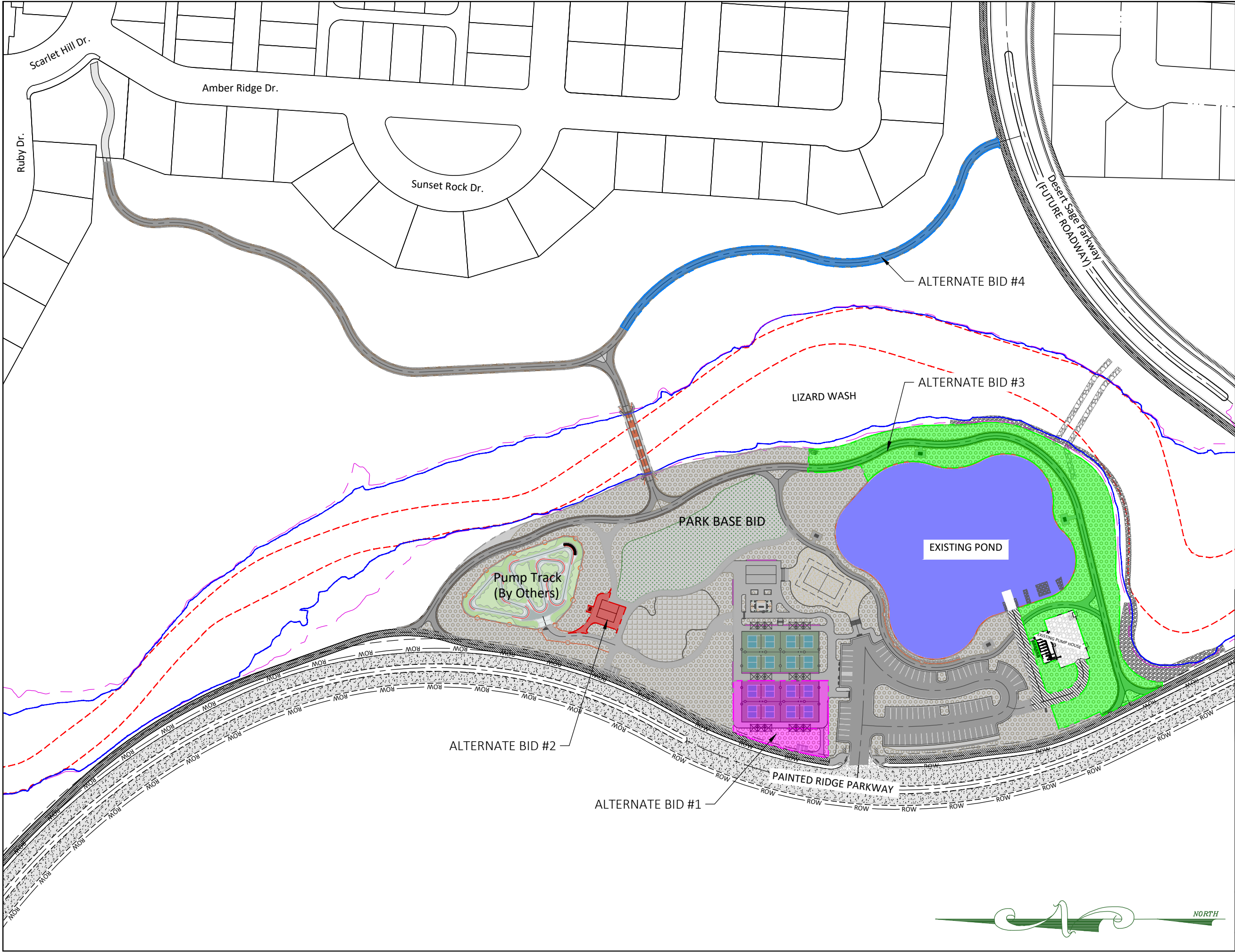
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Lizard Wash Community Park Alternate Bid#2 (30X30 Pavilion Area)															
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
HARDSCAPE															
A2-1	4" Concrete Flatwork with 4" Roadbase	1,745	SF	\$7.30	\$12,738.50	\$8.80	\$15,356.00	\$7.03	\$12,267.35	\$9.00	\$15,705.00	\$8.60	\$15,007.00	\$7.56	\$13,192.20
PAVILION															
A2-2	Pavilion Structure (30'x30') with Footings	1	LS	\$12,000.00	\$12,000.00	\$62,219.00	\$62,219.00	\$51,722.64	\$51,722.64	\$15,500.00	\$15,500.00	\$56,100.00	\$56,100.00	\$70,801.50	\$70,801.50
A2-3	Pavilion Electrical (30'x30') (Lights & Outlets)	1	LS	\$5,250.00	\$5,250.00	\$6,050.00	\$6,050.00	\$6,405.17	\$6,405.17	\$8,000.00	\$8,000.00	\$6,390.00	\$6,390.00	\$5,720.00	\$5,720.00
A2-4	Pavilion Footings (30'x30')	1	LS	\$11,000.00	\$11,000.00	\$7,455.00	\$7,455.00	\$21,644.41	\$21,644.41	\$10,000.00	\$10,000.00	\$23,100.00	\$23,100.00	\$4,951.10	\$4,951.10
A2-5	Pavilion Concrete Slab 5" Concrete /5" Base & Rebar	900	SF	\$9.55	\$8,595.00	\$11.00	\$9,900.00	\$13.38	\$12,042.00	\$10.00	\$9,000.00	\$14.00	\$12,600.00	\$16.03	\$14,427.00
TOTAL				\$37,583.50		\$38,761.00		\$52,358.93		\$42,705.00		\$57,097.00		\$38,290.30	

Lizard Wash Community Park Alternate Bid#3 (South Pond Trail and Landscape)															
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
HARDSCAPE															
A3-1	2.5" Voidless Asphalt Mix (10' Trail)	10,935	SF	\$2.25	\$24,603.75	\$2.10	\$22,963.50	\$2.20	\$24,057.00	\$2.15	\$23,510.25	\$1.90	\$20,776.50	\$2.04	\$22,307.40
A3-2	6" Type II Gravel Roadbase (10' Trail)	10,935	SF	\$1.55	\$16,949.25	\$1.60	\$17,496.00	\$1.27	\$13,887.45	\$1.25	\$13,668.75	\$1.05	\$11,481.75	\$1.38	\$15,090.30
A3-3	Shoulder 1" Crushed Rock (Basalt)	3,345	SF	\$1.30	\$4,348.50	\$0.90	\$3,010.50	\$1.13	\$3,779.85	\$5.00	\$16,725.00	\$1.15	\$3,846.75	\$1.38	\$4,616.10
A3-4	Picnic Tables Concrete Pads (4"x4")	560	SF	\$8.75	\$4,900.00	\$10.00	\$5,600.00	\$11.58	\$6,484.80	\$9.00	\$5,040.00	\$10.00	\$5,600.00	\$5.50	\$3,080.00
A3-5	4" Concrete Flatwork with 4" Roadbase (Benches 8'x4' and Trash Can Areas 4'x4')	192	SF	\$8.75	\$1,680.00	\$10.00	\$1,920.00	\$13.85	\$2,659.20	\$8.00	\$1,536.00	\$10.00	\$1,920.00	\$18.70	\$3,590.40
LANDSCAPE IRRIGATION															
A3-6	RAIN BIRD Control zone Kit, Model No. XCZ-100-PRB-Com	6	Each	\$265.00	\$1,590.00	\$259.00	\$1,554.00	\$273.98	\$1,643.88	\$250.00	\$1,500.00	\$273.00	\$1,638.00	\$550.00	\$3,300.00
A3-7	TORO Decoder, Model No. TW-D-1	6	Each	\$250.00	\$1,500.00	\$248.00	\$1,488.00	\$262.07	\$1,572.42	\$245.00	\$1,470.00	\$262.00	\$1,572.00	\$4,180.00	\$25,080.00
A3-8	2" MATCO-NORCA Brass Gate Valve, Model No. 514T SERIES	2	Each	\$200.00	\$400.00	\$197.00	\$394.00	\$208.46	\$416.92	\$195.00	\$390.00	\$208.00	\$416.00	\$1,650.00	\$3,300.00
A3-9	1" WEATHERMATIC Quick Coupler, Model No. 7645-QCVLNP; w/ 1" SCH 80 PVC Ball Valve	2	Each	\$175.00	\$350.00	\$163.00	\$326.00	\$172.73	\$345.46	\$160.00	\$320.00	\$172.00	\$344.00	\$220.00	\$440.00
A3-10	12" Round Pull Box	2	Each	\$65.00	\$130.00	\$67.50	\$135.00	\$71.47	\$142.94	\$65.00	\$130.00	\$71.50	\$143.00	\$550.00	\$1,100.00
A3-11	2" SCH 40 PVC Mainline, Purple Pipe	770	LF	\$8.75	\$6,737.50	\$9.00	\$6,930.00	\$9.53	\$7,338.10	\$9.00	\$6,930.00	\$9.50	\$7,315.00	\$6.60	\$5,082.00
A3-12	Detectable Warning Tape, Purple	770	LF	\$0.50	\$385.00	\$0.40	\$308.00	\$0.42	\$323.40	\$0.45	\$346.50	\$0.40	\$308.00	\$1.38	\$1,062.60

No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A3-13	14 AWG Solid Core Coated Direct Burial Trace Wire; Jacket Color: Purple or Lavender	770	LF	\$0.75	\$577.50	\$0.75	\$577.50	\$0.77	\$592.90	\$0.75	\$577.50	\$0.75	\$577.50	\$1.38	\$1,062.60
A3-14	4" SCH 40 PVC Sleeve	300	LF	\$13.00	\$3,900.00	\$13.50	\$4,050.00	\$14.29	\$4,287.00	\$13.00	\$3,900.00	\$14.50	\$4,350.00	\$3.30	\$990.00
A3-15	Irrigation Controller Wire - 14 U.F. Two-Wire Blue MAXI-Wire	800	LF	\$1.10	\$880.00	\$1.10	\$880.00	\$1.17	\$936.00	\$1.05	\$840.00	\$1.15	\$920.00	\$6.60	\$5,280.00
A3-16	1" SCH 40 Gray PVC Conduit	770	LF	\$3.50	\$2,695.00	\$3.40	\$2,618.00	\$3.57	\$2,748.90	\$3.50	\$2,695.00	\$3.55	\$2,733.50	\$2.20	\$1,694.00
A3-17	TORO 1" Blue Stripe Hose, Model No. T-EHD2667-066	4,200	LF	\$1.35	\$5,670.00	\$1.40	\$5,880.00	\$1.49	\$6,258.00	\$1.35	\$5,670.00	\$1.50	\$6,300.00	\$3.85	\$16,170.00
A3-18	TORO 5/8" Brown Drip in PC, Model No. PCB1810-12 w/ 1.0 GPH, 12" Emitter Spacing	1,200	LF	\$1.10	\$1,320.00	\$1.10	\$1,320.00	\$1.13	\$1,356.00	\$1.05	\$1,260.00	\$1.15	\$1,380.00	\$2.20	\$2,640.00
A3-19	RAIN BIRD 1/4" Distribution Tubing, Model No. PT-025	1,800	LF	\$0.65	\$1,170.00	\$0.50	\$900.00	\$0.54	\$972.00	\$0.55	\$990.00	\$0.55	\$990.00	\$1.65	\$2,970.00
A3-20	RAIN BIRD 2.0 GPH Single Outlet Emitter, Model No. XB-20PC (RED)	117	Each	\$1.10	\$128.70	\$0.50	\$58.50	\$1.13	\$132.21	\$1.05	\$122.85	\$1.15	\$134.55	\$1.65	\$193.05
A3-21	RAIN BIRD .5 GPH Single Outlet Emitter, model No. XB-05PC (BLUE)	396	Each	\$1.10	\$435.60	\$1.10	\$435.60	\$1.13	\$447.48	\$1.05	\$415.80	\$1.15	\$455.40	\$2.20	\$871.20
A3-22	RAIN BIRD 1/4" Tubing Stake w/ Cap, Model No. TS-025 W/CAP	513	Each	\$0.65	\$333.45	\$0.50	\$256.50	\$0.54	\$277.02	\$0.55	\$282.15	\$0.55	\$282.15	\$1.10	\$564.30
LANDSCAPE															
A3-23	8 Foot Joshua Tree	14	Each	\$2,000.00	\$28,000.00	\$2,025.00	\$28,350.00	\$2,144.19	\$30,018.66	\$2,200.00	\$30,800.00	\$2,140.00	\$29,960.00	\$2,860.00	\$40,040.00
A3-24	24" Box Tree - Burgandy Lace Desert Willow (MULTI-STEM)	9	Each	\$375.00	\$3,375.00	\$383.00	\$3,447.00	\$405.01	\$3,645.09	\$350.00	\$3,150.00	\$404.00	\$3,636.00	\$511.50	\$4,603.50
A3-25	24" Box Tree - Palo Verde	7	Each	\$375.00	\$2,625.00	\$383.00	\$2,681.00	\$405.01	\$2,835.07	\$350.00	\$2,450.00	\$404.00	\$2,828.00	\$511.50	\$3,580.50
A3-26	24" Box Tree - Red Push Chinese Pistache	1	Each	\$375.00	\$375.00	\$383.00	\$383.00	\$405.01	\$405.01	\$350.00	\$350.00	\$404.00	\$404.00	\$511.50	\$511.50
A3-27	24" Box Tree - Maverick Mesquite (MULTI-STEM)	12	Each	\$375.00	\$4,500.00	\$383.00	\$4,596.00	\$405.01	\$4,860.12	\$350.00	\$4,200.00	\$404.00	\$4,848.00	\$511.50	\$6,138.00
A3-28	24" Box Tree - Velvet Mesquite	6	Each	\$375.00	\$2,250.00	\$383.00	\$2,298.00	\$405.01	\$2,430.06	\$350.00	\$2,100.00	\$404.00	\$2,424.00	\$511.50	\$3,069.00
A3-29	24" Box Tree - Southern Live Oak	7	Each	\$375.00	\$2,625.00	\$383.00	\$2,681.00	\$405.01	\$2,835.07	\$350.00	\$2,450.00	\$404.00	\$2,828.00	\$511.50	\$3,580.50
A3-30	15 Gallon Shrub - Yellow Bird of Paradise	2	Each	\$210.00	\$420.00	\$219.00	\$438.00	\$232.29	\$464.58	\$205.00	\$410.00	\$232.00	\$464.00	\$66.00	\$132.00
A3-31	5 Gallon Shrub - Starn Coyote Bush	6	Each	\$49.00	\$294.00	\$50.50	\$303.00	\$53.60	\$321.60	\$55.00	\$330.00	\$53.50	\$321.00	\$66.00	\$396.00
A3-32	5 Gallon Shrub - Silver Cloud Texas Sage	9	Each	\$41.00	\$369.00	\$43.00	\$387.00	\$45.27	\$407.43	\$45.00	\$405.00	\$45.00	\$405.00	\$66.00	\$594.00
A3-33	1 Gallon Shrub - Germander	4	Each	\$21.00	\$84.00	\$20.50	\$82.00	\$21.44	\$85.76	\$25.00	\$100.00	\$21.50	\$86.00	\$27.50	\$110.00
A3-34	6 Foot Succulent - Ocotillo	21	Each	\$210.00	\$4,410.00	\$219.00	\$4,599.00	\$232.29	\$4,878.09	\$205.00	\$4,305.00	\$232.00	\$4,872.00	\$247.50	\$5,197.50
A3-35	15 Gallon Succulent - Century Plant	11	Each	\$310.00	\$3,410.00	\$315.00	\$3,465.00	\$333.54	\$3,668.94	\$310.00	\$3,410.00	\$333.00	\$3,663.00	\$66.00	\$726.00
A3-36	15 Gallon Succulent - Giant Hesperaloe	11	Each	\$310.00	\$3,410.00	\$315.00	\$3,465.00	\$333.54	\$3,668.94	\$310.00	\$3,410.00	\$333.00	\$3,663.00	\$66.00	\$726.00
A3-37	15 Gallon Succulent - Spanish Dagger	13	Each	\$310.00	\$4,030.00	\$315.00	\$4,095.00	\$333.54	\$4,336.02	\$310.00	\$4,030.00	\$333.00	\$4,329.00	\$66.00	\$858.00
A3-38	5 Gallon Succulent - Parry's Agave	8	Each	\$71.00	\$568.00	\$73.00	\$584.00	\$77.43	\$619.44	\$75.00	\$600.00	\$77.50	\$620.00	\$66.00	\$528.00

No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A3-39	5 Gallon Succulent - Rough Leaved Agave	9	Each	\$71.00	\$639.00	\$73.00	\$657.00	\$77.43	\$696.87	\$75.00	\$675.00	\$77.50	\$697.50	\$66.00	\$594.00
A3-40	5 Gallon Succulent - Grass Tree	3	Each	\$49.00	\$147.00	\$50.50	\$151.50	\$53.60	\$160.80	\$55.00	\$165.00	\$53.50	\$160.50	\$66.00	\$198.00
A3-41	5 Gallon Succulent - Grey Desert Spoon	20	Each	\$49.00	\$980.00	\$50.50	\$1,010.00	\$53.60	\$1,072.00	\$55.00	\$1,100.00	\$53.50	\$1,070.00	\$66.00	\$1,320.00
A3-42	5 Gallon Succulent - Golden Barrel Cactus	5	Each	\$71.00	\$355.00	\$73.00	\$365.00	\$77.43	\$387.15	\$75.00	\$375.00	\$77.50	\$387.50	\$66.00	\$330.00
A3-43	5 Gallon Succulent - Red Yucca	2	Each	\$49.00	\$98.00	\$50.50	\$101.00	\$53.60	\$107.20	\$55.00	\$110.00	\$53.50	\$107.00	\$66.00	\$132.00
A3-44	5 Gallon Succulent - Beavertail Prickly Pear	22	Each	\$49.00	\$1,078.00	\$50.50	\$1,111.00	\$53.60	\$1,179.20	\$55.00	\$1,210.00	\$53.50	\$1,177.00	\$66.00	\$1,452.00
A3-45	5 Gallon Succulent - Englemann's Prickly Pear	14	Each	\$49.00	\$686.00	\$50.50	\$707.00	\$53.60	\$750.40	\$55.00	\$770.00	\$53.50	\$749.00	\$66.00	\$924.00
A3-46	5 Gallon Succulent - Cinnamon Cactus	23	Each	\$49.00	\$1,127.00	\$50.50	\$1,161.50	\$53.60	\$1,232.80	\$55.00	\$1,265.00	\$53.50	\$1,230.50	\$66.00	\$1,518.00
A3-47	5 Gallon Succulent - Banana Yucca	24	Each	\$49.00	\$1,176.00	\$50.50	\$1,212.00	\$53.60	\$1,286.40	\$55.00	\$1,320.00	\$53.50	\$1,284.00	\$66.00	\$1,584.00
A3-48	5 Gallon Succulent - Soaptree Yucca	12	Each	\$49.00	\$588.00	\$50.50	\$606.00	\$53.60	\$643.20	\$55.00	\$660.00	\$53.50	\$642.00	\$66.00	\$792.00
A3-49	Boulder - 2' To 3' Dia. Desert Sunset	41	Each	\$105.00	\$4,305.00	\$107.00	\$4,387.00	\$113.17	\$4,639.97	\$105.00	\$4,305.00	\$113.00	\$4,633.00	\$126.50	\$5,186.50
A3-50	Boulder - 5' To 6' Dia. Desert Sunset	22	Each	\$225.00	\$4,950.00	\$242.00	\$5,324.00	\$256.11	\$5,634.42	\$225.00	\$4,950.00	\$256.00	\$5,632.00	\$247.50	\$5,445.00
A3-51	Cobble - 6" Depth, 4" To 6" Apache Brown	150	CY	\$105.00	\$15,750.00	\$107.00	\$16,050.00	\$113.17	\$16,975.50	\$105.00	\$15,750.00	\$113.00	\$16,950.00	\$176.00	\$26,400.00
A3-52	Chat - 2" Depth, 1/4" Minus Apache Brown	70	CY	\$100.00	\$7,000.00	\$101.00	\$7,070.00	\$107.21	\$7,504.70	\$105.00	\$7,350.00	\$107.00	\$7,490.00	\$176.00	\$12,320.00
TOTAL				\$180,308.25		\$180,868.10		\$188,409.42		\$190,824.80		\$181,045.10		\$249,469.95	

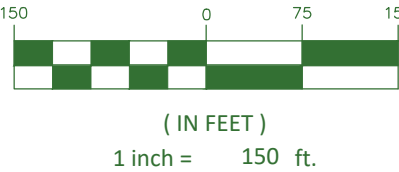
Lizard Wash Community Park Alternate Bid#4 (East South Trail)															
No.	Item	Quantity	Unit	Caliber Contractor,LLC		B H, Inc		Feller Enterprises LLC		Royal T Enterprises Inc		Suncore Construction & Materials, Inc.		Mahas	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
HARDSCAPE															
A4-1	2.5" Voidless Asphalt Mix (10' Trail)	7,625	SF	\$2.47	\$18,833.75	\$2.20	\$16,775.00	\$2.32	\$17,690.00	\$2.15	\$16,393.75	\$1.90	\$14,487.50	\$2.15	\$16,393.75
A4-2	6" Type II Gravel Roadbase (10' Trail)	7,625	SF	\$1.55	\$11,818.75	\$1.60	\$12,200.00	\$1.27	\$9,683.75	\$1.25	\$9,531.25	\$1.05	\$8,006.25	\$1.38	\$10,522.50
A4-3	Shoulder 1" Crushed Rock (Basalt)	3,050	SF	\$1.30	\$3,965.00	\$0.95	\$2,897.50	\$1.13	\$3,446.50	\$5.00	\$15,250.00	\$1.15	\$3,507.50	\$1.38	\$4,209.00
A4-4	4" Concrete Flatwork with 4" Roadbase (Benches 8'x4'-and Trash Can Areas 4'x4')	112	SF	\$8.85	\$991.20	\$11.50	\$1,288.00	\$17.08	\$1,912.96	\$9.00	\$1,008.00	\$10.00	\$1,120.00	\$15.80	\$1,769.60
TOTAL				\$35,608.70		\$33,160.50		\$32,733.21		\$42,183.00		\$27,121.25		\$32,894.85	
COMBINED Alternate Bids 1 & 4				\$390,959.05		\$425,823.85		\$489,365.22		\$550,683.25		\$442,295.15		\$441,878.83	
COMBINED Alternate Bids 2 & 3				\$217,891.75		\$219,629.10		\$240,768.35		\$233,529.80		\$238,142.10		\$287,760.25	
COMBINED Base & Alternates Bids 2 & 3				\$3,212,532.75		\$3,282,238.30		\$3,511,261.19		\$3,604,587.40		\$4,128,563.05		\$4,868,416.73	



LEGEND

- BASE BID AREA
- ALTERNATE BID #1
- ALTERNATE BID #2
- ALTERNATE BID #3
- ALTERNATE BID #4

GRAPHIC SCALE



LIZARD WASH COMMUNITY PARK
ALTERNATE AREAS

FOR
CITY OF ST.GEORGE
LOCATED IN SECTION 25, 35 & 36
TOWNSHIP 43 SOUTH, RANGE 16 WEST, SLB&M
CITY OF ST.GEORGE, WASHINGTON COUNTY, UTAH

Drawn By:	Date:
AZ	03-10-2026
Client No.	Project No.
4607	4607
File Name: LW-Community Park Base_Alternate Areas.dwg	
Drawing Sheet	
1	
Sheet	1 of 1 Sheets



Agenda Date: 07/02/2026

Agenda Item Number: 3d

Subject:

Consider approval of purchasing two pavilions via state contract with PlaySpace Designs for Lizard Wash Park.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Lizard Wash Park, 5955 South Painted Ridge Parkway

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

This proposed purchase is to provide two pavilions for Lizard Wash Park. This purchase will include materials and delivery. One of the proposed pavilions is 30X50 and the second is 30X30. Both will be entirely made of steel. Staff received a quote from PlaySpace Designs via state contract for this purchase in the amount of \$153,792.50. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

Staff Narrative (need/purpose):

The purpose of these pavilions is to provide a sheltered gathering space for events, picnics, and family gatherings. Lizard Wash Park is located at the southern end of the City of St. George in the Desert Color area. The Desert Color area has seen explosive growth and is in desperate need of a public park. Lizard Wash Park is a community park and besides the pavilions will include a large playground, pickleball courts, sand volleyball court, bike park features, pedestrian bridge, restrooms, open turf area, trails, parking lot, and landscaping.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$153,792.50

Amount approved in current FY budget for item: \$4,167,205.00

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

FY 2027 Budget - Recreation General Obligation Project Fund.

Description of funding source:

FY 2027 Budget - Recreation General Obligation Project Fund.

Recommendation (Include any conditions):

Staff recommends approval.

Attachments

QUOTE



Quote Number:
00005548

1030 W. Bellwood Lane
Murray, Utah 84123
801-274-0212

Created or Revised Date:
6/23/2026

Expiration Date:
2026-07-02

Prepared By:
Haley Ormsby

Project Name Lizard Wash Park Shade
Location St. George, Utah
Payment Terms 50% Deposit - Net 30

Qty	Manufacturer	Product Code	Product Description	Color	Unit Price	Extended Price
1	Polygon	NSL30x30 28362-R1	Northern Skyline Style Shelter, 30'x30', Standing Seam Roof, 7:12 Pitch, Electrical Access with Cutouts, Anchor Bolt Kit, 7.5' MCH	Roof: Dark Bronze, Frame: Arctic Ice	\$54,240.00	\$54,240.00
1	Polygon	NSL 28177-R1	Northern Skyline Style Shelter, 30'x50', Standing Seam Roof, 7:12 Pitch, Anchor Bolt Kit, 7.5' MCH	Roof: Dark Bronze, Frame: Arctic Ice	\$89,752.50	\$89,752.50
1	Polygon	PSF - P	PS Freight Polygon		\$9,800.00	\$9,800.00

Total Cost	\$153,792.50
Tax Percentage	0.000%
Sales/Use Tax	\$0.00
Grand Total	\$153,792.50

MEMO

Utah State Contract MA4823, Engineering already ordered.

Accepted By: _____
Shipping Contact Name: _____
Mark Goble
Shipping Contact Cell No.: _____

Accepted Date: _____
Ship to Address: _____
City, State, Zip Code: _____

NOTES

- Please inventory product within 5 days of receipt and notify us of any problems.
- We are a supplier only. Customer is responsible for accuracy and conformity to plans and specifications.
- Freight has been quoted for single delivery. If customer requires multiple deliveries, additional costs will apply.
- Customer will be prepared to receive material upon delivery, which may include offloading equipment. If unable, customer is responsible for additional storage and/or re-consignment fees.

QUOTE



1030 W. Bellwood Lane
Murray, Utah 84123
801-274-0212

Quote Number:
00005548

Created or Revised Date:
6/23/2026

Expiration Date:
2026-07-02

Prepared By:
Haley Ormsby

NOTES

- Please inventory product within 5 days of receipt and notify us of any problems.
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A Division of PORTERCORP 4240 N. 136th AVE HOLLAND, MI 49424 (616) 888-3500

PROJECT NAME: LIZARD WASH

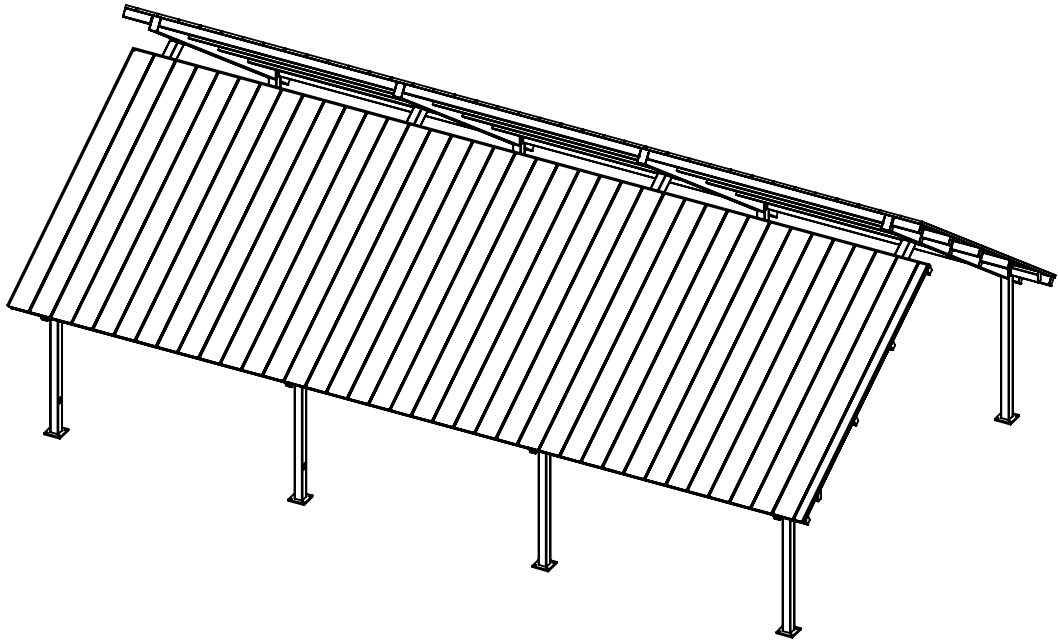
PROJECT LOCATION: SAINT GEORGE, UT

BUILDING TYPE: NSL 30X50

ROOF TYPE: STANDING SEAM (22 GA)

BUILDING NUMBER: P23630

ORDER NUMBER: 85388



DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2-2.1	ANCHOR AND FOOTING LAYOUT / DETAILS
3-3.1	STRUCTURAL FRAMING PLAN
4-4.1	FRAME CONNECTION DETAILS
5-5.1	ELECTRICAL VIEWS
6-6.2	ROOF LAYOUT
7-7.2	ROOF CONNECTION DETAILS

MANUFACTURER NOTES:

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE C)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
CONNECTION PLATES	A572 (GRADE 50)
PURLIN FLANGE PLATES	A36
ROOF PANELS (STEEL)	A653
ANCHOR BOLTS	SEE SHEET 2.1

GENERAL NOTES:

- PORTER CORP IS RESPONSIBLE ONLY FOR THE STRUCTURAL DESIGN OF THE STEEL STRUCTURE (AND FOUNDATION DESIGN IF APPLICABLE) IT SELLS TO THE BUILDER. PORTER CORP OR THEIR ENGINEER IS NOT THE DESIGN PROFESSIONAL OR ENGINEER OF RECORD FOR THE CONSTRUCTION PROJECT. PORTER CORP IS NOT RESPONSIBLE FOR THE DESIGN OF ANY COMPONENTS OR MATERIALS NOT SOLD BY IT OR THEIR INTERFACE AND CONNECTION WITH THE STEEL STRUCTURE.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- THE ENGINEERING SEAL FOR THE STRUCTURE DETAILED IN THESE DRAWINGS IS ONLY VALID IF PORTER CORP DESIGNS AND FABRICATES THE STEEL COMPONENTS. FABRICATING THE STEEL COMPONENTS ELSEWHERE VOIDS THE ENGINEERING PROVIDED BY PORTER CORP.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE (SEE SNOW DESIGN DATA). IF THAT SEPARATION DOES NOT EXIST AND THE GROUND SNOW LOAD (PG) IS GREATER THAN 0 PSF, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL REFERENCED IN THE GOVERNING BUILDING CODE.
- ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO AWS D1.1 OR D1.3 AS REQUIRED.
- PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS AND FINAL INSTALLATION INSTRUCTIONS INCLUDED WITH THE STRUCTURE FOR POSSIBLE SUBSTITUTIONS AND IMPROVEMENTS.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BRACING, SHORING, LAYDOWN AND PROTECTION OF CONSTRUCTION MATERIALS, ETC. TEMPORARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.
- MAKING HOLES, CUTS OR MODIFICATIONS TO THE STRUCTURAL STEEL MEMBERS IS NOT PERMITTED IN THE FIELD WITHOUT SPECIFIC APPROVAL OF POLIGON.

CERTIFICATES:

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 25-0730.11
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:

CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #FB01596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF_000042
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02008-14
AISC APPROVED FABRICATOR C-00026910
AWS CERTIFIED WELDING FABRICATOR #240707F



DESIGN CRITERIA:

GENERAL:

2021 INTERNATIONAL BUILDING CODE
RISK CATEGORY: II

DEAD LOAD:

ROOF DEAD LOAD: 2 PSF
FRAME DEAD LOAD: SELF WEIGHT

LIVE LOAD:

ROOF LIVE LOAD: 20 PSF

SNOW DESIGN DATA:

GROUND SNOW LOAD (Pg): 25 PSF
FLAT ROOF SNOW LOAD (Pf): 21 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
THERMAL FACTOR (Ct): 1.2
ROOF SLOPE FACTOR (Cs): 1.0
DRIFT SURCHARGE LOAD (Pd): 0 PSF
WIDTH OF SNOW DRIFT (w): 0 FT
MINIMUM HORIZONTAL SEPARATION DISTANCE (s): 20 FT

WIND DESIGN DATA:

BASIC WIND SPEED (V): 100 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (Vasd): 77 MPH
GUST EFFECT FACTOR (G): 0.85
INTERNAL PRESSURE COEFFICIENT (GCpi): 0
WIND EXPOSURE: C

SEISMIC DESIGN DATA:

STEEL SYSTEMS NOT SPECIFICALLY DETAILED
FOR SEISMIC RESISTANCE
SEISMIC IMPORTANCE FACTOR (Ie): 1.0
SEISMIC DESIGN CATEGORY: C
SEISMIC SITE CLASS: C
SHORT SPECTRAL RESPONSE (Ss): 0.50
1-SEC SPECTRAL RESPONSE (S1): 0.16
DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.43
DESIGN 1-SEC SPECTRAL RESPONSE (SD1): 0.16
SEISMIC RESPONSE COEFFICIENT (Cs): 0.14
RESPONSE MODIFICATION COEFFICIENT (R): 3.00
EQUIVALENT LATERAL FORCE PROCEDURE
SEE CALCULATIONS FOR ADDITIONAL DATA

ADDITIONAL CRITERIA:

NONE



PRINT DATE:
4/28/2026

DRAWN BY:
kristopher.kindt

CREATION DATE:
5/12/2025

PROJECT:
LIZARD WASH

SHEET

SCALE:
1:128

REV LEVEL:
A

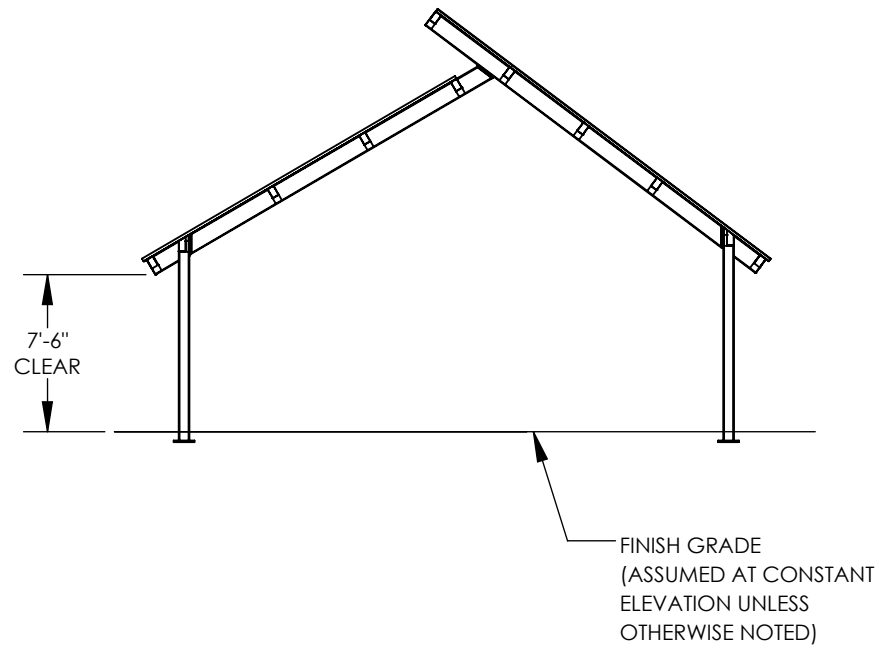
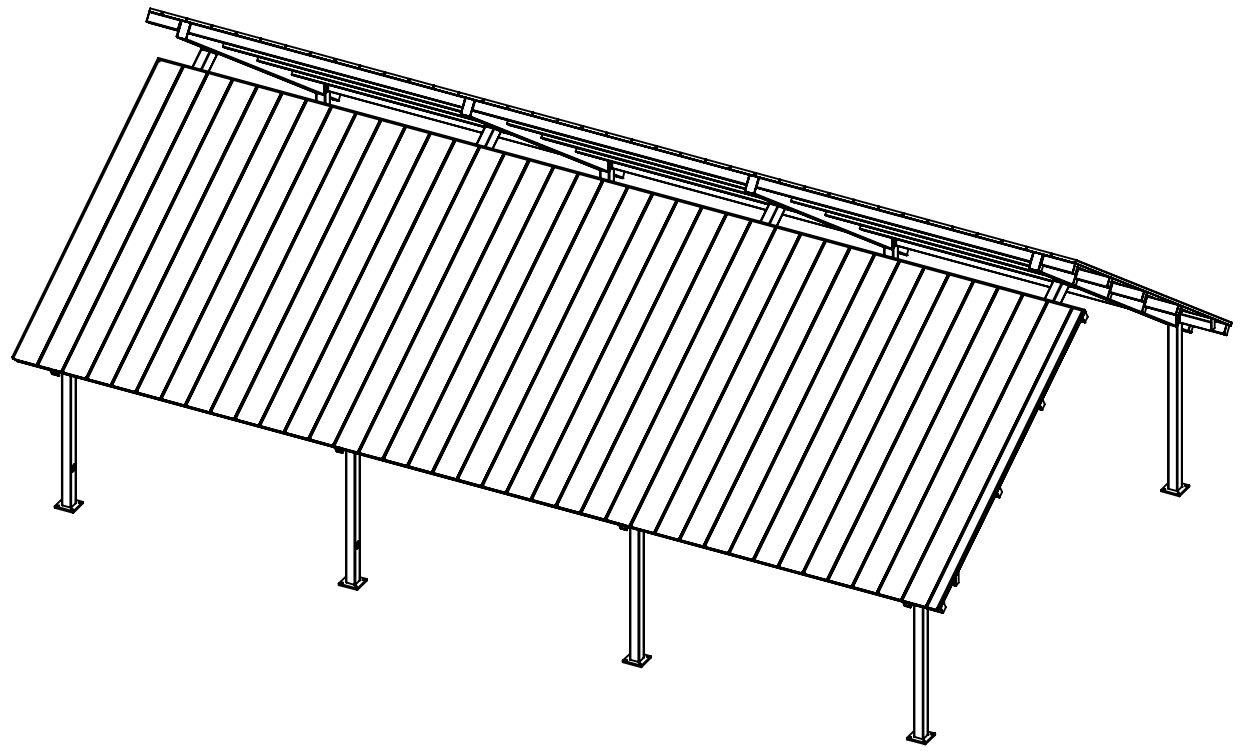
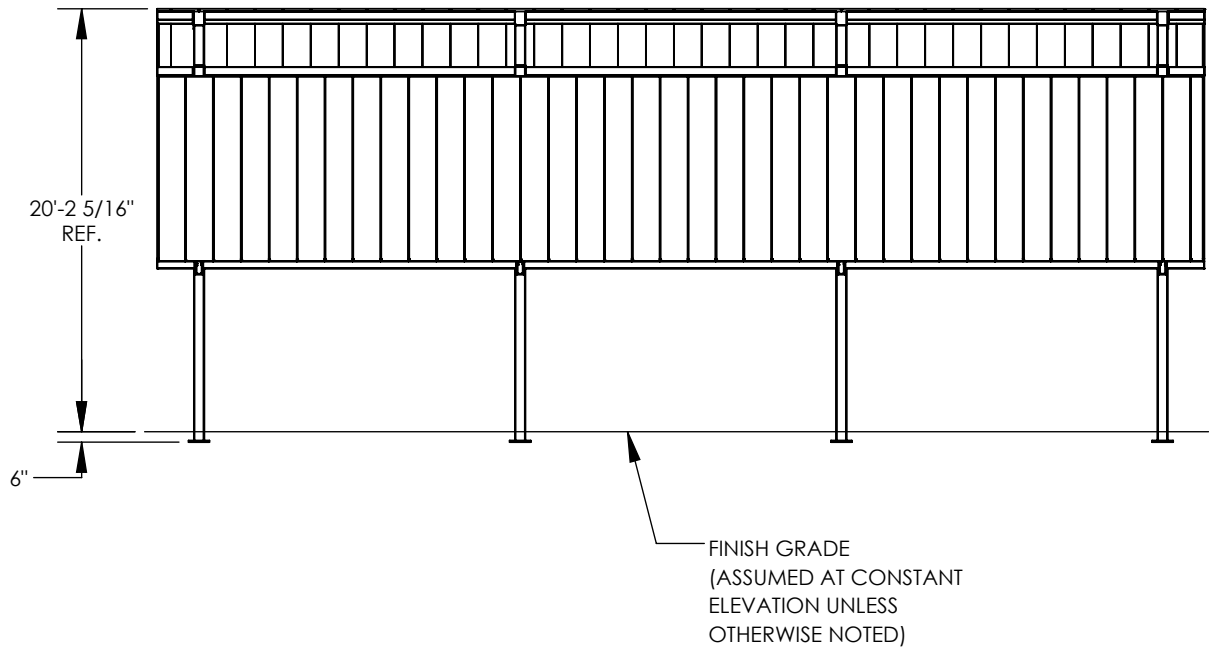
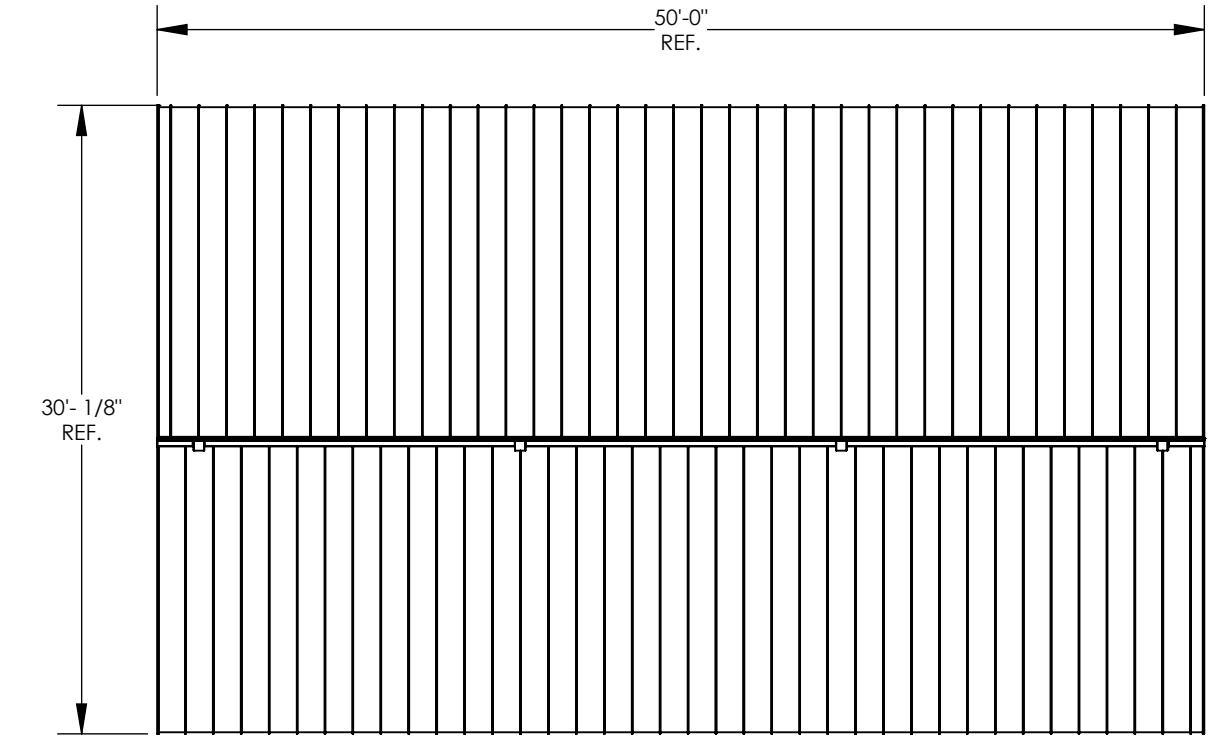
ORDER NO:
85388

PROJECT LOCATION:
SAINT GEORGE, UT

DRAWING:
COVER SHEET



IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.



IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

PROJECT: LIZARD WASH PROJECT LOCATION: SAINT GEORGE, UT DRAWING: ARCHITECTURAL ELEVATIONS	POLYGON [®] by PORTER CORP WWW.POLYGON.COM MAIN: (616) 888-3500 FIELD SUPPORT: (616) 888-3504 SUPPORT@PORTERCORP.COM		
	PRINT DATE:	4/28/2026	SCALE: 1:110
	DRAWN BY:	kristopher.kindt	REV LEVEL: A
	CREATION DATE:	5/12/2025	CAD MODEL: _P23630
SHEET		1	



A Division of PORTERCORP 4240 N. 136th AVE HOLLAND, MI 49424 (616) 888-3500

PROJECT NAME: LIZARD WASH PARK

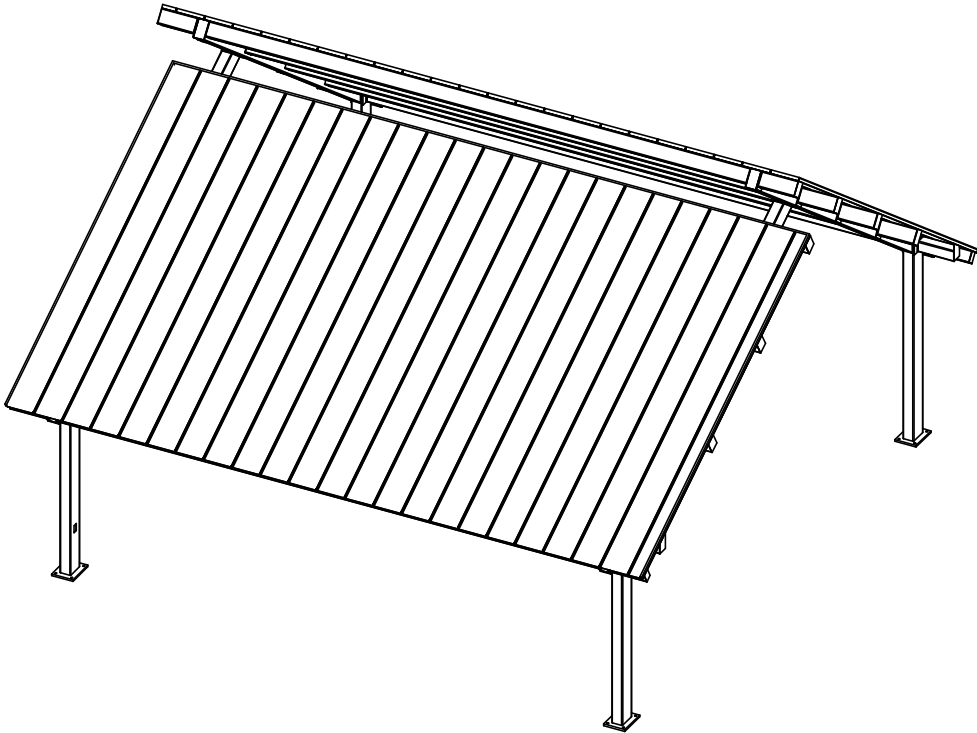
PROJECT LOCATION: SAINT GEORGE, UT

BUILDING TYPE: NSL 30X30

ROOF TYPE: STANDING SEAM (22 GA)

BUILDING NUMBER: P23629

ORDER NUMBER: 85387



DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2-2.1	ANCHOR AND FOOTING LAYOUT / DETAILS
3-3.1	STRUCTURAL FRAMING PLAN
4-4.1	FRAME CONNECTION DETAILS
5-5.1	ELECTRICAL VIEWS
6-6.2	ROOF LAYOUT
7-7.2	ROOF CONNECTION DETAILS

MANUFACTURER NOTES:

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE C)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
CONNECTION PLATES	A572 (GRADE 50)
PURLIN FLANGE PLATES	A36
ROOF PANELS (STEEL)	A653
ANCHOR BOLTS	SEE SHEET 2.1

GENERAL NOTES:

- PORTER CORP IS RESPONSIBLE ONLY FOR THE STRUCTURAL DESIGN OF THE STEEL STRUCTURE (AND FOUNDATION DESIGN IF APPLICABLE) IT SELLS TO THE BUILDER. PORTER CORP OR THEIR ENGINEER IS NOT THE DESIGN PROFESSIONAL OR ENGINEER OF RECORD FOR THE CONSTRUCTION PROJECT. PORTER CORP IS NOT RESPONSIBLE FOR THE DESIGN OF ANY COMPONENTS OR MATERIALS NOT SOLD BY IT OR THEIR INTERFACE AND CONNECTION WITH THE STEEL STRUCTURE.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- THE ENGINEERING SEAL FOR THE STRUCTURE DETAILED IN THESE DRAWINGS IS ONLY VALID IF PORTER CORP DESIGNS AND FABRICATES THE STEEL COMPONENTS. FABRICATING THE STEEL COMPONENTS ELSEWHERE VOIDS THE ENGINEERING PROVIDED BY PORTER CORP.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE (SEE SNOW DESIGN DATA). IF THAT SEPARATION DOES NOT EXIST AND THE GROUND SNOW LOAD (PG) IS GREATER THAN 0 PSF, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL REFERENCED IN THE GOVERNING BUILDING CODE.
- ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO AWS D1.1 OR D1.3 AS REQUIRED.
- PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS AND FINAL INSTALLATION INSTRUCTIONS INCLUDED WITH THE STRUCTURE FOR POSSIBLE SUBSTITUTIONS AND IMPROVEMENTS.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BRACING, SHORING, LAYDOWN AND PROTECTION OF CONSTRUCTION MATERIALS, ETC. TEMPORARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.
- MAKING HOLES, CUTS OR MODIFICATIONS TO THE STRUCTURAL STEEL MEMBERS IS NOT PERMITTED IN THE FIELD WITHOUT SPECIFIC APPROVAL OF POLIGON.

CERTIFICATES:

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 25-0730.11
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:

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CITY OF LOS ANGELES, CA APPROVED FABRICATOR #FB01596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF_000042
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STATE OF UTAH APPROVED FABRICATOR 02008-14
AISC APPROVED FABRICATOR C-00026910
AWS CERTIFIED WELDING FABRICATOR #240707F



DESIGN CRITERIA:

GENERAL:

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RISK CATEGORY: II

DEAD LOAD:

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ROOF LIVE LOAD: 20 PSF

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SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
THERMAL FACTOR (Ct): 1.2
ROOF SLOPE FACTOR (Cs): 1.0
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WIDTH OF SNOW DRIFT (w): 0 FT
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BASIC WIND SPEED (V): 100 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (Vasd): 77 MPH
GUST EFFECT FACTOR (G): 0.85
INTERNAL PRESSURE COEFFICIENT (GCpi): 0
WIND EXPOSURE: C

SEISMIC DESIGN DATA:

STEEL SYSTEMS NOT SPECIFICALLY DETAILED
FOR SEISMIC RESISTANCE
SEISMIC IMPORTANCE FACTOR (Ie): 1.0
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SEISMIC SITE CLASS: C
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1-SEC SPECTRAL RESPONSE (S1): 0.16
DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.43
DESIGN 1-SEC SPECTRAL RESPONSE (SD1): 0.16
SEISMIC RESPONSE COEFFICIENT (Cs): 0.14
RESPONSE MODIFICATION COEFFICIENT (R): 3.00
EQUIVALENT LATERAL FORCE PROCEDURE
SEE CALCULATIONS FOR ADDITIONAL DATA

ADDITIONAL CRITERIA:

NONE



PRINT DATE: 5/7/2026

DRAWN BY: Dave Spell

CREATION DATE: 5/12/2025

PROJECT: LIZARD WASH PARK

PROJECT LOCATION: SAINT GEORGE, UT

SHEET



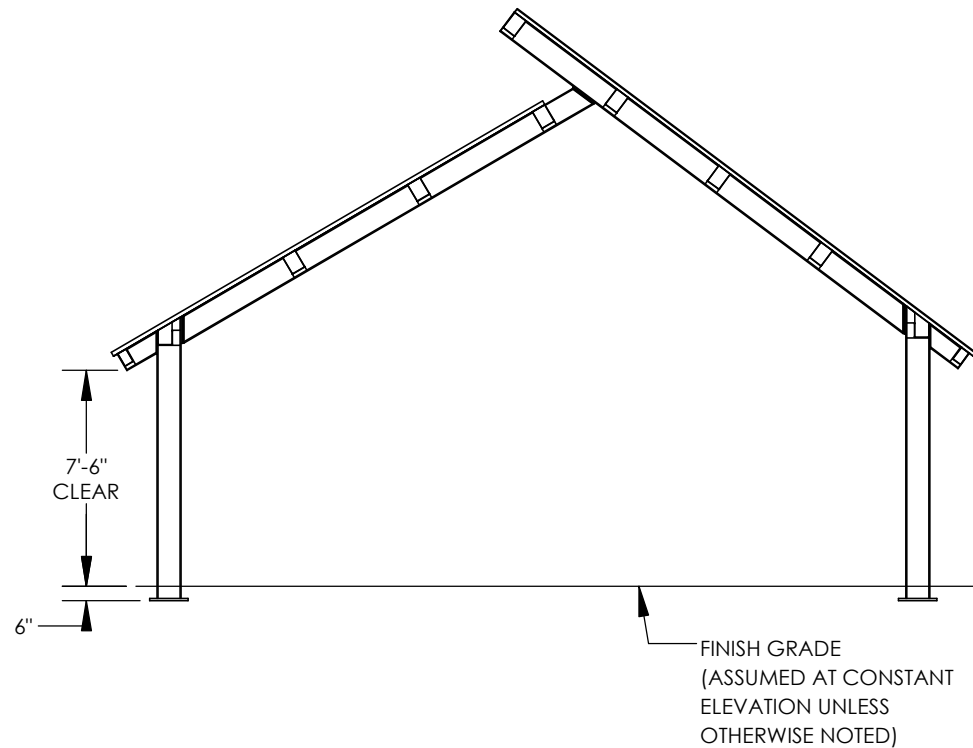
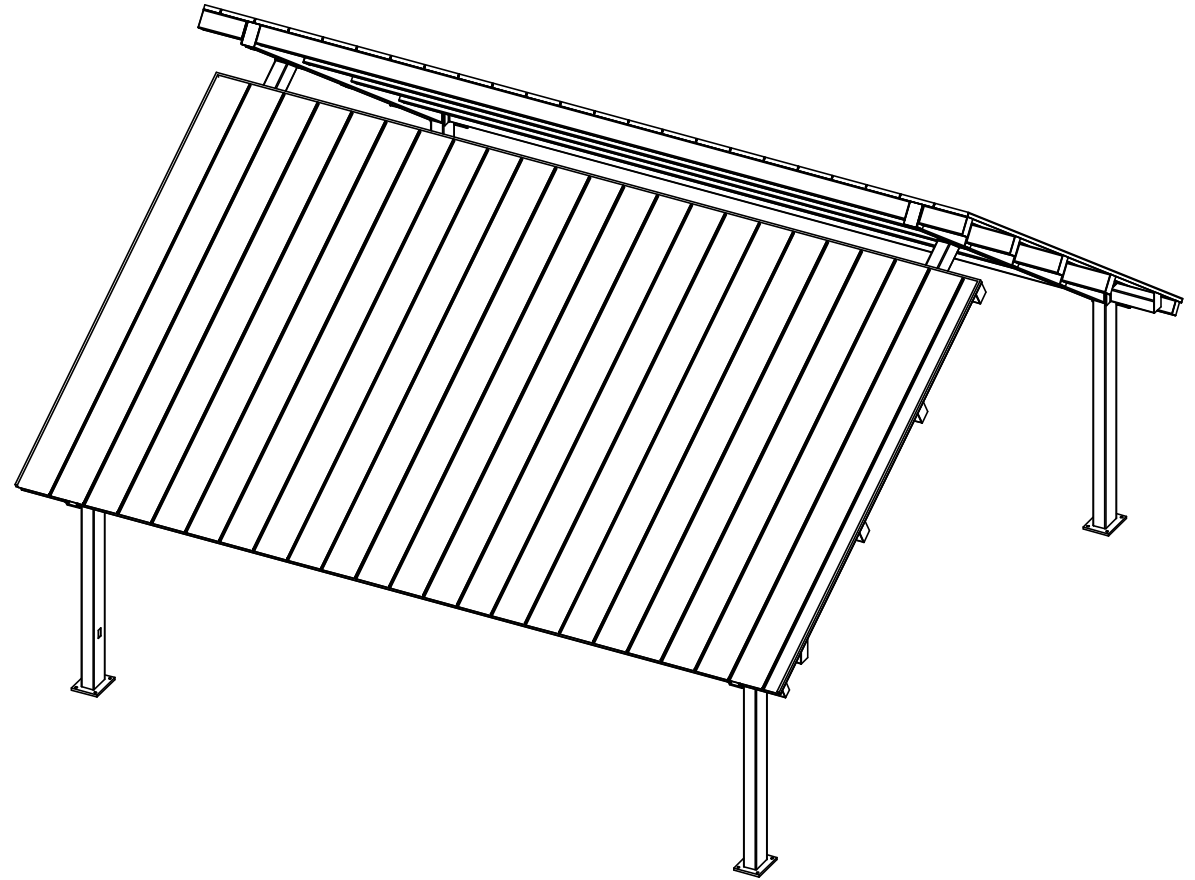
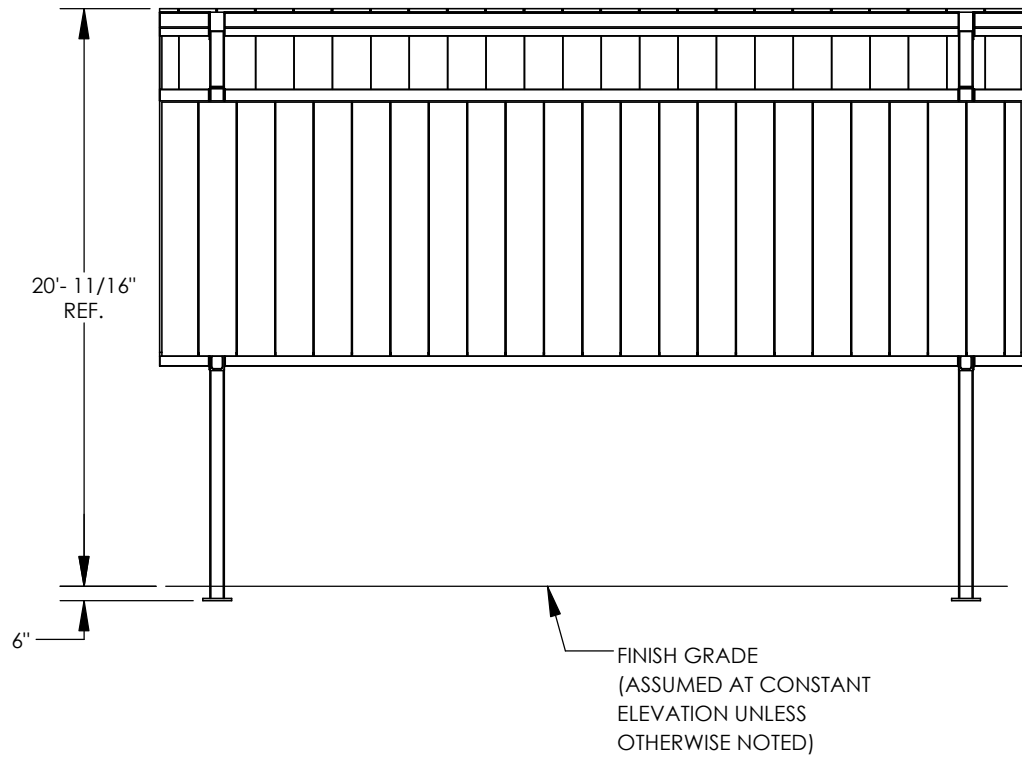
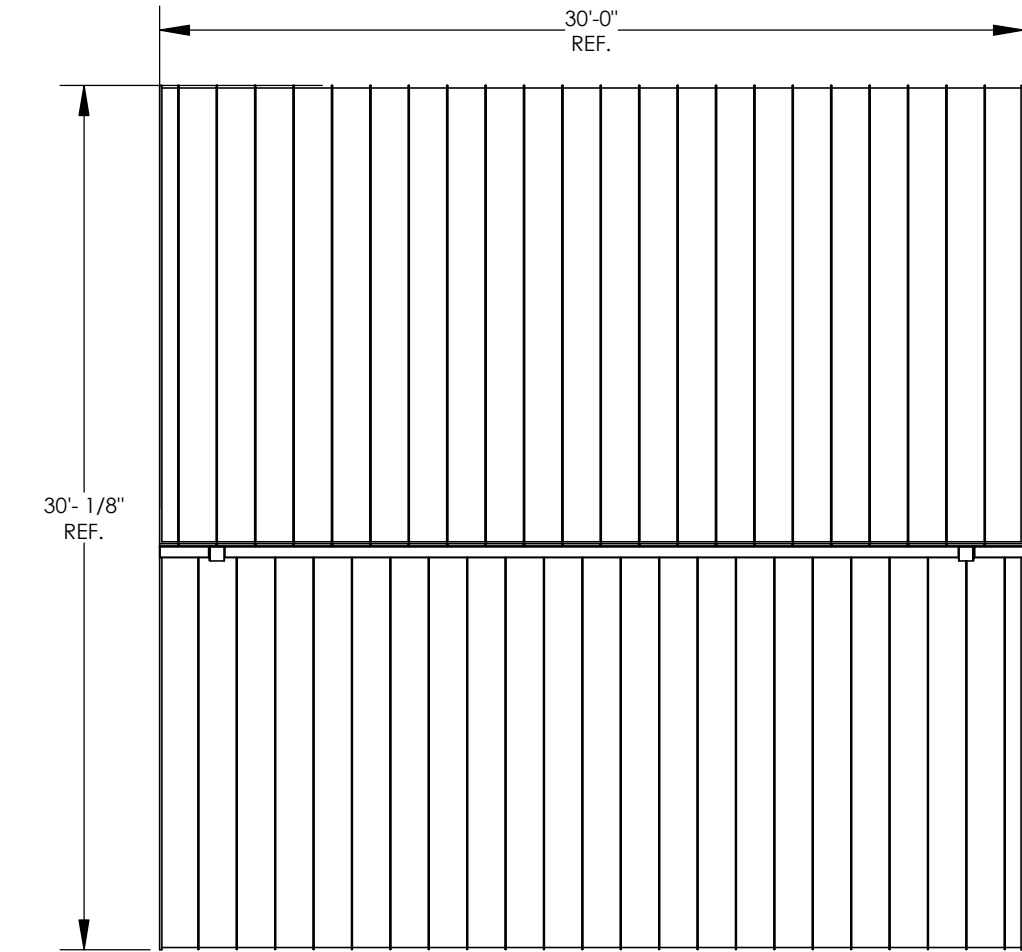
SCALE: 1:64

ORDER NO: 85387

DRAWING: COVER SHEET

CAD MODEL: P23629

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.



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SHEET 1	PROJECT: LIZARD WASH PARK	CREATION DATE: 5/12/2025	DRAWN BY: dave.spell	PRINT DATE: 5/7/2026
	PROJECT LOCATION: SAINT GEORGE, UT	ORDER NO: 85387	REV LEVEL: A	SCALE: 1:80
	DRAWING: ARCHITECTURAL ELEVATIONS	CAD MODEL: _P23629		
	poligon by PORTER CORP WWW.POLIGON.COM MAIN: (616) 888-3500 FIELD SUPPORT: (616) 888-3504 SUPPORT@PORTERCORP.COM			

Agenda Date: 07/02/2026

Agenda Item Number: 3e

Subject:

Consider approval of purchasing playground equipment via state contract with PlaySpace Designs for Lizard Wash Park.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Lizard Wash Park, 5955 South Painted Ridge Parkway

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

This proposed purchase is to provide new playground equipment for Lizard Wash Park and is for materials, surfacing, and delivery. The proposed playground equipment includes a custom spiral tower with slides, various spinners, various swings, rope playground equipment and shade structures. Surfacing will be wood fiber (wood chips). Staff received a quote from PlaySpace Designs via state contract for this purchase in the amount of \$540,045.76. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

Staff Narrative (need/purpose):

The purpose of the project is to install a playground with the construction of Lizard Wash Park. Lizard Wash Park is located at the southern end of the City of St. George in the Desert Color area. The Desert Color area has seen explosive growth and is in desperate need of a public park. Lizard Wash Park is a community park and besides the playground will include pavilions, pickleball courts, sand volleyball court, bike park features, pedestrian bridge, restrooms, open turf area, trails, parking lot, and landscaping.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$540,045.76

Amount approved in current FY budget for item: \$4,167,205.00

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

FY 2027 Budget - Recreation General Obligation Project Fund.

Description of funding source:

FY 2027 Budget - Recreation General Obligation Project Fund.

Recommendation (Include any conditions):

Staff recommends approval.

Attachments

QUOTE



1030 W. Bellwood Lane
Murray, Utah 84123
801-274-0212

Quote Number:
00004799

Created or Revised Date:
6/23/2026

Expiration Date:
2026-07-15

Prepared By:
Ali Jones

Project Name Lizard Wash Playground
Location St George, Utah
Payment Terms 50% Deposit - Net 30

Qty	Manufacturer	Product Code	Product Description	Unit Price	Extended Price
1	Kompan	KNS8500895E	Custom Spiral Tower with Slides	\$362,532.60	\$362,532.60
1	Kompan	ELE400065-3717DT	ELE400065-3717DT - TIPI CAROUSEL - DARK TEAL	\$5,542.92	\$5,542.92
1	Kompan	PCM80921-0950	SWAY ALLEY - GREENLINE	\$3,972.96	\$3,972.96
4	Kompan	M87402-3617	M87402-3617 - ORBIT 300 MM,IG IG80	\$408.51	\$1,634.04
2	Kompan	M87403-3617	M87403-3617 - ORBIT 600 MM,IG IG80	\$464.58	\$929.16
1	Kompan	M98401-1011	M98401-1011 - COCOWAVE PENDULUM SWING,IG IG100, HDG/PC LIME GREEN	\$11,934.90	\$11,934.90
1	Kompan	GXY991587	Saturn 4 Carousel	\$14,578.20	\$14,578.20
1	Kompan	COR884027	Inclusive Net Twister	\$18,262.80	\$18,262.80
1	Kompan	KSW92011-0910	SWING P 2-BAY BN ROPE H:2,5 BN Ø100 BLACK ST-SEAT+ST-SUS	\$5,951.43	\$5,951.43
1	Kompan	GXY919000-3717	GXY919000-3717 - FLEXUS,IG IG90	\$5,086.35	\$5,086.35
1	Kompan	PCM202-20491971	5-12 year old age appropriate sign	\$0.00	\$0.00
1	Kompan	PSF - K	PS Freight Kompan	\$45,800.00	\$45,800.00
2	Shade Systems	Q-17163 20x20 OSPP	20'x20' Offset Single Post Pyramid with 10' Eave, Pier Mounted Columns	\$8,795.20	\$17,590.40
2	Shade Systems	SS - Pier Mount Base Plate Option	SS - Pier Mount Base Plate Option	\$562.00	\$1,124.00
1	Shade Systems	Engineering Shade Systems	Engineering Shade Systems - Utah Professional Engineer Sealed Calculations	\$375.00	\$375.00
1	Shade Systems	Engineering Shade Systems	Engineering Shade Systems - Utah Professional Engineer Sealed Drawings	\$735.00	\$735.00

NOTES

- Please inventory product within 5 days of receipt and notify us of any problems.
- We are a supplier only. Customer is responsible for accuracy and conformity to plans and specifications.
- Freight has been quoted for single delivery. If customer requires multiple deliveries, additional costs will apply.
- Customer will be prepared to receive material upon delivery, which may include offloading equipment. If unable, customer is responsible for additional storage and/or re-consignment fees.

QUOTE



1030 W. Bellwood Lane
Murray, Utah 84123
801-274-0212

Quote Number:
00004799

Created or Revised Date:
6/23/2026

Expiration Date:
2026-07-15

Prepared By:
Ali Jones

1	Shade Systems	PSF - SS	PS Freight - Shade Systems	\$4,692.00	\$4,692.00
578	Other	TurboScape EWF Supply + Blow In	Cubic Yds, EWF Supply + Blow In	\$68.00	\$39,304.00

Total Cost	\$540,045.76
Tax Percentage	0.000%
Sales/Use Tax	\$0.00
Grand Total	\$540,045.76

MEMO

Contract discounting applied. State Contract #MA4823.

Accepted By: _____

Shipping Contact Name: _____

Mark Goble

Shipping Contact Cell No.: _____

Accepted Date: _____

Ship to Address: _____

City, State, Zip Code: _____

NOTES

- Please inventory product within 5 days of receipt and notify us of any problems.
- We are a supplier only. Customer is responsible for accuracy and conformity to plans and specifications.
- Freight has been quoted for single delivery. If customer requires multiple deliveries, additional costs will apply.
- Customer will be prepared to receive material upon delivery, which may include offloading equipment. If unable, customer is responsible for additional storage and/or re-consignment fees.



KOMPAN
Let's play

Lizard Wash Park









Agenda Date: 07/02/2026

Agenda Item Number: 3f

Subject:

Consider approval of the purchase of a 2026 Freightliner 10-ton Boom Truck for the Water Services Department.

Item at-a-glance:

Staff Contact: Scott Taylor

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

N/A

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

This item is for the purchase of a 2026 Freightliner 10-ton Boom Truck for the Water Services Department. This is a replacement of an existing 1987 Digger/Crane Truck that is past its useful life. This equipment is used to remove, replace, and maintain various large pumps and motors in the water distribution, irrigation, and wastewater divisions of the department. This piece of equipment is available from Custom Truck One Source through state contract in the amount of \$291,287. Staff recommends approval.

Staff Narrative (need/purpose):

This equipment is a replacement of a 1987 Digger/Crane truck that has outlived its useful life. This equipment is necessary for the installation, maintenance, and replacement of various large pumps, motors, control valves, and other appurtenances within the water, irrigation, and wastewater systems. This 2026 Freightliner 10-ton Boom Truck is purchased from Custom Truck One Source, who are on a state Sourcwell Contract #091125-CUK.

Name of Legal Dept approver: N/A

Budget Impact:

Cost for the agenda item: \$291,287

Amount approved in current FY budget for item: \$250,000

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

Funding sources are from user rates. The overage in cost will be absorbed in other areas of the Water Utility Fund budget.

Description of funding source:

Funding source is user rates.

Recommendation (Include any conditions):

Staff recommends approval of the purchase of a 2026 Freightliner 10-ton Boom Truck from Custom Truck One Source

Attachments

PUR – Purchase Requisition Form



Requestor & Signer Information

Request Date

06/17/2026

Department *

Support Services

Division *

Fleet Maintenance

☒ PO Request☐ BPO Request
☐ Request for Payment
(Invoice Attached)

Requested By: *

JOE ROBINSON

Requestor Email *

JOE.ROBINSON@SGCITYUTAH.GOV

6/17/2026

Signed by:

549E9B20ABB6435...

Authorized Signer Name (up to \$25,000) *

SCOTT BOWLER

Authorized Signer Email *

SCOTT.BOWLER@SGCITYUTAH.GOV

6/17/2026

Signed by:

7B72583AE692426...

Department Head Name (required over \$25,000)

SCOTT TAYLOR

Department Head Email

SCOTT.TAYLOR@SGCITYUTAH.GOV

6/18/2026

Signed by:

C1555E565F674EB...

City Manager Name (required when any procurement policies are waived)

City Manager Email

Purchasing Rep. Name

INVOICES

Purchasing Rep. Email

INVOICES@SGCITYUTAH.GOV

6/21/2026

Signed by:

6506E47724464EE...

Procurement Type

Contract Requirements *

- ☒ This does NOT Require a contract
- ☐ Contract Drafted by the City's Legal Department
- ☐ Contract Drafted by vendor; reviewed & approved by City's Legal Department

City Council Approval Date (if applicable): *

06/18/2026 12:00:00 AM

Is this a Capital Purchase or Capital outlay Item? *

☒ Yes ☐ No

Budget Information (Only Required for Capital outlay Items):

Project Title or Location: *

FLEET YARD

Is the Total Amount Approved in the Budget? *

☒ Yes ☐ No

Budgeted Amount: *

\$250,000.00

Will this item/Service be recieved/Completed before the fiscal year end? *

☐ Yes ☒ No

Procurement Type *

STATE CONTRACT

SHIP TO ADDRESS: *

931 E RED HILLS PKWY ST GEORGE UT 84770

New or Existing Vendor? *

EXISTING PARTY

State Contract #: *

SOURCEWELL 091125-CUK

Vendor Information

Vendor Name Legal Name
CUSTOM TRUCK ONE SOURCE

DBA Name

Vendor ID

Please provide the legal name of the vendor

DBA / Common Name

Address

7701 E 24 HIGHWAY

City

KANSAS CITY

State

MO

Zip Code

64125

Country

United States

Is the Address correct?*

☒ Yes ☐ No

Purchase Details

QTY *	Description *	Account Code *	Project Code	Unit Cost *
1	2026 FREIGHTLINER M2106 4X4 10 TON BOOM TRUCK LOAD KING	10-5114-7400		\$291,287.00

Comments / Special Instructions:

SOURCEWELL CONTRACT #091125-CUK

Freight / Shipping Cost *

\$2,038.00

Purchase Total

\$293,325.00

If purchase exceeds \$5,000, it is expected that a minimum of 3 bids/ quotes be obtained and attached.

Vendor 2

Quote Amount

Vendor 3

Quote Amount

General Attachments: (1)

Quotes – You can submit multiple documents with the same button. Please use the correct button for each type of document (Quotes should be uploaded using the Quotes button etc.)*

[Purchasing Quote– From CUSTOM TRUCK ONE SOURCE requested by JOE ROBINSON](#)

Supporting Documents

PSA / Contract

Purchasing Only

Purchase Request Status

Rejection Reason

Received



Custom Truck One Source Sourcewell # 091125-CUK

Sourcewell member #73910

**Load King Stinger 10-47
10 Ton Boom
2025 Freightliner M2106 4x4
QR-065191**

CHASSIS SPECS

Engine

Cummins L9 360 HP
(2) DTNA Batteries
18.7 CFM Air Compressor

Transmission

Allison 3000 RDS
Automatic Transmission
Meritor MTC 4210XL-EC 2-Speed
Transfer Case

Front Axle

14,000 lbs
Single Front Axle
Ratio 5.57
Tires: 315/80R22.5
Aluminum Wheels

Front Suspension

14,600 lbs Taperleaf

Rear Axle

21,000-lbs R-Series Single
(1) Driver Controlled Differential Lock
Ratio 5.57
Tires: 11R22.5
Aluminum Wheels

Rear Suspension

23,000 lbs Multi-Leaf

Fuel Tanks

50 Gallon Aluminum Fuel Tank - LH
6 Gallon DEF Tank

Cab Features

106 Inch BBC Flat Roof Aluminum
Conventional Cab
Air Cab Mounting
Fiberglass Hood
Single 14 Inch Round Hadley Air Horn
Under LH Deck
Dual Electric Horns
(5) Amber Marker Lights
Dual West Coast Molded-In Color
Heated Mirrors
LH And RH 8 Inch Molded-In Color
Convex Mirrors
Opal Gray Vinyl Interior
LH And RH Electric Door Locks
High Back Air Suspension Driver Seat
High Back Air Suspension Passenger Seat
Adjustable Tilt And Telescoping Steering
Column



EQUIPMENT SPECIFICATIONS

Load King 10-47 10 Ton Boom

10 Tons Capacity Rating.
MainFrame Consists Of All Steel Box Construction
Subframe Length Designed For 16' Flatbed.
Dual Side Stand-Up Controls With Foot Throttle Pedal
Rotation Planetary Gearbox Hydraulic Motor Driven With 370-Degrees
Of Non-Continuous Swing Rotation
Crane Consoles Include 4 Lever Crane Function Control Handles
4 Lever Outrigger Control Handles
Single Speed Planetary Hoist - Hydraulic Motor Driven
Rated Capacity Limiter System With Digital Read Out Display, And
Integrated Work Area Definition Program
47' Three Section Keel Designed Boom Full Power, Mechanically
Synchronized
A-Frame Main Outriggers (17'10" Max Spread)
A-Frame Rear Stabilizers (10'2" Max Spread)
Rotation Resistant Wire Rope
Load Ball With Swivel Hook
16' Steel Flatbed
Removable Boom Rest
180 Degree Capacity Only Without Front Bumper Stabilizer
Hot Shift PTO
18'-30" Two Section Jib
10-Ton, 1 Sheave Block
Four Function Radio Remote Controls

CTOS Contract Price: N/A

CTOS Open Market Price: \$291,287.00

Grand Total: \$291,287.00

Delivery to St. George, UT. \$2,038

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*Price Is Subject To Change Without Notice And Is Not Guaranteed Due To
Fluctuation In Material Or Component Prices, Including Manufacturer's
Surcharges.*

Ex Works: Kansas City, MO

QUOTE NUMBER: QR-065191

EXPIRATION DATE: 6-30-26



MASTER AGREEMENT #091125
CATEGORY: Public Utility Equipment with Related Accessories and Supplies
SUPPLIER: Custom Truck One Source, Inc.

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Custom Truck One Source, Inc., 7701 Independence Ave., Kansas City, MO 64125 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1:
General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

- 1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.
- 2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.
- 3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.
- 4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.



Agenda Date: 07/02/2026

Agenda Item Number: 3g

Subject:

Consider approval of a Professional Services Agreement with Alliance Consulting, LLC for construction phase services for Lizard Wash Park.

Item at-a-glance:

Staff Contact: Mark Goble

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Lizard Wash Park, 5955 South Painted Ridge Parkway, St. George, Utah 84790

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

Alliance Consulting, LLC recently completed the civil design portion of the construction documents and bid phase for Lizard Wash Park and now the project is ready to move on to construction. This proposed PSA with Alliance Consulting, LLC is to provide construction phase services for Lizard Wash Park. The Lizard Wash Park is included in the FY 2027 Business Plan, is a 2023 Trails, Parks and Recreation G.O. Bond project, and is on the City's Master Plan. Staff recommends approval.

Staff Narrative (need/purpose):

Lizard Wash Park is located at the southern end of the City of St. George in the Desert Color area. The Desert Color area has seen explosive growth and is in desperate need of a public park. Lizard Wash Park is a community park and will include a large playground, pavilions, pickleball courts, sand volleyball court, bike park features, pedestrian bridge, restrooms, open turf area, trails, parking lot, and landscaping.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$257,465.00

Amount approved in current FY budget for item: \$4,167,205.00

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

Approved

Description of funding source:

Recreation General Obligation Project Fund

Recommendation (Include any conditions):

Staff recommends approval.

Attachments



ALLIANCE CONSULTING

A Planning and Engineering Firm

Engineering Scope of Work.

JOB NO:	4607-CACO DC Community Park	CLIENT:	St. George Park Planning
	City of St. George Park Planning	CONTACT:	Mark Goble
PROJECT:	for Desert Color Development	ADDRESS:	390 North, 3050 East St. George, UT 84790

THIS AGREEMENT made and entered into by and between the above-named CLIENT, and ALLIANCE CONSULTING, a limited liability company of the State of Utah.

ARTICLE I - Background Information

The City of St. George is seeking professional engineering and CACO services to support the Desert Color Community Park (Lizard Wash Park) project, located between Lizard Wash and Painted Ridge Parkway. The project is advancing toward construction, and the city has requested the comprehensive construction administration and observation (CACO) services to ensure the project is completed in accordance with City standards and design intent.

ARTICLE II - Work Plan

ALLIANCE CONSULTING shall perform services specified herein, following practices consistent with acceptable professional and technical standards for work of this nature. Specific tasks are as follows:

Contract Administration Construction Observation CACO

Construction Contract Administration

Notice to Proceed: Meet with representatives of the City and contractor to review the contract and determine the construction start date. Review the contractor performance and warranty bonds. Prepare and issue the notice to proceed.

Pre-construction Conference: Attend preconstruction conference and invite appropriate stakeholders to discuss design, construction, and safety requirements and individual contractual obligations.

Construction Contract Assistance

Provide contract assistance during construction of the improvements, and materials quantities.

Construction Engineering

Attend project construction meetings to coordinate construction efforts and communication between the contractor and the CLIENT. Monitor and observe work activity in accordance with the contract specifications.

Interpret Drawings and Specifications

The project manager will at reasonable times be available personally, or have available, a responsible member of his staff to make such interpretations of the intent of the drawings and specifications as are necessary to facilitate completion of the construction contract.

Site Visits

The Project Manager will make periodic visits to the site to be familiar with the progress of the work and to determine if the work is proceeding in accordance with the Contract Documents.

Payment Applications

The Project Manager will review the contractor's applications for progress and final payment and, when approved, submit same to the Owner, Contractor, lenders and approving agencies as required for approval and payment.

Approve Shop Drawings

The Project Manager will review for conformance with design concept, and approve if acceptable any necessary shop and working drawings furnished by the Contractor.

Substitutions

The Project Manager will check and make recommendations on proposals for substitutions.

Contractor Change Orders

Meet with the contractor and determine the scope of the change being requested. Document the request and present to the owner for concurrence. Participate in the negotiation of the final scope and price for the work between the client and the contractor. Prepare the change order paperwork and secure the signature of the contractor and the client before authorizing the work to proceed.

Construction Report

The Project Manager will make final review prior to the issuance of the statement of substantial completion of construction and submit a written report to the Owner. Prior to submitting the final pay estimate, the Project Manager will submit a statement of completion to and obtain the written acceptance of the facility from the Owner.

Substantial Completions

The Project Manager will establish the date of substantial completion, require, and assemble written guarantees and maintenance manuals of manufactures and contractors, and issue the Certification of Substantial Completion and Final Certificate of Payment.

Final Completion

Schedule and conduct a final project walk through to verify that items on the final punch list have been completed to the satisfaction of the client. Prepare the final acceptance paperwork for contractor and client approval.

Construction Surveying

Provide construction surveying and staking as described herein. Cut sheets will be available no later than the working day after the completion of the staking. Grades will be marked on the stakes provided as a part of the staking procedures.

1. Control: Establish horizontal and vertical control required on the construction site for the contractors.
2. Earthwork Staking: Provide (2) complete set of stakes for grading the project. A complete set of stakes is considered to be road grade stakes reflecting the centerline road grade and alignment for irrigation line staking (if applicable).
3. Wall Staking: Provide 1 set of stakes for the wall construction.
4. Utility Staking: Provide 1 set of Stakes for each utility outlined in the construction drawings: Water, Sewer, Stormwater, Power etc. locations.
5. Curb and gutter: Provide 1 set of Curb and gutter stakes.

Construction Materials Testing

Coordinate with CLIENT-selected geotechnical consultant. Obtain and file copies of geotechnical testing results. Review during construction, Submit one copy to the CLIENT.

Project Closeout Report

Prepare a project Closeout Report that documents the completion of closeout tasks and project performance and provides a historical summary of the project deliverables and baseline activities over the course of the project. Include the final construction report with relevant fiscal data, engineering modifications, construction information; as well stating the work was performed in accordance with the applicable of the designs and specifications of the contract documents. Alliance Consulting will distribute one (1) hard copy and one (1) digital copy to the CLIENT, Engineer of Record, and required government agencies.

Drawing of Record

Survey crews will obtain necessary field measurements including location and grade of street and other proposed improvements. Incorporate field measurements into a set of final “As-built Drawing” or “Drawings of Record”.

This scope does not include the following services:

- Geotechnical Work

ARTICLE III - Fees

Alliance Consulting agrees to provide services as itemized in the *Work Plan* on a time and materials basis, with a total contract fee not to exceed:

Contract Administration Construction Observation CACO (Based on 240 Calendar Construction period 8 months)	\$257,465
Grand Total	\$257,465

Work will be invoiced monthly, in accordance with current hourly rates. Hourly rates are subject to change annually.

Category	Staff	Unit	Rate
Engineers			
	Senior Principal Engineer	Hourly	\$ 240.00
	Principal Engineer	Hourly	\$ 180.00
	Senior Associate Engineer	Hourly	\$ 210.00
	Associate Engineer	Hourly	\$ 140.00
	Senior Engineer	Hourly	\$ 165.00
	Staff Engineer	Hourly	\$ 135.00
	Engineering Intern	Hourly	\$ 100.00
Other Professionals			
	Senior Project Manager	Hourly	\$ 150.00
	Project Manager	Hourly	\$ 130.00
	Senior Planner	Hourly	\$ 180.00
	Planner	Hourly	\$ 115.00
	Senior Environmental Specialist	Hourly	\$ 183.00
	Environmental Specialist	Hourly	\$ 115.00
	Senior Communication Specialist	Hourly	\$ 120.00
	Communication/Graphics Specialist	Hourly	\$ 95.00
	Senior Public Involvement Specialist	Hourly	\$ 150.00
	Public Involvement Specialist	Hourly	\$ 115.00

Category	Staff	Unit	Rate
Technicians			
	Senior Engineering Technician	Hourly	\$ 145.00
	Engineering Technician	Hourly	\$ 115.00
	Senior CAD Technician	Hourly	\$ 135.00
	CAD Technician	Hourly	\$ 95.00
	Senior Field Technician	Hourly	\$ 110.00
	Field Technician II	Hourly	\$ 100.00
	Field Technician	Hourly	\$ 95.00
Surveyors and Technicians			
	Senior Licensed Surveyor	Hourly	\$ 170.00
	Licensed Surveyor	Hourly	\$ 150.00
	Senior Surveyor/ROW Technician	Hourly	\$ 175.00
	Senior ROW Acquisition Technician IV	Hourly	\$ 130.00
	ROW Acquisition Technician	Hourly	\$ 100.00
	Administrative Assistant	Hourly	\$ 65.00
	Water Rights Specialist	Hourly	\$ 180.00
	1-Person GPS Survey Crew	Hourly	\$ 135.00
	2-Person GPS Survey Crew	Hourly	\$ 170.00
	3-Person GPS Survey Crew	Hourly	\$ 210.00
Indirect Expenses			
	*Mileage per mile	Each	\$ 0.70
	*Vehicle Charge	Daily	\$ 200.00
	ATV Charge	Daily	\$ 190.00
	Per Diem	Daily	\$ 125.00
	Side-by-Side ATV	Daily	\$ 190.00
	Snow Equipment/Snowmobile	Daily	\$ 75.00



CITY OF ST. GEORGE PROFESSIONAL SERVICES AGREEMENT FOR SERVICES WITH ALLIANCE CONSULTING, LLC

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 Alliance Consulting, LLC, with offices at 2303 N. Coral Canyon Blvd. #201, Washington, Utah 84780 (hereinafter “CONSULTANT”).

WITNESSETH THAT:

WHEREAS CITY desires professional services to be performed and has solicited CONSULTANT to provide construction phase services 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 Two Hundred Fifty-Seven Thousand Four Hundred Sixty-Five Dollars, \$257,465.00. Each individual Work Order shall not exceed n/a, \$n/a.

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:	Alliance Consulting, LLC 2303 N. Coral Canyon Blvd. #201 Washington, Utah 84780
Attention:	City Attorney	Attention:	Deloss Hammon
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 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.

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

ALLIANCE CONSULTING, LLC

Jimmie B. Hughes, Mayor

Deloss Hammon, Owner

ATTEST:

APPROVED AS TO FORM:
CITY ATTORNEY’S OFFICE

Christina Fernandez, City Recorder

Daniel Baldwin, 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: Alliance Consulting, LLC

Address: 2303 N. Coral Canyon Blvd. #201, Washington, Utah 84780

Email: dsh@allianceconsulting.us Phone Number: (435) 673-8060

Scope of Services and/or Deliverables by Contractor:

- Construction Phase services for the Lizard Wash Park project.
-
-
-

Compensation: City shall pay Contractor the following sum:

- Total Amount: \$257,465.00
-



Agenda Date: 07/02/2026

Agenda Item Number: 3h

Subject:

Consider approval of a Billboard Lease Agreement with the Utah Department of Transportation for the billboard located on the east side of I-15 at milepost 5.06560.

Item at-a-glance:

Staff Contact: Ryan Dooley

Applicant Name: UDOT / City of St. George

Reference Number: N/A

Address/Location:

I-15 at milepost 5.0650 (Lat 37.06554200, Long -113.58353600)

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

This is the city billboard. We had a lease agreement dating back to the 1970s with UDOT. UDOT has provided a lease for a ten year term for \$0. The purpose of this billboard lease agreement is to continue city use of the billboard with a new lease. Staff recommends approval.

Staff Narrative (need/purpose):

The purpose of this billboard lease agreement is to continue city use of the billboard with a new lease.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact: No Impact

Recommendation (Include any conditions):

Recommend to approve the lease agreement.

Attachments

BILLBOARD LEASE AGREEMENT

THIS LEASE AGREEMENT is made this ____ day of 20____, and entered into by and between the **UTAH DEPARTMENT OF TRANSPORTATION** as "Lessor" (Landlord) and **ST GEORGE CITY** as "Lessee" (Tenant).

1. LEASED PREMISES (Premises):

Landlord hereby leases to Tenant approximately 1000 square feet, identified as a portion of Washington County UDOT ROW outside of the NA line on the east side of I-15 at milepost 5.0650 (Lat 37.06554200, Long -113.58353600) and further identified on the attached Exhibit "A" as the red shaded area. Tenant will be responsible for the area outlined and will be responsible for all maintenance and upkeep of the area to keep it clean and in good repair for the term of this lease. Failure to do so may result in cancellation of this lease at the Lessor's discretion. If sign is impacted by a project at this location, the lessee will remove the sign at the lessee's expense. Said sign will not be allowed to move back or anywhere on the property.

2. PURPOSE:

Tenant may use the Premises solely for installation and maintenance of a single sided outdoor advertising structure visible from I-15 known as an "Official Sign" and must meet all State and Federal Requirements for this designation.

All such permitted purposes are further limited by the other terms of this Lease Agreement, including without limitation, the Conditions of Premises section of this Lease Agreement. The agreement is subject to an approved local community and UDOT permit as is industry standard.

3. TERM:

The term of this Lease Agreement shall commence on 4/1/2026 and expire on 3/31/2036.

At the conclusion of this Term, if no cancellation notice has been sent to Tenant, this Lease Agreement shall convert to a month-to-month lease that is terminable by either party upon 30 days' notice for any reason. Should Tenant receive a payment invoice from Landlord, whether a notice of termination has been received or not, Tenant acknowledges that any such payment invoice is automatically generated by a computer system, and such invoice in no way extends the Lease Agreement. The parties agree that only a written extension with signatures is valid to extend this Lease Agreement.

4. CONSIDERATION:

Tenant shall pay to Landlord annual rent at the rate of \$0.00 per year provided the sign remains as an effective 'official' sign for St George City and does not include or have any advertisement for specific businesses.

5. CONDITION OF PREMISES:

Tenant hereby accepts the Premises in the condition existing as of the date of the execution hereof, subject to all applicable zoning, municipal, county, state, and federal laws, ordinances and regulations governing and regulating the use of the Premises, and accepts this Lease Agreement subject thereto and to all matters disclosed thereby. Tenant acknowledges that neither Landlord nor any agent of the Landlord has made any representation or warranty with respect to the condition of the Premises or the suitability thereof for the conduct of Tenant, nor has Landlord agreed to undertake any modification, alteration or improvement to the Premises. Tenant agrees to accept the Premises in its presently existing conditions "as is," and Landlord shall not be obligated to make any improvements or modifications thereto. Tenant represents and acknowledges that it has made a sufficient investigation of the conditions of the Premises immediately prior to the execution of this Lease Agreement and is satisfied that the Premises are fully fit physically and lawfully for Tenant's desired use. This Lease Agreement in no way cancels or negates the rights of public or private utilities to enter upon said Premises to construct, repair, or inspect their facilities.

6. COMPLIANCE WITH LAW:

Tenant shall not use the Premises or permit anything to be done in or about the Premises which will in any way conflict with any law, statute, zoning restriction, ordinance, or governmental rule or regulation or requirements of duly constituted public authorities now in force or which may hereafter be in force, or with the requirements of the State Fire Marshal or other similar body now or hereafter constituted, relating to or affecting the condition, use or occupancy of the Premises. Tenant agrees to obtain any licenses, permits and other necessary authorizations from federal, state and local agencies. Tenant shall not allow the Premises to be used for any unlawful purpose, nor shall Tenant cause, maintain or permit any nuisance in, on or about the Premises. Tenant shall not commit or suffer to be committed any waste in or upon the Premises and shall maintain the premises in compliance with all applicable city and county ordinances.

Without limiting anything in the foregoing, Tenant agrees that it will comply with any laws, orders, decrees, and other requirements of any government entity that has jurisdiction, regarding the use or prohibition of any communications equipment

including, without limitation, those found in Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, as same may be amended or modified from time to time. Failure to comply with this paragraph shall be grounds for immediate termination of this Lease Agreement.

Without limiting anything in the foregoing, Tenant agrees that it will promptly pay any and all privilege taxes imposed pursuant to Utah Code Title 59, Chapter 4, or any other tax imposed by local jurisdictions arising out of Tenant's use of the Premises, and Tenant shall be solely responsible for the payment of such taxes.

7. CONDUCT OF OPERATIONS:

a. All grading, landscaping, etc. shall be accomplished in a manner to prevent rocks and dirt from coming in contact within 20 feet of all adjoining roads or highways and in a manner to protect the public. Landscaping shall be maintained in a clean and orderly manner free of overgrown, dead, diseased, or vegetation in accordance with all city and county ordinances.

b. Tenant shall not allow any Hazardous Materials to enter the Premises.

"Hazardous Materials" shall mean those materials, substances, wastes, pollutants or contaminants which are deemed to be hazardous, toxic or radioactive and shall include but not be limited to those substances defined as "hazardous substances," "hazardous materials," "hazardous wastes," or other similar designations in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Hazardous Materials Transportation Act 49 U.S.C. § 1801 et seq., and any other federal, state or local governmental statutes, laws, codes, ordinances, rules, regulations and precautions, or by common law decision, including, without limitation, (i) trichloroethylene, tetrachloroethylene, perchloroethylene and other chlorinated solvents, (ii) petroleum products or byproducts, or petroleum, including crude oil or any fraction thereof, or natural gas, natural gas liquids, liquefied natural gas, synthetic gas or mixtures of synthetic gas and natural gas, (iii) asbestos and (iv) polychlorinated biphenyls.

c. Premises will be used for purposes only as identified in section 2 of this Lease Agreement and as otherwise limited hereby and shall be maintained by Tenant in a manner which ensures the safety of the traveling and pedestrian public. No excavations, modifications, or other improvements shall be constructed without prior written approval from the Landlord. Tenant acknowledges that upon Landlord's re-occupancy of the Premises, Tenant is not eligible for relocation benefits as a displaced person or business.

d. Tenant grants Landlord the right to enter the Premises at all times for the maintenance, construction, reconstruction, or inspection of the Premises or any adjoining roads. Landlord will exercise reasonable care as not to interfere or negatively impact Tenant's operations.

e. Landlord reserves the right to re-occupy the Premises at no cost for any reason by Landlord, including without limitation for transportation purposes as defined in Utah State Code 72-5-102 or if Landlord determines it wishes to sell the Premises. Landlord shall give Tenant 30 days' written notice of its intent to re-occupy for any reason and this Lease Agreement shall terminate. Tenant will be required to vacate the Premises at the sole cost of the Tenant's expense.

f. Tenant is responsible for all costs, fees and utility charges in connection with the use of the Premises. Tenant agrees to keep the Premises in a clean and orderly condition during occupancy and, upon expiration or early termination of this Lease Agreement, restore the Premises to a clean and presentable condition in compliance with all applicable city and county ordinances. Such restoration shall include the responsibility of Tenant to restore the premises to the condition existing prior to any occupancy of the Premises by Tenant or its predecessors, and free from any structures or related items that may have been placed on the Premises.

g. No ingress or egress, other than presently existing and of record, will be allowed on the Premises.

h. This Lease Agreement is subject to any and all easements and rights of way and restrictions appearing on record or enforceable in law and equity, and does not include any provision for the collection by the Tenant of any equity or income resulting from the existence of any easement, right of way or other restriction.

8. INDEMNITY:

The Tenant shall hold the Landlord harmless from any damage, liability, claims, judgments or losses arising out of or attributable to any acts and/or activities undertaken or permitted by or on behalf of the Tenant or Tenant's agents or employees on the Premises. The obligation to indemnify shall survive the expiration or termination of this Lease Agreement. Tenant shall obtain and keep in force a policy of liability insurance for the Premises and activities in an amount and type that would be reasonable for the activities and Premises described in this Lease Agreement. The amount shall be a minimum of \$1,000,000 if this property will be used by the general public. Tenant will list Landlord as co-insured on the insurance coverage.

9. ASSIGNMENT:

This Lease Agreement may not be assigned, nor transferred, by Tenant without the express written consent of the Landlord.

10. NOTICES:

Any notices or changes must be in writing and delivered to the Landlord at the following address:

Utah Department of Transportation

4501 South 2700 West

PO Box 148420

Salt Lake City, UT 84114-8420

801.964.4462 Phone 801.965.3822 Fax

Email: UDOTpropmgr@utah.gov

Tenant at the following address:

Email:

Phone:

11. TERMINATION:

- a. Tenant shall be liable to Landlord for any and all costs incurred as a result of any breach by Tenant.
- b. Landlord is not abandoning any rights or interests in the Premises for transportation purposes as defined in Utah State Code 72-5-102 or the right to dispose of the Premises according to Utah State Code 72-5-111 or to re-occupy the Premises for any reasons. The Tenant, a voluntary party to this Lease Agreement, is not entitled to compensation for any costs, including but not limited to relocation benefits or moving expenses, which may be accrued by Tenant as a result of the expiration or early termination of this Lease agreement. If Landlord requires the Premises for any reason, Landlord shall give Tenant thirty (30) days' notice of the termination of this Lease Agreement.
- c. If rent due is delinquent by 30 days or more, Landlord will notify Tenant in writing, at the address stated above, and provide a due date for the late payment and associated late fee. If Landlord is not in receipt of the payment by the due date provided in the notice, Landlord may terminate this Lease Agreement. Upon termination, Tenant will be required to immediately vacate the Premises.
- d. The obligations of Tenant with respect to restoration and indemnification shall survive the expiration or termination of this Lease Agreement. Landlord's rights to recover damages for which Tenant is liable shall not be limited by the expiration or termination of this Lease Agreement.

12. SUCCESSORS AND ASSIGNS:

This Lease Agreement shall inure to the benefit of and be binding upon the successors and assigns of the respective parties. This provision shall in no way alter the restriction with regard to assignment in paragraph 9.

13. MISCELLANEOUS:

- a. The captions of the sections of this Lease Agreement are inserted for convenience only and shall not be used in the interpretation or construction of any provisions of this Lease Agreement.
- b. If any provision of this Lease Agreement is held invalid or unenforceable, the holding shall affect only the provision in question and that provision in other circumstances, and all other provisions of this Lease Agreement, shall remain in full force and effect.
- c. The failure of a party to insist upon strict performance of any provisions of this Lease Agreement shall not be construed as a waiver for future purposes with respect to any such provision or portion. No provision of this Lease Agreement shall be waived unless such waiver is in writing and signed by the party alleged to have waived its rights.
- d. Any ambiguities in this Agreement shall not be strictly construed against the drafter of the language concerned, but instead shall be resolved by applying the most reasonable interpretation giving full consideration to the intent of the parties at the time of execution.
- e. In any action brought to enforce the terms of this Lease Agreement, the Parties agree that

the appropriate venue shall be the Third Judicial District Court in and for Salt Lake County, Utah.

14. ENTIRE AGREEMENT:

This Lease Agreement constitutes the entire agreement between the parties and no prior written or prior oral promises or representations shall be binding. This Lease Agreement may not be amended, changed or altered except by written instrument signed by both parties.

Parties to this Lease Agreement sign below:

Date _____

Date _____

Tenant:

By:

Its:

Landlord: Utah Dept. of Transportation

By: Ross Crowe -

Director of Right of Way

Exhibit 'A'





Agenda Date: 07/02/2026

Agenda Item Number: 3i

Subject:

Consider approving the acceptance of a \$100,000 grant award from the Utah Commission on Criminal and Juvenile Justice (CCJJ).

Item at-a-glance:

Staff Contact: Captain Johnny Heppler

Applicant Name: City of St. George - Police Department

Reference Number: CCJJ 27F16

Address/Location:

265 North 200 East

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

The Commission on Criminal and Juvenile Justice (CCJJ) has awarded the Washington County Drug Task Force \$100,000 in FY2027 funding to be approved for use by the Police Department. This is an annual award to fund the Washington County Drug Task Force. A long-standing partnership exists among St. George City Police, WCDTF, and CCJJ, reflecting a history of grant funding used for various investigative and personnel costs critical to their mission. Without CCJJ's grant support, significant drug investigations, which have led to the seizure of thousands of pounds of illegal narcotics intended for community infiltration, would not be feasible. The CCJJ grant, which is competitive, awarded \$100,000 to the city for the 2027 grant cycle. The required reporting metrics for the grant are evaluated annually and are well within the team's current investigative work. Staff recommends approval.

Staff Narrative (need/purpose):

The St. George Police Department acts as the fiduciary for the Washington County Drug Task Force (WCDTF). Partnering with both the Utah Commission on Criminal and Juvenile Justice (CCJJ) and the WCDTF, they collectively address the challenge of illicit drug sales in Washington County, including St. George City.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

The City of St. George Police Department recommends approval.

Attachments



Spencer J. Cox
Governor
Deidre Henderson
Lieutenant Governor

State of Utah

Department of Criminal Justice

Tom Ross
Commissioner

Utah State Capitol Complex, Senate Building, Suite 330 • Salt Lake City, Utah 84114
801-538-1031 • Fax: 801-538-1024 • www.justice.utah.gov

July 1, 2026

Johnny Heppler,
Washington Narcotics Task Force

Dear Commander Heppler,

It is my privilege to inform you that the Utah Department of Criminal Justice (DOCJ) has approved an award from the **State Task Force Grant (STFG)** in the amount of **\$100,000**. Please use the assigned grant number, **27F16**, in all correspondence regarding this project. The award period is from **July 1, 2026 through June 30, 2027**.

By accepting this award, you assume certain administrative and financial responsibilities including the timely submission of all financial and programmatic reports, and resolution of all audit findings. Should your organization not adhere to the terms and conditions of this award, it is subject to termination for cause or other administrative action as appropriate. For these reasons, I encourage you to read Certified Assurances and Grant Conditions, as they summarize important grant management issues.

All DOCJ grants are based on the reimbursement of actual costs. No funding will be provided up-front. Also, do not begin spending funds prior to the start date of your award or on any item not approved in your grant budget or an approved grant adjustment.

Please note that Narrative Progress Reports, Financial Status Reports (FSR), Consortium Reports and other reports as specified by DOCJ are due quarterly. Instruction and general reporting information will be provided each quarter.

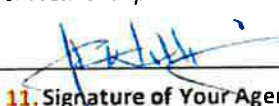
Note that all project-related materials and accounting records must be maintained for a period of eight years from the date of your last financial status report, unless an audit has been initiated or unresolved audit findings remain. All records must be maintained until the audit findings are resolved.

If you have any questions regarding this award, please contact Richard Ziebarth at (801) 538-1812 or e-mail rzebarth@utah.gov. We look forward to working with you in the months ahead.

Sincerely,

Tom Ross,
DOCJ Commissioner

I. Application Cover Page

Utah Department of Criminal Justice (UDCJ) Utah State Capitol Complex East Office Building, Suite E330 Salt Lake City, Utah 84114-2330 Ph: (801) 538-1812 State of Utah Grant	
State Task Force Grant (STFG)	UDCJ Grant # 27F16
1. Your Agency Name and Address: St. George Police Department, Washington County Drug Task Force 265 N 200 E, St. George, UT 84770	
2. Agency Contact (Grant Project Director):	Johnny Heppler
3. Phone Number:	435 627-4308
4. E-mail Address:	johnny.heppler@sgcityutah.gov
5. Grant Start Date and End Date:	Start Date: 7/1/2026 End Date: 6/30/2027
6. Federal Tax Identification Number (87-_____):	87-6000275
7. Application Budget Summary:	
Personnel & Fringe:	\$42,700.00
Contract Services:	\$0
Equipment, Supplies and Operating (ESO):	\$33,320.00
Travel & Training:	\$ 5,800.00
Confidential Informant/Undercover Officer Buy (CI/UC):	\$18,180.00
Total Grant Funds:	\$100,000.00
Signatures in lines 9 and 11 indicate acceptance of the application narrative, budget, certified assurances, grant conditions and verification that all grant funds described within are to be used for law enforcement operations related to reducing illegal drug activity and related criminal activity.	
8. Print Name and Title of Official Authorized to Sign <i>(Official authorized to sign includes: City/County Mayor, Manager or Commissioner, Agency Director or President).</i> John R. Willis, City Manager	9. Signature of Official Authorized to Sign <i>(Official authorized to sign includes: City/County Mayor, Manager or Commissioner, Agency Director or President).</i> 
10. Print Name of Your Agency Legal Counsel <i>(Official authorized to sign includes: City/County Attorney or their Designee).</i> Ryan N. Dooley, City Attorney	11. Signature of Your Agency Legal Counsel <i>(Official authorized to sign includes: City/County Attorney or their Designee).</i> 
Tom Ross, Commissioner, Utah Department of Criminal Justice	

Agenda Date: 07/02/2026

Agenda Item Number: 3j

Subject:

Consider approval of an agreement for the Sale of Real Property to Scott and Connie Wagstaff for city property deemed surplus at the south lot line of 1763 West Bridge Point Way (SG-6-2-26-4321) for 0.195 acres.

Item at-a-glance:

Staff Contact: Cameron Cutler

Applicant Name: Scott Wagstaff

Reference Number: N/A

Address/Location:

1763 West Bridge Point Way

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

Mr. Wagstaff recently purchased property at 1763 West Bridge Point Way and is requesting to purchase 0.195 acres of adjacent city owned property, identified as SG-6-2-26-4321, located behind his lot. This area includes an existing concrete patio and landscaping. He is requesting the acquisition, so he can improve, maintain and make use of the existing concrete pad and landscaping. As part of the proposed transaction, Mr. Wagstaff has agreed to grant the city a 20-foot utility easement across the southern portion of the property being acquired. This easement will allow access for a future sewer line clearances and maintenance.

Staff Narrative (need/purpose):

The purpose is to relinquish city property, that has been determined to be surplus, and to allow the applicant to purchase city property at the south lot line of 1763 W Bridge Point Way.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval

Attachments



AGREEMENT FOR THE SALE OF REAL PROPERTY

The City of St. George, a Utah municipal corporation, (the “City”), and Scott Wagstaff and Connie Burdette Wagstaff, Husband and Wife as Joint Tenants (“Buyer”), hereby enter this Agreement for the Sale of Real Property (“Agreement”) effective this _____ day of _____, 20____. (the “Effective Date”). City and Buyer are also referred to as a “Party” or collectively as the “Parties”.

RECITALS

- A. City owns real property located within the City with a situs address of 1763 W Bridge Point Way and identified as Washington County Tax Parcel SG-6-2-26-4321. The total acreage is approximately 0.195 acres. In addition, the Buyer shall at its expense complete a subdivision amendment application.
- B. The Buyer desires to acquire a portion of the Parcel as more fully described in its entirety in **Exhibit A** which is attached hereto (the “Property”).
- C. The Parties have negotiated in good faith the sale of the Property by the City (the “Purchase”), have identified terms believed to be acceptable to the Parties, and now desire to memorialize the terms in this Agreement as a final written expression of their agreement.

TERMS

In consideration of the foregoing recitals and covenants, obligations, terms, and conditions set forth herein and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the Parties agree as follows:

1. Property. City agrees to warrant and convey to the Buyer by Special Warranty Deed the Property as described in **Exhibit A** which was determined to be “surplus” property by the City Council at a work meeting held March 5, 2026.
2. Consideration. On the terms and conditions stated herein, and in consideration for the sale of the Property:

REAL ESTATE PURCHASE AGREEMENT

- 2.1 Purchase Price. Buyer shall pay City the purchase price of Twenty Thousand Five Hundred Dollars (\$20,500) for the Property which sum is considered by the Parties to be the fair market value of the Property ("Purchase Price").
 - 2.2 Conveyance. On the terms and conditions stated below, City shall convey the Property to the Buyer, free and clear of all liens and encumbrances, by delivering a duly executed and notarized original of the document attached hereto Exhibit C, title "Special Warranty Deed," by which City shall convey all interest in the Property to the Buyer.
3. Title. The Buyer shall approve of the condition of title and all encumbrances affecting title to the Property. Further, Escrow Agent shall issue to the Buyer a commitment of title insurance showing all encumbrances shown on public records.
 - 3.1. Legislative Approval. The St. George City Council as the legislative and governing body of the City shall approve this Agreement, in the City Council's sole and absolute discretion.
 - 3.2. Conveyance: City shall convey to the Buyer, all rights and title to the Property free and clear of all liens and encumbrances, by delivering a duly executed and notarized Special Warranty Deed.
4. Representations and Warranties. Buyer hereby represents and warrants to the City as follows:
 - 4.1 Authority. City has all requisite power and authority to execute and deliver this Agreement, to perform its obligations hereunder, and to consummate the transactions contemplated hereby. The execution and delivery by City of this Agreement, and the performance by City of its obligations hereunder, have been duly and validly authorized by all necessary action on behalf of City. This Agreement has been duly and validly executed and delivered by City and constitutes the legal, valid, and binding obligation of City enforceable against City in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance, or other similar law relating to or affecting the rights of creditors generally, or by general equitable principles.
 - 4.2 No Conflicts. The execution and delivery of this Agreement and the consummation or the compliance herewith of the transaction contemplated hereby will not: (i) result in any breach of any of the terms or conditions of, or constitute a default under, the organizational documents of City, or any material contract by which City is bound; (ii) result in any violation of any governmental, law, rule, regulation, judgment, writ, degree, injunction or order applicable to the Property; (iii) require notice to or the consent, authorization, approval, or order of any governmental authority, or (iv) result in the creation or imposition of any lien, charge or encumbrance upon its property pursuant to any such agreement or Agreement, except to the extent otherwise disclosed in this Agreement.

REAL ESTATE PURCHASE AGREEMENT

- 4.3 Foreign Status. City is not a “foreign person” as defined under Section 1445(f) of the Internal Revenue Code.
- 4.4 Legal Proceedings. There are no claims, actions, suits, or proceedings pending or threatened against the Property or City that would reasonably be expected to result in the issuance of a writ, judgment, order, or decree restraining, enjoining or otherwise prohibiting or making illegal, the consummation of any of the transactions contemplated by this Agreement.
- 4.5 Condemnation. Other than that provided by the City, Buyer has not received written notice of any existing or pending, condemnation or similar proceedings against or involving the Property or any plan, study, or effort to rezone the Property or to widen, modify, regrade, or realign any street or highway that borders the Property.
- 4.6 Patriot Act Compliance. Neither City nor its affiliates is in violation of any laws relating to terrorism, money laundering or the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Action of 2001, Public Law 107-56 and Executive Order No. 13224 (Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism) (the “Executive Order”) (collectively, the “Anti-Money Laundering and Anti-Terrorism Laws”). Neither Buyer nor its affiliates is acting, directly or indirectly, on behalf of terrorists, terrorist organizations or narcotics traffickers, including those persons that appear on the Annex to the Executive Order, or are included on any relevant lists maintained by the Office of Foreign Assets Control of U.S. Department of Treasury, U.S. Department of State, or other U.S. government agencies, all as may be amended from time to time. Neither Buyer nor its affiliates or any of its brokers or other agents in any capacity in connection with the sale of the Property (i) conducts any business or engages in making or receiving any contribution of funds, goods or services to or for the benefit of any person included in the lists referenced above, (ii) deals in, or otherwise engages in any transaction relating to, any property or interests in property blocked pursuant to the Executive Order, or (iii) engages in or conspires to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in any Anti-Money Laundering and Anti-Terrorism Laws. Neither Buyer, nor any person or entity controlling or controlled by Buyer, is a country, territory, individual or entity named on any of the lists maintained by the United States Department of Commerce (Denied Persons and Entities), the list maintained by the United States Department of Treasury (Specially Designated Nationals and Blocked Persons), and the lists maintained by the United States Department of State (Terrorist Organizations and Debarred Parties) (collectively, “Government Lists”), and the monies used by Buyer in connection with this Agreement and amounts committed with respect hereto, were not and are not derived from any activities that contravene any applicable anti-money laundering or anti-bribery laws and regulations (including funds being derived from any person, entity, country or

REAL ESTATE PURCHASE AGREEMENT

territory on a Government List or engaged in any unlawful activity defined under Title 18 of the United States Code, Section 1956(c)(7)).

4.7 Environmental Condition. City has not treated, recycled, stored, disposed of, arranged for, or permitted the disposal of, transported, handled, or released any substance, including Hazardous Materials (as defined below), or operated the Property in violation of Environmental Laws (as defined below) in a manner that would trigger an enforcement action thereunder. "Hazardous Materials" means any gasoline, petroleum, or petroleum products or by-products, radioactive materials, asbestos-containing materials, polychlorinated biphenyls, and any other chemicals, materials, wastes, or substances designated, classified, or regulated as hazardous or toxic or as a pollutant or contaminant under any Environmental Law. "Environmental Laws" means any and all federal, state, local, or municipal laws (including common law), rules, orders, regulations, statutes, ordinances, codes, decrees, or other requirements as now or may at any time hereafter be in effect, and any binding judicial or administrative interpretation thereof, including any binding judicial or administrative order, consent decree or judgment, regulating, relating to or imposing liability or standards of conduct concerning pollution or protection of the environment or human health or safety.

4.8 Solvency. Buyer has not (i) made a general assignment for the benefit of its creditors, (ii) admitted in writing its inability to pay its debts as they mature, (iii) had an attachment, execution or other judicial seizure of any property interest which remains in effect, or (iv) taken, failed to take, or submitted to any action indicating a general inability to meet its financial obligations as they accrue. There is not pending any case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or recomposition of Buyer or any of its debts under any law relating to bankruptcy, insolvency, reorganization, or relief of debtors, seeking appointment of a receiver, trustee, custodian, or other similar official for any of them or for all or any substantial part of its or their property.

4.8 Untrue Statements. To the knowledge of Buyer, none of the representations and warranties in this Section contains any untrue statement of material fact or omits to state a material fact necessary, in light of the circumstances under which it was made, to make any such representation not misleading in any material respect.

5. Default, Remedies and Termination. It shall constitute an event of default of this Agreement if any Party fails to timely deliver any of its performances at the times indicated under this Agreement. The defaulting Party shall be liable to pay any escrow cancellation charges as a result of an event of default. In no event shall either Party be entitled to recover lost profits or appreciation or other consequential damages as a result of an event of default. Each Party shall be responsible for timely notifying the defaulting Party in writing of the event of default and the non-defaulting Party's election of the remedy provided below:

REAL ESTATE PURCHASE AGREEMENT

5.1 Default by Buyer. In the event Buyer defaults under this Agreement, the City's exclusive remedies shall be to either: (i) terminate this Agreement retaining and recouping all payments made; or (ii) pursue an action for specific performance against Buyer.

5.2 Default by the City. In the event City defaults under this Agreement, Buyer's exclusive remedy shall be to terminate this Agreement

6. Interpretation. Captions and headings are used for reference only and must not be used in construing or interpreting this Agreement. All recitals set forth at the beginning of this Agreement are, by this reference, fully incorporated into this Agreement and the facts recited therein shall be deemed conclusive for any purpose. All exhibits referred to in this Agreement are deemed fully incorporated herein, whether or not actually attached. As used herein (i) the singular include the plural (and vice versa) and the masculine or neuter gender include the feminine gender (and vice versa) as the context may require; (ii) locative adverbs such as "herein", "hereto", and "hereunder" refer to this Agreement in its entirety and not to any specific section or paragraph; (iii) the terms "include", "including", and similar terms must be construed as though followed immediately by the phrase "but not limited to;" and (iv) the terms "Party" and "Parties" refer only to a named Party or Parties to this Agreement unless the context requires otherwise. All Parties have jointly participated in the negotiation and drafting of this Agreement upon advice of their own, independent counsel or had the opportunity to do so, and this Agreement must be construed fairly and equally as to all Parties as if drafted jointly by them. If there is any conflict between the terms of this Agreement and any other related documents, including any exhibits identified herein, the terms of this Agreement shall prevail.

7. Acknowledgement of Public Disclosure Laws. Buyer hereby acknowledges that the City is subject to the Government Records Access and Management Act, Chapter 2, Title 63G, Utah Code Annotated or its successor, that pursuant thereto all materials submitted by Buyer pursuant to this Agreement may be subject to disclosure as government records, and that the City has no duty or obligation to withhold any such materials from disclosure in any manner.

8. Beneficiaries. This Agreement shall be binding upon and inure to the benefit of the named Parties and to their respective heirs, representatives, successors and permitted assigns. This Agreement is intended for the exclusive benefit of the Parties and permitted assignees and is not intended and shall not be interpreted as conferring any benefit on any third party.

9. Brokers. The Parties acknowledge that there are no brokerage commissions associated with transactions contemplated by this Agreement. In the event any real estate broker claims a right to any commission or fee by virtue of dealing with one of the Parties hereto, then the Party who is alleged to have retained such broker shall and hereby does fully indemnify and hold the other Party harmless from such claim. Such indemnification obligation shall survive any termination or cancellation of this Agreement.

REAL ESTATE PURCHASE AGREEMENT

10. Recording. Execution of this Agreement shall be recorded against the Property once fully executed.

11. Exhibits Incorporated. All Exhibits to this Agreement are expressly incorporated by reference herein as is fully set forth herein.

12. Entire Agreement. The Parties intend that this Agreement is the full and final expression of their agreement and constitutes their entire understanding regarding this subject matter. This Agreement supersedes any previous or contemporaneous negotiations or communications of any kind between the Parties and contains all of the terms agreed upon between the Parties. No Party relied on any other term, warranty, and/or covenant as an inducement to enter this Agreement.

13. Amendment. The Parties shall not amend or modify this Agreement in any way unless in writing signed by the Parties.

14. Further Action. Each Party shall promptly do any act or execute and deliver any document reasonably necessary to comply with their respective obligations under this Agreement in order to carry out the intent of the Parties in consummating this transaction.

15. Time of the Essence. Time is of the essence in each and every term and provision of this Agreement. All references to days herein shall be deemed to refer to calendar days unless otherwise specified. In the event that the final date for performance of any act required by this Agreement falls on a Saturday, Sunday, or legal holiday, such act may be performed on the next day which is not a Saturday, Sunday, or legal holiday.

16. Waiver. Neither the failure of either Party to insist upon the timely or full performance of any of the terms and conditions of this Agreement, nor the waiver of any breach of any of the terms and conditions of this Agreement, shall be construed as thereafter waiving any such terms and conditions, but these shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

17. Severability. If any court of competent jurisdiction declares any portion of this Agreement unenforceable, the Parties shall deem such portion as severed from this Agreement, and shall deem the remaining parts of this Agreement, including without limitation the remaining parts of the paragraph of which the unenforceable portion was a part, in full force and effect as though such unenforceable portion had never been part of this Agreement. The Parties shall replace any such unenforceable portion with an enforceable provision which will achieve, to the extent possible, the purposes of the unenforceable portion.

18. Forum and Law. This Agreement shall be governed by the laws of the state of Utah 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.

REAL ESTATE PURCHASE AGREEMENT

19. Notices, Requests, and Communications. Unless otherwise provided in this Agreement, all notices, requests, and communications required by this Agreement shall be in writing and may be delivered electronically to the individuals provided below or by any of the following means: (a) certified or registered mail, postage prepaid, return receipt requested, in which case the written document shall be deemed delivered upon the earlier of actual receipt or three business days after the postmark date, (b) recognized commercial overnight courier, in which case the written document shall be deemed delivered one business day after acceptance for next business-day delivery by the courier, or (c) personal delivery, in which case the written document shall be deemed delivered when received. The addresses to which the written documents shall be delivered are as follows:

If delivered to the City: City of St. George
Attn: City Attorney
175 E. 200 N.
St. George, UT 84770

If delivered to Buyer: Scott & Connie Wagstaff
1763 W Bridge Point Way
St. George, Utah 84770

Any Party shall deliver notice of change of address in the manner described in this section. Said change in address or individual in this Section shall not constitute an amendment to this Agreement. Rejection or other refusal to accept a notice or the inability to deliver a notice because of a changed address of which no notice was given will be deemed to constitute receipt of the notice sent.

20. Execution. By executing this Agreement below, the executing individuals acknowledge that (1) they have read this Agreement, (2) they understand its terms, (3) they have had the opportunity to have this Agreement reviewed by independent counsel, (4) they have the full and complete authority to execute this Agreement on their own behalf or on the behalf of any entity which they represent, and (5) they intend to bind themselves or the entity which they represent, if any, to the terms of this Agreement in full. The failure of any executing individual to date their signature will not affect the validity of this Agreement.

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

IN WITNESS of their intention to be bound by the above terms, the Parties hereby execute this Agreement as follows:

REAL ESTATE PURCHASE AGREEMENT

CITY OF ST. GEORGE

Date

By: _____
Jimmie B. Hughes, Mayor

Attested: By: _____
Christina Fernandez, City Recorder

Approved: By: _____
Jami Brackin, Assistant City Attorney

City Council Approval by Motion on the 2nd day of July, 2026 with a favorable vote of _____ vote(1) in favor and _____ vote(s) opposed.

SCOTT WAGSTAFF AND CONNIE BURDETTE WAGSTAFF, HUSBAND AND WIFE AS JOINT TENANTS

Date

By: _____
Name: Scott Wagstaff
Title: Owner

Date

By: _____
Name: Connie Burdette Wagstaff
Title: Owner

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A PORTION OF PARCEL SG-6-2-26-4321 BOUNDARY DESCRIPTION

A PORTION OF PARCEL SG-6-2-26-4321, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN, ST. GEORGE, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 88°56'10" EAST A DISTANCE OF 2661.52 FEET, AS SHOWN ON THE PLAT OF POINTE WEST ESTATES SUBDIVISION, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 23°23'37" EAST A DISTANCE OF 1794.56 FEET TO A REBAR WITH CAP STAMPED "ROSENBERG ASSOCIATES" BEING THE SOUTHEAST CORNER OF LOT 25, POINTE WEST ESTATES SUBDIVISION;
THENCE NORTH 83°20'04" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 25 A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 16°51'07" WEST ALONG THE WESTERLY LINE OF PARCEL SG-6-2-26-437 A DISTANCE OF 127.60 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED "SURVEYOR222";

THENCE NORTH 44°04'01" WEST A DISTANCE OF 120.64 FEET TO THE SOUTHMOST CORNER OF LOT 27, SAID POINTE WEST ESTATES SUBDIVISION AND A REBAR WITH CAP STAMPED "ROSENBERG ASSOCIATES";

THENCE ALONG THE EASTERLY LINE OF SAID LOT 27 THE FOLLOWING TWO (2) COURSES:

1. NORTH 42°14'30" EAST A DISTANCE OF 46.06 FEET;
2. THENCE NORTH 03°07'30" WEST A DISTANCE OF 1.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 25 THE FOLLOWING TWO (2) COURSES:

1. NORTH 84°53'55" EAST A DISTANCE OF 50.76 FEET;
2. THENCE SOUTH 83°20'04" EAST A DISTANCE OF 39.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,509 SQUARE FEET OR 0.195 ACRES.

EXHIBIT FOR PARCEL SG-6-2-26-4321

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 26,
TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
ST. GEORGE, WASHINGTON COUNTY, UTAH

SURVEYOR222
PROFESSIONAL
LAND SURVEYORS
St. George
UTAH 84790
801-230-8081
WWW.SURVEYOR222.COM



REVISION	DESCRIPTION			
	DATE	DATE	DATE	DATE

EXHIBIT FOR PARCEL SG-6-2-26-4321

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 26,
TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
ST. GEORGE, WASHINGTON COUNTY, UTAH

DRAWN BY: JVH
CHECKED BY: IMH
DATE: 05/27/2026
PROJECT NO.:
SCALE: 1"=40'
PAGE 1 OF 1



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

Tax ID: SG-6-2-26-4321

SPECIAL WARRANTY DEED

The City of St. George, a Utah municipal corporation, Grantor, of RESIDENCE, hereby conveys and warrants against all who claim by, though, or under the grantor to Scott Wagstaff and Connie Burdette Wagstaff, Grantee, for the sum of TEN DOLLARS, the following described tract of land in Washington County, Utah, to wit: See Exhibit A for legal description.

See Exhibit A for legal description;

TOGETHER WITH all improvements and appurtenances thereunto belonging,

TO HAVE AND TO HOLD such property to Grantee, Scott Wagstaff and Connie Burdette Wagstaff, husband and wife joint tenants.

WITNESS the hand of said grantor this DATE.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this ____ day of _____, 20__.

GRANTOR: City of St. George,

BY: Jimmie B. Hughes, Mayor

STATE OF UTAH)
 ss.
County of Washington)

On the ____ day of _____ 20__, before me, _____, a notary public, personally appeared _____ proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same voluntarily for its stated purpose.

Notary Public



Agenda Date: 07/02/2026

Agenda Item Number: 3k

Subject:

Consider approval of a fee waiver for the Dink with Dove Pickleball Tournament sponsored by the Dove Center, to be held February 26-27, 2027.

Item at-a-glance:

Staff Contact: Amy Fish

Applicant Name: Trudy Despain

Reference Number: N/A

Address/Location:

2149 Horseman Park Drive

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

The City of St. George has partnered with the DOVE Center for the last 30 years to enhance community safety and wellbeing to thousands of St. George residents. The annual Dink with DOVE Pickleball Tournament creates a fun, inclusive community event that raises awareness for survivors of domestic violence and sexual assault. Funds raised through this tournament directly sustain DOVE Center's essential services, including housing, counseling, advocacy and prevention education for more than 1,400 individuals each year.

Staff Narrative (need/purpose):

Staff recommends waiving fees for the following: 1. Use of the Little Valley Pickleball Complex on February 26th and February 27th, 2027. 2. Waiver of standard pickleball court facility fees for DOVE Center's fundraiser event on February 26th and February 27th. 3. Waiver of Special Event Permit Application Fee. 4. Waiver of vendor permit fees for both event days. 5. Up to 40 hours of City Employee time for preparation and tournament logistics.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval.

Attachments



June 1, 2026

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

Dear Members of the St. George City Council,

We are approaching the annual review of our three-year partnership agreement between the City of St. George and DOVE Center. We are pleased to submit this request for the third year of our partnership and respectfully request approval to continue our collaboration.

We are once again inviting the City to partner with DOVE Center for our annual Dink with DOVE Pickleball Tournament at the Little Valley Pickleball Complex, scheduled for February 26–27, 2027. The 2026 tournament was another tremendous success, thanks in large part to the City's generous partnership and continued support.

We deeply appreciate the City's commitment to helping create a fun, inclusive community event that raises awareness and support for survivors of domestic violence and sexual assault. To continue that success in 2027, we respectfully request:

1. Use of the Little Valley Pickleball Complex on February 26–27, 2027.
2. Waiver of standard pickleball court facility fees for DOVE Center's fundraiser event on Feb 26 and Feb 27.
3. Waiver of Special Event Permit Application Fee
4. Waiver of vendor permit fees for both event days
5. Up to 40 hours of City Employee time for preparation and tournament logistics.

DOVE Center will provide volunteer support for tournament operations and hosting responsibilities. Thank you for your consideration and for your longstanding support of DOVE Center's mission. We look forward to continuing this successful partnership in 2027.

Warm regards,

Jillian Penhale
Executive Director
DOVE Center

Agenda Date: 07/02/2026

Agenda Item Number: 04

Subject:

Consider approval of the St. George Arts Commission's RAP Tax art grants distribution list for FY2027.

Item at-a-glance:

Staff Contact: Peyton Lee

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

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

Each year since the approval of RAP Tax, the St. George Arts Commission receives and reviews grant applications from local cultural non-profits. The St. George Arts Commission met on Thursday, May 28th, 2026 to discuss applications for RAP Tax Grants in the 2026-2027 fiscal year. The Commission received and reviewed 31 applications for funds this year, totaling \$404,425 in requests and has recommended allocations totaling \$250,000.

Staff Narrative (need/purpose):

The organizations that applied serve all the artistic and cultural forms that make St. George such a vibrant city. There are dance organizations, theater, history, music, film, fine arts, and more. Through the work of these entities and the grants provided by RAP Tax, tens of thousands of St. George residents have the opportunity to engage in and be impacted by the arts.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$250,000

Amount approved in current FY budget for item: \$250,000

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

n/a

Description of funding source:

Rap Fund

Recommendation (Include any conditions):

Approval

Attachments



Mayor Hughes and City Council Members,

The St. George Arts Commission met on Thursday, May 28, 2026 to discuss applications for RAP Tax Grants in the 2026-2027 fiscal year.

The Commission received and reviewed 31 applications for funds this year, totaling \$404,425 in requests. The organizations that applied serve all the artistic and cultural forms that make St. George such a vibrant city. There are dance organizations, theater, history, music, film, fine arts, and more. Through the work of these entities and the grants provided by the RAP Tax, St. George residents have the opportunity to engage in and be impacted by the arts. I am delighted to be part of a community that deeply values creativity. St. George, with its breathtaking natural parks, also thrives as a vibrant hub for arts and culture. The city is enlivened by its local musicians, colorful murals, and captivating theater performances. Thank you for your ongoing support of these vital programs and organizations.

The St. George Arts Commission is pleased to recommend the distribution of RAP Tax Grant monies, totaling \$250,000, as listed on the following page.

With gratitude,

A handwritten signature in black ink, appearing to read "Peyton Lee".

Peyton Lee

Community Arts Manager

435-627-4516 | peyton.lee@sgcityutah.gov

	Amount Requested	Arts Commission Recommendations
General Operating Support Grants		
All American Cloggers	\$6,000.00	\$6,000
Art Around The Corner	\$25,000	\$7,000
ART Provides	\$5,000	\$5,000
Arts to Zion L3c	\$7,500	\$7,500
Utah Tech Live (formerly the celebrity concert series)	\$25,000	\$0
Castle Rock Music Camp	\$9,500	\$7,500
Desert Strings	\$3,000	\$2,000
Desert Winds Band	\$1,200	\$1,200
DinosaurAh!torium	\$8,000	\$8,000
Dixie Watercolor Society	\$6,775	\$6,500
Encore Performing Arts	\$10,000	\$5,000
Film and Media Alliance of Southern Utah	\$32,000	\$18,000
Harry Bertoia Foundation	\$3,000	\$1,500
Lieto	\$7,000	\$6,000
Natural History Museum @ UTU- Barnum Museum	\$14,000	\$7,300
Sears Art Museum	\$16,000	\$13,000
So U Comedy Theater	\$2,500	\$2,500
Southern Utah Art Guild	\$20,000	\$10,000
Heritage Choir Inc	\$25,000	\$16,000
Southwest Symphony Orchestra	\$30,000	\$20,000
St. George Chamber Singers/St. George Children's Choir	\$6,000	\$6,000
St. George Dance Company	\$19,000	\$15,000
St. George Jazz	\$20,000	\$15,000
St George Opera	\$12,100	\$8,000
St. George Theater Company (SGMT) <i>*Restricted to SGMT use only*</i>	\$25,000	\$15,000
The Stage Door	\$17,850	\$15,000
Washington County Daughters of Utah Pioneers	\$10,000	\$8,000
Washington County Historical Society	\$10,000	\$2,500
Western Sky Aviation Warbird Museum, Inc.	\$20,000	\$11,000
Write On St. George	\$5,000	\$1,500
Zion Youth Symphony Orchestra	\$3,000	\$3,000
TOTALS	\$404,425	\$250,000

Agenda Date: 07/02/2026

Agenda Item Number: 05

Subject:

Consider approval of Resolution No. 2026-015R approving a lease agreement with ZMFU II, Inc. for the purchase of new golf carts for city golf courses.

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):

In January 2026 the City Golf Division advertised a Request for Proposals (RFP) for a new golf cart fleet for the four city courses. Of the two proposals received, Intermountain Golf Cars' proposal which includes a five-year lease of 262 new Lithium battery powered golf carts was reviewed and accepted. This lease agreement with Zion's Bank provides the financing for the new carts provided by Intermountain Golf Cars. The actual lease rate will lock in 30-days prior to closing which is expected to be July 2026.

Staff Narrative (need/purpose):

Last summer city golf carts powered by lead acid batteries began to fail due to the demands on the carts from extremely heavy use. Play at all four courses has increased significantly since 2022 with over 340,000 nine-hole rounds played last year. This drastic increase in use has shortened the life of the lead-acid batteries from five years to three years. Intermountain Golf Cars proposes to end the current cart lease early with no penalties, pay off the current lease at their expense and reimburse the city of any battery purchases from January 1, 2026 until the delivery of the new cart fleet. The new fleet will come with a complete five-year warranty on cart batteries.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact:

Cost for the agenda item: \$384,981

Amount approved in current FY budget for item: \$379,000

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

Golf fees

Description of funding source:

Golf course revenues

Recommendation (Include any conditions):

Staff recommends approval.

Attachments

Golf Cart Fleet RFP

February 6, 2026

Vendor	RMT Equipment	Intermountain Golf Cars
Number of Carts	270 + 20 free for events (2-week notice)	262 + 20 free to remain at courses
Southern Utah Maintenance Facility	Yes	Yes
Battery Credit from 1/1/2026 to Present	No	Yes (Approx. \$72,000)
Lithium-Ion Battery Warranty (60 months)	Yes	Yes
Payoff Final Year Cart Lease with no Penalties	No	Yes (\$213,000)
Term of Lease (months)	60	60
Invoice For Damages upon Return	No	No
Monthly FMV Lease 60-months	\$32,291	\$32,035



Balloon Payment Guarantee

Name of Lessee: City of St. George

Date of Lease: July 2, 2026 or Commencement of the lease

This Dealer Balloon Payment Guarantee is made effective the 2nd day of July 2026 or on commencement of the lease, by and between Intermountain Golf Cars Inc("Dealer") with an office at 260 N. 3050 E. St. George Utah, 84790 and The City of St. George (Lessee) with an office at 61 S. Main St, St. George, UT 84770

As a condition to Lessee entering into a lease to purchase golf cars, Lessee is requiring Dealer to Guarantee the Lease's balloon payment as defined by the Lease. Once Dealer makes this final Balloon payment Dealer will take ownership, with free and clear title to the Equipment (Golf Cars Qty 262). The Equipment will be removed in a reasonable time, at the Dealers expense.

Balloon Payment Guarantee. Dealer acknowledges and agrees that the Lease contains a balloon payment obligation of \$651,291.21 due July 15, 2031 at the end of the Lease Term.

This Guarantee may be executed in counterparts, including facsimile counterparts, each of which will constitute an original, but which collectively will form one and the same instrument. This Guarantee constitutes the sole and complete understanding of the parties with respect to its subject matter. Any modification or additions to the terms of this Guarantee must be in writing and executed by all parties in order to be effective. This Guarantee shall be governed by the laws of Utah.

In Witness Whereof, The Parties have executed this Guarantee effective as of the date first set forth above.

Intermountain Golf Cars

Signed :

Printed :

Cody Homer

Date :

6-24-26

City Of St. George

Signed :

Printed :

Date :

UTAH FIXED EQUIPMENT LEASE

Long Name of Entity: St. George
Address: 61 South Main Street
City, State Zip: St. George, UT 84770
Attention: Tiffany LaJoice
Public Finance Office: Finance Manager
County: Washington
Amount: 2,293,909.56
Rate: 4.41
Maturity Date: July 15, 2031
First Pmt Date: July 15, 2026
Payment Dates: annual
Auto Extend: 6
Governing Body: City Council
Resolution Date: July 2, 2026
Dated Date: July, 2026
Day: 15th
State: Utah

\$2,293,909.56
St. George, Utah
Lease Purchase Agreement

-
-
1. Lease/Purchases Agreement of the City of St. George
 2. Exhibit A. Calculation of Interest Component
 3. Exhibit B. Description of Leased Property
 4. Exhibit C. Resolution of Governing Body
 5. Exhibit D. Opinion of Lessee's Counsel
 6. Exhibit E. Security Documents
 7. Exhibit F. Delivery and Acceptance Certificate
 8. Form 8038-G
 9. Wire Transfer Request

LEASE/PURCHASE AGREEMENT

Dated as of July 15, 2026

by and between

ZMFU II, INC.,
as Lessor

and

CITY OF ST. GEORGE,
as Lessee

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LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT, dated as of July 15, 2026, by and between ZMFU II, INC., a Utah corporation duly organized and existing under the laws of the State of Utah, as lessor (the “Bank” or “Lessor”), and City of St. George, a municipal corporation of the State of Utah; (the “Lessee”), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H:

WHEREAS, the Lessee desires to finance the acquisition of the equipment and/or other personal property described as the “Leased Property” in Exhibit B (the “Leased Property”) by entering into this Lease/Purchase Agreement with the Bank (the “Lease”); and

WHEREAS, the Bank agrees to lease the Leased Property to the Lessee upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the original term of this Lease, and any subsequent renewal terms, shall not exceed 12 months, and that the payment obligation of the Lessee shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder” and any similar terms, as used in this Lease, refer to this Lease as a whole.

“Advance” shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

“Bank” shall have the meaning set forth in the Preamble hereof.

“Business Day” means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

“Code” means the Internal Revenue Code of 1986, as amended.

“Commencement Date” means the date this Lease is executed by the Bank and the Lessee.

“Event of Nonappropriation” shall have the meaning set forth in Section 3.2 hereof.

“Governing Body” means the governing body of the Lessee.

“Lease Payments” means the rental payments described in Exhibit A hereto.

“Lease Payment Date” shall have the meaning set forth in Section 3.4(a) hereof.

“Leased Property” shall have the meaning set forth in the Whereas clauses hereof.

“Lessee” shall have the meaning set forth in the Preamble hereof.

“Net Proceeds” means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

“Obligation Instrument” shall have the meaning set forth in Section 2.1(c) hereof.

“Original Term” shall have the meaning set forth in Section 3.2 hereof.

“Permitted Encumbrances” means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

“Rebate Exemption” shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

“Regulations” shall have the meaning set forth in Section 2.1(l)(i) hereof.

“Renewal Term” shall have the meaning set forth in Section 3.2 hereof.

“Scheduled Term” shall have the meaning set forth in Section 3.2 hereof.

“State” shall have the meaning set forth in the Preamble hereof.

“Term” or “Term of this Lease” means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a public agency of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii) constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Leased Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Leased Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Leased Property.

(D) Each advance of funds by the Bank to finance Leased Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Leased Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid:

(I) none of the proceeds from this Lease or the Advances or any facilities or assets financed therewith shall be used for any "private business use" as that term is used in Section 141(b) of the Code and defined in Section 141(b)(6) of the Code;

(II) the Lessee will not allow any such "private business use" to be made of the proceeds of this Lease or the Advances or any facilities or assets financed therewith; and

(III) none of the Advances or Lease Payments due hereunder shall be secured in whole or in part, directly or indirectly, by any interest in any property used in any such "private business use" or by payments in respect of such property and shall not be derived from payments in respect of such property.

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto will not reimburse the Lessee for any expenditures incurred prior to the date of this Lease and do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease or the Advances to be made hereunder will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the yield on this Lease or otherwise invested in any manner. No portion of the Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Leased Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Leased Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

☐ (A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed \$5,000,000 in face amount, or \$15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

(5) For purposes of this Section, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

(6) The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

(7) Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than \$5,000,000 under Section 148(f)(4)(D) of the Code (\$15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

- or -

☐ (B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a Utah corporation, duly organized, existing and in good standing under and by virtue of the laws of the State of Utah, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except

to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease. The Bank hereby leases the Leased Property to the Lessee, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein.

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D, E and F hereto. Prior to the Bank making the final Advance hereunder, Lessee shall provide the Bank an executed copy of the Delivery and Acceptance Certificate found in Exhibit F.

SECTION 3.2 Term. The Term of this Lease shall commence on the date of execution of this Lease, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the "Original Term"). Thereafter, this Lease will be extended for 6 successive additional periods of one year coextensive with Lessee's fiscal year, except for the last such period which may be less than a full fiscal year, (each, a "Renewal Term") subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on July 15, 2031, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the "Scheduled Term" irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an "Event of Nonappropriation"), this Lease will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events:

- (a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;
- (b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Leased Property;
- (c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or
- (d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

SECTION 3.4 Lease Payments.

(a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Leased Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").

(b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.

(c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), or (c), the Lessee shall transfer the Leased Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property, and the Lessee at the Bank's direction shall ship the Leased Property to the destination designated by the Bank by loading the Leased Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee, in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a "net-net-net lease" and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute

between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than \$1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will, to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property.

The Lessee hereby covenants that it will install, use, operate, maintain, and service the Leased Property in accordance with all vendors' instructions and in such a manner as to preserve all warranties and guarantees with respect to the Leased Property.

The Lessor hereby assigns to the Lessee, without recourse, for the Term of this Lease, all manufacturer warranties and guaranties, express or implied, pertinent to the Leased Property, and the Lessor directs the Lessee to obtain the customary services furnished in connection with such warranties and guaranties at the Lessee's expense; provided, however, that the Lessee hereby agrees that it will reassign to the Lessor all such warranties and guaranties in the event of termination of this Lease pursuant to Sections 3.3(a) or 3.3(c).

SECTION 5.2 Interest in the Leased Property and this Lease. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture. Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic's lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Leased Property, the Lessee having selected the Leased Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Leased Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Leased Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with

or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be "events of default" under this Lease and the terms "events of default" and "default" shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with

respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property;

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to such lease; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its right hereunder.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Leased Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Leased Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:

ZMFU II, INC.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133
Attention: Olivia Martinez

If to the Lessee:

St. George
61 South Main Street
St. George, UT 84770
Attention: Tiffany LaJoice

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Leased Property as Lessor under this Lease is deemed to be a security interest in the Leased Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Leased Property to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Leased Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Leased Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Disputes; Waiver of Jury Trial. (a) As used herein, the word "Dispute" includes, without limitation, any claim, action, proceeding or counterclaim arising out of or relating to this Lease or the transactions contemplated hereby.

(b) In the event of any Dispute, the parties shall first attempt in good faith to resolve such Dispute through informal negotiations. Upon written notice of a Dispute by either party, the parties shall promptly confer, including escalation to senior representatives with decision-making authority, and shall use commercially reasonable efforts to resolve the Dispute within 30 days (or such other period as the parties may agree in writing). Completion of the negotiation and mediation procedures set forth in this Section 9.10(b) is a condition precedent to the filing of any lawsuit or initiation of any other formal legal proceeding relating to a Dispute. Notwithstanding the foregoing, either party may seek temporary, preliminary, or

injunctive relief from a court of competent jurisdiction at any time if necessary to prevent irreparable harm, preserve the status quo, or protect confidential information or intellectual property, without first complying with the procedures set forth above.

(c) To the maximum extent permitted by applicable law, each party hereby knowingly, voluntarily, and intentionally waives any right it may have to a trial by jury in any Dispute. All Disputes shall be resolved by a judge sitting without a jury. Each party (i) certifies that no representative or agent of any other party has represented, expressly or otherwise, that such other party would not, in the event of any Dispute, seek to enforce this waiver, and (ii) acknowledges that it has been induced to enter into this Lease by, among other things, the mutual waivers and certifications set forth in this section. The prevailing party in any Dispute proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZMFU II, INC., as Lessor

By: _____
Authorized Officer

ST. GEORGE, as Lessee

By: _____

Title

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of four and forty-one hundredths percent (4.41%) per annum calculated based on twelve 30-day months during a 360-day year.

2. Payment Dates and Amounts.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/15/2026	384,981.08	-	-	384,981.08	384,981.08
07/15/2027	300,797.33	4.410%	84,183.75	384,981.08	384,981.08
07/15/2028	314,062.49	4.410%	70,918.58	384,981.07	384,981.07
07/15/2029	327,912.65	4.410%	57,068.43	384,981.08	384,981.08
07/15/2030	342,373.60	4.410%	42,607.48	384,981.08	384,981.08
07/15/2031	623,782.41	4.410%	27,508.80	651,291.21	651,291.21
Total	\$2,293,909.56	-	\$282,287.04	\$2,576,196.60	-

EXHIBIT B

DESCRIPTION OF THE LEASED PROPERTY

262 Club Car Tempo Lithium Golf Carts

EXHIBIT C

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, APPROVING THE FORM OF THE LEASE/PURCHASE AGREEMENT WITH ZMFU II, INC., AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF

WHEREAS, the City of St. George (the “City”) has determined that the leasing of the equipment described in the Lease/Purchase Agreement between the City and ZMFU II, Inc. (the “Agreement”) is necessary and essential to the operations of the City, serves a valid public purpose, and will improve the services offered by the City and enhance the quality of life for its residents; and

WHEREAS, the City has determined that it is in the best interest of the community to provide the services described therein; and

WHEREAS, the City has followed all applicable procurement codes and requirements in finding and obtaining the property and deal described in the lease; and

WHEREAS, the City has determined that providing such services will promote public interests, including increased and enhanced recreational opportunities and activity; and

WHEREAS, the City Council has reviewed the form of the Agreement and finds the terms and conditions thereof acceptable to the City, and this Resolution is adopted at a meeting duly noticed and held in compliance with the Utah Open and Public Meetings Act, Utah Code §§ 52-4-101 et seq.; and

WHEREAS, the City’s obligation to make lease payments under the Agreement is payable exclusively from current and legally available funds, is subject to annual appropriation by the City Council, does not extend beyond the City’s then-current fiscal year except through annual renewal terms, and does not constitute a general obligation or indebtedness of the City within the meaning of any constitutional or statutory debt limitation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, AS FOLLOWS:

SECTION 1. Approval of the Agreement. The City Council hereby approves the Agreement between the City and ZMFU II, Inc., in substantially the form presented to the Council, providing for the lease and acquisition of 262 Club Car Tempo Lithium golf carts in the aggregate principal amount of \$2,293,909.56, with interest components computed at the rate of 4.41% per annum, annual lease payments due each July 15 commencing July 15, 2026, and a final scheduled payment date of July 15, 2031, subject in each year to annual appropriation by the City Council.

SECTION 2. Authorization to Execute. The Mayor is authorized to execute the Agreement, together with the exhibits, certificates, and related documents necessary to consummate the transactions contemplated thereby (including the Delivery and Acceptance Certificate and IRS Form 8038-G), on behalf of the City, with such changes as may be approved by the Mayor and the City Attorney, provided such changes do not materially increase the City’s financial obligations or alter the annual-appropriation structure of the Agreement.

SECTION 3. Implementation. The City Manager and other appropriate City officials are authorized and directed to take all actions necessary to implement the terms of the Agreement and to perform the City’s obligations thereunder, including due consideration in each annual budget process of an appropriation for the lease payments due in the next succeeding renewal term.

SECTION 4. Severability. If any section, clause, or provision of this Resolution is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of any other section, clause, or provision of this Resolution.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of St. George, Utah, this 2nd day of July, 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Kristopher Pearson, Assistant City Attorney

Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____
Councilmember Anderson	_____

STATE OF UTAH

)

) ss.

COUNTY OF WASHINGTON

)

I, _____ hereby certify that I am the duly qualified and acting
_____ of St. George (the "Lessee").
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on July 2, 2026, as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on _____, 2026.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this _____ day of _____, 2026.

By _____

Print Name _____

Title _____

EXHIBIT D
Opinion of Lessee's Counsel



St. George

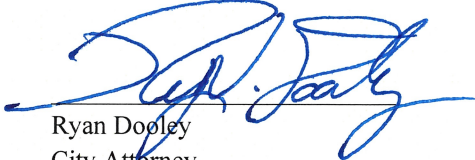
THE BRIGHTER SIDE

City Attorney's Opinion

To: ZMFU II, INC.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for the City of St. George ("Lessee" or "St. George"), I have examined duly executed originals of the Lease/Purchase Agreement (the "Lease") dated this 15th day of July, 2026, between the Lessee and ZMFU II, INC., Salt Lake City, Utah ("Bank"), and the proceedings taken by Lessee to authorize and execute the Lease (the "Proceedings"). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Utah (the "State").
2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.
3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.
4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, reorganization, or other laws of general application affecting the enforcement of creditor's rights generally.
5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.
6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.
7. There are no legal or governmental proceedings or litigation pending or, to the best of my knowledge, threatened or contemplated wherein an unfavorable decision, ruling or finding might adversely affect the transactions contemplated in or the validity of the Lease.
8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a breach of or default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.



Ryan Dooley
City Attorney
City of St. George (Lessee)

EXHIBIT E

SECURITY DOCUMENTS

[Attach UCC-1 Financing Statement showing ZMFU II, INC. as the lien holder]

EXHIBIT F

DELIVERY AND ACCEPTANCE CERTIFICATE

To: ZMFU II, INC.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

Reference is made to the Lease/Purchase Agreement between the undersigned (“Lessee”), and ZMFU II, INC. (the “Bank”), dated July 15, 2026 , (the “Lease”) and to that part of the Leased Property described therein which comprises personal property (collectively, the “Equipment”). In connection therewith we are pleased to confirm to you the following:

1. All of the Equipment has been delivered to and received by the undersigned; all installation or other work necessary prior to the use thereof has been completed; said Equipment has been examined and/or tested and is in good operating order and condition and is in all respects satisfactory to the undersigned and as represented, and that said Equipment has been accepted by the undersigned and complies with all terms of the Lease. Consequently, you are hereby authorized to pay for the Equipment in accordance with the terms of any purchase orders for the same.
2. In the future, in the event the Equipment fails to perform as expected or represented we will continue to honor the Lease in all respects and continue to make our rental and other payments thereunder in the normal course of business and we will look solely to the vendor, distributor or manufacturer for recourse.
3. We acknowledge that the Bank is neither the vendor nor manufacturer or distributor of the Equipment and has no control, knowledge or familiarity with the condition, capacity, functioning or other characteristics of the Equipment.
4. The vehicle identification number for each item of Equipment which is set forth on Exhibit “B ” to the Lease is correct.

This certificate shall not be considered to alter, construe, or amend the terms of the Lease.

Lessee:

CITY OF ST. GEORGE

By: _____
(Authorized Signature)

Date: _____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH,
APPROVING THE FORM OF THE LEASE/PURCHASE AGREEMENT WITH ZMFU II,
INC., AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF

WHEREAS, the City of St. George (the “City”) has determined that the leasing of the equipment described in the Lease/Purchase Agreement between the City and ZMFU II, Inc. (the “Agreement”) is necessary and essential to the operations of the City, serves a valid public purpose, and will improve the services offered by the City and enhance the quality of life for its residents; and

WHEREAS, the City has determined that it is in the best interest of the community to provide the services described therein; and

WHEREAS, the City has followed all applicable procurement codes and requirements in finding and obtaining the property and deal described in the lease; and

WHEREAS, the City has determined that providing such services will promote public interests, including increased and enhanced recreational opportunities and activity; and

WHEREAS, the City Council has reviewed the form of the Agreement and finds the terms and conditions thereof acceptable to the City, and this Resolution is adopted at a meeting duly noticed and held in compliance with the Utah Open and Public Meetings Act, Utah Code §§ 52-4-101 et seq.; and

WHEREAS, the City’s obligation to make lease payments under the Agreement is payable exclusively from current and legally available funds, is subject to annual appropriation by the City Council, does not extend beyond the City’s then-current fiscal year except through annual renewal terms, and does not constitute a general obligation or indebtedness of the City within the meaning of any constitutional or statutory debt limitation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, AS FOLLOWS:

SECTION 1. Approval of the Agreement. The City Council hereby approves the Agreement between the City and ZMFU II, Inc., in substantially the form presented to the Council, providing for the lease and acquisition of 262 Club Car Tempo Lithium golf carts in the aggregate principal amount of \$2,293,909.56, with interest components computed at the rate of 4.41% per annum, annual lease payments due each July 15 commencing July 15, 2026, and a final scheduled payment date of July 15, 2031, subject in each year to annual appropriation by the City Council.

SECTION 2. Authorization to Execute. The Mayor is authorized to execute the Agreement, together with the exhibits, certificates, and related documents necessary to consummate the transactions contemplated thereby (including the Delivery and Acceptance Certificate and IRS Form 8038-G), on behalf of the City, with such changes as may be approved by the Mayor and the City Attorney, provided such changes do not materially increase the City's financial obligations or alter the annual-appropriation structure of the Agreement.

SECTION 3. Implementation. The City Manager and other appropriate City officials are authorized and directed to take all actions necessary to implement the terms of the Agreement and to perform the City's obligations thereunder, including due consideration in each annual budget process of an appropriation for the lease payments due in the next succeeding renewal term.

SECTION 4. Severability. If any section, clause, or provision of this Resolution is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of any other section, clause, or provision of this Resolution.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of St. George, Utah, this 2nd day of July, 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Kristopher Pearson, Assistant City Attorney

STATE OF **Error! Reference source not found.**)
) ss.
COUNTY OF **Error! Reference source not found.**)

I, _____ hereby certify that I am the duly qualified and acting
_____ of **Error! Reference source not found.** (the “Lessee”).
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on **Error! Reference source not found.**, as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on _____, 2026.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this _____ day of _____, 2026.

By _____

Print Name _____

Title _____

St George City Golf Courses, Utah

\$2,293,910 Equipment Lease Purchase

Dated July 15, 2026

Table of Contents

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Debt Service Schedule	1
Pricing Summary	2
Sources & Uses	3



St George City Golf Courses, Utah

\$2,293,910 Equipment Lease Purchase

Dated July 15, 2026

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/15/2026	384,981.08	-	-	384,981.08	384,981.08
07/15/2027	300,797.33	4.410%	84,183.75	384,981.08	384,981.08
07/15/2028	314,062.49	4.410%	70,918.58	384,981.07	384,981.07
07/15/2029	327,912.65	4.410%	57,068.43	384,981.08	384,981.08
07/15/2030	342,373.60	4.410%	42,607.48	384,981.08	384,981.08
07/15/2031	623,782.41	4.410%	27,508.80	651,291.21	651,291.21
Total	\$2,293,909.56	-	\$282,287.04	\$2,576,196.60	-

Yield Statistics

Bond Year Dollars	\$6,401.07
Average Life	3.353 Years
Average Coupon	4.4100000%
Net Interest Cost (NIC)	4.4100000%
True Interest Cost (TIC)	4.4100000%
Bond Yield for Arbitrage Purposes	4.4100000%
All Inclusive Cost (AIC)	4.4100000%

IRS Form 8038

Net Interest Cost	4.4100000%
Weighted Average Maturity	3.353 Years



St George City Golf Courses, Utah

\$2,293,910 Equipment Lease Purchase

Dated July 15, 2026

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
07/15/2031	Term 1 Coupon	4.410%	4.410%	1,908,928.48	100.000%	1,908,928.48
Total	-	-	-	\$1,908,928.48	-	\$1,908,928.48

Bid Information

Par Amount of Bonds	\$1,908,928.48
Gross Production	\$1,908,928.48
Bid (100.000000%)	1,908,928.48
Total Purchase Price	\$1,908,928.48
Bond Year Dollars	\$6,401.07
Average Life	3.353 Years
Average Coupon	4.4100000%
Net Interest Cost (NIC)	4.4100000%
True Interest Cost (TIC)	4.4100000%



St George City Golf Courses, Utah

\$2,293,910 Equipment Lease Purchase

Dated July 15, 2026

Sources & Uses

Dated 07/15/2026 | Delivered 07/15/2026

Sources Of Funds

Par Amount of Lease	\$2,293,909.56
Total Sources	\$2,293,909.56

Uses Of Funds

Deposit to Equipment Lease Purchase Fund	2,293,909.56
Total Uses	\$2,293,909.56



Agenda Date: 07/02/2026

Agenda Item Number: 06

Subject:

Consider approval of a Hillside Development Permit to establish the location of the ridgeline on approximately 0.44 acres located on Lot 59 of South Rim at Foremaster. (Case No. 2026-HS-003 - South Rim at Foremaster Lot 59)

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Kelsey Enterprises, Bryce Kelsey

Reference Number: 2026-HS-003

Address/Location:

Lot 59 Foremaster Ridge (Corner of Howard Ln. and Willow Breeze Lane)

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

The applicant is requesting to establish the location of the ridgeline for South Rim at Foremaster Ridge Phase 3 lot 59. The applicant proposed a ridgeline location which he feels is more indicative of the actual ridgeline rather than the property line. The Hillside Review Board held a public meeting on the site to determine where the ridgeline is located. In the discussion, they came up with a line closer to the property line that they believed to be the ridgeline location. The revised proposed ridgeline as determined by the Hillside Review Board is attached as Exhibit D of the staff report. After hearing the request, The Planning Commission had questions and determined to see the site. After gathering at the site and discussing further in their public meeting ultimately voted 5-2 to follow the applicant's original requested location.

Staff Narrative (need/purpose):

The request is to obtain a hillside permit for the property located at approximately 1540 E. Howard Lane (Lot 59, South Rim at Foremaster Ridge). (See Exhibit A, Foremaster Ridge final plat). This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicants property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30 ridge line setback area and states, No structures, walls, or solid fences are allowed within the 30 foot ridge line setback area.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

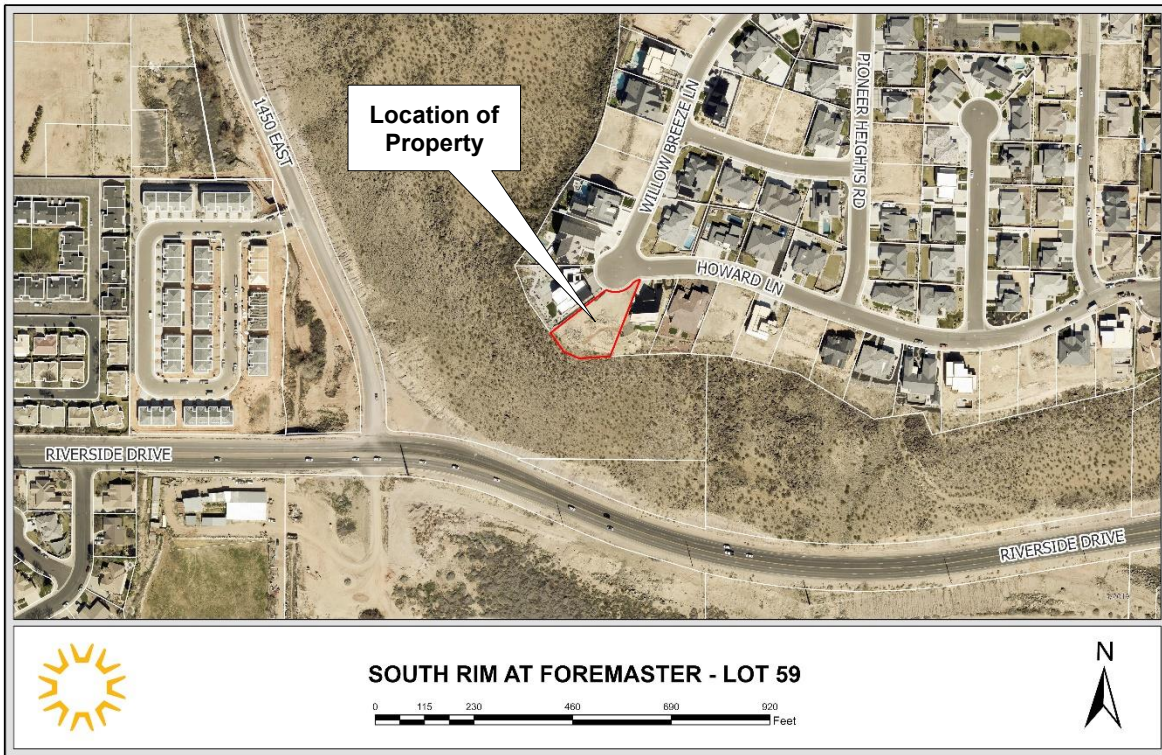
Recommendation (Include any conditions):

Both the Hillside Review Board and Planning Commission discussed differing interpretations of the ridgeline's location. Following those separate discussions, the Planning Commission voted 5-2 to recommend approval of the applicant's proposed ridgeline location, deviating from the Hillside Review Board's recommendation. The recommendation came with one condition: 1. That any retaining walls shall be colored to blend into the surrounding natural geology.

Attachments

HILLSIDE REVIEW BOARD AGENDA REPORT: **05/27/2026**
 PLANNING COMMISSION AGENDA REPORT: **06/09/2026**
 PLANNING COMMISSION AGENDA REPORT: **06/23/2026**
 CITY COUNCIL AGENDA REPORT: **07/02/2026**

Foremaster Ridge Lot 59 Hillside Development Permit (Case No. 2026-HS-003)		
Request:	A Hillside Development Permit to determine the location of the ridgeline and ridgeline setback on lot 59 of the South Rim at Foremaster Ridge subdivision in anticipation of the construction of a residential home.	
Applicant:	Kelsey Enterprises, Bryce Kelsey	
Location:	Lot 59 Foremaster Ridge (Corner of Howard Ln. and Willow Breeze Lane)	
General Plan:	Low Density Residential (LDR)	
Existing Zoning:	R-1-10 (Single Family Residential, minimum lot size 10,000 ft ²)	
Surrounding Zoning:	North	R-1-10
	South	R-1-10
	East	R-1-10
	West	R-1-10
Land Area:	Approximately 0.44 acres	



BACKGROUND

The request is to obtain a hillside permit for the property located at approximately 1540 E. Howard Lane (Lot 59, South Rim at Foremaster Ridge). (See Exhibit A, Foremaster Ridge final plat). This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30' ridge line setback area and states, "*No structures, walls, or solid fences are allowed within the 30' foot ridge line setback area.*"

The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 59 and establish a ridgeline which the applicant feels is more indicative of the actual ridgeline.

At the Planning Commission meeting of June 9, 2026, the commission had some questions regarding the location of the ridgeline. They felt that a fieldtrip to the site could help resolve the questions they had. On that date, the Planning Commission convened at the site to look at the ridgeline and get a better feel of the lay of the land. After the on-site meeting, they reconvened in their regular meeting to discuss and make a formal recommendation.

APPLICABLE ORDINANCE(S) (Selected portions)

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

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

D. Additional Design Standards:

1. Retaining walls shall be colored to blend into the surrounding natural geology.
2. Retaining wall height is limited to the heights set forth in chapter 18 of this title and the standards for rock wall construction.
3. Building exterior colors shall be earth tone and blend with the surrounding natural landscape.
4. In residential zones, “no disturbance” areas shall be held as the “common area” of a project. Common areas shall be owned and maintained by the homeowners’ association or may be deeded to the city when accepted by the city.
5. In nonresidential zones, any “no disturbance” area shall be identified on the final site plan or final plat.
6. Any required no disturbance area shall be identified on the ground with temporary fencing or other approved means to prevent accidental disturbance of the area during construction and such fencing shall be installed prior to issuance of a grading permit.
7. The building site shall be located on the flattest portion of the parcel.
8. No structure shall extend over any natural ridgeline. The structure shall be in contact with the ground at all edges.

EXHIBITS PROVIDED

1. Exhibit A – Foremaster Ridge Plat
“Exhibit A” in the packet shows the plat of Foremaster Ridge.
2. Exhibit B – Aerial of Existing Project Area
“Exhibit B” is an aerial map of the project site for Foremaster Ridge Lot 59.
3. Exhibit C – Site Plan Map of Lot 59
“Exhibit C” is a map showing the site and ridgeline setback of Lot 59.

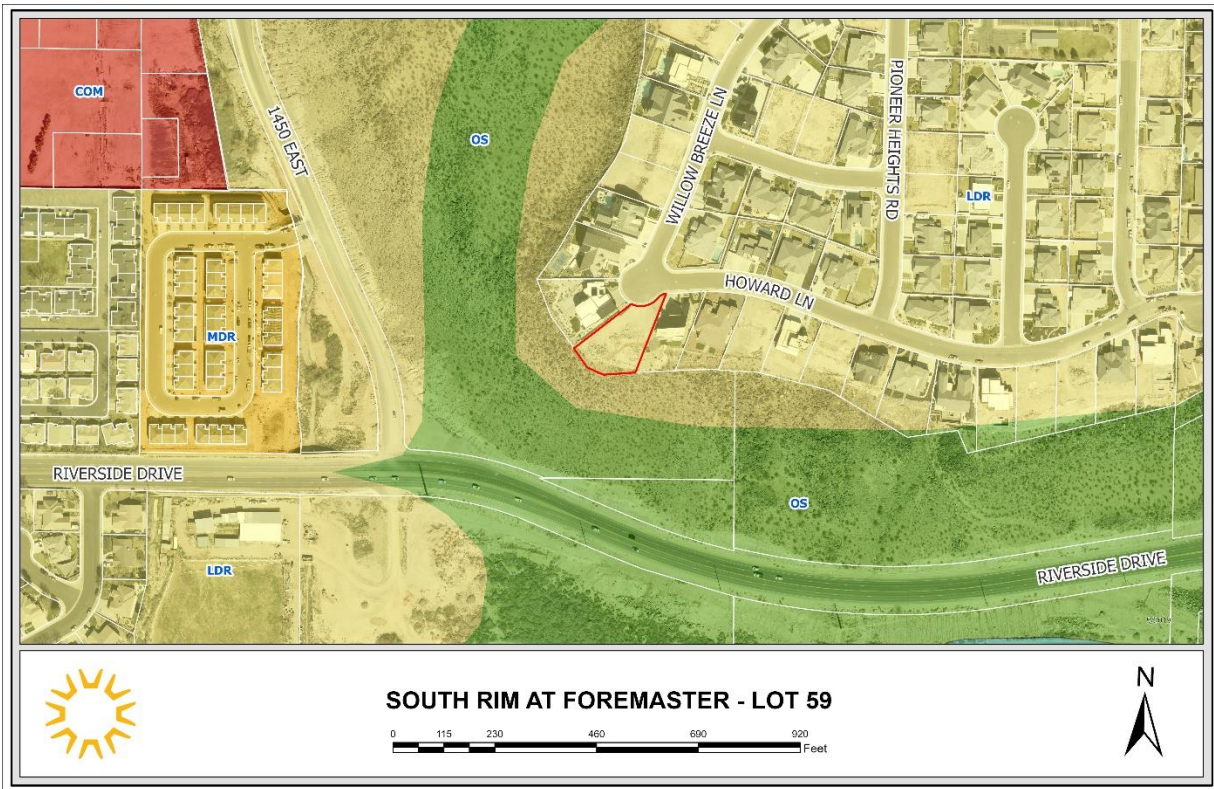
RECOMMENDATION

The Hillside Review Board held a public meeting on the site to determine where the ridgeline is located. In the discussion, they came up with a line closer to the property line. The revised proposed ridgeline as determined by the Hillside Review Board is attached

as Exhibit 'D'. The Planning Commission, after gathering at the site and discussing it further in their public meeting recommends that the City Council approve the location that the applicant proposed as the location of the ridgeline, which varies slightly from the recommendation of the Hillside Review Board. The following condition was placed on this recommendation:

1. That any retaining walls shall be colored to blend into the surrounding natural geology.

General Plan – LDR (Low Density Residential)



Zoning - R-1-10

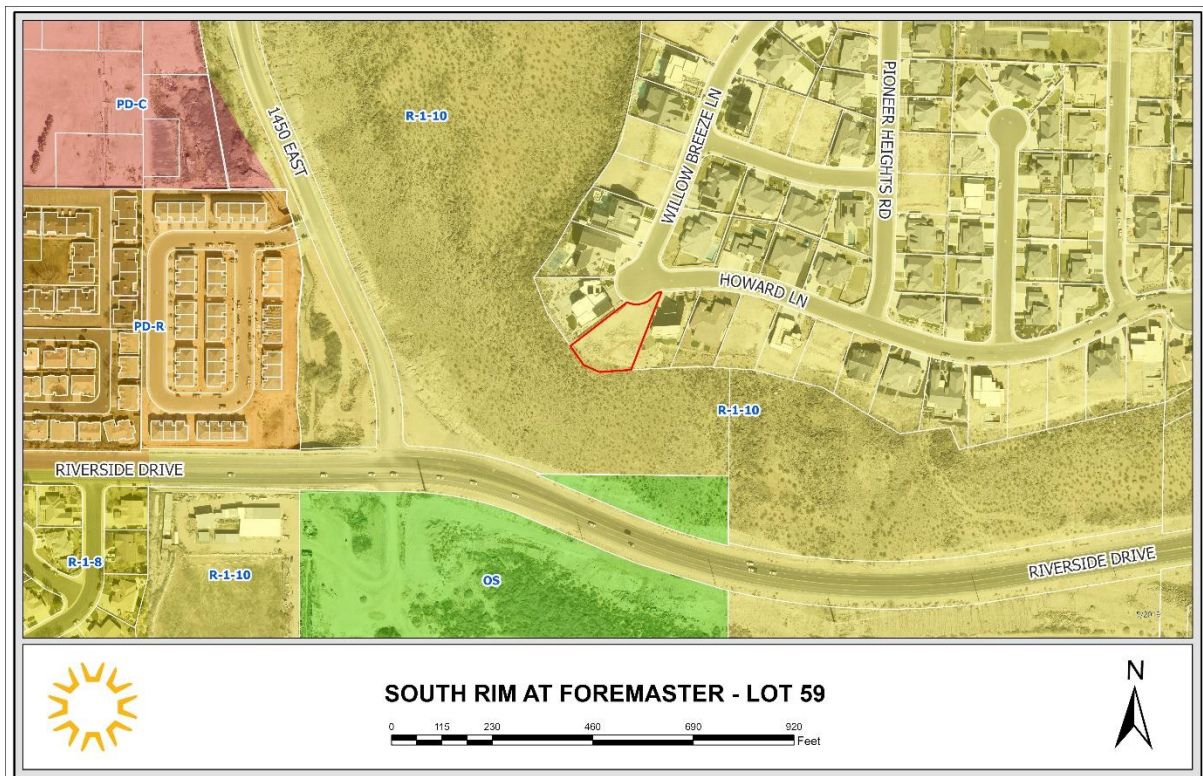


EXHIBIT A SOUTH RIM AT FOREMASTER RIDGE

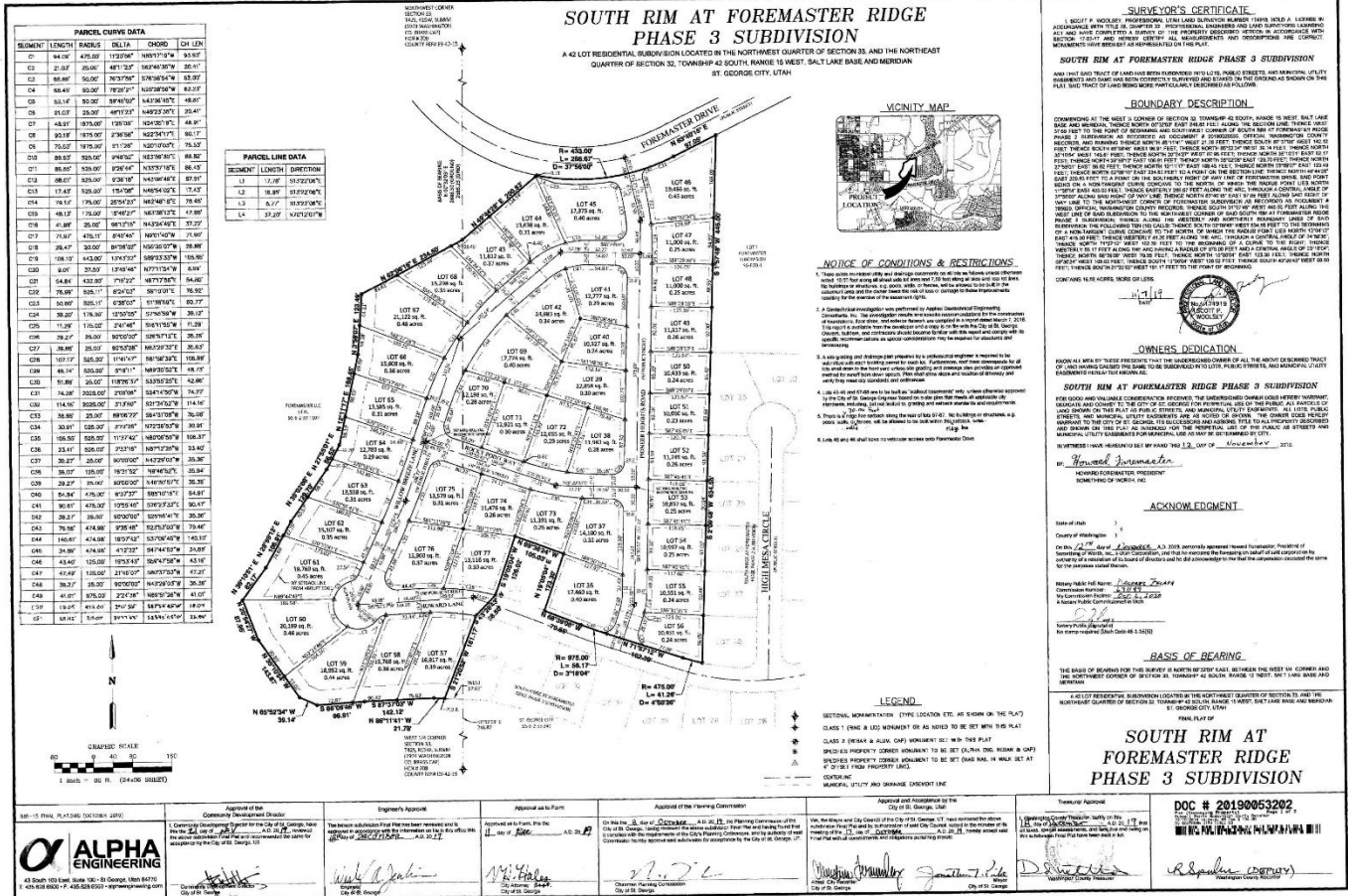


EXHIBIT B AERIAL IMAGE OF LOT 59



EXHIBIT C SITE PLAN

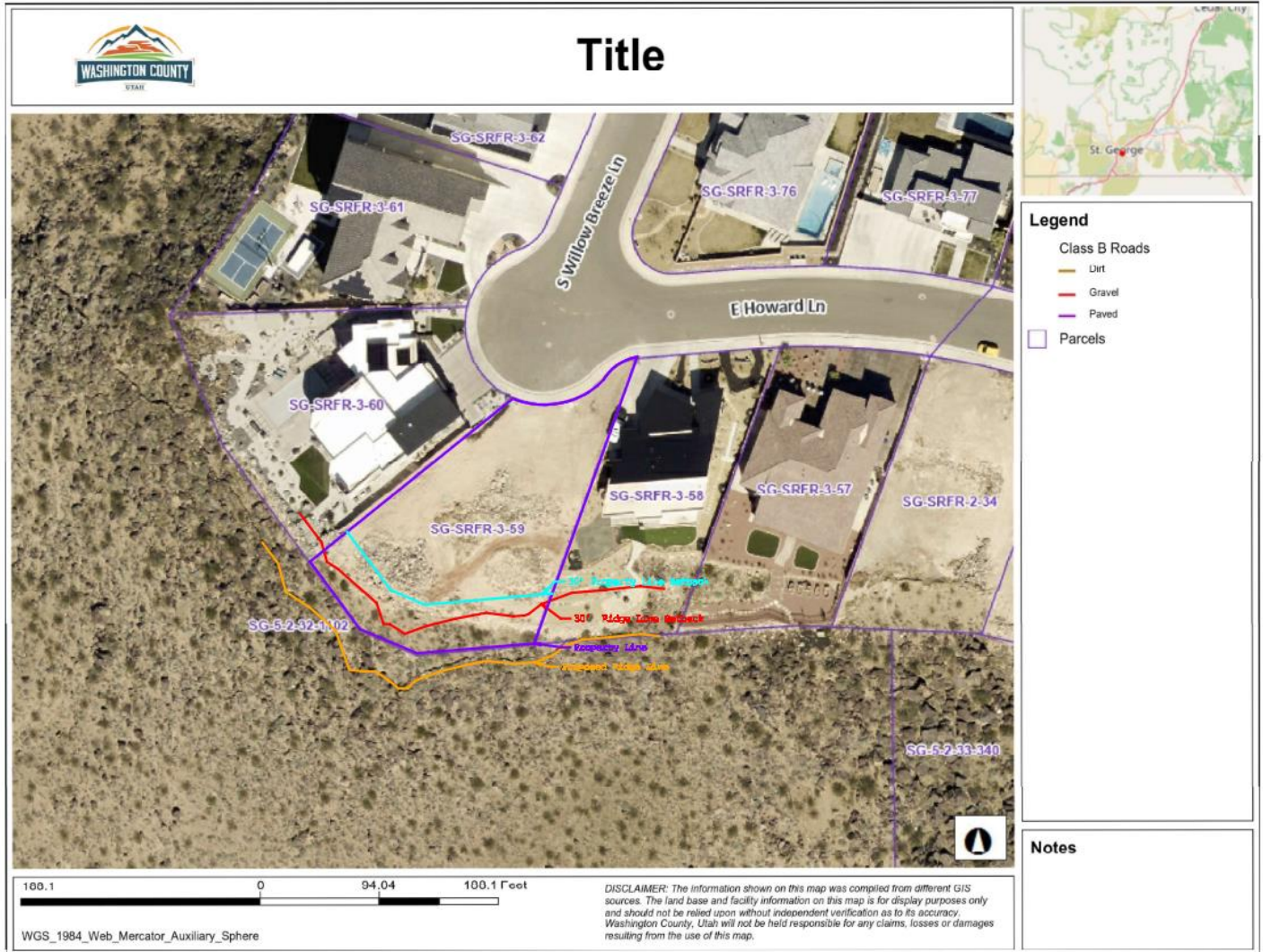


EXHIBIT D REVISED SITE PLAN

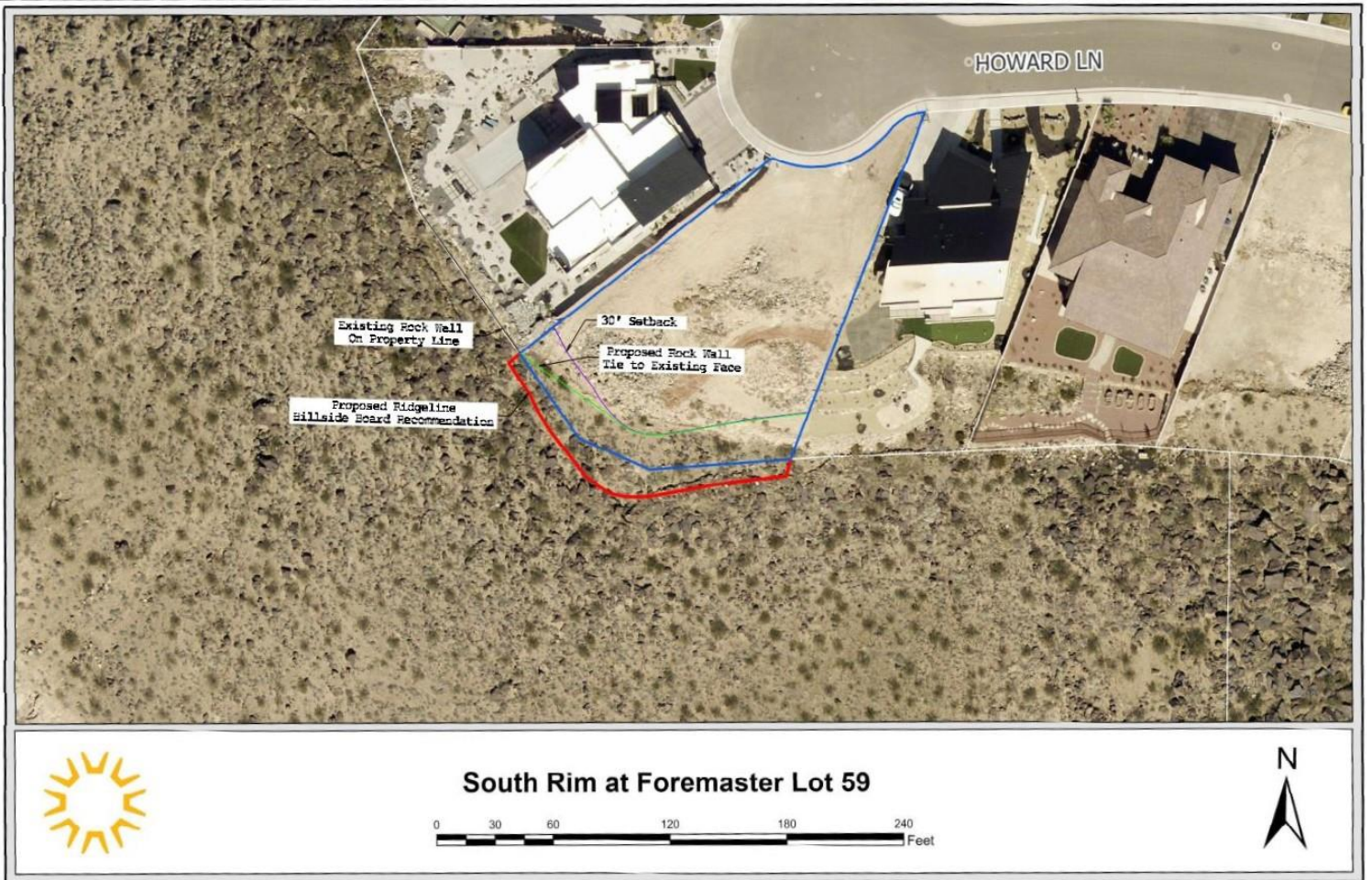
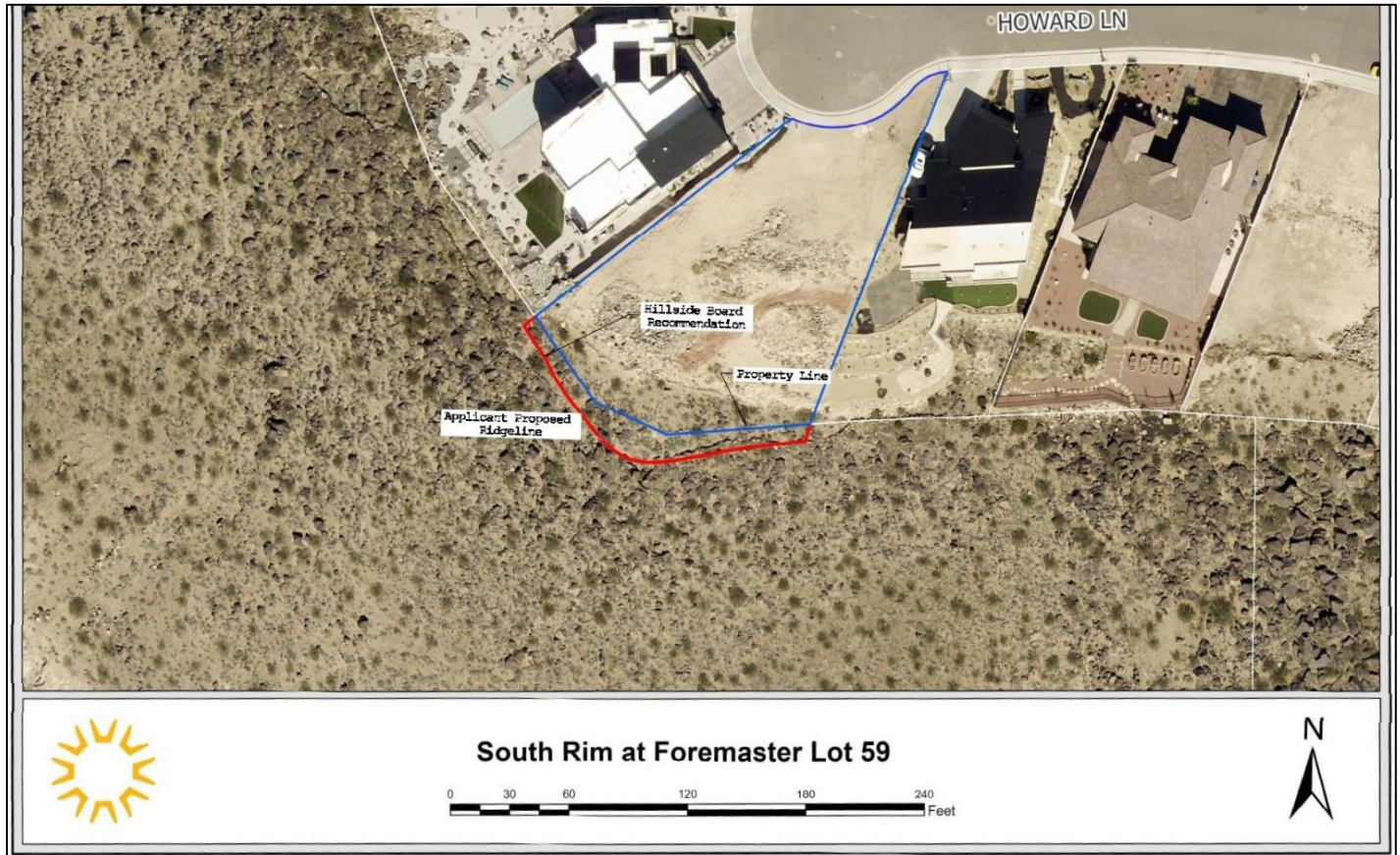


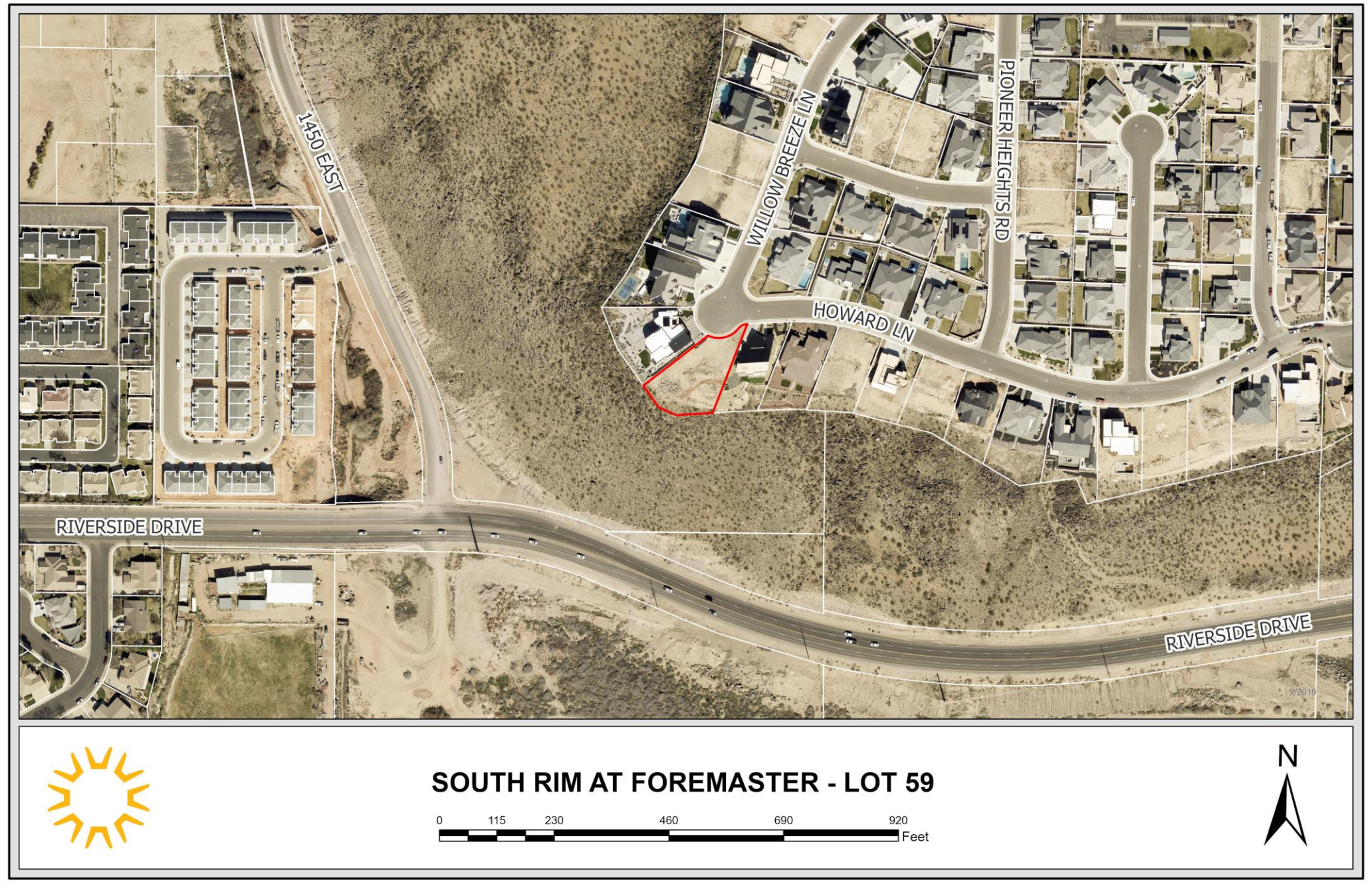
EXHIBIT E REVISED SITE PLAN AFTER PLANNING COMMISSION



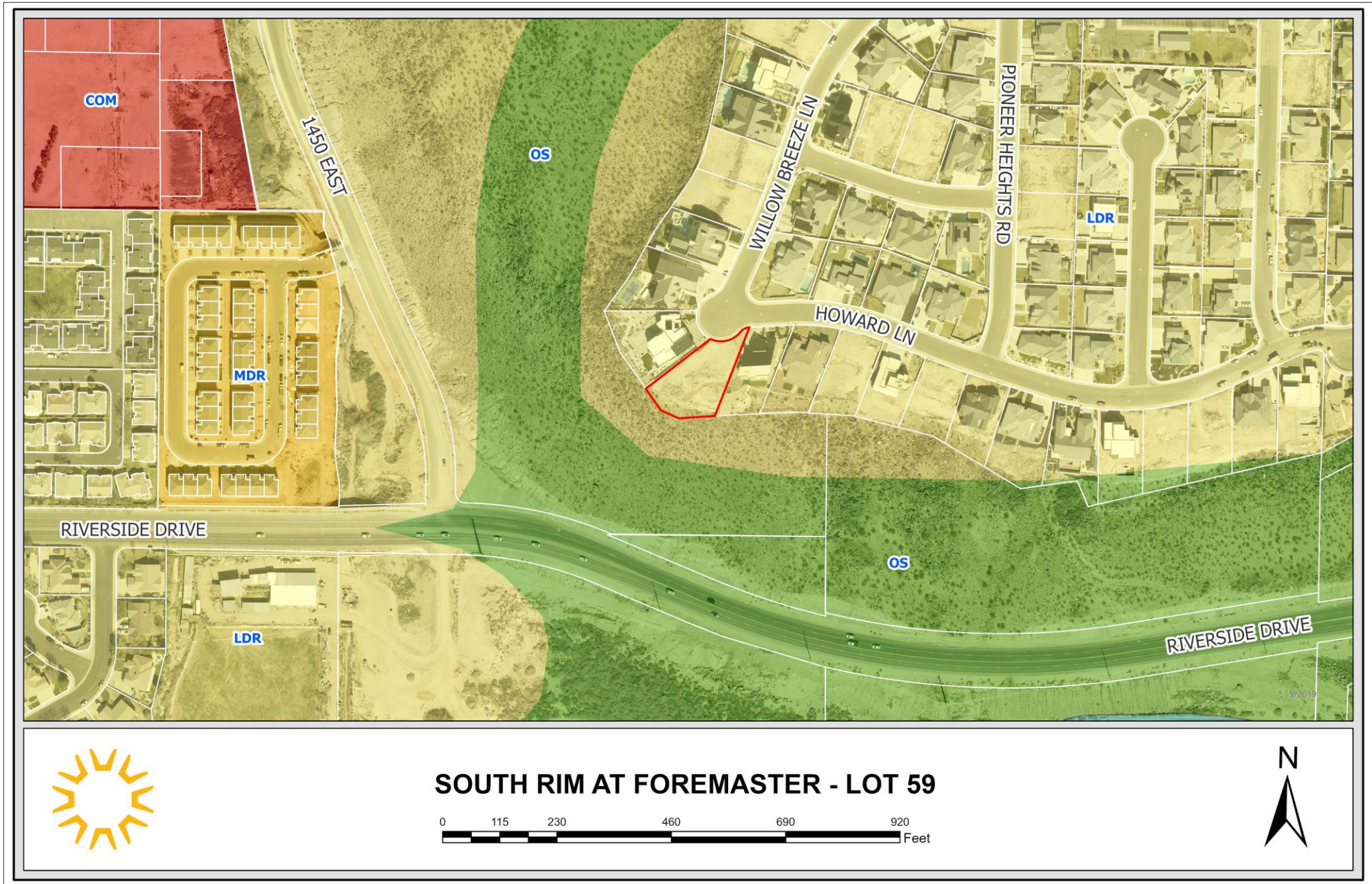
South Rim at Foremaster Lot 59

2026-HS-003

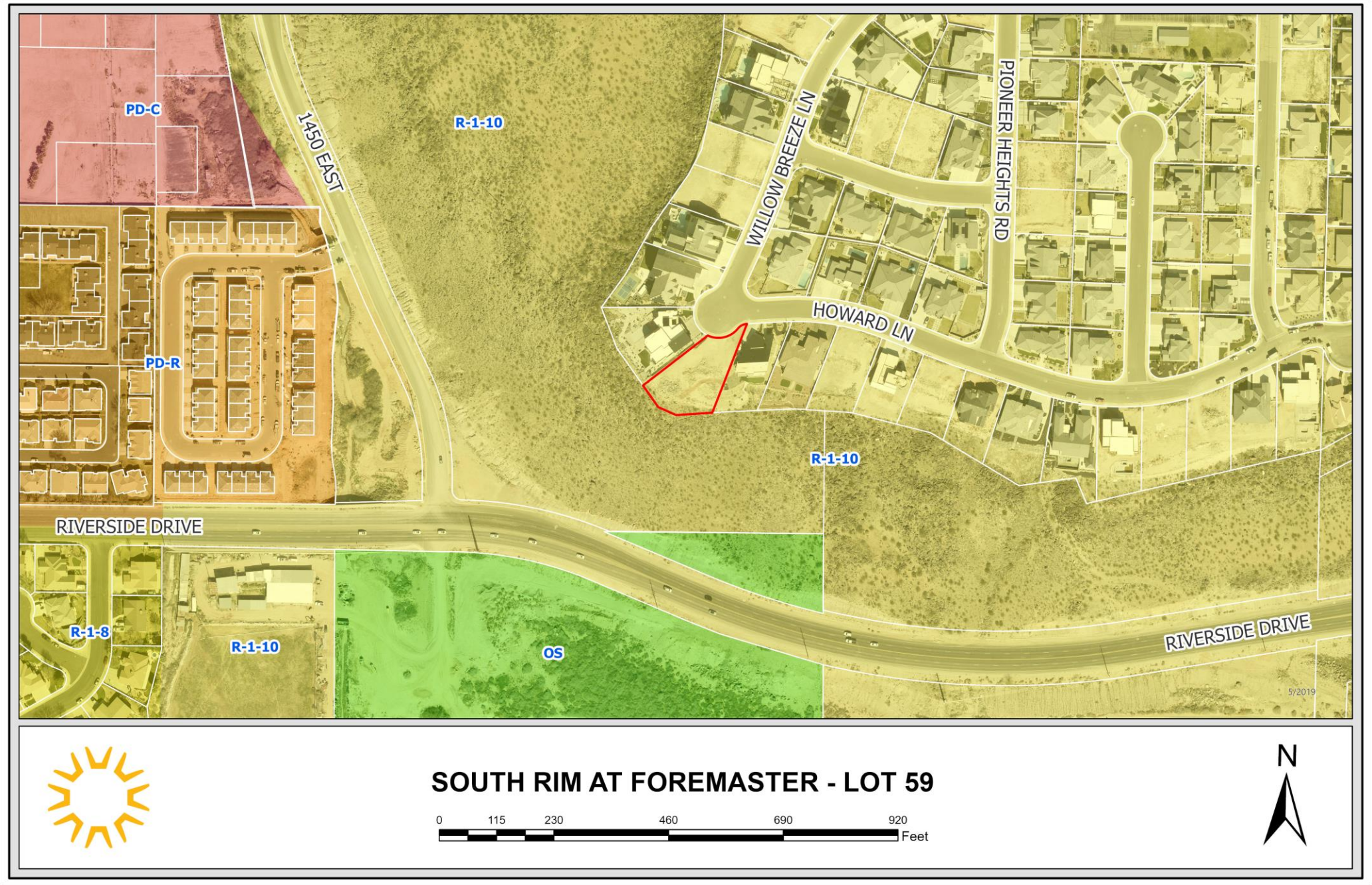
Aerial Map



Land Use Map



Zoning Map





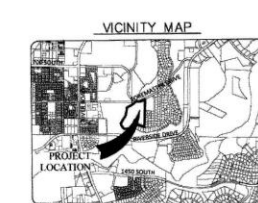
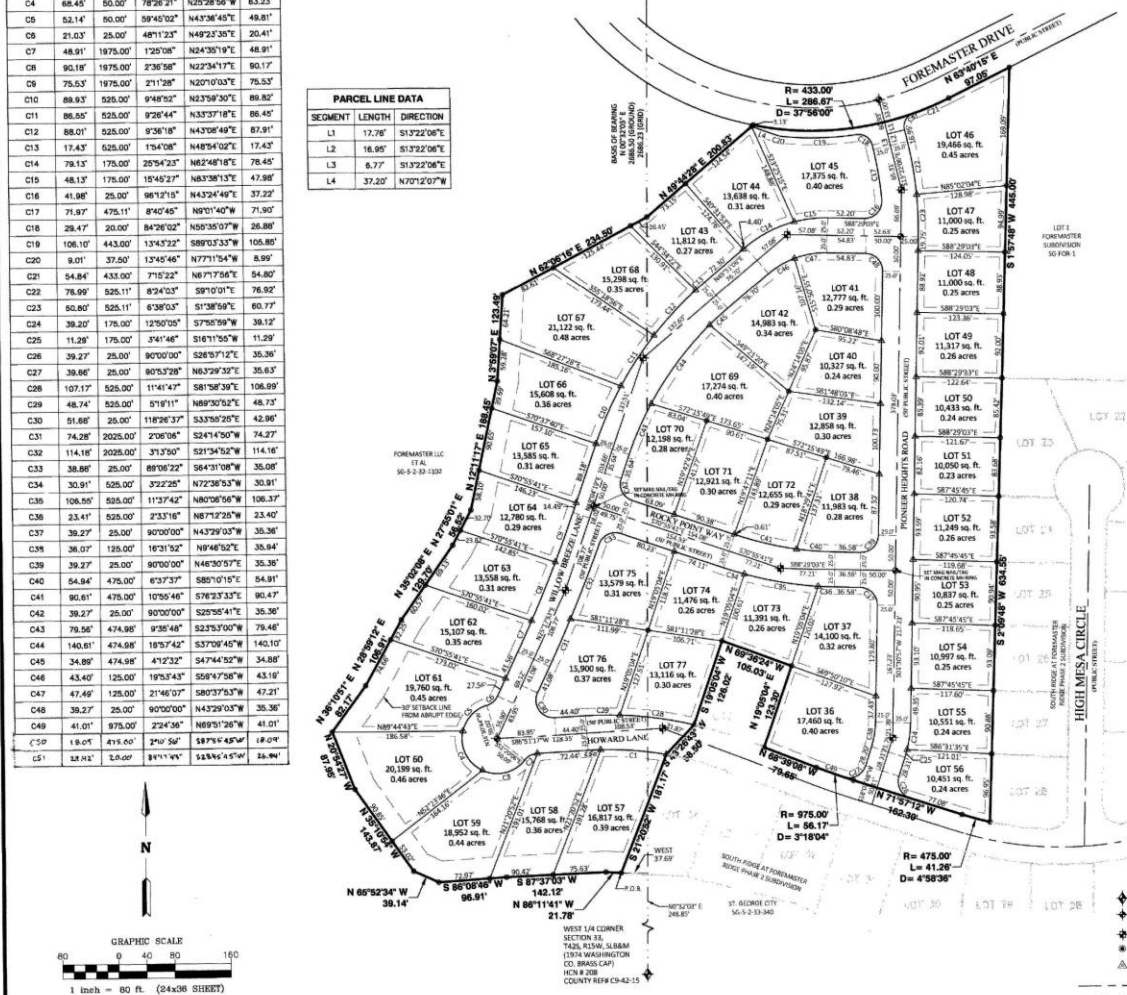
Plat

SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION

A 42 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN, ST. GEORGE CITY, UTAH

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	94.09'	475.00'	112°05'56"	N85°17'18"W	93.53'
C2	21.03'	25.00'	48°11'23"	S62°45'35"W	20.41'
C3	66.86'	50.00'	76°37'59"	S76°58'54"W	62.00'
C4	68.45'	50.00'	78°26'21"	N25°28'56"W	63.23'
C5	52.14'	50.00'	59°45'02"	N43°36'45"E	49.81'
C6	21.03'	25.00'	48°11'23"	N49°23'35"E	20.41'
C7	48.91'	1975.00'	1°25'08"	N24°30'19"E	48.91'
C8	90.16'	1975.00'	2°36'58"	N23°34'17"E	90.17'
C9	75.53'	1975.00'	2°11'28"	N20°10'03"E	75.53'
C10	88.93'	525.00'	9°48'52"	N23°59'30"E	88.92'
C11	86.55'	525.00'	9°26'44"	N33°37'18"E	86.45'
C12	88.01'	525.00'	9°36'18"	N43°06'49"E	87.91'
C13	17.43'	525.00'	1°54'08"	N48°54'02"E	17.43'
C14	79.13'	175.00'	25°54'23"	N62°48'18"E	78.45'
C15	48.13'	175.00'	15°45'27"	N63°38'13"E	47.98'
C16	41.98'	25.00'	98°12'15"	N43°24'48"E	37.22'
C17	71.97'	475.11'	8°40'45"	N50°11'40"W	71.90'
C18	28.47'	20.00'	84°26'02"	N59°35'07"W	26.88'
C19	106.10'	443.00'	13°45'22"	S89°03'33"W	106.88'
C20	8.01'	37.50'	12°45'46"	N77°11'54"W	8.99'
C21	54.84'	433.00'	7°15'22"	N67°17'56"E	54.80'
C22	72.99'	525.11'	8°24'03"	S97°01'01"E	72.92'
C23	60.80'	525.11'	6°39'03"	S1°38'59"E	60.77'
C24	39.20'	175.00'	12°50'09"	S7°56'59"E	39.12'
C25	11.29'	175.00'	3°41'46"	S16°11'55"W	11.29'
C26	39.27'	25.00'	90°00'00"	S26°51'12"E	35.36'
C27	39.66'	25.00'	90°03'28"	N59°32'33"E	35.63'
C28	107.17'	525.00'	11°41'47"	S33°56'25"E	106.99'
C29	48.74'	525.00'	5°19'11"	N89°30'52"E	48.73'
C30	51.68'	26.00'	118°26'37"	S33°56'25"E	42.96'
C31	74.28'	2025.00'	2°06'06"	S24°14'50"W	74.27'
C32	114.18'	2025.00'	3°13'50"	S34°53'52"E	114.16'
C33	38.86'	25.00'	89°08'22"	S24°11'08"W	35.08'
C34	30.91'	525.00'	7°22'25"	N72°36'53"E	30.91'
C35	106.90'	525.00'	11°37'42"	N80°06'56"W	106.37'
C36	23.41'	525.00'	2°33'16"	N67°12'25"W	23.40'
C37	39.27'	25.00'	90°00'00"	N43°29'03"E	35.36'
C38	39.07'	125.00'	16°31'52"	N9°48'52"E	35.94'
C39	39.27'	25.00'	90°00'00"	N46°30'57"E	35.36'
C40	54.94'	475.00'	6°37'37"	S80°10'15"E	54.91'
C41	90.61'	475.00'	10°56'48"	S76°23'33"E	90.47'
C42	39.27'	25.00'	90°00'00"	S25°55'41"E	35.36'
C43	79.56'	474.98'	9°35'48"	S23°53'00"E	79.46'
C44	140.61'	474.98'	18°57'42"	S37°09'45"W	140.10'
C45	34.80'	474.98'	4°12'32"	S47°44'52"E	34.88'
C46	43.40'	125.00'	19°53'43"	S56°47'58"W	43.16'
C47	47.49'	125.00'	21°48'07"	S80°37'53"E	47.21'
C48	39.27'	25.00'	90°00'00"	N43°29'03"E	35.36'
C49	41.01'	975.00'	2°24'36"	N69°51'28"W	41.01'
C50	19.05'	475.00'	2°40'50"	S87°51'45"W	19.04'
C51	13.81'	24.00'	87°11'55"	S15°56'45"W	13.84'

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	17.76'	S13°22'06"E
L2	16.96'	S13°22'06"E
L3	8.77'	S13°22'06"E
L4	37.20'	N70°12'07"W



NOTICE OF CONDITIONS & RESTRICTIONS

- This estate municipal utility and drainage easements on all lots in below users otherwise noted. 10.00 feet along all street side lines and 7.50 feet along all side and rear lot lines. No buildings or structures, e.g. pools, wells, or fences, will be allowed to be built in the easement area and the owner bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights.
- A Geotechnical investigation was performed by Applied Geotechnical Engineering Consultants, Inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior basements are compiled in a report dated March 1, 2016. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders, and contractors should become familiar with this report and comply with its specific recommendations as special considerations may be required for structures and landscaping.
- A site grading and drainage plan prepared by a professional engineer is required to be submitted with each building permit for each lot. Furthermore, roof downspouts for all lots shall drain to the front yard unless site grading and drainage plan provides an approved method for runoff from down spouts. Plans shall show slope and location of driveway and verify they meet city standards and ordinances.
- Lots 43-44 and 57-58 are to be built as "walkout basements" only, unless otherwise approved by the City of St. George Engineer based on a site plan that meets all applicable city standards, including, but not limited to, grading and setback standards and requirements. 30' or less.
- There is a high line network along the rear of lots 57-57. No buildings or structures, e.g. pools, wells, or fences, will be allowed to be built within this network area. 15' or less.
- Lots 45 and 46 shall have no vehicular access onto Foremaster Drive.

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 11918, HOLD A LICENSE IN ACCORDANCE WITH TITLE 18, CHAPTER 12, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 11-2-17 AND I HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION

AND THAT SAID TRACT OF LAND HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN, THENCE NORTH 02°20'20" EAST 248.65 FEET ALONG THE SECTION LINE, THENCE WEST 27.88 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION AS RECORDED AS DOCUMENT # 20190053202, OFFICIAL WASHINGTON COUNTY RECORDS, AND RUNNING THENCE NORTH 89°11'41" WEST 21.78 FEET, THENCE SOUTH 87°37'07" WEST 142.52 FEET, THENCE SOUTH 89°14'47" WEST 86.51 FEET, THENCE NORTH 82°52'47" WEST 38.14 FEET, THENCE NORTH 30°15'04" WEST 143.87 FEET, THENCE NORTH 29°42'27" WEST 81.95 FEET, THENCE NORTH 30°15'01" EAST 82.37 FEET, THENCE NORTH 89°14'47" WEST 128.41 FEET, THENCE NORTH 82°52'47" WEST 135.45 FEET, THENCE NORTH 27°50'51" EAST 56.82 FEET, THENCE NORTH 12°11'17" EAST 188.45 FEET, THENCE NORTH 02°20'20" EAST 123.49 FEET, THENCE NORTH 02°20'20" EAST 334.50 FEET TO A POINT ON THE SECTION LINE, THENCE NORTH 49°42'28" EAST 200.83 FEET TO A POINT ON THE SOUTHERLY 3/8 OF WAY LINE OF FOREMASTER DRIVE, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH OF WHICH THE RADIUS POINT LIES NORTH 11°04'12" EAST 433.00 FEET, THENCE EASTERLY 386.87 FEET ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 79°37'02" ALONG THE NORTH END OF WAY LINE, THENCE NORTH 02°20'20" EAST 63.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH OF WHICH THE RADIUS POINT LIES NORTH 11°04'12" EAST 470.00 FEET, THENCE WESTERLY 41.28 FEET ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 54°18'02", THENCE NORTH 11°17'12" WEST 162.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE WESTERLY 56.17 FEET ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 32°18'02", THENCE NORTH 88°30'50" WEST 79.85 FEET, THENCE NORTH 19°50'44" EAST 123.30 FEET, THENCE NORTH 89°14'47" WEST 103.50 FEET, THENCE SOUTH 19°50'44" WEST 135.52 FEET, THENCE SOUTH 42°42'47" WEST 98.92 FEET, THENCE SOUTH 21°22'42" WEST 101.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.82 ACRES, MORE OR LESS.



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREBY DEDICATES THE SAME.

SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY WARRANT, DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DESCRIBED AND SHOWN ON THIS PLAT AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC AS PUBLIC STREETS AND MUNICIPAL UTILITY EASEMENTS FOR MUNICIPAL USE AS MAY BE DETERMINED BY CITY.

IN WITNESS I HAVE HERETO SET MY HAND THIS 12 DAY OF November 2019.

By: Howard Foremaster
HOWARD FOREMASTER, PRESIDENT
SOMETHING OF WORTH, INC.

ACKNOWLEDGMENT

State of Utah
County of Washington
On this 22 day of November, A.D. 2019, personally appeared Howard Foremaster, President of Something of Worth, Inc., a Utah Corporation, and that he executed the foregoing on behalf of said corporation by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the purposes stated therein.

Notary Public Full Name: Deborah Zeigler
Commission Number: 611149
My Commission Expires: 06-14-2020
A Notary Public Commissioned in Utah

Notary Public (Signature)
No stamp required (Blank Code 46-1-1603)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 02°20'20" EAST, BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN.

A 42 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN, ST. GEORGE CITY, UTAH

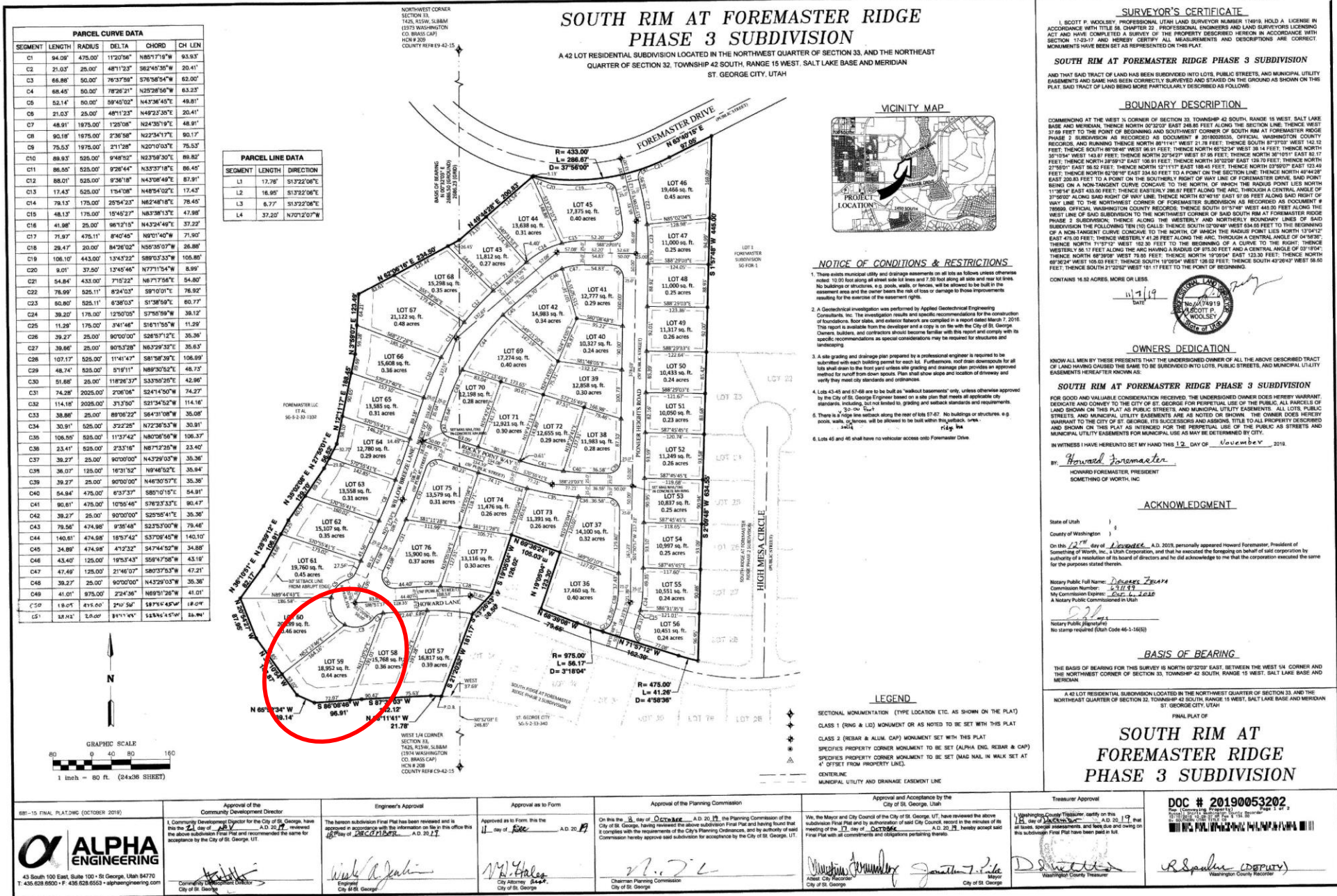
LEGEND

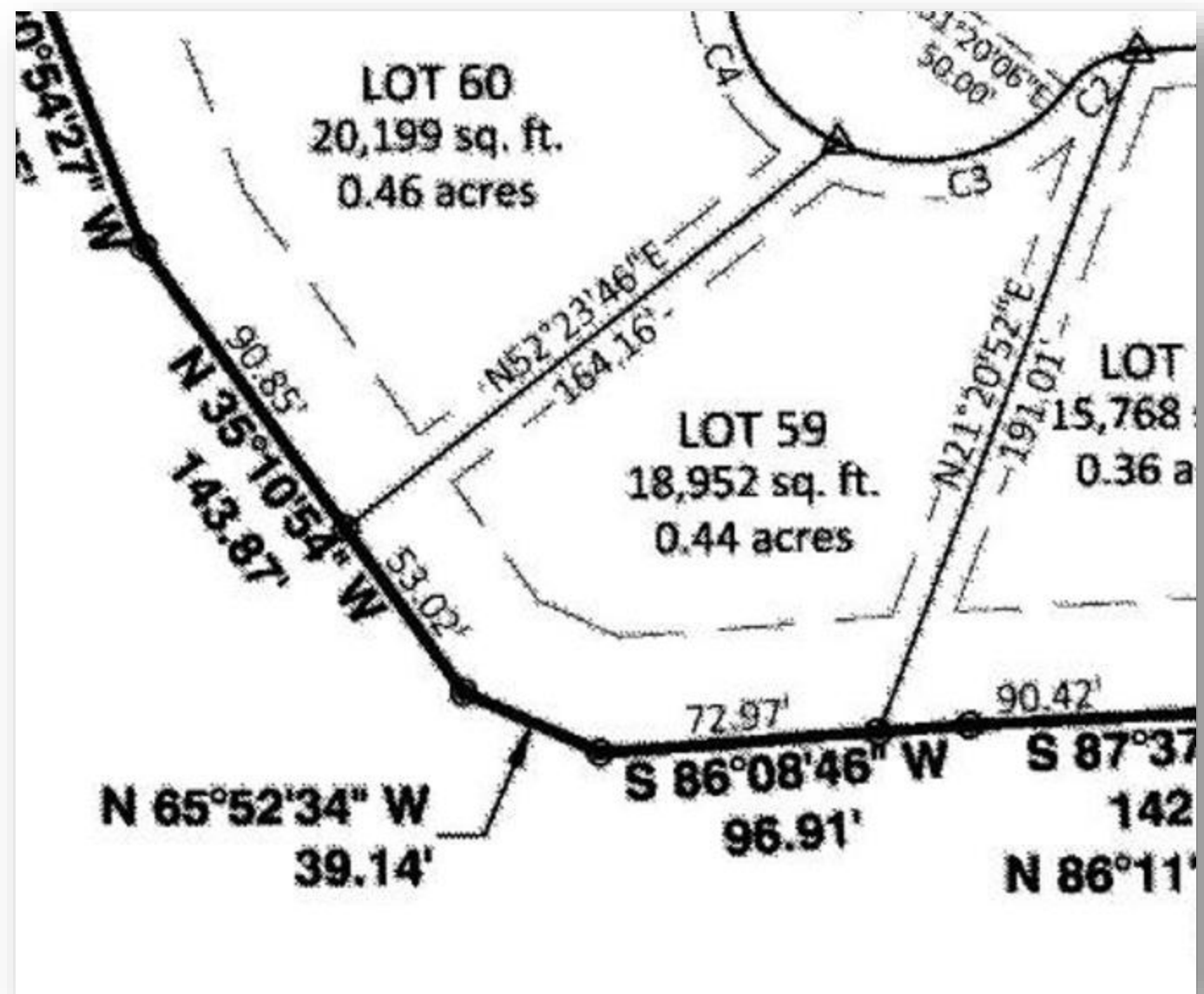
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- CLASS 1 (RING & LID) MONUMENT OR AS NOTED TO BE SET WITH THIS PLAT
- CLASS 2 (REBAR & ALLUM. CAP) MONUMENT SET WITH THIS PLAT
- SPECIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIES PROPERTY CORNER MONUMENT TO BE SET (MAG. MAG. IN WALK SET AT 4" 97182 FROM PROPERTY LINE)
- CENTERLINE
- MUNICIPAL UTILITY AND DRAINAGE EXISTENT LINE

SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION

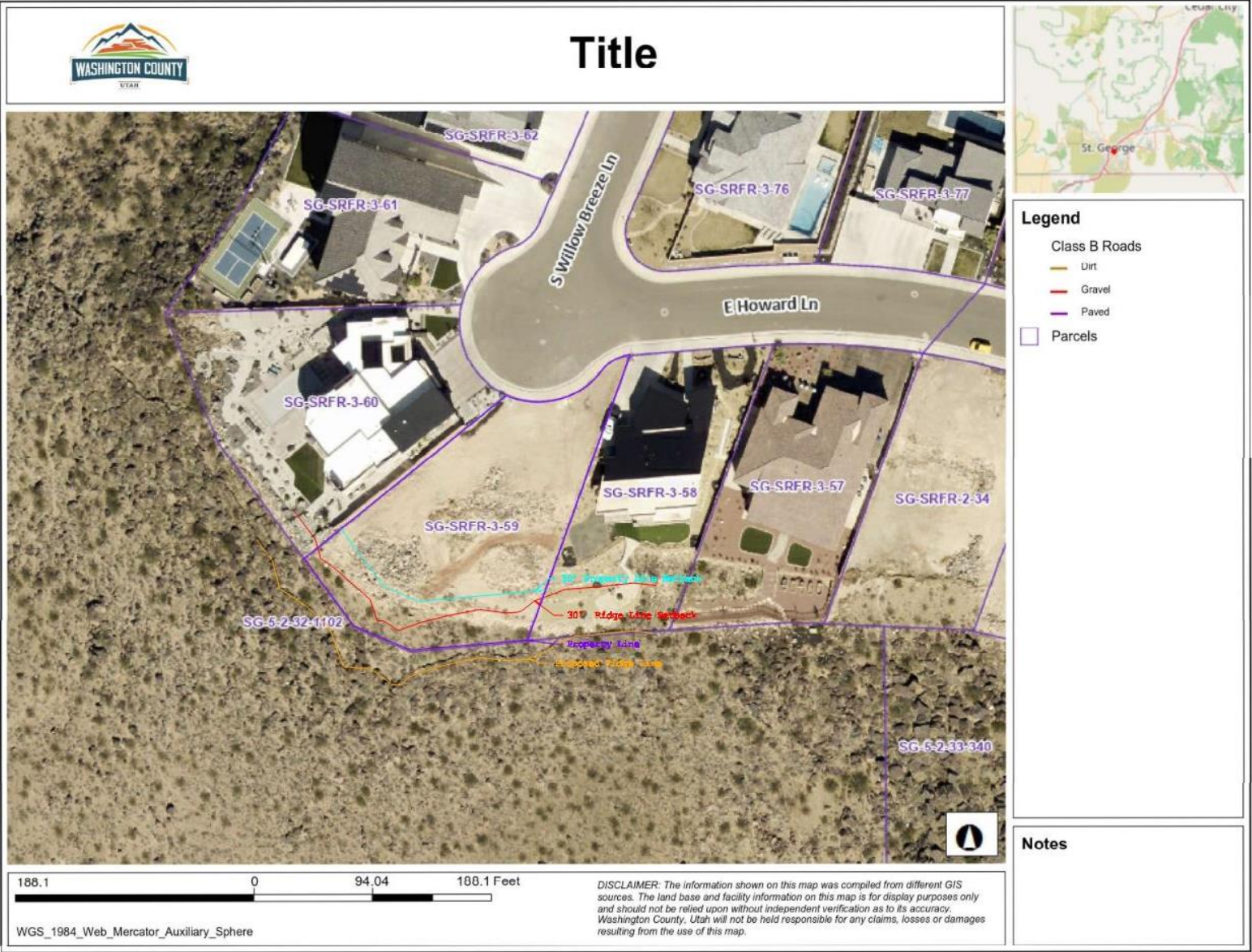
688-15 FINAL PLAT.DWG (OCTOBER 2019)	Approval of the Community Development Director I, Community Development Director for the City of St. George, have reviewed the above subdivision Final Plat and recommended the same for acceptance by the City of St. George, UT. <u>[Signature]</u> Community Development Director City of St. George	Engineer's Approval The herein subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this 12 day of November, A.D. 2019. <u>[Signature]</u> City Engineer City of St. George	Approval as to Form Approved as to Form this 12 day of November, A.D. 2019. <u>[Signature]</u> City Attorney City of St. George	Approval of the Planning Commission On this 12 day of November, A.D. 2019, the Planning Commission of the City of St. George, having reviewed the above subdivision Final Plat and having found that it complies with the requirements of the City Planning Ordinance, and by the authority of said Commission, hereby approved said subdivision for acceptance by the City of St. George, UT. <u>[Signature]</u> Chairman Planning Commission City of St. George	Approval and Acceptance by the City of St. George, Utah We, the Mayor and City Council of the City of St. George, Utah, have reviewed the above subdivision Final Plat and by authorization of said City Council, except in the minutes of its meeting of the 17 day of October, A.D. 2019, hereby accept said Final Plat with all commitments and obligations pertaining thereto. <u>[Signature]</u> Mayor City of St. George	Treasurer Approval Washington County Treasurer I, Washington County Treasurer, certify on this 12 day of November, A.D. 2019, that the above subdivision Final Plat has been paid in full. <u>[Signature]</u> Washington County Treasurer	DOC # 20190053202 20190053202 [Barcode] [Signature] Washington County Recorder
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Plat

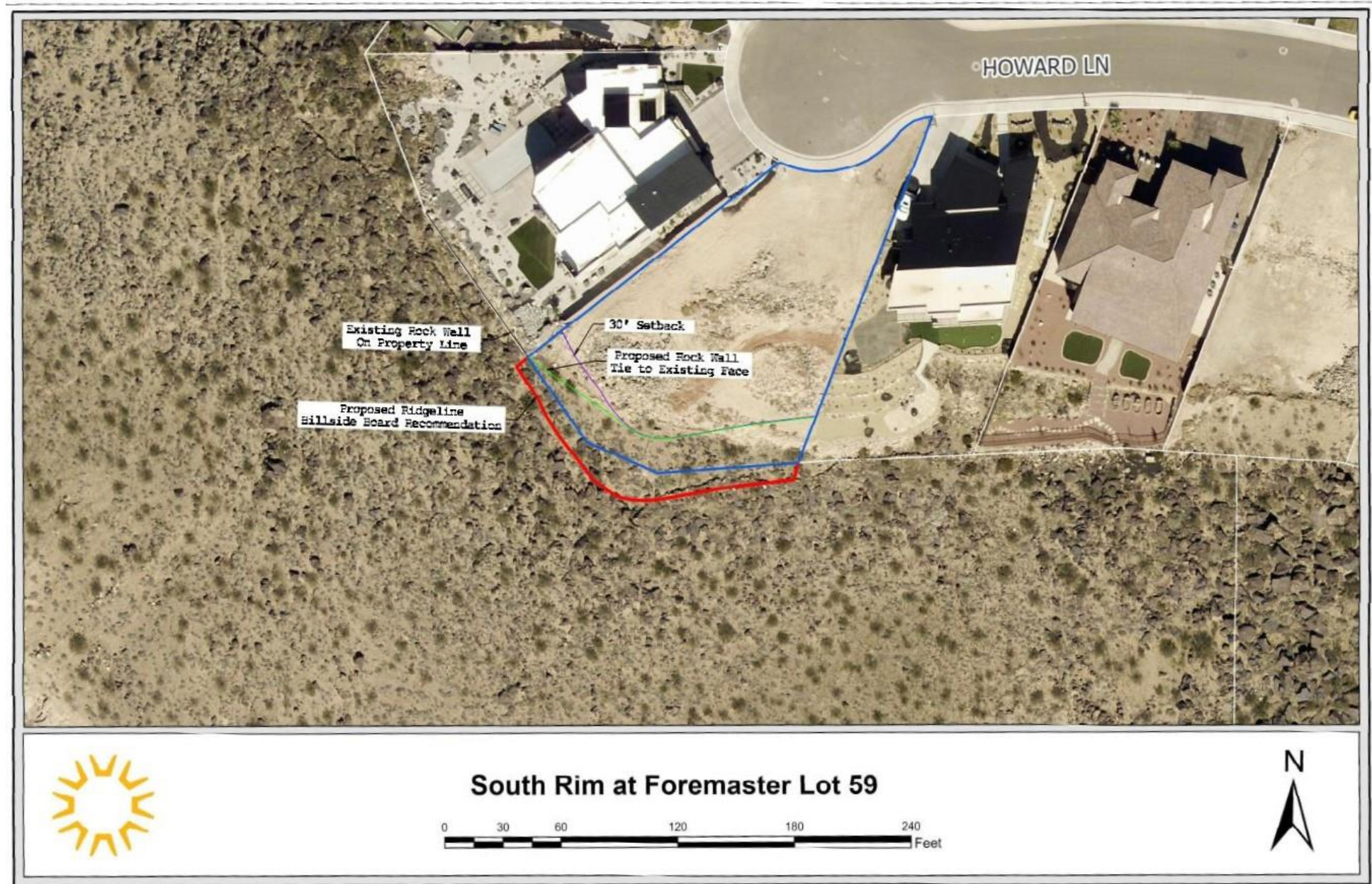




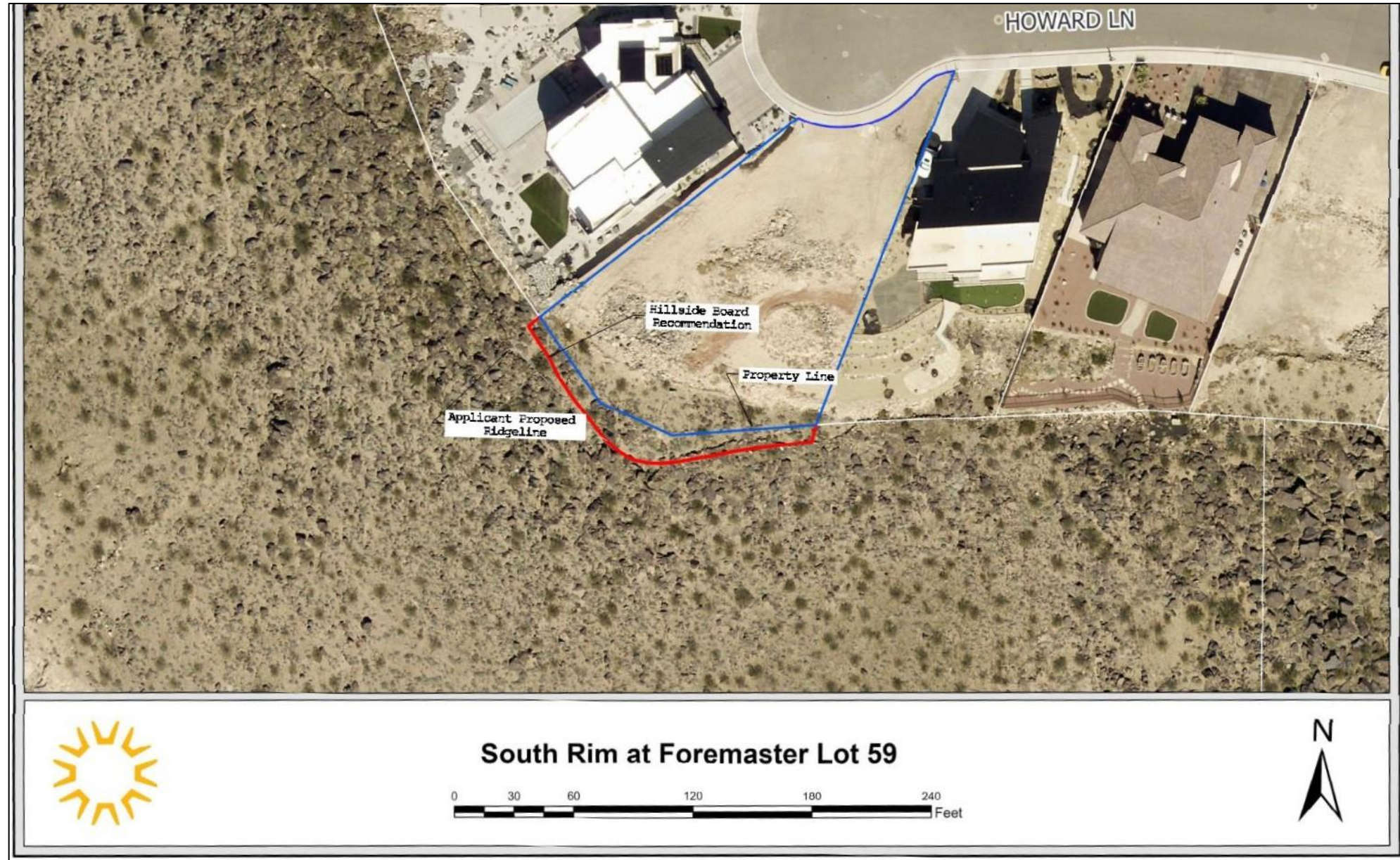
Proposed Ridgeline Location



Revised Ridgeline Location



Revised Ridgeline Location





Agenda Date: 07/02/2026

Agenda Item Number: 07

Subject:

Consider approval of Ordinance No. 2026-051 amending the White Dome Commercial PD-C (Planned Development Commercial) zone on approximately 3.29 acres generally located east of River Road on White Dome Drive. (Case No. 2026-PDA-014 - White Dome Commercial Center Phase 1)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: DSG Engineering, Mike Terry

Reference Number: 2026-PDA-014

Address/Location:

Generally located east of River Road on White Dome Drive

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

This Proposal

Staff Narrative (need/purpose):

This proposal is to approve a site plan and elevations for two medical office buildings in the White Dome Commercial PD-C (Planned Development Commercial). The underlying general plan is COM (Commercial). At their meeting held on June 9, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0; there were no public comments.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission recommends approval,

Attachments

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL AGENDA REPORT:

06/09/2026
07/02/2026

White Dome Commercial Center Phase 1 PD Amendment (Case No. 2026-PDA-014)		
Request:	Consider an ordinance to amend the White Dome Commercial PD-C (Planned Development Commercial) to approve a site plan and two medical office buildings generally located east of River Road on White Dome Drive.	
Applicant:	DSG Engineering	
Representative:	Mike Terry	
Location:	Generally located east of River Road on White Dome Drive	
General Plan:	COM (Commercial)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial) and PD-R (Planned Development Residential)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 3.29 acres	



WHITE DOME COMMERCIAL CENTER PHASE 1

0 210 420 840 1,260 1,680 Feet



BACKGROUND:

The Planning Commission held a public hearing on June 9, 2026, no public comments were received.

On September 10, 2024, the City Council approved a conceptual site plan for the White Dome Commercial PD-C, which included established drivable accesses. While the original plan designated this portion of the site for a retail/restaurant pad, the current application seeks approval for the site plan and elevations for two medical office buildings. This is a permitted use under the use list established with the Southern Hills East Zone Plan on June 2, 2021.

It is worth noting that during the public hearing for the initial planned development amendment in 2024, residents expressed concerns regarding the number of restaurants proposed for this site.

The proposed site complies with all zoning requirements outlined in Title 10 of the City Code. Both buildings are 35 feet in height, which is within the 50-foot maximum allowed for the PD-C zone. Building materials will include Norman style Brick in a pewter color, Drivit style Stucco in brushed gray and suede, Hardie Board in iron gray, Metal Trim in gray, and Nichiha Fiber Cement Panels in raven.

Based on a parking requirement of one space per 250 square feet for the combined 19,874 square feet, 159 parking stalls are required. The applicant is providing 177 stalls, which includes a seven-stall credit for the divider median.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks		The proposed setbacks are: <u>Building 1-</u> Front: 31' 7" Side: 43' Side: 208' Rear: 232' 4" <u>Building 2-</u> Front: 252' 4"	The required setbacks will be: Front: 20' Rear and side – No requirement adjacent to PD-C

		Side: 205' 3" Side: 46' Rear: 10' 4"	
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan will need to delineate a pedestrian path from the buildings to the right-of-way.	There is potential pedestrian access between the building and the right-of-way. This will need to be delineated on the plans.
Uses	10-8D-2	The uses were established with the Southern Hills East Zone Plan in June of 2021.	As medical offices, the proposed development is compliant with the use list for this PD-C.
Height and Elevation	10-8D-2	The highest point of the parapet is 35'.	The PD-C zone allows 50' height. This meets regulations.
Phasing Plan	10-8D-2	This project will be built in two phases phase 1a and phase 1b.	This is the first phase of White Dome Commercial Center. Subsequent phases will follow the same process.
Landscape Plan	10-8D-2	The site plan shows 14,591 sq ft of landscape.	They will be required to landscape 5% of the parking lot and a 15' wide landscape strip along the public roads. This will be reviewed during the site plan review process.
Utilities	10-8D-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.

Signs	10-8D-2	No signage has been provided.	The applicants will be required to pull sign permits when they are ready to install their signs.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan is not required at this time but has been provided. It appears to meet the requirements of the code but will be analyzed at the time of site plan review.
Lot Coverage	10-8D-6	16.7% of the lot is covered by the buildings.	The PD-C zone allows coverage up to 50%. The drawings appear to meet the zoning regulations.
Solid Waste	10-8D-6	The site plan does not show the locations for solid waste.	The waste locations will need to be shown and properly screened. This will be reviewed during the site plan review process.
Buffer Protection of Residential Property	10-8D-6	None	N/A
Overlay Zones	10-13	None	N/A
Parking	10-19-5	The applicant is providing 177 spaces with 7 divider credits.	Medical Office requires 1 space per 250 sq. ft. Total Required = 159 stalls Provided = 177 <i>Terminal Islands – Divider Medians</i> : Interior parking lot land scape requirements may be met using terminal islands or divider medians with a minimum width of nine feet (9') by sixteen feet (16'). One (1) parking credit shall be given for every terminal island or divider median which meets the above standard.
EVCS And Bike Parking	10-19-6	No bike parking is shown or EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging stations for at least 2 parking stalls. This will be verified during the site plan review process.

RECOMMENDATION:

The Planning Commission recommended approval with a unanimous vote of 6-0.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

"I move that we approve the PD Amendment for White Dome Commercial Center Phase 1 Case No. 2026-PDA-014, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed medical office buildings are consistent with the uses permitted within the White Dome Commercial PD-C zoning district adopted by the Southern Hills East Zone Plan.
2. The proposed building heights, setbacks, and lot coverage comply with the development standards of the PD-C zone.
3. The proposed project is consistent with the underlying General Plan.
4. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

Exhibit A

Applicant's Narrative



AMENDED PD ZONE PLAN

“WHITE DOME COMMERCIAL CENTER PHASE-1”

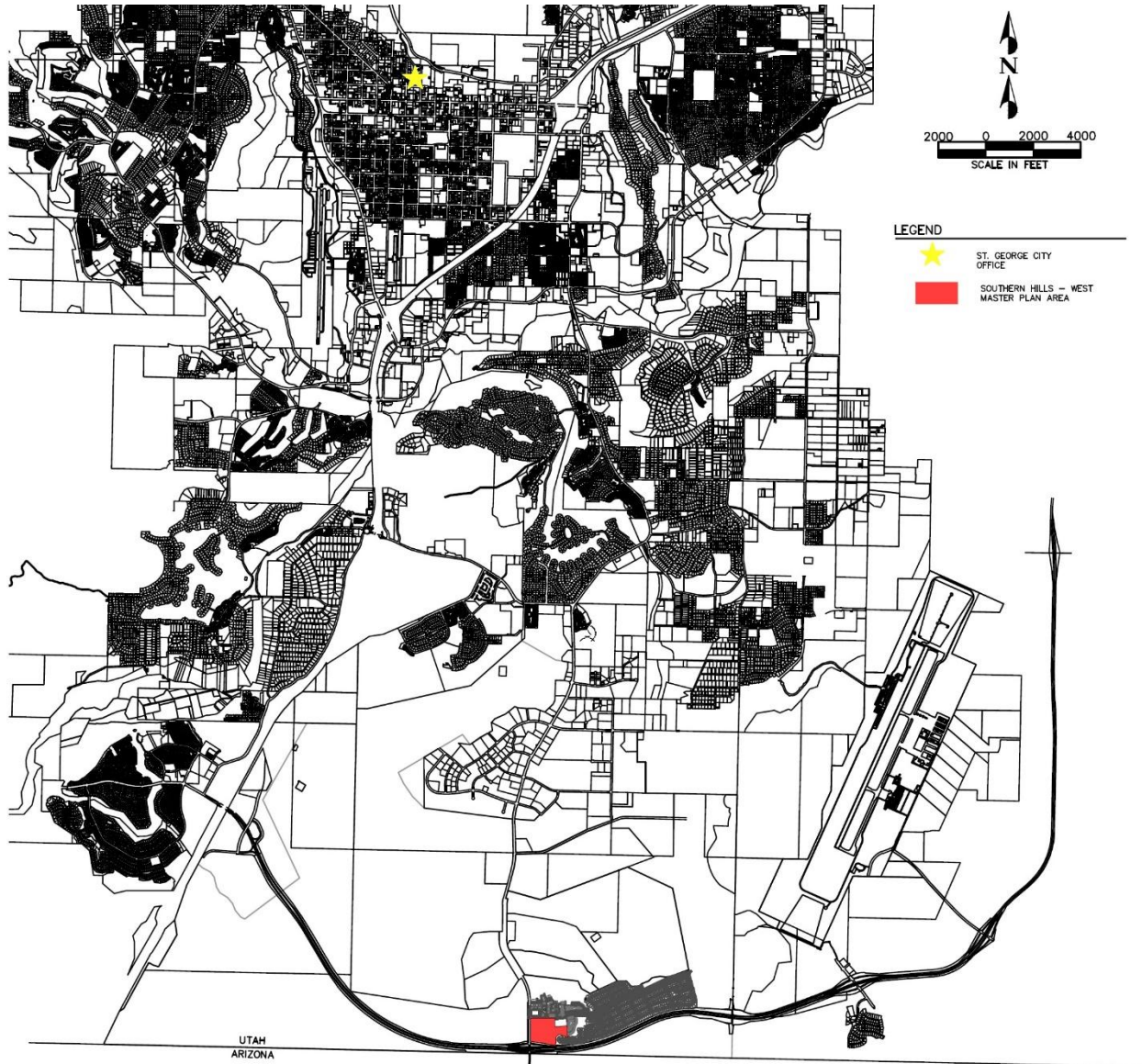
Prepared by: DSG Engineering Inc.
June 2026

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6.1	General Conditions	11

1.0 INTRODUCTION

This amended zone change application is for White Dome Commercial Center (Phase 1) which is part of Area 11-PD Commercial of “Southern Hills -West” zone change approved by City Council March 4, 2021. The Phase 1 site is approximately 3.285 acres of land located in the south edge of the City of St. George. The Project is adjacent to River Road and the Southern Parkway, Exit 4. The site location is depicted on the vicinity map below



As part of the approved zone change, the commercial portion of the application only addressed commercial uses and building heights. This was done with the understanding; the applicant would apply for an amended commercial zone change to include more site details.

The Applicant, with the new site details for Phase 1, is seeking approval for:

1. The included site plan
 - a. Site Layout
 - b. Vertical Building
 - c. Public Road Accesses
 - d. White Dome Dr Improvements

The purpose of the proposed site plan is to amend the previous approved site layout within the Phase 1 site area. At this time, no change is being requested for the uses already approved in the other areas of the Commercial Site. For convenience the approved uses have been included in this application.

2.0 GENERAL PROVISIONS

2.1 Preservation of Features

The project contains unique hills that will be incorporated into the development as open space. The hills on the southeast side of the project will be utilized to act as a transition between the existing subdivisions and the project where available. Many of the proposed projects will also utilize the natural hills to separate product type. These open space areas will be maintained and owned by the HOA of the PD project adjacent to the open space.

2.2 Public Right-of-way Access and Traffic

The 2 main accesses into the Project are from White Dome Drive a public ROW. Each access will provide a deceleration and acceleration lane.

2.3 General Private Covenants

Each zoning area shall be made subject to appropriate covenants, conditions, and restrictions that shall be recorded as running with the land.

2.4 Owner/Developer Responsibilities and Homeowner's Association

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owner's association. Owner/developer will also be responsible for development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Water: Water will be provided by an existing water line running in White Dome Drive.

Sewer: Sewer will be provided from an existing sewer line running through the south half of the project.

Power: Will be provided by Dixie Power's via underground line running along White Dome Dr.

2.6 Site Requirements

Phase 1 site area will comply with the Setback, Building Height, Landscape, Sign, etc. requirements as outlined in Title 10 of the City code.

2.7 PD Amendment to Phase 1

The City may consider approval of amendments to White Dome Commercial. This Project is subject to PD Amendments including full details for the project required per Title 10 Chapter 8D-6 or as amended.

3.0 AREA ZONING DESCRIPTIONS

3.1 Area 11 – PD-Commercial

The subject property is a 3.285-acre parcel located mid-block of the greater White Dome Commercial Center along White Dome Dr.

3.1.1 Heights

The expected commercial building's height is 30'-35'.

3.1.2 Permitted Use

Proposed building uses is a medical office building. The site shall follow the guidelines as described on the table below. Any other uses may be approved by the land use authority as they see fit.

PERMITTED USES - PD COMMERCIAL	
Alcohol Establishment: Off-premise beer retailer	P
Alcohol Establishment: Microbrewery or micro-winery (with restaurant or bar establishment)	P
Ambulance service	P
Indoor entertainment activities such as paintball, miniature golf, arcade	P
Animal boarding/care for small animals only and boarded for less than 30 days a year; provided, conducted completely within enclosed building	P
Automobile parts sales (new parts only); provided, conducted within completely enclosed building	P
Automobile rental (vehicles up to 26' in length)	P
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work; provided, conducted within completely enclosed building (GVW 14,000 lbs or less)	P
Car wash, recirculating water system manual or auto spray	P
Tire sales and service; provided, conducted within completely enclosed building	
Financial, medical and professional services	P
Food service establishments - Catering establishment	P
Food service establishments - Restaurant	P
Food service establishments - Bed and breakfast	P
Hotel/motel	P
Hospitals	P
Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)	P
Nursing home	P
Retirement Services - Assisted Living	P
Retirement Services - Independent Living	P
Office	P

Religious facility	P
Antique store	P
Athletic and sporting goods store	P
Department store	P
Drive-through sales (pharmacy, dairy products, etc.)	P
Furniture and large appliances sales (used)	P
Furniture sales (new) and repair	P
Household appliance sales and service	P
Office supply, office machines sales and service	P
Retail shops: Paint or wallpaper store	P
Pawnshop	P
Seed and feed store, retail	P
Supermarket/grocery store	P
Thrift shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)	P
Vegetable stand	P
Payday lending/title loans	P
Building materials sales	P
Convenience markets with gas pumps/gas station	P
Convenience markets with gas pumps located in the rear of the building	P
Farm implement sales (outdoor display)	P
Limited temporary outdoor display of merchandise	P
Fence, sales and service	P
Garden supplies and plant material sales	P
Greenhouse and nursery; soil and lawn service	P
Landscape rock sales, ancillary to a permitted use	P
Body piercing, ancillary to a permitted use	P
Carpet and rug cleaning	P
Child care center	P
Construction trade services, plumbing shop, electrical shop, etc.	P
Crematorium, independent human	P
Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)	P
Gunsmith	P
Janitor service and supply	P
Locksmith	P
Mortuary	P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P

Personal care service	P
Personal instruction service	P
Pest control and extermination	P
Pet grooming	P
Printing, lithographing, publishing or reproduction sales and service	P
Sign sales	P
Tattoo establishment	P
Light manufacturing business	P
Bus terminal	P
Taxi/shuttle	P
City, all facilities	P
Pest control and extermination	P
Pet grooming	P
Veterinary Services (Small Animal)	
Printing, lithographing, publishing or reproduction sales and service	P
Sign sales	P
Tattoo establishment	P
Light manufacturing business	P

Note:

P=Permitted Use in the designation zone only if approved as part of the zone change.

4.0 PROJECT SIGNAGE

Signage will be submitted at a later date.

5.0 PROJECT LIGHTING

All lighting within the project shall be in accordance with the City of St. George Code found in Title 10, Chapter 14-1 or as amended.

5.1 Commercial Lighting

All outdoor lighting associated with commercial uses shall be designed so as to not adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting shall be directed downward to preclude negative effects on surrounding property owners.

6.0 PROJECT LANDSCAPE AND OPENSOURCE

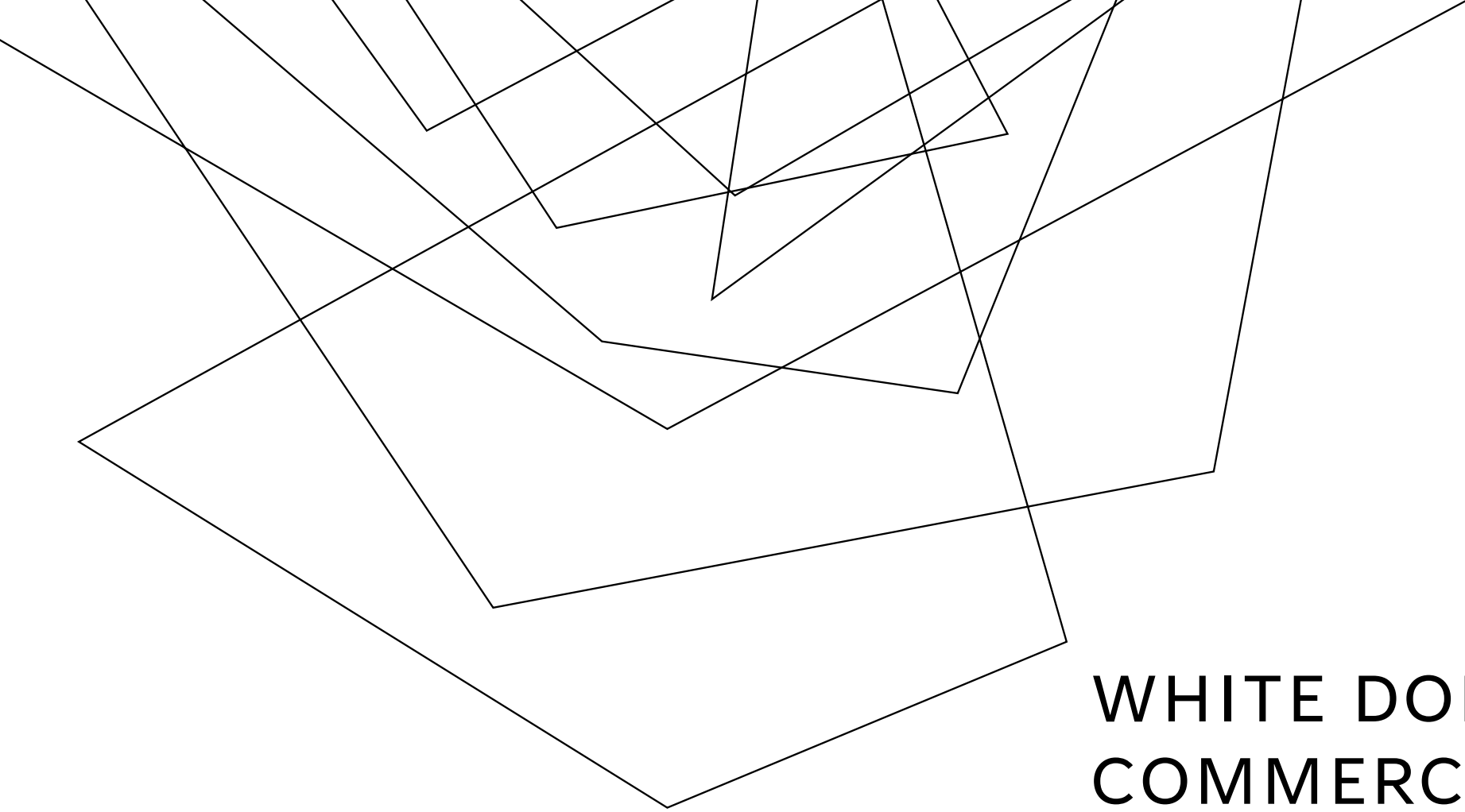
All landscape within the project shall be in accordance with the City of St. George Code found in Title 10, Chapter 23 and Title 10, Chapter 8D-6 or as amended.

6.1 General Conditions

Project fronting White Dome Dr. are required by ordinance to install a 15' wide landscape strip.

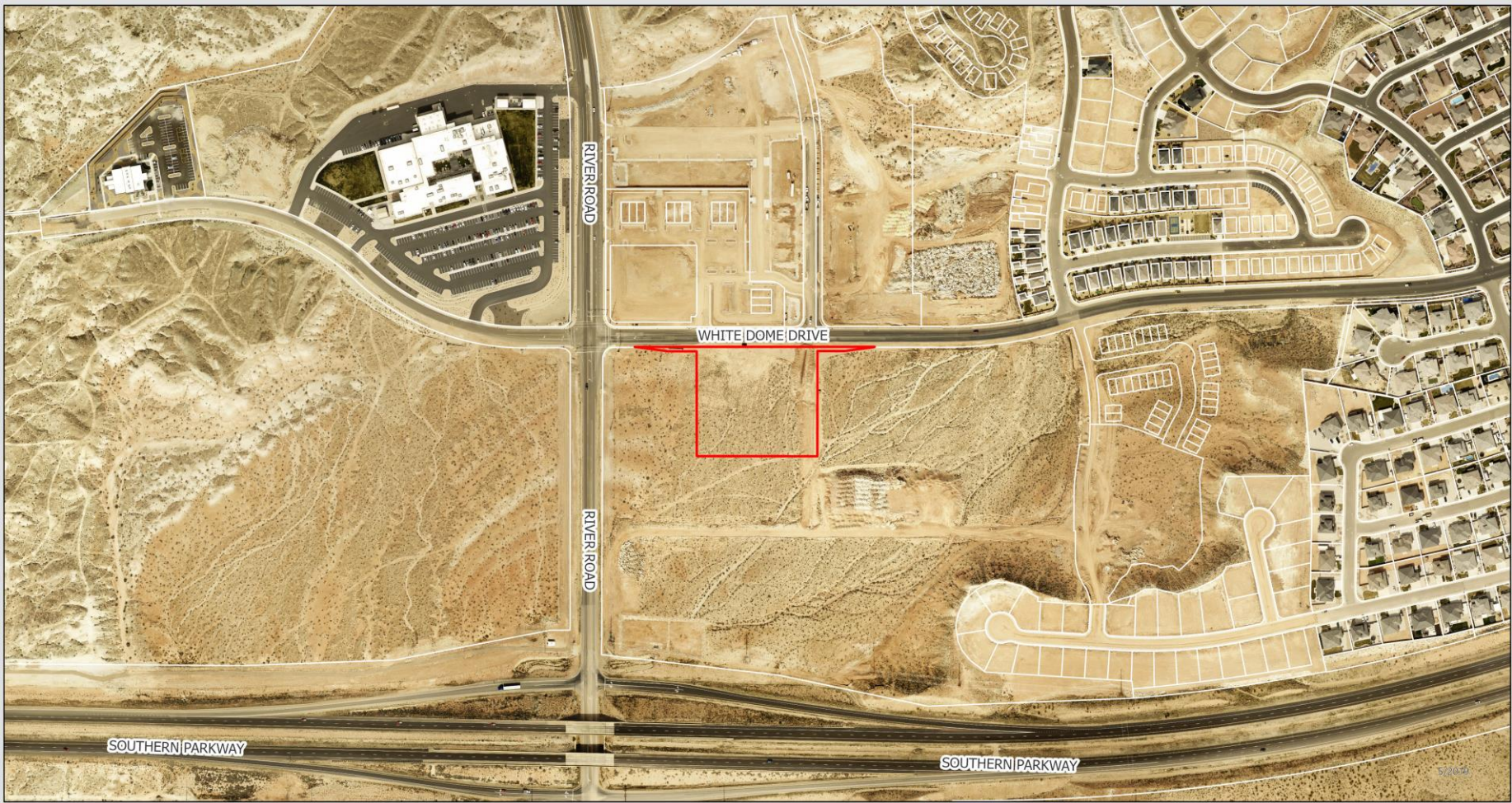
Areas part of a commercial PD are required to submit landscape plans for their common areas. These landscape plans should be consistent with the architectural feel of the particular PD.

Exhibit B
PowerPoint Presentation

Abstract geometric lines forming various polygons and shapes, primarily in the upper left and center of the page.

WHITE DOME COMMERCIAL CENTER PHASE 1 2026-PDA-014

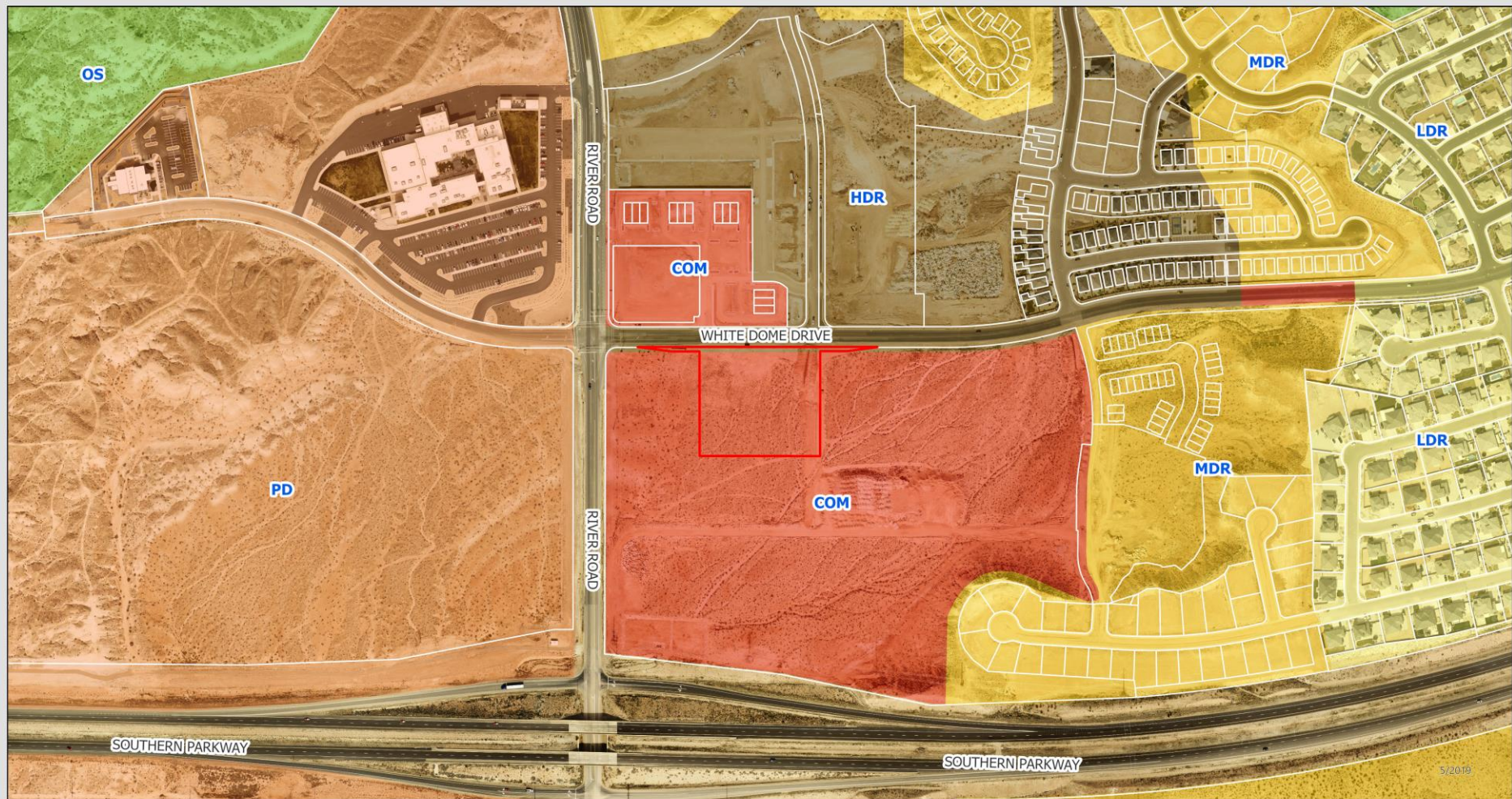
LOCATION



WHITE DOME COMMERCIAL CENTER PHASE 1



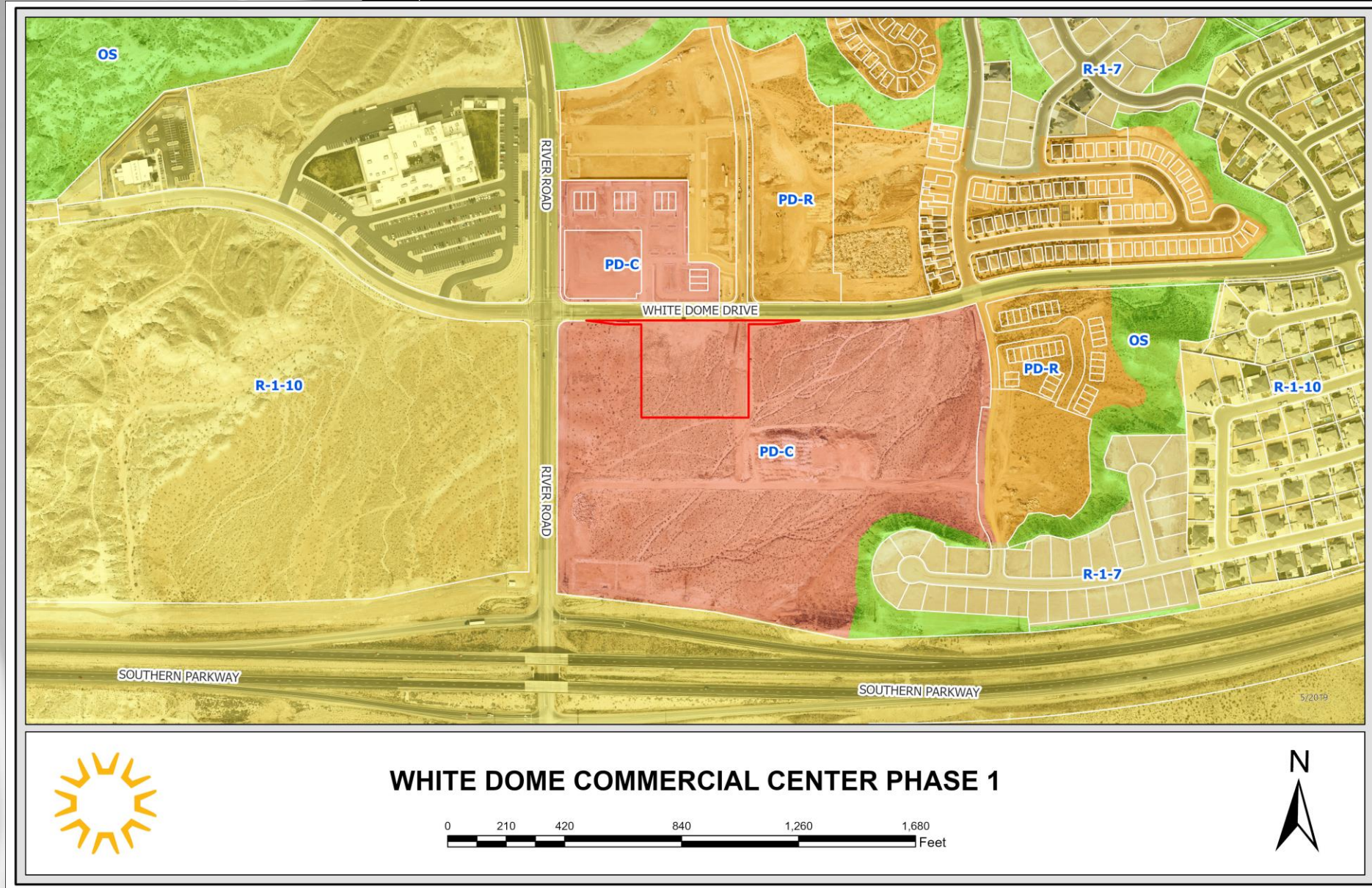
GENERAL PLAN



WHITE DOME COMMERCIAL CENTER PHASE 1

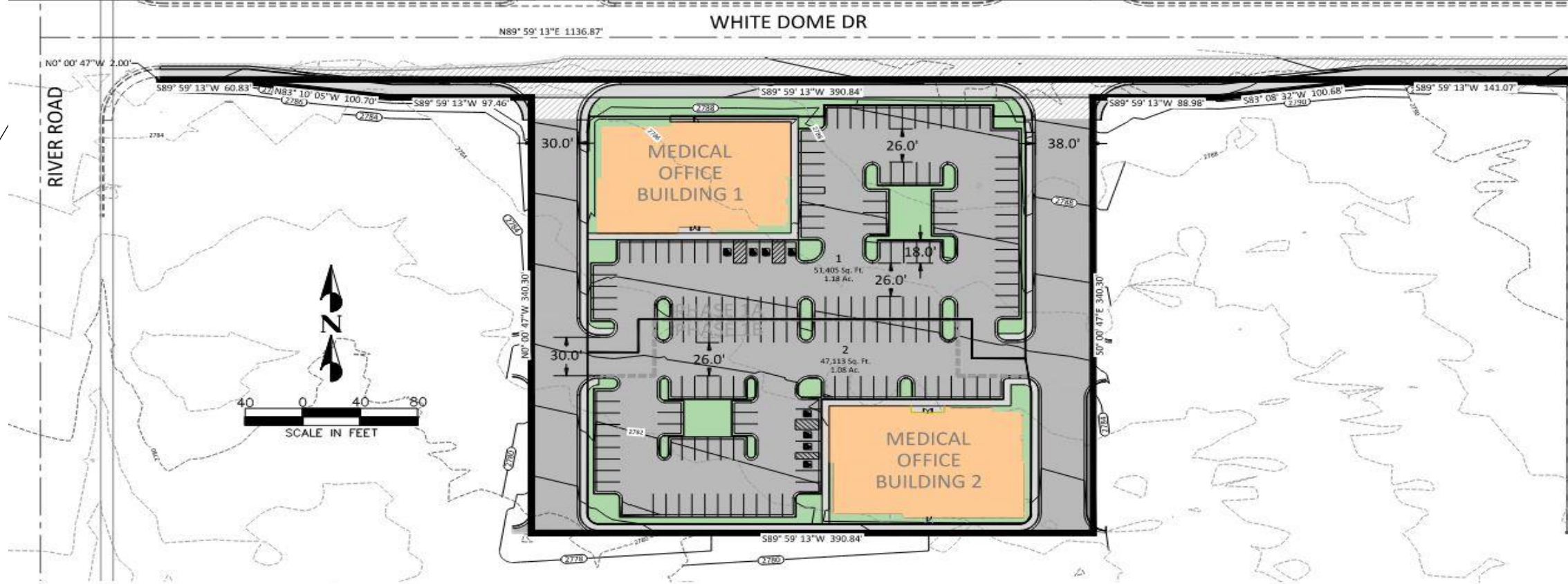


ZONING



PREVIOUSLY APPROVED CONCEPTUAL
SITE PLAN (2024)





SITE DATA

ZONING:	PD-C
TOTAL SITE AREA:	143,093 SQ. FT. (3.285 ACRES) - INCLUDING WHITE DOME DR
PHASE 1 COMMERCIAL SITE:	133,001 SQ. FT.
LANDSCAPE AREA:	14,591 SQ. FT.
AREA DEDICATED TO LANDSCAPE:	10.9%

BUILDING DATA

PROPOSED USE:	MEDICAL/OFFICE
BUILDING FOOT PRINT:	9,936 SQ. FT. X2
GROSS TENANT BUILDING AREA:	19,874 SQ. FT. X2
FLOOR TO SITE COVERAGE RATIO:	16.7%

PARKING DATA

PARKING REQ.	159 STALLS
PARKING STALLS PROVIDED:	177 STALLS (DIVIDER MEDIAN CREDIT=7)
A.D.A. PARKING STALLS REQ.:	6 STALLS
A.D.A. PARKING STALLS PROVIDED:	6 STALLS
TOTAL ASPHALT AREA:	80,117 SQ. FT.

FRONTAGE DATA

LENGTH	304 FEET
LANDSCAPE AREA REQ.:	4,560 SQ. FT.
LANDSCAPE AREA PROVIDED:	4,600 SQ. FT.

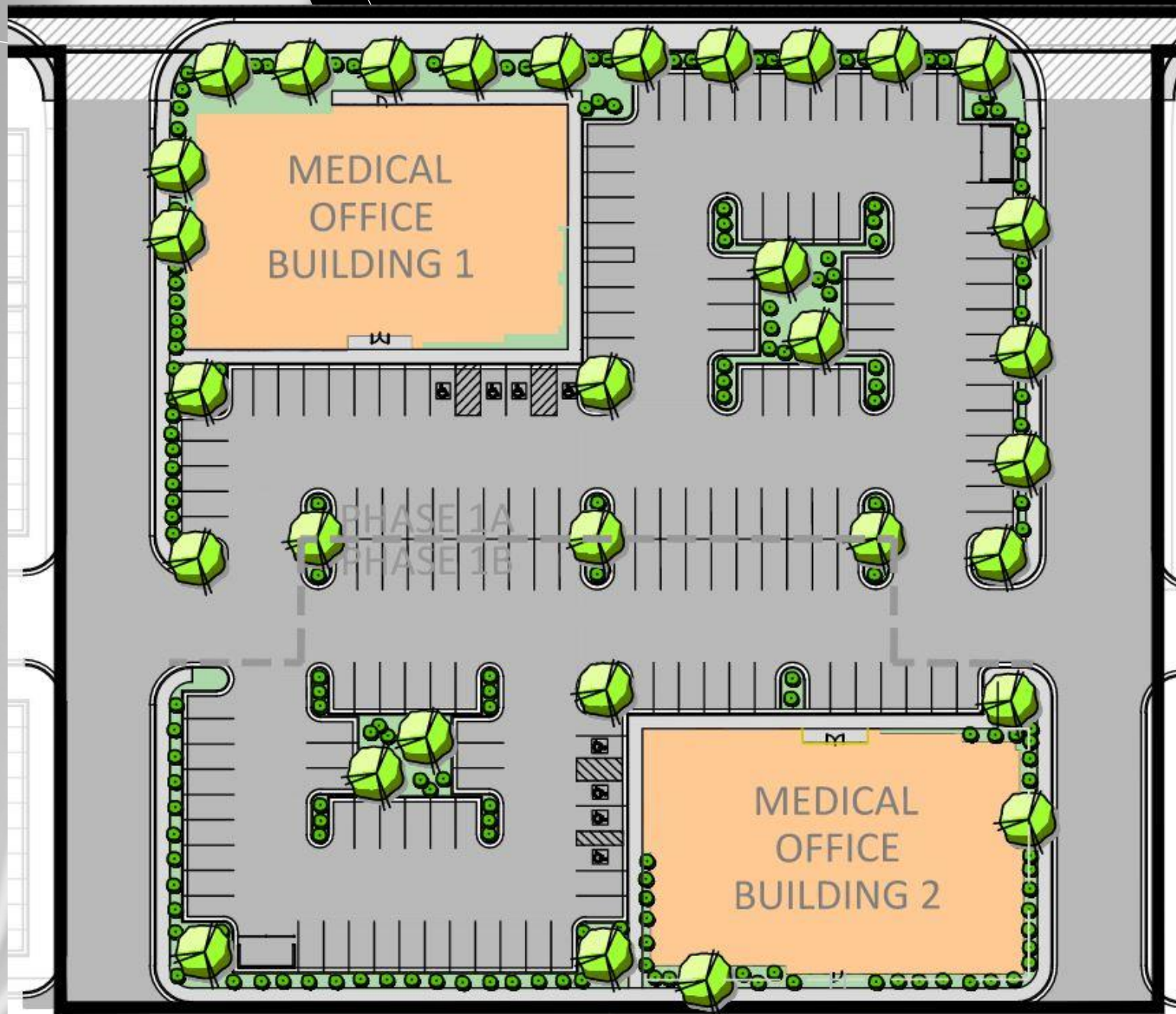
LEGAL DESCRIPTION

WHITE DOME COMMERCIAL ZONE CHANGE PHASE 1 BOUNDARY
 BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION 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 422.129 FEET AND SOUTH 01°54'17" WEST 1450.733 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASIN AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'43" EAST ALONG THE SECTION LINE BETWEEN SAID NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 32), SAID POINT BEING THE NORTHWESTERLY BOUNDARY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOC. NO. 20310009708 IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 00°00'00" WEST ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 2.000 FEET; THENCE SOUTH 89°29'13" WEST 141.074 FEET; THENCE SOUTH 83°06'52" WEST 100.686 FEET; THENCE SOUTH 89°59'13" WEST 88.975 FEET; THENCE SOUTH 00°00'47" EAST 340.298 FEET; THENCE SOUTH 89°59'13" WEST 390.836 FEET; THENCE NORTH 00°00'47" WEST 340.298 FEET; THENCE SOUTH 89°59'13" WEST 91.420 FEET; THENCE NORTH 83°10'15" WEST 100.686 FEET; THENCE SOUTH 89°59'13" WEST 60.835 FEET; THENCE NORTH 00°00'47" WEST 2.000 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION; THENCE NORTH 89°59'13" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 879.125 FEET TO THE POINT OF BEGINNING.

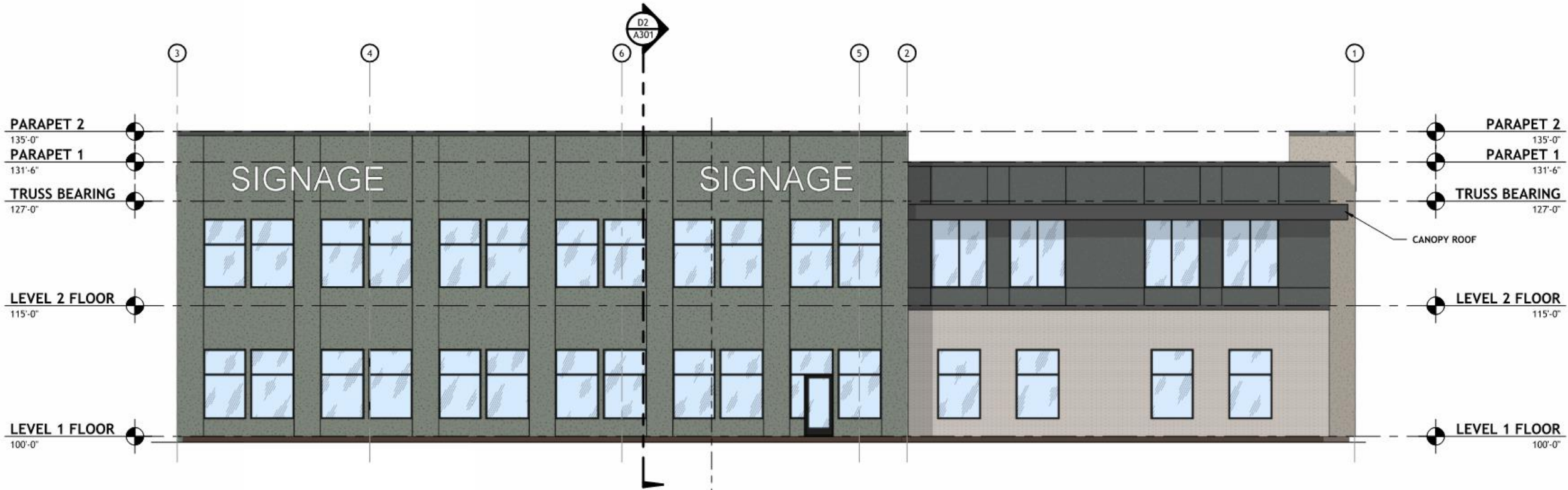
(CONTAINS 143,093 SQ. FT., (3.285 ACRES))

LEGEND:

	SUBDIVISION BOUNDARY
	STREET CENTERLINE
	ROAD RIGHT OF WAY LINE
	EXISTING ROAD RIGHT OF WAY LINE
	PROPOSED ROAD RIGHT OF WAY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
	LANDSCAPE AREA

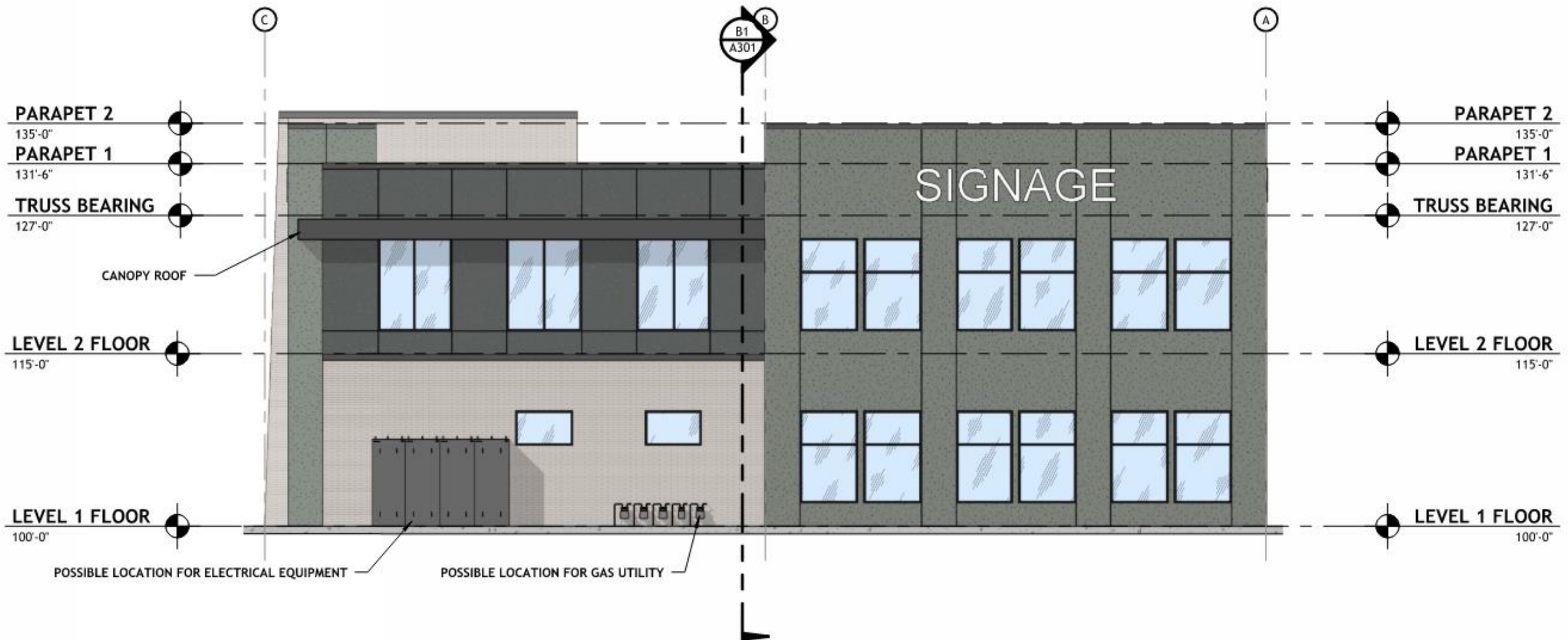


CONCEPTUAL
LANDSCAPE



B2 NORTH ELEVATION
A201 | SCALE: 1/8" = 1'-0"





D3 **EAST ELEVATION**
A202 | SCALE: 1/8" = 1'-0"

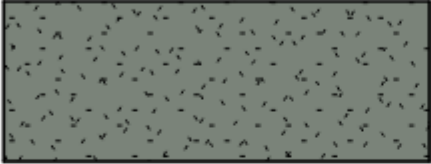
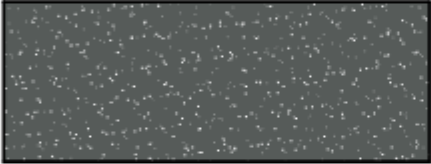
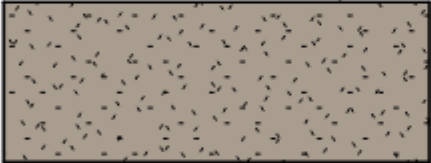
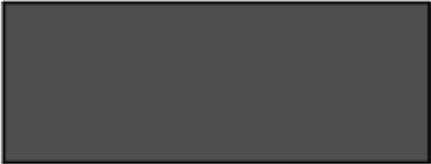
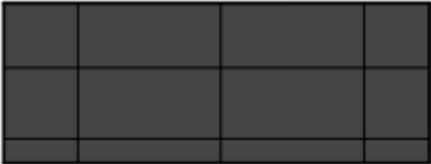


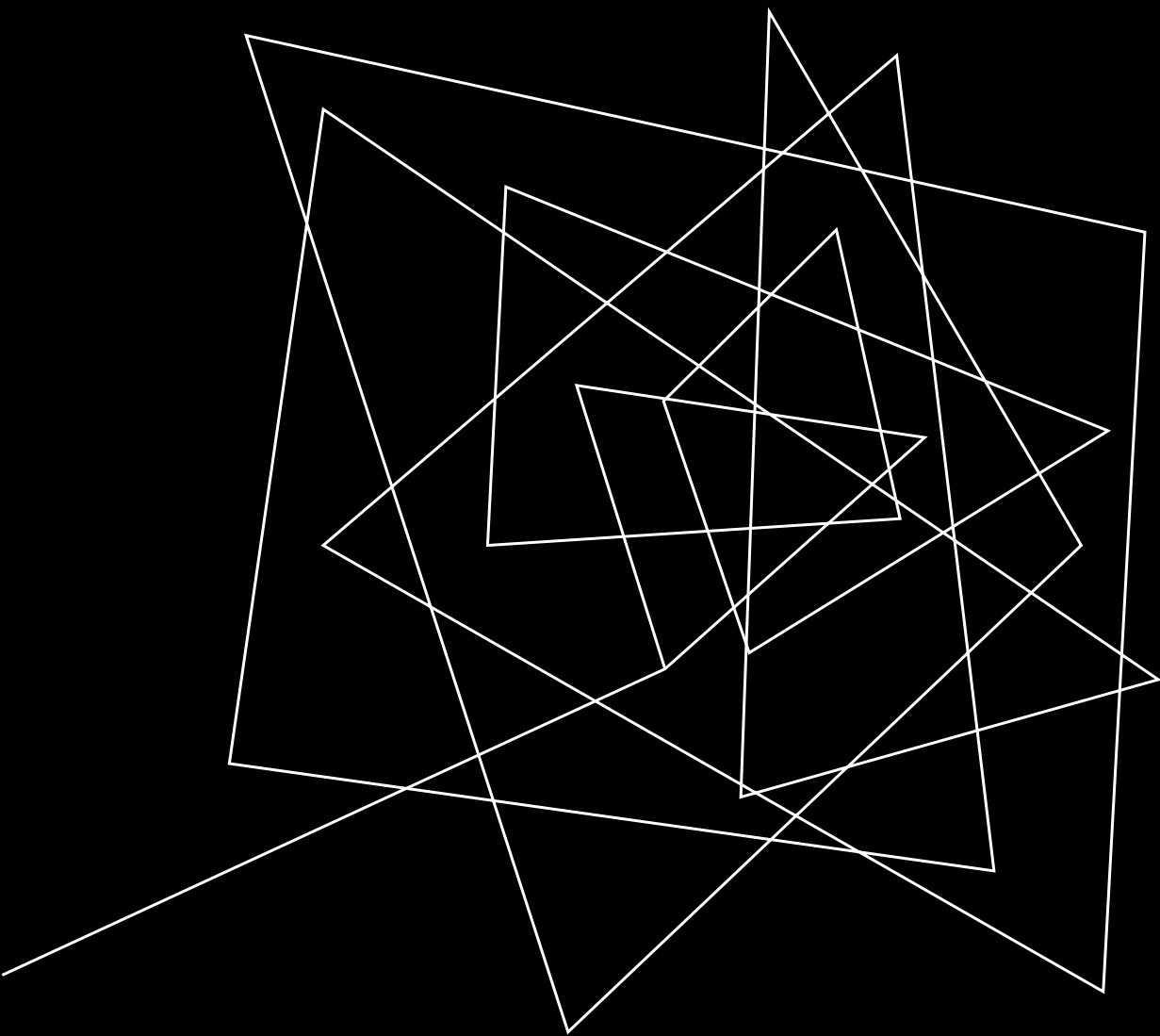
B3 WEST ELEVATION
A202 | SCALE: 1/8" = 1'-0"





EXTERIOR MATERIAL LEGEND

EM1		INTERSTATE BRICK - NORMAN - PEWTER
EM2		STUCCO - DRIVIT - BRUSHED GRAY
EM3		HARDIE BOARD - JAMES HARDIE - IRON GRAY
EM4		STUCCO - DRIVIT - SUEDE
EM5		METAL TRIM - GRAY
EM6		NICHIHA - STOCK ILLUMINATION - RAVEN



PLANNING
COMMISSION
RECOMMENDED
APPROVAL WITH A
UNANIMOUS VOTE OF
6-0.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE WHITE DOME COMMERCIAL PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE ON APPROXIMATELY 3.29 ACRES AND APPROVING THE DESIGN AND SITE PLAN FOR TWO NEW MEDICAL OFFICE BUILDINGS GENERALLY LOCATED EAST OF RIVER ROAD ON WHITE DOME DRIVE TO BE KNOWN AS WHITE DOME COMMERCIAL CENTER, PHASE 1.

(WHITE DOME COMMERCIAL CENTER, PHASE 1)

WHEREAS, the property owner has requested an amendment to the Riverfront Medical Center PD-C (Planned Development Commercial) zone and approval for the design and site plan for two medical office buildings located on a 3.29-acre site; and

WHEREAS, the Planning Commission held a public hearing on June 9, 2026, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 6-0 vote.

WHEREAS, the City Council held a public meeting on this request on July 2, 2026, to consider the amendment of PD-C for two medical office buildings; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George; and

WHEREAS the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the city.

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

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

Section 2. Enactment. The approved planned development within the PD-C Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of White Dome Commercial Center, Phase 1 in Exhibit 'B'. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit 'A'.

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, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 2nd day of July 2026.

ST. GEORGE CITY:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____
Councilmember Anderson	_____

Jami Brackin, Deputy City Attorney

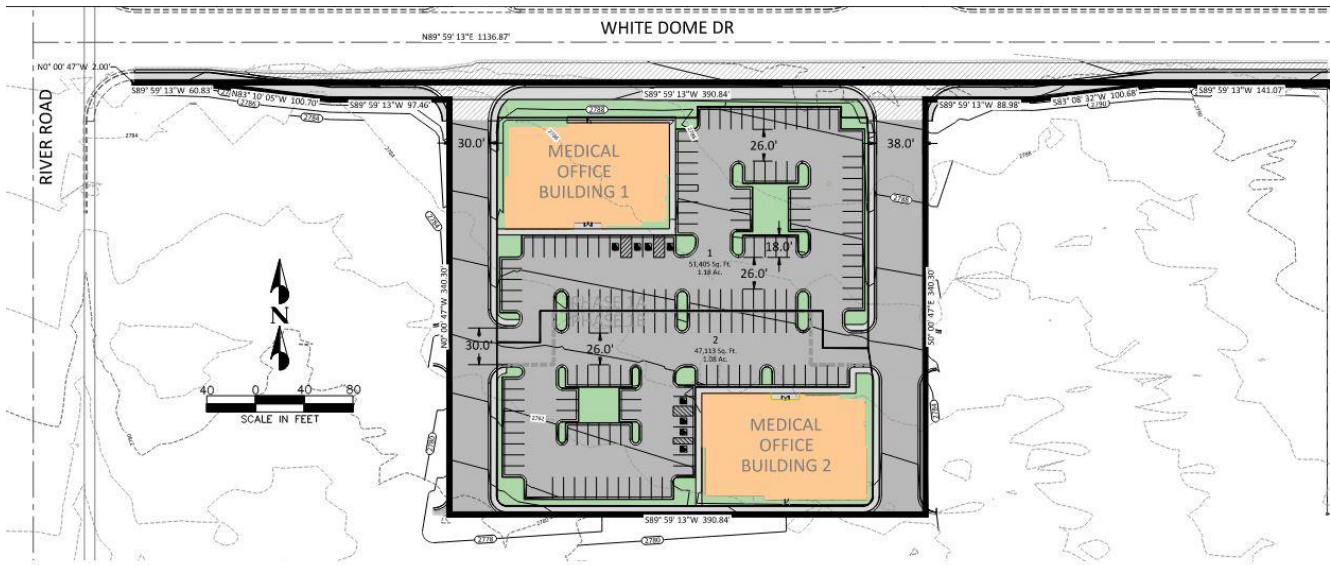
WHITE DOME COMMERCIAL ZONE CHANGE PHASE 1 BOUNDARY

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88.971 FEET; THENCE SOUTH 00°00'47" EAST 340.298 FEET; THENCE SOUTH 89°59'13" WEST 390.838 FEET; THENCE NORTH 00°00'47" WEST 340.299 FEET; THENCE SOUTH 89°59'13" WEST 97.470 FEET; THENCE NORTH 83°10'05" WEST 100.686 FEET; THENCE SOUTH 89°59'13" WEST 60.835 FEET; THENCE NORTH 00°00'47" WEST 2.000 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION; THENCE NORTH 89°59'13" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 979.125 FEET TO THE POINT OF BEGINNING.

CONTAINS 143,087 SQ. FT., (3.285 ACRES)

EXHIBIT "B"



SITE DATA	
ZONING:	PD-C
TOTAL SITE AREA:	143,093 SQ. FT. (3.285 ACRES) - INCLUDING WHITE DOME DR
PHASE 1 COMMERCIAL SITE:	133,001 SQ. FT.
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GROSS TENANT BUILDING AREA:	19,874 SQ. FT. X2
FLOOR TO SITE COVERAGE RATIO:	16.7%
PARKING DATA	
PARKING REQ.	159 STALLS
PARKING STALLS PROVIDED:	177 STALLS (DIVIDER MEDIAN CREDIT=7)
A-D A PARKING STALLS REQ.	6 STALLS
A-D A PARKING STALLS PROVIDED:	6 STALLS
TOTAL ASPHALT AREA:	80,117 SQ. FT
FRONTAGE DATA	
LENGTH	304 FEET
LANDSCAPE AREA REQ.:	4,560 SQ. FT.
LANDSCAPE AREA PROVIDED:	4,600 SQ. FT.

LEGAL DESCRIPTION

[illegible]

LEGEND:

	SUBDIVISION BOUNDARY
	STREET CENTERLINE
	ROAD RIGHT OF WAY LINE
	EXISTING ROAD RIGHT OF WAY LINE
	PROPOSED ROAD RIGHT OF WAY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 2" ASPHALT OVER 6" TYPE 2 BASE
	LANDSCAPE AREA

Agenda Date: 07/02/2026

Agenda Item Number: 08

Subject:

Consider approval of Ordinance No. 2026-052 amending the Riverfront Medical Center Planned Development Commercial zone on approximately 1.28 acres located at 585 East Riverside Drive in order to construct a new medical office building. (Case No. 2026-PDA-015 - Riverfront Medical Center Phase III)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: JTM SKY, LLC, Jared Madsen

Reference Number: 2026-PDA-015

Address/Location:

585 East Riverside Drive

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

The proposal is for new office building which will complete the building medical office site. The underlying general plan is COM (Commercial). At their meeting held on June 9, 2026, the Planning Commission held a public hearing, and recommended approval with conditions, with a vote of 6-0; there were no public comments.

Staff Narrative (need/purpose):

The applicant would like to amend this PD-C zone again to receive approval of a conceptual site plan for the third office building previously mentioned. The site plan details the 1.28-acre (55,756 ft) site layout (4.93 acres when combined with phase 2 and 9.23 acres with all three phases). The request requires a PD amendment.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 9, 2026, Planning Commission held a public hearing on the requested PD amendment, and no public comment was given. Planning Commission is forwarding a positive recommendation with a 6-0 vote to the City Council for Riverfront Medical Center Phase III Planned Development Amendment with the following conditions: 1. That any signage is to meet the requirements of Title 9.2. A site plan must be applied for and approved prior to construction of the site.

Attachments

PLANNING COMMISSION AGENDA REPORT: 06/09/2026
CITY COUNCIL AGENDA REPORT: 07/02/2026

Riverfront Medical Center, Phase III PD Amendment (Case No. 2026-PDA-015)		
Request:	Consider a request to amend the Riverfront Medical Center PD-C (Planned Development Commercial) to approve an amended site plan for a new medical office building.	
Applicant:	JTM SKY, LLC	
Representative:	Jared Madsen	
Location:	585 East Riverside Drive	
General Plan:	COM (Commercial) and HDR (High Density Residential)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	R-1-10 (Residential, 10,000 ft ² minimum lot size)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	R-3 (multi-family residential)
Land Area:	Approximately 1.28 acres (4.93 total property area)	



RIVERFRONT MEDICAL CENTER
PHASE 3

0 115 230 460 690 920 Feet



BACKGROUND:

In March of 2017, the property was rezoned to PD-C (Planned Development Commercial). Along with that approval were conceptual approval of the site plan and buildings including the entrances, driveways, drive aisles, conceptual building theme and design, a color and materials board, and a request to approve the “use” list for phase one. A second building was approved on today’s subject parcel in December of 2020. Both buildings have since been constructed and are in use. With phase two, the applicant set aside property on the south side, closer to Riverside Drive for a third and final building.

At this time, the applicant would like to amend this PD-C zone again to receive approval of a conceptual site plan for the third office building previously mentioned. The site plan details the 1.28-acre (55,756 ft²) site layout (4.93 acres when combined with phase 2 and 9.23 acres with all three phases). A single, 17,700 ft², two story office building is designed on the southern portion of the site with parking and landscaping surrounding the building. The site provides ample flow throughout and will be open to share drive aisles with the other two phases. A single point of access from Riverside Drive provides ingress and egress to the site.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks		The proposed setbacks are: Front: 42’ Side: 68’ Side: 77’ Rear: far’	The required setbacks will be: Front: 20’ Rear and side – No requirement adjacent to PD-C West side will be required to provide a wall and 10 feet of landscaping buffer to the residential adjacent development.
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan will need to delineate a pedestrian path from the building to the right-of-way.	There is potential pedestrian access between the building and the right-of-way. This will need to be delineated on the plans.

Uses	10-8D-2	The only allowed uses in the PD are: Medical Office Dental Office General Office Long-term Care	As a medical office, the proposed development is compliant with the use list for this PD-C.
Height and Elevation	10-8D-2	The highest point of the parapet is 31'.	The PD-C zone allows 50' height. This meets regulations. Phases one and two are 42' and 44' respectively.
Phasing Plan	10-8D-2	This is the third and final phase of the Riverfront Medical Center.	The pad has been anticipated and set aside for this use from the beginning.
Landscape Plan	10-8D-2	A concept landscape plan is provided with approximately 9,150 ft ² of landscaping.	They will be required to landscape 5% of the parking lot and a 15' wide landscape strip along the public roads.
Utilities	10-8D-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-8D-2	No signage has been provided.	The applicants will be required to pull sign permits when they are ready to install their signs.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan is not required at this time but has been provided. It appears to meet the requirements of the code but will be analyzed at the time of site plan review.
Lot Coverage	10-8D-6	20% of the site is covered by the building. Combined with the entire lot and the other building, buildings cover approximately 14.4% of the lot	The PD-C zone allows coverage up to 50%. The drawings appear to meet the zoning regulations.

		upon which they sit.	
Solid Waste	10-8D-6	The site plan shows the locations for solid waste.	The waste locations will need to be fenced. This will be reviewed during the site plan review process.
Buffer Protection of Residential Property	10-8D-6	A concept landscaping plan has been provided. It shows a 10' existing landscape buffer adjacent to the property to the west.	10' landscaping and a 6' masonry fence is required by code as it is adjacent to residential property.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	See parking explanation below.	Total Required = 71 stalls Provided = 57 Combined with Phase 2 = 333
EVCS And Bike Parking	10-19-6	No bike parking is shown. No EVCS conduit is shown	They will be required to provide bike racks for at least 2 bicycles. They will be required to provide conduit for future electrical charging stations for at least 2 parking stalls.

Parking

Phases two and three are proposed to be on the same lot, will retain the same ownership and will share parking. At 60,257 ft², 241 parking stalls were required for phase 2. Combined with the proposed 17,700 ft² building, a total of 312 parking stalls is required. Approximately 81 stalls will be removed with the construction of phase 3 and 57 new stalls provided. Combined with existing phase 2 stalls a total of 333 parking spaces will be available for both buildings exceeding the requirement for those two buildings by 21 spaces.

RECOMMENDATION:

On June 9, 2026, Planning Commission held a public hearing on the requested PD amendment, and no public comment was given. Planning Commission is forwarding a positive recommendation with a 6-0 vote to the City Council for Riverfront Medical Center Phase III Planned Development Amendment with the following conditions:

1. That any signage is to meet the requirements of Title 9.
2. A site plan must be applied for and approved prior to construction of the site.

ALTERNATIVES:

1. Approve as presented.
2. Approve with modified conditions.
3. Deny the request.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

"I move that we approve the PD Amendment for Riverfront Medical Center, Phase III, Case No. 2026-PDA-015, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed medical office building is consistent with the uses permitted within the Riverfront Medical Center PD-C zoning district.
2. The site has been planned for a third phase since the original development approvals and completes the final phase of the Riverfront Medical Center project.
3. The proposed building height, setbacks, and lot coverage comply with the development standards of the PD-C zone.
4. Shared parking between Phases II and III provides a total of 333 parking stalls, exceeding the minimum parking requirement for the combined development.
5. The proposal is compatible with surrounding development and includes the required landscape buffering adjacent to residentially zoned property.

Exhibit A
Applicant's Narrative



May 12, 2026

City of St George
Planning & Zoning
175 E 200 N
St George, UT 84770

Re: Planned Development Amendment Narrative for Riverfront Medical Center III

Project Overview

This Planned Development Amendment is being submitted on behalf of the property owner to facilitate the development of Riverfront Medical Center III, located within the City of St. George, Utah. The subject property is located along Riverside Drive and is currently zoned PD-C (Planned Development Commercial). The amendment is intended to allow for site-specific development plans associated with the proposed medical and professional office development.

The proposed development consists of a commercial medical office project designed to complement the surrounding medical and commercial uses in the area. The project will include medical office space, associated parking facilities, internal drive aisles, pedestrian circulation improvements, landscaping, and supporting site infrastructure. The development has been designed to integrate with adjacent development while maintaining compliance with applicable city standards related to access, circulation, parking, landscaping, and stormwater management.

Proposed Uses & Density

The proposed use of the property is for medical office and professional office purposes, including associated accessory uses customarily incidental to medical and office developments. Because the project is non-residential in nature, no residential density is proposed in terms of dwelling units per acre. The development is anticipated to include:

- Medical and professional office buildings with an estimated 17,700 sf of floor area.
- Associated utility and service areas.
- Surface parking areas for employees, visitors, and patients.
- Internal vehicular circulation and pedestrian connectivity.
- Landscaped areas consisting primarily of drought-tolerant vegetation and decorative landscape treatments.

Land Use Allocation

The site is organized into distinct land use categories. The following percentages reflect a well-balanced site layout that accommodates the needs of the church while maintaining adequate open areas.

- **Building coverage (0.28 ac): 17%** of the total parcel area.
- **Parking and drive aisles (1.21 ac): 73%** of the total parcel area.
- **Landscaped areas and sidewalks (0.15 ac): 10%** of the total parcel area.

Common & Open Spaces

The project includes landscaped open space areas throughout the site to provide visual buffering, pedestrian amenities, and enhanced aesthetics along Riverside Drive and adjacent properties. Landscaping will be integrated throughout the development in compliance with City landscaping requirements and will include pedestrian connections between parking areas and building entrances.

Stormwater facilities and associated site infrastructure will be incorporated into the project design to accommodate on-site drainage and water quality considerations.

Phasing

Riverfront Medical Center III represents the third phase of the overall Riverfront Medical Center planned development. This phase is proposed to be constructed as a single-phase development and is not anticipated to be subdivided into multiple construction phases.



Exhibit B
PowerPoint Presentation



VCBO

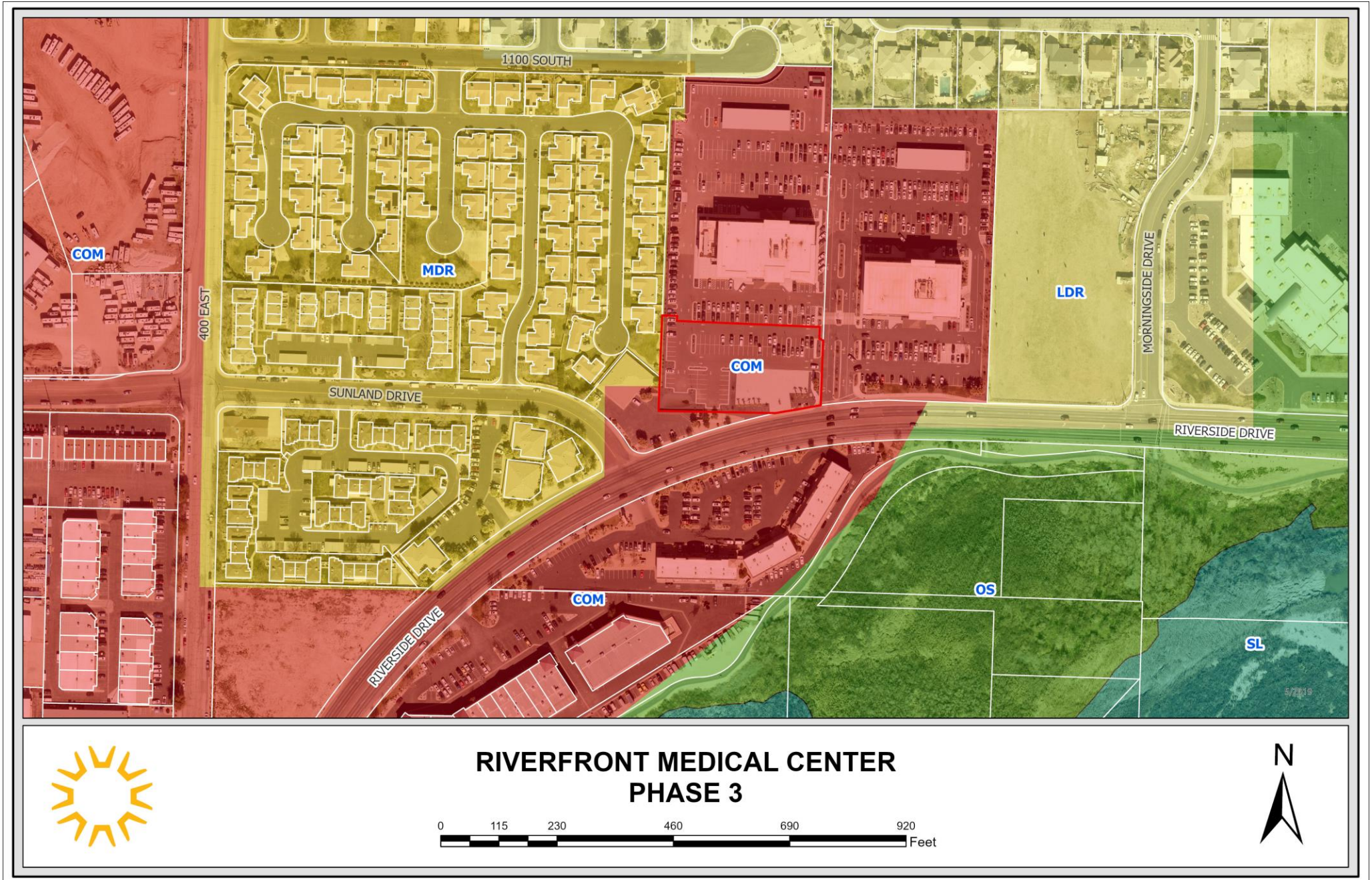
Riverfront Medical Center Phase III

2026-PDA-015

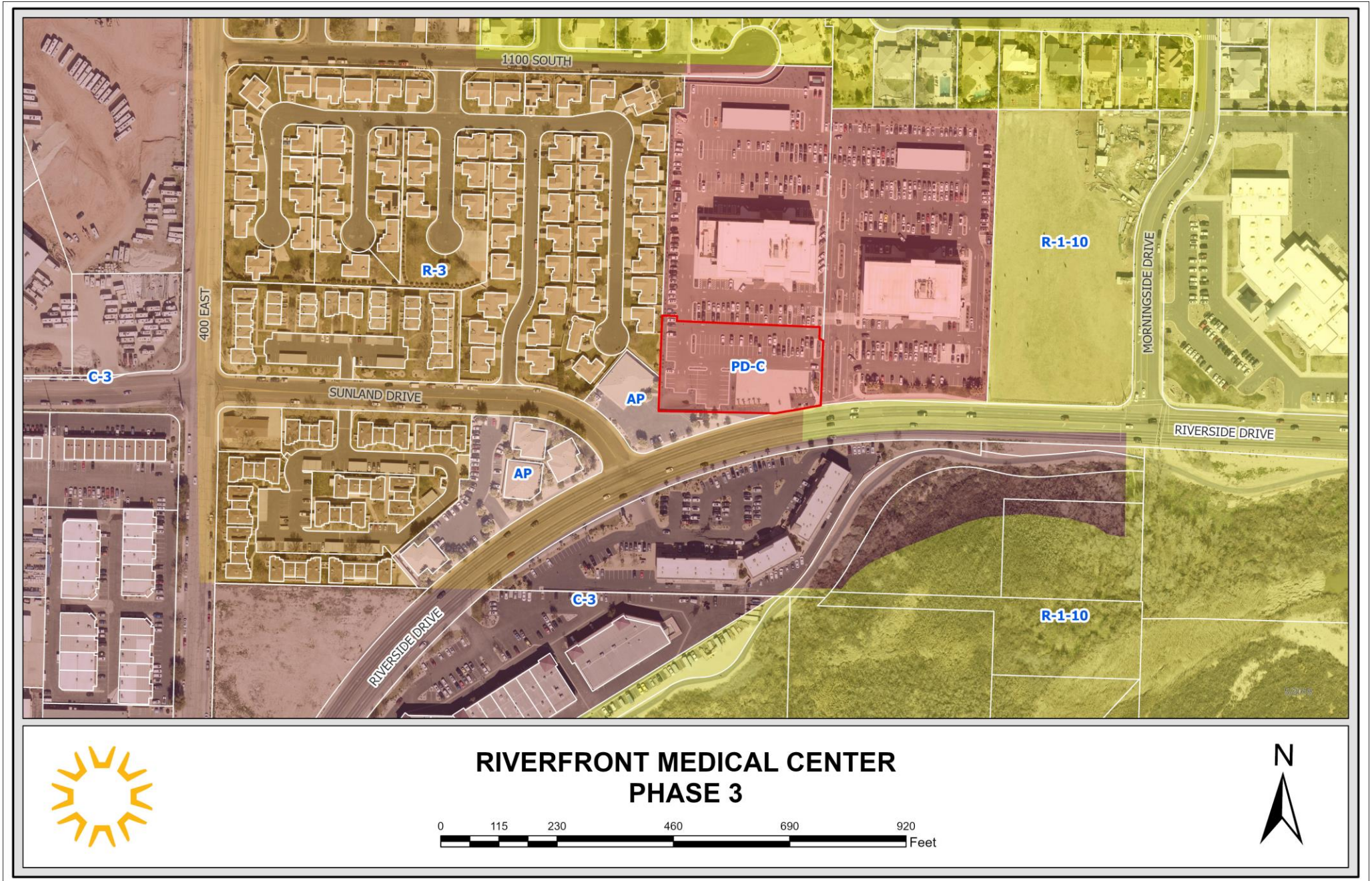
Aerial Map



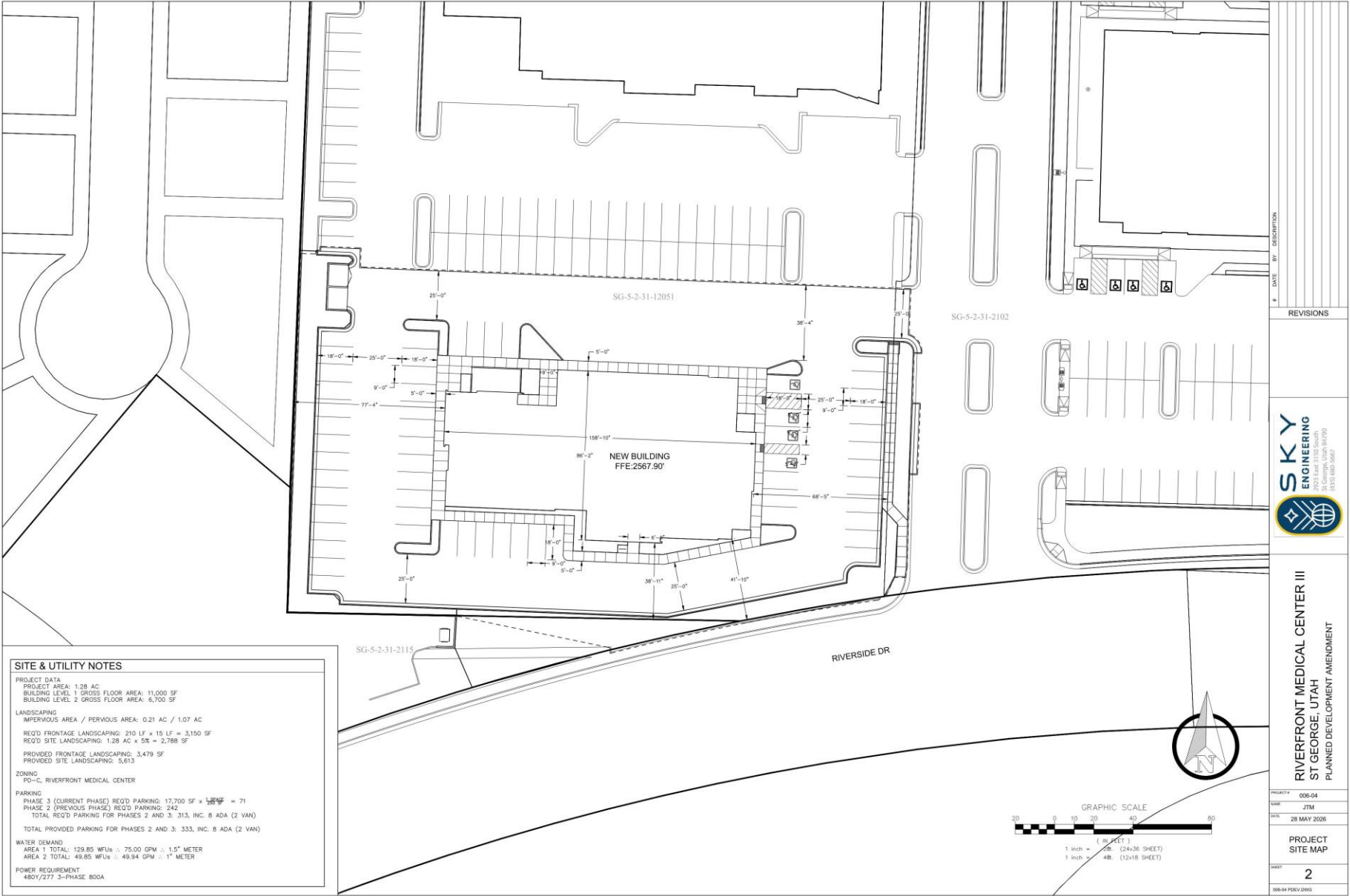
Land Use Map



Zoning Map



Site Plan



Site Plan

SITE & UTILITY NOTES

PROJECT DATA

PROJECT AREA: 1.28 AC
BUILDING LEVEL 1 GROSS FLOOR AREA: 11,000 SF
BUILDING LEVEL 2 GROSS FLOOR AREA: 6,700 SF

LANDSCAPING

IMPERVIOUS AREA / PERVIOUS AREA: 0.21 AC / 1.07 AC

REQ'D FRONTAGE LANDSCAPING: 210 LF x 15 LF = 3,150 SF
REQ'D SITE LANDSCAPING: 1.28 AC x 5% = 2,788 SF

PROVIDED FRONTAGE LANDSCAPING: 3,479 SF
PROVIDED SITE LANDSCAPING: 5,613

ZONING

PD-C, RIVERFRONT MEDICAL CENTER

PARKING

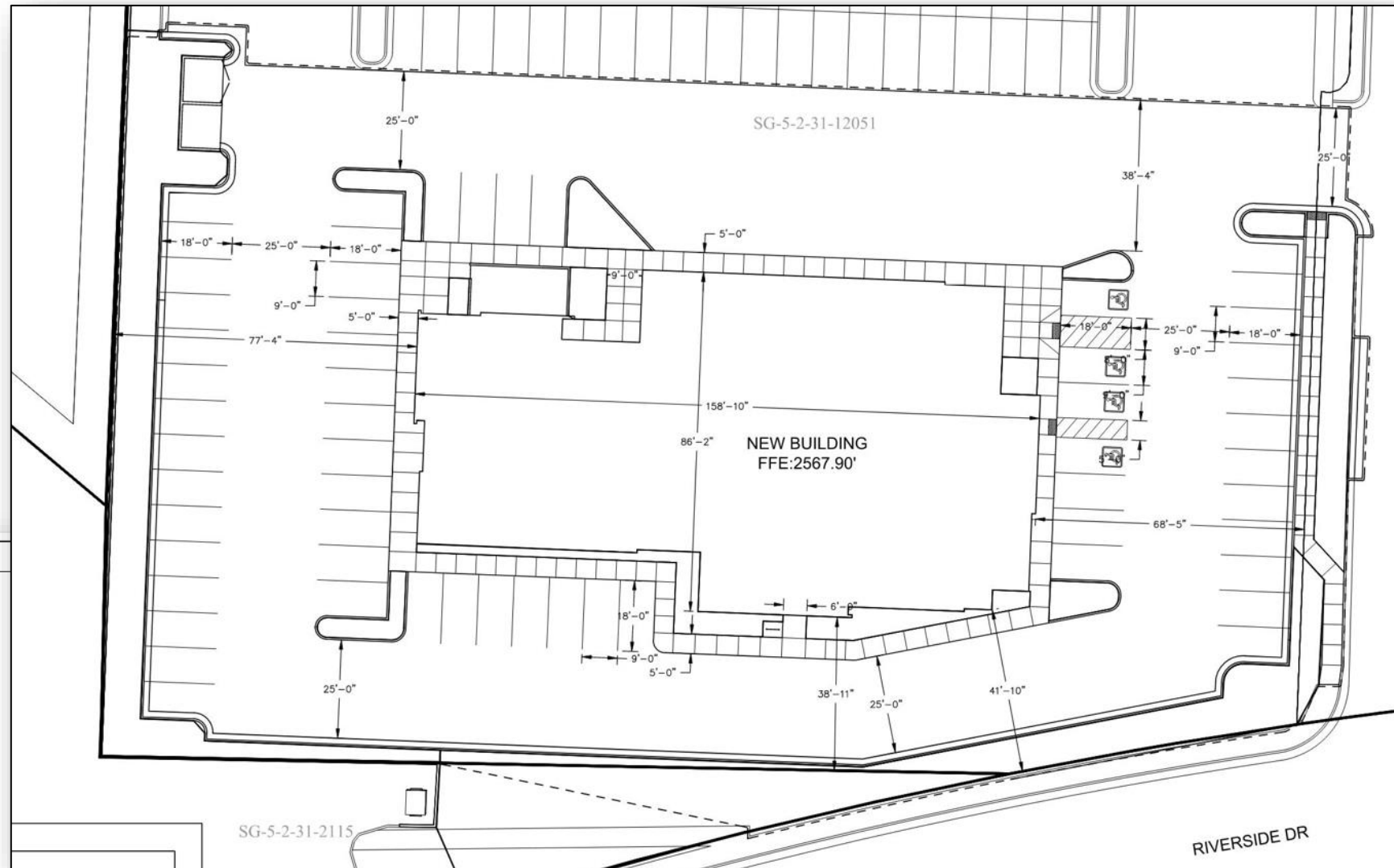
PHASE 3 (CURRENT PHASE) REQ'D PARKING: $17,700 \text{ SF} \times \frac{1 \text{ SPACE}}{250 \text{ SF}} = 71$
PHASE 2 (PREVIOUS PHASE) REQ'D PARKING: 242
TOTAL REQ'D PARKING FOR PHASES 2 AND 3: 313, INC. 8 ADA (2 VAN)
TOTAL PROVIDED PARKING FOR PHASES 2 AND 3: 333, INC. 8 ADA (2 VAN)

WATER DEMAND

AREA 1 TOTAL: 129.85 WFUs $\therefore$ 75.00 GPM $\therefore$ 1.5" METER
AREA 2 TOTAL: 49.85 WFUs $\therefore$ 49.94 GPM $\therefore$ 1" METER

POWER REQUIREMENT

480Y/277 3-PHASE 800A



Landscape Plan



PLANT SCHEDULE

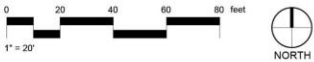
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
TREES				
	1	PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE	24"BOX	MULTI-TRUNK
	5	WASHINTONIA FILIFERA / CALIFORNIA FAN PALM ADJUST TO ACCOMMODATE NEW PLANTING BED	EXISTING	-
	3	WASHINTONIA FILIFERA / CALIFORNIA FAN PALM TRANSPLANTED EXISTING	EXISTING	-
SHRUBS				
	53	CHRYSACTINIA MEXICANA / DAMANITA	3 GAL	
	14	HESPERALOE FUNIFERA / GIANT HESPERALOE	15 GAL	
	18	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	
	14	ILEX VOMITORIA 'NANA' / DWARF YALPON	5 GAL	
	16	ROSA X 'NOARE' / RED CARPET ROSE	5 GAL	
	33	TEUCRIUM CHAMAEEDRYS / GERMANDER	5 GAL	
	2	YUCCA ROSTRATA / BEAKED YUCCA TRANSPLANT EXISTING	EXISTING	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
	EXISTING PLANTING AREA TO PROTECT IN PLACE
	ROCK MULCH TO BE PLACED AT ALL PLANTING BED AREAS EXCEPT WHERE ADJACENT CORNICE IS SHOWN. ROCK TO BE 3/4" BASALT AVAILABLE FROM STAR NURSERY. ROCK PLACED 3" MINIMUM DEPTH
	ALL PARKING ISLANDS TO BE OVER EXCAVATED AND BACKFILLED WITH MINIMUM 2" OF APPROVED TOPSOIL

PLANTING NOTES

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- CONTRACTOR SHALL PROVIDE A SOILS REPORT ON EXISTING & IMPORTED SOIL TO BE USED FOR LAWN AND PLANTER AREAS.
- THE FOLLOWING SUBMITTALS SHALL BE DELIVERED TO LANDSCAPE ARCHITECT FOR APPROVAL:
 - ALL PLANT MATERIALS INFORMATION
 - SOIL AMENDMENTS
 - ROCK MULCH AND SHOULDER SELECTIONS (INCLUDING SAMPLES)
 - WEED BARRIER AND PRE-EMERGENT INFORMATION
- ALL PLANT PITS ARE TO BE OVER EXCAVATED TO 2X THE FOOTBALL AND BACKFILLED. THE BACKFILL MIX SHALL BE 2 PARTS NATIVE SOIL TO ONE PART SOIL AMENDMENT (BIOFIBER MULCH, SOIL PEAT, OR APPROVED COMPOST) EVENLY MIXED.
- CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PURCHASE ALL PLANT MATERIALS LISTED IN THE PLANT LEGEND. CONTRACTOR SHALL SECURE ALL PLANTS EARLY ON CONTRACT WITH NURSERY TO GROW PLANTS FOR PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING PLANTS IN QUANTITIES SHOWN ON PLAN.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE IN ITS CONTAINER, I.E. DO NOT SET ROOT FAIR OF PLANT BELOW TOP OF FINISHED GRADE.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING, AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR 1 GALLON PLANTS THAT MAY BE INSTALLED 18" FROM BACK OF CURB OR SIDEWALK OR IN LOCATION APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
- ALL NEW LAWN AREAS SHALL BE PREPARED WITH 150 LBS/1000 SF OF GRI-PPOWER PLUS AND 2 CY/1000 SF COMPOST MINIMUM UNLESS OTHERWISE SPECIFIED BY THE SOILS REPORT. OTHER AREAS SHALL BE AMENDED WITH BIRCHCHIP BACKFILL AT PLANTING LOCATIONS ONLY. CONTRACTOR TO SPREAD COMPOST AND GRI-PPOWER EVENLY OVER EXISTING SOIL, AND MIX IN TO A DEPTH OF 4" IF CONTRACTOR TO REMOVE ALL ROCK MATERIAL, WHEN P-15 IS REQUIRED FOR ALL LAWN AREAS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY 3 TIMES DURING THE FIRST 30 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON. CONTRACTOR RESPONSIBLE FOR WARRANTY OF ALL PLANT MATERIAL. SHRUBS FOR 90 DAYS, TREES FOR 1 YEAR.
- FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB OR SIDEWALK.
- STREET FRONTAGE TREE REQUIREMENTS
RIVERSIDE DR. 30' O.C.
20'10" - 10 TREES



[illegible]

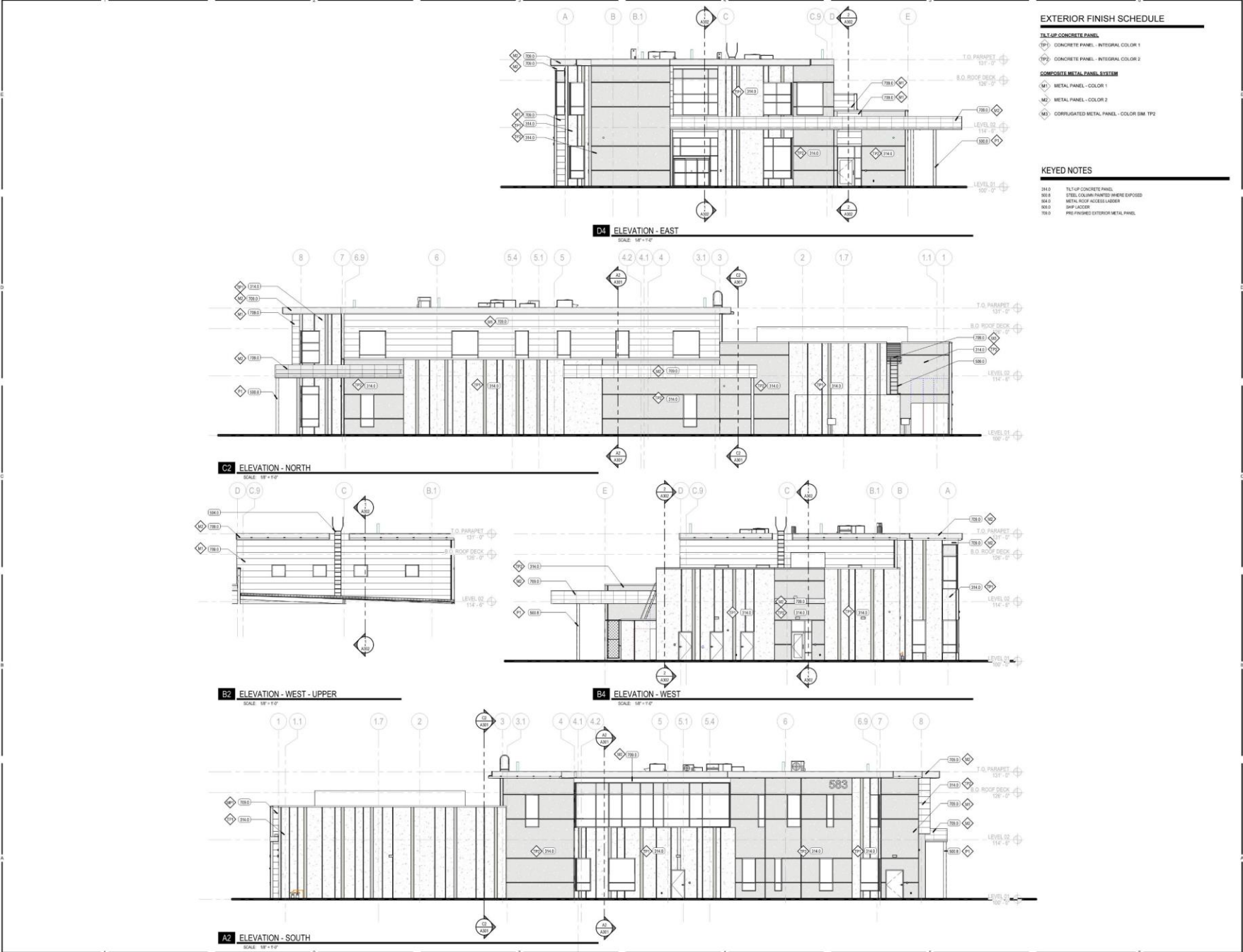
RIVERFRONT MEDICAL CENTER III

RIVERFR
633 Riverside Drive,
St. George, Utah 84770
PROGRESS SET

ELECTRICAL SITE
PHOTOMETRIC PLAN

ES102

Exterior Elevations



Materials

Riverfront Medical Center, Phase III Materials Board



Lumabuilt – aluminum siding with printed wood grain finish (similar to the existing two buildings on the site), or equivalent.



Aluminum Storefront Window system – Black coated aluminum storefront window frames with Solarban 60 (or equivalent) mirror tinted glass. Similar to existing phases I & II



Exposed Architectural Tilt-up Concrete – High-quality integrally colored concrete wall system as shown here on the Riverfront Medical Center, Phase II completed building.



NORTH WEST CORNER



NORTH EAST CORNER

Clear Anodized Aluminum Fascia – Similar to the existing phases I & II



SOUTH EAST CORNER

Materials



M1 - Lumabuilt – aluminum siding with printed wood grain finish (similar to the existing two buildings on the site), or equivalent.



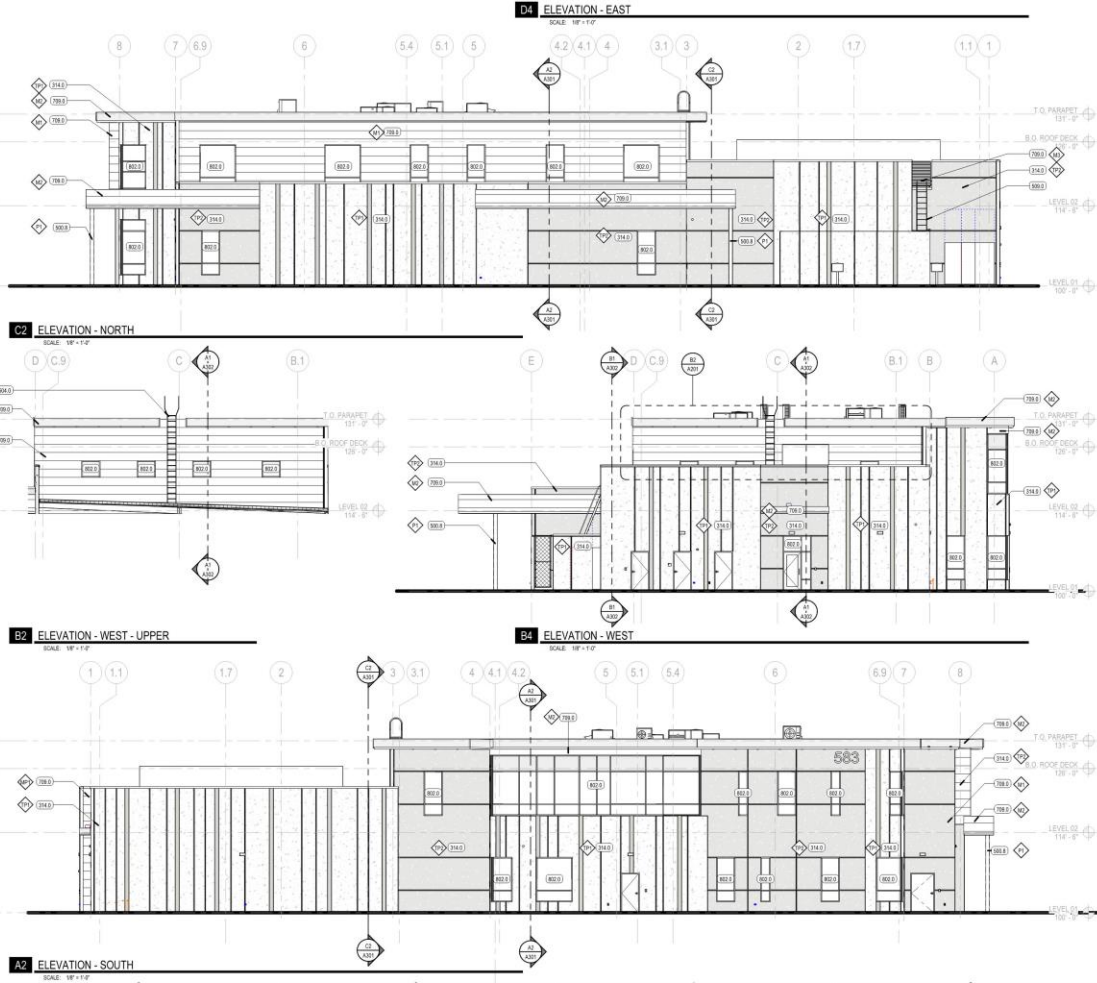
M2 - Clear Anodized Aluminum Fascia – Similar to the existing phases I & II



Aluminum Storefront Window system – Black coated aluminum storefront window frames with Solarban 60 (or equivalent) mirror tinted glass. Similar to existing phases I & II



TP1 - NATURAL
TP2 - ONYX
Exposed Architectural Tilt-up Concrete – High-quality integrally colored concrete wall system as shown here on the Riverfront Medical Center, Phase II completed building.



EXTERIOR FINISH SCHEDULE	
TLT-UP CONCRETE PANEL	
TP1	CONCRETE PANEL - INTEGRAL COLOR 1
TP2	CONCRETE PANEL - INTEGRAL COLOR 2
COMPOSITE METAL PANEL SYSTEM	
M1	METAL PANEL - COLOR 1
M2	METAL PANEL - COLOR 2
M3	CORRUGATED METAL PANEL - COLOR SMC TP2

KEYED NOTES	
TP1,2	TLT-UP CONCRETE PANEL
M1,2	STEEL COLUMN-PANTEE WHERE EXPOSED
M3,4	METAL ROOF ACCESS LADDER
M5,6	PAINT ACCESS
M7,8	PRE-FINISHED EXTERIOR METAL PANEL, STOREFRONT SYSTEM

VCBO

SALT LAKE CITY, UT
631 SOUTH 900 EAST
SALT LAKE CITY, UT 84143
801.575.8888
ST. GEORGE
211 N. MAIN ST. #201
ST. GEORGE, UT 84770
435.862.7573
VCBO.COM
VCBO NUMBER: 18855-08
DATE: 05.16.2020

REV. DATE. DESCRIPTION

RIVERFRONT MEDICAL CENTER III

PERMIT SET

EXTERIOR ELEVATIONS

A201

Renderings

VCBO



VCBO



Renderings



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RIVERFRONT MEDICAL CENTER PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE ON APPROXIMATELY 1.28 ACRES AND APPROVING THE DESIGN AND SITE PLAN FOR A NEW MEDICAL OFFICE BUILDING LOCATED AT 585 EAST RIVERSIDE DRIVE TO BE KNOWN AS RIVERFRONT MEDICAL CENTER, PHASE 3.

(RIVERFRONT MEDICAL CENTER, PHASE 3)

WHEREAS, the property owner has requested an amendment to the Riverfront Medical Center PD-C (Planned Development Commercial) zone and approval for the design and site plan for a medical office building located on a 1.28-acre site; and

WHEREAS, the Planning Commission held a public hearing on June 9, 2026, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 6-0 vote with the following conditions:

1. That any signage is to meet the requirements of Title 9.
2. A site plan must be applied for and approved prior to construction of the site.

WHEREAS, the City Council held a public meeting on this request on July 2, 2026, to consider the amendment of PD-C for a medical office building; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George; and

WHEREAS the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the city.

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

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

Section 2. Enactment. The approved planned development within the PD-C Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of Riverfront Medical Center, Phase 3 in Exhibit 'B'. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit 'A'.

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, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 2nd day of July 2026.

ST. GEORGE CITY:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

VOTING OF CITY COUNCIL:

City Attorney's Office

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Jami Brackin, Deputy City Attorney

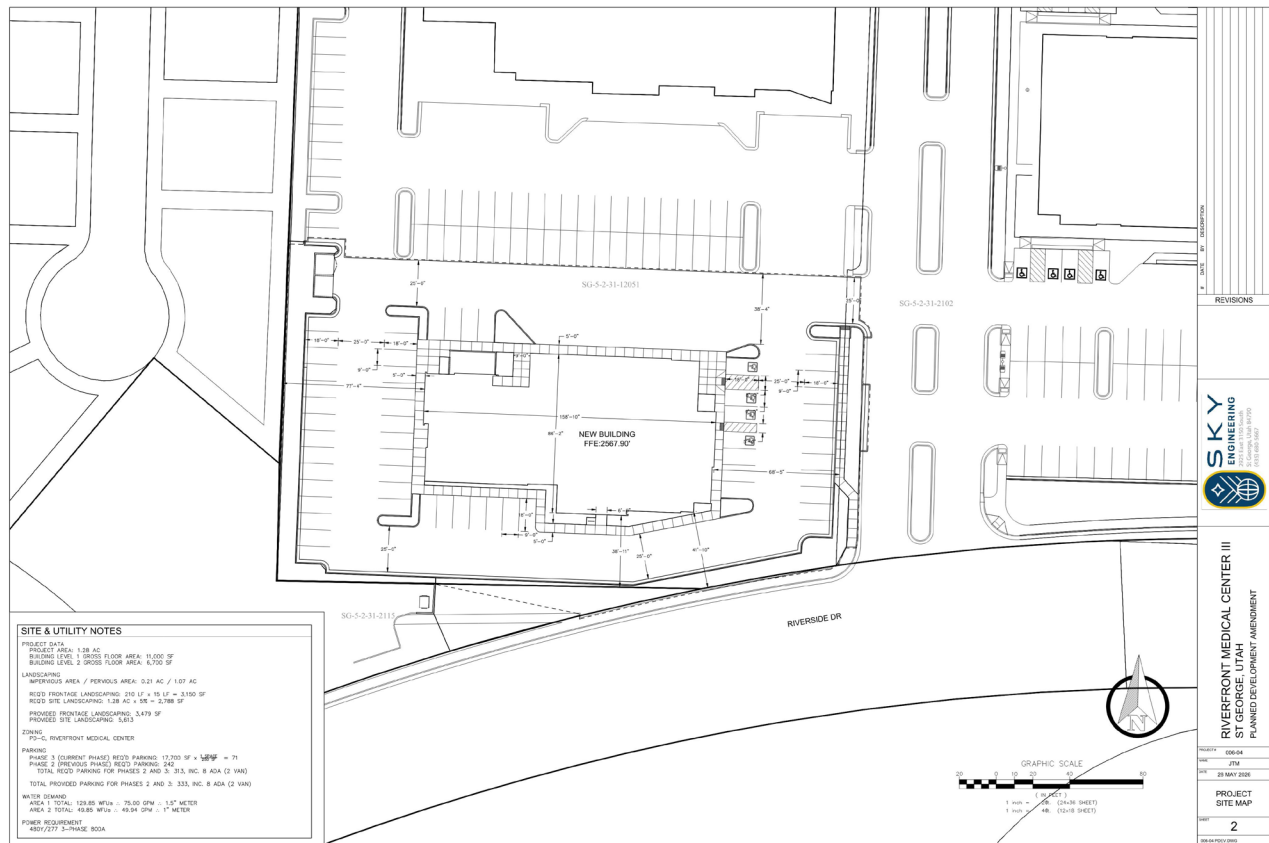
EXHIBIT "A"

SG-5-2-31-12051

Legal S: 31 T: 42S R: 15W COMMENCING AT THE CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE ALONG THE SECTION LINE, SOUTH 0°32'03" WEST 2686.40 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, NORTH 89°18'17" WEST 5367.48 FEET TO THE QUARTER CORNER COMMON TO SECTION 31 AND 32; THENCE ALONG THE EAST-WEST CENTER SECTION LINE, NORTH 89°44'20" WEST 711.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°11'06" WEST 239.55 FEET; THENCE NORTH 87°48'54" WEST 6.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 47.91 FEET ALONG THE ARC OF A 30.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE SOUTH 02°11'06" WEST 155.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 7.85 FEET ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE NORTH 87°48'54" WEST 2.00 FEET; THENCE SOUTH 02°11'06" WEST 161.00 FEET TO A POINT ON THE ARC OF A 1,440.00 FOOT RADIUS, NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST. SAID POINT ALSO BEING ON THE NORTH LINE OF RIVERSIDE DRIVE AS DEDICATED WITH INSTRUMENT NO. 586531, BOOK: 1162, PAGE: 335; THENCE WESTERLY, 74.11 FEET ALONG THE ARC OF SAID CURVE (RADIUS POINT BEARS: SOUTH 08°17'19" EAST) THROUGH A CENTRAL ANGLE OF 02°56'56" TO THAT POINT WHERE THE NORTH BOUNDARY OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 20060022101 INTERSECTS THE NORTHERLY BOUNDARY OF SAID RIVERSIDE DRIVE; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL, NORTH 88°56'02" WEST 231.12 FEET (DEED= 233.16 FEET); THENCE ALONG THE BOUNDARY OF SAID PARCEL, NORTH 2°12'10" EAST 64.92 FEET TO THE SOUTHEAST CORNER OF MOON RIVER TOWNHOMES PHASE 2, RECORDED AS INSTRUMENT NO. 575309, BOOK: 1128, PAGE 310; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MOON RIVER TOWNHOMES PHASE 2, NORTH 2°12'10" EAST 534.33 FEET (PLAT= 534.67 FEET) TO ITS INTERSECTION WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 31; THENCE ALONG SAID SUBDIVISION AND SAID EAST-WEST CENTER SECTION LINE, SOUTH 89°44'20" EAST 27.02 FEET; THENCE ALONG SAID SUBDIVISION AND LEAVING THE EAST-WEST CENTER SECTION LINE, NORTH 162°7'50" EAST 87.44 FEET (DEED & PLAT= 87.12 FEET) TO THE CENTERLINE OF 1100 SOUTH STREET AND 1100 SOUTH CIRCLE AS DEDICATED WITH COUNTRYSIDE SUBDIVISION PHASE II, RECORDED AS INSTRUMENT NO. 766157, BOOK: 1446, PAGE 2401; THENCE ALONG THE SOUTH BOUNDARY OF SAID COUNTRYSIDE SUBDIVISION PHASE II, SOUTH 88°48'50" EAST 291.27 FEET (DEED= 291.48 FEET) TO A POINT ON THE WEST BOUNDARY OF COUNTRYSIDE SUBDIVISION PHASE 4, RECORDED AS INSTRUMENT NO. 759397, BOOK: 1459, PAGE: 519; THENCE ALONG THE WEST BOUNDARY OF SAID COUNTRYSIDE SUBDIVISION PHASE 4, SOUTH 0°57'42" WEST 82.73 FEET (DEED= 77.32 FEET) TO ITS INTERSECTION WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 31; THENCE ALONG THE SOUTH BOUNDARY OF SAID COUNTRYSIDE SUBDIVISION PHASE 4 AND THE EAST-WEST CENTER SECTION LINE, SOUTH 89°44'20" EAST 28.00 FEET TO THE POINT OF BEGINNING.

LESS: (DOC 20210059886) BEGINNING AT A POINT ON THE EASTERLY LINE OF MOON RIVER TOWNHOMES PHASE 2, AS FOUND ON RECORD AS ENTRY NO. 575309, WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°44'20" EAST 1,647.81 FEET ALONG THE CENTER SECTION LINE AND NORTH 61.38 FEET FROM THE CENTER QUARTER CORNER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°27'50" EAST 26.05 FEET TO THE SOUTHERLY LINE OF COUNTRYSIDE SUBDIVISION PHASE II, AS FOUND ON RECORD AS ENTRY NO. 766157, WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°48'50" EAST 179.75 FEET ALONG SAID SOUTHERLY LINE OF COUNTRYSIDE SUBDIVISION PHASE II; THENCE SOUTHWEST 48.14 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 55°26'48" WEST, LONG CHORD BEARS SOUTH 62°08'16" WEST 46.31 FEET WITH A CENTRAL ANGLE OF 55°10'08"); THENCE SOUTH 89°43'20" WEST 139.44 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"



Agenda Date: 07/02/2026

Agenda Item Number: 09

Subject:

Consider approval of Ordinance No. 2026-053 amending the Sun River PD-R (Planned Development Residential) zone on approximately 3.24 acres generally located south of Angel Arch Drive and west of Pearl Vista Drive. (Case No. 2026-PDA-013 - Angel Arch Church Addition)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: Sky Engineering, Jared Madsen

Reference Number: 2026-PDA-013

Address/Location:

Located south of Angel Arch Drive and west of Pearl Vista Drive.

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

The proposal is for an approximately 3,600 sq. ft. addition to an existing religious facility. The underlying general plan is LDR (Low Density Residential). At their meeting held on June 9, 2026, the Planning Commission held a public hearing, and recommended approval with a 6-0 vote with no conditions. There were two public comment letters received, and no public comments were made at the meeting.

Staff Narrative (need/purpose):

This is a request to approve the site plan, landscape plan, and elevations for a 3,600 sq. ft. addition to an existing religious facility, additional parking area, and a new pavilion located in the Sun River PD-R (Planned Development Residential) zone. Any new site plans or changes within an approved PD-R zone require a PD Amendment.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission recommended approval with a vote of 6-0 with no conditions.

Attachments



CITY COUNCIL AGENDA REPORT: **07/02/2026**

BACKGROUND AND PROPOSAL:

The existing religious facility was originally approved in 2012. Construction began in 2013, and a certificate of occupancy was issued in November of 2013. The current facility is 12,662 sq. ft. with 133 parking spaces and has approximately 72,044 sq. ft. of landscaping. The existing building height is 32 feet 5 inches to the roof with a 57 feet 4 inches steeple. The site was designed with the anticipation that a future building addition may be needed. As part of the original approval, the site plans identified areas for future parking to accommodate a potential building addition.

The proposed project consists of a 3,600 sq. ft. addition to the existing religious facility. The addition would have a roof height of approximately 29 feet 8 inches. The building will primarily be constructed of brick, with stucco accents. Elevation drawings have been submitted and are included in this packet. The project also includes construction of a new picnic pavilion and turf in the southeast corner of the site, and additional parking to meet parking standards for the addition.

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

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6	Proposed setbacks: Front: 63' Side: 34' Side: 232' Rear: 128'	Setbacks appear to meet the requirements of the zone.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans	The plans appear to meet the required pedestrian circulation.
Uses	PD-R use list	Religious Facility	The PD-R allows the use.
Height and Elevation	10-8D-6	29'8" to ridge of truss	The maximum allowed height is 40' (steeple may be higher).
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 30% of site)	The landscaping appears to be sufficient. During site plan review, staff will ensure compliance with applicable code requirements.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities will be evaluated in detail during the site plan review.
Signs	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has been included	Site lighting appears to meet the requirements of Title 10-14

			but will require additional review during formal site plan review.
Lot Coverage	10-8D-6	Conceptual plan shown (~11.5%)	The site plan meets lot coverage regulations < 50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located behind the building and will include a solid wall to screen from right of ways.
Landscaping	10-8D-6	Minimum 15' landscape buffer along both streets.	Conceptual landscaping exceeds code requirements.
Parking	10-19-5	114 remaining of existing 37 new parking stalls 151 total parking stalls	One parking space is required for every 3.5 fixed seats. Parking appears to meet requirements.
EVCS And Bike Parking	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements.

RECOMMENDATION:

The Planning Commission held a public hearing on June 9, 2026, and recommended approval of this PD Amendment with a 6-0 and no conditions. There were two public comment letters received, and no public comments were made at the meeting.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. The proposed amendment meets the requirements of Title 10-8D.
2. There will be adequate parking on site to facilitate the development.
3. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

POSSIBLE MOTION:

"I move that we approve the PD Amendment for the Angel Arch Church Addition, Case No. 2026-PDA-013, based on the findings listed in the staff report."

Exhibit A
Applicants Narrative



May 12, 2026

City of St George
Planning & Zoning
175 E 200 N
St George, UT 84770

Re: Planned Development Amendment Narrative for Angel Arch Church

Project Overview

This Planned Development Amendment is being submitted on behalf of the property owner to facilitate the construction of an addition to Angel Arch Church, a religious facility located within the Sun River development in City of St. George, Utah. The subject property is a 3.24-acre parcel currently zoned within the Sun River Planned Development (PD), which requires an amendment to allow for site-specific development plans. This development will provide additional capacity for worship and gathering activities while ensuring compatibility with surrounding land uses.

The proposed development consists of a single-phase project that includes the construction of a church building addition, associated parking facilities, and landscaped areas. The project has been carefully designed to integrate with the existing building and surrounding area while meeting city requirements for parking, access, and open space.

Proposed Uses & Density

The primary use of the property is for religious assembly and associated activities. Since this is a non-residential development, there is no proposed density in terms of dwelling units per acre. The development will include:

- A church building addition with an estimated 3,600 square feet of floor area.
- Associated storage areas, including a designated refuse storage area.
- Surface parking lots providing adequate off-street parking for church attendees.
- Landscaped areas consisting of desert-friendly vegetation and rock mulch, with no turf.

Land Use Allocation

The overall church site is organized into distinct land use categories. The following percentages reflect a well-balanced site layout that accommodates the needs of the church while maintaining adequate open areas.

- **Building coverage (0.4 ac): 13%** of the total parcel area.
- **Parking and drive aisles (1.3 ac): 41%** of the total parcel area.
- **Landscaped areas and sidewalks (1.5 ac): 47%** of the total parcel area.

Common & Open Spaces

The Angel Arch Church site provides open landscaped areas around the church building to enhance the visual appeal of the site and create a welcoming environment. Landscaped areas and pedestrian connections are distributed throughout the site to provide visual buffering, improve walkability, and maintain compatibility with adjacent development within the Sun River community.

Exhibit B
Public Comment



Brian Dean <brian.dean@sgcityutah.gov>

Angel Arch church addition--case no. 2026-PDA-013

1 message

Rick Lawley <[REDACTED]>

Sun, Jun 7, 2026 at 11:22 AM

To: "brian.dean@sgcityutah.gov" <brian.dean@sgcityutah.gov>

Good morning Brian,

My wife and myself live on Morane Manor just northwest of this church, and we are in opposition to this addition for two primary reasons.

- 1) This change doesn't met current Sunriver PD requirements.
- 2) More importantly, would be traffic concerns in this residential neighborhood. On Sundays parking regularly exceeds the parking lot capacity and overflow parking is on public and private streets near this intersection. This overflow parking is often inhibiting to a driver's view when turning east or west on Angel Arch. Additionally, Angel Arch and Pearl Vista is already a dangerous intersection due to the bend in Angel Arch. Eastbound/westbound traffic are often traveling at high speeds and are often difficult to see, from either side, when waiting on Pearl Vista to turn onto Angel Arch. We have witnessed a number of close calls at this intersection due to high speed and the bend in Angel Arch. Again we are in opposition to this amendment to allow additional capacity that we feel would just compound existing traffic concerns in the neighborhood.

Rick Lawley
Kathy Griquhn
[REDACTED]



Brian Dean <brian.dean@sgcityutah.gov>

Re: proposed amendment Case No. 2026-PDA-013

1 message

trace levasseur <[REDACTED]>

Mon, Jun 8, 2026 at 1:11 PM

To: "brian.dean@sgcityutah.gov" <brian.dean@sgcityutah.gov>

Hello, Mr. Dean,

I would like to express my opinion regarding the Subject matter, to be heard tomorrow, June 9, 2026:

I am NOT in favor of this project.

Thank you for considering my opinion.

Sincerely,

Tracy Levasseur

[REDACTED]

Exhibit C
PowerPoint Presentation

A photograph of the Angel Arch rock formation in a desert landscape. The arch is a natural opening in a sandstone cliff, with a large, rounded rock formation perched on top of the right side. The sky is blue with scattered white clouds. The foreground shows more rugged rock formations and some sparse desert vegetation.

Angel Arch Church Addition

2026-PDA-013

Aerial Map



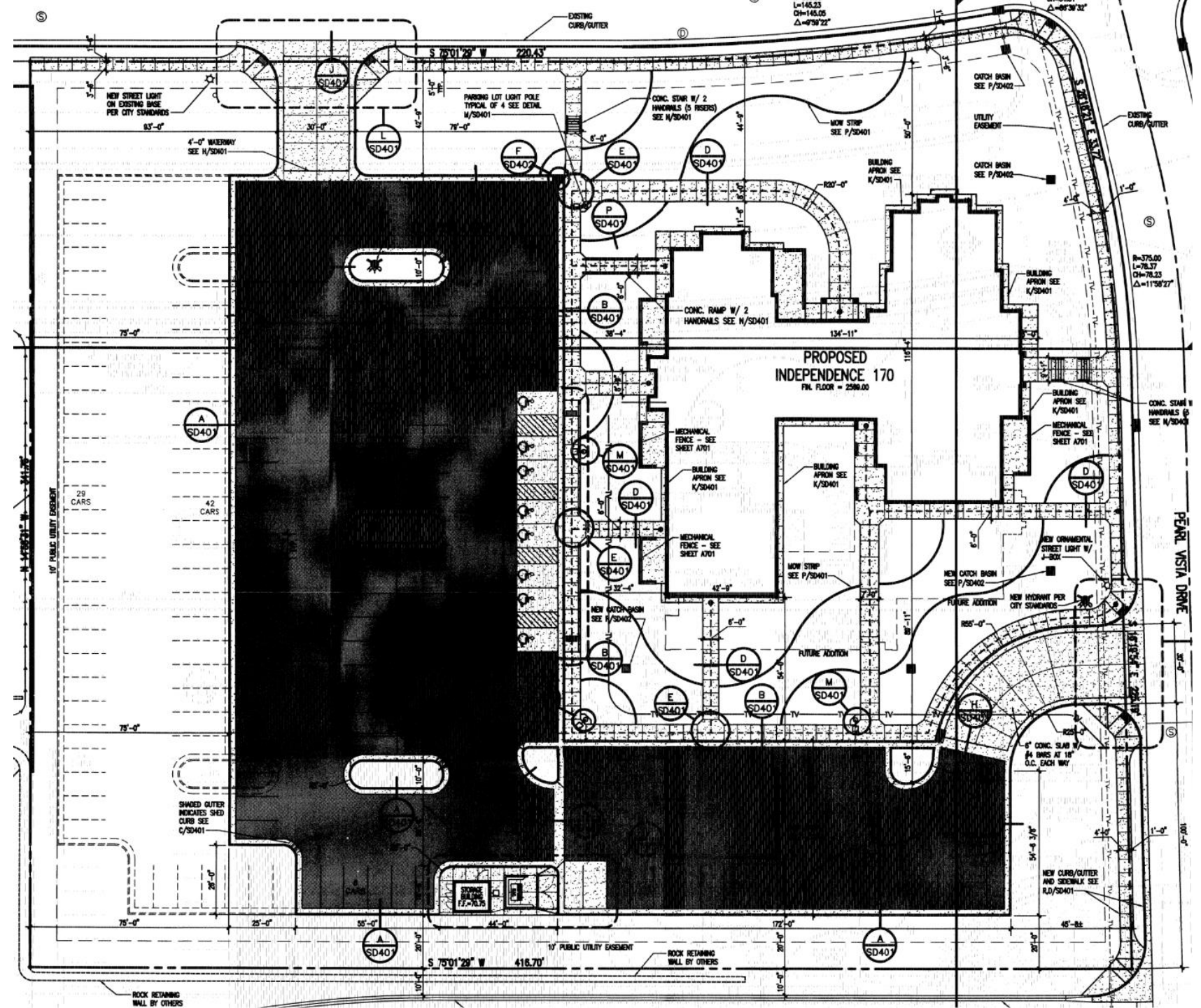
Land Use Map



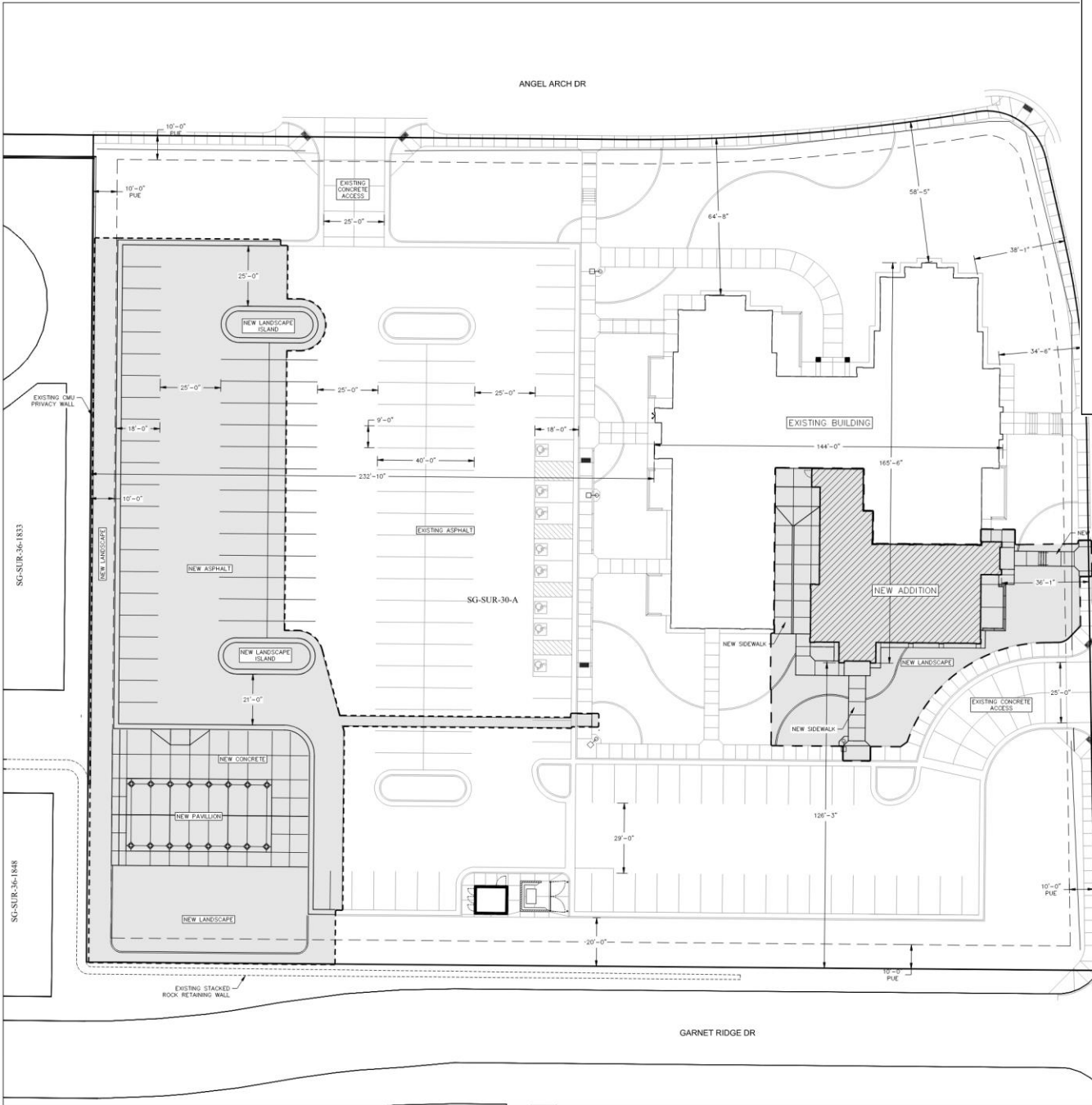
Zoning Map



Original Site Plan



Site Plan



SITE & UTILITY NOTES	
PROJECT DATA	PROPERTY AREA: 3.24 AC
	PROJECT AREA: 0.86 AC
EXISTING BUILDING FLOOR AREA: 12,658 SF	ADDITIONAL FLOOR AREA: 3,662 SF
	TOTAL FLOOR AREA: 16,320 SF
BUILDING HEIGHT: 32'-5" ROOF, 57'-4" STEEPLE	
ZONING	
PD-C, SUN RIVER PLANNED DEVELOPMENT	
GENERAL PLAN: LDR (LOW-DENSITY RESIDENTIAL)	
LANDSCAPING	
IMPERVIOUS AREA / PERVIOUS AREA: 2.14 AC / 1.10 AC	
REQ'D FRONTAGE LANDSCAPING: 650 LF x 15 LF = 9,750 SF	
REQ'D SITE LANDSCAPING: 3.24 AC x 5% = 7,057 SF	
PROVIDED FRONTAGE LANDSCAPING: 9,750 SF	
PROVIDED SITE LANDSCAPING: 38,250 SF	
PARKING	
EXISTING BENCH SEATING: 257 SEATS (385 LF / 18 INCHES)	
ADDITIONAL BENCH SEATING: 0 SEATS	
AUDITORIUM AREA: 1761 SF	
ADDITIONAL AREA: 1300 SF	
REQ'D PARKING: $(257+0)/3.5 + (1761+920)/35 = 150.0$	
PROVIDED PARKING: 151, INCLUDING 8 ADA (2 VAN)	

SG-SUR-44-2058

SG-SUR-45-2059

ANGEL ARCH CHURCH
ST GEORGE, UTAH
PLANNED DEVELOPMENT AMENDMENT

PROJECT # 026-06
NAME JTM
DATE 8 JUNE 2026
PROJECT SITE MAP
SHEET 2
EDN-06 PREP.DWG

SKY
ENGINEERING

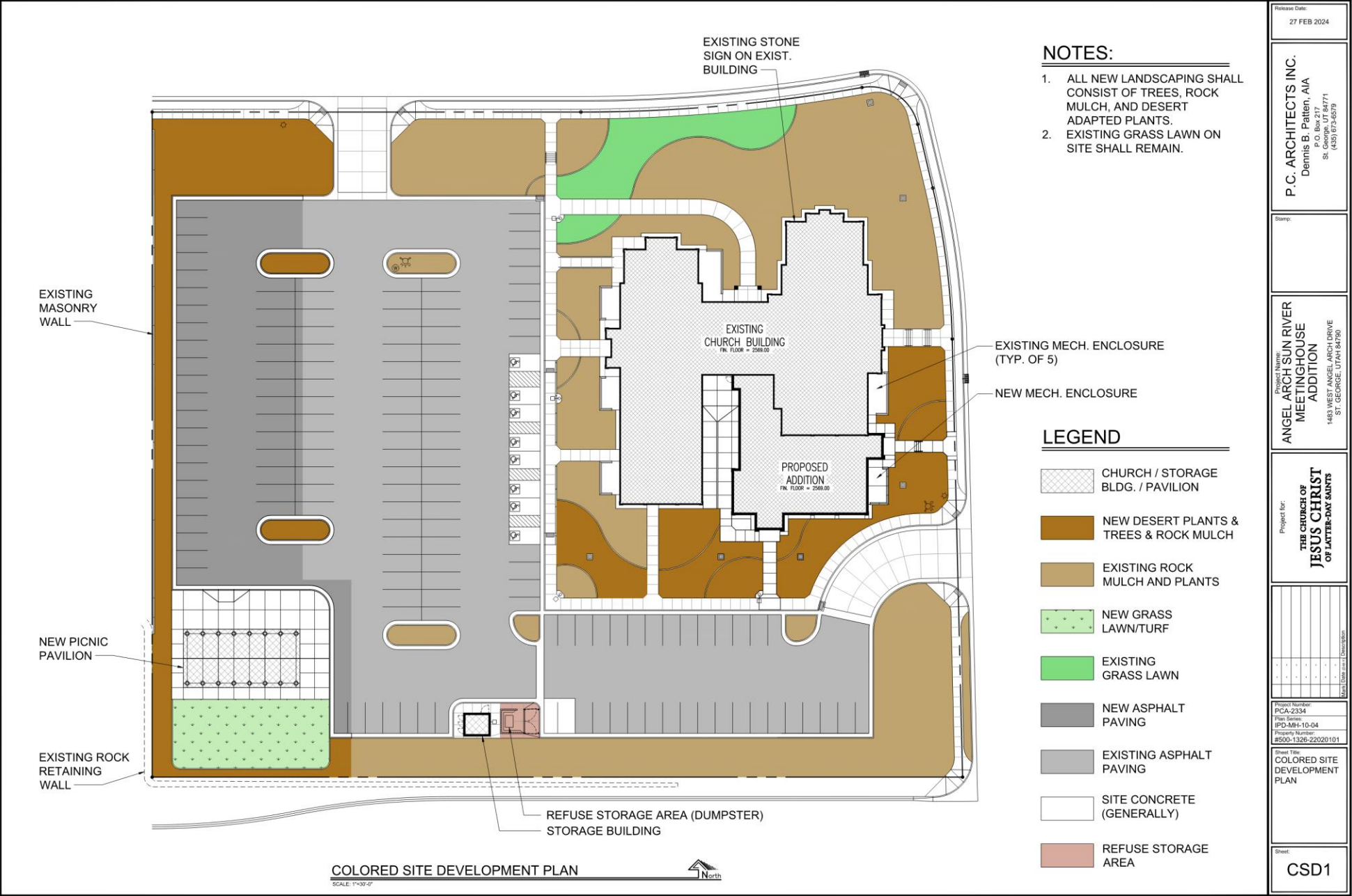
1500 W. 1000 S.
ST. GEORGE, UTAH 84790
435-683-5667

GRAPHIC SCALE

0 10 20 40 80

1 inch = 20 ft. (24x36 SHEET)
1 inch = 40 ft. (12x18 SHEET)

Site Plan



This is a detailed site plan for St. John's Episcopal Church. The plan shows the existing church building and a proposed addition, both with finished floor elevations of 2569.00. The existing building is a large, irregular structure with a central nave and side chapels. The proposed addition is a smaller, rectangular structure attached to the existing building. The parking lot is located to the west of the building and is divided into several sections with different numbers of spaces: 29, 42, 29, 42, 6, 14, and 19 cars. The plan also shows the surrounding streets: Angel Arch Drive to the north, Pearl Vista Drive to the east, and a street labeled 'S 7501'29" W 416.70'' to the south. A project bench mark is located on Pearl Vista Drive, with a ring and lid monument at the top of a brass cap, elevation 2560.05. The plan includes various survey points, bearings, and distances, as well as a north arrow. A title block in the bottom right corner identifies the project as 'ST. JOHN'S EPISCOPAL CHURCH' and lists the owner as 'ST. JOHN'S EPISCOPAL CHURCH' and the architect as 'J. R. HARRIS & ASSOCIATES, INC.'.

ANGEL ARCH DRIVE

PROJECT BENCH MARK
RING & LID MON. TOP OF BRASS CAP ELEV.=2560.05

EXISTING CHURCH BUILDING
FIN. FLOOR = 2569.00

PROPOSED ADDITION
FIN. FLOOR = 2569.00

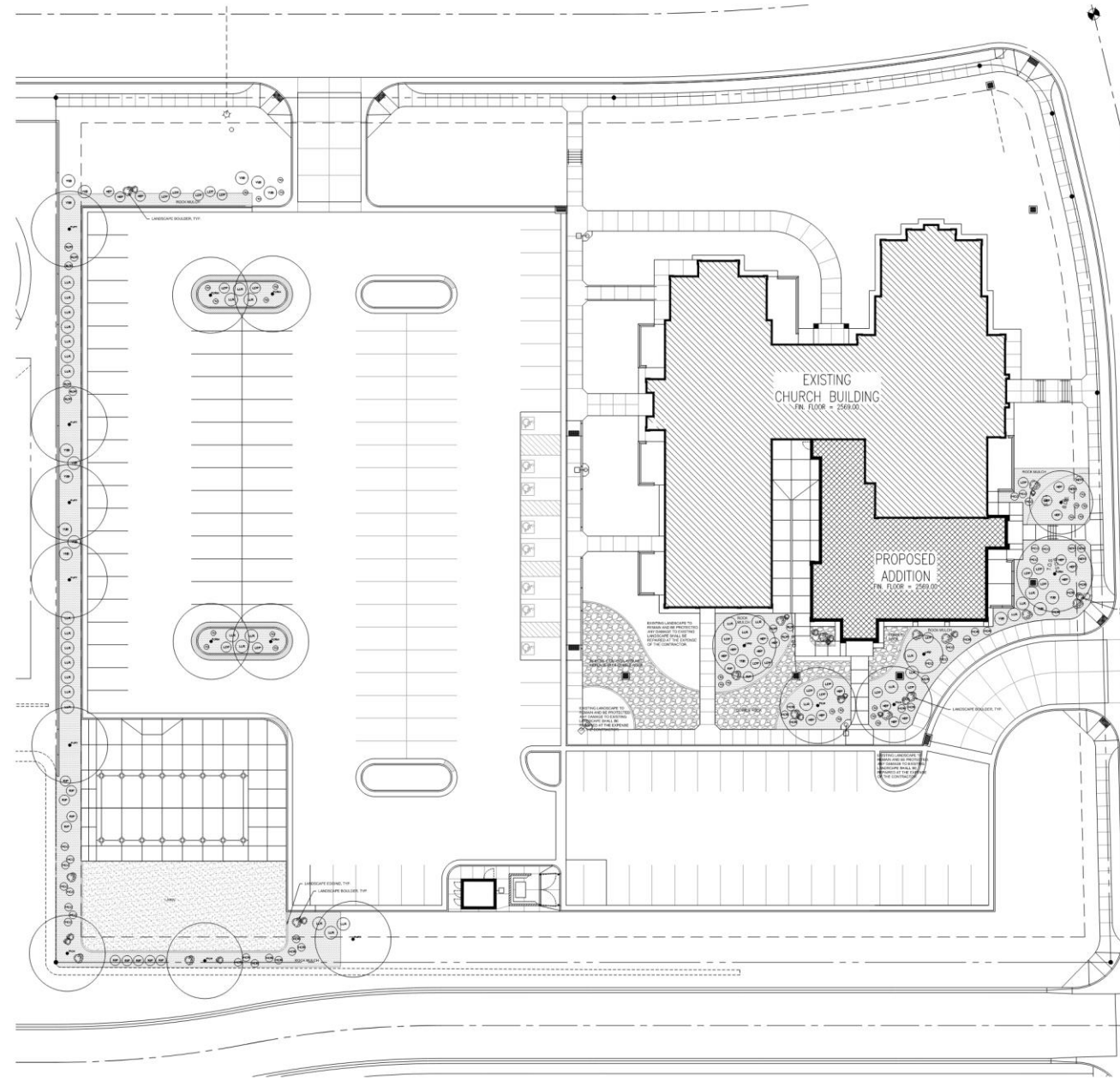
PEARL VISTA DRIVE

29 CARS
42 CARS
29 CARS
42 CARS
6 CARS
14 CARS
19 CARS

S 7501'29" W 416.70'

TW 2582.4
BW 2574.4

Landscape Plan



PLANT SCHEDULE					
QTY	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	HXW
LARGE TREES					
2	CTPD	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	30' X 30'
5	FORW	FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	50' X 30'
6	FVPT	FRAXINUS VELUTINA 'FAN-TEX'	FAN-TEX ASH	24" BOX	40' X 30'
4	PICKT	PRISTIA CHINESE	CHINESE PRISTACHE	24" BOX	30' X 30'
SMALL TREES					
1	LIRD	LAGERSTROEMIA INDICA 'RED'	RED CRAPE MYRTLE	24" BOX	12' X 8'
SHRUBS					
10	HERP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4' X 9'
22	LDP	LAGERSTROEMIA INDICA 'DIWARP PINK'	DIWARP PINK CRAPE MYRTLE	5 GAL	4' X 4'
33	LLR	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	BACONETERBUSH	5 GAL	9' X 9'
20	MCRP	MAHAENDERGHA CAMPULARIS REGAL MIST	PINK MULEY GRASS	5 GAL	4' X 3'
17	MCC	MYRTUS COMMUNIS 'COMPACTA'	DIWARP MYRTLE	5 GAL	3' X 3'
5	NOM	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	5 GAL	3' X 3'
12	RFP	RHAPHIDOPHYS INDICA 'PINKIE'	INDIAN HAWTHORNE	5 GAL	3' X 4'
9	RCP	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DIWARP ROSEMARY	5 GAL	2' X 3'
26	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	1' X 2'
16	YUB	YUCCA BACCATA	BANANA YUCCA	5 GAL	4' X 6'

LANDSCAPE NOTES

CONSTRUCTION ACTIVITY SHALL BE LIMITED TO WITHIN THE AREA SHOWN. ANY ACTIVITY IN UNDISTURBED AREAS SHALL BE REPAIRED ACCORDING TO OWNER'S DIRECTION.

CONTRACTOR SHALL LOCATED AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

CONTRACTOR SHALL PROVIDE A SOILS REPORT ON EXISTING AND IMPORTED SOIL TO BE USED FOR ALL PLANTED AREAS.

THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE PLANTING AND IRRIGATION DRAWINGS.

THE FOLLOWING SUBMITTALS SHALL BE DELIVERED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL:

- ALL PLANT MATERIALS INFORMATION
- SOIL AMENDMENTS
- BARK OR ROCK MULCH (INCLUDING SAMPLES)
- WEED BARRIER AND PRE-EMERGENT INFORMATION

ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS SHALL HAVE PRIOR WRITTEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. WORK SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES, LAWS ETC. RELATING TO THE WORK.

UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISKS AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.

NO TRENCING OR DIGGING WITH MACHINES IS ALLOWED IN THE DRIP LINE OF EXISTING TREES. MANY LANDSCAPE AREAS AT THE EDGES OF THE CONSTRUCTION AREA ARE SHOWN WITH PLANTS. NEW PLANTS ARE SHOWN IN THE SAME AREAS AS EXISTING PLANTS. CONTRACTOR IS ENCOURAGED TO PRESERVE AND PROTECT EXISTING PLANTS AND IRRIGATION SYSTEM WHEREVER POSSIBLE. ALL PLANT MATERIALS SHOWN SHALL HAVE ONE YEAR WARRANTY WHETHER EXISTING OR NEW. ALL PLANTS THAT DO NOT MEET WARRANTY SPECIFICATIONS AFTER ONE YEAR SHALL BE REPLACED, REGARDLESS OF WHEN THEY WERE INSTALLED.

THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND/OR UNWANTED GRASSES (INCLUDING THE ROOTS) EXISTING IN THE LANDSCAPE AREAS.

ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.

IT IS RECOMMENDED THAT CONTRACTOR REMOVE EXISTING ROCK MULCH, COBBLE MULCH, AND Boulders IN CONSTRUCTION AREAS AT BEGINNING OF CONSTRUCTION. STOCK PILE EXISTING ROCK MULCH, COBBLE MULCH, AND Boulders FOR USE IN NEW LANDSCAPE AREAS. CLEAN ANY FOREIGN MATERIALS FROM ROCK AND COBBLE MULCH PRIOR TO REINSTALLATION.

EXISTING NATIVE SOIL SHALL BE TESTED AND APPROVED FOR USE. NATIVE SOIL MAY BE AMENDED ACCORDING TO TOPSOIL TESTING REPORT. ALL PLANT MATERIALS MUST BE VIGOROUS, HEALTHY, FREE FROM DISEASE, NOT ROOT BOUND AND LABELED SOIL IN CONTAINER SHALL BE MOST. ALL TREES MUST SHOW A TAPERING TRUNK, HAVE MULTIPLE ROOTS IN ALL DIRECTIONS, PREFERABLY FEATHERED WITH MULTIPLE BRANCHES, ESPECIALLY AT THE 3-5' HEIGHT. DO NOT PRUNE ANY PLANTS.

MURDERY CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ANY BURLAP OR TWINE SHALL BE LOOSEND AND REMOVED, WHERE POSSIBLE, PRIOR TO BACKFILLING PLANTING HOLE.

PLANTING HOLES SHALL EXTEND TO THREE TIMES THE ROOTBALL WIDTH. PLANTING HOLES SHALL BE BACKFILLED WITH A MINIMUM THREE (3) PARTS NATIVE SOIL TO ONE (1) PART COMPOST, EVENLY MIXED. ADD NPK & FE FERTILIZER AT LABEL RATE AS RECOMMENDED BY THE TOPSOIL TESTING REPORT.

CARE SHALL BE TAKEN TO NOT OVER DIG HOLES. PLANTS SHALL BE PLANTED ON UNDISTURBED SOIL.

WHEN BACKFILLING PLANTER HOLES, STOP AT LEAST TWICE TO WATER IN PLANT AND SOIL. COMPLETE PLANTING WITH A THOROUGH WATERING OF EACH PLANT.

ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK. LOCATE ALL TREES A MINIMUM OF 10' AWAY FROM ALL UTILITY LINES. OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ALL TREE LOCATIONS THAT DIFFER FROM PLAN LOCATIONS PRIOR TO PLANTING.

LANDSCAPE AREAS SHALL BE TREATED WITH 1" DEEP ROCK MULCH TO MATCH EXISTING LANDSCAPE AREAS, UNLESS SHOWN OTHERWISE. CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING MULCH MATERIAL PRIOR TO CONSTRUCTION. ALL MATERIALS SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. ROCK MULCH SHALL BE 3/4" TO 1" DESERT CORAL ROCK MULCH OR APPROVED EQUAL.

COBBLE MULCH AREAS SHALL BE TREATED WITH 1" DEEP COBBLE MULCH TO MATCH EXISTING LANDSCAPE AREAS. CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING MULCH MATERIAL PRIOR TO CONSTRUCTION. ALL MATERIALS SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. COBBLE MULCH SHALL BE 2-4" GRAY RIVER COBBLE KANOSH OR APPROVED EQUAL.

LANDSCAPE BOULDERS SHALL MATCH EXISTING LANDSCAPE BOULDERS IN COLOR, TYPE, SIZE, AND CONFIGURATION.

FINISH GRADE OF ROCK MULCH SHALL BE 1" BELOW TOP OF CURB OR SIDEWALK.

ALL LANDSCAPE AREAS SHALL RECEIVE THE PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.

ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF ALL PLANT MATERIAL. SHRUBS FOR 18 MONTH GUARANTEE DAYS. TREES FOR 1 YEAR. SHOULD SHRUBS GO DORMANT PRIOR TO COMPLETION OF 90 DAY WARRANTY, WARRANTY PERIOD SHALL RESUME IN SPRING.

AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE SHALL BE REMOVED FROM THE SITE.

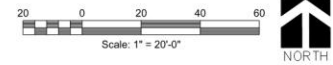
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

BEFORE YOU Dig

1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



Release Date:
15 MAR 2024

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 733-6579

Stamp:
STATE OF UTAH
WENDY JULIAN
378429
LANDSCAPE ARCHITECT

Project Name:
ANGEL ARCH SUN RIVER
MEETINGHOUSE
ADDITION
STREET OR STAKE
ST. GEORGE, UTAH 84790

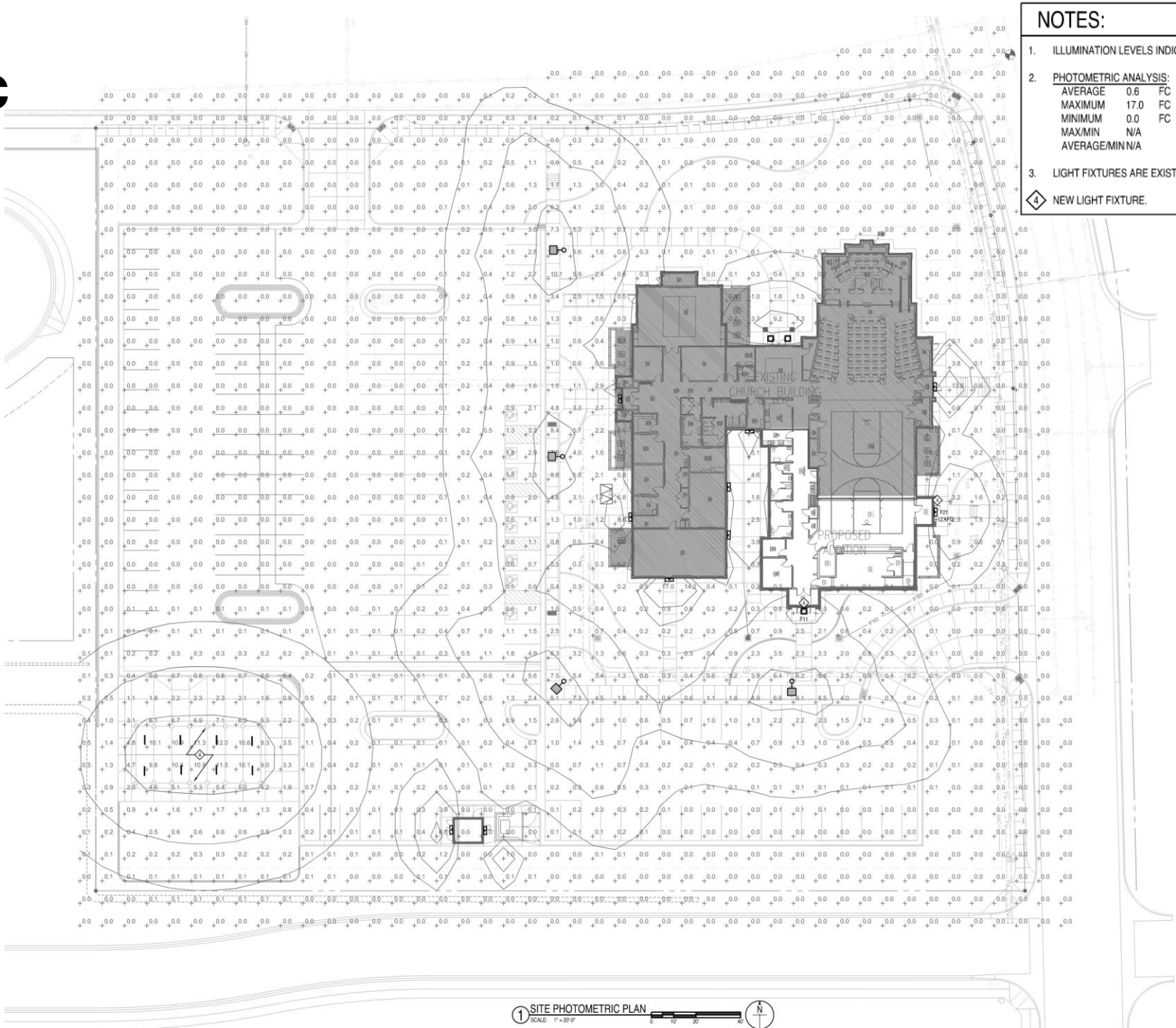
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number:
PCA-2334
Project Name:
IPD-MH-10-04
Property Number:
#500-1326-22020101

Sheet:
LANDSCAPE
PLAN

Sheet:
L100

Photometric Plan



NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.

2. PHOTOMETRIC ANALYSIS:

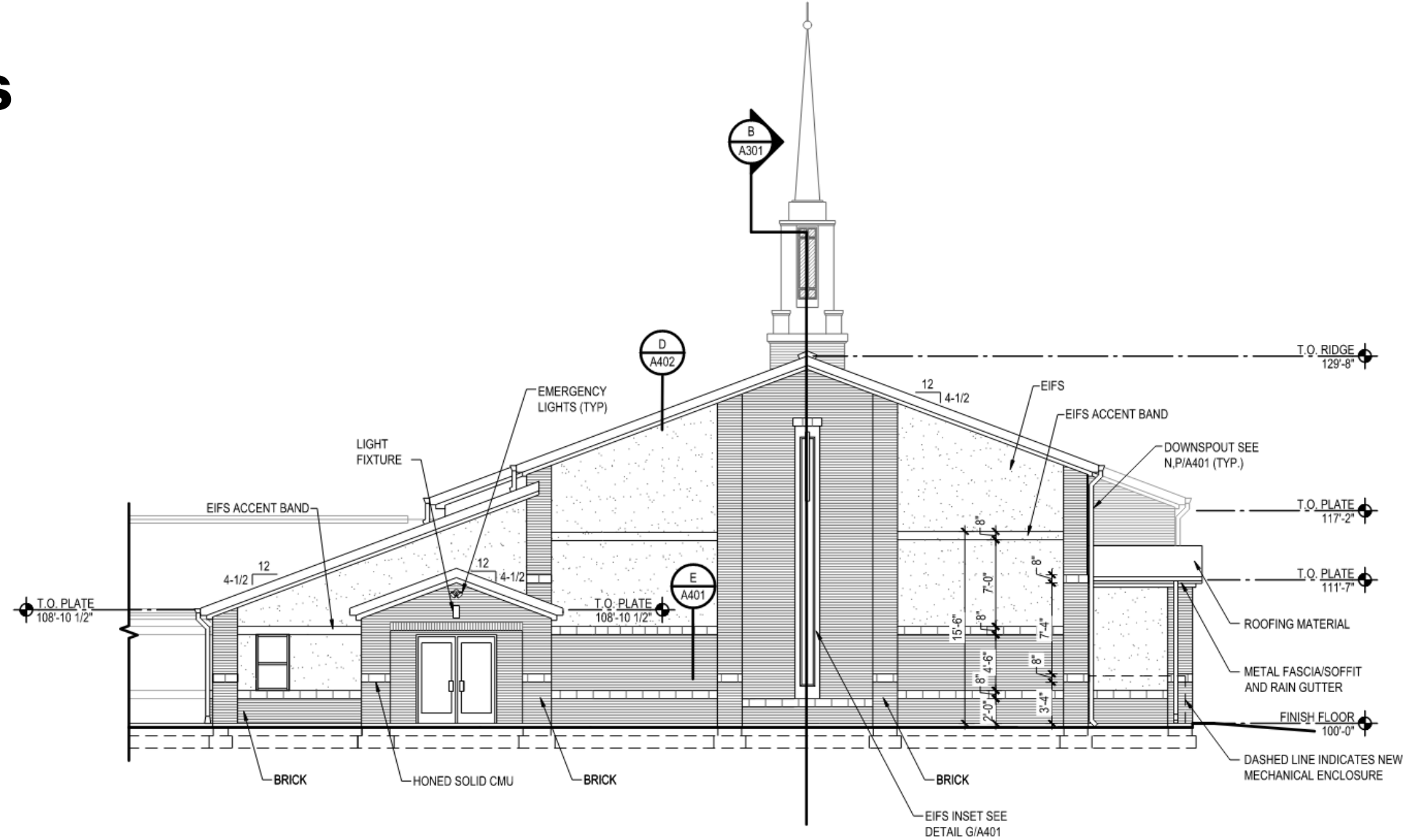
AVERAGE	0.6	FC
MAXIMUM	17.0	FC
MINIMUM	0.0	FC
MAX/MIN	N/A	
AVERAGE/MIN	N/A	

3. LIGHT FIXTURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

4

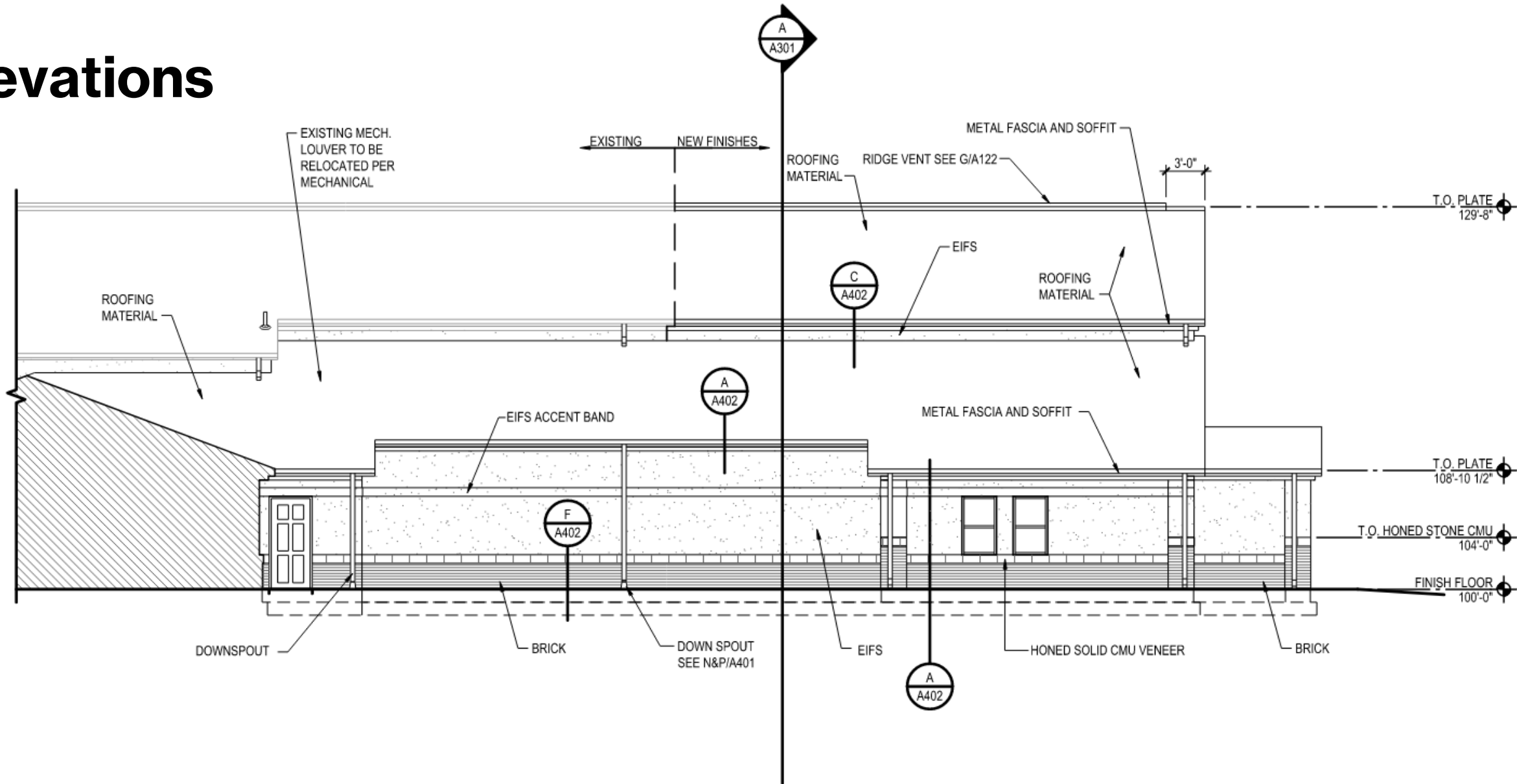
NEW LIGHT FIXTURE.

Elevations

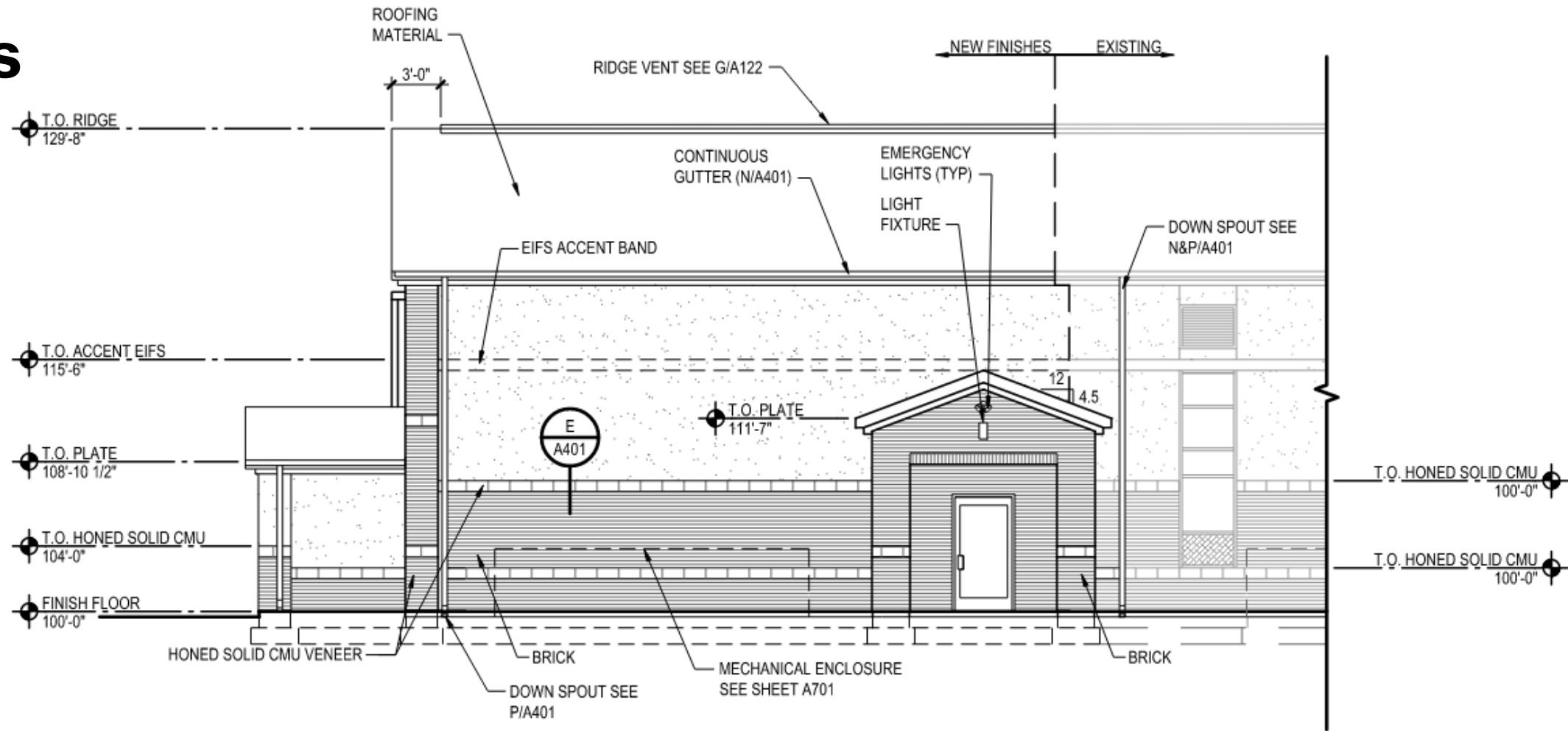


1 ELEVATION - REAR
1/8" = 1'-0"

Elevations



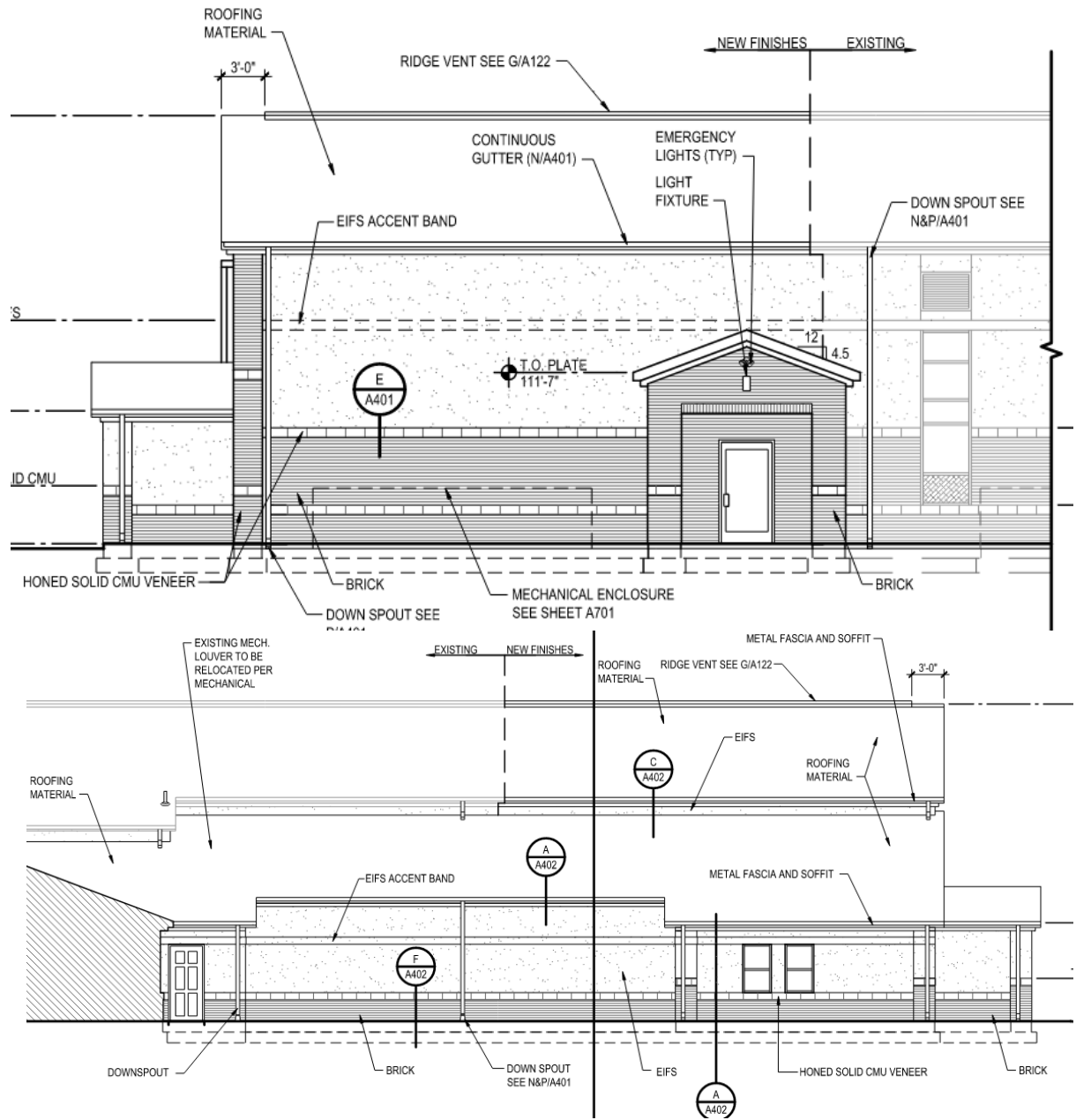
Elevations



③ ELEVATION - FROM PEARL VISTA DRIVE

1/8" = 1'-0"

Materials Board



PRE-APPLICATION C O L O R S

ADDITION TO ANGEL ARCH SUN RIVER 3, 4 - INDEPENDENCE 170 CHURCH
BLOOMINGTON UTAH STAKE
OWNER# 500-1326-22020101 ARCHITECT# 2334



SAGE, DRY-TUMBLED, by INTERSTATE

BRICK

1



PONDEROSA 5689 BLEND, by EAGLE TILE

CONCRETE ROOF TILES

2



BONE WHITE (STIPPLED), by PAC-CLAD

SOFFIT FASCIA

3



MEDIUM BRONZE, by PAC-CLAD

RIDGE VENTS

4



MATCH FINESTONE TAUPE #66, SANDPEBBLE FINISH, by DRYVIT

E.I.F.S.

5

Recommendation

The Planning Commission held a public hearing on June 9, 2026, and recommended approval of this PD Amendment with a 6-0 vote and no conditions. There were two public comment letters received, and no public comments were made at the meeting.

Possible Motion

“I move that we approve the PD Amendment for the Angel Arch Church Addition, Case No. 2026-PDA-013, based on the findings listed in the staff report.”

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SUN RIVER RESIDENTIAL ZONE PLAN PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONE ON APPROXIMATELY 3.24 ACRES, APPROVING THE DESIGN AND SITE PLAN FOR AN APPROXIMATELY 3,600 SQUARE FOOT ADDITION TO AN EXISTING RELIGIOUS FACILITY, GENERALLY LOCATED SOUTH OF ANGEL ARCH DRIVE AND WEST OF PEARL VISTA DRIVE (CASE NO. 2026-PDA-013).

(Angel Arch Church Addition)

WHEREAS, the property owner has requested an amendment to an approved PD-R (Planned Development Residential) zone to allow the design and site plan for an approximately 3,600 square foot addition to an existing religious facility on 3.24 acres located within the Sun River Residential Zone Plan; and

WHEREAS, the Planning Commission held a public hearing on June 9, 2026, and thereafter forwarded a recommendation for approval of the requested amendment to the City Council with a 6-0 vote; and

WHEREAS, the City Council held a public meeting on this request on July 2, 2026, to consider the Planned Development Amendment; and

WHEREAS, the City Council has determined that the requested PD amendment is consistent with the goals and objectives of the General Plan, consistent with the approved master plan, does not create an undue burden or hardship on the city, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George; and

WHEREAS, the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the City.

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

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

Section 2. Enactment. The approved planned development within the PD-C Zone for the property described in Exhibit 'A' shall be amended upon the effective date of this ordinance to reflect the approval of Irvine Mixed Use Commercial Building in Exhibit 'B'.

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, approval of a final site plan or construction drawings, or issuance of a building permit. In no event shall the effective date of this ordinance extend beyond eighteen (18) months of the date of adoption.

APPROVED AND ADOPTED by the St. George City Council, this 2nd day of June 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Jami Brackin, Deputy City Attorney

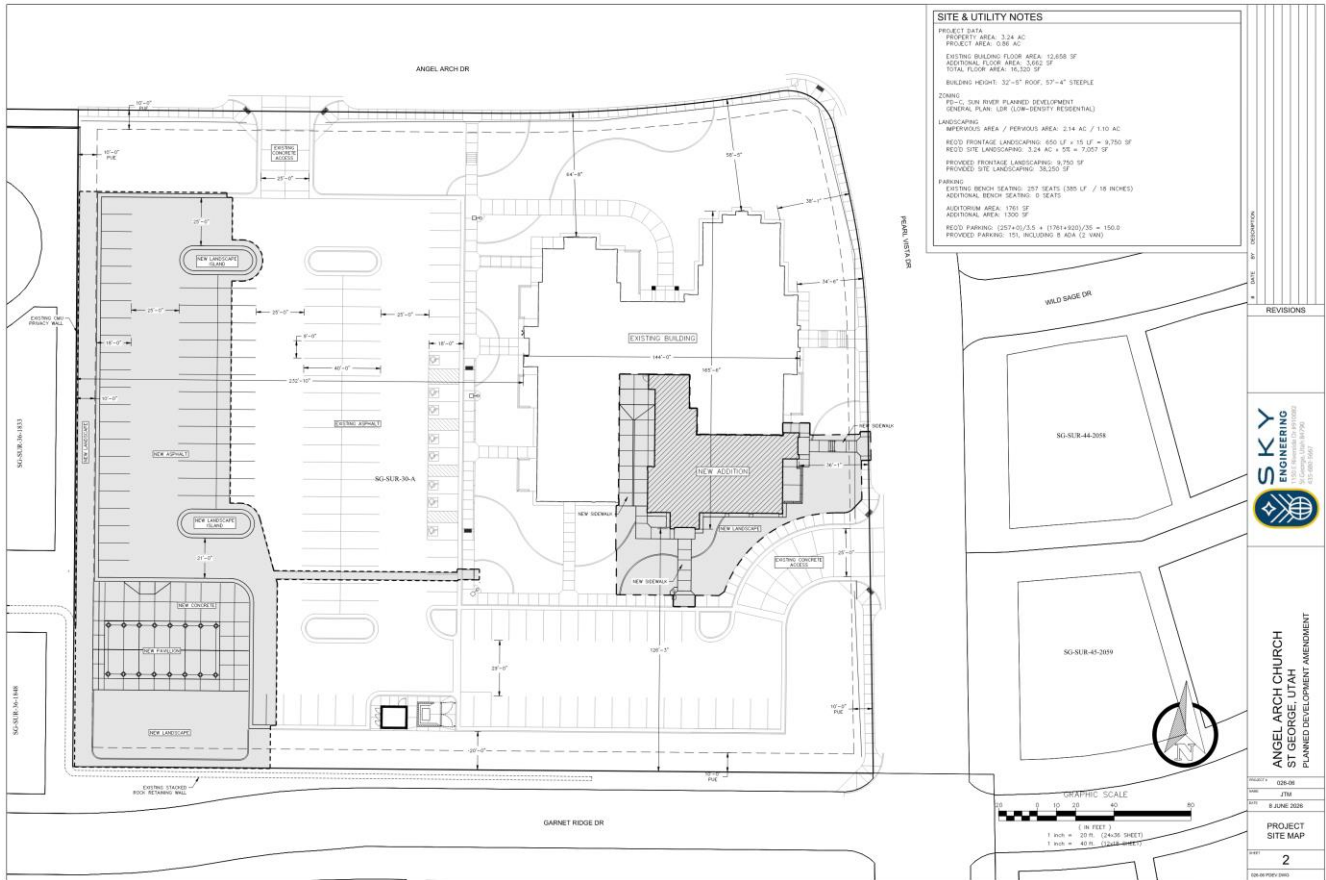
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

EXHIBIT "A"

Angel Arch Church Addition



EXHIBIT "B"



Agenda Date: 07/02/2026

Agenda Item Number: 10

Subject:

Consider approval of Ordinance No. 2026-054 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 ft minimum lot size) to RE-20 (Residential Estates, 20,000 ft minimum lot size) on approximately 3.48 acres located on the northwest corner of 2450 South and 3210 East. (Case No. 2026-ZC-011 - Sullivan 2450 South)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Bush & Gudgeon, Bob Hermandson

Reference Number: 2026-ZC-011

Address/Location:

Generally located on the northwest corner of 2450 South and 3210 East

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

The owner of the subject property wishes to develop the western three-quarters of the property into commercial development. However, in an attempt to provide a buffer between the commercial development and the larger homes to the east, he is proposing half acre lots. Planning Commission held a public hearing on June 9, 2026 and received no comments from the public. They recommend approval of the application with a 6-0 vote.

Staff Narrative (need/purpose):

This is a piece of a larger property that extends out to 3000 East. The property owner is hoping to develop the western portion of the property commercially. However, to the east are large, single-family lots. The applicant is proposing to change the zoning to half- acre zoning to allow a buffer between the large single-family and the commercial zoning. A rezone is necessary to carry this out.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 9, 2026, the Planning Commission held a public hearing to consider the requested zone change. After receiving no public comment, Planning Commission recommended 6-0 in favor of the zone change with no conditions.

Attachments



PLANNING COMMISSION AGENDA REPORT: **06/09/2026**

CITY COUNCIL AGENDA REPORT: **07/02/2026**

Sullivan 2450 South Zone Change (Case No. 2026-ZC-011)	
Request:	Consider a request to amend the City Zoning Map by amending the zone from A-1 (Agriculture 40,000 ft ² minimum) to RE-20 (Residential Estates, 20,000 ft ² minimum lot size) on approximately 3.48 acres generally located on the north-west corner of 2450 South and 3210 East.
Applicant:	Bush & Gudgell – Bob Hermandson
Location:	Generally located on the north-west corner of 2450 South and 3210 East.
General Plan:	AE (Agricultural Estates)
Existing Zoning:	A-1 (Agricultural, 40,000 ft ² minimum lot size)
Surrounding Zoning:	North A-1 (Agricultural, 40,000 ft ² minimum lot size)
	South RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
	East A-1 (Agricultural, 40,000 ft ² minimum lot size)
	West A-1 (Agricultural, 40,000 ft ² minimum lot size)
Land Area:	Approximately 3.48 acres



SULLIVAN 2450 S ZONE CHANGE

0 150 300 600 900 1,200 Feet



BACKGROUND:

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to RE-20 (Residential Estates, 20,000 ft² minimum lot size). Currently, this is part of a larger piece of property. It is often identified as the property that has the three large radio antennae. This is the far east side of the property which abuts the 3210 East Road. To the east of 3210 East are large single-family residential lots, some of which have homes and some which are still vacant. The owner of the subject property wishes to develop the western three-quarters of the property into commercial development. However, in an attempt to provide a buffer between the commercial development and the larger homes to the east, he is proposing half acre lots.

If the proposed zone change is approved and the property is subsequently subdivided, it is anticipated that a maximum of seven residential lots could be created. Development of single-family homes would likely increase water demand compared to current conditions, as the property has not been actively used for agricultural purposes in recent years. However, the existing radio towers are scheduled to be removed this summer, at which point the property could potentially be returned to agricultural production, which would likely require substantially more water than seven single-family residences. Given the limited number of lots that could be developed under the proposed zoning, the anticipated impact on the City's overall water resources is expected to be minimal.

RECOMMENDATION:

On June 9, 2026, the Planning Commission held a public hearing to consider the requested zone change. After receiving no public comment, Planning Commission recommended 6-0 in favor of the zone change with no conditions.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed zone change amendment to a future date.

POSSIBLE MOTION:

"I move that we approve the zone change for Sullivan 2450 South, case number 2026-ZC-011, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed RE-20 zoning provides a compatible transition between the planned commercial development to the west and the existing large-lot residential properties to the east.
2. The request is consistent with the Agricultural Estates designation of the General Plan, which contemplates low-density residential development.

3. At full build-out, the property is expected to accommodate a limited number of residential lots, resulting in minimal impacts on surrounding public infrastructure and roadways.
4. The proposed zoning would allow development that is similar in character and density to nearby residential neighborhoods along 3210 East.
5. The rezone would provide a logical land use pattern by placing residential development adjacent to existing residential properties while helping buffer future commercial uses from neighboring homes.

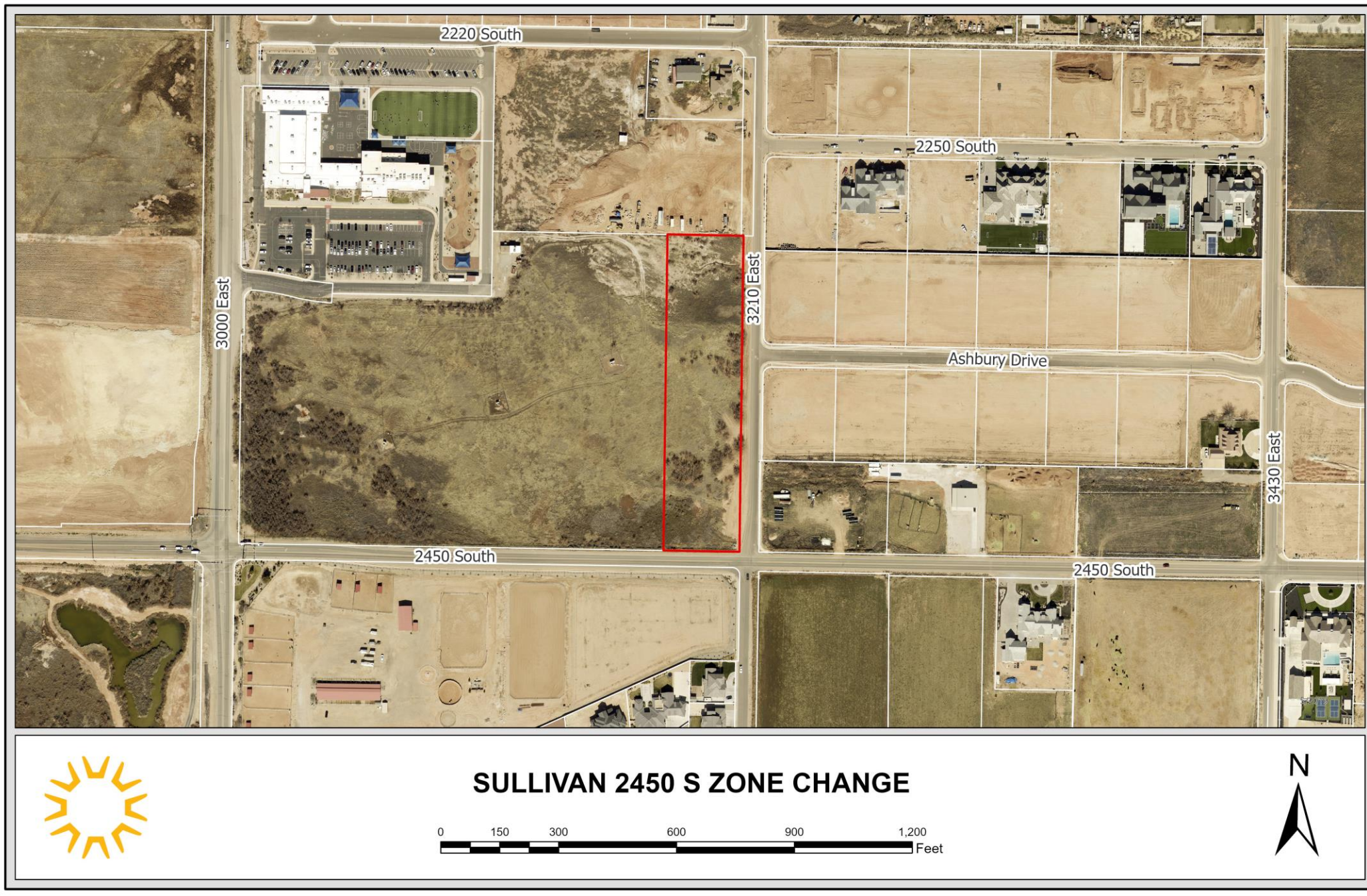
Exhibit A

PowerPoint Presentation

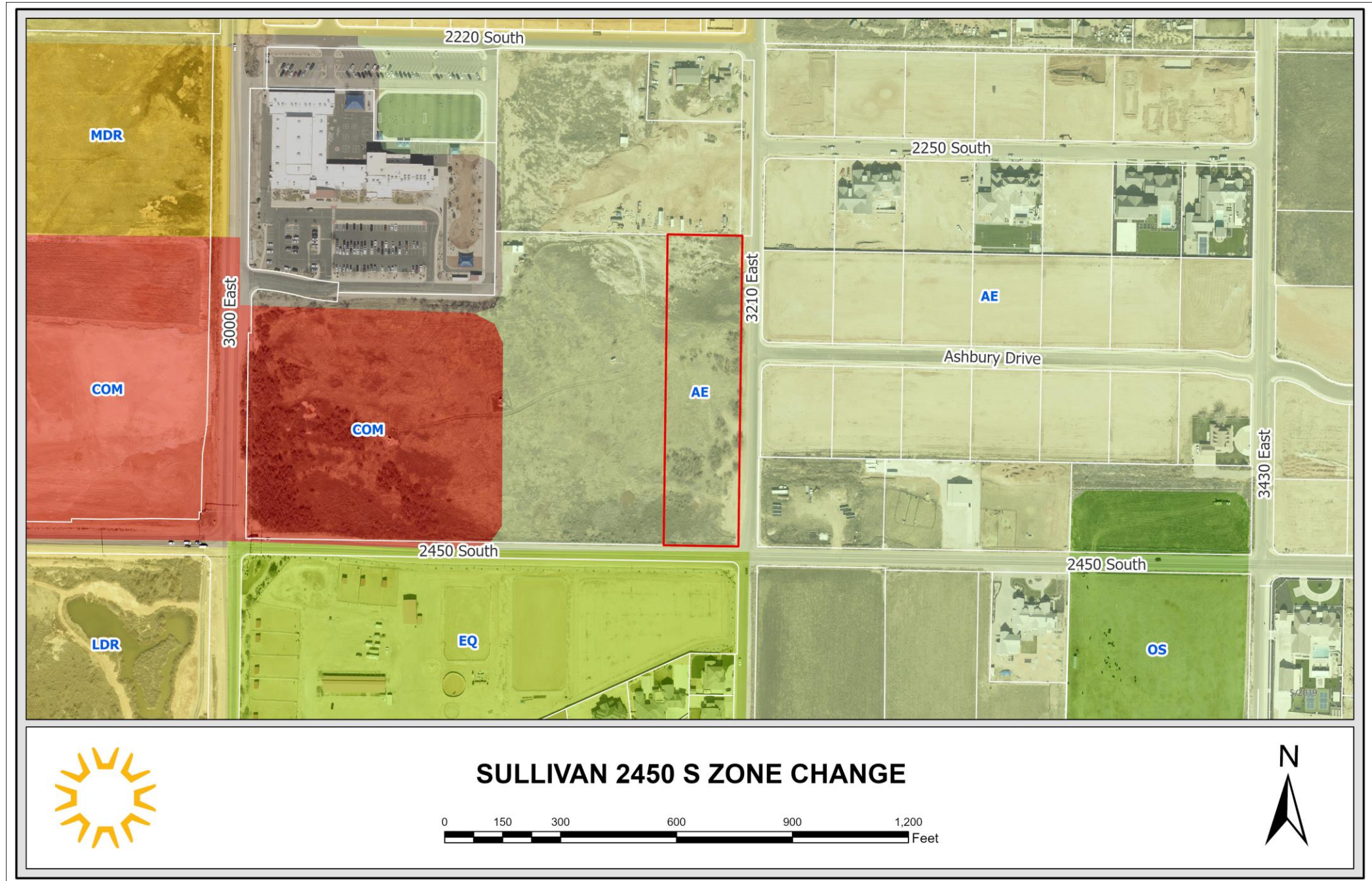
Sullivan 2450 South Rezone

2026-ZC-011

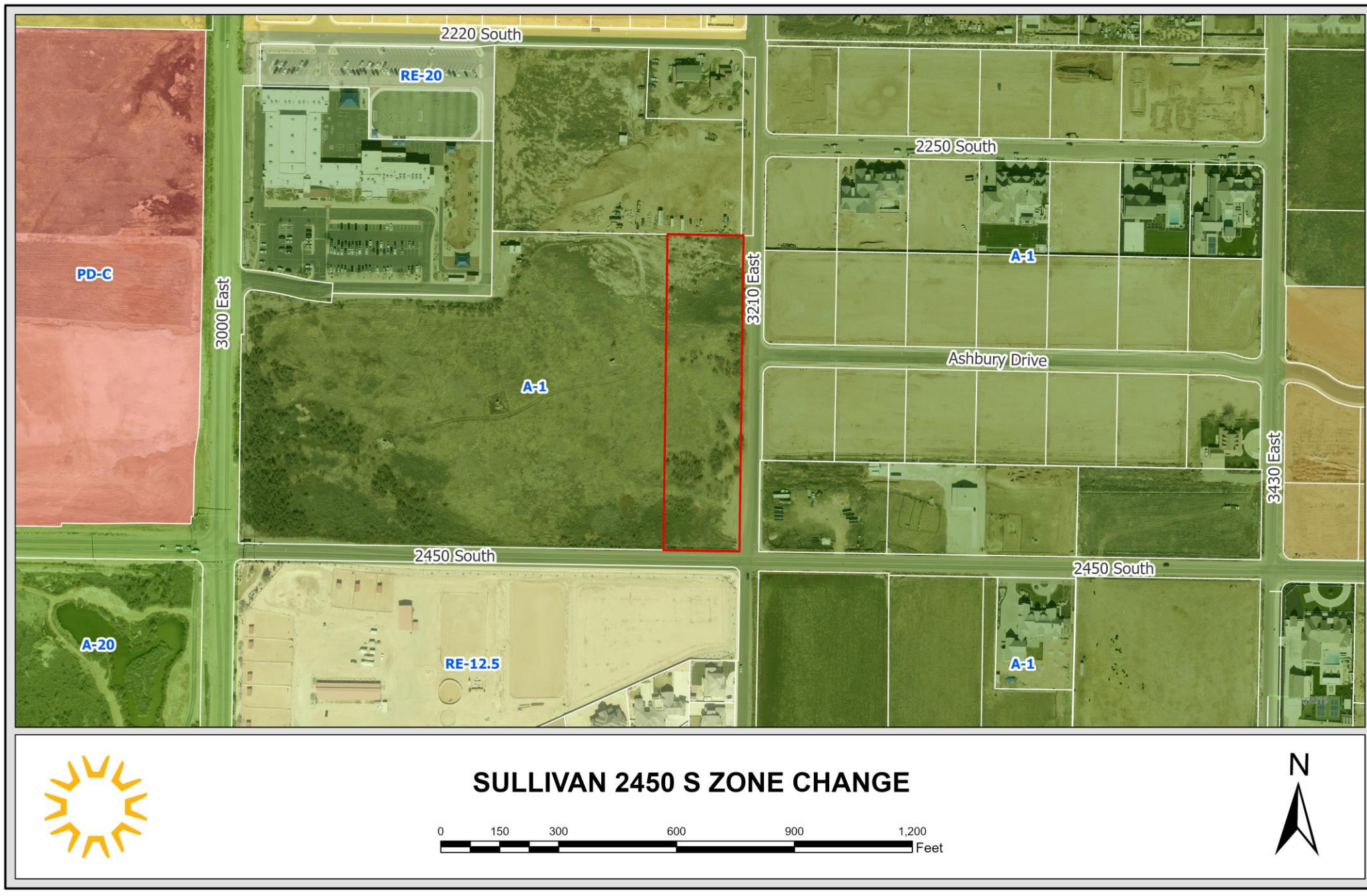
Aerial Map



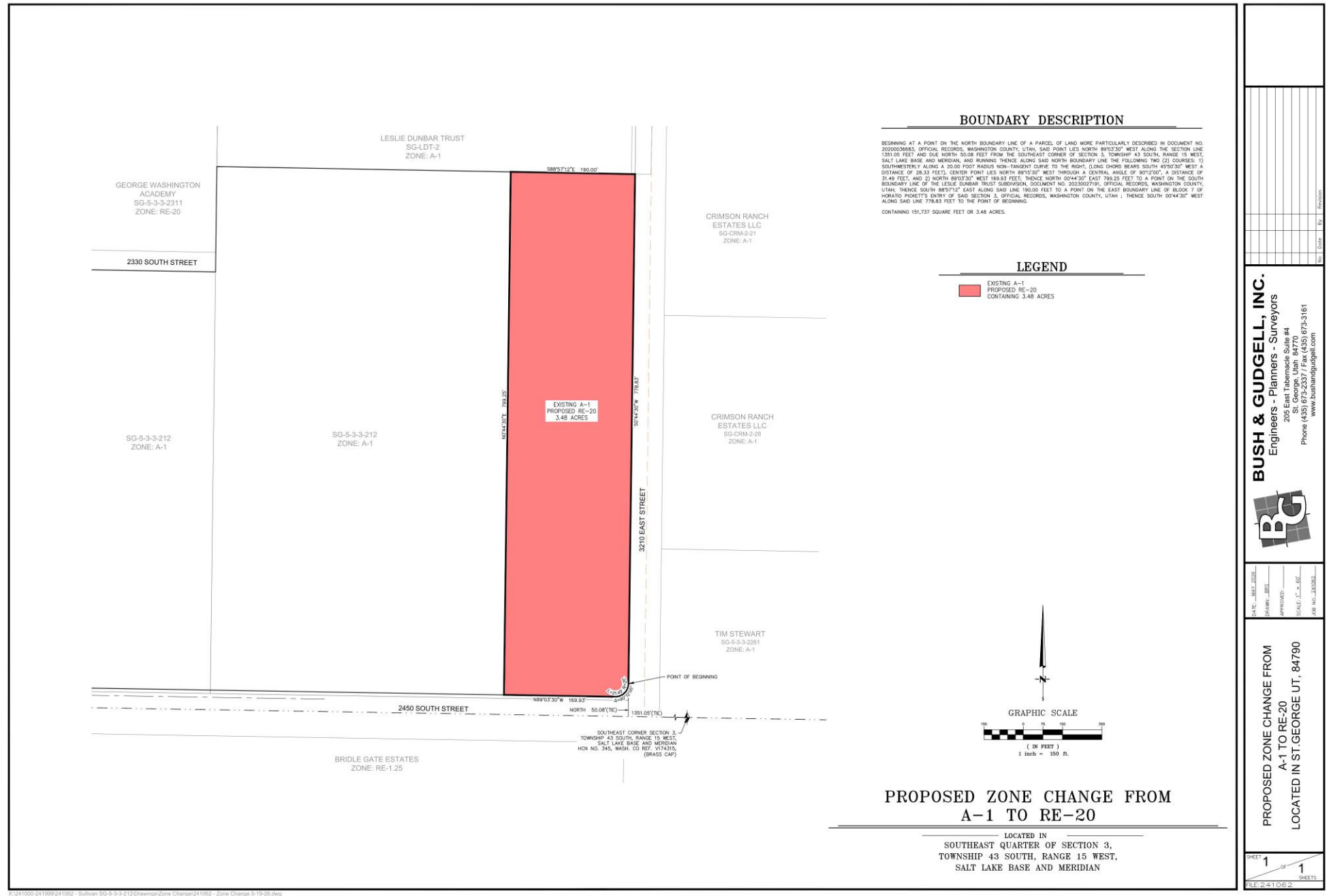
Land Use Map



Zoning Map



Exhibit



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-1 (AGRICULTURAL, 40,000 FT² MINIMUM LOT SIZE) TO RE-20 (RESIDENTIAL ESTATES, 20,000 SQUARE FEET MINIMUM LOT SIZE) ON APPROXIMATELY 3.48 ACRES GENERALLY LOCATED ON THE NORTH-WEST CORNER OF 2450 SOUTH AND 3210 EAST TO BE KNOWN AS THE SULLIVAN 2450 SOUTH ZONE CHANGE.

(Sullivan 2450 South Zone Change)

WHEREAS, the property owner has requested a zone change from A-1 (Agriculture 40,000 ft² minimum) to RE-20 (Residential Estates, 20,000 square feet minimum lot size) on approximately 3.48 acres generally located on the north-west corner of 2450 South and 3210 East in anticipation of a future residential subdivision; and

WHEREAS, the City Council held a public meeting on this request on July 2, 2026; and

WHEREAS, the Planning Commission held a public hearing on the request on June 9, 2026; and recommended approval with a 6-0 vote with no conditions; 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; and

WHEREAS the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the city.

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 RE-20 (Residential Estates, 20,000 square feet minimum lot size) to RE-37.5 (Residential Estates, 37,500 square feet minimum lot size) on approximately 6.2 acres. The zone amendment and location are more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

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

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

APPROVED AND ADOPTED by the St. George City Council, this 2nd day of April 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 on the north boundary line of a parcel of land more particularly described in Document No. 20200036683, Official Records, Washington County, Utah, said point lies North 89°03'30" West along the section line 1351.05 feet and due North 50.08 feet from the Southeast Corner of Section 3, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence along said north boundary line the following two (2) courses: 1) southwesterly along a 20.00 foot radius non-tangent curve to the right, (long chord bears South 45°50'30" West a distance of 28.33 feet), center point lies North 89°15'30" West through a central angle of 90°12'00", a distance of 31.49 feet, and 2) North 89°03'30" West 169.93 feet; thence North 00°44'30" East 799.25 feet to a point on the south boundary line of the Leslie Dunbar Trust Subdivision, Document No. 20230027191, Official Records, Washington County, Utah; thence South 88°57'12" East along said line 190.00 feet to a point on the East boundary line of Block 7 of Horatio Pickett's Entry of said section 3, Official Records, Washington County, Utah; thence South 00°44'30" West along said line 778.83 feet to the point of beginning.

Containing 151,737 square feet or 3.48 acres.

Exhibit "B" – Parcel Exhibit



Agenda Date: 07/02/2026

Agenda Item Number: 11

Subject:

Consider approval of Ordinance No. 2026-055 amending the City Zoning Map by changing the zone from A-20 (Agricultural 20-acre lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 55.03 acres generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George. (Case No. 2026-ZC-010 - Desert Haven)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Desert Canyons Development, Curt Gordon

Reference Number: 2026-ZC-010

Address/Location:

Generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George

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

The underlying general plan is MDR (Medium Density Residential). With the adjacent zoning of A-20 (Agricultural 20-acre lot minimum) on the north, Arizona on the south, PD-R (Planned Development Residential) and A-20 (Agricultural 20-acre lot minimum) to the east, and Washington County to the west. At their meeting held on June 23, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 7-0; there were no public comments.

Staff Narrative (need/purpose):

This application proposes a zoning map amendment for approximately 55.03 acres, changing the zoning designation from A-20 (Agricultural, 20-acre minimum lot size) to R-1 (Single-Family Residential with no minimum lot size requirement and a 40-foot minimum lot width/frontage). The subject property was included in a 212.679-acre annexation approved by the City on November 7, 2019. Upon annexation, the property was automatically assigned the A-20 zoning designation, which serves as the City's default zoning classification for newly annexed land. On May 7, 2020, the property received an MDR (Medium Density Residential) General Plan land use designation.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

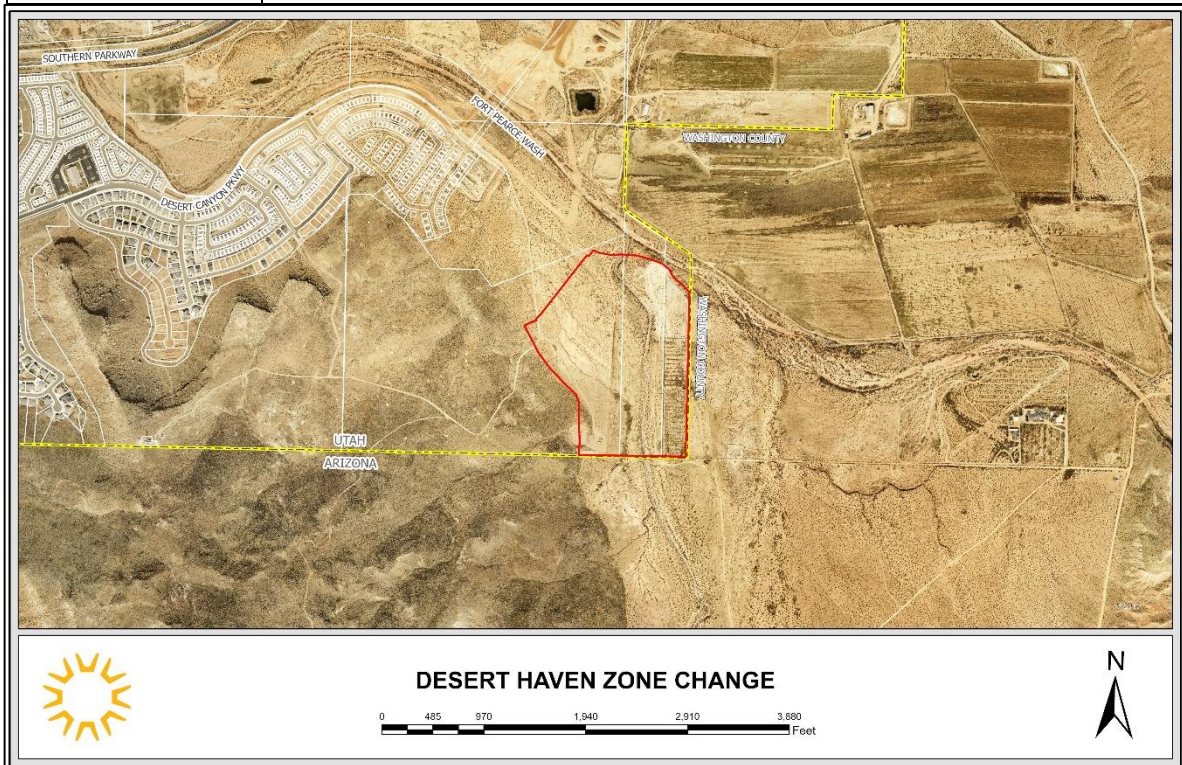
The Planning Commission recommended approval with a unanimous vote of 7-0.

Attachments

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL AGENDA REPORT:

Zone Change
06/23/2026
07/02/2026

Desert Haven Zone Change (Case No. 2026-ZC-010)		
Request:	Consider an ordinance to amend the City Zoning Map by amending the zone from A-20 (Agricultural 20-acre lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 55.03 acres generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George.	
Applicant:	Desert Canyons Development, Curt Gordon	
Location:	Generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	A-20 (Agricultural 20-acre lot minimum)	
Surrounding Zoning:	North	A-20 (Agricultural 20-acre lot minimum)
	South	Arizona
	East	PD-R (Planned Development Residential) and A-20 (Agricultural 20-acre lot minimum)
	West	Washington County
Land Area:	Approximately 55.03 acres	



BACKGROUND:

The Planning Commission held a public hearing on June 23, 2026, no public comments were received.

This application proposes a zoning map amendment for approximately 55.03 acres, changing the zoning designation from A-20 (Agricultural, 20-acre minimum lot size) to R-1 (Single-Family Residential with no minimum lot size requirement and a 40-foot minimum lot width/frontage).

The subject property was included in a 212.679-acre annexation approved by the City on November 7, 2019. Upon annexation, the property was automatically assigned the A-20 zoning designation, which serves as the City's default zoning classification for newly annexed land. On May 7, 2020, the property received an MDR (Medium Density Residential) General Plan land use designation.

The proposed R-1 zoning district is a recently adopted residential zone that was recommended for approval by the Planning Commission in February 2026 and subsequently approved by the City Council on March 25, 2026. The R-1 zone provides flexibility in lot sizes by eliminating a minimum lot area requirement. However, because the property is designated MDR (Medium Density Residential) on the General Plan Land Use Map, development within the R-1 zone is subject to a minimum lot frontage of 40 feet and a maximum residential density of nine dwelling units per acre.

NOTICING:

Notice letters were sent to property owners within a 500 ft. radius of the rezone and notices were posted in three (3) public places on the City website, State website, and on the bulletin board in the City.

RECOMMENDATION:

The Planning Commission recommended approval with a unanimous vote of 7-0.

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 Desert Haven, case number 2026-ZC-0010, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:

1. That the proposed zone change still lines up with the Medium Density Residential designation in the General Plan, and it gives a little more flexibility on lot sizes while staying within the expected density.

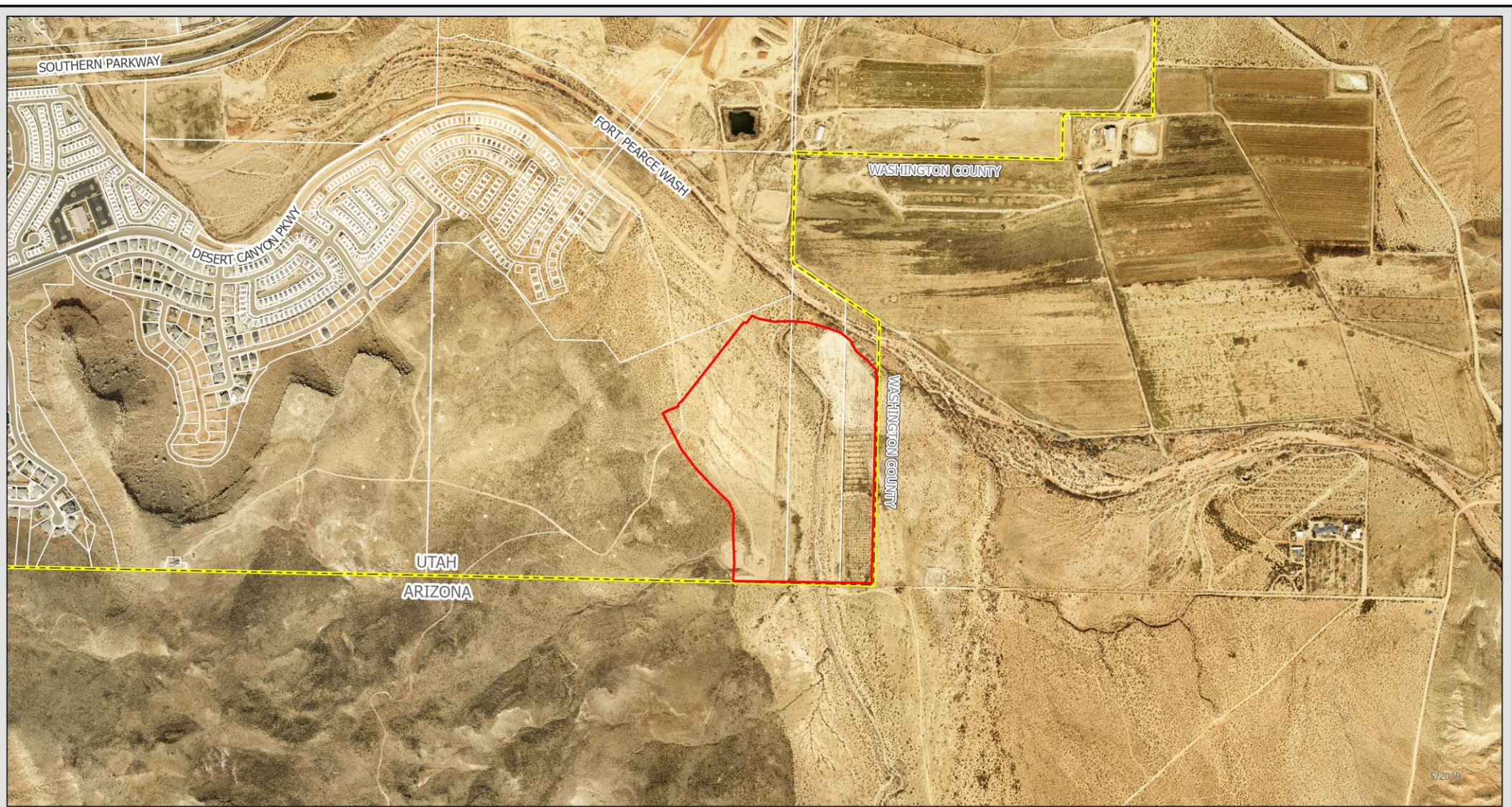
2. That the surrounding area already has a mix of zoning and residential development, so moving to R-1 here isn't introducing anything out of character with what's already out there.
3. That shifting to the R-1 zone should make it easier to design and phase the subdivision, with the understanding that the plat process will still work through specifics like layout, access, and infrastructure.
4. That the proposed project will not negatively impact the health, stability, and/or formation of families within the City.
5. That homes built in the R-1 zoning designation will likely use less water than uses in the A-20 designation, as smaller lot sizes significantly reduce the landscaped area. Additionally, city zoning ordinances encourage desert-friendly landscaping to further decrease water usage.

Exhibit A
PowerPoint Presentation

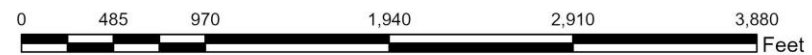
The background of the image is a close-up of a wood grain, showing wavy, horizontal lines in shades of light brown and tan. A dark blue rectangular overlay covers the right half of the image. A white L-shaped line is positioned on the left side of the blue overlay, with its vertical part extending from the top edge and its horizontal part extending from the left edge.

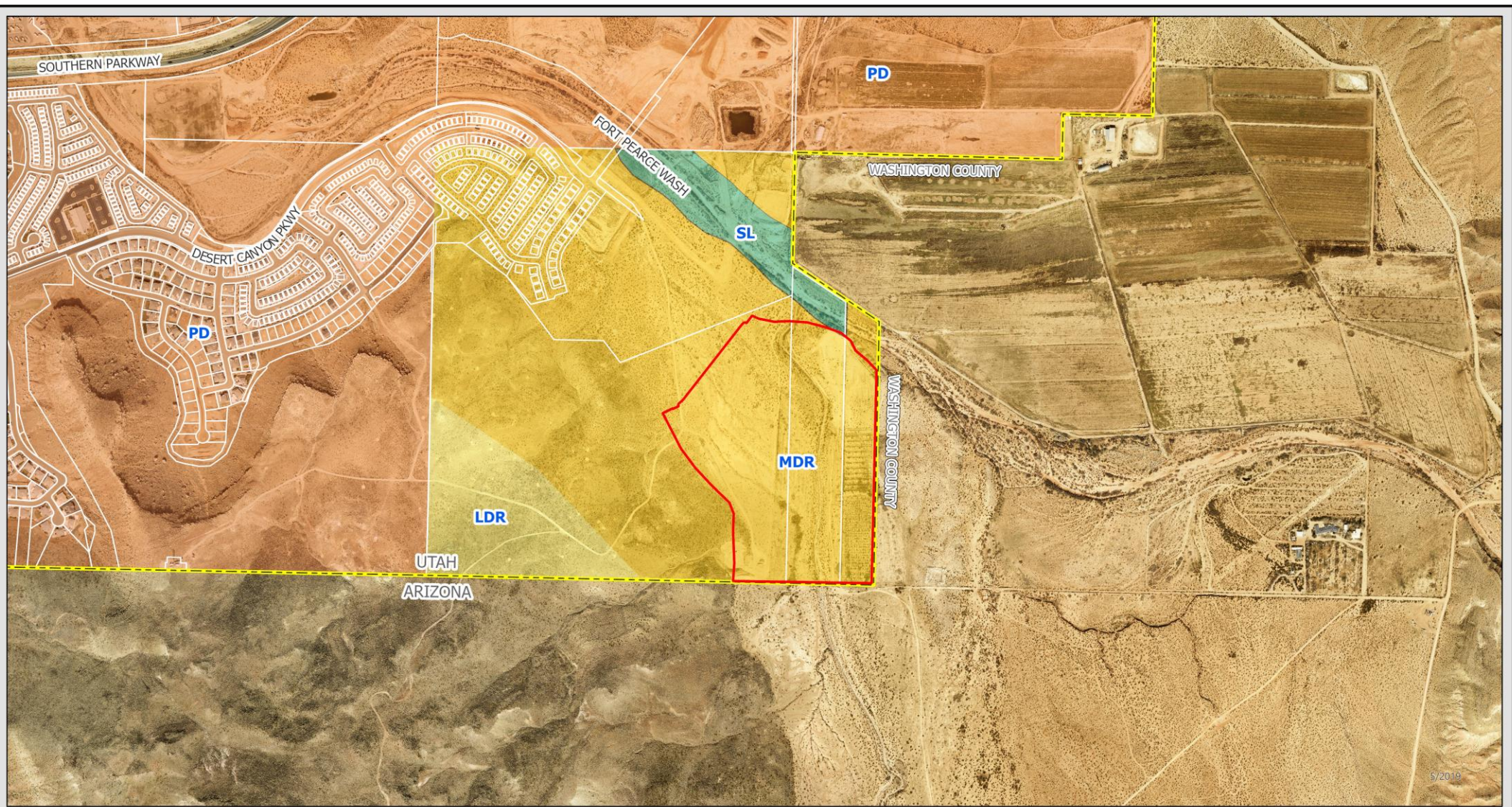
Desert Haven

2026-ZC-010

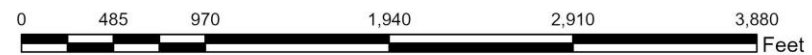


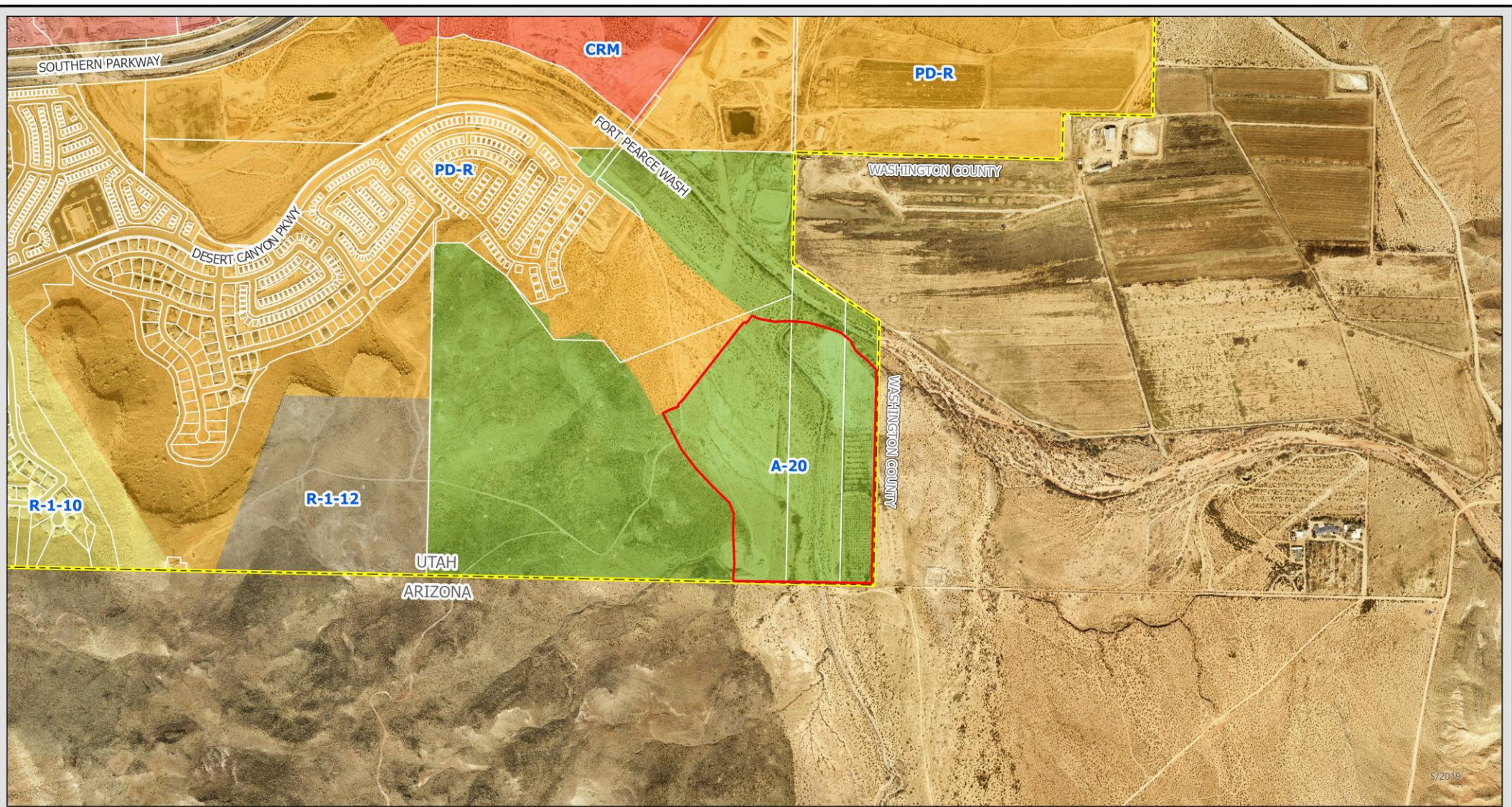
DESERT HAVEN ZONE CHANGE





DESERT HAVEN ZONE CHANGE





DESERT HAVEN ZONE CHANGE





Recommendation

The Planning Commission
recommended approval with
a unanimous vote of 7-0.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-20 (AGRICULTURAL 20-ACRE LOT MINIMUM) TO R-1 (SINGLE-FAMILY NO MINIMUM SQUARE FOOTAGE, 40-FOOT MINIMUM LOT WIDTH/FRONTAGE) ON APPROXIMATELY 55.03 ACRES GENERALLY LOCATED SOUTH OF THE FORT PIERCE WASH, ALONG THE UTAH-ARIZONA BORDER IN THE FAR SOUTHEASTERN CORNER OF THE CITY OF ST. GEORGE. CASE NO. 2026-ZC-010

(DESERT HAVEN)

WHEREAS, the property owner has requested a zone change from A-20 (Agricultural 20-Acre lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage) on approximately 55.03 acres generally located south of the Fort Pierce Wash, along the Utah-Arizona border in the far southeastern corner of the City of St. George; and

WHEREAS, the City Council held a public meeting on this request on July 2, 2026; and

WHEREAS, the Planning Commission held a public hearing on the request on June 23, 2026, and recommended approval with a 7-0 vote with no conditions; 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; and,

WHEREAS, the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the City.

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-20 (Agricultural 20-Acre lot minimum) to R-1 (Single-Family no minimum square footage, 40-foot minimum lot width/frontage). 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 2nd day of July 2026.

ST. GEORGE CITY:

Jimmie B. Hughes, Mayor

APPROVED AS TO FORM:

City Attorney's Office

Jami Brackin, Deputy City Attorney

ATTEST:

Christina Fernandez, City Recorder

VOTING OF CITY COUNCIL:

Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____
Councilmember Anderson	_____

Exhibit "A" – Legal Description

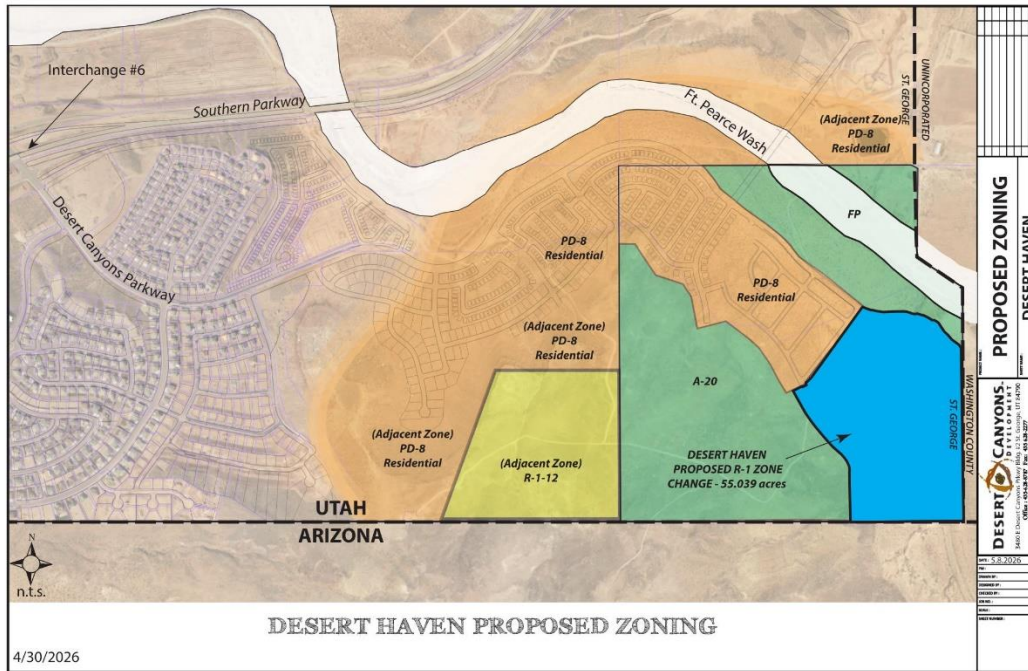
Desert Haven

DESERT HAVEN ZONE CHANGE BOUNDARY

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND A POINT ON THE UTAH/ARIZONA STATE BORDER, (SAID BORDER BEING MARKED BY A 1973 BUREAU OF LAND MANAGEMENT BRASS CAP MARKING MILE 32 ON THE STATE BORDER AND A 1973 BUREAU OF LAND MANAGEMENT BRASS CAP MARKING MILE 31 ON THE STATE BORDER), AND RUNNING THENCE NORTH 88°43'45" WEST ALONG THE STATE LINE AND SECTION LINE, A DISTANCE OF 452.443 FEET; THENCE NORTH 00°04'08" EAST 174.141 FEET; THENCE NORTH 15°36'11" WEST 184.320 FEET; THENCE NORTH 00°34'03" EAST 102.171 FEET; THENCE NORTH 03°04'02" WEST 170.186 FEET; THENCE NORTH 39°58'47" WEST 222.282 FEET; THENCE NORTH 47°16'31" WEST 153.565 FEET; THENCE NORTH 33°02'43" WEST 160.499 FEET; THENCE NORTH 28°14'29" WEST 209.261 FEET; THENCE NORTH 64°10'17" EAST 131.986 FEET; THENCE SOUTH 25°49'43" EAST 4.785 FEET; THENCE NORTH 64°10'02" EAST 45.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 64°10'51" EAST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81°39'06", A DISTANCE OF 28.502 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 172.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°56'16", A DISTANCE OF 54.005 FEET; THENCE NORTH 37°53'42" EAST 692.649 FEET; THENCE SOUTH 52°06'18" EAST 1.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 52°06'18" EAST); THENCE ALONG THE ARC OF A 19.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°19'16", A DISTANCE OF 29.952 FEET; THENCE NORTH 38°13'17" EAST 60.000 FEET; THENCE NORTH 51°47'02" WEST 187.217 FEET; THENCE NORTH 38°12'58" EAST 6.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 38°10'29" EAST); THENCE ALONG THE ARC OF A 464.243 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°56'15", A DISTANCE OF 137.237 FEET; THENCE SOUTH 85°34'47" EAST 253.103 FEET; THENCE SOUTH 77°54'55" EAST 127.636 FEET; THENCE SOUTH 70°56'58" EAST 163.200 FEET; THENCE SOUTH 61°54'29" EAST 151.960 FEET; THENCE SOUTH 44°53'59" EAST 187.383 FEET; THENCE SOUTH 45°15'59" EAST 223.839 FEET; THENCE SOUTH 01°12'33" WEST 1564.531 FEET TO SAID STATE LINE AND SECTION LINE; THENCE NORTH 88°43'45" WEST ALONG SAID STATE LINE AND SECTION LINE, A DISTANCE OF 644.825 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,397,487 SQ. FT., (55.039 ACRES)

Exhibit "B" – Parcel Exhibit



Agenda Date: 07/02/2026

Agenda Item Number: 12

Subject:

Consider approval of Ordinance No. 2026-056 amending the City Zoning Map by changing the zone from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential) on approximately 1 acre generally located north of 1800 North and west of 2100 West. (Case No. 2026-ZC-008 - Dixie Downs 9 Townhomes)

Item at-a-glance:

Staff Contact: Brian Dean

Applicant Name: Bush & Gudgeon, Inc, Bob Hermandson

Reference Number: 2026-ZC-008

Address/Location:

Generally located north of 1800 North and west of 2100 West.

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

The proposal is for a multi-family project consisting of 9 townhome units with a density of approximately 9 units per acre. At their meeting held on June 9, 2026, the Planning Commission held a public hearing and recommended approval with conditions, with a vote of 6-0. There were no public comments.

Staff Narrative (need/purpose):

In February 2026, the City Council approved a General Plan Amendment for the "Sullivan 1800 North GPA", approximately 2 acres, changing the land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential). This application would change the zoning on the east property of the referenced property from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential). The purpose of the change is to construct 9 townhome units over the approximately 1 acre for a density of 9 units per acre. 9 units per acre meets the underlying general plan designation of 9 units per acre. Townhome units will front on 2100 West.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 9, 2026, the Planning Commission held a public hearing on the request and recommended approval of the application with a 6-0 vote and with the following conditions: 1. That a plan for the rolling garbage cans is provided, specifically detailing how they will be contained and screened. 2. That the plan that is devised for the rolling garbage cans not include inserting them inside the garage. 3. That the applicant utilizes additional variations and colors on the building elevations. 4. That the applicant shall meet the PD-R front landscape requirements found in Title 10.

Attachments



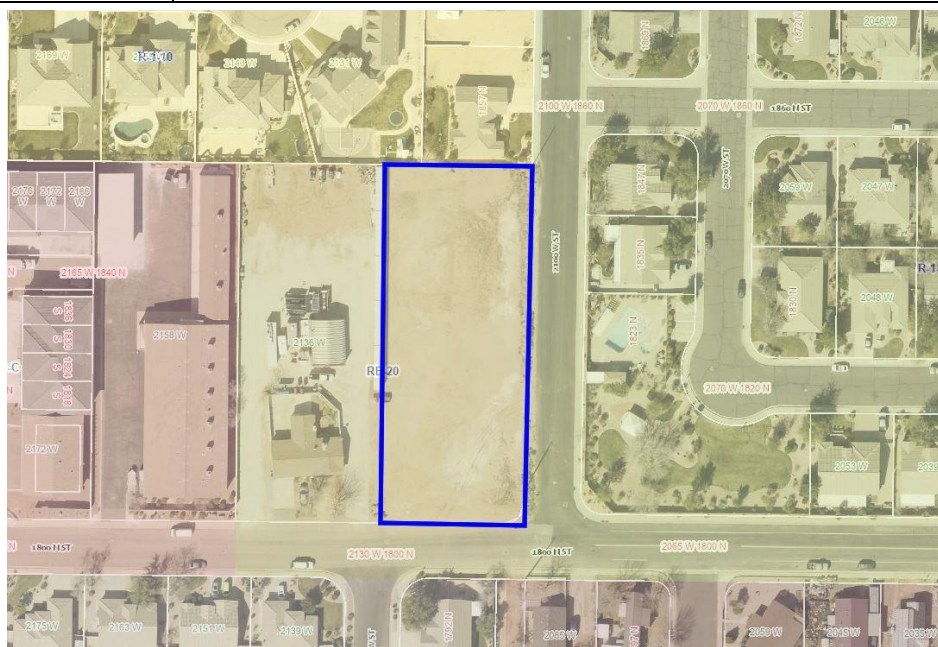
PLANNING COMMISSION AGENDA REPORT:

06/09/2026

CITY COUNCIL AGENDA REPORT:

07/02/2026

Dixie Downs 9 Townhomes Zone Change (Case No. 2026-ZC-008)		
Request:	Consider changing the zone from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential) on approximately 1 acre, for the purpose of constructing 9 townhomes. The project will be known as Dixie Downs 9 Townhomes.	
Applicant:	Bob Hermandson, Bush & Gudgell, Inc.	
Location:	The property is generally located north of 1800 North and west of 2100 West.	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	RE-20 (Residential Estates 20,000 SF min lot size)	
Surrounding Zoning:	North	R-1-10 (Single Family Residential 10,000 SF min lot size)
	South	R-1-6 (Single Family Residential 6,000 SF min lot size)
	East	R-1-7 (Single Family Residential 7,000 SF min lot size)
	West	RE-20 (Residential Estates 20,000 SF min lot size)
Land Area:	Approximately 1 acre	



BACKGROUND:

The subject property, consisting of approximately 1 acre, is located north of 1800 North and west of 2100 West. In February 2026, the City Council approved a General Plan amendment for the “Sullivan 1800 North GPA”, approximately 2 acres, changing the land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential).

This application, if approved, would change the zoning on the east property from RE-20 (Residential Estates 20,000 SF min lot size) to PD-R (Planned Development Residential). The purpose of the change is so that the applicant can construct 9 townhomes. That many townhomes over approximately 1 acre will produce a density of 9 units per acre which is compliant with the underlying general plan designation of MDR (up to nine units per acre). The site plan depicts the townhomes fronting on 2100 West.

The proposed townhome elevations indicate a total maximum height of 29 feet, measured to the highest point, which is consistent with City Code which will allow up to 40 feet. The proposed building materials include roof tiles, accents, stucco, and stone.

Please see the zoning requirements below for site details:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-7F-5	Front – 25’ driveways Rear – 65.3’	The required setbacks are: Front/ Street Side: 15’ Side/ Rear: 10’ and 20’
Uses	10-7F-1	Townhomes	With approval of the zone change request to PD-R, the use and proposed density is permitted.
Height and Elevation	10-7F-5	Proposed building height is 29’ total.	The code allows up to 40’ in height, therefore, the proposed townhomes are in compliance.
Signs	10-7F-2	Signage has not been proposed at this point.	Any signs will need to meet the sign regulations found in Title 9-13.

Landscape Plan	10-7F-6	26,942 ft ² of landscape (63% of site); includes a trail. A minimum of 6,850 ft ² of recreation area is provided with an outdoor amenity.	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 1 amenity area is required with a minimum of 200 ft ² 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.
Lot Coverage	10-7F-5	The proposed building coverage is approx. 25% of the lot.	The PD-R zone allows building coverage up to 50%.
Solid Waste	10-7F-2	The plans will need to show the screened solid waste locations.	Staff will ensure solid waste storage is screened.
Parking	10-19-5	21 spaces required 22 spaces provided	Required: 2/unit (18) and 1 per every 3 units for guests (3) totaling 21 spaces.
Amenities	10-7F-6	1,800 ft ² is required 6,850 ft ² provided One amenity required One amenity provided	Meets requirements of the code

RECOMMENDATION:

The Planning Commission held a public hearing on June 9, 2026, and recommends approval of the Dixie Downs 9 Townhomes zone change from RE-20 to PD-R with a 6-0 vote and the following conditions:

1. That a plan for the rolling garbage cans is provided, specifically detailing how they will be contained and screened.
2. That the plan that is devised for the rolling garbage cans not include inserting them inside the garage.
3. That the applicant utilizes additional variations and colors on the building elevations.
4. That the applicant shall meet the PD-R front landscape requirements found in Title 10.

One public comment letter was received, and no public comments were made at the meeting.

ALTERNATIVES:

1. Approve as presented.
2. Approval with additional conditions.
3. Deny the request.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

"I move that we approve the Dixie Downs 9 Townhomes zone change as presented, Case No. 2026-ZC-008, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. The proposed multi-family use is a permitted use found in the PD-R zone.
2. The proposed project meets the PD-R general requirements found in Section 10-7F-2.
3. The height of the proposed townhomes is in harmony with other structures in the general vicinity.
4. The property will be served by approved sources and facilities: culinary and secondary irrigation water, power, sewer, and access to a dedicated public street.
5. The proposed project meets section 2.3 of the General Plan by increasing and diversifying housing supply across the city.
6. The proposed project will not negatively impact the health, stability, and/or formation of families within the City.

Exhibit A
Applicant's Narrative



April 16, 2026

St. George City
Planning and Zoning Department
61 S. Main Street
St. George, UT 84770

Re: Parcel SG-6-2-10-2328 – Planned Development (PD) Zone Change Application

To Whom It May Concern:

On behalf of the property owner, Bush and Gudgell, Inc. respectfully submits this application requesting approval of a Planned Development (PD) zone change for parcel SG-6-2-10-2328, located within St. George City.

The subject property is currently designated as Medium Density Residential (MDR) under the City's General Plan and is zoned RE-20 (Residential Estates, 20,000 square foot minimum lot size). The applicant proposes to rezone the parcel to PD-R (Planned Development Residential) in order to allow for the development of a thoughtfully designed small-scale townhome community.

This proposed zone change is intended to better align the zoning of the property with both the existing MDR General Plan designation and the evolving housing needs of the St. George community. The PD-R designation will provide the flexibility necessary to create a cohesive, well-planned residential development that efficiently utilizes the site while maintaining compatibility with surrounding land uses.

In addition, the proposed development will contribute to the City's ongoing efforts to expand the availability of attainable and moderately priced housing options. As housing demand continues to increase in the region, projects such as this play an important role in offering diverse housing types that serve a broader segment of the population.

The applicant is committed to ensuring that the development meets all applicable City standards and reflects high-quality design, including appropriate site planning, landscaping, and infrastructure considerations. Supporting materials, including site maps and related exhibits, have been included for your review to further illustrate the proposal.

We respectfully request your consideration and approval of this application. Should you have any questions or require additional information, please do not hesitate to contact our office.

Thank you for your time and thoughtful review.

Sincerely,

Bush and Gudgell, Inc.

Bob Hermanson
President

Exhibit B
Public Comments



Brian Dean <brian.dean@sgcityutah.gov>

Dixie Downs 9 Case No. 2026-ZC-008

1 message

L and J Jensen <[REDACTED]>

Thu, Jun 4, 2026 at 7:57 AM

To: "brian.dean@sgcityutah.gov" <brian.dean@sgcityutah.gov>

We own a house that is close to this requested re-zone.

We would respectfully ask that the city NOT allow this, but keep it zoned RE-20 as intended and help maintain our small neighborhood.

Thank you for considering our request.

Jim & Lynette Jensen

Virus-free.www.avg.com

Exhibit C

PowerPoint Presentation

A background image showing the lower legs and hooves of a horse running on a dirt surface, kicking up a cloud of dust. The image is faded to serve as a backdrop for the text.

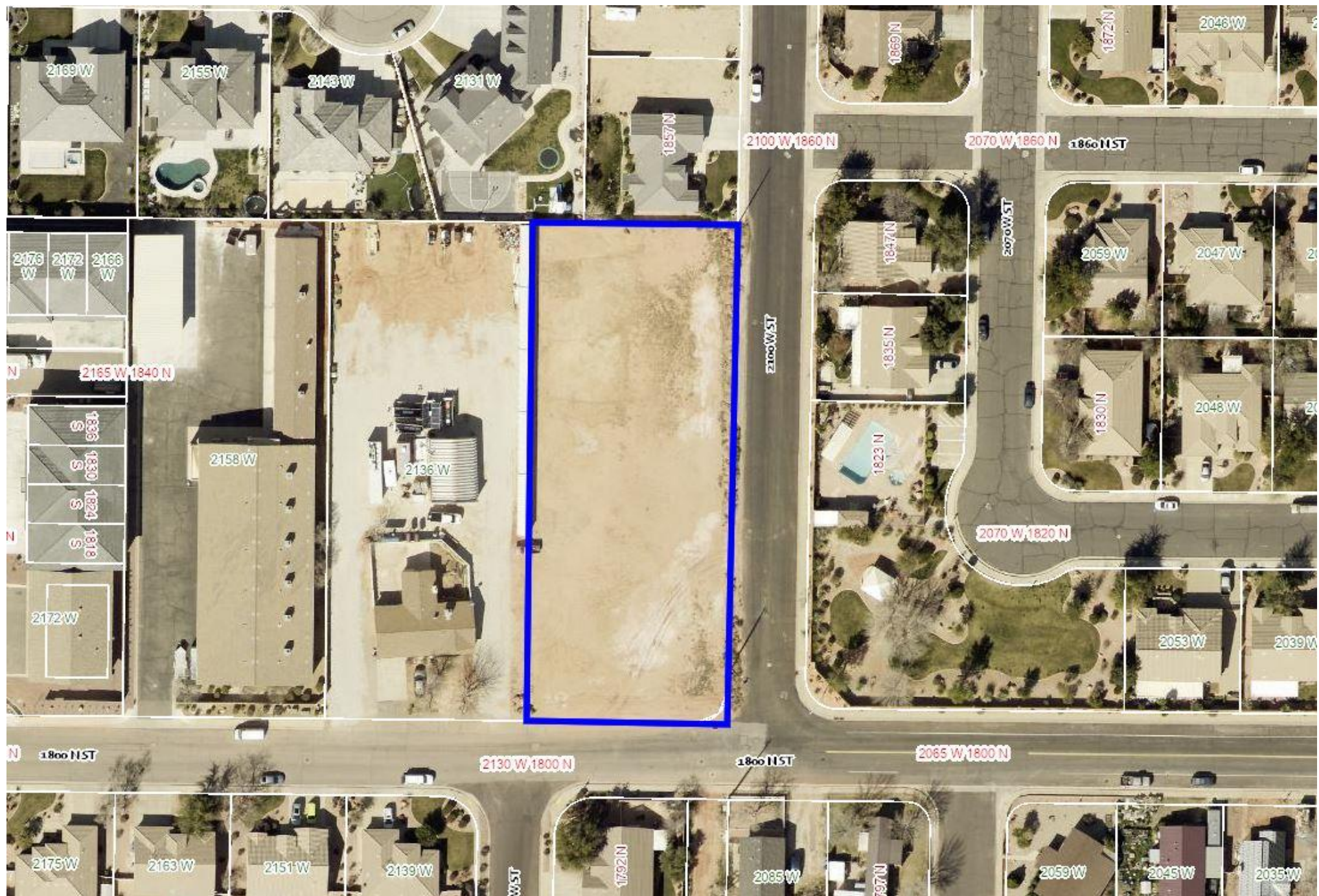
Dixie Downs 9 Zone Change

2026-ZC-008

Vicinity Map

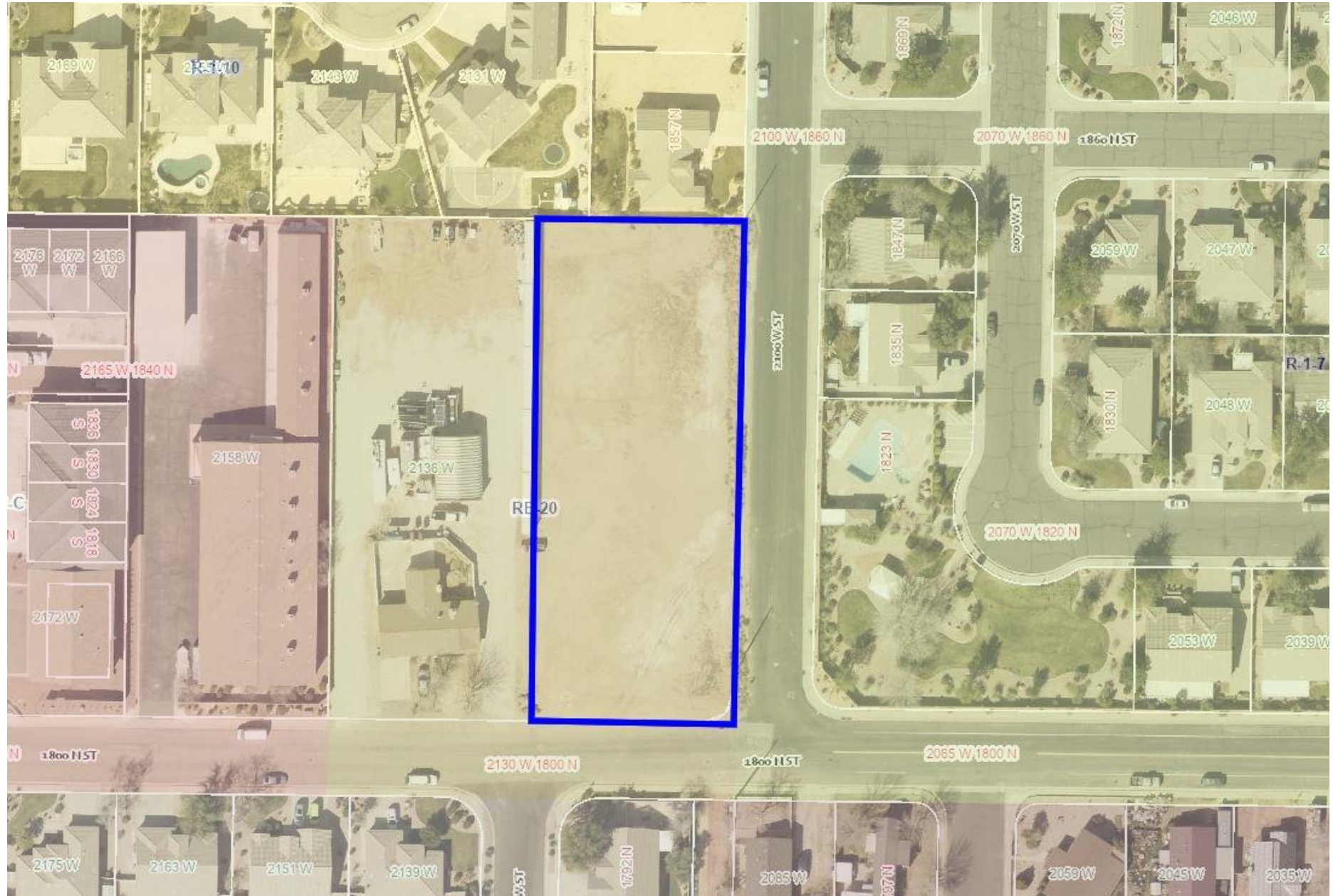


Aerial Map

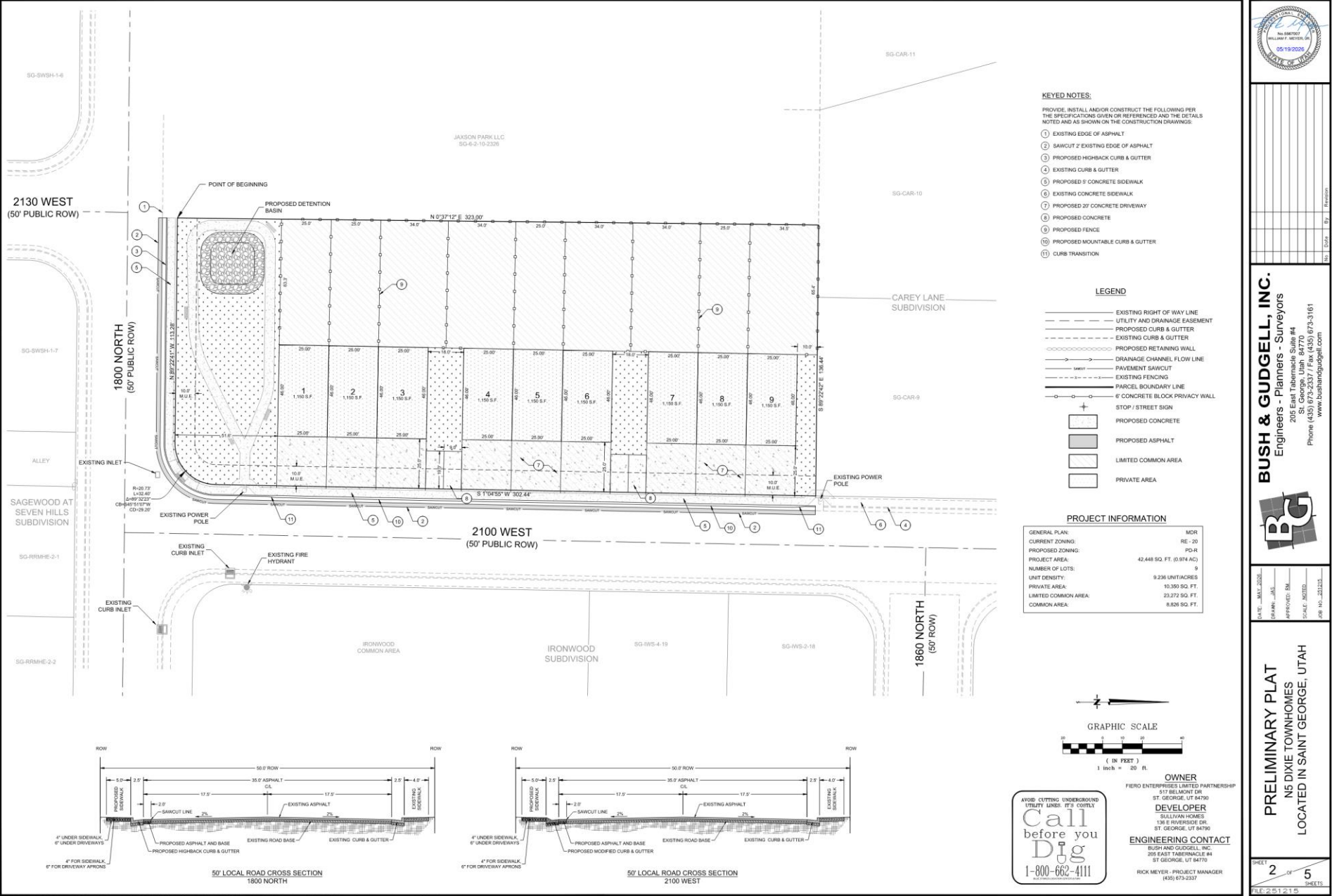


This aerial map shows a residential neighborhood with a blue rectangular boundary highlighting a specific lot. The lot is located between 2158 W and 2136 W, and between 1840 N and 1820 N. The lot is labeled 'MDR'. Surrounding lots are labeled with their respective house numbers, including 2169 W, 2155 W, 2143 W, 2131 W, 1857 N, 2111 W, 1860 N, 2070 W, 1860 N, 1860 N ST, 2059 W, 2047 W, 1835 N, 1827 N, 1830 N, 2048 W, 1823 N, 2070 W, 1820 N, 2059 W, 2039 W, 2175 W, 2163 W, 2151 W, 2139 W, 1752 N, 2065 W, 1737 N, 2059 W, 2045 W, and 2035 W. The map also shows a large building labeled 2158 W and a smaller building labeled 2136 W. The highlighted lot is situated between these buildings and the 2158 W building.

Zoning Map

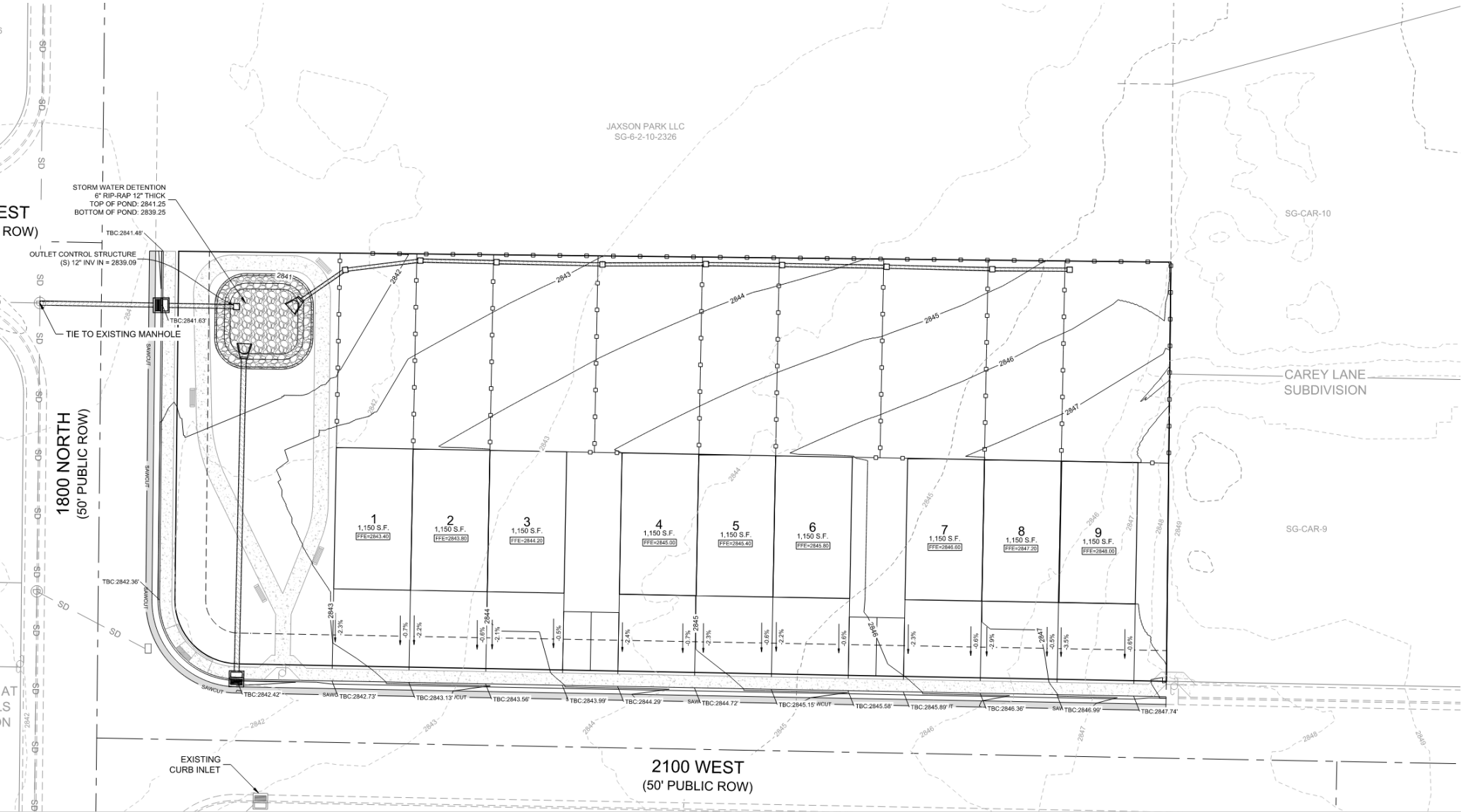


Proposed Site Plan



[illegible]

Proposed Grading Plan



GRADING NOTES

APPROXIMATELY 90 CU.YD. OF CUT, 1,410 CU.YD. OF FILL AND 1,320 CU.YD. OF **IMPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

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 WASHINGTON CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

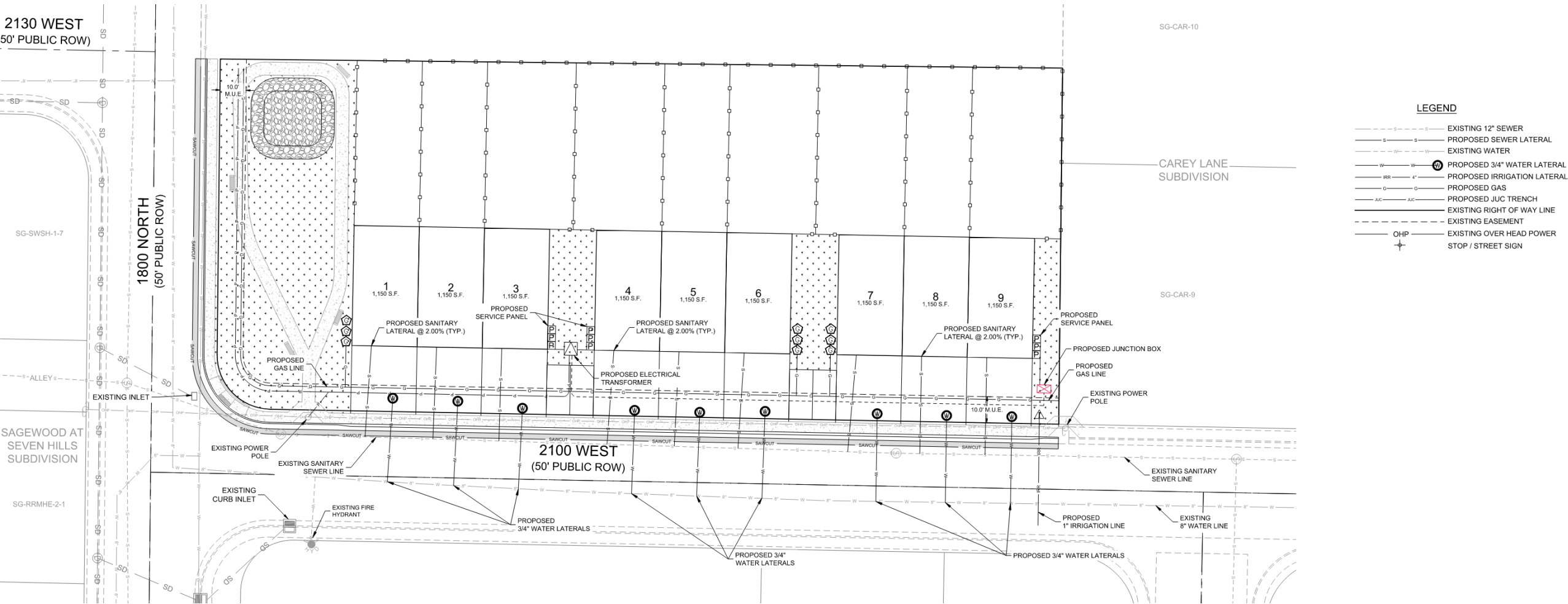
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- LOT EASEMENT
- EXISTING RETAINING WALL
- DRAINAGE FLOW LINE
- SAWCUT LINE
- DRAINAGE FLOW
- FINISH FLOOR ELEVATION
- SPOT ELEVATION
- TOW: TOP OF WALL
- BOW: BOTTOM OF WALL
- FLOW LINE
- GRADE BREAK
- TOP CONCRETE
- TOP ASPHALT

Proposed Utility Plan



Proposed Landscape Plan



PLANT SCHEDULE					
SYMBOL	PLANT CODE	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	MUH CAP	Mulenbergia capillaris	Pink Muhly Grass	5 gal.	9
	AGA MGN	Agave angustifolia 'Marginata'	Variegated Caribbean Century Plant	5 gal.	13
	SPA JUN	Spartium junceum	Spanish Broom	5 gal.	9
	MIS MOR	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	5 gal.	11
		Prosopis glandulosa 'Maverick' - Multi-Trunk	Maverick Honey Mesquite	24 box	7
			Decorative Rock Mulch		
			Grass		
TOTALS					49

Building Elevations



Building Elevations



Materials



Recommendation

The Planning Commission held a public hearing on Jun 9, 2026, and recommends approval with a 6-0 vote and the following conditions:

1. That a plan for the rolling garbage cans is provided, specifically detailing how they will be contained and screened.
2. That the plan that is devised for the rolling garbage cans not include inserting them inside the garage.
3. That the applicant utilize additional variations and colors on the building elevations.
4. That the applicant shall meet the PD-R front landscape requirements found in Title 10.

One public comment letter was received, and no public comments were made at the meeting.

Possible Motion

“I move that we approve the Dixie Downs 9 Townhomes zone change as presented, Case No. 2026-ZC-008, based on the findings and subject to the conditions listed in the staff report.”

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM RE-20 (RESIDENTIAL ESTATES 20,000 SF MINIMUM LOT SIZE) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 1 ACRE GENERALLY LOCATED NORTH OF 1800 NORTH AND WEST OF 2100 WEST FOR THE PURPOSE OF CONSTRUCTING A 9 UNIT TOWNHOME DEVELOPMENT ON THE PROPERTY FOR A PROJECT TO BE KNOWN AS DIXIE DOWNS 9 TOWNHOMES. CASE NO. 2026-ZC-008

(DIXIE DOWNS 9 TOWNHOMES)

WHEREAS, the property owner has requested a zone change from RE-20 (Residential Estates 20,000 SF minimum lot size) to PD-R (Planned Development Residential) on approximately 1 acre located north of 1800 North and west of 2100 West for the purpose of building a 9 unit townhome development; and

WHEREAS, the Planning Commission held a public hearing on the request on June 9, 2026, and recommended approval with a 6-0 vote with the following conditions:

1. That a plan for the rolling garbage cans is provided, specifically detailing how they will be contained and screened.
2. That the plan that is devised for the rolling garbage cans not include inserting them inside the garage.
3. That the applicant utilizes additional variations and colors on the building elevations.
4. That the applicant shall meet the PD-R front landscape requirements found in Title 10 of City Code.

WHEREAS, the City Council held a public meeting on this request on July 2, 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; and

WHEREAS, the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the City.

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 RE-20 (Residential Estates 20,000 SF minimum lot size) 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 2nd day of July 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

DIXIE DOWNS 9 TOWNHOMES ZONE CHANGE BOUNDARY



Bush and Gudgeon, Inc.

Engineers • Planners • Surveyors

St. George, Utah

www.bushandgudgeon.com

EXHIBIT A 0.97 ACRE PARCEL LEGAL DESCRIPTION

Beginning at a point on the north right-of-way line of 1800 North Street, said point lies South 89°22'41" East along the section line 1213.53 feet and due North 50.00 feet from the South Quarter Corner of Section 10, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 00°37'12" East 323.00 feet to a point on the south boundary line of the Cary Lane Subdivision, according to the official plat thereof, on file in the office of the Washington County Recorder as Document No. 20160007790; thence South 89°22'41" East along said line 133.00 feet to a point on the west right-of-way line of 2100 West Street; thence along said line the following two (2) courses: 1) South 01°04'55" West 302.44 feet, and 2) southwesterly along a 20.73 foot radius curve to the right, (long chord bears South 45°51'07" West a distance of 29.20 feet), center point lies North 88°55'05" West through a central angle of 89°32'23", a distance of 32.40 feet to a point on said north right-of-way line of 1800 North Street; thence North 89°22'41" West along said line 109.83 feet to the point of beginning.

Containing 42,448 square feet or 0.97 acres.

Exhibit "B" – Parcel Exhibit

