

Mayor's Council Meeting of St. George  
2015/4 Sivan 5775

May 21, 2015  
4 SIVAN  
5775

Rabbi Helene Ainbinder's Thot and Prayer on behalf of the Interfaith Council

Seven weeks after Passover Jews celebrate and mark the Festival of Shavuot, also known as Zman Matan Toratenu - The Time of the Giving of the Torah - for it was at this season, during their wandering the desert, that the Israelites received the Ten Commandments, the foundation and basis of all the Torah. Even though this is the time when Jewish people should be celebrating, certainly an important event, this holiday is often forgotten.

Perhaps this phenomenon occurs because, whereas Passover teaches us about freedom, at Shavuot we learn about responsibility. Think about it... Americans know that the Declaration of the Independence was signed on July 4, 1776. How many of us know the date when the Constitution was ratified? Freedom and responsibility.

We know that with freedom comes responsibility. We certainly have a responsibility to ourselves as a people, to our communities, to our families. As a free people, we have an obligation to help those less fortunate than ourselves, those who do not have the rights and privileges that we enjoy. How far do we go? How much will we lose?

Freedom comes sometimes at a very high cost. Sometimes others do not see the uniqueness of freedom of speech, religion and expressions to name but a few. Today, the world is once again silent in the sight of severe evil. Today, in our country our silencing of freedom of speech and religion are being challenged. Today, it is up to each of us, our leaders we elected to office and other officials that we may not have chosen to represent us to uphold <sup>our</sup> rights of freedom. That is each and everyone's responsibility.

As we celebrate our freedom, may we pray now for the freedom of everyone who is in bondage - spiritual or physical - and may we pledge ourselves to work toward that freedom today, and to not postpone it. May we remember today the commitment that we have: to perform the duties that come with freedom else we may lose it.

B'hatzlacha! Continued success in all your endeavors!

\* The U.S. Constitution was ratified on September 17, 1787.

**DRAFT**

Agenda Item Number : **1A**

## Request For Council Action

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**Date Submitted** 2015-05-11 14:43:57

**Applicant** City of St. George

**Quick Title** April 2015 Financial Report

**Subject**

**Discussion** See attachment.

**Cost** \$0.00

**City Manager Recommendation** Look good so far this fiscal year. Revenues are exceeding expenditures. Do not anticipate any major problems or issues prior to the fiscal year end.

**Action Taken**

**Requested by** Deanna Brklacich

**File Attachments** [APRIL 2015.pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**Attachments** [APRIL 2015.pdf](#)



MONTHLY FINANCIAL REPORT

TEN MONTHS ENDED

APRIL 30, 2015

CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORT  
TEN MONTHS ENDED APRIL 30, 2015

**ADMINISTRATIVE DIRECTOR'S COMMENTS:**

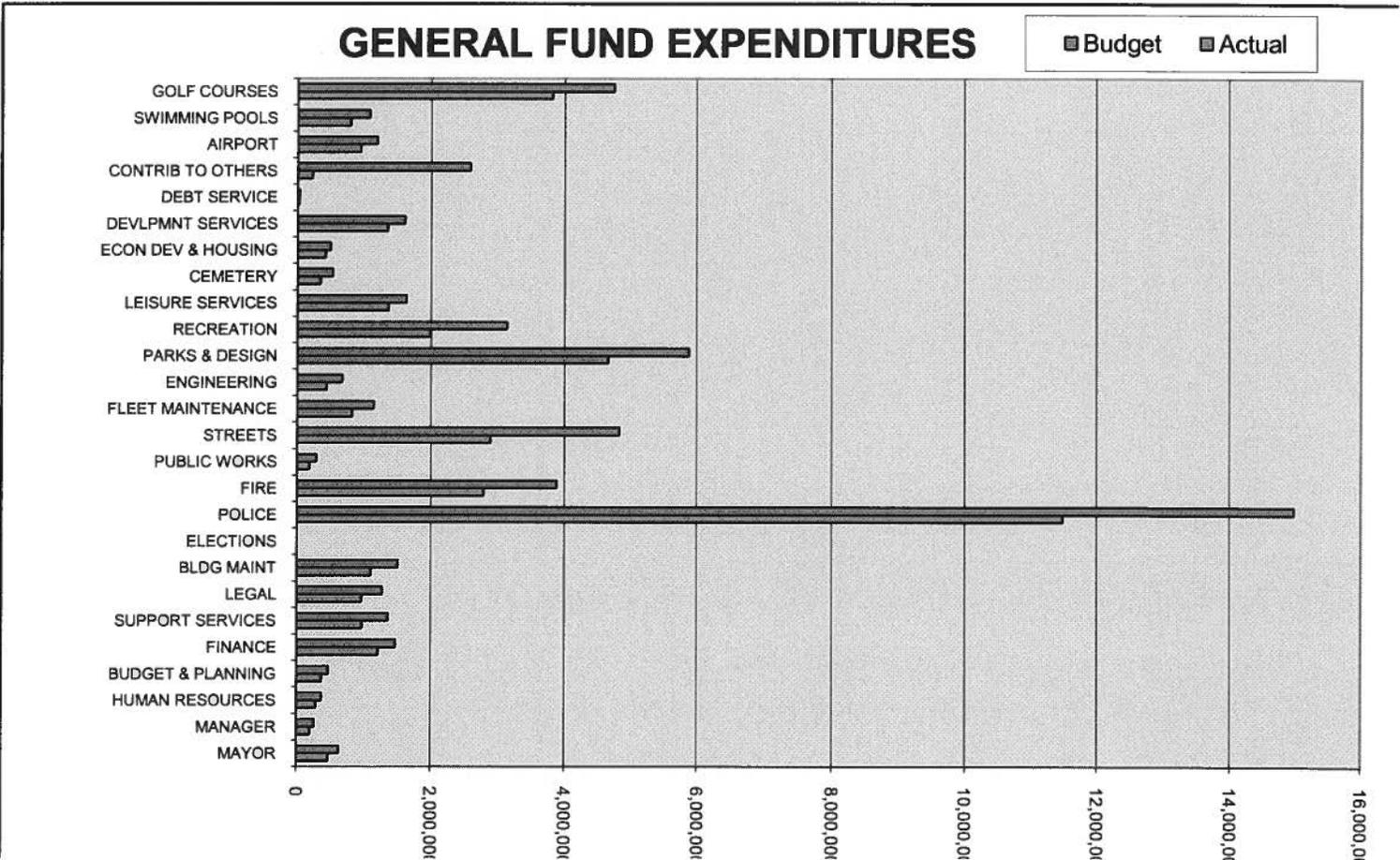
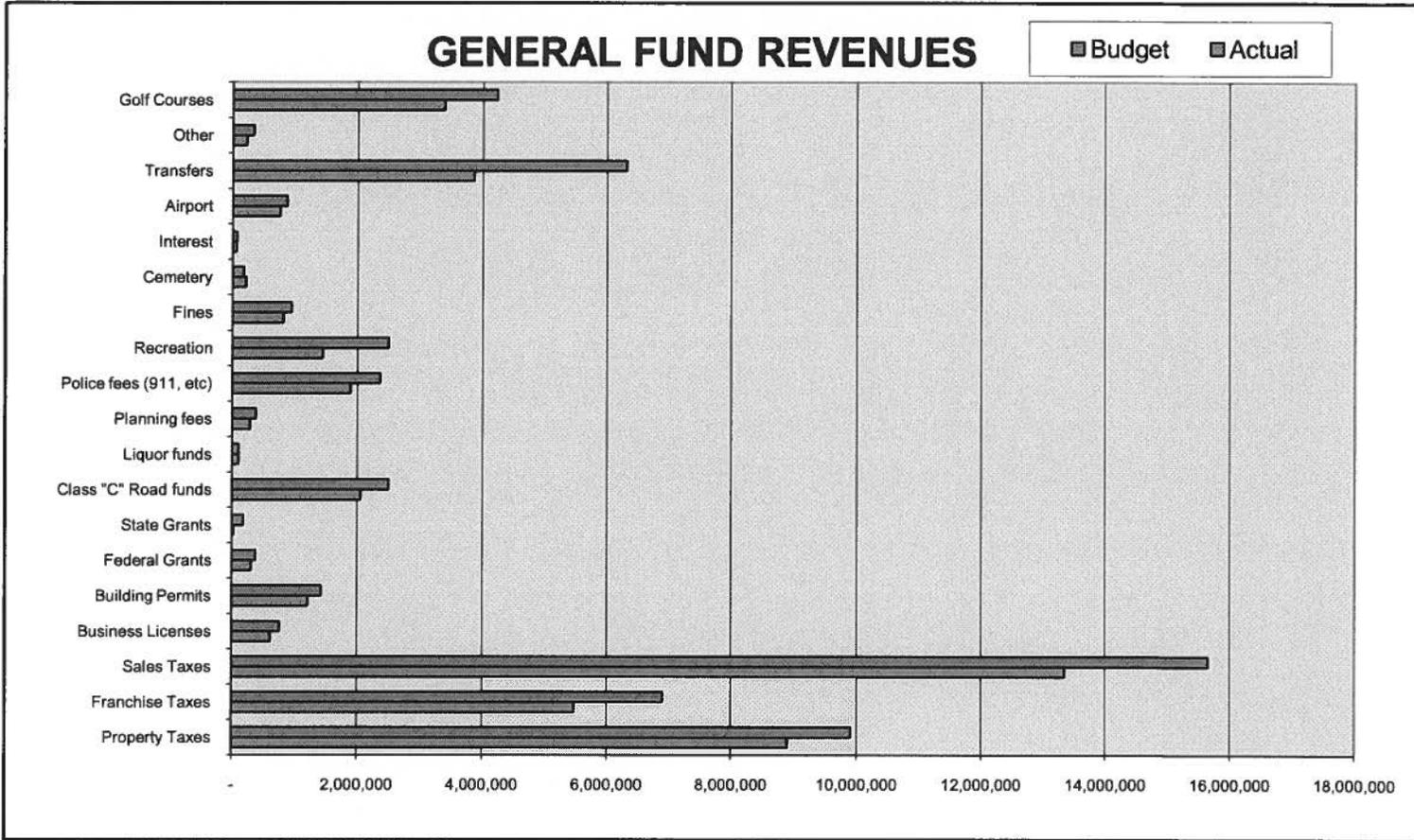
The attached report represents activity in the various city funds for the TEN months ended April 30, 2015. This period represents 83% of the fiscal year.

As you can see in reviewing the General Fund revenues and expenditures, a line item has now been added to incorporate the golf courses into a division within the General Fund. The revenue comparisons worksheet has been restated to reflect this also for last fiscal year so as to make a fair comparison.

- 1) General Fund revenues are at 80.42% of budget. We received a large portion of our property taxes in December and in January.
- 2) Overall General Fund revenues are up 3.58% over the prior fiscal year. Sales taxes are up 6.04% over last year and franchise taxes are up 1.83%. Golf revenues are up because of the City now operating the snack bars and merchandise sales at the various courses whereas in previous years these were operated by the golf professionals.
- 3) The attached general fund revenue schedule is good to give you a quick review of how revenues are trending in comparison with the budget.
- 4) General Fund expenditures are at 71.57% of budget for the year to date. Where we have completed 83% of the fiscal year on the time horizon, as compared to expenditures at 71.57% of the budget, we are continuing to do a good job of spending within the budget.
- 5) The revenue comparison schedule attached to this report does show a mixed bag as some fund revenues are up in comparison to prior years, while others are down.
- 6) The City Treasurer's March 2015 and April 2015 deposit and investment reports are also attached for your review of all City funds held in various bank accounts and investments.

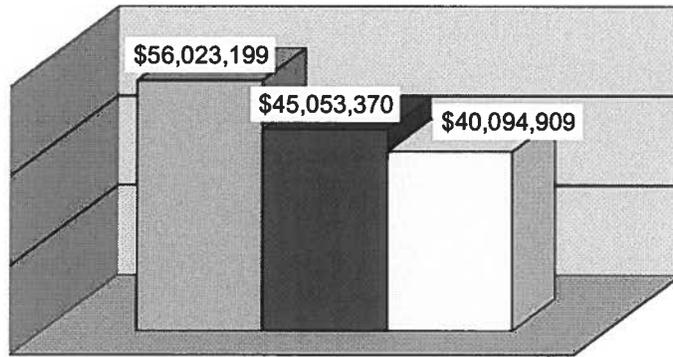
If there are any questions, comments, or concerns, please feel free to contact me at any time at either [deanna.brklacich@sgcity.org](mailto:deanna.brklacich@sgcity.org) or at 627-4004.

CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 4/30/2015

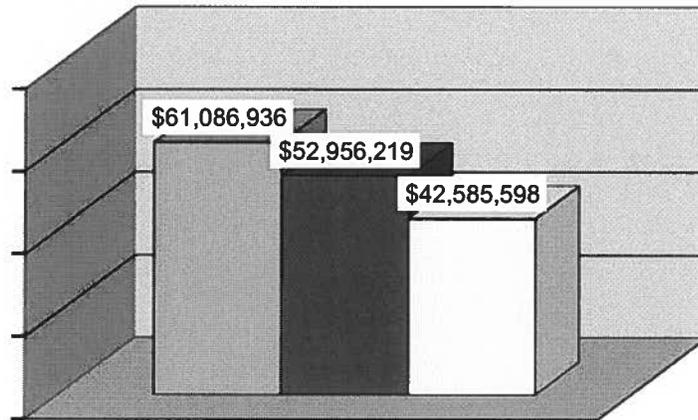


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
4/30/2015

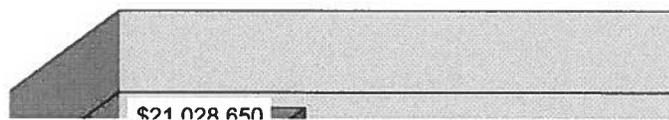
### GENERAL FUND



### ELECTRIC UTILITY

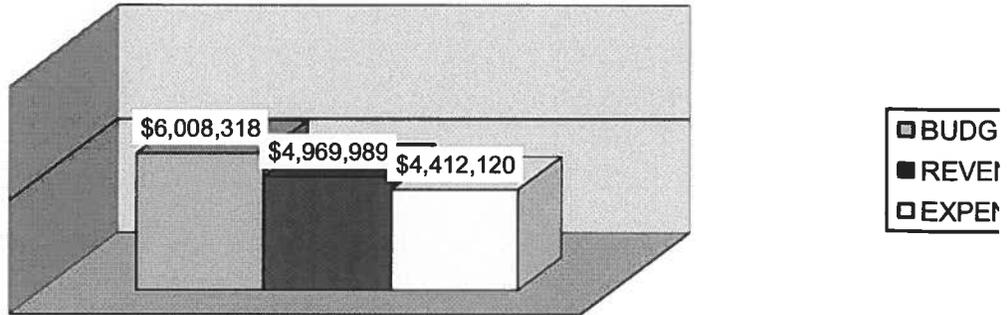


### WATER UTILITY

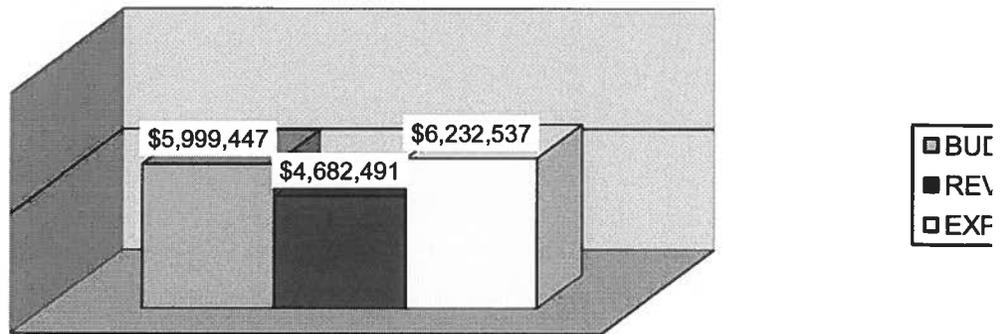


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
4/30/2015

**WASTEWATER COLLECTION (includes impact)**

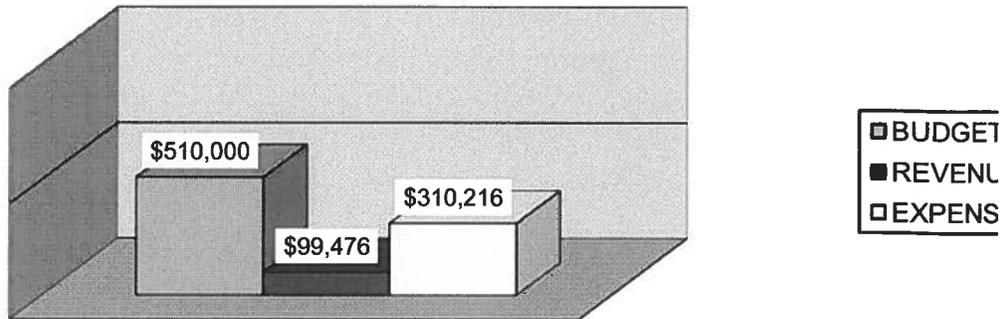


**WASTEWATER TREATMENT (includes impact)**

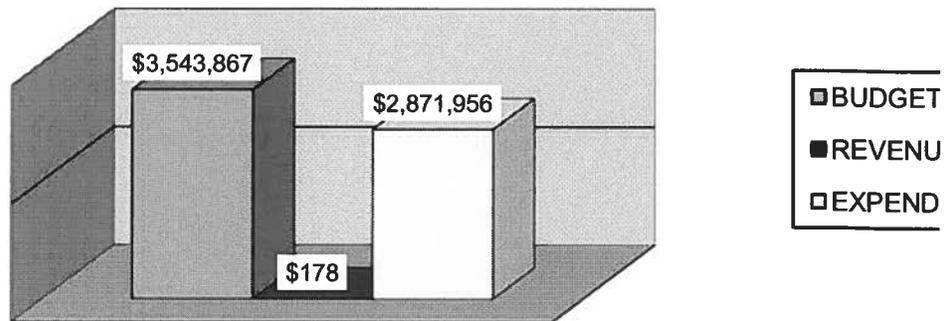


CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 4/30/2015

**CDBG BLOCK GRANT FUND**



**SALES TAX BOND CAP. PROJECT FUND**



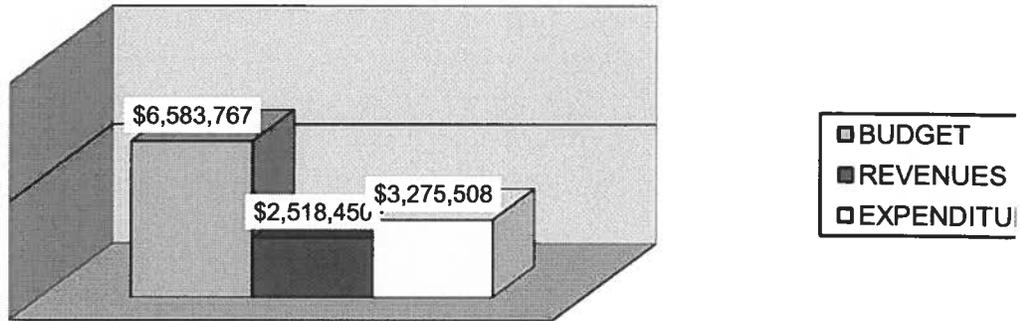
NOTE: Revenues are derived from year-end transfers from other City funds which received a portion of bond proceeds and therefore participate in making the annual debt service payments.

**DIXIE CENTER OPERATIONS**

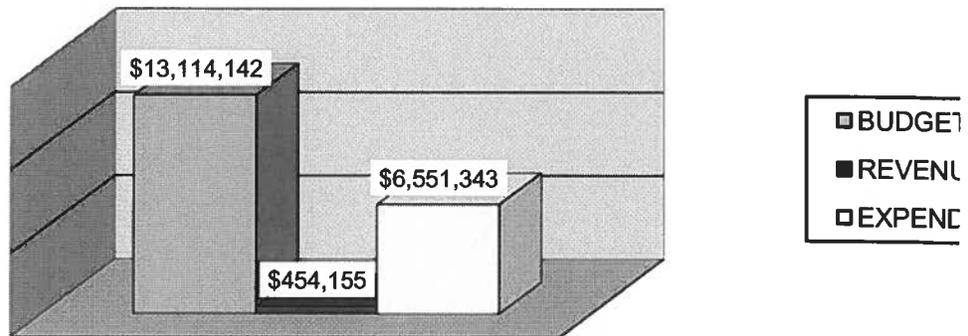


CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 4/30/2015

### CAPITAL EQUIPMENT FUND



### PUBLIC WORKS CAP. PROJ. FUND



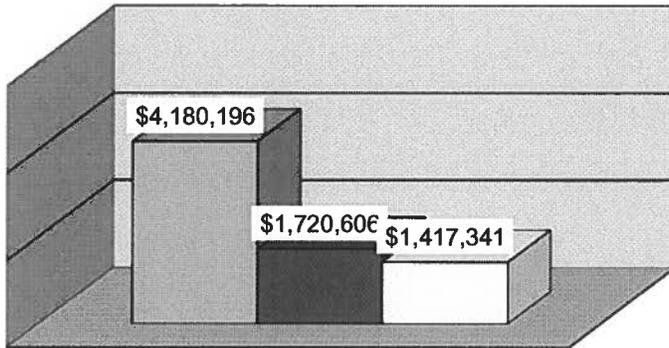
NOTE: Most of the Revenues are derived from year-end transfers from other City funds who collectively participate in funding each project (i.e. Transportation Fund, Street Impact, Drainage Impact, etc.)

### REPLACEMENT AIRPORT FUND



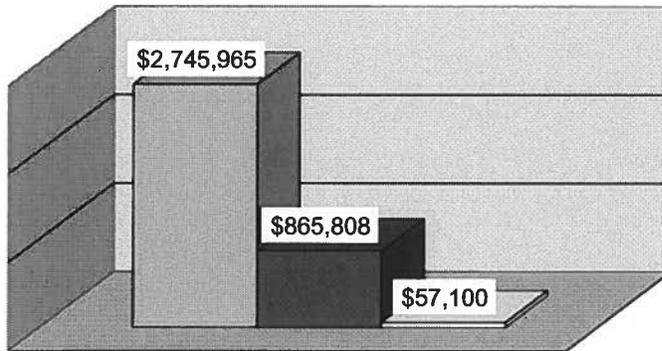
CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 4/30/2015

### PARK IMPACT FUND



- ▣ BUDGET
- REVENUE
- EXPENSE

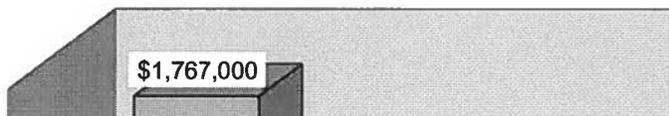
### STREET IMPACT FUND



- ▣ BUDGET
- REVENUE
- EXPENSE

NOTE: Most of the budgeted Expenditures are in the form of a year-end transfer to the Public Work Project Fund (PWCPF) based upon each project's actual costs in the PWCPF.

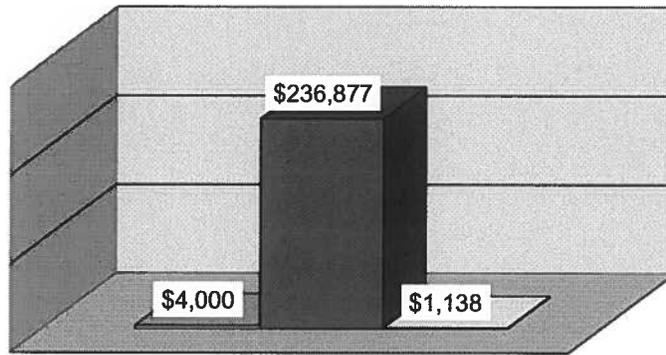
### DRAINAGE IMPACT FUND



- ▣ BUDGET

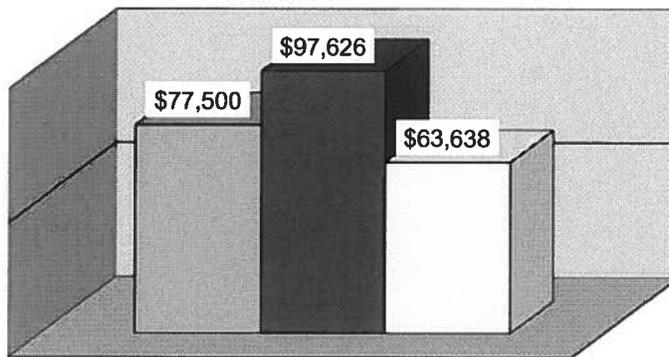
CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
4/30/2015

### FIRE IMPACT FUND



- BUDGET
- REVENUE
- EXPENDITURE

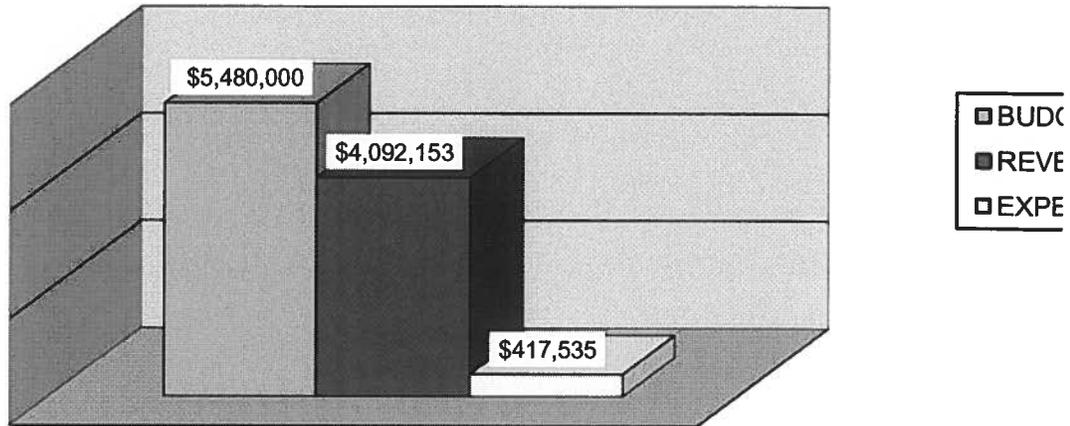
### POLICE IMPACT FUND



- BUDGET
- REVENUE
- EXPENDITURE

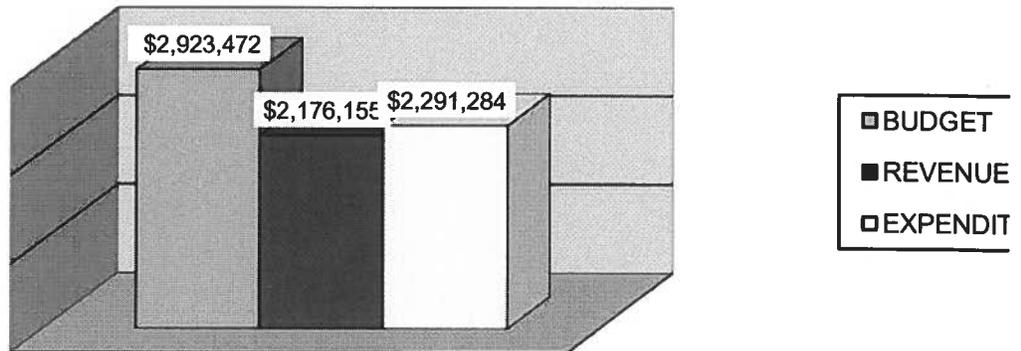
CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 4/30/2015

**TRANSPORTATION IMPRV. FUND**



NOTE: Most of the budgeted Expenditures are in the form of a year-end transfer to the Public Work Project Fund (PWCPF) based upon each project's actual costs in the PWCPF.

**SUNTRAN TRANSIT FUND**



**SWITCHPOINT RESOURCE CENTER**

\$2,433,260

CITY OF ST. GEORGE, UT  
 GENERAL FUND REVENUES  
 TEN MONTHS ENDED APRIL 30, 2015

83.3% OF THE BUDGET YEAR

<b>REVENUE SOURCE</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU APR. 30, 2015</b>	<b>PCT RECEIVED</b>
CURRENT PROPERTY TAXES	8,300,000.00	7,988,427.56	96.25%
FEES ASSESSED	1,300,000.00	683,005.33	52.54%
FRANCHISE TAXES	6,900,000.00	5,472,205.02	79.31%
DELINQUENT TAXES	300,000.00	229,276.56	76.43%
GENERAL SALES TAXES	15,650,000.00	13,354,856.42	85.33%
BUSINESS LICENSES	600,000.00	563,972.50	94.00%
LICENSE FEES - RENTAL ORDINANCE	160,000.00	54,485.00	34.05%
ELECTION FILING FEES	0.00	0.00	#DIV/0!
TRUCK-N-GO PERMITS	3,000.00	3,980.00	132.67%
BUILDING PERMITS	1,400,000.00	1,188,685.15	84.91%
DOG LICENSES	32,000.00	25,681.00	80.25%
FEDERAL GRANTS	384,504.00	316,837.56	82.40%
STATE GRANTS	179,766.00	31,290.16	17.41%
CLASS C ROAD ALLOTTMENT	2,500,000.00	2,053,932.25	82.16%
LIQUOR FUND ALLOTTMENT	105,000.00	101,658.47	96.82%
RESOURCE OFFICER CONTRIB.	607,915.00	458,936.25	75.49%
PLANNING FEES	350,000.00	272,069.74	77.73%
AIR QUALITY FEES	30,000.00	18,385.30	61.28%
SPECIAL POLICE SERVICES	55,000.00	92,083.20	167.42%
E-911 SERVICES	980,000.00	791,174.44	80.73%
OTHER CITIES DISPATCH FEES	719,181.00	539,386.02	75.00%
POLICE TRAINING CLASSES	2,000.00	6,389.55	319.48%
MUSEUM DONATIONS	1,200.00	1,069.13	89.09%
MUSEUM ADMISSION FEES	10,000.00	7,475.29	74.75%
NJCAA TOURNAMENT	0.00	0.00	#DIV/0!
COMMUNITY ARTS BLDG RENTALS	5,500.00	250.00	4.55%
OPERA HOUSE PERFORMANCES	1,500.00	0.00	0.00%
TRIPAX PASS SALES	0.00	-1.55	#DIV/0!
WALKING TOUR REVENUES	3,000.00	1,760.94	58.70%
SOCIAL HALL RENTALS	14,000.00	20,675.40	147.68%
EXHIBITS - COLLECTIONS	7,500.00	4,304.94	57.40%
NATURE CENTER	52,000.00	32,871.62	63.21%
AQUATIC CENTER	360,000.00	243,652.58	67.68%
YOUTH SPORTS	77,500.00	104,495.50	134.83%
ADULT SPORTS	45,000.00	49,260.00	109.47%
RACES	349,000.00	269,181.06	77.13%
SOFTBALL LEAGUES	350,900.00	275,922.62	78.63%
ARTS FAIR REVENUE	40,000.00	34,399.21	86.00%
SPECIAL COMMUNITY EVENTS	2,600.00	1,169.00	44.96%
SWIMMING POOL FEES	125,000.00	57,370.91	45.90%

CITY OF ST. GEORGE, UT  
 GENERAL FUND REVENUES  
 TEN MONTHS ENDED APRIL 30, 2015

83.3% OF THE BUDGET YEAR

<b>REVENUE SOURCE</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU APR. 30, 2015</b>	<b>PCT RECEIVED</b>
RECREATION FEES	10,000.00	123.99	1.24%
RECREATION CENTER FEES	143,000.00	100,378.21	70.19%
OPERA HOUSE RENTALS	7,000.00	7,648.00	109.26%
RECREATION FACILITY RENTALS	18,000.00	18,287.50	101.60%
TENNIS CLASSES ETC.	96,000.00	101,012.43	105.22%
MARATHON REVENUES	775,700.00	112,843.11	14.55%
RECREATION CLASS FEES	0.00	898.00	#DIV/0!
CEMETERY LOT SALES	95,000.00	109,502.50	115.27%
BURIAL FEES	85,000.00	106,260.00	125.01%
TRAFFIC SCHOOL FEES	36,000.00	45,273.00	125.76%
COURT FINES	825,000.00	713,154.91	86.44%
POLICE WARRANTS	14,000.00	11,400.00	81.43%
ACE PENALTIES	50,000.00	42,778.00	85.56%
ACE COSTS	20,000.00	4,830.00	24.15%
ACE ABATEMENTS	5,000.00	150.00	3.00%
INTEREST EARNINGS	80,000.00	66,871.70	83.59%
RENTS AND ROYALTIES	30,000.00	13,354.64	44.52%
SALE OF PROPERTY	30,000.00	29,974.78	99.92%
POLICE EVIDENCE IMPOUND	2,500.00	5,227.11	209.08%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	44,819.92	59.76%
ORTHOGRAPHY MAPS	500.00	90.36	18.07%
MISS ST GEORGE PRINCESS	0.00	476.25	#DIV/0!
COMPOST SALES - REUSE	30,000.00	17,763.51	59.21%
ROADBASE SALES - REUSE	6,500.00	371.76	5.72%
AIRPORT REVENUES	873,000.00	761,701.86	87.25%
MAINTENANCE AT AIRPORT	7,100.00	5,338.17	75.19%
CONTRIBUTIONS FROM OTHER	112,273.00	90,115.58	80.26%
TRANSFERS FROM OTHER FUNDS	6,318,680.00	3,858,333.40	61.06%
CONTRIBUTIONS FROM PRIVATE	41,579.00	18,179.43	43.72%
MEDIAN LANDSCAPE FEES	0.00	11,171.97	#DIV/0!
ANIMAL SHELTER DONATIONS	0.00	11,687.19	#DIV/0!
POLICE PROJECT LIFESAVER	5,000.00	9,005.75	180.12%
APPROPRIATED FUND BALANCE			
GOLF COURSE REVENUES (ALL COURSES)	4,228,300.00	3,383,772.86	80.03%
<b>TOTAL GENERAL FUND REVENUES</b>	<b>56,023,198.00</b>	<b>45,053,370.02</b>	<b>80.42%</b>

CITY OF ST. GEORGE, UT  
 EXPENDITURE STATUS REPORT BY CATEGORY  
 TEN MONTHS ENDED APRIL 30, 2015

83.3% OF THE BUDGET YEAR

<b>GENERAL FUND</b>	<u>ADJUSTED BUDGET</u>	<u>ACTUAL THRU APR. 30, 2015</u>	<u>REMAINING BALANCE</u>	<u>PCT USE</u>
MAYOR & COUNCIL	629,600.00	469,134.60	160,465.40	74.51
CITY MANAGER	266,526.00	200,438.97	66,087.03	75.20
HUMAN RESOURCES	369,572.00	282,549.73	87,022.27	76.45
ADMINISTRATIVE SERVICES	472,264.00	371,521.13	100,742.87	78.67
FINANCE DEPARTMENT	1,474,245.00	1,210,461.69	263,783.31	82.11
TECHNOLOGY SERVICES	1,355,048.00	970,274.19	384,773.81	71.60
LEGAL SERVICES	1,126,085.00	862,279.69	263,805.31	76.57
BUILDING MAINTENANCE	1,502,979.00	1,105,255.73	397,723.27	73.54
ELECTIONS	0.00	0.00	0.00	#DIV/0
PLANNING COMMISSION	12,000.00	8,472.75	3,527.25	70.61
POLICE	12,065,423.00	9,420,348.87	2,645,074.13	78.08
HIDTA GRANT	143,260.00	132,429.45	10,830.55	92.44
POLICE DISPATCH	2,661,656.00	1,847,548.30	814,107.70	69.41
CCJJ GRANT	51,063.00	41,353.62	9,709.38	80.98
SAFG (State Asset Forfeiture Grant)	54,937.00	48,352.98	6,584.02	88.02
FIRE DEPARTMENT	3,884,206.00	2,787,402.95	1,096,803.05	71.78
CODE ENFORCEMENT	147,229.00	102,813.85	44,415.15	69.83
PUBLIC WORKS ADMINISTRATION	282,066.00	186,616.52	95,449.48	66.16
STREETS	4,827,028.00	2,886,243.58	1,940,784.42	59.79
FLEET MAINTENANCE	1,142,988.00	817,322.62	325,665.38	71.51
ENGINEERING	672,682.00	438,111.46	234,570.54	65.13
PARKS	5,246,933.00	4,167,789.07	1,079,143.93	79.43
DESIGN	633,225.00	487,371.60	145,853.40	76.97
NATURE CENTER & YOUTH PROGRAMS	90,276.00	58,150.68	32,125.32	64.41
SOFTBALL PROGRAMS	351,987.00	265,298.25	86,688.75	75.37
SPORTS FIELD MAINTENANCE	645,111.00	530,149.11	114,961.89	82.18
SPECIAL EVENTS & PROGRAMS	329,824.00	237,363.12	92,460.88	71.97
YOUTH SPORTS PROGRAMS	155,108.00	109,902.80	45,205.20	70.86
ADULT SPORTS PROGRAMS	46,880.00	29,968.86	16,911.14	63.93
RECREATION	745,486.00	366,775.73	378,710.27	49.20
EXHIBITS AND COLLECTIONS	256,576.00	212,192.15	44,383.85	82.70
COMMUNITY ARTS	287,049.00	227,379.61	59,669.39	79.21
HISTORIC OPERA HOUSE	90,566.00	59,676.41	30,889.59	65.89
HISTORIC COURTHOUSE	23,200.00	15,874.34	7,325.66	68.42
LEISURE SERVICES ADMINISTRATION	354,499.00	292,527.03	61,971.97	82.52
RECREATION CENTER	774,536.00	385,616.58	388,919.42	49.79
MARATHON	616,505.00	550,492.73	66,012.27	89.29
COMMUNITY CENTER	2,800.00	2,024.26	775.74	72.30
CEMETERY	524,873.00	344,348.33	180,524.67	65.61
ECONOMIC DEVELOPMENT & HOUSING	497,360.00	423,215.14	74,144.86	85.09
DEVELOPMENT SERVICES ADMINISTRATION	1,500,504.00	1,255,104.10	245,399.90	83.64

CITY OF ST. GEORGE, UT  
REVENUE COMPARISONS  
TEN MONTHS ENDED APRIL 30, 2015

GENERAL FUND:	FYE JULY 2015	FYE JULY 2014	FY2015 as a % of FY 2014
Property Taxes	8,900,709	8,836,488	100.73%
Franchise Taxes	5,472,205	5,374,001	101.83%
Sales Taxes	13,354,856	12,594,624	106.04%
Business Licenses	622,438	633,278	98.29%
Building Permits	1,214,366	1,206,565	100.65%
Federal Grants	316,838	638,731	49.60%
State Grants	31,290	158,971	19.68%
Class "C" Road funds	2,053,932	1,988,741	103.28%
Liquor funds	101,658	102,183	99.49%
Planning fees	290,455	392,362	74.03%
Police fees (911, etc)	1,908,662	1,740,194	109.68%
Recreation	1,445,048	1,392,986	103.74%
Fines	817,586	732,746	111.58%
Cemetery	215,763	161,560	133.55%
Interest	66,872	66,998	99.81%
Airport	761,702	661,400	115.17%
Transfers	3,858,333	3,538,333	109.04%
Other	236,883	259,560	91.26%
Golf Courses	3,383,773	3,015,163	112.23%
Total General Fund	45,053,370	43,494,885	103.58%
<b>DIXIE CENTER OPERATIONS</b>			
Total Revenues	\$1,034,563	\$1,071,496	96.55%
<b>CDBG BLOCK GRANT FUND</b>			
Total Revenues	\$99,476	\$116,002	85.75%
<b>PARK IMPACT FUND</b>			
Total Revenues	\$1,720,606	\$1,824,908	94.28%
<b>STREET IMPACT FUND</b>			
Total Revenues	\$865,808	\$766,668	112.93%
<b>DRAINAGE IMPACT FUND</b>			
Total Revenues	\$348,844	\$299,948	116.30%
<b>FIRE DEPT IMPACT FUND</b>			
Total Revenues	\$236,877	\$158,829	149.14%
<b>POLICE DEPT IMPACT FUND</b>			
Total Revenues	\$97,626	\$75,918	128.59%
<b>WATER UTILITY FUND (w/ impact fees)</b>			
Total Revenues	\$15,240,889	\$15,709,062	97.02%
<b>WASTEWATER COLLECTION (w/impact fees)</b>			
Total Revenues	\$4,969,989	\$5,223,232	95.15%
<b>ELECTRIC UTILITY (w/impact fees)</b>			
Total Revenues	\$52,956,219	\$52,800,386	100.30%
<b>REGIONAL WASTEWATER (w/impact fees)</b>			
Total Revenues	\$4,682,491	\$4,851,731	96.51%
<b>SI INTRAN TRANSIT FUND</b>			

CITY OF ST. GEORGE, UT  
MONTHLY COUNCIL REPORT

	ADJUSTED <u>BUDGET</u>	<u>REVENUE</u>	<u>EXPENDITURES</u>	
10 GENERAL FUND (includes Golf Courses)	\$56,023,199	\$45,053,370	\$40,094,909	71.5%
53 & 83 ELECTRIC FUND (includes impact)	\$61,086,936	\$52,956,219	\$42,585,598	69.7%
51 & 81 WATER FUND (includes impact)	\$21,028,650	\$15,240,889	\$12,794,884	60.8%
52 & 82 WASTEWATER COLLECT (includes impact)	\$6,008,318	\$4,969,989	\$4,412,120	73.4%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$5,999,447	\$4,682,491	\$6,232,537	103.8%
32 CDBG BLOCK GRANT FUND	\$510,000	\$99,476	\$310,216	60.8%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$3,543,867	\$178	\$2,871,956	81.0%
30 DIXIE CENTER OPERATIONS	\$1,455,293	\$1,034,563	\$1,234,378	84.8%
40 CAPITAL EQUIPMENT FUND	\$6,583,767	\$2,518,450	\$3,275,508	49.7%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$13,114,142	\$454,155	\$6,551,343	49.9%
88 REPLACEMENT AIRPORT CONST. FUND	\$8,251,984	\$275,000	\$4,057,739	49.1%
44 PARK IMPACT FUND	\$4,180,196	\$1,720,606	\$1,417,341	33.9%
45 STREET IMPACT FUND	\$2,745,965	\$865,808	\$57,100	2.0%
47 DRAINAGE IMPACT FUND	\$1,767,000	\$348,844	\$1,138	0.0%
48 FIRE IMPACT FUND	\$4,000	\$236,877	\$1,138	28.4%
49 POLICE IMPACT FUND	\$77,500	\$97,626	\$63,638	82.1%
64 SUNTRAN TRANSIT FUND	\$ 2,923,472	\$2,176,155	\$2,291,284	78.3%
27 TRANSPORTATION IMPROV FUND	\$ 5,480,000	\$4,092,153	\$417,535	7.6%
21 SWITCHPOINT RESOURCE CENTER	\$ 2,433,260	\$0	\$483,063	19.8%



**City of St. George**  
**DEPOSITS AND INVESTMENTS**  
**3/31/2015**

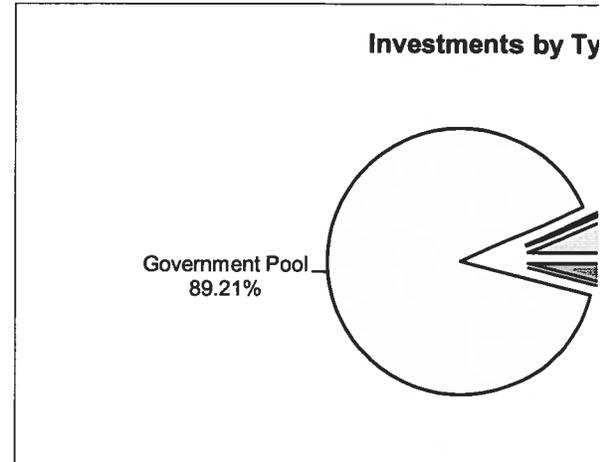
Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)	Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	
Zion's FNB	Money Market	0.1500	03/31/15	03/01/15	77,383.18	32	Zion's	1.00	Other	Zio
Wells Fargo Bank	Money Market	0.0100	03/31/15	03/01/15	1,692,217.81	1	WFB	1.00	Other	WF
U.S. Bank	Checking - Utilities	0.0100	03/31/15	03/01/15	90,166.51	1	US Bank	n/a	Other	USI
St. Bank So. Ut.	Public Money Market	0.3000	03/31/15	03/01/15	163,833.78	1	SBSU	n/a	Other	SB!
Cache Valley Bank	T C D	0.6500	03/19/16	03/19/15	479,722.27	Q 354	CVB	1.00	CD's	Car
Cache Valley Bank	Checking - General	-	03/31/15	03/01/15	1,213,858.57	1	CVB	n/a	Other	Car
Cache Valley Bank	Checking - Utilities & Payroll	-	03/31/15	03/01/15	-	1	CVB	n/a	Other	Car
Cache Valley Bank	Checking - Other	-	03/31/15	03/01/15	92.90	1	CVB	n/a	Other	Car
Cache Valley Bank	Savings	0.3000	03/31/15	03/01/15	56,540.11	1	CVB	n/a	Other	Car
State Treasurer	PTIF - 0167 General Account	0.5294	03/31/15	03/01/15	84,831,736.30	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 0983 Performance Bond	0.5294	03/31/15	03/01/15	140,289.09	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 2037 Community Arts	0.5294	03/31/15	03/01/15	15,748.68	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 2038 Community Arts Interest	0.5294	03/31/15	03/01/15	90.99	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 5033 Retainage	0.5294	03/31/15	03/01/15	127,358.64	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.5294	03/31/15	03/01/15	15,576.41	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 5737 Warranty Deposits	0.5294	03/31/15	03/01/15	247,590.95	65	UPTIF	1.00	Govt. Pool	UP'
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	03/31/15	03/01/15	1,280,265.33	39	US Bank	1.00	U.S. Treasuries	F.A
U.S. Bank	MBA Lease Rev Bonds 1998	-	03/31/15	03/01/15	-	15	US Bank	1.00	U.S. Treasuries	Fec
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	03/31/15	03/01/15	-	34	US Bank	1.00	U.S. Treasuries	F.A
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	03/31/15	03/01/15	0.06	47	US Bank	1.00	U.S. Treasuries	F.A
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.5294	03/31/15	03/01/15	84.67	65	US Bank	1.00	Govt. Pool	UP'
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5294	03/31/15	03/01/15	350,733.72	65	US Bank	1.00	Govt. Pool	UP'
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0200	03/31/15	03/01/15	656,222.21	1	US Bank	1.00	Other	USI
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.5294	03/31/15	03/01/15	29.03	65	US Bank	1.00	Govt. Pool	UP'
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	03/31/15	03/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	03/31/15	03/01/15	209,391.13	50	Zion's	1.00	U.S. Treasuries	Fid
Zion's FNB	Water Rev Ref 2013 Bond	0.5294	03/31/15	03/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	03/31/15	03/01/15	991,637.62	50	Zion's	1.00	U.S. Treasuries	Fid
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.5294	03/31/15	03/01/15	33.38	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Franchise Tax 2014 Bond Fund	0.5294	03/31/15	03/01/15	146.11	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Franchise Tax 2014 Project Acct	0.5294	03/31/15	03/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	UWFA Water Rev 2004A Bond	0.5294	03/31/15	03/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.5294	03/31/15	03/01/15	82,024.78	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	GO Ser 2014 Bond Fund	0.5294	03/31/15	03/01/15	2,362.92	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	GO Ser 2014 COI	0.5294	03/31/15	03/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Bond accts - temp SID & misc.	0.5294	03/31/15	03/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Swr Rev 93B Reserve	0.0100	03/31/15	03/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	Swr Rev 1993 B Bond	0.0100	03/31/15	03/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	03/31/15	03/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	03/31/15	03/01/15	794,522.84	50	Zion's	1.00	U.S. Treasuries	Fid
Zion's FNB	Bond accts - temp SID & misc.	0.0100	03/31/15	03/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
TOTAL =					<u>93,519,659.99</u>					

\* Average Days to Maturity updated monthly.

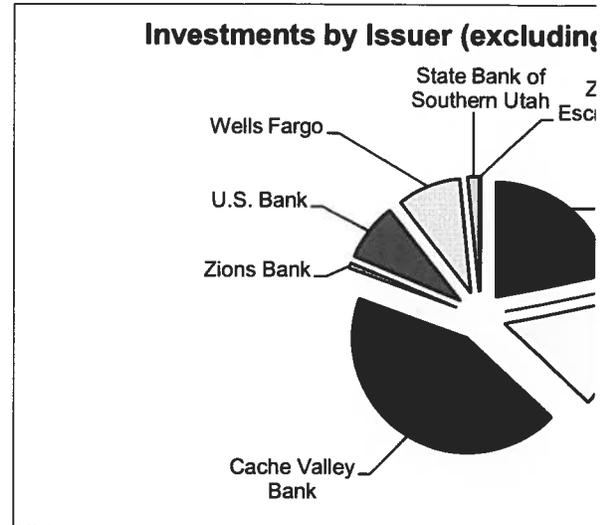
\*\* Interest Rate updated monthly for bond escrow accounts.

**City of St George**  
**DEPOSITS AND INVESTMENTS**  
**4/30/2015**

<b>Portfolio Composition</b>	<b>Amount</b>	<b>Percentage</b>
<i>Investments by Type:</i>		
U.S. Treasuries (Escrow Accts)	3,732,016.55	3.99%
Agencies	-	0.00%
Government Pool	83,512,823.39	89.21%
Mutual Funds	-	0.00%
CD's	479,722.27	0.51%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	5,890,603.10	6.29%
<b>Total</b>	<b>93,615,165.31</b>	<b>100.00%</b>



<i>Investments by Issuer:</i>		
UPTIF (State Pool)	83,512,823.39	89.21%
Zions Bank Escrow (Dreyfus)	-	0.00%
Zions Bank Escrow (Fidelity)	2,195,677.82	2.35%
US Bank Escrow (Federated)	-	0.00%
US Bank Escrow (First American)	1,536,338.73	1.64%
Cache Valley Bank	4,398,472.05	4.70%
Zions Bank	78,855.05	0.08%
U.S. Bank	821,167.19	0.88%
Wells Fargo	907,405.17	0.97%
State Bank of Southern Utah	164,425.91	0.18%
<b>Total</b>	<b>93,615,165.31</b>	<b>100.00%</b>



*Portfolios Weighted Average Maturity on* 4/30/2015 61.55 days

*Portfolios Weighted Average Rate on* 4/30/2015 0.49%

**City of St. George**  
**DEPOSITS AND INVESTMENTS**  
**4/30/2015**

Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)	Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	
Zion's FNB	Money Market	0.1500	04/30/15	04/01/15	78,855.05	32	Zion's	1.00	Other	Zioi
Wells Fargo Bank	Money Market	0.0100	04/30/15	04/01/15	907,405.17	1	WFB	1.00	Other	WF
U.S. Bank	Checking - Utilities	0.0100	04/30/15	04/01/15	91,201.45	1	US Bank	n/a	Other	USI
St. Bank So. Ut.	Public Money Market	0.3000	04/30/15	04/01/15	164,425.91	1	SBSU	n/a	Other	SB:
Cache Valley Bank	T C D	0.6500	03/19/16	03/19/15	479,722.27	Q 324	CVB	1.00	CD's	Car
Cache Valley Bank	Checking - General	-	04/30/15	04/01/15	3,918,657.76	1	CVB	n/a	Other	Car
Cache Valley Bank	Checking - Utilities & Payroll	-	04/30/15	04/01/15	-	1	CVB	n/a	Other	Car
Cache Valley Bank	Checking - Other	-	04/30/15	04/01/15	92.02	1	CVB	n/a	Other	Car
Cache Valley Bank	Savings	0.3000	04/30/15	04/01/15	-	1	CVB	n/a	Other	Car
State Treasurer	PTIF - 0167 General Account	0.5470	04/30/15	04/01/15	82,632,925.74	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 0983 Performance Bond	0.5470	04/30/15	04/01/15	141,405.09	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 2037 Community Arts	0.5470	04/30/15	04/01/15	15,748.68	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 2038 Community Arts Interest	0.5470	04/30/15	04/01/15	90.99	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 5033 Retainage	0.5470	04/30/15	04/01/15	110,302.42	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.5470	04/30/15	04/01/15	15,576.41	65	UPTIF	1.00	Govt. Pool	UP'
State Treasurer	PTIF - 5737 Warranty Deposits	0.5470	04/30/15	04/01/15	243,225.32	65	UPTIF	1.00	Govt. Pool	UP'
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	04/30/15	04/01/15	1,536,338.67	39	US Bank	1.00	U.S. Treasuries	F.A
U.S. Bank	MBA Lease Rev Bonds 1998	-	04/30/15	04/01/15	-	15	US Bank	1.00	U.S. Treasuries	Fec
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	04/30/15	04/01/15	-	34	US Bank	1.00	U.S. Treasuries	F.A
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	04/30/15	04/01/15	0.06	47	US Bank	1.00	U.S. Treasuries	F.A
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.5470	04/30/15	04/01/15	84.71	65	US Bank	1.00	Govt. Pool	UP'
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5470	04/30/15	04/01/15	350,891.43	65	US Bank	1.00	Govt. Pool	UP'
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0200	04/30/15	04/01/15	729,965.74	1	US Bank	1.00	Other	USI
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.5470	04/30/15	04/01/15	29.04	65	US Bank	1.00	Govt. Pool	UP'
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	04/30/15	04/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	04/30/15	04/01/15	237,260.50	50	Zion's	1.00	U.S. Treasuries	Fid
Zion's FNB	Water Rev Ref 2013 Bond	0.5470	04/30/15	04/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	04/30/15	04/01/15	1,092,299.72	50	Zion's	1.00	U.S. Treasuries	Fid
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.5470	04/30/15	04/01/15	33.40	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Franchise Tax 2014 Bond Fund	0.5470	04/30/15	04/01/15	146.18	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Franchise Tax 2014 Project Acct	0.5470	04/30/15	04/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	UWFA Water Rev 2004A Bond	0.5470	04/30/15	04/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.5470	04/30/15	04/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	GO Ser 2014 Bond Fund	0.5470	04/30/15	04/01/15	2,363.98	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	GO Ser 2014 COI	0.5470	04/30/15	04/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Bond accts - temp SID & misc.	0.5470	04/30/15	04/01/15	-	65	Zion's	1.00	Govt. Pool	UP'
Zion's FNB	Swr Rev 93B Reserve	0.0100	04/30/15	04/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	Swr Rev 1993 B Bond	0.0100	04/30/15	04/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	04/30/15	04/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	04/30/15	04/01/15	866,117.60	50	Zion's	1.00	U.S. Treasuries	Fid
Zion's FNB	Bond accts - temp SID & misc.	0.0100	04/30/15	04/01/15	-	49	Zion's	1.00	U.S. Treasuries	Dre
TOTAL =					<u>93,615,165.31</u>					

\* Average Days to Maturity updated monthly.

\*\* Interest Rate updated monthly for bond escrow accounts.

**DRAFT**

Agenda Item Number : **2A**

## Request For Council Action

---

**Date Submitted** 2015-05-13 13:29:31

**Applicant** Jay Sandberg

**Quick Title** Dixie Center Erosion Protection

**Subject** Consider approval of an agreement with Rosenberg Associates, Inc. for construction management services on the Dixie Center Erosion Protection Project

**Discussion** The project is to provide construction engineering, contract administration, surveying, and other related services for the Dixie Center Erosion Protection Project.

**Cost** \$30,125

**City Manager Recommendation** Part of the erosion control project at the Dixie Center to protect the City property, roadway, and utilities. This would be for the construction management portion of the project.

**Action Taken**

**Requested by** Cameron Cutler

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**DRAFT**Agenda Item Number : **2B****Request For Council Action**


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<b>Date Submitted</b>	2015-05-12 17:22:44
<b>Applicant</b>	Jeff Peay - Park Planning Manager
<b>Quick Title</b>	Bid Award - Little Valley Pickleball Phase 4
<b>Subject</b>	Bid Award for Little Valley Pickleball Phase 4
<b>Discussion</b>	<p>Earlier this year facility design and construction documents for Phase 4 of the Little Valley Pickleball Complex were completed. Documentation included twelve additional pickleball courts, sports lighting, expansion of the existing building with three restroom units and one unit of storage, 44 parking spaces, and associated landscape and irrigation. The City has experienced an increase in the demand for pickleball courts and the City's recreation department would like to solicit national tournaments which require a 24 court facility. The City has agreed to have the facility completed in time for the 2015 Huntsman Senior Games (October 12th) and the City's Fall Brawl (October 8th). The City received four construction bids for the project. These included bids from Quality Excavations Inc., Progressive Contracting Inc., Sunroc, and B. Hansen Construction. Progressive Contracting Inc. was the low bid at \$962,215.73 and B. Hansen Construction was the next lowest at \$965,000.00. Subject to confirmation of the contractors qualifications, we are seeking approval to accept the low bid by Progressive Contracting Inc. for the amount of \$962,215.73.</p>
<b>Cost</b>	\$962,215.73
<b>City Manager Recommendation</b>	Under the engineer's estimate. Recommend approval to keep project moving forward to meet the proposed deadline of the Senior Games event in the fall.
<b>Action Taken</b>	
<b>Requested by</b>	Jeff Peay - Park Pla
<b>File Attachments</b>	<u><a href="#">5-12-15 Bid Tabulation.pdf</a></u>

**Approved by Legal Department?****Approved in Budget? Amount:**

**Additional Comments** The original engineers opinion of probable cost indicated that the overall project cost for this phase would come in at \$1,781,638. This included \$1,361,438 for the items included within the bid by the above contractors so we are coming in under budget for these items. The City Park Planning staff will be ordering and providing several items

that will still be necessary for the project to be completed. These items include court lighting, signage, bleachers, park entry sign, trash cans and benches. Engineering and consulting fees related to the design and construction of the project will also be coming from the budget. The amount over and above the construction budget (\$1,361,438) required to complete the project is anticipated to be \$420,200.

**Attachments** [5-12-15 Bid Tabulation.pdf](#)

**ST. GEORGE CITY**  
**LITTLE VALLEY PICKLEBALL PHASE IV**  
**Bid Opening Date: May 12, 2015 - 2:00 PM**

**AMENDED BID SCHEDULE**

No.	Item	Qty	Unit	Engineer's Estimate		Un
				UNIT PRICE	AMOUNT	
1	MOBILIZATION	1	LS	\$ 53,200.00	\$ 53,200.00	\$
2	PRE-CONSTRUCTION DVD	1	LS	\$ 500.00	\$ 500.00	\$
3	TRAFFIC CONTROL & SITE SECURITY	1	LS	\$ 2,500.00	\$ 2,500.00	\$
4	CONSTRUCTION STAKING	1	LS	\$ 8,500.00	\$ 8,500.00	\$
5	SWPPP COMPLIANCE	1	LS	\$ 6,200.00	\$ 6,200.00	\$
6	PROJECT SIGN	1	EA	\$ 1,000.00	\$ 1,000.00	\$
7	DUST CONTROL & WATERING	1	LS	\$ 15,000.00	\$ 15,000.00	\$
8	CLEARING, GRUBBING & DEMOLITION	1	LS	\$ 8,000.00	\$ 8,000.00	\$
9	TEMPORARY CONSTRUCTION FENCING	491	LF	\$ 10.00	\$ 4,910.00	\$
10	DROP INLET BARRIER	3	EA	\$ 500.00	\$ 1,500.00	\$
11	STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$ 2,000.00	\$ 2,000.00	\$
12	2.5" BITUMINOUS SURFACING W/ BASE (P	26,369	SF	\$ 2.25	\$ 59,330.25	\$
13	2.5" BITUMINOUS SURFACING W/ BASE (T	2,780	SF	\$ 3.50	\$ 9,730.00	\$
14	2.5' STANDARD CURB & GUTTER W/ BASE	1,131	LF	\$ 16.00	\$ 18,096.00	\$
15	6' STANDARD CROSS GUTTER W/ BASE	1	EA	\$ 4,500.00	\$ 4,500.00	\$
16	MODIFIED HANDICAP RAMP W/ BASE	4	EA	\$ 1,300.00	\$ 5,200.00	\$
17	MODIFIED HANDICAP PARKING RAMP W/	1	EA	\$ 2,100.00	\$ 2,100.00	\$
18	MODIFIED HANDICAP TRAIL RAMP W/ BA	1	EA	\$ 1,800.00	\$ 1,800.00	\$
19	STANDARD SIDEWALK W/ BASE	10,458	SF	\$ 4.75	\$ 49,675.50	\$
20	STANDARD SIDEWALK W/ BASE (REINFO	1,710	SF	\$ 5.50	\$ 9,405.00	\$
21	6" CURB	69	LF	\$ 14.00	\$ 966.00	\$
22	RIPRAP COBBLE	5,337	SF	\$ 3.00	\$ 16,011.00	\$
23	SHADE STRUCTURE	16	EA	\$ 4,100.00	\$ 65,600.00	\$
24	SHADE STRUCTURE (CANTILEVER)	8	EA	\$ 4,600.00	\$ 36,800.00	\$
25	DRINKING FOUNTAIN	1	EA	\$ 5,000.00	\$ 5,000.00	\$
26	BAG RACK	4	EA	\$ 2,000.00	\$ 8,000.00	\$
27	INFORMATIONAL BOARD	2	EA	\$ 3,500.00	\$ 7,000.00	\$
28	TOURNAMENT BOARD	1	EA	\$ 5,000.00	\$ 5,000.00	\$
29	SIGN POST & BASE (INSTALL ONLY)	8	EA	\$ 200.00	\$ 1,600.00	\$
30	STRIPING	1	LS	\$ 3,500.00	\$ 3,500.00	\$
31	BOLLARD	1	EA	\$ 1,500.00	\$ 1,500.00	\$
32	EARTHWORK & GRADING	1	LS	\$ 75,000.00	\$ 75,000.00	\$
33	3/4" POLYETHYLENE WATER LATERAL	229	LF	\$ 12.00	\$ 2,748.00	\$
34	4" PVC SEWER LATERAL	381	LF	\$ 18.00	\$ 6,858.00	\$
35	4" PVC SEWER CLEANOUT	4	EA	\$ 500.00	\$ 2,000.00	\$
36	STANDARD CATCH BASIN W/ GRATE	2	EA	\$ 2,100.00	\$ 4,200.00	\$
37	8" ADS DRAINAGE PIPE	412	LF	\$ 24.00	\$ 9,888.00	\$
38	ADS FIELD DRAIN	4	EA	\$ 1,800.00	\$ 7,200.00	\$
39	CONCRETE COLLAR	5	EA	\$ 800.00	\$ 4,000.00	\$

**ST. GEORGE CITY**  
**LITTLE VALLEY PICKLEBALL PHASE IV**  
**Bid Opening Date: May 12, 2015 - 2:00 PM**

**AMENDED BID SCHEDULE**

No.	Item	Qty	Unit	Engineer's Estimate		Unit
				UNIT PRICE	AMOUNT	
40	RELOCATE ADS FIELD DRAIN	1	LS	\$ 2,000.00	\$ 2,000.00	\$
41	DRINKING FOUNTAIN AREA DRAIN & PIPE	1	LS	\$ 2,000.00	\$ 2,000.00	\$
42	POST-TENSIONED CONCRETE COURT W/ E	25,326	SF	\$ 7.25	\$ 183,613.50	\$
43	CONCRETE CLOSURE STRIP W/ BASE	603	SF	\$ 7.25	\$ 4,371.75	\$
44	NET POST PAIR, NET, & RELATED APPURT	12	EA	\$ 725.00	\$ 8,700.00	\$
45	COURT SURFACING & STRIPING	25,929	SF	\$ 1.25	\$ 32,411.25	\$
46	12" MOW STRIP	1,188	LF	\$ 8.25	\$ 9,801.00	\$
47	4' CHAIN LINK FENCE	483	LF	\$ 31.75	\$ 15,335.25	\$
48	6' CHAIN LINK FENCE	804	LF	\$ 41.25	\$ 33,165.00	\$
49	6' WIND SCREEN	612	LF	\$ 9.00	\$ 5,508.00	\$
50	RESTROOM BUILDING & APPURTENANCE	1	LS	\$ 135,000.00	\$ 135,000.00	\$
51	ELECTRICAL DEMOLITION	1	LS	\$ 15,000.00	\$ 15,000.00	\$
52	COURT LIGHTS CONDUIT, CONDUCTOR, C	1	LS	\$ 25,000.00	\$ 25,000.00	\$
53	COURT LIGHT PRE-CAST CONCRETE BASE	13	EA	\$ 4,200.00	\$ 54,600.00	\$
54	COURT LIGHT STEEL POLE & FIXTURE (IN	13	EA	\$ 2,200.00	\$ 28,600.00	\$
55	COURT LIGHT PUSH BUTTON STROBE (IN	7	EA	\$ 3,200.00	\$ 22,400.00	\$
56	PARKING LOT LIGHT	7	EA	\$ 2,000.00	\$ 14,000.00	\$
57	TRAIL LIGHTING (CONDUIT ONLY)	1	LS	\$ 5,000.00	\$ 5,000.00	\$
58	PUBLIC AUDIO SYSTEM (COMPLETE)	1	LS	\$ 25,000.00	\$ 25,000.00	\$
59	IRRIGATION MAINLINE	920	LF	\$ 5.00	\$ 4,600.00	\$
60	CONTROL WIRE W/ CONDUIT	2,200	LF	\$ 1.00	\$ 2,200.00	\$
61	TURF GRASS IRRIGATION SYSTEM (COMP	4,076	SF	\$ 1.00	\$ 4,076.00	\$
62	PLANTER AREA IRRIGATION SYSTEM (CO	40,131	SF	\$ 0.75	\$ 30,098.25	\$
63	LANDSCAPE CURB	665	LF	\$ 10.00	\$ 6,650.00	\$
64	24" BOX PLANTED TREE	61	EA	\$ 250.00	\$ 15,250.00	\$
65	15 GALLON PLANTED TREE	25	EA	\$ 150.00	\$ 3,750.00	\$
66	OWNER SUPPLIED TREE (INSTALL ONLY)	19	EA	\$ 100.00	\$ 1,900.00	\$
67	5 GALLON PLANTED SHRUB	146	EA	\$ 22.00	\$ 3,212.00	\$
68	2 GALLON PLANTED SHRUB	58	EA	\$ 15.00	\$ 870.00	\$
69	1 GALLON PLANTED SHRUB	110	EA	\$ 10.00	\$ 1,100.00	\$
70	2" THICK WOOD MULCH	27,984	SF	\$ 0.25	\$ 6,996.00	\$
71	2" THICK ROCK MULCH	12,147	SF	\$ 0.50	\$ 6,073.50	\$
72	TURF GRASS SOD & TOPSOIL PLACEMENT	4,076	SF	\$ 0.60	\$ 2,445.60	\$
73	4-6' BOULDERS	65	EA	\$ 100.00	\$ 6,500.00	\$
74	UTELITE EXPANDED SHALE	7	CY	\$ 200.00	\$ 1,400.00	\$
75	MISCELLANEOUS IRRIGATION CONNECTI	1	LS	\$ 5,000.00	\$ 5,000.00	\$
				<b>TOTAL</b>	<b>\$ 1,249,644.85</b>	

\_\_\_\_\_  
 Engineer, P.E.



May 18, 2015

Ms. Millie Cockerill  
Landscape Architect  
City of St. George  
390 North 3050 East  
St. George, UT 84790

RE: Engineer's Recommendation for Award of Bid  
St. George City – Little Valley Pickleball Phase IV

Dear Ms. Cockerill,

After reviewing the Bids received on May 12, 2015, for the **Little Valley Pickleball Phase IV Project** (Project), it was determined that **Progressive Contracting, Inc. (PCI)** was the low responsible, responsive Bidder for the Project per the Information for Bidders. We therefore recommend award of the contract to PCI in the amount of **\$962,215.73**.

I have attached the bid tabulation, and an evaluation of the qualification criteria and other important items outlined in the bidding documents for the Project.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Howick", is written over a light blue rectangular background.

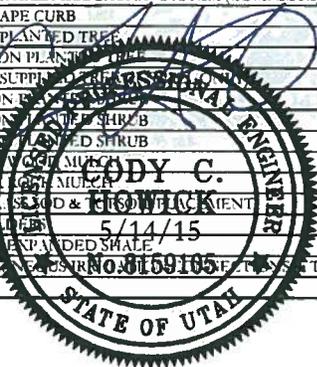
Cody C. Howick, P.E.  
Project Engineer  
Sunrise Engineering, Inc.

ST. GEORGE CITY  
 LITTLE VALLEY PICKLEBALL PHASE IV  
 Bid Opening Date: May 12, 2015 - 2:00 PM



AMENDED BID SCHEDULE

No.	Item	Qty	Unit	Progressive Contracting, Inc.		B. Hansen Construction, Inc.		Quality Excavation, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00	\$ 35,000.00	\$ 35,000.00
2	PRE-CONSTRUCTION DVD	1	LS	\$ 1,008.00	\$ 1,008.00	\$ 1,190.70	\$ 1,190.70	\$ 500.00	\$ 500.00
3	TRAFFIC CONTROL & SITE SECURITY	1	LS	\$ 3,360.00	\$ 3,360.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00
4	CONSTRUCTION STAKING	1	LS	\$ 4,592.00	\$ 4,592.00	\$ 8,000.00	\$ 8,000.00	\$ 8,745.00	\$ 8,745.00
5	SWPPP COMPLIANCE	1	LS	\$ 4,480.00	\$ 4,480.00	\$ 4,500.00	\$ 4,500.00	\$ 3,000.00	\$ 3,000.00
6	PROJECT SIGN	1	EA	\$ 601.44	\$ 601.44	\$ 2,000.00	\$ 2,000.00	\$ 800.00	\$ 800.00
7	DUST CONTROL & WATERING	1	LS	\$ 3,360.00	\$ 3,360.00	\$ 20,000.00	\$ 20,000.00	\$ 5,000.00	\$ 5,000.00
8	CLEARING, GRUBBING & DEMOLITION	1	LS	\$ 3,136.00	\$ 3,136.00	\$ 9,000.00	\$ 9,000.00	\$ 12,000.00	\$ 12,000.00
9	TEMPORARY CONSTRUCTION FENCING	491	LF	\$ 3.36	\$ 1,649.76	\$ 8.00	\$ 3,928.00	\$ 2.58	\$ 1,266.78
10	DROP INLET BARRIER	3	EA	\$ 336.00	\$ 1,008.00	\$ 500.00	\$ 1,500.00	\$ 300.00	\$ 900.00
11	STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$ 784.00	\$ 784.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 1,200.00
12	2.5" BITUMINOUS SURFACING W/ BASE (PARKING LOT)	26,369	SF	\$ 1.73	\$ 45,618.37	\$ 1.95	\$ 51,419.55	\$ 1.82	\$ 47,991.58
13	2.5" BITUMINOUS SURFACING W/ BASE (TRAIL)	2,780	SF	\$ 2.09	\$ 5,810.20	\$ 2.10	\$ 5,838.00	\$ 1.85	\$ 5,143.00
14	2.5" STANDARD CURB & GUTTER W/ BASE - TYPE HB 30-7	1,131	LF	\$ 11.20	\$ 12,667.20	\$ 18.25	\$ 20,640.75	\$ 13.25	\$ 14,985.75
15	6" STANDARD CROSS GUTTER W/ BASE	1	EA	\$ 4,200.00	\$ 4,200.00	\$ 4,850.00	\$ 4,850.00	\$ 4,200.00	\$ 4,200.00
16	MODIFIED HANDICAP RAMP W/ BASE	4	EA	\$ 912.80	\$ 3,651.20	\$ 1,250.00	\$ 5,000.00	\$ 925.00	\$ 3,700.00
17	MODIFIED HANDICAP PARKING RAMP W/ BASE	1	EA	\$ 2,396.80	\$ 2,396.80	\$ 3,000.00	\$ 3,000.00	\$ 2,600.00	\$ 2,600.00
18	MODIFIED HANDICAP TRAIL RAMP W/ BASE	1	EA	\$ 1,332.80	\$ 1,332.80	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00
19	STANDARD SIDEWALK W/ BASE	10,458	SF	\$ 4.12	\$ 43,086.96	\$ 4.25	\$ 44,446.50	\$ 4.00	\$ 41,832.00
20	STANDARD SIDEWALK W/ BASE (REINFORCED)	1,710	SF	\$ 5.41	\$ 9,251.10	\$ 4.50	\$ 7,695.00	\$ 5.15	\$ 8,806.50
21	6" CURB	69	LF	\$ 19.60	\$ 1,352.40	\$ 21.00	\$ 1,449.00	\$ 19.00	\$ 1,311.00
22	RIPRAP COBBLE	5,337	SF	\$ 0.74	\$ 3,949.38	\$ 3.55	\$ 18,946.35	\$ 0.66	\$ 3,522.42
23	SHADE STRUCTURE	16	EA	\$ 4,554.59	\$ 72,873.44	\$ 2,145.00	\$ 34,320.00	\$ 3,800.80	\$ 60,812.80
24	SHADE STRUCTURE (CANTILEVER)	8	EA	\$ 5,053.20	\$ 40,425.60	\$ 3,375.00	\$ 27,000.00	\$ 4,322.50	\$ 34,580.00
25	DRINKING FOUNTAIN	1	EA	\$ 10,436.16	\$ 10,436.16	\$ 3,800.00	\$ 3,800.00	\$ 10,249.80	\$ 10,249.80
26	BAG RACK	4	EA	\$ 1,556.80	\$ 6,227.20	\$ 785.00	\$ 3,140.00	\$ 1,760.00	\$ 7,040.00
27	INFORMATIONAL BOARD	2	EA	\$ 4,651.77	\$ 9,303.54	\$ 2,800.00	\$ 5,600.00	\$ 2,563.00	\$ 5,126.00
28	TOURNAMENT BOARD	1	EA	\$ 4,479.79	\$ 4,479.79	\$ 5,000.00	\$ 5,000.00	\$ 4,796.00	\$ 4,796.00
29	SIGN POST & BASE (INSTALL ONLY)	8	EA	\$ 336.00	\$ 2,688.00	\$ 250.00	\$ 2,000.00	\$ 150.00	\$ 1,200.00
30	STRIPING	1	LS	\$ 1,232.00	\$ 1,232.00	\$ 2,800.00	\$ 2,800.00	\$ 750.00	\$ 750.00
31	BOLLARD	1	EA	\$ 1,568.00	\$ 1,568.00	\$ 900.00	\$ 900.00	\$ 1,300.00	\$ 1,300.00
32	EARTHWORK & GRADING	1	LS	\$ 33,600.00	\$ 33,600.00	\$ 40,000.00	\$ 40,000.00	\$ 47,238.00	\$ 47,238.00
33	3/4" POLYETHYLENE WATER LATERAL	229	LF	\$ 14.42	\$ 3,302.18	\$ 6.00	\$ 1,374.00	\$ 15.00	\$ 3,435.00
34	4" PVC SEWER LATERAL	381	LF	\$ 12.63	\$ 4,812.03	\$ 10.50	\$ 4,000.50	\$ 18.00	\$ 6,858.00
35	4" PVC SEWER CLEANOUT	4	EA	\$ 812.42	\$ 3,249.68	\$ 750.00	\$ 3,000.00	\$ 550.00	\$ 2,200.00
36	STANDARD CATCH BASIN W/ GRATE	2	EA	\$ 1,909.88	\$ 3,819.76	\$ 4,000.00	\$ 8,000.00	\$ 2,200.00	\$ 4,400.00
37	8" ADS DRAINAGE PIPE	412	LF	\$ 21.86	\$ 9,006.32	\$ 22.00	\$ 9,064.00	\$ 18.00	\$ 7,416.00
38	ADS FIELD DRAIN	4	EA	\$ 1,719.20	\$ 6,876.80	\$ 1,000.00	\$ 4,000.00	\$ 1,600.00	\$ 6,400.00
39	CONCRETE COLLAR	5	EA	\$ 672.00	\$ 3,360.00	\$ 850.00	\$ 4,250.00	\$ 450.00	\$ 2,250.00
40	RELOCATE ADS FIELD DRAIN	1	LS	\$ 1,344.00	\$ 1,344.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 1,200.00
41	DRINKING FOUNTAIN AREA DRAIN & PIPE	1	LS	\$ 1,344.00	\$ 1,344.00	\$ 3,500.00	\$ 3,500.00	\$ 594.00	\$ 594.00
42	POST-TENSIONED CONCRETE COURT W/ BASE	25,326	SF	\$ 5.35	\$ 135,494.10	\$ 5.95	\$ 150,689.70	\$ 6.52	\$ 165,125.52
43	CONCRETE CLOSURE STRIP W/ BASE	603	SF	\$ 3.88	\$ 2,339.64	\$ 8.00	\$ 4,824.00	\$ 4.68	\$ 2,822.04
44	NET POST PAIR, NET, & RELATED APPURTENANCES	12	EA	\$ 892.50	\$ 10,710.00	\$ 950.00	\$ 11,400.00	\$ 962.50	\$ 11,550.00
45	COURT SURFACING & STRIPING	25,929	SF	\$ 1.13	\$ 29,299.77	\$ 1.25	\$ 32,411.25	\$ 1.22	\$ 31,633.38
46	12" MOW STRIP	1,188	LF	\$ 8.57	\$ 10,181.16	\$ 5.85	\$ 6,949.80	\$ 8.77	\$ 10,418.76
47	4" CHAIN LINK FENCE	483	LF	\$ 30.36	\$ 14,663.88	\$ 27.85	\$ 13,451.55	\$ 19.80	\$ 9,563.40
48	6" CHAIN LINK FENCE	804	LF	\$ 34.33	\$ 27,601.32	\$ 35.00	\$ 28,140.00	\$ 29.45	\$ 23,677.80
49	6" WIND SCREEN	612	LF	\$ 7.87	\$ 4,816.44	\$ 8.00	\$ 4,896.00	\$ 6.85	\$ 4,192.20
50	RESTROOM BUILDING & APPURTENANCES	1	LS	\$ 121,012.80	\$ 121,012.80	\$ 88,000.00	\$ 88,000.00	\$ 121,704.00	\$ 121,704.00
51	ELECTRICAL DEMOLITION	1	LS	\$ 5,754.56	\$ 5,754.56	\$ 6,000.00	\$ 6,000.00	\$ 5,651.80	\$ 5,651.80
52	COURT LIGHTS CONDUIT, CONDUCTOR, CONNECTIONS & TIE	1	LS	\$ 32,149.60	\$ 32,149.60	\$ 30,000.00	\$ 30,000.00	\$ 31,575.50	\$ 31,575.50
53	COURT LIGHT PRE-CAST CONCRETE BASE (INSTALL ONLY)	13	EA	\$ 1,240.96	\$ 16,132.48	\$ 1,250.00	\$ 16,250.00	\$ 1,218.80	\$ 15,844.40
54	COURT LIGHT STEEL POLE & FIXTURE (INSTALL ONLY)	13	EA	\$ 705.60	\$ 9,172.80	\$ 850.00	\$ 11,050.00	\$ 693.00	\$ 9,009.00
55	COURT LIGHT PUSH BUTTON STROBE (INSTALL ONLY)	7	EA	\$ 72.80	\$ 509.60	\$ 85.00	\$ 595.00	\$ 71.50	\$ 500.50
56	PARKING LOT LIGHT	7	EA	\$ 3,522.40	\$ 24,656.80	\$ 3,500.00	\$ 24,500.00	\$ 3,459.50	\$ 24,216.50
57	TRAIL LIGHTING (CONDUIT ONLY)	1	LS	\$ 4,704.30	\$ 4,704.30	\$ 5,000.00	\$ 5,000.00	\$ 4,620.00	\$ 4,620.00
58	PUBLIC AUDIO SYSTEM (COMPLETE)	1	LS	\$ 19,889.04	\$ 19,889.04	\$ 15,500.00	\$ 15,500.00	\$ 14,286.80	\$ 14,286.80
59	IRRIGATION MAINLINE	920	LF	\$ 5.60	\$ 5,152.00	\$ 6.25	\$ 5,750.00	\$ 5.50	\$ 5,060.00
60	CONTROL WIRE W/ CONDUIT	2,200	LF	\$ 2.13	\$ 4,686.00	\$ 2.00	\$ 4,400.00	\$ 2.09	\$ 4,598.00
61	TURF GRASS IRRIGATION SYSTEM (COMPLETE)	4,076	SF	\$ 2.02	\$ 8,233.52	\$ 1.95	\$ 7,948.20	\$ 1.98	\$ 8,070.48
62	PLANTER AREA IRRIGATION SYSTEM (COMPLETE)	40,131	SF	\$ 0.13	\$ 5,217.03	\$ 0.20	\$ 8,026.20	\$ 0.13	\$ 5,217.03
63	LANDSCAPE CURB	665	LF	\$ 9.80	\$ 6,517.00	\$ 9.00	\$ 5,985.00	\$ 9.63	\$ 6,403.95
64	24" BOX PLANTED TREE	61	EA	\$ 291.20	\$ 17,763.20	\$ 275.00	\$ 16,775.00	\$ 286.00	\$ 17,446.00
65	15 GALLON PLANTER	25	EA	\$ 106.40	\$ 2,660.00	\$ 100.00	\$ 2,500.00	\$ 104.50	\$ 2,612.50
66	OWNERS SUPPLY PLANTER	19	EA	\$ 106.40	\$ 2,021.60	\$ 100.00	\$ 1,900.00	\$ 104.50	\$ 1,985.50
67	5 GALLON PLANTER	146	EA	\$ 17.92	\$ 2,616.32	\$ 16.50	\$ 2,409.00	\$ 17.60	\$ 2,569.60
68	2 GALLON PLANTER SHRUB	58	EA	\$ 31.36	\$ 1,818.88	\$ 30.00	\$ 1,740.00	\$ 30.80	\$ 1,786.40
69	1 GALLON PLANTER	110	EA	\$ 9.24	\$ 1,016.40	\$ 8.50	\$ 935.00	\$ 9.08	\$ 998.80
70	2" THICK GRANITE MURCH	27,984	SF	\$ 0.28	\$ 7,835.52	\$ 0.45	\$ 12,592.80	\$ 0.28	\$ 7,835.52
71	2" THICK GRANITE MURCH	12,147	SF	\$ 0.62	\$ 7,531.14	\$ 0.65	\$ 7,895.55	\$ 0.61	\$ 7,409.67
72	TURF GRASS SEED & FERTILIZER	4,076	SF	\$ 1.12	\$ 4,565.12	\$ 1.10	\$ 4,483.60	\$ 1.10	\$ 4,483.60
73	4'x6' BOARDS	65	EA	\$ 31.36	\$ 2,038.40	\$ 30.00	\$ 1,950.00	\$ 30.80	\$ 2,002.00
74	UTELITE EXPANDED SHALE	7	CY	\$ 201.60	\$ 1,411.20	\$ 200.00	\$ 1,400.00	\$ 198.00	\$ 1,386.00
75	MISCELLANEOUS CENTERLINE TIE-INS	1	LS	\$ 4,800.00	\$ 4,800.00	\$ 5,500.00	\$ 5,500.00	\$ 5,280.00	\$ 5,280.00
				<b>TOTAL</b>	<b>\$ 962,215.73</b>	<b>TOTAL</b>	<b>\$ 965,000.00</b>	<b>TOTAL</b>	<b>\$ 985,886.28</b>



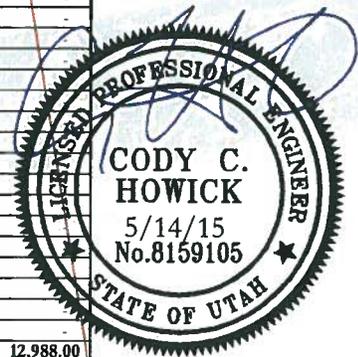
ST. GEORGE CITY  
 LITTLE VALLEY PICKLEBALL PHASE IV  
 Bid Opening Date: May 12, 2015 - 2:00 PM



AMENDED BID SCHEDULE

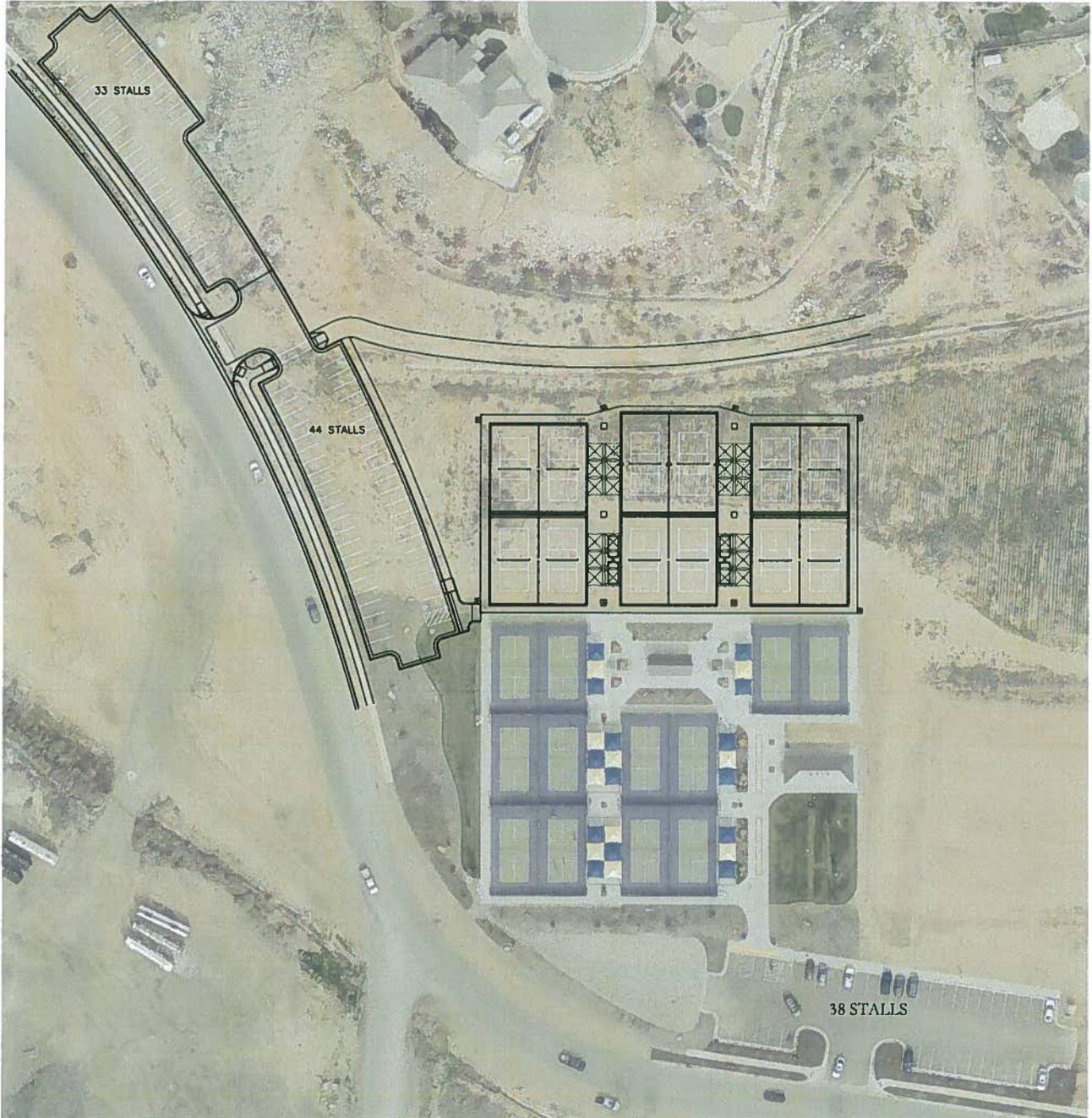
No.	Item	Qty	Unit	Sunroc, Inc.		Poll Sound, Inc.	
				Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	1	LS	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -
2	PRE-CONSTRUCTION DVD	1	LS	\$ 275.00	\$ 275.00	\$ -	\$ -
3	TRAFFIC CONTROL & SITE SECURITY	1	LS	\$ 1,440.00	\$ 1,440.00	\$ -	\$ -
4	CONSTRUCTION STAKING	1	LS	\$ 11,950.00	\$ 11,950.00	\$ -	\$ -
5	SWPPP COMPLIANCE	1	LS	\$ 1,428.00	\$ 1,428.00	\$ -	\$ -
6	PROJECT SIGN	1	EA	\$ 543.00	\$ 543.00	\$ -	\$ -
7	DUST CONTROL & WATERING	1	LS	\$ 18,226.00	\$ 18,226.00	\$ -	\$ -
8	CLEARING, GRUBBING & DEMOLITION	1	LS	\$ 8,267.00	\$ 8,267.00	\$ -	\$ -
9	TEMPORARY CONSTRUCTION FENCING	491	LF	\$ 2.18	\$ 1,070.38	\$ -	\$ -
10	DROP INLET BARRIER	3	EA	\$ 131.50	\$ 394.50	\$ -	\$ -
11	STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$ 1,085.00	\$ 1,085.00	\$ -	\$ -
12	2.5" BITUMINOUS SURFACING W/ BASE (PARKING LOT)	26,369	SF	\$ 1.75	\$ 46,145.75	\$ -	\$ -
13	2.5" BITUMINOUS SURFACING W/ BASE (TRAIL)	2,780	SF	\$ 2.00	\$ 5,560.00	\$ -	\$ -
14	2.5" STANDARD CURB & GUTTER W/ BASE - TYPE HB 30-7	1,131	LF	\$ 15.25	\$ 17,247.75	\$ -	\$ -
15	6" STANDARD CROSS GUTTER W/ BASE	1	EA	\$ 4,160.00	\$ 4,160.00	\$ -	\$ -
16	MODIFIED HANDICAP RAMP W/ BASE	4	EA	\$ 1,035.00	\$ 4,140.00	\$ -	\$ -
17	MODIFIED HANDICAP PARKING RAMP W/ BASE	1	EA	\$ 2,543.00	\$ 2,543.00	\$ -	\$ -
18	MODIFIED HANDICAP TRAIL RAMP W/ BASE	1	EA	\$ 1,461.00	\$ 1,461.00	\$ -	\$ -
19	STANDARD SIDEWALK W/ BASE	10,458	SF	\$ 3.80	\$ 39,740.40	\$ -	\$ -
20	STANDARD SIDEWALK W/ BASE (REINFORCED)	1,710	SF	\$ 4.20	\$ 7,182.00	\$ -	\$ -
21	6" CURB	69	LF	\$ 22.50	\$ 1,552.50	\$ -	\$ -
22	RIPRAP COBBLE	5,337	SF	\$ 0.55	\$ 2,935.35	\$ -	\$ -
23	SHADE STRUCTURE	16	EA	\$ 2,329.00	\$ 37,264.00	\$ -	\$ -
24	SHADE STRUCTURE (CANTILEVER)	8	EA	\$ 2,918.00	\$ 23,344.00	\$ -	\$ -
25	DRINKING FOUNTAIN	1	EA	\$ 8,150.00	\$ 8,150.00	\$ -	\$ -
26	BAG RACK	4	EA	\$ 1,783.00	\$ 7,132.00	\$ -	\$ -
27	INFORMATIONAL BOARD	2	EA	\$ 3,225.00	\$ 6,450.00	\$ -	\$ -
28	TOURNAMENT BOARD	1	EA	\$ 5,328.00	\$ 5,328.00	\$ -	\$ -
29	SIGN POST & BASE (INSTALL ONLY)	8	EA	\$ 42.60	\$ 340.80	\$ -	\$ -
30	STRIPING	1	LS	\$ 745.00	\$ 745.00	\$ -	\$ -
31	BOLLARD	1	EA	\$ 1,425.00	\$ 1,425.00	\$ -	\$ -
32	EARTHWORK & GRADING	1	LS	\$ 35,050.00	\$ 35,050.00	\$ -	\$ -
33	3/4" POLYETHYLENE WATER LATERAL	229	LF	\$ 19.40	\$ 4,442.60	\$ -	\$ -
34	4" PVC SEWER LATERAL	381	LF	\$ 26.75	\$ 10,191.75	\$ -	\$ -
35	4" PVC SEWER CLEANOUT	4	EA	\$ 969.00	\$ 3,876.00	\$ -	\$ -
36	STANDARD CATCH BASIN W/ GRATE	2	EA	\$ 1,917.00	\$ 3,834.00	\$ -	\$ -
37	8" ADS DRAINAGE PIPE	412	LF	\$ 28.00	\$ 11,536.00	\$ -	\$ -
38	ADS FIELD DRAIN	4	EA	\$ 2,218.00	\$ 8,872.00	\$ -	\$ -
39	CONCRETE COLLAR	5	EA	\$ 628.00	\$ 3,140.00	\$ -	\$ -
40	RELOCATE ADS FIELD DRAIN	1	LS	\$ 1,955.00	\$ 1,955.00	\$ -	\$ -
41	DRINKING FOUNTAIN AREA DRAIN & PIPE	1	LS	\$ 1,015.00	\$ 1,015.00	\$ -	\$ -
42	POST-TENSIONED CONCRETE COURT W/ BASE	25,326	SF	\$ 7.64	\$ 193,490.64	\$ -	\$ -
43	CONCRETE CLOSURE STRIP W/ BASE	603	SF	\$ 5.76	\$ 3,473.28	\$ -	\$ -
44	NET POST PAIR, NET, & RELATED APPURTENANCES	12	EA	\$ 854.00	\$ 10,248.00	\$ -	\$ -
45	COURT SURFACING & STRIPING	25,929	SF	\$ 1.26	\$ 32,670.54	\$ -	\$ -
46	12" MOW STRIP	1,188	LF	\$ 9.56	\$ 11,357.28	\$ -	\$ -
47	4' CHAIN LINK FENCE	483	LF	\$ 20.50	\$ 9,901.50	\$ -	\$ -
48	6' CHAIN LINK FENCE	804	LF	\$ 30.45	\$ 24,481.80	\$ -	\$ -
49	6' WIND SCREEN	612	LF	\$ 7.05	\$ 4,314.60	\$ -	\$ -
50	RESTROOM BUILDING & APPURTENANCES	1	LS	\$ 133,000.00	\$ 133,000.00	\$ -	\$ -
51	ELECTRICAL DEMOLITION	1	LS	\$ 5,848.00	\$ 5,848.00	\$ -	\$ -
52	COURT LIGHTS CONDUIT, CONDUCTOR, CONNECTIONS & TIE	1	LS	\$ 32,676.00	\$ 32,676.00	\$ -	\$ -
53	COURT LIGHT PRE-CAST CONCRETE BASE (INSTALL ONLY)	13	EA	\$ 1,261.00	\$ 16,393.00	\$ -	\$ -
54	COURT LIGHT STEEL POLE & FIXTURE (INSTALL ONLY)	13	EA	\$ 715.00	\$ 9,295.00	\$ -	\$ -
55	COURT LIGHT PUSH BUTTON STROBE (INSTALL ONLY)	7	EA	\$ 74.00	\$ 518.00	\$ -	\$ -
56	PARKING LOT LIGHT	7	EA	\$ 3,580.00	\$ 25,060.00	\$ -	\$ -
57	TRAIL LIGHTING (CONDUIT ONLY)	1	LS	\$ 4,781.00	\$ 4,781.00	\$ -	\$ -
58	PUBLIC AUDIO SYSTEM (COMPLETE)	1	LS	\$ 14,785.00	\$ 14,785.00	\$ 12,988.00	\$ 2,988.00
59	IRRIGATION MAINLINE	920	LF	\$ 5.70	\$ 5,244.00	\$ -	\$ -
60	CONTROL WIRE W/ CONDUIT	2,200	LF	\$ 2.15	\$ 4,730.00	\$ -	\$ -
61	TURF GRASS IRRIGATION SYSTEM (COMPLETE)	4,076	SF	\$ 2.05	\$ 8,355.80	\$ -	\$ -
62	PLANTER AREA IRRIGATION SYSTEM (COMPLETE)	40,131	SF	\$ 0.14	\$ 5,618.34	\$ -	\$ -
63	LANDSCAPE CURB	665	LF	\$ 9.95	\$ 6,616.75	\$ -	\$ -
64	24" BOX PLANTED TREE	61	EA	\$ 296.00	\$ 18,056.00	\$ -	\$ -
65	15 GALLON PLANTED TREE	25	EA	\$ 108.00	\$ 2,700.00	\$ -	\$ -
66	OWNER SUPPLIED TREE (INSTALL ONLY)	19	EA	\$ 108.00	\$ 2,052.00	\$ -	\$ -
67	5 GALLON PLANTED SHRUB	146	EA	\$ 18.20	\$ 2,657.20	\$ -	\$ -
68	2 GALLON PLANTED SHRUB	58	EA	\$ 31.85	\$ 1,847.30	\$ -	\$ -
69	1 GALLON PLANTED SHRUB	110	EA	\$ 9.40	\$ 1,034.00	\$ -	\$ -
70	2" THICK WOOD MULCH	27,984	SF	\$ 0.28	\$ 7,835.52	\$ -	\$ -
71	2" THICK ROCK MULCH	12,147	SF	\$ 0.65	\$ 7,895.55	\$ -	\$ -
72	TURF GRASS SOD & TOPSOIL PLACEMENT	4,076	SF	\$ 1.14	\$ 4,646.64	\$ -	\$ -
73	4-6' BOULDERS	65	EA	\$ 64.00	\$ 4,160.00	\$ -	\$ -
74	UTELITE EXPANDED SHALE	7	CY	\$ 205.00	\$ 1,435.00	\$ -	\$ -
75	MISCELLANEOUS IRRIGATION CONNECTIONS & TIE-INS	1	LS	\$ 5,464.00	\$ 5,464.00	\$ -	\$ -
				<b>TOTAL</b>	<b>\$ 1,014,079.52</b>	<b>TOTAL</b>	<b>\$ 12,988.00</b>

Incomplete or Partial  
 Bids will not be  
 accepted.



	Progressive Contracting, Inc.	B. Hansen Construction, Inc.	Quality Excavation, Inc.	Suroc, Inc.
	X	X	X	X
Bid Bond	X	X	X	X
Addendum No. 1	X	X	X	X
Addendum No. 2	X	X	X	X
Addendum No. 3	X	X	X	X
Bidder's General Information - Work in Progress	-	X	X	X
Bidder's General Information - Construction Contracts of Similar Scope and Value	X	X	X	X
Bidder's General Information - List of Subcontractors, material, and equipment suppliers	X	X	X	X
Construction Schedule (6/5 - 10/6)	X	X	X	X
Concrete (Forming, and Finishing, and Curing)	E100, S260, or S500	Tennis & Track Co. - no license information provided	Classic Builders - no license information provided	Classic Builders - no license information provided
	5 post-tensioned concrete projects completed within past 3 years	X	X	X
	Past experience documented and provided	X	X	X
Minimum Criteria for Post-Tension Concrete Court Installers	E100, S260, or S500	Bundy Steel Contractors, LLC - S320	Bundy Steel Contractors, LLC - S320	Bundy Steel Contractors, LLC - S320
	5 post-tensioned concrete projects completed within past 3 years	X	X	X
Post-Tension	Past experience documented and provided	X	X	X
Court Surfacers	E100, S260, or S500	Tennis & Track Co. - no license information provided	Stilson Bros. - no license information provided	Stilson Bros. - no license information provided
	5 post-tensioned concrete projects completed within past 3 years	X	X	X
Past experience documented and provided	X	X	X	X

# OVERALL PARKING LAYOUT





**DRAFT**Agenda Item Number : **2C**

## Request For Council Action

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**Date Submitted** 2015-05-12 16:53:39**Applicant** Jay Sandberg**Quick Title** Change Order - Mall Drive 3000 East Signal Project**Subject** Consider approval of a change order to Washington Fields Trail and Drainage project for installation of a signal at Mall Drive and 3000 East.**Discussion** The city requested a change order proposal from Interstate Rock Products to complete the signal installation. Most of the work is in the same location as the Washington Fields Trail and Drainage Project. The change order has been reviewed by Horrocks Engineering who designed the signal project. The Change Order proposal is 95.6% of the engineers estimate. The combined project will be less difficult to coordinate and administer.**Cost** \$176,216**City Manager Recommendation** To avoid congestion between several contractors in this general area recommendation to award a change order for installation of the signal at Mall Dr. and 3000 East to Interstate Rock who is the contractor on the drainage improvement project adjacent to this area. The change order is less than the estimate from the engineer and is in line with other signal bids received in the past.**Action Taken****Requested by** Cameron Cutler**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** In addition to the change order amount, city furnished items which have been ordered are \$75,649. The project schedule is contingent upon the Washington Fields Trail and Drainage project.

**DRAFT**Agenda Item Number : **3A****Request For Council Action**


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**Date Submitted** 2015-05-11 12:48:58

**Applicant** Smith's Food and Drug Center

**Quick Title** Public Hearing, Zone Change, and Ord From C-2 and R-1-10 to PD-C

**Subject** Consider a zone change request to rezone from C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) on 28.802 acres to accommodate the future development of a commercial shopping center proposed to be called "Dinosaur Crossing Shopping Center"™. The property is generally located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river.

**Discussion** The applicant is requesting a PD-C, therefore, the City Council will be reviewing the site plan, materials, elevations, as well as, the use list for the shopping center. Furthermore, the applicant is proposing a deviation from the sign code for additional monument and pylon signs. The general plan was changed last year, in order to accommodate commercial on the property. Planning Commission recommends approval.

**Cost** \$0.00

**City Manager Recommendation** PD commercial zone change request from Wadman for the Dinosaur Crossing area. Applicant is requesting additional signage for this project. Planning Commission recommends approval.

**Action Taken**

**Requested by** John Willis

**File Attachments**

**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

# Zone Change

PLANNING COMMISSION AGENDA REPORT: 3/24/2015 (Tabled)  
PLANNING COMMISSION AGENDA REPORT: 4/14/2015  
CITY COUNCIL SET DATE: 4/16/2015  
CITY COUNCIL MEETING: 5/7/2015 (Tabled by applicant)  
CITY COUNCIL MEETING: 5/21/2015

## ZONE CHANGE

**Smith's Shopping Center – Riverside Drive & Mall Drive**  
Case No. 2015-ZCA-006

- Request:** This is a request to rezone property from C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) on 28.802 acres.
- Project:** This PD-C zone change is requested to allow development of a major anchor grocery store (Smith's) and to allow (*by future zone change amendments*) the development of a commercial retail center with retail shops and future pads (*which would be developed for restaurants and retail service orientated uses*).
- Background:** Previously on March 24, 2015, at the request of the applicant, the Planning Commission (PC) tabled a zone change request to rezone C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-2 (Highway Commercial). This item was not heard at PC, but at that meeting the applicant briefly spoke and expressed a desire to have the item tabled until a revised zone change application for a PD-C zone change could be submitted along with additional required materials (*e.g. site plan, elevations, colored rendering, materials board, Narrative, Use List, PD Text, Master Sign Plan, etc.*). The applicant returned to PC on April 14, 2015 with the proposed PD-C.
- Reference:** Previously on March 6, 2014, the City Council approved a GPA (General Plan Amendment) for both COM (Commercial) and HDR (High Density residential) land use on a total of 47.5 acres. That GPA included the land now proposed in this zone change. Reference Case No. 2014-GPA-002.
- Project Name:** "Dinosaur Crossing Shopping Center"
- Owner:** Dinosaur Crossing LLC  
2920 S 925 W  
Ogden, Utah 84402

- Applicant:** Smith's Food and Drug Centers  
C/O Mr. David Nielson  
1550 S Redwood Road  
Salt Lake City, Utah 84104  
[david.nielson@sfdc.com](mailto:david.nielson@sfdc.com)
- Representative(s):** Anderson Wahlen and Associates  
C/O Mr. Brett Wahlen  
2010 N Redwood Rd  
Salt Lake City, Utah 84116  
[bretw@awagreatbasin.com](mailto:bretw@awagreatbasin.com)
- Location:** Located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river.
- Acreage:** 28.802 acres (1,254,615.12 sq. ft.)
- Current Zone:** C-2 and R-1-10
- General Plan:** COM (Commercial)
- Adjacent zones:** The property is immediately surrounded by R-1-10 to the west, south, and east. To the northwest is the newly constructed Golden West Credit Union in the adjacent C-2 zone. Across Riverside Drive to the north is C-2 zoning.
- Ordinance:** This project is submitted for review in compliance with Section 10-8-6 "Commercial / Manufacturing Development Standards."
- Comments:**
1. Written Text – In compliance with Section 10-8-4, a written text has been provided by the applicant (see attached) which details and describes the project.
  2. Narrative – The applicant has provided a narrative to provide an overview to this project (see attached).
  3. Use List – A list of proposed commercial uses has been provided for council review and approval (see attached). The Planning Commission made several recommendations and edits which are on the list.
  4. Erosion Protection – Rosenberg Associates prepared a technical memorandum titled 'Dinosaur Crossing Erosion Hazard Assessment' (9 pages) dated April 1, 2013, which contains seven (7) recommendations for proposed commercial and residential projects.

This study was presented to the Council with the GPA in March 2014 and a reference copy is in this zone change case file.

5. Roadway(s) - The developer will be responsible for installing roadway improvement in compliance with the City's Master Road Plan along Mall Drive, Riverside Drive, 2200 East Street, and a future southern roadway as indicated on the site plan.
6. Trail – A trail connection shall be provided at the southern boundary of the property which will connect with the City's Master Trail Plan, provide safe connectivity with Mall Drive, and allow a safe travel environment.
7. Design – Building elevations, colors, and materials have been provided for review and discussion.
8. SPR - A SPR (Site Plan Review) application and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
9. Subdivision – This project will require the future submittal of a Preliminary Plat and Final Plat.
10. Setbacks – The required setbacks in the PD-C zone are:  
Front – 25 ft.  
Side – 10 ft.  
Rear – 10 ft.  
Note: During the SPR (civil plan check) staff will verify setback compliance
11. Parking – The City's standard for parking (Section 10-19-5) requires:  
1:250 – Retail  
1:-100 – Restaurant  
Note: During the SPR (civil plan check) staff will verify parking compliance  
Note: A data box explaining parking will be required on the site plan.  
Note: Each pad as developed will be responsible for providing on-site parking spaces with each future development.
12. Master Signage Plan – The applicant has requested that with this PD a Master Signage Plan for the commercial center be considered and approved (see attached).
13. Drainage – A drainage study and plan will be provided to staff as a part of the plan review process.

14. C.O. – It is proposed that no C.O. (Certificate of Occupation) shall be approved until all improvements are installed per approved developments civil and construction plans.
15. Phasing – This overall commercial center project site will be developed in phases.
16. Lighting – No information has been provided for site lighting. With the submittal of a SPR application, a photometric plan will be required.
17. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required
18. Buildings – The following is a summary of proposed and conceptual structures. This ZC is only for Anchor “A” (Smith’s). Note that future ZCA (Zone Change Amendments - zone change applications) will be submitted as each building / project is proposed.

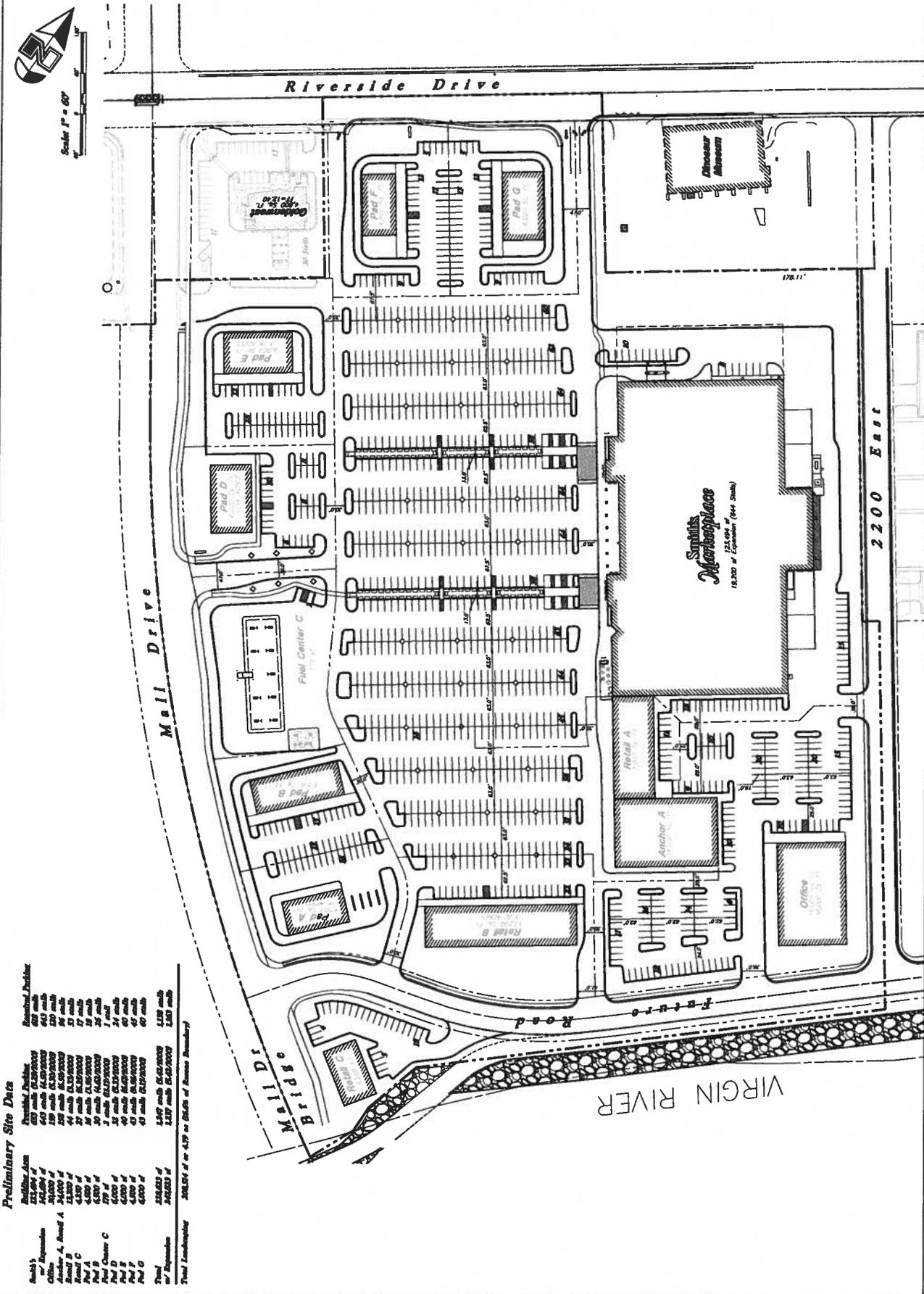
Structure	Description	SF
Primary	Smith's Grocery Store	123,494
Anchor A		15,000
Retail A		9,000
Retail B		13,200
Retail C		4,250
Pad A		4,500
Pad B		6,500
Pad C	Fuel Center	
Pad D		6,000
Pad E		6,000
Pad F		4,500
Pad G		6,000
Office		30,000

19. Future Pad development – The future development of pad areas identified on the site plan will require the submittal of a ZCA (Zone Change Amendment) application The PC and CC will have an opportunity to review projects.

**P.C.:** The Planning Commission recommends approval with suggested conditions:

1. Acreage - The zoning on the entire zone change area is recommended for approval from C-2 and R-1-10 to PD-C on 28.802 acres.
2. Use List - The use list is recommended for approval with the edits shown.
3. Building - The building elevations, colors and materials are recommended for approval as presented for Anchor "A." Clarify this approval is only for the building structure identified as Anchor "A" (Smith's Grocery Store) building as presented (elevations, colors, materials, associated parking, required site access, landscaping, etc.)
4. Landscaping - The landscaping is recommended for approval as presented.
5. Signage - Sign Plan - The Master Sign Plan is recommended for approval as presented for the entire site.
6. Excluding - This approval is not for design approval of Anchor B, C, Retail A,C,D,F, Office A,B, Pad E, H, J, K, or L which will all require separate future ZCA (Zone Change Amendments).
7. SPR - The applicant shall provide a SPR (Site Plan Review) application along with the required civil engineering plan set (Cover sheet, site plan, utility plan, drainage plan, grading plan, landscape plan, irrigation plan, detail sheets, photometric plan, etc.)
8. Roadways - The roadways shall be developed in compliance with the Master Road Plan.
9. Trail - The trail shall be developed in compliance with the master trail Plan.
10. Plats - Platting shall be processed with the City (Preliminary Plat, Final Plat).
11. Setbacks - All setbacks shall comply with the Zoning Ordinance
12. Parking - All parking shall comply with the Zoning Ordinance.
13. Lighting - The applicant shall submit a photometric plan with the SPR submittal (civil plan set)

14. Erosion Protection – Site erosion protection shall be in compliance with the memorandum by Rosenberg Associates, and all applicable City, State, and Federal standards.
15. Height(s) – The heights are approved as presented.



**Preliminary Site Data**

Item	Quantity	Area (sq ft)	Volume (cu ft)
Asphalt	400	140,000	140,000
Concrete	100	40,000	40,000
Gravel	100	40,000	40,000
Rebar	100	40,000	40,000
Formwork	100	40,000	40,000
Excavation	100	40,000	40,000
Backfill	100	40,000	40,000
Landscaping	100	40,000	40,000
Utilities	100	40,000	40,000
Other	100	40,000	40,000
<b>Total</b>	<b>1,000</b>	<b>400,000</b>	<b>400,000</b>

# Dinosaur Crossing Shopping Center

Riverside Drive & Mall Drive  
St. George, Utah



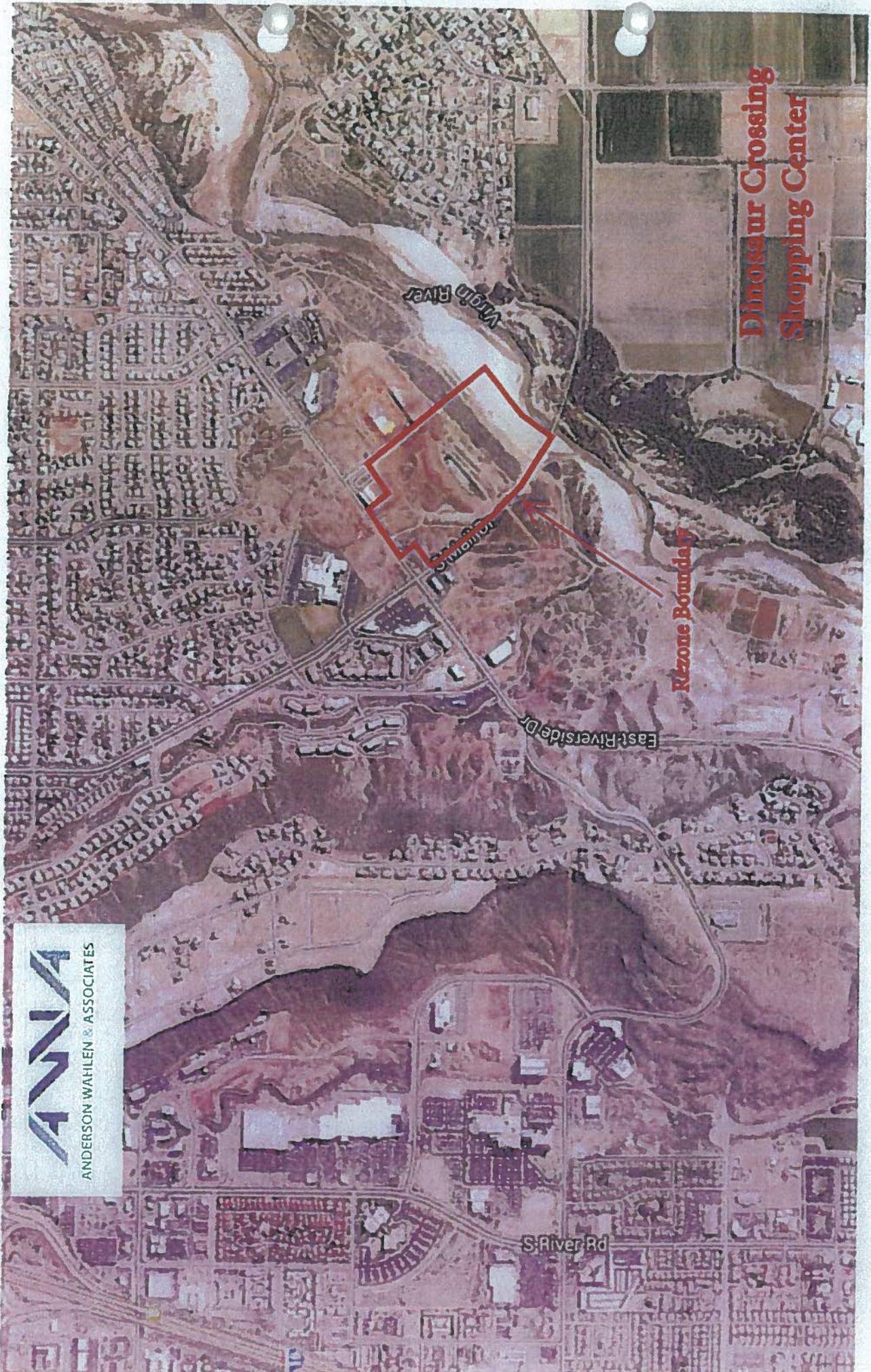
Scale: 1" = 60'  
7 May, 2015

**ANNA**  
ANDERSON WAHLEN & ASSOCIATES



**ANNA**

ANDERSON WAHLEN & ASSOCIATES



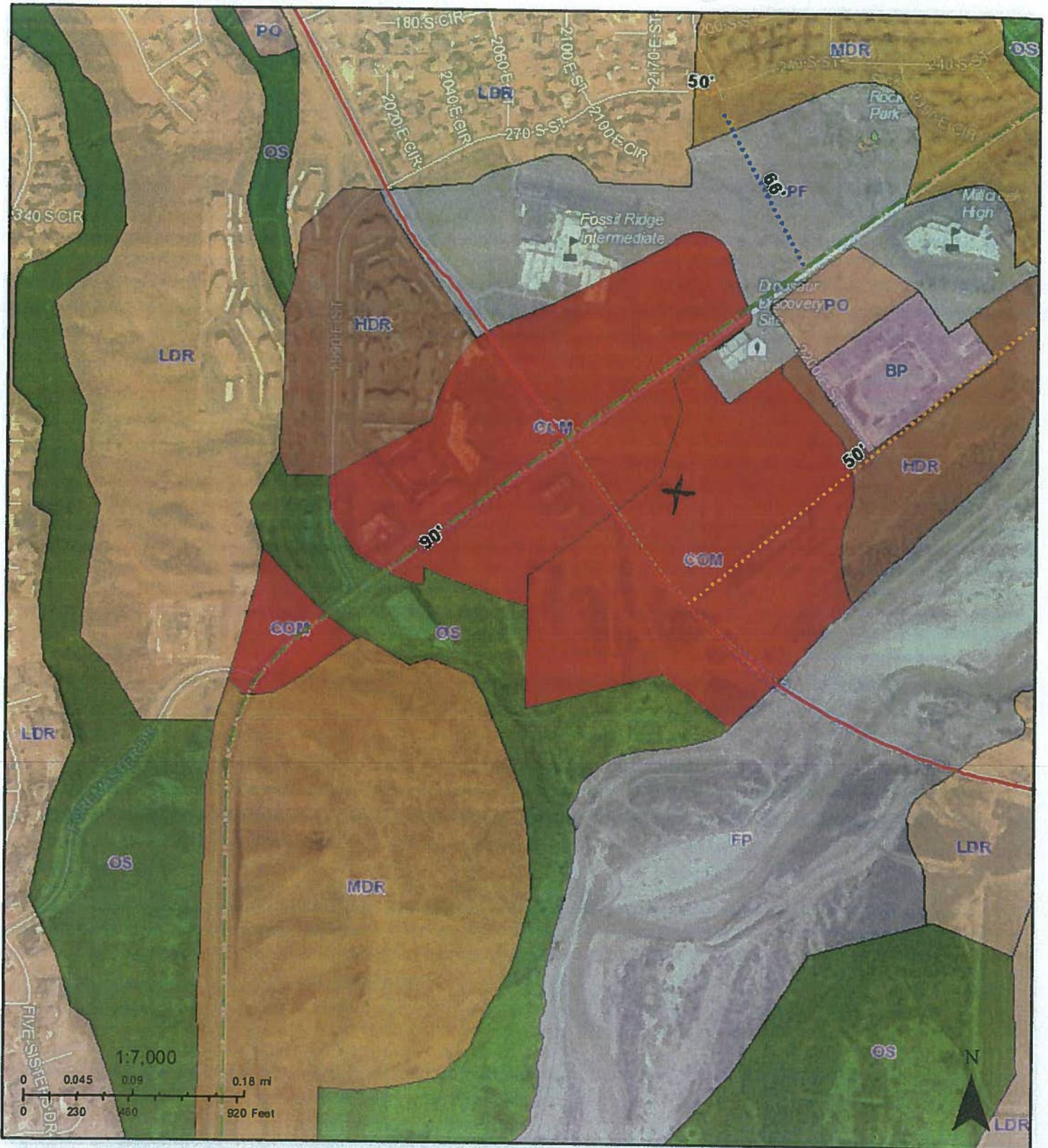
**Dinosaur Crossing  
Shopping Center**

**Rezoning Boundary**

VIGOR RIVER

East Riverside Dr

S River Rd



# General Plan

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

February 24, 2015



# DINOSAUR CROSSING: Building Area & Parking Comparison

FORMER SITE PLAN

REVISED SITE PLAN

<u>Pad</u>	<u>Location</u>	<u>Plan Area</u>	<u>Parking</u>	<u>Pk Ratio</u>	<u>Pad</u>	<u>Location</u>	<u>Plan Area</u>	<u>Parking</u>	<u>Pk Ratio</u>
Pad L	River Rd	6,000	43	7.17	Pad G	River Rd	6,500	43	6.62
Pad K	River Rd	4,500	43	9.56	Pad F	River Rd	4,500	43	9.56
Pad J	Mall Drive	6,000	22	3.67	Pad E	Mall Drive	6,000	40	6.67
Pad H	Mall Drive	5,500	40	7.27	Pad D	Mall Drive	6,000	32	5.33
Retail F	Mall Drive	12,000	82	4.56	Pad B	Mall Drive	6,500	30	4.62
Pad E	South side	6,000	27	6.35	Pad A	Mall Drive	4,500	16	3.56
Retail C	Mall Drive-South	4,250	27	6.35	Retail C	Mall Drive - South	4,250	27	6.35
Retail A	In-line	6,839			Retail <del>A</del> B	In-line	13,200		
Anchor B	In-line	15,000			Retail <del>B</del> A	In-line	9,000	226	
Anchor C	In-line	15,000	230	5.23	Anchor B	In-line	-		
Retail D	In-line	7,156	-	-	Anchor <del>C</del> A	In-line	15,000		
					Retail D	In-line	-		
Subtotal: Developer Retail		88,245	487	5.52	Subtotal: Developer Retail		75,450	457	6.06
Office A	Rear*	12,800			Office	Rear**	30,000	135	4.50
	*6,400 sf per floor		103	5.36		**15,000 sf per floor			
Office B	Rear	6,400							
<b>Total Developer Area &amp; Park</b>		<b>107,445</b>	<b>590</b>	<b>5.49</b>	<b>Total Developer Area</b>		<b>105,450</b>	<b>592</b>	<b>5.61</b>
Note: Surface bldg area = 101,400 sf									
Note: Surface bldg area = 90,450 sf									
<u>Smith's</u>		123,495	654	5.30			123,495	664	5.38
<u>With Expansion</u>		142,694	644	4.51			142,694	646	4.53
<u>Fuel Center</u>		179	3	16.76			179	3	16.76
<b>Total Shopping Center</b>		<b>231,119</b>	<b>1,247</b>	<b>5.40</b>	<b>Total Shopping Center</b>		<b>229,124</b>	<b>1,259</b>	<b>5.49</b>
<b>Total Shop Ctr (w/expansion)</b>		<b>250,318</b>	<b>1,237</b>	<b>4.94</b>	<b>Total Shop Ctr (w/expansion)</b>		<b>248,323</b>	<b>1,241</b>	<b>5.00</b>

## Ray Snyder

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**From:** Rick Woodbury [wr\_woodbury@woodburycorp.com]  
**Sent:** Thursday, May 14, 2015 9:18 AM  
**To:** Ray Snyder  
**Subject:** Site Plan Area & Parking Comparisons  
**Attachments:** DinoBldgAreaParkComp.xlsx

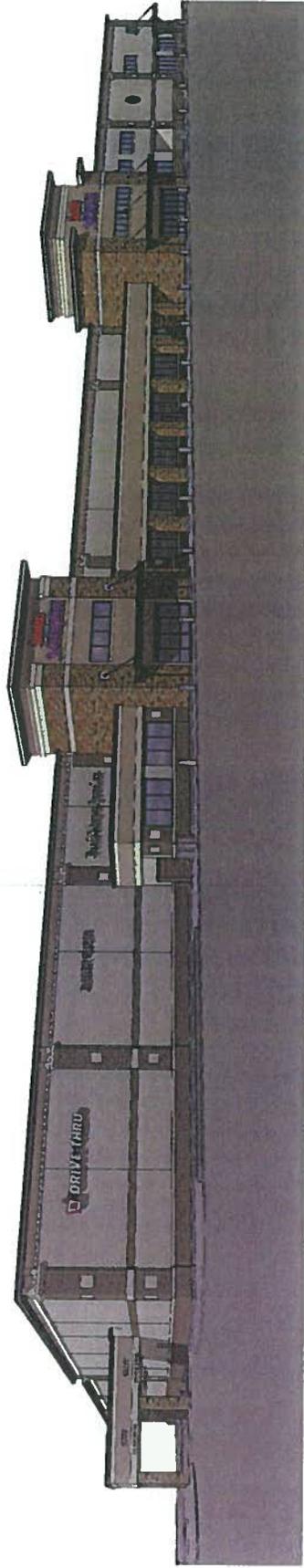
Ray,

Finally, here is something you might choose to distribute to the City Council. Please e-mail or call me if you have any questions. My cell is 801-712-9560.

In summary, the major reason the Revised Site Plan is better is:

1. Safety - By eliminating the backing from parking places situated on the entrance from the south, we reduce the likelihood of accidents. It also improves the flow of traffic.
2. Usable Parking - Although the Revised Site Plan does not significantly increase the number of parking spaces (by my counts), it does locate them in more usable convenient areas as to the southerly part of the development. The earlier Site Plan had 158 stalls east of (behind) the in-line retail buildings on the developer parcel. Although some could be used for the possible future 18,000 sq. of then planned office, it was essentially unusable for retail customers because it was behind the buildings. Looking at the Revised Site Plan, there are 165 stalls (excluding the 18 adjacent to the Smith's Bldg which are now on the Smith parcel); however, we believe that at least 35 of the stalls located to the south of Anchor A can be efficiently and realistically used by customers of Retail B and Anchor A. This leaves 130 stalls allocated to the now 30,000 sf office (formerly office was 18,000 sf) which yields a 4.5:1000 ratio based on gross building area, which we believe is more appropriate. If more office parking is needed for any short period, customers could conveniently overflow into some of the 35 stalls on the side which we have allocated to Anchor A/Retail B.
3. Visibility for In-line Retail A and Anchor B - We believe that the Retail F building on the former site plan largely blocked visibility from the road to Anchor A and Retail A. By dividing the former Retail F area into two parcels, we open a better view corridor to the in-line shops. This will improve the visibility and likelihood of success for the tenants which are in-line with Smith's. You should be aware that the Retail B building is planned as a future building so initial visibility from the southwest should be good.

Cordially,  
Rick

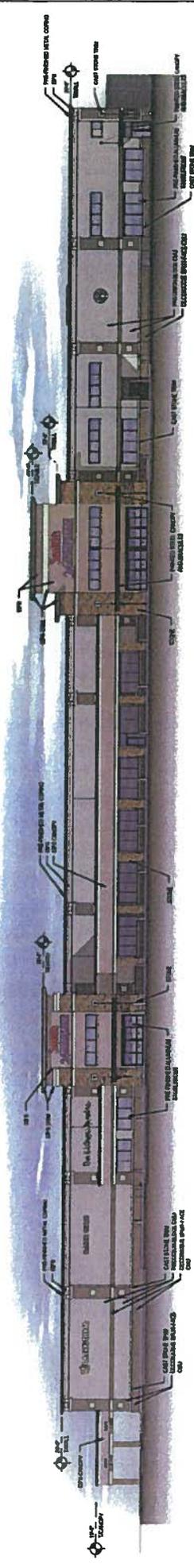


March 30, 2015

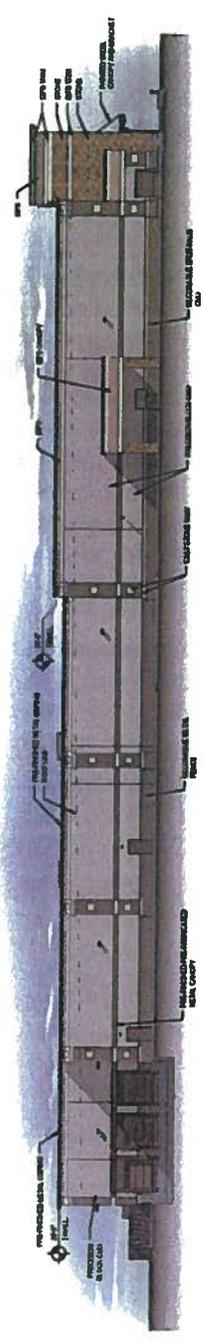
## SMITH'S MARKETPLACE



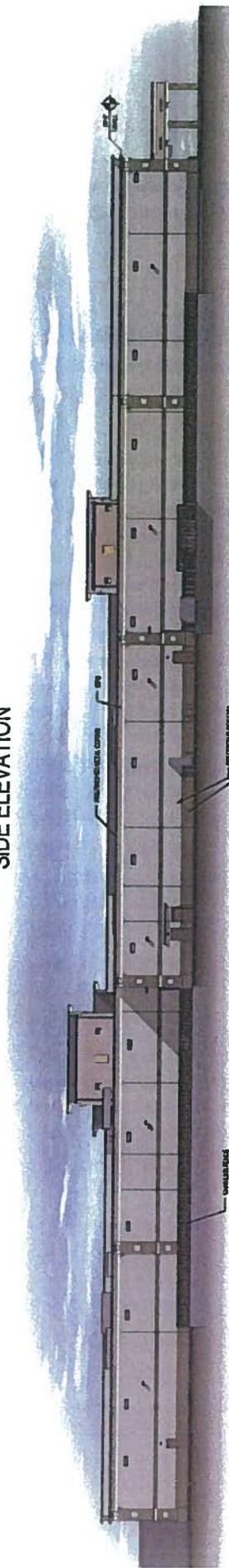
515500.02



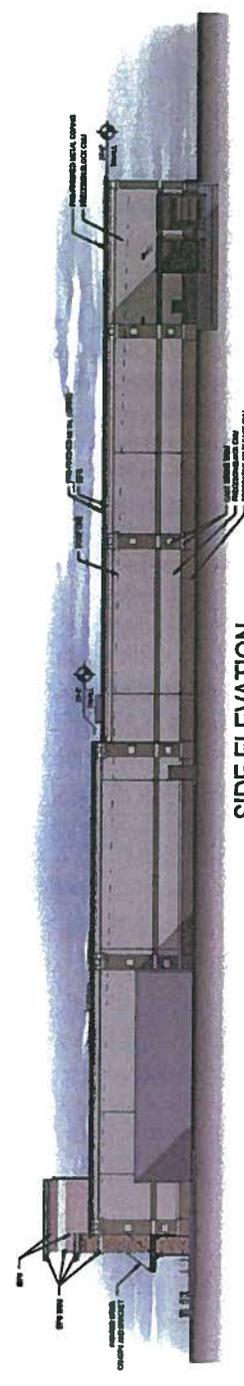
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SMITH'S MARKETPLACE



March 30, 2015

515500.02



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**NARRATIVE**

**DINOSAUR CROSSING**  
**SHOPPING CENTER**  
**Narrative of Development**

Wadman Corporation is teaming up with Smith's Food & Drug to develop a new shopping center that will be known as Dinosaur Crossing Shopping Center. This shopping center will provide commercial retail for the area. The development will be constructed at the northeast corner of Riverside Drive and Mall Drive. The development will stretch from Mall Drive to 2200 East and from Riverside Drive to the Virgin River. The new development will be nestled in adjacent to the existing Dinosaur Discovery Museum and the new Goldenwest Credit Union. The overall development will be 28.8 acres in size and be built in several phases. This shopping center will add new business to the area and be very beneficial for existing businesses by attracting new shoppers and users.

Smith's Food and Drug has been serving the St. George community for many years. Their goal is to provide the residents of St. George with a comprehensive and easy shopping experience. Currently Smith's has a store and fuel center in the northwest end of St. George that serves the people in the downtown area. This new proposed Marketplace store and fuel center will serve the people at the southeast end of the city. This new shopping center will bring Smith's services closer to its customers in this area, attract new customers, and provide additional services that come with a Marketplace.

To make this development possible and to comply with the St. George zoning requirements, Wadman Corporation and Smith's Food and Drug Store is proposing for a zone change to a PD-Commercial zone. Currently the area is zoned as C-2 and R-1-10. The development will be anchored by the Smith's Marketplace with a building size of approximately 123,494 square feet. Smith's will offer a full-line food and drug store, with offerings such as a large assortment of retail merchandise, a drive-thru pharmacy, an in-store Fred Meyer Jewelers, an in-store financial institution, delicatessen, an outdoor garden center, fresh produce and bakery goods. The pharmacy will feature a convenient drop-off and drive-in pickup.

The Smith's store building will have a maximum height of 45 feet at the entrance. Most of the parapet walls surrounding the store will vary from approximately 30 feet to the maximum height. In addition to the Smith's store, there will be approximately 107,000 square feet of commercial retail space constructed over several phases. These additional buildings will range in size, with the individual outparcel pads having an approximate building size ranging from 4,250 square feet to 12,000 square feet, and the in-line retail shops ranging from 6,800 square feet to 15,000 square feet. The proposed commercial space will be able to accommodate businesses such as: sit-down restaurants, department stores, full service banking, beauty salons, fast food, and other related commercial enterprises. The development will provide an opportunity for local businesses, as well as national tenants, to locate within the community of St. George along the Virgin River.

Regarding design and materials, the development will draw upon the many other successful commercial areas in St. George to provide an architectural emphasis on the styles that have made the city an attractive draw for business development. The development will be a well-rounded gathering place where friends and families can meet to socialize while fulfilling their shopping needs. This new shopping center will be fully landscaped and be constructed of landscape material that is suitable to the area. The landscape design will add to the experience at the shopping center and be in compliance with St. George landscaping requirements.

The proposed Dinosaur Crossing Shopping Center development will be a great addition to the City of St. George and will bring in a lot of business and revenue. Wadman Corporation and Smith's Food and Drug hopes that you will take into consideration this zone change request. Thanks for your consideration.

WRITTEN  
TEXT

## **PD Written Text**

### **Dinosaur Crossing Shopping Center**

In compliance with Section 10-8-4 of the Zoning Ordinance, the City of St George requires a written text to be submitted with a PD-C (Planned Development Commercial) zone change application. The following is the written text for the Dinosaur Crossing Shopping Center project at the intersection of Riverside Drive and Mall Drive.

- A. **Use Of Land:** The Dinosaur Crossing Shopping Center extends from Riverside Drive to the Virgin River on the South and from Mall Drive to 2200 East on the East wrapping around the City's Dinosaur Museum. This site contains approximately 28.3 acres. The project will be anchored by a 123,500 square foot Smith's Marketplace with potential to expand to 142,700 square feet. Additional uses detailed in the attached permitted uses list include retail uses, dining, office, fast food and fuel uses which will total an additional 108,000 square feet. Parking will be provided as broken out in the table shown on the conceptual site plan and these ratios will comply with City Codes. A minimum 15% of the site will be landscaped.
- B. **Height and Elevations:** The Smith's Marketplace building will have a maximum height of approximately 42' per the attached elevation drawings. Adjoining retail spaces will have a maximum height of 35' and outlying pads shall be a maximum 28' in height. The exterior finishes will consist of a blend of precision and split face block with integral colors, cast stone trim, cultured stone columns, and EIFS trims, canopies and cornices.
- C. **Density:** N/A This is a commercial project and residential density is not applicable.
- D. **Schools, Churches And Open Spaces:** There are no school sites, churches, open spaces or parks planned with this project. The closest church is across 2200 East Street from the site and the closest schools are Fossil Ridge Intermediate School about 400' Northwesterly of Riverside Drive and Mill Creek High School which is approximately 600' Northeasterly of the project.
- E. **Phasing Plan:** The overall infrastructure of the project along with the Smith's Marketplace and Fuel Center will at a minimum be completed with the first phase. Additional retail buildings and outlying pads will be constructed as leasing opportunities and sales are completed.
- F. **Topography:** Detailed Topographical information will be provided with the grading plan. The site has been rough graded to accommodate the project and generally slopes from Riverside drive to the Virgin River. The Virgin River banks have been reinforced to protect against flooding along the edge of the project.
- G. **Landscape Plan:** A colored site plan indicating the general areas of landscaping and trees has been provided. All landscaping shall comply with Title 10 Chapter 25 "Landscaping" of the St George Zoning Ordinance.

- H. Area Reserved for Landscaping: The amount of land area reserved for landscaping shall be a minimum of 15% of the site area with an average 15' landscaped setback along all street frontages.
- I. Utilities: All utilities shall be underground unless otherwise approved by the city council and upon recommendation of the water and power director. Transformer equipment shall be screened from streets and from adjacent properties.
- J. Refuse Storage Areas: Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties. The Marketplace will use a trash compactor that is located in their dock area. Gated trash enclosures compliant with City codes will be provided for retail and pad users as needed.
- K. Lighting Plan: A photometric plan shall be submitted with the civil engineering plans as a part of the SPR (Site Plan Review) application. All lighting shall be LED and demonstrated to be 'dark sky style' friendly. Lighting plans shall also be provided in the electrical plans included in the construction plans. All lighting locations will be provided along with type of fixtures.
- L. Turning Space: Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead end streets. (1998 Document § 17-4; amd. 2003 Code). Traffic circulation details will be provided as a part of the SPR (Site Plan Review) application. Safe and convenient turning space shall be demonstrated for cars, trucks, sewer vehicles, refuse collection vehicles, firefighting equipment, etc.
- M. Signs: A master sign plan package is provided as a part of this application.

# PERMITTED USES

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(IN Red are PC changes recommended)

## DINOSAUR CROSSING SHOPPING CENTER

### PERMITTED USES

ANY ~~RETAIL OR SERVICE USE WHICH MAY BE FOUND IN SHOPPING CENTERS IN UTAH OR NEVADA FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO:~~

Remove

- Antique store.
- Apparel, shoe or clothing accessory store.
- Athletic and sporting goods store and services.
- Automobile parts sales, tire sales and oil/lube services.
- Automobile rental.
- Bakery.
- Bank or financial institution.
- Barbershop or beauty shop, including service incidental thereto such as nails, aestheticians etc.
- Bookstore.
- Bowling alley.
- ~~Building materials sales.~~
- Cable television and satellite dish provider.
- Candy store.
- Car wash.
- Carpet, floor covering and rug sales and services (including cleaning).
- Catering establishment.
- Child daycare, preschool.
- Church.
- Computer and accessories store and future iterations thereof.
- Convenience markets w/ gas pumps.
- Counseling center.
- Dance studio, martial arts studio.
- Day spa, beauty salon, body piercing, tattooing.
- Delicatessen.
- Dental office or clinic.
- Department store.
- Educational institutions, schools, college, trade schools (no residential or 24-hour facilities).
- Electronic store and future iterations thereof.
- Florist shop.
- Furniture and/or appliance sales or repair.
- Garden supplies, nursery and plant material sales.
- Gas station.
- Government buildings or uses (non-industrial).
- Grocery store.
- Hardware or lumber store.
- Health club/spa, fitness center. (can include pool)
- Hobby and craft sales and service.
- Home accessories.
- Household appliance and product sales and service.
- Ice cream sales, yogurt, fruit drinks, smoothies or similar products.

↑ (body piercing, tattoo)

Indoor entertainment activities such as paintball, miniature golf, arcade, trampoline, slides, ice or roller skating and lazer tag.  
Janitor service and supply.  
Laboratory (dental or medical).  
Landscape product sales.  
Laundry or dry cleaners, laundromat.  
Library.  
Light manufacturing incidental to retail sales uses such as candy, signs, tire capping or retreading.  
Liquor store (Utah State licensed).  
Locksmith.  
Lumber or hardware store.  
Therapeutic Massage establishment.  
Medical office or clinic.  
Museum.  
Newsstand.  
Office supply and equipment sales and service.  
Optometrist, optician.  
Outdoor garden supplies and plant material sales.  
Paint or wall covering store.  
Pest control and extermination.  
Pet and pet supply store or groomery. *(inside small animal boarding)*  
Pharmacy.  
Post office or mail services.  
Printing, lithography, publishing and mail services.  
Professional or business office only, no merchandise on premises (real estate, travel, accounting, tax services, employment, attorney, etc).  
Reception center or wedding chapel.  
Recycled product (second hand) or consignment stores with products such as clothing, sporting goods, books, magazines, computer games, electronic equipment and other products.  
Rental agency for home and garden equipment.  
Restaurant (drive-in or sit down).  
Retail goods (predominately indoor sales).  
Retail sales establishments.  
~~Sign sales and services.~~  
Storage rental units (indoor).  
Telemarketing or call centers.  
Telephone and accessories sales and services.  
Television or radio station.  
Theatre, motion picture or live performance venues.  
Tobacco products and accessories.  
Vegetable stand.  
Veterinary clinic or services. *(inside small animal boarding)*  
Wholesale business.

See page 3

*incorporate / insert uses into the alphabetical list on previous page*

THE FOLLOWING USES, OR SERVICES SHALL ALSO BE PERMITTED IN CONJUNCTION WITH:

- Use
1. Microbrewery or alcohol sales
  2. Swimming pool
  3. Small animal boarding
  4. Small animal boarding
  5. Residential units (mixed use)
  6. Body piercing or tattooing

- In Conjunction with
- ✓ Restaurant
  - ✓ Fitness facility
  - ✓ Petstore
  - ✓ Veterinary clinic
  - Above retail
  - Clothing or accessory store

*bus. lic. reviews*

*Remove*

THE FOLLOWING USES SHALL BE SPECIFICALLY PROHIBITED:

1. Sales of sexual services or pornographic materials
2. Heavy manufacturing
3. Boarding of Large Animals

*Remove*

MASTER

SIGN

PLAN

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## Master Sign Plan

Applicant Request	Current City Code Major Commercial Streets	Current City Code Non-Major Commercial Streets
<b>*Freestanding Signs</b> (Sign separation will vary)	<b>Freestanding Signs</b> (Signs must be separated by at least 100')	<b>Freestanding Signs</b>
<b>**Number: Two (2) pylon signs</b> Height: 30' Size: 300 s.f.  Pylon signs will be the same height/size	Number: Two (2) pylon signs Height: 30' Size: 200 s.f. if multiple signs 300 s.f. if one pylon  Subsequent pylon signs must be 70% the height of the first	Number: Zero (0) pylon signs
Number: Eight (8) monuments Height: 10' Size: 75 s.f.	Number: One (1) monument Height: 15' Size: 120 s.f.	Number: Four (4) monuments Height: 15' Size: 120 s.f.
<b>Wall Signs</b> <b>Major Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Minor Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Pad Tenants</b> Front Façade – 20% Side Façade – 20% Rear Façade – 20%  <b>Shops &amp; Inline Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%	<b>Wall Signs</b> <b>Major Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Minor Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Pad Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Shops &amp; Inline Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%	<b>Wall Signs</b> <b>Major Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Minor Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Pad Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%  <b>Shops &amp; Inline Tenants</b> Front Façade – 20% Side Façade – 10% Rear Façade – 10%
<b>Removal: 60 calendar days after discontinued use</b>	<b>Removal: 30 calendar days after discontinued use</b>	<b>Removal: 30 calendar days after discontinued use</b>

The proposed development is on a “Non-Major Commercial Street”

City Code determines freestanding sign sizes by linear footage



## DINOSAUR CROSSING SHOPPING CENTER

### MASTER SIGN PLAN

#### PYLON AND MONUMENT SIGN CRITERIA

##### **Purpose and Intent**

It is determined to be in the best interest of the health, safety and welfare of the citizens of the city to regulate advertising in order to eliminate potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays, thus reducing driver inattention; preserve and improve the appearance of the city as a place in which to live and to work and create an attraction to nonresidents to come to visit or trade; allow each individual business to clearly identify itself and the goods and services which they offer; safeguard and enhance property values; protect public and private investment in buildings and open space; and supplement other regulations of the city.

In interpreting and applying the provisions of Title 9 "Buildings and Construction," Chapter 13 "Signs and Displays" of the St George City Code, the sign requirements contained herein in this "Master Sign Plan" are declared to be the maximum allowable for the purpose set forth. Where Chapter 13 imposes a greater restriction upon signs and the location thereof, or requires or imposes conditions other than those required or imposed by laws, ordinances or restrictions, the provisions of this "Master Sign Plan" shall control.

##### **A. GENERAL DESIGN STANDARDS**

1. **Signs Not To Constitute Traffic Hazard:** No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, or which makes use of the words "stop", "drive in", "danger" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic. In general, no sign shall be placed within a triangular area with legs thirty feet (30') in length measured along the curb lines at a corner.
2. **Maintenance:** Every sign shall be kept in good condition as to maintenance and repair, including the replacement of defective parts, repainting and cleaning. The ground space within a radius of ten feet (10') from the base of any ground sign shall be kept free and clear of all weeds, rubbish and inflammable material.
3. **Sign Removal:** Signs identifying a discontinued use on the property shall be removed from the property within sixty (60) calendar days of the time the use was discontinued, and shall thereafter be considered to be abandoned.

4. Moving To New Location: No sign erected before the adoption of this chapter shall be moved to a new location on the lot or building, or enlarged, or replaced, unless it be made to comply with provisions of the St. George City Code.
5. Lights and Lighted Signs - In any zone, no spotlight, floodlight or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located in such a manner as to constitute a nuisance. Such signs alleged to be a nuisance by the neighboring property owners or tenants shall be subject to a public hearing before the city council as to the validity of the nuisance complaint. If such sign is determined to be a nuisance by the city council, the owner of said sign shall be required to take the appropriate corrective action as directed by the city council or be subject to prosecution under the city nuisance ordinance. Project center signs and monument signs may be internally or externally lit in commercial zones. All external lighting shall be directed away from any adjacent residential uses and public rights-of-way.
6. Number: Two freestanding project center signs have been proposed as part of this project. The proposed project center signs are separated by at least three hundred feet (300'). The two project center signs shall be located near the shopping center's major ingress/egress drives as shown on the accompanying site plan. In addition, a monument sign shall be provided for each pad.
7. Area: Project center signs may have up to 300 square feet maximum of sign area. A single monument pad sign may consist of up to 75 square feet.
8. Height: The maximum height of each project center sign is 30 feet and shall be measured from nearest curb grade adjacent to the support pole. The maximum height of the monument sign for each pad shall be 10 feet.
9. Design: Monument pad signs shall be designed with colors and architecture that are compatible with the buildings which they identify. Supports shall have architectural coverings and designs which complement the overall design scheme.
10. Construction: All permanent sign faces shall be constructed of permanent materials including, but not limited to, painted and/or sandblasted wood, ceramic tile, masonry, metal, brick, stucco, EIFS, stone, or other compatible, durable and waterproof material. No material more combustible than treated wood shall be used in the construction of any permanent sign.
11. Landscaping near the base of any monument signs shall be in accordance with the St. George City Code and as shown on the approved site plan drawings for the project.

#### BUILDING SIGN CRITERIA

The purpose of this Master Signage Plan is to create an aesthetic environment that blends together both the individuality of the Smith's development and the design standards presented by the City of St. George. The Master Signage Plan will also ensure compatibility among the

various monument and center signs within the Property. In the event this sign criteria conflicts with the City of St. George sign code, the lesser restrictive shall be permitted.

The following specifications shall be used for the design of all signage within the Property; however, in all cases, final written approval by Owner is required prior to manufacturing and installation of all signs.

For purposes of this Master Signage Plan, any reference herein to "Owner" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

**PROCEDURE:**

All signage drawings prepared by the sign company and approved by the Owner will be submitted and processed by the sign company as part of the City of St. George's sign permit approval process.

**NOTICE:**

ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY OWNER AND SHALL COMPLY WITH THE DESIGN STANDARDS SET FORTH IN THIS PLAN. RECEIPT BY OWNER OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

**A. GENERAL PROVISIONS**

1. All signs and signage programs must conform to the requirements of this Master Signage Plan, and all applicable Laws. Applications and submittals for signage permits shall be per the City of St. George's procedure and requirements.
2. Signs shall identify the person or company operating the use conducted on the Parcel. No off-premises advertising is permitted.

**B. GENERAL REQUIREMENTS**

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Owner.
2. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.
3. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
4. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
6. Sign copy shall be limited to Tenant's proper firm name and shall not include the names of items, goods, products, or service lines. The use of a crest, shield, logo, or other

established corporate insignia or modifier which has been displayed or associated with Tenant's firm name shall be permitted subject to Owner's written approval.

7. Any sign that does not conform to the requirements of this Master Sign Plan or was not approved by the Owner as required hereby shall be immediately removed or brought into conformance at the Tenant's expense.
8. Any sign type not discussed or addressed herein shall be covered by the City of St. George sign code.

### C. SPECIFIC REQUIREMENTS FOR BUILDING SIGNAGE

#### 1. Major Tenants (Greater than 5,000 square feet)

##### a. Size Guidelines

- i. Each Major Tenant will be allowed up to 20% of wall area for front façades. Side and rear façades will both be allowed up to 10% of the building wall area.
- ii. Each frontage will be calculated independently (Example: If a Major has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage).
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.
- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example: Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. National chain businesses shall be allowed to use their standard signage. This includes letter style, colors, logos and lighting method.
- viii. Stylized Logo/Cabinet sign not to exceed 15 square feet.

#### 2. Minor Tenants (Less than 5,000 square feet)

##### a. Size Guidelines

- i. Each Major Tenant will be allowed up to 20% of wall area for front façades. Side and rear façades will both be allowed up to 10% of the building wall area.
- ii. Each frontage will be calculated independently for square footage. (Example: If a Minor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage).
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters

"y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.

- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example: Maximum spread for a sign for a space thirty (30) feet wide will be twenty four (24) feet).
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. Stylized Logo/Cabinet sign not to exceed 12 square feet.

### 3. Pad Tenants

#### a. Size Guidelines

- i. Each Pad will be allowed up to 20% of wall area of building frontage, side and rear elevations.
- ii. Each frontage will be calculated independently (Example: If a Pad has 4 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.
- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty four (24) feet).
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. Stylized Logo/Cabinet sign not to exceed 12 square feet.
- viii. A monument sign shall be provided for each pad tenant.

### 4. Shops & Inline Tenants

#### a. Size Guidelines

- i. Each Tenant will be allowed up to 20% of wall area for front façades. Side and rear façades will both be allowed up to 10% of the building wall area.
- ii. Each frontage will be calculated independently for square footage calculation and frontage measurement. (Example: If a Shop or Inline Tenant has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)
- iii. The square footage for an individual sign will be calculated by using multiple rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as a part of the total signage area.

- iv. Pan Channel Letters must be a minimum of three (3) inches in depth and a maximum of twelve (12) inches in depth.
- v. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet.
- vi. Height: Sign may not exceed 80% of SIGN BAND height.
- vii. Any Shop or Inline suite is guaranteed a minimum of thirty two (32) square feet of signage.
- viii. Each frontage will be calculated independently for allowable square footage.
- ix. Stylized Logo/Cabinet sign not to exceed 8 square feet.

#### D. LIGHTING

1. All lighting shall be illuminated with LED's, Neon or Fluorescent's.
2. LED must be Sloan or Gelcor brand or equivalent.
3. Fluorescent lighting will be allowed. No exposed bulbs.
4. All electrical will be U.L. or equivalent approved.
5. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable and must be approved in writing by Landlord.
6. Power supplies shall be concealed behind fascia and mounted in metal boxes.

#### E. DETAIL DRAWING

1. Elevation of building fascia and sign shall be drawn using a minimum 1/4" to 1" scale.
2. Drawing shall indicate the following specifications:
  - a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color.
  - b. Finish used on returns.
  - c. Type of illumination and mounting method.

#### F. WINDOW SIGNAGE

1. Window signs must comply with The City of St. George Sign Code and must be approved by Owner in writing.
2. Window signs to be created in a professional manner.

#### G. GRAND OPENING BANNERS

1. Grand Opening banners are allowed with Owner approval and in accordance with the City of St. George sign code.

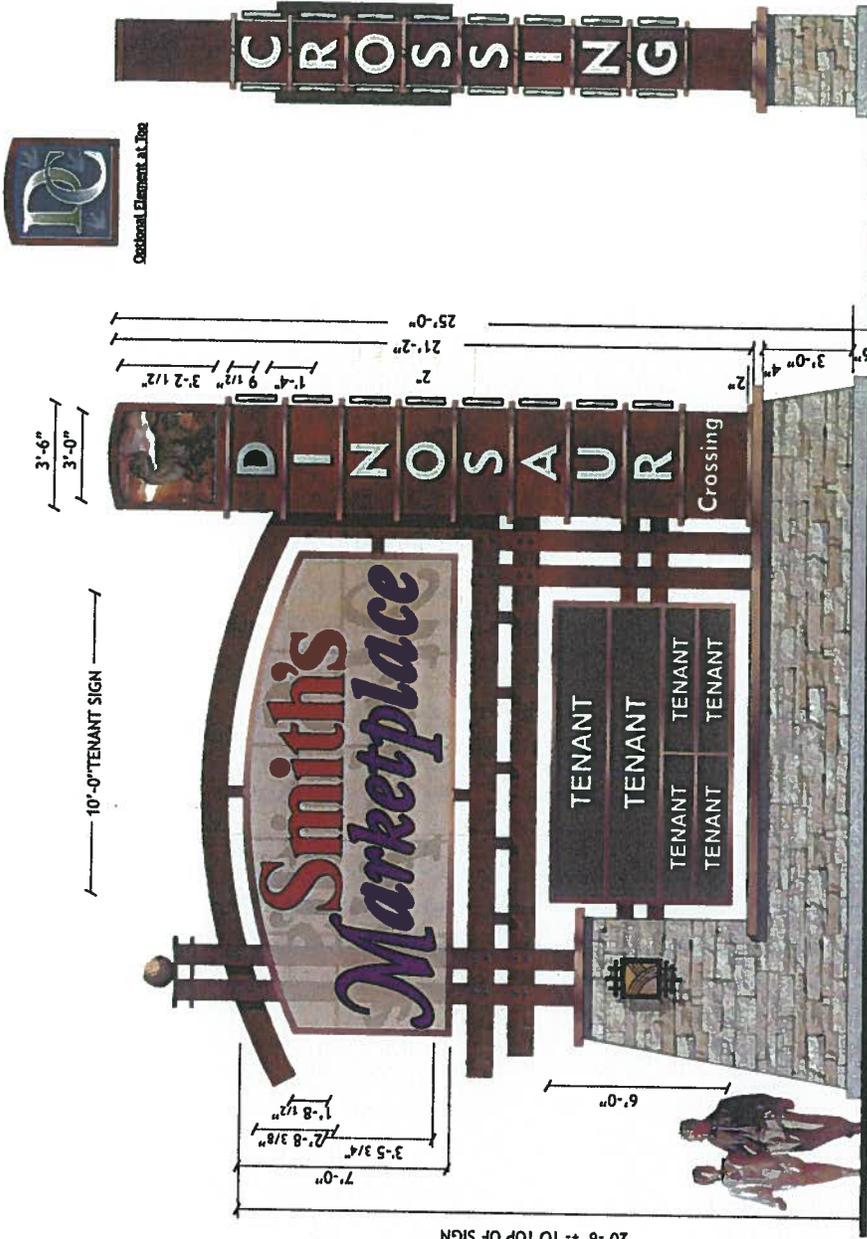
#### H. ADDRESS SIGNS

1. Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl.

I. THE FOLLOWING ARE NOT PERMITTED

1. Roof signs.
2. Cloth signs or streamers hanging in front of business.
3. Exposed seam tubing.
4. Animated or moving components.
5. Intermittent or flashing illumination.
6. Iridescent painted signs.
7. Letter mounted or painted-on illuminated panels.
8. Signs or letters painted directly on any surface.
9. Signs will not be permitted to be installed or placed along perimeter of Property.

16'-0" SMITH'S MARKETPLACE



Side View

(A) D/F Center Sign

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

Side View

PANEL SMITH'S MARKETPLACE--	112.0 SQ. FT.
TENANT PANEL	60.0 SQ. FT.
PANEL AT TOP GRAPHICS	9.6 SQ. FT.
VERTICAL "DINOSAUR CROSSING"	21.0 SQ. FT.
"CROSSING" AT END PANEL	18.6 SQ. FT.
TOTAL SIGN AREA	221.2 SQ. FT.

**golden west**  
ELECTRICAL SIGN COMPANY  
www.goldenwestsigns.com

Project name & location	SMITH'S MARKETPLACE DINOSAUR CROSSING ST. GEORGE, UTAH
File name	Jdesign 2019smith's St. George UtahSign Program.cdr
manuf. file name	

authorized signature	date approved
_____	_____

sales rep	bob moore
designer	bachman
complete date	03/27/15
revision date	



VERTICAL BACKGROUND  
PATINA FINISH RUSTED METAL  
GRAPHIC PANEL DIGITAL PRINTED OVER MILK WHITE ACRYLIC  
DIFFUSER LENSE  
INTERNAL LED ILLUMINATION

HORIZONTAL BARS  
REVERSE PAN CHANNEL  
PAINT METALLIC COPPER  
MP 47875 CRESCENT  
COPPER SATIN FINISH

"DINOSAUR CROSSING" REVERSE  
PAN CHANNEL LETTERS  
W/ 2 1/2" RETURNS SILVER  
EDGES AND BRUSHED  
SILVER FACES  
INTERNAL AMBER LED HALO  
LIGHTING

"CROSSING"  
ROUT OUT OR LASER CUT FOR COPY  
AND BACK UP WITH WHITE SG ACRYLIC  
INTERNAL LED ILLUMINATION

HORIZONTAL CAP  
PAINT METALLIC COPPER MP 47875  
CRESCENT SATIN FINISH  
COLOR CHANGING RGB HALO  
LIGHTING

12" DIAM. BALL PAINT  
METALLIC COPPER  
SATIN FINISH

"Smith's Marketplace"  
PAN CHANNEL ALUM LETTERS WITH 5" RETURNS BRONZE 313E  
"Smith's" SG RED 278-0 ACRYLIC FACE WITH 1" BRONZE 313E  
TRIM CAP RETAINER

INTERNAL RED LED ILLUMINATION  
"Marketplace" WHITE SG ACRYLIC FACE OVERLAY WITH  
PLUM PURPLE TRANSLUCENT VINYL 230-128 LEAVING  
A WHITE OUTSIDE BORDER W/ 1" BRONZE 313E TRIM CAP  
INTERNAL WHITE LED ILLUMINATION  
VOLTAGE 277 VAC

BACKGROUND  
OPEN MESH METAL BACKGROUND  
OVER SQ TUBE 2 1/2" X 2 1/2" AND 1 1/2" X 1 1/2"  
PAINTED BEIGE TONE SMOOTH FINISH  
MP04685 FOIE GRAS BEIGE TONE SEMI-GLOSS  
NOTE SQUARE TUBE PAINTED METALLIC COPPER  
MP4785 CRESCENT COPPER METALLIC SATIN FINISH

2 1/2" DIAM. MALLEABLE WASHERS  
W/ 1/2" +- DIAM. BOLTS  
4 1/2" C.C. +-

TENANT SIGN  
METAL CABINET WITH 2" BOX MOLDINGS  
PAINT METALLIC COPPER MP47875 CRESCENT COPPER  
METALLIC SATIN FINISH  
WHITE SG ACRYLIC BACKGROUND OVERLAY  
BRONZE VINYL 230-69 OPAQUE WITH COPY  
WEEDED OUT TO WHITE (CONFIRM NAMES)  
1 1/2" DIVIDERS METALLIC COPPER VINYL 220-229  
TWO LAYERS SOME LIGHT TO COME THRU  
INTERNAL 800 MA FLUOR. ILLUMINATION  
VOLTAGE 277 VAC

CUSTOM BUILD DECORATIVE LIGHTING  
REFER TO DETAILS SHEETS  
PATTERNED GLASS LENSE  
WITH INTERNAL LED  
1" x 1" square tube top and bottom  
painted Mathews Mp18439 Ebon Bronze satin

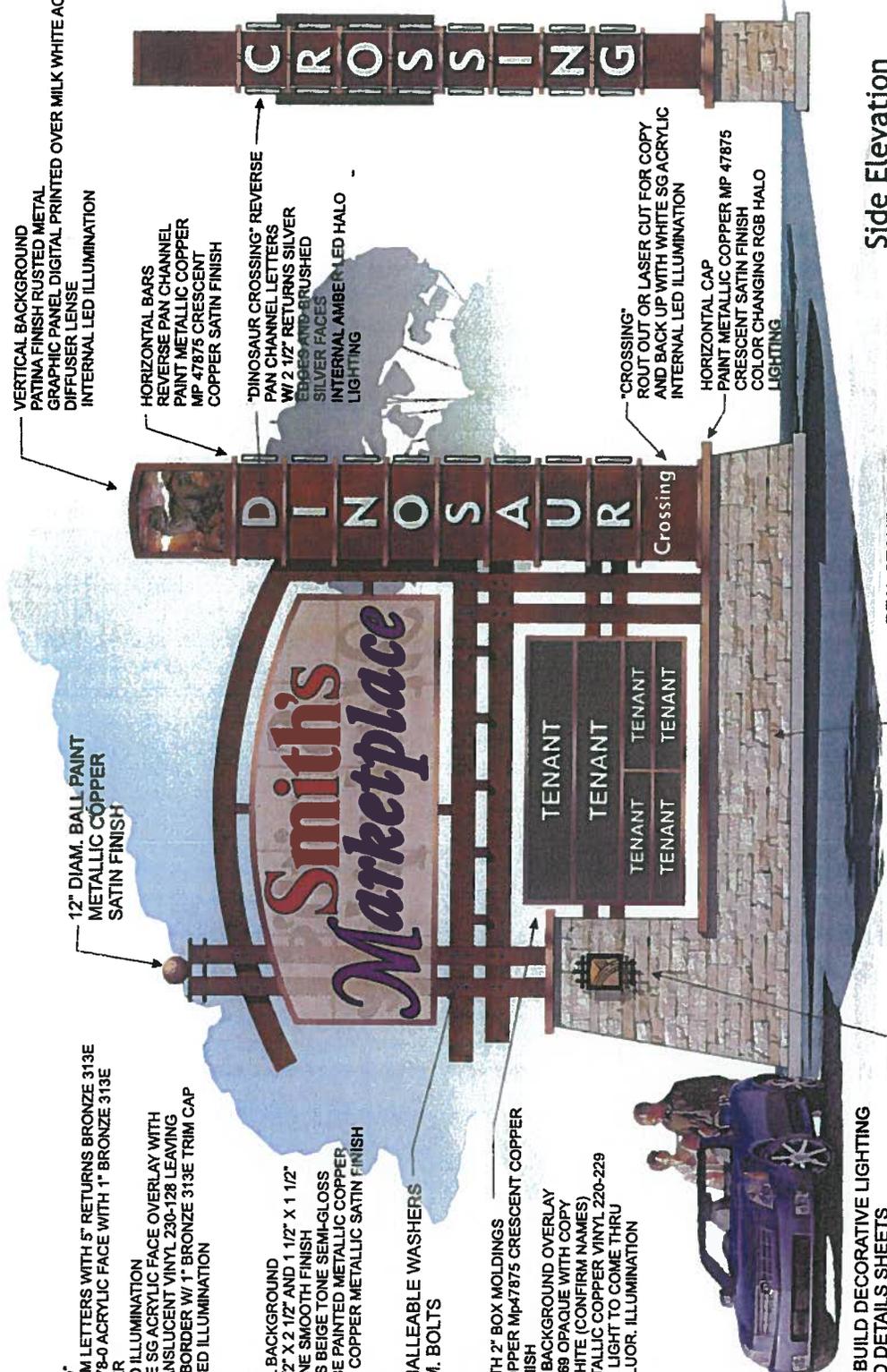
**(A) D/F Center Signs**

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

REAL STONE OR CULTURED STONE  
TO BE CONFIRMED  
BROWN'S CANYON STONE TO MATCH  
BUILDING WITH CONCRETE BASE  
BY OTHERS N.I.C.

**Side Elevation**

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

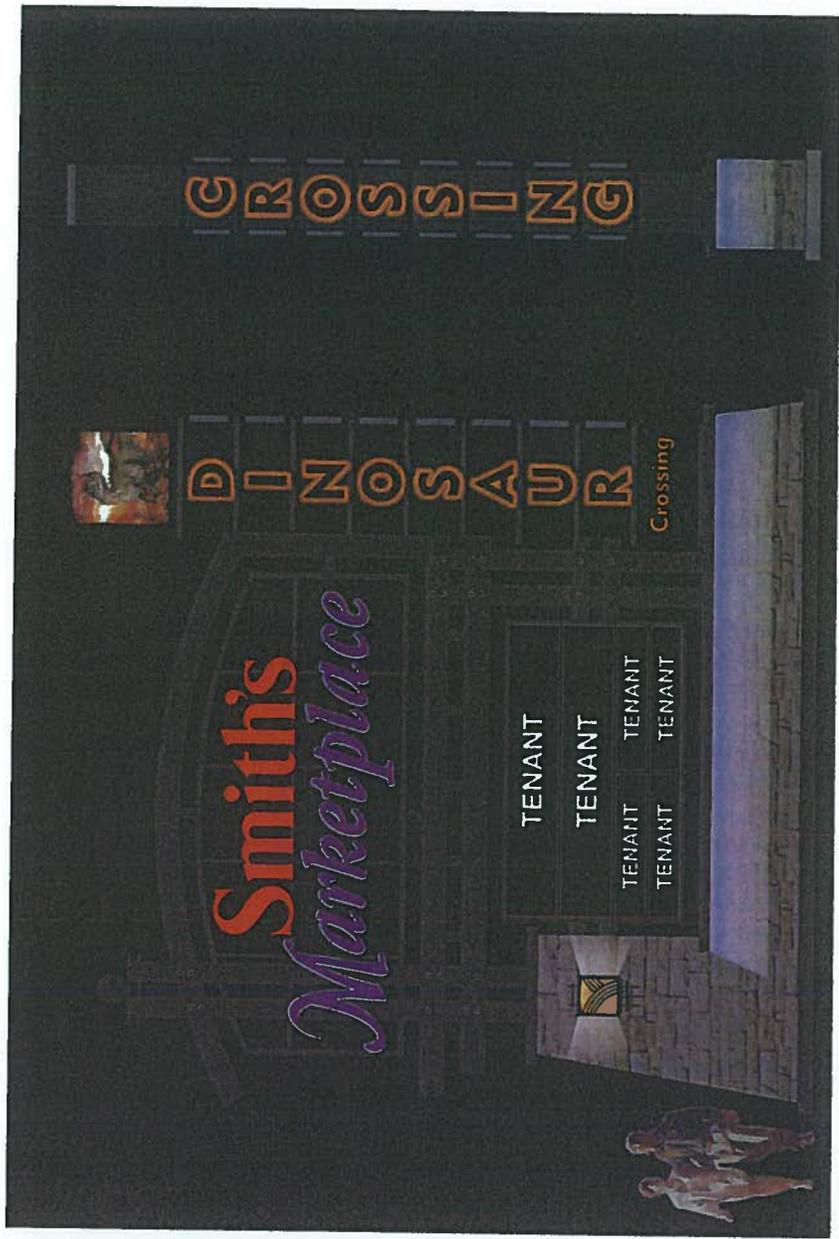


sales rep	bob moore
designer	bachman
complete date	03/27/15
revision date	

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date approved \_\_\_\_\_  
authorized signature \_\_\_\_\_

project name & location	SMITH'S MARKETPLACE DINOSAUR CROSSING ST. GEORGE, UTAH
file name	Mdesign 2015smith's St. George UserSign Program.cdr
manuf. file name	



(A) Night View Pylon Sign  
scale: 1/8"=1'-0"



(A) Vertical Column Halo Letters





**golden west**  
ELECTRICAL SIGN COMPANY  
www.goldenwestsigns.com

project name & location  
**SMITH'S MARKETPLACE  
DINOSAUR CROSSING  
ST. GEORGE, UTAH**

file name  
manuf. file name

Designer: 2010ambly@st. George UtahSign Program.co

sales rep: **bob moore**

designer: **bachman**

complete date: **03/27/15**

revision date:

signature

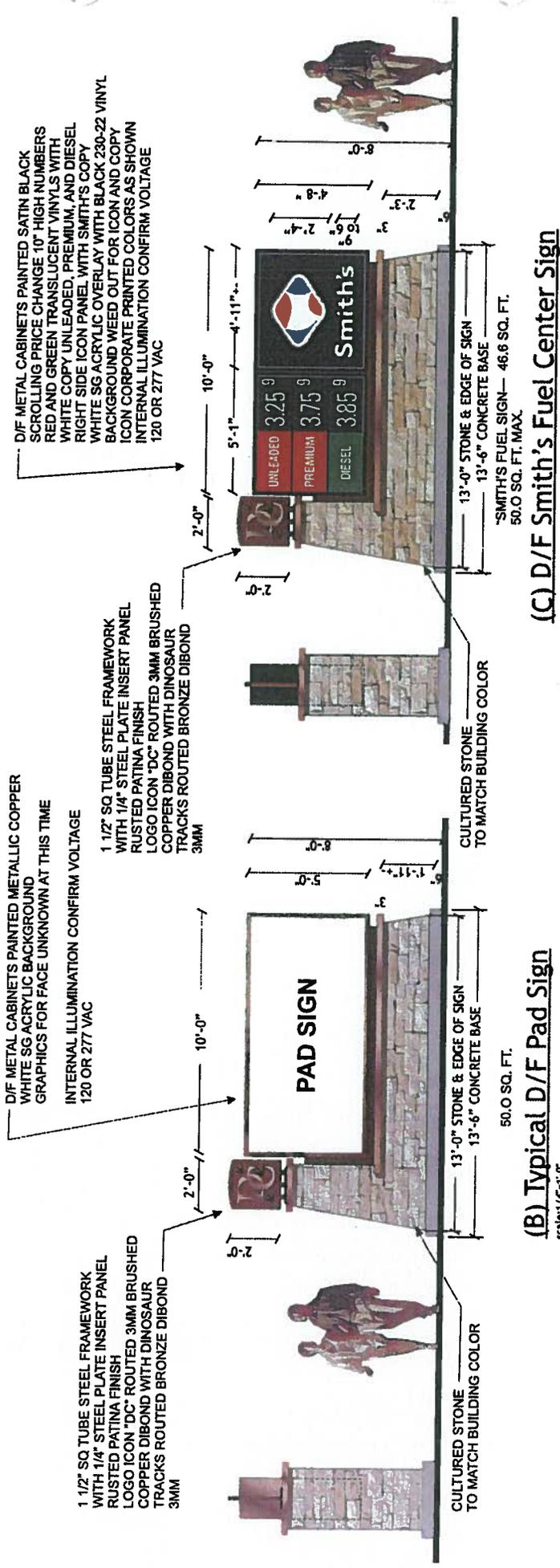
date approved

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sheet number  
**4625-15**  
Sht 3 OF 4



DIF METAL CABINETS PAINTED SATIN BLACK  
 SCROLLING PRICE CHANGE 10" HIGH NUMBERS  
 RED AND GREEN TRANSLUCENT VINYL WITH  
 WHITE COPY UNLEADED, PREMIUM, AND DIESEL  
 RIGHT SIDE ICON PANEL WITH SMITH'S COPY  
 WHITE SG ACRYLIC OVERLAY WITH BLACK 230-22 VINYL  
 BACKGROUND WEED OUT FOR ICON AND COPY  
 ICON CORPORATE PRINTED COLORS AS SHOWN  
 INTERNAL ILLUMINATION CONFIRM VOLTAGE  
 120 OR 277 VAC

1 1/2" SQ. TUBE STEEL FRAMEWORK  
 WITH 1/4" STEEL PLATE INSERT PANEL  
 RUSTED PATINA FINISH  
 LOGO ICON "DC" ROUTED 3MM BRUSHED  
 COPPER DIBOND WITH DINOSAUR  
 TRACKS ROUTED BRONZE DIBOND  
 3MM

DIF METAL CABINETS PAINTED METALLIC COPPER  
 WHITE SG ACRYLIC BACKGROUND  
 GRAPHICS FOR FACE UNKNOWN AT THIS TIME  
 INTERNAL ILLUMINATION CONFIRM VOLTAGE  
 120 OR 277 VAC

1 1/2" SQ. TUBE STEEL FRAMEWORK  
 WITH 1/4" STEEL PLATE INSERT PANEL  
 RUSTED PATINA FINISH  
 LOGO ICON "DC" ROUTED 3MM BRUSHED  
 COPPER DIBOND WITH DINOSAUR  
 TRACKS ROUTED BRONZE DIBOND  
 3MM

**(C) D/F Smith's Fuel Center Sign**  
 scale: 1/4"=1'-0"

**(B) Typical D/F Pad Sign**  
 scale: 1/4"=1'-0"



**golden west**  
 ELECTRICAL SIGN COMPANY  
2015 Smith's St. St. George, UT 84770  
 www.goldenwestsign.com

Design Number  
4625-15  
Sht 4 OF 4



<b>project name &amp; location</b>	SMITH'S MARKETPLACE DINOSAUR CROSSING ST. GEORGE, UTAH	<b>sales rep</b>	bob moore
<b>file name</b>	esign 2015 Smith's St. George UtahSign Program.cdr	<b>designer</b>	bachman
<b>manuf. file name</b>		<b>complete date</b>	03/27/15
<b>authorized signature</b>		<b>revision date</b>	
<b>date approved</b>		<i>This artwork is produced under federal copyright laws &amp; cannot be reproduced in whole or in part without permission of golden west advertising inc. all photos are to approximate scale.</i>	

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM C-2 AND R-1-10 TO PD-C ON 28.802 ACRES**

**WHEREAS**, the property owner has requested a zone change on 28.802 acres from C-2 (Highway Commercial) and R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial); and

**WHEREAS**, the City Council held a public hearing on this request on May 7, 2015; and

**WHEREAS**, the Planning Commission recommends approval of the requested zone change; and

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

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

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

**Section 2. Enactment.** The City Zoning Map is hereby ordered to be changed to reflect the zone change from C-2 and R-1-10 to PD-C on 28.802 acres generally located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river and more specifically described on the attached property legal description, 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 immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 7<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
Jonathan T. Pike, Mayor

ATTEST:  
  
\_\_\_\_\_

Christina Fernandez, City Recorder

## Exhibit "A"

Wadman  
Dinosaur Marketplace  
Rezone Description

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah:

Beginning at the most Southerly Corner of Dinosaur Crossing Subdivision located 1376.16 feet North  $0^{\circ}54'14''$  East along the Quarter Section Line, and 2285.22 feet South  $89^{\circ}05'46''$  East from the South Quarter Corner of said Section 28; and running thence North  $53^{\circ}53'34''$  East 25.00 feet along the Southeasterly boundary of said subdivision to the centerline of 2200 East Street; thence South  $36^{\circ}06'26''$  East 566.93 feet along the extension of said centerline; thence South  $47^{\circ}38'22''$  West 686.38 feet; thence South  $14^{\circ}15'00''$  West 90.00 feet; thence South  $2^{\circ}05'00''$  East 40.00 feet; thence South  $23^{\circ}06'48''$  West 73.17 feet to the centerline of Mall Drive; thence along the centerline of Mall Drive the following two courses: Northwesterly along the arc of a 2550.00 foot radius curve to the right a distance of 1117.99 feet (Center bears North  $29^{\circ}53'56''$  East, Central Angle equals  $25^{\circ}07'12''$  and Long Chord bears North  $47^{\circ}32'28''$  West 1109.05 feet); and North  $35^{\circ}01'43''$  West 133.16 feet; thence North  $53^{\circ}29'17''$  East 6.32 feet; thence North  $36^{\circ}06'26''$  West 63.55 feet; thence North  $53^{\circ}53'34''$  East 247.45 feet along the Southeasterly Line of the Goldenwest Credit Union Property; thence North  $36^{\circ}06'26''$  West 263.46 feet along the Northeasterly Line of said property and said Line extended to the centerline of Riverside Drive; thence North  $53^{\circ}53'34''$  East 407.49 feet along said centerline; thence South  $36^{\circ}30'43''$  East 262.32 feet along the Southwesterly Line of the Dinosaur Museum Property; thence North  $53^{\circ}53'34''$  East 366.09 feet along said property to the Southwesterly Line of 2200 East Street; thence South  $36^{\circ}06'26''$  East 515.22 feet along said Southwesterly Line to the point of beginning.

Contains 1,254,622 sq. ft. or 28.802 acres

**DRAFT**Agenda Item Number : **3B****Request For Council Action**

**Date Submitted** 2015-05-11 12:26:38

**Applicant** Development Solutions Group

**Quick Title** Public Hearing, Zone Change, and Ord From A-1 to R-1-8

**Subject** Consider a zone change request to rezone from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 20.66 acres to accommodate future residential development of "The Arbors." The property is generally located in Little Valley east of 3000 East Street, and north of the logical extension of Crimson Ridge Drive.

**Discussion** The applicant is requested R-1-8. It is adjacent to R-1-8 and is consistent with the General Plan. Planning Commission recommends approval.

**Cost** \$0.00

**City Manager Recommendation** Adjacent to R-1-8 and is consistent with the General Plan. Planning Commission recommends approval.

**Action Taken**

**Requested by** John Willis

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

# Zone Change

PLANNING COMMISSION AGENDA REPORT: **04/28/2015**  
CITY COUNCIL SET DATE: **05/07/2015**  
CITY COUNCIL MEETING: **05/21/2015**

## ZONE CHANGE

### **The Arbors**

Case No. 2015-ZC-011

**Request:** This is a request to consider a zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size).

**Project Name:** “The Arbors”

**Owner:** Development Solutions Group

**Applicant:** Development Solutions Group

**Representative(s):** Mr. Steve Kamlowky, Development Solutions

**APN:** SG-6707-B-B

**Location:** The property is generally located in Little Valley east of 3000 East Street, and north of the logical extension of Crimson Ridge Drive. The property is located in the SE ¼ of Section 10, T43S, R15W, SLB&M. The property is located to the east of Oakwood Estates and Tupelo Estates (see vicinity map with staff report).

**Acreage:** 20.66 acres

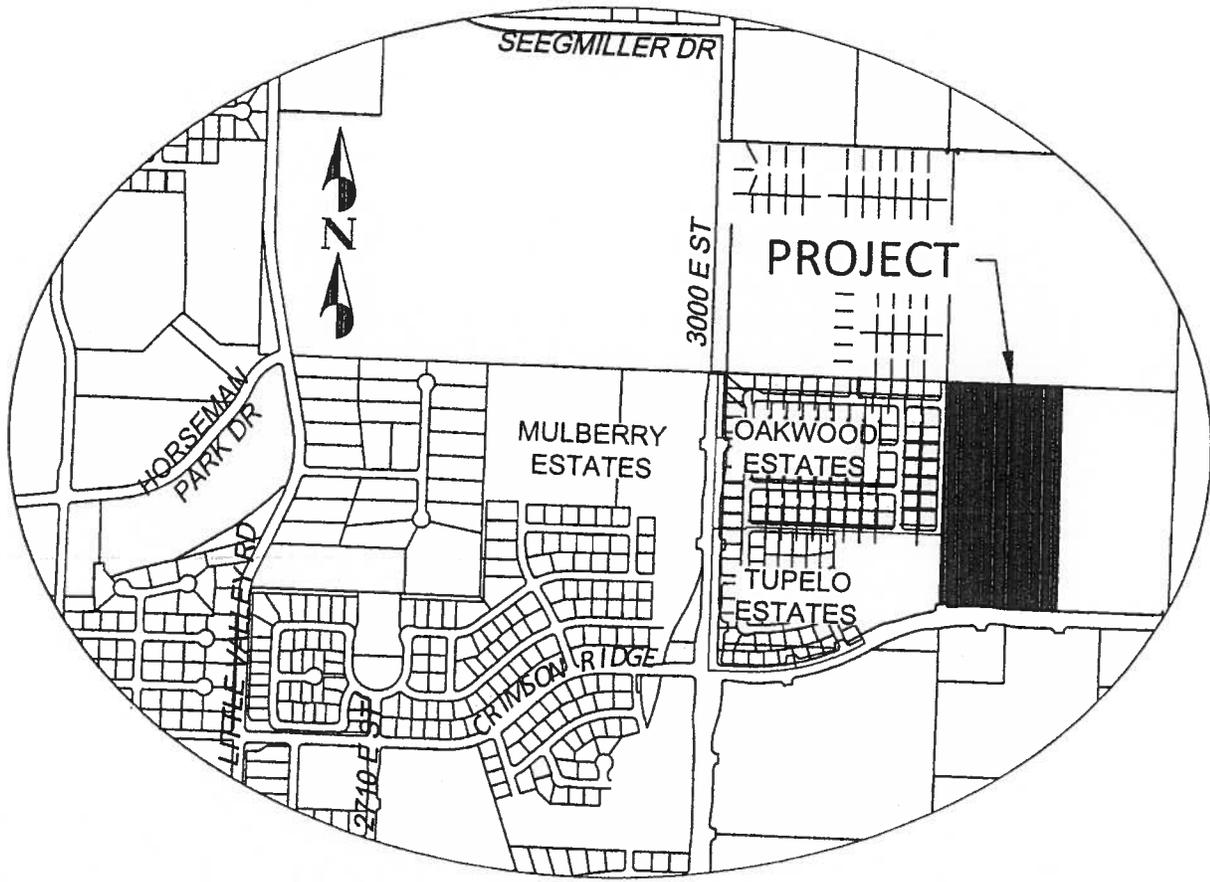
**Existing Zoning:** A-1

**Requested Zone:** R-1-8

**General Plan:** LDR (Low Density Residential) (4 du/ac)

**Adjacent zones:** To the north, east, and south property is zoned A-1.  
To the west is R-1-10 & R-1-8.

**P.C.:** The Planning Commission recommends approval of the zone change from A-1 to R-1-8 on 20.66 acres.



St. George  
Vicinity Map  
NOT TO SCALE



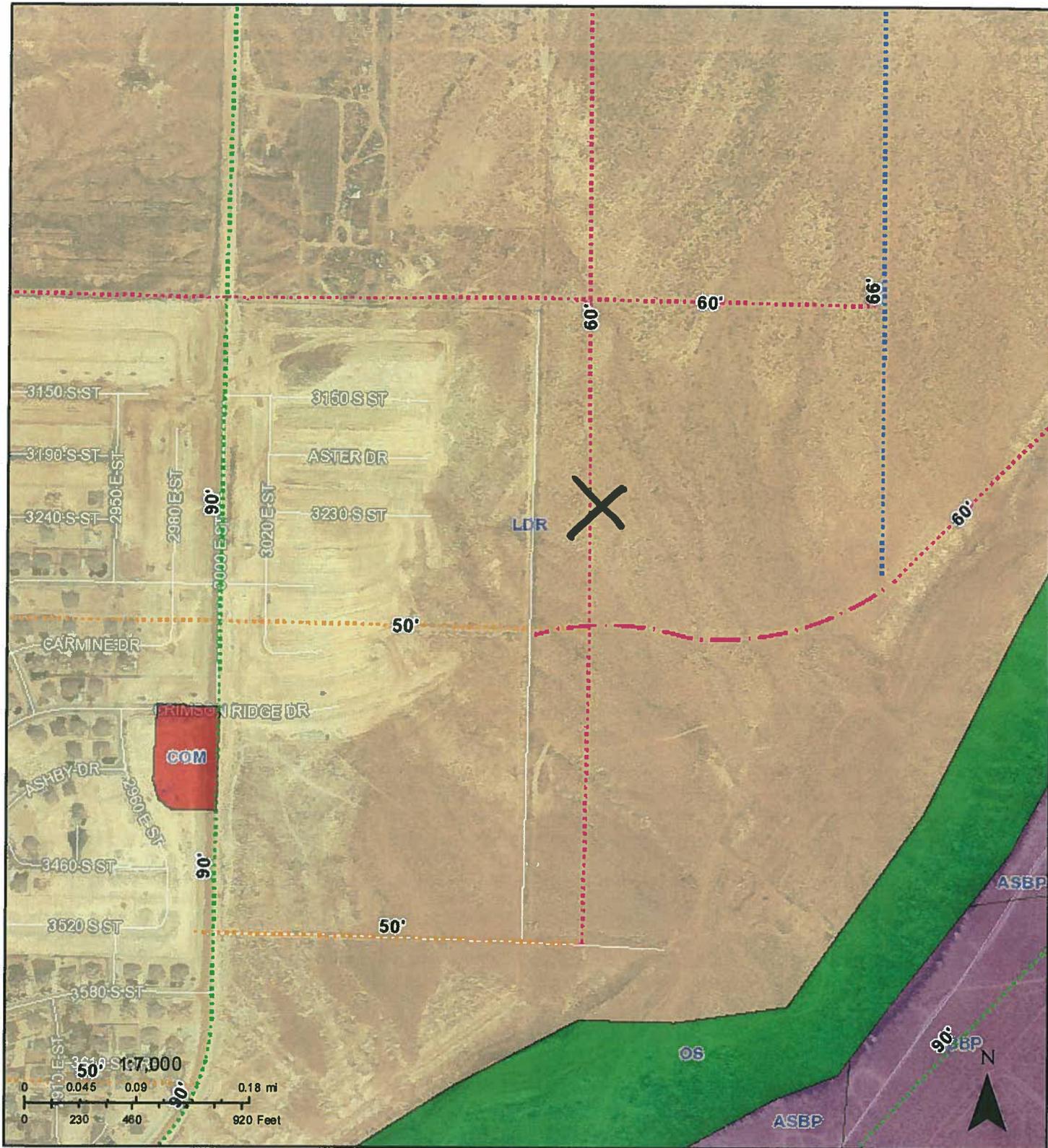




## Aerial

Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

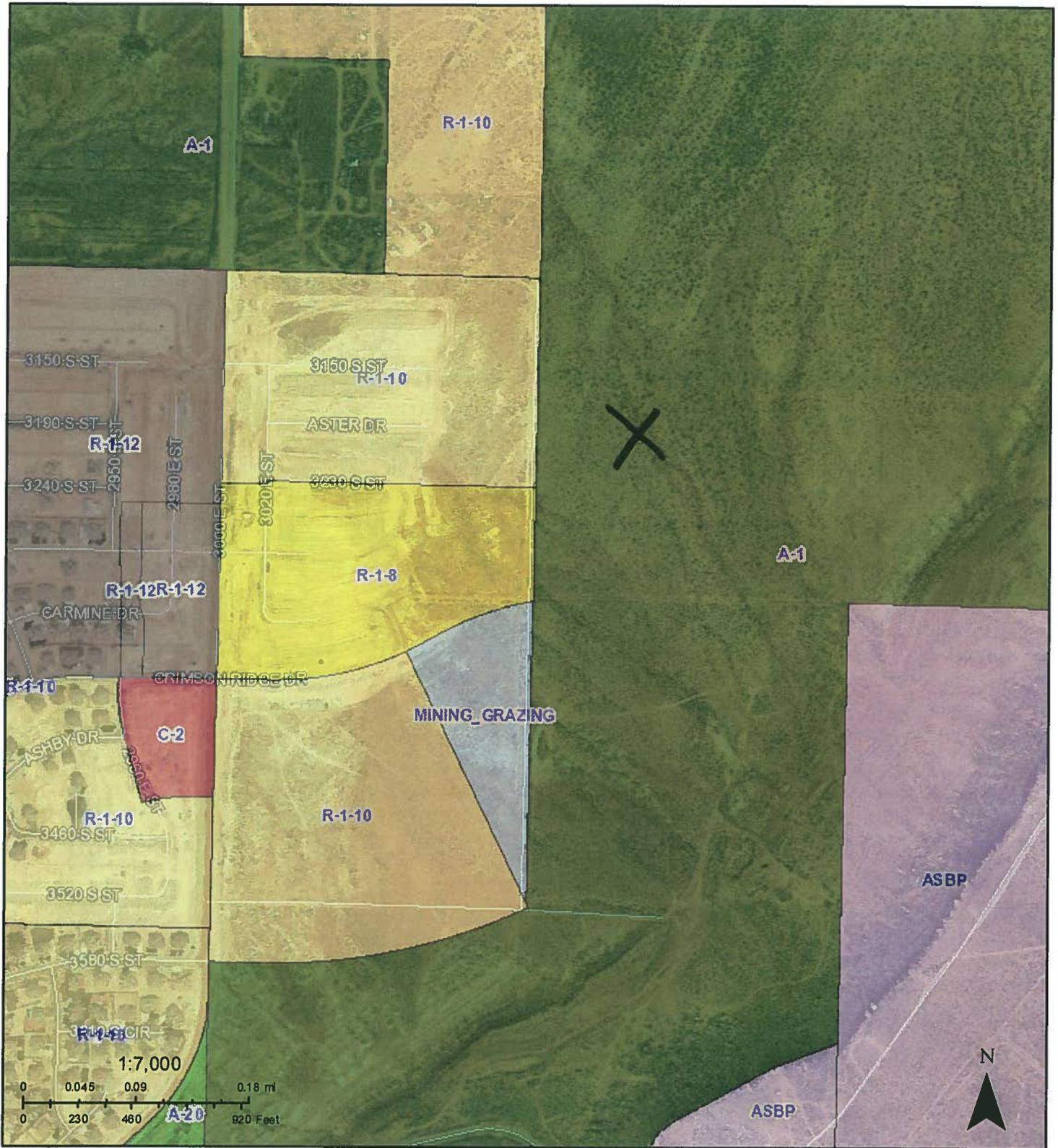
April 21, 2015



# General Plan

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

April 21, 2015



# Zoning

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

April 21, 2015

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM  
A-1 TO R-1-8 ON 20.66 ACRES**

**WHEREAS**, the property owner has requested a zone change on 20.66 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size); and

**WHEREAS**, the City Council held a public hearing on this request on May 21, 2015;  
and

**WHEREAS**, the Planning Commission recommends approval of the requested zone change; and

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

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

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

**Section 2. Enactment.** The City Zoning Map is hereby ordered to be changed to reflect the zone change from A-1 to R-1-8 on 20.66 acres generally located in Little Valley east of 3000 East Street, and north of the logical extension of Crimson Ridge Drive, and more specifically described on the attached property legal description, 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 immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 21<sup>st</sup> day of May, 2015.

\_\_\_\_\_  
Jonathan T. Pike, Mayor

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

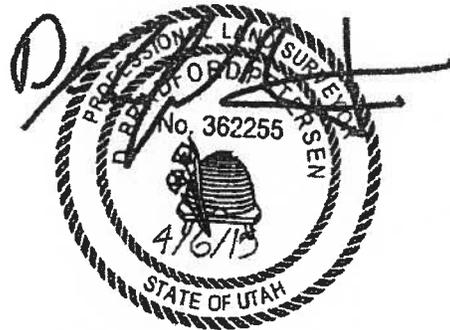
# Exhibit "A"

## LEGAL DESCRIPTION

THE WESTERLY 20.7 ACRES OF SECTIONAL LOT 6 OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTIONAL LOT 6, SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 88°48'18" WEST ALONG THE SECTION LINE, A DISTANCE OF 1320.698 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 10, (BASIS OF BEARING BEING NORTH 88°48'18" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 10), AND RUNNING THENCE NORTH 0°56'26" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 1340.877 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 88°45'28" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 671.720 FEET; THENCE SOUTH 0°58'24" WEST 1340.319 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE NORTH 88°48'18" WEST ALONG SAID SECTION LINE, A DISTANCE OF 670.952 FEET TO THE POINT OF BEGINNING.

CONTAINS 899,982 SQ. FT. (20.7 ACRES)



**DRAFT**

Agenda Item Number : **3C**

## Request For Council Action

---

**Date Submitted** 2015-05-11 14:30:58

**Applicant** City of St. George

**Quick Title** Public Hearing to Approve Amendments to FY2014-15 Budget

**Subject** Public Hearing to accompany the Resolution to Approve Amendments to the Fiscal Year 2014-15 budget.

**Discussion**

**Cost** \$0.00

**City Manager Recommendation** Public Hearing to consider public comments on proposed changes to current budget.

**Action Taken**

**Requested by** Deanna Brklacich

**File Attachments** [May 21, 2015 Budget Opening.pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**Attachments** [May 21, 2015 Budget Opening.pdf](#)



**GENERAL FUND ADJUSTMENTS**

1	10-4211-1210	Police - Overtime	10,419	
	10-4211-2700	Police - Special Dept. Supplies	655	
	10-4211-3100	Police - Professional & Technical Services	4,952	
	10-33400	State Grant Revenues		16,026

To budget for the 2014 Heads Up Thumbs Up (HUTU) grant which overlaps both of the 2014 and 2015 fiscal years. This budget opening accounts for funds carried forward from FY2014 to be expended in this current fiscal year.

2	10-4211-7400	Police - Equipment	10,000	
	10-33400	State Grant Revenues		10,000

To budget for a State of Utah Alcohol Drug Free Committee grant to purchase 3 in-car video camera systems.

3	10-4567-7400	Recreation Center - Equipment	4,500	
	10-34640	Youth Sports Revenues		4,500

To budget for the replacement of the volleyball standards at the Recreation Center with portable volleyball standards; and to also increase Youth Sports Revenues closer to anticipated final amounts for this year.

4	10-4559-2700	Youth Sports - Special Dept. Supplies	14,900	
	10-4559-3100	Youth Sports - Professional & Technical Services	7,000	
	10-38300	Contributions from Private		21,900

To budget for a donation from the Stephen Wade Foundation Grant to provide uniforms and trophies to youth sports participants; and to increase the expenditure budgets accordingly to accommodate the expenses.

5	10-34700	Arts Festival Revenue		1,500
	10-4566-4560	Arts Festival Expenses - Leisure Services Administration	1,500	

To budget for receipt of a donation from Sun River to fund musical performances on the West Jazz Stage during the Art Festival.

6	10-4566-1200	Part-time Salaries & Wages - Leisure Services Admin.	12,500	
	10-4566-1100	Full-time Salaries & Wages - Leisure Services Admin.		7,000
	10-4810-9100	Transfers to Other Funds		5,500
	40-38200	Capital Projects Fund - Transfers from Other Funds	5,500	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		5,500

To budget for a part-time Receptionist at the City Commons building.

7	10-4141-1100	Full-time Salaries & Wages - Finance Dept.	44,000	
	10-4810-9100	Transfers to Other Funds		44,000
	40-38200	Capital Projects Fund - Transfers from Other Funds	44,000	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		44,000

To budget for the Finance Director's retirement payout which was unanticipated and not included in the budget.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2014-15**  
**May 21, 2015**

8	10-4160-7300	Facilities Services - Improvements	65,000	
	10-4810-9100	Transfers to Other Funds		65,000
	40-38200	Capital Projects Fund - Transfers from Other Funds	65,000	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		65,000

To budget for renovations to the men's and women's restrooms at the Dixie Academy building to make the stalls and sinks ADA compliant.

9	10-4413-2700	Streets - Special Departmental Supplies	65,000	
	10-38100	Contributions from Other Revenues		65,000

To budget for reimbursement from UDOT for City Street crews and materials to repair the concrete drainage ditch on Bluff Street.

10	55-5525-2703	Southgate Golf - Merchandise Cost of Goods	2,000	
	55-5525-2704	Southgate Golf - Snack Bar Cost of Goods	3,000	
	55-5550-2703	St. George Golf Club - Merchandise Cost of Goods	2,500	
	55-5575-2703	Sunbrook Golf - Merchandise Cost of Goods	30,000	
	10-4810-9100	Transfers to Other Funds		37,500
	40-38200	Capital Projects Fund - Transfers from Other Funds	37,500	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		37,500

To budget for purchases of merchandise and snack bar goods to accommodate operating the pro shop and snack bar at each of the City's golf courses.

**OTHER FUNDS**

11	41-4100-7300	Economic Development Fund - Improvements	130,000	
	41-38800	Economic Development Fund - Appropriated Fund Balance		130,000

To budget to install a membrane roof system on the City-owned building located at 1506 S. Silicon Way in the Tonaquint Hills Business Park (DXATC building).

12	79-7900-3100	Museum Permanent Acquisition Fund - Professional & Tech.	500	
	79-38800	Museum Permanent Acquisition Fund - Appropriated Fund Balance		500

To increase the budget for the audit costs allocation being greater than anticipated.

13	26-2600-3100	2009 Airport Bond Debt Service - Professional & Tech. Services	2,000	
	26-38800	2009 Airport Bond Debt Service - Appropriated Fund Balance		2,000

To increase the budget for trustee fees, audit fees, and arbitrage fees being greater than anticipated.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2014-15**  
**May 21, 2015**

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14	27-2700-9100 27-38800 45-4500-9100 45-38800 87-8700-7665 87-38200	Transportation Improvement Fund (TIF) - Transfers to Other Fund: Transportation Improv. Fund (TIF) - Appropriated Fund Balance Street Impact Fund - Transfers to Other Funds Street Impact Fund - Appropriated Fund Balance MP 8 Interchange Area Transfers from Other Funds	250,000  250,000 500,000 500,000	  250,000 250,000 500,000
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To re-budget for the City's participation in the Milepost 8 improvements and 1000 E. St. George Blvd. intersection improvements as previously budgeted for in Fiscal Year 2013. UDOT is now ready to invoice the City for our commitment.

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15	87-8700-7682 87-38800	Public Works CPF - River Road Bridge & Widening Public Works CPF - Appropriated Fund Balance	182,405	 182,405
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To budget for design engineering for the River Road bridge improvements and widening. Design will commence this current fiscal year with construction in fiscal year 2015-16. Primary funding will be provided by unspent funds from the 2009 Sales Tax Revenue Road Bonds.

---

16	80-8000-7870 80-38200 41-4100-9100 41-38800	RAP Tax Fund - Little Valley Pickleball Courts RAP Tax Fund - Transfers from Other Funds Economic Development Fund - Transfers to Other Funds Economic Development Fund - Appropriated Fund Balance	408,000  408,000 408,000	 408,000  408,000
----	--	--	-----------------------------------	----------------------------

To budget for this fiscal year's estimated design, engineering and construction progress payments for the Little Valley Pickleball Courts funded by future RAP Tax revenues with a temporary advance from the Economic Development Fund.

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17	44-4400-7882 44-34350	Park Impact Fees - St. James Trailhead Park Impact Fee Revenues	125,000	 125,000
----	--------------------------	--	---------	-------------

To increase the St. James Trailhead budget as actual bids exceeded engineer's estimates and to also fund the costs to bring irrigation water and power to the site. Funding is provided by Impact Fee revenues anticipated to be greater than the budgeted amount.

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18	44-4400-7901 44-34350	River Rd & Brigham Rd Detention Basin Park Impact Fee Revenues	13,800	 13,800
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To increase the budget for the Brigham Road Detention Basin Park to accommodate design, engineering, and geotech fees expected to be incurred this current fiscal year.

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DRAFT

Agenda Item Number : **4A**

## Request For Council Action

---

**Date Submitted** 2015-05-14 15:58:40

**Applicant** Barbara Crossley

**Quick Title** Ordinance

**Subject** Consider vacating a portion of a maintenance easement that crosses the west 15 feet of Lot 13 of Sundown Estates.

**Discussion** The applicant is requesting to vacate this easement in order to put a block wall around the side and back yard of Lot 13 of Sundown Estates. The applicant approached the parcel owner to the west (Church of Christ) and they agreed to grant the City the required 15 foot wide easement on their parcel. See attachments.

**Cost** \$0.00

**City Manager Recommendation** Looks like it works and the City continues with the necessary 15 foot easement.

**Action Taken**

**Requested by** Todd Jacobsen

**File Attachments** [Lot 13 Sundown Estates.pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** This is not a public easement, just an easement that was granted to the City to help maintain the drainage channel to the north of said property.

**Attachments** [Lot 13 Sundown Estates.pdf](#)

GRAPHIC SCALE



( IN FEET )  
1 inch = 30ft.



VACATING EXISTING  
MAINTENANCE EASEMENT

FEMA 100-YR FLOOD PLAIN

N 81°41'13" E  
15.18'

NO BUILD LINE

SUBJECT PARCEL  
LOT 13  
BARBARA CROSSLEY  
SG-SUDS-13

LOT 12

SUNDOWN ESTATES

CHURCH OF CHRIST  
SG-6-2-23-1426

N 0°38'05" E 101.96'  
15' EASEMENT  
1,450 SQ. FT. OR 0.033 ACRE  
S 0°38'05" W 88.61'

N 89°21'55" W  
4.17'

P.O.B.

N 0°38'05" E  
20.00'

SOUTHWEST CORNER  
LOT 13 SUNDOWN ESTATES

R=50.00'  
L=19.19'  
A=21°59'42"

S 43°47'32" E(R)

790 NORTH STREET

1300 WEST STREET

LOT 5

EXHIBIT B

CITY OF ST. GEORGE

VACATING A POROTION OF A MAINTENANCE EASEMENT



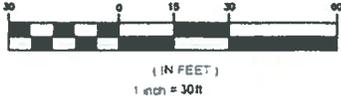
BUSH & GUGGELL, INC.

Engineers - Planners - Surveyors

205 East Tapscott Suite 44  
St. George, Utah 84770

Phone (435) 873-2337 / Fax (435) 873-3161

GRAPHIC SCALE



DEDICATION OF  
MAINTENANCE EASEMENT

N 77°25'44" E  
15.41'

N 0°38'05" E 118.22'  
15' EASEMENT  
1,800 SQ. FT. OR 0.041 ACRE  
S 0°38'05" W 121.74'

CHURCH OF CHRIST  
SG-6-2-23-1426

SUBJECT PARCEL  
LOT 13  
BARBARA CROSSLEY  
SG-SUDS-13

SUNDOWN ESTATES

N 89°21'55" W 15.00'  
P.O.B. SOUTHWEST CORNER  
LOT 13 SUNDOWN ESTATES

20.00'

1300 WEST STREET  
25.00'

51.97'

0" E

37.91'

25.00'

37.91'

51.08'

25.00'

25.00'

790 NORTH STREET

EXHIBIT B  
CHURCH OF CHRIST  
MAINTENANCE EASEMENT



**BUSH & GUDGELL, INC.**

Engineers - Planners - Surveyors

205 East Tabernacle Suite 44  
St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

When Recorded Return To:  
City of St. George  
City Recorder's Office  
175 East 200 North  
St. George, UT 84770

ORDINANCE NO. \_\_\_\_\_

Tax ID: SG-SUDS-13

**VACATING A PORTION OF A MAINTENANCE EASEMENT  
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

**WHEREAS**, a petition has been received by this Council requesting that a portion of an existing Maintenance Easement belonging to the City of St. George be vacated. The portion of the Maintenance Easement at issue is located on the west side of Lot 13 of Sundown Estates, more particularly described in 'Exhibit A' and 'Exhibit B,' which are attached hereto and incorporated herein; and

**WHEREAS**, the Maintenance Easement was dedicated by Doc. #20060005794 according to the Official Plat thereof, on file and of record in the Washington County Recorder's Office, Washington County, Utah; and

**WHEREAS**, it appears that it will not be detrimental to the general public interest and that there is good cause for vacating only the portion of the Maintenance Easement as shown on the exhibits;

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

The portion of the Maintenance Easement described in 'Exhibit A' and 'Exhibit B' attached hereto is hereby vacated.

This ordinance shall become effective immediately upon adoption and recordation in executed form in the Office of the Washington County Recorder.

**APPROVED AND ADOPTED** by the City Council of the City of St. George, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ST. GEORGE

\_\_\_\_\_  
Jonathan T. Pike, Mayor

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

*V. H. Hales 5/20/15*  
\_\_\_\_\_  
Victoria H. Hales, Assistant City Attorney



**Bush and Gudgell, Inc.**  
Engineers • Planners • Surveyors  
Salt Lake City - St. George  
www.bushandgudgell.com

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**EXHIBIT A**  
**VACATING A PORTION OF A MAINTENANCE EASEMENT**

BEGINNING AT A POINT N 0°38'05" E 20.00 FEET FROM THE SOUTHWEST CORNER OF LOT 13, SUNDOWN ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH AND RUNNING THENCE N 0°38'05" E ALONG THE WEST LINE OF SAID LOT 101.96 FEET; THENCE N 81°41'13" E 15.18 FEET; THENCE S 0°38'05" W 88.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF 790 NORTH STREET, SAID POINT ALSO BEING ON ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHICH RADIUS BEARS S 43°47'32" E; THENCE 19.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'42"; THENCE N 89°21'55" W 4.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,450 SQ. FT. OR 0.033 ACRE

RRH  
141192

GRAPHIC SCALE



( IN FEET )  
1 Inch = 30ft.



FEMA 100-YR FLOOD PLAIN

N 81°41'13" E  
15.18'

NO BUILD LINE

SUBJECT PARCEL  
LOT 13  
BARBARA CROSSLEY  
SG-SUDS-13

LOT 12

SUNDOWN ESTATES

CHURCH OF CHRIST  
SG-6-2-23-1426

N 0°38'05" E 101.96'

15' EASEMENT  
1,450 SQ. FT. OR 0.033 ACRE

S 0°38'05" W 88.61'

N 89°21'55" W  
4.17'

P.O.B.

N 0°38'05" E  
20.00'

SOUTHWEST CORNER  
LOT 13 SUNDOWN ESTATES

R=50.00'  
L=19.19'  
Δ=21°59'42"

S 43°47'32" E(R)

790 NORTH STREET

25.00'

51.08'

37.91'

25.00'

1300 WEST STREET

25.00'

51.97'

25.00'

0" E

LOT 5

EXHIBIT B

CITY OF ST. GEORGE

VACATING A PORTION OF A MAINTENANCE EASEMENT  
B&G #141192



BUSH & GUGGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

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

Tax ID: \_\_\_\_\_

**MAINTENANCE EASEMENT**

That in consideration of Ten Dollars and other good and valuable consideration paid to Church of Christ, herein referred to as Grantor, by the City of St. George, a Utah municipal corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a perpetual maintenance easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace utility and drainage facilities and for other use, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

See 'Exhibit A' for Legal Description and 'Exhibit B' for Map

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with maintenance easements.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 20 day of April, 2015.

GRANTOR: Church of Christ

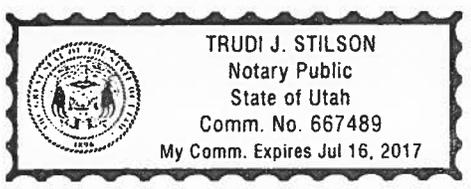
Bronson Ostie  
NAME: \_\_\_\_\_

STATE OF UTAH )  
County of Washington ) ss.

On the 20 day of April, 2015, personally appeared before me Bronson Ostie, personally know to be or proved to me on the basis of satisfactory evidence to be the person whose name is signed the foregoing document and acknowledged before me that he/she signed it voluntarily for its stated purpose.

My Commission Expires: 7-16-17

Trudi J. Stilson  
Notary Public



**ACCEPTANCE OF DEDICATION**

The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ST. GEORGE

\_\_\_\_\_  
Jonathan T. Pike, Mayor

ATTEST:

\_\_\_\_\_  
Christina Fernandez, City Recorder

Approved as to form:

*V. H. Hales 5/20/15*  
\_\_\_\_\_  
Victoria H. Hales, Assistant City Attorney



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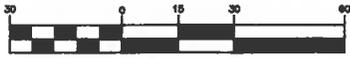
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**EXHIBIT A**  
**MAINTENANCE EASEMENT**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, SUNDOWN ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH AND RUNNING THENCE N 89°21'55" W 15.00 FEET; THENCE N 0°38'05" E 118.22 FEET; THENCE N 77°25'44" E 15.41 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13; THENCE S 0°38'05" W ALONG SAID LOT 121.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,800 SQ. FT. OR 0.041 ACRE

GRAPHIC SCALE



(IN FEET)  
1 inch = 30ft.



FEMA 100-YR FLOOD PLAIN

N 77°25'44" E  
15.41'

NO BUILD LINE

SUBJECT PARCEL  
LOT 13  
BARBARA CROSSLEY  
SG-SUDS-13

LOT 12

CHURCH OF CHRIST  
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51.08'

37.91'

25.00'

1300 WEST STREET

0" E

25.00'

51.97'

37.91'

25.00'

LOT 5

EXHIBIT B  
CHURCH OF CHRIST  
MAINTENANCE EASEMENT



**BUSH & GUDGELL, INC.**

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4  
St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

**DRAFT**Agenda Item Number : **5A****Request For Council Action**


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<b>Date Submitted</b>	2015-05-11 14:37:19
<b>Applicant</b>	City of St. George
<b>Quick Title</b>	Resolution to Approve Amendments to Fiscal Year 2014-15 Budget
<b>Subject</b>	Resolution and Public Hearing to review and approve requested budget openings to the Fiscal Year 2014-15 Budget.
<b>Discussion</b>	This is the 4th round of budget openings for this fiscal year. We have presented budget openings once every two to three months, as needed. I anticipate doing one more budget opening the last regular council meeting in June before we close out the current fiscal year.
<b>Cost</b>	\$0.00
<b>City Manager Recommendation</b>	Mostly housekeeping items that have been discussed with Mayor and Council. Some of the larger items include: restroom improvements at the Children's Museum for \$65,000, \$130,000 for roof repairs at the City owned building at Tonaquint where DXATC rents, \$500,000 for City's commitment to the MP 8 State project which was budgeted previously, \$408,000 for the portion of the Pickleball project to be completed prior to June 30.
<b>Action Taken</b>	
<b>Requested by</b>	Deanna Brklacich
<b>File Attachments</b>	<u><a href="#">May 21, 2015 Budget Opening.pdf</a></u>
<b>Approved by Legal Department?</b>	
<b>Approved in Budget?</b>	<b>Amount:</b>
<b>Additional Comments</b>	
<b>Attachments</b>	<u><a href="#">May 21, 2015 Budget Opening.pdf</a></u>



**GENERAL FUND ADJUSTMENTS**

1	10-4211-1210	Police - Overtime	10,419	
	10-4211-2700	Police - Special Dept. Supplies	655	
	10-4211-3100	Police - Professional & Technical Services	4,952	
	10-33400	State Grant Revenues		16,026

To budget for the 2014 Heads Up Thumbs Up (HUTU) grant which overlaps both of the 2014 and 2015 fiscal years. This budget opening accounts for funds carried forward from FY2014 to be expended in this current fiscal year.

2	10-4211-7400	Police - Equipment	10,000	
	10-33400	State Grant Revenues		10,000

To budget for a State of Utah Alcohol Drug Free Committee grant to purchase 3 in-car video camera systems.

3	10-4567-7400	Recreation Center - Equipment	4,500	
	10-34640	Youth Sports Revenues		4,500

To budget for the replacement of the volleyball standards at the Recreation Center with portable volleyball standards; and to also increase Youth Sports Revenues closer to anticipated final amounts for this year.

4	10-4559-2700	Youth Sports - Special Dept. Supplies	14,900	
	10-4559-3100	Youth Sports - Professional & Technical Services	7,000	
	10-38300	Contributions from Private		21,900

To budget for a donation from the Stephen Wade Foundation Grant to provide uniforms and trophies to youth sports participants; and to increase the expenditure budgets accordingly to accommodate the expenses.

5	10-34700	Arts Festival Revenue		1,500
	10-4566-4560	Arts Festival Expenses - Leisure Services Administration	1,500	

To budget for receipt of a donation from Sun River to fund musical performances on the West Jazz Stage during the Art Festival.

6	10-4566-1200	Part-time Salaries & Wages - Leisure Services Admin.	12,500	
	10-4566-1100	Full-time Salaries & Wages - Leisure Services Admin.		7,000
	10-4810-9100	Transfers to Other Funds		5,500
	40-38200	Capital Projects Fund - Transfers from Other Funds	5,500	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		5,500

To budget for a part-time Receptionist at the City Commons building.

7	10-4141-1100	Full-time Salaries & Wages - Finance Dept.	44,000	
	10-4810-9100	Transfers to Other Funds		44,000
	40-38200	Capital Projects Fund - Transfers from Other Funds	44,000	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		44,000

To budget for the Finance Director's retirement payout which was unanticipated and not included in the budget.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2014-15**  
**May 21, 2015**

8	10-4160-7300	Facilities Services - Improvements	65,000	
	10-4810-9100	Transfers to Other Funds		65,000
	40-38200	Capital Projects Fund - Transfers from Other Funds	65,000	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		65,000

To budget for renovations to the men's and women's restrooms at the Dixie Academy building to make the stalls and sinks ADA compliant.

9	10-4413-2700	Streets - Special Departmental Supplies	65,000	
	10-38100	Contributions from Other Revenues		65,000

To budget for reimbursement from UDOT for City Street crews and materials to repair the concrete drainage ditch on Bluff Street.

10	55-5525-2703	Southgate Golf - Merchandise Cost of Goods	2,000	
	55-5525-2704	Southgate Golf - Snack Bar Cost of Goods	3,000	
	55-5550-2703	St. George Golf Club - Merchandise Cost of Goods	2,500	
	55-5575-2703	Sunbrook Golf - Merchandise Cost of Goods	30,000	
	10-4810-9100	Transfers to Other Funds		37,500
	40-38200	Capital Projects Fund - Transfers from Other Funds	37,500	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		37,500

To budget for purchases of merchandise and snack bar goods to accommodate operating the pro shop and snack bar at each of the City's golf courses.

<b>OTHER FUNDS</b>
--------------------

11	41-4100-7300	Economic Development Fund - Improvements	130,000	
	41-38800	Economic Development Fund - Appropriated Fund Balance		130,000

To budget to install a membrane roof system on the City-owned building located at 1506 S. Silicon Way in the Tonaquint Hills Business Park (DXATC building).

12	79-7900-3100	Museum Permanent Acquisition Fund - Professional & Tech.	500	
	79-38800	Museum Permanent Acquisition Fund - Appropriated Fund Balance		500

To increase the budget for the audit costs allocation being greater than anticipated.

13	26-2600-3100	2009 Airport Bond Debt Service - Professional & Tech. Services	2,000	
	26-38800	2009 Airport Bond Debt Service - Appropriated Fund Balance		2,000

To increase the budget for trustee fees, audit fees, and arbitrage fees being greater than anticipated.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2014-15**  
**May 21, 2015**

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14	27-2700-9100	Transportation Improvement Fund (TIF) - Transfers to Other Fund:	250,000	
	27-38800	Transportation Improv. Fund (TIF) - Appropriated Fund Balance		250,000
	45-4500-9100	Street Impact Fund - Transfers to Other Funds	250,000	
	45-38800	Street Impact Fund - Appropriated Fund Balance		250,000
	87-8700-7665	MP 8 Interchange Area	500,000	
	87-38200	Transfers from Other Funds		500,000

To re-budget for the City's participation in the Milepost 8 improvements and 1000 E. St. George Blvd. intersection improvements as previously budgeted for in Fiscal Year 2013. UDOT is now ready to invoice the City for our commitment.

---

15	87-8700-7682	Public Works CPF - River Road Bridge & Widening	182,405	
	87-38800	Public Works CPF - Appropriated Fund Balance		182,405

To budget for design engineering for the River Road bridge improvements and widening. Design will commence this current fiscal year with construction in fiscal year 2015-16. Primary funding will be provided by unspent funds from the 2009 Sales Tax Revenue Road Bonds.

---

16	80-8000-7870	RAP Tax Fund - Little Valley Pickleball Courts	408,000	
	80-38200	RAP Tax Fund - Transfers from Other Funds		408,000
	41-4100-9100	Economic Development Fund - Transfers to Other Funds	408,000	
	41-38800	Economic Development Fund - Appropriated Fund Balance		408,000

To budget for this fiscal year's estimated design, engineering and construction progress payments for the Little Valley Pickleball Courts funded by future RAP Tax revenues with a temporary advance from the Economic Development Fund.

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17	44-4400-7882	Park Impact Fees - St. James Trailhead	125,000	
	44-34350	Park Impact Fee Revenues		125,000

To increase the St. James Trailhead budget as actual bids exceeded engineer's estimates and to also fund the costs to bring irrigation water and power to the site. Funding is provided by Impact Fee revenues anticipated to be greater than the budgeted amount.

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18	44-4400-7901	River Rd & Brigham Rd Detention Basin Park	13,800	
	44-34350	Impact Fee Revenues		13,800

To increase the budget for the Brigham Road Detention Basin Park to accommodate design, engineering, and geotech fees expected to be incurred this current fiscal year.

**RESOLUTION NO. \_\_\_\_\_**

**AMENDING THE 2014-2015 FISCAL BUDGET FOR THE  
CITY OF ST. GEORGE, UTAH.**

WHEREAS, pursuant to the Uniform Fiscal Procedures Act for Utah Cities (the "Act"), the City of St. George is required to adopt an annual budget with regard to the funds of the City; and

WHEREAS, the City has complied with the provisions of the Act in adopting a budget, and setting and conducting public hearings on such budget.

NOW, THEREFORE, at a regular meeting of the City Council of the City of St. George, Utah, duly called, noticed and held on the 21<sup>st</sup> day of May, 2015, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2014-2015 fiscal budget for the City of St. George thereto, is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE CITY COUNCIL OF THE CITY OF ST.  
GEORGE AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 21ST  
DAY OF MAY, 2015.

Members of the Council Voting Aye

Gil Almquist  
Jimmie Hughes  
Michele Randall  
Joe Bowcutt  
Bette Arial

---

Jonathan T. Pike, Mayor

ATTEST:

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Christina Fernandez, City Recorder

**DRAFT**Agenda Item Number : **6A**

## Request For Council Action

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**Date Submitted** 2015-05-11 11:35:08

**Applicant** PC

**Quick Title** PC Report from May 12th

**Subject** Consider the Planning Commission Report from the meeting on May 12, 2015.

**Discussion** Several items on the PC agenda. However, five of the item are setting the public hearing date. Other items include 2 hillside permits, a preliminary plat, final plat, and lot split.

**Cost** \$0.00

**City Manager Recommendation** Hillside permits, public hearing date settings, and plats.

**Action Taken**

**Requested by** John Willis

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

PLANNING COMMISSION REPORT: MAY 12, 2015  
CITY COUNCIL MEETING: MAY 21, 2015

1. PUBLIC HEARINGS TO BE ADVERTISED FOR JUNE 4, 2015

- A. Consider a zone change amendment request on one (1) acre of property zoned PD-C (Planned Development Commercial) to accommodate the future development of a 'Sprinkler Supply' wholesale / retail store. The property is generally located east of the I-15 Freeway and north of 300 South Street. The owner is GMG II Investments LLC, the applicant is Mr. Mike Canning, and the representatives are Mr. Brandon Dawson, Dawson Development LLC. And Mr. David Peterson, Excell Engineering. Case No. 2015-ZCA-009 (Staff – Ray Snyder).
- B. Consider a zone change request to rezone 'Area 1' 1.695 acres from C2 to PDR, Area 2' 0.074 acres from PDR to C2, and 'Area 3' 0.412 acres from C2 to PDR (a total of 2.181 acres) to accommodate future residential development of "Desert Crest." The property is generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway. The owner and applicant is Development Solutions and the representative is Mr. Ken Miller. Case No. 2015-ZC-012 (Staff – Ray Snyder).
- C. Consider a general plan amendment from COM (Commercial) to MDR (Medium Density Residential) on approximately 7.89 acres. The property is generally located at the northeast corner of Brigham Road and Desert Hills Drive. This proposal is to change the general plan to allow for the future submittal of a zone change for "Desert Hills Townhomes" to allow development of a multi-family project. The applicant is SITLA (State and Institutional Trust Lands Administration) and the representative is Mr. Ryan Thomas, Development Services. Case No. 2015-GPA-004. (Staff – Ray Snyder).

2. HILLSIDE PERMITS (HS)

- A. Consider a request for an amendment to a Hillside Development Permit for **Red Cliffs Park.** The applicant is Red Cliffs Park LLC and the representative is Mr. James Sullivan. The total area is approximately 34.58 acres. The property is located at Nevada Drive and 3000 East Street and is zoned PD-R (Planned Development Residential). Case No. 2015-HS-001. (Staff – John Willis).
- B. Consider a request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family **apartments.** The property owner is Mr. Randy **Simonsen**, the applicant is Mr. Jared Nielson, and the representative is Mr. Rob Reid, Rosenberg Associates. The total area is approximately 38.86 acres. The property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments. Case No. 2015-HS-002. (Staff – Ray Snyder).

3. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for a sixty (60) lot residential subdivision for “**The Villas at Cottam Ridge.**” The owner is Wright Homes and the representative is Mr. Derek Wright. The property is zoned PD-R (Planned Development Residential) and is located at River road and 1850 South. Case No. 2015-PP-014. (Staff – Wes Jenkins).

4. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment for a previously recorded commercial subdivision final plat. This plat is “**Boulevard Centre Pad “C” Condominiums Amended.**” The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is located at 162 North 400 East, Building ‘C.’ Case No. 2015-FPA-018 (Staff – Todd Jacobsen)

5. **LOT SPLIT (LS)**

Consider approval of the lot split of a vacant industrial lot located between developed parcels at 389 North and 477 North Industrial Road (also located directly across the street from developed property at 450 North Industrial Road). The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned M-1 (Industrial). Case No. 2015-LRE-014 (Staff – Todd Jacobsen)

6. **OTHER BUSINESS**

- A. At the request of the applicant, a request to consider a zone change on approximately 13.36 acres from RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) to R-1-12 (single family Residential 12,000 sq. ft. minimum lot size) to accommodate future residential development of “**The Cove at Little Valley**” was **Tabled**. The property is generally located on the south side of Horseman’s Park Drive, and generally between Little Valley Road and 2350 East Street. The owner is Sullivan Field LLC and the representative is Mr. Shaun Sullivan. Case No. 2015-ZC-013 (Staff – John Willis)
- B. **Carried over** to a future Planning Commission meeting is a request to consider a zoning regulation amendment to amend sections pertaining to **accessory structures** in Title 10, Zoning Ordinance, Chapter 2 “Definitions,” Chapter 7A Residential Estate Zones, Chapter 7B Single Family Residential Zones, Chapter 7C Multiple-Family Residential Zones, Chapter 7D Mobile Home Zones, and Chapter 14 Supplementary and Qualifying Regulations. The proposed amendment would make the code more consistent throughout varying zones and would address how to measure height as well as setbacks. Case No. 2015-ZRA-002 (Staff – John Willis)

## PCR ITEM 2A

HILLSIDE REVIEW BOARD AGENDA REPORT: 05/06/2015  
PLANNING COMMISSION MEETING: 05/12/2015  
CITY COUNCIL MEETING: 05/21/2015

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-001  
**Red Cliffs Park**

**Request:** A request to amend a Hillside Development Permit for a portion of the 34.58 acres project. The request is for the “Red Cliffs Park” project

**Project Overview:** The applicant is modifying the original HSRB approval. The proposal is to connect two cul-de-sacs and request a review to exclude an area from slope determination.

**Location:** This property is located at Nevada Drive and 3000 East Street.

**APN:** SG-5-2-16-2304

**Submittal:** The applicant submitted a revised slope map and narrative for the request.

**Property Owner:** Red Cliffs Park LLC  
1363 E 170 S #301  
St George, Utah 84790

**Applicant:** Mr. James Sullivan

**Representative:** Mr. James Sullivan

**Area:** Total acres are 34.58 and proposed additional disturbance is approximately 4,615 square feet.

**Zoning:** PD-R

**General Plan:** LDR

**Narrative:** See attached narrative.

**Comments:** Section 10-13A-6:A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a ‘hillside development permit’ granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

The project received Hillside approval June 19, 2008. The approval was for the entire project and the applicant has developed most of the subdivision. The amendment is regarding a small portion of the project. The applicant is proposing to connect two cul-de-sacs, in order to improve circulation and address sewer depth. According to the applicant, the project will generally remain within the required disturbance limitations per code. However, the applicant is requesting an increase in disturbance and requesting review, based on 10-13A-5:3 of the City Code. Areas may not be counted in determination of slope areas, under the following considerations:

*Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article.*

The applicant believes the area meets the above criteria and is requesting the board review the wash. If the board determines it is an insignificant wash, the area will not be counted as part of the slope calculations for the project.

**HSRB:** The Hillside Review Board met on site on May 6, 2015, and after careful review of the site recommends approval of the requested hillside permit.

**P.C.:** The Planning Commission recommends approval.

It was determined that only a small portion of the project is requested to be disturbed (*approx. 4,615 sq. ft.*) and that specific disturbance is acceptable (*based on 10-13A-5:3 of the City Code*), and that a resultant benefit will also be created to the City in terms of future sewer line maintenance (*by not having a 26 ft. deep sewer line, but instead having a standard depth of approx. 9 ft. or less due to the connection of the cul-d-sac*).

**HILLSIDE REVIEW  
APPLICATION**



FILE #: 2015 HS 001 FILING DATE: 3/26 RECEIVED BY: [Signature]  
FEE: \$200 FEES PAID: ✓ 112 PSR Date: \_\_\_\_\_

**APPLICANT INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: Red Cliffs Park LLC

MAILING ADDRESS: 1363 E. 170 South #301, St. George, UT 84790

PHONE: 435-628-1904 CELL: 435-862-9431 FAX: 435-628-0417

APPLICANT: James Sullivan  
(If different than owner)

MAILING ADDRESS: 1363 E. 170 South #301, St. George, UT 84790

PHONE: (435) 862-9431 CELL: \_\_\_\_\_ FAX: 435-628-0417

CONTACT PERSON/REPRESENTATIVE: \_\_\_\_\_  
(If different than owner)

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROPERTY INFORMATION**

STREET ADDRESS OF PROPERTY: Nevada Drive & 3000 East

ASSESSOR'S PARCEL NUMBER(S): SG-5-2-16-2304

ZONING: PD-R GENERAL PLAN: LDR

LEGAL DESCRIPTION: (Attach separate sheet if necessary) \_\_\_\_\_  
Lot / Plat

EXISTING USE: Vacant  
Use of property and/or Buildings

PROPOSED USE: Single Family  
Use of property and/or Buildings



3/09/2015

## Proposed Hillside Amendment

### Red Cliffs Park

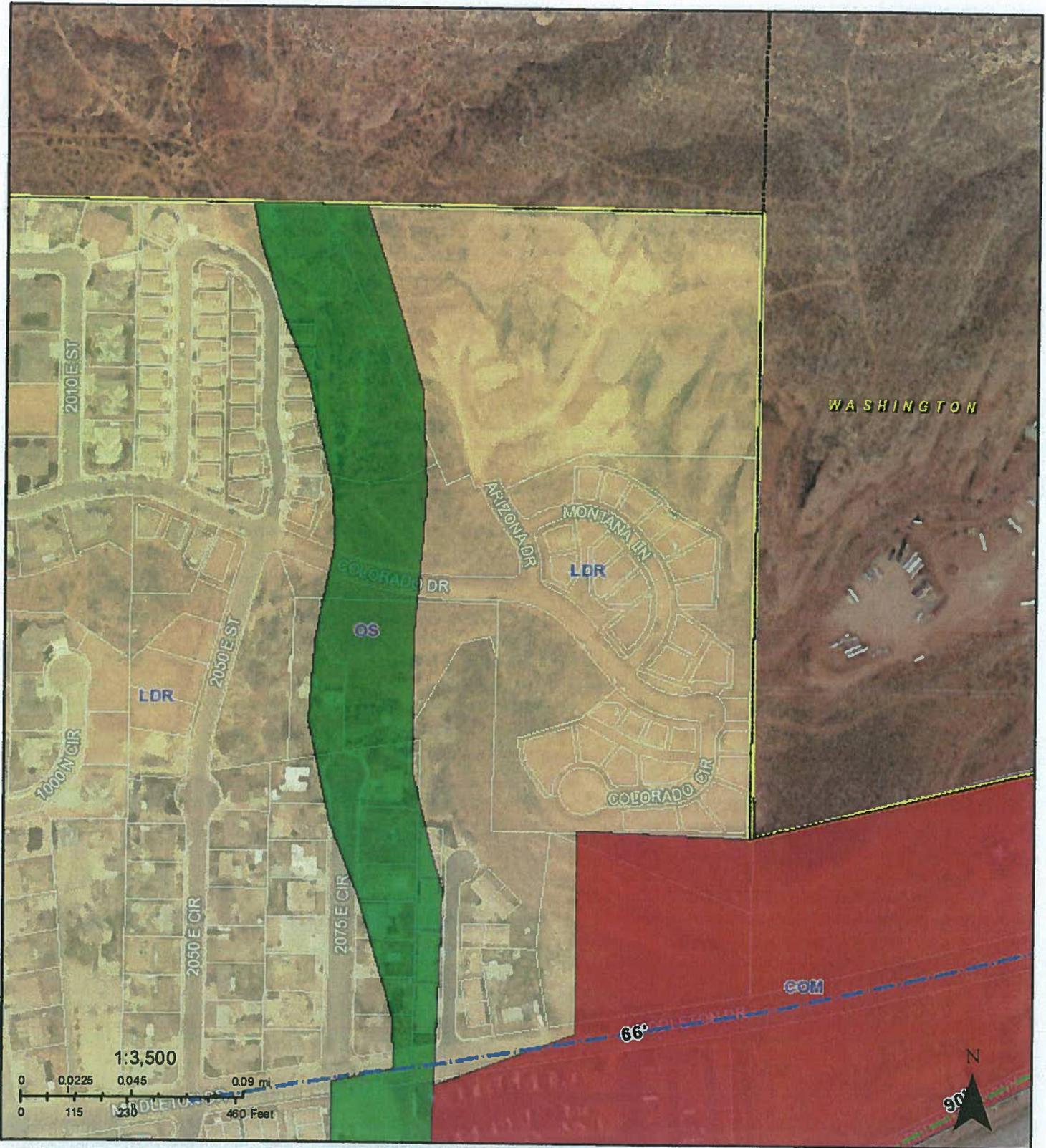
The purpose of this proposed amendment is to connect the upper cul-de-sac to the lower cul-de-sac in the Red Cliffs Park project. This project received prior hillside approval several years ago. The project is almost completed with the exception of this far east area. The remaining area has been rough graded in as per the prior approval. The developer now wishes to amend the application to allow for better connectivity and reduce the depth of the public sewer system needing to be installed.

The area in question of proposed disturbance is a small wash area that is believed to fall into the category of the hillside ordinance reading: *"Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article."*

The attached exhibits show the wash area in question. Since the project has begun, the developer has eliminated a total of 10 approved units. We feel with the decrease in density, it has helped the project have a more natural feel. With this amendment, the connectivity of the road will help keep the proposed sewer line at a more maintainable depth. The road will follow the natural slope of the ground and loop gently around to have a low point in the natural wash area.

The area highlighted in purple on the attached exhibit represents area that is being requested to disturb. The area highlighted in red is area that had prior disturbance approval, but with this amendment, will remain undisturbed. Since this is the last phases of the project, most of the allowed disturb able areas have been graded. The difference of 2,947 square feet is the increase in disturbance.

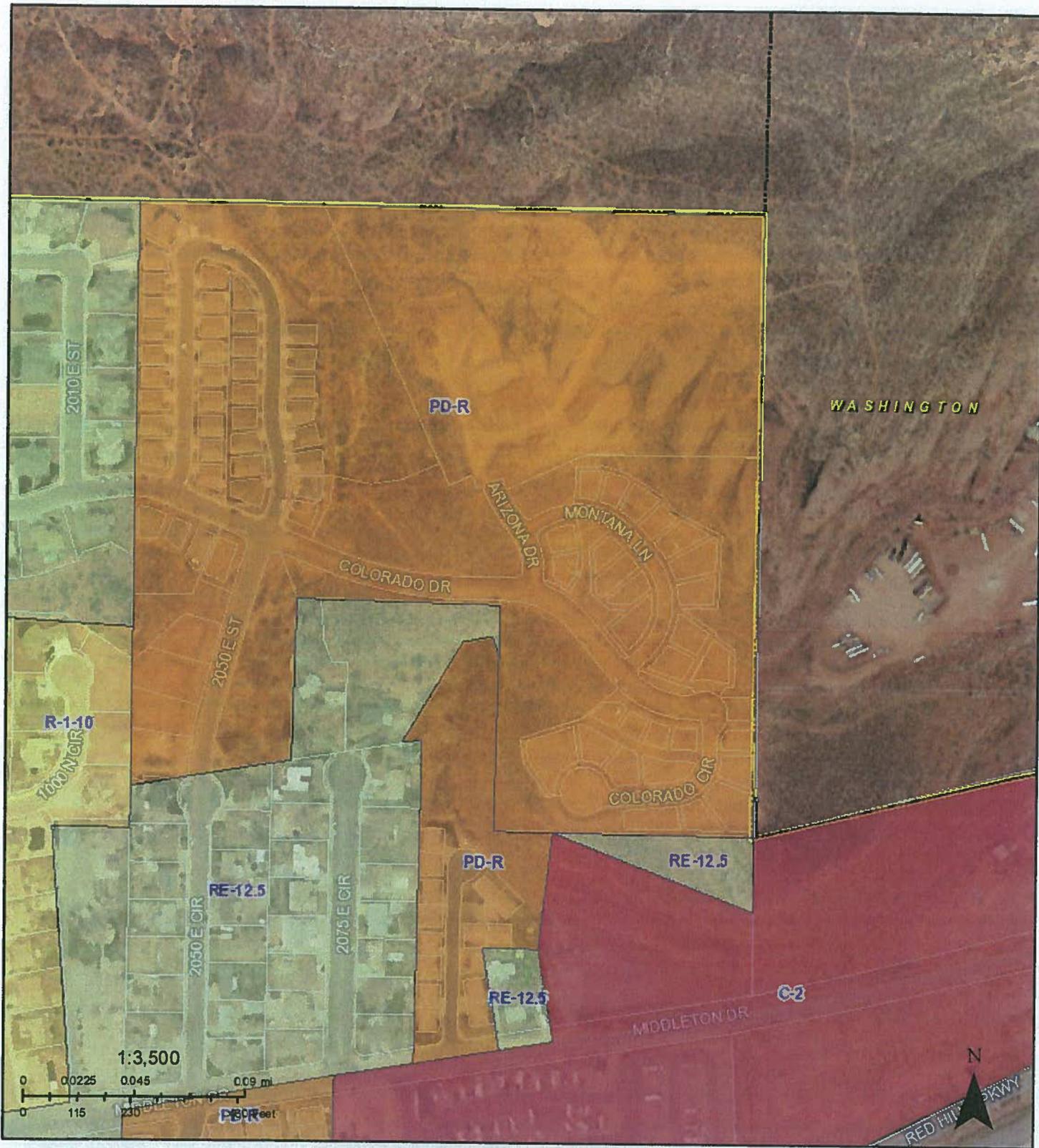




## Aerial - General Plan

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

March 26, 2015



## Aerial - Zoning

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

March 26, 2015

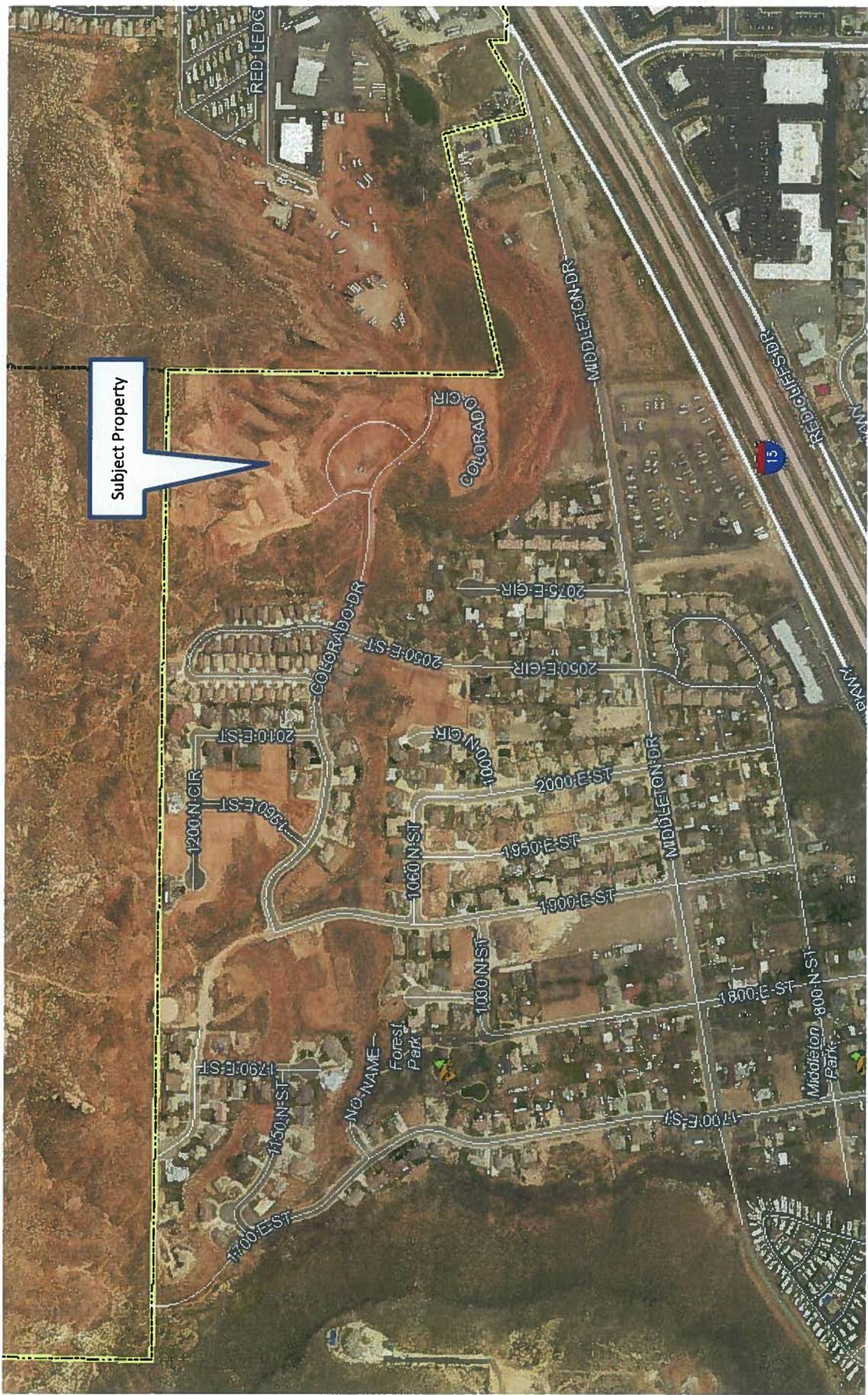


## Aerial

Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

March 26, 2015

**2015-HS-001**  
**Red Cliffs Park Amended HS**  
**Permit**



Subject Property

RED-LEDG

COLORADO CIR

MIDDLETON DR

RED-GIRLES DR

2075 E GIR

2050 E GIR

COLORADO DR

2030 E ST

2010 E ST

1900 E ST

1200 N CIR

1000 N CIR

15310002

MIDDLETON DR

1060 N ST

15310561

15310061

1030 N ST

1800 E ST

NO NAME Forest Park

1790 E ST

1150 N ST

1100 E ST

1700 E ST

Middleton 800 N ST

Park

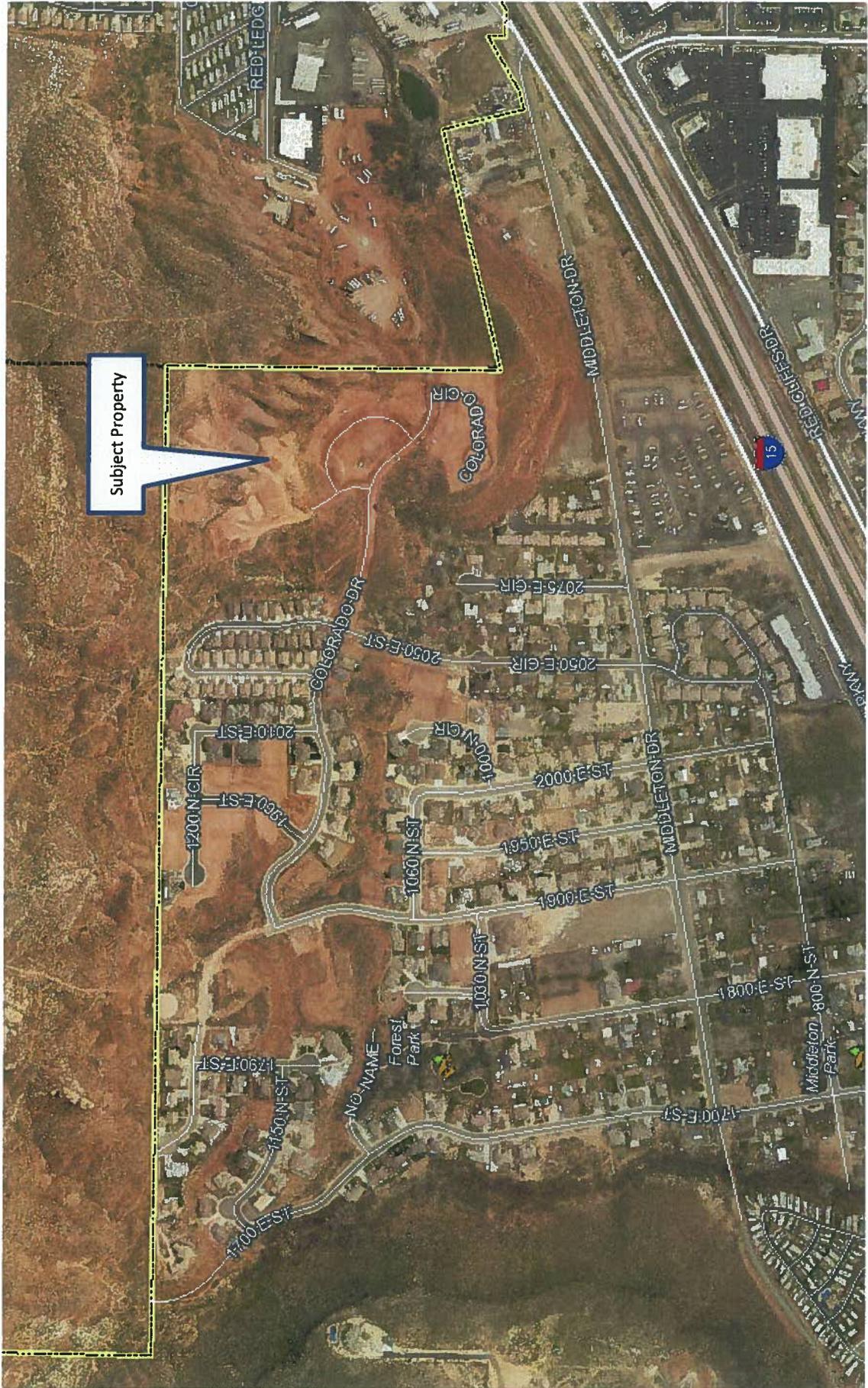


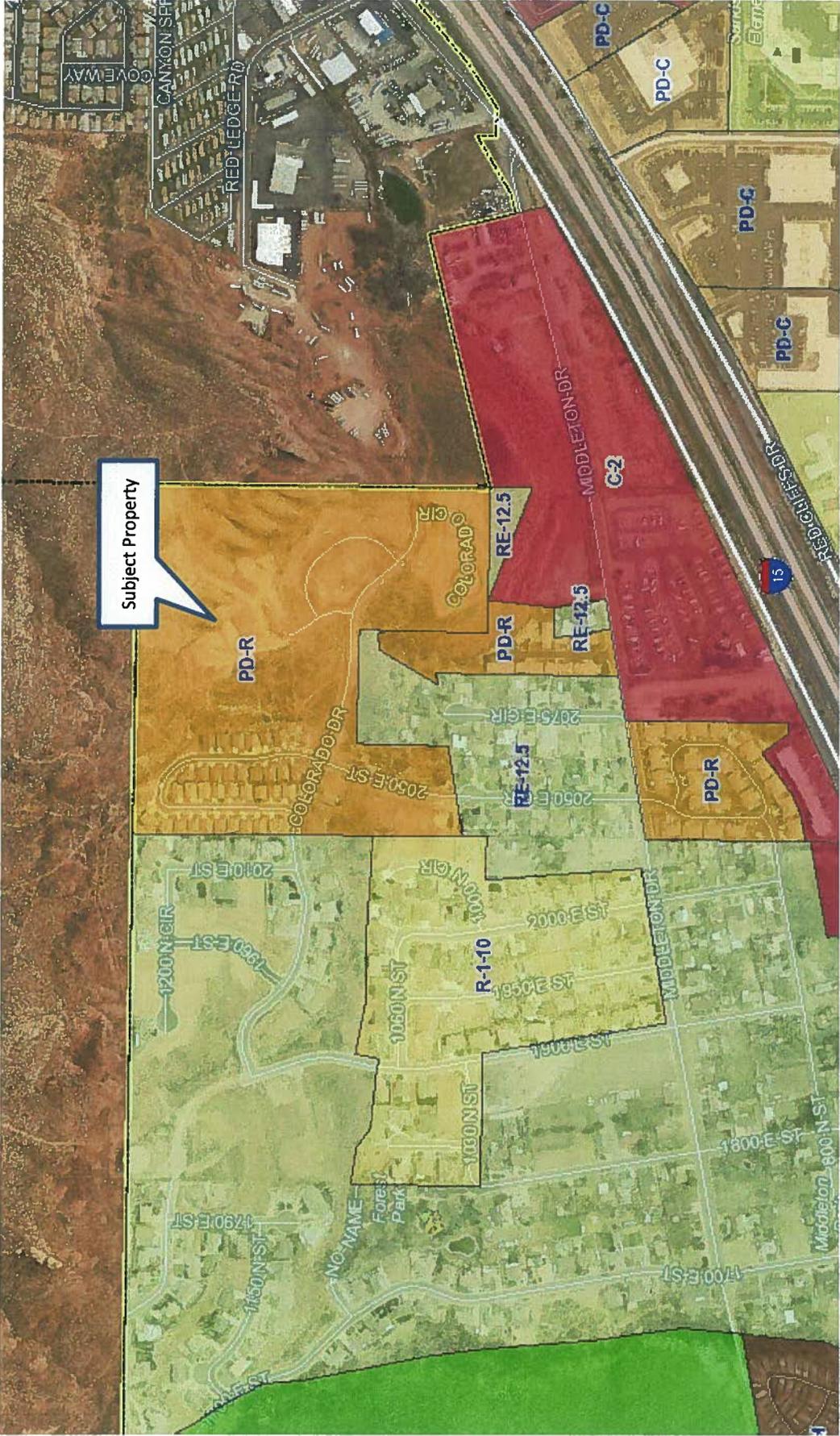






**2015-HS-001**  
**Red Cliffs Park Amended HS**  
**Permit**





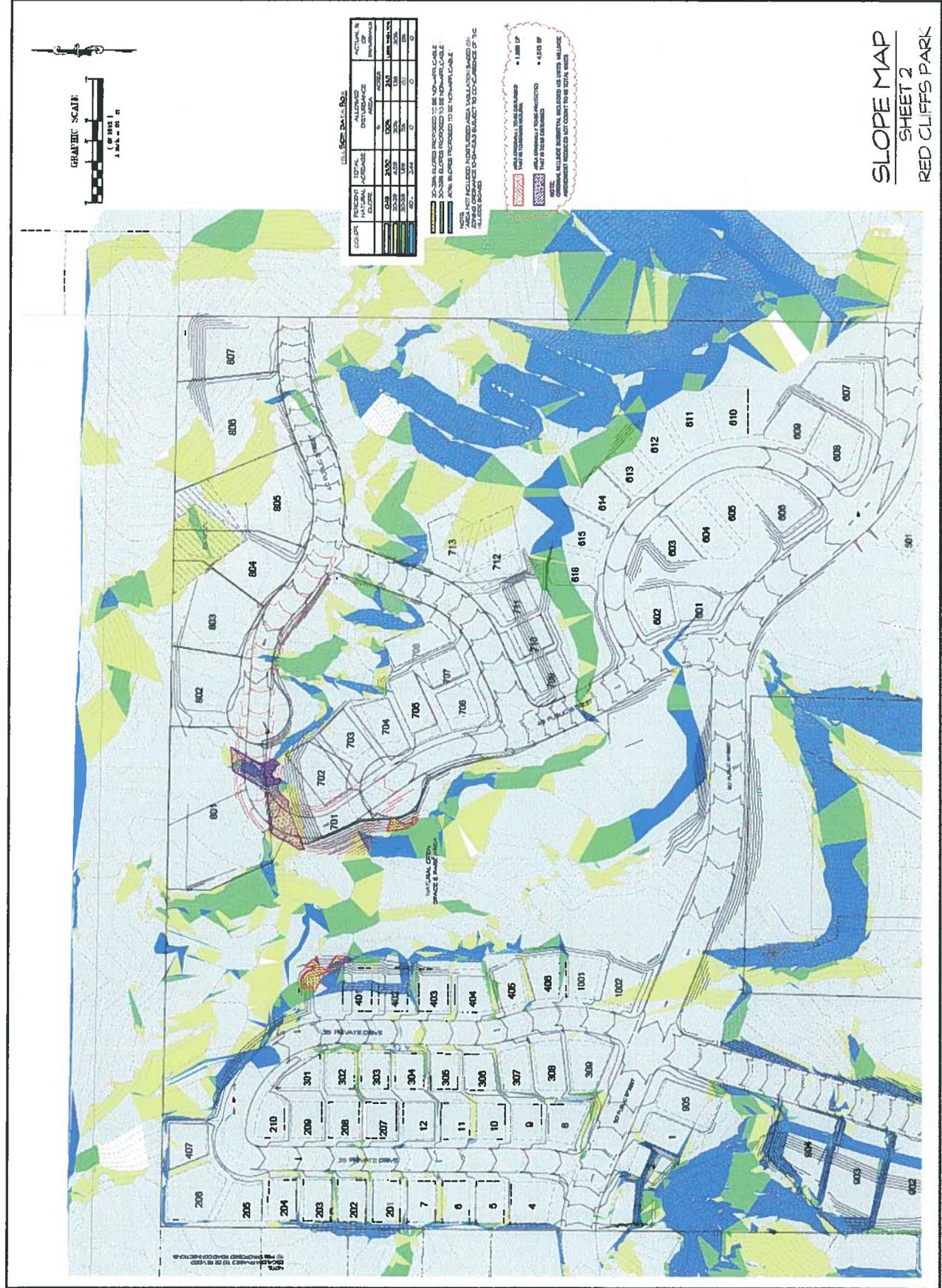
DATE	BY	REVISIONS

**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 East Tennessee Blvd #4  
 St. George, Tenn 37270 / Fax (423) 673-3161  
 www.bushandgudell.com



**SLOPE MAP**  
 RED CLIFFS PARK  
 LOCATED IN SEC 16, T42S, R15W, S16&M

SHEET 4 OF 13  
 DATE: 11/13/13



CELL SLOPE DATA TABLE

CELL ID	PRESENT SLOPE (%)	DESIGN SLOPE (%)	ALLOWED DISTURBANCE (%)	ACTUAL DISTURBANCE (%)
200-204	3-5	3-5	5	0
205-207	3-5	3-5	5	0
208-210	3-5	3-5	5	0
211-212	3-5	3-5	5	0
213-214	3-5	3-5	5	0
215-216	3-5	3-5	5	0
217-218	3-5	3-5	5	0
219-220	3-5	3-5	5	0
221-222	3-5	3-5	5	0
223-224	3-5	3-5	5	0
225-226	3-5	3-5	5	0
227-228	3-5	3-5	5	0
229-230	3-5	3-5	5	0
231-232	3-5	3-5	5	0
233-234	3-5	3-5	5	0
235-236	3-5	3-5	5	0
237-238	3-5	3-5	5	0
239-240	3-5	3-5	5	0
241-242	3-5	3-5	5	0
243-244	3-5	3-5	5	0
245-246	3-5	3-5	5	0
247-248	3-5	3-5	5	0
249-250	3-5	3-5	5	0
251-252	3-5	3-5	5	0
253-254	3-5	3-5	5	0
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651-652	3-5	3-5</		





## PCR ITEM 2B

HILLSIDE REVIEW BOARD AGENDA REPORT: 05/06/2015  
PLANNING COMMISSION MEETING: 05/12/2015  
CITY COUNCIL MEETING: 05/21/2015

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-002  
**Randy Simonsen / Apartments (Catamaran Plaza)**

**Request:** A request for a Hillside Development Permit to allow for the removal of isolated noncontiguous and insignificant slopes to allow development of multi-family apartments.

**Project Overview:** The property is currently vacant and the developer is seeking permission to develop a multi-family residential use project

**Location:** This property is located directly north of the electrical substation at Riverside Drive and 1990 East Street and is south of the Rebel Creek Ridge apartments.

**APN:** SG-5-2-28-3102  
SG-5-2-28-310

**Property Owner:** Mr. Randy Simonsen  
3535 Sugar Leo Road  
St George, Utah 84790

**Applicant:** Mr. Jared Nielson

**Representative:** Mr. Rob Reid  
Rosenberg Associates

**Area:** Approximately 6.84 acres (SG-5-2-28-3102)(HDR)  
Approximately 32.02 acres (SG-5-2-28-310)(LDR)

**Zoning:** R3 (SG-5-2-28-3102) (HDR)  
R-1-10 (SG-5-2-28-310) (LDR)

**General Plan:** LDR / HDR / COM

**Density &  
Disturbance:**

The following is requested

Slope Range	Allowed Disturbance Area	Color	Disturbed
0-19	100%	Green	5.31 ac
20-29	30%	Yellow	0.97 ac
30-39	5%	Brown	0.51 ac
40+	.0	Red	0.22 ac

**Drainage:** Drainage Control Report prepared by Rosenberg associates Project No. 8746-14 is attached for review and comment.

**Geotech Report:** Geological site evaluation Project No. 2030498 prepared by AGECE (Applied Geotechnical Engineering Consultants, Inc.) is attached for review and comment.

**Powers & Duties:** Section 10-13A-12.B.1 of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

**Permit required:** Section 10-13A-6:A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

**Applicable Ordinance:**

There is a provision in Section 10-13A-5.B.3 of the Zoning Ordinance that may apply to this request to remove non contiguous insignificant slopes 'if' the HSRB concurs that it applies and is deemed not significant (see code section below)

B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)

3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting

property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

**Staff Comments:** This area includes small isolated hills and mounds that are non-contiguous to any significant outcroppings and staff recommends they be allowed to be removed for multi-family site development.

If the HSRB recommends approval of a hillside permit, then the permit request advances forward to the Planning Commission (PC) for review and then the City Council (CC) for approval.

A density transfer bonus has been requested for this site and staff will review all applicable codes and work with the applicant as required for determination if it may be granted.

Staff will work with the applicant for application and plan submittals for plan review (civil engineering plan set)

If a Hillside Permit is approved by the CC, then the applicant intends to return with a CUP application and a BDCSP application for review by PC & CC (no zone change is required).

**HSRB:** The Hillside Review Board met on site on May 6, 2015, and after careful review of the site, recommends approval of the requested hillside permit.

**HSRB Motion:**  
*(with amendments added)*

A motion to approve the removal of isolated and insignificant slopes on approximately 6.84 acres as presented on the contour map, to locate the proposed apartment building approx. 10 ft. from the northern property line to preserve the rock outcropping located at the southern side of the Rebel Ridge apartments, to work with staff during the construction plan process

to address drainage and sediment issues, and to save approximately 32.02 acres of hillside as open space by dedication to the City of St George to protect it as open space.

**Additional Comments:**

The hillside board clarified that the areas requested to be removed would only qualify as isolated or insignificant when considered along with the adjacent 32 acres of hillside. The size of the subject area of 6.84 acres by itself would not be considered as isolated or insignificant, but the possibility of being granted a transfer of density for the area comes from the protection of the overall hillside. The applicant has offered to dedicate the approximate 32.02 acres of remaining hillside to the City. This would protect the ridgeline and its rock outcroppings and prevent further development on the remaining property.

The HSRB discussed at length the potential for any rock fall hazards, but felt a rock fall study was not required in this particular circumstance due to the projects distance from any potential run out.

**P.C.:**

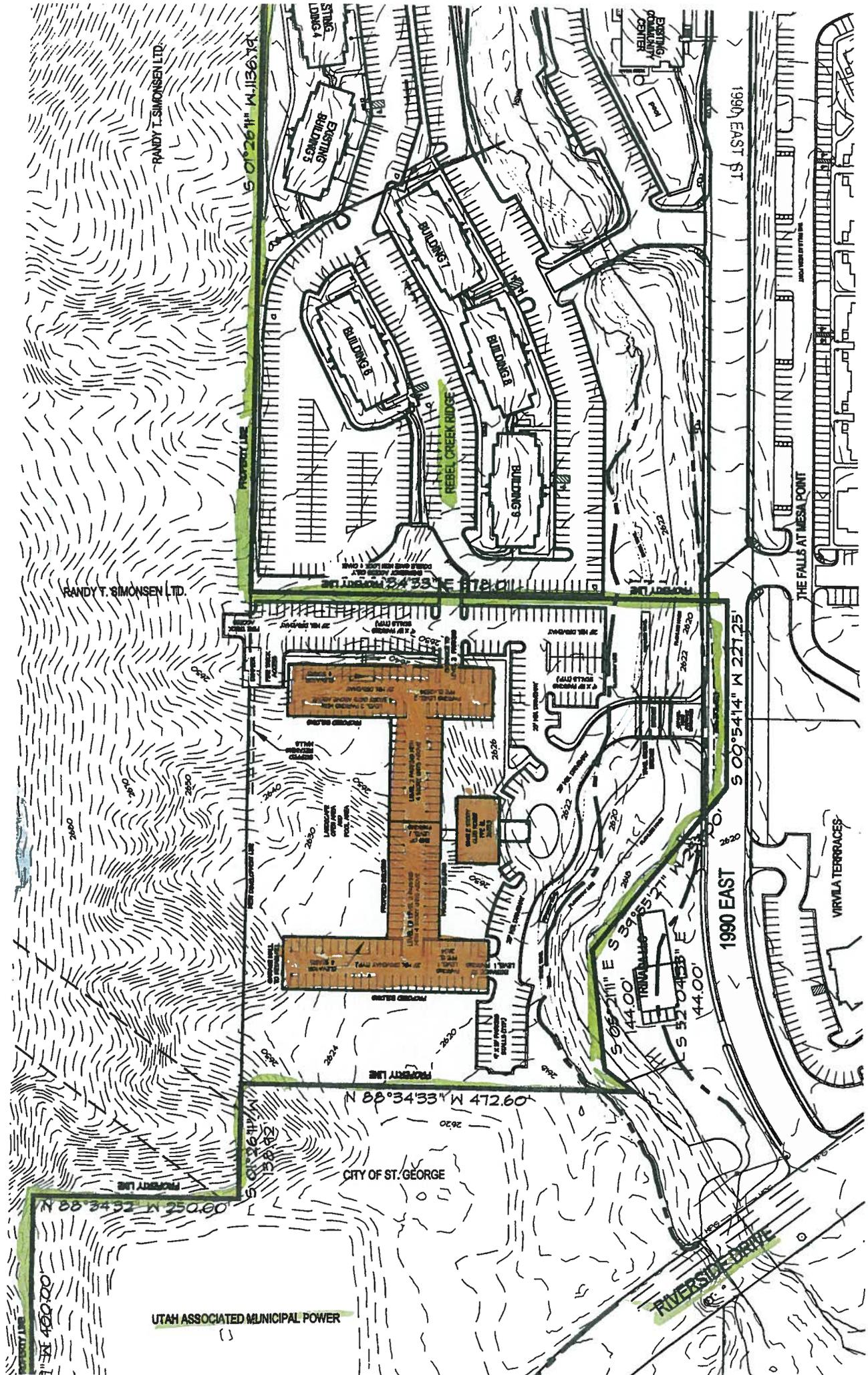
The Planning Commission recommends approval after considering the comments received from the HSRB, from staff, the applicant's representative, and the applicant;

It is recommended to approve the removal of isolated and insignificant slopes on approximately 6.84 acres as presented on the contour map (*per Section 10-13A-5.B.3*), to locate the proposed apartment building approx. 10 ft. from the northern property line to preserve the rock outcropping located at the southern side of the Rebel Ridge Apartments, to work with staff during the construction plan process to address drainage and sediment issues, and to save approximately 32.02 acres of hillside as open space by dedication to the City of St George to protect it as open space as offered by the applicant.

Approval is subject to Legal Department review.

A Donation Agreement as offered by the applicant is subject to review by Development Services and the Legal Department.

The applicant requests that acceptance of the donation of land come with the stipulation by the City that no future development occur on the approximate 32.02 acres.



RANDY T. SIMONSEN LTD.

RANDY T. SIMONSEN LTD.

UTAH ASSOCIATED MUNICIPAL POWER

N 88°34'33" W 250.00'

S 01°26'11" W 136.42'

N 88°34'33" W 472.60'

CITY OF ST. GEORGE

S 05°21'11" E S 33°05'27" W 144.00'

1990 EAST

S 09°54'14" W 227.25'

1990 EAST ST

THE FALLS AT MESA POINT

VIRVILA TERRACES

RIVERSIDE DRIVE

PROPERTY LINE

EXISTING BUILDINGS

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

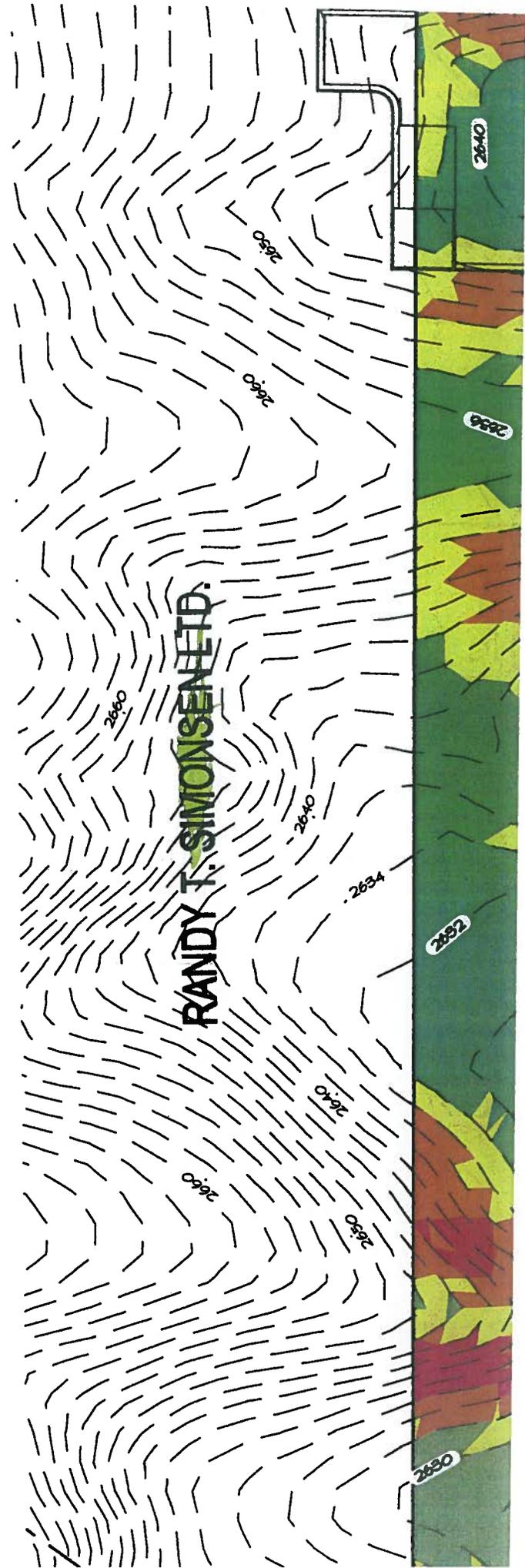
BUILDING 7

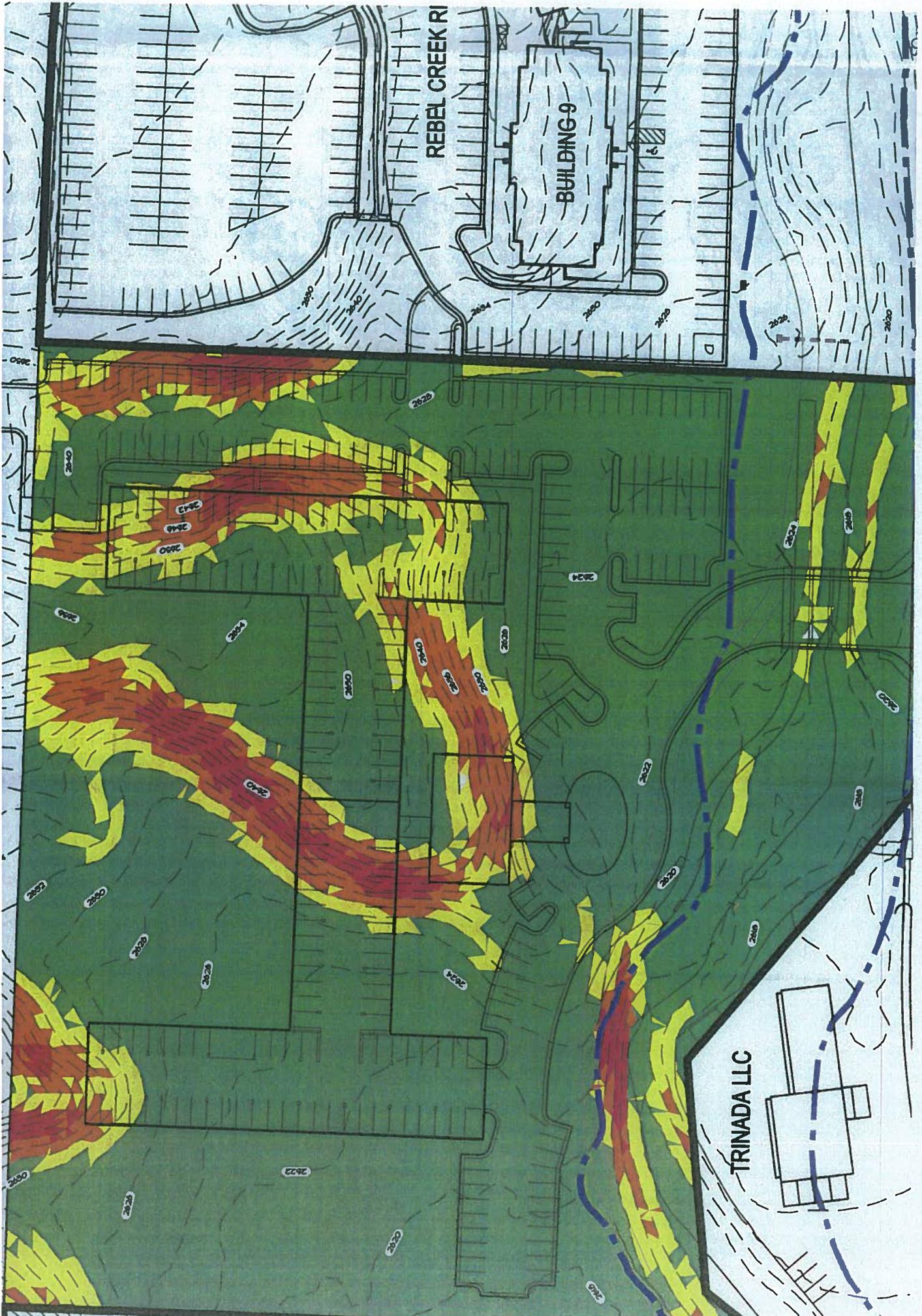
BUILDING 8 S. SINGAPORE

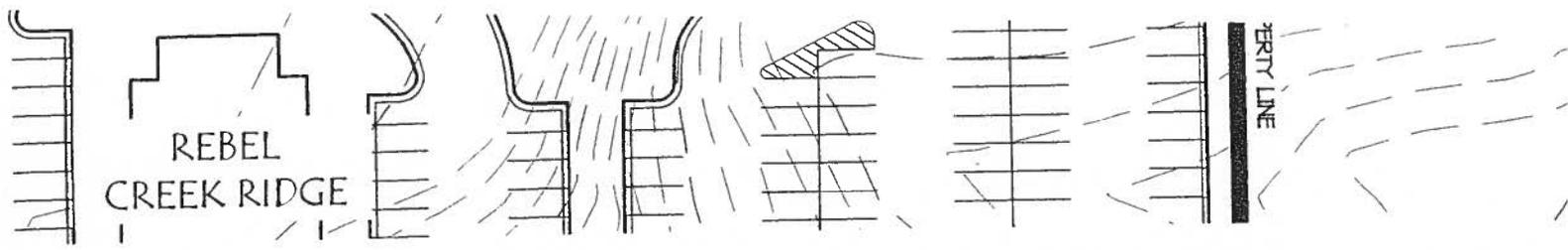
EXISTING BUILDINGS

Zoning	Transfer Bonus
<b>R-3</b>	
6.35 AC x 3.2 = 20.32 DU	95 R-3
- 6000.00 = 1 DU	64 BONUS
-2000.00 = 1 DU	95+64=164
2 x 2700.00 = 2 DU	<u>164 DU TOTAL</u>
$\frac{291916.14}{3200} = 91 \text{ DU}$	
95 DU	

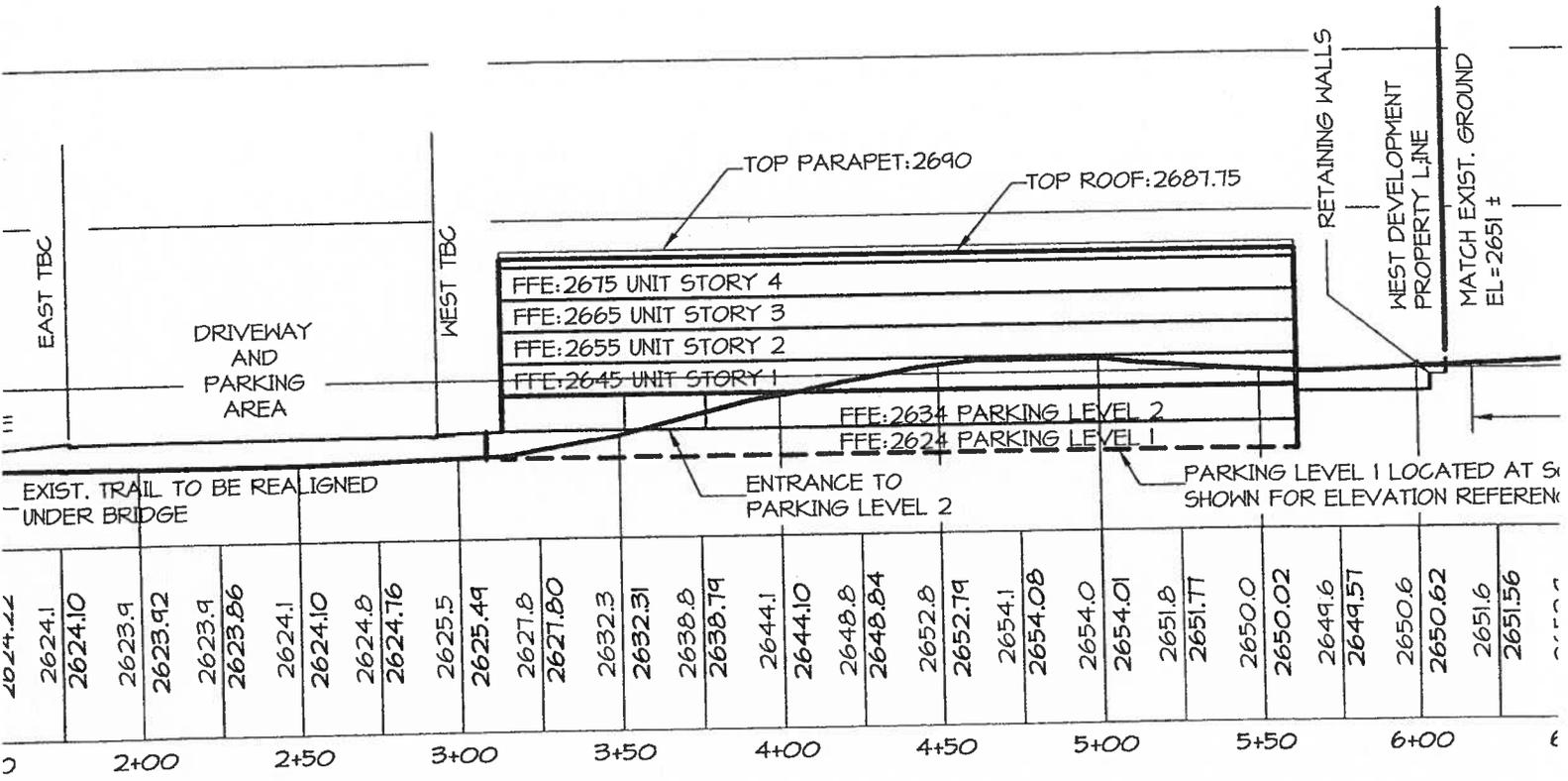
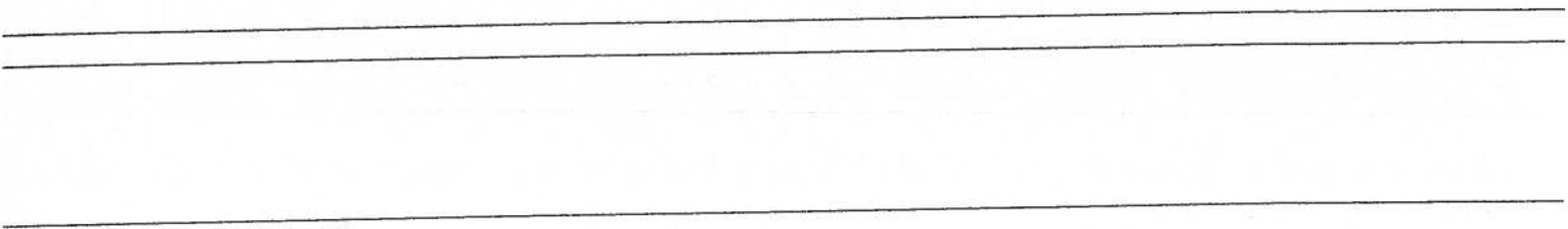
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	19.99%		231239.96 sq.ft. - 5.31 Ac
2	20.00%	29.99%		42125.59 sq.ft. - 0.97 Ac
3	30.00%	39.99%		22329.54 sq.ft. - 0.51 Ac
4	40.00%	100.00%		9594.48 sq.ft. - 0.22 Ac







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SG-5-2-28-3102

Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

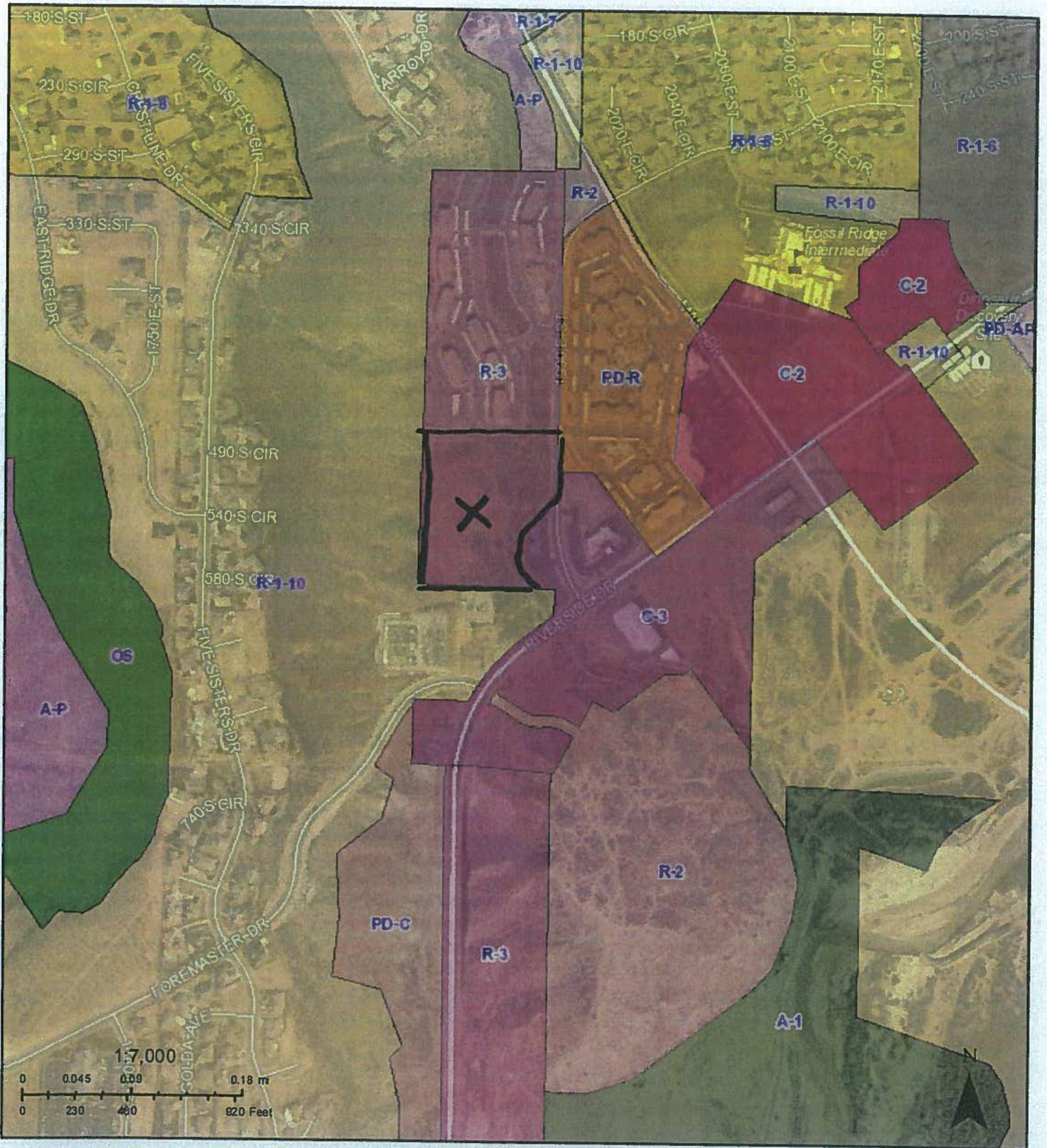
April 17, 2015



SG-5-2-28-310

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

April 17, 2015



# Zoning

Made by the City of St. George GIS Department  
 SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

April 17, 2015



# Account 0375439

### Location

Account Number 0375439

Parcel Number SG-5-2-28-3102

Tax District 08 - St George City

Situs , ST GEORGE

Acres 6.84

Legal S: 28 T: 42S R: 15W BEG S 0\*31'13 E  
1144.75 FT FM CTR SEC 28 T42S R15W TH  
W 577.96 FT; TH S 597.54FT; TH E 472.42 FT;  
TH N 53\*30' W 44 FT; TH N 06\*46'38 W 144  
FT; TH N 38\*30' E257 FT; TH N 0\*31'13 W  
227.25 FT TO POB. LESS: LAND IN 2000  
EAST ST

Child Accounts

Child Parcels

Parent Accounts 0328271

Parent Parcels SG-5-2-33-423

### Owner

Name RANDY T SIMONSEN LTD  
3535 SUGAR LEO RD  
SAINT GEORGE, UT 84790-7940

### Value

Market (2014) \$450,700

Taxable \$450,700

Tax Area: 08 Tax Rate:  
0.011588

Type Actual Assessed Acres

Non

Primary \$450,700 \$450,700 6.840

Land

### Transfers

#### Entry Number

00801829

00705313

00307049

#### Recording Date

02/03/2003 12:46:00 PM

12/20/2000 03:52:00 PM

12/23/1986 04:27:00 AM

B: 1519 P: 2214

B: 1389 P: 1182

B: 436 P: 339

### "Tax"

### Images

#### Tax Year

#### Taxes

2014 \$5,222.71

2013 \$5,519.27

- [GIS](#)



# Account 0616147

**Location**

Account Number 0616147  
 Parcel Number SG-5-2-28-310  
 Tax District 08 - St George City  
 Situs ,  
 Acres 32.02

**Owner**

Name RANDY T SIMONSEN LTD  
 3535 SUGAR LEO RD  
 SAINT GEORGE, UT 84790-7940

**Value**

Market (2014) \$448,300  
 Taxable \$448,300  
 Tax Area: 08 Tax Rate: 0.011588  
 Type Actual Assessed Acres  
 Non  
 Primary \$448,300 \$448,300 32.020  
 Land

Legal S: 28 T: 42S R: 15W BEG S 89\*22'27 E 1581.01 FT ALG C/S/L FM W1/4 COR SEC 28 T42S R15W TH S 89\*22'27 E 533.43 FT; TH S 01\*26'11 W 1873.25 FT TO NE COR PRPTY CNVYD BK 784 PG 483; TH N 88\*34'32 W 250 FT TO NW COR SD PRPTY; TH S 01\*25'27 W 400 FT TO SW COR SDPRPTY; TH S 88\*34'33 E 182.01 FT ALG SLY LN TO NWLY R/W FOREMASTER DR ALSO BEING ON CUR LFT RAD BEARS S 47\*52'49 E 333 FT; TH ALG NWLY R/W SWLY ALG ARC CUR THRU CTRL ANG 12\*41'57 73.81 FT TO PT TNGY; TH S 29\*25'14 W 169 FT TO 567 FT RADCUR RGT; TH SWLY ALG ARC CUR THRU CTRL ANG 18\*33'07 183.59 FT TO PT TNGY; TH S47\*58'21 W 147.86 FT TO 333 FT RAD CURLFT; TH SWLY ALG ARC CUR THRU CTRL ANG 43\*45'58 254.37 FT TO PT TNGY; TH S 04\*12'23 W 67.57 FT TO 267 FT RAD CUR RGT; TH SWLY ALG ARC CUR THRU CTRL ANG 41\*15'24 192.26 FT; TH N 26\*20'04 W 15.09 FT; TH N 12\*08'31 E 372.60 FT; TH N 21\*56'58 E 313.82 FT; TH N 16\*50'46 W 290.23 FT; TH N 33\*56'07 W 107.67 FT; TH N 05\*16'09 W 236.45 FT; TH N 08\*54'26 E 393.70 FT; TH N 61\*02'59 W 98.07 FT; THN 01\*26'11 E 100.98 FT; TH N 09\*53' E 252.39 FT; TH N 42\*08'43 W 198.83 FT; TH N 01\*26'11 E 424.82 FT; TH N 26\*58'12E 27 FT; TH N 71\*13'54 E 90.08 FT; TH N 56\*24'50 E 182.23 FT; TH N 33\*19'35 E58.39 FT; TH N 01\*34'41 E 198.02 FT; TH N 54\*15'16 W 30.51 FT; TH N 18\*27'57W 58.41 FT; TH N 19\*56'06 W 88.26 FT TO POB

**Child Accounts**

**Child Parcels**

**Parent Accounts**

**Parent Parcels**

**Transfers**

**Entry Number**

20060007078  
 00774688  
 00758027  
 00758026  
 00742363

**Recording Date**

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 07/26/2002 03:39:00 PM  
 03/21/2002 04:26:00 PM  
 03/21/2002 04:25:00 PM  
 11/15/2001 04:47:00 PM

B: 1477 P: 1453  
 B: 1457 P: 851  
 B: 1457 P: 848  
 B: 1436 P: 589

"Tax"

Images

Tax Year	Taxes
2014	\$5,194.90
2013	\$5,489.88

- GIS



**HILLSIDE REVIEW**  
APPLICATION



FILE #: 2015-HS-002 FILING DATE: 8/24 RECEIVED BY: [Signature]  
FEE: \$200 FEES PAID: \_\_\_\_\_ PSR Date: \_\_\_\_\_

**APPLICANT INFORMATION** V 30225

LEGAL OWNER(S) OF SUBJECT PROPERTY: \_\_\_\_\_  
Randy T Simonsen LTD

MAILING ADDRESS: 3535 Sugar Leo Rd St. George, Ut 84790

PHONE: 628-3773 CELL: 632-6626 FAX: \_\_\_\_\_

APPLICANT: Jared Nielson  
(If different than owner)

MAILING ADDRESS: 399 N. Main Ste 270  
Logan, Ut 84321

PHONE: 435-753-3131 CELL: 435-752-3116 FAX: 435-752-3116

CONTACT PERSON/REPRESENTATIVE: Rob Reid - Rosenberg Assoc.  
(If different than owner)

MAILING ADDRESS: 352 E. Riverside Dr Ste A2 St. George, Ut 84790

PHONE: 673-8586 CELL: 680-7343 FAX: 673-8397

**PROPERTY INFORMATION**

STREET ADDRESS OF PROPERTY: 1990 E RIVERSIDE DRIVE

ASSESSOR'S PARCEL NUMBER(S): (5G-5-2-28-310) (5G-5-2-28-3102)  
32.02 ac. 6.84 ac.

ZONING: R-1-10 R-3 GENERAL PLAN: R-1-10 LDR R-3 HDR  
B-3

LEGAL DESCRIPTION: (Attach separate sheet if necessary) (SEE ATTACHED)  
Lot / Plat

EXISTING USE: undeveloped  
Use of property and/or Buildings

PROPOSED USE: MULTI FAMILY RESIDENTIAL  
Use of property and/or Buildings

**SUBMITTAL "CHECK LIST"**

**Note:** The applicant is responsible for familiarizing themselves with Title 10, Chapter 13-A "Hillside Development Overlay Zone" of the St. George City Code Zoning Regulations from which this check list was condensed.

**Density and Disturbance Standards**

Any area greater than 40% will not be reviewed for development.  
 No portion of the parcel having a slope greater than 40% shall be included in the calculations for conformity with the density requirements shown below.

*Complete the following checklist:*

**Submitted**

Yes	No	N/A	
✓	—	—	<b><u>1-19%:</u></b> See the underlying zone.
✓	—	—	<b><u>20-29%:</u></b> 2 d.u. per acre, provided clustering is done on 30% or less of the land in this category. 70% remained undisturbed.
✓	—	—	<b><u>30-39%:</u></b> 1 d.u. per 10 acres, provided no more than 5% of the site is disturbed. 95% is to remain undisturbed.
✓	—	—	<b><u>40% +:</u></b> Development is not permitted.
✓	—	—	Contour intervals, maps and calculations prepared by a professional civil engineer.
✓	—	—	Engineer's certification and signature on reports and plans.

**Slope Determination**

The location of the natural 20%, 30%, or 40% is determined by a professional licensed engineer or surveyor who is to prepare contour maps, conduct a field survey, and calculate the slope area.

✓	—	—	Slope Analysis Map
✓	—	—	Contours at intervals no greater than five (5) feet.
✓	—	—	Scale to be drawn at one-inch equals one hundred (1"= 100') feet scale maximum.

**Lot Size**

—	—	✓	Lot size determined
---	---	---	---------------------

**Site Plan**

✓	—	—	A grading plan showing existing and proposed contours extending at least 100 feet beyond property has been submitted.
✓	—	—	All excavations and fills conform to Appendix "K" of the Utah Uniform Building Standards Act rules and the current adopted edition of the International Building Code.
—	✓	—	The height of cut(s) does not exceed 10'. (Combined height of cuts and fills does not exceed 20' )

Detailed plans of all surface and subsurface drainage systems are shown.

Location of existing and proposed streets, buildings, structures, and easements have been shown.

Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.

Cross sections provided

**Earth Moving Plan** (Shall be prepared by a licensed Civil Engineer and shall include but not be limited to the following items)

Topography. 2' for tableland. 5' for steep slopes.

Terrain details

Proposed earth-moving details

Description of the method used to dispose of earth, etc.

A time table for each step of the project has been submitted. This shall include the starting and completion dates. *ONE PHASE DONE AT SAME TIME*

**Drainage**

A drainage control plan (study) has been prepared by a licensed Civil Engineer.

**Geology & Soils Report (Study)**

(Shall be prepared by a licensed professional engineer trained in geo-technical engineering) (A geology & soils report/study shall include but not be limited to the following items)

Slope stability analysis.

Foundation investigation.

Location and yield of springs.

Structural features.

Existence of surface hazards.

Conclusions and recommendations regarding effect of geological conditions.

**Landscape & Vegetation Plan** (Shall be prepared by a qualified professional prior to Final Plat and approved) (A landscape and vegetation plan shall include but not be limited to the following items)

Replant disturbed areas.

Types of retention to be used

Sprinkler plans and projected water usage.

**Street Design**

Street design conforms to City standards.

**Submitted by**

ROB REID ;  
(Print Name)

*Robert Reid*  
(Signature)

MARCH 25, 2015  
(Date)

# PCR ITEM 3

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/28/2015 (\*Denied)  
PLANNING COMMISSION AGENDA REPORT: 05/12/2015  
CITY COUNCIL MEETING: 05/21/2015

### PRELIMINARY PLAT

The Villas at Cottam Ridge

Case No. 2015-PP-014

**Reference:** Case No. 2014-ZC-012

**Request:** A request to approve a preliminary plat for a sixty (60) lot residential subdivision

**Location:** River Road & 1850 South

**Property:** 8.55 acres

**Number of Lots:** 60

**Density:** 7 du/ac

**Zoning:** PD-R

**Adjacent zones:** This plat is surrounded by the following zones:  
North – R-1-10  
South – R-3/C-3  
East – R-1-10  
West – R-1-10

**General Plan:** MDR (Medium Density Residential)

**Applicant:** Wright Homes

**Representative(s):** Derek Wright, Wright Homes  
Brandee walker, Bush & Gudgell

**\*Comments:** At the April 28, 2015 Planning Commission meeting this item was discussed for approximately 30 minutes. However, there was no representative present to comment on the concerns of the Planning Commission regarding the width and improvement of a second access, future deposition of the 'wetland' area, setbacks, drainage, and landscaping. The Planning Commission expressed concern that the Preliminary Plat needs

to contain more specific details that address these issues and wishes to avoid any future enforcement issues by the applicant providing clearer information on the plat. The Planning Commission considered the plat incomplete. For this meeting the applicant has submitted revised drawings for consideration and discussion.

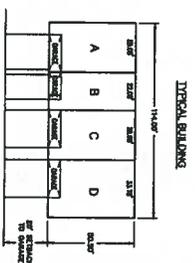
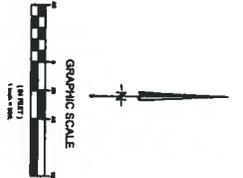
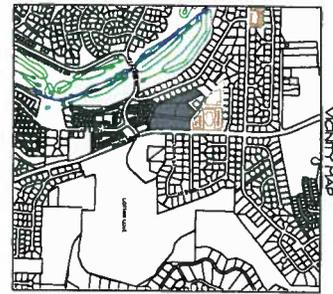
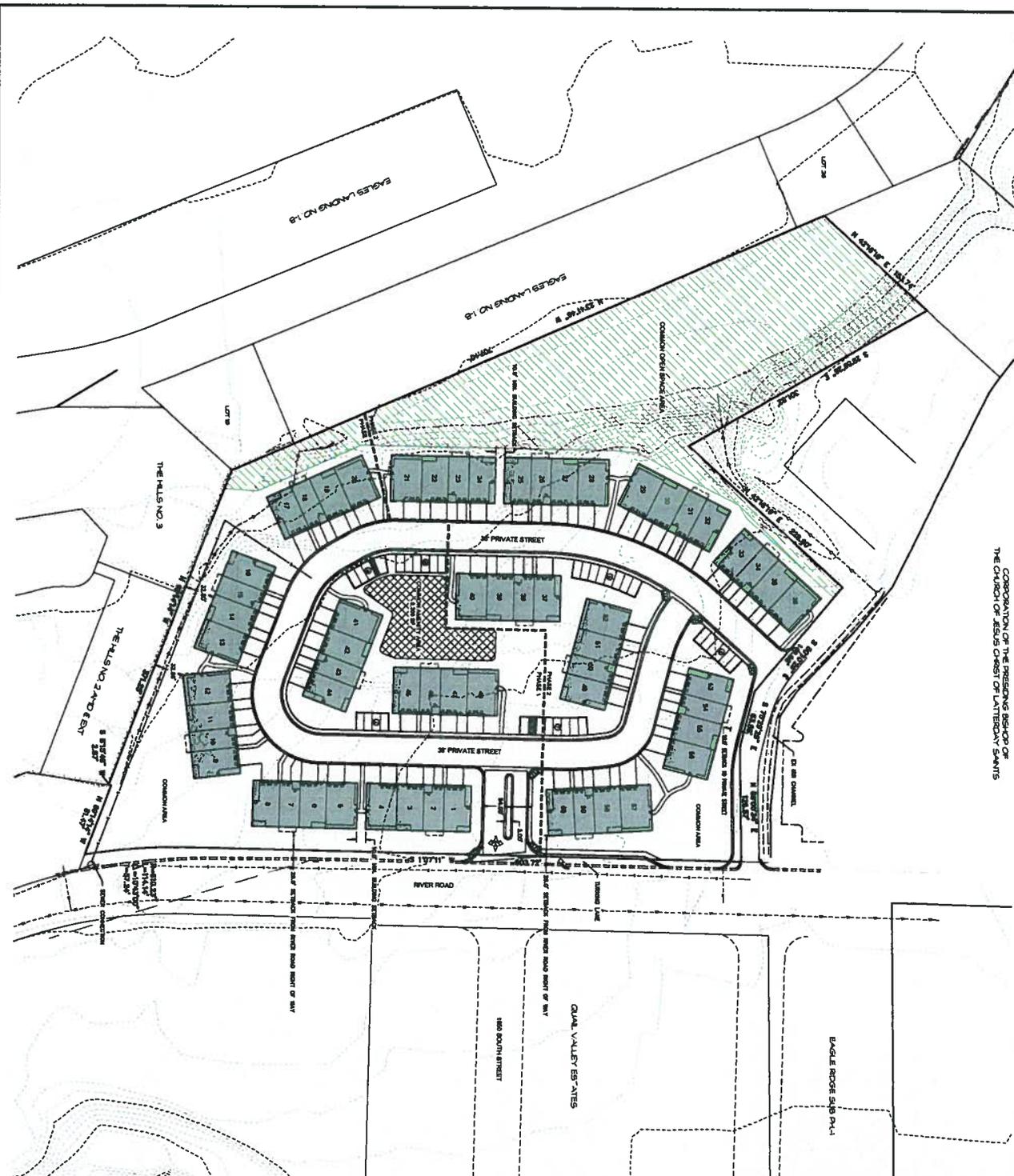
At the May 12<sup>th</sup> PC meeting, a representative was present to discuss the project, provided a revised preliminary plat, and answered PC questions.

**P.C.:**

The Planning Commission recommends approval with the following suggested conditions:

1. In the 'Common Open Space (wooded area)' all **dead and diseased trees** shall be removed.
2. In the 'Common Open Space' a **drip irrigation system** shall be installed to maintain the remaining live trees.
3. Provide documentation that insures **future on-going clean-up** will occur in the 'Common Open Space' area.
4. Provide a **landscape plan** that demonstrates compliance with Title 10 Chapter 25 "Landscaping, "Section 10-25-3 "Minimum Landscaping Standards" for the entire site (including 'Common Open space' area).
5. Provide to the City Legal Department for review a copy of the **signed access agreement** between the two property owners for use and access of the north 'secondary access.' Note that both are access are to 'private roads'
6. All minimum required **setbacks** shall be met and appear on the plat.
7. Provide **Drainage Agreements** to the Development Services Department and the City Legal Department for review.

CORPORATION OF THE PERSONS ASSOCIATED WITH THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS



**PRELIMINARY PLAT**  
**VILLAS AT COTTAM RIDGE**

**PROJECT INFORMATION**  
 TOTAL AREA: 18.18 ACRES  
 TOTAL LOTS: 144  
 SUBDIVISION: 7 BLOCKS  
 PROJECT: 144 UNITS

**OPEN SPACE**  
 PROVIDED: 3.81 ACRES (21%)  
 PROVIDED: 3.81 ACRES (21%)

**CONCRETE**  
 PROVIDED: 80,000 YD<sup>3</sup> (CONCRETE)  
 PROVIDED: 20,000 YD<sup>3</sup> (CONCRETE)  
 PROVIDED: 10,000 YD<sup>3</sup> (CONCRETE)

**NOTE:** THIS PLAT IS SUBMITTED AS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE STATE ENGINEER AND THE LOCAL GOVERNMENT.



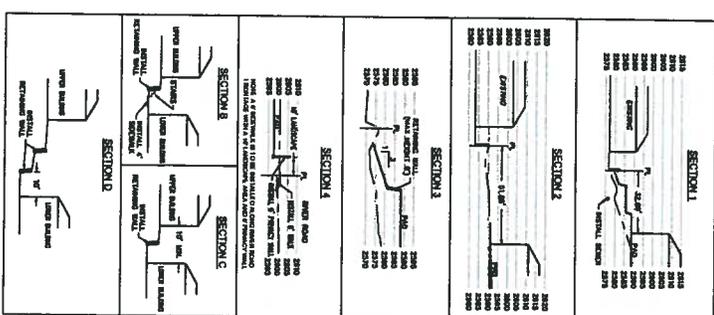
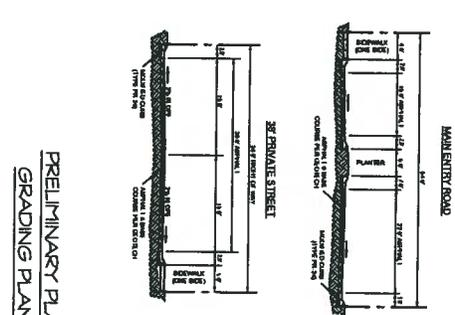
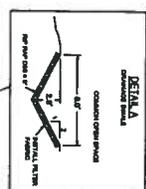
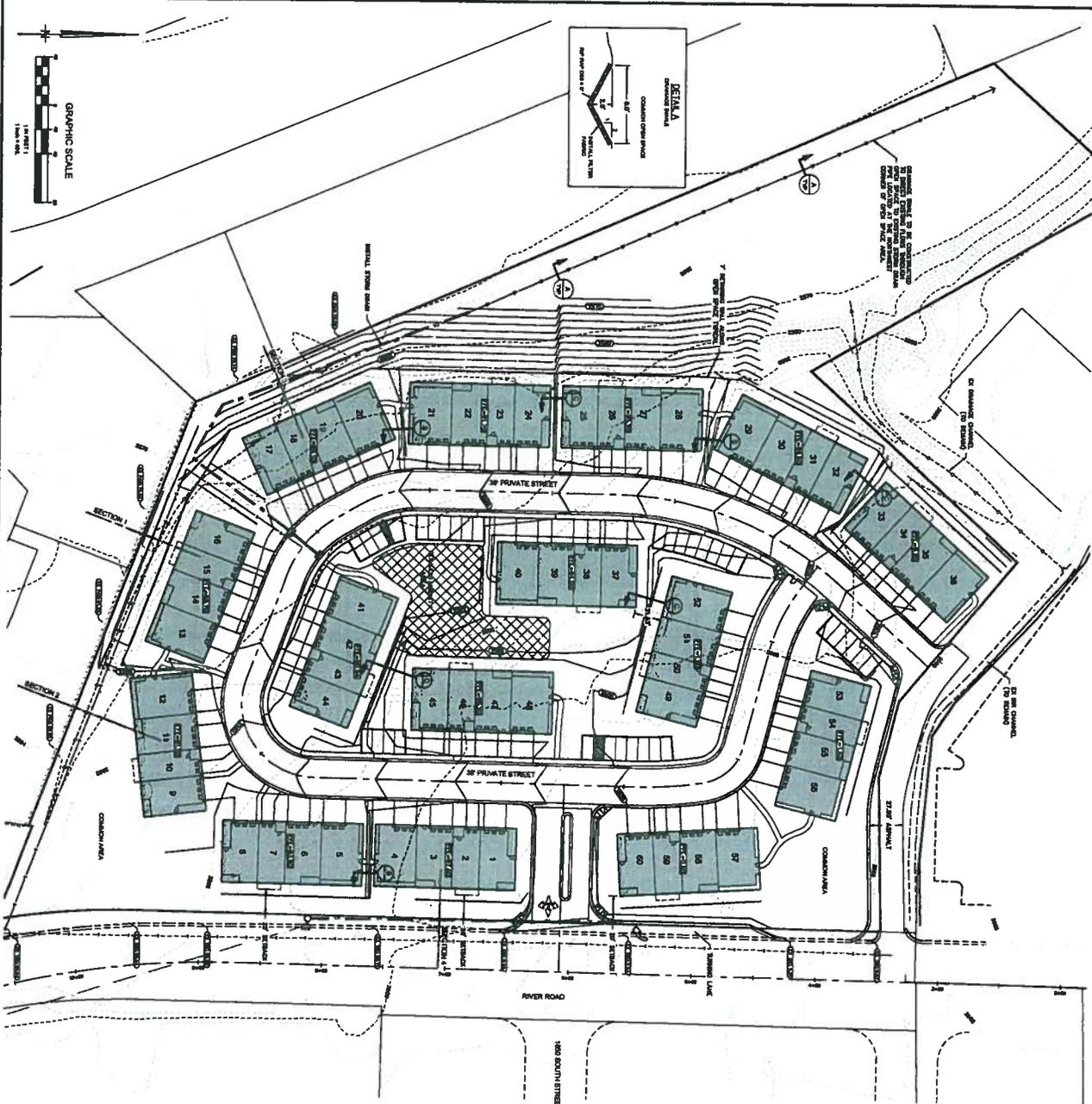
**PRELIMINARY PLAT**  
**VILLAS AT COTTAM RIDGE**  
 LOCATED IN ST. GEORGE, UT

DATE: 4/2015  
 DRAWN: B.M.  
 APPROVED:  
 SCALE: 1" = 60'  
 JOB NO.: 10000



**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 East Tabernacle Suite #4  
 St. George, Utah 84770  
 Phone (435) 673-2337 / Fax (435) 673-3161  
 www.bushandgudgell.com

No.	Date	By	Revised



PRELIMINARY PLAT  
GRADING PLAN

GRADING PLAN  
VILLAS AT COTTAM RIDGE  
LOCATED IN ST. GEORGE, UT

DATE: 4/2015  
DRAWN: BJB  
APPROVED:  
SCALE: 1" = 40'  
JOB NO.: K11000



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 873-2337 / Fax (435) 873-3161  
www.bushandgudgell.com

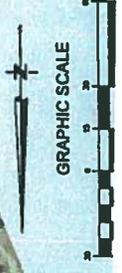
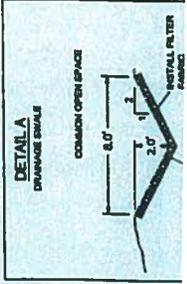
No.	Date	By	Revision





**LANDSCAPE NOTES:**

- OPEN SPACE AREA IS TO BE CLEARED AND GROOMED OF DEBRIS AND DEAD LANDSCAPE. ALL DEAD IS TO BE REMOVED AS TO REDUCE FIRE HAZARD.
- TREES THAT ARE LIVING SHALL REMAIN AND ARE TO BE IRRIGATED BY THE HOA DRIP SYSTEM.
- THE PROPOSED DRAINAGE CHANNEL WILL DIRECT STORM DRAINAGE RUNOFF THROUGH THE OPEN SPACE TO THE EXISTING PIPE AS SHOWN ABOVE.
- A COMPLETE LANDSCAPE AND IRRIGATION DESIGN WILL BE SUBMITTED AT TIME OF CONSTRUCTION DRAWING APPROVAL.



PROPOSED STORM DRAIN PIPE

DRIP SYSTEM TO BE INSTALLED  
DRAINAGE ASSOCIATION

DRAINAGE SHALL BE CONSTRUCTED  
TO EXISTING STORM DRAIN  
PIPE LOCATED AT THE NORTHWEST  
CORNER OF OPEN SPACE AREA.

7' RETAINING WALL ALONG  
OPEN SPACE TYPICAL

EXISTING TREES THAT ARE  
LIVING SHALL REMAIN AND  
ARE TO BE IRRIGATED BY THE  
HOA DRIP SYSTEM (TYPICAL)

EXISTING DRAINAGE AND  
1/2\"/>

# PCR ITEM 4

## Final Plat Amendment

PLANNING COMMISSION MEETING: 05/12/2015  
CITY COUNCIL MEETING: 05/21/2015

### FINAL PLAT AMENDMENT

#### **Boulevard Centre Pad 'C' Condominiums Amended**

Case No. 2015-FPA-018

**Request:** Approval of a Final Plat Amendment for a previously recorded Commercial Subdivision Final Plat

**Representative:** Bob Hermandson, Bush and Gudgell  
205 E. Tabernacle St., Suite 4  
St. George, UT 84770

**Property:** Located at 162 North 400 East, Building C

**Zone:** C-4

**Staff Comments:** The purpose of this Final Plat Amendment is to divide Unit 202 on the second floor into Units 202-A & 202-B, and Unit 302 on the third floor into Units 302-A & 302-B. No other changes were made or intended with this plat.

**FYI** – Because 100% consents were given NO Public Hearing is required at City Council.

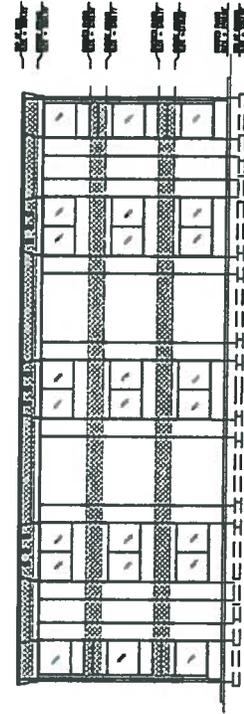
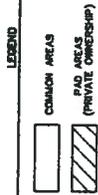
All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

**P.C.:** The Planning Commission recommends approval.

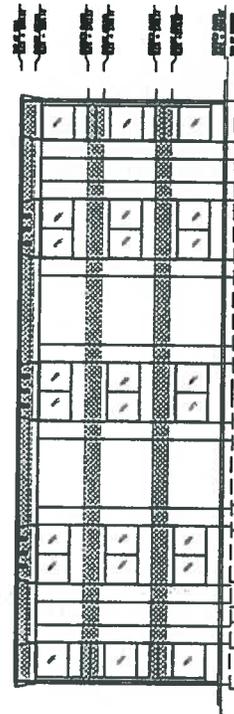


# "Boulevard Centre PAD 'C' Condominiums Second Amended"

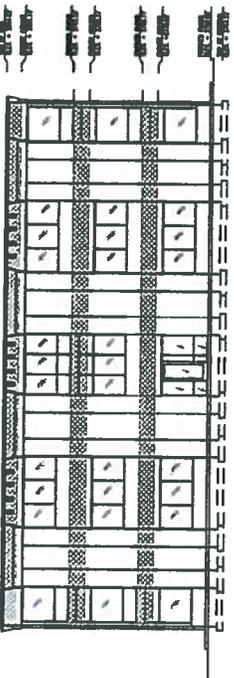
A COMMERCIAL CONDOMINIUM PROJECT LOCATED IN THE  
 SE 1/4 OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 18 WEST,  
 COUNTY OF SALT LAKE, UTAH. PROJECT NO. 2011-0011  
 LANSING-CORPUS INVESTMENT, S.L.C.



Front Elevation View

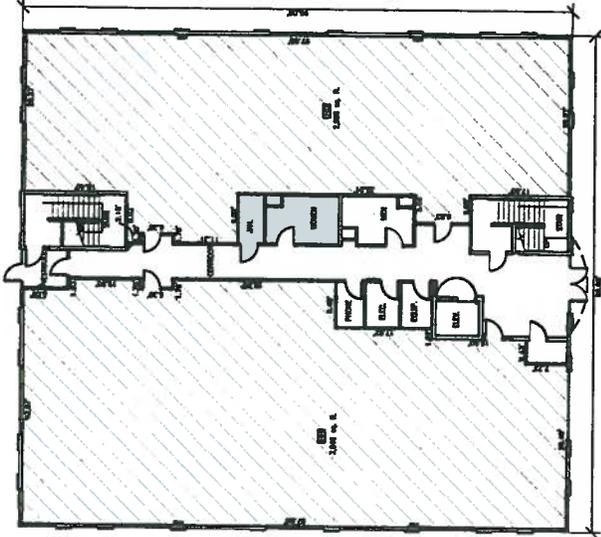


Left Side View

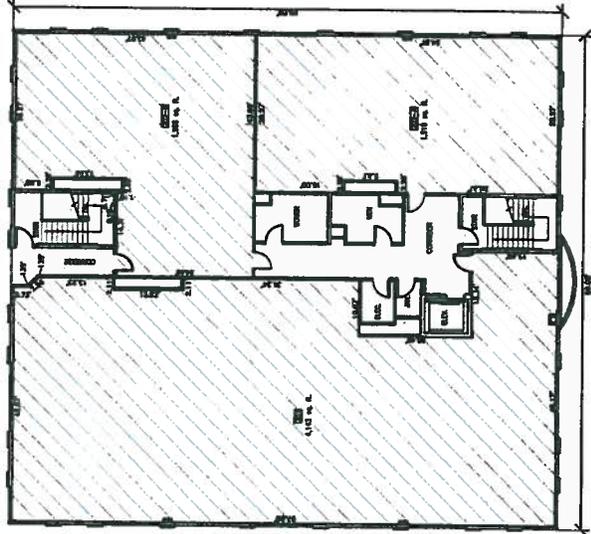


Rear Elevation View

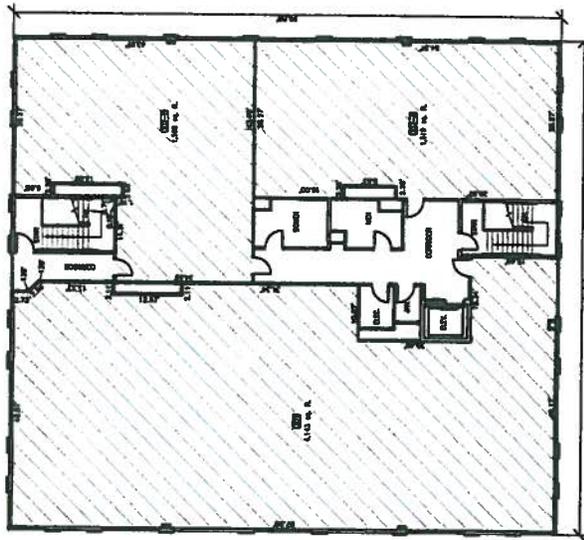
Right Side View



Main Floor Plan



Second Floor Plan



Third Floor Plan

NO.	DATE	BY	REVISION

**BUSH & GUGGELL, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 1000 EAST 1000 SOUTH, SUITE 100  
 SALT LAKE CITY, UTAH 84143  
 TEL: 325-1111 FAX: 325-1112  
 WWW.BUSHANDGUGGELL.COM



Drawn: MRS. Date: 4/20/11  
 Checked: MRS.  
 Approved: MRS.  
 Salt Lake City, Utah

Boulevard Centre Pad 'C' Condominiums Second Amended  
 LOCATED IN  
 SE 1/4 OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 18 WEST,  
 SALT LAKE BASIN 2, UTAH

SHEET 2  
 SHEET 2  
 FILE: 1510254.DWG

# PCR ITEM 5

## Lot Split

PLANNING COMMISSION MEETING:  
CITY COUNCIL MEETING:

05/12/2015  
05/21/2015

### LOT SPLIT

**Lyon Ryan Lot Split**  
Case No. 2015-LRE-014

**Request:** Approval of a Lot Split

**Representative:** Scott Woolsey, Alpha Engineering  
43 South 100 East #100  
St. George, UT 84770

**Property:** Located between 389 North and 477 North Industrial Road. Also across the street to the west from 450 North Industrial Road.

**Zone:** M-1

**Staff Comments:** This Lot Split will divide the property approximately down the middle leaving a parcel to the north (Parcel #1 @ 0.80 Acres) and a parcel to the south (Parcel #2 @ 0.95 Acres).

All aspects of this Lot Split were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

**P.C.:** The Planning Commission recommends approval.



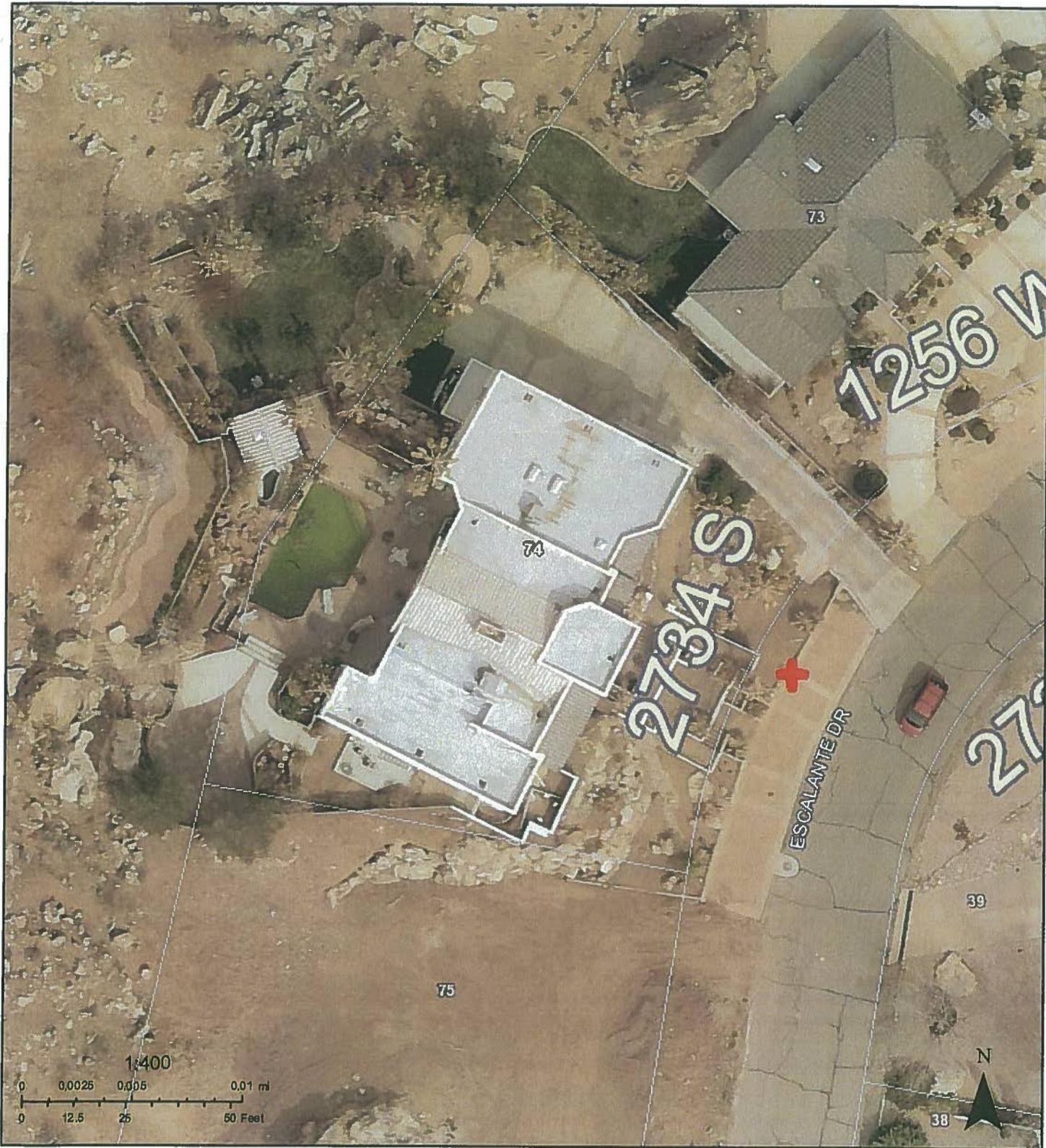


## LyonRyan Lot Split

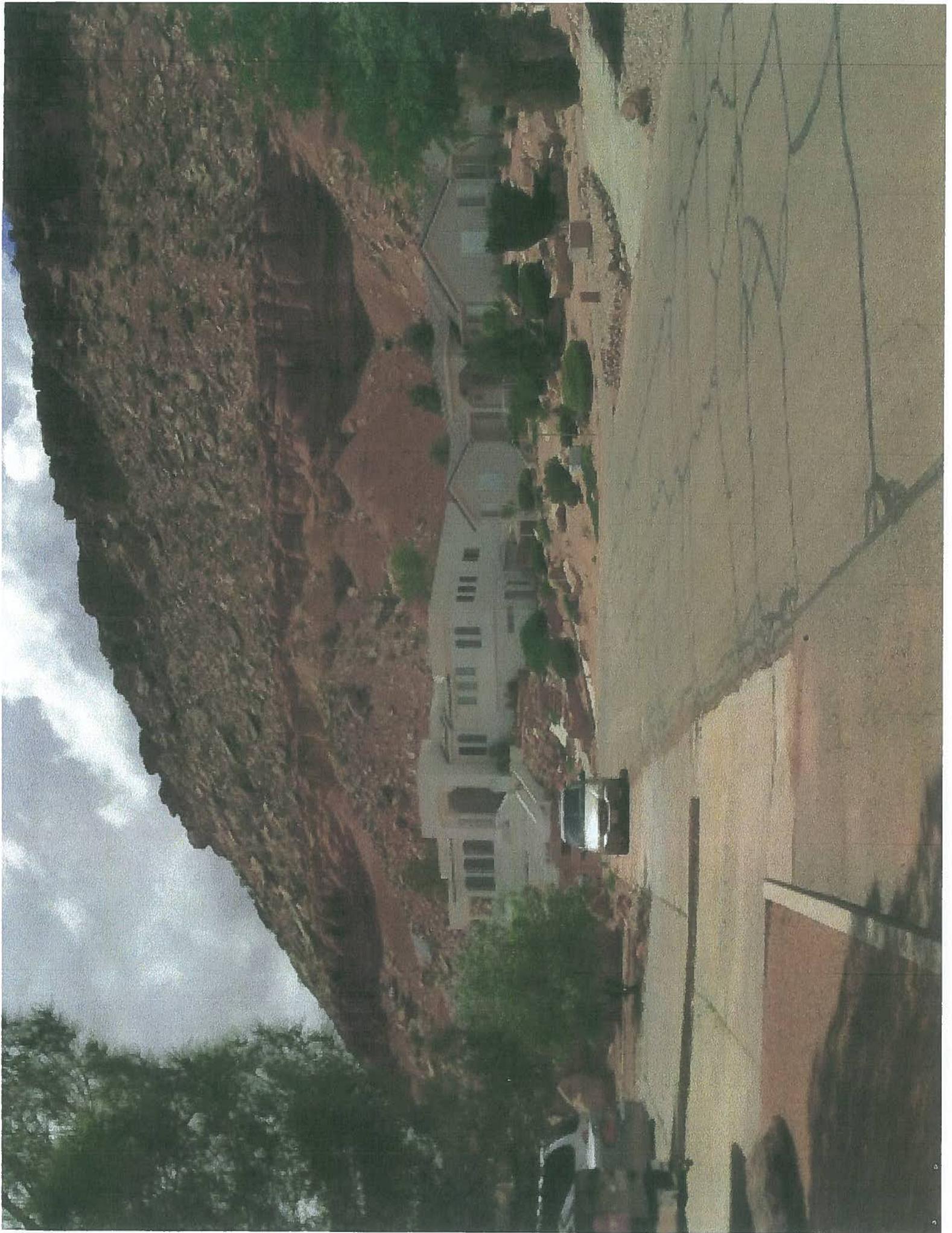
Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

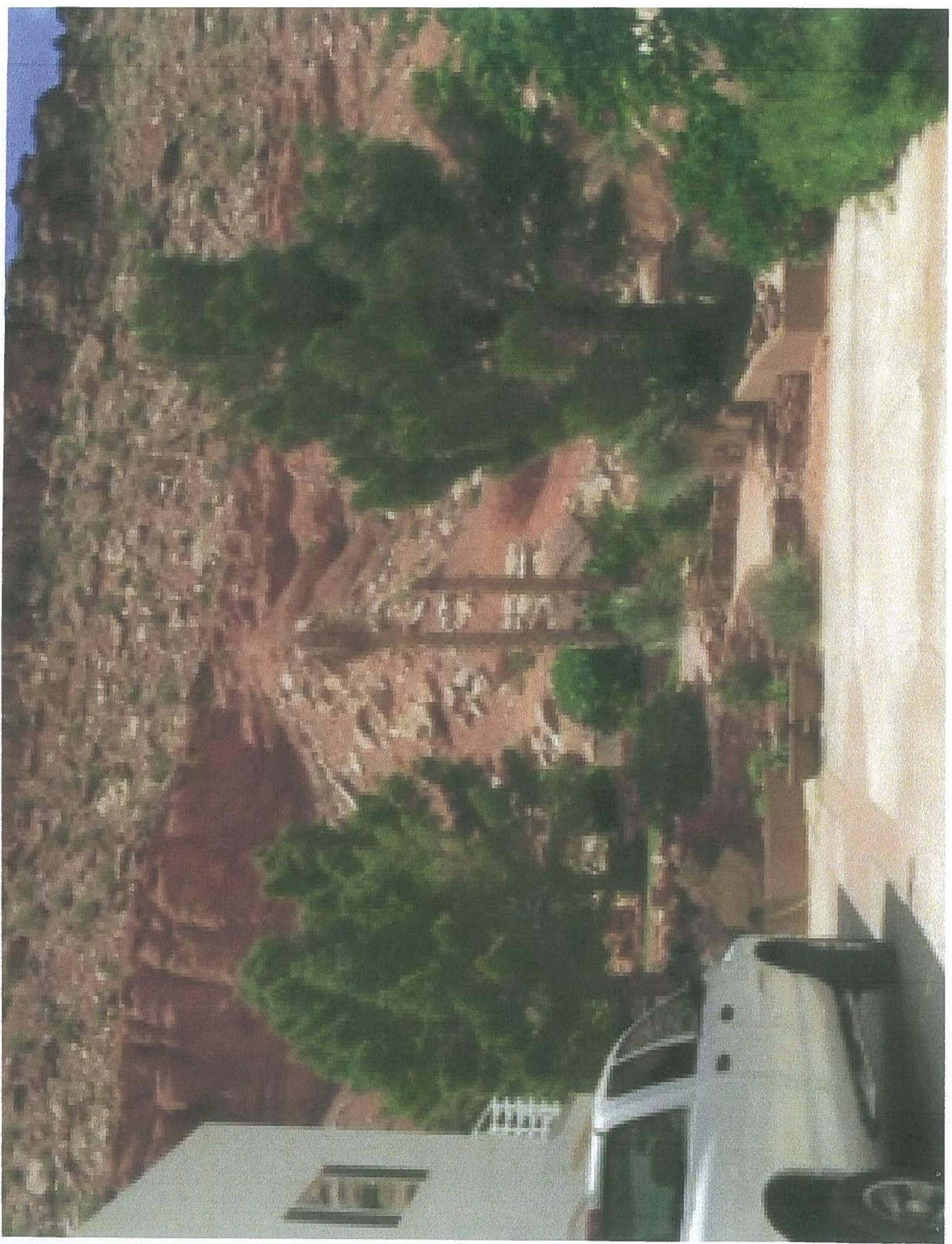
April 29, 2015

**DRAFT**Agenda Item Number : **6B****Request For Council Action****Date Submitted** 2015-05-13 07:34:16**Applicant** Bob Anderson**Quick Title** Excess City Property**Subject** Sale or trade of excess City property.**Discussion** To consider the sale or trade of approximately 5,919 sq. ft. of excess City property located on the hillside above 2734 South Escalante Drive, Bloomington for \$1.00 per sq. ft. or a trade for the cost of installing a drainage system to control storm water off the hillside that could effect up to five homes.**Cost** \$0.00**City Manager Recommendation** The property owner has encroached on City property to control storm water in the area. This action would allow him to purchase the property encroached on. \$1 per sq ft is recommended because the action taken by the owner has benefited other property owners in the area.**Action Taken****Requested by** Matt Loo**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** Due to heavy drainage during rain storms from the hillside, the applicant installed a drainage systems utilizing concrete walls and 16" culvert drainage pipes on the 5,919 sq. ft. of excess City property to control the flooding of his property as well as neighbors on both sides of his home and two neighbors across the street. He spent approximately \$14,278 for this drainage system.

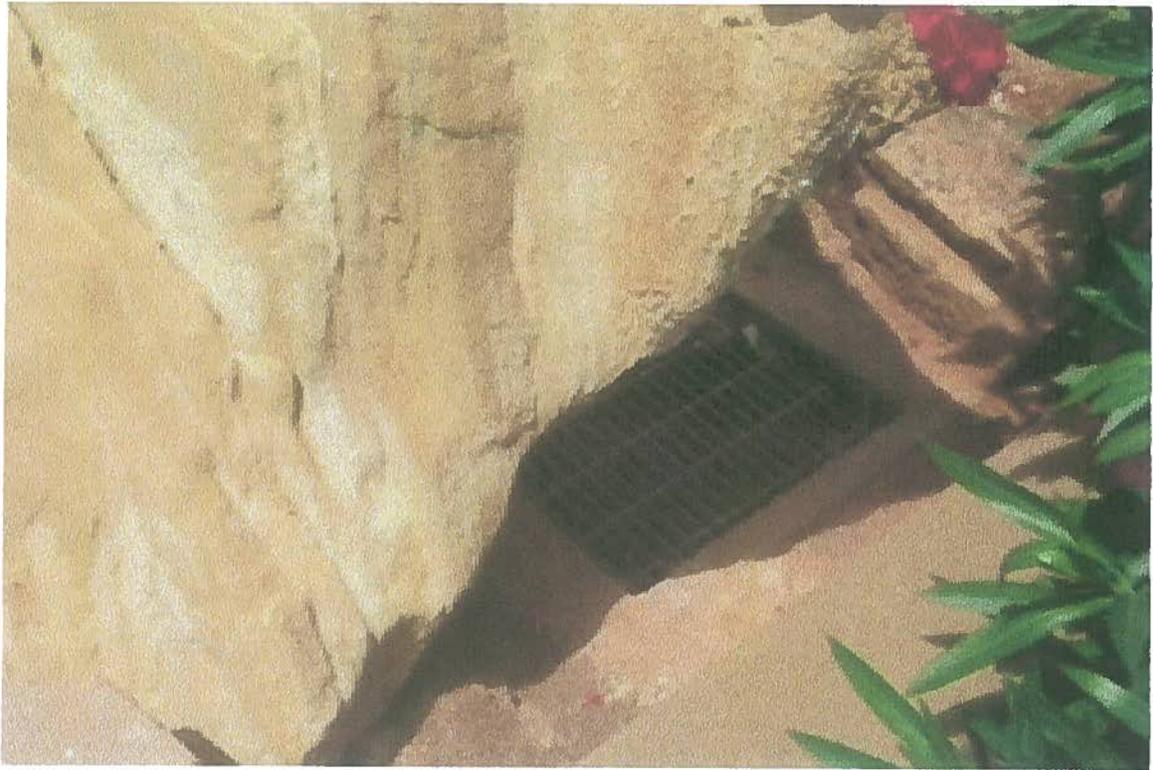


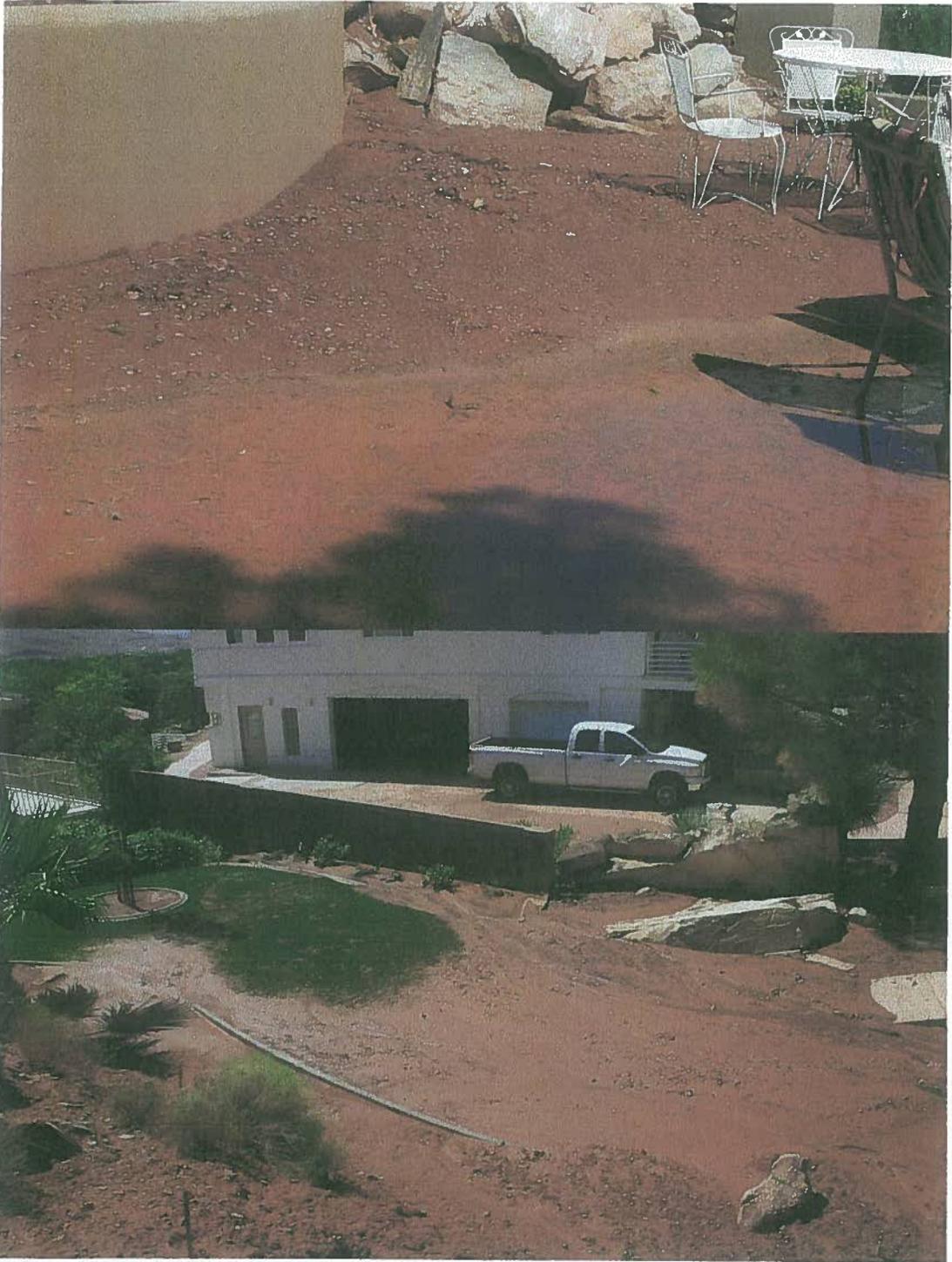












## Matt Loo

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**From:** Robert Andersen [bobandersen51@gmail.com]  
**Sent:** Friday, May 08, 2015 2:46 PM  
**To:** Matt Loo  
**Subject:** Additional photos of mud slide



3/19/2015

Hi Matt,

This is a brief summary explaining what occurred in the past and why the walls exist today.

Shortly after we moved into our home in 1994, heavy rains from a severe storm flooded the property behind our home, leaving mud and soil deposits covering the majority of the backyard. My neighbors across the street and to the East, complained that our property was responsible for flooding their properties. We cleaned up the mud sediments from our property and helped our neighbors with their clean up as well. At that time we did not have the financial means to construct walls and culverts to retain and control the flooding. The occurrence of these types of storms would continue until it was necessary that we had to spend money and do something substantial.

I first initiated my project to manage the flooding by excavating three detention basins to control and slow down the flow. Each basin would fill up and overflow in a controlled method into the next larger basin. A series of concrete walls were built to retain soil sliding from the steep incline of the hill and divert the runoff to a culvert taking it to the street.

This work has proved to be extremely beneficial and has controlled the vast majority of water and mud from storms for many years. I have lived in my home now for more than 20 years and rarely will a storm be so severe that it produces enough mud flow to be problematic.

Here is a list of items and expenses incurred to retain and mitigate the flooding and mud flows induced by periodic heavy rains washing down the steep incline from the hill behind my home.

3' concrete walls and footings	108 linear ft @ \$28.00 / ft	\$3024.00
2' concrete walls and footings	28 linear ft @ \$17.00/ ft	\$476.00
3.5' concrete walls and footings	30 linear ft @ \$29.00/ ft	\$870.00
4' concrete walls and footings	32 linear ft @ \$34.00/ ft	\$1088.00
4.5' concrete walls and footings	30 linear ft @ \$38.00/ft	\$1140.00
5' concrete walls and footings	95 linear ft @ \$43.00/ft	\$4085.00
16" culvert drainage pipe	140 linear fr @ \$23.00/ft	\$3220.00
Concrete culvert box & grate	1 box/grate @ \$375.00	<u>\$375.00</u>
	Total Costs	\$14,278.00

Thank You,

Bob Anderson  
2734 S. Escalante Drive

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**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
MARCH 26, 2015, 4:00 P.M.  
ADMINISTRATIVE CONFERENCE ROOM**

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**PRESENT:**

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**Mayor Jon Pike  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Michele Randall  
Councilmember Joe Bowcutt  
Councilmember Bette Arial  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

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**OPENING:**

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Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Hughes and the invocation was led by Reverend Alex Wilkie.

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48

**PRESENTATION FROM THE CEC:**

Support Services Manager Marc Mortensen explained that the City partners with the CEC through an interlocal agreement with neighboring cities as well as other entities in the County. They do a lot more than record City Council meetings. The City contributes to the CEC in two ways; through franchise charges with Baja and it pay \$1 per capita. Those funds are earmarked for specific purposes. He then introduced Marcus Farnsworth, the executive producer.

Mr. Farnsworth showed a short video showing some of the things they have been shooting. He has been with the CEC for just over a year. They offer advertising space, production services and coverage of special events. They can shoot two live events at the same time. Additionally, they can highlight events to allow for advertisement. Their goals are to cover three live events at once, have more community programming, and to increase their distribution. They are currently on Baja channel 22 as well as southernutahlive.com, but they wish to expand. He hopes to have services with devices such as ROKU and Apple TV. They utilize students and staff from Dixie State University to shoot events.

City Manager Gary Esplin explained that this program started with high school students. It began to get information out to the community and to show the residents what the City is all about. They can go to different divisions of the City to show what services are being done.

Mr. Mortensen stated that the CEC has gone through some restructuring over the past couple of years. They are trying to think beyond cable television.

1 **PRESENTATION FROM MATT KANENWISHER, UTAH YOUTH RUGBY GIRLS DIVISION**  
2 **COORDINATOR:**

3 Boyd Kanenwisher thanked the City Council for their time. He mentioned that he  
4 coaches a local girls' team and Matt is here representing the Utah Youth Rugby  
5 Association. Rugby is one of the fastest growing sports in Utah with two top ranked  
6 girls' teams. USA Rugby has contacted Utah Youth Rugby to start recruiting for them.  
7 Both he and Matt are involved in girls' teams. St. George has one of the best  
8 programs in the state. Because this is not high school anchored, they are trying to  
9 find facilities to host games.

10  
11 Matt Kanenwisher provided a PowerPoint presentation handout. Their goal is to try to  
12 be a valued partner. With regard to the SunBowl, they are not asking for a fee  
13 waiver. In fact, they could help with fundraising efforts to improve the facility. He  
14 continued with his presentation covering the following topics: Rugby in America; Utah  
15 Youth Rugby; UYR – Operations; UYR – Other Issues; UYR – Girls; UYR – Girls and  
16 Youth Needs.

17  
18 Mayor Pike asked City Attorney Shawn Guzman if staff could prepare an agreement  
19 similar to the Zion Lions agreement.

20  
21 Matt explained the return to play document for players with concussions. He  
22 continued with his PowerPoint presentation covering the following topics: UYR – Girls  
23 Will. Games are typically once a week. In the fall during the 7's season, games are  
24 15 minutes long so they play several games throughout the day. The impact on the  
25 field would be less than that of a football team. He then spoke about possible action  
26 items including drafting an MOU. They can raise money for possible improvements at  
27 the Sunbowl. Additionally, they will comply with concessions. Rugby games could be  
28 held approximately 12-15 days a year.

29  
30 Boyd mentioned that Matt also heads up a girl's all-star team that can also use the  
31 SunBowl. They can always put more games in there. One game was held there that  
32 had about 300 spectators. He explained that the problem with the goal posts that are  
33 already in place is that the ball is not dead in the end zone. They have portable posts  
34 that are pounded in with a t-stake.

35  
36 Mayor Pike commented that if the Council would like to proceed, the Kanenwisher's  
37 can work with Legal and Parks to make this a long term arrangement.

38  
39 Parks Manager Larry Shane stated that the grass is holding up okay. The most wear  
40 and tear comes from the futsal games. At this time, the field is booked four nights a  
41 week.

42  
43 Boyd explained that his team practices at Christensen Park. The only problem there is  
44 the water boxes down the middle of the field. If the water boxes were removed, this  
45 field could work long term as well.

46  
47 Mayor Pike stated that the Council will discuss this and he asked them to work with  
48 Mr. Shane.

1  
2  
3 **PRESENTATION FROM LAURIE MANGUM, ENERGY SERVICES DIRECTOR, ON THE**  
4 **FUTURE RESOURCES:**

5 Energy Services Director Laurie Mangum provided some handouts covering the  
6 following topics: a memorandum from Ms. Mangum to City Manager Gary Esplin  
7 regarding Natural Gas Pre Purchases MGF; List of Transactions; and Load Projection.  
8 She stated that they plan for 70% of the load to be covered at all times with our base.  
9

10 City Manager Gary Esplin stated that there have been previous discussions on other  
11 resources and projects including a small nuclear plant with UAMPS. There is no  
12 commitment at this point.  
13

14 Ms. Mangum explained that it is \$200,000 to start and millions after that.  
15

16 Councilmember Bowcutt commented when he was first elected, there were concerns  
17 with transmission costs.  
18

19 Ms. Mangum advised transmission cost go up all the time.  
20

21 City Manager Gary Esplin explained that transmission costs in the past were charged  
22 until PacifiCorp completed all of the transmission lines. When power was generated  
23 by the City, there was no charge; now there is a charge whether the City generates  
24 the power or not. It is a fixed cost. Another generator can be built at the Millcreek  
25 Facility. The City is good for the next eight years or so. He advised if the Lake Powell  
26 Pipeline is not built, either growth needs to be shut off or another water source would  
27 have to be found. If the Lake Powell pipeline is a water source then power  
28 generation could be built and brought into the system.  
29

30 Mayor Pike mentioned that the decision on the Lake Powell Pipeline is about three  
31 years out  
32

33 City Manager Gary Esplin asked for a motion to agree with forward purchases of gas.  
34

35 **MOTION:** A motion was made by Councilmember Arial to agree with the forward  
36 purchases of gas.

37 **SECOND:** The motion was seconded by Councilmember Almquist.

38 **VOTE:** Mayor Pike called for a vote, as follows:  
39

40 Councilmember Almquist – aye  
41 Councilmember Hughes – aye  
42 Councilmember Randall – aye  
43 Councilmember Bowcutt - aye  
44 Councilmember Arial – aye  
45

46 The vote was unanimous and the motion carried.  
47

48 **RESOLUTION:**

49 **Consider approval of a resolution amending the St. George Marathon fees.**

1  
2 City Manager Gary Esplin advised that the resolution is to officially adopt the fees that  
3 are currently being charged. Every time a fee is charged, a resolution needs need to  
4 be passed. These items were contained within revenues in last year's budget  
5 resolution.  
6

7 **MOTION:** A motion was made by Councilmember Almquist to the resolution  
8 adopting fees for the St. George Marathon dated March 26, 2015.

9 **SECOND:** The motion was seconded by Councilmember Bowcutt.

10 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
11

12 Councilmember Almquist – aye

13 Councilmember Hughes – aye

14 Councilmember Randall – aye

15 Councilmember Bowcutt - aye

16 Councilmember Arial – aye  
17

18 The vote was unanimous and the motion carried.  
19

20 **REPORTS FROM THE MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

21 Councilmember Arial provided updates on the financials for the Children's Museum as  
22 well as donations they have recently received. She mentioned future exhibits.  
23

24 City Manager Gary Esplin provided an update on the restrooms at the Children's  
25 Museum.  
26

27 Councilmember Arial mentioned that the Children's Museum entered into an  
28 agreement with SwitchPoint for an area to work on training parents on how to live and  
29 to allow the children to learn in the museum. Additionally she mentioned that the Art  
30 Around the Corner reception is tomorrow evening and the Arts Commission met this  
31 morning. She is confused by all of the committees with regards to the RAP tax.  
32

33 Councilmember Randall mentioned that that Arbor Day celebration will take place on  
34 Saturday, April 25<sup>th</sup>. The Veteran's Committee is grateful for the City's for Brigit  
35 Cantrell and the Vietnam wall. Additionally, she mentioned the Doctor's Volunteer  
36 Clinic gala will be held on Saturday, March 28<sup>th</sup>.  
37

38 Mayor Pike mentioned that the City is hosting a Pickleball tournament at the Little  
39 Valley courts.  
40

41 Councilmember Almquist asked for an update on recycling.  
42

43 Mayor Pike advised that Neil Schwendiman sent a link that will be available on the  
44 City's websites. Additionally, Mr. Schwendiman is working on costs.  
45

46 Councilmember Almquist mentioned that the Mosquito Abatement will discuss  
47 concerns that water is low in the Virgin River. Additionally, they are worried about it  
48 being a bigger mosquito season than originally thought.  
49

1 Mayor Pike mentioned that he attended the Air Quality meeting. There is now a  
2 second air quality monitor. They will start having monthly data on what this monitor  
3 tracks. Matt Loo and Mr. Swensen attended the meeting and provided reports. He  
4 asked that Mr. Swensen keep providing updates.  
5

6 Councilmember Almquist commented that Mayor Pike assigned the Councilmembers  
7 to look at codes. When looking at them, it would be nice to have access to Code  
8 Enforcement Officers to see what they are seeing in the field.  
9

10 Ed Baca, citizen, stated that he received a call from a gentleman in Little Valley. The  
11 gypsum mining is taking place during night hours. Their concerned if the mining is  
12 happening at that time.  
13

14 Mayor Pike mentioned that he will follow up with Mr. Swensen. He stated the Legal  
15 Department has hard copies of the code enforcement ordinance for each of the  
16 Councilmembers. They could follow up with staff individually.  
17

18 Councilmember Bowcutt mentioned that at the Planning Commission meeting, Smiths  
19 request was pulled from the agenda. He believes they will return with a request for a  
20 PD-C.  
21

22 Councilmember Hughes stated that he has no updates. He mentioned he received a  
23 request to rename 400 East to Flood Street.  
24

25 Mayor Pike asked City Manager Gary Esplin if the Council needs to speak about a  
26 potential race.  
27

28 City Manager Gary Esplin advised it is out of the City's hands. He does not know if  
29 they want it announced at this time.  
30

31 **ADJOURN TO CLOSED SESSION:**

32 **MOTION:** A motion was made by Councilmember Hughes to adjourn to a closed  
33 session to discuss property and pending litigation.

34 **SECOND:** The motion was seconded by Councilmember Arial.

35 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
36

37 Councilmember Almquist – aye

38 Councilmember Hughes – aye

39 Councilmember Randall – aye

40 Councilmember Bowcutt - aye

41 Councilmember Arial – aye  
42

43 The vote was unanimous and the motion carried.  
44

45 The meeting then reconvened.  
46

47 City Manager Gary Esplin advised that the Zion Lions provided him with a proposal to  
48 remove the corals at the SunBowl. He outlined the cost and mentioned that they are  
49 asking the City to cover \$25,000.

1  
2 The consensus of the Councilmembers is to move forward.  
3

4 Councilmember Almquist mentioned the next liability on highways is at the east side  
5 of 100 South and River Road.  
6

7 Mayor Pike stated that Public Works Director Cameron Cutler may have to look at the  
8 area.  
9

10 **ADJOURN:**

11 **MOTION:** A motion was made by Councilmember Almquist to adjourn.

12 **SECOND:** The motion was seconded by Councilmember Bowcutt.

13 **VOTE:** Mayor Pike called for a vote, as follows:  
14

15 Councilmember Almquist – aye

16 Councilmember Hughes – aye

17 Councilmember Randall – aye

18 Councilmember Bowcutt - aye

19 Councilmember Arial – aye  
20

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

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**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
APRIL 2, 2015, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Jon Pike  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Michele Randall  
Councilmember Joe Bowcutt  
City Manager Gary Esplin  
City Attorney City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**EXCUSED:**

**Councilmember Arial**

**OPENING:**

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Randall and the invocation was offered by Reverend Jimi Kestin.

Mayor Pike mentioned the Art Around the Corner Gala that took place last Friday evening as well as the 36<sup>th</sup> annual Arts Festival that will take place this weekend. He then read a proclamation proclaiming the second week of May as Youth Week.

Tim Murray with the Elks Lodge explained that they promote youth in the community. At their awards banquet on May 4, 2015, they will award over \$100,000 in scholarships.

Alisha Tolaman with the Arts Commission explained that once a year they present an Excellence in the Arts awards to recipients that have provided outstanding achievement and service in the arts. Two awards will be presented tonight.

Deborah Reeder introduced Roland Lee, one of tonight's recipients.

Mr. Lee presented a PowerPoint presentation depicting his history in the arts community.

Mayor Pike and Ms. Tolaman presented Mr. Lee with his award.

Ms. Tolaman presented a video depicting award recipient Harold Putnam's contribution to the arts community.

Mayor Pike and Ms. Tolaman presented Mr. Putnam with his award.

City Manager Gary Esplin advised that item 6C will not be heard as the dance will be moved to Dixie State University.

**COMMENTS FROM THE PUBLIC:**

Mayor Pike advised that three forms have been received. A gentleman in the audience mentioned that he was unaware that a form needed to be filled out. Two forms were filled out for the same subject; therefore, Mayor Pike gave them a combined time of five minutes.

1  
2 Corinne Nyman, resident, asked the Council to enact an ordinance to address the  
3 problem of puppy mills in the community. She read a letter she wrote to the  
4 Councilmembers which is included in the agenda packet.  
5

6 Mr. Wasburd, resident, encouraged the Council to look at the City of San Diego ordinance  
7 that Ms. Nyman provided to them prior to the meeting.  
8

9 Mayor Pike stated that he will have staff review the ordinance as well as research what  
10 other cities may have done.  
11

12 Tom and Dorothy Heers, owners of the Cliffside Restaurant and Inn on the Cliff Hotel,  
13 thanked the Council for the wonderful experience redoing the business. They have been  
14 in the business for years and have never had the good experience as they had here. The  
15 process was not easy, but it was done right.  
16

17 Neil Cole, resident, explained that he walks almost every day. He uses the Halfway Wash  
18 Trail which was damaged over a year ago. He asked that it be improved.  
19

20 Leisure Services Director Kent Perkins stated that there are funds proposed in the new  
21 budget to repair this trail. He asked Mr. Cole's for his phone number so that he can keep  
22 him informed of the progress.  
23

24 **PUBLIC HEARING/ROAD VACATION/ORDINANCE:**

25 **Public hearing to consider vacating a portion of 1200 North Street at**  
26 **approximately 1900 East Street. James Sullivan, applicant.**  
27

28 Planning and Zoning Manager John Willis advised that the purpose of this road vacation is  
29 to fix a jog in the road that was created with the recording of 1900 East Street and Forest  
30 Park Phase 3 final plats. When the street was dedicated it was stubbed to the adjacent  
31 property. The developer then came in and aligned the street differently.  
32

33 Mayor Pike opened the public hearing. There being no public comment, he closed the  
34 public hearing.  
35

36 **MOTION:** A motion was made by Councilmember Almquist to approve the vacation  
37 of a portion of 1200 North Street at approximately 1900 East Street.

38 **SECOND:** The motion was seconded by Councilmember Randall.

39 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
40

41 Councilmember Almquist – aye

42 Councilmember Hughes – aye

43 Councilmember Randall – aye

44 Councilmember Bowcutt – aye  
45

46 The vote was unanimous and the motion carried.  
47

48 **STREET CLOSURE:**

49 **Consider approval of a request to close 200 South between 500 East and 600**  
50 **East for a block party event on April 11, 2015. Aaron Olsen, applicant.**  
51

52 City Manager Gary Esplin stated that staff supports these types of events. He does not  
53 see any issues with this request.

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**MOTION:** A motion was made by Councilmember Hughes to approve the closure for the block party on 200 South between 500 and 600 East and to waive the special event permit fee.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

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

- Councilmember Almquist – aye
- Councilmember Hughes – aye
- Councilmember Randall – aye
- Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**SPECIAL EVENT PERMIT FEE WAIVER:**

**Consider approval of a request for a special event permit fee waiver and to hold a youth dance at the Main Street Plaza Parking Garage. Melany Carroll, applicant.**

Falon Jones and Gabriel Weese with the Youth City Council explained that they are trying to bring the community together. They plan to hold a dance at the Main Street Plaza Parking Garage and have obtained approval from garage management. In terms of security, they have been in contact with Captain Staley. The budget was approved by Steve Bingham and flyers have been distributed at local high schools. They invited the Councilmembers to the dance which will take place on April 25, 2015.

**MOTION:** A motion was made by Councilmember Randall to approve the special event permit fee waiver for the youth dance at the Main Street Plaza Parking Garage on April 25<sup>th</sup>.

**SECOND:** The motion was seconded by Councilmember Almquist.

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

- Councilmember Almquist – aye
- Councilmember Hughes – aye
- Councilmember Randall – aye
- Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**LOCAL CONSENT ON PREMISE BANQUET LIQUOR LICENSE:**

**Consider approval of a local consent for an on premise banquet liquor license. Lesli Walker, applicant.**

City Manager Gary Esplin explained that a license was issued previously in Ms. Walker’s husband’s name. Since he has passed away, a new license has to be obtained. Distance requirements have been waived in the past.

**MOTION:** A motion was made by Councilmember Hughes to approve the local consent for the on premise liquor license for Heritage Catering and waive the requirement that they be 500 feet from Confluence Park.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

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

1 Councilmember Almquist – aye  
2 Councilmember Hughes – aye  
3 Councilmember Randall – aye  
4 Councilmember Bowcutt – aye  
5

6 The vote was unanimous and the motion carried.  
7

8 **SPECIAL EVENT:**

9 **Consider approval of a request for City support and to hold the George**  
10 **Streetfest on Main event on Main Street that will be held on the first Friday of**  
11 **each month in 2015. Melynda Thorpe, applicant.**  
12

13 City Manager Gary Esplin explained that the next three items are linked together. Item  
14 6G will not need to be heard if the other two items are approved.  
15

16 Nicki Richards explained that they are requesting final approval for the George First  
17 Friday Streetfest. She turned the time over to applicant Melynda Thorpe.  
18

19 Ms. Thorpe explained that they have been discussing this event for the past few months.  
20 The event was designed to build economy for local artists, to bring benefit to downtown  
21 businesses, to build culture for downtown and to provide opportunity for community  
22 leaders, citizens and visitors to gather, dance and celebrate. They will seek sponsors to  
23 see that the event is successful. She provided and reviewed the event plan.  
24

25 Mayor Pike commented that the event looks like a lot of fun.  
26

27 Councilmember Almquist inquired about the stage. He mentioned a call he received from  
28 a gentleman who purchased a professional stage that he will rent out for events.  
29

30 Ms. Thorpe commented that they would like to use the City's stage for the first six  
31 months. Their goal is to become a self sustaining event within the first year. She  
32 requested that the City treat them as a business so that they can have a one year license  
33 rather than paying the \$500 fee each month.  
34

35 City Manager Gary Esplin stated there have been similar requests in the past. He  
36 mentioned that there would not be a special event fee since the City will be a sponsor.  
37 Additionally, he mentioned that the applicant is asking for \$2,000 per event. They have  
38 secured a \$10,000 grant from the County Convention and Visitor's Bureau.  
39

40 Business License Specialist Shiloh Kirkland asked that the applicant not be required to  
41 come before Council each time to approve the local consent. She asked that the local  
42 consent be submitted to Mayor Pike for approval.  
43

44 **MOTION:** A motion was made by Councilmember Randall to approve the request for  
45 City support and to hold the George Streetfest on Main on the first Friday  
46 of each month in 2015, starting on June 5<sup>th</sup>.

47 **SECOND:** The motion was seconded by Councilmember Almquist.

48 **VOTE:** Mayor Pike called for a vote, as follows:  
49

50 Councilmember Almquist – aye  
51 Councilmember Hughes – aye  
52 Councilmember Randall – aye  
53 Councilmember Bowcutt – aye

1  
2 The vote was unanimous and the motion carried.  
3

4 **LOCAL CONSENT SINGLE EVENT PERMIT:**

5 **Consider approval of a local consent for a single event permit. Melynda Thorpe,**  
6 **applicant.**

7  
8 City Manager Gary Esplin advised this is to authorize the local consent as an annual  
9 recurring event so that they only have one fee.

10  
11 **MOTION:** A motion was made by Councilmember Hughes to approve the local  
12 consent permit for the Jazz Garden and to make it an annual permit.

13 **SECOND:** The motion was seconded by Councilmember Almquist.

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

15  
16 Councilmember Almquist – aye  
17 Councilmember Hughes – aye  
18 Councilmember Randall – aye  
19 Councilmember Bowcutt – aye

20  
21 The vote was unanimous and the motion carried.  
22

23 **SPECIAL EVENT:**

24 **Consider approval of a request to hold the Jazz Garden event at Ancestor**  
25 **Square. Melynda Thorpe, applicant.**

26  
27 City Manager Gary Esplin advised that he does not believe this item needs to be approved  
28 separately.  
29

30 **SET PUBLIC HEARING:**

31 John Willis advised that at its meeting on March 24, 2015, the Planning Commission  
32 recommended setting public hearings on April 16, 2015 to consider a zone change  
33 amendment to construct an approximately 20,000 square foot building on property zoned  
34 PD-C to accommodate the future development of a Mercedes-Benz Auto Dealership. The  
35 property is located at 1792 South Blackridge Drive, 302 and 288 West Hilton Drive.  
36

37 City Manager Gary Esplin stepped out.

38  
39 Councilmember Bowcutt stepped out

40  
41 **MOTION:** A motion was made by Councilmember Randall to set the public hearing  
42 for April 16, 2015 for the zone change amendment to construct the  
43 Mercedes-Benz dealership.

44 **SECOND:** The motion was seconded by Councilmember Almquist.

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

46  
47 Councilmember Almquist – aye  
48 Councilmember Hughes – aye  
49 Councilmember Randall – aye

50  
51 The vote was unanimous and the motion carried.  
52

53 **LOT SPLIT:**

1 Planning and Zoning Manager John Willis presented the request for a lot split for an LDS  
2 Church parcel located at 820 North Valley View Drive. Zoning is R-1-10. The purpose of  
3 the lot split is so that the church and vacant lot be separate parcels. Planning  
4 Commission recommends approval.  
5

6 **MOTION:** A motion was made by Councilmember Hughes to approve the lot split for  
7 the property located at 820 North Valley View Drive.

8 **SECOND:** The motion was seconded by Councilmember Randall.

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

10 Councilmember Almquist – aye

11 Councilmember Hughes – aye

12 Councilmember Randall – aye  
13  
14

15 The vote was unanimous and the motion carried.  
16

17 Councilmember Bowcutt returned.  
18

19 **LOT SPLIT:**

20 Planning and Zoning Manager John Willis presented the request for a lot split for a parcel  
21 located north of Middleton Drive between 1700 East and Cottonwood Springs Road,  
22 zoning is R-1-10 and Open Space. He explained that a portion of the property is a  
23 hillside. The applicant is requesting to split the hillside from the portions that can be  
24 developed. Planning Commission recommends approval.  
25

26 **MOTION:** A motion was made by Councilmember Hughes to approve the lot split for  
27 property located north of Middleton Drive between 1700 East and  
28 Cottonwood Springs Road.

29 **SECOND:** The motion was seconded by Councilmember Randall.

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

31 Councilmember Almquist – aye

32 Councilmember Hughes – aye

33 Councilmember Randall – aye

34 Councilmember Bowcutt – aye  
35  
36

37 The vote was unanimous and the motion carried.  
38

39 **PRELIMINARY PLAT:**

40 Planning and Zoning Manager John Willis presented the preliminary plat for Whiterocks at  
41 the Ledges Phase 2, a 3-lot residential subdivision located at Canyon Tree Drive; zoning  
42 is PD-R. Planning Commission recommends approval.  
43

44 **MOTION:** A motion was made by Councilmember Hughes to approve the preliminary  
45 plat for Whiterocks at the Ledges Phase 2.

46 **SECOND:** The motion was seconded by Councilmember Almquist.

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

48 Councilmember Almquist – aye

49 Councilmember Hughes – aye

50 Councilmember Randall – aye

51 Councilmember Bowcutt – aye  
52  
53

1 The vote was unanimous and the motion carried.  
2

3 **PRELIMINARY PLAT:**

4 Planning and Zoning Manager John Willis presented the preliminary plat for Riverside  
5 Business Park, a 3-lot commercial subdivision located at 359 and 377 East Riverside  
6 Drive; zoning is C-3. The applicant has requested to divide each of the three existing  
7 buildings. Each of them meets the minimum parking lot requirements. Currently, the  
8 landscaping is nonconforming; however, City code allows for the Council to allow for the  
9 nonconforming use to continue if they are modifying. He read that section of the code.  
10 The applicant is requesting to maintain the existing landscaping on the side. Along the  
11 frontage there is 7' of landscaping; however, it should be 15'. Planning Commission  
12 recommends approval of the preliminary plat or the continuation of the nonconforming  
13 landscaping with the following findings: 1) The proposed change does not impose any  
14 unreasonable burden upon the lands located in the vicinity of the nonconforming use or  
15 structure; and 2) That the negative impact of the nonconformity is not increased.  
16

17 City Manager Gary Esplin returned.  
18

19 Councilmember Almquist commented that he does not see an issue with allowing them to  
20 have the original landscaping that was approved at that time; however, they should raise  
21 it up to the original standard. He does not believe they should be required to put in  
22 grass.  
23

24 Councilmember Bowcutt explained that the Planning Commission discussed changing the  
25 landscaping and parking. If the landscaping is changed the parking requirement would  
26 not be met. They felt the priority was parking.  
27

28 Councilmember Almquist stated that the dead trees should be replaced so that they meet  
29 the minimum spacing. The original plan showed grass along the entire frontage;  
30 however, he believes gravel and shrubs would be okay if the Parks Department agrees.  
31

32 City Manager Gary Esplin clarified that if the Council allows the present planner strip to  
33 stay the same width as it is, they would require covering the 7' planner with shrubs or  
34 what is required under the current approvals, as well as, replacing the trees.  
35

36 **MOTION:** A motion was made by Councilmember Almquist to approve the  
37 preliminary plat for Riverside Business Park located at 359 and 377 East  
38 Riverside Drive as presented with the requirements for the waiver of any  
39 additional landscaping, but bringing what is there up to standard as well  
40 as spacing and replacing the street trees that have died.

41 **SECOND:** The motion was seconded by Councilmember Hughes.

42 **VOTE:** Mayor Pike called for a vote, as follows:  
43

44 Councilmember Almquist - aye  
45 Councilmember Hughes - aye  
46 Councilmember Randall - aye  
47 Councilmember Bowcutt - aye  
48

49 The vote was unanimous and the motion carried.  
50

51 **CONDITIONAL USE PERMIT:**

1 **Consider approval of a conditional use permit to extend an existing sales lot for**  
2 **automobiles on property located at 148 West St. George Boulevard. Ron Caplin,**  
3 **applicant.**  
4

5 Planning and Zoning Manager John Willis presented the request for a conditional use  
6 permit to expand an existing car lot to the adjacent lot. The applicant is also requesting  
7 to maintain the nonconforming landscaping. He showed a map of the current location  
8 and the proposed expansion site. The code requires 15' of landscaping; however they  
9 currently have approximately 5'. The code and standards for a car lot does require  
10 compliance with the landscaping codes when dealing specifically with the lots. City code  
11 allows for this as long as the change does not impose any unreasonable burden upon the  
12 lands located in the vicinity of the nonconforming use or structure; and that the negative  
13 impact of the nonconformity is not increased. Planning Commission recommends  
14 approval with the conditions and findings as outlined in the agenda packet. He reviewed  
15 the standards in City code regarding CUPs and showed additional pictures of the site.  
16

17 City Manager Gary Esplin commented on the letters received in opposition. He agrees  
18 with the letter from Richens Eye Center, which is included in the agenda packet, with  
19 regards the intent of the downtown area; however, for this particular location, it is best  
20 to join the two parcels on either side with the recommendations of the Planning  
21 Commission.  
22

23 City Attorney Shawn Guzman clarified that when referring to the existing businesses, City  
24 Manager Gary Esplin was talking about the existing adjacent car lot. Any other  
25 requirements regarding signage and customer parking would be treated as one piece.  
26 The condition for this use as a used car lot only goes with the adjacent car lot because it  
27 meets requirements.  
28

29 Councilmember Almquist asked about if the parcels will remain separate for tax purposes.  
30 He explained that he is asking this because the frontage may have landscaping  
31 maintained separately from the larger piece.  
32

33 Ron Caplin, applicant, explained that the pictures are old. They will put in additional  
34 landscaping and will maintain it. The property is land locked with no access if not  
35 approved.  
36

37 City Manager Gary Esplin commented that the same owner owns all three parcels. They  
38 cannot be used as a car lot independent of the other three.  
39

40 Mayor Pike mentioned one of the letters received which talks about parking on the street.  
41 They hope that this expansion will resolve the issue.  
42

43 Mr. Caplin stated that customers park on the street from time to time. The City has  
44 striped diagonal parking across the street which should help. Additionally, they have  
45 added extra parking this last year. They have nine employees and sub-lease the service  
46 department with four employees. The employees park on the street as they do not have  
47 employee parking. He can designate specific parking spaces if that is a concern.  
48

49 City Manager Gary Esplin advised that the intent of the ordinance is to have adequate  
50 parking, not counting the street parking. The second business should have its own  
51 parking.  
52

1 Mr. Caplin commented that they do not allow their service department employees to park  
2 cars across the street; he will police that.

3  
4 City Attorney Shawn Guzman advised to adopt the findings if approved.

5  
6 **MOTION:** A motion was made by Councilmember Hughes to approve the conditional  
7 use permit for Premiere Car and Truck located at 148 West St. George  
8 Boulevard with the conditions and findings as outlined as well as the  
9 conditions that the lots cannot be used separately for used car lots without  
10 the adjacent business.

11 **SECOND:** The motion was seconded by Councilmember Almquist.

12  
13 Councilmember Hughes reiterated to keep the parking off the street.

14  
15 **VOTE:** Mayor Pike called for a vote, as follows:

16  
17 Councilmember Almquist – aye  
18 Councilmember Hughes – aye  
19 Councilmember Randall – aye  
20 Councilmember Bowcutt – aye

21  
22 The vote was unanimous and the motion carried.

23  
24 **AWARD OF BID:**

25 **Consider award of bid for the annual Reuse Center crushing operation.**

26  
27 City Manager Gary Esplin advised the Reuse Center enters into a contract annually to  
28 crush asphalt and concrete to be environmentally friendly.

29  
30 Purchasing Manager Connie Hood recommend awarding the bid to Feller Enterprises, the  
31 low bidder at \$66,800 for 13 tons of concrete and asphalt.

32  
33 City Manager Gary Esplin mentioned that departments are fighting to get the rubble.

34  
35 **MOTION:** A motion was made by Councilmember Almquist to award the bid for the  
36 annual Reuse Center crushing operation to Feller Enterprises in the  
37 amount of \$66,800 for 13 tons of concrete and asphalt.

38 **SECOND:** The motion was seconded by Councilmember Bowcutt.

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

40  
41 Councilmember Almquist – aye  
42 Councilmember Hughes – aye  
43 Councilmember Randall – aye  
44 Councilmember Bowcutt – aye

45  
46 The vote was unanimous and the motion carried.

47  
48 **AWARD OF BID:**

49 **Consider award of bid for the Washington Fields Trail and Drainage Corridor**  
50 **project.**

51  
52 City Manager Gary Esplin explained that this bid is for the construction of a drainage  
53 channel and trail near Washington Fields. The project will take an existing drainage

1 easement, improves it and takes it up to the capacity of the 100 year storm and allows to  
2 connect the drainage on the east side of 3000 East. Additionally, it creates an aesthetic  
3 amenity for the area south of Mall Drive. The bid was significantly under the engineer's  
4 estimate; therefore staff requests going with the extras one of which is a second crossing  
5 to the west of the Lins Market complex. Funding for this project is partly out of Drainage  
6 Impact Fund and participation from the Flood Authority. The City will have to front the  
7 funds as their funds are not available until January. The cost is \$1,592,926 which  
8 includes all of the extras, 50% of which will be reimbursed by the Flood Authority. He  
9 requests approving the award of bid contingent on securing and execution of the required  
10 dedication of the land and agreement with the property owner to facilitate this. The low  
11 bidder was Interstate Rock Products and includes optional items; the engineers estimate  
12 was over \$2 million. The City will maintain the ditch.  
13

14 **MOTION:** A motion was made by Councilmember Almquist to approve the bid for  
15 Interstate Rock Products to complete the Washington Fields Trail and  
16 Drainage Corridor project for \$1,592,926 which includes the three  
17 addendum items contingent upon obtaining the agreements from property  
18 owners and any easements required to perform such work.

19 **SECOND:** The motion was seconded by Councilmember Randall.

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

21  
22 Councilmember Almquist - aye  
23 Councilmember Hughes - aye  
24 Councilmember Randall - aye  
25 Councilmember Bowcutt - aye  
26

27 The vote was unanimous and the motion carried.  
28

29 **AWARD OF BID:**

30 **Consider award of bid for the St. James Trailhead project.**

31  
32 Purchasing Manager Connie Hood advised that the low bidder pulled their bid. The next  
33 low bidder was PCI in the amount of \$250,568.73.  
34

35 Parks Planner Mark Goble explained this phase will have a loop trail with seven acres of  
36 turf. The next phase includes a restroom, pavilion and shade trees.  
37

38 **MOTION:** A motion was made by Councilmember Randall to approve the bid to PCI  
39 for the St. James Trailhead project in the amount of \$250,568.73.

40 **SECOND:** The motion was seconded by Councilmember Hughes.

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

42  
43 Councilmember Almquist - aye  
44 Councilmember Hughes - aye  
45 Councilmember Randall - aye  
46 Councilmember Bowcutt - aye  
47

48 The vote was unanimous and the motion carried.  
49

50 **AWARD OF BID:**

51 **Consider award of bid for the Webb Hill Trailhead project.**  
52

1 Purchasing Manager Connie Hood recommended awarding the bid to Western Rock  
2 Products in the amount of \$81,019.96. The bid includes a shade structure, an  
3 information kiosk, landscaping and an irrigation system.  
4

5 City Manager Gary Esplin explained the local preference bid process. Western Rock  
6 Products agreed to match the lowest bid submitted by a contractor from outside the City.  
7

8 **MOTION:** A motion was made by Councilmember Hughes to award the bid for the  
9 Webb Hill Trailhead project to Western Rock Products in the amount of  
10 \$81,019.96.

11 **SECOND:** The motion was seconded by Councilmember Randall.

12 **VOTE:** Mayor Pike called for a vote, as follows:  
13

14 Councilmember Almquist - aye  
15 Councilmember Hughes - aye  
16 Councilmember Randall - aye  
17 Councilmember Bowcutt - aye  
18

19 The vote was unanimous and the motion carried.  
20

21 **APPROVAL OF RFP:**

22 **Consider approval of the RFP for the Silkwood Park Playground project.**  
23

24 City Manager Gary Esplin advised this request is for playground equipment at Silkwood  
25 Park in the Little Valley area. The park was started by the developer and the City added  
26 to the park. He mentioned the picture of the playground equipment that is included in  
27 the agenda packet.  
28

29 Parks Planner Mark Goble explained the criteria that was included in the RFP. Sonntag  
30 Recreation submitted the best proposal that met all of the criteria.  
31

32 Purchasing Manager Connie Hood advised the amount is \$99,800.  
33

34 **MOTION:** A motion was made by Councilmember Randall to award the bid to  
35 Sonntag Recreation for the Silkwood Park Playground equipment in the  
36 amount of \$99,800.

37 **SECOND:** The motion was seconded by Councilmember Bowcutt.

38 **VOTE:** Mayor Pike called for a vote, as follows:  
39

40 Councilmember Almquist - aye  
41 Councilmember Hughes - aye  
42 Councilmember Randall - aye  
43 Councilmember Bowcutt - aye  
44

45 The vote was unanimous and the motion carried.  
46

47 **PROFESSIONAL SERVICES AGREEMENT:**

48 **Consider approval of a professional services agreement for the Virgin River**  
49 **South Trail and River Road to Springs Park project.**  
50

51 City Manager Gary Esplin explained this agreement is for design of the trail phase along  
52 1450 South from the Virgin River Bridge on River Road to the Springs Park. There are

1 two phases to this project. It does not include improvements on the trailhead.  
2 Rosenberg was chosen for this project because of their knowledge of the foot plains.

3  
4 Purchasing Manager Connie Hood advised the amount is \$72,560 for both phases.

5  
6 **MOTION:** A motion was made by Councilmember Hughes to approve the  
7 professional services agreement with Rosenberg Associates for the Virgin  
8 River South Trail to Springs Park for \$72,560.

9 **SECOND:** The motion was seconded by Councilmember Randall.

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

11  
12 Councilmember Almquist – aye  
13 Councilmember Hughes – aye  
14 Councilmember Randall – aye  
15 Councilmember Bowcutt – aye

16  
17 The vote was unanimous and the motion carried.

18  
19 Mayor Pike called for a short recess.

20  
21 **ORDINANCE:**

22 **Consider approval of an ordinance amending Title 9, Chapter 14, Section 6,**  
23 **Illicit Discharges.**

24  
25 City Manager Gary Esplin explained that staff has been reviewing discharge permits which  
26 are required under federal guidelines. He mentioned that the draft ordinance included in  
27 the packet outlines the changes. Under federal law, the City is required to implement a  
28 storm water management program.

29  
30 **MOTION:** A motion was made by Councilmember Bowcutt to make the necessary  
31 changes to the City’s Illicit Discharge ordinance to make it in compliance  
32 with the State of Utah storm water permit as outlined in the sample in the  
33 packet.

34 **SECOND:** The motion was seconded by Councilmember Almquist.

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

36  
37 Councilmember Almquist – aye  
38 Councilmember Hughes – aye  
39 Councilmember Randall – aye  
40 Councilmember Bowcutt – aye

41  
42 The vote was unanimous and the motion carried.

43  
44 **RESOLUTION/DECLARING INTENT TO CONSIDER A MUNICIPAL BOUNDARY LINE**

45 **ADJUSTMENT:**

46 **Consider approval of a resolution declaring the intent to consider a municipal**  
47 **boundary adjustment between the City of St. George and Santa Clara City. Kent**  
48 **Frei, applicant.**

49  
50 City Manager Gary Esplin advised this is a request to change the boundary in the vicinity  
51 of Snow Canyon High School, near the hill with the SC logo on it. Originally, the  
52 applicant wanted to de-annex some of the property into St. George; however, staff  
53 decided that the property would be best developed in Santa Clara.

1  
2 Planning and Zoning Manager John Willis showed an aerial view of the area, as well as, a  
3 map of the proposed boundary line adjustment. Santa Clara City Council approved their  
4 resolution on March 25, 2015. The boundary line adjustment will not become effective  
5 until each municipality approves an ordinance, after a public hearing.  
6

7 City Manager Gary Esplin stated that there will be a lot of comments as this project goes  
8 forward for development. The property is on a hillside.  
9

10 **MOTION:** A motion was made by Councilmember Hughes to approve the resolution  
11 declaring the intent to adjust the municipal boundary with Santa Clara.

12 **SECOND:** The motion was seconded by Councilmember Randall.

13 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
14

15 Councilmember Almquist – aye  
16 Councilmember Hughes – aye  
17 Councilmember Randall – aye  
18 Councilmember Bowcutt – aye  
19

20 The vote was unanimous and the motion carried.

21 **AGREEMENT:**

22 **Consider approval of an agreement with Dixie Power to relocate and install**  
23 **power improvements in the vicinity of 3000 East and Mall Drive.**  
24

25 City Manager Gary Esplin advised this item is an agreement with Dixie Power to relocate  
26 and install power improvements in the vicinity of 3000 East and Mall Drive. These  
27 improvements are necessary in order to install the traffic signal.  
28

29 City Engineer Jay Sandberg explained there is an existing power box there that will have  
30 to be moved for the channel that will be built. The city's cost is \$66,433.59, which  
31 covers materials and some of the labor.  
32

33 **MOTION:** A motion was made by Councilmember Hughes to approve the agreement  
34 with Dixie Power to relocate the vault and other improvements at 3000  
35 East and Mall Drive for \$66,433.59.

36 **SECOND:** The motion was seconded by Councilmember Randall.

37 **VOTE:** Mayor Pike called for a vote, as follows:  
38

39 Councilmember Almquist – aye  
40 Councilmember Hughes – aye  
41 Councilmember Randall – aye  
42 Councilmember Bowcutt – aye  
43

44 The vote was unanimous and the motion carried.  
45

46 **AGREEMENT:**

47 **Consider approval of a private sewer collection system transfer agreement with**  
48 **St. George Snow Park Townhomes Association.**  
49

50 City Manager Gary Esplin explained in the past the HOAs have been maintaining the lines  
51 because they were not installed to City standards. A few years ago, the Council adopted  
52 a policy that said if the property owners bring the sewer lines up to standard, they would  
53 be under the specifications with the public sewer system. If they did that, the City would

1 pay half the cost and maintain the line. Both this item and the next have been reviewed  
2 by the Sewer Department.  
3

4 **MOTION:** A motion was made by Councilmember Hughes to approve the agreement  
5 with Snow Park Townhomes for the private sewer collection system  
6 transfer in the amount of \$4,110.

7 **SECOND:** The motion was seconded by Councilmember Almquist.

8 **VOTE:** Mayor Pike called for a vote, as follows:  
9

10 Councilmember Almquist – aye

11 Councilmember Hughes – aye

12 Councilmember Randall – aye

13 Councilmember Bowcutt – aye  
14

15 The vote was unanimous and the motion carried.  
16

17 **AGREEMENT:**

18 **Consider approval of the Three Palms Condominiums sewer transfer agreement.**  
19

20 City Manager Gary Esplin explained this project is on 400 East, just north of 700 South.  
21

22 **MOTION:** A motion was made by Councilmember Randall to approve the agreement  
23 with Three Palms Condominiums for the sewer transfer agreement in the  
24 amount of \$19,463.

25 **SECOND:** The motion was seconded by Councilmember Bowcutt.

26 **VOTE:** Mayor Pike called for a vote, as follows:  
27

28 Councilmember Almquist – aye

29 Councilmember Hughes – aye

30 Councilmember Randall – aye

31 Councilmember Bowcutt – aye  
32

33 The vote was unanimous and the motion carried.  
34

35 **AGREEMENT:**

36 **Consider approval of an equitable sharing agreement between the Drug Task  
37 Force and the DEA and authorize Chief Stratton and Captain Whitehead to sign  
38 the agreement.**  
39

40 City Manager Gary Esplin explained when funds are received from the Drug Task Force  
41 and the DEA; there is an agreement between all of the parties involved. This  
42 authorization would allow Police Chief Stratton and Captain Whitehead to sign the  
43 agreement.  
44

45 **MOTION:** A motion was made by Councilmember Randall to approve the equitable  
46 sharing agreement between the Drug Task Force and the DEA and  
47 authorize Chief Stratton and Captain Whitehead to sign.

48 **SECOND:** The motion was seconded by Councilmember Hughes.

49 **VOTE:** Mayor Pike called for a vote, as follows:  
50

51 Councilmember Almquist – aye

52 Councilmember Hughes – aye

53 Councilmember Randall – aye

1 Councilmember Bowcutt – aye

2  
3 The vote was unanimous and the motion carried.

4  
5 **AGREEMENT:**

6 **Consider approval of the Sand Hollow Wash channel repair and easement**  
7 **agreement.**

8  
9 City Manager Gary Esplin this is for the Sand Hollow Wash. Once the City receives an  
10 easement agreement, the channel will be repaired to handle more water. Last he heard  
11 the owner is willing to sign the agreement.

12  
13 **MOTION:** A motion was made by Councilmember Hughes to approve the Sand  
14 Hollow Wash channel repair and easement agreement.

15 **SECOND:** The motion was seconded by Councilmember Randall.

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

17  
18 Councilmember Almquist – aye

19 Councilmember Hughes – aye

20 Councilmember Randall – aye

21 Councilmember Bowcutt – aye

22  
23 The vote was unanimous and the motion carried.

24  
25 **PROPERTY EXCHANGE AND DONATION AGREEMENT:**

26 **Consider approval of property exchange and donation agreement with Quality**  
27 **Properties for property in the Tonaquint area.**

28  
29 City Manager Gary Esplin advised that the Council previously approved a property  
30 transfer with Quality Development for property in the Tonaquint Valley area for property  
31 the City has adjacent to the Dixie Center. The reason this is on the agenda tonight is  
32 because the appraisal came back higher than what they originally thought the value  
33 would be. Quality Development is asking that the City accept a portion of the property as  
34 a donation. The City is receiving more value based on the original appraisal.

35  
36 **MOTION:** A motion was made by Councilmember Hughes to approve the property  
37 exchange and donation agreement with Quality Properties.

38 **SECOND:** The motion was seconded by Councilmember Almquist.

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

40  
41 Councilmember Almquist – aye

42 Councilmember Hughes – aye

43 Councilmember Randall – aye

44 Councilmember Bowcutt – aye

45  
46 The vote was unanimous and the motion carried.

47  
48 **SASO LEASE:**

49 **Consider approval of a SASO sublease with Transwest Aero.**

50  
51 City Manager Gary Esplin stated that the Council recently approved the SASO lease with  
52 Transwest Aero who now proposes to sublease to Aviation Investments. One action  
53 would be to approve the sublease and the second would be to approve the lease with

1 Duane Adams. The sublease would be for nine months. As part of the sublease,  
2 Transwest Aero would be allowed to use existing parking that is not currently being used.  
3

4 City Attorney Shawn Guzman advised the sublease needs to be approved subject to  
5 approval by the Legal Department as changes need to be made.  
6

7 Councilmember Almquist referred to exhibit C in the agenda packet; he asked City  
8 Attorney Shawn Guzman to explain the rent.  
9

10 City Attorney Shawn Guzman explained that Transwest Aero negotiates the rate with the  
11 entity that is subleasing from them. The City's has its own lease rate. If Aviation  
12 Investments were to do something that violates the master lease with Transwest Aero, it  
13 is Transwest Aero's lease that is in jeopardy.  
14

15 City Manager Gary Esplin added that the intent is to have another building to be  
16 constructed within eight months. If it does not happen, they can ask for an extension if  
17 they wish.  
18

19 **MOTION:** A motion was made by Councilmember Hughes to approve the SASO  
20 sublease with Transwest Aero subject to review by the Legal Department.

21 **SECOND:** The motion was seconded by Councilmember Randall.

22 **VOTE:** Mayor Pike called for a vote, as follows:  
23

24 Councilmember Almquist - aye

25 Councilmember Hughes - aye

26 Councilmember Randall - aye

27 Councilmember Bowcutt - aye  
28

29 The vote was unanimous and the motion carried.  
30

### 31 **SASO LEASE:**

#### 32 **Consider approval of a SASO lease with Aviation Investments LLC.**

33

34 City Attorney Shawn Guzman stated that the basic terms of the agreement are the same  
35 as they were in the fall. There are changes that will be made including obtaining a bond  
36 to complete the building. All other terms remain the same; however, their attorney is  
37 reviewing the agreement and may propose changes.  
38

39 **MOTION:** A motion was made by Councilmember Randall to approve the SASO lease  
40 with Aviation Investments LLC subject to review by the Legal Department.

41 **SECOND:** The motion was seconded by Councilmember Almquist.

42 **VOTE:** Mayor Pike called for a vote, as follows:  
43

44 Councilmember Almquist - aye

45 Councilmember Hughes - aye

46 Councilmember Randall - aye

47 Councilmember Bowcutt - aye  
48

49 The vote was unanimous and the motion carried.  
50

### 51 **SKYWEST LEASE AGREEMENT:**

#### 52 **Consider approval of a renewal of the SkyWest use and lease agreement.**

53

1 City Manager Gary Esplin advised this is for the renewal of the annual lease with  
2 SkyWest. There is no change in terms.

3  
4 City Attorney Shawn Guzman commented that they are leasing a bigger area for another  
5 two years.

6  
7 **MOTION:** A motion was made by Councilmember Almquist to approve the renewal of  
8 the SkyWest use and lease agreement as outlined.

9 **SECOND:** The motion was seconded by Councilmember Bowcutt.

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

11  
12 Councilmember Almquist – aye

13 Councilmember Hughes – aye

14 Councilmember Randall – aye

15 Councilmember Bowcutt – aye

16  
17 The vote was unanimous and the motion carried.

18  
19 Councilmember Almquist asked what the City's relationship is with the TSA. He asked if  
20 they pay the Airport Authority.

21  
22 Airport Manager Rich Stehmeier replied yes.

23  
24 **RESOLUTION:**

25 **Consider approval of a resolution authorizing the second amendment to the FBO**  
26 **operating and lease agreement between the City of St. George and Above View,**  
27 **LLC.**

28  
29 City Manager Gary Esplin stated that Above View would like to expand and build another  
30 hanger. In order to do that, the City is amending their agreement to make it feasible to  
31 move forward.

32  
33 City Attorney Shawn Guzman advised this is a lender requirement. Included in the  
34 agreement are stipulations if they were to default on their loan, if secured by their  
35 property. This second amendment would change the time frame for a lien holder to cure  
36 a default from 20 days to 45 days.

37  
38 **MOTION:** A motion was made by Councilmember Almquist to approve the resolution  
39 authorizing the second amendment to the FBO operating and lease  
40 agreement between the City of St. George and Above View, LLC.

41 **SECOND:** The motion was seconded by Councilmember Hughes.

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

43  
44 Councilmember Almquist – aye

45 Councilmember Hughes – aye

46 Councilmember Randall – aye

47 Councilmember Bowcutt – aye

48  
49 The vote was unanimous and the motion carried.

50  
51 **RESOLUTION:**

52 **Consider approval of a resolution of the City of St. George, Utah declaring its**  
53 **official intent to reimburse itself to reimburse itself from the proceeds of Bonds**

1 **for certain capital expenditures; establishing the maximum principal amount of**  
2 **such expenditures; and authorizing incidental action.**  
3

4 City Manager Gary Esplin advised this item is a resolution indicating the City's intent to  
5 issue bonds in the future for capital expenditures and allow the City to recover any costs  
6 spent prior to bonds being issues. These bonds could be for projects under the RAP Tax.  
7 The resolution states \$8 million; however, he suggests changing that to \$10 million.  
8

9 **MOTION:** A motion was made by Councilmember Hughes to approve the resolution  
10 declaring the City's official intent to reimburse itself from the proceeds of  
11 bonds for certain capital expenditures with the correction of the amount  
12 from \$8 to \$10 million.

13 **SECOND:** The motion was seconded by Councilmember Almquist.

14 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
15

16 Councilmember Almquist – aye  
17 Councilmember Hughes – aye  
18 Councilmember Randall – aye  
19 Councilmember Bowcutt – aye  
20

21 The vote was unanimous and the motion carried.  
22

23 **APPOINTMENTS:**

24 Mayor Pike recommended appointing Jeff Mathis, Val Langston and Scott Christensen to  
25 the Board of Appeals for three year terms.  
26

27 City Manager Gary Esplin noted that this board convenes when an individual appeals the  
28 decision of the Building Department.  
29

30 **MOTION:** A motion was made by Councilmember Randall to appoint these  
31 gentlemen to the Board of Appeals.

32 **SECOND:** The motion was seconded by Councilmember Almquist.

33 **VOTE:** Mayor Pike called for a vote, as follows:  
34

35 Councilmember Almquist – aye  
36 Councilmember Hughes – aye  
37 Councilmember Randall – aye  
38 Councilmember Bowcutt – aye  
39

40 The vote was unanimous and the motion carried.  
41

42 **MINUTES:**

43 **Consider approval of the minutes from the meeting held on February 12, 2015.**  
44

45 Councilmember Almquist, page 4, line 50 – City Manager Gary Esplin commented on  
46 reuse water. It says "there may be a problem with irrigation in Bloomington Hills".  
47

48 City Manager Gary Esplin explained the intent was to say that with regard to the water  
49 situation and the drought; since the St. George Golf Course is operated by irrigation  
50 water out of the Virgin River, there may be a problem with that source.  
51

52 Councilmember Almquist also mentioned page 7 line 31.  
53

1 Mayor Pike commented that he would like to connect the bike trail in a couple of areas.

2  
3 **MOTION:** A motion was made by Councilmember Almquist to approve the meetings  
4 from the meeting held on February 12, 2015.

5 **SECOND:** The motion was seconded by Councilmember Hughes.

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

7  
8 Councilmember Almquist – aye  
9 Councilmember Hughes – aye  
10 Councilmember Randall – aye  
11 Councilmember Bowcutt – aye

12  
13 The vote was unanimous and the motion carried.

14  
15 **REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

16 Councilmember Bowcutt commented that Tuesday’s Planning Commission will be a long  
17 one.

18  
19 Mayor Pike mentioned that the American Planner’s Association is in town. He gave a  
20 welcome this morning and noticed that several members of the Planning Commission and  
21 staff are attending.

22  
23 Councilmember Almquist mentioned that the Hillside Committee has connected with PCI’s  
24 gypsum pit. When it is windy, the area gets a bit of attention. They are keeping the  
25 water on the roadway; however when excavating, it is not being watered as much  
26 because they need to keep it in a dry state.

27  
28 Mayor Pike commented that an air quality meeting will take place next month.

29  
30 Councilmember Almquist also mentioned that the Dinosaur Museum thanks city staff for  
31 their efforts.

32  
33 Councilmember Hughes mentioned the visit they had with the Success Academy who  
34 toured City Hall recently.

35  
36 **ADJOURN TO CLOSED SESSION:**

37 **MOTION:** A motion was made by Councilmember Almquist to adjourn to a closed  
38 session to discuss property and potential litigation items.

39 **SECOND:** The motion was seconded by Councilmember Bowcutt.

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

41  
42 Councilmember Almquist – aye  
43 Councilmember Hughes – aye  
44 Councilmember Randall – aye  
45 Councilmember Bowcutt – aye

46  
47 The vote was unanimous and the motion carried.

48  
49 **ADJOURN:**

50 **MOTION:** A motion was made by Councilmember Almquist to adjourn.

51 **SECOND:** The motion was seconded by Councilmember Hughes.

52 **VOTE:** Mayor Pike called for a vote, as follows:  
53

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

Councilmember Almquist – aye  
Councilmember Hughes – aye  
Councilmember Randall – aye  
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

DRAFT