

**DRAFT**Agenda Item Number : **2A**

## Request For Council Action

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**Date Submitted** 2015-05-26 10:55:46

**Applicant** C. Hood

**Quick Title** Blanket Bid Award

**Subject** Asphalt maintenance of Trails and Parking Lots

**Discussion** Two Bid responses received for the annual project. Straight Stripe submitted the low overall bid. They are a local vendor.

**Cost** \$110,000

**City Manager Recommendation** Recommend approval of our annual trail maintenance project.

**Action Taken**

**Requested by** Jerald Munk - Parks

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** A blanket will be issued for an amount of NTE: \$ 110,000. List of priority parking lots and trails is attached.

2A (revised)

Asphalt Maintenance c Bid # 15-0031

<u>Item/Description</u>	<u>Straight Stripe</u>	<u>Holbrook Asphalt</u>
Crack Seal	\$ 0.35 \$	0.40
2" Asphalt Overlay	\$ 1.75	(X10) \$42.00
Patching	\$5.00 \$	5.50
Striping (.095)	\$ 0.23 \$	0.25

Totals:

**From:** Jerald Munk  
**Sent:** Wednesday, May 20, 2015 3:03 PM  
**To:** Connie Hood  
**Cc:** Cody Schmitt  
**Subject:** FW: Asphalt seal on trails

In order of priority

- 1) Tonaquint Park – Parking Lot by Tennis Facility + trail loop
- 2) Little Valley Softball Complex – Parking Lot
- 3) Half Way Wash Trail
- 4) Finish South side of Virgin River Trail Corridor
- 5) Virgin river near new tunnel to Middleton wash
- 6) SR 18 Portions of this trail
- 7) Astragalis
- 8) Portions of sr18 near ledges and off-ramp, near ranches and above the new turtle road and bluffs street overpass

Do you have any others that are on the Top Priority

**From:** Cody Schmitt  
**Sent:** Wednesday, May 20, 2015 8:28 AM  
**To:** Jerald Munk  
**Subject:** RE: Asphalt seal on trails

Take these and prioritize them according to usage.  
Thanks

**Cody R Schmitt, RLA**

Assistant Park Manager - Parks Division  
390 North 3050 East  
St. George Utah 84790  
Phone: 435.703.1942



*These are  
the park trails  
& parking lots  
on the priority  
list.*

## Asphalt Maintenance c Bid # 15-0031

<u>Item/Description</u>	<u>Straight Stripe</u>	<u>Holbrook Asphalt</u>
Crack Seal	0.35	0.40
HDMB Paving (.152)	\$ (-.152) 0.152	\$ (-.157) 0.157
2" Asphalt Overlay	\$ 1.75	\$ (X10) \$42.00
Patching	\$ 5.00	\$ 5.50
Striping (.095)	\$ 0.23	\$ 0.25

Totals:

2A (revised)

Asphalt Maintenance c Bid # 15-0031

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2" Asphalt Overlay	1.75	(X10) \$42.00
Patching	\$5.00 \$	5.50
Striping (.095)	0.23 \$	0.25

Totals:

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


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**Date Submitted** 2015-05-28 22:27:06

**Applicant** Kent Perkins

**Quick Title** Approval of CMGC for All abilities Park

**Subject** Seeking approval to hire a Construction Manager/General Contractor to manage all remaining construction tasks for the all abilities Park

**Discussion** Four construction firms responded to an RFP to provide construction management services for the all abilities park. Three firms were interviewed and each submitted a fee based on a percentage of the cost of the work to be managed. There are several subcontracts still to be bid out. Steed Construction submitted a fee of 4 3/4 % compared to other submissions of 6 % and 7%.

**Cost** \$approximately \$100,000

**City Manager Recommendation** Recommend approval as the cost in within budget set for this project.

**Action Taken**

**Requested by** Kent Perkins

**File Attachments**

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

**Additional Comments** Steed will provide a construction manager and a full time on site job superintendent for the duration of the project. They will manage all of the sub-contractors and serve as the city's eyes and ears to coordinate all tasks.

**DRAFT**Agenda Item Number : **3A****Request For Council Action****Date Submitted** 2015-04-07 15:57:14**Applicant** Stephen Wade - Ried Pope, L&R Pope Engineering**Quick Title** Public Hearing/Ordinance - Public Street Vacation**Subject** Consider vacating a Public Street/ROW located at the rear of the property of 324 West and 302 West Hilton Drive.**Discussion** This portion of the Public Street/ROW was the old alignment of Indian Hills Drive/Tonaquint Drive. Other portions of this old alignment were vacated years ago and this is a clean-up item to vacate the rest of the road that is no longer in use.**Cost** \$0.00**City Manager Recommendation** Any abandonment and deed of this right of way should be to adjacent property owners unless it is proven that one property owner dedicated the entire parcel. May have some disagreement between the property owners here.**Action Taken** tabled - Do not add to any agenda until the Legal Department has worked out what to do with the transite pipe.**Requested by** Todd Jacobsen**File Attachments** [Indian Hills Tonaquint.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Indian Hills Tonaquint.pdf](#)

344 A



## **ITEM 4B**

### **Vacate Public Street/ROW**

PLANNING COMMISSION AGENDA REPORT: **04/14/2015**

VACATE PUBLIC STREET/ROW

**Old Alignment of Indian Hills Dr./Tonaquint Dr.**

Case No. 2015-LRE-015

**Request:** Approval to vacate the remainder of a Public Street/Right-of-way

**Representative:** Ried Pope, L.R. Pope Engineering  
1240 East 100 South #15-B  
St. George, UT 84790

**Property:** Located at the rear property of 324 West and 302 West Hilton Drive

**Zone:** PD-C

**Staff Comments:** This portion of the Public Street/ROW was the old alignment of Indian Hills Drive/Tonaquint Drive. Other portions of this old alignment were vacated years ago and this is a clean-up item to vacate the rest of the road that is no longer in use.

All aspects of this Public Street/ROW 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.

This Public Street/ROW is ready for Planning Commission's consideration for approval.

## **ITEM 4B**

### **Vacate Public Street/ROW**

PLANNING COMMISSION AGENDA REPORT: 04/14/2015

VACATE PUBLIC STREET/ROW

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This Public Street/ROW is ready for Planning Commission's consideration for approval.

NO. DATE	BY	APPROV.	REVISION DESCRIPTION



RECORD OF SURVEY MAP-LOT MERGER  
 SOUTH HILTON DRIVE HOLDINGS, LLC  
 LOCATED IN NE 1/4 OF SECTION 1, T43S, R16W, S14M

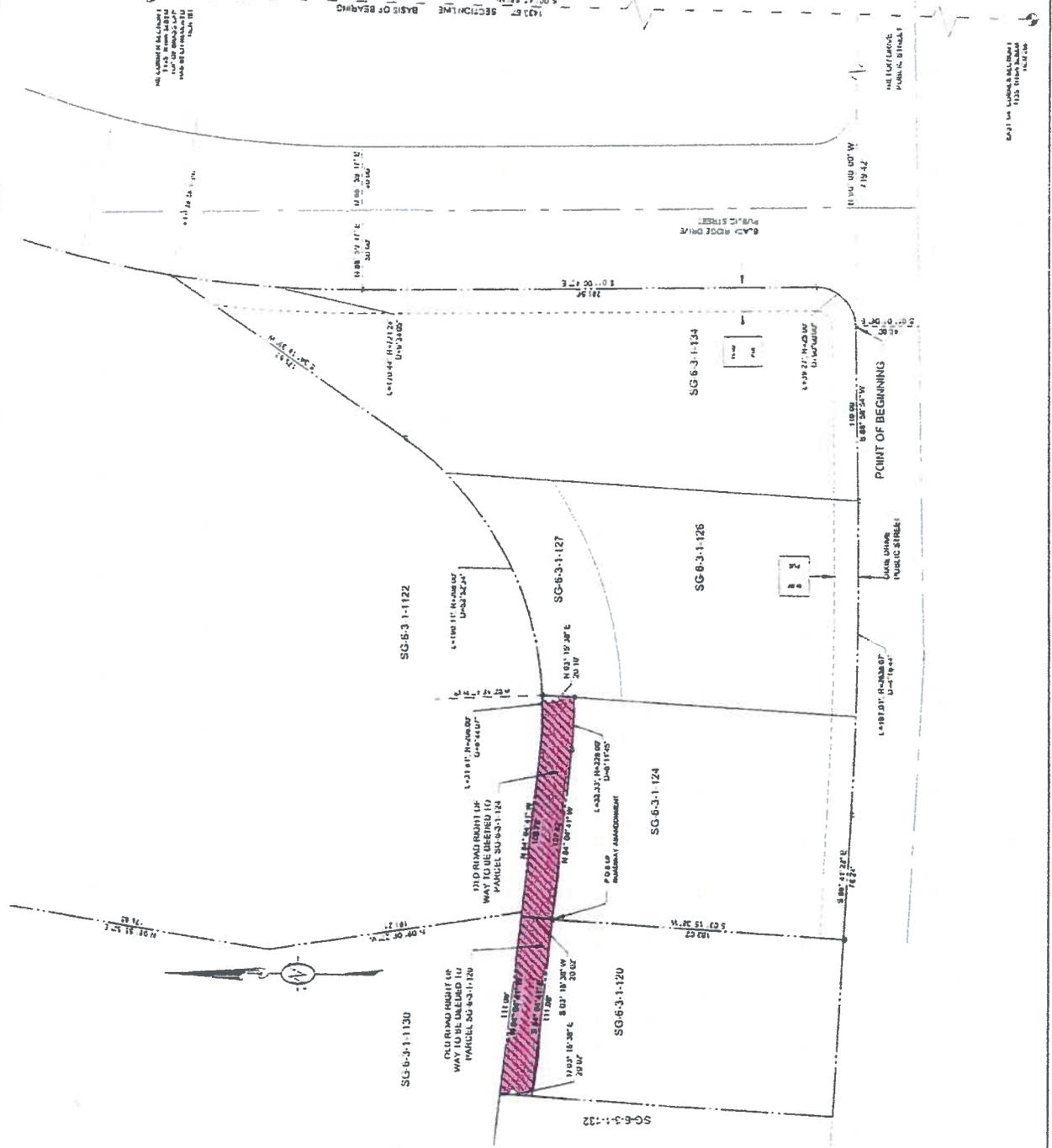
DATE: 04/18/2018  
 SHEET: 1 of 1

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly licensed and sworn Surveyor of the State of Florida, do hereby certify that I have personally supervised the making of the above described survey and that the same is a true and accurate survey of the land described therein, and that the same has been prepared in accordance with the provisions of Chapter 403, Florida Statutes, and that the same is a true and accurate survey of the land described therein.

1/1/18

STATE OF FLORIDA  
 SURVEYOR  
 I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.



**MERGED PARCELS DESCRIPTION**

US DEPARTMENT OF PARKS AND RECREATION, PARCELS 6-3-1-120, 6-3-1-121, 6-3-1-122, 6-3-1-123, 6-3-1-124, 6-3-1-125, 6-3-1-126 TO BE ABANDONED AND THE SECTION 6-3-1-120 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-120 TO BE ABANDONED AND THE SECTION 6-3-1-121 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-122 TO BE ABANDONED AND THE SECTION 6-3-1-123 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-124 TO BE ABANDONED AND THE SECTION 6-3-1-125 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-126 TO BE ABANDONED AND THE SECTION 6-3-1-127 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

**DESCRIPTION OF ROADWAY TO BE ABANDONED AND REDEVELOPED TO PARCELS 6-3-1-124**

SECTION 6-3-1-120 TO BE ABANDONED AND THE SECTION 6-3-1-121 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-122 TO BE ABANDONED AND THE SECTION 6-3-1-123 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-124 TO BE ABANDONED AND THE SECTION 6-3-1-125 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-126 TO BE ABANDONED AND THE SECTION 6-3-1-127 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

**DESCRIPTION OF ROADWAY TO BE ABANDONED AND REDEVELOPED TO PARCELS 6-3-1-120**

SECTION 6-3-1-120 TO BE ABANDONED AND THE SECTION 6-3-1-121 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-122 TO BE ABANDONED AND THE SECTION 6-3-1-123 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-124 TO BE ABANDONED AND THE SECTION 6-3-1-125 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-126 TO BE ABANDONED AND THE SECTION 6-3-1-127 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

**LEGEND**

SECTION 6-3-1-120 TO BE ABANDONED AND THE SECTION 6-3-1-121 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

SECTION 6-3-1-122 TO BE ABANDONED AND THE SECTION 6-3-1-123 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

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SECTION 6-3-1-126 TO BE ABANDONED AND THE SECTION 6-3-1-127 TO BE REDEVELOPED AS A PUBLIC ROADWAY.

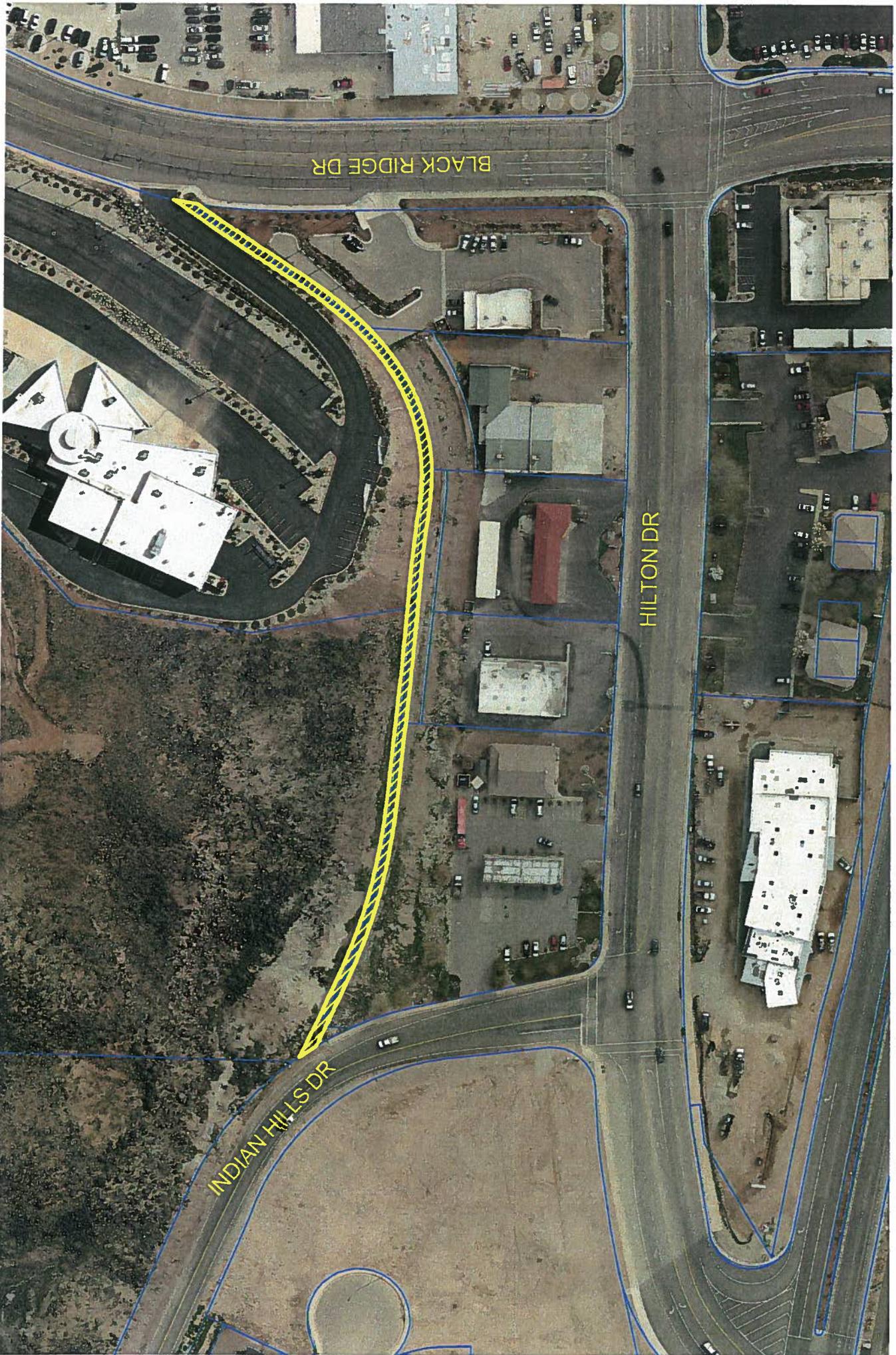


## Public Street Vacation

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

March 31, 2015

344 A



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-6-3-1-124, SG-6-3-1-120, SG-6-3-1-132, SG-6-3-1-134, SG-6-3-1-127, SG-6-3-1-1130, and SG-6-3-1-1122

**VACATE A PORTION OF TONAQUINT DRIVE, A PUBLIC RIGHT-OF-WAY  
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**

**WHEREAS**, the City has authority by State Law to vacate streets, rights of way, and easements, from use by the public; and

**WHEREAS**, petition having been received by this Council requesting the City to vacate a portion of Tonaquint Drive, which is an existing public right-of-way belonging to the City of St. George located between Black Ridge Drive and Indian Hills Drive, more particularly described in "Exhibit A"; and

**WHEREAS**, the City Council held a legally notified public hearing as per section 10-9a-208 Utah Code Annotated on June 14, 2015; and

**WHEREAS**, the City Council determined at the public hearing that good cause exists for the vacation because the road alignment through this area changed and the area Petitioner has asked City to vacate is no longer in use; and

**WHEREAS**, there is an abandoned waterline and sewer line in the approximate location shown on "Exhibit B" and the lines are transite pipe which pipe become the responsibility of the subsequent owner, their successors and assigns, with this transfer and the subsequent owner, their successors and assigns, is put on notice that any removal or disturbance of the pipe must be done pursuant to law; and

**WHEREAS**, the City Council determined that it will not be detrimental to the general public interest nor any person will be materially injured by the vacation and the vacation described in "Exhibit A" would be in the best interest of the City; and

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

That a portion of Tonaquint Dr., a public right-of-way, described in "Exhibit A", is hereby vacated on the condition that the subsequent owner, successor owners and assigns are solely responsible and liable for the transite pipe as described above and the City of St. George has no remaining responsibility for the pipe.

**EFFECTIVE DATE.** This Ordinance shall become effective immediately upon approval of the City Council and the signature of the Mayor.

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

CITY OF ST. GEORGE

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Jonathan T. Pike, Mayor

ATTEST:

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Christina Fernandez, City Recorder

City Council vote as recorded:

Gil Almquist	<input type="radio"/> Aye	<input type="radio"/> Nay
Bette Arial	<input type="radio"/> Aye	<input type="radio"/> Nay
Joe Bowcutt	<input type="radio"/> Aye	<input type="radio"/> Nay
Jimmie Hughes	<input type="radio"/> Aye	<input type="radio"/> Nay
Michele Randall	<input type="radio"/> Aye	<input type="radio"/> Nay

APPROVED AS TO FORM:

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Paula Houston, Deputy City Attorney

## **Exhibit A**

### **CENTERLINE DESCRIPTION OF THE OLD ROAD SHOWN ON THE CHARLES A. TERRY'S ENTRY BETWEEN BLACK RIDGE DRIVE AND INDIAN HILLS DRIVE TO BE VACATED**

**BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF BLACK RIDGE DRIVE, SAID POINT BEING SOUTH 0°47'55" WEST 998.63 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST 698.13 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 34°18'39" WEST 179.63 FEET TO THE POINT OF A 206.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 61°36'41" AND 221.52 FEET; THENCE NORTH 84°04'41" WEST 299.22 FEET TO THE POINT OF A 583.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 22°36'49" AND 230.10 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 61°27'28" WEST 31.79 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INDIAN HILLS DRIVE.**

# EXHIBIT A

NO.	DATE	BY	APPROV.	REVISION DESCRIPTION



LOCATED IN NE 1/4 OF SECTION 1, T.43 S. R.16 W. S.88A  
**RECORD OF SURVEY ROAD VACATION MAP**  
**CHARLES A. TERRY'S ENTRY**

DRAWN BY: LRP  
 DATE: JANUARY 2015

SHEET  
 1 of 1

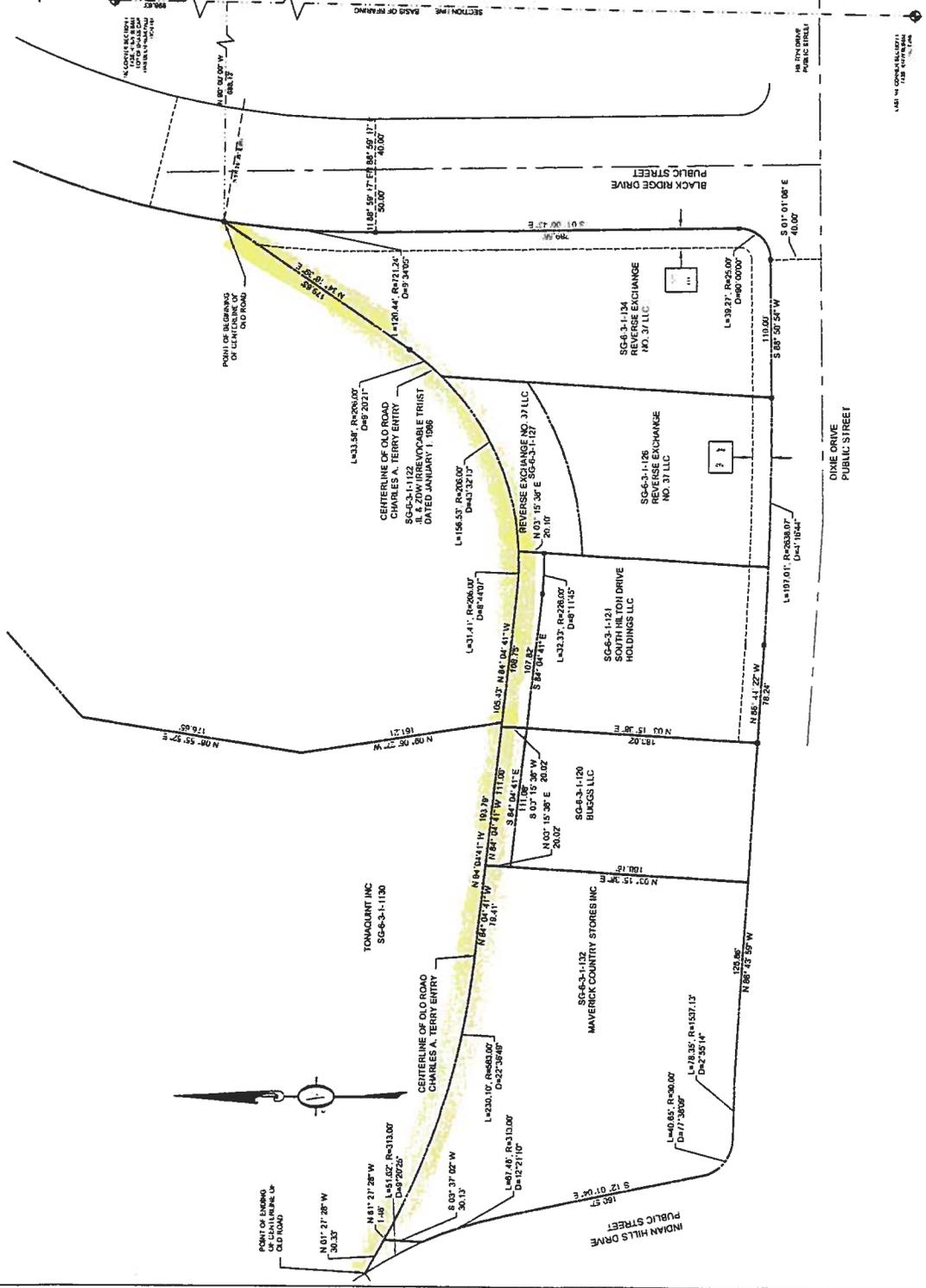
**SURVEYOR'S CERTIFICATE**  
 I, LLOYD REED POPE, HEREBY CERTIFY THAT UNDER THE HANDS OF THE STATE OF MISSISSIPPI I AM A REGISTERED LAND SURVEYOR HOLDING LICENSE NO. 12088 AND THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PROPERTY HAS BEEN CORRECTLY SITED ON THE GROUND AND THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PROPERTY AS SHOWN.

*L.R.P.*  
 LLOYD REED POPE, PROFESSIONAL ENGINEER  
 & REGISTERED LAND SURVEYOR NO. 12088

CENTERLINE DESCRIPTION OF THE OLD ROAD BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF BLACK RIDGE DRIVE AND INDIAN HILLS DRIVE TO BE VACATED BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF BLACK RIDGE DRIVE AND POINT BEING SOUTH 07°47'36" WEST 088.43 FEET ALONG THE SECTION LINE AND NORTH 89°00'00" WEST 688.13 FEET TO THE POINT OF BEGINNING OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 14°11'53" WEST 178.83 FEET TO THE POINT OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 20°14'21" WEST 299.22 FEET TO THE POINT OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 81°27'28" WEST 31.70 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INDIAN HILLS DRIVE.

**NARRATIVE**  
 THE PURPOSE OF THIS ROAD VACATION IS TO CLEARUP OWNERSHIP TITLE AND OFFICIALLY VACATE THE UNIMPROVED OLD ROADWAY.

- LEGEND**
- BELIEVED UNLAWFUL
  - BELIEVED UNLAWFUL
  - BELIEVED UNLAWFUL
  - ▲ SET SWINE

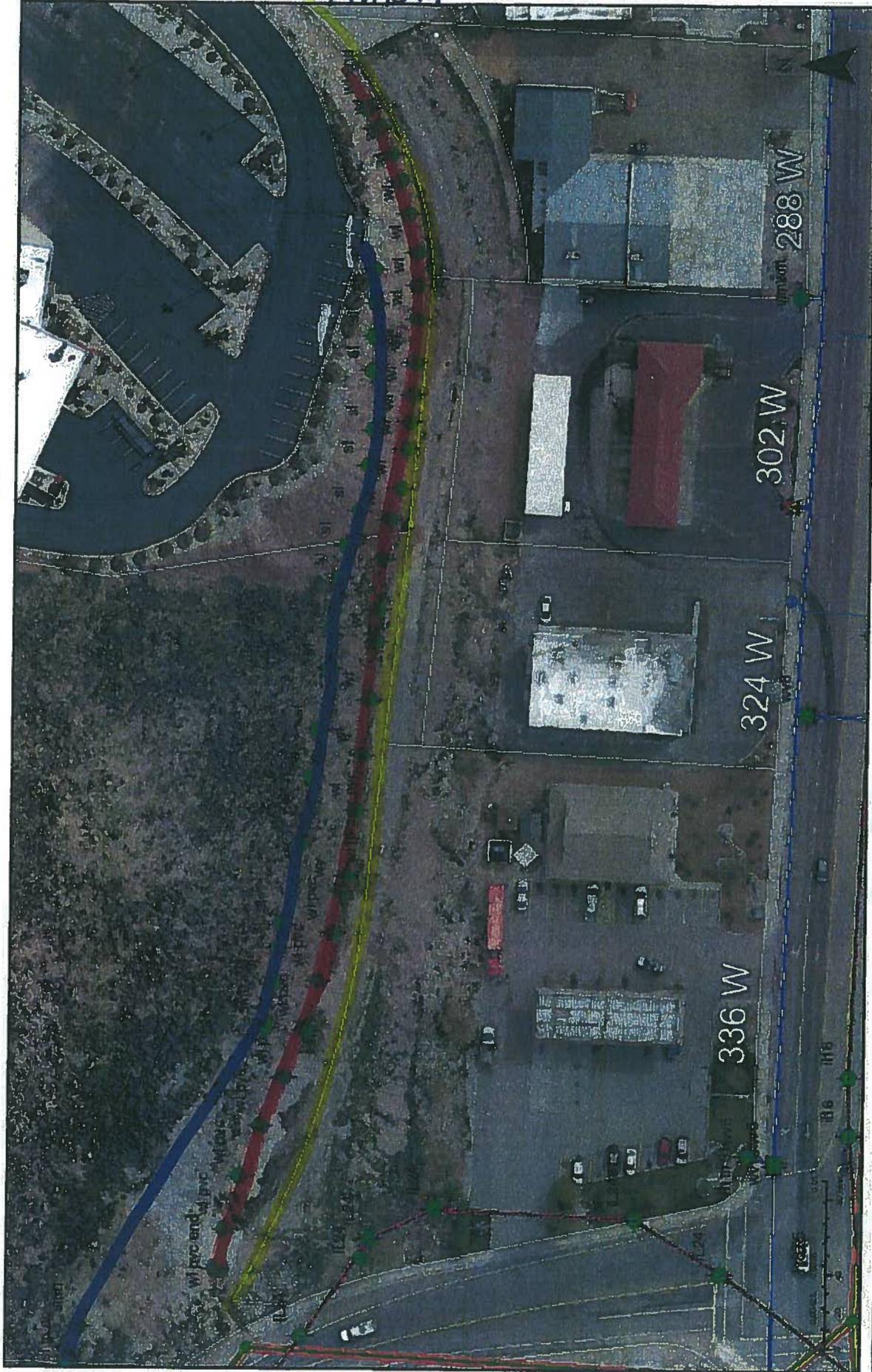
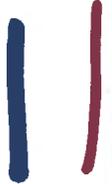


# Exhibit B

CENTERLINE  
OF ROAD



SEWER  
WATER



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

June 1, 2015

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


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**Date Submitted** 2015-05-26 14:32:20

**Applicant** SITLA

**Quick Title** Public Hearing, GPA, and Ord From COM to MDR

**Subject** 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.

**Discussion** 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 zoning for the property is PD-R, which refers to the General Plan for density. However, the General Plan is COM, which does not have any residential density associated with the land use. Therefore, they are requesting to change the land use to be consistent with the area. Planning Commission recommends approval.

**Cost** \$0.00

**City Manager Recommendation** Property is north of Desert Hills high school and a medium zone probably fits better than commercial in this area. Planning Commission recommends approval.

**Action Taken**

**Requested by** John Willis

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

# City of St. George - Land Use Process



**GENERAL PLAN**

Is land use appropriate at this location?  
 What is the desired land use for the property?

Does it fit into the overall General Plan goals and policies?  
 Public input received.

**Regular Zoning**

- Is proposal consistent with GP?  
 - What zoning designation is appropriate?  
 - How does it impact the surrounding area?  
 - Public input received.

**PD Zoning**

Residential Designation

Non-Residential

Residential Designation

Non-Residential

**Preliminary Plat**  
 Plat must meet zoning requirements.  
 Does the plat integrate well?  
 Circulation, layout, and code compliance are factors of approval.

**Site Plan (BDCSP)**  
 Needed if building is 20,000+ s.f.  
 Needed if within specified distance to the freeway

Complete review of:  
 Site Plan  
 Elevations  
 Landscaping  
 Materials

Staff reviews  
 Construction Drawings

Staff reviews Site if the above are not true

**Final Plat**  
 Must be consistent with Preliminary Notes applicable with the Plat and conditions per Preliminary Plat are factors of approval.

Platting Process if needed

Platting Process

Platting Process if needed

# General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **05/12/2015**

CITY COUNCIL SET DATE: **05/21/2015**

CITY COUNCIL MEETING: **06/04/2015**

## GENERAL PLAN AMENDMENT: PUBLIC HEARING

### **Desert Hills TH**

Case No. 2015-GPA-004

#### **Request:**

To amend the General Plan from COM (Commercial) to MDR (Medium Density Residential) on 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 to allow development of multiple family town homes.

#### **Background:**

##### **GPA**

Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). However, in this case, the applicant is asking to be allowed review of a GPA in May because it is a unique situation such that the zoning already supports residential (PD-R), but the underlying general plan is in conflict and does not.

##### **Hidden Valley Commercial – Minor Subdivision**

In 2006 council approved Case No. 2006-FP-115 (Final Plat) which created a two (2) lot commercial subdivision. Ivory Homes developed an office building on 'Lot 1' (1.61 acre - located at the corner of 840 East and Brigham Road) and the project was called "Hidden Valley Commercial." The building resulted in an office for Ivory Homes (7,989 sq. ft.) with leased space (3 units - 6,255 sq. ft.) for other businesses. Note that the general plan supports the commercial use, but the PD-R zone does not. The Preliminary Plat was Case No. 2006-PP-033 and showed the whole site conceptually as commercial. The site plan review was Case No. 2006-SPBE-006 (which predates the BDCSP form used today).

##### **PD-R**

There is a very large PD-R zoning in the area which encompasses Hidden Valley Town Homes, The Casitas at Hidden Valley (town homes), The Villas at Hidden Valley (vacation homes – duplex and triplex), The Estates (single family homes), Hidden Valley Park, and the Villa Highlands (see attached graphic). Also zoned PD-R

is the adjacent Desert Hills subdivision. Note that Ivory Homes processed its master planned community all under PD-R which included 'Hidden Valley Commercial.'

- Applicant:** SITLA (State and Institutional Trust Lands Administration)
- Representative:** Mr. Ryan Thomas, Development Solutions Group
- Reference:** Case No. 2006-FP-115 (Final Plat) - Two (2) lot commercial subdivision.  
Case No. 2006-PP-033 (Preliminary Plat)  
Case No. 2006-SPBE-006 (Site Plan Building Elevation Review)
- Area(s):** Lot 2 is 9.27 acres  
Lot 2 (MDR portion) requested = 7.89 acres  
Lot 2 remainder (future commercial) = 1.38 acres  
Lot 1 (Ivory Building) is 1.61 acres
- Property:** Generally located at the northeast corner of Brigham Road and Desert Hills Drive.
- Current Zones:** PD-R (Planned Development Residential)
- Current General Plan:** COM (Commercial)
- Proposed General Plan:** MDR (Medium Density Residential)
- Process:** The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.
- Comments:** What is in the best interest of the City at this location? Is it a commercial project to conform to the existing general plan or a combination of commercial and medium density residential as proposed?
- P.C.:** The Planning Commission recommends approval of the GPA





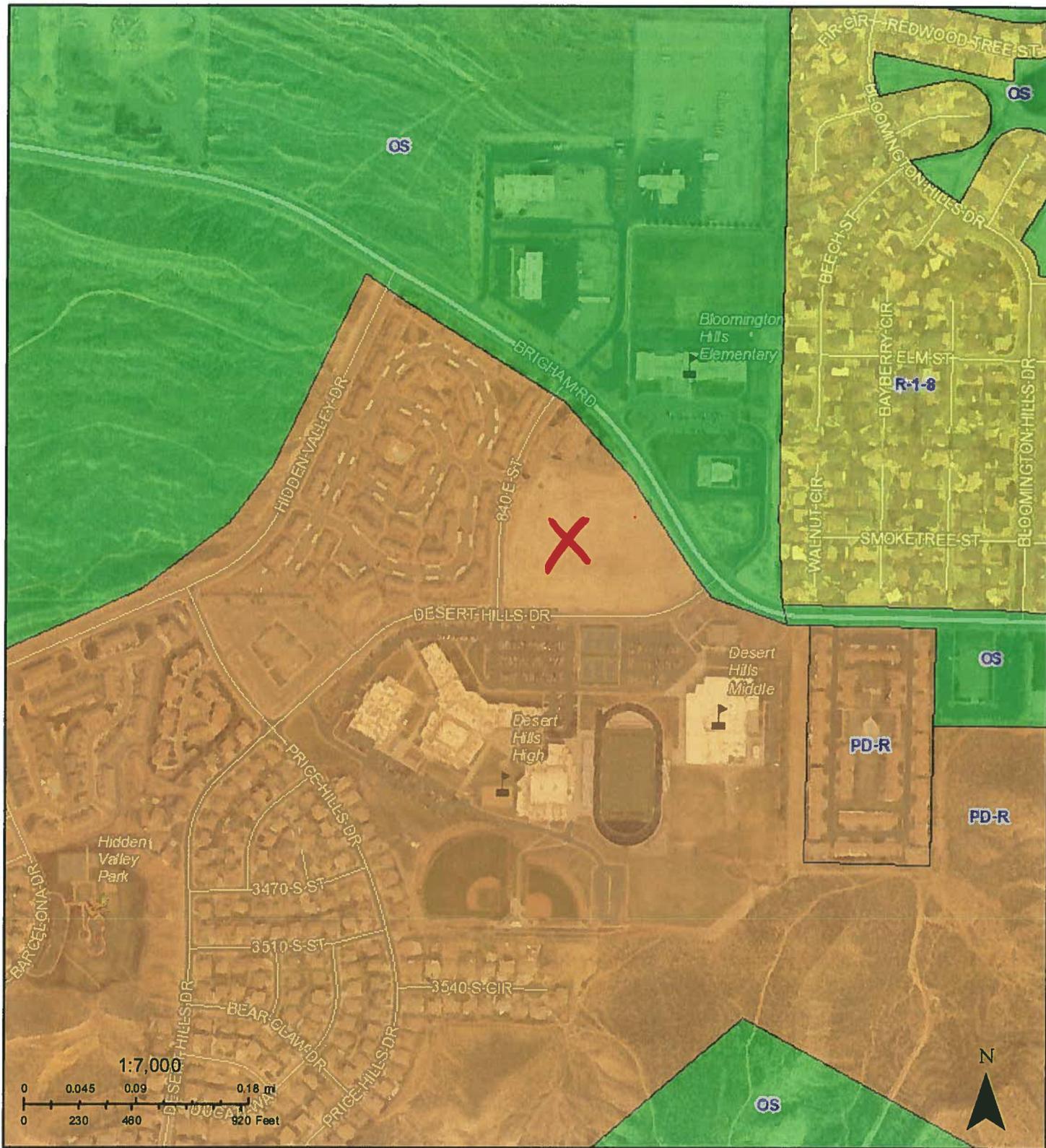


## Vicinity - aerial



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

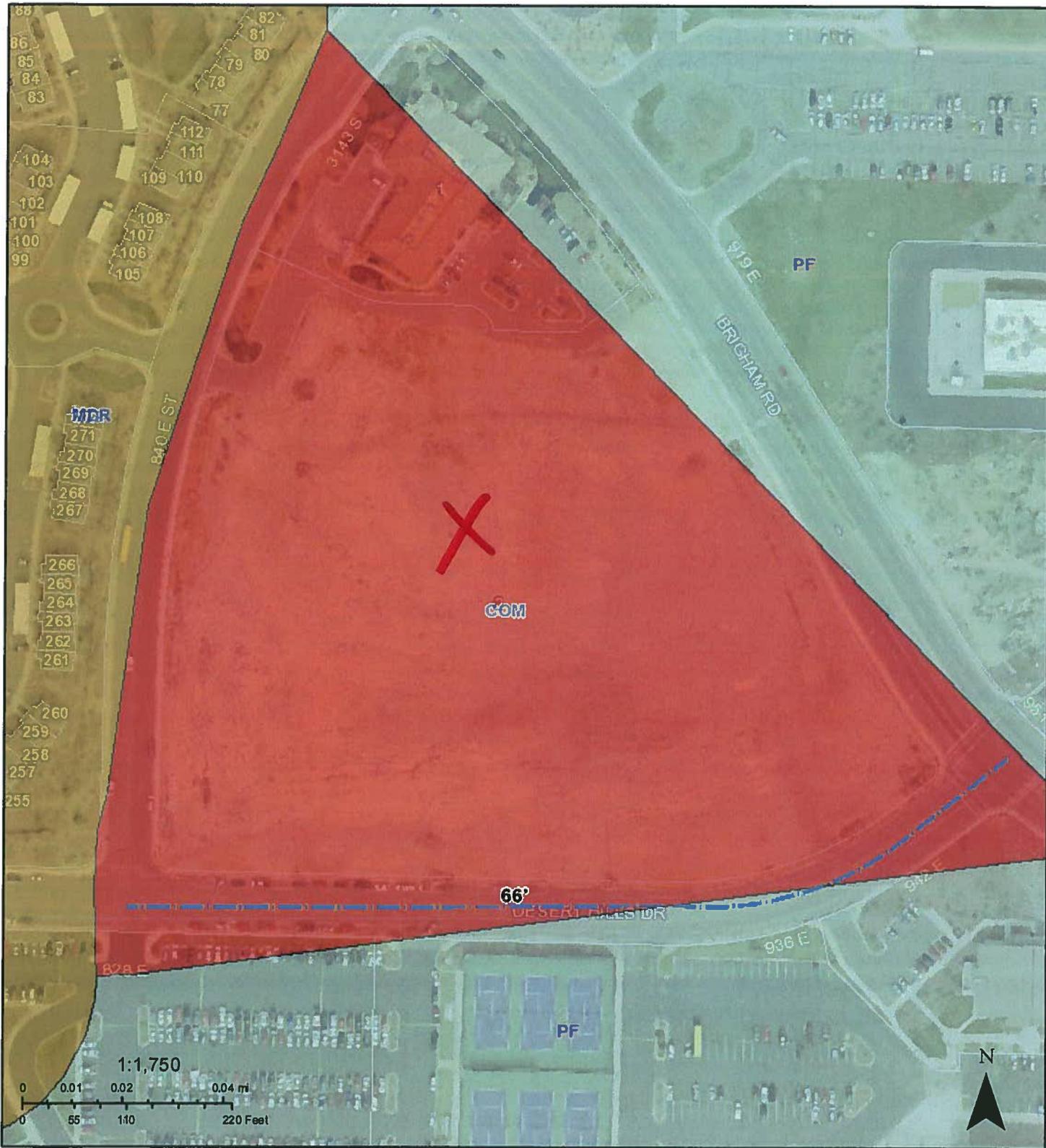
April 29, 2015



## Zoning - aerial

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

April 29, 2015



## General Plan - site

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

April 29, 2015

# Account 0848852

**Location**

Account Number 0848852  
 Parcel Number SG-HVCM-2  
 Tax District 08 - St George City  
 Situs BRIGHAM RD , ST GEORGE  
 Acres 9.27  
 Legal Subdivision: HIDDEN VALLEY  
 COMMERCIAL (SG) Lot. 2

**Owner**

Name UTAH STATE SCHOOL & TRUST  
 LANDS  
 Additional Names Attention: LEGAL DEPT  
 675 E 500 S STE 500  
 SALT LAKE CITY, UT 84102-2813

**Value**

Market (2014) \$0  
 Taxable \$0  
 Tax Area: 08 Tax Rate: 0.011588  
 Type Actual Assessed Acres  
 Exempt 9.270

**Child Accounts**

**Child Parcels**

Parent Accounts 0741440  
 0789847

Parent Parcels SG-5-3-17-1101  
 SG-PL

**Transfers**

**Entry Number**

20070040597  
 00644932

**Recording Date**

08/10/2007 09:06:34 AM  
 04/26/1999 10:37:00 AM

B: 1331 P: 1310

**"Tax"**

**Images**

**Tax Year**

**Taxes**

2014 \$0.00  
 2013 \$0.00

• GIS



**GENERAL PLAN AMENDMENT  
APPLICATION & CHECKLIST**

RECEIVED  
APR 22 2009  
BY: \_\_\_\_\_



ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT

**I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: SITLA

MAILING ADDRESS: 2303 N Coral Canyon Blvd Ste 100-A Washington, Utah 84780

PHONE: 652-2950 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

APPLICANT: Development Solution Group Inc.  
(If different than owner)

MAILING ADDRESS: 120 E St. George Blvd. Ste 301 St. George, Utah 84770

PHONE: 628-2121 CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS(ES): ryan@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: Ryan Thomas w/ Development Solutions Group  
(i.e. Developer, Civil Engineer, Architect; if different than owner)

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

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

EMAIL ADDRESS(ES): \_\_\_\_\_

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** See attached site plan

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. General Plan Amendment hearings are held only four (4) times per year (typically the 1<sup>st</sup> meeting of the month). A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

**FOR OFFICE STAFF USE ONLY**  
CASE #: 2015-GPA-004 FILING DATE: 4/21/15 RECEIVED BY: [Signature] RECEIPT #: \_\_\_\_\_  
\*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

1.89  
 $\$500 + (\$50 \times 6.89) = 844.50$

## II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD-R
2. What is the current General Plan designation of the property or area? COMMERCIAL
3. What is the proposed General Plan designation for the property or area? MDR (see item 4)
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) \_\_\_\_\_  
The current zoning is not consistent with the General Plan. The applicant would like to build a town home project with a density of 12 units per acre. The Applicants wants MDR on the General Plan with the expectation that City Code 10-8-5c will be used to allow for the higher density.
5. How will the proposed project affect adjoining properties? \_\_\_\_\_  
Changing the General Plan to MDR should affect the adjoining properties less then if the site were to remain Commercial.
6. Total acreage of the proposed General Plan change: 7.89 Acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: No
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes \_\_\_\_\_ No X  
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.  
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? \_\_\_\_\_  
No the impact will be less than if the property were to remain commercial
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?  
Yes \_\_\_\_\_ No X If yes, please explain: \_\_\_\_\_



**Step #3 Planning Commission and City Council Hearings**

Planning Commission public hearings are heard on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month

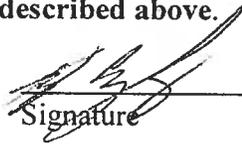
**Hearing Dates:**

Planning Commission \_\_\_\_\_  
City Council Set Date \_\_\_\_\_  
City Council Hearing Date \_\_\_\_\_  
Council Action \_\_\_\_\_

**Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus

**IV. APPLICANT AGREEMENT**

We the undersigned applicant(s) Kyle Paisley (Representative) SITLA,  
(is)(are) the owner(s) \_\_\_\_\_  
or (agent) of the following property(s) and request the **General Plan Amendment change as described above.**

  
Signature \_\_\_\_\_

2303 N. Coral Canyon Blvd #100A  
Address \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

**Attach additional sheets if necessary for additional owners.**

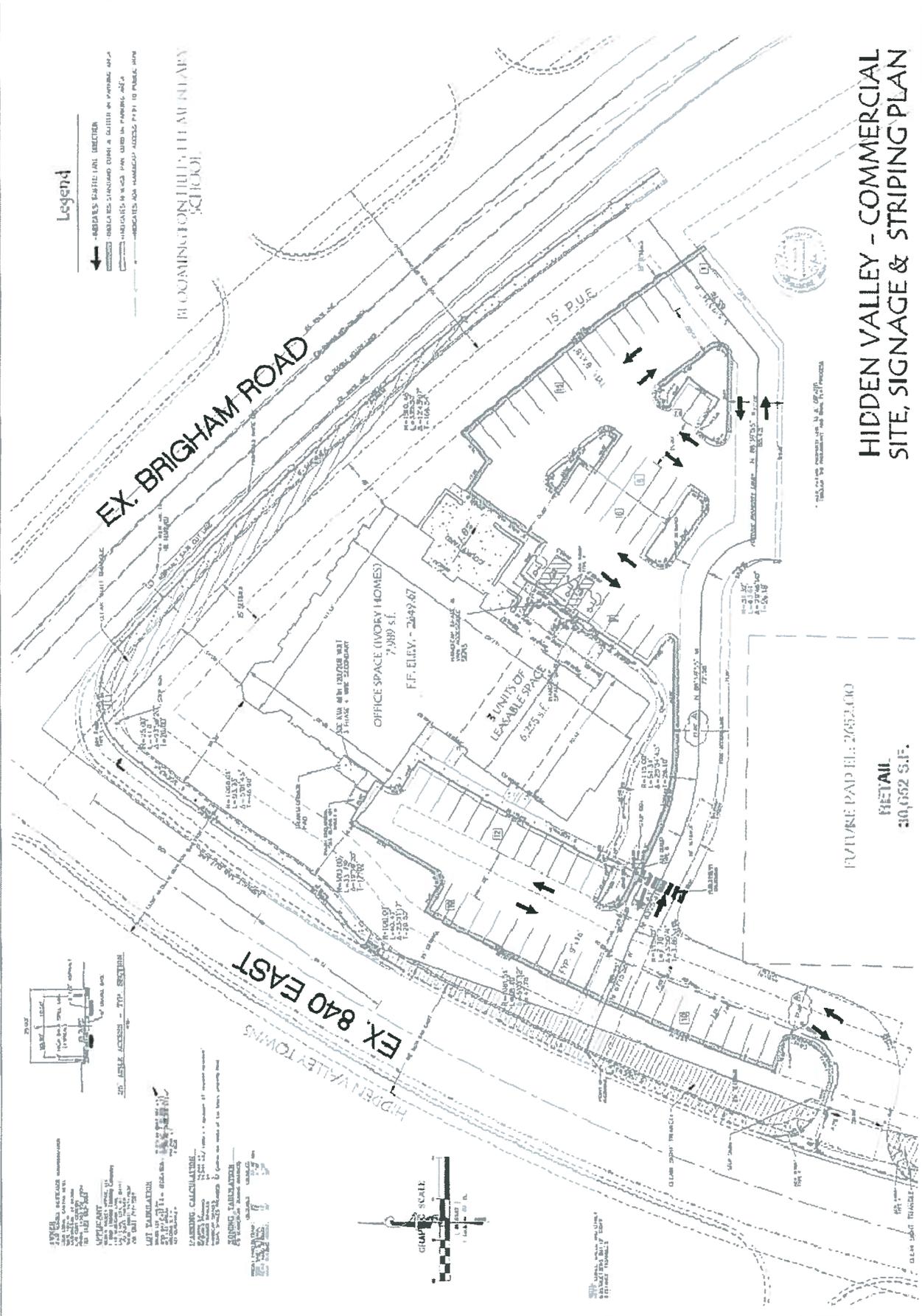


**Legend**

- - INDICATES DIRECTIONAL DIRECTION
- - INDICATES DIMENSIONAL DATA

COMMUNICATIONS UTILITIES MUNICIPALITY

**HIDDEN VALLEY - COMMERCIAL  
 SITE, SIGNAGE & STRIPING PLAN**



**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**APPENDIX:**

1. SITE PLAN

2. DIMENSIONAL PLAN

3. SIGNAGE PLAN

4. STRIPING PLAN

5. UTILITY PLAN

6. LEGEND

7. NOTES

8. SCALE

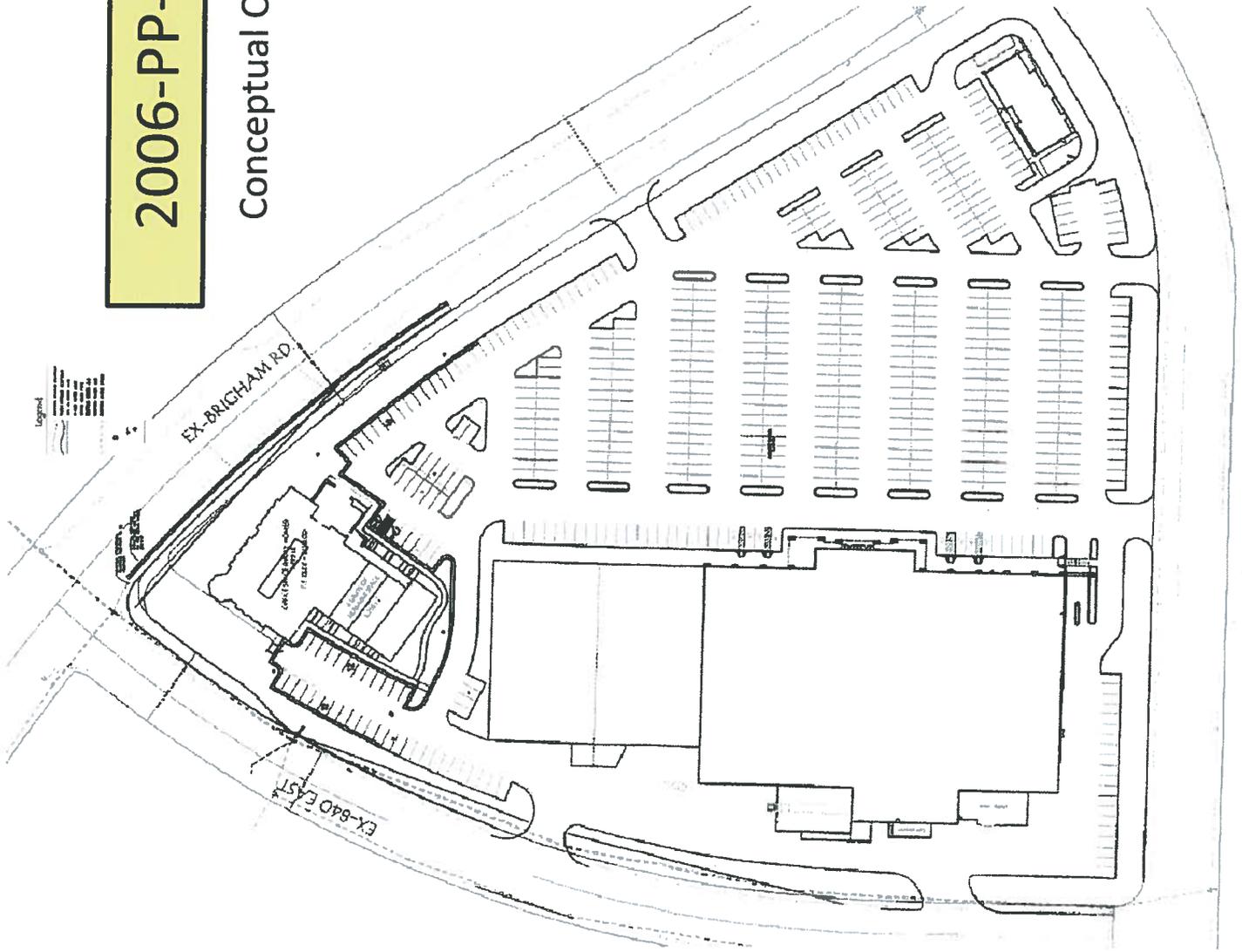
9. NORTH ARROW

10. INDEX

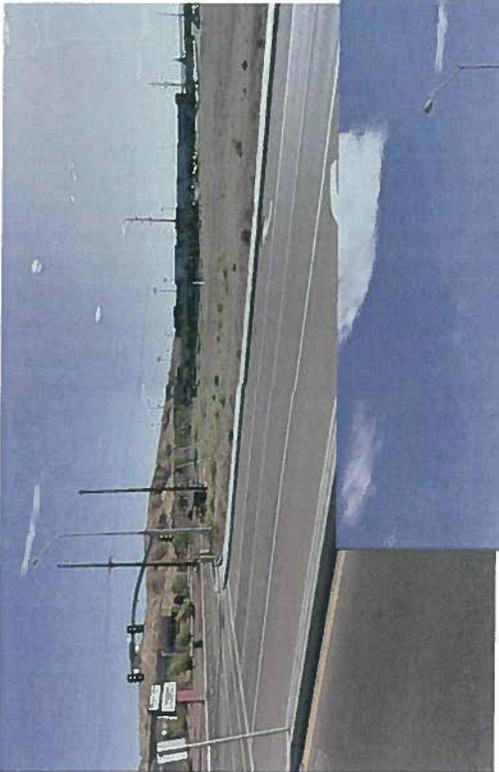
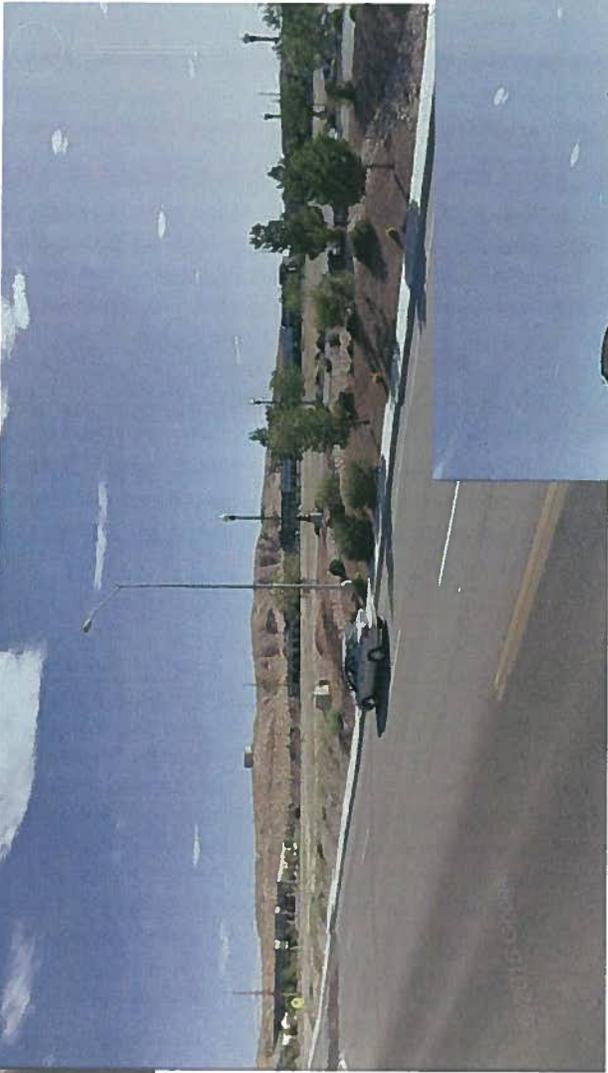
**BUSH & GUDDEL, INC.**  
 ENGINEERS & ARCHITECTS  
 100 WEST BAYVIEW BLVD. #100  
 ST. GEORGE, UTAH 84770  
 PHONE: (435) 637-7100 FAX: (435) 637-7101  
 WWW.BUSHANDGUDDEL.COM

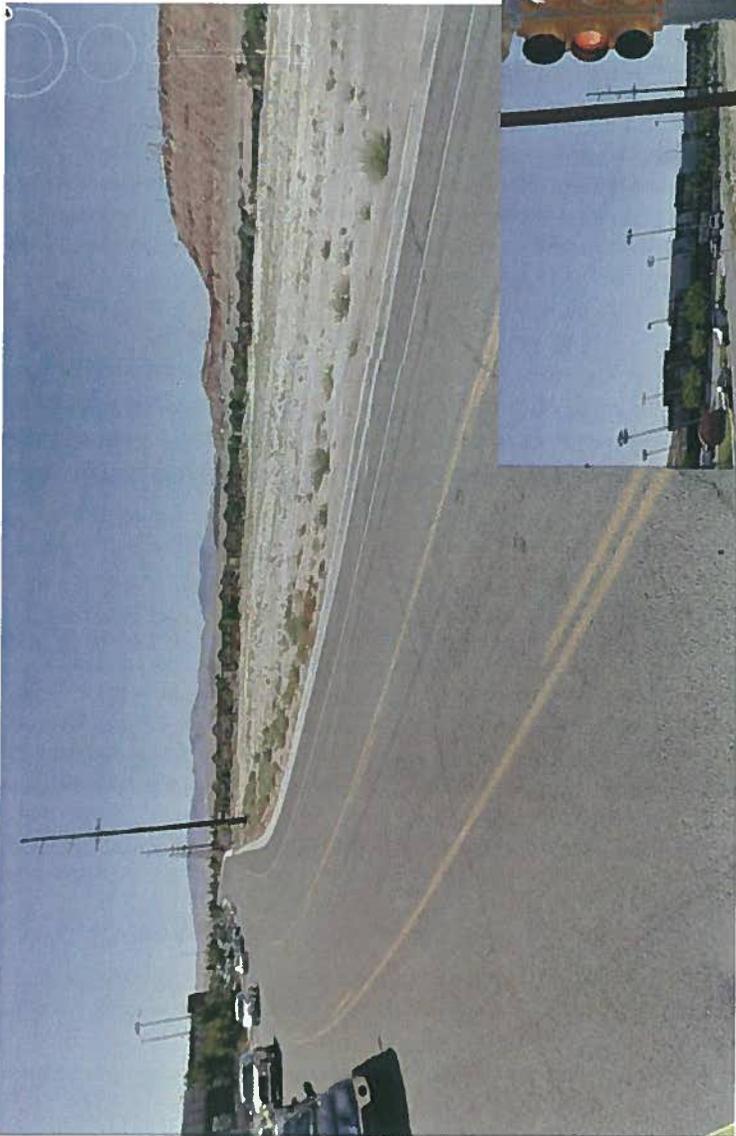
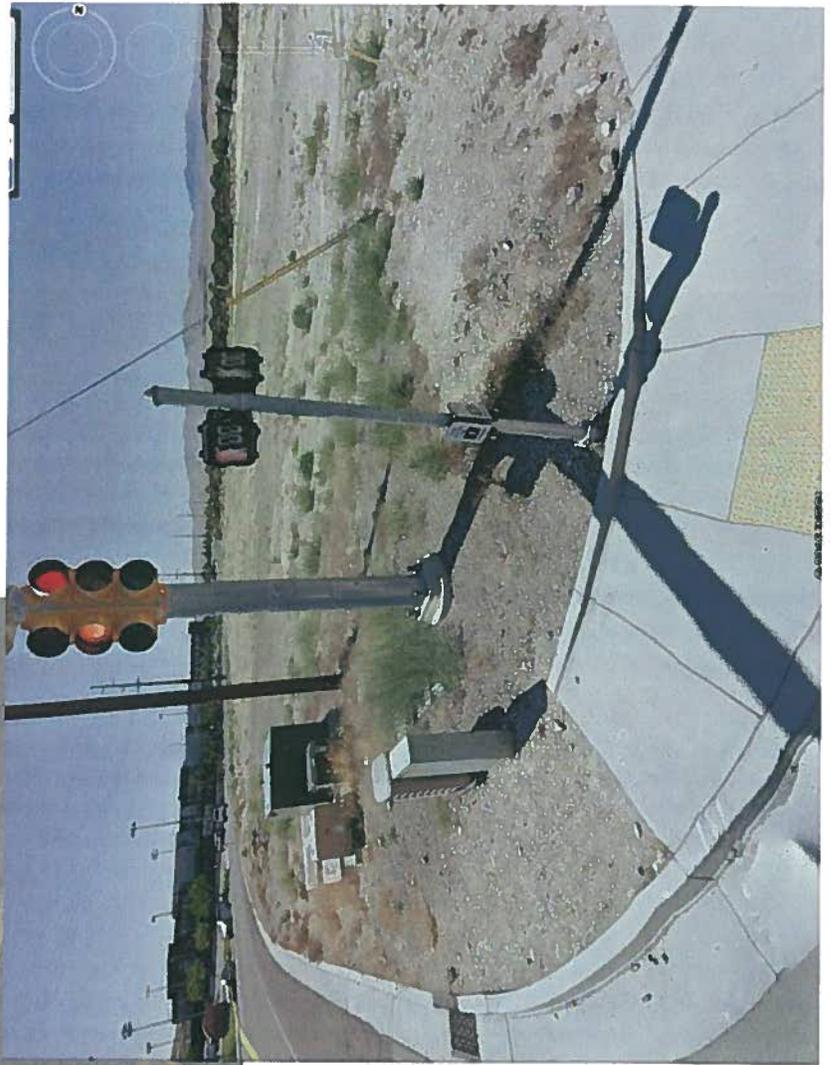
2006-PP-033

Conceptual Commercial

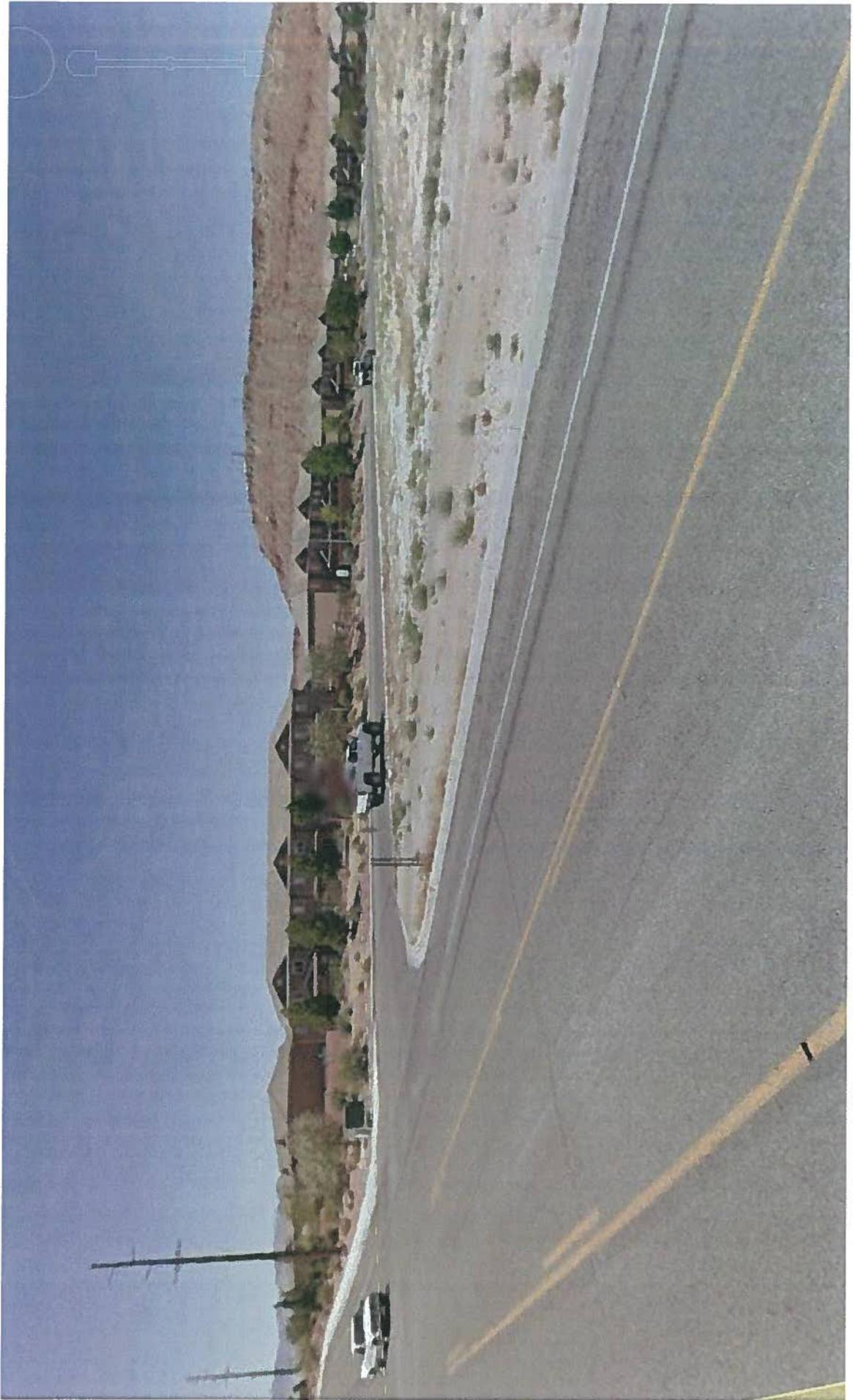


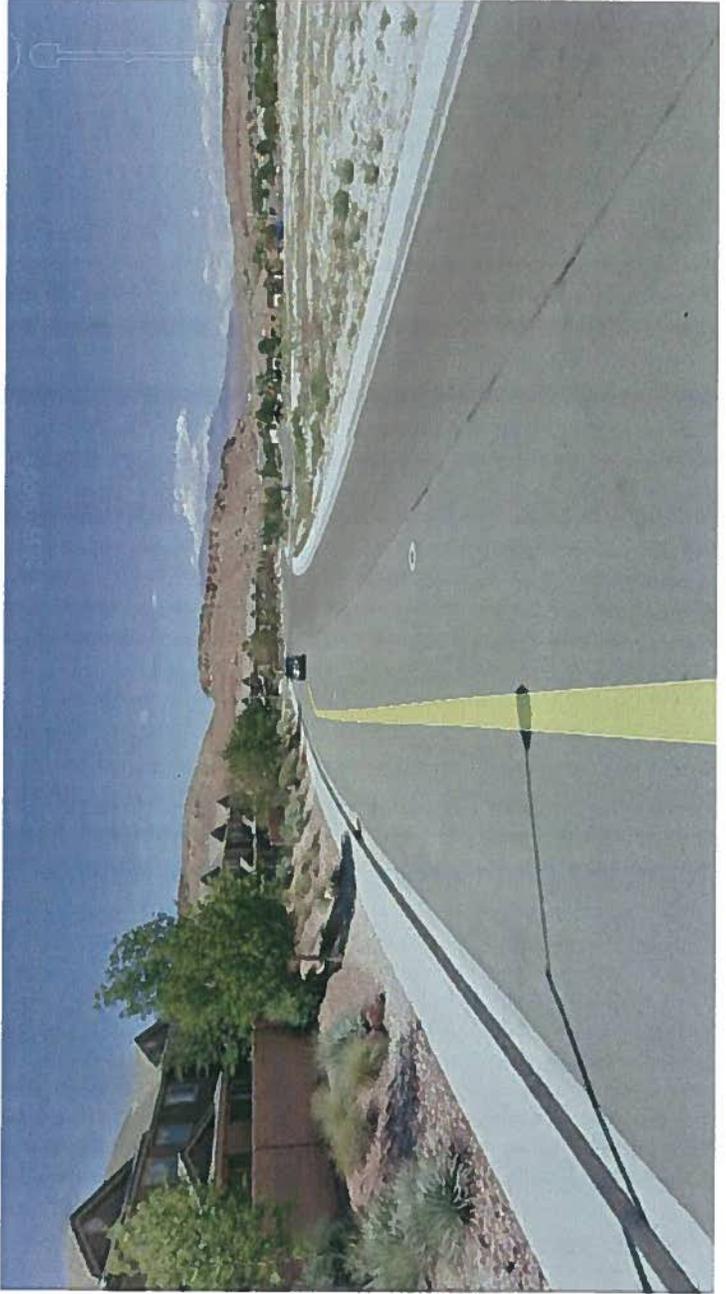
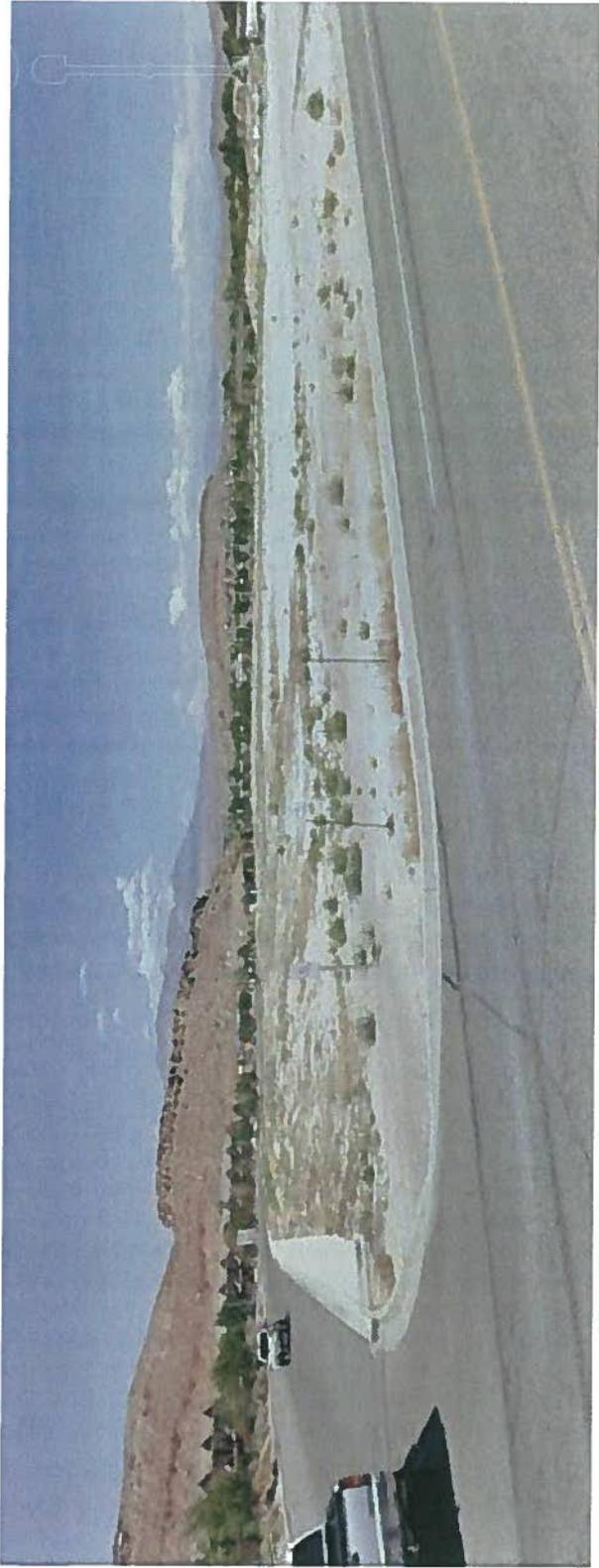


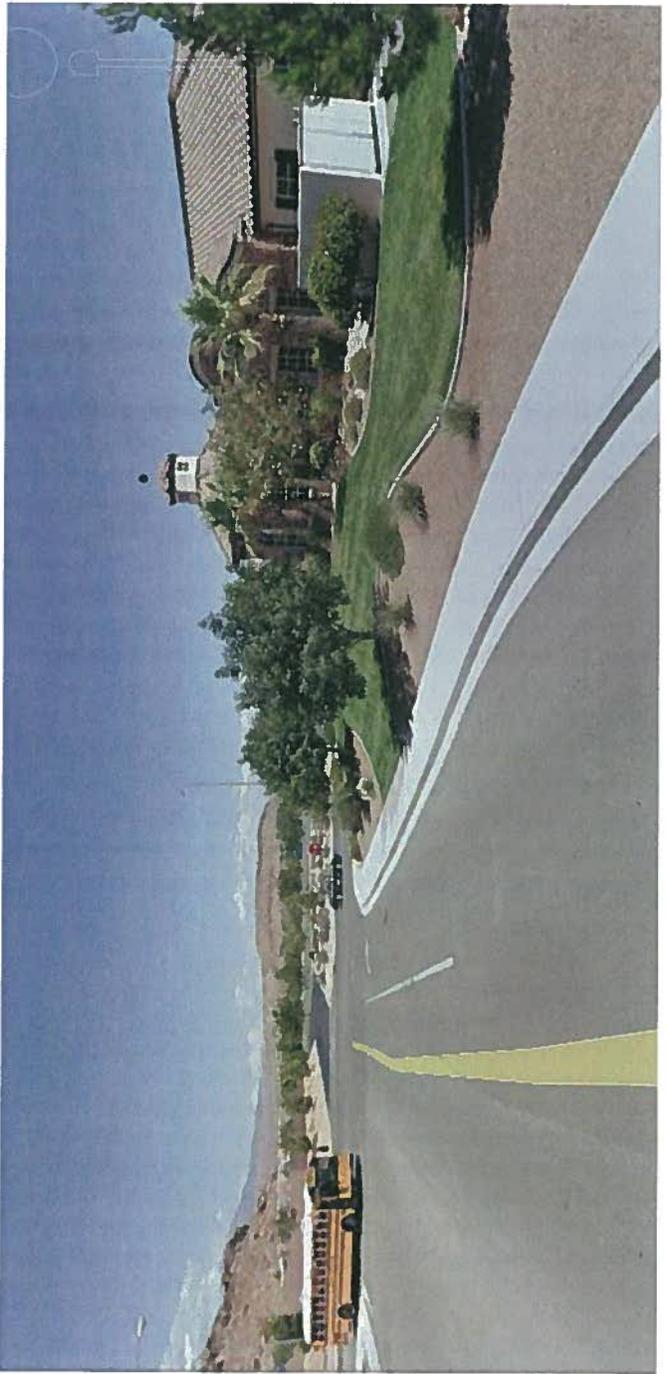
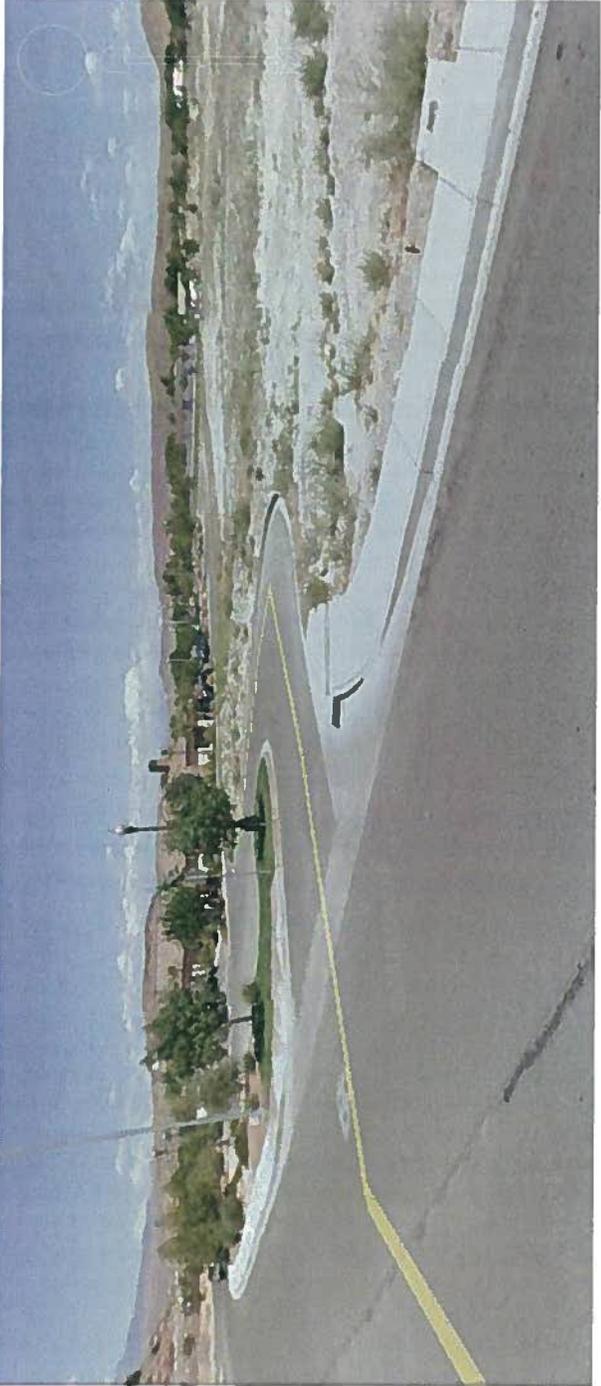












ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FOR 17.89 ACRES LOCATED AT THE NORTH EAST CORNER OF BRIGHAM ROAD AND DESERT HILLS DRIVE AND OWNED BY SITLA**

**WHEREAS**, the applicant / property owner has requested a change to the General Plan Land Use Map for property located at the north east corner of Brigham Road and Desert Hills Drive from Commercial (COM) to Medium Density Residential (MDR); and

**WHEREAS**, the City Council held a public hearing on the requested change to the Land Use Map on June 4, 2015; and

**WHEREAS**, the Planning Commission held a public hearing on May12, 2015, and

**WHEREAS**, the City Council has determined that a change to the General Plan 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 General Plan Land Use Map is hereby amended by changing the land use designation from Commercial (COM) to Medium Density Residential (MDR) Exhibit 'A' attached.

**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.

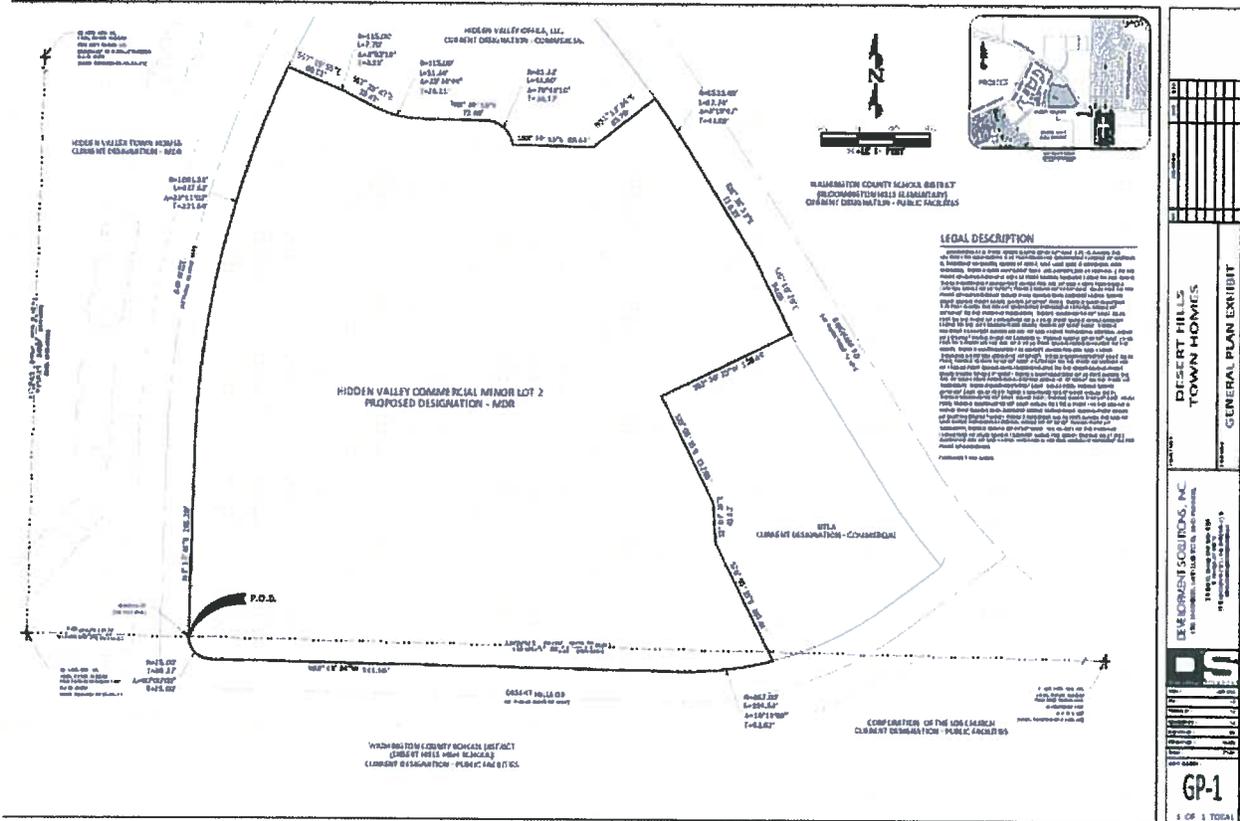
APPROVED AND ADOPTED by the City Council of the City of St. George, this 4<sup>th</sup> day of June, 2015.

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

ATTEST:

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

# EXHIBIT "A"



## LEGAL DESCRIPTION

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BEGINNING AT A POINT BEING SOUTH 88°46'42" EAST 177.72 ALONG THE SECTION LINE AND NORTH 0.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°13'44" EAST 206.20 FEET (206.21 FEET REC.) TO THE POINT OF CURVATURE OF A 1081.51 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 437.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'02"; THENCE SOUTH 67°15'55" EAST 60.13 FEET TO THE POINT OF CURVATURE OF 115.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT RADIUS POINT BEARS SOUTH 22°44'03" WEST; THENCE SOUTHEASTERLY 7.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50'18" TO THE POINT OF TANGENCY; THENCE SOUTH 63°25'41" EAST 38.43 FEET TO THE POINT OF CURVATURE OF A 115.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT RADIUS POINT BEARS NORTH 26°54'48" EAST; THENCE EASTERLY 51.34 FEET ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°34'44" TO THE POINT OF TANGENCY; THENCE SOUTH 88°39'55" EAST 72.98 FEET TO A POINT ON THE ARC OF A 31.32 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 43.60 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 79°46'10"; THENCE SOUTH 88°39'55" EAST 88.43 FEET; THENCE NORTH 51°13'34" EAST 85.78 FEET TO THE POINT OF CURVATURE OF 1510.48 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT RADIUS POINT BEARS SOUTH 55°04'25" WEST; THENCE SOUTHEASTERLY 87.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'42" TO THE POINT OF TANGENCY; THENCE SOUTH 31°35'53" EAST 118.33 FEET; THENCE SOUTH 26°10'20" EAST 94.66 FEET; THENCE SOUTH 63°56'25" WEST 158.44 FEET; THENCE SOUTH 26°03'35" EAST 132.00 FEET; THENCE SOUTH 3°07'24" EAST 43.62 FEET; THENCE SOUTH 26°03'35" EAST 145.41 FEET TO A POINT ON THE ARC OF A 367.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT RADIUS POINT BEARS OF NORTH 15°04'32" WEST; THENCE WESTERLY 104.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'08" TO THE POINT OF TANGENCY; THENCE NORTH 88°45'24" WEST 511.56 FEET TO THE POINT OF CURVATURE OF 25.00 RADIUS TANGENT CURVE THE RIGHT; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF BEGINNING.

CONTAINS 7.894 ACRES

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

**Date Submitted** 2015-05-26 14:14:36

**Applicant** Development Solutions Group

**Quick Title** Public Hearing, Zone Change and Ord From C2 to PDR and PDR to C2

**Subject** 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). The property is generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway.

**Discussion** The applicant is requesting to change the zone, in order to accommodate a residential subdivision. Properties located to the south are PD-R and they are consistent with other residential in the vicinity. Planning Commission recommends approval.

**Cost** \$0.00

**City Manager Recommendation** Commercial to Residential in the Desert Canyons project area. Consistent with the development that is occurring there and 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: **5/12/2015**  
CITY COUNCIL SET DATE: **05/21/2015**  
CITY COUNCIL MEETING: **06/04/2015**

## ZONE CHANGE

### **Desert Canyons / Desert Crest**

Case No. 2015-ZC-012

**Request:** Consider a zone change request to rezone / readjust “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 (for a total of 2.181 acres)

**Project Name:** “Desert Canyons / Desert Crest”; this is a re-adjustment of land uses to allow for residential development of “Desert Crest” and to clean-up the commercial area immediately adjacent.

**Owner:** Development Solutions Group

**Applicant:** Development Solutions Group

**Representative(s):** Mr. Ken Miller, Development Solutions

**Location:** The property is generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway.

**Acreage:** 2.181 acres

**Existing Zoning:** C2 & PDR (to be readjusted)

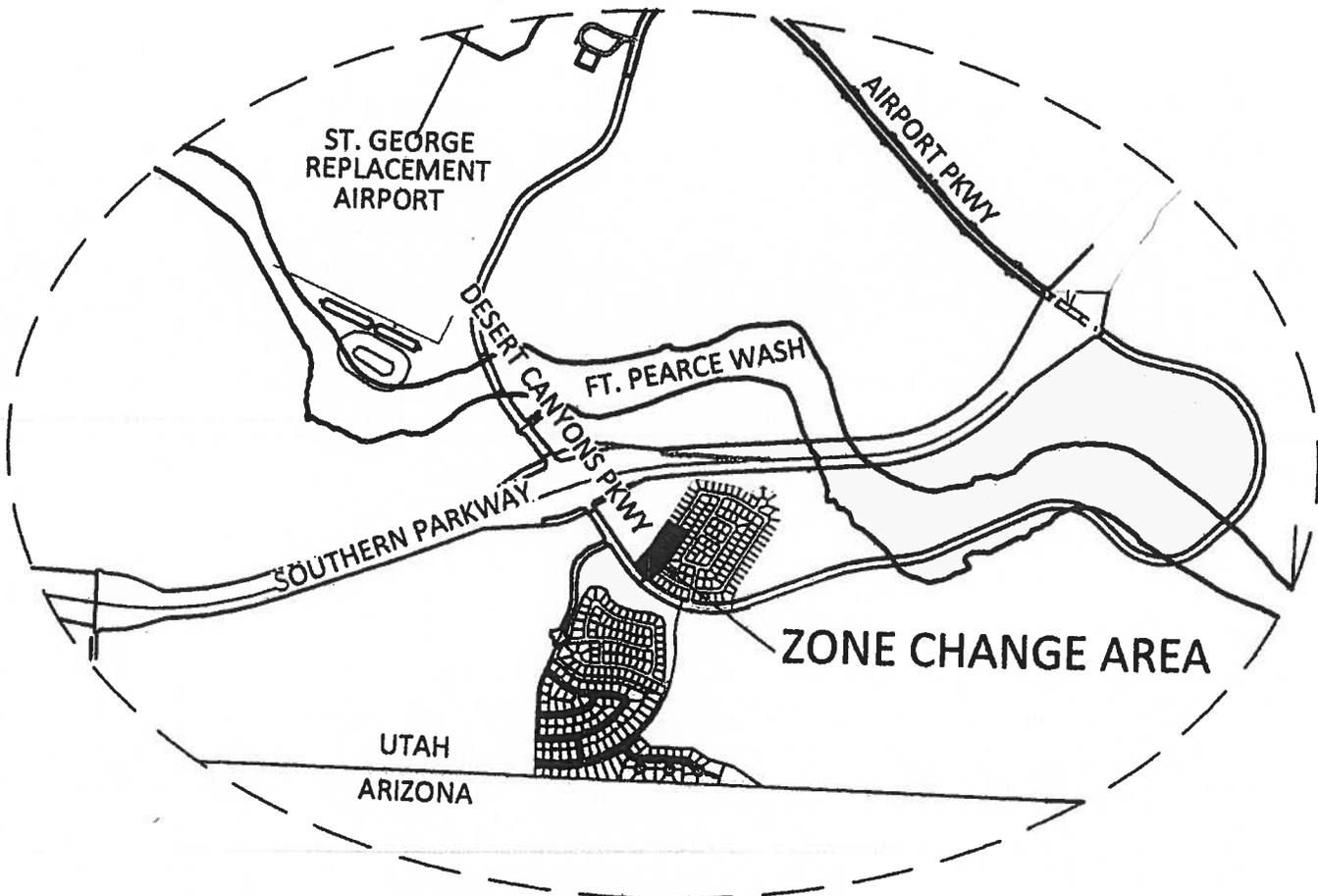
**Requested Zone:** Area 1 = 1.69 acres – C2 to PDR zone  
Area 2 = 0.07 acres – PDR to C2 zone  
Area 3 = 0.41 acres – C2 to PDR zone

**General Plan:** RES and COM

**Adjacent zones:** RES and COM

**P.C.:** The Planning Commission recommends approval for the following zone changes:

Area 1 = 1.69 acres – C2 to PDR zone  
Area 2 = 0.07 acres – PDR to C2 zone  
Area 3 = 0.41 acres – C2 to PDR zone

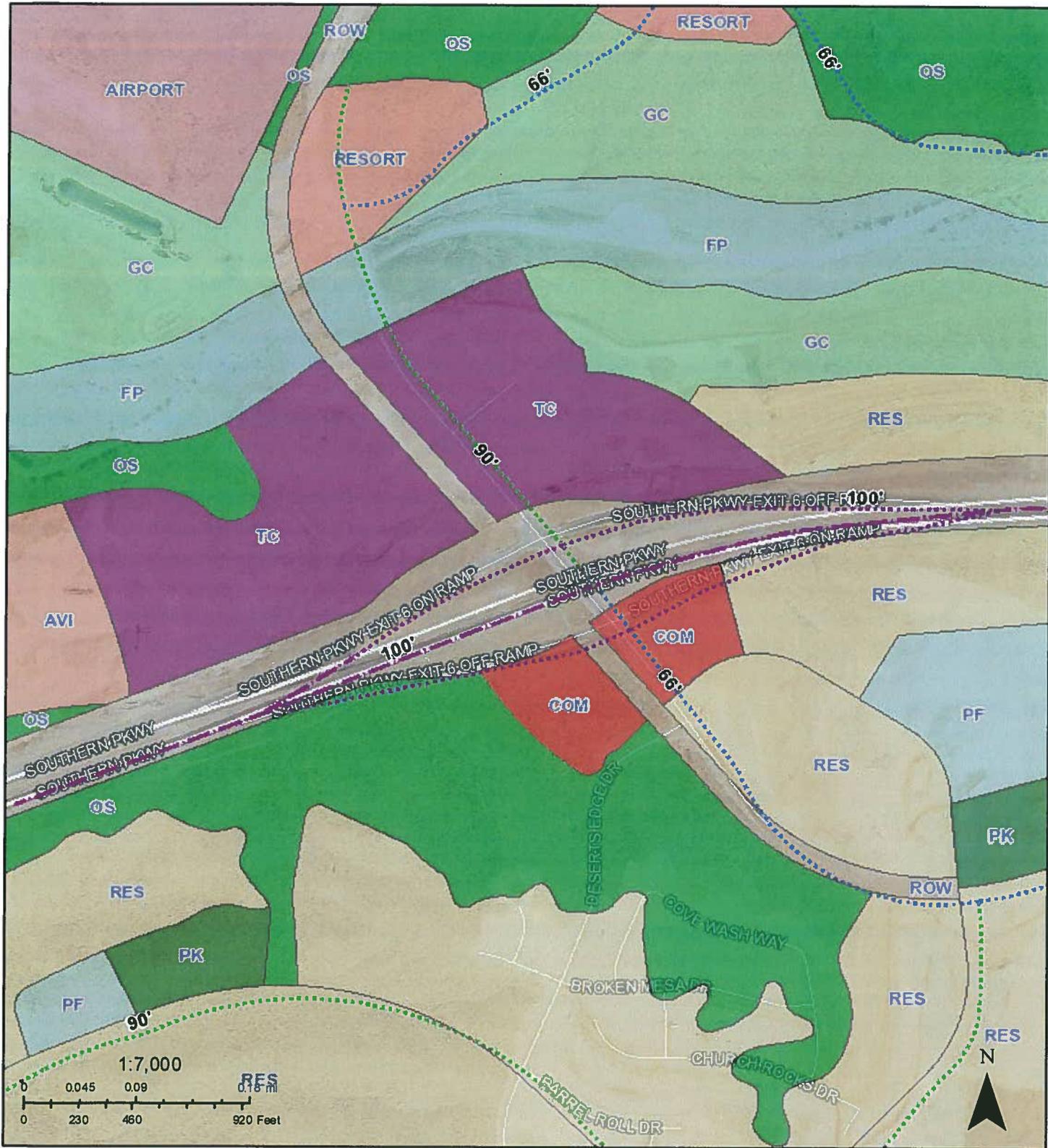


# Vicinity Map

NOT TO SCALE



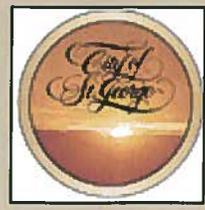
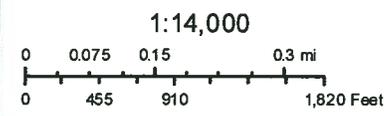
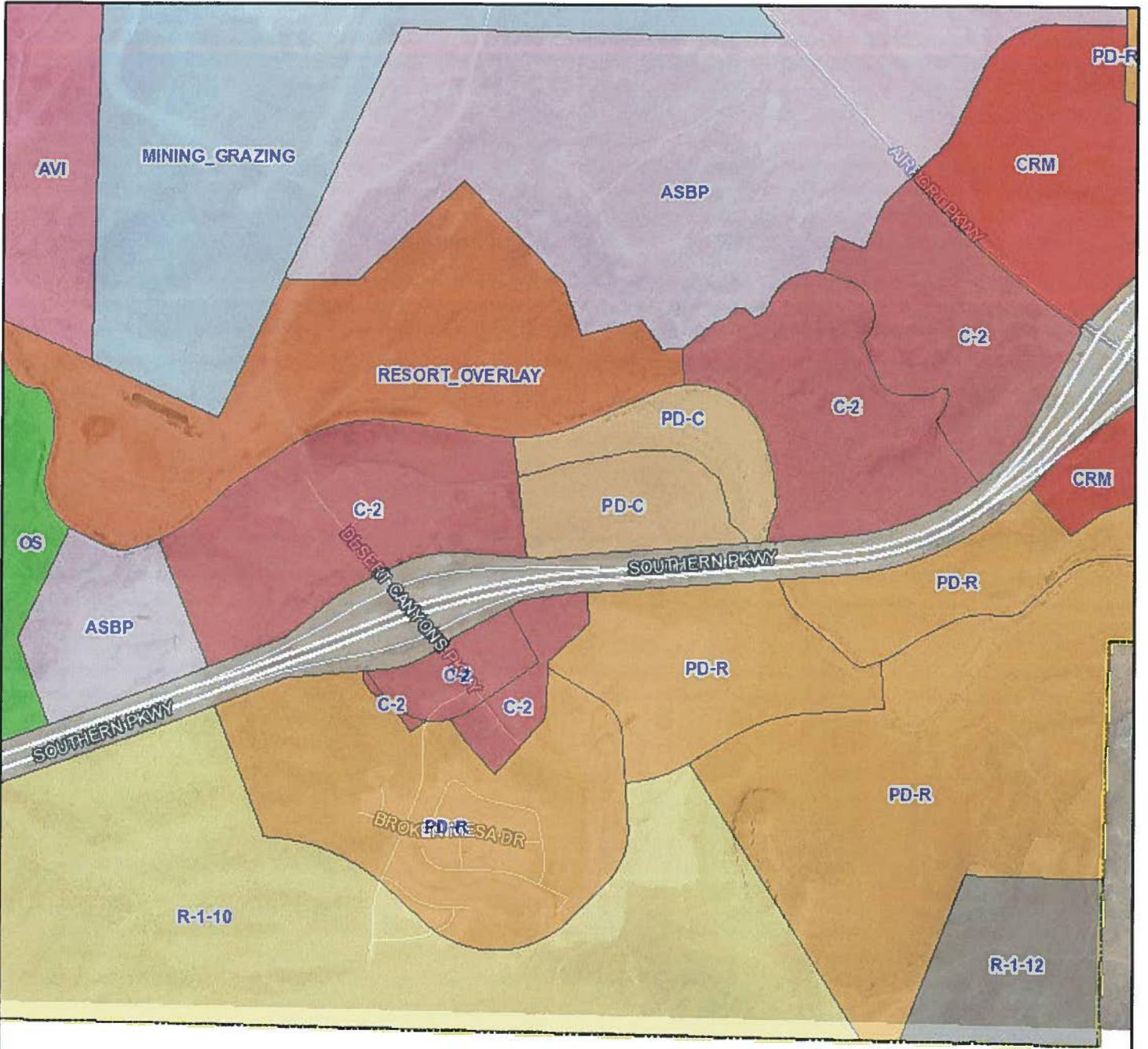




## General Plan

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

April 27, 2015



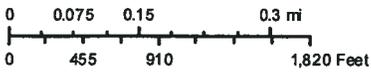
# Zoning Map

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

April 24, 2015



1:14,000



## Aerial

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

April 24, 2015

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

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING / READJUSTING THE ZONING FOR "AREA 1" (1.695 ACRES) FROM C2 TO PD-R, "AREA 2" (0.074 ACRES) FROM PD-R TO C2, AND "AREA 3" (0.412 ACRES) FROM C2 TO PD-R ON 2.181 ACRES**

Whereas, the property owner has requested a zone change on 2.181 acres from "Area 1" (1.695 acres) from C2 to PD-R, "Area 2" (0.074 acres) from PD-R to C2, and "Area 3" (0.412 acres) from C2 to PD-R; and

**WHEREAS**, the City Council held a public hearing on this request on June 4, 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 "Area 1" (1.695 acres) from C2 to PD-R, "Area 2" (0.074 acres) from PD-R to C2, and "Area 3" (0.412 acres) from C2 to PD-R on 2.181 acres generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway, 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 4<sup>th</sup> day of June, 2015.

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

ATTEST:

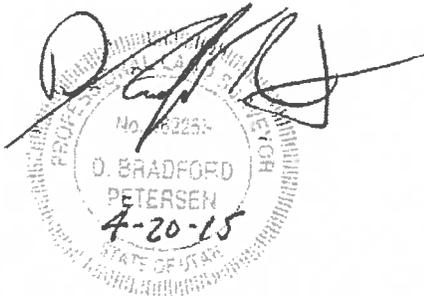
\_\_\_\_\_  
Christina Fernandez, City Recorder

# Exhibit "A"

## PDR ZONE AREA 1 BOUNDARY

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE DESERT CANYONS PARKWAY EXTENSION NO. 1 ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'35" EAST ALONG THE SECTION LINE, A DISTANCE OF 1860.852 FEET AND SOUTH 88°49'25" EAST 629.685 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST ALONG THE CENTER SECTION LINE BETWEEN THE WEST ONE-QUARTER CORNER AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE NORTH 41°16'45" EAST 198.705 FEET; THENCE NORTH 34°41'21" EAST 292.386; THENCE NORTH 31°11'24" EAST 29.980 FEET; THENCE SOUTH 03°14'43" WEST 375.694 FEET; THENCE SOUTH 41°25'14" WEST 240.497 FEET TO A POINT ON THE ARC OF A 1073.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 41°23'51" EAST), SAID POINT ALSO BEING ON THE EXTENSION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DESERT CANYONS PARKWAY EXTENSION NO. 1 ROADWAY DEDICATION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE AND LINE EXTENDED, THROUGH A CENTRAL ANGLE OF 10°18'50", A DISTANCE OF 193.153 FEET TO THE POINT OF BEGINNING.

CONTAINS 73,826 SQ. FT. (1.695 ACRES)



**C-2 ZONE AREA 2 BOUNDARY**

BEGINNING AT A POINT NORTH 01°10'35" EAST ALONG THE SECTION LINE, A DISTANCE OF 2442.669 FEET AND SOUTH 88°49'25" EAST 1026.610 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST ALONG THE CENTER SECTION LINE BETWEEN THE WEST ONE-QUARTER CORNER AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE SOUTH 31°11'43" WEST 184.891 FEET; THENCE NORTH 03°14'43" EAST 73.876 FEET; THENCE NORTH 47°20'15" EAST 124.543 FEET TO THE POINT OF BEGINNING.

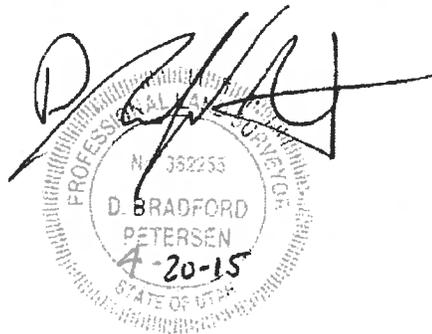
CONTAINS 3,201 SQ. FT. (0.074 ACRES)



**PDR ZONE AREA 3 BOUNDARY**

BEGINNING AT A POINT NORTH 01°10'35" EAST ALONG THE SECTION LINE, A DISTANCE OF 2442.669 FEET AND SOUTH 88°49'25" EAST 1026.610 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST ALONG THE CENTER SECTION LINE BETWEEN THE WEST ONE-QUARTER CORNER AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE NORTH 31°11'43" EAST 272.839 FEET; THENCE NORTH 26°09'53" EAST 131.660 FEET; THENCE NORTH 73°42'08" EAST 11.385 FEET; THENCE SOUTH 04°48'46" EAST 149.885 FEET; THENCE SOUTH 47°20'15" WEST 303.087 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,963 SQ. FT. (0.412 ACRES)



**DRAFT**Agenda Item Number : **3D****Request For Council Action****Date Submitted** 2015-05-28 10:47:21**Applicant** Mr. Mike Canning**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-C

**Subject** 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.

**Discussion** The applicant is requesting to amend the PD-C zone to accommodate the relocation of Sprinkler Supply. The PC spent a considerable amount of time discussing the proposal. Concerns included the landscaping along I-15, mitigating potential impacts to the existing residential, and location of the building. Planning Commission recommends approval.

**Cost** \$0.00

**City Manager Recommendation** Planning Commission approved the applicants request. The staff suggested that the applicant move the building closer to the street which would decrease the proposed wall around the entire property. The current proposal looks more like a project that would fit in the Industrial rather than a commercial zone adjacent to the I-15 freeway corridor and residential developments. I support the Staff's recommendation.

**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

# Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **04/28/2015 (Tabled)**

PLANNING COMMISSION AGENDA REPORT: **05/12/2015**

CITY COUNCIL SET DATE: **05/21/2015**

CITY COUNCIL MEETING: **06/04/2015**

## ZONE CHANGE AMENDMENT

### **Sprinkler Supply**

Case No. 2015-ZCA-009

- Request:** This is a request to consider a zone change amendment on approximately one (1) acre of property zoned PD-C (Planned Development Commercial) to accommodate the future development of a sprinkler supply retail store.
- Background:** Currently Sprinkler Supply has a site located at Black Ridge Drive and 1600 South Street (near the Stephen Wade dealership), but has outgrown that current site.
- Project Name:** “Sprinkler Supply”
- Owner:** GMG II Investments LLC
- Applicant:** Mr. Gary Glaittie / Mr. Mike Canning
- Representative(s):** Mr. Brandon Dawson  
Dawson Development LLC.  
  
Mr. David Peterson  
Excell Engineering  
12 West 100 North #201  
American Fork, UT 84003
- Location:** The property is generally located east of the I-15 Freeway and north of 300 South Street.
- Acreage:** 1 acre
- Zoning:** PD-C
- Adjacent zones:** To the north is PD-C (SERVPRO).  
To the east and south is R3 (high density residential units).  
To the west is the I-15 Freeway.
- Building:** It is proposed to construct a 6,000 sq. ft. twenty-eight foot (28’) high building.

**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 which details and describes the project (see attached).
  2. Narrative – The applicant has provided a short narrative to provide an overview to this project (see attached).
  3. Use List – The only use requested for this site is for a sprinkler supply business (no use list submitted).
  4. Design – Building elevations, colors, and materials have been provided for review and discussion.
  5. SPR - A SPR (Site Plan Review) application and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).
  6. Setbacks – The required setbacks in the PD-C zone are:  
Front – 25 ft. / Side – 10 ft. / Rear – 10 ft.
  7. Fencing – Height – A fence may not exceed 6 ft. (*an 8 ft. fence is not permitted*)
  8. Fencing – by Residential – A 6 ft. block wall is required to separate residential properties (Section 10-18-5.E and Section 10-8-6.K). There is an existing block wall to the east (next to the residential zone)
  9. Landscaping next to Residential – A 10 ft. L/S area is required next to any residential property (Section 10-8-6.K)
  10. Fencing – Front Yard - A 6 ft. wall is permitted in the rear and side yards, but not in the front setback area (Section 10-18-2.A & 10-18-3.A) (Note: a fence no higher than 4 ft. and 50% see through is allowed in the front setback area)
  11. Fencing – Screening Storage – a 6 ft. sight obscuring wall is required in the PD-C zone to screen any outside storage (Section 10-8-6.H)
  12. Fencing – Material – corrugated metal is proposed (see example)
  13. Parking – The City’s standard for parking (Section 10-19-5) requires: 1:250 (6,000/250 = 24 spaces required).
  14. Drainage – A drainage study and plan will be provided to staff as a part of the civil engineering plan review process.
  15. 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.
  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. Building – 6,000 sq. ft. and 28 ft. high.

**P.C.:**

The Planning Commission recommends approval with the following suggested comments and/or conditions:

1. Acreage - The zoning on the entire zone change amendment area is recommended for approval as PD-C (Planned Development Commercial) on 1 acre.
2. Use List - The only use requested is for a sprinkler supply business.
3. Building - The building elevations, colors and materials are recommended for approval as presented.
4. Shed – The Planning Commission recommended relocating the storage shed to the north property line, but the applicant prefers it to remain on the east side next to residential as presented.
5. Front Landscaping – on the frontage (300 South Street) the landscaping is recommended for approval as presented in the site plan. Note that palm trees are not an approved street tree along 300 South Street. Turf is discouraged in the L/S area(s).
6. East Side Landscaping - A 10 ft. landscape strip between the site and the residential zone to the east shall be landscaped. Within the 10 ft. strip trees (or high growing shrubs) shall be installed to adequately screen the site from the neighboring residential use (per Section 10-8-6.K). Also a root barrier shall be installed to protect the sewer line located in the easement.
7. Freeway Landscaping – a landscaping area with live vegetation and live trees shall be installed as presented along the west property line (freeway frontage). The landscaping will be east of the proposed 6 ft. solid wall (placed to screen any outside storage). Trees may be planted in islands as depicted with parking spaces between.
8. Fencing – All fencing shall meet the requirements of the Zoning Ordinance; all outside storage shall be screened with a solid sight obscuring fence. No fence shall exceed 6 ft. in the side or rear yard. No fence shall exceed 4 ft within the front setback area.

A solid fence shall be installed on the north property line (*by SERVPRO*) to replace the existing chain link (per Section 10-8-6.H).

Note: The Planning Commission prefers a solid wall such as block, but the applicant wishes to install instead a metal fence. The fence does not have a cap along the top between vertical support posts.

9. Signage – The site shall comply with the Sign Ordinance.
10. 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.)
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)

**From:** David Peterson [mailto:david@excelcivil.com]

**Sent:** Monday, May 04, 2015 12:48 PM

**To:** Ray Snyder

**Cc:** John Willis; Brandon Dawson

**Subject:** RE: Sprinkler Supply

1. We will deliver the 24x36 copies.
2. The solid fence will extend the length of UDOT right-of-way
3. The sample fence will be delivered before the meeting.
4. There are no concerns with architectural so close to the billboard

Thanks,

David W. Peterson, P.E.  
Excel Engineering, Inc.  
12 West 100 North, #201  
American Fork, UT 84003  
Phone: 801-756-4504  
Fax: 801-756-4511  
Email: [david@excelcivil.com](mailto:david@excelcivil.com)

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**From:** Ray Snyder [mailto:ray.snyder@sgcity.org]

**Sent:** Monday, May 04, 2015 11:41 AM

**To:** David Peterson

**Cc:** John Willis; Brandon Dawson

**Subject:** RE: Sprinkler Supply

David,

1. PDF's received. Please submit revised plans as 24 x 36 size plans (for wall exhibit in Council Chambers).
2. A 'solid' fence is required per code to screen any outside storage (the site has outside storage with a covered roof – sides are still open to view); chain link is shown at property line (UDOT - which would not work alone), but it appears on sheet LP-1.0 & C1 that a 6 ft. steel fence is called out. This is intended for the full length of the west side of property ? Correct?
3. Missing color and sample of solid metal fence proposed on 300 South Street. Need delivered to staff before the meeting.
4. No architectural issues with building so close to billboard?

Ray Snyder  
Planner II  
175 East 200 North  
St George, Utah 84770  
(435) 627-4437  
[ray.snyder@sgcity.org](mailto:ray.snyder@sgcity.org)

---

**From:** David Peterson [mailto:david@excelcivil.com]

**Sent:** Monday, May 04, 2015 9:31 AM

**To:** Ray Snyder

**Cc:** 'Mike Canning'; [brandon@dawsondevelopmentllc.com](mailto:brandon@dawsondevelopmentllc.com)

**Subject:** Sprinkler Supply

Ray,

The owners have decided to stay with the original layout, but to modify the setbacks, etc.  
Attached are the updated site plan and landscape plans.

The owner will bring a physical sample of the metal fence to the meeting.  
Let me know what additional paper copies you would like us to deliver.

Thanks,

David W. Peterson, P.E.  
Excel Engineering, Inc.  
12 West 100 North, #201  
American Fork, UT 84003  
Phone: 801-756-4504  
Fax: 801-756-4511  
Email: [david@excelcivil.com](mailto:david@excelcivil.com)

1 OF 1

## Sprinkler Supply - Written Text

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 Sprinkler Supply project:

- A. Use Of Land: The projected use of land, including percentages of land devoted to various types of land use, such as building coverage, parking area, landscaped area, etc.:

The proposed use of this project is for a new sprinkler supply retail store to be located on 1 acre. The existing store location has been sold and a new building will be constructed at this location. The store will supply sprinkler and landscaping supply needs. The building covers 6,000 s.f., 14 parking spaces are required and provided (with a data box breakdown provided on the site plan), and 5,700 s.f. of landscaping area is provided in the required 15' landscape setback area.

- B. Height and Elevations: The text shall indicate the type, character and proposed height of all buildings. The plot plan, elevations and perspective drawings may be prepared as necessary by the applicant to help the planning commission and city council to better understand the proposal.

The maximum building height of the Sprinkler Supply Store will be 28 feet. The building will be approximately 6,000 square feet. Elevations along with colored renderings of building have been provided to illustrate the proposal.

- C. Density: The density in terms of dwelling units per gross acre of land shall be indicated.

N/A – This is a commercial sprinkler supply company project and residential density is not applicable.

- D. Schools, Churches And Open Spaces: The location of any proposed school sites, churches, parks or other common or open spaces shall be identified.

There are no school sites or churches planned with this project. The closest church is 1,000 feet away and the closest school is 2,200 feet away. The closest Park is 1,800 feet away.

- E. Phasing Plan: A phasing plan, if the development is proposed to be developed in phases, shall be submitted.

No phasing is planned. The entire site will be constructed in a single phase.

- F. Topography: Topography at contour intervals of two feet (2') shall be submitted unless waived by the planning staff.

Topographical information will be provided in the grading plan. Generally the site is flat and slopes towards the South. The topography is provided on the Record of Survey included with the Zone Change application. The grading plan will be submitted with the civil engineering plans as a part of the SPR (Site Plan Review) application

- G. Landscape Plan: A landscape plan showing the general location of lawn area and trees shall be submitted (this may be a part of the site or plot plan).

A landscape plan 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 indicated.

5,700 s.f. of landscaping area is provided in the required 15' landscape setback area.

- 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.

Utility design will be submitted with the civil engineering plans as part of the SPR (Site Plan Review) application and all utilities will be underground as required.

- 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.

Refuse areas and containers shall be shown on the site plan. The trash container will be placed in the sprinkler supply yard and will be screened by the sight-obscuring fence that will be placed around the project.

- K. Lighting Plan: The plans submitted shall include a general lighting plan indicating location of lights to be installed on the site.

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 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: Overall sign program if proposed signage differs from what is allowed as outlined in the sign ordinance set forth in title 9, chapter 13 of this code. (Ord. 1-3-2000, 1-20-2000)

Any signs proposed for this project will comply with the sign ordinance as set forth in Title 9, Chapter 13. Sign details and design will be submitted as part of the SPR (Site Plan Review) application.

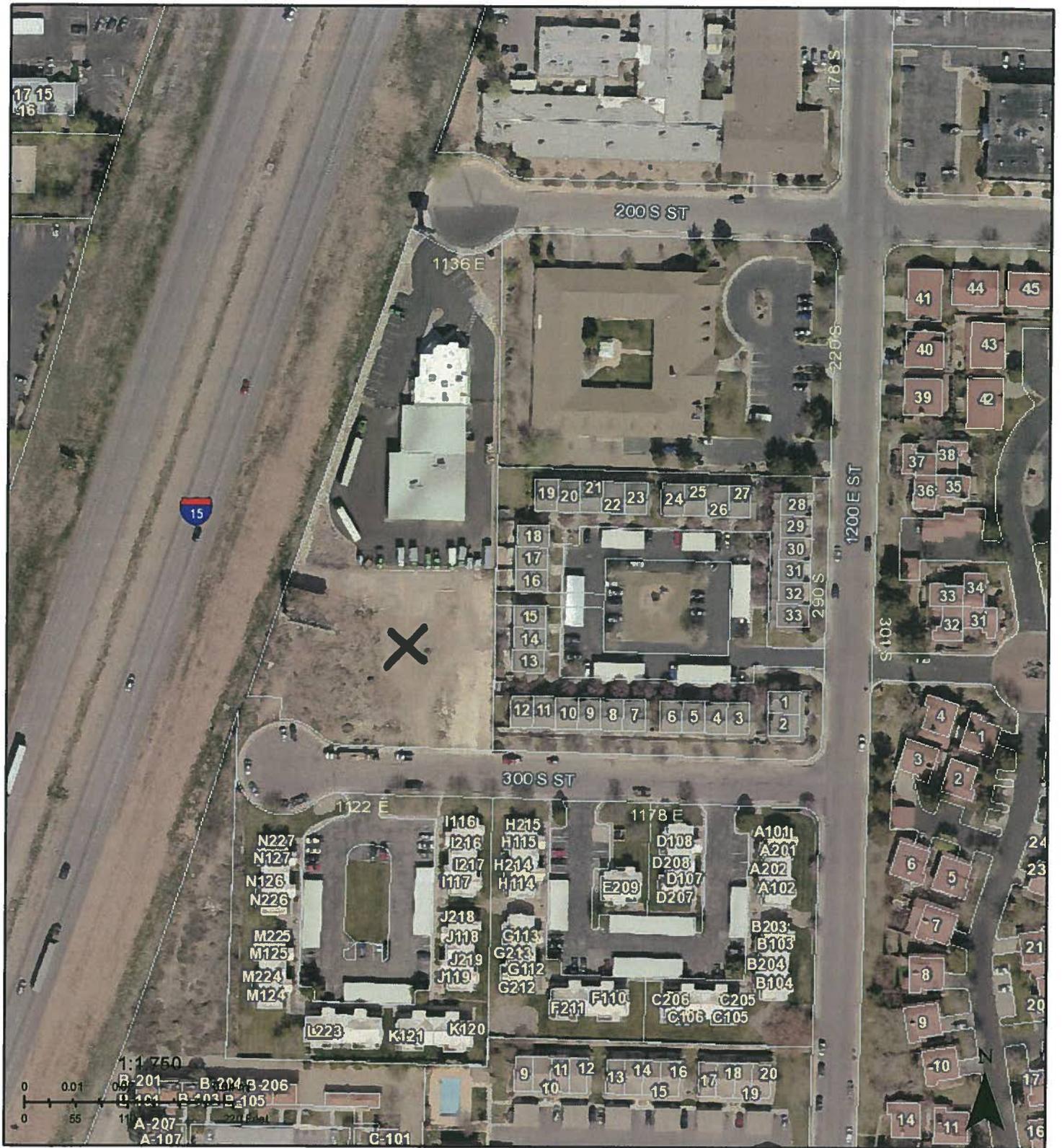
**Sprinkler Supply Company** has been providing top quality irrigation products, landscaping supplies and repair parts to contractors, grounds maintenance professionals, and residential customers since 1982.

People look to us for the very best names in commercial-grade sprinklers, landscape lighting, water features, pavers. Our in-house experts specialize in support for landscape professionals, estimates, consultation, troubleshooting for a wide variety of industries,

**2015-ZCA-009**

**Sprinkler Supply**

**300 S 1150 E**



## Aerial



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

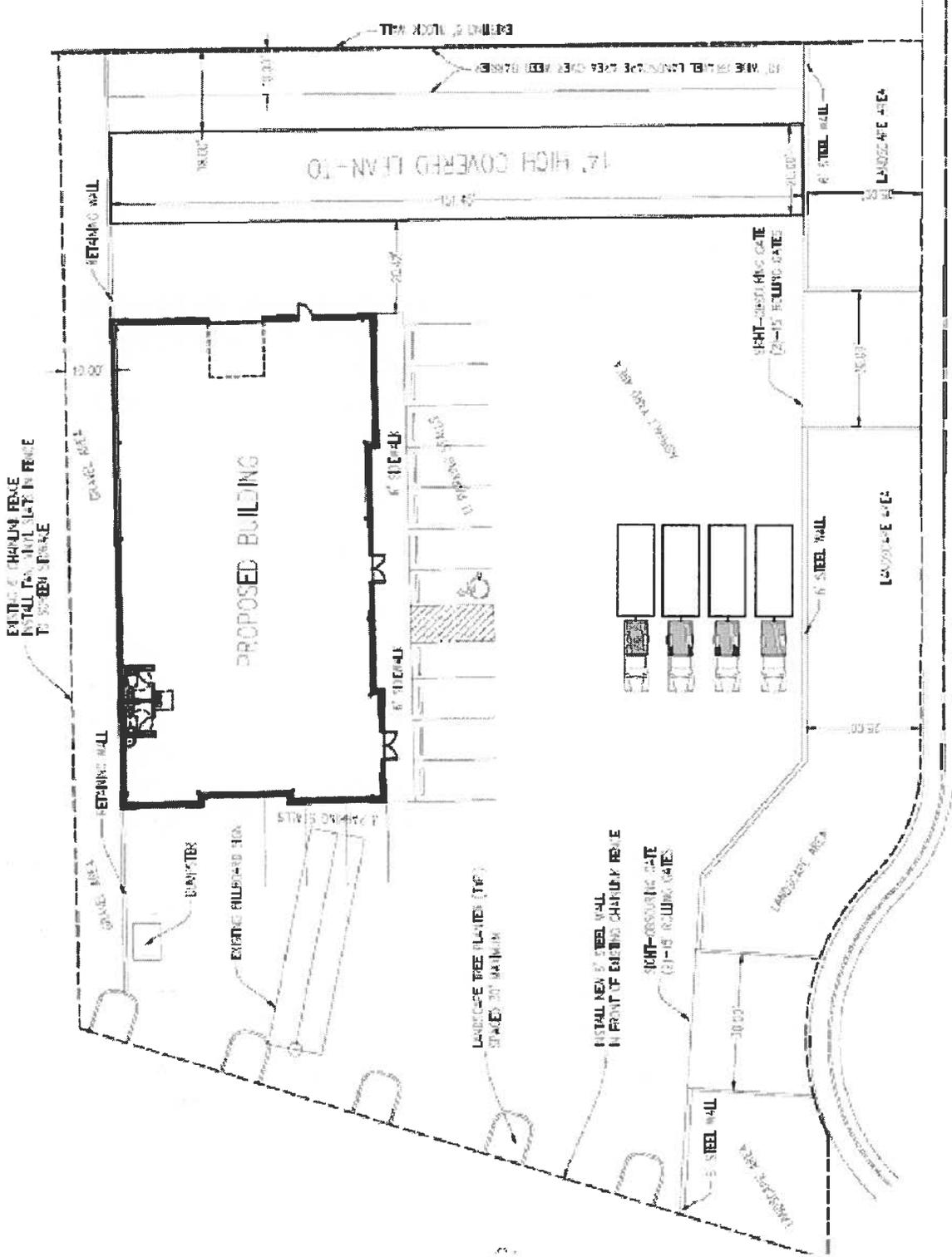
April 20, 2015



# Zoning

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

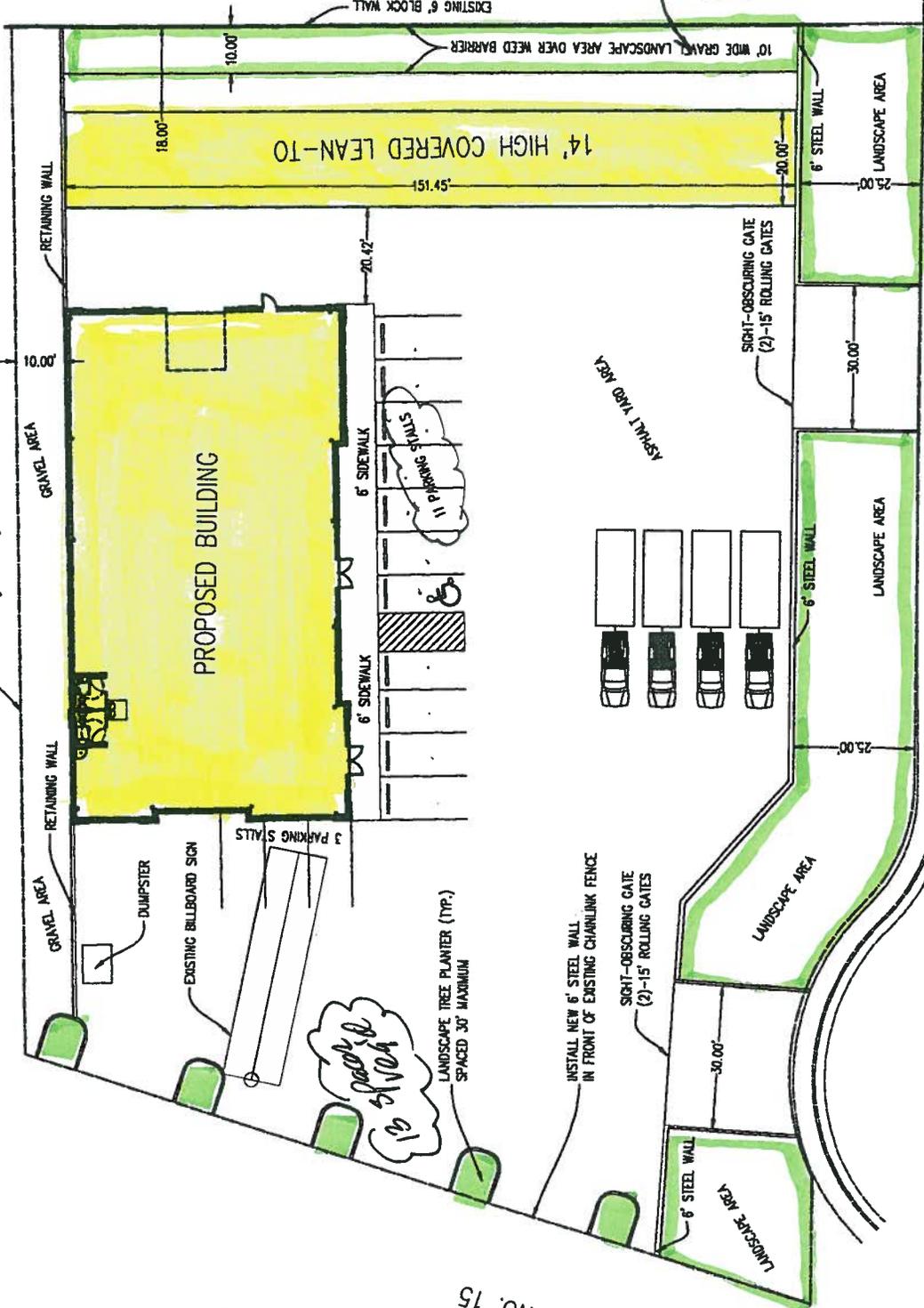
April 20, 2015



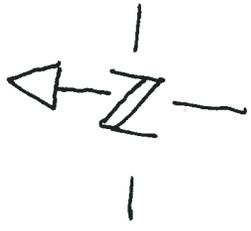
Revised Layout – May 5, 2015

SO LILY FENCE (NO MAINLINE W/SLATS)

EXISTING 6' CHAINLINK FENCE  
INSTALL TAN VINYL SLATS IN FENCE  
TO SCREEN STORAGE



TREES or Tall Shrubs w/ Root barrier



PC Review & Comments

INTERSTATE NO. 15

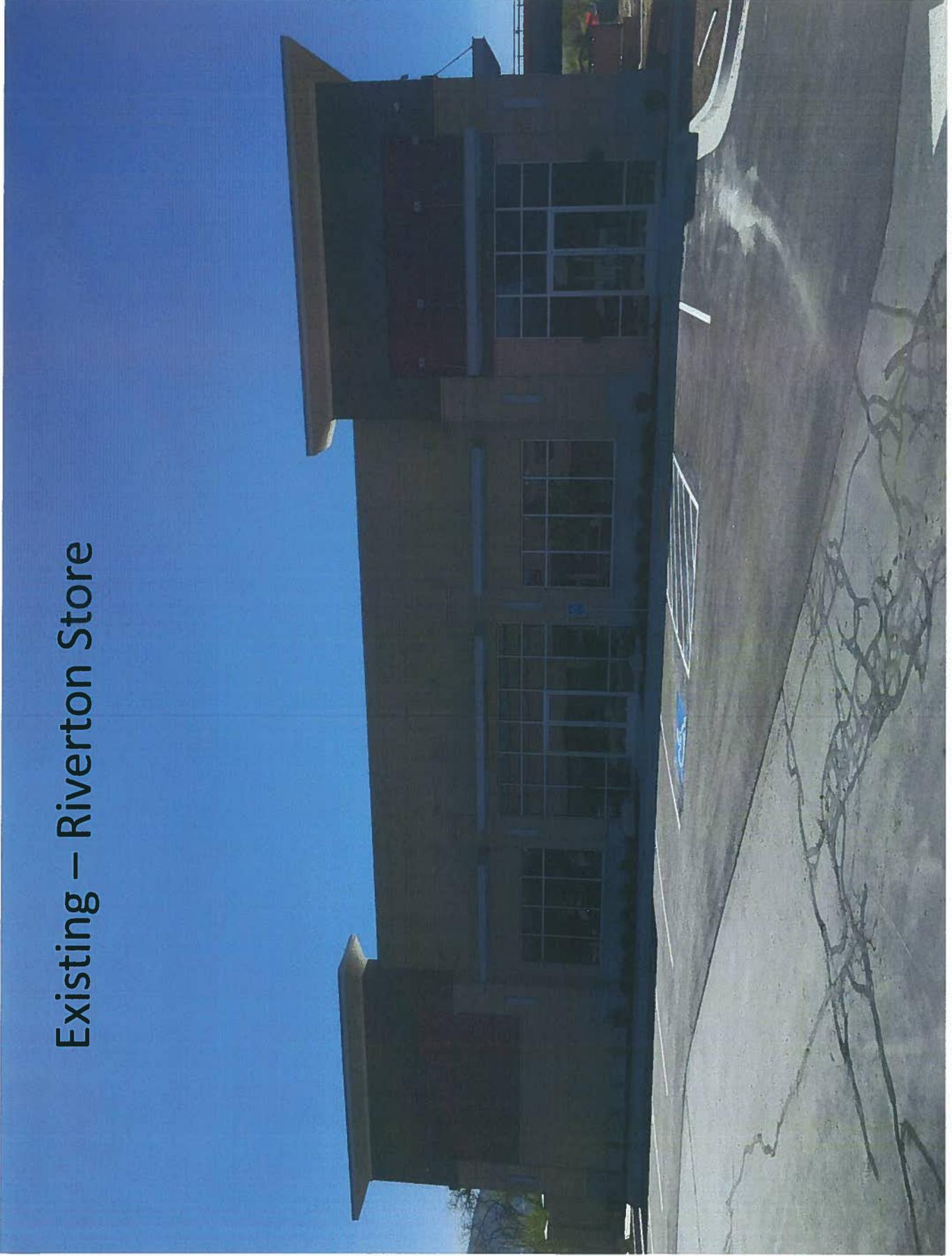
300 SOUTH STREET







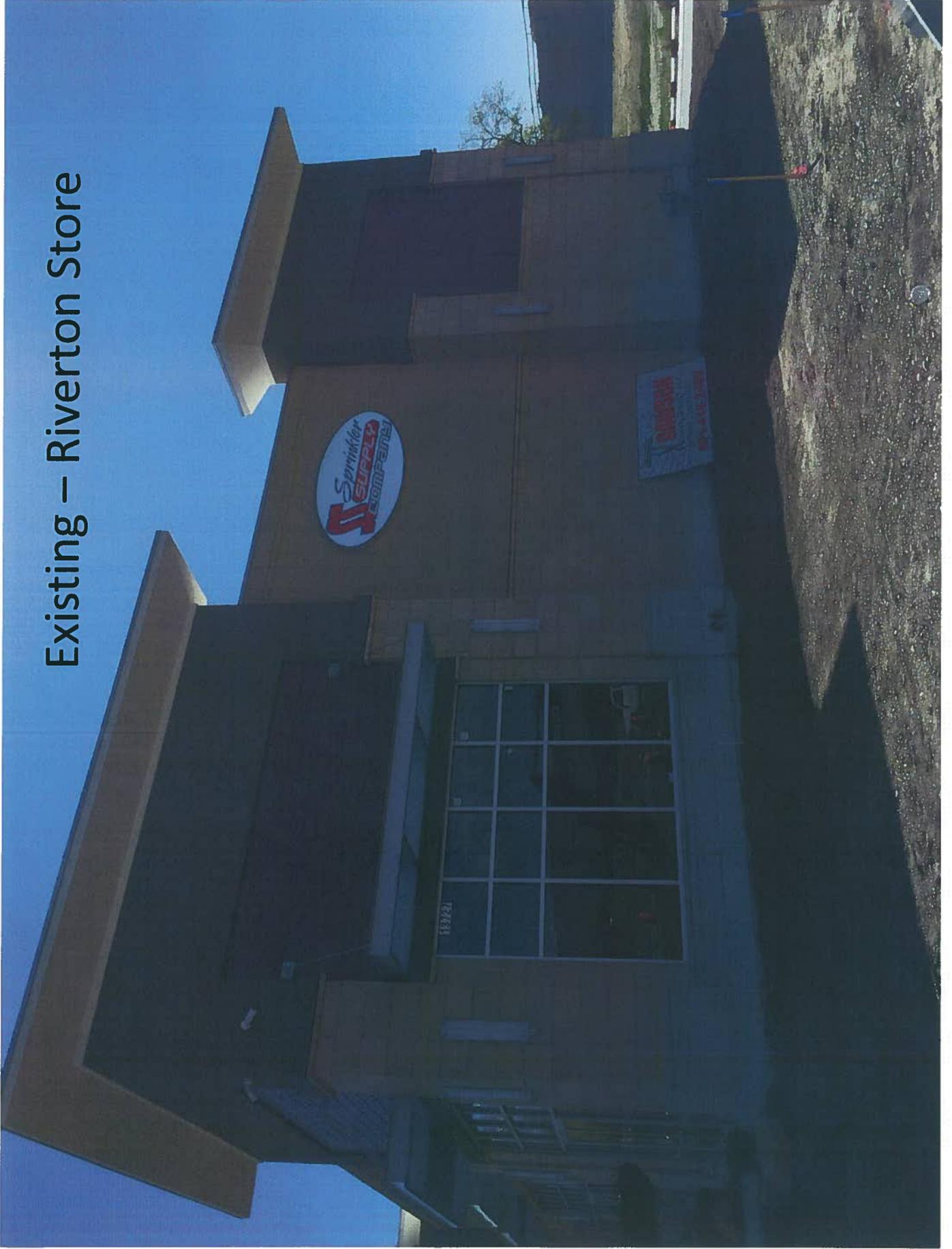
# Existing – Riverton Store



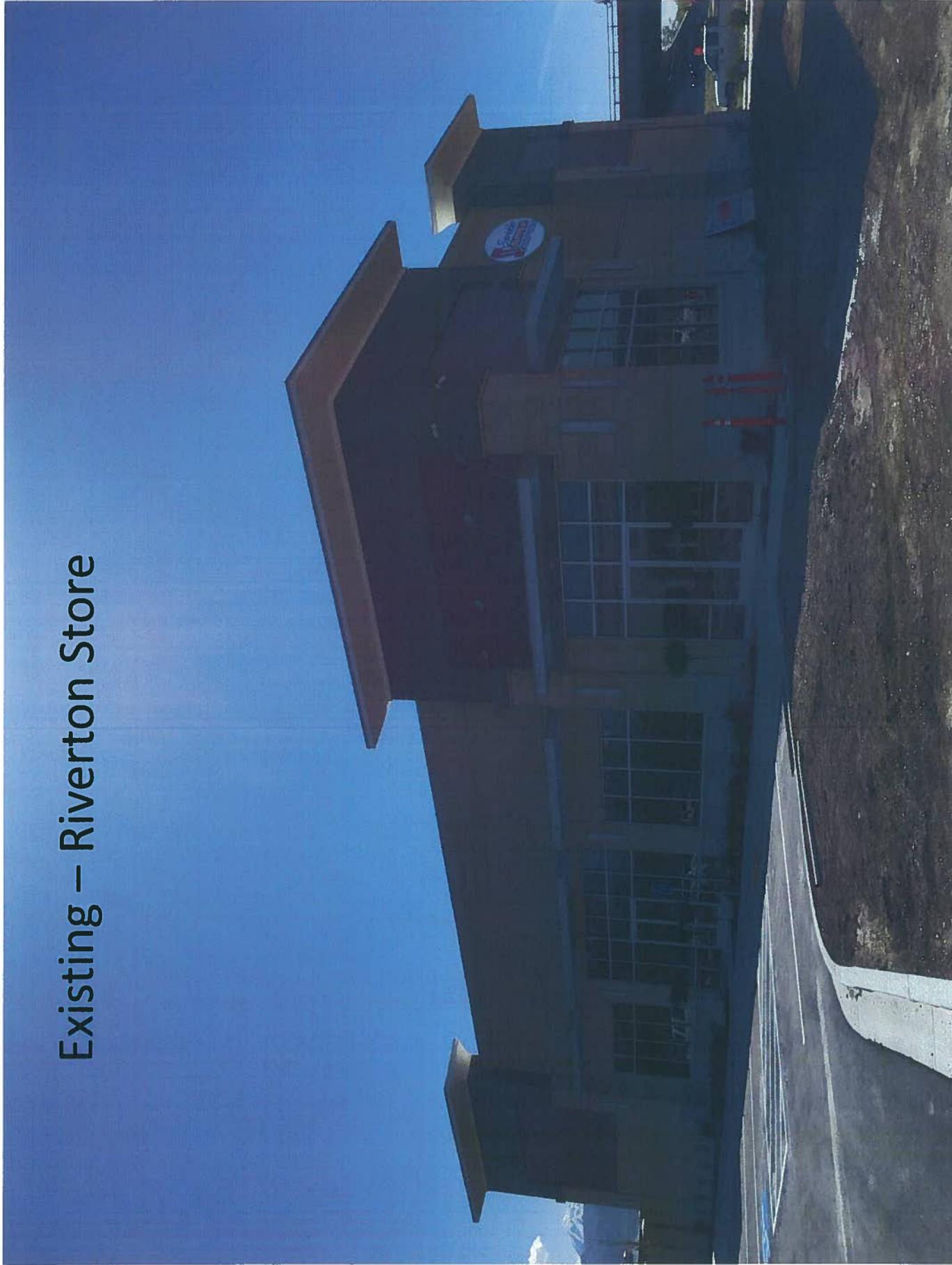
# Existing – Riverton Store



# Existing – Riverton Store



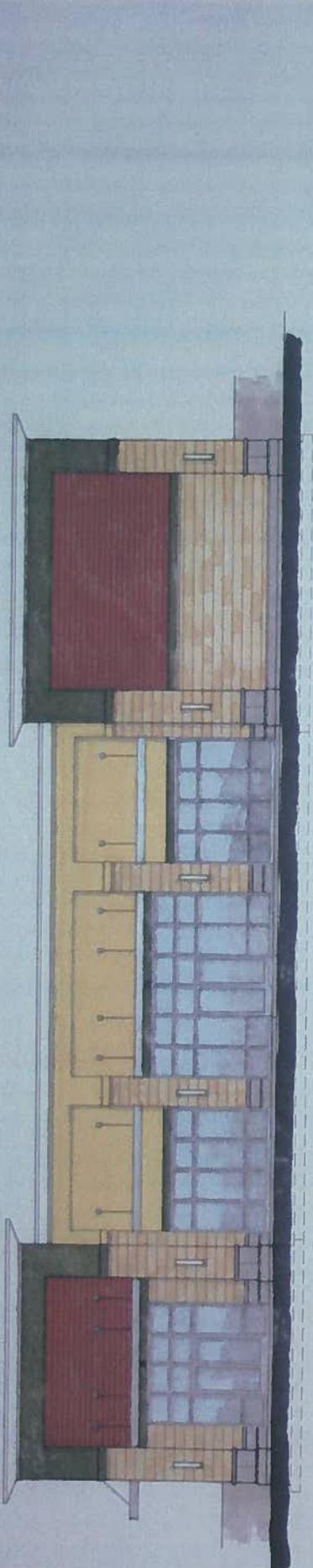
# Existing – Riverton Store



SCALE VERIFICATION

1	FULL
2	HALF
3	QUARTER
4	OTHER

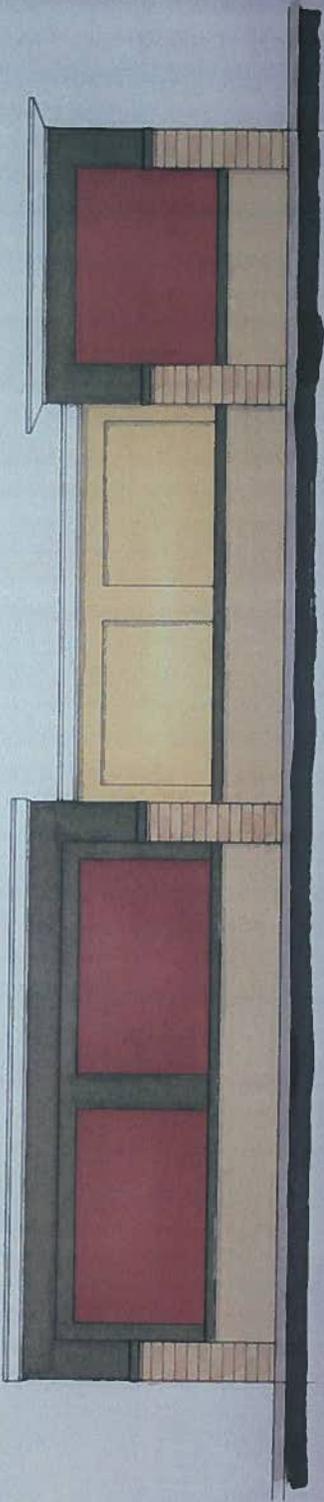
LOCAL A.C. TEST  
DATE: 04/11  
BY: [Signature]  
STATE OF [State]



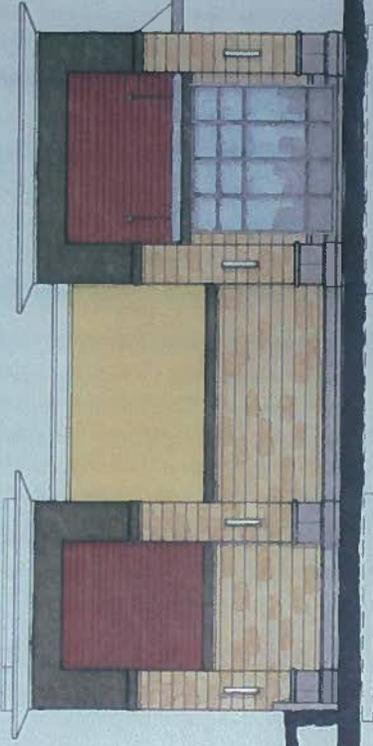
1 SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 3/8" = 1'-0"

Nelson-Howden & Associates  
architects / planners  
1200 WEST 10TH AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111

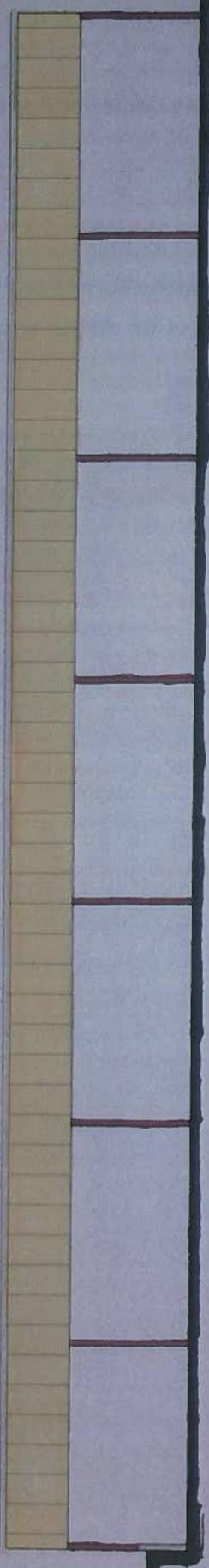
SPRINKLER SUPPLY  
ST. GEORGE STORE

COLORED ELEVATIONS  
COVERED STORAGE

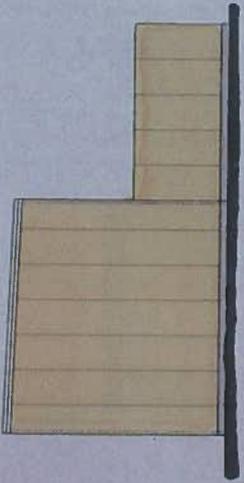
date: 04/03/01  
sheet:

Drawing title:

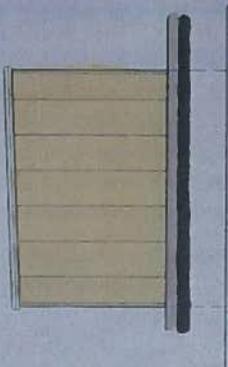
SCALE VERIFICATION  
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FULL  
2-1/2" x 3-1/2"  
HALF  
1-1/4" x 1-1/4"  
OTHER  
1/4" x 1/4"



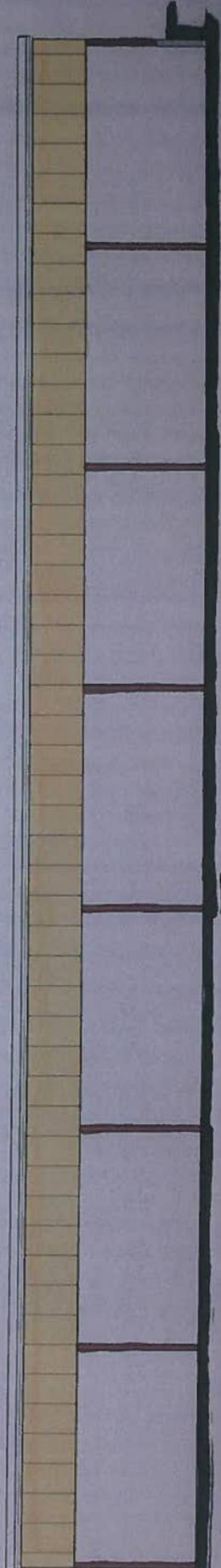
WEST ELEVATION  
SCALE 3/16" = 1'-0"



SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



NORTH ELEVATION  
SCALE 3/16" = 1'-0"



EAST ELEVATION  
SCALE 3/16" = 1'-0"



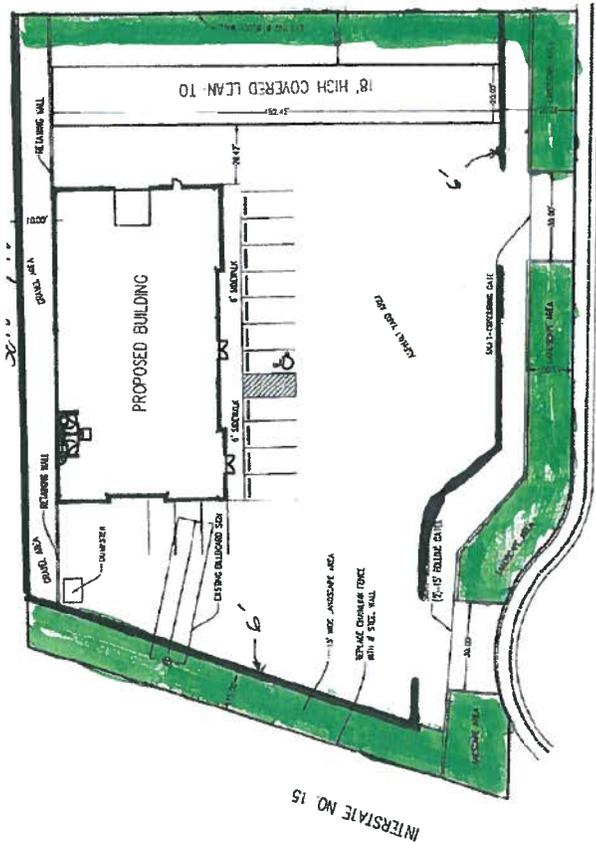
© 2015 Google

© 2015 Google

Google

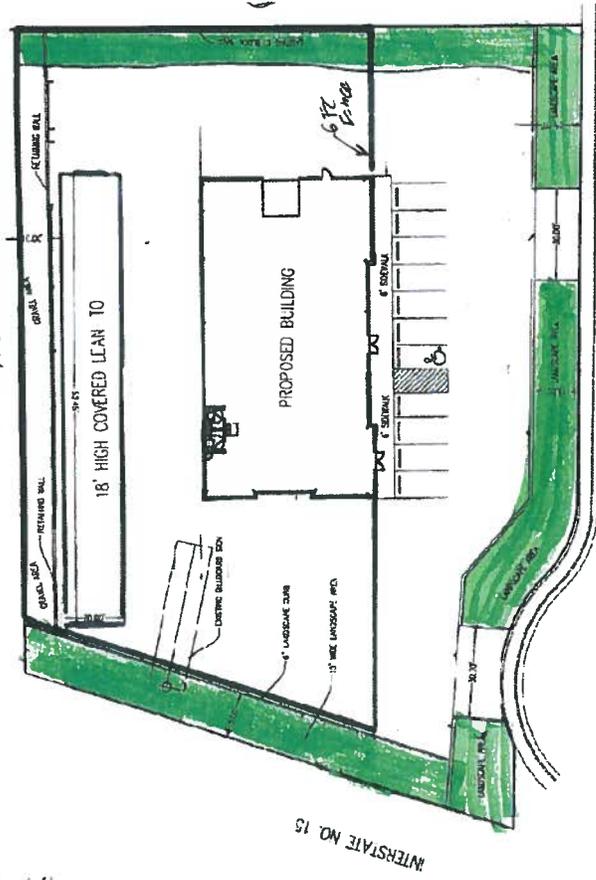
37°06'12.20" N 113°33'36.70" W elev 2711 ft eye alt





## Alternate # 2

300 SOUTH STREET



## Alternate # 3

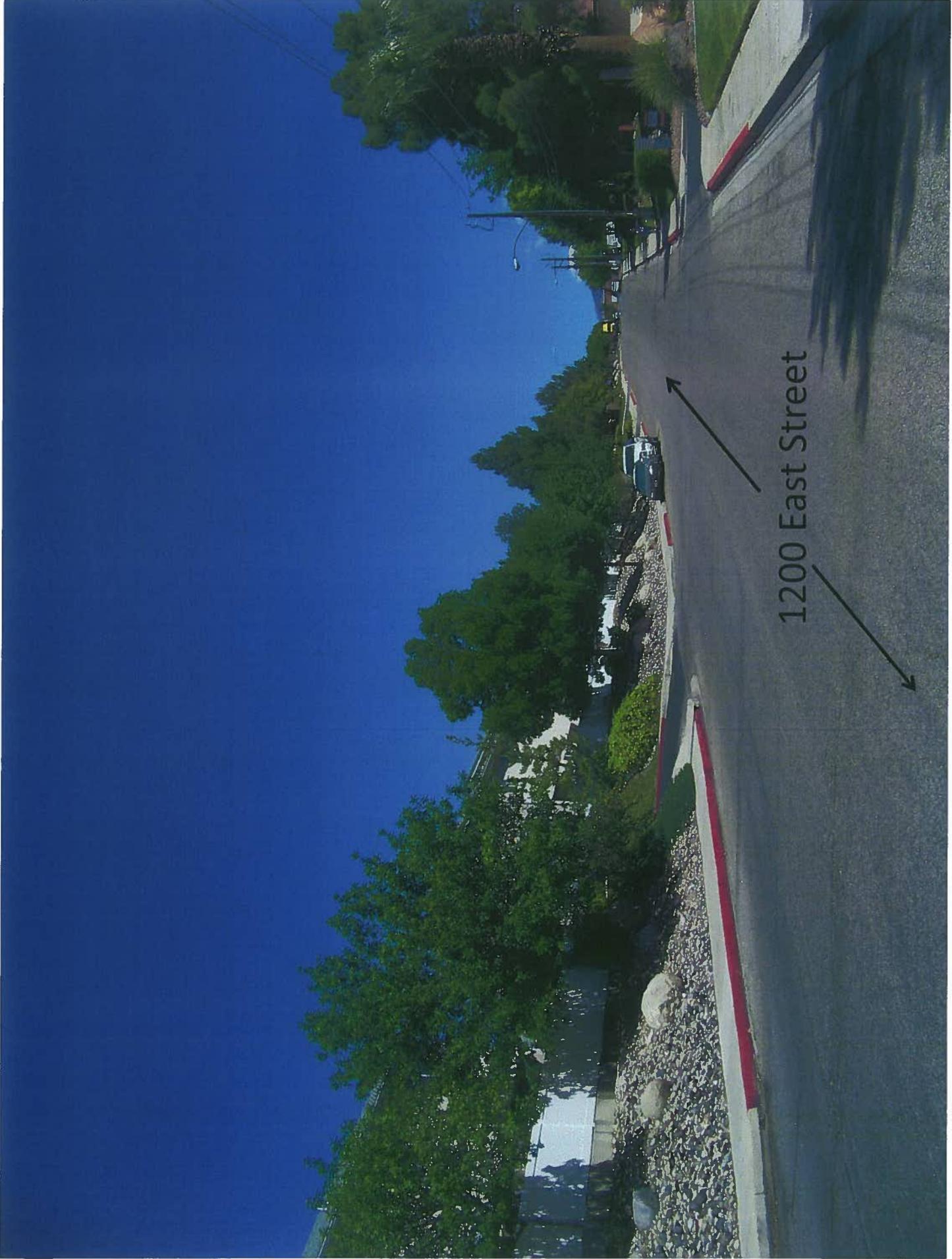
300 SOUTH STREET

Rough conceptual alternate site layouts to meet fence ordinance

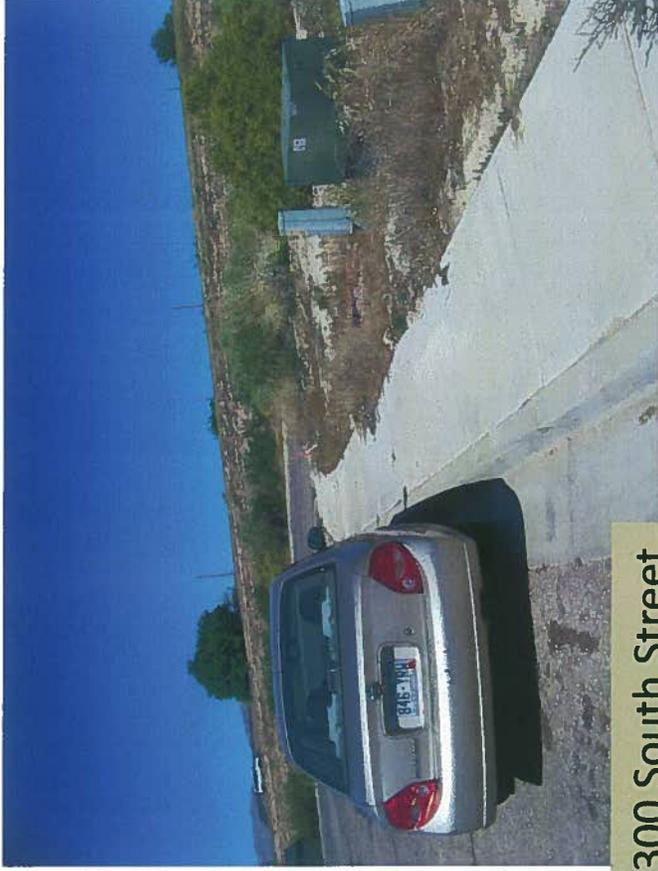
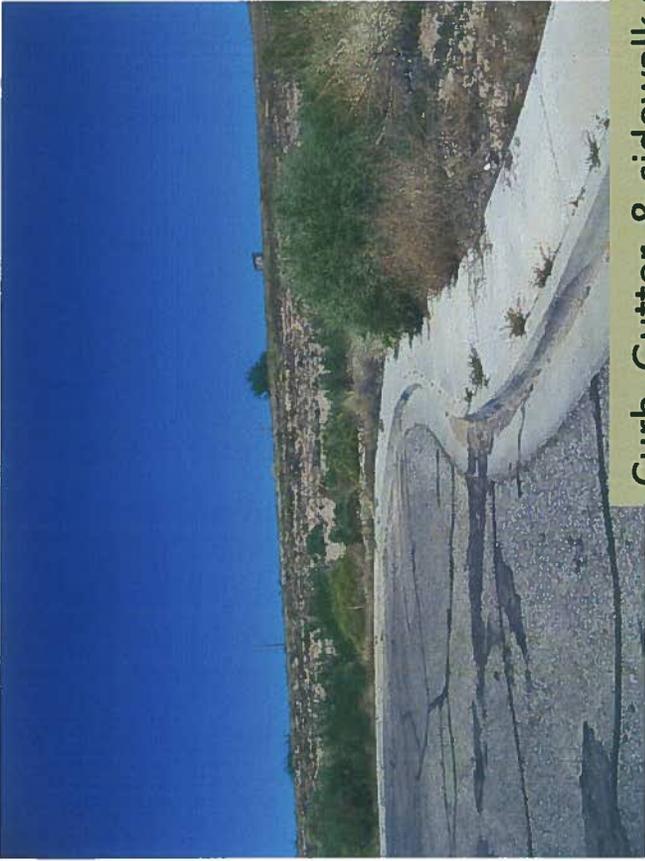
**Photos April 28, 2015**



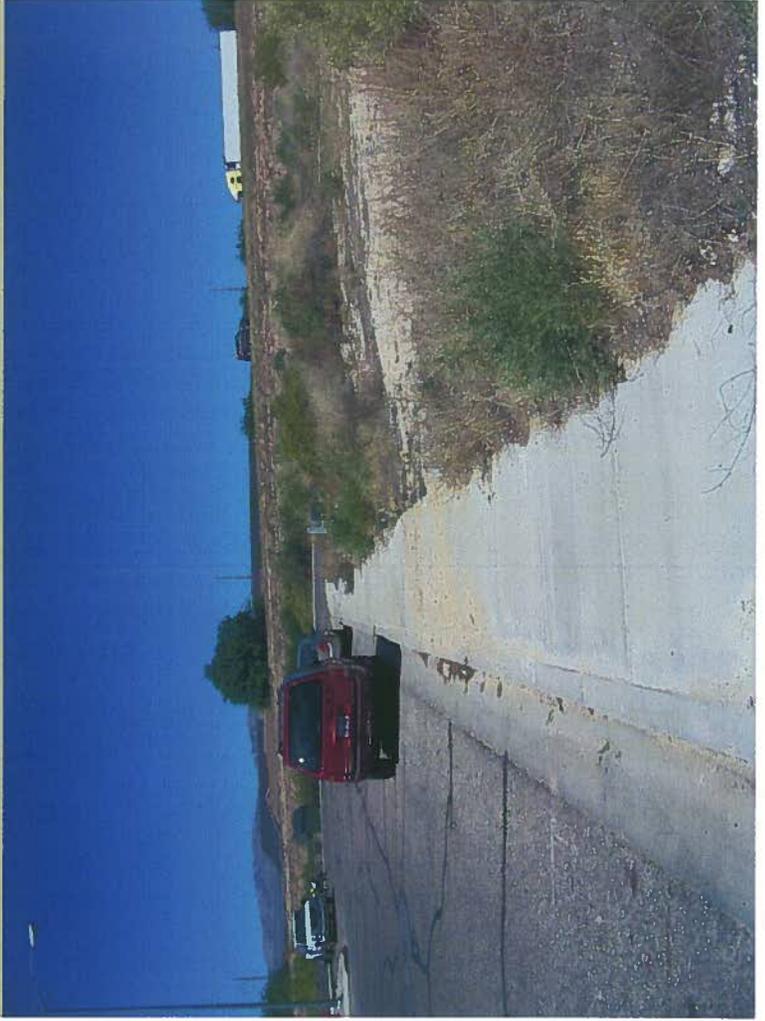
300 South Street

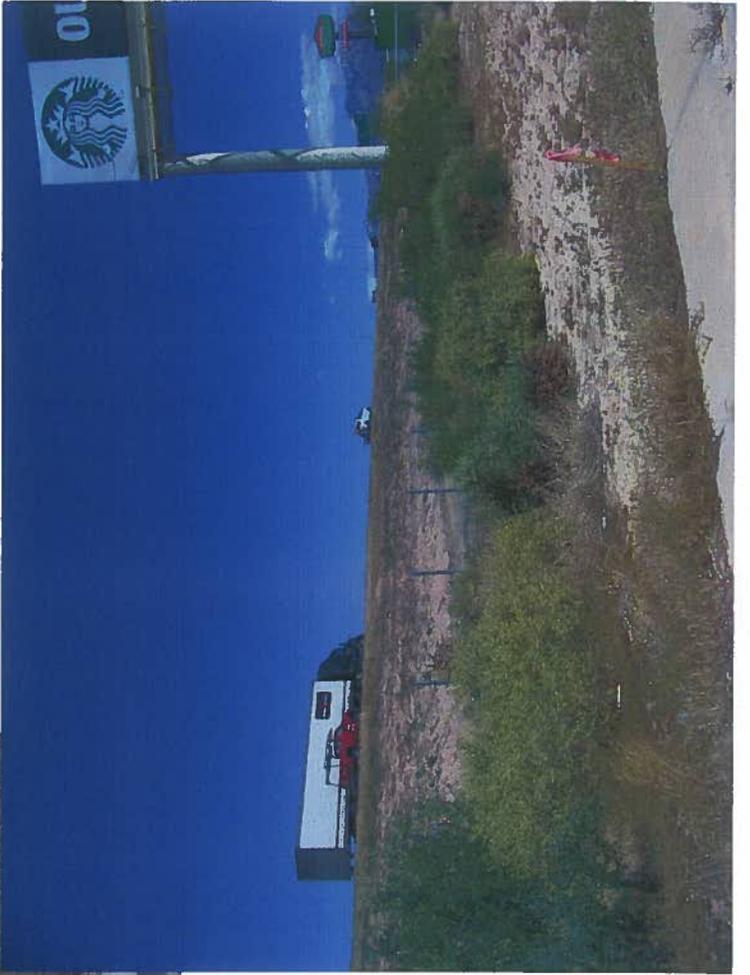


1200 East Street

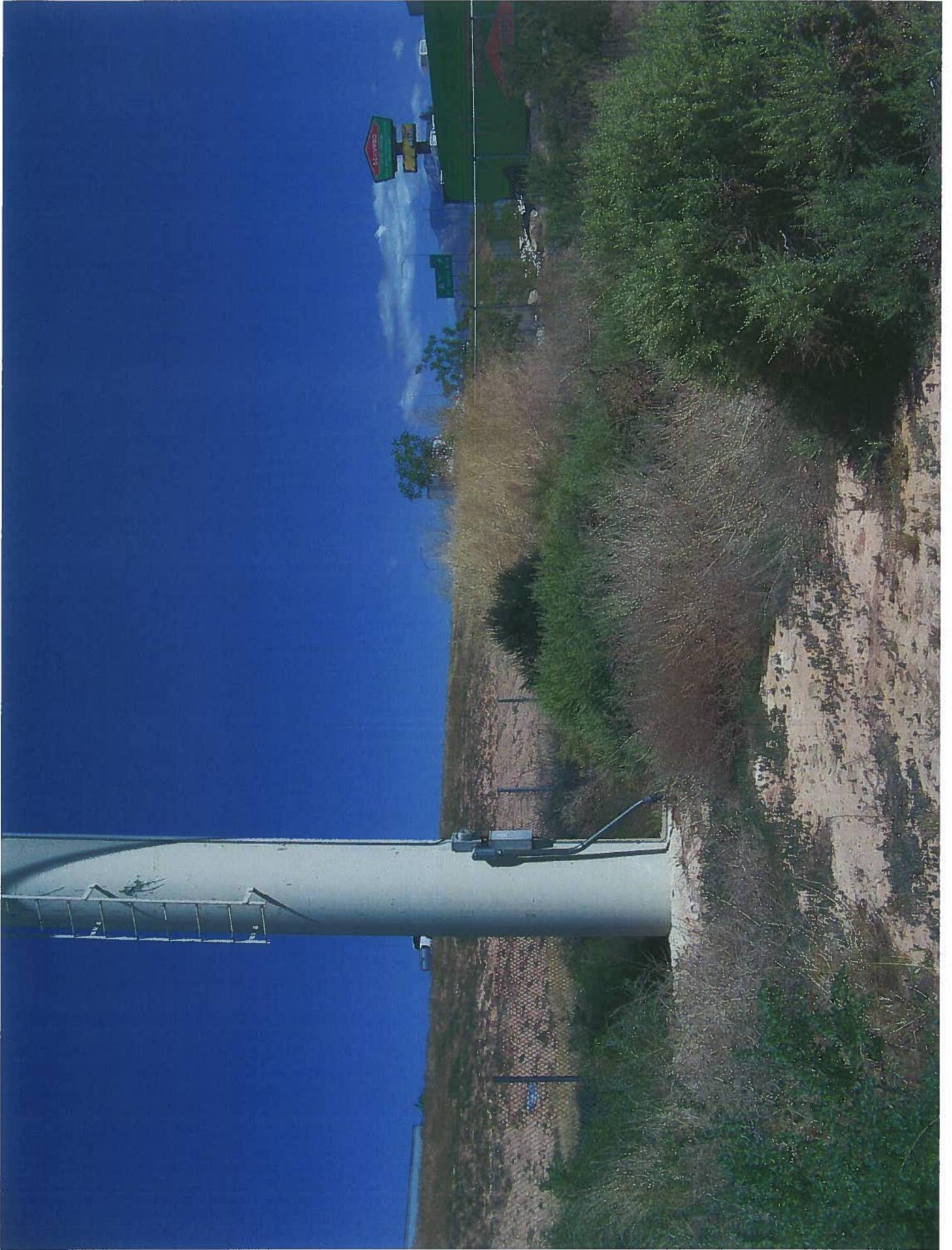


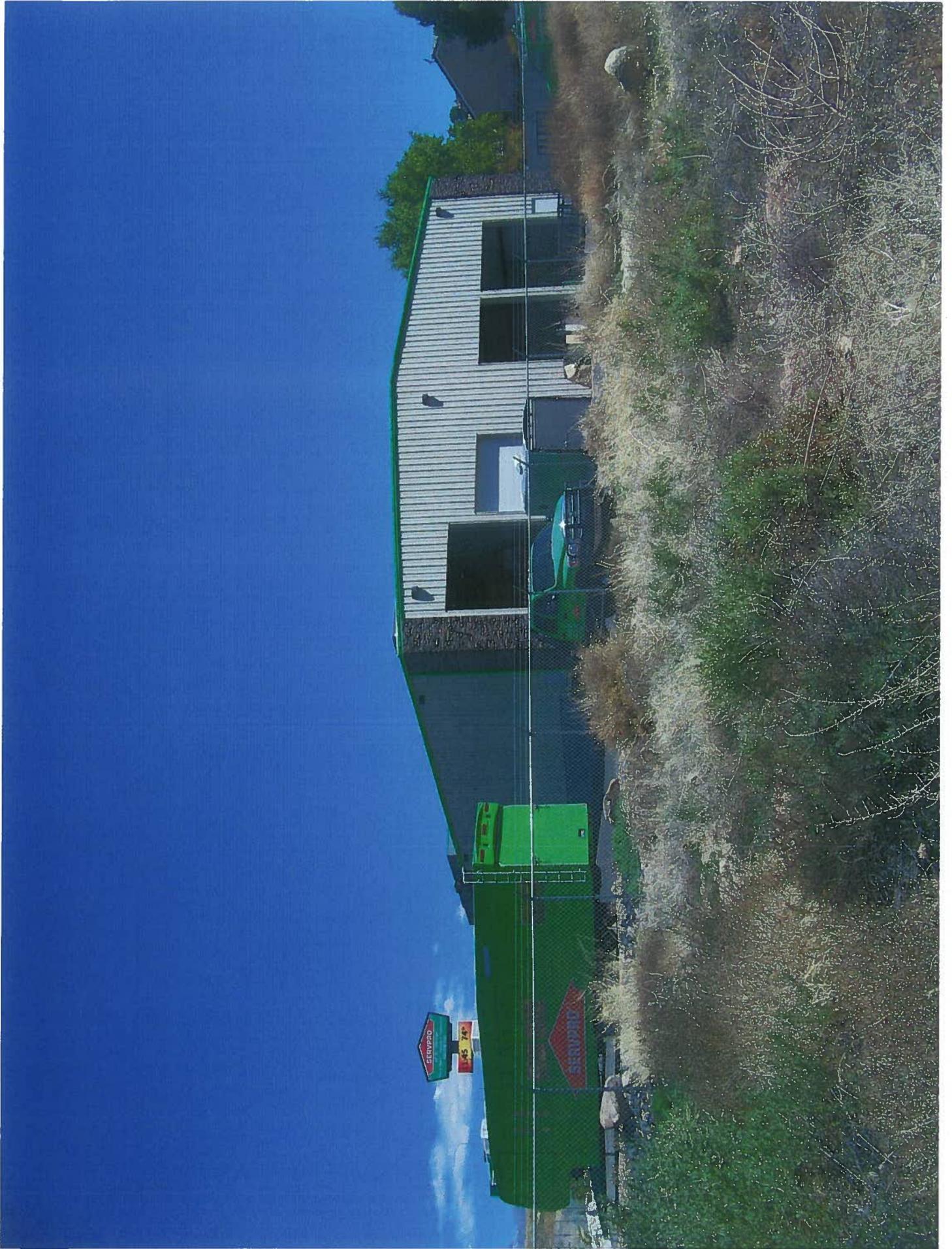
Curb, Gutter, & sidewalk are in on 300 South Street







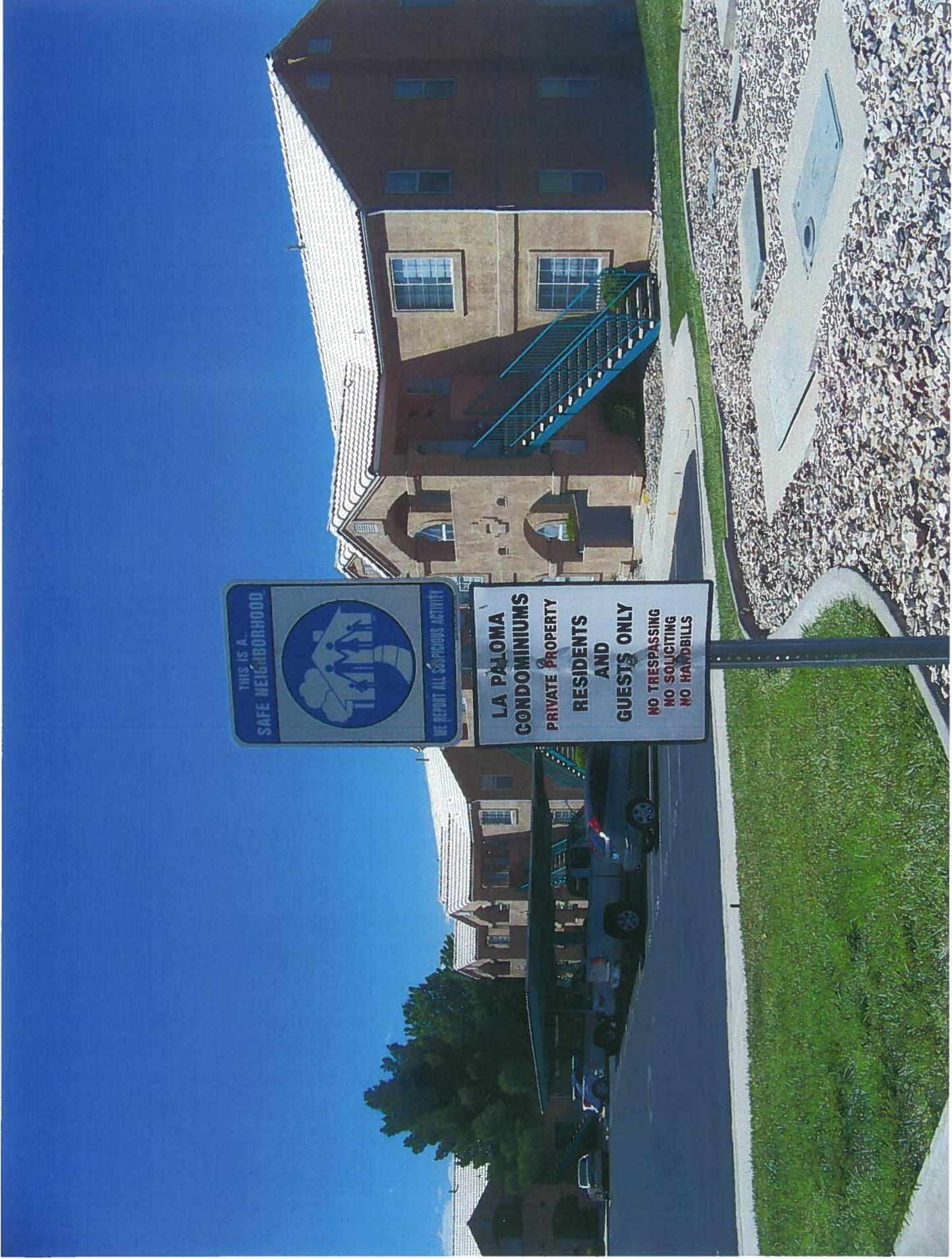


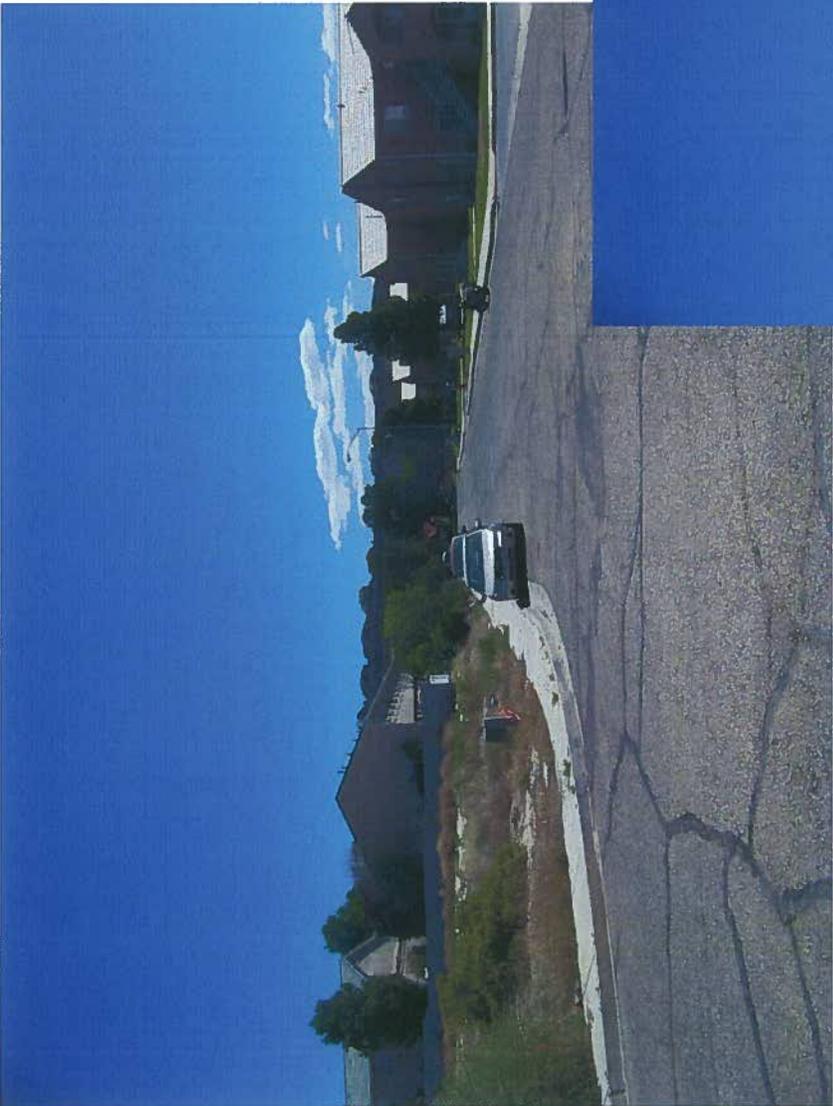
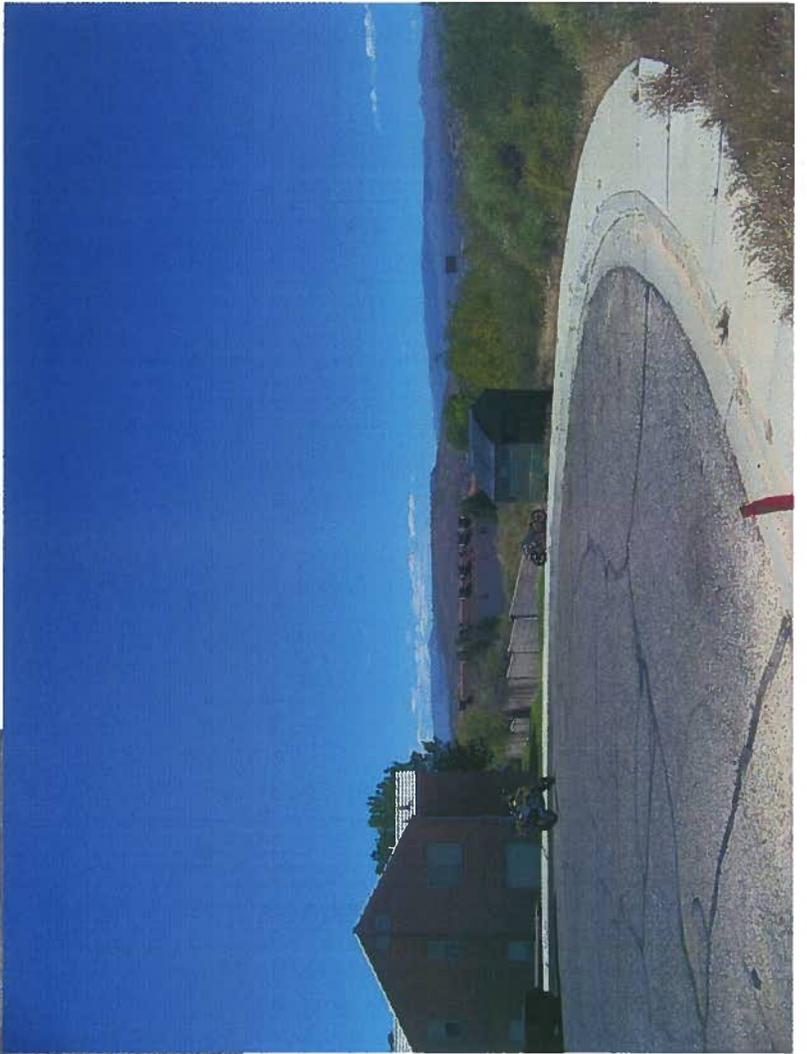


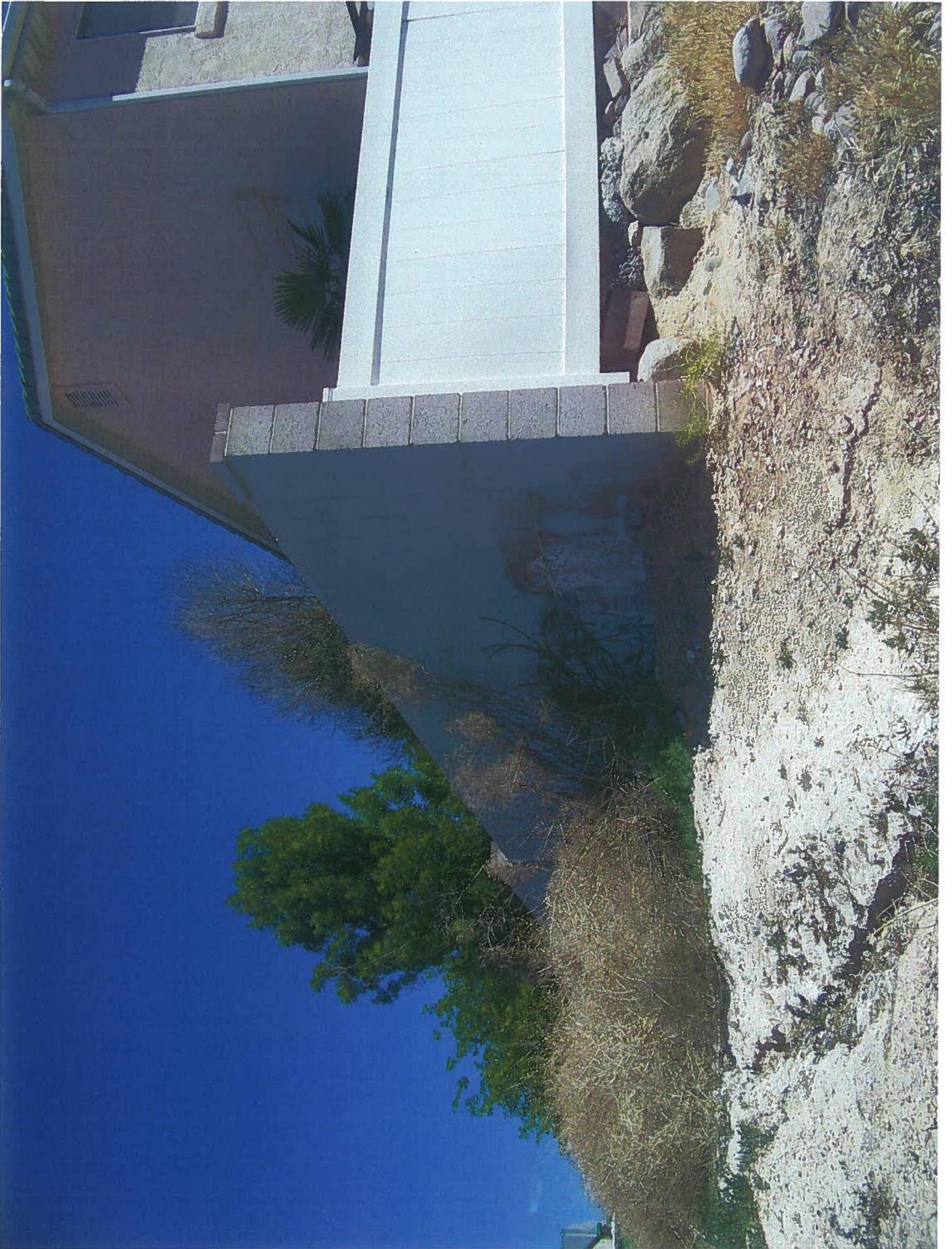


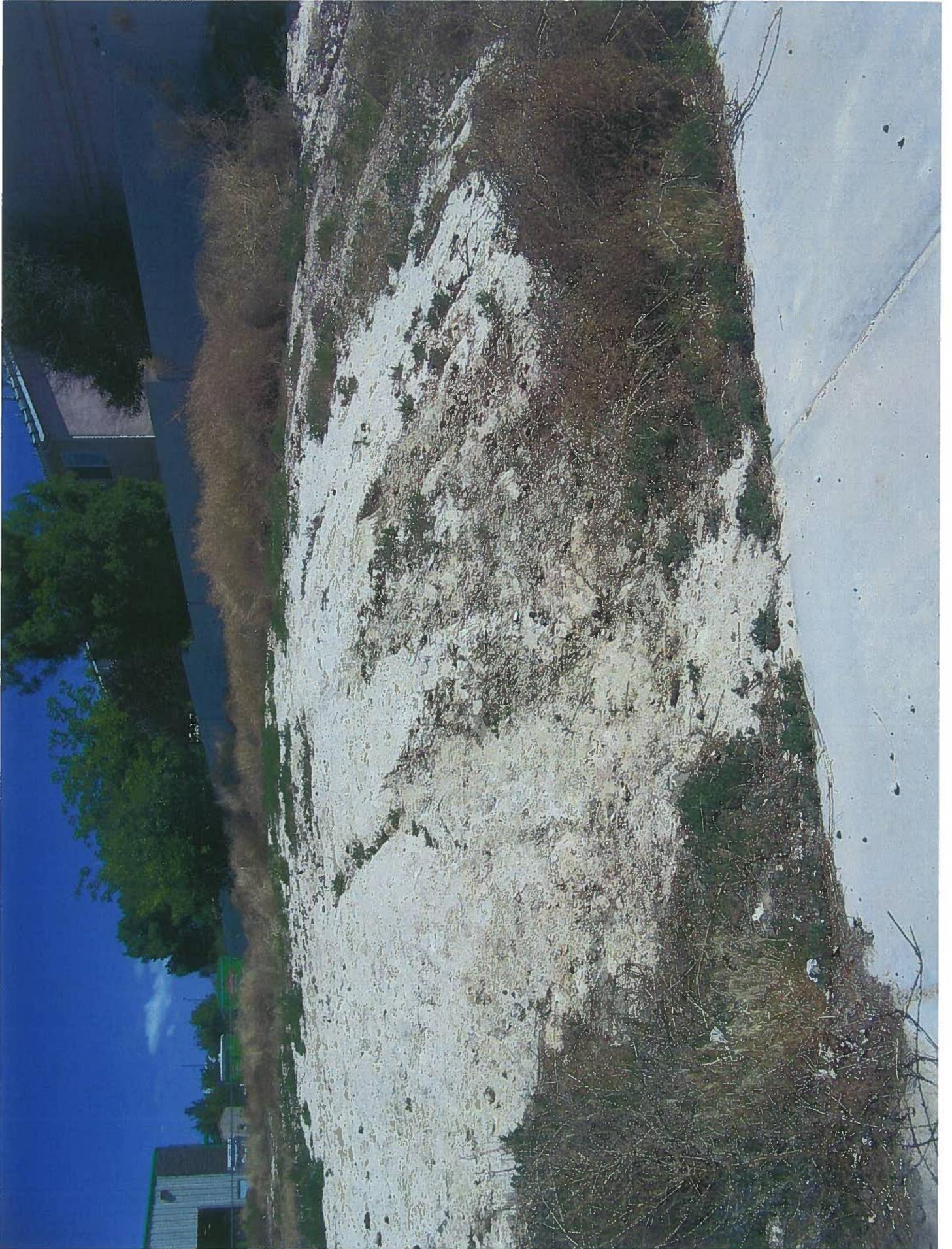


**LA PALOMA  
GONDINIUMS**  
PRIVATE PROPERTY  
**RESIDENTS  
AND  
GUESTS ONLY**  
NO TRESPASSING  
NO SOLICITING  
NO HANDBILLS

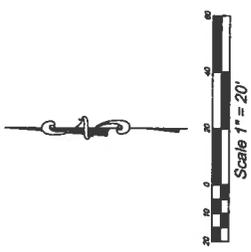
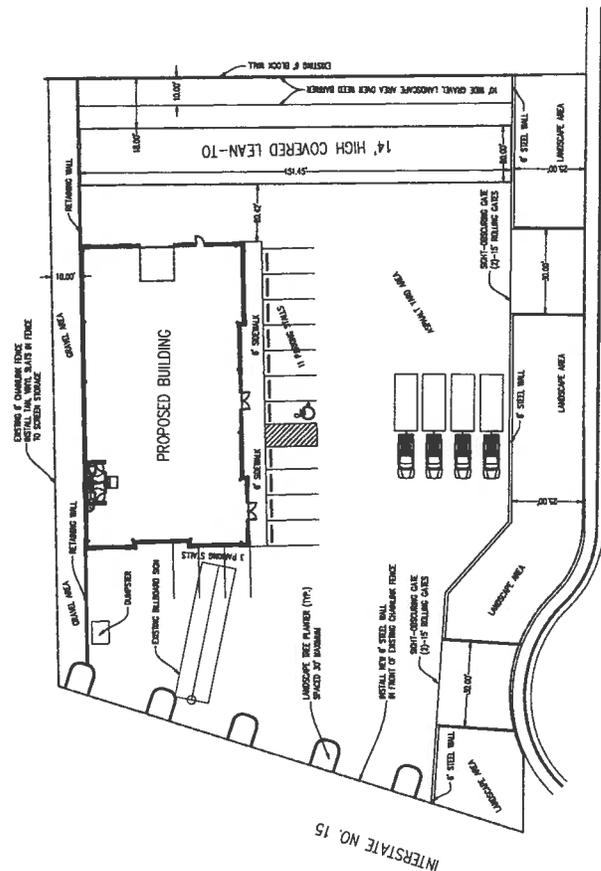








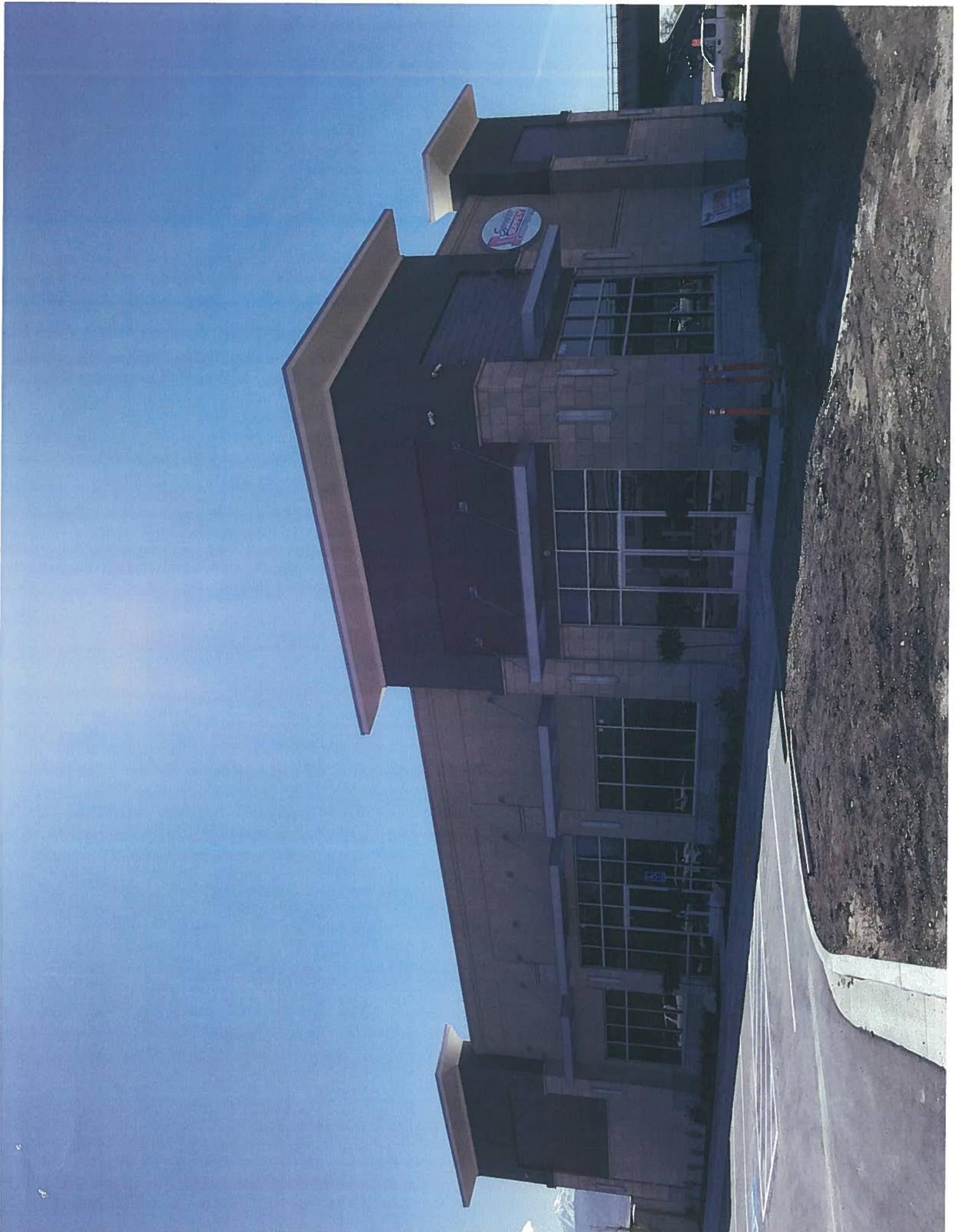
# SPRINKLER SUPPLY

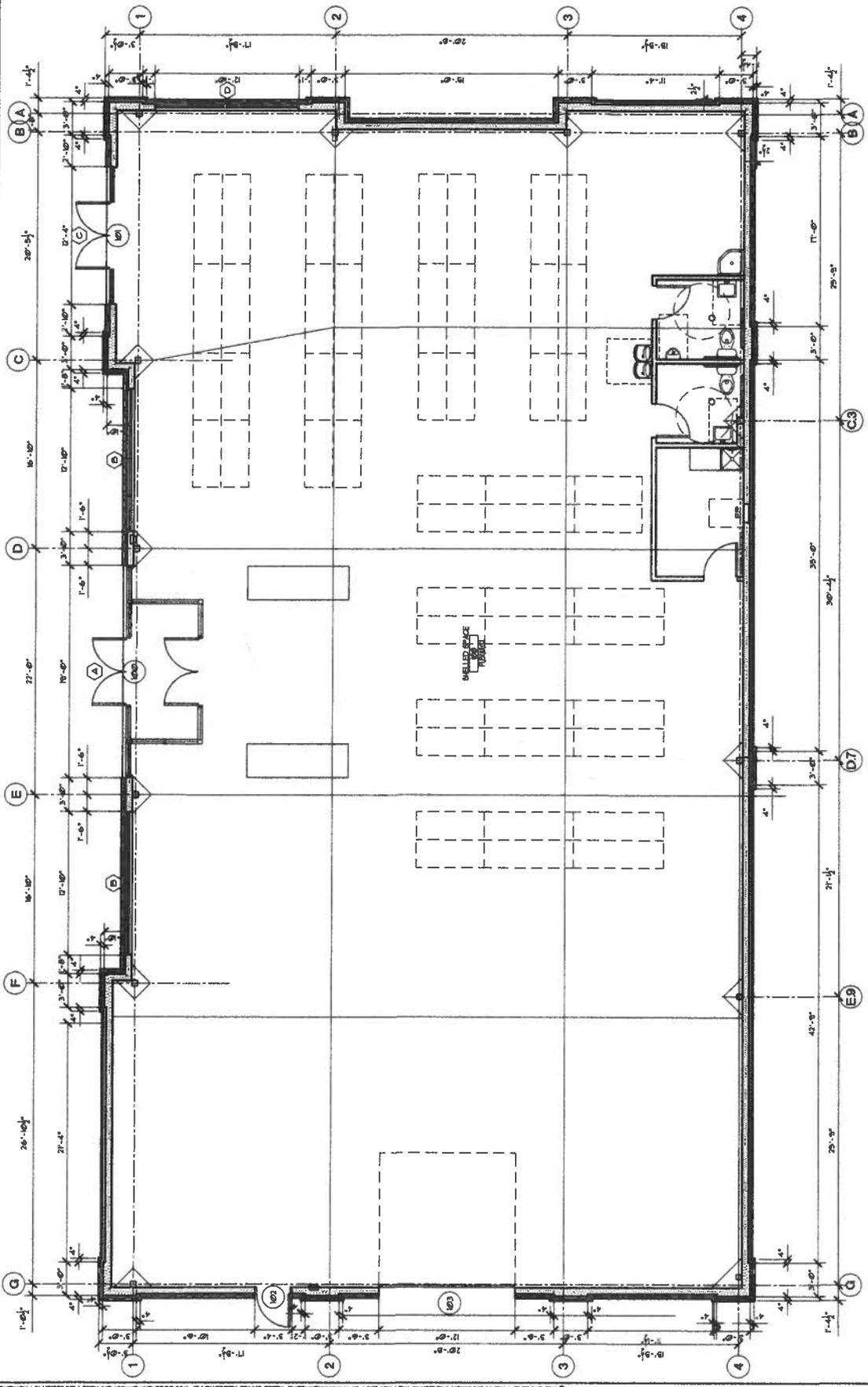


**PARKING TABULATIONS:**  
 BUILDING SQUARE FOOTAGE = 4,000 SF.  
 RETAIL/PURCH. = 400 SF. AT 1 STALL/250 SF. = 3 STALLS  
 TRUCK OVER LANE = 800 SF. AT 1 STALL/200 SF. = 4 STALLS  
 TOTAL PARKING PROVIDED = 7 STALLS  
 TOTAL PARKING REQUIRED = 14 STALLS

CURRENT PROPERTY ZONING: PD-C	
REVISIONS	
No.	Date
Developer/Property Owner: Sprinkler Supply 100 S. 3000 W., Suite 101 West Jordan, UT 84088	
Designer: ST. GEORGE 100 S. 3000 W., Suite 101 West Jordan, UT 84088	
Date: 06/04/15	
Scale: 1" = 20'	
Project: SPRINKLER SUPPLY	
Site: SITE PLAN	
City: UTAH	

REVISED 4/0





**SCALE LEGENDATION**

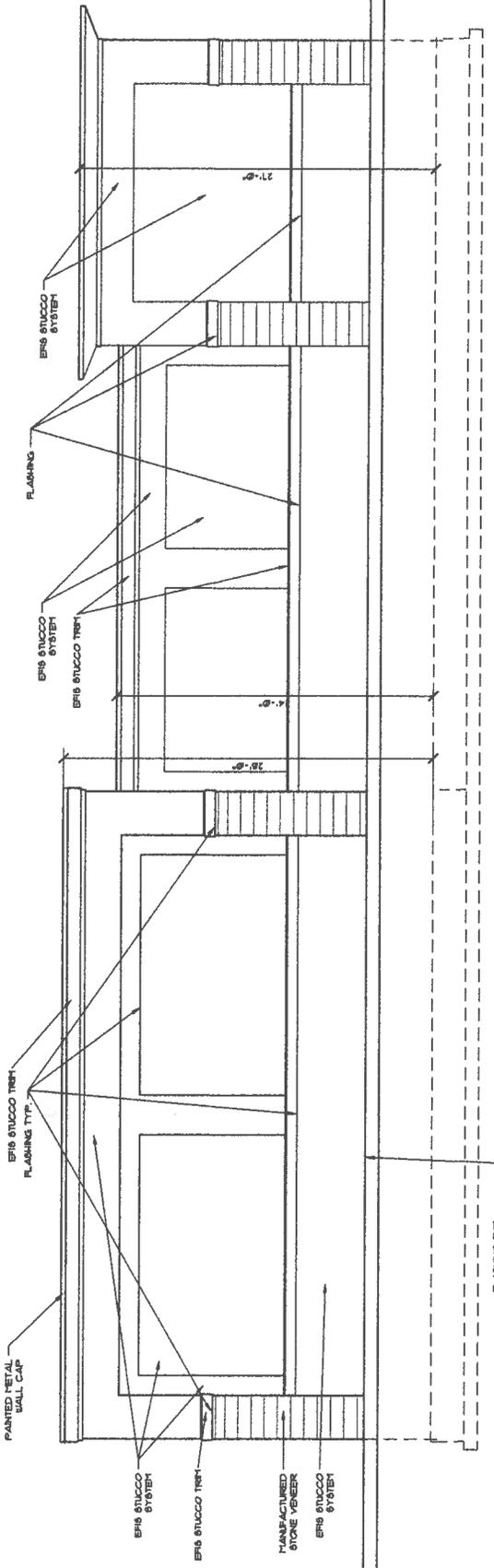
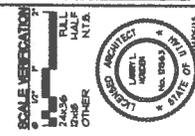
- ALL
- REVISIONS
- DATE
- BY
- OTHER

PROJECT: ST. GEORGE STORE  
 SHEET: a1.0  
 DATE: 04/06/15

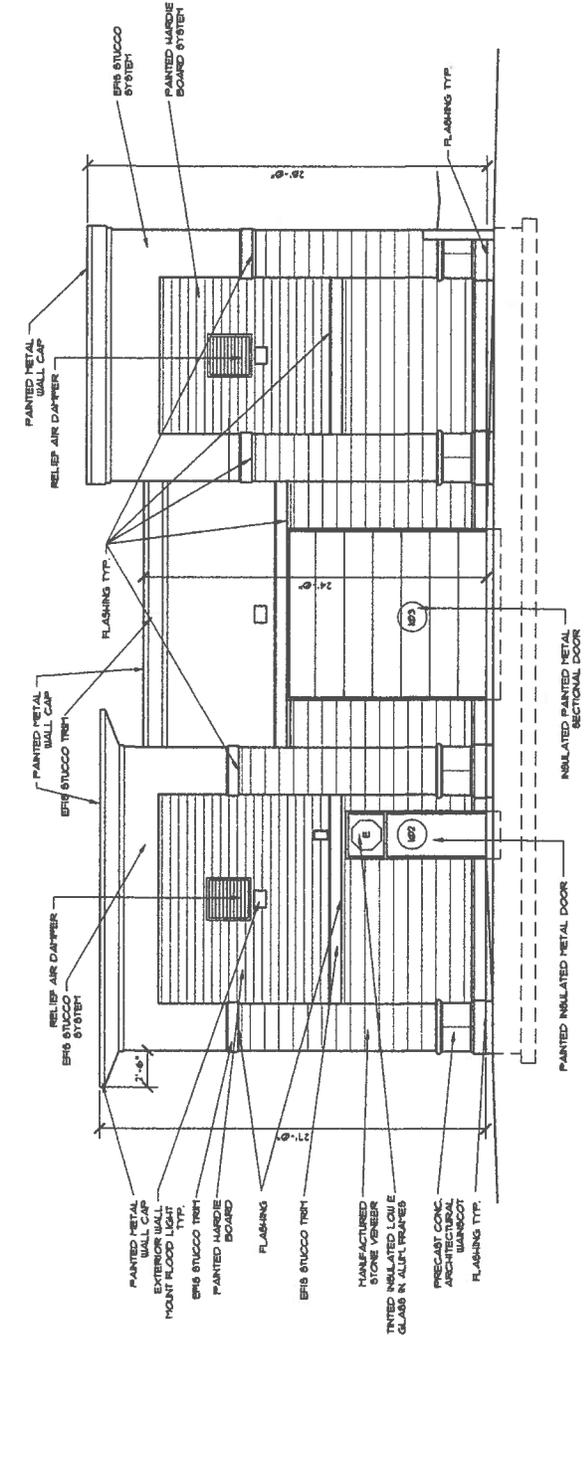
1 FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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1 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

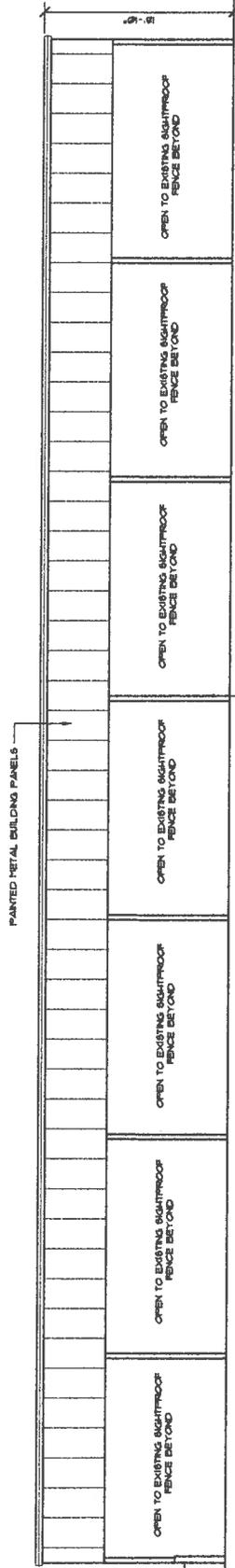


2 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

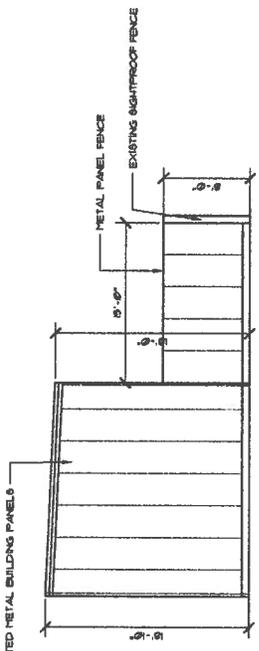
© THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF NHA ARCHITECTS. REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT EXPRESS PERMISSION IS PROHIBITED.

**SCALE INFORMATION:**  
 ALL: 1/8" = 1'-0"  
 FILL: 1/4" = 1'-0"  
 74336: 1/4" = 1'-0"  
 8138: 1/4" = 1'-0"  
 OTHER: 1/4" = 1'-0"

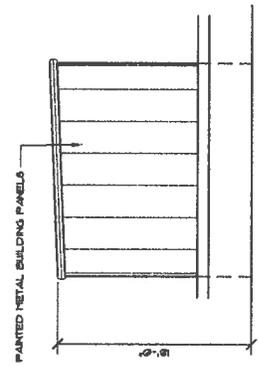
**ARCHITECT**  
 NIELSEN  
 100 S. 200 E.  
 SALT LAKE CITY, UT 84143



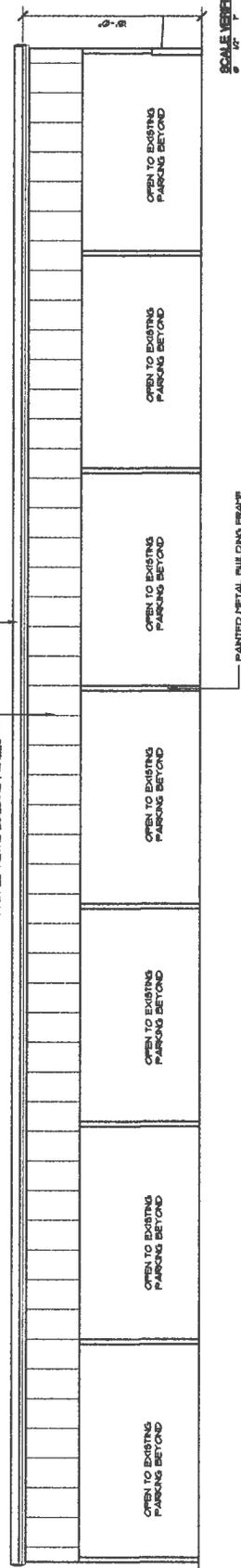
1 WEST ELEVATION  
 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
 SCALE: 3/16" = 1'-0"

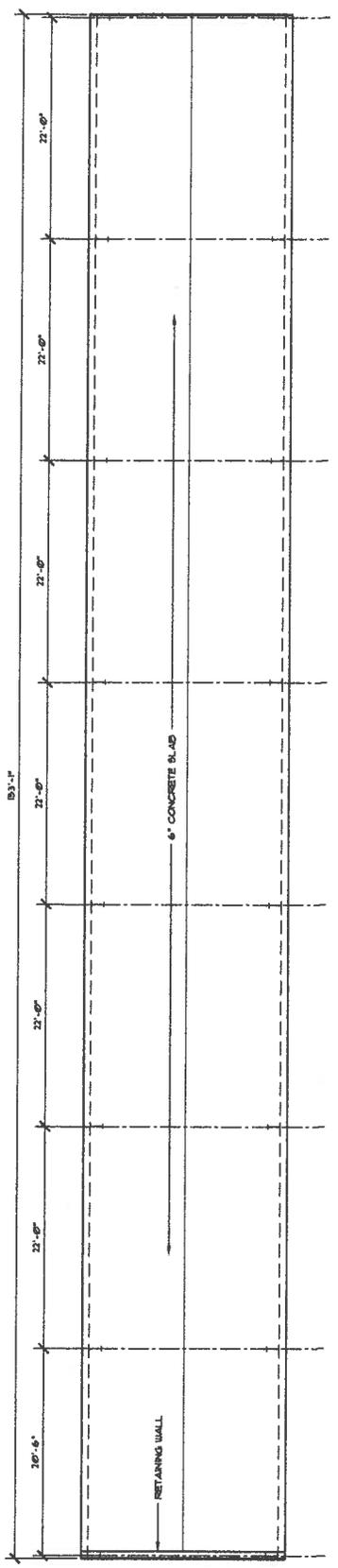


3 NORTH ELEVATION  
 SCALE: 3/16" = 1'-0"



4 EAST ELEVATION  
 SCALE: 3/16" = 1'-0"

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1 COVERED STORAGE FLOOR PLAN  
 SCALE: 3/8" = 1'-0"

**SCALE VERIFICATION**  
 2" = 1'-0"  
 1" = 6"  
 1/2" = 3"  
 1/4" = 1.5"  
 3/16" = 1.125"  
 1/8" = 0.625"  
 3/32" = 0.46875"  
 1/16" = 0.3125"  
 1/32" = 0.15625"  
 1/64" = 0.078125"  
 OTHER

**ARCHITECT**  
 NELSON · HOWDEN & ASSOCIATES  
 LICENSED ARCHITECTS  
 STATE OF UTAH

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37°06'10.86" N 113°33'34.62" W elev 2705 ft eye alt

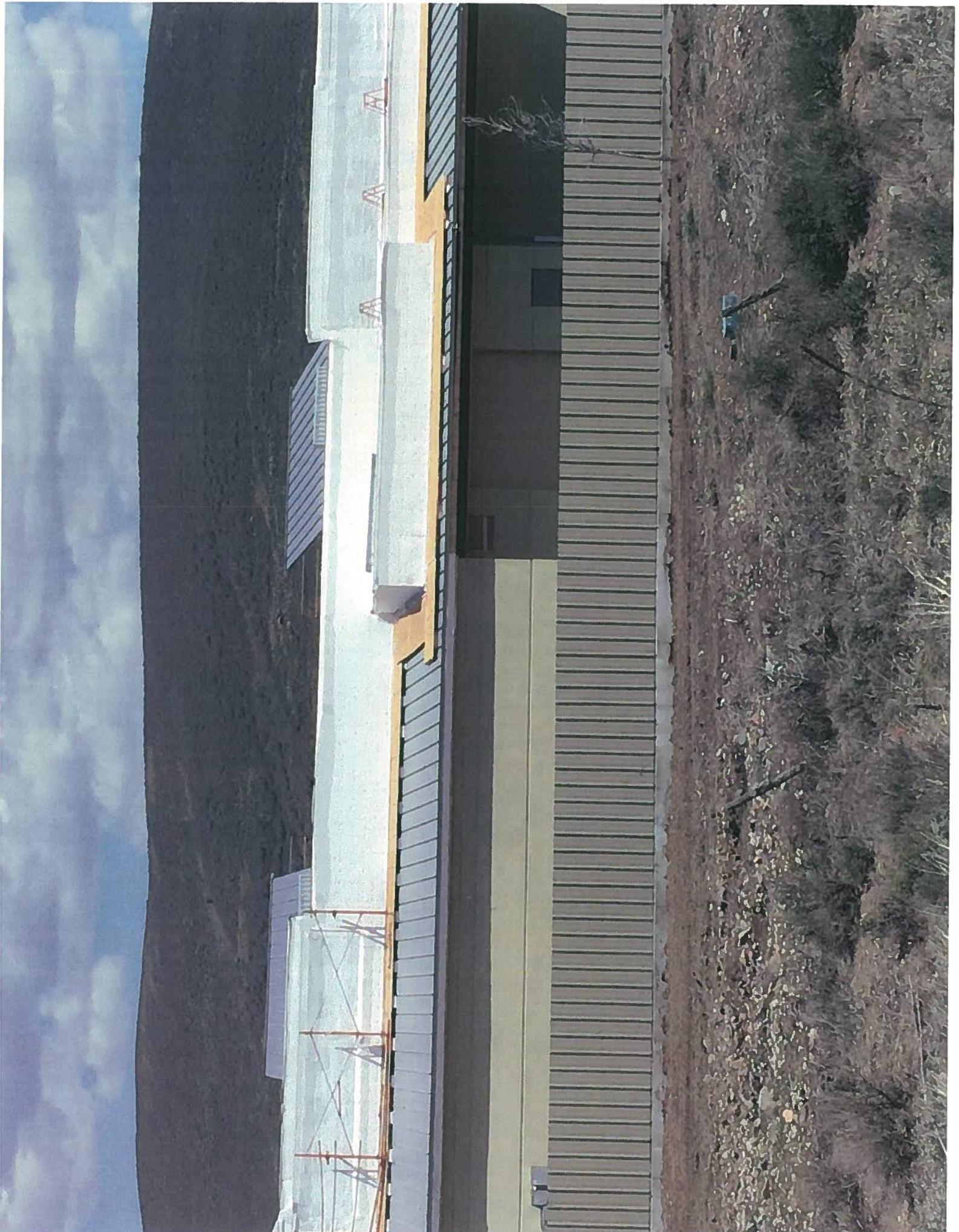
1993



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Mr. Ray Snyder  
City of St George  
175 East 200 North  
St George, UT 84770

Dear Mr. Snyder,

I received the notice from the City of St George dated April 16 regarding the zoning request for a sprinkler supply store on 300 South (case 2015-ZCA-009).

Please take my comments below to the Planning Commission.

- I am an owner of a condo in the La Paloma development, which is directly east of the proposed site. The approval of this proposal will affect me.
- I am an experienced retailer. There are no retail establishments anywhere near where this proposed store wants to go. Retail 101 tells you that traffic patterns, signage and ease of entry for patrons are required for success. This parcel gives none of the above.
- The argument will be that this is a targeted retail location, and that those customers who need their sprinkler parts will find this store. I disagree. It will be easier and faster to go to Home Depot. There are not enough customers who fit the target profile to make this a viable location.
- All of the parcels anywhere near this one are residential. Let's keep the retail stores out of what is already a 100% residential area.
- What happens if this proposed store were to be built as proposed, and then goes out of business as they ultimately will do due to the extremely poor retail location? Will we then have an empty building that then becomes an eyesore and a target for vandals, and that then drags down our property values? No decent retailer in their right mind would put a store there, which begs the question of what sort of operation comes into that vacant location next? We would do well to consider that.
- From my perspective, this is an extremely poor choice for a retail location, and will be detrimental to my property values. I strongly suggest that the Planning Commission deny this request.

Sincerely,

  
Jaron L Johnson

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

**AN ORDINANCE AMENDING THE PD COMMERCIAL ZONE FOR SPRINKLER SUPPLY LOCATED AT 300 SOUTH STREET AND I-15 FREEWAY BY APROVING THE SITE PLAN LAYOUT, ELEVATIONS, AND MATERIALS ON 1.00 ACRES**

**WHEREAS**, the property owner has requested a zone change amendment to the PD-C (Planned Development Commercial) zone on 1.00 acres to develop a one story building with a storage shed; and

**WHEREAS**, the City Council held a public hearing on this request on June 4, 2015; and

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

**WHEREAS**, the City Council has determined that the requested amendment to the previously approved PD-C Zone 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 amendment on 1.00 acres generally located east of the I-15 Freeway and north of 300 South Street specifically described on the attached property 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 4<sup>th</sup> day of June, 2015.

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

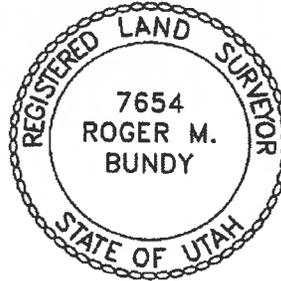
ATTEST:

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

# Exhibit "A"

## SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED MEASUREMENTS AND SET/FOUND MONUMENTS AS SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



## BOUNDARY DESCRIPTION

DEED DESCRIPTION (DOC. NO. 20140010272):

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THE ROAD DEDICATION PLAT OF 100 SOUTH, 200 SOUTH, 300 SOUTH, 400 SOUTH, 1200 EAST AND 1300 EAST STREET AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE S00°43'13"E 49.62 FEET ALONG THE SECTION LINE TO THE NORTH RIGHT OF WAY LINE AS SHOWN AND DEDICATED BY THE LA PALOMA PHASE 3, A RESIDENTIAL TOWNHOME PROJECT; THENCE ALONG SAID PHASE 3 AS FOLLOWS N89°51'16"W 158.55 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE WITH AN ARC LENGTH OF 27.77 FEET, A RADIUS OF 35.36 FEET, A DELTA ANGLE OF 44°59'50", AND N00°08'44"E BEARING TO THE RADIUS POINT TO THE POINT OF A REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE WITH AN ARC LENGTH OF 61.81 FEET, A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 70°49'51", AND S45°08'34"W BEARING TO THE RADIUS POINT; THENCE LEAVING SAID PHASE 3 N89°51'16"W 27.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF I-15 FREEWAY; THENCE N17°16'30"E 171.05 FEET ALONG SAID FREEWAY; THENCE N88°33'10"E 214.59 FEET TO THE SAID CENTER SECTION LINE; THENCE S00°44'57"E 139.83 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 43,545 SQUARE FEET, OR 1.000 ACRES MORE OR LESS.

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

**Date Submitted** 2015-05-26 15:07:54

**Applicant** City of St. George

**Quick Title** Public Hearing and Ord for Amendment of Off Premises Signs

**Subject** Consider a code regulation amendment to amend sections pertaining to off premises signs in Title 9 Buildings and Construction, Chapter 13 Signs and Displays.

**Discussion** Currently, the sign code regarding conversion of static off-premises signs to electronic message signs does not address several potential issues. The changing of digital faces may have an impact on residential. Therefore, a distance requirement is being proposed, in order to mitigate those impacts. Additionally, several other clean up items are being proposed to address the conversion to digital.

**Cost** \$0.00

**City Manager Recommendation** Addresses electronic signs and their proximity to residential zones.

**Action Taken**

**Requested by** John Willis

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

# SIGNS AND DISPLAYS OFF PREMISES SIGNS

CITY COUNCIL AGENDA REPORT:

06/04/2015

## AMENDMENT TO TITLE 9, CHAPTER 13: SIGNS AND DISPLAYS; PUBLIC HEARING

Case No. 2015-ZRA-005

**Request:** Proposed amendment to Title 9 - Buildings and Construction, Chapter 13: Signs and Displays

**Applicant:** City of St George

**Background:** Currently, the sign code regarding conversion of static off-premises signs to electronic message signs does not address several potential issues. For instance, it does not specifically address distance requirements from the electronic message sign and residential. The changing of digital faces may have an impact on residential. Therefore, a distance requirement is being proposed, in order to mitigate those impacts. Additionally, several other clean up items are being proposed to address the conversion to digital.

**Previous Action:** On December 4, 2014, the City Council approved a temporary ordinance prohibiting new off-premises signs or conversion of static off-premise signs to electronic message signs.

**Proposed Amendment:**  
(New wording is underlined)

## Chapter 13 SIGNS AND DISPLAYS

**9-13-1: PURPOSE AND INTERPRETATION:**

**9-13-2: DEFINITIONS:**

**9-13-3: APPLICATION OF REGULATIONS AND ENFORCEMENT:**

**9-13-4: SPECIFIC REGULATIONS FOR ZONES:**

**9-13-5: DESIGN STANDARDS FOR COMMERCIAL SIGNS:**

**9-13-6: DOWNTOWN HISTORIC DISTRICT:**

**9-13-7: GENERAL REGULATIONS:**

**9-13-8: MAINTENANCE OF LEGAL NONCONFORMING SIGNS:**

**9-13-9: NONCONFORMING SIGNS:**

**9-13-10: PROHIBITED SIGNS:**

**9-13-11: VARIANCES AND APPEALS; SIGN REVIEW BOARD:**

**9-13-12: SAFETY AND NONLIABILITY OF CITY:**

**9-13-13: PENALTY:**

**9-13-1: PURPOSE AND INTERPRETATION:**

- A. 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.
- B. In interpreting and applying the provisions of this chapter, the sign requirements contained herein are declared to be the maximum allowable for the purpose set forth. Where this chapter 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 chapter shall control. (Ord. 2005-12-003, 12-1-2005)

**9-13-2: DEFINITIONS:**

As used in this chapter, the following words and terms shall have the meanings ascribed to them in this section:

**ALTERATIONS:** As applied to a sign, means change or rearrangement in the structural part of its design, whether by a conversion from non-electronic display to electronic display, extending on a side, increasing in area, width, or height, or in moving from one location or position to another.

**AWNING:** A roofed structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows and other openings with supports extending back to the building, supported entirely by the building.

**CODE ENFORCEMENT OFFICER:** The appropriate officers employed by the city are authorized to enforce this chapter, but the city council of St. George, by resolution or ordinance, may from time to time entrust such administration, in whole or in part, to any other officer of city government without amendment to this chapter.

**ELECTRONIC MESSAGE SIGN ("EMS"):** means any sign, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. EMS includes computer programmable, microprocessor controlled electronic or digital displays.

~~DIGITAL BILLBOARD: Billboards with electronically changing messages.~~

LOT, CORNER: A lot abutting on two (2) intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed one hundred thirty five degrees (135°).

SIGN AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back to back or double faced sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty five degrees (45°). In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

~~SIGN, ELECTRONIC DISPLAY SCREEN: Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.~~

~~SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.~~

SIGN, FOR SALE: A temporary sign placed on a lot offering that specific property for sale, lease or rent, and limited to twelve (12) square feet in sign area. The on premises sign may advertise a model home or open house.

#### 9-13-4: SPECIFIC REGULATIONS FOR ZONES:

4. Off Premises Signs: Off premises signs shall not be permitted, except under the following conditions:

- a. ~~Off premises signs shall be permitted along the interstate highway within the city limits upon property zoned only for commercial or industrial use and lying within a corridor extending five hundred feet (500') on each side of the centerline of said interstate highway.~~
- b. ~~No off premises sign shall be located on an interstate highway or freeway within five hundred feet (500') of an interchange, or intersection at grade, or rest area (measured along the interstate highway or freeway from the off premises sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way). No off premises sign shall be higher than fifty feet (50') above freeway grade or more than seventy feet (70') above adjacent ground level.~~
- c. ~~No off premises sign structure shall be located closer than one thousand five hundred feet (1,500') to another off premises sign structure, except that within two thousand feet (2,000') of an interchange, signs may be five hundred feet (500') apart.~~
- d. ~~Off premises signs must be at least twthree hundred feet (2300') away from any residential zone.~~
- e. ~~The color of the structure and pole of each off premises sign must be approved by City Council, and must be maintained as approved.~~
- f. ~~An off premises EMS electronic changeable copy billboard display sign is permitted subject to compliance with UDOT standards, federal standards, and the following standards:~~

- ~~(1) Messages displayed on off-premises EMS electronic display signs shall have a minimum display duration of eight (8) seconds and must be static during each individual message. No portion of the message may flash, scroll, twirl, bounce, pulse, twinkle, animate, change color, fade in or fade out, or imitate movement. The transition from one static display to another must be instantaneous on the entire sign face. Off premises EMS electronic display signs must have a default mechanism to turn off the sign within twenty-four (24) hours of a reported malfunction. Duration: Any portion of the message that uses intermittently changing displays or LED lights shall have a minimum duration of eight (8) seconds.~~
- ~~(2) Animation: No video animation or motion is permitted.~~
- ~~(3) Audio: Audio speakers shall be prohibited.~~
- ~~(34) Brightness: Between dusk and dawn the Each EMS display or LED lights shall be limited in brightness to a maximum lighting level of 0.3 foot-candles over ambient light levels as measured using a foot-candle meter at the distance based on the formula of the square root of the area of the sign face times 100 ( $\sqrt{\text{area of sign face} \times 100}$ ). The illuminance of an EMS shall be measured with an illumination meter set to measure foot-candles accurate to at least two decimals. Illumination shall be measured with the EMS off, and again with the EMS displaying a white image. All measurements shall be taken perpendicular to the face of the EMS at a distance determined by the total square footage of the EMS face as set forth in the formula, above. ~~at two hundred feet (200') measured at ground level.~~ distance from the sign. Each EMS lighted display must have a redundant system for controlling sign brightness, including an automatic light sensing device that will adjust the brightness as ambient light conditions change, and a backup system based on sunrise and sunset times. Extra lighting, outside the EMS face, cannot increase the brightness limitation.~~
- ~~(45) Separation: A minimum separation of one thousand five hundred feet (1,500') is required for off-premises EMS electronic display signs digital billboards which face the same direction and are located on the same side of I-15. Off-premises EMS electronic display signs must be at least three hundred feet (300') away from any residential zone.s. (Ord. 2009-01-001, 1-8-2009)~~

### **9-13-9: NONCONFORMING SIGNS:**

- A. Alterations: A nonconforming sign shall not be raised, moved, replaced, converted from a non-electronic message sign to an electronic message sign, extended or enlarged unless said sign is changed so as to conform to all provisions of this title. "Alterations" shall also mean the changing of the text of the sign when there is a major change in the use of the property. A major change in use occurs whenever the use changes from one of the following land use categories to another: office, retail, food/restaurant service, personal service, entertainment, lodging, repairs, institutional, public utility, manufacturing, and warehouse uses. Any major change in use requires any affected nonconforming sign to conform to all the provisions of this title. Alterations shall not be interpreted to include changing the text of a marquee. Once a sign is altered to conform, or is replaced with a conforming sign, the non-conforming rights for that sign are lost and cannot be re-established.
- B. Restoration: Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, collision or any other cause beyond the control of the owner, to the extent of

more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.

C. Unsafe Or Dangerous: The nonconforming nature of a sign shall in no way prevent it from being subject to the provisions of subsection 9-13-3F of this chapter, if it is unsafe or dangerous. (Ord. 2005-12-003, 12-1-2005)

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

**AN ORDINANCE AMENDING TITLE 9 CHAPTER 13**

**WHEREAS**, the City Council is desirous of making changes to the regulations dealing with off-premises signs in Chapter 13 Signs and Displays; and

**WHEREAS**, the City Council has considered the proposed amendments in public hearings; and

**WHEREAS**, the City Council has determined that changes to the ordinances are justified at this time and are 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.** Title 9, chapter 13 is enacted to read as set forth in Exhibit 'A' attached.

**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 4<sup>th</sup> day of June, 2015

\_\_\_\_\_  
Jonathan Pike, Mayor

ATTEST:

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

# EXHIBIT "A"

(New wording is underlined)

## Chapter 13 SIGNS AND DISPLAYS

### 9-13-1: PURPOSE AND INTERPRETATION:

### 9-13-2: DEFINITIONS:

### 9-13-3: APPLICATION OF REGULATIONS AND ENFORCEMENT:

### 9-13-4: SPECIFIC REGULATIONS FOR ZONES:

### 9-13-5: DESIGN STANDARDS FOR COMMERCIAL SIGNS:

### 9-13-6: DOWNTOWN HISTORIC DISTRICT:

### 9-13-7: GENERAL REGULATIONS:

### 9-13-8: MAINTENANCE OF LEGAL NONCONFORMING SIGNS:

### 9-13-9: NONCONFORMING SIGNS:

### 9-13-10: PROHIBITED SIGNS:

### 9-13-11: VARIANCES AND APPEALS; SIGN REVIEW BOARD:

### 9-13-12: SAFETY AND NONLIABILITY OF CITY:

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- b. No off premises sign shall be located on an interstate highway or freeway within five hundred feet (500') of an interchange, or intersection at grade, or rest area (measured along the interstate highway or freeway from the off premises sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way). No off premises sign shall be higher than fifty feet (50') above freeway grade or more than seventy feet (70') above adjacent ground level.
- c. No off premises sign structure shall be located closer than one thousand five hundred feet (1,500') to another off premises sign structure, ~~except that within two thousand feet (2,000') of an interchange, signs may be five hundred feet (500') apart.~~
- d. Off premises signs must be at least ~~two~~three hundred feet (~~2~~300') away from any residential zone.
- e. The color of the structure and pole of each off premises sign must be approved by City Council, and must be maintained as approved.
- fe. An off premises EMS electronic changeable copy billboard display sign is permitted subject to compliance with UDOT standards, federal standards, and the following standards:
- (1) Messages displayed on off-premises EMS shall have a minimum display duration of eight (8) seconds and must be static during each individual message. No portion of the message may flash, scroll, twirl, bounce, pulse, twinkle, animate, change color, fade in or fade out, or imitate movement. The transition from one static display to another must be instantaneous on the entire sign face. Off premises EMS- must have a default mechanism to turn off the sign within twenty-four (24) hours of a malfunction. Duration: Any portion of the message that uses intermittently changing displays or LED lights shall have a minimum duration of eight (8) seconds.
- ~~(2) Animation: No video animation or motion is permitted.~~
- (23) Audio: Audio speakers shall be prohibited.
- (34) Brightness: ~~Between dusk and dawn the~~ Each EMS display or LED lights shall be limited in brightness to a maximum lighting level of 0.3 foot-candles over ambient light levels as measured using a foot-candle meter at the distance based on the formula of the square root of the area of the sign face times 100 ( $\sqrt{\text{area of sign face} \times 100}$ ). The illuminance of an EMS shall be measured with an illumination meter set to measure foot-candles accurate to at least two decimals. Illumination shall be measured with the EMS off, and again with the EMS displaying a white image. All measurements shall be taken perpendicular to the face of the EMS at a distance determined by the total square footage of the EMS face as set forth in the formula, above. ~~at two hundred feet (200') measured at ground level. distance from the sign.~~ Each EMS lighted display must have a redundant system for controlling sign brightness, including an automatic light sensing device that ~~will~~ adjusts the brightness as ambient light conditions change, and a backup system based on sunrise and sunset times. Extra lighting, outside the EMS face, cannot increase the brightness limitation.
- (45) Separation: A minimum separation of one thousand five hundred feet (1,500') is required for off-premises EMS digital billboards which face the same direction and are located on the same side of I-15. Off-premises EMS must be at least three hundred feet (300') away from any residential zone.. (Ord. 2009-01-001, 1-8-2009)

### 9-13-9: NONCONFORMING SIGNS:

- A. Alterations: A nonconforming sign shall not be raised, moved, replaced, converted from a non-electronic message sign to an electronic message sign, extended or enlarged unless said sign is changed ~~so as~~ to conform to all provisions of this title. "Alterations" shall also mean the changing of the text of the sign when there is a major change in the use of the property. A major change in use occurs whenever the use changes from one of the following land use categories to another: office, retail, food/restaurant service, personal service, entertainment, lodging, repairs, institutional, public utility, manufacturing, and warehouse uses. Any major change in use requires any affected nonconforming sign to conform to all the provisions of this title. Alterations shall not be interpreted to include changing the text of a marquee. Once a sign is altered to conform, or is replaced with a conforming sign, the non-conforming rights for that sign are lost and cannot be re-established.
- B. Restoration: Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, collision or any other cause beyond the control of the owner, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.
- C. Unsafe Or Dangerous: The nonconforming nature of a sign shall in no way prevent it from being subject to the provisions of subsection 9-13-3F of this chapter, if it is unsafe or dangerous. (Ord. 2005-12-003, 12-1-2005)



## signs

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

June 4, 2015

Gateway Tower West  
15 West South Temple  
Suite 1200  
Salt Lake City, Utah 84101-1531  
801.257.1900  
801.257.1800 (Fax)  
www.swlaw.com

Wade R. Budge  
(801) 257-1906  
wbudge@swlaw.com

DENVER  
LAS VEGAS  
LOS ANGELES  
LOS CABOS  
ORANGE COUNTY  
PHOENIX  
RENO  
SALT LAKE CITY  
TUCSON

June 4, 2015

VIA E-MAIL SHAWN.GUZMAN@SGCITY.ORG

St. George City Council  
c/o Shawn Guzman  
175 E. 200 N.  
St. George, UT 84770

Re: Billboard

Dear Council Members:

This firm represents TopAd Media, a sign media company affiliated with the Woodbury Companies. TopAd is growing and has constructed billboards throughout the state of Utah, including along Interstate 15 and in regional shopping areas. TopAd is interested in looking at opportunities in the St George area and for this reason we are reaching out to you today.

More specifically, we have received the proposed ordinance that you are considering tonight concerning Electronic Message Signs. We appreciate the attention that the city is paying to this important issue and believe that good ordinances that allow existing off premise billboards to be converted to include Electronic Message Sign faces is good for businesses and the public. We applaud your efforts to allow the use of this technology.

In reviewing the current draft, we do want to suggest a change. In the new subsection (f)(4), it prevents digital upgrades from occurring on billboards that are closer than 1,500 feet from each other as well as within 300 feet from a residential zone. We ask that the 1,500 foot restriction be changed to 500 feet.

To explain our request, allow us to say that we think that the residential zone restriction makes sense but believe that the 1,500 foot separation restriction creates an unnecessary restriction that will allow one or two early adopting billboard companies who first build an electronic sign face to "space out" the other billboard owners. In other words, the first sign company to upgrade will prevent its competitors located within 3,000 feet from having the same opportunity to have an upgraded digital sign face on its billboard.

To illustrate this point, I attach a map showing a current billboard that is digital. As you can see on the map, the sign marked "Reagan Digital location" is located along Interstate 15 near

St. George City Council  
June 4, 2015  
Page 2

Red Cliffs Drive. Because that sign already has an electronic billboard, the Reagan sign to the south and the Freeway sign to the north will be precluded from having digital upgrades. We think that including a spacing requirement more than the default federal and state standards of 500 feet creates issues and complications where sign companies who already have their billboard signs are in a race to be the first to upgrade a sign—thereby spacing out competitors.

We respectfully request that the minimum spacing be set at 500 feet. Again, that is the default standard under Utah and federal law and using that standard will prevent the city from getting caught in the middle of any dispute between sign companies as to who applied for a digital sign face first and who is prevented from upgrading their sign. The provision the city has wisely included concerning not having signs near residential zones protects those areas that might be negatively be impacted by digital signs but the rest of the existing signs within St. George are signs that could benefit from this newer technology. This technology is a good one because it makes sign advertising available for more advertising businesses, including local businesses, because there are typically more companies that can advertise on a changing, electronic billboard display. We don't think there is an important interest to be served by only allowing every 3 or 4<sup>th</sup> billboard sign to upgrade to a digital display. The new digital signs are of higher quality than the standard vinyl billboard and in commercial areas is a great way to provide an advertising product to the travelling public.

Again, we thank you for taking time to look at this issue. We hope you can accommodate our straightforward request. We also appreciate your willingness to allow this technology to continue in your city. We believe it is a good technology that promotes business by allowing more companies to advertise.

Should you have any questions about our request, you may contact me any time or Windy Cooke at 801-573-3733.

Sincerely,

SNELL & WILMER

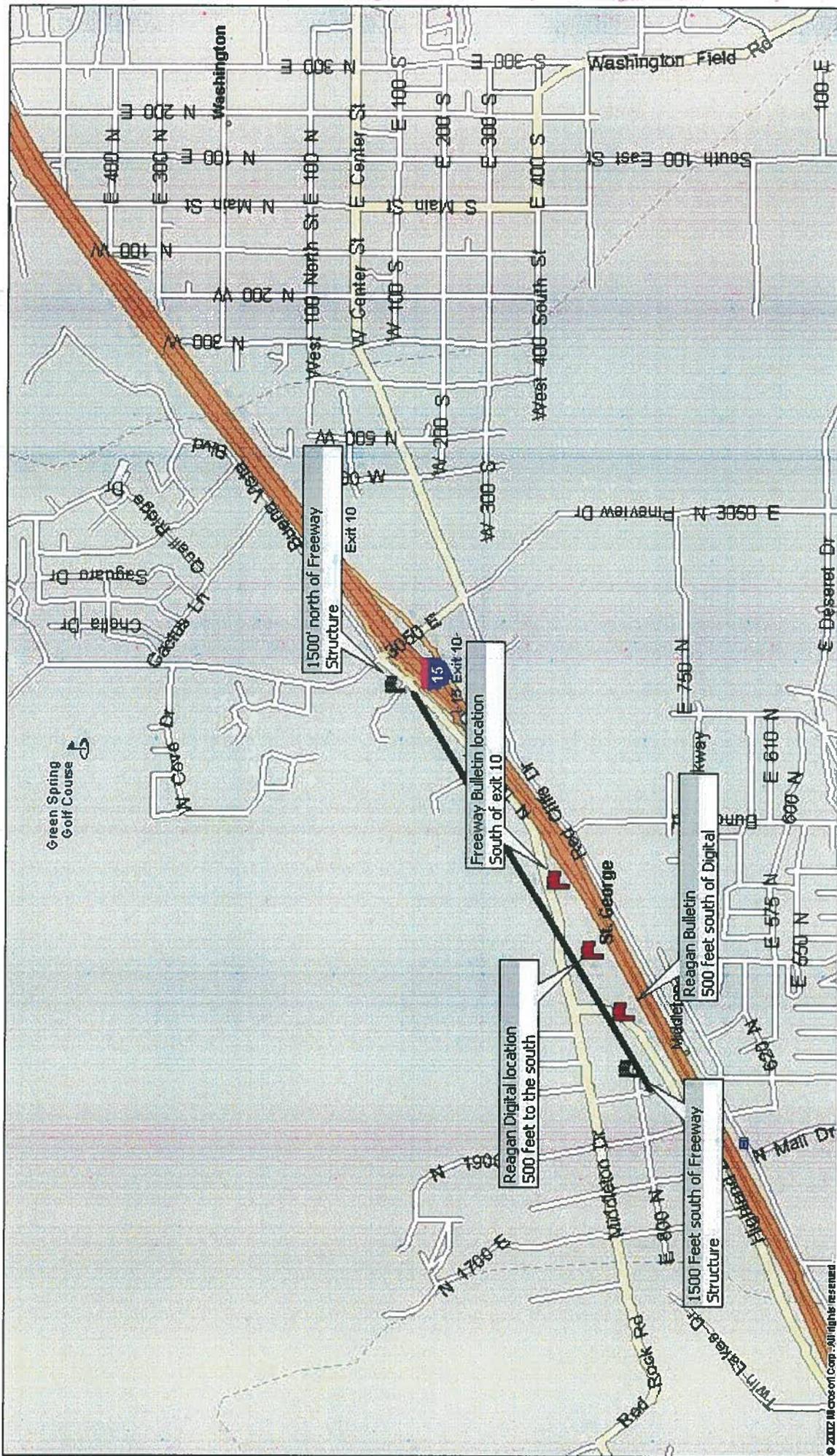


Wade R. Budge

WRB:hks

Enclosure

cc: TopAd Media L.L.C.



2604 West Van Ross Dr. / South Jordan, Utah 84095 / 801-243-4255



June 3, 2015

City of St. George  
Development Services  
c/o Genna Singh, Building & Development Office Supervisor  
175 E. 200 N.  
St. George, UT 84770

**RE: Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, June 4, 2015 commencing at 5:00 p.m.**

E. Consider a zoning regulation amendment to amend sections pertaining to off premises signs in Title 9 Buildings and Construction, Chapter 13 Signs and Displays.

Thank you for the opportunity for InSight Advertising to be heard at the June 4<sup>th</sup> City Council meeting through this letter of concern. It is of utmost importance that smaller outdoor advertising companies, such as InSight Advertising, receive equitable consideration with respect to the City of St. George's proposed zoning regulation amendment to amend sections to off premises signs in Title 9 Buildings and Construction, Chapter 13 Signs and Displays. Unfortunately, larger, publicly traded, billboard companies, having strong financial backing, are able to afford to challenge zoning regulations in large cities through the legal system's loopholes. Many of these challenges, due to cities trying to avoid expensive lawsuits, result in successful significant digital billboard market share, before smaller companies, within the industry, can plan for and afford such large investments. This process has resulted in a significant advantage, and monopoly, for the largest outdoor advertising companies, in the biggest cities.

Our company's goal is to be able to convert, one, or two, at the most, existing static off premise sign faces to digital displays using LED technology. Our primary interest is to help businesses, mostly located in the immediate St. George market area, by allowing their advertising messages to reach I-15 motorists. The 500' spacing regulation, between signs, within the highway exit ramp zone, would be vital to our company in being able to convert existing static off premise sign faces to digital displays. Our company's preferred digital conversion billboard sites are not located where surrounding properties would be prevented from developing to their full potential and can detract substantially from public and private investment to enhance a particular segment of a city. We also propose a fair number of digital billboards per outdoor advertising company. We also believe that any, and all, outdoor advertising companies, with existing off premise signs, previously permitted by St. George and/or the state, should be afforded the opportunity for, at least one, conversion from static to digital technology.

We can appreciate the concerns relating to newer efficient and effective LED signage technology. Municipalities, originally, had the right to issue, or not issue, permits for existing signs. However, we do not agree with restricting outdoor advertising companies from using same signs, equipped with LED technology, since their basic use, intended for off premise advertising, has not changed. The rights, to how the originally permitted signs are managed, assuming they're not endangering the public, should stay with the property owner. All major industry studies have not shown any significant additional harm, or threat, to communities where the digital billboards are located. An FHA study showed various Department of Transportation personnel could not determine if a crash relationship, with electronic billboards, could be identified in their states. A more recent study, by the Virginia Tech Transportation Institute, did not establish a connection between billboards and traffic safety. On the contrary, digital outdoor signage, visible to highway traffic, has helped protect the public through such messaging involving weather, road conditions and Amber alerts at no cost. For the record, our company does agree with the city's proposed LED digital signage regulations relating to brightness, height, size and transition time between messages.

Therefore, we hope the city council members will consider the importance of affording small outdoor advertising companies the opportunity to compete, with larger billboard companies, when voting to amend sections to off premises signs.

Sincerely,  
Paul Newbold  
President, InSight Advertising



June 3, 2015

City of St. George  
Development Services  
c/o Genna Singh, Building & Development Office Supervisor  
175 E. 200 N.  
St. George, UT 84770

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Sincerely,  
Paul Newbold  
President, InSight Advertising

**DRAFT**Agenda Item Number : **3F****Request For Council Action****Date Submitted** 2015-05-21 10:39:39**Applicant** City of St. George**Quick Title** Public Hearing for Fiscal Year 2015-16 Budget**Subject** We are required to have at least one public hearing to receive public input before formally adopting the Fiscal Year 2015-16 Budget by resolution. By State Law, the City must adopt the budget on or before June 22nd.**Discussion** The Preliminary (Recommended) Budget has been available on the City's website and in hard copy at the City Recorder's office since May 7th. Once the final budget is adopted, we have 30 days to submit it to the State of Utah. This final budget will also be posted to the City's website within the 30-day period.**Cost** \$0.00**City Manager Recommendation** Public Hearing for public comment on the proposed 2015-2016 fiscal budget. If the Council is ready to adopt it needs to be done by resolution.**Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**

Agenda Item Number : **5A**

## Request For Council Action

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**Date Submitted** 2015-05-21 10:42:01

**Applicant** City of St. George

**Quick Title** Resolution to Adopt the Fiscal Year 2015-16 Budget

**Subject** Resolution to accompany the Public Hearing to adopt the Fiscal Year 2015-16 budget.

**Discussion**

**Cost** \$0.00

**City Manager Recommendation** Formal hearing for adoption of the budget after the public hearing.

**Action Taken**

**Requested by** Deanna Brklacich

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

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

**ADOPTING THE 2015-2016 FISCAL YEAR 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 in adopting a tentative 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 4<sup>th</sup> day of June, 2015, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2015-2016 fiscal budget for the City of St. George, attached hereto as Exhibit "A" including all schedules thereto, is hereby adopted, subject to later amendment.

VOTED UPON AND PASSED BY THE ST. GEORGE CITY COUNCIL AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 4<sup>TH</sup> DAY OF JUNE, 2015.

Members of the Agency Voting Aye

Gil Almquist  
Jimmie Hughes  
Michele Randall  
Joe Bowcutt  
Bette Arial

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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** 2015-05-26 11:00:06

**Applicant** City of St. George

**Quick Title** CDBG Grant Award Recommendations

**Subject** Review staff recommendations and consider final approval for fiscal year 2015-2016 Community Development Block Grant funding.

**Discussion** To consider and approve staff recommendations of agencies that applied for fiscal year 2015-2016 Community Development Block Grant funding.

**Cost** \$0.00

**City Manager Recommendation** The staff is recommending the following for funding under the CDBG program for the next fiscal year: 1. Administration for \$80,000; 2. Switchpoint building for \$300,000 for annual payment; 3. Red Rock Center for Independence for Kitchen remodel for \$35,300; 4. TURN Community Services for building improvements for \$24,000; and 5. Utah Food Bank for safety and capacity for their building for \$25,000.

**Action Taken**

**Requested by** Karen Christensen

**File Attachments** [2015-16 CDBG Applications Summary.xlsx](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**Attachments** [2015-16 CDBG Applications Summary.xlsx](#)

# 2015-2016 CDBG APPLICATIONS (SUMMARY)

*revised*

PROJECT RANKING (Not ranked)	SUBMITTING AGENCY	PROJECT TITLE	CONTACT PERSON	PROJECT LOCATION	PROJECT DESCRIPTION	AMOUNT REQUESTED	RECOMMENDED AMOUNT
1	STG Administration	New Homeless Shelter	Matt Loo, Economic Development Director	948 N 1300 West	Purchase of building to relocate local homeless Shelter.	\$80,000.00	\$ 80,000.00
2	Red Rock Center for Independence	Kitchen Remodel	Barbara Lefler 435-673-7501	168 North 100 East Suite 101	Remodel kitchen to become ADA accessible	\$35,300.00	\$ 35,000.00
3	TURN Community Services	TURN Rehab	Jan Parke 801-524-8622	334 West Tabernacle	Replacement of HVAC system; installation of window darkening film; repair awning and repair damaged parking lot.	\$24,000.00	\$ 20,000.00
4	Utah Food Bank	Safety and Capacity Building	Linda Trujillo 435-656-9122	4416 S. River Road	Purchase of six outdoor flood lights and asphalt resealing of the parking lot.	\$27,100.00	\$ 25,000.00
5	Doctors Volunteer Clinic	Doctors' Volunteer Clinic Expansion Project	DeAnne Staheli 435-656-0022	1036 E. Riverside Drive	The cost of one full time volunteer coordinator and one part time counselor	\$50,000.00	\$ -
6	Chamber of Commerce	Community Website	Greg McArthur 435-628-1650	N/A	Build community based website to allow local charities to raise visibility within the community	\$50,200.00	\$ -

**TOTAL: \$ 584,600.00 \$ 478,000.00**

**EST. ALLOCATION: \$ 478,000.00**

## 2015-2016 CDBG APPLICATIONS (SUMMARY)

PROJECT RANKING (Not ranked)	SUBMITTING AGENCY	PROJECT TITLE	CONTACT PERSON	PROJECT LOCATION	PROJECT DESCRIPTION	AMOUNT REQUESTED	RECOMMENDED AMOUNT
1	STG Administration Homeless Housing	New Homeless Shelter	Matt Loo, Economic Development Director	948 N 1300 West	Purchase of building to relocate from present site	\$80,000.00	\$ 80,000.00
2	Red Rock Center for Independence	Kitchen Remodel	Barbara Lefler 435-673-7501	168 North 100 East Suite 101	Remodel kitchen to become ADA accessible	\$35,300.00	\$ 35,000.00
3	TURN Community Services	TURN Rehab	Jan Parke 801-524-8622	334 West Tabernacle	Replacement of HVAC system; installation of window darkening film; repair awning and repair damaged parking lot.	\$24,000.00	\$ 20,000.00
4	Utah Food Bank	Safety and Capacity Building	Linda Trujillo 435-656-9122	4416 S. River Road	Purchase of six outdoor flood lights and asphalt resealing of the parking lot.	\$27,100.00	\$ 25,000.00
5	Doctors Volunteer Clinic	Doctors' Volunteer Clinic Expansion Project	DeAnne Staheli 435-656-0022	1036 E. Riverside Drive	The cost of one full time volunteer coordinator and one part time counselor	\$50,000.00	\$ -
6	Chamber of Commerce	Community Website	Greg McArthur 435 N/A 628-1650		Build community based website to allow local charities to raise visibility within the community	\$50,200.00	\$ -

**SUBTOTAL: \$ 566,600.00 \$ 460,000.00**

**EST. ALLOCATION: \$ 460,000.00**

**DRAFT**Agenda Item Number : **6C****Request For Council Action**


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<b>Date Submitted</b>	2015-05-21 14:02:09
<b>Applicant</b>	Chief Marlon Stratton
<b>Quick Title</b>	2015 Justice Assistance Grant
<b>Subject</b>	We been awarded \$18,626.00 for the 2015 Edward Byrne Memorial Grant (JAG Grant). To complete the application to receive the award a public notice has to be given with an opportunity for feedback from the public (public hearing in City Council has met the requirement for previous grants).
<b>Discussion</b>	We are requesting a waiver from the Department of Justice to allow us to purchase an ATV. More specifically, a side by side, 4 seat, trail capable UTV. The goal of the program will be the purchase of a Polaris RZR, for use in search operations, medical aid responses, and investigations operations in remote desert areas within St. George City.
<b>Cost</b>	\$0.00
<b>City Manager Recommendation</b>	This action is to allow the Police department to apply for a grant for a ATV to aid in situations where we can't get to the site because of accessibility issues. We will not know if we are successfully until the next budget year but if successful a match is not required. Recommend approval.
<b>Action Taken</b>	
<b>Requested by</b>	Capt. Mike Giles
<b>File Attachments</b>	<u><a href="#">2015 JAG Interlocal Agreement.docx</a></u>
<b>Approved by Legal Department?</b>	
<b>Approved in Budget?</b>	<b>Amount:</b>
<b>Additional Comments</b>	The deadline for grant submission is Jne 26, 2015.
<b>Attachments</b>	<u><a href="#">2015 JAG Interlocal Agreement.docx</a></u>

**GMS APPLICATION NUMBER 2015-H2363-UT-DJ**

**INTERLOCAL AGREEMENT  
BETWEEN THE CITY OF ST. GEORGE AND WASHINGTON COUNTY**

**2015 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This agreement is made and entered into this 1<sup>st</sup> day of July, 2015, by and between WASHINGTON COUNTY, acting by and through its governing body, the Washington County Commission, hereinafter referred to as COUNTY, and the CITY of ST. GEORGE, acting by and through its governing body, the St. George City Council, hereinafter referred to as CITY, both of Washington County, State of Utah, witnesseth:

**WHEREAS**, this agreement is made under the authority of the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, (1953, as amended): and

**WHEREAS**, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

**WHEREAS**, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

**WHEREAS**, the CITY agrees to provide the COUNTY \$0 from the JAG program award per the allocation for local solicitation

**NOW THEREFORE, the COUNTY and CITY agree as follows:**

**Section 1.**

CITY agrees to provide COUNTY \$0 of JAG funds. The CITY is awarded \$18,626.00.

**Section 2.**

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the Federal Tort Claims Act.

**Section 3.**

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the Federal Tort Claims Act.

**GMS APPLICATION NUMBER 2015-H2363-UT-DJ**

**Section 4.**

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

**Section 5.**

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

**Section 6.**

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

**Section 7.**

It is the intent of the participants that this Agreement not create a separate legal entity to provide for its administration.

CITY OF ST. GEORGE

WASHINGTON COUNTY

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

\_\_\_\_\_  
Alan D. Gardner, Chair  
Washington County Commission

ATTEST:

ATTEST:

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

\_\_\_\_\_  
Kim Hafen  
Clerk/Auditor

\_\_\_\_\_  
Shawn Guzman  
City Attorney

\_\_\_\_\_  
Brock Belnap  
County Attorney

\*By law, the County Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our view of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval and should seek review and approval by their own respective attorney(s).

**DRAFT**Agenda Item Number : **6B**

## Request For Council Action

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**Date Submitted** 2015-05-26 14:42:15**Applicant** PC**Quick Title** PC Report from May 26, 2015**Subject** Consider the Planning Commission report from the meeting on May 26, 2015.**Discussion** Several items on the PC report, however, 3 items are setting the public hearing date. Two of the items are preliminary plats and three final plats.**Cost** \$0.00**City Manager Recommendation** Short planning commission report with zone change hearing dates and several 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 26, 2015  
CITY COUNCIL MEETING: JUNE 4, 2015

1. **PUBLIC HEARING TO BE ADVERTISED FOR JUNE 18, 2015**

Consider a zone change amendment request to construct a four-story, 78 unit condominium project on approximately 5.7 acres of property in the PD-R (Planned Development Residential) zone. The project is “**Estancia**” and is located at approximately 1151 South plantations Drive. The owner is Capital 5 LLC, the applicant is Mr. David Nasal. Case No. 2015-ZCA-014. (Staff – John Willis)

2. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for a thirteen (13) lot residential subdivision for “**The Escapes at the Ledges Phase 6.**” The owner is Movie Rock LLC and the representative is Mr. Ryan Thomas, Development Solutions. The property is zoned PD-R (Planned Development Residential) and is located at Canyon Tree Drive and Arcadian Shores Drive. Case No. 2015-PP-015. (Staff – Wes Jenkins).

3. **PRELIMINARY PLAT AMENDMENT (PPA)**

Consider approval of a preliminary plat amendment for “**Stone Cliff Phase 13**”. The owner is Traveller/Stone Cliff and the representative is Ried Pope/Gail Maxwell. The property is zoned PD-R (Planned Development Residential) and is located southeast of Stone Cliff Phase 11 and the intersection of Cobalt Drive and Flint Drive in the Stone Cliff Development. Case No. 2015-PPA-016. (Staff – Wes Jenkins).

4. **FINAL PLATS (FP)**

A. Consider approval of a eight (8) lot residential subdivision for “**Oakwood Estates Phase 2**”. The representative is Mr. Brad Petersen, Development Solutions. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot sizes) and is located at approximately 3000 East and 3150 South (in the Little Valley area). Case No. 2015-FP-023. (Staff – Todd Jacobsen).

B. Consider approval of a thirteen (13) lot residential subdivision for “**Tonaquint Heights Phase 2.**” The representative is Mr. Brad Petersen, Development Solutions. The property is zoned R-1-40 (Single Family Residential, 40,000 sq. ft. minimum lot sizes) and is located at approximately 1170 West Street and Chandler Drive. Case No. 2015-FP-011. (Staff – Todd Jacobsen).

C. Consider approval of a six (6) lot residential subdivision for “**Tonaquint Terrace Phase 3**”. The representative is Mr. Brad Petersen, Development Solutions. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot sizes) and is located at approximately 1200 West Street and 2440 South Street. Case No. 2015-FP-005. (Staff – Todd Jacobsen).

5. **OTHER BUSINESS**

- A. Staff and the Planning Commission discussed and then **tabled** (*until a future meeting*) 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)
- B. The applicant requested to **table** a zone change request 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.**" 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) (*Note: revised zone change received – on PC June 9<sup>th</sup>*)
- C. At the request of the applicant, A **CUP** was **tabled** to wait and proceed to the City Council at the June 18<sup>th</sup> council meeting. The request is to consider a **height** request to construct a multi-family four (4) story above ground apartment complex called "**Catamaran Plaza**" with associated two (2) levels of underground parking. The majority of the building would be approximately fifty-eight feet (58') above ground, but on the southeast side would have a sixty-seven foot (67') height to the tallest part of the building at the entrance of the lower parking lot, and the courtyard in the rear would be approximately forty-seven feet (47') high above ground. These heights would exceed the allowable maximum building height of thirty-five feet (35') unless the City Council grants a CUP (conditional use permit) for a greater height as per city Code 10-10-4. The property is located directly north of the electrical substation at the intersection of Riverside Drive and 1990 East Street and is south of the existing Rebel Creek Ridge apartments. The zoning is R-3 (Multi-Family). The applicant is MVA Properties, Mr. Jared Nielson and the representative is Mr. Rob Reid, Rosenberg Associates. Case No. 2015-CUP-008 (Staff - Ray S.) (*delayed to resolve density issue*)
- D. At the request of the applicant, A **BDCSP** was **tabled** to wait and proceed to the City Council at the June 18<sup>th</sup> council meeting. Consider a **building and site plan** review for the construction of a multi-family four (4) story above ground apartment complex called "**Catamaran Plaza**" with associated two (2) levels of underground parking. This project would provide 164 units in 1, 2, & 3 bedroom units. The property is located directly north of the electrical substation at the intersection of Riverside Drive and 1990 East Street and is south of the existing Rebel Creek Ridge apartments. The zoning is R-3 (Multi-Family). The applicant is MVA Properties, Mr. Jared Nielson and the representative is Mr. Rob Reid, Rosenberg Associates. Case No. 2015-BDCSP-001 (Staff - Ray S.) (*delayed to resolve density issue*)

# PCR ITEM 2

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **05/26/2015**

CITY COUNCIL MEETING: **06/04/2015**

### PRELIMINARY PLAT

Escapes Phase 6

**Case No. 2015-PP-015**

- Request:** A request to approve a preliminary plat for a twelve (12) lot residential subdivision with an open space amenity area for the Escapes subdivision.
- Location:** Canyon Tree Drive and Arcadian Shores Drive which is located east of the Ledges round-about.
- Property:** 1.91 acres
- Number of Lots:** 13
- Density:** 6.77 DUA
- Zoning:** PD-R, Plat is part of the overall Ledges PD
- Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-R  
South – PD-R  
East – PD-R  
West – PD-R
- General Plan:** LDR
- Applicant:** Development Solutions Group
- Representative:** Ryan Thomas
- P.C.:** The Planning Commission recommends approval





# PCR ITEM 3

## Amended Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 05/26/2015

CITY COUNCIL MEETING: 06/04/2015

### AMENDED PRELIMINARY PLAT

Stone Cliff Phase 13

Case No. 2015-PPA-016

- Request:** A request to approve an amended preliminary plat for an eight (8) lot residential subdivision
- Location:** The property is located southeast of Stone Cliff Phase 11 and the intersection of Cobalt Drive and Flint Drive in the Stone Cliff development.
- Property:** 7.47 acres
- Number of Lots:** 8
- Density:** 1.07 DU/AC
- Zoning:** PD-R, Planned Development Residential
- Adjacent Zones:** This plat is part of the overall Stone Cliff PD
- General Plan:** LDR
- Applicant:** Traveller/Stone Cliff
- Representative:** Ried Pope/Gail Maxwell
- Comments:** The purpose of this amendment is to add lot 33 and to provide a private drive as access to lots 32, 33 and 34. Originally lots 32, 33 and 34 were getting access from Granite Way.
- P.C.:** The Planning Commission recommends approval



# ITEM 4A

## Final Plat

PLANNING COMMISSION AGENDA REPORT: 05/26/2015  
CITY COUNCIL MEETING: 06/04/2015

### FINAL PLAT

#### **Oakwood Estates Phase 2**

Case No. 2015-FP-023

**Request:** Approval of an 8 Lot Residential Subdivision Final Plat

**Representative:** Brad Petersen, Development Solutions  
120 East St. George Blvd, Suite #300  
St. George, UT 84770

**Property:** Located at approximately 3000 East and 3150 South (in the Little Valley area)

**Zone:** R-1-10

**Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.

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





# ITEM 4B

## Final Plat

PLANNING COMMISSION AGENDA REPORT: **05/26/2015**  
CITY COUNCIL MEETING: **06/04/2015**

### FINAL PLAT

#### **Tonaquint Heights Phase 2**

Case No. 2015-FP-011

**Request:** Approval of a 13 Lot Residential Subdivision Final Plat

**Representative:** Brad Petersen, Development Solutions  
120 East St. George Blvd, Suite #300  
St. George, UT 84770

**Property:** Located at approximately 1170 West St. and Chandler Drive

**Zone:** R-1-40

**Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.

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



**NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION:**

THE OWNERS AND BORROWERS, BY SIGNING THIS PACT OF HEREBY CONSENT THAT ANY FUTURE MORTGAGE OR SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, UNDER THE FIRST PRIORITY OF THE FOLLOWING EXTENTS:

- THE DATE OF THE DEED OR THIRD PARTY BY THE OWNER OR ANY SUCCESSOR IN INTEREST
- THE DATE OF THE COMMENCEMENT OF CONSTRUCTION ON THE ANY PORTION OF THE TRACT
- THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PACT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS CORPORATION.

**ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:**

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMACT FEE OBLIGATION ON THIS PACT

BARRBARA G. WELLS, ASSISTANT GENERAL MANAGER  
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH  
WASHINGTON COUNTY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, PERSONALLY APPEARED BEFORE ME, BARBARA G. WELLS, ASSISTANT GENERAL MANAGER OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, A CORPORATION AUTOMATICALLY INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH, AND AUTOMATICALLY RECORDED BEFORE ME THAT SHE SIGNED IN VOLUNTARY COMPLIANCE WITH THE PURPOSES STATED THEREIN.

NOTARY PUBLIC, THE NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
A NOTARY PUBLIC, COMMISSIONED IN UTAH  
THIS STAMP IS VALID PER UTAH CODE, TITLE 16, CHAPTER 1, SECTION 14.

NOTARY PUBLIC

**OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:**

THE UNDERSIGNED, IN PERSONS, PRESIDENT OR FINANCIAL OFFICER, HEREBY ACKNOWLEDGES THAT THE WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION IS VALID THROUGHOUT THE TERM AND PURPOSES STATED THEREIN.

**NOTARY PUBLIC, THE NAME:**

COMMISSION NUMBER: \_\_\_\_\_

A NOTARY PUBLIC, COMMISSIONED IN UTAH

THIS STAMP IS VALID PER UTAH CODE, TITLE 16, CHAPTER 1, SECTION 14.

NOTARY PUBLIC

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF WASHINGTON } s/s

I, \_\_\_\_\_, DO hereby certify that \_\_\_\_\_, \_\_\_\_\_, PRESIDENT OF \_\_\_\_\_, \_\_\_\_\_, INC., DOES HEREBY ACKNOWLEDGE THAT THE WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION IS VALID THROUGHOUT THE TERM AND PURPOSES STATED THEREIN.

NOTARY PUBLIC, THE NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
A NOTARY PUBLIC, COMMISSIONED IN UTAH  
THIS STAMP IS VALID PER UTAH CODE, TITLE 16, CHAPTER 1, SECTION 14.

NOTARY PUBLIC

**MORTGAGEE CONSENT TO RECORD**

WE, CAGUE VALLEY BANK, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES SET FORTH ON THIS PACT AND JOIN OF ALL SUBSEQUENT INSTRUMENTS RECORDED WITH RESPECT TO SAID TRACT.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT (CONSENT)**

STATE OF WASHINGTON } s/s

I, \_\_\_\_\_, DO hereby certify that \_\_\_\_\_, \_\_\_\_\_, PRESIDENT OF \_\_\_\_\_, \_\_\_\_\_, INC., DOES HEREBY ACKNOWLEDGE THAT THE WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION IS VALID THROUGHOUT THE TERM AND PURPOSES STATED THEREIN.

NOTARY PUBLIC, THE NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
A NOTARY PUBLIC, COMMISSIONED IN UTAH  
THIS STAMP IS VALID PER UTAH CODE, TITLE 16, CHAPTER 1, SECTION 14.

NOTARY PUBLIC

**MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES**

WE, CAGUE VALLEY BANK, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES SET FORTH ON THIS PACT AND JOIN OF ALL SUBSEQUENT INSTRUMENTS RECORDED WITH RESPECT TO SAID TRACT.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

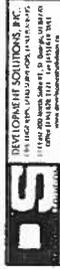
**CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)**

STATE OF UTAH  
COUNTY OF WASHINGTON } s/s

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, \_\_\_\_\_, PRESIDENT OF \_\_\_\_\_, \_\_\_\_\_, INC., DOES HEREBY ACKNOWLEDGE THAT THE WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION IS VALID THROUGHOUT THE TERM AND PURPOSES STATED THEREIN.

NOTARY PUBLIC, THE NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
A NOTARY PUBLIC, COMMISSIONED IN UTAH  
THIS STAMP IS VALID PER UTAH CODE, TITLE 16, CHAPTER 1, SECTION 14.

NOTARY PUBLIC



# ITEM 4C

## Final Plat

PLANNING COMMISSION AGENDA REPORT: **05/26/2015**  
CITY COUNCIL MEETING: **06/04/2015**

### FINAL PLAT

#### **Tonaquint Terrace Phase 3**

Case No. 2015-FP-005

**Request:** Approval of a 6 Lot Residential Subdivision Final Plat

**Representative:** Brad Petersen, Development Solutions  
120 East St. George Blvd, Suite #300  
St. George, UT 84770

**Property:** Located at approximately 1200 West St. and 2440 South St.

**Zone:** R-1-10

**Staff Comments:** All aspects of this Final Plat 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 Preliminary Plat conditions and approvals.

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





DEVELOPMENT SOLUTIONS, INC.  
 11111 S. 1000 WEST, SUITE 100  
 WEST VALLEY CITY, UTAH 84114  
 www.developmentsolutions.com

**NOTIFICATION AND CONSENT TO IMPACT FEE:**  
 THE OWNERS AND MANAGERS, BY SIGNING THIS PLAT, DO HEREBY CONSENT THAT, NOTWITHSTANDING ANY OTHER PROVISIONS OF THE SUBDIVISION MAP, THE IMPACT FEE SHALL BE PAID BY THE DEVELOPER AND THE HOMEOWNERS OF THE LOTS AND PARCELS DESCRIBED IN THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE. THE IMPACT FEE SHALL BE PAID BY THE DEVELOPER AND THE HOMEOWNERS OF THE LOTS AND PARCELS DESCRIBED IN THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE. THE IMPACT FEE SHALL BE PAID BY THE DEVELOPER AND THE HOMEOWNERS OF THE LOTS AND PARCELS DESCRIBED IN THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE.

**NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:**  
 THE OWNERS AND MANAGERS, BY SIGNING THIS PLAT, DO HEREBY CONSENT THAT, NOTWITHSTANDING ANY OTHER PROVISIONS OF THE SUBDIVISION MAP, THE IMPACT FEE SHALL BE PAID BY THE DEVELOPER AND THE HOMEOWNERS OF THE LOTS AND PARCELS DESCRIBED IN THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE. THE IMPACT FEE SHALL BE PAID BY THE DEVELOPER AND THE HOMEOWNERS OF THE LOTS AND PARCELS DESCRIBED IN THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE. THE IMPACT FEE SHALL BE PAID BY THE DEVELOPER AND THE HOMEOWNERS OF THE LOTS AND PARCELS DESCRIBED IN THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE.

**ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:**  
 THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, HEREBY ACKNOWLEDGES THE IMPACT FEE OBLIGATION OF THIS PLAT.  
 BARBARA G. HEITZ, ASSISTANT GENERAL MANAGER  
 WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
 WASHINGTON COUNTY  
 STATE OF UTAH } 11  
 ON THIS DAY OF 2015, PERSONALLY APPEARED BEFORE ME, BARBARA G. HEITZ, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY REASON TO BELIEVE THAT SHE IS THE ASSISTANT GENERAL MANAGER OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT AND THAT SHE IS FULLY COMPETENT TO EXECUTE THE ABOVE INSTRUMENT.  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:**  
 THE UNDERSIGNED, TOBERNESS PRESIDENT OF QUANTITY PROPERTIES, INC., DOES HEREBY ACKNOWLEDGE THE IMPACT FEE OBLIGATION AS STATED HEREON FOR THE LOTS AND PARCELS DESCRIBED IN THIS PLAT.  
 QUANTITY PROPERTIES, INC. (TOTAL CORPORATION)  
 TOBERNESS, PRESIDENT  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**CORPORATE ACKNOWLEDGMENT:**  
 STATE OF UTAH } 11  
 COUNTY OF WASHINGTON } 35  
 ON THIS DAY OF 2015, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY THE DUTY VOUCHERED THAT SHE IS THE \_\_\_\_\_ OF QUANTITY PROPERTIES, INC., A UTAH LIMITED LIABILITY COMPANY, AND THAT SHE IS FULLY COMPETENT TO EXECUTE THE ABOVE INSTRUMENT.  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:**  
 THE UNDERSIGNED, TOBERNESS, MANAGER OF QUANTITY DEVELOPMENT, L.L.C., DOES HEREBY ACKNOWLEDGE THE IMPACT FEE OBLIGATION AS STATED HEREON FOR THE LOTS AND PARCELS DESCRIBED IN THIS PLAT.  
 QUANTITY DEVELOPMENT, L.L.C. (TOTAL CORPORATION)  
 TOBERNESS, MANAGER  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**MORTGAGEE CONSENT TO RECORD:**  
 WE, BANK OF AMERICA NATIONAL ASSOCIATION, MORTGAGEE OF THE INTEREST DESCRIBED TRACT OF LAND, DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE.

**CORPORATE ACKNOWLEDGMENT (CONSENT):**  
 STATE OF UTAH } 11  
 COUNTY OF WASHINGTON } 35  
 ON THIS DAY OF 2015, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY THE DUTY VOUCHERED THAT SHE IS THE \_\_\_\_\_ OF QUANTITY PROPERTIES, INC., A UTAH LIMITED LIABILITY COMPANY, AND THAT SHE IS FULLY COMPETENT TO EXECUTE THE ABOVE INSTRUMENT.  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**MORTGAGEE'S CONSENT OF WATER IMPACT FEES:**  
 WE, BANK OF AMERICA NATIONAL ASSOCIATION, MORTGAGEE OF THE INTEREST DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINTLY AND SEVERALLY TO THE CITY OF WEST VALLEY CITY, UTAH, TO COVER THE COSTS OF THE IMPACT FEE.  
 QUANTITY PROPERTIES, INC. (TOTAL CORPORATION)  
 TOBERNESS, PRESIDENT  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES):**  
 STATE OF UTAH } 11  
 COUNTY OF WASHINGTON } 35  
 ON THIS DAY OF 2015, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY THE DUTY VOUCHERED THAT SHE IS THE \_\_\_\_\_ OF QUANTITY PROPERTIES, INC., A UTAH LIMITED LIABILITY COMPANY, AND THAT SHE IS FULLY COMPETENT TO EXECUTE THE ABOVE INSTRUMENT.  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:**  
 THE UNDERSIGNED, TOBERNESS, MANAGER OF QUANTITY DEVELOPMENT, L.L.C., DOES HEREBY ACKNOWLEDGE THE IMPACT FEE OBLIGATION AS STATED HEREON FOR THE LOTS AND PARCELS DESCRIBED IN THIS PLAT.  
 QUANTITY DEVELOPMENT, L.L.C. (TOTAL CORPORATION)  
 TOBERNESS, MANAGER  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**CORPORATE ACKNOWLEDGMENT:**  
 STATE OF UTAH } 11  
 COUNTY OF WASHINGTON } 35  
 ON THIS DAY OF 2015, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY THE DUTY VOUCHERED THAT SHE IS THE \_\_\_\_\_ OF QUANTITY PROPERTIES, INC., A UTAH LIMITED LIABILITY COMPANY, AND THAT SHE IS FULLY COMPETENT TO EXECUTE THE ABOVE INSTRUMENT.  
 NOTARY PUBLIC FOR UTAH  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HAVE READ THE ABOVE INSTRUMENT AND I AM SURE THAT THE SIGNER IS FULLY COMPETENT TO EXECUTE THE SAME AND THAT THE INSTRUMENT IS HEREBY ACKNOWLEDGED.  
 TITLE 14, CHAPTER 1, SECTION 14

**DRAFT**Agenda Item Number : **6D****Request For Council Action****Date Submitted** 2015-05-29 10:04:26**Applicant** Rene Fleming**Quick Title** Irrigation Watering Restrictions**Subject** Request day time watering restrictions for those irrigating with culinary water.**Discussion** The best time to water during the summer heat is during the evening and nigh hours. This is to request the council support restricting outdoor water use to the hours of 8:00 pm - 8:00 am for those that use culinary water to irrigate. This would not apply to those on the irrigation water system as production and storage capacity is limited and it is not possible for those on that system to complete irrigation in a 12 hour period.**Cost** \$0.00**City Manager Recommendation** Something we do annually to encourage the wise use of culinary water for irrigation purposes during the hot summer season. Recommend approval.**Action Taken****Requested by** Rene Fleming**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

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**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
APRIL 16, 2015, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

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**PRESENT:**

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:**

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Bowcutt and the invocation was offered by Carmella Fitzpatrick with the Unity Center for Positive Living.

Andrew White with the St. George Lions presented the City with a \$10,000 donation for the All Abilities Park.

Mayor Pike thanked the Lions for their donation and mentioned activities that are currently taking place at the Sunbowl. The Lions have removed the corrals and filled in the area for additional parking. He mentioned a fundraising event for the All Abilities Park that will take place next Wednesday at Buffalo Wild Wings. Additionally, he read a note received by the Energy Services Department from a business for a job well done as well as a letter received from the ULCT thanking the City for its participation in their mid-year conference. He then read a proclamation proclaiming April 25, 2015 as Arbor Day and mentioned events that will take place on that day.

Mayor Pike advised that items 3B and 3C will not be heard tonight.

**FINANCIAL REPORT:**

**Consider approval of the financial report for March, 2015.**

City Manager Gary Esplin advised that things are going well. Sales tax is up 6%, revenues are up and expenditures are down.

**MOTION:** A motion was made by Councilmember Randall to approve the March, 2015 financial report.

**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

1 Councilmember Arial – aye

2  
3 The vote was unanimous and the motion carried.

4  
5 **AWARD OF BID:**

6 **Consider award of bid for 670 tons of chip seal oil for the annual chip seal**  
7 **project.**

8  
9 Purchasing Manager Connie Hood advised that Calumet Specialty Products was the  
10 low bidder at \$279,390.

11  
12 **MOTION:** A motion was made by Councilmember Hughes to award the bid for the  
13 oil for the annual chip seal project to Calumet Specialty Products for  
14 \$279,390.

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

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 Councilmember Arial – aye

23  
24 The vote was unanimous and the motion carried.

25  
26 **AWARD OF BID:**

27 **Consider award of bid for 160 hours of distributor truck equipment (oil**  
28 **spreader) for the annual chip seal project.**

29  
30 Purchasing Manager Connie Hood advised this equipment is used to spread the oil.  
31 J&T Peterson was low bidder at \$34,600.

32  
33 **MOTION:** A motion was made by Councilmember Hughes to award the bid for the  
34 oil spreading for the chip seal project for \$34,600.

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

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

37  
38 Councilmember Almquist – aye

39 Councilmember Hughes – aye

40 Councilmember Randall - aye

41 Councilmember Bowcutt – aye

42 Councilmember Arial – aye

43  
44 The vote was unanimous and the motion carried.

45  
46 **AWARD OF BID:**

47 **Consider award of bid for 5,000 tons of crushed aggregate for the annual**  
48 **chip seal project.**

49  
50 Purchasing Manager Connie Hood advised Western Rock Products is the low bidder at  
51 \$95,700 for 5,000 tons.

1           **MOTION:**     A motion was made by Councilmember Arial to approve the chip seal  
2                             aggregate to Western Rock for \$95,700.

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

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

5  
6                             Councilmember Almquist – aye

7                             Councilmember Hughes – aye

8                             Councilmember Randall - aye

9                             Councilmember Bowcutt – aye

10                            Councilmember Arial – aye

11  
12                            The vote was unanimous and the motion carried.

13  
14           Councilmember Almquist noted that the material is being crushed at the Reuse  
15           Center. The chip seal needs to be exactly perfect to meet specifications. He asked if  
16           it is possible to see if City material can be looked at to see if it can be used in more  
17           projects

18  
19           Ms. Hood replied that Dave Terry looked at that in the past.

20  
21           City Manager Gary Esplin commented that this particular chip is more difficult than  
22           crushing miscellaneous materials. The Water Department has taken all of what was  
23           crushed this year. He mentioned that there is an exact standard for chips.

24  
25           **AWARD OF BID:**

26           **Consider award of bid for the Recreation Center remodel.**

27  
28           City Manager Gary Esplin advised there are funds in the current budget to remodel the  
29           recreation center. The remodel will create additional areas since much of the staff has  
30           moved to the City Commons building.

31  
32           Purchasing Manager Connie Hood stated that there was one bidder, B. Hansen in the  
33           amount of \$132,125.

34  
35           **MOTION:**     A motion was made by Councilmember Randall to award the bid to B.  
36                             Hansen in the amount of \$132,125.

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           **CHANGE ORDER:**

49           **Consider approval of a change order for the River Road Micro-Surfacing**  
50           **project to complete additional micro-surfacing on Brigham Road.**

1 City Manager Gary Esplin stated that at a previous meeting, the City Council approved  
2 a micro-surfacing project for River Road. In looking at the current budget, he  
3 suggests adding to the contract to do the same application on Brigham Road.  
4

5 **MOTION:** A motion was made by Councilmember Almquist to approve the change  
6 order for the River Road micro-surfacing project to Intermountain Slurry  
7 Seal to complete micro-surfacing on Brigham Road in the amount of  
8 \$180,861.

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 Councilmember Arial – aye  
17

18 The vote was unanimous and the motion carried.  
19

20 **PROFESSIONAL SERVICES AGREEMENT:**

21 **Consider approval of a professional services agreement with Stantec**  
22 **Consulting for fuel monitoring services at the Wastewater Treatment Plant.**  
23

24 City Manager Gary Esplin advised this request is for a professional services agreement  
25 with Stantec Consulting for monitoring the remediation efforts at the Wastewater  
26 Treatment Plant. A number of years ago, there was a diesel spill at the plant. Staff  
27 has to monitor and submit reports to the state and EPA. This is a continuation of the  
28 contract. The cost will be between \$36,330 and \$38,150.  
29

30 **MOTION:** A motion was made by Councilmember Hughes to approve the  
31 professional services with Stantec Consulting not to exceed \$38,150, to  
32 be at least \$36,330.

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

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

35  
36 Councilmember Almquist – aye  
37 Councilmember Hughes – aye  
38 Councilmember Randall - aye  
39 Councilmember Bowcutt – aye  
40 Councilmember Arial – aye  
41

42 The vote was unanimous and the motion carried.  
43

44 **PUBLIC HEARING/ZONE CHANGE AMENDMENT/ORDINANCE:**

45 **Public hearing to consider a zone change amendment for property zoned**  
46 **Planned Development-Commercial that is located at 1792 South Blackridge**  
47 **Drive and 302 and 288 West Hilton Drive. Stephen Wade Auto Group,**  
48 **applicant.**  
49

50 Planning and Zoning Manager John Willis presented the request for a zone change  
51 amendment to construct an approximately 20,000 sq. foot Mercedes Benz Dealership  
52 located at 1792 South Blackridge Drive and 302 and 288 West Hilton Drive. The

1 applicant is also requesting a deviation from the City's sign ordinance. He showed an  
2 aerial map of the area and elevation, including the proposed signs. They are  
3 requesting the signs extend beyond the roofline which is a standard sign for these  
4 dealerships. A lot merger will be required prior to constructing the building. The sign  
5 code that applies is 9-13-4(b)(2).  
6

7 Councilmember Arial asked how often the City approves sign exceptions.  
8

9 Mr. Willis explained that with a lot of PD-C, master plan signs have been approved. It  
10 is one of the benefits is doing a PD rather than just commercial.  
11

12 City Manager Gary Esplin advised this is a PD zone, therefore you can see what is  
13 proposed.  
14

15 John showed additional views of the elevation, a picture of the color rendering,  
16 landscape and site plan, and photos of the existing building. Planning Commission  
17 recommends approval as presented.  
18

19 Mayor Pike opened the public hearing. There being no comment, he closed the public  
20 hearing.  
21

22 **MOTION:** A motion was made by Councilmember Bowcutt to approve the zone  
23 change amendment to the PD-C zone at 1792 South Blackridge Drive  
24 and 302 and 288 West Hilton Drive as presented.

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

26 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
27

28 Councilmember Almquist – aye

29 Councilmember Hughes – aye

30 Councilmember Randall - aye

31 Councilmember Bowcutt – aye

32 Councilmember Arial – aye  
33

34 The vote was unanimous and the motion carried.  
35

36 Councilmember Almquist asked if the sign was going to be done later.  
37

38 Mr. Willis explained that the sign was part of the approval.  
39

40 Stephen Wade, applicant, stated there are roughly 4,300 GM dealerships across the  
41 states. This will be 385 for Mercedes Benz dealerships. It was difficult to convince  
42 them that St. George is ready for this. For them to award a dealership here tells a lot  
43 about what the public from afar thinks about St. George.  
44

45 City Manager explained to Mr. Wade that items 3B and 3C were tabled.  
46

47 **PUBLIC HEARING/PUBLIC UTILITIES AND DRAINAGE EASEMENT VACATION & LOT**  
48 **MERGER/ORDINANCE:**

49 **Public hearing to consider vacating a public utilities and drainage easement**  
50 **located between two lots in the Ledges development. Bobby Pendle,**  
51 **applicant.**  
52

53 Assistant Public Works Director Wes Jenkins presented the request for a public utilities  
54 and drainage easement and lot merger of lots 533 and 802 of the Ledges located at

1 2181 West Long Sky Drive. There was discussion regarding leaving the lots separate;  
2 however, the Ledges subdivision has dwelling unit size requirements. There is a wall  
3 that will sit in the setback that they will have to move to comply with code.  
4

5 Mayor Pike opened the public hearing. There being no comment, he closed the public  
6 hearing.  
7

8 **MOTION:** A motion was made by Councilmember Arial to approve the drainage  
9 easement vacation and lot merger on Ledges lots 533 and 802.

10 **SECOND:** The motion was seconded by Councilmember Bowcutt.  
11

12 Councilmember Bowcutt added that the wall on the south end needs to be moved out  
13 of the setback area.  
14

15 Councilmember Arial agreed with that addition.  
16

17 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
18

- 19 Councilmember Almquist – aye
- 20 Councilmember Hughes – aye
- 21 Councilmember Randall - aye
- 22 Councilmember Bowcutt – aye
- 23 Councilmember Arial – aye
- 24

25 The vote was unanimous and the motion carried.  
26

27 **PUBLIC HEARING/PUBLIC UTILITY EASEMENT VACATION & LOT**  
28 **MERGER/ORDINANCE:**

29 **Public hearing to consider vacating a public utility easement located between**  
30 **two existing lots in the Castle Rock Subdivision, Phase 2. Brandon Anderson,**  
31 **applicant.**  
32

33 Assistant Public Works Director Wes Jenkins presented the request to vacate a public  
34 utility easement located between lots 154 and 155 of the Castle Rock Subdivision  
35 located at Broken Bow Drive and Cascade Canyon Circle. The purpose of the  
36 easement vacation and lot merger is to allow the two lots to merge together. Both  
37 lots are owned by the same individual.  
38

39 Mayor Pike opened the public hearing. There being no comment, he closed the public  
40 hearing.  
41

42 **MOTION:** A motion was made by Councilmember Almquist to vacate the public  
43 utility easement located between lots 154 and 155 of the Castle Rock  
44 Subdivision.

45 **SECOND:** The motion was seconded by Councilmember Randall.  
46

47 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
48

- 49 Councilmember Almquist – aye
- 50 Councilmember Hughes – aye
- 51 Councilmember Randall - aye
- 52 Councilmember Bowcutt – aye
- Councilmember Arial – aye

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

4 **PUBLIC HEARING/FINAL PLAT VACATION/ORDINANCE:**

5 **Public hearing to consider vacating the final plat for the Hilltop at Sunset**  
6 **Commercial Condominium Subdivision. City of St. George, applicant.**  
7

8 Assistant Public Works Director Wes Jenkins presented the request to vacate the final  
9 plat for the Hilltop at Sunset Commercial Condominium Subdivision located at 948  
10 West 130 North. He explained that this is to vacate the area near SwitchPoint to allow  
11 for the food pantry to be built.  
12

13 Councilmember Bowcutt inquired if the lot merger will have to come back for  
14 approval.  
15

16 Mr. Jenkins advised that the lot merger can be approved by staff.  
17

18 Mayor Pike opened the public hearing. There being no comment, he closed the public  
19 hearing.  
20

21 **MOTION:** A motion was made by Councilmember Hughes to approve the final plat  
22 vacation for the Hilltop at Sunset Commercial Condominium  
23 Subdivision.

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

25 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
26

27 Councilmember Almquist – aye  
28 Councilmember Hughes – aye  
29 Councilmember Randall - aye  
30 Councilmember Bowcutt – aye  
31 Councilmember Arial – aye  
32

33 The vote was unanimous and the motion carried.  
34

35 **PUBLIC HEARING/CDBG GRANT:**

36 **Public hearing to receive public comments relating to the needs within the**  
37 **community which may be addressed through the Community Development**  
38 **Block Grant program for program year 2015-2016.**  
39

40 City Manager Gary Esplin advised as required by HUD regulations, the public has the  
41 opportunity to comment on desired uses for the CDBG program. No action will be  
42 taken tonight. Funds for the purchase the SwitchPoint building will have to be  
43 included.  
44

45 CDBG Administrator Karen Christensen explained it is estimated that \$450,000  
46 available.  
47

48 City Manager Gary Esplin commented that \$300,000 has already been allocated to  
49 SwitchPoint.  
50

51 Mayor Pike opened the public hearing.  
52

53 Tom Bradley, resident, mentioned that he went to the Red Rock Center for  
54 Independence. While at a similar center in Provo, he learned about skills to help him

1 to take care of himself. They do not have a kitchen at the center and need one. He  
2 asked the Mayor and Council to help the Red Rock Center to get the kitchen.  
3

4 Jamie Moore, resident, stated that she currently works at the Red Rock Center for  
5 Independence as their Community Integration Specialist. Some of her responsibilities  
6 are to help those with disabilities to achieve independent living skills. She is asking  
7 for help with getting a kitchen that is accessible to those with physical disabilities.  
8

9 Barb Lefler, Executive Director of the Red Rock Center for Independence, explained  
10 that the center has been part of this community since 1997 to empower people with  
11 disabilities to live independently. They have been heard by the City Council and  
12 appreciate the City. In reviewing their history, they have never asked for financial  
13 support from the City for the work that they do. She provided copies of the current  
14 and proposed kitchen. This project will cost \$40,000; \$5,000 of which they have  
15 already raised. They are asking for help through the CDBG grant. The returns on this  
16 investment will be great because it is independence.  
17

18 Jan Parke, Director of Operations for Turn Community Services in Southern Utah,  
19 explained they are also a program for persons with disabilities. The group home has a  
20 problem with livability. The cost to rehabilitate the facility is \$40,000; they are asking  
21 for a portion of the cost. She commented that she hopes the All Abilities Park will  
22 accommodate adults as well.  
23

24 Katie Peterson stated that she is a Board Member of Leadership Dixie, the past  
25 Executive Director of the Dove Center, and works for Big Brothers/Big Sisters of  
26 Southern Utah. They are here to request CDBG funds to assist bringing individuals,  
27 organizations and businesses together to improve the community. There are many  
28 small non-profits that the public does not know about. She has worked with the  
29 Chamber of Commerce and came up with an interactive website for the community to  
30 interact with various non-profit organizations in the area.  
31

32 Gregg McArthur with the Chamber of Commerce explained how the interactive website  
33 would work. There are websites such as this in other communities. The key to  
34 success is to make sure that everybody is on board to promote this. The cost for the  
35 website is \$10,000; however they are requesting \$50,000.  
36

37 Ms. Peterson stated that they plan to sustain this by working with local businesses to  
38 advertise on the site.  
39

40 Mr. McArthur commented that once this is up and running, the Chamber will use their  
41 funds.  
42

43 Ms. Peterson added there will be an oversight committee with community members.  
44

45 Councilmember Almquist commented the direct link to those in need comes from  
46 ecclesiastical leaders as well. The Interfaith Council would be great to be on the  
47 Council, he recommends they present the idea to them as well.  
48

49 City Manager Gary Esplin advised there will be approximately \$200,000 available;  
50 however, after taking out administrative costs, \$100,000 will be available. Most  
51 people know the funds come with the requirements of HUD. Each project has to be  
52 weighted on the benefit to low and moderate income residents.  
53

54 Mayor Pike closed the public hearing.  
55

56 Councilmember Almquist commented that the current Council, City Manager Gary  
57 Esplin and State Legislators fought for these funds to be maintained and budgeted for  
58 on the federal level.

1  
2 Councilmember Bowcutt commented that the Board of Realtors is holding fundraising  
3 golf tournament tomorrow to raise funds for the Red Rock Center for Independence.  
4

5 **RESOLUTION:**

6 **Consider approval of a resolution accepting the Municipal Wastewater**  
7 **Planning program.**  
8

9 City Manager Gary Esplin explained that the City is required to grade the Municipal  
10 Wastewater Treatment plant. The evaluation, which is included in the agenda packet,  
11 will be submitted back to the state. He commented that a great group of people are  
12 maintaining the plant.  
13

14 **MOTION:** A motion was made by Councilmember Hughes to approve the  
15 resolution accepting the Municipal Wastewater Planning program Self  
16 Assessment Report for 2015.

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

18 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
19

20 Councilmember Almquist – aye  
21 Councilmember Hughes – aye  
22 Councilmember Randall - aye  
23 Councilmember Bowcutt – aye  
24 Councilmember Arial – aye  
25

26 The vote was unanimous and the motion carried.  
27

28 **SET PUBLIC HEARINGS:**

29 Ray Snyder advised that at its meeting on April 14, 2015, the Planning Commission  
30 recommended setting public hearings on May 7, 2015 to consider: 1) a General Plan  
31 Amendment from Low Density Residential to Professional Office on approximately 11.3  
32 acres generally located at 3025 South River Road; 2) a zone change request to rezone  
33 from Highway Commercial and Single Family Residential 10,000 sq. ft. minimum lot  
34 size to Planned Development Commercial on 28.802 acres generally located at the  
35 northeast corner of Riverside Drive and Mall Drive from Mall Drive to 2200 East and  
36 Riverside Drive to the River; 3) a General Plan Amendment from Low Density  
37 Residential to Commercial on 1.4 acres located on the north side of 1580 East and  
38 River Road; 4) a General Plan Amendment from Business Park to Medium Density  
39 Residential on approximately 6.037 acres generally located at 415 South Dixie Drive;  
40 and 5) a zone change from Single Family Residential 10,000 sq. ft. minimum lot size  
41 to Planned Development Residential on 11.75 acres located between Riverside Drive  
42 and the Virgin River and runs from 2200 East to 2450 East.  
43

44 **MOTION:** A motion was made by Councilmember Almquist to set the public  
45 hearings as presented.

46 **SECOND:** The motion was seconded by Councilmember Hughes.  
47

48 Councilmember Hughes inquired about items C & D on the Planning Commission  
49 packet. There are no recommendations from them.  
50

51 Mr. Snyder explained that some of the Planning Commission members left prior to  
52 these items being heard. Although there were motions on both items, they failed for  
53 lack of quorum.

1  
2 Councilmember Bowcutt added that he does not think there was a lack of quorum;  
3 they could not get a second on the motion.  
4

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

6  
7 Councilmember Almquist – aye  
8 Councilmember Hughes – aye  
9 Councilmember Randall - aye  
10 Councilmember Bowcutt – aye  
11 Councilmember Arial – aye  
12

13 The vote was unanimous and the motion carried.  
14

15 **FINAL PLAT:**

16 Assistant Public Works Director Wes Jenkins presented the final plat for Escalera Phase  
17 6, a 12-lot residential subdivision located at approximately 1900 East and 1200 North,  
18 zoning is RE-12.5. Some of the areas will be dedicated to the City as Open Space.  
19

20 Councilmember Almquist inquired if this property abuts Washington City. At one point  
21 the City advised this developer to provide a stub that can become a road to the east  
22 side of the City boundary. He did not see that when he was in the area.  
23

24 Mr. Jenkins replied no. That was Red Cliffs Phase 5 & 6; they put a detention basin in  
25 but it is recorded as an access on the plat.  
26

27 City Manager Gary Esplin advised that Washington City was notified, but did not get  
28 support to make the connection. This property borders the habitat area.  
29

30 **MOTION:** A motion was made by Councilmember Hughes to approve the final plat  
31 for Escalera Phase 6.

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

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 Councilmember Arial – aye  
40

41 The vote was unanimous and the motion carried.  
42

43 **FINAL PLAT:**

44 Assistant Public Works Director Wes Jenkins presented the final plat for Fieldstone  
45 Phase 3, a 24-lot residential subdivision located at 3480 South and 2240 East; zoning  
46 is R-1-10 and R-1-12.  
47

48 **MOTION:** A motion was made by Councilmember Hughes to approve the final plat  
49 for Fieldstone Phase 3.

1           **SECOND:**     The motion was seconded by Councilmember Almquist.  
2           **VOTE:**        Mayor Pike called for a vote, as follows:

- 3  
4                    Councilmember Almquist – aye  
5                    Councilmember Hughes – aye  
6                    Councilmember Randall - aye  
7                    Councilmember Bowcutt – aye  
8                    Councilmember Arial – aye  
9

10                   The vote was unanimous and the motion carried.

11  
12   **FINAL PLAT:**

13           Assistant Public Works Director Wes Jenkins presented the final plat for the Hughes  
14           Subdivision, a 9-lot residential subdivision located at approximately 2160 East and  
15           2450 South, zoning is R-1-10. There is an existing house that fronts 2450 South.  
16           Staff asked the owner about putting a driveway on 2160 East; he agreed to the  
17           request.

18  
19           Councilmember Hughes mentioned that although this subdivision is owned by his  
20           brother, he has no interest or financial ties.

21  
22           **MOTION:**     A motion was made by Councilmember Hughes to approve the final plat  
23                    for the Hughes Subdivision.

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

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

- 26  
27                    Councilmember Almquist – aye  
28                    Councilmember Hughes – aye  
29                    Councilmember Randall - aye  
30                    Councilmember Bowcutt – aye  
31                    Councilmember Arial – aye  
32

33                   The vote was unanimous and the motion carried.

34  
35   **FINAL PLAT:**

36           Assistant Public Works Director Wes Jenkins presented the final flat for Riverside  
37           Business Park, a 3-lot commercial subdivision located at 359 and 377 East Riverside  
38           Drive, zoning is C-3. He mentioned that Councilmember Almquist requested the  
39           landscaping be upgraded to City requirements prior to the plat being recorded.

40  
41           **MOTION:**     A motion was made by Councilmember Randall to approve the final plat  
42                    for Riverside Business Park.

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

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

- 45  
46                    Councilmember Almquist – aye  
47                    Councilmember Hughes – aye  
48                    Councilmember Randall - aye  
49                    Councilmember Bowcutt – aye

1 Councilmember Arial – aye

2  
3 The vote was unanimous and the motion carried.  
4

5 **FINAL PLAT:**

6 Assistant Public Works Director Wes Jenkins presented the final plat for The Fields at  
7 Mall Drive, a 9-lot commercial subdivision located at Mall Drive and 3000 East: zoning  
8 is PD-C. The developer will dedicate portions of Mall Drive, 3000 East and parcels  
9 labeled A, B, C and D on the final plat for the construction of the canal through their  
10 property.  
11

12 **MOTION:** A motion was made by Councilmember Arial to approve the final plat for  
13 the Fields at Mall Drive according to the Planning Commission.

14 **SECOND:** The motion was seconded by Councilmember Bowcutt.  
15

16 City Attorney Shawn Guzman advised this will be subject to Council’s approval of a  
17 development agreement.  
18

19 Councilmembers Arial and Bowcutt agreed to add that the approval be subject to  
20 Council’s approval of a development agreement.  
21

22 Councilmember Hughes commented that there were three items the approval should  
23 be subject to. He asked if they are all included.  
24

25 City Attorney Shawn Guzman advised that all of the recommendations are all  
26 incorporated in the approval.  
27

28 Councilmember Almquist stated that Councilmember Arial alluded to the fact that all  
29 recommendations are a part of the motion.  
30

31 Mayor Pike stated that all recommendations are included in the motion and second.  
32

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 Councilmember Arial – aye  
40

41 The vote was unanimous and the motion carried.  
42

43 **LOT SPLIT:**

44 Assistant Public Works Director Wes Jenkins presented the request for a lot split at  
45 144 West 400 South. The lot is located in the RCC zone which allows a lot size of  
46 5,000 sq. feet. One of the lots will be 8,000 sq. feet; however, because the other one  
47 will be approximately 5,000 sq. feet, the unit built on it will have to meet the RCC  
48 architectural standards.  
49

1           **MOTION:**     A motion was made by Councilmember Randall to approve the lot split  
2                             at 144 West 400 South.

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

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

5  
6                             Councilmember Almquist – aye

7                             Councilmember Hughes – aye

8                             Councilmember Randall - aye

9                             Councilmember Bowcutt – aye

10                            Councilmember Arial – aye

11  
12                            The vote was unanimous and the motion carried.

13  
14   **PRELIMINARY PLAT:**

15           Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert  
16           Ridge, a 42-lot residential subdivision located at approximately Desert Canyons  
17           Parkway and Rim Rummer North Street; zoning is PD-R and the underlying zone is  
18           PD-12. This plat will be subject to the developer dedicating 15% of Open Space. The  
19           developer will return for a zone change to rezone only the interior development.  
20           Additionally, the developer will have to dedicate Desert Canyons Parkway and improve  
21           it as well as the road into the subdivision. There will be landscape strip and trail along  
22           the east side of Desert Canyons Parkway that will be maintained by the City. He  
23           stated that there will be a second access road.

24  
25           **MOTION:**     A motion was made by Councilmember Hughes to approve the  
26                             preliminary plat for Desert Ridge with the conditions set forth by the  
27                             Planning Commission with the correction of 15% open space dedication  
28                             rather than 50% as stated in the agenda packet.

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

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

31  
32                             Councilmember Almquist – aye

33                             Councilmember Hughes – aye

34                             Councilmember Randall - aye

35                             Councilmember Bowcutt – aye

36                             Councilmember Arial – aye

37  
38                            The vote was unanimous and the motion carried.

39  
40   **PRELIMINARY PLAT AMENDMENT:**

41           Assistant Public Works Director Wes Jenkins presented the preliminary plat  
42           amendment for Tonaquint Heights Phase 2, a 13-lot residential subdivision located  
43           south of 2440 South in the general vicinity and west of Tonaquint Drive; zoning is R-  
44           1-40. The original preliminary plat was approved as a cluster development; therefore,  
45           none of the lots are 40,000 sq. feet. They will meet the density; however, the lots  
46           will be smaller because they are dedicating open space. The preliminary plat is being  
47           amended because some of the lots were given to the LDS church. He commented  
48           that the map provided shows a dashed line. The dashed line show the pad on each  
49           lot, everything outside of the pad will not be disturbed.

1 Ryan Thomas with Development Solutions clarified that in 2006 when the preliminary  
2 plat was originally approved; their intent was to have the lots and a buildable area  
3 they can disturb. Inside that buildable area, they are limited to 10,000 sq. feet. With  
4 the CCR's, the architectural control will delineate what area can be disturbed.  
5

6 Mr. Jenkins commented that they will be required to put orange fencing around the  
7 pad when building. That will delineate what area can be disturbed.  
8

9 Councilmember Almquist noted that this was the first prototype in dealing with the  
10 cuesta concept and how to deal with topography. The original development was  
11 trying to be sensitive to that, it sounds like they still are.  
12

13 Mr. Jenkins stated that right now they will build the roads and utilities. The open  
14 space will be dedicated to the City for conservation.  
15

16  
17 **MOTION:** A motion was made by Councilmember Hughes to approve the  
18 preliminary plat amendment for Tonaquint Heights Phase 2.

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

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 Councilmember Arial – aye  
27

28 The vote was unanimous and the motion carried.  
29

30 **CONDITIONAL USE PERMIT:**

31 **Consider approval of a conditional use permit to construct a detached**  
32 **accessory garage with an attached outdoor living patio and an attached pool**  
33 **equipment room that will exceed the allowed ridge height of 15 feet on lot 78**  
34 **of the Meadow Valley Farms subdivision. Shawn Patten, applicant.**  
35

36 Planner Ray Snyder presented the request for a conditional use permit to construct a  
37 detached accessory garage 2433 East 3995 South with a ridge height of  
38 approximately 16 feet. He showed a plat, aerial view, zoning map and site plan. This  
39 will be the third garage on the property. He showed the area of the proposed garage  
40 and elevation. There will be a pool equipment room and an outdoor living patio. The  
41 property is a higher elevation except for the garage. He mentioned and read the  
42 staff report included in the agenda packet. Additionally, he read the findings which  
43 include aesthetics, height and maintain character and purpose of zone. Planning  
44 Commission recommends approval.  
45

46 **MOTION:** A motion was made by Councilmember Hughes to approve the  
47 conditional use permit for the detached garage at 2433 East 3995  
48 South.

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

50 **VOTE:** Mayor Pike called for a vote, as follows:  
51

1 Councilmember Almquist – aye  
2 Councilmember Hughes – aye  
3 Councilmember Randall - aye  
4 Councilmember Bowcutt – aye  
5 Councilmember Arial – aye  
6

7 The vote was unanimous and the motion carried.  
8

9 **INTERLOCAL AGREEMENT:**

10 **Consider approval of an interlocal agreement with Washington County for the**  
11 **Ironman 70.3 event.**

12 City Manager Gary Esplin advised that the Ironman event will take place in May. This  
13 is a new contract for five additional years. This City's obligation is up to \$25,000.  
14

15 Councilmember Almquist inquired about Section 1, Subsection D pertaining to  
16 concessions. He asked how that arrangement works.  
17

18 City Attorney Shawn Guzman explained that under this agreement, the City arranges  
19 for the food as has been done in the past.  
20

21 **MOTION:** A motion was made by Councilmember Hughes to approve the interlocal  
22 agreement for the Ironman 70.3 event.  
23

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

25 **VOTE:** Mayor Pike called for a vote, as follows:  
26

27 Councilmember Almquist – aye  
28 Councilmember Hughes – aye  
29 Councilmember Randall - aye  
30 Councilmember Bowcutt – aye  
31 Councilmember Arial – aye  
32

33 The vote was unanimous and the motion carried.  
34

35 **APPOINTMENTS:**

36 Mayor Pike explained there is a need for appointments to the Hillside Review Board.  
37 He outlined the expertise required of board members. He then recommending re-  
38 appointing Russ Owens for a 2-year term, David Black for a 3-year term, Todd  
39 Edwards for a 4-year term and appointing Bruce Vander for a 1-year term and Tyler  
40 Hoskins for a 4-year term.  
41

42 **MOTION:** A motion was made by Councilmember Almquist to approve the  
43 appointments as stated.

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

45 **VOTE:** Mayor Pike called for a vote, as follows:  
46

47 Councilmember Almquist – aye  
48 Councilmember Hughes – aye  
49 Councilmember Randall - aye  
50 Councilmember Bowcutt – aye  
51 Councilmember Arial – aye  
52

1 The vote was unanimous and the motion carried.  
2

3 Mayor Pike mentioned that with regards to the Airport Advisory Board, he recently  
4 appointed Mike Thompson; however, Chip with SkyWest would rather have Lori Hunt  
5 be on the board. Hers will be a 4-year term. Additionally, he mentioned that after  
6 speaking with Josh Bevans, he would like to re-nominate him for only 2 years.  
7

8 **MOTION:** A motion was made by Councilmember Arial to approve the  
9 appointments as stated.

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

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

13 Councilmember Almquist – aye

14 Councilmember Hughes – aye

15 Councilmember Randall - aye

16 Councilmember Bowcutt – aye

17 Councilmember Arial – aye  
18

19 The vote was unanimous and the motion carried.  
20

21 Mayor Pike advised the board is working on a date for the first meeting.  
22

23 Councilmember Almquist noted that a group is being put together at City codes. He  
24 went through half of the book that was provided to them previously. It is amazing  
25 how many issues code enforcement deals with.  
26

27 Mayor Pike stated that Councilmembers Hughes and Almquist will work with the Legal  
28 Department and John Willis to make some recommendations to City Council and to  
29 the public for comment.  
30

31 Planner Ray Snyder inquired about the Hillside Review Board. In the past, a  
32 Councilmember was appointed. He asked if Councilmember Almquist is a new  
33 appointment.  
34

35 Mayor Pike replied that he did not show him on the list. Councilmember Almquist is  
36 not a voting member, he is a liaison.  
37

38 **MINUTES:**

39 **Consider approval of the minutes from the meeting held on February 19,**  
40 **2015.**  
41

42 **MOTION:** A motion was made by Councilmember Hughes to approve the minutes  
43 from February 19, 2015.

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

45 **VOTE:** Mayor Pike called for a vote, as follows:  
46

47 Councilmember Almquist – aye

48 Councilmember Hughes – aye

49 Councilmember Randall - aye

1 Councilmember Bowcutt – aye  
2 Councilmember Arial – aye  
3

4 The vote was unanimous and the motion carried.  
5

6 **MINUTES:**

7 **Consider approval of the minutes from the meeting held on February 26,**  
8 **2015.**  
9

10 **MOTION:** A motion was made by Councilmember Almquist with a suggestion to  
11 look at page 6, lines 37 & 38; it might follow better to say why Marc  
12 Mortensen stated the Division of Alcohol and Beverage controls purpose  
13 in the timing for the beer garden.

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

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 Councilmember Arial – aye  
22

23 The vote was unanimous and the motion carried.  
24

25 **REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

26 Councilmember Randall mentioned a Fish Fry that will take place on April 22<sup>nd</sup> at 6:00  
27 p.m. at Tonaquint Park sponsored by Team Red White & Blue.  
28

29 Mayor Pike mentioned the D Week event taking place this Saturday. Additionally, he  
30 mentioned the Miss St. George pageant will take place this Saturday at 6:00 p.m. at  
31 the Dixie Center.  
32

33 Councilmember Arial stated that she has attended a lot of meetings this past week.  
34 She asked if there will be a promoter for the Electric Theater and mentioned possible  
35 changes at the Pioneer Center for the Arts. A discussion regarding the Social Hall took  
36 place.  
37

38 Councilmember Hughes mentioned the DTEC meeting. One of the main discussions  
39 was about the recently passed fuel tax with a local option. The proposal would go  
40 before the voters to approve or not. Additionally, he mentioned they spoke with  
41 UDOT about projects, particularly the Sunset/Bluff Street interchange.  
42

43 Councilmember Arial commented that there is an issue with Springdale, Rockdale and  
44 Virgin. They are in need of passing lanes.  
45

46 Councilmember Hughes stated that the St. George Housing Authority is going well.  
47 They discussed their 5-year plan at their most recent meeting. He explained  
48 programs that the Housing Authority provides. The Dixie Junior Livestock show will  
49 take place next week at the Washington County fairgrounds.  
50

51 Councilmember Almquist stated that has been fielding a few inquiries on hillsides.  
52 The historic committee would like to look at extending blocks looking at other places  
53 there may be homes of historic value that can be included.  
54

1 Councilmember Bowcutt noted that the last Planning Commission meeting was a long  
2 one.

3  
4 Councilmember Arial complimented Mayor Pike, City Manager Gary Esplin and Leisure  
5 Services Director Kent Perkins on the presentation they made at the ULCT conference.

6  
7 Mayor Pike mentioned that the Children’s Museum would like to update some areas.

8  
9 Councilmember Randall mentioned that St. George Musical Theater’s Music Man is  
10 going on.

11  
12 **ADJOURN TO CLOSED SESSION:**

13 **MOTION:** A motion was made by Councilmember Hughes to adjourn to a closed  
14 session to discuss property purchase and litigation.

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

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

- 17  
18 Councilmember Almquist – aye  
19 Councilmember Hughes – aye  
20 Councilmember Randall - aye  
21 Councilmember Bowcutt – aye  
22 Councilmember Arial – aye

23  
24 The vote was unanimous and the motion carried.

25  
26 **RECONVENE AND ADJOURN:**

27 **MOTION:** A motion was made by Councilmember Almquist to reconvene and  
28 adjourn.

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

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

- 31  
32 Councilmember Almquist – aye  
33 Councilmember Hughes – aye  
34 Councilmember Randall - aye  
35 Councilmember Bowcutt – aye  
36 Councilmember Arial – aye

37  
38 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  
WORK MEETING  
APRIL 30, 2015, 4:00 P.M.  
ARCHEOLOGICAL SITE NEAR THE DIXIE CENTER**

**PRESENT:**

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

**EXCUSED:**

**Councilmember Gil Almquist**

**TOUR THE ARCHEOLOGICAL SITE:**

Greg Woodall, as well as, members of the Dixie Archeology Society and the Washington County Historic Society took the Council on a tour of an archeological site near Confluence Park.

The Council returned to City offices for the remainder of the meeting.

**OPENING:**

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

**PRESENTATION AND DISCUSSION REGARDING POSSIBLE WATER WASTE  
ORDINANCE:**

City Manager Gary Esplin stated that staff would like to discuss a proposed water waste ordinance. The annual water conservation action will be requested in the near future.

Mayor Pike mentioned that the employee art show begins tomorrow at the City Commons Building. Additionally, he mentioned that next Thursday is the Interfaith Council's National Day of Prayer at the Gardner Center.

Water & Energy Conservation Coordinator Rene Fleming mentioned events that will take place during next week's Water Week. There was a water ordinance in 1909, she read that ordinance. She mentioned that there are issues with egregious water wasters. Additionally, she has received a number of calls regarding water waste; she can only ask the user to repair the issue. Firefighting and water applied for dust control would not be considered water waste. Her suggestion is to notify the user of the issue; if not repaired a fine would be imposed. Some users believe that since they pay for the water they can use it as they wish; however, the City has to meet the

1 needs of all users. The proposed ordinance would address water that is standing or  
2 running for 20 minutes or more. She reviewed exceptions and the violation process in  
3 the proposed ordinance.  
4

5 Water Services Director Scott Taylor commented there would be a month and two  
6 notifications before a fine is assessed.  
7

8 Ms. Fleming advised she or a staff member would follow up to see that the issue has  
9 been resolved. Fines would be added to the bill and would be subject to the same  
10 process as regular utility bills. It is not staff's intent to fine people. She will visit the  
11 location when a complaint call is received.  
12

13 Councilmember Hughes commented that he is worried that staff will be deciding who  
14 is wasting water. He asked about those who are wasting other things such as power.  
15

16 Ms. Fleming stated that a number of cities across the country have water waste  
17 ordinances, it is not unusual.  
18

19 Mayor Pike mentioned that the City may have to look at water rates in the future. He  
20 stated that he would let Ms. Fleming know if the Council would like to move forward.  
21

22 **PRESENTATION AND DISCUSSION REGARDING OPERATIONS AND POLICIES FOR**  
23 **THE ELECTRIC THEATER AND RELATED BUILDINGS:**

24 City Manager Gary Esplin commented that as the renovation of the Electric Theater  
25 nears completion, staff feels it is the right time to discuss operations and policies.  
26

27 Community Arts/Exhibits Administrator Gary Sanders mentioned a needs assessment  
28 that was performed by Duncan Webb. He and Leisure Services Director Kent Perkins  
29 presented a PowerPoint presentation covering the following topics: City of St. George  
30 Arts District and the Electric Theater; 2013 Needs Assessment – Cultural District; The  
31 Arts District; Goals and Objectives of the District; Proposed Role of the City; A Map of  
32 the Arts District; Duncan Facility Recommendations; Repurposed Facilities; A Photo of  
33 the Original Electric Theater; Soon to be Finished; Main Floor Plan; First Floor; Upper  
34 Floor Plan; 2<sup>nd</sup> Floor; Lower Floor Plan; Lower Level; Proposed Mission Statement;  
35 Goals; Support the Arts; Survey Process and Results; Sample Survey Question; City  
36 Function; Structure; Revenue Sources; RAP Tax Distribution Idea; Sustainability  
37 Fees/RAP Tax; and Recommended Fees.  
38

39 Councilmember Arial asked if a similar fee structure can be applied to other City  
40 venues in the Arts District.  
41

42 Mayor Pike explained historically, the City has tried to not compete with private  
43 venues.  
44

45 Mr. Perkins continued with the PowerPoint presentation covering the following topics:  
46 Hours of Operation; Who Can Use The Space?; Resident Partner Application; Possible  
47 Visual Arts Partners; Programming; and Calendar.  
48

49 The Councilmembers like the proposal.

1  
2 Councilmember Bowcutt commented that he is concerned about staffing.  
3

4 Mr. Perkins explained that with regards to staffing, three options were presented  
5 when the budget was submitted. Currently, there are 52 part time hours a week of  
6 technical support in the budget. If they have to add a lot of technical support, they  
7 can add two positions and possibly make the position full time. A technician would be  
8 present during every event held at the theater area. Once the project is complete,  
9 staff would like to have a soft opening and then a grandiose grand opening.  
10

11 Citizen Paul Jensen stated that this is the first time they heard this presentation. He  
12 asked how the arts groups will be involved, what can they do? The Arts Guild would  
13 need to meet to decide how they can be involved.  
14

15 Mayor Pike explained that there is display and studio space available for rent. Visual  
16 art show and workshops can be held. How they can be involved can be defined with  
17 their help.  
18

19 Citizen Bobbi Wan-Kier thanked the Council for doing this. She will be working with  
20 Alisha Burton and Gary Sanders to see what the City wants to do the third weekend of  
21 every month as a St. George art and studio tour. They are looking at marketing this  
22 very thing.  
23

24 Mr. Perkins commented that each anchor needs to promote the other. He mentioned  
25 shows that have been at the Red Cliff Gallery in the City Commons. This is an  
26 incredible opportunity for the arts community to build and strengthen.  
27

28 Mr. Jensen added if this is done right, St. George can become an arts destination.  
29

30 Citizen Ed Baca asked if there will be a formula for waiving fees.  
31

32 Mr. Perkins replied that he does not at this time. He will return with a  
33 recommendation.  
34

35 City Manager Gary Esplin mentioned the City has a great collection of stored art. He  
36 thought that a portion of the facility should be set aside to the display these pieces.  
37

38 Councilmember Arial commented that she believes the Social Hall should have art  
39 displays as well.  
40

41 City Manager Gary Esplin advised that staff will need to look at protecting the  
42 paintings as the lighting would have to be just right. He mentioned that organizations  
43 may want to do fundraisers in the theater as well. There is enough space to do that.  
44 Duncan Webb's study validated what the City has been working on for the last 30  
45 years.  
46

47 **REPORT FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

48 Councilmember Hughes mentioned that the Animal Shelter Board met this week.  
49 There as some issues with Best Friends taking the animals; however, the animal

1 advocacy groups are helping out. He understands that the County has started  
2 conceptual plans for a shelter. The Homeless Coordinating Council met recently –  
3 things are going well. He attended the budget hearing for the St. George Housing  
4 Authority.  
5

6 Councilmember Bowcutt commented that he sees a trend with the Planning  
7 Commission. Staff gives recommendations; however the applicants do not follow  
8 them. At the meeting last Tuesday, two items were not ready because the applicant  
9 did not want to do what staff suggested.  
10

11 City Manager Gary Esplin explained that staff could hold the application until they  
12 meet requirements; however, the applicant can go to the elected officials and say that  
13 staff is holding up their project.  
14

15 Councilmember Randall had no updates.  
16

17 Councilmember Arial reported that she mentioned to the Children’s Museum that there  
18 may be fees.  
19

20 Support Services Manager Marc Mortensen stated that staff received bids for the  
21 restrooms at a cost of \$64,000. The original bid was approximately \$79,000.  
22

23 Councilmember Arial mentioned the Children’s Justice Center Peace Garden event.  
24 She believes they should have some children’s statues. Additionally, she believes that  
25 there should be sculptures at the Dixie Center.  
26

27 Mayor Pike mentioned that last Saturday he attended the Arbor Day Celebration, the  
28 Cancer Relay for Life Breakfast and a rugby game held at the Sunbowl.  
29

30 City Manager Gary Esplin updated the Council on the sale of the property adjacent to  
31 the Sunbowl to the Washington County School District.  
32

33 Mayor Pike read a letter he received thanking Wastewater employee Jason Crow for  
34 assisting them during a sewer line break. He mentioned that Support Services  
35 Manager Marc Mortensen is working on a video to show what employees do for the  
36 City. Utah League of Cities and Towns will show the video at its conference in  
37 September.  
38

39 Citizen Ed Baca commented that he has been asked by citizens if there is an update  
40 on the dog park in Millcreek.  
41

42 City Manager Gary Esplin commented that the woman asked that it be at the 2450  
43 East Park. The Council will have to decide if it fits in the priorities. He believes it will  
44 be brought up in public hearings during the budget process.  
45

46 **ADJOURN TO CLOSED SESSION:**

47 **MOTION:** A motion was made by Councilmember Hughes to adjourn to a closed  
48 session to discuss potential property purchase.

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

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

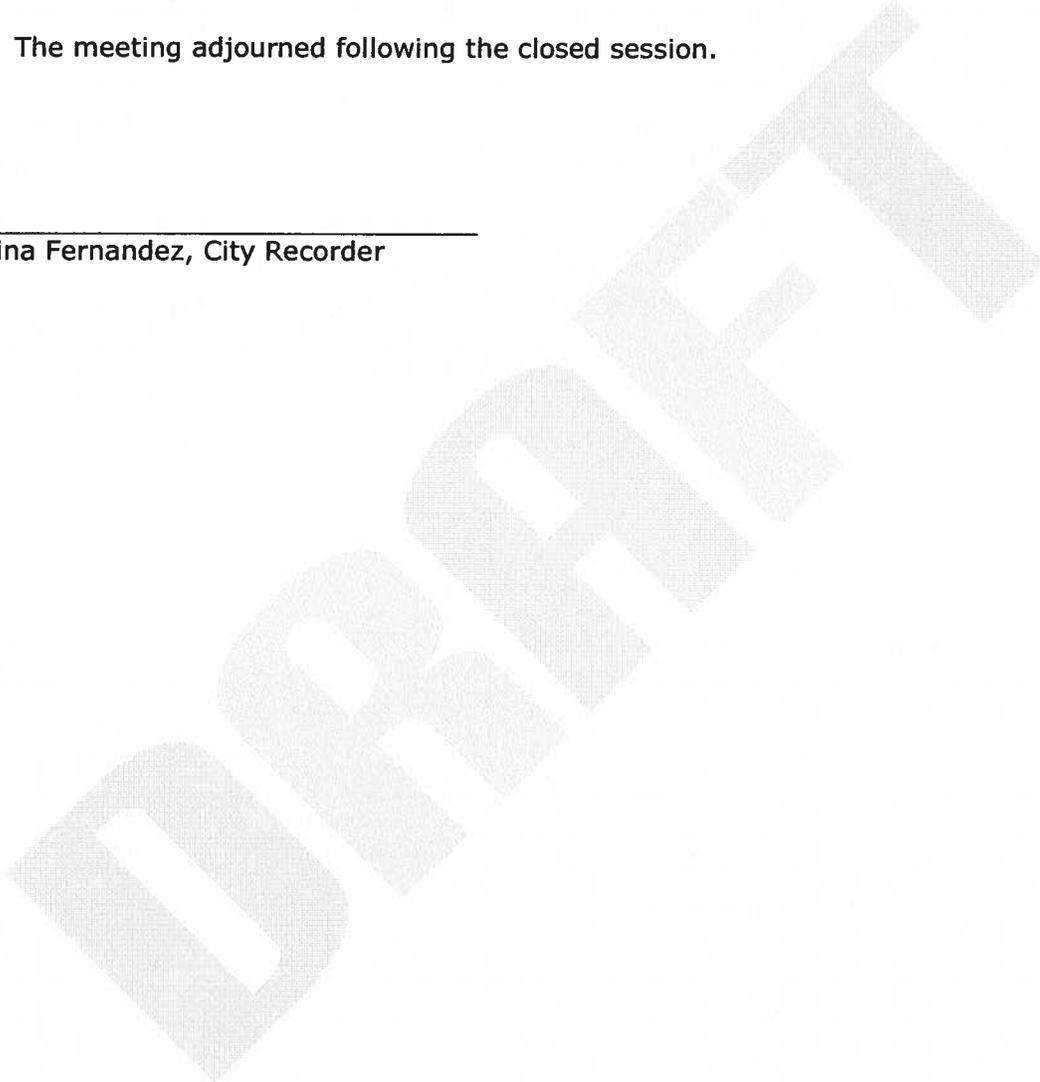
- Councilmember Hughes – aye
- Councilmember Randall – aye
- Councilmember Bowcutt - aye
- Councilmember Arial – aye

The vote was unanimous and the motion carried.

The meeting adjourned following the closed session.

---

Christina Fernandez, City Recorder



*Comments -  
Steve? Palmer*

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Budget Review Administration (PLA)

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Planning Commission

Water & Energy Board

Shade Tree Board

Human Resources Admin

Customer Service Admin

City Treasurer

Facility Maintenance Division

1. CONSENT CALENDAR

No pending items under this section

2. BID OPENINGS

- A.  Blanket Bid Award
- B.  Approval Of CMGC For All Abilities Park

3. PUBLIC HEARINGS

- A.  Public Hearing/Ordinance - Public Street Vacation
- B.  Public Hearing, GPA, And Ord From COM To MDR
- C.  Public Hearing, Zone Change And Ord From C2 To PDR And PDR To C2
- D.  Public Hearing, Zone Change, And Ord To Amend The PD-C
- E.  Public Hearing And Ord For Amendment Of Off Premises Signs
- F.  Public Hearing For Fiscal Year 2015-16 Budget
- G.  ~~CC RDA - Public Hearing For Fiscal Year 2015-16 Budget~~ RDA

4. ORDINANCES

No pending items under this section

5. RESOLUTIONS

- A.  Resolution To Adopt The Fiscal Year 2015-16 Budget
- B.  ~~SG RDA - Resolution To Adopt Fiscal Year 2015-16 Budget~~ RDA

6. STAFF REPORTS

- A.  CDBG Grant Award Recommendations
- B.  PC Report From May 26, 2015
- C.  2015 Justice Assistance Grant
- D.  Irrigation Watering Restrictions

7. NEW BUSINESS

No pending items under this section

8. MINUTES

No pending items under this section

9. ADJOURNMENT

No pending items under this section

*Need Ray-graph from PC  
Stuff from Springer  
PC Review  
Comments  
Revised layout, elevations, photos  
elevations - covered storage*

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