

DRAFT

Agenda Item Number : **1B**

Request For Council Action

Date Submitted 2015-11-19 11:13:17

Applicant October 2015 Financial Report

Quick Title October 2015 Financial Report

Subject

Discussion

Cost \$0.00

City Manager Recommendation Everything looks good so far. No red flags at this time.

Action Taken

Requested by

File Attachments [OCT 2015.pdf](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

Attachments [OCT 2015.pdf](#)



MONTHLY FINANCIAL REPORT

FOUR MONTHS ENDED

OCTOBER 31, 2015

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORT
FOUR MONTHS ENDED OCTOBER 31, 2015

ADMINISTRATIVE DIRECTOR'S COMMENTS:

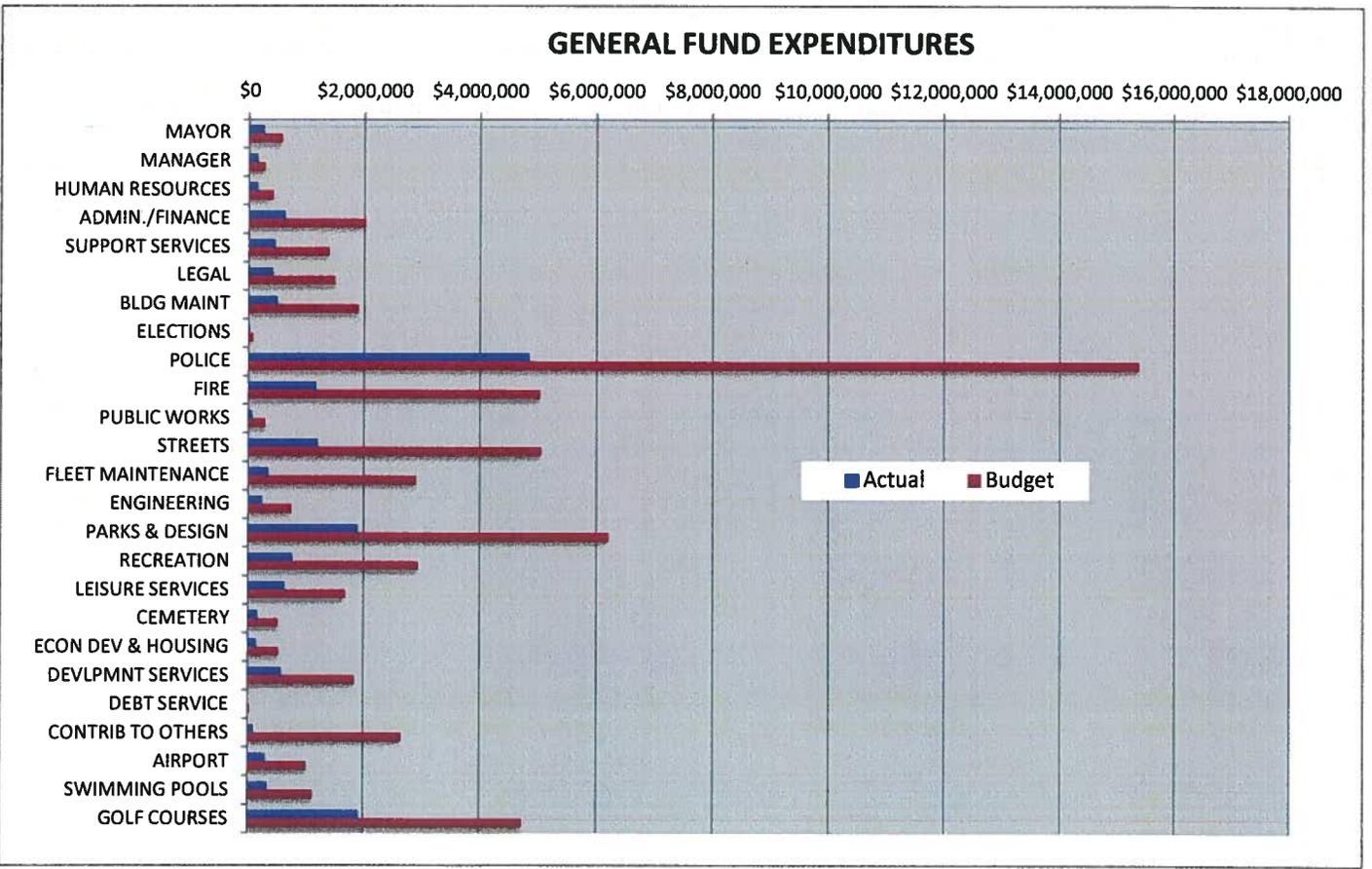
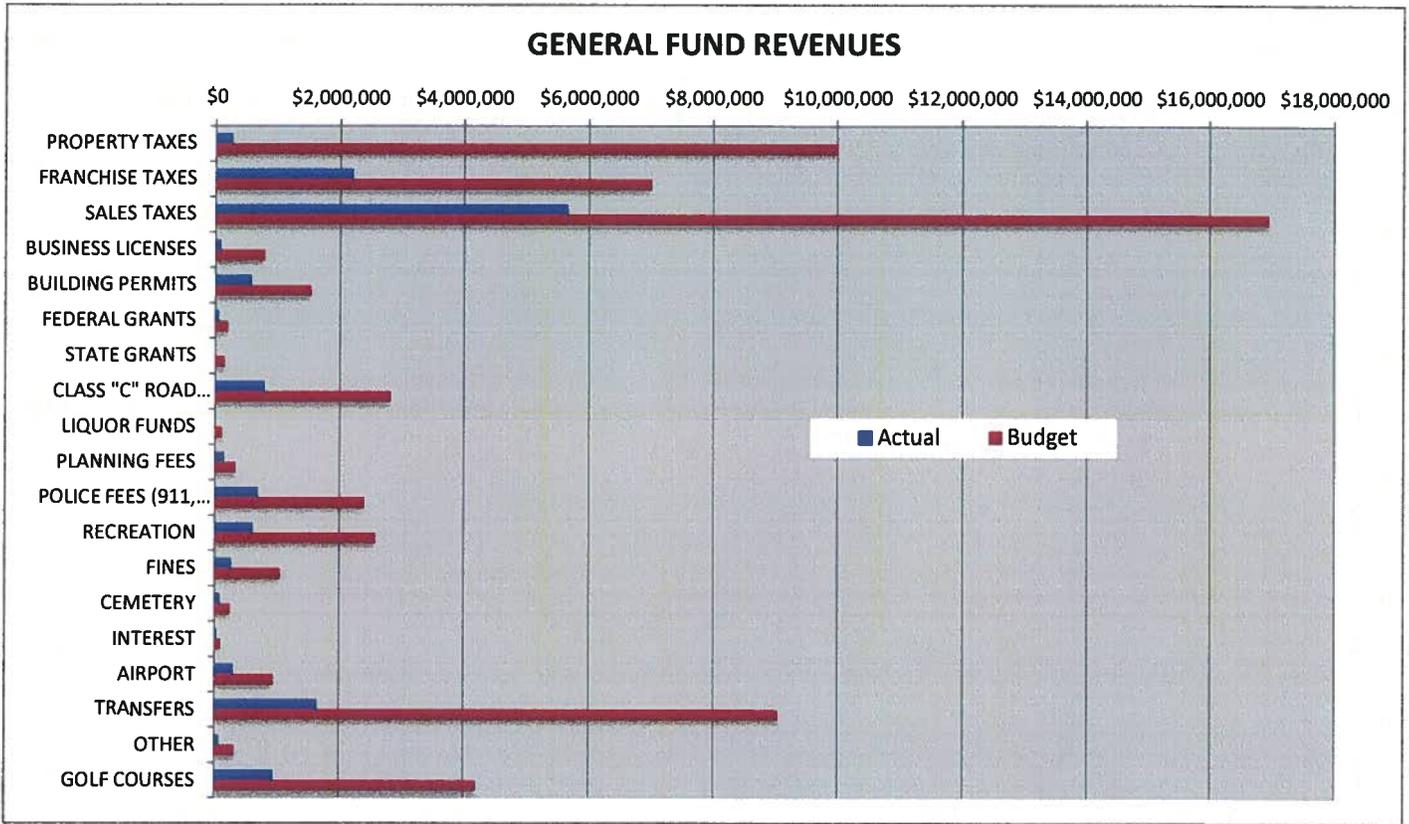
The attached report represents activity in the various city funds for the FOUR months ended October 31, 2015. This period represents 33% of the fiscal year.

As you can see in reviewing the General Fund revenues and expenditures, each of the golf courses in the general fund is now shown separately.

- 1) General Fund revenues are at 23.71% of budget. The predominant revenues affecting the overall revenue percentage are Current Property Taxes, Fees Assessed (Personal Property Taxes) and Delinquent Taxes (Property Taxes) which typically are not received until December, January, and June. As such, the total actual revenue percentage will tend to lag the percentage of the year completed until these revenues are received.
- 2) Overall General Fund revenues are up 4.5% over the prior fiscal year. Sales taxes are up 7.07% over last year and franchise taxes are now equal to the prior year. Golf revenues are down 1.52% and now both comparison years should include the snack bars and merchandise sales at the various courses whereas in previous years these were operated by the golf professionals.
- 3) The attached general fund revenue schedule is good to give you a quick review of how revenues are trending in comparison with the budget.
- 4) General Fund expenditures are at 28.23% of budget for the year to date. Where we have completed 33% of the fiscal year on the time horizon, as compared to expenditures at 28.23% of the budget, we are continuing to do a good job of spending within the budget.
- 5) The revenue comparison schedule attached to this report does show a mixed bag. Most fund revenues are up in comparison to prior years, while a few others are down.
- 6) The City Treasurer's August 2015 deposit and investment report is attached.

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

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

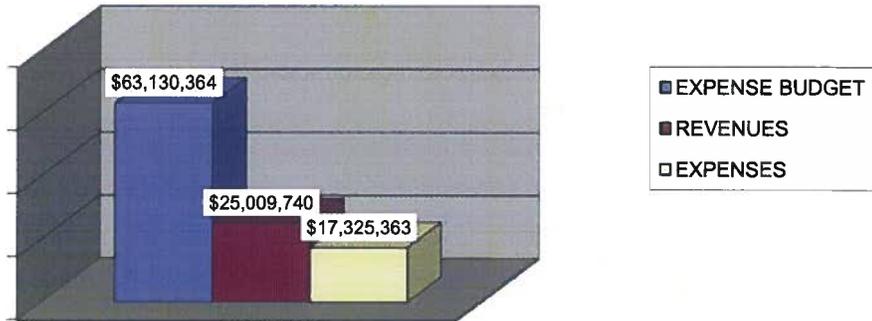


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

GENERAL FUND

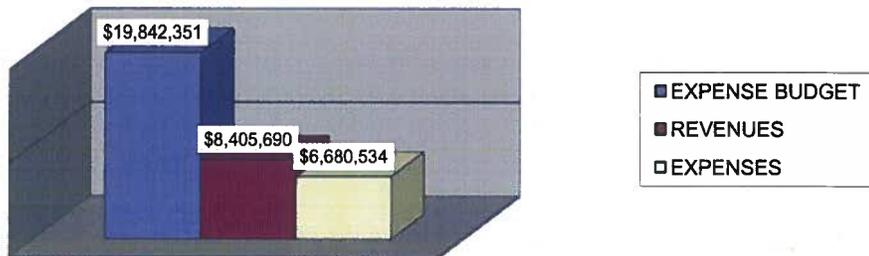


ELECTRIC UTILITY



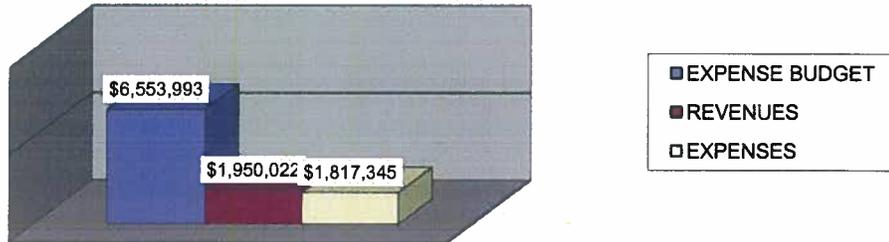
Note: Invoices for power purchases have a one-month lag and therefore expenses are generally understated in comparison to revenues.

WATER UTILITY

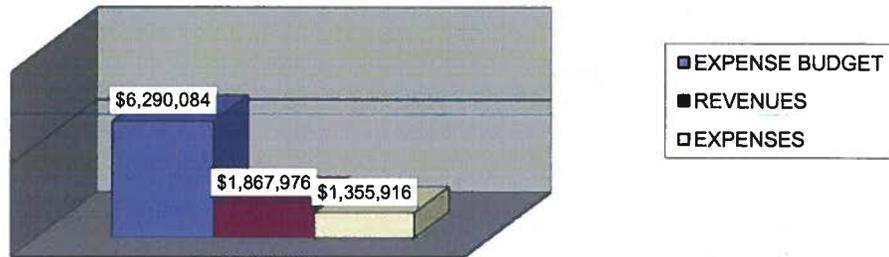


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

WASTEWATER COLLECTION (includes impact)

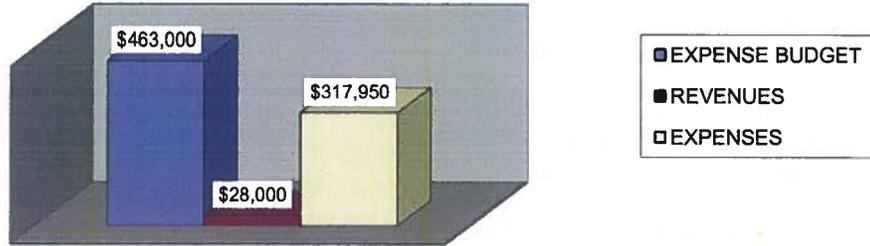


WASTEWATER TREATMENT (includes impact)

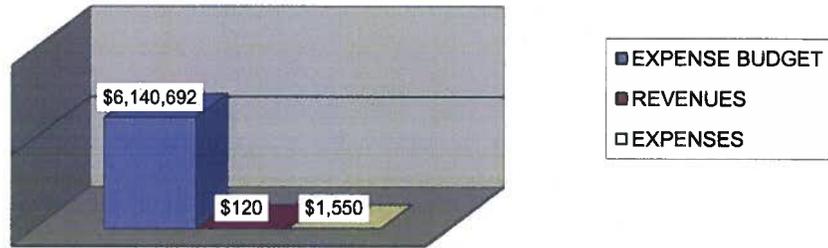


CITY OF ST. GEORGE, UT
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
 10/31/2015

CDBG BLOCK GRANT FUND

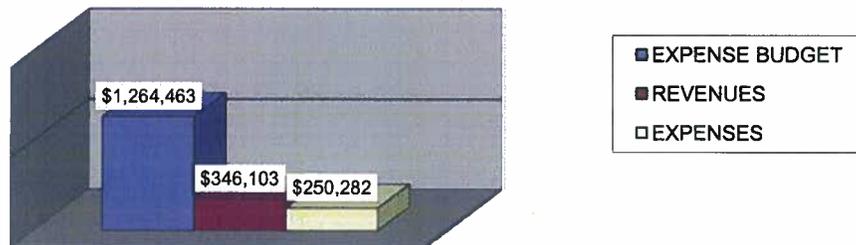


SALES TAX BOND CAP. PROJECT FUND



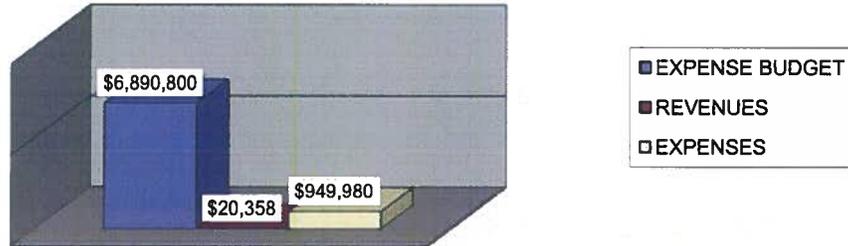
NOTE: Revenues are derived from year-end transfers from other City funds which received a portion of the bond proceeds and therefore participate in making the annual debt services payments.

DIXIE CENTER OPERATIONS



CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

CAPITAL EQUIPMENT FUND

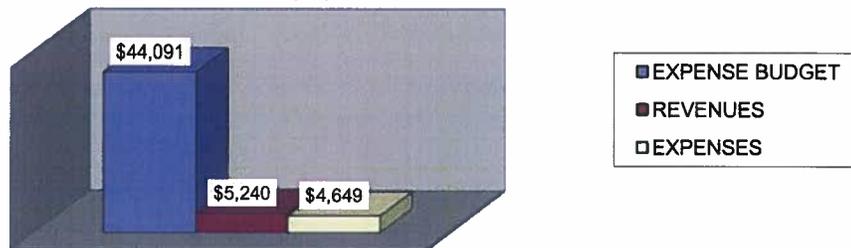


PUBLIC WORKS CAP. PROJ. FUND



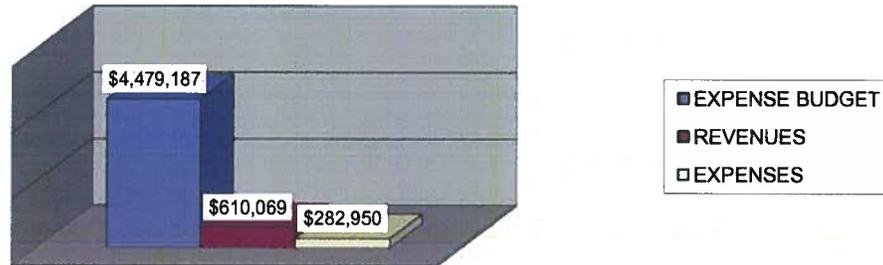
NOTE: Most of the Revenues are derived from year-end transfers from other City funds who collectively participate in funding each project (i.e. Transportation Fund, Street Impact, Drainage Impact, etc.)

REPLACEMENT AIRPORT FUND

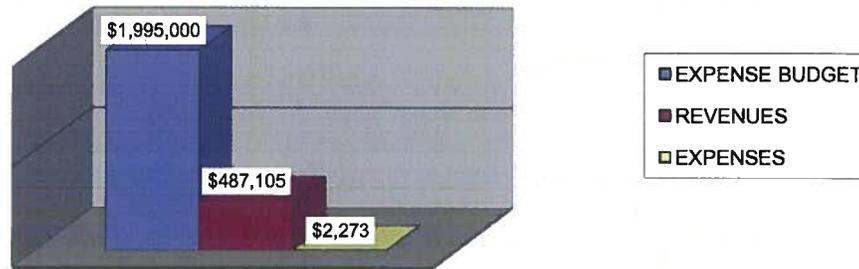


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

PARK IMPACT FUND

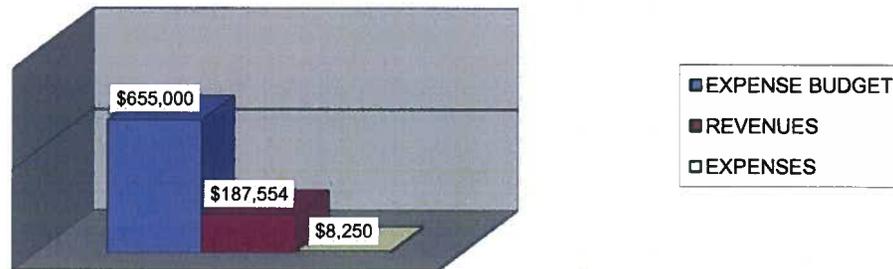


STREET IMPACT FUND



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

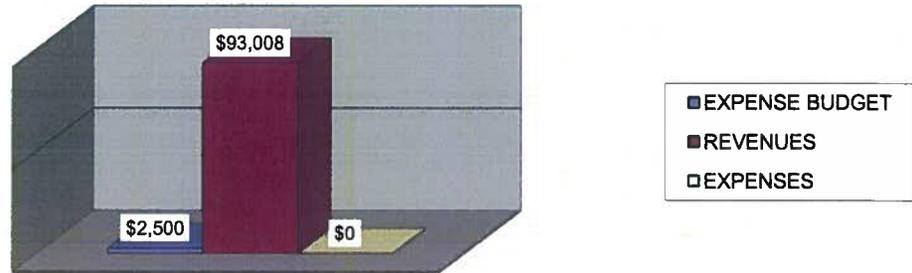
DRAINAGE IMPACT FUND



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

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

FIRE IMPACT FUND

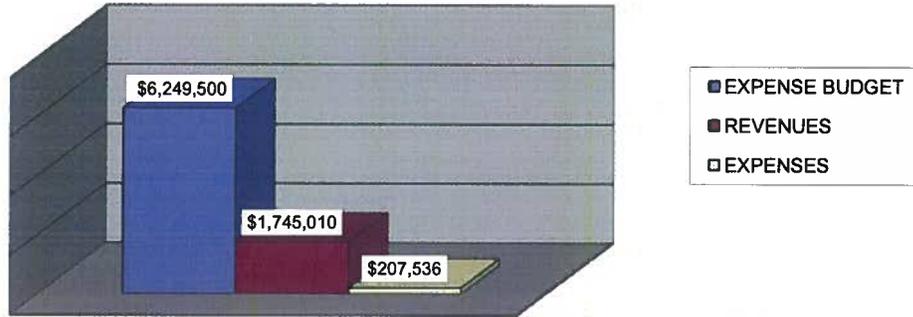


POLICE IMPACT FUND



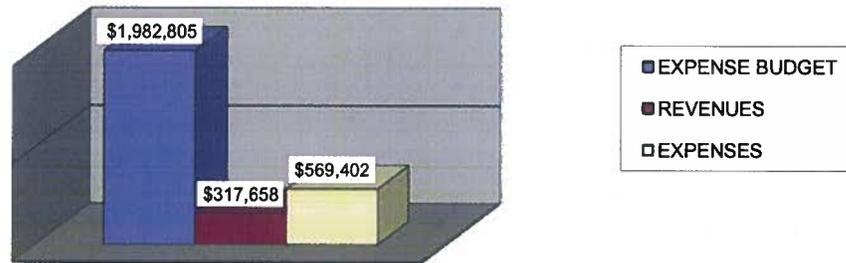
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2015

TRANSPORTATION IMPRV. FUND

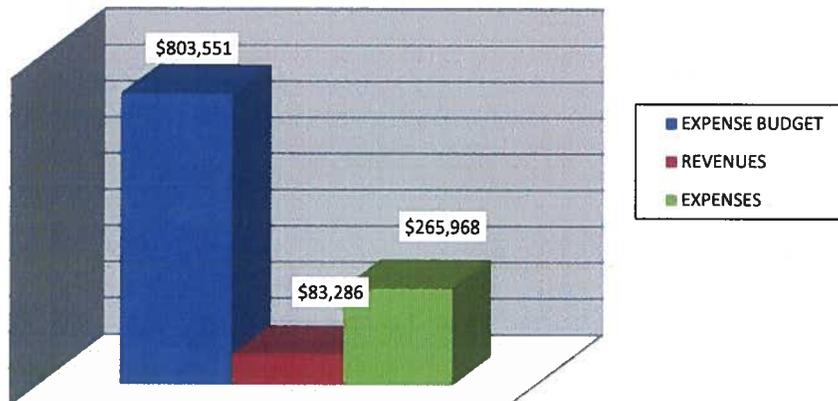


NOTE: Most of the budgeted Expenditures are in the form of a year-end transfer to the Public Works Capital Project Fund (PWCPF) based upon each project's actual costs in the PWCPF.

SUNTRAN TRANSIT FUND



SWITCHPOINT RESOURCE CENTER



CITY OF ST. GEORGE, UT
 GENERAL FUND REVENUES
 FOUR MONTHS ENDED OCT. 31 2015

33% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU OCT. 31, 2015	PCT RECEIVED
CURRENT PROPERTY TAXES	8,350,000.00	-2,887.48	-0.03%
FEES ASSESSED	1,300,000.00	228,248.25	17.56%
FRANCHISE TAXES	7,000,000.00	2,198,349.40	31.40%
DELINQUENT TAXES	350,000.00	43,116.33	12.32%
GENERAL SALES TAXES	16,950,000.00	5,659,128.73	33.39%
BUSINESS LICENSES	600,000.00	27,680.00	4.61%
LICENSE FEES - RENTAL ORDINANCE	180,000.00	50,920.00	28.29%
ELECTION FILING FEES	0.00	0.00	#DIV/0!
TRUCK-N-GO PERMITS	4,500.00	960.00	21.33%
BUILDING PERMITS	1,500,000.00	573,760.66	38.25%
DOG LICENSES	32,000.00	3,695.00	11.55%
FEDERAL GRANTS	194,000.00	44,391.82	22.88%
STATE GRANTS	140,000.00	9,750.00	6.96%
CLASS C ROAD ALLOTTMENT	2,810,000.00	793,714.32	28.25%
LIQUOR FUND ALLOTTMENT	104,000.00	0.00	0.00%
RESOURCE OFFICER CONTRIB.	602,932.00	150,733.00	25.00%
PLANNING FEES	300,000.00	129,922.12	43.31%
AIR QUALITY FEES	30,000.00	11,711.75	39.04%
SPECIAL POLICE SERVICES	55,000.00	32,011.85	58.20%
E-911 SERVICES	960,000.00	324,177.11	33.77%
OTHER CITIES DISPATCH FEES	773,198.00	175,646.07	22.72%
POLICE TRAINING CLASSES	2,000.00	6,614.27	330.71%
MUSEUM DONATIONS	475.00	185.00	38.95%
MUSEUM ADMISSION FEES	9,000.00	2,636.81	29.30%
NJCAA TOURNAMENT	0.00	0.00	#DIV/0!
COMMUNITY ARTS BLDG RENTALS	1,000.00	0.00	0.00%
OPERA HOUSE PERFORMANCES	1,500.00	0.00	0.00%
ELECTRIC THEATER RENTALS	60,400.00	0.00	0.00%
TRIPAK PASS SALES	5,000.00	-133.81	-2.68%
WALKING TOUR REVENUES	3,000.00	1,613.54	53.78%
SOCIAL HALL RENTALS	20,000.00	5,401.00	27.01%
EXHIBITS - COLLECTIONS	6,000.00	2,857.59	47.63%
NATURE CENTER	58,000.00	4,459.55	7.69%
AQUATIC CENTER	350,000.00	92,484.11	26.42%
YOUTH SPORTS	100,000.00	21,575.00	21.58%
ADULT SPORTS	50,000.00	14,678.00	29.36%
RACES	300,000.00	76,153.80	25.38%
SOFTBALL LEAGUES	360,000.00	143,424.39	39.84%
ARTS FAIR REVENUE	40,000.00	175.00	0.44%
SPECIAL COMMUNITY EVENTS	2,600.00	290.00	11.15%
SWIMMING POOL FEES	116,800.00	44,702.23	38.27%
RECREATION FEES	0.00	1,170.50	#DIV/0!

CITY OF ST. GEORGE, UT
 GENERAL FUND REVENUES
 FOUR MONTHS ENDED OCT. 31 2015

33% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU OCT. 31, 2015	PCT RECEIVED
RECREATION CENTER FEES	143,000.00	37,325.56	26.10%
OPERA HOUSE RENTALS	12,000.00	0.00	0.00%
RECREATION FACILITY RENTALS	30,000.00	8,207.50	27.36%
TENNIS CLASSES ETC.	120,000.00	49,189.00	40.99%
MARATHON REVENUES	759,700.00	93,955.28	12.37%
RECREATION CLASS FEES	0.00	1,320.00	#DIV/0!
ST GEORGE CAROUSEL	30,000.00	0.00	0.00%
CEMETERY LOT SALES	120,000.00	45,365.00	37.80%
BURIAL FEES	125,000.00	38,270.00	30.62%
TRAFFIC SCHOOL FEES	45,000.00	13,332.70	29.63%
COURT FINES	940,000.00	234,968.85	25.00%
POLICE WARRANTS	16,000.00	4,500.00	28.13%
ACE PENALTIES	35,000.00	6,185.00	17.67%
ACE COSTS	10,000.00	1,428.00	14.28%
ACE ABATEMENTS	0.00	0.00	#DIV/0!
INTEREST EARNINGS	85,000.00	29,063.24	34.19%
RENTS AND ROYALTIES	30,000.00	8,788.45	29.29%
SALE OF PROPERTY	30,000.00	32,334.00	107.78%
POLICE EVIDENCE IMPOUND	2,500.00	1,923.63	76.95%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	15,246.74	20.33%
ORTHOGRAPHY MAPS	500.00	0.00	0.00%
MISS ST GEORGE PRINCESS	0.00	0.00	#DIV/0!
COMPOST SALES - REUSE	30,000.00	5,066.43	16.89%
ROADBASE SALES - REUSE	2,500.00	89.52	3.58%
AIRPORT REVENUES	939,562.00	290,665.29	30.94%
MAINTENANCE AT AIRPORT	7,100.00	0.00	0.00%
CONTRIBUTIONS FROM OTHER	100,000.00	500.00	0.50%
TRANSFERS FROM OTHER FUNDS	9,038,500.00	1,644,168.36	18.19%
CONTRIBUTIONS FROM PRIVATE	20,000.00	0.00	0.00%
MEDIAN LANDSCAPE FEES	15,000.00	2,040.00	13.60%
ANIMAL SHELTER DONATIONS	0.00	250.50	#DIV/0!
ANIMAL TRAINING DONATIONS	0.00	3,928.51	#DIV/0!
POLICE PROJECT LIFESAVER	0.00	1,279.70	#DIV/0!
APPROPRIATED FUND BALANCE			
RED HILLS GOLF COURSE	762,885.00	169,842.57	22.26%
GOLF ADMINISTRATION	49,100.00	17,497.10	35.64%
SOUTHGATE GOLF COURSE	1,188,575.00	272,745.64	22.95%
ST GEORGE GOLF CLUB	697,240.00	117,404.56	16.84%
SUNBROOK GOLF COURSE	1,496,700.00	365,513.79	24.42%
TOTAL GENERAL FUND REVENUES	60,677,267.00	14,385,710.83	23.71%

CITY OF ST. GEORGE, UT
 EXPENDITURE STATUS REPORT BY CATEGORY
 FOUR MONTHS ENDED OCT. 31 2015

33% OF THE BUDGET YEAR

GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU OCT. 31, 2015	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	569,800.00	251,713.29	318,086.71	44.18%
CITY MANAGER	270,803.00	147,207.91	123,595.09	54.36%
HUMAN RESOURCES	412,350.00	149,031.21	263,318.79	36.14%
ADMINISTRATIVE SERVICES (FINANCE)	2,007,015.00	613,793.87	1,393,221.13	30.58%
TECHNOLOGY SERVICES	1,386,412.00	445,896.23	940,515.77	32.16%
LEGAL SERVICES	1,298,092.00	376,956.16	921,135.84	29.04%
BUILDING MAINTENANCE	1,895,754.00	485,958.04	1,409,795.96	25.63%
ELECTIONS	69,000.00	12,219.02	56,780.98	17.71%
PLANNING COMMISSION	12,700.00	2,800.00	9,900.00	22.05%
POLICE	12,386,815.00	3,990,717.81	8,396,097.19	32.22%
HIDTA GRANT	153,573.00	42,156.16	111,416.84	27.45%
POLICE DISPATCH	2,739,282.00	795,387.58	1,943,894.42	29.04%
CCJJ GRANT	51,500.00	8,899.11	42,600.89	17.28%
SAFG (State Asset Forfeiture Grant)	49,860.00	11,047.00	38,813.00	22.16%
FIRE DEPARTMENT	5,031,584.00	1,160,652.58	3,870,931.42	23.07%
CODE ENFORCEMENT	182,299.00	39,921.31	142,377.69	21.90%
PUBLIC WORKS ADMINISTRATION	289,605.00	53,297.87	236,307.13	18.40%
STREETS	5,046,072.00	1,189,144.61	3,856,927.39	23.57%
FLEET MAINTENANCE	2,892,190.00	340,023.97	2,552,166.03	11.76%
ENGINEERING	737,188.00	233,696.81	503,491.19	31.70%
PARKS	5,479,590.00	1,662,358.87	3,817,231.13	30.34%
DESIGN	725,420.00	226,842.93	498,577.07	31.27%
NATURE CENTER & YOUTH PROGRAMS	99,086.00	27,045.85	72,040.15	27.30%
SOFTBALL PROGRAMS	358,685.00	43,896.95	314,788.05	12.24%
SPORTS FIELD MAINTENANCE	623,616.00	139,799.65	483,816.35	22.42%
SPECIAL EVENTS & PROGRAMS	319,845.00	66,731.36	253,113.64	20.86%
YOUTH SPORTS PROGRAMS	173,351.00	31,604.22	141,746.78	18.23%
ADULT SPORTS PROGRAMS	150,502.00	25,359.42	125,142.58	16.85%
RECREATION	595,947.00	160,555.97	435,391.03	26.94%
EXHIBITS AND COLLECTIONS	247,694.00	73,099.03	174,594.97	29.51%
COMMUNITY ARTS	301,033.00	104,963.55	196,069.45	34.87%
HISTORIC OPERA HOUSE	84,714.00	27,800.08	56,913.92	32.82%
HISTORIC COURTHOUSE	23,200.00	8,503.40	14,696.60	36.65%
LEISURE SERVICES ADMINISTRATN	333,030.00	104,647.25	228,382.75	31.42%
RECREATION CENTER	600,079.00	266,931.26	333,147.74	44.48%
MARATHON	652,142.00	303,086.08	349,055.92	46.48%
COMMUNITY CENTER	3,300.00	749.83	2,550.17	22.72%
ELECTRIC THEATER	29,200.00	3,940.21	25,259.79	13.49%
CEMETERY	516,464.00	159,011.12	357,452.88	30.79%
ECONOMIC DEVELOPMENT & HOUSING	527,128.00	139,108.90	388,019.10	26.39%
DEVELOPMENT SERVICES ADMIN.	1,826,184.00	559,241.01	1,266,942.99	30.62%
DEBT SERVICE	28,395.00	9,465.00	18,930.00	33.33%
TRANSFERS TO OTHER FUNDS	2,648,527.00	89,000.00	2,559,527.00	3.36%
AIRPORT	1,010,599.00	291,283.33	719,315.67	28.82%
SWIMMING POOL	237,537.00	102,631.50	134,905.50	43.21%
SAND HOLLOW AQUATIC CENTER	872,510.00	240,227.52	632,282.48	27.53%
RED HILLS GOLF COURSE	615,576.00	238,360.91	377,215.09	38.72%
GOLF ADMINISTRATION	362,665.00	52,363.62	310,301.38	14.44%
SOUTHGATE GOLF COURSE	1,058,392.00	513,351.91	545,040.09	48.50%
ST GEORGE GOLF CLUB	1,029,949.00	439,253.81	590,695.19	42.65%
SUNBROOK GOLF COURSE	1,661,013.00	669,594.70	991,418.30	40.31%
TOTAL GENERAL FUND	60,677,267.00	17,131,329.78	43,545,937.22	28.23%

CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
FOUR MONTHS ENDED OCT. 31 2015

	FYE <u>JUNE 2016</u>	FYE <u>JUNE 2015</u>	FY2016 as a <u>% of FY2015</u>
GENERAL FUND:			
PROPERTY TAXES	268,477	367,588	73.04%
FRANCHISE TAXES	2,198,349	2,195,977	100.11%
SALES TAXES	5,659,129	5,285,282	107.07%
BUSINESS LICENSES	79,560	76,878	103.49%
BUILDING PERMITS	577,456	483,397	119.46%
FEDERAL GRANTS	44,392	134,737	32.95%
STATE GRANTS	9,750	9,000	108.33%
CLASS "C" ROAD FUNDS	793,714	684,778	115.91%
LIQUOR FUNDS	-	-	#DIV/0!
PLANNING FEES	141,634	104,475	135.57%
POLICE FEES (911, ETC.)	689,182	688,464	100.10%
RECREATION	601,670	559,076	107.62%
FINES	260,415	297,064	87.66%
CEMETERY	83,635	83,098	100.65%
INTEREST	29,063	16,475	176.40%
AIRPORT	290,665	239,815	121.20%
TRANSFERS	1,644,168	1,543,333	106.53%
OTHER	71,447	34,986	204.22%
GOLF COURSES	943,004	957,536	98.48%
Total General Fund	14,385,711	13,761,960	104.53%
DIXIE CENTER OPERATIONS	\$346,103	\$442,633	78.19%
CDBG BLOCK GRANT FUND	\$28,000	\$19,476	143.77%
PARK IMPACT FUND	\$610,069	\$892,821	68.33%
STREET IMPACT FUND	\$487,105	\$264,332	184.28%
DRAINAGE IMPACT FUND	\$187,554	\$127,406	147.21%
FIRE DEPT IMPACT FUND	\$93,008	\$69,679	133.48%
POLICE DEPT IMPACT FUND	\$40,082	\$32,648	122.77%
WATER UTILITY FUND (w/ impact fees)	\$8,405,690	\$7,905,960	106.32%
WASTEWATER COLLECTION (w/impact fees)	\$1,950,022	\$2,081,185	93.70%
ELECTRIC UTILITY (w/impact fees)	\$25,009,740	\$24,658,451	101.42%
REGIONAL WASTEWATER (w/impact fees)	\$1,867,976	\$1,739,970	107.36%
SUNTRAN TRANSIT FUND	\$317,658	\$248,756	127.70%
TRANS. IMPROV. FUND	\$1,745,010	\$1,609,958	108.39%
REPLMNT AIRPORT FUND	\$5,240	\$0	#DIV/0!
SWITCHPOINT FUND	\$83,286	\$0	#DIV/0!
RAP TAX FUND	\$310,344	\$0	#DIV/0!

CITY OF ST. GEORGE, UT
 MONTHLY COUNCIL REPORT
 FOUR MONTHS ENDED OCT. 31 2015

	ADJUSTED			
	<u>EXPENSE BUDGET</u>	<u>REVENUE</u>	<u>EXPENDITURES</u>	
10 GENERAL FUND (includes Golf Courses)	\$60,677,267	\$14,385,711	\$17,131,330	28.23%
53 & 83 ELECTRIC FUND (includes impact)	\$63,130,364	\$25,009,740	\$17,325,363	27.44%
51 & 81 WATER FUND (includes impact)	\$19,842,351	\$8,405,690	\$6,680,534	33.67%
52 & 82 WASTEWATER COLLECT (includes impact)	\$6,553,993	\$1,950,022	\$1,817,345	27.73%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$6,290,084	\$1,867,976	\$1,355,916	21.56%
32 CDBG BLOCK GRANT FUND	\$463,000	\$28,000	\$317,950	68.67%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$6,140,692	\$120	\$1,550	0.03%
30 DIXIE CENTER OPERATIONS	\$1,264,463	\$346,103	\$250,282	19.79%
40 CAPITAL EQUIPMENT FUND	\$6,890,800	\$20,358	\$949,980	13.79%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$11,126,000	\$204,795	\$2,133,708	19.18%
88 REPLACEMENT AIRPORT CONST. FUND	\$44,091	\$5,240	\$4,649	10.54%
44 PARK IMPACT FUND	\$4,479,187	\$610,069	\$282,950	6.32%
45 STREET IMPACT FUND	\$1,995,000	\$487,105	\$2,273	0.11%
47 DRAINAGE IMPACT FUND	\$655,000	\$187,554	\$8,250	1.26%
48 FIRE IMPACT FUND	\$2,500	\$93,008	\$0	0.00%
49 POLICE IMPACT FUND	\$72,500	\$40,082	\$23,333	32.18%
64 SUNTRAN TRANSIT FUND	\$ 1,982,805	\$317,658	\$569,402	28.72%
27 TRANSPORTATION IMPROV FUND	\$ 6,249,500	\$1,745,010	\$207,536	3.32%
21 SWITCHPOINT RESOURCE CENTER	\$ 803,551	\$83,286	\$265,968	33.10%
80 RAP TAX FUND	\$ 1,851,000	\$310,344	\$1,168,056	63.10%

City of St. George
DEPOSITS AND INVESTMENTS
8/31/2016

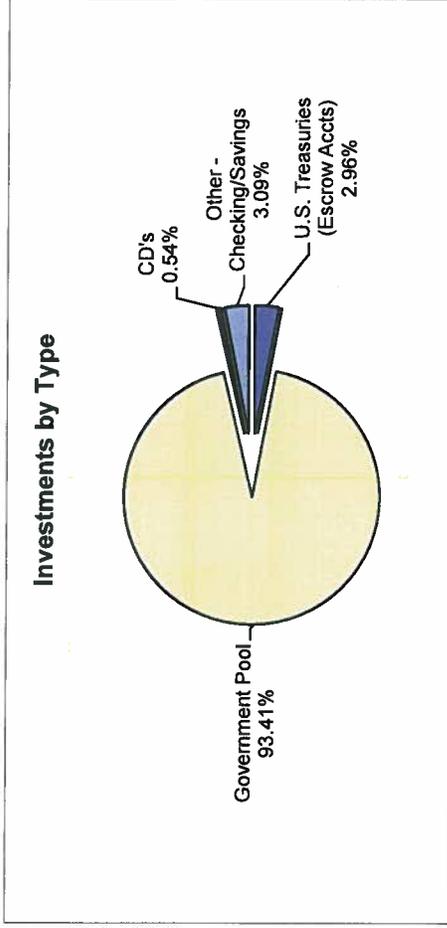
Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)	Average Days to Maturity*	Held at Location or s/k	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	08/30/15	08/01/15	\$ 84,402.58	1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	08/30/15	08/01/15	\$ 1,172,676.19	1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	08/30/15	08/01/15	\$ 95,812.21	1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	08/30/15	08/01/15	\$ 168,636.03	1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.6500	03/19/16	03/19/15	\$ 480,489.82	Q	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	08/30/15	08/01/15	\$ 4,458,847.05	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	08/30/15	08/01/15	\$ -	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	08/30/15	08/01/15	\$ 89.48	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	08/30/15	08/01/15	\$ 118,811.48	1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.6094	08/30/15	08/01/15	\$ 88,016,385.74	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 0983 Performance Bond	0.6094	08/30/15	08/01/15	\$ 140,625.61	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 2037 Community Arts	0.6094	08/30/15	08/01/15	\$ 15,861.59	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 2038 Community Arts Interest	0.6094	08/30/15	08/01/15	\$ 16.02	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5033 Retainage	0.6094	08/30/15	08/01/15	\$ 137,155.17	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.6094	08/30/15	08/01/15	\$ 22,687.80	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.6094	08/30/15	08/01/15	\$ 195,080.29	65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	08/30/15	08/01/15	\$ 2,399,336.96	42	US Bank	1.00	U.S. Treasuries	F-Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	08/30/15	08/01/15	\$ 96,697.50	42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2005 Bond	-	08/30/15	08/01/15	\$ -	33	US Bank	1.00	U.S. Treasuries	F-Am. Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	-	08/30/15	08/01/15	\$ -	46	US Bank	1.00	U.S. Treasuries	F-Am. Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.6094	08/30/15	08/01/15	\$ 118.46	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.6094	08/30/15	08/01/15	\$ 350,495.20	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0300	08/30/15	08/01/15	\$ -	1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.0100	08/30/15	08/01/15	\$ 72.27	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	08/30/15	08/01/15	\$ 111,475.95	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	08/30/15	08/01/15	\$ -	34	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.6094	08/30/15	08/01/15	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	08/30/15	08/01/15	\$ 402,638.43	34	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.6094	08/30/15	08/01/15	\$ 15.08	65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.6094	08/30/15	08/01/15	\$ 52.76	65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Capital Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.6094	08/30/15	08/01/15	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Capital Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.6094	08/30/15	08/01/15	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.6094	08/30/15	08/01/15	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	GO Ser 2014 Bond Fund	0.6094	08/30/15	08/01/15	\$ 68.54	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.6094	08/30/15	08/01/15	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.6094	08/30/15	08/01/15	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	08/30/15	08/01/15	\$ -	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	08/30/15	08/01/15	\$ -	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	08/30/15	08/01/15	\$ -	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	08/30/15	08/01/15	\$ 357,363.98	34	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	08/30/15	08/01/15	\$ -	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	\$ 88,166,475.79						

* Average Days to Maturity updated monthly.

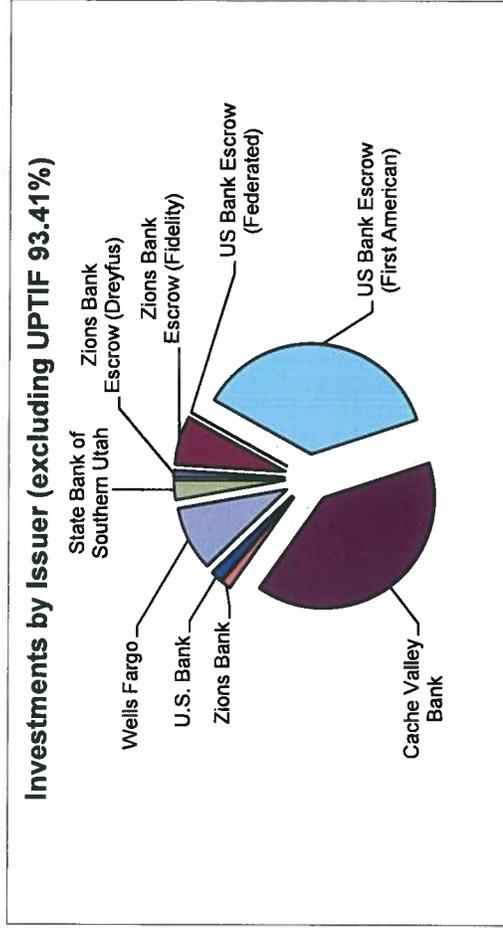
** Interest Rate updated monthly for bond escrow accounts.

City of St George
DEPOSITS AND INVESTMENTS
8/31/2015

Portfolio Composition	Amount	Percentage
<i>Investments by Type:</i>		
U.S. Treasuries (Escrow Accts)	2,614,803.79	2.96%
Agencies	-	0.00%
Government Pool	82,597,194.07	93.41%
Mutual Funds	-	0.00%
CD's	480,489.82	0.54%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	2,731,056.65	3.09%
Total	88,423,544.33	100.00%



<i>Investments by Issuer:</i>		
UPTIF (State Pool)	82,597,194.07	93.41%
Zions Bank Escrow (Dreyfus)	55,740.06	0.06%
Zions Bank Escrow (Fidelity)	415,811.48	0.47%
US Bank Escrow (Federated)	0.03	0.00%
US Bank Escrow (First American)	2,143,252.22	2.42%
Cache Valley Bank	2,320,746.69	2.62%
Zions Bank	82,175.13	0.09%
U.S. Bank	94,054.69	0.11%
Wells Fargo	547,414.91	0.62%
State Bank of Southern Utah	167,155.05	0.19%
Total	88,423,544.33	100.00%



Portfolios Weighted Average Maturity on 8/31/2015 64.06 days

Portfolios Weighted Average Rate on 8/31/2015 0.58%

DRAFTAgenda Item Number : **2A****Request For Council Action**

Date Submitted	2015-11-24 13:35:38
Applicant	Robert Stoker Fire Department
Quick Title	NPP Intergovernmental Cooperative Purchasing Agreement
Subject	This is an agreement with the National Purchasing Partners (NPP) which includes the Fire Rescue Group Purchasing Organization (GPO). the NPPGOV and Fire Rescue GPO are a national cooperative purchasing organization and operates in partnership with the International Association of Fire Chiefs and the Western Fire Chiefs Association. NPPGov uses a lead public agency to solicit and award contracts through a public Request for Proposal process. "Piggybacking" language is inserted into the RFP and resulting contract, allowing members to utilize these contracts for public procurement purchases. These are similar to the state contracts that the city is able to use but on a national level.
Discussion	The city has other agreements similar to this in place currently. This includes all types of fire related equipment and vehicles and there is not a cost to become a member. Courtney Stephens, Fleet Manager is the city contact for this agreement.
Cost	\$0.00
City Manager Recommendation	First time we have used this group to get the best deal possible for our fire truck. It is a national organization and there are no local manufacturers for fire apparatus. Recommend approval as we can save some money.
Action Taken	
Requested by	Robert Stoker
File Attachments	<u>NPP Intergovernmental Cooperative Purchasing Agreement.pdf</u>
Approved by Legal Department?	
Approved in Budget?	Amount:
Additional Comments	
Attachments	<u>NPP Intergovernmental Cooperative Purchasing Agreement.pdf</u>

Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) is by and between the "Lead Contracting Agency" and participating government entities ("Participating Agencies"), that are members of National Purchasing Partners ("NPP"), including members of FireRescue GPO and Public Safety GPO, that agree to the terms and conditions of this Agreement. The Lead Contracting Agency and all Participating Agencies shall be considered as "parties" to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, the Lead Contracting Agency has entered into Master Price Agreements with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, NPP provides group purchasing, marketing and administrative support for governmental entities. NPP's marketing and administrative services are free to its membership, which includes participating public entities and nonprofit institutions throughout North America.

WHEREAS, NPP has instituted a cooperative purchasing program under which member Participating Agencies may reciprocally utilize competitively solicited Master Price Agreements awarded by the Lead Contracting Agency;

WHEREAS, the Master Price Agreements provide that all qualified government members of NPP may purchase goods and services on the same terms, conditions and pricing as the Lead Contracting Agency, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreements;

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each party represents and warrants that it is eligible to participate in this Agreement because it is a local government created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. Competitive Solicitations are intended to meet the public contracting requirements of the Lead Contracting Agency and may not be appropriate under, or satisfy Participating Agencies' procurement laws. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

- a. A "procuring party" is defined as the Lead Contracting Agency or any Participating Agency that desires to purchase from the Master Price Agreements awarded by the Lead Contracting Agency.
- b. Each procuring party shall be solely responsible for their own purchase of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation of law or contract by a procuring party, and the procuring party shall hold non-procuring parties and all unrelated procuring parties harmless from any liability that may arise from action or inaction of the procuring party.
- c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreement.
- d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.
- e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other solicitation requirements under state law or local policies.

ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the "Lead Contracting Agency Endorsement and Authorization" or "Participating Agency Endorsement and Authorization," as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to "Lead Contracting Agency"

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

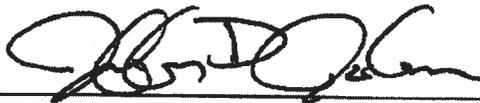
THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF "THE LEAD CONTRACTING AGENCY ENDORSEMENT AND AUTHORIZATION" OR "PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION," AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

**PUBLIC PROCUREMENT AUTHORITY
ENDORSEMENT AND AUTHORIZATION**

The undersigned acknowledges, on behalf of the Public Procurement Authority ("Lead Contracting Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Public Procurement Authority to Participating Agencies locally, regionally, and nationally through NPP. Copies of Master Price Agreements and any amendments thereto made available by the Public Procurement Authority will be provided to Participating Agencies and NPP to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of the Public Procurement Authority and is duly authorized to sign this Public Procurement Authority Endorsement and Authorization.



BY: Jeffrey D. Johnson
ITS: Administrator/Board Member

Date: 2-13-2014

Public Procurement Authority Contact Information:

Contact Person: Heidi Chames
Address: 25030 SW Parkway Ave., Suite 330
Wilsonville, OR 97070
Telephone No.: 855-524-4572
Email: questions@procurementauthority.org

**PARTICIPATING AGENCY
ENDORSEMENT AND AUTHORIZATION**

The undersigned acknowledges, on behalf of _____ ("Participating Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Lead Contracting Agency to Participating Agencies locally, regionally, and nationally through NPP.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that neither the Lead Contracting Agency nor NPP shall be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of _____ and is duly authorized to sign this Participating Agency Endorsement and Authorization.

BY: _____
ITS: _____

Date: _____

Participating Agency Contact Information:

Contact Person: COURTNEY STEPHENS
Address: 931 EAST RED HILLS PARKWAY
ST. GEORGE, UTAH 84770

Telephone No.: 435-627-4040
Email: Courtney.Stephens@sgcity.org

DRAFTAgenda Item Number : **2B****Request For Council Action**

Date Submitted	2015-11-24 15:08:36
Applicant	Robert Stoker Fire Department
Quick Title	Approval to purchase 107' aerial ladder truck
Subject	This request is to approve Pierce Manufacturing to manufacture and furnish a 107' Quint Fire Apparatus.
Discussion	A quint fire apparatus is designed to provide five tactical firefighting functions including; supply fire streams (pump and hoses), provide initial and continuing water supply (pump, water tank and hoses), provide personnel with access to elevated areas (ground and aerial ladder complement) and provide an elevated master fire stream. This apparatus meets the requirements set forth in NFPA 1901, Standard for Automotive Fire Apparatus. It will function as a front line response vehicle with our full-time staff and will respond and function as an engine and ladder truck. The fire and fleet departments have been working on specifications for this vehicle since the budget was approved in July. The city received the proposal from Pierce in mid November, we have reviewed the proposal and found it meets the specifications with some minor exceptions and would request the city council approval. The City of St. George has a long history with Pierce Manufacturing spanning over twenty years with the first Pierce apparatus purchased in 1991. Of the fire departments large vehicle fleet nine of thirteen fire apparatus are Pierce. Budget approval for this apparatus not including equipment is \$975,000.00. This proposal price is based on the NPPGOV Fire Rescue GPO pricing.
Cost	\$972,583.00
City Manager Recommendation	Recommend approval as the funds were approved in the current with the additional funds for the combination pumper and ladder approved in the budget opening approved at your last meeting.
Action Taken	
Requested by	Robert Stoker
File Attachments	Pierce Proposal 107.pdf
Approved by Legal Department?	
Approved in Budget?	Amount:
Additional Comments	
Attachments	Pierce Proposal 107.pdf

PROPOSAL FOR FURNISHING FIRE APPARATUS

Nov 16, 2015

CITY OF ST. GEORGE
175 EAST 200 NORTH
ST. GEORGE, UTAH 84770

The undersigned is prepared to manufacture for you, upon an order being placed by you, for final acceptance by Pierce Manufacturing, Inc., at its home office in Appleton, Wisconsin, the apparatus and equipment herein named and for the following prices:

<u>One (1) Pierce 107' Heavy Duty Aerial Ladder mounted on a Pierce Velocity^L chassis single , per the attached proposal # 500 and City of St. George Specification</u>	\$ 972,583.00
--	---------------

THIS PROPOSAL IS BASED ON NPPGOV FIRE RESCUE PRICING

See attached proposed payment schedule

Total \$ 972,583.00

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about ~~345~~¹³⁷⁵ calendar days after receipt of this order and the acceptance thereof at our office at Appleton, Wisconsin, and to be delivered to you at ST. GEORGE, UTAH .

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provided such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Unless accepted within 30 days from date, the right is reserved to withdraw this proposition.

Pierce Manufacturing, Inc.

By: Merrill Ross
AUTHORIZED SALES REPRESENTATIVE
MERRILL ROSS



DRAFTAgenda Item Number : **3A****Request For Council Action**

Date Submitted 2015-11-23 10:46:12

Applicant Mr. Miken Larsen

Quick Title Public Hearing, Zone Change, and Ord to Amend the PD-MNF

Subject Consider the "use"™ addition of "Art Studio / Gallery" to the Baron Commercial Center approved PD-MNF (Planned development Manufacturing) zone use list. The center is located at 620 North 1100 East Street. The property is zoned PD-MNF.

Discussion The applicant is requesting to add Art Studio/Gallery to the permitted use list for the PD. PC recommends approval.

Cost \$0.00

City Manager Recommendation Planning Commission recommends approval as a permitted use in this zone.

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: 11/10/2015
CITY COUNCIL SET DATE: 11/19/2015
CITY COUNCIL MEETING: 12/03/2015

ZONE CHANGE

Baron Commercial Center – add use
Case No. 2015-ZCA-027

Request: This is a request to consider a zone change amendment to add a new ‘use’ to the existing PD zone’s use list.

Project: Add ‘Art Studio / Gallery’ to the use list

Current Zone: PD-MNF (Planned Development – Manufacturing)
(Council approved on Aug. 8th 1994)
(City GIS Map was corrected to show as PD-MNF)

General Plan: MDR (Medium Density Residential).

Development: Baron Commercial Center

Applicant: Mr. Miken Larsen/ Unit #6

Owners Assoc: The Commercial Owner’s Association supports and recommends approval of the added use (*see letter attached*)

Location: 620 North 1100 East

P.C.: The Planning Commission recommends approval.

Options: The City Council has several options:

1. Approve the zone change amendment
2. Deny the zone change amendment as presented.
3. Approve subject to proposed conditions.
4. Table the zone change amendment to allow for additional information to be provided by the applicant.

EXAMPLE

Motion to

Approve:

The City Council approves the zone change amendment as presented to add the new ‘use’ of ‘Art Studio / Gallery’ to the existing use list with the condition:

1. No outside display

Owner's Association Letter

BARON
Commercial Owners' Association
c/o *Community Association Management*
107 S 1470 E, Suite 204, St. George, UT 84790
(435) 674-2002 / Fax (435) 674-1676

October 21, 2015

City of St. George
Attn: Genna Singh
Building & Development Office Supervisor
175 E 200 N
St George, UT 84770

Re: **Zone Change Application, 620 N 1100 E # 06**

To Whom it May Concern,

The *Baron Commercial* Board of Directors have reviewed the request from Miken Larson of Unit #06 to use a portion of their unit as an Art Gallery and approve the additional use.

Should you have any questions or concerns, please feel free to contact the management office at tiffanv@camutah.com or 435-674-2002 ex 203.

At the Direction of the Board of Directors,



Tiffany Olson, Association Manager
BARON COMMERCIAL OWNERS ASSOCIATION

Planned Development Amendment
Narrative

Request for Change:

We would like to add the
use "art studio/gallery" to the
the approved uses for
the Baron Commercial Center.

This is for Ron Larson to display
and sell his art from his studio/gallery
space, located in the front office
portion of his sign making shop
in Unit #6 of BCC.

Thank you
for Ron Larson

History – Zone Change – Sept. 22nd 1994 (Changed from MH-6 to PD-M)



PUBLIC NOTICE

The St. George City Council will hold a public hearing September 22, 1994 at 5:00 p.m. or as soon thereafter as the matter can be heard for the purpose of changing the zone from MH-6 Mobile Home to PD-M Planned Development Manufacturing on the following described property:

GENERAL LOCATION:

Property located on the southeast corner of 640 North and 1100 East

LEGAL DESCRIPTION:

Beginning at a point which is S. 00° 33' 10" E. along the North-South Center Section Line 2207.49' feet from the North Quarter Corner of Section 20, T.42 S., R.15 W., S.L.B. 8 M., Washington County, Utah, and running thence S. 89° 26' 50" W. 85.00 feet to the point of a 15.00 foot radius curve to the left; thence Southwesterly along the arc of said curve 23.56 feet to the point of tangency; thence S. 00° 33' 10" E. 277.67 feet to the point of a 17.55 foot radius curve to the left; thence Southeasterly along the arc of said curve 17.28 feet to the point of tangency; thence S. 56° 57' 58" E. 110.63 feet to a point on the North-South Center Section Line; thence N. 00° 33' 10" W. along said Center Section Line 368.49 feet to the Point of Beginning.

Containing 0.768 Acres.

Interested persons desiring input into this public hearing are invited to be in attendance at the meeting to be held in the Council Chambers-City Hall at 175 E. 200 N. or present their views in writing prior to the meeting.

Vesta Tingey
Deputy City Recorder

Publish in Spectrum: September 1, 1994

4B

Baron Commercial Center



F. U. / Manufacturing

Project Data

#1. The project consists of approximately 33,454 sq. ft. (100' x 368') of land area. The building will be 13,340 sq. ft. (46' x 290') approximately 40% of the total land area. The building will consist of 10 individual units of various sizes. The parking area covers approximately 10,000 sq. ft. or 30% with the remaining land area to be landscaped, approximately 10,000 sq. ft. or 30%.

#2. The building will be built using decorative block construction with the elevations being from 14' to 18'. The office door and window will be shaded by an overhead soffit covered with a metal roof. The roof over the main building will be single sloped using a single ply roof system.

#6. Currently the lot is fairly flat with a slight slope towards 1100 E. and a gendy slope towards the South.

#9. Electricity is currently being supplied overhead along the rear of the project to the adjacent property. The existing electrical poles could be utilized for our building.

#11. We propose to use lights mounted on the building for parking and general illumination.

#12. All existing roadways will be improved along 1100 East and 640 North to City standards. Curb, gutter and sidewalks will be installed along the same area.

**Original Council Approval
Baron Commercial Center
620 N 1100 E**

(Date not known)

It is proposed that only the following businesses be considered and approved for occupancy in the Planned Development located at 1100 East and 640 North in St. George:

1. Carpenter, electrical, plumbing or heating/cooling shops.
2. Construction equipment sales, rental and service establishments.
3. Furniture upholstery shop.
4. Ice Manufacturing and storage.
5. Insulation sales/service.
6. Parts assembly.
7. Plumbing shop.
8. Printing shop.
9. Sheet metal shop.
10. Sign Manufacturing or sign painting.
11. Tool design (Precision) repair/manufacturer.
12. Warehouse storage.
13. Wholesale business.
14. General Contracting General offices.
15. Machine shop.
16. Wall and floor covering dealers.

August 8, 1994

(MH-6 to PD-MNF)

August 8, 1994

PROPOSED ZONE CHANGE

PROPERTY - Approx. .76 acres on east side of 1100 East,
bounded by 640 North on the north.

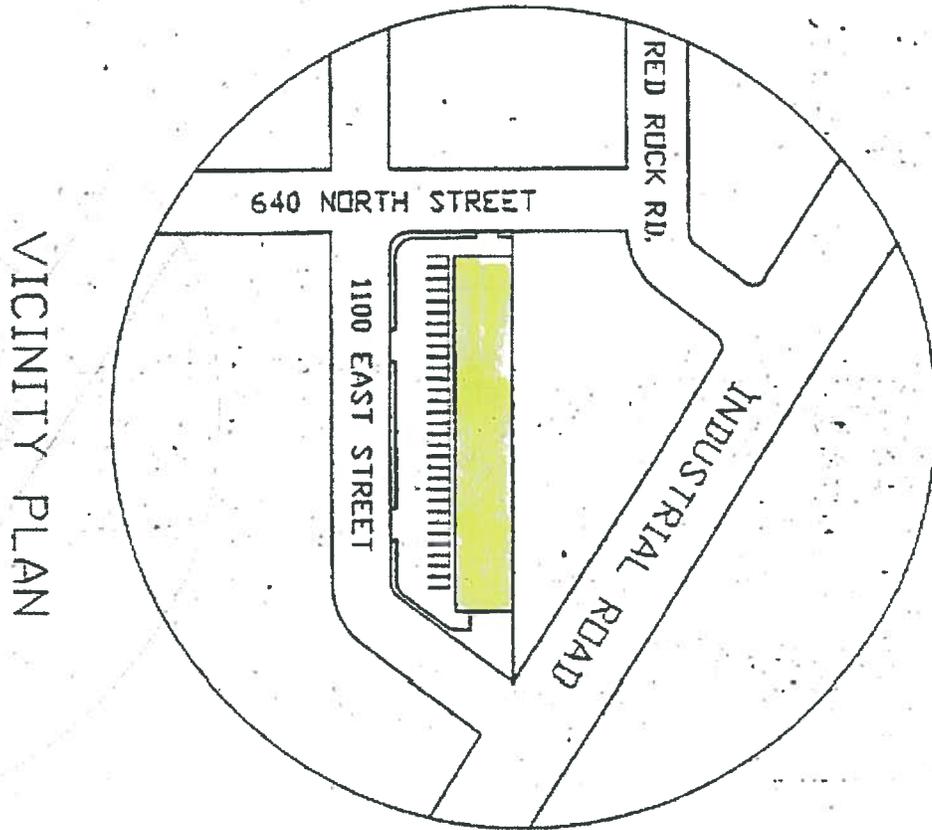
MH-6 to Planned Development - Manufacturing

It is proposed that only the following businesses be
considered and approved for occupancy in the Planned
Development located at 1100 East and 640 North in St.
George:

1. Carpenter, cabinet, electrical, plumbing or
heating/cooling shops.
2. Construction equipment sales, rental and service.
3. Furniture upholstery shop.
4. Insulation sales/service.
5. Parts assembly.
6. Electronic/computer design parts and distribution.
7. Printing shop.
8. Sheet metal shop.
9. Sign Manufacturing or sign painting.
10. Tool design (Precision) repair/manufacturer.
11. Warehouse storage.
12. Wholesale business.
13. General Contracting General offices.
14. Machine shop.
15. Wall and floor covering dealers.

W.F. Snyder - Agent
Claron Bradshaw - Property Owner

Vicinity Map



Aerial Map



Zoning Map



(Note: Should show PD-MNF on GIS Map)

General Plan (MDR)



Site

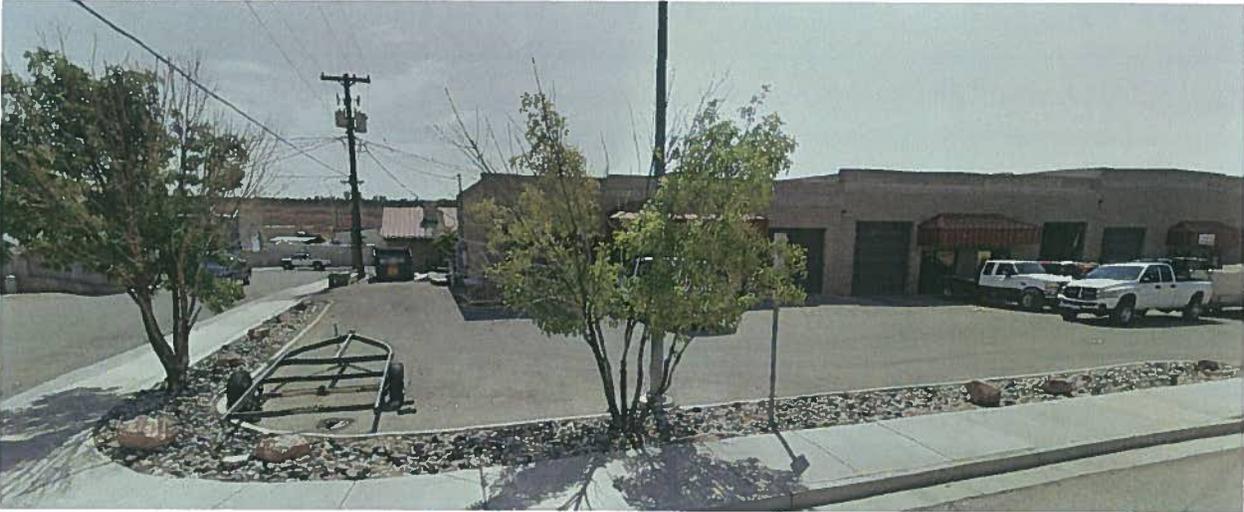


Photos



1100 East Street





Corner 640 North & 1100 East Street



640 North Street View



Application

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**

CITY OF ST. GEORGE
RECH: 0146897 10/21/15 10:05 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIL
REFR: 1061
PD ZONE CHANGE APP
BARON COMMERCIAL CENTER
PLANNING FEES \$50.00CR
TENDERED: \$50.00 1 CHECK(S)
APPLIED: \$50.00-

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Padre Canyon Properties, LLC
(Ron & Miken Larson)

MAILING ADDRESS: 620 N. 1100 E. #6

PHONE: [REDACTED] CELL: same FAX: N/A

APPLICANT: same
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): [REDACTED]

CONTACT PERSON / REPRESENTATIVE: Miken Larson (i.e. Developer, Civil Engineer, Architect, if different than owner)

MAILING ADDRESS: same

PHONE: [REDACTED] CELL: same FAX: _____

EMAIL ADDRESS(ES): [REDACTED]

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 and the surrounding areas.) Include a **colored site plan and colored landscape plan, and colored elevation drawings** (all four sides) suitable for presentations in public meetings.

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) **is approved for a period of 18 months only** unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY
CASE #: 2015-ZCA 027 FILING DATE: 10/21/15 RECEIVED BY: [Signature] RECEIPT #: _____
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

I. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? PD-C ← Actually PD-MNF

2. What zone or zones are requested by this application? same

3. Is the zone change in harmony with the present City General Plan? Yes No

4. If no, what does the City General Plan propose for the subject property?
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October.)

5. Total acreage of proposed zone change: _____

6. Are there deed restrictions against the property that might affect the requested zone change?
Yes No

A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.

7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes No

*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*

8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change?
Yes No

Please describe the projected demand for utility services: none more than is now currently needed.

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE
(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name _____
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner _____ Phone No. _____
Contact Person/Representative _____ Phone No. _____
Licensed Surveyor _____ Phone No. _____

PD ZONE CHANGE PROCEDURE

Step #1

Meet with Planning Staff Review (PSR)

Meetings are every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting at least one day in advance.

Date of meeting: _____

Step #2

Document Submission Checklist*

Legal Description Documents:

Submit the following documents: (These documents must be prepared by a licensed surveyor)

- 1. Described bearings on all documents must be rotated to HCN;
- 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- 6. This Zone Change application form completed and signed;
- 7. Appropriate** Filing Fee: \$500 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- MA 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and two sets of mailing labels;
- MA 10. Colored Site Plan & Landscape Plan – minimum size 24" x 36";
- MA 11. Building elevation(s) – Colored renderings, all four building sides;

- MA* 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- MA* 13. For buildings over 35' ft in height also provide a **colored photo simulation**;
- MA* 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4); *- explain request*
- MM* 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format; *- Floor Plan*
- 17. Deed Restrictions *if necessary* ;
- MM* 18. Traffic Impact Study or Traffic Analysis *if necessary*

**Note:* This application will be considered incomplete without the above documents
***Note:* There is NO FEE for acreage rezoned to Open Space

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but are not limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

We the undersigned applicant(s) _____
(is)(are) the owner(s) _____
or (agent) of the following legally described property and request the zone change as described above.
(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature	Address

Attach additional sheets if necessary for additional owners.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PD MANUFACTURING ZONE FOR BARON COMMERCIAL CENTER, BY THE ADDITION OF 'ART STUDIO / GALLERY' TO THE EXISTING PERMITTED USE LIST, LOCATED AT 620 NORTH 1100 EAST, ON APPROXIMATELY 0.65 ACRES

WHEREAS, the property owner has requested a zone change amendment to the PD-MNF (Planned Development Manufacturing) zone on approximately 0.65 acres to add 'Art Gallery / Studio' to the approved use list for the Baron Commercial Center; and

WHEREAS, the City Council held a public hearing on this request on December 3, 2015; and

WHEREAS, the City Council has determined that the requested amendment to the previously approved PD-MNF 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 approximately 0.65 acres located at the intersection of 1100 East Street and Industrial Road, specifically described on the attached property description, Exhibit "A," adding 'Art Studio / Gallery' to the exiting permitted use list.

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 the dated executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 3rd day of December 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"



APN SG-BACC-1 thru 10
(Barron Commercial Center Lots 1 thru 10)

DRAFTAgenda Item Number : **3B****Request For Council Action****Date Submitted** 2015-11-23 10:42:20**Applicant** Mr. Steve Kelly, IHC**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-C

Subject Consider a zone change amendment to expand the IHC Medical Campus by the construction of three (3) new buildings, remodeling portions of the existing building, adding a new two (2) story concourse, adding additional parking, landscaping, providing a temporary one (1) story building, and by the creation of a "Livewell Park" on property zoned PD-C (Planned Development Commercial). The property is located on River Road (between Medical Center Drive & Foremaster Drive).

Discussion IHC is requesting a PD amendment to add several new buildings on their campus. Three new buildings are proposed to be built, which will add a total of approximately 406,000 sq ft. Proposed elevations and materials are similar to the existing buildings. PC recommends approval.

Cost \$0.00

City Manager Recommendation Incredible project, Planning Commission recommends approval. New construction will be similar to existing and the site will accommodate the new facility.

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: 11/10/2015
CITY COUNCIL SET DATE: 11/19/2015
CITY COUNCIL MEETING: 12/03/2015

IHC - Expansion
2015-ZCA-026 – Amend PD-C for IHC

Request: Consider a zone change amendment to expand the IHC Medical Campus by the construction of three (3) new buildings, remodeling portions of the existing building, adding a new two (2) story concourse, adding additional parking, landscaping, providing a temporary one (1) story building, and by the creation of a “Livewell Park” on property zoned PD-C (Planned Development Commercial).

Project Name: IHC Medical Campus Expansion (Dixie Regional Medical Center)

Project: The use of the land will remain a hospital and medical services as it currently is. However, this new project will be an expansion of approximately 406,000 sq. ft. of new construction in three (3) buildings:

1. A new five (5) story inpatient tower on the south side of the campus, east of the existing patient tower;
2. A new five (5) story Women’s and Children’s tower on the north end, west of the Emergency Department, and;
3. A new three (3) story structure on the east side of the Emergency Department for expanded surgical services, emergency observation unit, and a new lab.

Owner / Applicant: IHC (Intermountain Health Care) / DRMC (Dixie Regional Medical Center)

Representative(s): Mr. Steve Kelly, Project Manager IHC Planning & Development, IHC
Mr. Scott Wyckoff, Planning Director Southwest Region IHC
Ms. Terri Kane, Regional V.P. Southwest Region, IHC

Engineer: Great Basin Engineering
P.O. Box 150048 Ogden, Utah 84414

Zone: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Location: River Road (between Medical Center Drive & Foremaster Drive)

Acreage: 56.04 acres

Buildings & Heights: The structures and architecture will be consistent with the theme of the existing originally approved PD. The new towers will match the height, character, and materials of the existing five (5) story tower on the south east area of the campus. See renderings and elevations in this report.

- New two (2) story building – 32 feet high (*item #1 on site plan*)
- New five (5) story building – 54 feet high (*item #2 on site plan*)
- New two (2) story concourse building – 32 feet high (*item #3*)
- Temporary (during construction) one (1) story building (*item #4 on site plan*)
- Existing two (2) story hospital (*item # 5 on site plan*)
- New two (2) story addition with basement (*item #6 on site plan*)
- New one (1) story expansion – 32 feet high (*item #7 on site plan*)
- Existing four (4) story building with exposed basement – 64 feet high (*item #8 on site plan*)
- New four (4) story building with exposed basement – 64 feet high (*item #9 on site plan*)
- Existing one (1) story building – Instacare (*item #10 on site plan*)
- Existing two (2) story Jubilee Home (*item #11 on site plan*)
- Existing four (4) story Health & Performance Building (*item #12 on site plan*)

Parking: Parking will be verified by staff during the SPR (Site Plan Review) process.

The site will include two (2) new parking areas, one (1) on the southwest corner of the parcel and one (1) on the east side and will include revised areas.

New area - southwest corner 243 new parking spaces - an expansion of the parking lot (*item #13 on site plan*)

New area – east side - 515 spaces (*see item # 17 on site plan*)

Revised area - the northwest corner will be revised to 56 parking spaces (*item #14 on site plan*)

Revised area - adjacent to the east side of hospital to 38 spaces (*item #15 on site plan*)

Revised area - southeast corner adjacent to new building to 87 spaces (*see item #16 on site plan*)

- Landscape Area:** 982,956 sq. ft.
- Hardscape:** 1,151,980 sq. ft.
- Building (Footprint):** 321,888 sq. ft.
- Required Setbacks:** Front: 20 ft. Side: 10 ft. Rear: 10 ft.
- Proposed Setbacks:** Setbacks will be verified by staff during the SPR (Site Plan Review) process. No apparent issues at this time.
- Helicopter Pad:** No changes in existing helicopter pad (see item #19 on site plan)
- Livewell Park:** A new 'Livewell Park' is proposed (see item #18 on site plan)
- Performance Center:** The existing four (4) story Health & Performance Center remains with no change (see item #12 on site plan)
- Jubilee House:** The existing two (2) story Jubilee House remains with no change (see item #11 on site plan)
- Instacare:** The existing one (1) story Instacare remains with no change (see item #10 on site plan)
- Options:** The Planning Commission has several options:
1. Deny the zone change amendment
 2. Approve the zone change amendment as presented
 3. Approve the zone change amendment with additional conditions
 4. Table the zone change amendment to allow for additional information to be provided as determined.

EXAMPLE

Motion to Approve: Note: A motion to approve this planned development zone change amendment would need to include:

The City Council approves this zone change amendment to expand the IHC Medical Campus by the construction of three (3) new buildings, remodeling portions of the existing building, adding a new two (2) story concourse, adding additional parking, landscaping, providing a temporary one (1) story building, and by the creation of a "Livewell Park" on property zoned PD-C (Planned Development Commercial) as presented.

Use of Land Text



Intermountain Healthcare

36 South State Street, 23rd Floor
Salt Lake City, UT 84111-1486
801.442.2000

October 15, 2015

Intermountain Dixie Regional Medical Center (DRMC) Consolidation Project USE OF LAND TEXT

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 the land remains hospital and medical services, as it is currently. This project will be a new expansion of approximately 406,000 SF of new construction in 3 new buildings:

- a new 5-story inpatient tower on the south side of the campus, east of the existing patient tower,
- a new 5-story Women's & Children's tower on the north end, west of the Emergency Department, and
- a new 3-story structure on the east side of the Emergency Department for expanded surgical services, emergency observation unit and a new Lab

The site development will include 2 new parking areas, one on the southwest corner of the parcel and the other on the east side.

Landscaped Area:	982,956 SF = 40%
Building Area:	321,888 SF = 13%
<u>Hardscape Area:</u>	<u>1,151,980 SF = 47%</u>
Total Area:	2,456,784 SF (56.4 Acres)

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 2 new 5-story towers will match the height, character and materials of the existing 5-story tower on the south east area of the campus. Elevations and perspective renderings are included part of this submittal.

A topography survey, C-000, noting existing contours is provided

Photo Simulation - Renderings



North Tower

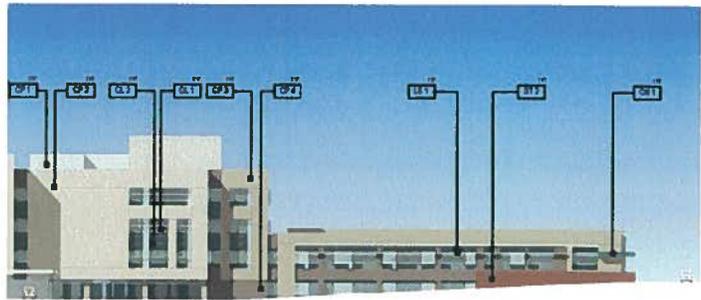
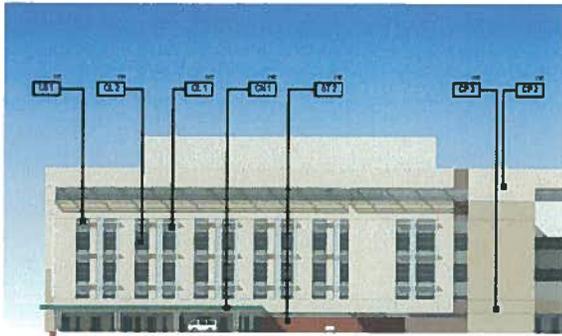


South Tower



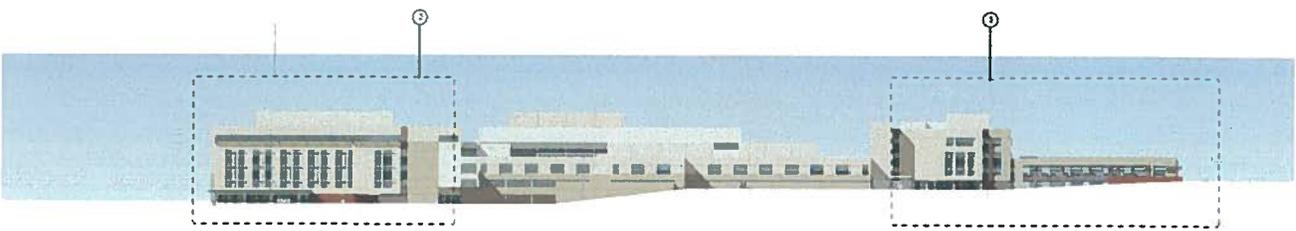
Overall

East Elevation (2D) – Materials & Colors



1 PHASIS ELEVATION

1 PHASIS ELEVATION



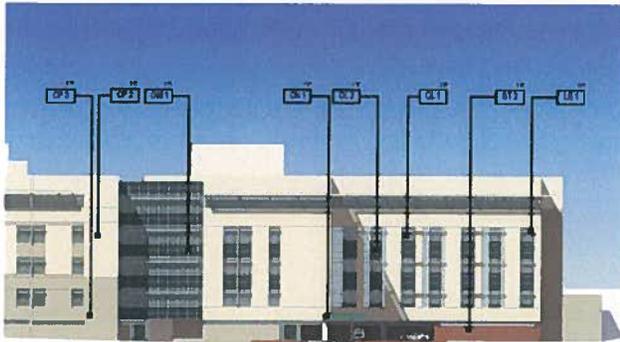
1 EAST ELEVATION

LEGEND:

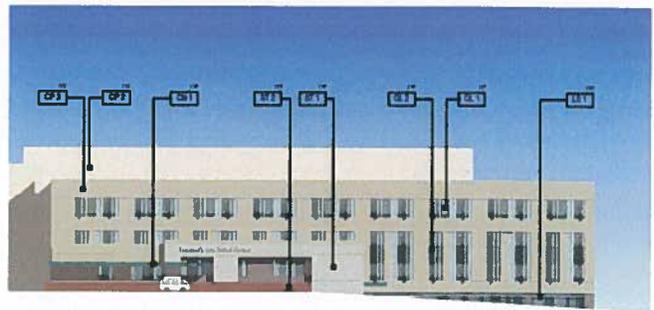
GL1 VESCH GLASS	ST1 STONE - RUSTIC BUFF	CP1 CEMENT PLASTER - INCREDIBLE WHITE SWISS	WW1 WINDOW WALL - HELLA ALUMINUM CLEAR ANODIZED	CM1 CANOPY - ONE TECH COPPER, PATINA
GL2 SPANDREL GLASS	ST2 STONE - ARCHES RED	CP2 CEMENT PLASTER - RUSH OCEAN SWISS	LS1 LIGHT SHELVES - VALPAR BROWN SILVER	
		CP3 CEMENT PLASTER - FAMILIAR RESIDE SWISS	CR1 CURTAIN WALL - VALPAR BROWN SILVER	
		CP4 CEMENT PLASTER - DRY DOCK SWISS		

NOTE:
 NEW EXTERIOR PRODUCTS INTRODUCED TO MATCH EXISTING EXTERIOR
 FINISHES AS MUCH AS POSSIBLE

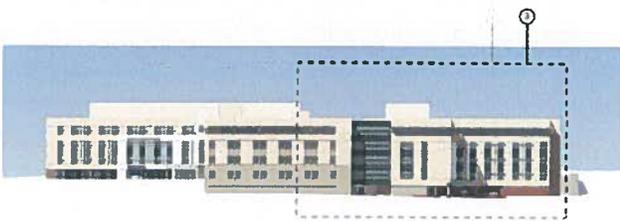
North & South Elevations (2D) – Materials & Colors



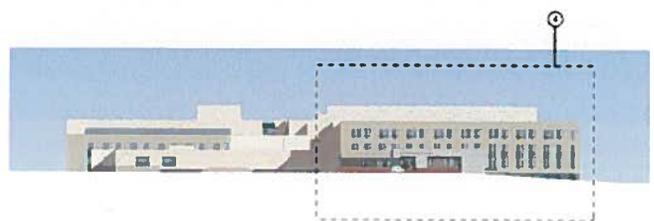
3 EAST ELEVATION



4 WEST ELEVATION



1 SOUTH ELEVATION



2 NORTH ELEVATION

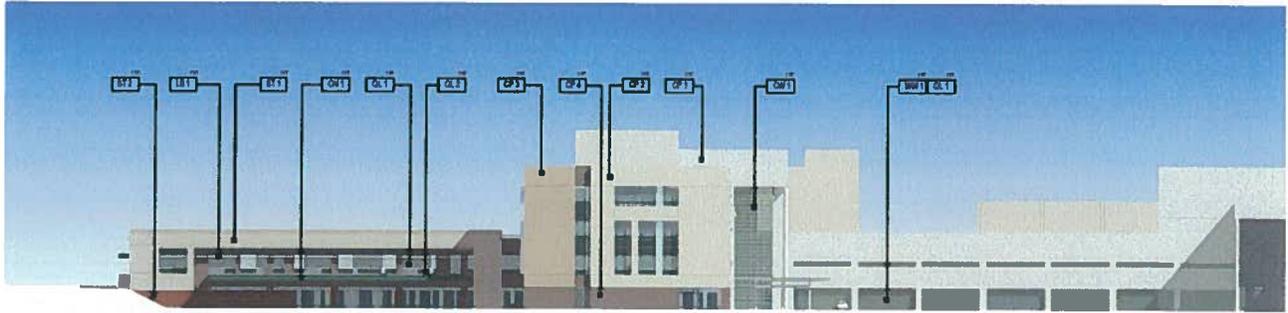
LEGEND:

GL1 YESOJ GLASS	ST1 STONE - RUBIC BLUFF	CP1 CEMENT PLASTER - INCREDIBLE WHITE SATON	MW1 WINDOW WALL - WELLS ALUMINUM CLEAR ANODIZED	CR1 CANOPY - K&E TECO COPPER PATINA
GL2 SPANDREL GLASS	ST2 STONE - ARCHES RED	CP2 CEMENT PLASTER - FRESH CREAM SNT/SP	LS1 LIGHT SHELVES - VALSPAR, BUCKLE SILVER	
		CP3 CEMENT PLASTER - FAMILIAR BEIGE DRINKS	CLW1 CLUSTAN WALL - VALSPAR BURN III VER	
		CP4 CEMENT PLASTER - DRY DOCK DRPSO		

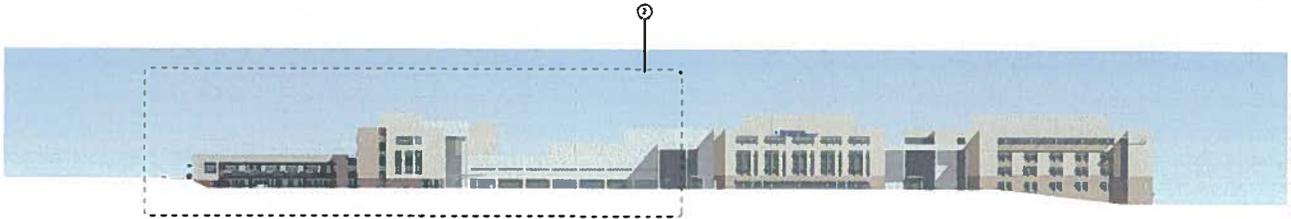
NOTE:

NEW EXTERIOR FINISHES INTENDED TO MATCH EXISTING EXTERIOR FINISHES AS MUCH AS POSSIBLE

West Elevation (2D) – Materials & Colors



2 PLAZED ELEVATION



1 WEST ELEVATION

LEGEND:

CL1 VISION GLASS	ST1 STONE - FLINTIC BUFF	CP1 CEMENT PLASTER - INCREDIBLE WHITE SWATCH	WW1 WINDOW WALL - WELLS ALUMINUM CLEAR ANODIZED	CW1 CANOPY - K&M 200L COPPER PATINA
CL2 SPANDREL GLASS	ST2 STONE - ARCHES RED	CP2 CEMENT PLASTER - KISH CREAM SWATCH	LH1 LIGHT FIXTURES - VOLUPAR BRIGHT SILVER	
		CP3 CEMENT PLASTER - FAMELAR EDGE SWATCH	CW2 CUSTIAN WALL - VALIFAR MATIN SILVER	
		CP4 CEMENT PLASTER - DRY COCK SWATCH		

NOTE:

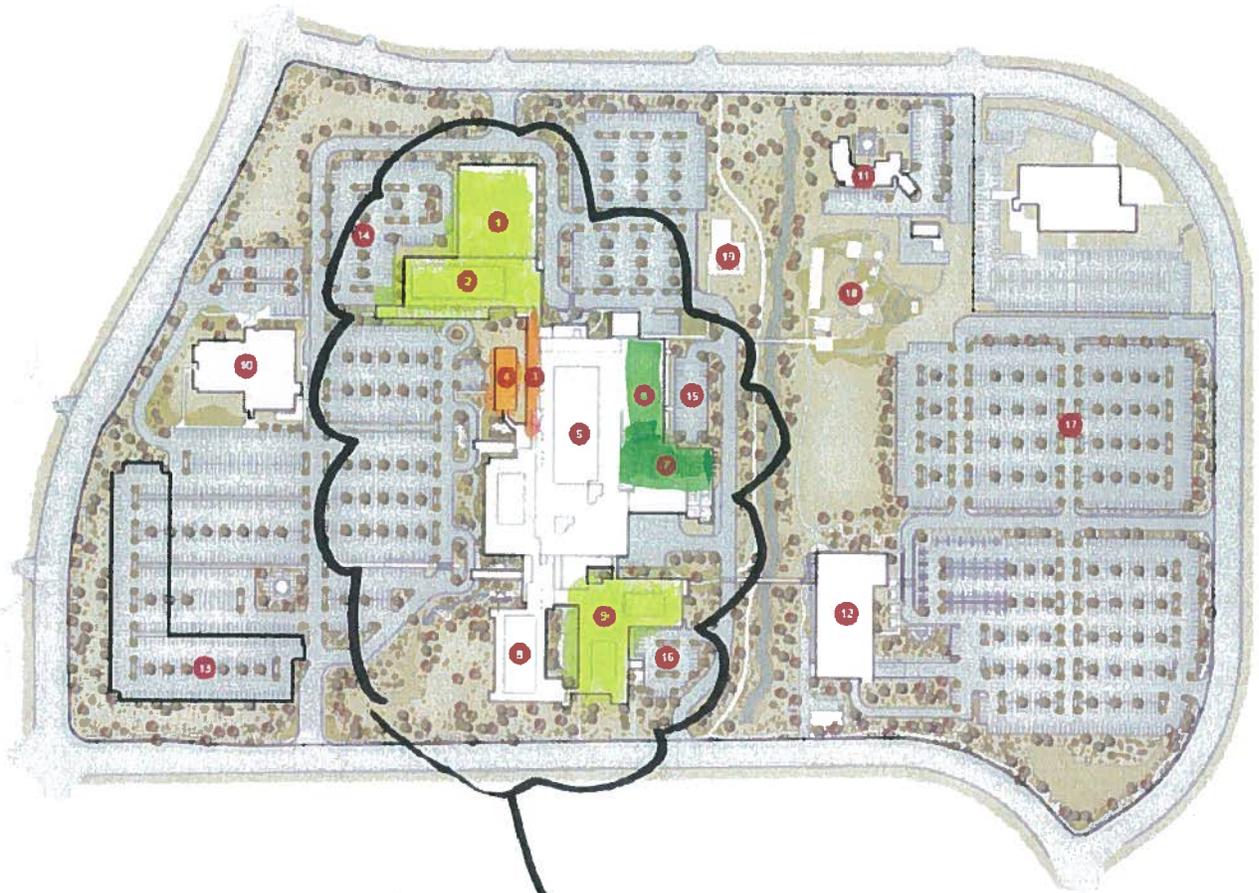
NEW EXTERIOR FINISHES INTENDED TO MATCH EXISTING EXTERIOR FINISHES AS MUCH AS POSSIBLE

Site / Landscape Plan



LEGEND

- 1 NEW 2-STORY I-2 BUILDING +32'-0"
- 2 NEW 5-STORY I-2 BUILDING +64'-0"
- 3 NEW 2-STORY I CONDOURSE +32'-0"
- 4 TEMPORARY 1-STORY I-2 BUILDING
OCCUPIED UNTIL JUNE 2018
- 5 EXISTING 2-STORY I-2 HOSPITAL
- 6 NEW 2-STORY ADDITION W/
BASEMENT +32'-0"
- 7 NEW 1-STORY OUP EXPANSION +32'-0"
- 8 EXISTING 4-STORY I-2 BUILDING W/
EXPOSED BASEMENT + 64'-0"
- 9 NEW 4-STORY I-2 BUILDING W/
EXPOSED BASEMENT + 64'-0"
- 10 EXISTING 1-STORY B INSTAGARE
BUILDING
- 11 EXISTING 2-STORY B JUBILEE HOUSE
- 12 EXISTING 4-STORY B HEALTH &
PERFORMANCE CENTER
- 13 EXPANDED PARKING +243 SPACES
- 14 REVISED PARKING -56 SPACES
- 15 REVISED PARKING -38 SPACES
- 16 REVISED PARKING -67 SPACES
- 17 NEW PARKING +515 SPACES
- 18 NEW LIVEWELL PARK
- 19 EXISTING HELICOPTER PAD



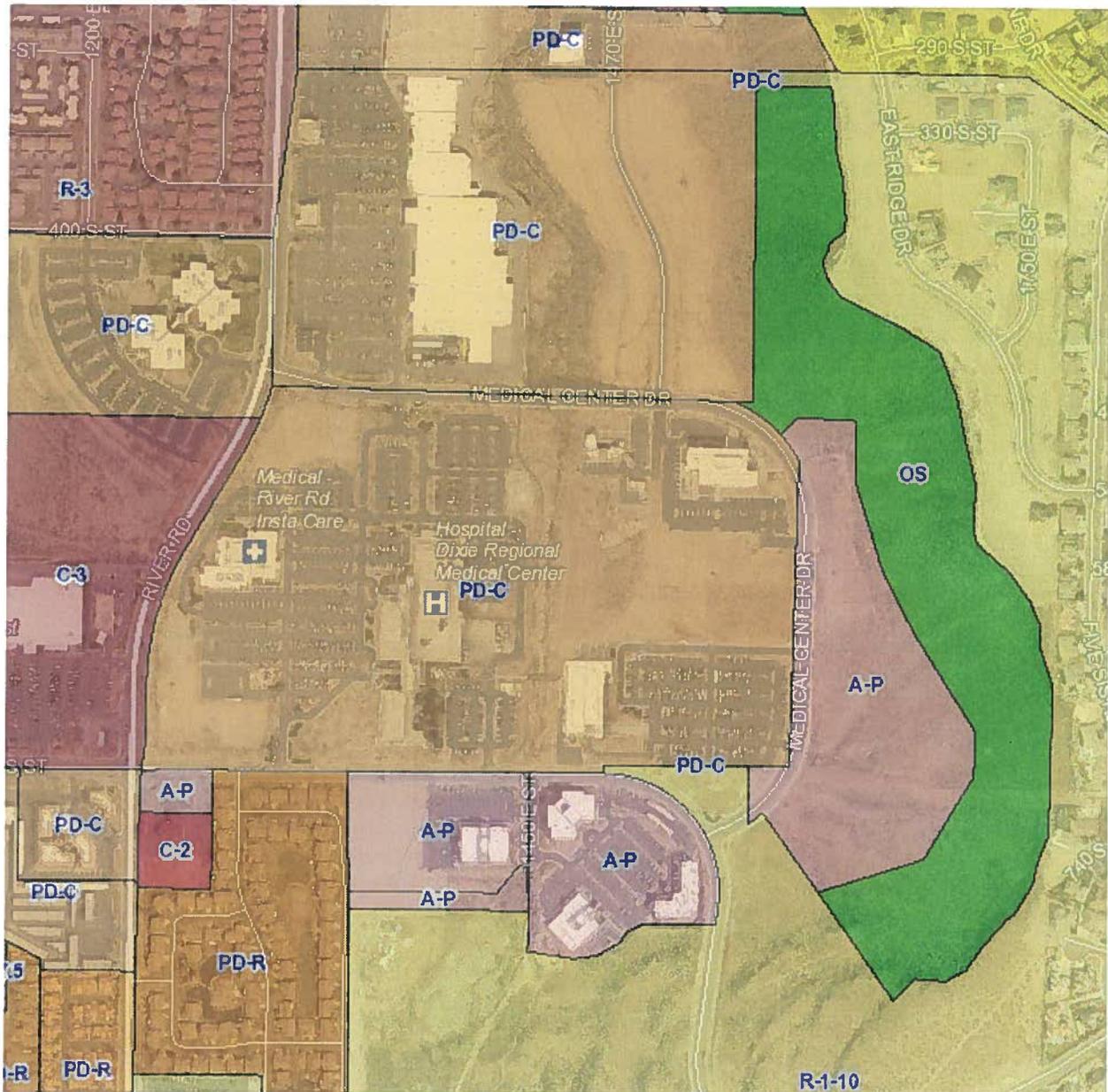
- X** LEGEND
- 1 NEW 3-STORY I-2 BUILDING - 32'-0"
 - 2 NEW 5-STORY I-2 BUILDING - 64'-0"
 - 3 NEW 5-STORY I-2 BUILDING - 32'-0"
 - 4 TEMPORARY 1-STORY I-2 BUILDING
 - 5 OCCUPIED UNTIL JUNE 2018
EXISTING 2-6 STORY I-2 HOSPITAL
 - 6 NEW 2-STORY ADDITION IN
BASEMENT - 22'-0"
 - 7 NEW 1-6 STORY CLIP EXPANSION - 22'-0"
 - 8 EXISTING 4-6 STORY I-2 BUILDING IN
EXPOSED BASEMENT - 64'-0"
 - 9 NEW 4-STORY I-2 BUILDING IN
EXPOSED BASEMENT - 64'-0"
 - 10 EXISTING 1-STORY 8 IN STAFF
BUILDING
 - 11 EXISTING 2-STORY 8 JUBILEE HOUSE
 - 12 EXISTING 4-STORY 8 HEALTH &
PERFORMANCE CENTER

BLdg.
Changes

Aerial Map



Zoning Map



Parcels



Application

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**

CITY OF ST GEORGE
RECH: 01468259 10/20/2015 10:35 AM
TRAN: 15040000 PLANNING FEES
OPER: LHC HEALTH SERVICES, INC
REF#: 000495858
ZONE CHANGE
IHC EXPANSION
PLANNING FEES 3,300.00
TENDERED: 3,300.00 CHECK(S)
APPLIED: 3,300.00
REMAINING 0.00

APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: LHC HEALTH SERVICES, INC

MAILING ADDRESS: 36 S. STATE ST, 22ND FLOOR 84111

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

APPLICANT: STEVE KELLY

(If different than owner)

MAILING ADDRESS: 36 S. STATE ST, 23RD FLOOR, SALT LAKE CITY, UT 84111

PHONE: 801-442-2804 CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS(ES): [REDACTED]

CONTACT PERSON / REPRESENTATIVE: _____

(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 and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. EXPANSION OF EXISTING DRCM MEDICAL CENTER @ 1380 S. MEDICAL DRIVE

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY
CASE #: 2015-ZCA-026 FILING DATE: 10/20/15 RECEIVED BY: [Signature] RECEIPT #: 1408259
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

- 1. What is the present zoning on the property? PD-C
- 2. What zone or zones are requested by this application? AMENDMENT ONLY
- 3. Is the zone change in harmony with the present City General Plan? Yes X No _____
- 4. If no, what does the City General Plan propose for the subject property? _____
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)

5. Total acreage of proposed zone change: 56.04 ACRES

6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No X
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.

7. 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 will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.

8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____
Please describe the projected demand for utility services: _____

POWER: PEAK DEMAND BETWEEN 2.4 & 3.4 MEGA WATTS; 5 NEW TRANSFORMERS & METERS

WATER: 30,400 GPD INCREASE

SEWER: 34,560 GPD INCREASE (90% OF WATER)

DRAINAGE: NEW RETENTION ON ~~EAST~~ WEST (NEW PARKING)

RETENTION FOR EAST PARKING WAS PLANNED IN CURRENT RETENTION POND

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name DRMC CONSOLIDATION PROJECT
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner IHC HEALTH SERVICES, INC. Phone No. 801.442.2000
Contact Person/Representative STEVE KELLY Phone No. 801.971.3616
Licensed Surveyor DAVID DRAPER Phone No. 801.255.7700

PD ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting. ✓
Note: Call at least one day in advance to schedule.

Step #2 Document Submission Checklist*

Legal Description Documents:

*Submit the following documents: (These documents **must** be prepared by a licensed surveyor)*

- ~~1.~~ Described bearings on all documents must be rotated to HCN; ✓
- ~~2.~~ Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor; ✓
- ~~3.~~ Minimum size 8-1/2" x 11" graphical representation of Survey Boundary; ✓
- ~~4.~~ Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG ✓
format on a CD for the GIS Department;
- ~~5.~~ 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit ✓

Other Submission Documents:

6. This Zone Change application form completed and signed; ✓
- ~~7.~~ Appropriate** Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre
and \$25 per acre 101-500 and \$10.00 per acre 501-plus
8. County ownership plat with boundary of zone change outlined;
- ~~9.~~ List of property owners within 500' and two sets of mailing labels;
10. Colored Site Plan & Landscape Plan – minimum size 24" x 36";
11. Building elevation(s) – Colored renderings, all four building sides;
- ~~12.~~ **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ~~13.~~ For buildings over 35' ft in height also provide a **colored photo simulation**;

- 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

**Note: This application will be considered incomplete without the above documents*

***Note: There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. 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.

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

56 ACRES
~~X \$150~~
+ \$2,800
500

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.

2. Until the following information is submitted, your application will be considered incomplete:

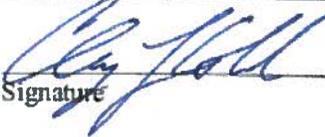
3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to

\$ 3,300.00

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

We the undersigned applicant(s) _____
(is)(are) the owner(s) _____
or (agent) of the following legally described property and request the zone change as described above.
(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.


Signature

36 South State, 23rd Fl.
Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PD COMMERCIAL ZONE FOR INTERMOUNTAIN HEALTH CARE (IHC) MEDICAL CAMPUS BY THE CONSTRUCTION OF THREE NEW BUILDINGS, REMODELING PORTIONS OF AN EXISTING BUILDING, ADDING A TWO STORY CONCOURSE, ADDING ADDITIONAL PARKING, ADDING LANDSCAPING, PROVIDING A TEMPORARY ONE STORY BUILDING, AND CREATING A LIVEWELL PARK, LOCATED ON RIVER ROAD AND FOREMASTER DRIVE ON 56.04 ACRES

WHEREAS, the property owner has requested a zone change amendment to the PD-C (Planned Development Commercial) zone on 56.04 acres to expand the IHC Medical Campus; and

WHEREAS, the City Council held a public hearing on this request on December 3, 2015; 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 56.04 acres located at approximately River Road and Foremaster Drive, specifically described on the attached property description, Exhibit "A," allowing construction of three new buildings, remodeling portions of an existing building, adding a two story concourse, adding additional parking, adding landscaping, providing a temporary one story building, and creating a Livewell Park. The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 3rd day of December 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FORMASTER DRIVE, SAID POINT BEING NORTH 89°43'42" WEST 500.85' AND NORTH 0°16'18" EAST 66.00' FROM THE NORTH EAST CORNER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST; AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°43'42" WEST 1248.07 FEET; (2) NORTH 72°49'30" WEST 52.04 FEET; (3) NORTH 84°01'04" WEST 89.13 FEET; (4) NORTH 89°43'42" WEST 131.24 FEET; TO A POINT OF CURVATURE; (5) RUNNING ALONG THE ARC OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'04", A DISTANCE OF 59.74 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RIVER ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°39'29" WEST 11.79 FEET; (2) NORTH 00°20'39" EAST 191.98 FEET TO A POINT OF CURVATURE; (3) RUNNING ALONG THE ARC OF A 955.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°00'47", A DISTANCE OF 500.25 FEET; (4) NORTH 30°21'26" EAST 367.32 FEET TO A POINT OF CURVATURE; (5) RUNNING ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°36'03", A DISTANCE OF 266.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 480 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 88°24'48" EAST 77.43 FEET; (2) SOUTH 75°28'38" EAST 36.86 FEET; (3) SOUTH 89°18'59" EAST 50.17 FEET; (4) SOUTH 75°28'38" EAST 68.20 FEET TO A POINT OF CURVATURE; (5) ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°55'48", A DISTANCE OF 63.19 FEET; (6) SOUTH 88°24'26" EAST 576.88 FEET; (7) SOUTH 88°23'26" EAST 495.19 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°36'34" WEST 454.71 FEET; THENCE SOUTH 88°24'49" EAST 455.17 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MEDICAL CENTER DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°35'11" WEST 599.51 FEET TO A POINT OF CURVATURE; (2) RUNNING ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60°50'41", A DISTANCE OF 414.16 FEET; (2) SOUTH 62°25'52" WEST 54.10 FEET TO A POINT OF CURVATURE; (3) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 82°53'14", A DISTANCE OF 36.17 FEET TO A POINT OF REVERSE CURVATURE AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FOREMASTER DRIVE; RUNNING ALONG THE ARC OF A 433.00 FOOT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF

55°02'48", 416.00 FEET TO THE POINT OF BEGINNING. CONTAINS 56.04 ACRES
(2,441,544.19 SQFT.)



DRAFTAgenda Item Number : **3C**

Request For Council Action

Date Submitted 2015-11-23 10:25:05

Applicant Bluff Street Properties

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

Subject Consider a zone change request to change 0.80 acres from the R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) zone to C-2 (Highway Commercial) to accommodate the future development of an auto service shop and car sales lot for "Auto Gallery."™ The property is located west of (adjacent to) the existing Auto Gallery car sales lot at the corner of 700 South and 1100 East Street.

Discussion The applicant is proposing to change the current single family residential zone to commercial. The property is surrounded by C-2, located along 700 S, and meets the General Plan Land Use Plan. PC recommends approval.

Cost \$0.00

City Manager Recommendation Looks like it fits into the surrounding uses and zones. 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: 11/10/2015
CITY COUNCIL SET DATE: 11/19/2015
CITY COUNCIL MEETING: 12/03/2015

ZONE CHANGE AMENDMENT

Auto Gallery

Case No. 2015-ZC-025

Request: This is a request to consider a zone change **from R-1-10** (Single Family Residential 10,000 sq. ft. minimum lot size) **to C-2** (Highway Commercial) on 0.80 acres to accommodate the future development of an auto service shop and car sales lot

This request is for a zone change only. This is not a site plan review (*although the applicant has provided a conceptual layout*).

Background: This site is located next door to the existing Auto Gallery car sales at the corner of 700 South and 1100 East Street.

Project Name: Auto Gallery

Owner: Brink 14 Properties LLC

Applicant: Bluff Street Properties

Representative(s): Mr. Curren Christensen, NAI

Mr. Brandon Anderson, Rosenberg Associates

Location: The property address is approximately 1059 East 700 South

APN: SG-742-B

Acreage: 0.80 acres (34,848 sq. ft.)

Zoning: R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)

Adjacent zones: To the north is R-1-10
To the south is PD-R (across 700 South Street)
To the west is C-2
To the east is C-2

Building: If the zone change is approved, the applicant proposes to construct approximately a 7,490 sq. ft. building. A SPR (Site Plan Review) application and civil engineering plans would need to be submitted for staff review.

Ordinance: This project is submitted for review in compliance with Section 10-1-11.

Comments:

1. Zone Change - The Planning Commission recommends approval of the zone change (ZC) from R-1-10 to C2 as presented on 0.80 acres.

2. SPR - If the ZC is approved, the applicant shall submit a SPR (Site Plan Review) application along with an associated civil engineering plan set for review by staff.

3. Setbacks – The required setbacks in the C2 zone are:
Front = 20 ft. / Street Side = 20 ft. / Side = 10 ft. / Rear = 10 ft.
(Section 10-10-4) Staff will verify actual proposed setbacks during the SPR process.

4. Wall Height – A 6 ft. wall separating the commercial zone from the residential zone to the north will be required (Sections 10-10-5.D & 10-18-5.E).

5. Landscaping next to Residential – A 10 ft. L/S area is required next to any residential property (Section 10-10-5.D)

6. Fencing – Screening Storage – Any outside storage other than operable vehicles would require a 6 ft. sight obscuring wall in the C2 zone (*to screen from view any outside storage*) Section 10-10-5.A). Chain link with slats is not permitted.

7. Sales Lots – Automotive sales shall comply with Section 10-10-5.H and provide posted customer parking, minimum lot width, a building, required landscaping, etc.

8. Parking – The City's standard for parking for car sales is (Section 10-19-5) requires: 1:7 + 2 for management (*one space per each 7 displayed items + 2 for mgt.*). Staff will verify parking during the SPR process.

9. Drainage – A drainage study and plan will be provided to staff as a part of the civil engineering plan review process.
10. C.O. – It is proposed that no C.O. (*Certificate of Occupation*) shall be approved until all improvements are installed per approved civil engineering and construction plans.
11. Lighting – During SPR review the applicant shall provide a photometric plan.
12. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required
13. Building – Conceptually a 7,490 sq. ft. building is proposed, but will be verified by staff during the SPR process.

Options:

The City Council has several options:

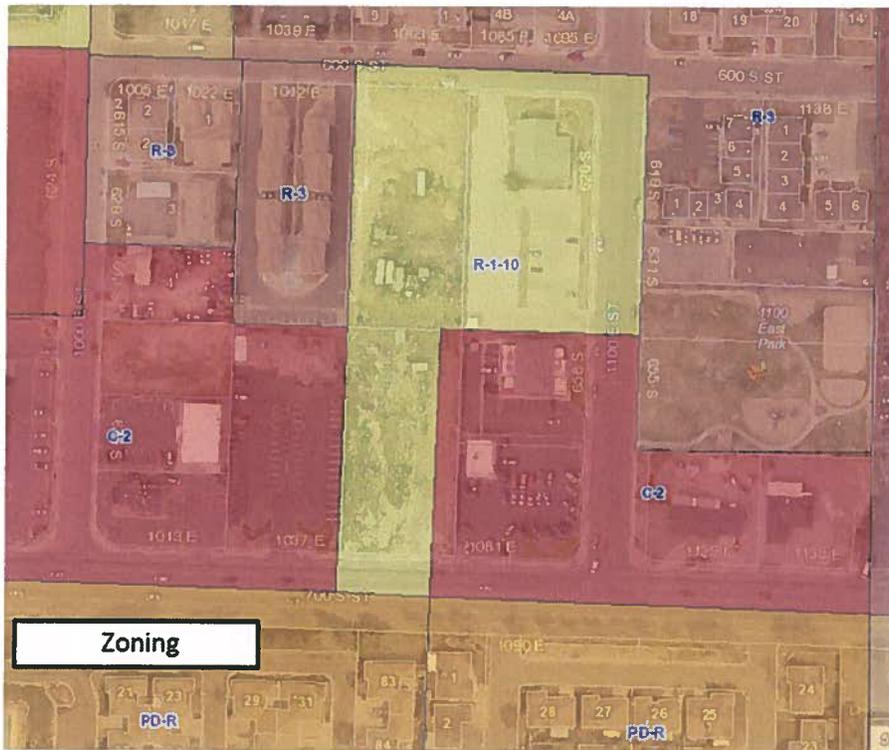
1. Deny the zone change
2. Approve the zone change as presented
3. Approve the zone change with additional conditions
4. Table the zone change to allow for additional information to be provided as determined.

EXAMPLE

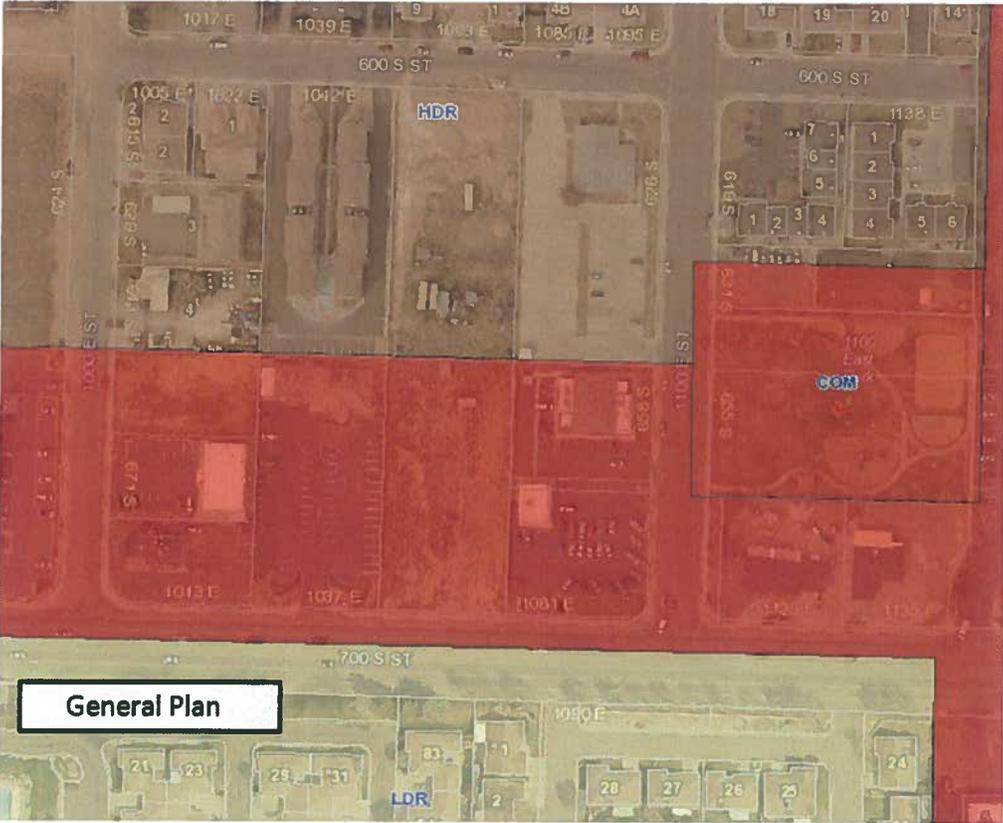
Motion to Approve:

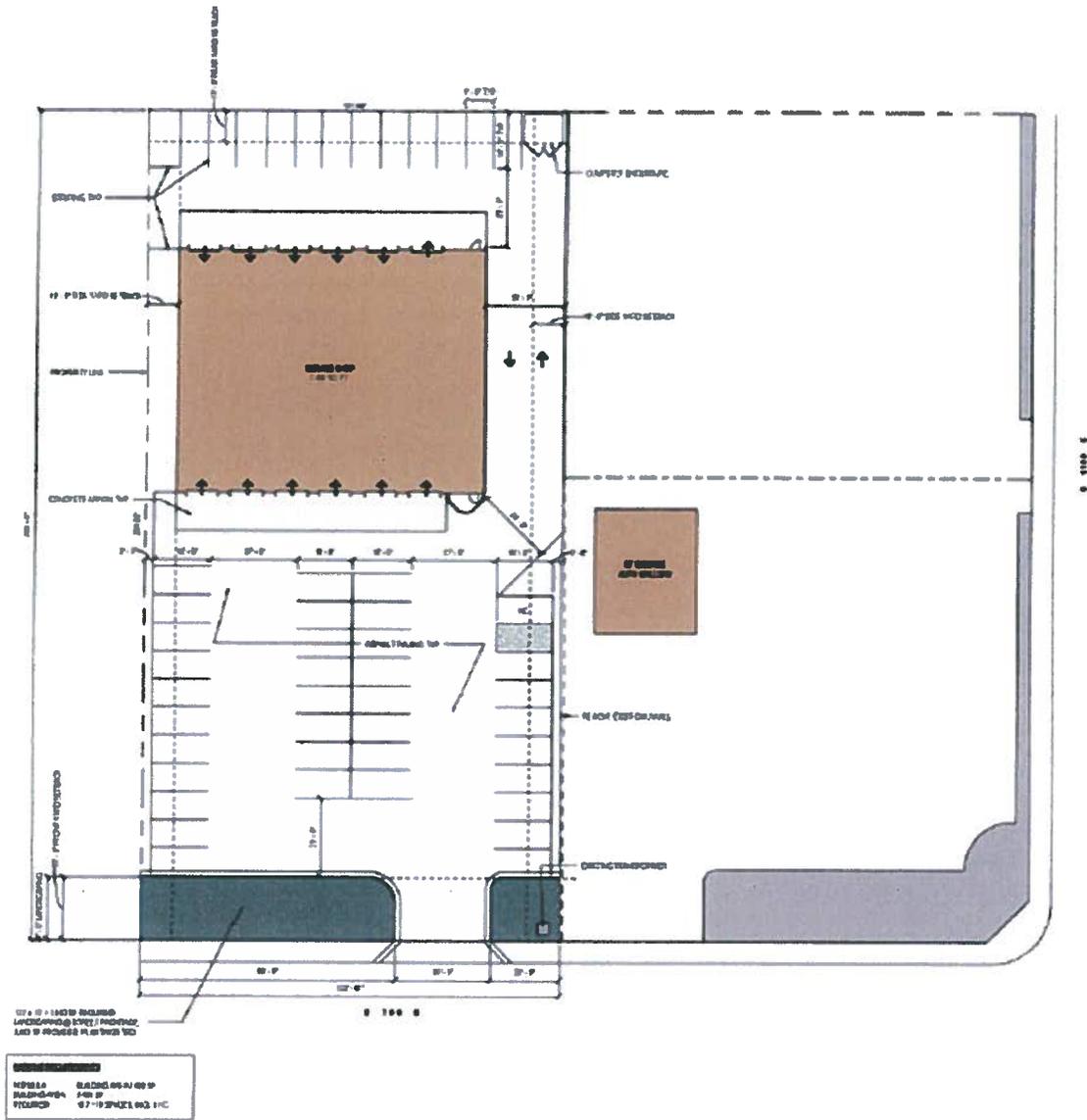
The City Council approves of the zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-2 (Highway Commercial) on 0.80 acres to accommodate the future development of an auto service shop and car sales lot at approximately 1059 East 700 South Street.





Zoning





Rough Concept – Site Plan

**ZONE CHANGE
ALL ZONES (EXCEPT PD)
APPLICATION & CHECKLIST**



**APPLICATION FOR A ZONE CHANGE EXCEPT PD (PLANNED DEVELOPMENT)
AS PROVIDED BY THE CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH**

I. PROPERTY OWNER(S) APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Brink14 Properties, LLC

MAILING ADDRESS: 1617 S. 980 East Circle, St. George, UT 84790

PHONE: K CELL: [REDACTED] FAX: [REDACTED]

APPLICANT: Tri-State Funding, LLC or Assigns / Bluff Street Properties, LLC
(If different than owner)

MAILING ADDRESS: 2396 East Cobalt Drive, St. George, UT 84790

PHONE: 435-656-1225 CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Curren Christensen, NAI, or Brandon Anderson, Rosenberg & Assn
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 243 E. St. George Blvd. Ste 200, St. George, UT, or 352 E. Riverside, St. George, UT

PHONE: 628-1609, or 673-8586 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): currenc@naitahsouth.com, or brandona@racivil.com

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 and the surrounding areas.) Include a site plan suitable for presentations in public meetings. The property's approximate address is 1059 E. 700 S. St. George, UT It is Washington County, UT Tax ID SG-742-B

The Zone Change becomes effective on the hearing date if approved by the City Council.

*NOTE: NO FEE FOR ACREAGE REZONED TO OPEN SPACE.

OFFICE STAFF USE ONLY

CASE #: 20__-ZC-__ FILING DATE: _____ RECEIVED BY: _____ RECEIPT #: _____

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-1-10
2. What zone or zones are requested by this application? Commercial Zoning - C-2
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property? _____
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: Approximately .80 of an Acre
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
Please describe the projected demand for utility services: Power and Water are Stubbed into the Property and it is our understanding that sewer is available in the 700 South Street

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name 700s Rezoning
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Brink14 Properties, LLC Phone No. _____
Contact Person/Representative Curren Christensen/Brandon Anderson Phone No. 627-5752/673-8586
Licensed Surveyor Brandon Anderson, Rosenberg and Associates Phone No. 435-673-8586

ZONE CHANGE PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.

Note: Call at least one day in advance to schedule.

Step #2 Document Submission Checklist*

Legal Description Documents:

Submit the following documents: (These documents **must** be prepared by a licensed surveyor)

- 1. Described bearings on all documents must be rotated to HCN;
- 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- 6. This Zone Change application form completed and signed;
- 7. Appropriate** Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and two sets of mailing labels;
- 10. Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
- 11. 8-1/2" x 11" reduction of the site plan;
- 12. CD with the above images in JPEG, BMP, TIFF or PDF format.

* *Note: This application will be considered incomplete without the above documents*

** *Note: There is NO FEE for acreage rezoned to open space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. 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.

Hearing Dates:

Planning Commission November 10, 2015
 City Council Set Date November 19, 2015
 City Council Hearing Date November 19, 2015
 Council Action December 3, 2015

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - There is NO FEE for acreage rezoned to Open Space

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Alta Street Properties, LLC
 (is)(are) the owner(s) Tri-State Funding, LLC or Assigns (applicant)
Brink14 Properties, LLC (owner)
 or (agent) of the following legally described property and request the zone change as described above. (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

<p><u>Dorrie Reinert Hoff</u> (owner) Signature</p>	<p><u>1617 So 980 E. Cu. St. George</u> Address</p>
<p><u>[Signature]</u> (applicant) Signature</p>	<p><u>2396 E. Cobalt Drive St. George</u> Address</p>
<p>_____ Signature</p>	<p>_____ Address</p>

Attach additional sheets if necessary for additional owners.

PROPERTY OWNERS LIST DECLARATION

City of St. George

175 East 200 North – St. George, UT 84770 – (435) 627-4000 – www.sgcity.org

The property owners listed identifies the owners of properties within a certain distance or radius of the external boundaries of a project or property. The labels may be prepared by the Washington County Recorder's Office, Title Company, or by another approved party. A complete property owners list shall consist of the following:

1. Completed and signed declaration
2. List identifying each property owners name, mailing address, and Assessor's Parcel Number (APN)
3. Typed set of mailing labels for each property owner prepared on 8-1/2"x11" sheets of self-adhesive labels in three column format, as shown on the attached sample. All type shall be in capital letters with no punctuation or APN's.
4. Property owner radius map identifying all properties within the required radius. An example radius map is attached.

The property owners list and the required radius shall be based on the application type as described below:

- **Zone Change**
 - Record owner of each parcel within 500 feet of that property (2 sets)
- **Conditional Use Permit or Variance**
 - Record owner of each parcel within 300 feet of that property (1 set)
- **Amended Final Plat**
 - Record owner of each parcel within 300 feet of that property (1set)
 - if each (100%) record owner of the subdivision gives their consent to the amendment, then labels are not required
- **Vacating a Roadway or Abandoning an Easement**
 - Record owner of each parcel within 300 feet of that property (1 set)

LABELS PREPARED BY:

Rosenberg & Associates / MRW Design
Organization Name

The attached list contains the names and addresses of all persons to whom all property is assessed, and as they appear on the most current County Assessment Roll. This list identifies all properties located within the required area measured from the exterior boundaries of the property legally described by Assessor's Parcel Number(s).

Reynie Beinkerhoff
Legal Owner/Agent of property

Date: 10-9-15

*The list of property owners shall be submitted with the application applying for.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQ. FT. MINIMUM LOT SIZE) TO C-2 (HIGHWAY COMMERCIAL) ON 0.80 ACRES

WHEREAS, the property owner has requested a zone change on 0.80 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to C-2 (Highway Commercial); and

WHEREAS, the City Council held a public hearing on this request on December 3, 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 R-1-10 to C-2 on 0.80 acres generally located at approximately 1059 East 700 South, and more specifically described on the attached property legal description, Exhibit "A". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall be effective on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 3rd day of December, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"



Parcel Description

Lot Two (2), Block One (1), Plat "B", St. George City Survey.

More particularly described as follows:

Beginning at a point being South 88°24'51" East 2,150.18 feet along the centerline and North 34.06 feet from a centerline monument located at 700 South and 700 East, said point being HCN No. 217, within The City of St. George Horizontal Control Network, and running

thence North 01°34'48" East 264.00 feet;

thence South 88°25'13" East 132.00 feet;

thence South 01°34'48" West 264.00 feet;

thence North 88°25'13" West 132.00 feet to the Point of Beginning.

Containing 34,848 square feet or 0.80 acres.

DRAFTAgenda Item Number : **3D****Request For Council Action****Date Submitted** 2015-11-20 14:55:55**Applicant** Dinosaur Crossing (Smith's Plat)**Quick Title** Public Hearing/Ordinance - Easement Vacation**Subject** Consider a request to vacate a portion of a Trail and Recreation Easement located at Mall Drive Bride and the north side of the Virgin River.**Discussion** This portion of the Trial and Recreation Easement was relocated with the construction of the Mall Drive Bridge. A new document is in place to dedicate the location of the new alignment. This will only be dedicated on the Dinosaur Crossing property.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [Trial Vacation.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Trial Vacation.pdf](#)

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-5-2-28-21031

VACATING A PORTION OF A TRAIL AND RECREATION EASEMENT

WHEREAS, a petition has been received by this Council requesting that a portion of an existing Trail and Recreation Easement, belonging to the City of St. George, be vacated. The existing easement is recorded as Document 20070032043. The portion of the existing Trail and Recreation Easement to be vacated is located at Mall Drive and the north side of the Virgin River, as shown on the attached map, and is more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the alignment of the trail was relocated with the construction of the new Mall Drive Bridge and;

WHEREAS, the owner of the property traversed by the easement, as well as the City, have consented to this vacation; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating a portion of the existing Trial and Recreation Easement;

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

The portion of the existing Trial and Recreation Easement, as fully described in 'Exhibit A' attached hereto, is hereby vacated.

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

APPROVED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 20__.

CITY OF ST. GEORGE

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

Victoria H. Hales, Assistant City Attorney

Exhibit A

Dino Crossing 2 Trail Vacation

November 9, 2015

A portion of a 20 foot wide easement recorded June 21, 2007 as Doc. No. 20070032043 of Official Washington County Records as it affects Grantor's Property being more particularly described metes and bounds by Centerline as follows:

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

Beginning at a point on the South Line of Grantor's Property located 1806.95 feet South 88°41'20" East along the Section Line, and 109.90 feet North 1°18'40" East from the South Quarter of said Section 28; and running thence Northeasterly along the arc of a 172.84 foot radius curve to the left a distance of 89.84 feet (Center bears North 29°59'14" West, Central Angle equals 29°46'52" and Long Chord bears North 45°07'20" East 88.83 feet) to a point of tangency; thence North 30°13'54" East 72.32 feet to a point of curvature; thence Northeasterly along the arc of a 500.00 foot radius curve to the right a distance of 152.10 feet (Central Angle equals 17°25'47" and Long Chord bears North 38°56'47" East 151.52 feet) to a point of tangency; thence North 47°39'41" East 270.01 feet to a point 10.0 feet Westerly from the Center of the existing trail alignment and the endpoint of this easement centerline description.

Note:

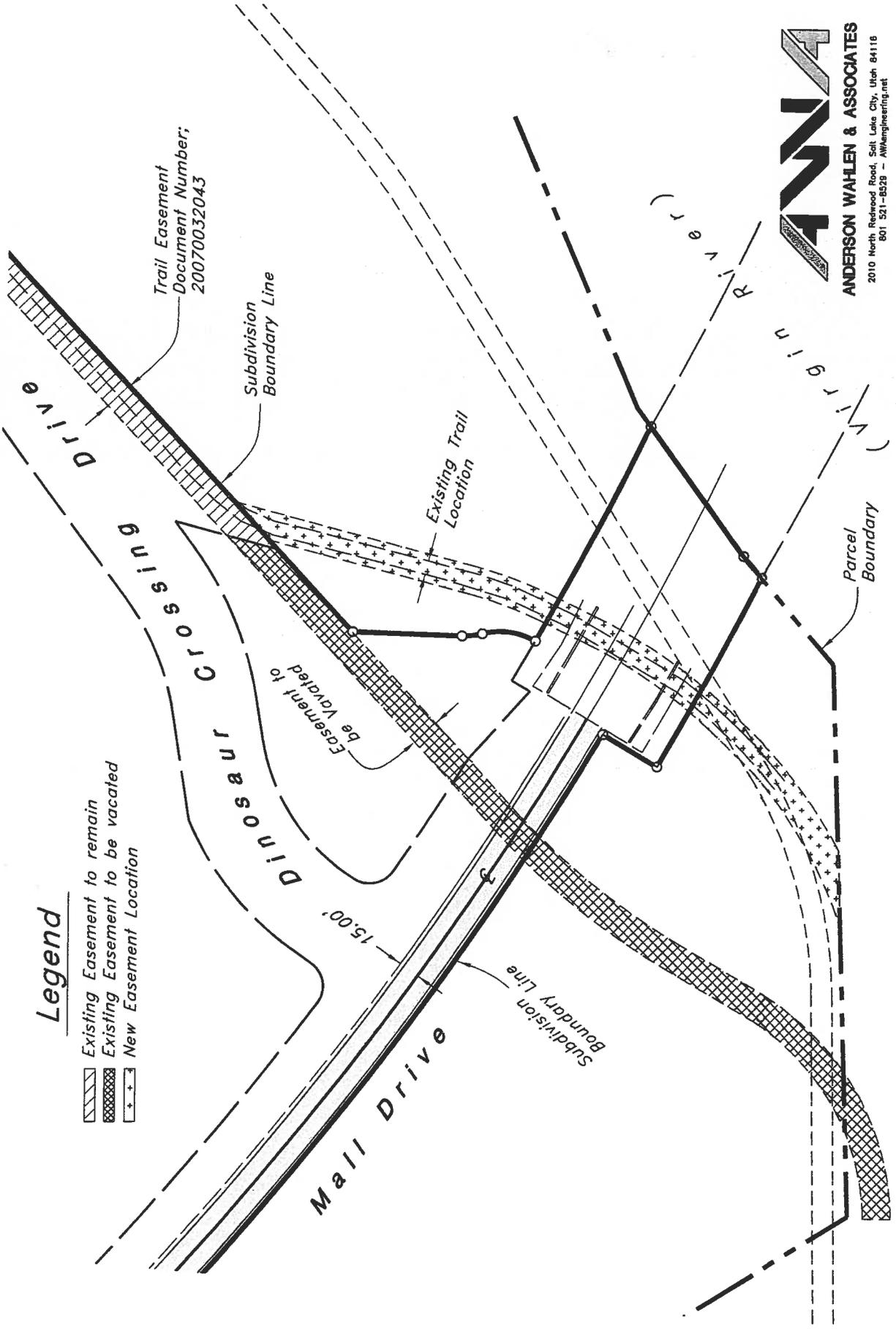
The sidelines of the above described easement are to be lengthened or shortened to exactly match Grantor's Property Lines.

Exhibit

Trail Easement Vacation and Dedication

Legend

-  Existing Easement to remain
-  Existing Easement to be vacated
-  New Easement Location



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8628 - ahwengineering.net

Exhibit

Trail Easement Vacation and Dedication

Legend

- Existing Easement to remain
- Existing Easement to be vacated
- New Easement Location

Trail Easement
Document Number:
20070032043

Subdivision
Boundary Line

Existing Trail
Location

Easement to
be Vacated

Mall Drive

Subdivision
Boundary Line

Virgin
River

Parcel
Boundary



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.531.0538 - awh@andwh.com

DRAFTAgenda Item Number : **3E****Request For Council Action**

Date Submitted	2015-11-23 10:56:21
Applicant	Dixie Endeavor LLC
Quick Title	Public Hearing, Zone Change, and Ord From R-1-7 to PD-R
Subject	Consider a zone change from R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 4.78 acres. The proposed development is called "The Residences at 450 North Street." The property is located on 450 North Street between 2450 East and 3050 East Streets.
Discussion	The applicant is requesting a PD-R and the City Council has an opportunity to review the density, site layout, landscaping, as well as, elevations. 450 north has typically been considered the transition between multifamily and single family for the area. PC spend awhile discussing and hearing public comment on the item. Most of the discussion was regarding density and multifamily. PC recommended denial (4-2).
Cost	\$0.00
City Manager Recommendation	Tabled from your last meeting because of a notice problem.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	Amount:
Additional Comments	

Zone Change

PLANNING COMMISSION AGENDA REPORT: 10/13/2015
CITY COUNCIL SET DATE: 10/15/2015
CITY COUNCIL MEETING: 11/05/2015 (No Meeting)
CITY COUNCIL MEETING: 12/03/2015

ZONE CHANGE

Residences at Four Fifty

Case No. 2015-ZC-020B

Request: Consider a zone change from R-1-7 (Single Family 7,000 square feet min) to PD-R (Planned Development Residential) on 4.78 acres to accommodate a townhouse development project consisting of ten(10) dwelling structures with 40 units, generally located at the northwest intersection of 450 north and 2720 East . The project is “Residences at Four Fifty.”

Applicant: Dixie Endeavor LLC

Representative: Mr. Dave Nasal

Area: 4.78 acres

Address: Generally located at the northwest intersection of 450 North and 2720 East.

Current Zone: R-1-7 - single family 7,000 square feet minimum lot size

General Plan: Medium Density Residential (MDR) 5 to 9 dwelling units per acre. Units for this site could range from 24 to 43 dwelling units.

Project: This is a proposal to build 40 units on a 4.78 acre parcel. The townhouses will be two-stories and will consist of buildings with four units per building. Each unit will have a two car garage, which counts toward the required parking. The applicant is proposing private streets to access the units. No privacy walls will be built along the north of 450 north. This will maintain the open corridor that was established with the Flats at South Pointe.

Units: 40 Total Units

Density: 8.36du/ac. According to PD regulations, density shall conform to the limitations set forth in the General Plan, which is 5 to 9 dwelling units per acre.

- Parking:** Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. Each unit will have a 480 square foot, two vehicle garage, which complies with the parking requirement and counts as two parking spaces. In addition, one guest parking space per three units is required and the project requires 13 guest parking spaces, which is being provided.
- Landscaping:** The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 37.4% of the site in open space, which conforms to the ordinance.
- Recreational Area:** As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 8,000 sq. ft. of designated recreational space. The applicant is proposing to provide 8,000 sq. ft. of recreational space.
- Narrative:** A written text was provided in compliance with Ord. 10-8-4 (see attached).
- Streets:** The project will be served by a 33' private drive.
- Building Heights:** Buildings will be two-stories and will not exceed thirty five feet (35') in height.
- Staff Comments:**
1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
 2. Buildings must meet setback and building separation requirements for the PD zone.
 3. Garage size must be a minimum of 480 square feet, in order to be considered as meeting the parking standard.
 4. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
 5. Six feet (6') in height solid fence is required along property lines that are adjacent to single family zones.

6. MDR (Medium Density Residential) designation provides a density range of 5 to 9 units per acre, which does not always indicate that 9 units per acre is appropriate for every parcel of land.

Staff Comments

The applicant is requesting a PD-R and the Planning Commission has an opportunity to review the site layout, landscaping, as well as, elevations. 450 North as typically been considered the transition between multifamily and single family for the area. The property is adjacent to multifamily to the north, east, and single family to the west. The project does meet all PD-R code requirements.

P.C.:

The Planning Commission spent approximately one hour discussing the item and hearing public comment. The discussion revolved around the density, owner occupied, and multifamily. The Planning Commission recommends denial (4-2).

**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: DIXIE ENDEAVOR

MAILING ADDRESS: 6028 S RIDGELINE DR OGDEN UT 84405

PHONE: _____ CELL: [REDACTED] FAX: _____

APPLICANT: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): DAVENAJAL@GMAIL.COM

CONTACT PERSON / REPRESENTATIVE: DAVE NAJAL
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 2513 S 2260 E ST GEORGE UT 84790

PHONE: _____ CELL: [REDACTED] FAX: _____

EMAIL ADDRESS(ES): DAVE.NAJAL@GMAIL.COM

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 and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. SG-5-2-22-340 UNIMINTL 5.56 ACRES 550 N BETWEEN 2450 E AND 3050 E, SOUTH OF PINEVIEW

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY			
CASE #: 20 <u>15</u> -ZC- <u>1208</u>	FILING DATE: <u>9/24</u>	RECEIVED BY: <u>[Signature]</u>	RECIEPT #: <u>X</u>
*FEE: \$500 (Filing fee and 1 st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus			

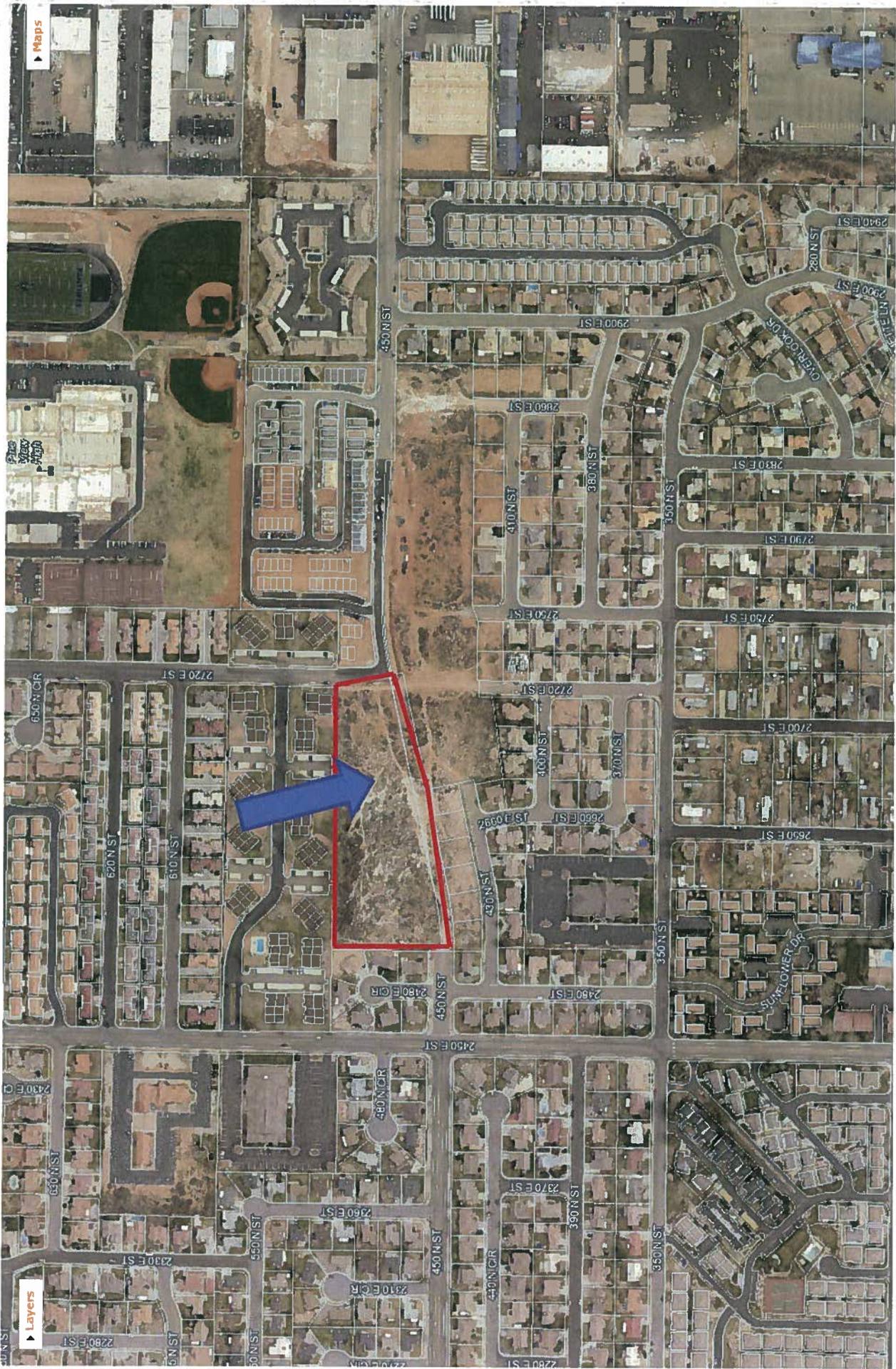
II. ADDITIONAL INFORMATION

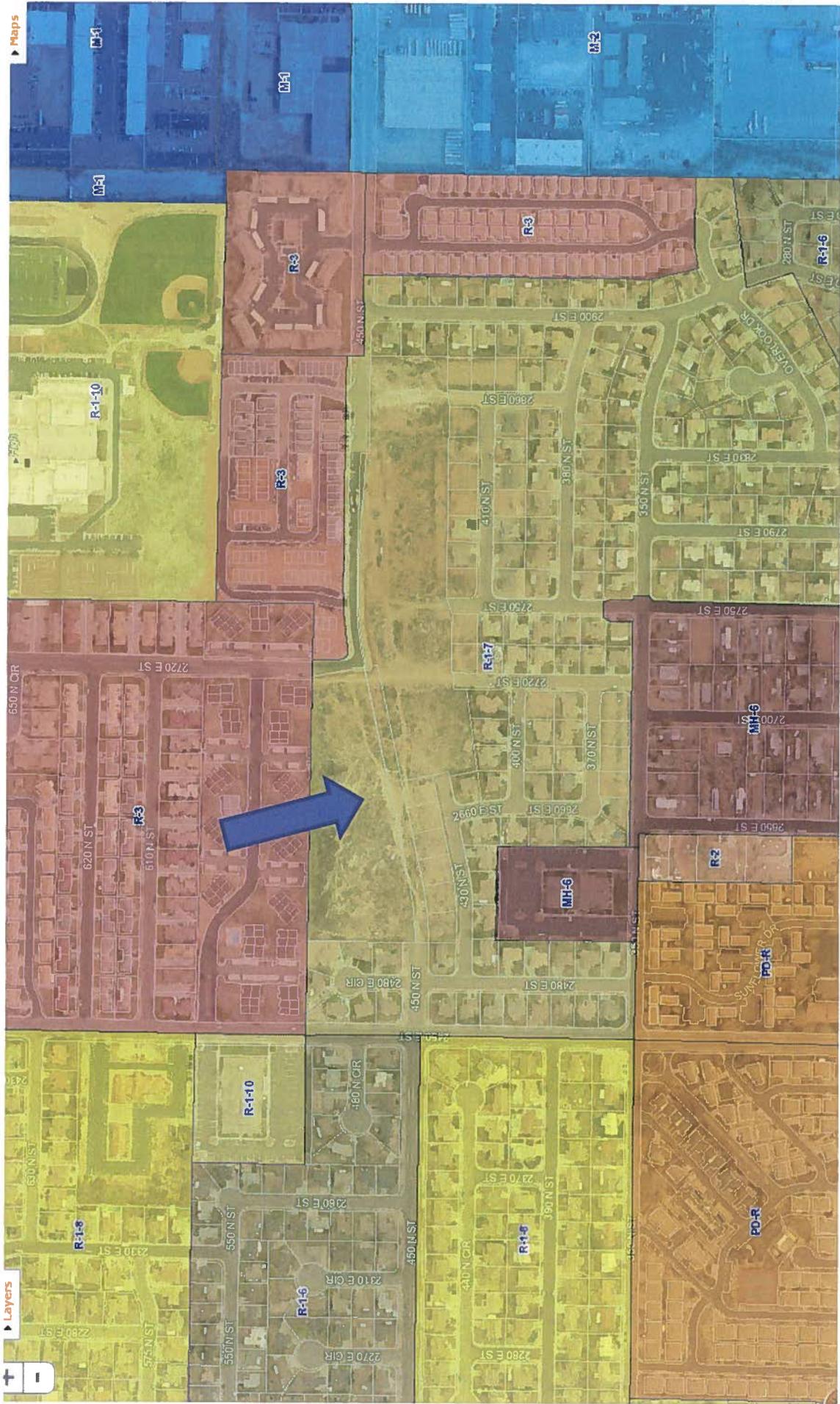
Provide the following information: (Attach additional sheets if necessary)

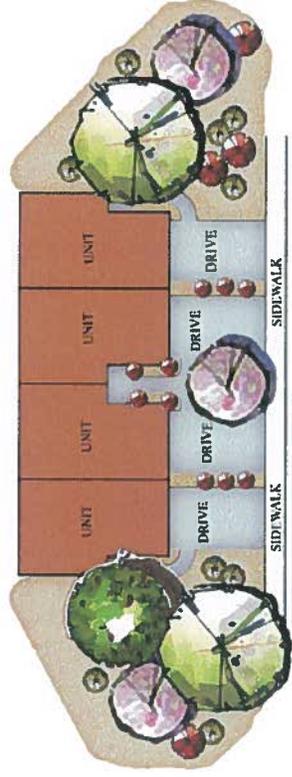
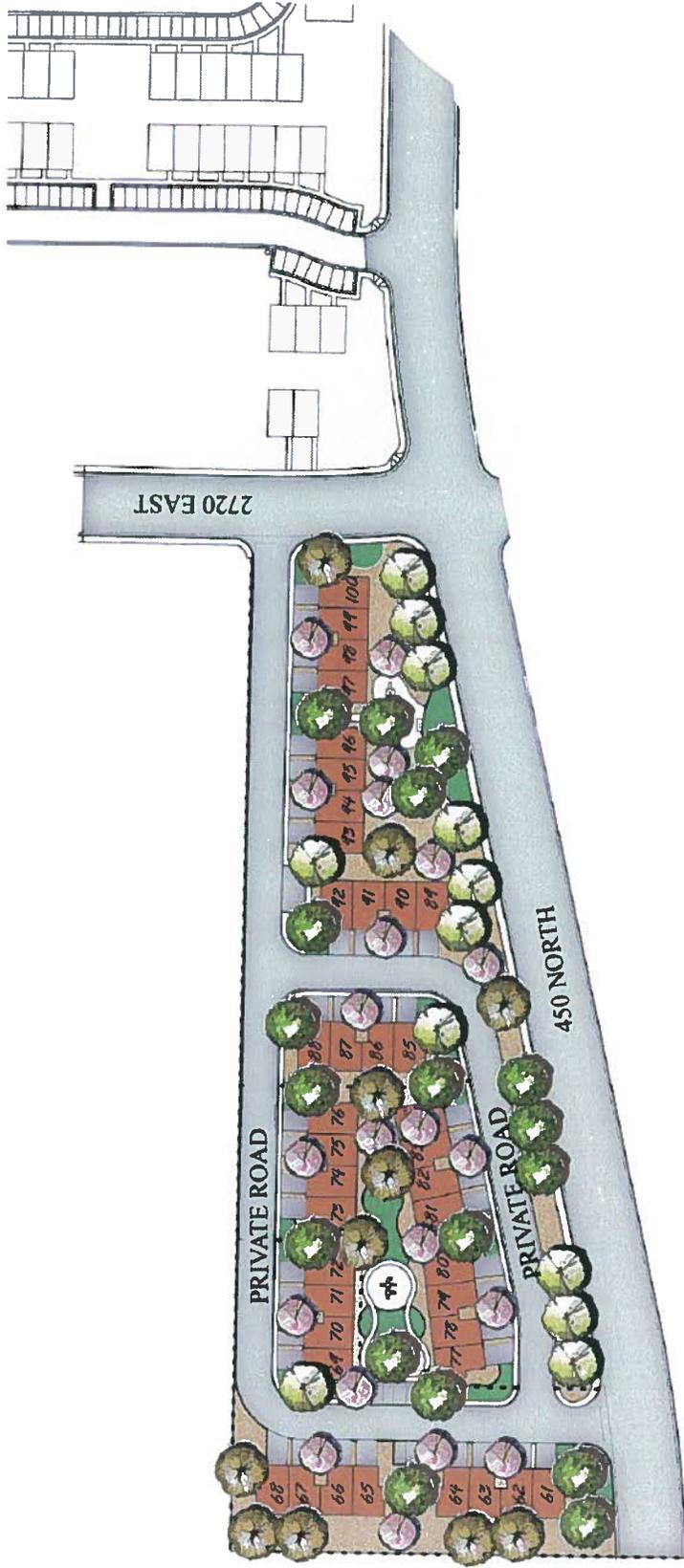
1. What is the present zoning on the property? R-1-7
2. What zone or zones are requested by this application? PD
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property? _____
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 4.78
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No
IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
Please describe the projected demand for utility services: CITY SERVICES TO
10 4-PLEXES, TOTAL OF 40 UNITS PLUS WATER
FOR IRRIGATING LANDSCAPE AND OPEN SPACE.

2015-ZC-020B

Residence at 450

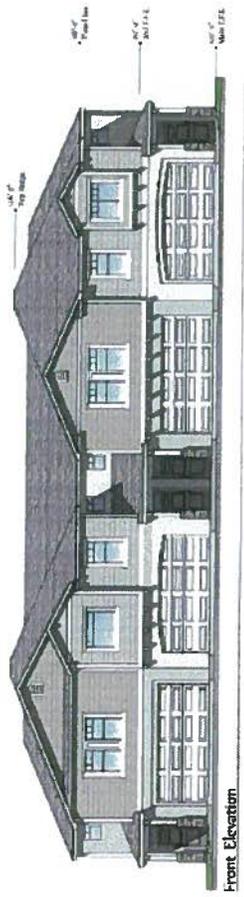




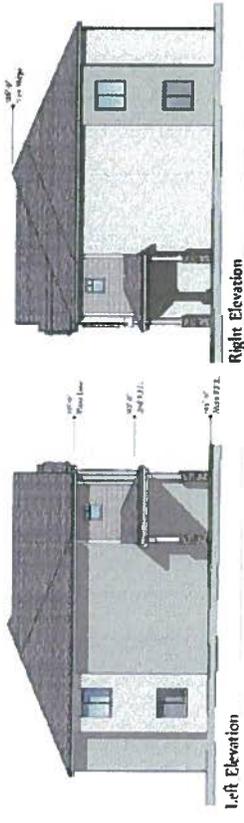


TYPICAL UNIT LAYOUT

RESIDENCES AT FOUR FIFTY N.T.S.

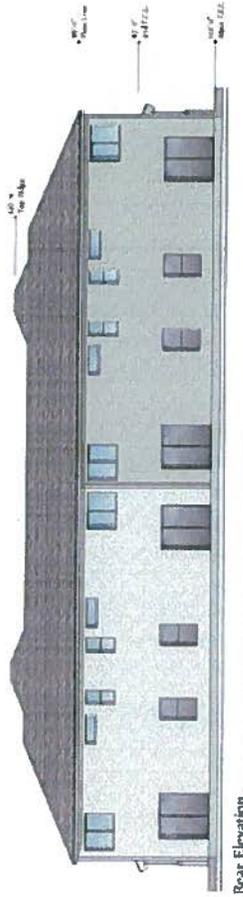


Front Elevation

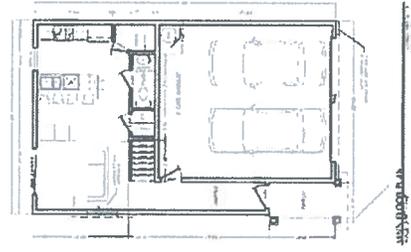


Left Elevation

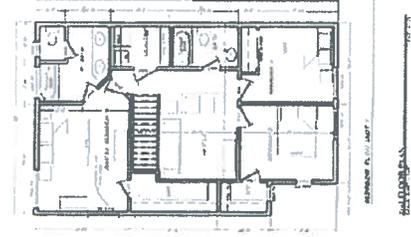
Right Elevation



Rear Elevation



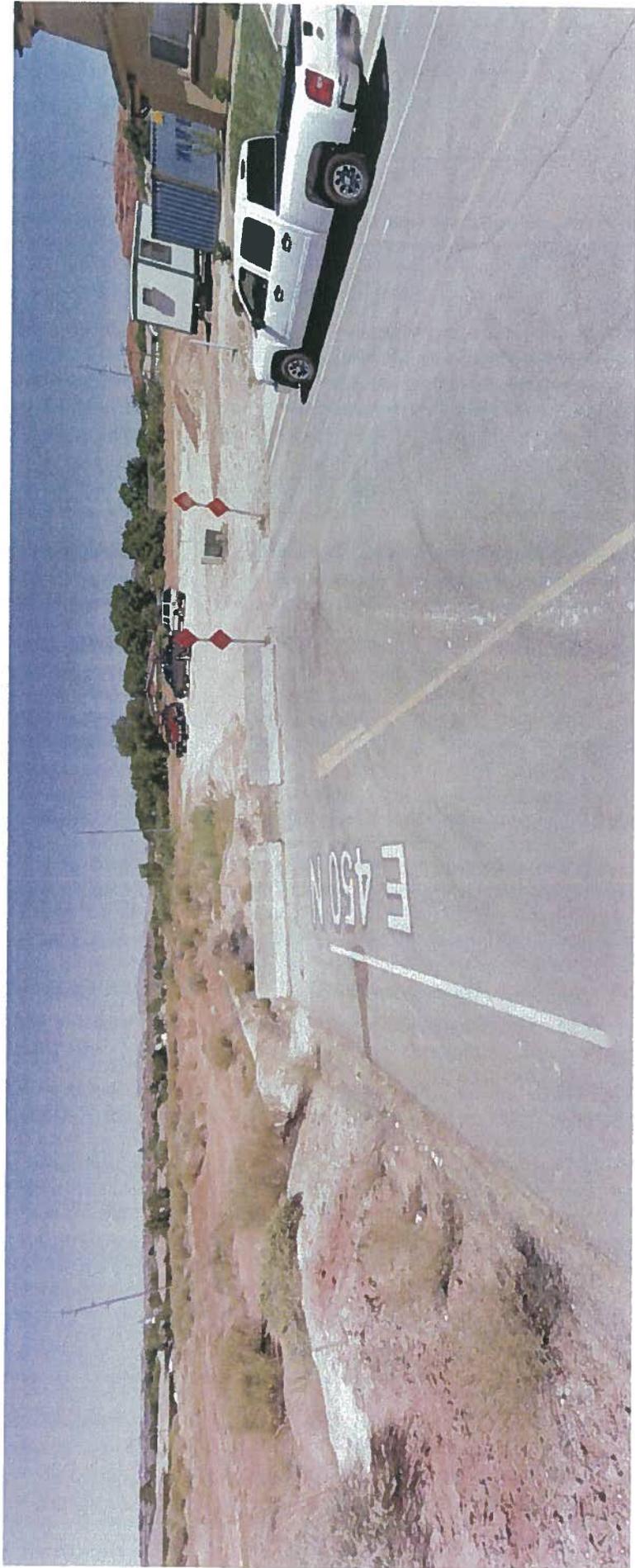
1st Floor Plan

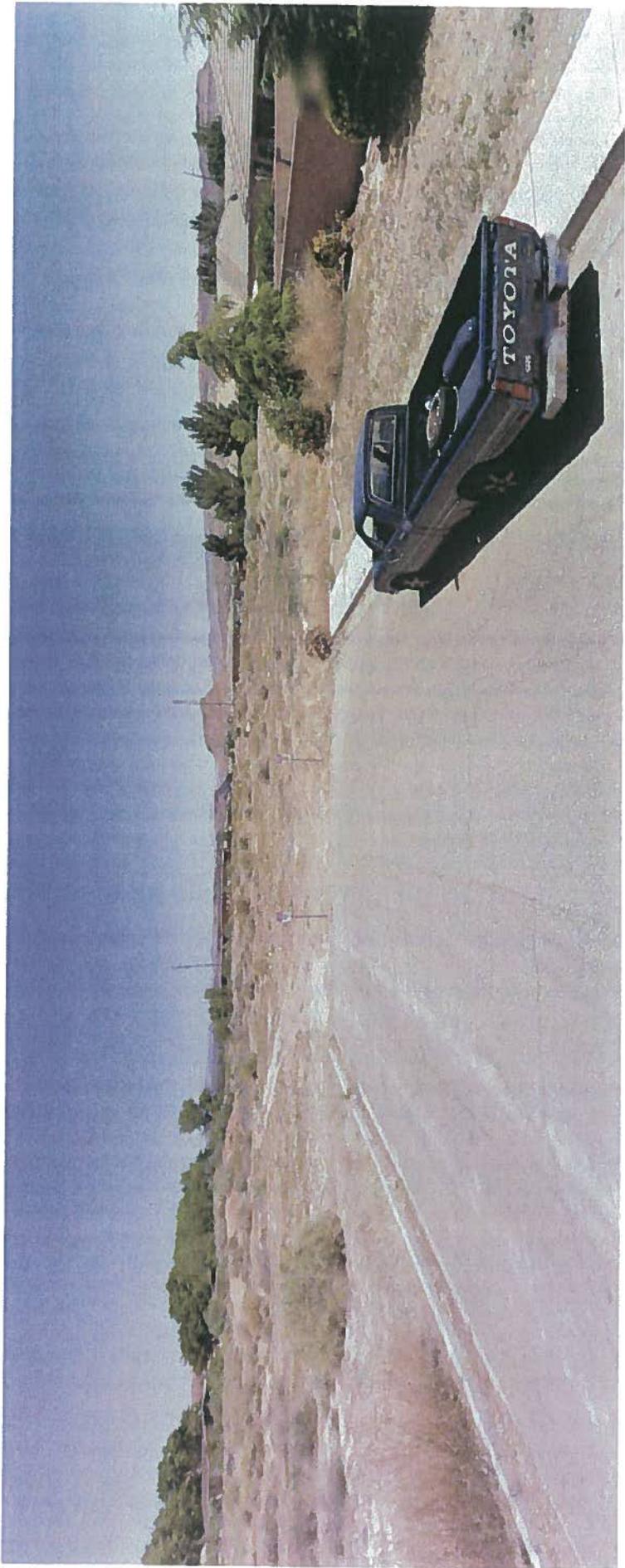


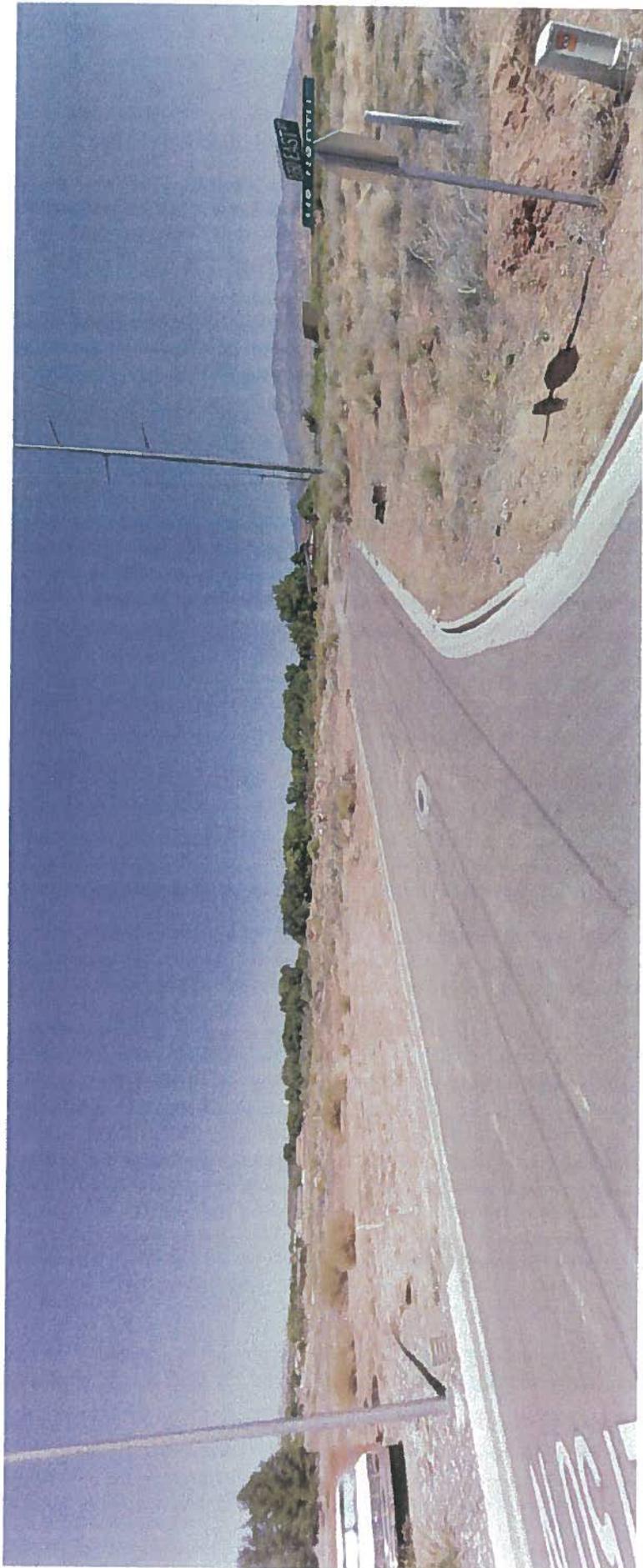
2nd Floor Plan

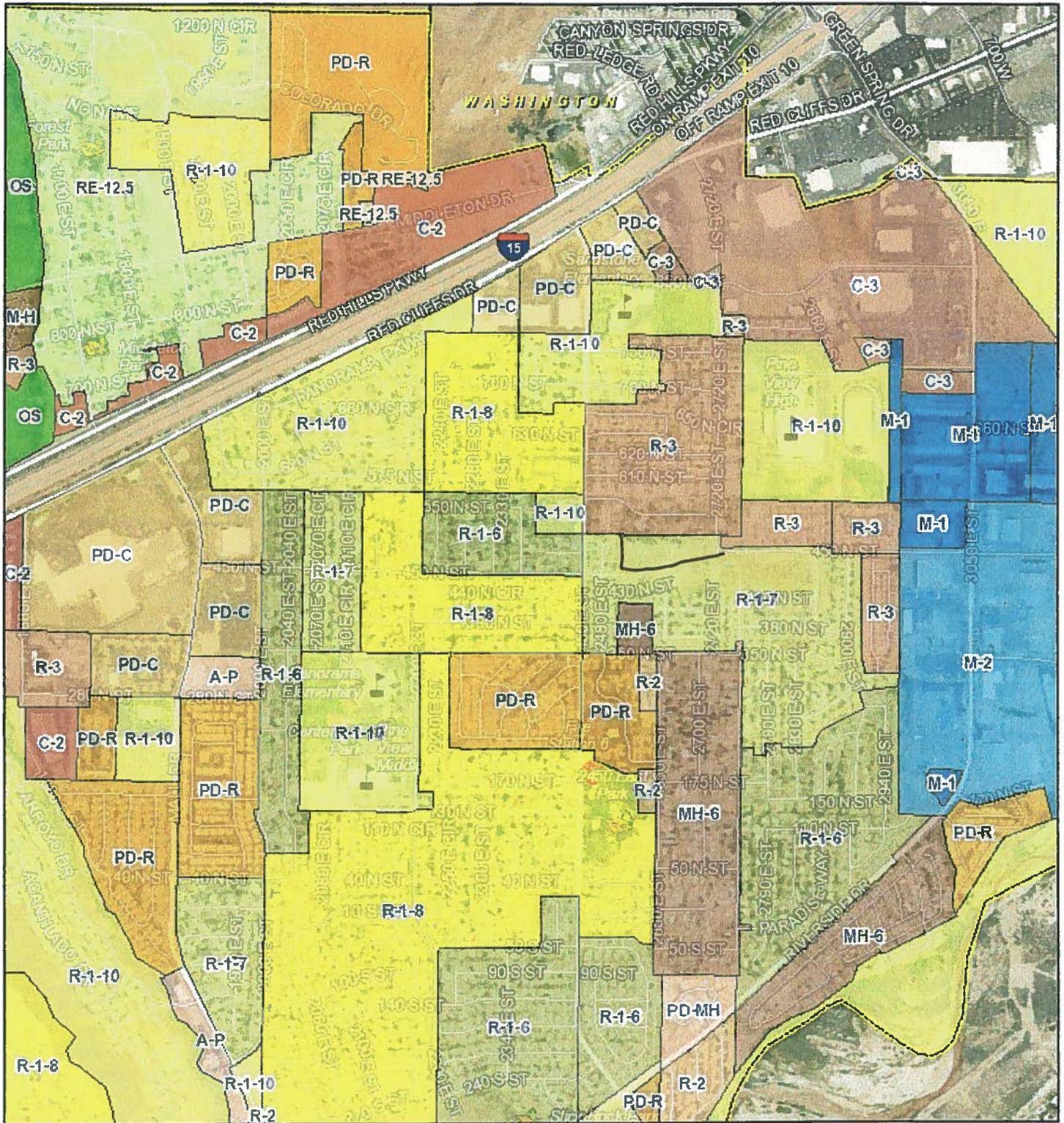


Residences at Four Fifty



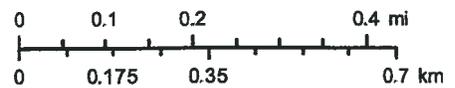


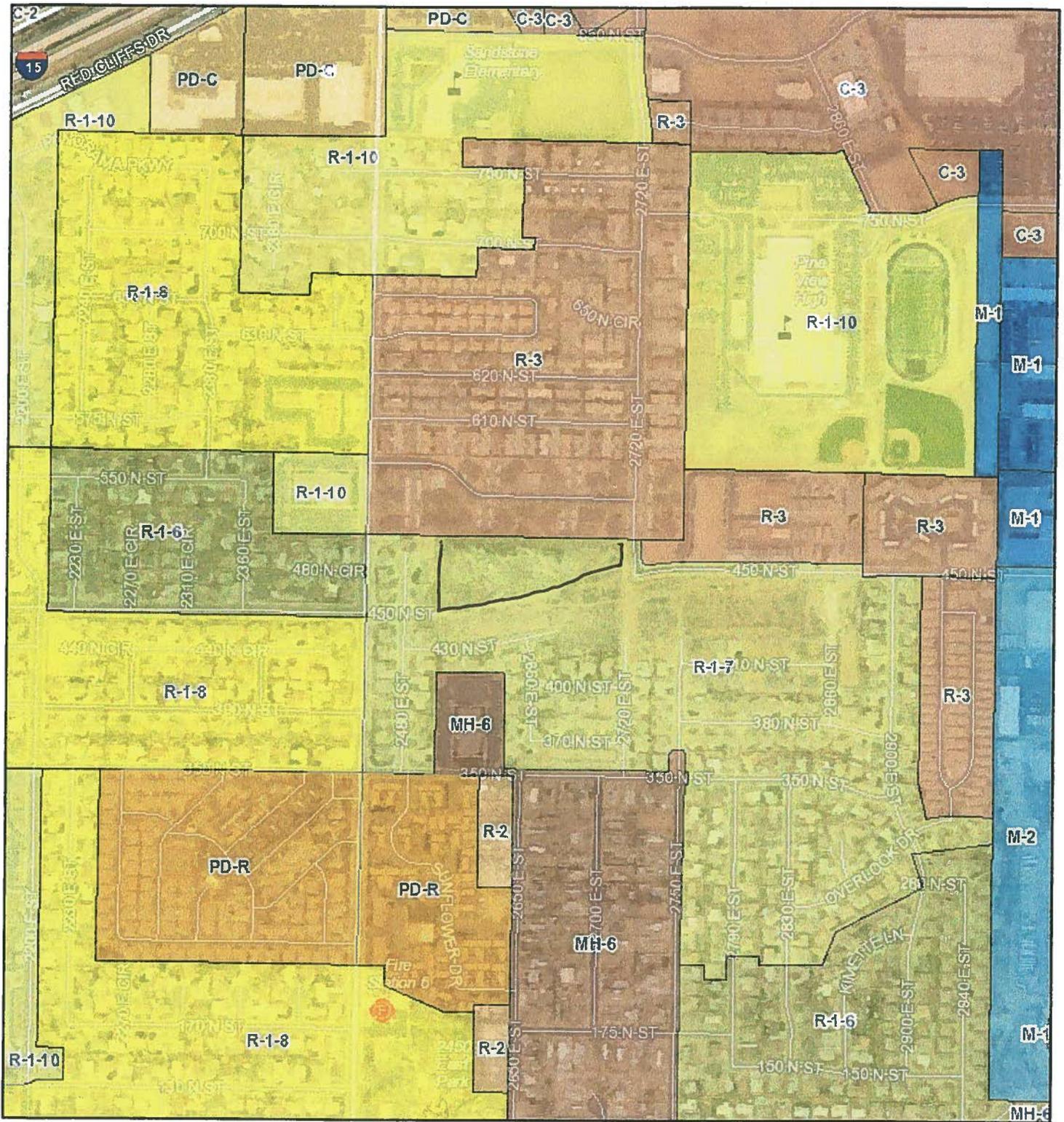




December 2, 2015

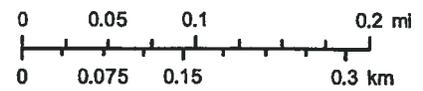
1:14,000





November 19, 2015

1:7,000



Christina Fernandez

From: John Willis
Sent: Wednesday, November 18, 2015 10:42 AM
To: Christina Fernandez
Subject: FW: Against zone change on 450 N

Christina,

The below email is in regards to the Residences at Four Fifty zone change that is on the agenda tomorrow.

Thanks,

-----Original Message-----

From: Bryan [<mailto:bryankwilson@yahoo.com>]
Sent: Monday, November 16, 2015 7:21 PM
To: John Willis
Subject: Against zone change on 450 N

John ,

I Bryan Wilson am against the zone change. Please do not change the zoning.

F. Consider approval of an ordinance changing the zone from R-1-7 to PD-R on 4.78 acres located on 450 North Street between 2450 East and 3050 East Streets.

Bryan Wilson

Christina Fernandez

From: John Willis
Sent: Wednesday, November 18, 2015 2:16 PM
To: Christina Fernandez
Subject: FW: City Council Zone Change Meeting on the 19th of November

Christina,

Another email for 450 n.

Thanks,

From: Axelgard, Beth [<mailto:baxelgard@dixie.edu>]
Sent: Wednesday, November 18, 2015 1:51 PM
To: John Willis
Subject: City Council Zone Change Meeting on the 19th of November

My name is Beth Axelgard. I recently moved into the Saint George community of South Point. When my husband and I purchased our home we were told that the neighboring field, currently seeking a zone change, would eventually be turned into single family homes. We did not have a concern about what could be built there, the zoning ordinance was straight forward.

I understand this developer would like to maximize his profit; however, he purchased the land knowing it was zoned for single family residential housing. If this was something that did not appeal to him, he should have walked away from the sale. The zoning ordinances are established to help build the infrastructure of a city. This part of Saint George has a high volume of high-density, transitional housing. It would be a disservice for the City Council to add more transitional housing to this already highly transient area of town. The goal of any community should be to promote life-long citizens. However, this housing creates a transitional environment, with its residents looking for more long term living accommodations outside of the city.

My husband and I are in opposition of this zone change, we would like the city to maintain the current zoning of R-1-7 (single family 7,000 square feet min) - an even better idea would be the city buy the land and build a park.

Also, when will the city of Saint George place a traffic light at the intersection of 450 N and 3050 E. My husband and I have almost been hit several times and do not feel safe exiting or entering 450 North. If someone could please let me know when this issue will/can be addressed.

Thanks,

Beth Axelgard

John Willis

From: John Willis
Sent: Tuesday, October 13, 2015 8:22 AM
To: Genna Singh
Subject: FW: Rezoning case no.2015-ZC-020B

Follow Up Flag: Follow up
Flag Status: Flagged

From: Doris Carper [<mailto:dbcstevenson63@yahoo.com>]
Sent: Monday, October 12, 2015 2:21 PM
To: John Willis
Subject: Rezoning case no.2015-ZC-020B

I do not know if I will be able to come to the meeting or not because i have Parkinsons . I have good days and bad days. I never know what kind of day I will be having. Until each day comes. Thankfully *I have many good days and truly blessed. Hopefully Tuesday October 13 will be one of those days.*

But if is not i want to express my thoughts about the rezoning. I am opposed to the rezoning because I love this neighborhood because it is quiet, not a lot of traffic. And I love my home. I am concerned about the overcrowding of the schools and high traffic for the children. I am directed affected because the area behind my house is the field they are going to build on if is rezoned. I am also concerned about the property value will go down. on my home and neighborhood homes.

I have talked to a lot of my neighbors and all of them are opposed to the rezoning and said they bought their homes here because it was zoned for single dwellings homes to be built here. No one I talked to wants the area rezoned.

I love St George I retired here when my husband passed on that is when il bought my home it will be ten years in February. I appreciate being notified about the meeting and I have the opportunity to voice my feelings about the rezoning.

Sincerely

Doris Carper

John Willis

From: John Willis
Sent: Tuesday, October 13, 2015 8:23 AM
To: Genna Singh
Subject: FW: Zone Change "Residence @Four Fifty"

Follow Up Flag: Follow up
Flag Status: Flagged

From: lgfeltner@hotmail.com [<mailto:lgfeltner@hotmail.com>]
Sent: Monday, October 12, 2015 7:38 PM
To: John Willis
Subject: Zone Change "Residence @Four Fifty"

Dear Mr. Willis and Planning Commission, I am a homeowner in the Southpointe subdivision located at 2616 e 430 n in St. George. I am writing to voice my opposition to the proposed zone change from R17 to PDR. Within a mile radius of my home, there are already multiple areas of PDR housing that surround our subdivision. The PDR housing already outnumbers the single family housing. I argue that by maintaining the R17 zoning, there will be a better balance of homes to "units" in the population of this area. Thank you for your consideration of the homeowners of this area. Leslie Feltner

Sent from my Verizon Wireless 4G LTE DROID

John Willis

From: carolyn mcdonald <carolyn8980@hotmail.com>
Sent: Monday, August 24, 2015 9:55 AM
To: John Willis
Subject: Residences at Four Fifty

It has come to our attention by one of our neighbors that there is a planned "zone change" from R-1-7 (Single Family 7,000 Square Feet min) to PD-R (Planned Development Residential) on 13.03 acres to accommodate 26 dwelling structures with 100 units at about 450 North between 2480 East and 2860 East.

We are concerned about this proposed zone change as we purchased a brand new home in Kenney Estates on 430 N, just off 2450 East. The proposed project case # 2015-ZC-0020 would be almost in our back yard.

Please take note that we are against this zone change! we purchased our home because it was in a RESIDENTIAL area. We have a quite beautiful neighborhood and wish it to remain that way.

A project of this size would increase traffic in this area dramatically, along with the number of people. This type of project should be built in the appropriate zone. There are already several such projects adjacent to the area and we don't feel that this is appropriate. It would greatly impact the neighborhood in a negative way. We all know that a project of this type would depreciate our residential, single family homes.

Surely the developer could find other properties that would accommodate his project for adequately without imposing a negative impact to the existing homes.

We live in a wonderful, quiet neighborhood and that is why we chose to live in this area of St. George.

Please give consideration to your existing residents that are very pleased with and enjoy the area that they have spent several thousands of dollars to purchase homes and for the privilege to live in this type of neighborhood. There is still building going on, and they are single family dwellings.

we do not want the value of our property to go down because of this type of project.

In essence, we don't want the increased traffic, which in St George is already a big concern, without adding it to the residential areas.

we are totally against this proposed Zone Change!

Respectfully

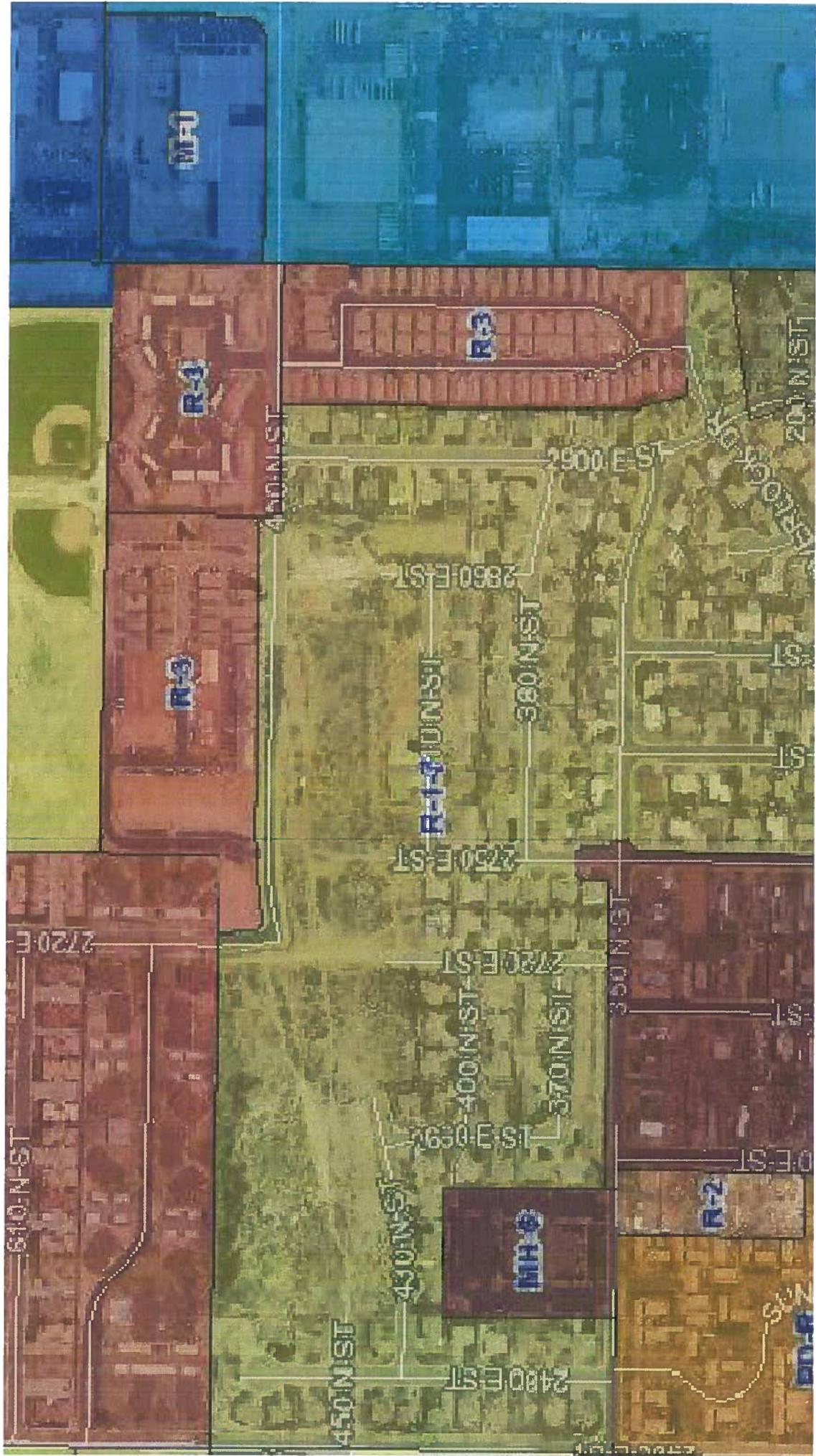
Mr. & Mrs. Jay McDonald
2609 E 430 N
St George UT 84790

435-899-9249

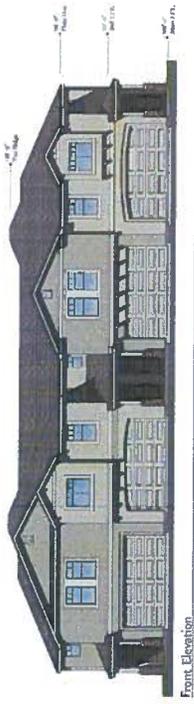
Residences at Four-Fifty



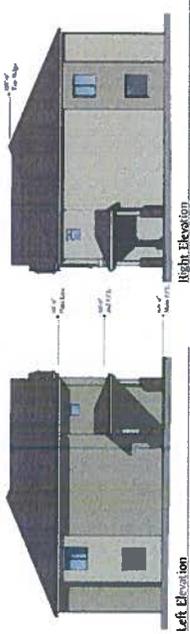
Residences at Four Fifty



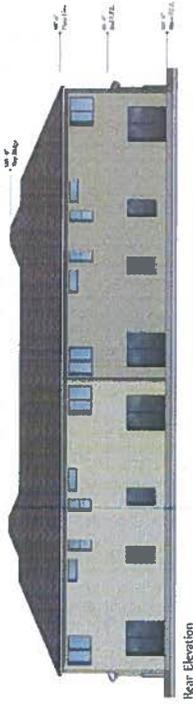




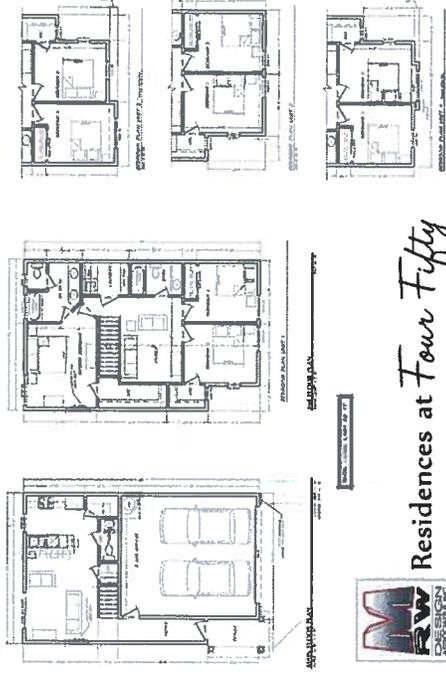
Front Elevation



Left Elevation



Rear Elevation



Residences at Four Fifty

Residences at Four Fifty Narrative

Section 10-8-4

- A. Use of Land:
 - Total Site- 4.78 acres (208,191 sq ft) 100%
 - Building Coverage- .82 acres (35,800 sq ft) 17.1%
 - Parking Coverage and driveways-.35 acres (15,028 sq ft) 7.3%
 - Roadways-1.83 acres (79,550 sq ft) 38.2%
 - Landscape Coverage- 1.79 acres (77,813 sq ft) 37.4%
- B. Height and Elevations: Maximum height is 26'9". See Attached Elevations.
- C. Density: 8.37 units/acre (40 units on 4.78 acres) After a few meetings with the city and multiple renditions, I feel that we blend well with the predominant R-3 properties on the north side of 450 North.
- D. No schools or churches. Open space is located in the courtyard in the middle and sides of the buildings.
- E. Phasing Plan- See phasing plan.
- F. Topography: See attached Site Plan.
- G. Landscape Plan: See attached Landscape Plan
- H. Area reserved for landscaping: 1.79 acres (77,813 sq ft)
- I. Utilities: All utilities shall be underground.
- J. Refuse Storage Areas: Dumpsters are located behind a solid screen and metal gates.
- K. Lighting Plan: The plans submitted shall include a general lighting plan indicating the location of lights to be installed on the site.
- L. Turning Space: Safe and convenient turning spaces shall be provided for cars, sewer vehicles, refuse collection, firefighting equipments, etc at the end of private drives and dead end streets.
- M. Signs: Signage will conform to code and be development quality. It remains to be designed and submitted.

Melody Withner
handout

We love this city, its design, its layout, its parks, its trails, its recreational opportunities and we love our neighborhood. We, the individual homeowners; taxpayers; families and voters purchased our property knowing how it was zoned and knowing how the adjacent neighborhood was zoned for single family residential. We have trusted the city's development and General Plan to protect our investment in this community. Here is a quote from the City's zoning codes **Article B Single Family Residential Zones 10-7B-1: PURPOSE:** The purpose of these zones is to provide appropriate locations where low density residential neighborhoods may be established, maintained and **protected**. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. **The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.** (1998 Document § 14-1; amd. 2003 Code) Mr. Nasal is just one Entity and furthermore bought the property aware of its zoning. It is unfair to ruin our quality of life and the character of our neighborhood just to suit his needs. If he wants to build multi-family housing, he should buy property that is zoned that way.

Mr Nasal has not demonstrated (required under Section 6.2.1 (4) of the General Plan) how his multi-family housing does not exceed the capacity of public facilities and services (Schools) SandStone Elementary is basically already at capacity from the apartment complexes that are Already existing. If Sandstone Elementary gets too full, the School District will have to change the boundaries and our children would be forced to attend a different school. This is not fair to the existing homeowners with elementary age children. His comment at the last meeting that sometime in the future "a charter school is possibly going to be developed over by Mall Avenue" is vague and outside our community area. It is unlikely that children residing in his proposed development would be attending a "maybe" built charter school more that 1 mile away. This development would exceed available public services.

Mr. Nasal indicated in the planning meeting in October that 450 N was a dividing line between the residential and multifamily housing. **This is not true.** 450 N from 2000 E all the way through 2480 E is single family residential on both sides of the street.

The city plan has already created a buffer zone between existing single family housing and multi-family housing by its placement of the SpringTree Condominiums. These condominiums are single level duplex or triplex (with the exception of one two story section in the center of the complex by the pool area) are individually owned, and are screened by trees and fences. They are the adjoining parcels. All other adjoining parcels are single family residences, as are the brand new homes, which would be across the street.

Mr. Nasal's plan does not meet the goals or needs of our community. Our community does not need more multi-family housing in this neighborhood.

We would like to call your attention to the following quotes from the city's General Plan. These quotes apply directly to our situation, and we feel that granting a zone change may be a violation of the Plan's intent and purpose.

1. The mission of the Planning and Zoning division is to promote orderly and quality development in the community. The General Plan (also referred to as the City Master Plan) guides development according to the **goals and needs of the community** and is used as a guide for making land use decisions. This is accomplished by implementation of Zoning, Subdivision and related City Ordinances and Codes. The General Plan provides an overall direction of growth and development. The General Plan describes how the community wants to grow, where various land uses will be located and **what the community wants to look like**. The General Plan is a continuation of the effort originally begun in 1861 to strive for a better, more efficient, functional and beautiful community.

Therefore, once the General Land Use Plan is adopted, it is important that the City Zoning Plan be made consistent

General Plan Chapter 4.1 10. A city where growth is well-managed and new development does not exceed the capacity of public facilities and services.

General Plan Chapter 4.1 Goal III D. **Assure that new development is organized as neighborhoods, and is integrated with the existing neighborhoods**

6.2.1 GENERAL LAND USE POLICIES : 1. **All zoning and other land use decisions shall be consistent with the General Plan.** 4. **New development shall demonstrate that adequate public facilities are available to serve its needs.**

If you decide to ignore our pleas to deny the zoning change, please refer to the following:

General Plan Chapter 7.1.1 4 Planning Principles for New Development - New development should help repair existing neighborhoods or create new ones, and **not take the form of an isolated "project"**.

6.3.1 RESIDENTIAL LAND USE POLICIES :

1. **The City will zone land consistent with the designation of these density ranges on the Land Use map. Property owners and developers should not assume an entitlement to the higher range of densities when assigning zoning.** In determining the appropriate density (within the range shown on the Land Use Plan) the Planning Commission and City Council will take into account how and where density is proposed to be placed on the property (.i.e. design and location of buildings) as well as compatibility with adjacent land uses.

6.2.1 (4).

Applicant has falsely stated that 450 N is kind of a dividing line for multi-family housing which was misleading to the planning commission.

Mr. Nasal's plan does not meet the goals or needs of our community. His plan does not integrate with the existing neighborhood.

We have come together as neighbors, friends, concerned taxpaying homeowners, and voters to ask that the City deny this zone change once and for all.

Thank you for your time and serious consideration of these matters.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM R-1-7 (SINGLE FAMILY 7,000 SQUARE FEET MINIMUM) TO PD-R ON 4.78 ACRES

WHEREAS, the property owner has requested a zone change on 4.78 acres from R-1-7 (Single Family 7,000 square feet minimum) to PD-R (Planned Development Residential); and

WHEREAS, the City Council held a public hearing on this request on December 3, 2015; and

WHEREAS, the Planning Commission held a public hearing on October 13, 2015; 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 R-1-7 to PD-R on 4.78 acres, generally located at the northwest intersection of 450 North and 2720 East, and more specifically described on the attached property legal description, Exhibit "A". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall be effective immediately on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 3rd day of December, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

Legal S: 22 T: 42S R: 15W PARCEL OF LAND LOC IN POR OF NW1/4 OF SW1/4 OF SEC 22 T42S R15W DESC AS FOL: BEG AT PT LOC S00°33'14" W 288.88 FT ALG C/S/L & W 2351.11 FT FM CTR 1/4 COR OF SD SEC 22 SD PT ALSO BEING NE COR OF SOUTH POINTE PH 6; TH S89°08'07" E ALG S LN OF SPRINGTREE GARDENS CONDOS 828.56 FT TO PT ON CTR LN OF 2720 EAST ST; TH S1°06'38" W ALG SD CTR LN 2.69 FT TO PT OF 1000.00 FT RAD CUR LFT; TH SLY ALG ARC OF SD CUR 156.16 FT THRU CTL ANG OF 8°56'50" TO PT ON CTR LN OF 450 NORTH ST; TH S78°12'26" W ALG SD CTR LN 672.06 FT TO PT OF 1000.00 FT RAD CUR RGT; TH WLY ALG ARC OF SD CUR 184.59 FT THRU CTL ANG OF 10°34'34" TO PT ON ELY LN OF SD SOUTH POINTE PH 6; TH N0°36'02" E ALG SD ELY LN 329.17 FT TO POB. ALSO: BEG AT NE COR LOT 616, SOUTH POINTE PH 6; TH N0°36'02" E 40.02 FT ALG SD SUB B/L TO PT ON 1000.00 FT RAD CUR LFT RAD PT BEARS N1°12'59" W; TH NELY 184.59 FT ALG ARC OF SD CUR THRU CTL ANG OF 10°34'34" TO PT OF TNGY; TH N78°12'26" E 672.06 FT; TH S11°47'34" E 40.00 FT; TH S78°12'26" W 672.06 FT TO PT OF 1040.00 FT RAD CUR RGT; TH SWLY 193.24 FT ALG ARC OF SD CUR THRU CTL ANG OF 10°38'46" TO POB.

LESS: LAND IN FLATS AT SOUTH POINTE PH 3.

DRAFTAgenda Item Number : **3F**

Request For Council Action

Date Submitted 2015-11-23 10:18:53

Applicant Mr. David Nasal

Quick Title Public Hearing, Zone Change, and Ord to Amend the PD-R

Subject Consider a zone change amendment request to construct a short term rental project "Magnolia Hills at Green Valley" with fourteen (14) buildings and forty-six (46) units on 7.49 acres in the PD-R (Planned Development Residential) zoning district and is located off of Plantations Drive between World Mark by Wyndham, Green Valley Spa, and Las Palmas.

Discussion Applicant is proposing an amendment to the existing PD in Green Valley, in order to review the site plan, elevations, and materials. The original approval allowed short-term rentals and the proposal is consistent with the surrounding projects. PC recommends approval.

Cost \$0.00

City Manager Recommendation Project is right in the middle of similar projects with same use. The area was originally planned for this type of density. Planning Commission recommends approval.

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: 10/27/2015
CITY COUNCIL SET DATE: 11/05/2015
CITY COUNCIL MEETING: 12/03/2015

Magnolia Hills at Green Valley
2015-ZCA-023 Amendment PD-R

Request: Consider a zone change amendment to construct a short term rental project with fourteen (14) buildings and forty-six (46) units on 7.49 acres in the PD-R (Planned Development Residential) zoning district.

Project Name: Magnolia Hills

Owner / Developer: Lorie Chapman and Ron Snow

Applicant: Mr. David Nasal

Representative: Jeff Mathis, MRW

Zone: PD-R (Planned Development Residential)

General Plan: MDR (Medium Density Residential) 5-9 du/acre

Location: This property is located off of Plantations Drive between World Mark by Wyndham, Green Valley Spa, and Las Palmas.

Units: 46

Acreage: 7.49 acres

Density: 6.14 du/ac. General Plan range is 5-9 du/acre.

Buildings: The total overall building area would be 46,000 sq. ft. consisting of fourteen (14) buildings comprised of six (6) triplex, six (6) fourplex, & two (2) duplexes.

Ordinance: "Planned Development Zone" Section 10-8-3(C) requires the submittal of a colored site development plan, a written text, and colored elevations.

Height: The applicant is proposing 2-story buildings, which will not exceed thirty-five (35) feet in height. According to City Code, buildings that exceed 35' in height must be approved as part of the PD approval.

Materials: The applicant is proposing two variations of stucco with metal accent trim and shade for the buildings.

Parking:

Unit Parking

Two (2) parking spaces per unit are required and at 46 units x 2 = 92 spaces required and 92 are proposed.

Guest Parking

The guest parking spaces required are one (1) space per three (3) dwelling units; $46 / 3 = 15.33$ spaces are required and 20 are provided (5 more than minimum).

Additional Trailer Parking

The applicant proposes to provide fourteen (14) spaces for trailers and boat parking.

Landscape & Recreation Area:

As part of the overall landscape area, a recreation area equal to 200 sq ft per unit is required. The minimum amount of recreation area for a 46 unit project is 9,200 sq ft (46 units X 200 sq ft/unit). The proposal is providing 15,065 sq ft, which consist of a playground, open grass area, and pickle ball court.

The PD zones require 30% (1.87 acres) of the site be in landscaping and the applicant is providing 52.1% (3.90 acres). However, a portion of the area will be maintained in undisturbed open space (1.64 acres). Without the undisturbed area, the site still meets the landscaping requirement.

Lighting:

The site shall be designed to be “dark sky” friendly and avoid any light pollution to neighbors.

Access:

The applicant is proposing access from 1790 West, which is a public street and the project is proposing the public street dead end into a private street. However, the proposal does not provide the public a way to turn around on a public street. The applicant needs to provide a public dedicated turn around or request to abandon 1790 West. Currently, 1790 West does not serve another project and staff supports abandoning the street.

Comments:

The Green Valley PD was approved in the early 80’s and short term rentals were approved at that time. Most of the developments in the area are short term rentals and this is consistent with surrounding properties. The follow are staff recommended comments:

1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.

2. Buildings must meet setback and building separation requirements for the PD zone.
3. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
4. MDR (Medium Density Residential) designation provides a density range of 5 to 9 units per acre, which does not always indicate that 9 units per acre is appropriate for every parcel of land.
5. The project is proposing 1790 West dead end into a private drive. The applicant must provide a public dedicated turn around or request the public ROW be vacated.

Planning Commission:

PC recommended approval (5-0) with addition conditions that the applicant landscape disturbed areas to blend into the natural vegetation and the amenities be included in the first phase.

CC Magnolia Hills
2015-ZCA-023
Page 4 of 4

Z:\Planning and Zoning\Common\Zone Changes\2015 ZC\2015-ZCA-023 Magnolia Hills - Green Valley\Staff Rpts\CC-2015-ZCA-023 Magnolia Hills.doc

Magnolia Hills Narrative

Section 10-8-4

- A. Use of Land:
 - Total Site- 7.49 acres (326,270 sq ft) 100%
 - Building Coverage- 1.05 acres (46,000 sq ft) 14.0%
 - Parking Coverage and driveways and Roadways:
 - Total Impervious area-2.54 acres (110,642 sq ft) 33.9%
 - Landscape Coverage- 1.79 acres (77,813 sq ft) 37.4%
- B. Height and Elevations: Maximum height is 35.0". See Attached Elevations.
- C. Density: 6.14 units/acre (46 units on 7.49 acres) The proposed density is on the lower end of Medium Density and is significantly lower than the adjacent projects.
- D. No schools or churches. Open space is located throughout the project, on hillsides and in the recreation area running through the middle and sides of the buildings. We want to keep the project entrance as natural as possible, then to add landscaping where the units are going to be built.
- E. Phasing Plan- See phasing plan.
- F. Topography: See attached Site Plan.
- G. Landscape Plan: See attached Landscape Plan
- H. Area reserved for landscaping: 3.9 acres (170,024 sq ft) 52.1%
 - Portion of landscaping to remain native: 1.64 acres (71,468 sq ft)
- I. Utilities: All utilities shall be underground.
- J. Refuse Storage Areas: Dumpsters are located behind a solid screen and metal gates.
- K. Lighting Plan: The plans submitted shall include a general lighting plan indicating the location of lights to be installed on the site.
- L. Turning Space: Safe and convenient turning spaces shall be provided for cars, sewer vehicles, refuse collection, firefighting equipments, etc at the end of private drives and dead end streets.
- M. Signs: Signage will conform to code and be development quality. It remains to be designed and submitted.

CITY OF ST GEORGE

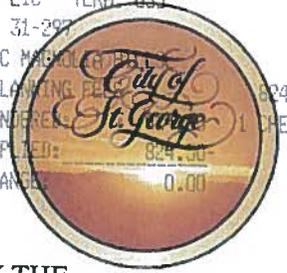
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TRAN: 150.0000 PLANNING FEES

OPER: LDC TERM: 035

REF#: 31-297

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TENDERED: 824.50
APPLIED: 824.50
CHECK(S):
CHARGE: 0.00



**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**

**APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE
CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH**

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: LORI CHAPMAN (SG-6-2-35-40051) + RON SNOW
ALAN COOMBS (PORTION OF SG-6-2-35-4008) AH COOMBS LC

MAILING ADDRESS: 75 E 100 S PINE VALLEY, UT 84781 ; 1871 W CANYON VIEW DRIVE, ST GEORGE, UT 84778

PHONE: [REDACTED] (ALAN) CELL: [REDACTED] (LORI) FAX: _____

APPLICANT: DAVID NASAL
(If different than owner)

MAILING ADDRESS: 2513 S 2260 E ST GEORGE, UT 84790

PHONE: _____ CELL: [REDACTED] FAX: _____

EMAIL ADDRESS(ES): lorie@infowest.com, Lisa@greenvalleyspa.com, davidnasal@gmail.com

CONTACT PERSON / REPRESENTATIVE: JEFF MATHIS - MRW
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: [REDACTED] CELL: _____ FAX: _____

EMAIL ADDRESS(ES): jm@mrwdesign.com

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 and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. THIS PROPERTY IS LOCATED OFF OF PLANTATIONS DRIVE LOCATED BETWEEN WORLDMARK BY WYNDHAM, GREEN VALLEY SPA, AND LAS PALMAS.

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone *is approved for a period of 18 months only* unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY
CASE #: 2015-ZCA-002 FILING DATE: 10/11/15 RECEIVED BY: [Signature] RECEIPT #: _____
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

\$824.50

II. ADDITIONAL INFORMATION

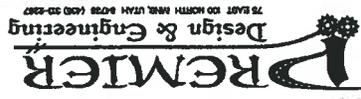
Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD-R
2. What zone or zones are requested by this application? PD-R ALLOWING SHORT TERM/NIGHTLY RENTALS
3. Is the zone change in harmony with the present City General Plan? Yes No
4. If no, what does the City General Plan propose for the subject property? _____
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 7.49 ACRES
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes _____ No
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes No
Please describe the projected demand for utility services: _____

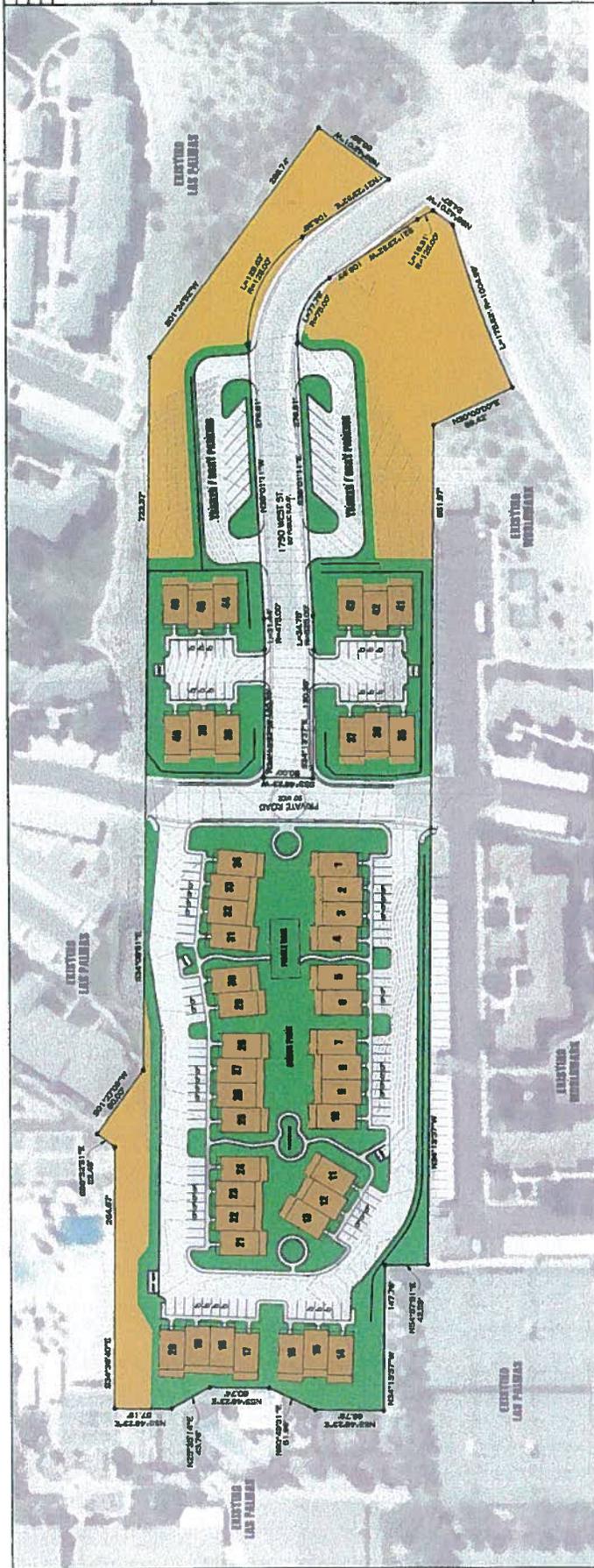
DATE:	08/13/13
DESIGNED BY:	A.C.Z.
CHECKED BY:	A.C.Z.
DATE:	08/13/13
PROJECT:	ZONE CHANGE



ZONE CHANGE COLORED SITE PLAN
MAGNOLIA HILLS
 1790 WEST ST & PRIVATE ROAD
 ST. GEORGE, UTAH 84770

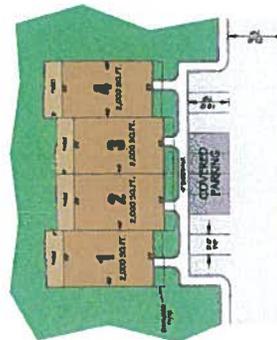


PROJECT
ZC



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED WALL
- PRIVATE AREA
- LIMITED COMMON AREA
- LANDSCAPE OPEN SPACE / COMMON AREA
- LANDSCAPE OPEN SPACE / COMMON AREA TO REMAIN NATIVE / UNDISTURBED



TYPICAL UNIT



PROPERTY INFO

PROPERTY ADDRESS = 1790 WEST ST & PRIVATE ROAD, ST. GEORGE, UTAH 84770
 CIVIL ENGINEERS:
 PREMIER DESIGN & ENGINEERING
 75 EAST 100 NORTH AVE., UTAH 84701
 (435) 515-2267
 CONTACT: MARG POWERS / DBC MCGROHN
 OWNER / DEVELOPER:
 MAGNOLIA KINGS HOLDINGS LLC
 1178 SOUTH 250 WEST
 ST. GEORGE, UTAH 84770
 (435) 637-1111
 CONTACT: DAVID WALSH

SITE DATA

- 1.) CURRENT ZONING = PD-R (SHORT TERM RENTALS ALLOWED)
- 2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
- 3.) ZONING OR GENERAL PLAN CHANGES = ZONE CHANGE TO PD
- 4.) TOTAL AREA SQUARE FOOTAGE = 336,270 SQ. FT. / 7.748 ACRES = 100%
- 5.) OVERALL BUILDING AREA = 46,000 SQ. FT. / 1.05 ACRES = 14.0%
- 6.) OVERALL IMPROVING AREA (PARKING, SIDEWALKS, PATIOS, ROWWAYS) = 110,642 SQ. FT. / 2.54 ACRES = 33.9%
- 7.) OVERALL LANDSCAPING AREA / OPEN SPACE = 170,024 SQ. FT. / 3.90 ACRES = 52.1%
 PORTION OF TO REMAIN NATIVE / UNDISTURBED = 71,469 SQ. FT. / 1.64 ACRES
- 8.) RECREATION AREA = 9,200 SQ. FT. REQUIRED / 15,063 SQ. FT. PROVIDED
- 9.) DENSITY = 6.14 UNITS PER ACRE / TOTAL UNITS = 46
- 10.) BUILDING HEIGHT = UP TO 35' MAXIMUM
- 11.) PARKING REQUIRED = 2 SPACES PER UNIT = 82 SPACES PROVIDED
 GUEST PARKING REQUIRED = 1 SPACE / 3 UNITS = 16 SPACES REQUIRED / 20 SPACES PROVIDED
 ADDITIONAL TRAILER PARKING = 14 SPACES



VICINITY MAP



Magnolia Hills

75 EAST 100 NORTH AVE., UTAH 84701 (435) 515-2267
PREMIER
 Design & Engineering



MAGNOLIA HILLS

N.T.S



Magnolia Hills



John Willis

From: John Willis
Sent: Tuesday, October 27, 2015 11:28 AM
To: Genna Singh
Subject: FW: Case No 2015-ZCA-023

From: Jenn Gale [<mailto:jenn.gale@klasresearch.com>]
Sent: Tuesday, October 27, 2015 11:27 AM
To: John Willis
Subject: Case No 2015-ZCA-023

Mr Willis-

Thanks for sending the notice regarding the zoning request change for the property located off of Plantations Drive, between World Mark and Green Valley Spa and Las Palmas.

I am an owner of a Las Palmas property, who has a direct view of said property, and I am against a zoning change for the following reasons:

First, new developments in this area would significantly increase both car and human traffic, and diminish the current tranquil nature of the area. People come to Green Valley to relax, and enjoy the beautiful landscape of St. George. Adding fourteen (14!) new buildings will create quite a bit more hustle and bustle, replace beautiful landscape with building structures, and have an overall negative effect on Green Valley.

Second, new developments would negatively impact the ability of current owners to rent their units, and diminish property values. Many owners have made the determination to purchase their properties based on rent revenue projections. Allowing an additional 46 units in such close proximity, would certainly have an impact on the ability of Las Palmas owners to rent their properties, and therefore diminish property values as well. This seems unfair to owners who have been long time contributors to the St George economy.

In summary: As a current Las Palmas property owner, I am opposed to the zoning change. I believe it will ruin the tranquil nature of the area, and more importantly it would negatively impact current rental condos, and diminish Las Palmas property values.

Thank you for your consideration,

Jennifer Gale
Owner, Las Palmas 1014

2675 Tamalpais Drive
Pinole, CA 94564

December 1, 2015

John Willis
Planning & Zoning Manager – City of St. George
175 East 200 North St.
St. George, Utah 84770

RE: Comment on Requested Zoning Change by Mr. David Nasal – Case No. 2015-ZCA-023

Dear Mr. Willis,

I wish to comment on the requested zoning change to be considered at the December 3, 2015 hearing.

I own two units in the Las Palmas, which I use for visits to St. George and are also rented for vacation use.

I oppose the change in zoning as the property use that would be accommodated by the zoning change is out of character with the neighborhood. This area currently has a distinctive, high quality resort atmosphere. This atmosphere is prevalent throughout the local area on the west side of S. Dixie Drive.

I believe that the intended use of short-term rentals would severely detract from this neighborhood character. Besides the likely change in the character of the neighborhood, property values would be reduced.

Thank you for allowing me to comment on this proposal.

Sincerely,



Joseph S. Welstand

Christina Fernandez

From: John Willis
Sent: Monday, November 30, 2015 10:35 AM
To: Christina Fernandez
Subject: FW: Residence at Four Fifty / Dixie Endeavor LLC / Case # 2015-ZC-020B

Christina,

Below is a letter regarding a ZC for the next CC meeting.

Thanks,

From: Kent McGarry [<mailto:krmcgarry14@gmail.com>]
Sent: Wednesday, November 25, 2015 9:43 PM
To: John Willis
Subject: Fwd: Residence at Four Fifty / Dixie Endeavor LLC / Case # 2015-ZC-020B

Dear Mr. Willis

Due to confusion caused by my receiving a letter identifying my property as within 500 feet of the planned "Residence at Four Fifty" I misdirected my response to the wrong proposal.

The below listed comments are directed to the proposed zoning change for Case number 2015-ZCA-023; Nasal project on 7.49 acres.

As stated bellow, I am absolutely against the proposed change.

Thank You; Kent McGarry

----- Forwarded message -----

From: Kent McGarry <krmcgarry14@gmail.com>
Date: Wed, Nov 18, 2015 at 9:21 PM
Subject: Residence at Four Fifty / Dixie Endeavor LLC / Case # 2015-ZC-020B
To: john.willis@sgcity.org

Dear Mr. Willis - Planning and Zoning Manager

We appreciated our conversation regarding the above subject and for listening to our concerns. As we mentioned we own a condominium at Las Palmas and we are against allowing a zoning change for the subject project for the below listed reasons. We understand that you will bring this e-mail to the attention of the planning and zoning board.

1 - SAFTEY; there is only one road that services our area and there is a lot of traffic on it already. There was a new development allowed in the proposed area already and the subject project will just make it worse. The street curves where traffic from Las Palmas and Sports Village enters, there will be additional wait time to enter the main road and there will be accidents if more traffic is allowed. We have a hard time getting on the road now at times. What would happen should there be an emergency with evacuation necessary, who is then liable or responsible for the consequences?

2 - DENSITY - The property was zoned the way it is for a reason, a large development will detract from the value of what is there. Residential homes would not create the impact that this type of development would.

3 - FAIRNESS - How can it be fair to allow someone to purchase property at residential prices then be allowed to re-zone it to be developed into dense housing and say that is fair to the neighbors who purchased their property in good faith.

Thanks again for your consideration, we trust that re-zoning will not be allowed.

Kent and Zoanne McGarry; property owners in Las Palmas

2675 Tamalpais Drive
Pinole, CA 94564

December 1, 2015

John Willis
Planning & Zoning Manager – City of St. George
175 East 200 North St. \\
St. George, Utah 84770

RE: Comment on Requested Zoning Change by Mr. David Nasal – Case No. 2015-ZCA-023

Dear Mr. Willis,

I wish to comment on the requested zoning change to be considered at the December 3, 2015 hearing.

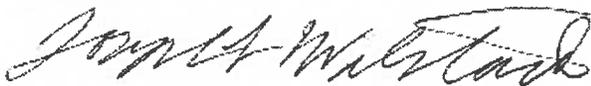
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I believe that the intended use of short-term rentals would severely detract from this neighborhood character. Besides the likely change in the character of the neighborhood, property values would be reduced.

Thank you for allowing me to comment on this proposal.

Sincerely,



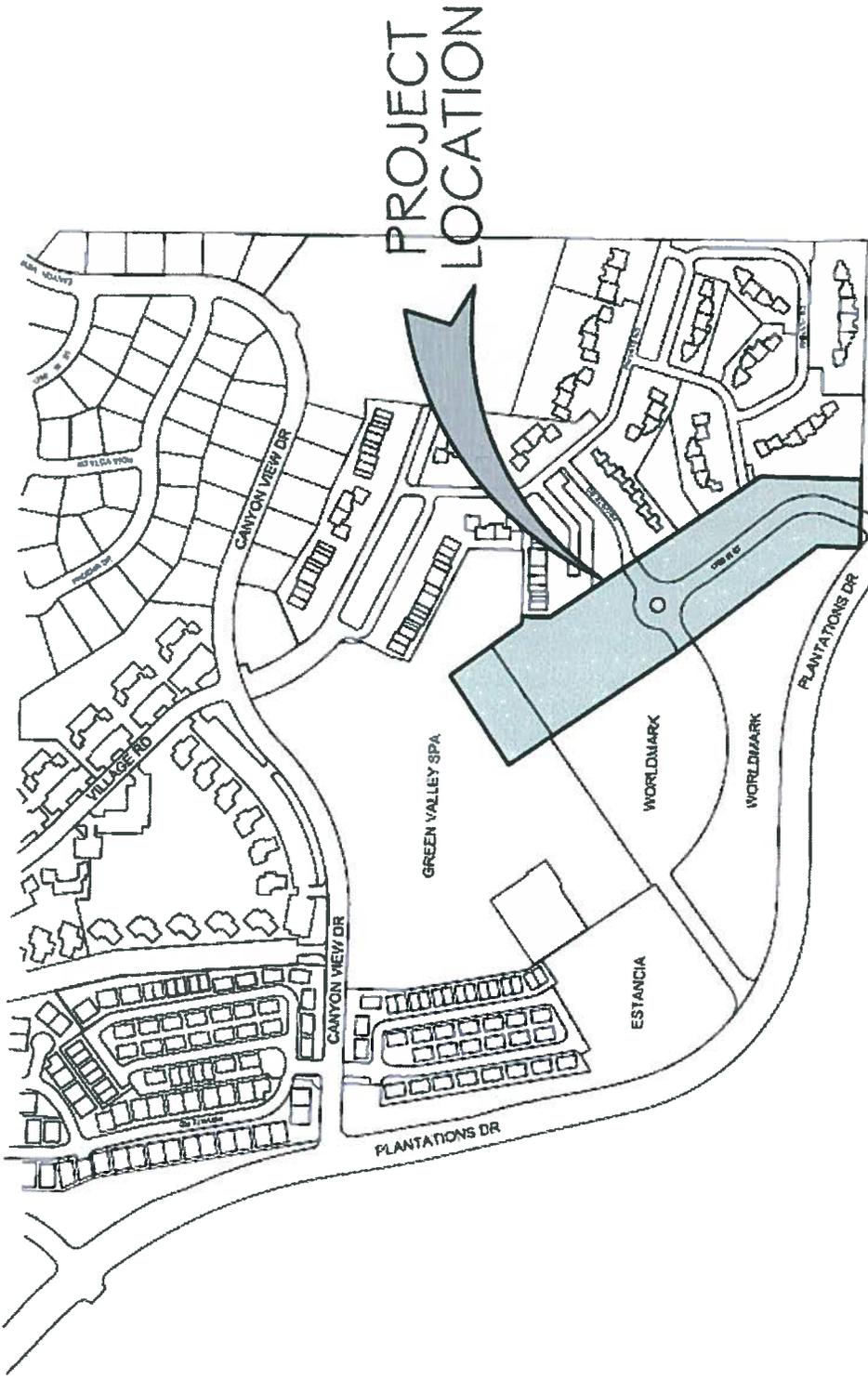
Joseph S. Welstand

2015-ZCA-023

Magnolia Hills



Magnolia Hills



PROJECT
LOCATION

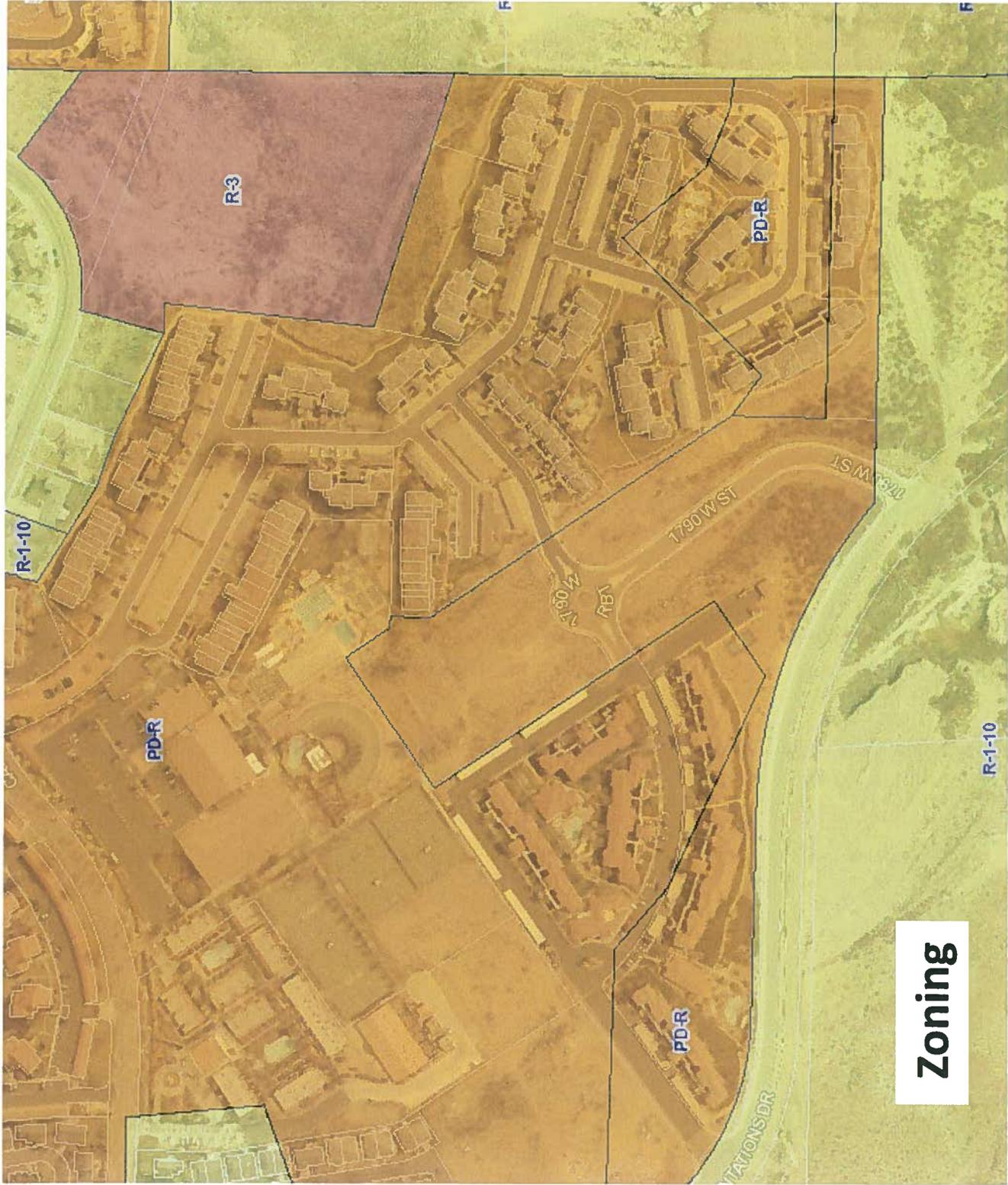
VICINITY MAP

N.T.S.









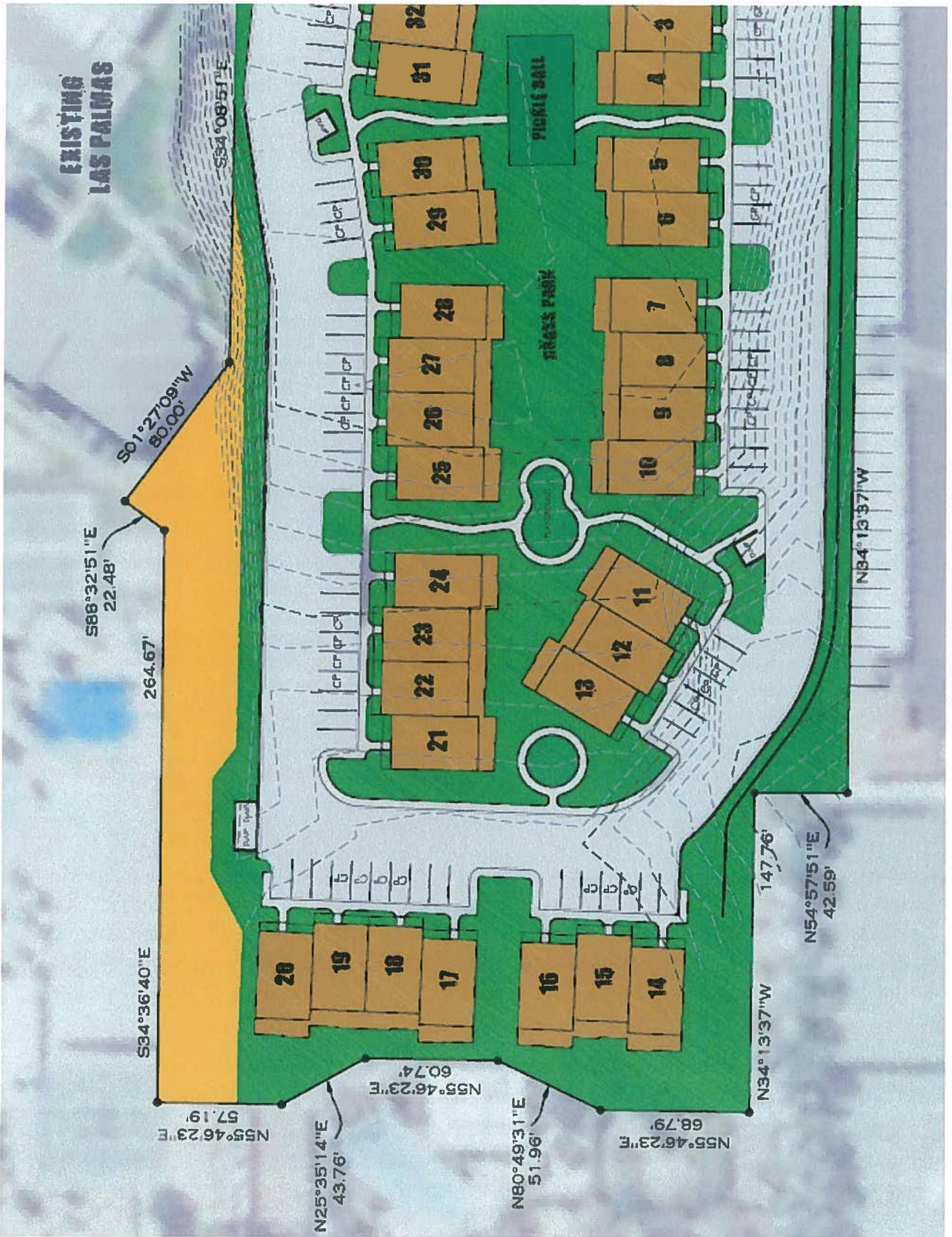
Zoning



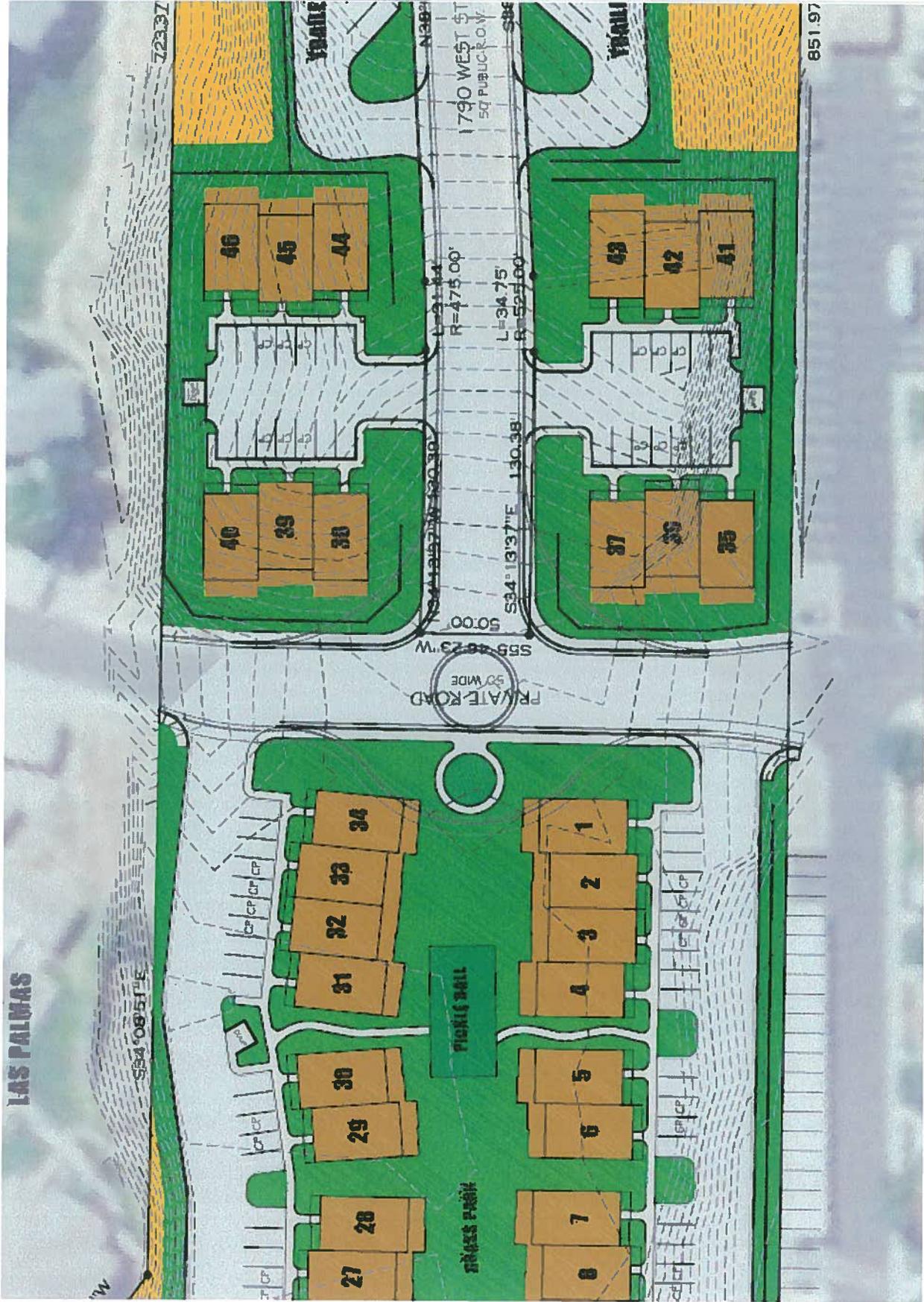
General Plan



**EXISTING
LAS PALMAS**



LAS PALMAS



723.37'

651.97'

1790 WEST ST
50' PUBLIC ROW

PRIVATE ROAD
50' WIDE

S84°08'51"E

L=91.14
R=475.00'

L=34.75'
R=525.00'

S34°13'17"E 130.38'
S59°48'23"W 50.00'

PICNIC BALL

PLAYGROUND

27

28

29

30

31

32

33

34

7

6

5

4

3

2

1

38

39

40

41

42

43

44

45

46

35

36

37

38

39

40

41

42

43

N38°

S84°

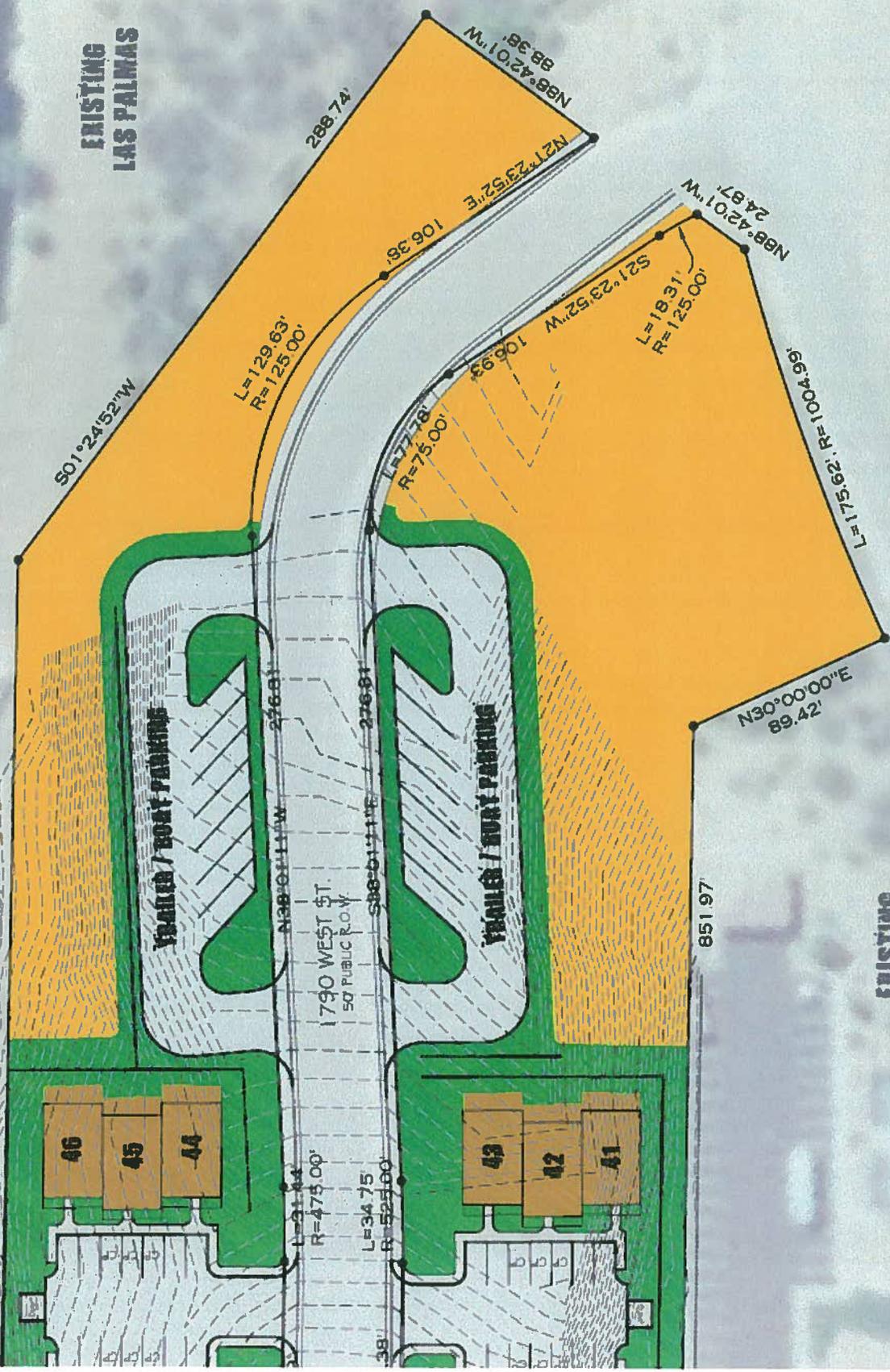
FRONT

FRONT

Trailer & Boat Parking

EXISTING
LAS PALMAS

EXISTING
WORLDMARK



LEGEND

--- 2.754' --- EXISTING 1' CONTOUR

--- 2.765' --- EXISTING 5' CONTOUR

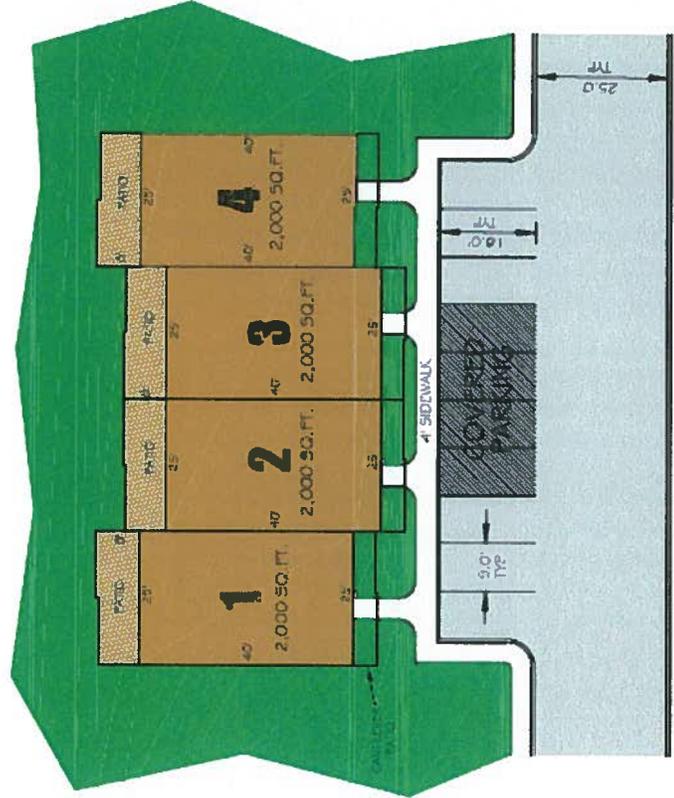
— PROPOSED WALL

■ PRIVATE AREA

■ LIMITED COMMON AREA

■ LANDSCAPE / OPEN SPACE / COMMON AREA

■ LANDSCAPE / OPEN SPACE / COMMON AREA
TO REMAIN NATIVE / UNDISTURBED



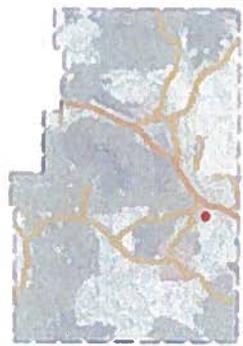
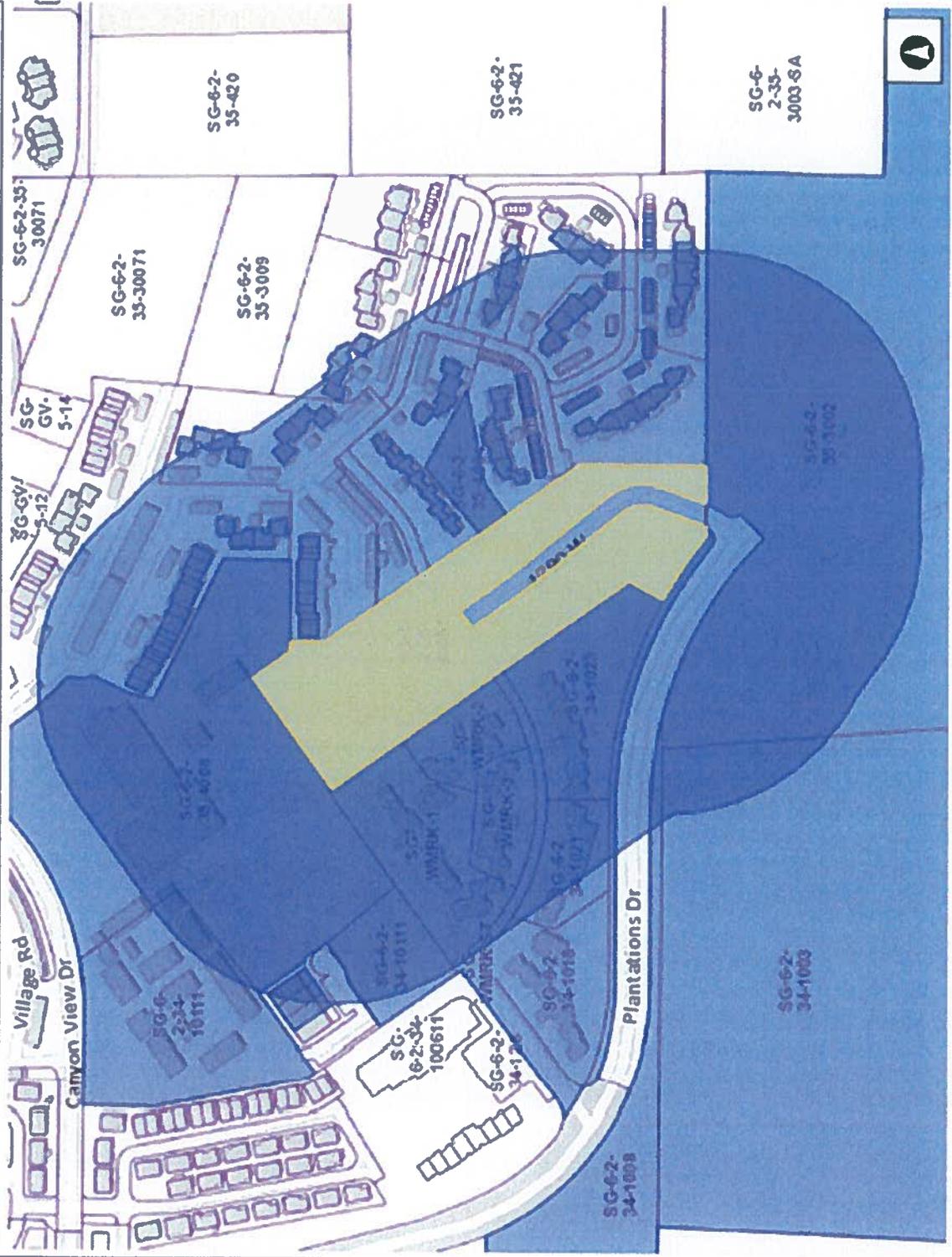
TYPICAL UNIT



MAGNOLIA HILLS

N.T.S.

Noticing - 500 ft. radius



Legend

Parcels

Type

- Bureau of Land Management
- Municipally Owned
- National Park Service
- School District
- State Lands
- State Park
- State of Utah
- U.S. Forest Service
- Utah Division of Transportation
- Utah Division of Wildlife Resources
- Washington County
- Water Conservation District
- Wilderness Area

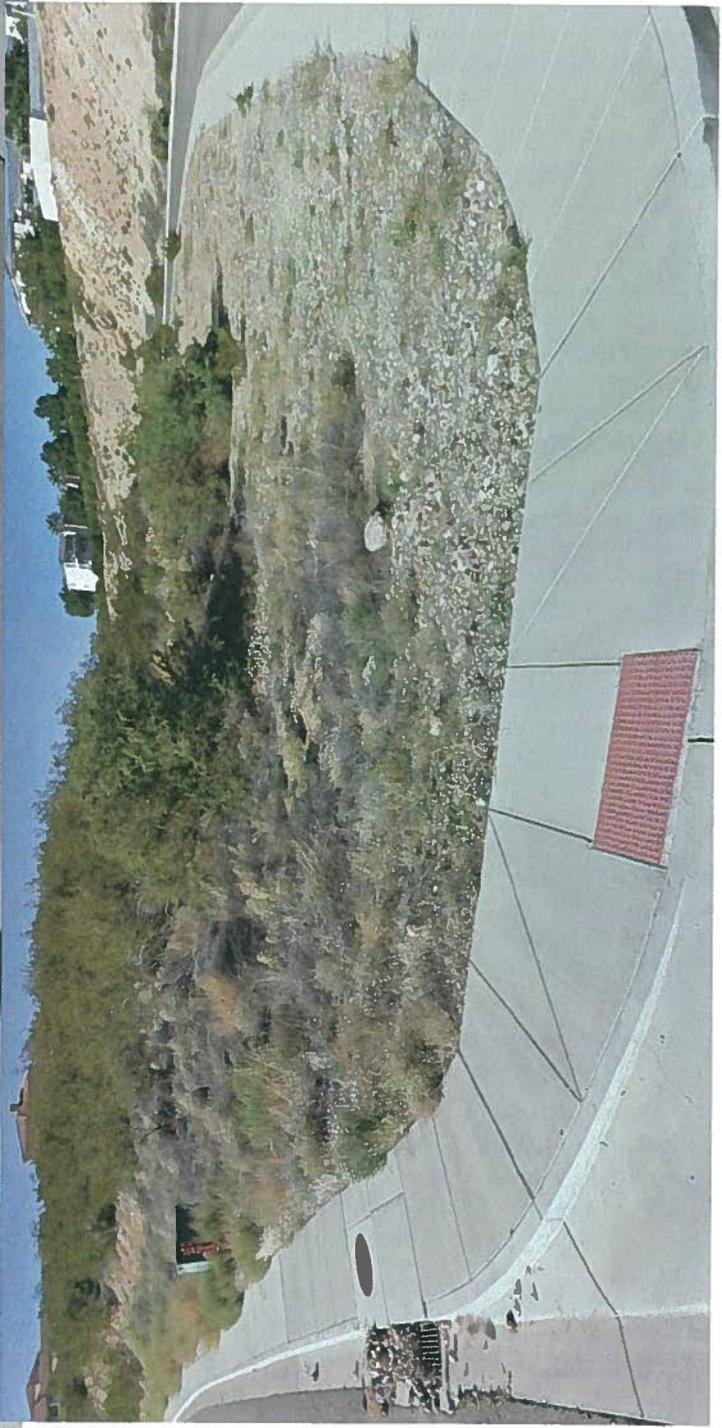
Notes

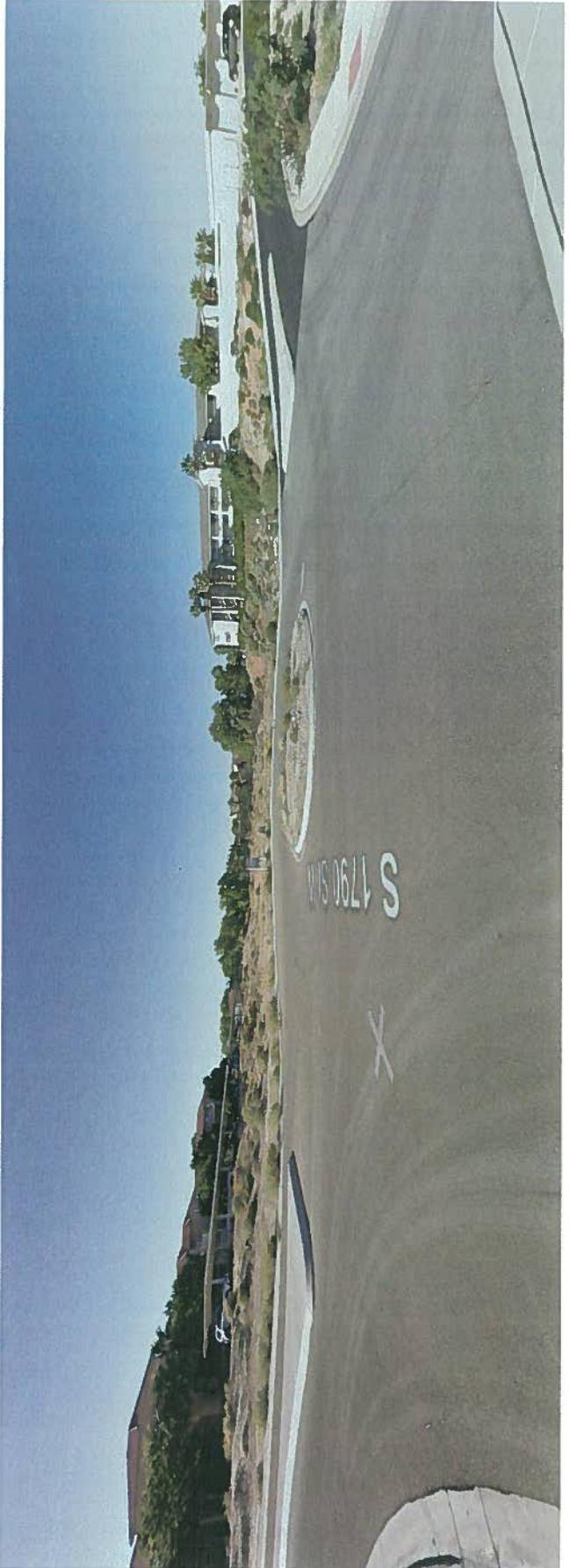
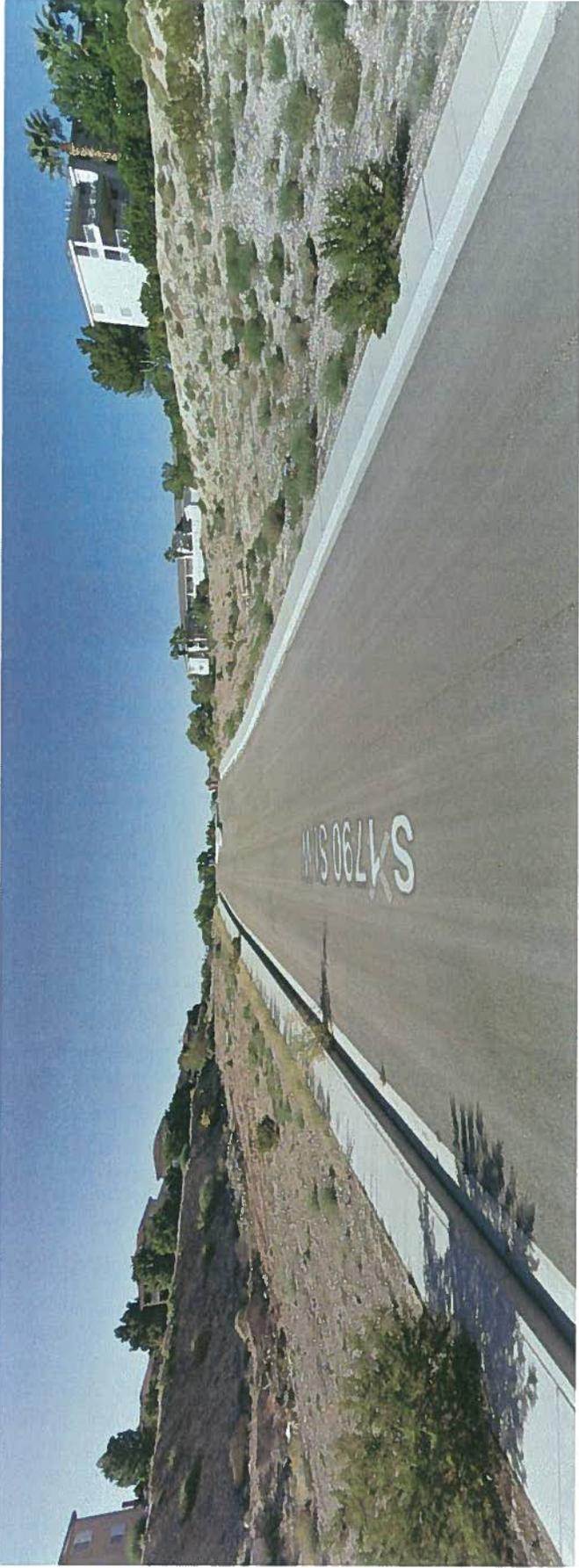
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The user bears the responsibility for the accuracy of the data. The user should not rely on this information without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

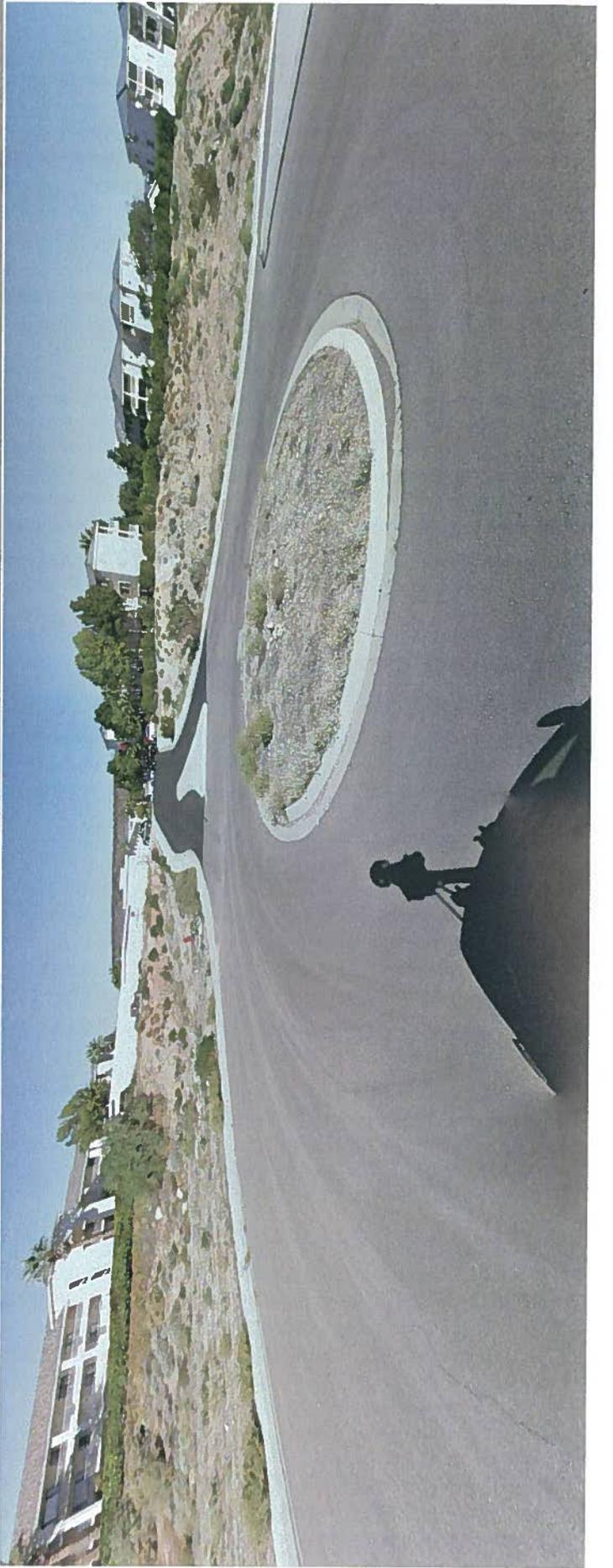
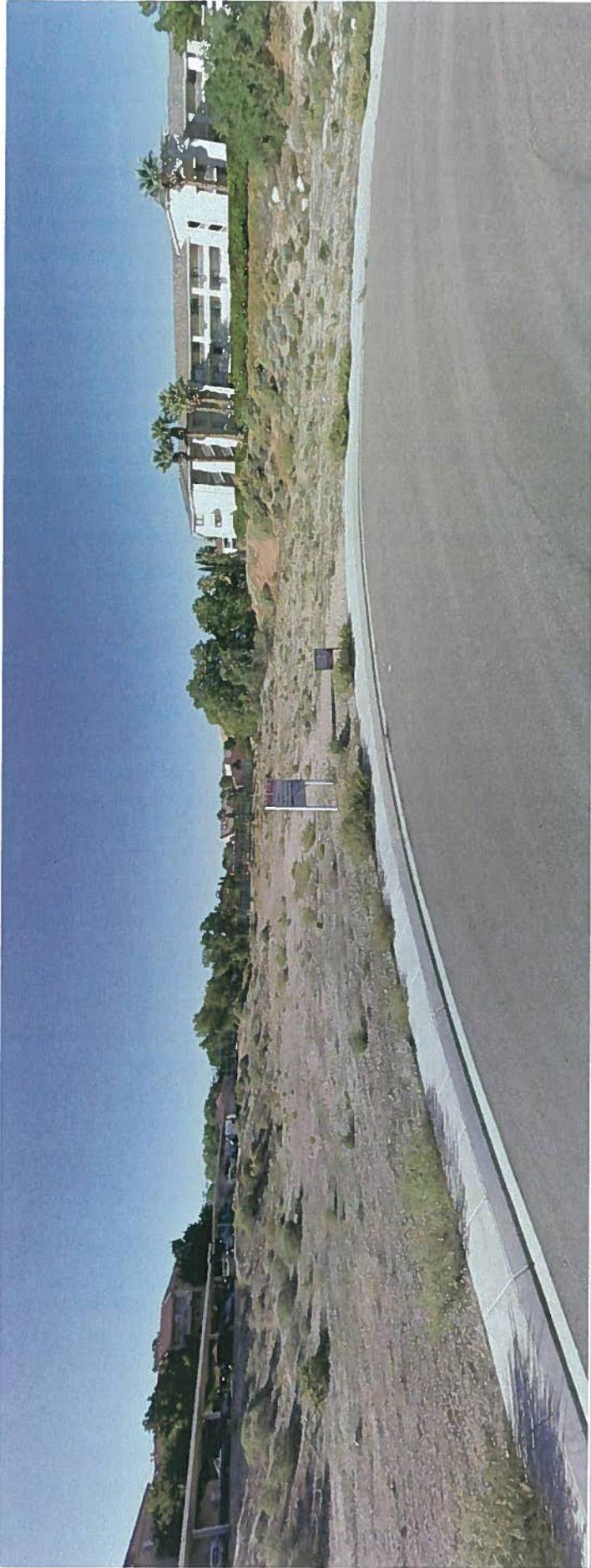


WGS_1984_Web_Mercator_Auxiliary_Sphere

Areas proposed to remain natural







ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PD RESIDENTIAL ZONE FOR MAGNOLIA HILLS SHORT TERM RENTALS LOCATED BY PLANTATIONS DRIVE AT APPROXIMATELY 1790 WEST STREET ON 7.49 ACRES

WHEREAS, the property owner has requested a zone change amendment to the PD-R (Planned Development Residential) zone on 7.49 acres to develop a 46 unit short term rental project; and

WHEREAS, the City Council held a public hearing on this request on December 3, 2015; and

WHEREAS, the City Council has determined that the requested amendment to the previously approved PD-R 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 to the Magnolia Hills PD-R zone on 7.49 acres, located at approximately Plantations Drive and 1790 West Street, specifically described on the attached property description, Exhibit "A," allowing construction of a short term rental project with fourteen (14) buildings, and forty-six (46) units. The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 3rd day of December, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

OCTOBER 6, 2015

LEGAL DESCRIPTION FOR ZONE CHANGE OF A PARCEL LOCATED MOSTLY IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT N00°45'55"E 67.51 FEET ALONG THE SECTION LINE AND N90°00'00"E 390.22 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING AN ANGLE POINT ON THE EAST BOUNDARY OF THE DEEDED PARCEL RECORDED AS ENTRY NUMBER 933953 IN BOOK 1724 PAGE 2655 EXHIBIT "A", AND RUNNING THENCE N34°13'37" W 851.96 FEET ALONG THE EAST BOUNDARY OF SAID DEEDED PARCEL RECORDED AS ENTRY NUMBER 933953 BOOK 1724 PAGE 2655 EXHIBIT "A" AND TO AND ALONG THE EAST LINE OF WORLDMARK, THE CLUB AT ST. GEORGE PHASE 1 THENCE N54°57'51"E 42.59 FEET; THENCE N34°13'37"W 147.76 FEET; THENCE N55°46'23"E 68.79 FEET; THENCE N80°49'31"E 51.96 FEET; THENCE N55°46'23"E 60.74 FEET; THENCE N25°35'14"E 43.76 FEET; THENCE N55°46'23"E 57.19 FEET; THENCE S34°36'40"E 264.67 FEET AND S88°32'51"E 22.48 FEET TO AN ANGLE POINT ON THE BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS - PHASE 1-B, THENCE S01°27'09"W 80.00 FEET ALONG SAID BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS - PHASE 1-B; THENCE S34°08'51"E 723.37 FEET ALONG SAID BOUNDARY OF LAS PALMAS RESORT CONDOMINIUMS - PHASE 1-B AND THE BOUNDARIES OF LAS PALMAS RESORT CONDOMINIUMS II - PHASE -1, LAS PALMAS RESORT CONDOMINIUMS II - PHASE -2, LAS PALMAS RESORT CONDOMINIUMS II - PHASE -7 TO AN ANGLE POINT OF SAID LAS PALMAS RESORT CONDOMINIUMS II - PHASE -7; THENCE S01°24'52"W 288.74 FEET ALONG SAID BOUNDARY LINE; THENCE N88°42'01"W 88.38 FEET; THENCE N21°23'52"E 106.38 FEET; TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS N08°18'39"W 123.90 FEET); THENCE 129.63 FEET ALONG THE ARC OF SAID CURVE; THENCE N38°01'11"W 276.81 FEET TO THE POINT OF CURVATURE OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS N36°07'23"W 31.43 FEET); THENCE 31.44 FEET ALONG THE ARC OF SAID CURVE; THENCE N34°13'37"W 130.39 FEET; THENCE S55°46'23"W 50.00 FEET; THENCE S34°13'37"E 130.38 FEET TO THE POINT OF CURVATURE OF A 525.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS S36°07'25"E 34.74 FEET); THENCE 34.75 FEET ALONG THE ARC OF SAID CURVE; THENCE S38°01'11"E 276.81 FEET TO THE POINT OF CURVATURE OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS S08°18'43"E 74.34 FEET); THENCE 77.78 FEET ALONG

THE ARC OF SAID CURVE; THENCE S21°23'52"W 106.93 FEET TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS S25°35'32"W 18.29 FEET); THENCE 18.31 FEET ALONG THE ARC OF SAID CURVE; THENCE N88°42'01"W 24.87 FEET TO A POINT ON A 1004.99 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS N54°59'36"W 175.40 FEET); THENCE NORTHWESTERLY 175.62 FEET ALONG THE ARC OF SAID CURVE TO AN ANGLE POINT OF THE WARRANTY DEED RECORDED AS ENTRY NUMBER 933953, IN BOOK 1724, PAGE 2655, EXHIBIT "A"; THENCE N30°00'00"E 89.42 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

CONTAINS 7.48 ACRES OR 325,814.0906 SF



DRAFTAgenda Item Number : **3G****Request For Council Action****Date Submitted** 2015-11-23 10:32:35**Applicant** Mr. Chris McKay, Redstone Residential Inc**Quick Title** Public Hearing, Zone Change, and Ord From R-4 to PD-SH**Subject** Consider a zone change from R-4 (Multiple Family Residential) to PD-SH (Planned Development Student Housing) on 1.6 acres to accommodate a fifty-six (56) unit two hundred and sixty-five (265) bed student housing project called the "Vintage at Tabernacle." Located at approximately 850 East Tabernacle.**Discussion** The property is located in the Student Pedestrian Emphasis Area, which allows a request to rezone to Planned Development Student Housing (PD-SH). The application is the first project to request the PD-SH zone, which was approved last year. Several requests are being considered with the application, including height, elevations, parking, lot size, and density. PC recommends approval.**Cost** \$0.00**City Manager Recommendation** Appears to be a good location for student housing. First request for this zoning. With surrounding development concerns were brought up regarding height, lights, parking etc but the PC 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: **11/10/2015**
CITY COUNCIL SET DATE: **11/19/2015**
CITY COUNCIL MEETING: **12/3/2015**

ZONE CHANGE

Vintage at Tabernacle
Case No. 2015-ZC-028

- Request:** Consider a zone change from R-4 (Multiple Family Residential) to PD-SH (Planned Development Student Housing) on 1.6 acres to accommodate a fifty-six (56) unit two hundred and sixty-five (265) bed student housing project called the “**Vintage on Tabernacle.**”
- Owner:** Redstone Residential Inc
- Applicant:** Mr. Chris McKay
- Representative:** Mr. Tyler Hoskins
- Location:** Located at approximately 850 East Tabernacle
- Current Zone:** R-4 and is located within the Student Pedestrian Emphasis Area
- Surrounding Zones/
Land Use:**
North: C-2: Commercial and Multifamily
South: R-4: University’s North Instructional Building
East: R-4: Multifamily
West: R-4: Multifamily
- General Plan:** COM
- Project:** The property is located in the Student Pedestrian Emphasis Area, which allows a request to zone to Planned Development Student Housing (PD-SH). The application is the first project to request the PD-SH zone, which was approved last year. The building is five stories with the bottom floor being utilized for parking. Several requests are being considered and are outlined below.
- Area:** 1.6 acres. Ordinance requires a minimum of 2 acres, unless an exception is approved and is determined that a project less than 2 acres is compatible and integrates into the surrounding area in a harmonious manner.
- Units:** 56 units with a maximum of 265 beds/students. For student housing projects, no more than six (6) students may be in each unit. No phasing is being proposed with the project.

Density: The project is proposing 35 du/ac and the code allows for 40 du/ac.

Parking: Off street parking requirements for student housing, requires one parking space per student. However, an applicant may request a reduction of 25%, thus requiring 0.75 parking spaces per student. In order to qualify, the applicant must limit the number of students/occupants with cars to a maximum of 75% of the total occupants of the housing complex. The limitation on cars is done through the rental contracts, and is subject to an agreement with both the City and Dixie State University. The applicant is responsible for monitoring their tenants to ensure compliance with the parking agreement. The following is the code and requirements to qualify for a reduction (10-19-4:A.2.):

- a. The student/occupant housing is new multi-family construction with ten (10) or more units and is located within the "student pedestrian emphasis area" as shown on figure 1 attached to the ordinance codified herein; and
- b. Each property that utilizes this parking reduction shall clearly specify on all rental contracts whether or not an automobile parking space is provided for that individual tenant, and no more than seventy five percent (75%) of the tenants may be in possession of an automobile; and
- c. The property owner shall enter into an agreement with the city and with Dixie State University stating that the property owner is responsible for monitoring compliance with the above stated criteria for a student/occupant parking reduction. Monitoring shall include a semiannual report to the city and Dixie State University prepared by the property owner indicating the number and percentage of tenants in possession of an automobile; and
- d. Lighted bicycle parking is provided on a hard surface area adjacent to the student housing at a ratio of one space per every ten (10) students/occupants; and
- e. The student/occupant parking reduction does not reduce or alter the other parking requirements in this section. (Ord. 2014-11-002, 11-6-2014)

The applicant is requesting the reduction to 0.75 and is providing 200 spaces (265 students x 0.75 + 1 for a manager = 199.75). The applicant is providing an additional nine (9) spaces. A total of 209 spaces are being proposed. The above is the same requirement to qualify for the PD-SH zoning district.

Landscaping: The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the PD-SH ordinance, 20% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 46% of the site in open space, which conforms to the ordinance. Landscaping surrounding the property is xeriscape with trees along the perimeter of the property. Trees along the side and rear will

help soften the building from the adjacent properties. Street trees are required along Tabernacle and are provided. Staff will ensure type and size meet the code during the construction drawing review.

Recreational Area:

As per Ord. 10-8-5.F.3, (100 sq. ft. per unit) the applicant is required to provide at least 6,200 sq. ft. of designated recreational space. The applicant is proposing to provide 11,881 sq. ft. of recreational space. PD-SH does allow up to 50% of the requirement be in the form of indoor recreation activities. Recreation areas will be in the form of a pool, spa, and clubhouse, within an interior courtyard.

Narrative:

Narrative is provided

Streets:

The project is accessed from Tabernacle Street. Staff has requested that the applicant line up the driveways with existing driveways across the street. In addition to vehicle access, the applicant is proposing a pedestrian access on the south, which will connect to the University's North Instructional Building. This is an ideal connection and will promote walkability to the University and connectivity to campus. A cross access agreement will need to be provided for the connection.

Building Heights:

Building Heights for the PD-SH shall not exceed 55', unless a greater height is approved as part of the PD zone approval. The proposed building will be four stories (54'-4") in the front along Tabernacle Street and meets the standard. The building will be five stories (64'-8") in the rear. The rear of the property is 14' lower than the front, due to the change in elevation across the property. The applicant is requesting a greater height as part of the PD approval. The property is surrounded by multifamily to the east and west, the University's North Instructional Building to the south, and commercial and multifamily to the north. The highest portion of the building will be facing the University's North Instructional Building. Staff does not believe the impact will be substantial along the rear of the property. Furthermore, the applicant is proposing trees along property lines, which will help mitigate any potential impacts.

The University is in the process of building a four-story student housing project on campus, which is near the location of this project. Additionally, located on the corner near this project, is a three story student housing project. The height is greater than others building in the area, however, does not appear to be out of scale for the area.

Design Standards:

All projects must meet the design standards as outlined in the ordinance for PD-SH, which includes, Building facades shall have architectural variations such as: contrasting building materials and textures, variations in rooflines, colors, reveals and belt courses, recessed windows and doors, strongly expressed window mullions, and awnings, varying building setbacks from property lines and alcoves, outdoor sitting areas, and small public plazas, corner towers, cupolas, corner clock towers, corner spires, balconies and colonnades, and buildings located on corners shall have the front facade wrap around the corner to the full depth of the building.

Reviewing the design standards, the proposed elevations appear to meet the ordinances.

Traffic Study:

Traffic study has been submitted and is being reviewed.

Staff Comments:

The PD-SH zoning ordinance was approved last year, in order to provide for the growing housing needs of Dixie State University with the limited available land. Several provisions were included to promote and provide student housing and a walkable area. As such, incentives for student housing are included in the ordinance, which included a reduction in parking, increase in density, and increase in students per unit, along with other incentives. This zone is not intended for standard rentals or multifamily projects, therefore, several agreements are required to ensure that it remains student housing.

The project must maintain at least 75% of the residence as students with a minimum of 8 credit hours. If approved, city staff will work with the applicant on the applicable agreements. The applicant is requesting a PD-SH and the Planning Commission has an opportunity to review the site layout, materials, landscaping, elevations, as well as, other request by the applicant.

Planning Commission:

PC recommended approval (7-0) of the height, reduction in area, elevations, site and the below comments/conditions. PC recommended that mature trees be planted around the perimeter to mitigate the height, and the size of trees to be determined by City Council. Staff has requested the applicant to provide guidance on the type and size of trees available.

1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
2. Buildings must meet setback and building separation requirements for the PD zone.

3. Must meet applicable fire and building codes.
4. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
5. The applicant is requesting a height of 64'-8", which is greater than 55', therefore, the height must be approved as part of the PD-SH approval.
6. Mature trees planted around the perimeter to mitigate the height of the building. Size should be determined by City Council.
7. Cross access agreement with the University to provide pedestrian access to the south.
8. Traffic Study and driveway alignments are being reviewed by staff.
9. The project spans two lots, therefore, a lot merger will be required prior to construction.
10. Code allows a reduction in parking to 0.75 parking space per student with the specified standards, including lighted bicycle parking provided on a hard surface area adjacent to the student housing at a ratio of one space per every ten (10) students/occupants.
11. Project must comply with minimum student occupancy to qualify for PD-SH.
12. Applicable agreements as required per code and approved by the legal department, which addresses occupancy, student enrollment requirements, parking, reporting, penalty, and other provisions as outlined per code.
13. Approval of a student housing project allows up to 6 students per unit.
14. Reduction in the minimum size requirement of 2 acres is requested. An exception may be approved if determined that the project integrates into the surrounding area in a harmonious manner.

JAM & COMPANY

PROPERTY MANAGEMENT

November 4, 2015

Mr. John Willis
Planning & Zoning Manager
City of St. George
175 East 200 North
St. George, UT. 84770

RE: Chris McKay Project zone change.

Dear Mr. Willis:

I am the managing General Partner of the limited partnership, Denmor Associates. Denmor Associates, Ltd owns Mesa Manor Apartments located at 28 South 900 East, St. George, Utah. Mesa Manor Apartments was built in 1987 with a loan from the Federal Government. Mesa Manor is a federally subsidized project housing qualified low income elderly tenants.

Today I received a letter from you dated 10/28/2015, concerning "Property Owner within 500 feet of requested zone change". The property Mesa Manor is built on borders to the east the proposed property involved in zone change referenced in your letter. After reading your letter announcing planning commission meeting on 11/10/15 at 5 pm, involving zone change, I have several questions and an opinion;

- (1) Is this zone change allowing more units than would be allowed under R4 zone? If answer is yes, than I object to increase in density.
- (2) If higher density allowed (265 bed's divided by 56 units equals 4.74 bed's per unit) the impact on Mesa Manor would be devastating (increased noise, increased traffic, increased impaction from density that would dominate the block, concerns about security, vandalism from college students already occurs at Mesa Manor, etc.)!
- (3) Rendering on backside of your 10/28/15 letter show's a rendering of proposed 56 unit project. How many stories?
- (4) I do not see any off street parking lots provided in rendering. Is the project incorporating off street parking? 265 bed's conceivably means 265 cars, how does that work?
- (5) Rendering show's some landscaping, but can you tell me does this project plan to have any perimeter fencing? At a minimum block wall fence would be necessary for safety & security reasons.
- (6) I have drainage concerns of runoff from new project.
- (7) I have a ton of questions concerning the management of the place and how that would work on such a small lot with so many people running around all the time.

To help put this change in perspective with some numbers;

Mesa Manor Apartments has twenty one bedroom units. Mesa Manor currently has full occupancy with twenty tenants total. The size of Mesa Manors lot is .80 of an acre (34,848 square feet). Twenty units divided by 34,848 equals 1742 square feet per unit and 1742 square feet per tenant. In comparison, the Vintage At Tabernacle project has 56 units and 265 tenants/beds. The size of Vintage At Tabernacle lot is 1.6 acres (69696 square feet). Fifty Six units divided by 69,696 equals 1244 square feet of lot per unit. Not to bad a density. But when you take 69,696 divided by 265 equals 263 square feet of lot per bed/tenant. That's a huge difference in density from one project to the one next door that has been established for almost thirty years! How can you approve such a quantum leap in density? We are talking one unit one tenant at Mesa Manor versus almost five persons/beds per unit at Vintage Tabernacle project. Not equal obviously. Impaction of such a large jump in density, no body knows for sure total effect until it is built. I do not want to have to find out that it was a mistake and as the neighbor have to live with all the problems that will come. I think a less dense project that has less negative impact on surrounding properties is in order and I would appreciate the Commissions consideration on this matter.

Let me ask you all, how can you approve such a radical change in density? A gradual change, or a slight change would be reasonable (like 2/1 or maybe 3/1). But a change from 1/1 to 5/1 is inexcusable and not reasonable. I object to this zone change as requested.

Anyway let me thank you for your time and attention.

Sincerely,



Jerry A. Morris

JAM:vaj

Attachments

CITY OF ST GEORGE

REC#: 0146859 10/21/2015 10:24 AM
 TRAN: 150.0000 PLANNING FEES
 OPER: LTC TERM: 0/25
 REF#: 8079
 PD ZONE CHANGE
 VINTAGE ON TABERNACLE
 PLANNING FEES 529.50CR
 TENDERED: 529.50 1 CHECK(S)
 APPLIED: 529.50
 CHANGE: 0.00

**PD ZONE CHANGE
 PLANNED DEVELOPMENT (PD)
 APPLICATION & CHECKLIST**

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Redstone Residential, Inc.
(Grant Collard)

MAILING ADDRESS: 1322 N. Freedom Blvd., Provo, UT 84604

PHONE: [REDACTED] CELL: 801-999-0625 FAX: [REDACTED]

APPLICANT: Chris McKay
 (If different than owner)

MAILING ADDRESS: 1240 East 2100 South #150 SLC, UT 84106

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS(ES): chris.m@naivista.com ; grant@redstoneresidential.com

CONTACT PERSON / REPRESENTATIVE: Tyler Hoskins
 (i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 842 North Dusk Drive St. George UT 84770

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS(ES): tylerhoskins69@gmail.com

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 and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. 850 E. Tabernacle is the location of the vacant parcels on the south side of the road.

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY
 CASE #: 2015-ZC-028 FILING DATE: 10/21/15 RECEIVED BY: _____ RECEIPT #: _____
 *FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-4

2. What zone or zones are requested by this application? PD-SH

3. Is the zone change in harmony with the present City General Plan? Yes No

4. If no, what does the City General Plan propose for the subject property? _____
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October.

5. Total acreage of proposed zone change: 1.6 acres

6. Are there deed restrictions against the property that might affect the requested zone change?

Yes No

A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.

7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?

Yes No

IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering. IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.

8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change?

Yes No

Please describe the projected demand for utility services: there will be a total of 56 units with 265 beds. there is sufficient capacity in the water, sewer, and storm drain lines in Tabernacle to accommodate this project.

4.73 beds/unit

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE
(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name Vintage on Tabernacle
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
 Developer/Property Owner Chris McKay Phone No. [REDACTED]
 Contact Person/Representative Tyler Hoskins Phone No. 868-7882
 Licensed Surveyor Mike Purdy Phone No. [REDACTED]

PD ZONE CHANGE PROCEDURE

Step #1 **Meet with Planning Staff Review (PSR)**
 Meetings are every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting at least one day in advance.
 Date of meeting: 9/22/2015

Step #2 **Document Submission Checklist***

Legal Description Documents:

*Submit the following documents: (These documents **must** be prepared by a licensed surveyor)*

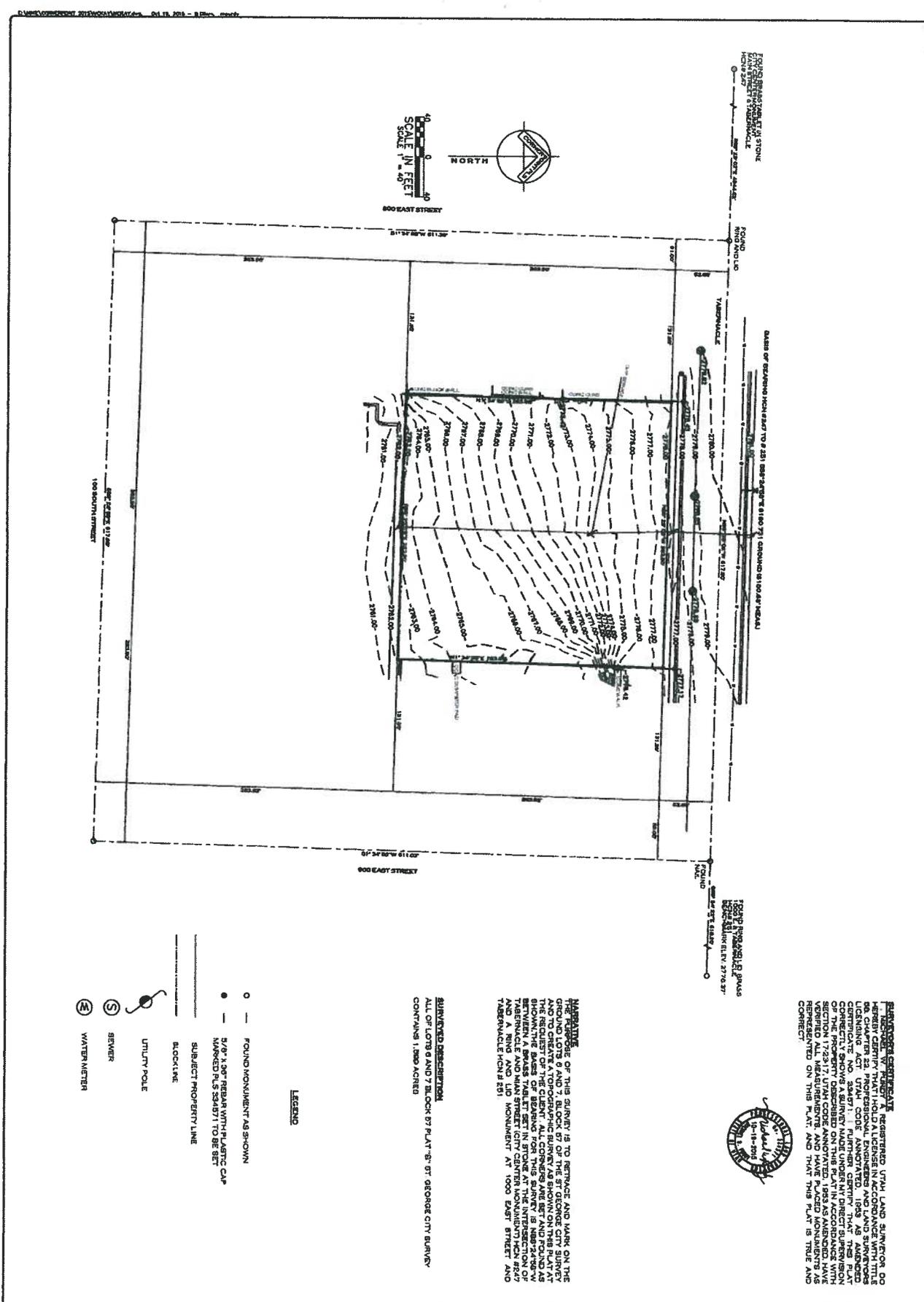
- 1. Described bearings on all documents must be rotated to HCN;
- 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- 6. This Zone Change application form completed and signed;
- 7. Appropriate** **Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus**
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and **two sets** of mailing labels;
- 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- 11. Building elevation(s) – **Colored** renderings, all four building sides;

Vintage on Tabernacle Written Text

- A. Use of Land: The use of the land is proposed to be student housing. The proposed building has 5 levels with underground parking on the bottom floor, parking on the main floor, and 3 levels of units above that. There are a total of 56 units with 265 beds and 209 parking stalls. The total parking area is 93,190 square feet and the total building area is 108,627 square feet for a total of 201,817 square feet for all levels in the building. There is 5,600 square feet of recreational space. The landscaped area includes xx,xxx square feet and the total lot coverage is 1.6 acres.
- B. Height And Elevations: The height of the proposed building will be 54 feet 2 inches above the existing grade on Tabernacle. The property slopes approximately 14 feet from north to south and at the back the underground parking will be exposed. The elevation from the bottom of the parking to the top of the building in the back will be 64 feet 8 inches. The elevations of the proposed building have been included in the submittal.
- C. Density: The density of the project is 35 units per acre. There are a total of 56 units and the total gross acreage is 1.6 acres.
- D. Schools, Churches And Open Spaces: There will be recreational open space included in the courtyard area.
- E. Phasing Plan: No phasing plan is proposed for this project.
- F. Topography: The existing topography of the site is shown on the submitted plans. The property slopes from north to south approximately 14 feet.
- G. Landscape Plan: A landscape plan showing the general location of lawn area and trees is included in the submittal.
- H. Area Reserved For Landscaping: The amount of land area reserved for landscaping is xx,xxx square feet.
- I. Utilities: Sewer, water, and storm drain already exist in Tabernacle and will be used to provide those utilities to this project. The other utilities such as power, cable, telephone, gas, are also in Tabernacle and will be coordinated with each utility company.
- J. Refuse Storage Areas: Refuse storage areas are shown on the site plan.
- K. Lighting Plan: Lighting shall be designed to provide light to the site but not intrude on adjacent properties. Parking areas are all contained within the building and will be adequately lighted. The front of the building will be lighted to show the ingress and egress to the parking.
- L. Turning Space: Safe and convenient turning space is provided on Tabernacle and in the North Instructional Building parking lot for the rear of the building.
- M. Signs: Signs will be designed to follow current ordinances.



PLANNING CERTIFICATE REGISTERED UTAH LAND SURVEYOR DO NOT ENGAGE IN ANY OTHER BUSINESS OR PROFESSIONAL SERVICE UNLESS YOU ARE LICENSED TO DO SO. I HEREBY CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 49, CHAPTER 23, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND I AM NOT CURRENTLY LICENSED IN ANY OTHER STATE OR COUNTRY. I FURTHER CERTIFY THAT THIS PLAN CORRECTLY SHOWS A BURNED UNDERGROUND DIRECT BURIED SECTION 172317 UTAH CODE ANNOTATED, 1953 AS AMENDED HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.



REMARKS: THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MARK ON THE GROUND LOTS 6 AND 7, BLOCK 87 OF THE ST GEORGE CITY SURVEY AND TO CREATE A TOPOGRAPHIC SURVEY AS SHOWN ON THIS PLAN AT THE INTERSECTION OF THE CENTER LINE CORNERS AND SET 7 AND FOUND AS BEING THE CORNER POINT OF THE INTERSECTION OF THE CENTER LINE CORNERS AND MAIN STREET CITY CENTER MONUMENT HON 8249 TABERNACLE MONUMENT AT 1000 EAST STREET AND TABERNACLE HON 8271.

SUBMITTED DESCRIPTION: ALL OF LOTS 6 AND 7, BLOCK 87, ST GEORGE CITY SURVEY COMPANY 1, 288 ACRES

LEGEND

- FOUND MONUMENT AS SHOWN
- 5/8" 1.25" REBAR WITH PLASTIC CAP MARKED PLUS 324871 TO BE SET
- SUBJECT PROPERTY LINE
- BLOCKLINE
- ⊙ UTILITY POLE
- ⊙ SEWER
- ⊙ WATER METER

<p>RECORD OF SURVEY/ TOPO</p> <p>LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 15 WEST, 12188M</p>	<p>CORNERPOINT</p> <p>PROFESSIONAL LAND SURVEYS INC. 2075 S. St Monte Drive #43, St George, Utah, 847 435-619-5528 mhs.cpsurveylog@gmail.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description of Revisions</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description of Revisions	Date	By																																								
No.	Description of Revisions	Date	By																																											

1 of 1

Scale 1" = 40'

Drawn by: [Name]

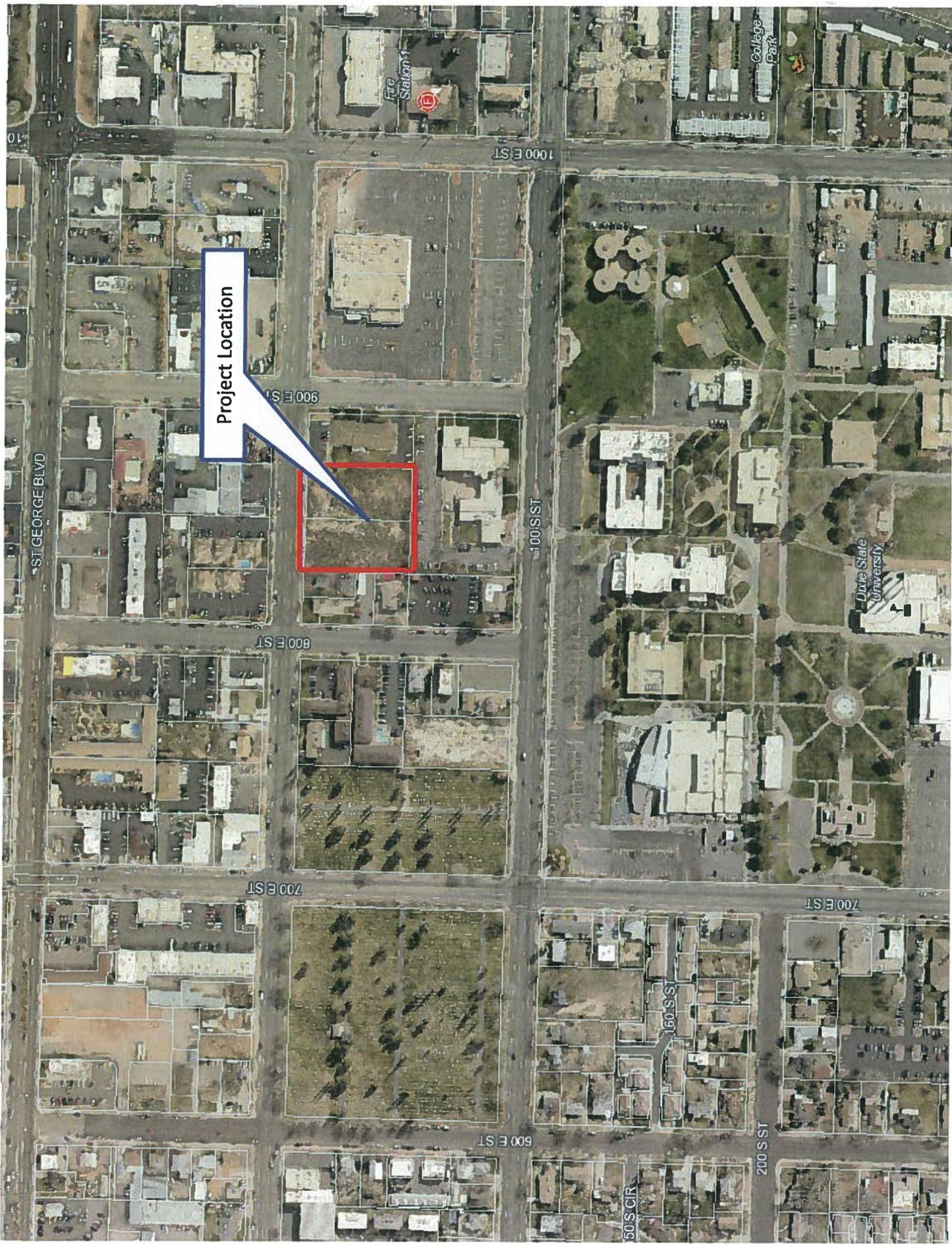
Checked by: [Name]

Date: 08/11/2015

Project: [Name]

2015-ZCA-028

Vintage at Tabernacle



Project Location

ST. GEORGE BLVD

1000 E ST

900 E ST

100 S ST

800 E ST

Dixie State University

700 E ST

700 E ST

600 E ST

160 S ST

200 S ST

150 S CIR

Fire Station 1

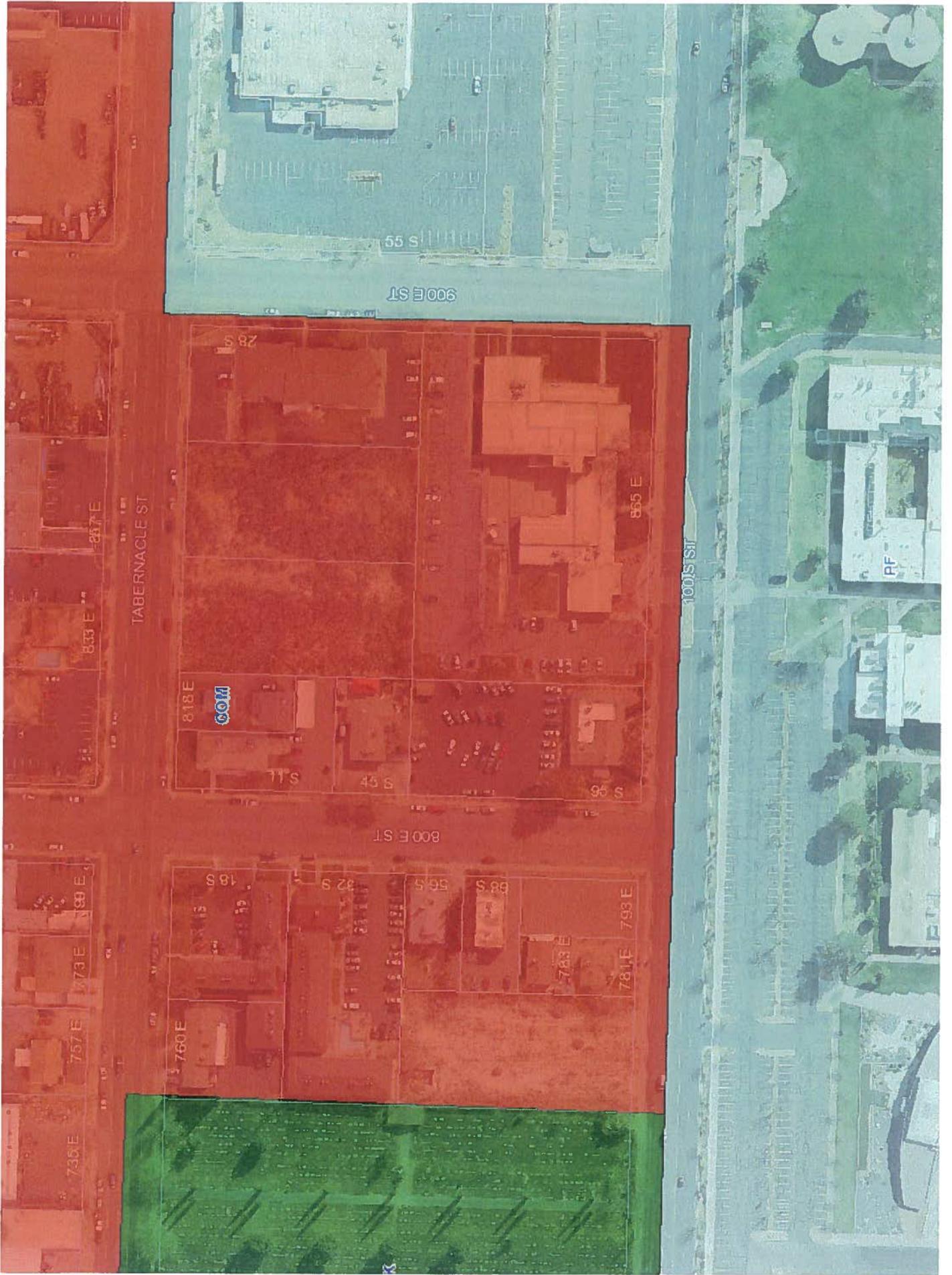
College Park



Project Location



General Plan



DATE	11/11/13
SCALE	1" = 100'
PROJECT	STUDENT HOUSING PROJECT
LOCATION	650 EAST TABERNACLE, ST. GEORGE, UTAH, 84770
CLIENT	REMIER



ZONE CHANGE COLORED SITE PLAN
VINTAGE AT TABERNACLE
 STUDENT HOUSING PROJECT
 650 EAST TABERNACLE, ST. GEORGE, UTAH, 84770



ZC



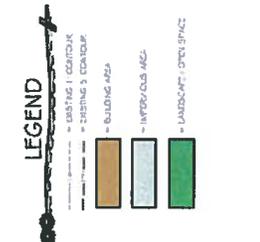
- Call before you Dig**
1-800-485-4111
- SITE DATA**
- 1.) CURRENT ZONING = R-4
 - 2.) GENERAL PLAN = COMMERCIAL
 - 3.) ZONING OR GENERAL PLAN CHANGES = ZONE CHANGE TO PD-311
 - 4.) TOTAL AREA SQUARE FOOTAGE = 69,401 SQ. FT. / 1.59 ACRES = 100%
 - 5.) OVERALL BUILDING AREA = 36,409 SQ. FT. / 0.83 ACRES = 52%
 - 6.) OVERALL INFERREOUS AREA (PARKWAY & SIDEWALKS) = 1,055 SQ. FT. / 0.02 ACRES = 2%
 - 7.) OVERALL LANDSCAPING AREA / OPEN SPACE = 31,627 SQ. FT. / 0.73 ACRES = 45%
 - 8.) RECREATION AREA = 6,200 SQ. FT. REQUIRED / 11,081 SQ. FT. PROVIDED
 - 9.) DENSITY = 96 UNITS / 1.59 ACRES = 60.3 UNITS PER ACRE
 - 10.) BUILDING HEIGHT = UP TO 35' MAXIMUM
 - 11.) PARKING REQUIRED = 875 SPACES PER STRUCTURE & 265 STUDENTS = 1,140 SPACES REQUIRED / 100 PROVIDED
 - 12.) GUEST PARKING PROVIDED = 1 SPACE / 3 UNITS = 13 SPACES REQUIRED / 10 SPACES PROVIDED

PROPERTY INFO

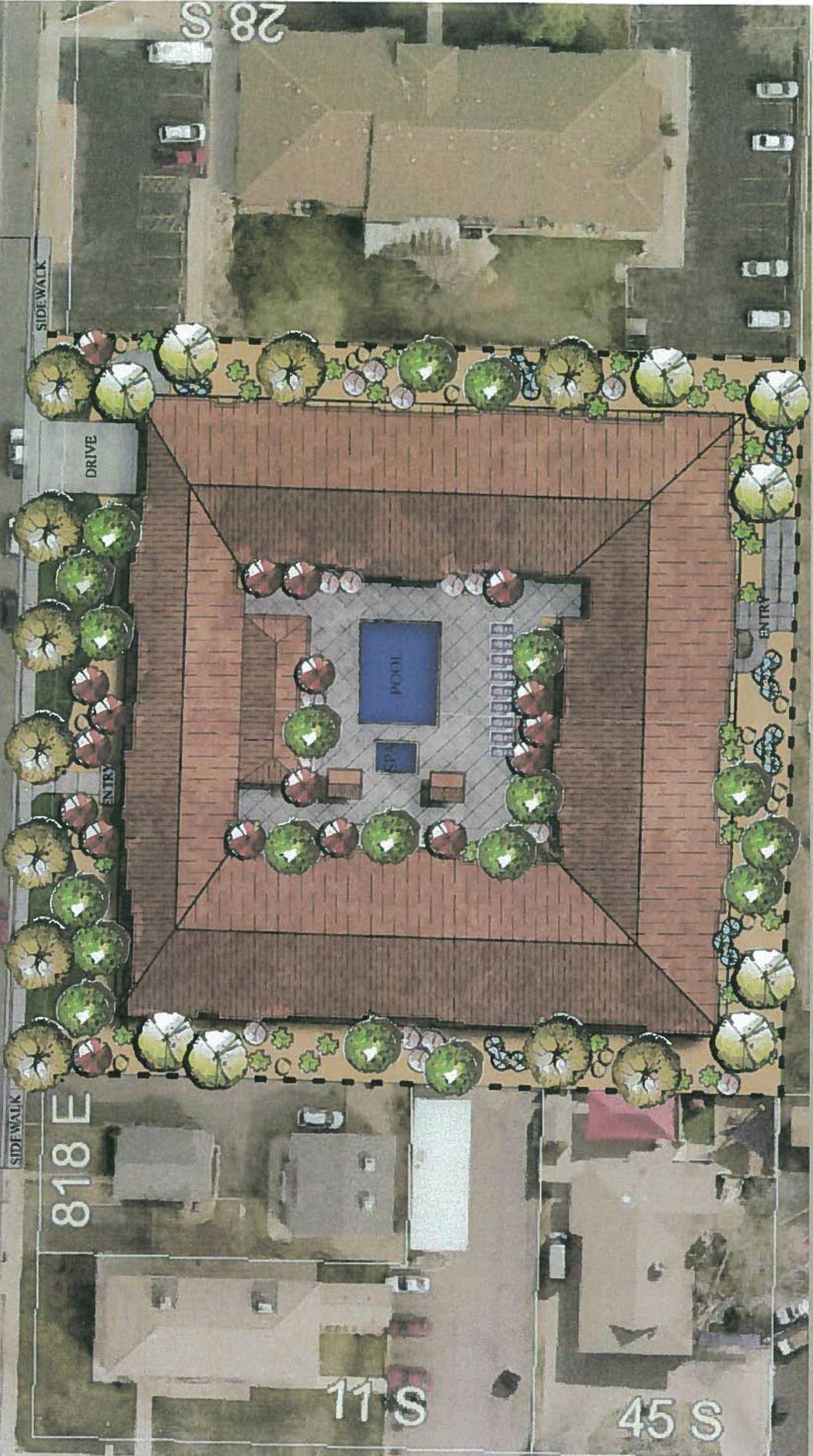
PROPERTY ADDRESS = 650 EAST TABERNACLE ST.
 ST. GEORGE, UTAH 84770

CIVIL ENGINEERS
 REMIER DESIGN & ENGINEERING
 780 EAST 800 NORTH
 SUITE 1000
 ST. GEORGE, UT 84770
 (435) 313-2927
 CONTACT NAME: FOMBER / PEGGY MCARDON

OWNER / DEVELOPER
 REDISIGN RESIDENTIAL, INC.
 1342 N. FREEDOM BLVD.
 P.O. BOX 84604
 ST. GEORGE, UT 84770
 CONTACT CHRIS HULLAY



TABERNALE ST
TABERNALE STREET



VINTAGE AT TABERNALE

N.T.S.



ST. GEORGE STUDENT APARTMENTS
NORTH ELEVATION
MCKAY & COLLARD



ST. GEORGE STUDENT APARTMENTS
EAST ELEVATION
MCKAY & COLLARD





ST. GEORGE STUDENT APARTMENTS
SOUTH ELEVATION
MCKAY & COLLARD

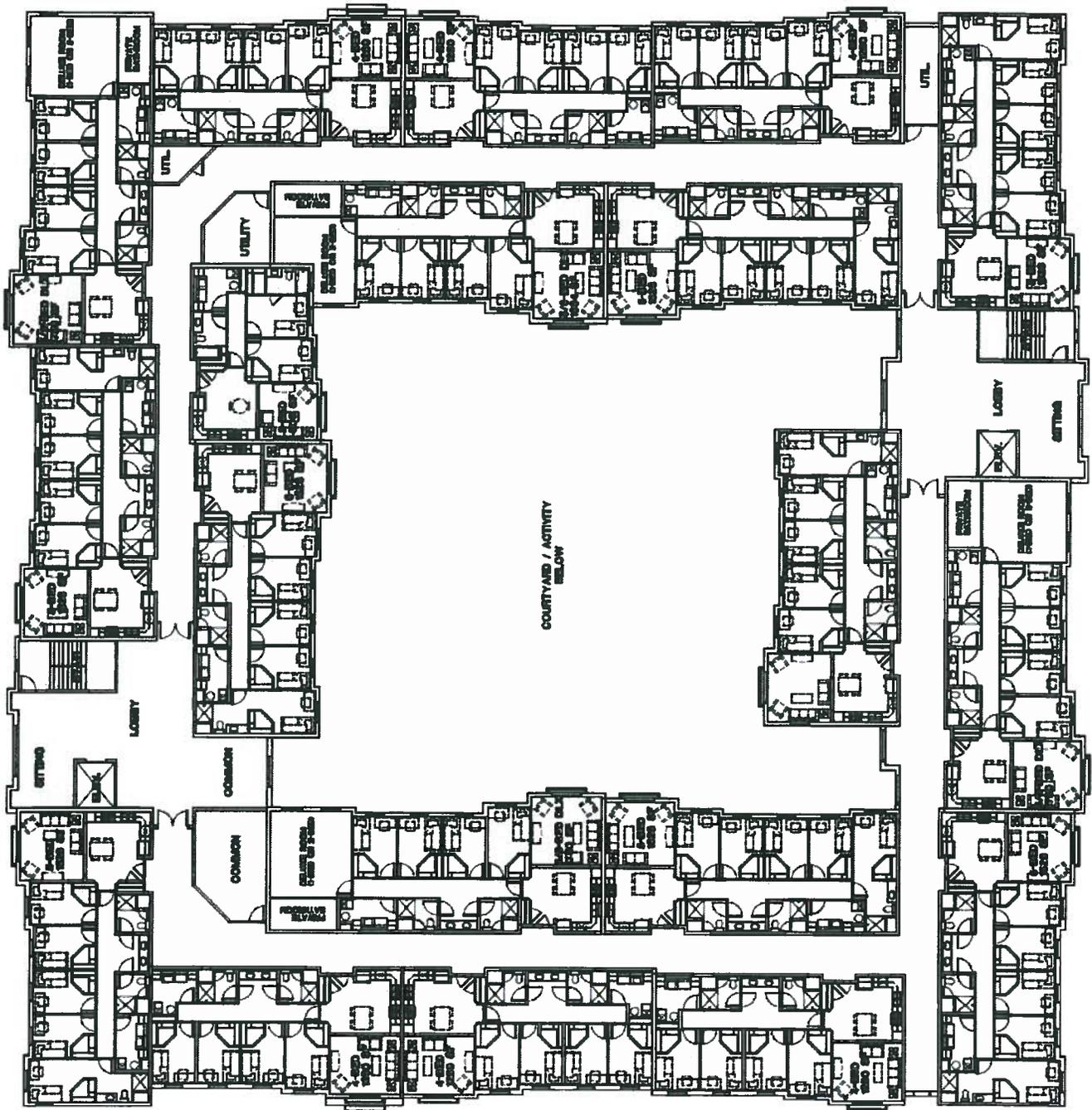


ST. GEORGE STUDENT APARTMENTS
WEST ELEVATION
MCKAY & COLLARD





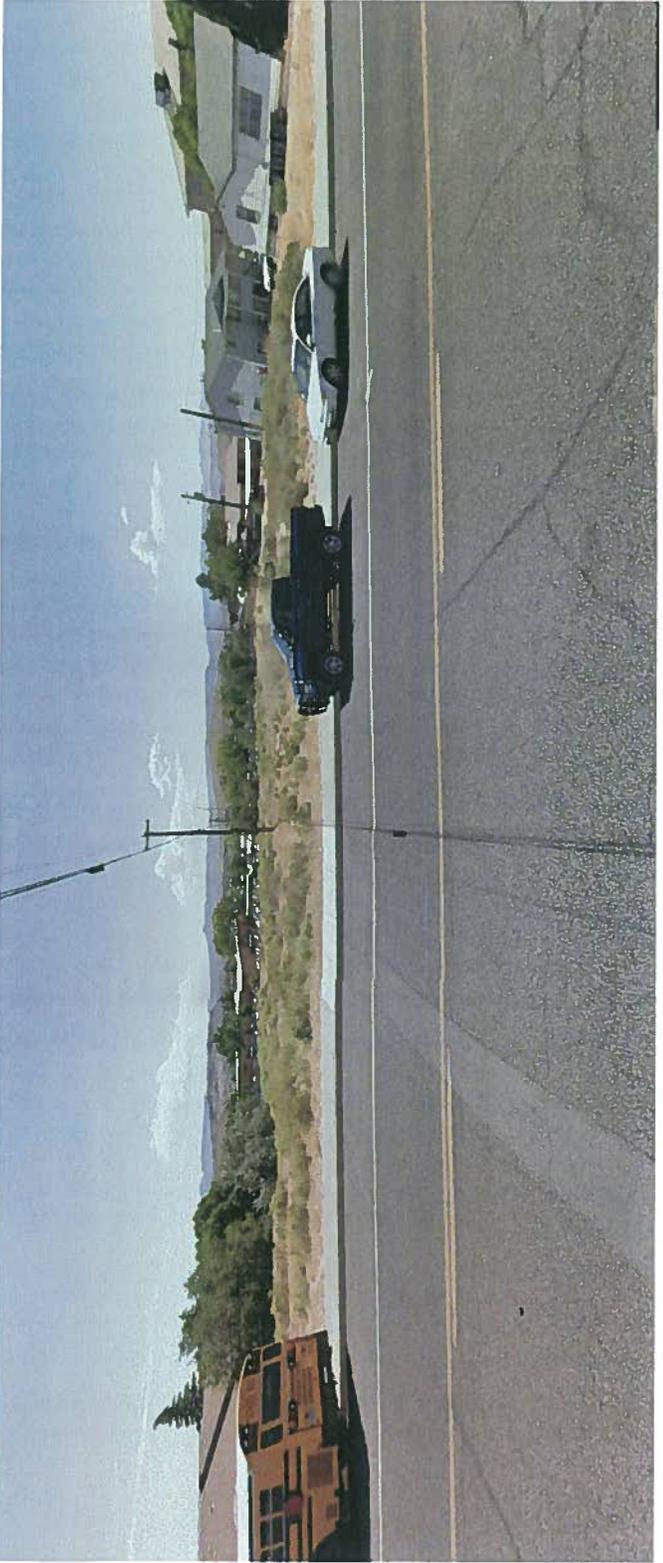
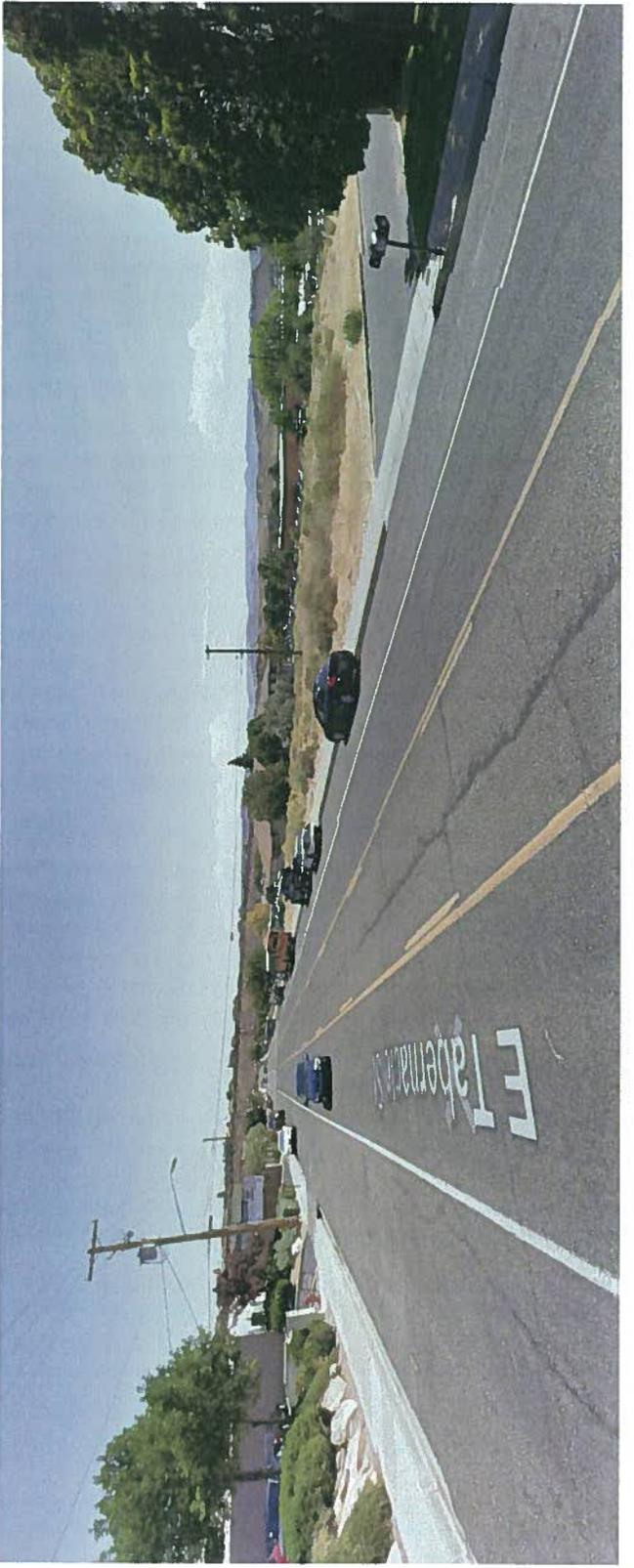




PRELIMINARY LEVEL 3 FLOOR PLAN (2ND LEVEL OF RES.)



Flyby







Universal Enterprises

680 East 2620 North
Provo, Utah 84604
(801) 756-6226

November 30, 2015

City of Saint George
Jonathan T. Pike, Mayor
175 East 200 North
Saint George, Utah 84770

Dear Mayor Pike,

We have received formal notice from John Willis, the Planning and Zoning Manager, of plans for a 56-unit student housing project called '*Vintage on Tabernacle*' at 850 East Tabernacle Street. As the current owners of the property under contract, we wish to express our enthusiastic support for this proposed project.

Our family has a rich pioneer heritage in Saint George. Not only have we owned this property for almost 40 years, but we are pleased to have descended from some of the early Saint George and Washington founders who were involved with the construction of the Saint George temple, the old cotton mill, and the early dams used for agricultural development. It is our sense that these early relatives would be thrilled to embrace the current proposed project and the contribution it will make to the improvement of higher education at Dixie State University.

Furthermore, we have been very careful in selecting buyers for our property. We feel that Chris McKay and Redstone Residential have a proven track record with the unique ability to successfully provide and manage a high-end student housing complex. A project of this quality, immediately contiguous to the University, will greatly enhance the quality of the student experience. Moreover, it will minimize travel to and from school and help with a smooth transition as the university grows to meet current needs.

During the City Council meeting of December 3, 2015, please convey to the city manager, city council, planning commission and other staff members, our appreciation for considering this proposed project in its current form. This project provides the city with a unique opportunity to make a major contribution to the quality of student life at Dixie State University as it grows to meet the needs of the State of Utah. We whole-heartedly encourage the approval of this proposed project and hope the city will see the wisdom of bringing this dream to fruition.

Sincerely,



Garth O. Wilkinson, President
Universal Enterprises

(Great-Great Grandson of John Madison Chidester)



REDSTONE

R E S I D E N T I A L

Vintage at Tabernacle
St. George City Council Presentation
December 3, 2015



A Growing University

- A growing University town
- Limited and aged student housing stock
- A University asking for private-sector buy-in

WEAKNESSES

- Student housing & parking
- Infrastructure (older buildings)
- Limited course capacity (specific areas)
- Name recognition outside of Utah
- State funding historically not matching enrollment growth
- Advisor to student ratio



Close vs. Big and Far



1322 N Freedom Blvd, Provo, Utah 84604 • tel: (801) 618-3400 • fax: (801) 371-6649 • info@roboticsrealty.com • www.roboticsrealty.com



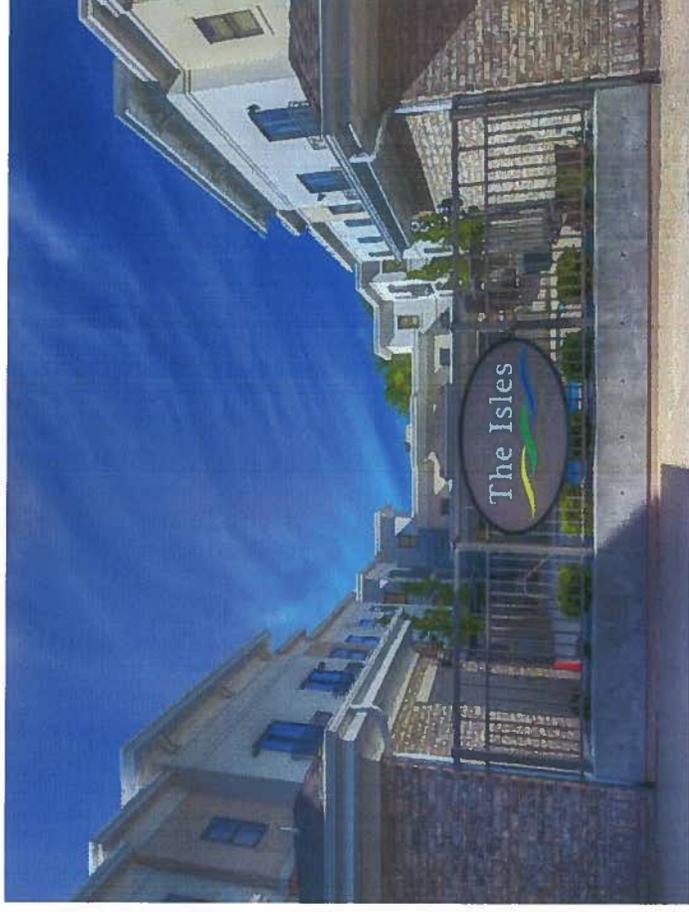
What We've Learned

What students want:

- Pedestrian Location
- PRIVATE ROOMS at affordable price
- Fast Internet
- Environment to make connections (Boutique size)

Results in:

- Happier students
- Higher renewal rates, higher enrollment
- Life-Long friendship, commitment to university, city



1322 N Freedom Blvd., Provo, Utah 84604 • tel: (801) 618 5400 • fax: (801) 371 6649 • info@robtutorresidential.com • www.robtutorresidential.com



Vintage at Tabernacle

- Vintage at Tabernacle
- Touches campus
- Private rooms at an affordable price
- Walk to class under 3 minutes
- Car not necessary for day-to-day school needs



1322 N Freedom Blvd, Provo, Utah 84604 • tel: (801) 618-5400 • fax: (801) 371-6649 • info@redstoneapartments.com • www.redstoneapartments.com



When Recorded Return To:

City of St. George

Attorney's Office

175 East 200 North

St. George, Utah 84770

Tax ID: SG-RIOV-4-261 through 274

ORDINANCE NO. _____

**RIO VIRGIN R.V. PARK PHASE 4 SUBDIVISION
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH
AMENDING LANGUAGE ON PLAT NOTE FOUR REGARDING SETBACKS FOR BUILDING
LOTS 261 THROUGH 274**

WHEREAS, the property owner has requested a change to Note 4 on the subdivision plat of Rio Virgin R.V. Park Phase 4 to clarify that the setback note relates to habitable buildings on Lots 261 through 274, and does not relate to non-habitable buildings like a shed; and

WHEREAS, the City Council has determined that the requested change to Note 4 on the subdivision plat is an improvement to the language on the plat, and is in the public interest.

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

Section 1. Enactment. Plat Note 4 on the Rio Virgin R.V. Park Phase 4 Subdivision located in St. George, Washington County, Utah, is hereby amended to read as follows:

"4. A 20.00' habitable building setback exists along the rear portion of Lots 261-274 as shown on the plat."

Section 2. Effective Date. This Ordinance shall take effect immediately on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM

Victoria H. Hales, Assistant City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM R-4 (MULTIPLE-FAMILY) TO PD-SH (PLANNED DEVELOPMENT-STUDENT HOUSING) ON 1.6 ACRES

WHEREAS, the property owner has requested a zone change on 1.6 acres from R-4 (Multiple-Family) to PD-SH (Planned Development-Student Housing); and

WHEREAS, the City Council held a public hearing on this request on December 3, 2015; and

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

WHEREAS, the City Council has determined that the reduction in the parcel size is compatible and integrates into the surrounding area harmoniously, and that the requested height increase, and parking reductions are supported by sufficient evidence, thus meeting the criteria set forth in City ordinances; 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 R-4 (Multiple-Family) to PD-SH (Planned Development-Student Housing); on 1.6 acres located at approximately 850 East Tabernacle, and more specifically described on the attached property legal description, Exhibit "A". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 3rd day of December, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

OCTOBER, 19, 2015

DESCRIPTION FOR MCKAY APPARTMENTS

ALL OF LOTS 6 AND 7 BLOCK 57 PLAT "B" ST. GEORGE CITY SURVEY
CONTAINS 1.599 ACRES



DRAFTAgenda Item Number : **4A****Request For Council Action****Date Submitted** 2015-11-20 15:08:13**Applicant** Byron Fenn**Quick Title** Ordinance - Final Plat Amendment**Subject** Consider amending note number 4 as shown on the Virgin Rio R.V. Park Phase 4 Subdivision Plat.**Discussion** Note currently reads "A 20.00' building setback exists along the rear portion of Lots 261-274 as shown on the Plat." The amended note will read "A 20.00' non habitable building setback exists along the rear portion of Lots 261-274 as shown on the Plat."**Cost** \$0.00**City Manager Recommendation** Housekeeping item. Several lots in this development already have storage units in the setback. This ordinance makes those legal and makes clarification that no dwelling could be located within the setback but would allow storage sheds.**Action Taken****Requested by** Todd Jacobsen**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** The applicant came in and requested to build a shed at the rear of his lot. Staff said no because of the 20.00' setback line. After further review it was determined that most homes on Lots 261-274 have sheds built within the 20.00' setback area. Staff felt comfortable to allow sheds but not dwelling units within this area. This ordinance is to clarify this issue and bring all those that have violated the setback into compliance.

When Recorded Return To:
City of St. George
Attorney's Office
175 East 200 North
St. George, Utah 84770
Tax ID: SG-RIOV-4-261 through 274

ORDINANCE NO. _____

**RIO VIRGIN R.V. PARK PHASE 4 SUBDIVISION
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH
AMENDING LANGUAGE ON PLAT NOTE FOUR REGARDING SETBACKS FOR BUILDING
LOTS 261 THROUGH 274**

WHEREAS, the property owner has requested a change to Note 4 on the subdivision plat of Rio Virgin R.V. Park Phase 4 to clarify that the setback note relates to habitable buildings on Lots 261 through 274, and does not relate to non-habitable buildings like a shed; and

WHEREAS, the City Council has determined that the requested change to Note 4 on the subdivision plat is an improvement to the language on the plat, and is in the public interest.

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

Section 1. Enactment. Plat Note 4 on the Rio Virgin R.V. Park Phase 4 Subdivision located in St. George, Washington County, Utah, is hereby amended to read as follows:

"4. A 20.00' habitable building setback exists along the rear portion of Lots 261-274 as shown on the plat."

Section 2. Effective Date. This Ordinance shall take effect immediately on the date executed below.

APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2015.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM

V. H. Hales 12/2/15

Victoria H. Hales, Assistant City Attorney

DRAFTAgenda Item Number : **6A****Request For Council Action**

Date Submitted 2015-11-23 11:19:35

Applicant Mathew Graff Glendenning

Quick Title Class C Beer License and Local Consent

Subject Consider approval of a request for a Class C Beer License and Local Consent for Viva Chicken restaurant, applicant, Mathew Graff Glendenning, for the location of 1183 East 100 South, St. George. Utah.

Discussion Consider approval of the request for Class C Beer License and Local Consent for Viva Chicken restaurant, applicant, Mathew Graff Glendenning, for the location of 1183 East 100 South, St. George. Utah.

Cost \$0.00

City Manager Recommendation This is a new restaurant in the building across from Jones Paint and Glass and used to house a Mexican food restaurant that had a liquor license. Recommend approval.

Action Taken

Requested by Laura Woolsey

File Attachments [Viva Chicken Utah LLC.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments Mr. Mathew Graff Glendenning is requesting approval for a Class C Beer License and Local Consent to apply for a Limited-Service Restaurant Liquor License from the State of Utah Division of Alcohol, for Viva Chicken restaurant located at 1183 East 100 South, St. George. The background information for Mr. Glendenning is clear. St. George Municipal Code defines a Class C Beer License as a license entitling the licensee to sell beer in original containers of a size not to exceed one quart capacity for consumption on the licensed premises of a restaurant at which food sales constitute no less than seventy percent (70%) of the gross monetary receipts of the licensee's business and in connection with a license issued by the state of Utah to operate as a restaurant liquor licensee. The City has no quota established for Class C Licenses. The business license office has received all the required documents from the applicant. The restaurant is scheduled to open Spring of 2016.

Attachments [Viva Chicken Utah LLC.pdf](#)

00037452

CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790

CITY OF ST GEORGE

REC#: 01477884
TRAK#: 87.0000
Phone: 435-271-1740
REF#: 3964

11/13/2015
LICENSES
TERM: 035

9:01 AM

1. Name of Business VIVA CHILLEN VJAH LLC

TENDERED: 50.00
APPLIED: 50.00
CHANGE: No 0.00

50.00CR
1 CHECK(S)

Has this name been registered with the State of Utah, Commerce Department?

Ownership Type: Corporation Partnership Sole Proprietorship LLC

If Corporation or LLC, list Corp./LLC name VIVA CHILLEN VJAH LLC
(Please attach a copy of Certificate of Incorporation/LLC)

2. Business Location 1183 E. 100 S. St. George UT 84710
Street Number City State Zip

Business Phone 435 656 0488 Business Email [REDACTED]

Business Mailing Address 114 E. 2500 S. C/A A St. George UT 84790
Street Number City State Zip

3. How close is the nearest Church to the proposed business location? 2,291 (D&W Institute)
In Feet

Nearest School? 1,450 ft. (D&W) Nearest Park? 1,375 ft. (College Park)
In Feet In Feet

Nearest Public Library 7,920 Nearest Public Playground 1,375 ft. (College Park)
In Feet In Feet

4. Applicant's Name VIVA CHILLEN VJAH LLC
First Middle Last

Corporation or Partnership Name, (if applicant is an agent) Matthew Brass Glendenning
First Middle Last

5. Please Provide Name and Address of Managing Party (If different from applicant)

Managing Party Name SAME AS ABOVE

Address _____
Street Number City State Zip

Phone Number _____ Cell Number _____ Email _____

6. List Names of Partners, Corporate Officers, Etc. Provide Name, Address, Phone #, Title and Percentage Owned. (Attach additional sheet if needed)

First	M	Last	Title	Address, City State, Zip	Phone	%
Dev		Restaurant Concepts	L. Derrick Dalton Mngr	1183 E 100 S St. George UT 84710	[REDACTED]	24.75%
AVIV		LLC	James Thompson Mngr	1183 E 100 S St. George UT 84710	[REDACTED]	24.75%
VVA		LLC	Matt Glendenning Mngr	1183 E 100 S St. George UT 84710	[REDACTED]	24.75%
Steven M Johnson		Responsible Trust	Steven Johnson Mngr	1183 E 100 S St. George UT 84710	700-650-3455	9.9%

CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790

Phone: 435-627-4740

7. Anticipated Business Start Date April 2016 Number of Employees 35

8. Federal Tax Number 47-4564725 State Sales Tax Number 14624850-003-STC

9. Who owns the real estate where this business is located?

VIVA PROPERTIES LLC

10. If premises are leased, state whether leased from owner or subleased from prior lessee. LEASED FROM OWNER

11. Do you own the fixtures at this location? Yes If not, please provide the name and address of the owner X

12. If you own the fixtures at this location, state the investment which you have in fixtures and equipment \$ 500k

13. Total Square Footage of Building 4,258 SF

14. Will you serve food? Yes If so, please provide a sample menu.

15. Please provide the name of the person to be in charge of this business during any time that you may be away from the premises.

First Matthew Middle Wright Last Glendinning

Address 144 E 2500 S. Ste A St George UT 84790
Street Number City State Zip

Phone Number 435 628 1944 Cell Number [REDACTED] Email [REDACTED]

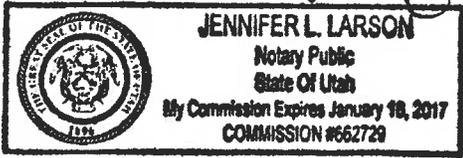
Applicants Signature [Signature] Date 11-2-2015

STATE OF UTAH)
) ss.
County of Washington)

I, (Print Name) Matt Glendinning being first duly sworn, depose and say the foregoing application is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury

SUBSCRIBED AND SWORN TO before me this November day of 2 20 15

Notary Public Jennifer L. Larson My Commission Expires 1/18/2017



License Number: _____

CITY OF ST. GEORGE

175 East 200 North • St. George, UT 84770 (435) 627-4740

APPLICATION FOR BUSINESS LICENSE

Office use only _____

Please check applicable box

- New
- Renewal (Must still complete form)
- Address change (Requires zoning approval)

Please Print

Name of Business VIVA CHICKEN

Address at Which Business Will be Conducted 1183 E. 100 S. ST. GEORGE UT 84790

Mailing Address (If Different) 144 E. 2500 S. STE A ST. GEORGE UT 84790

Name of Applicant VIVA CHICKEN UTAH LLC SSN# [REDACTED]

Residence Address of Applicant 144 E 2500 S. STE A ST. GEORGE UT 84790

Please attach a copy of the applicable documents filed with the State or Utah Division of Corporations and Commercial Code

Business is: Corporation Sole Proprietorship Partnership Limited Liability Company

List all owners other than applicant. If a corporation, partnership, or limited liability company, list other officers, general partners or members.

Joey Glendinning, Devin Octor, Matt Glendinning, Dennis Thompson

Email Address Matt@vg-companies.com

Date of Commencing Business in St. George SPRING 2016 Sales Tax Number [REDACTED] Federal Tax ID [REDACTED]

Type of business to be conducted RESTAURANT

If Required to be Licensed by State, Check Here **ALSO ATTACH A COPY OF STATE LICENSE.**

Average Number of Employees 35 Days & Hours of Operation 11am - 9pm

HOME OCCUPATION ORDINANCE: (Sign only if you are conducting a business out of your home. Request a copy of the Home Occupation Ordinance.)
I will comply with the provisions of the City's Ordinance for Home Occupation.

Signature [Signature] Date 11-2-2015

BUSINESS LICENSE FEE PAYABLE:

General Business License Fee (\$50.00)	\$	<u>50</u>
Number of Full-Time Employees <u>46</u> at \$10.00 each	\$	<u>60</u>
Number of Part-Time Employees <u>25</u> at \$5.00 each (Who Will Work Less Than 450 Hours Per Year)	\$	<u>125</u>
\$25.00 Late Charge on renewals after February 28	\$	
Amount of Bond (If Required)	\$	
Total Fees Due (\$350.00 Maximum Before Late Fee)	\$	

Application completed by (please print): Matt Glendinning Title Manager, VIVA CHICKEN UTAH LLC

By submitting a signed application, the applicant certifies that the business does not and will not during the licensing period knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. By signing, the applicant acknowledges that the applicant has read, understands, and agrees to comply with the requirements of federal and state law regarding eligibility of workers.

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of my license. I also understand that the City License Officer may require additional information as permitted by the ordinance, and also agree to supply the same as part of this application. I understand this License will expire December 31 and it is my responsibility to renew this License annually without further notification from the City of St. George.

* Authorized Applicant Signature [Signature] Title Manager Date 11-2-2015

* Application must be signed by: a) a corporate officer if the business is a corporation (i.e. a president, corporate secretary-treasurer, or vice president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner, member or proprietor if the business is a partnership, limited liability company or proprietorship respectively; or, c) a duly authorized representative (written authorization and written change of authorization must be attached) of the corporation, general partnership, limited liability company or proprietorship.

{Sandwiches and Wraps}

Choice of ciabatta bread, multigrain ciabatta,
or sundried tomato wrap and one side item.

Add Provolone \$0.50 | Add Avocado \$0.75 | Add Bacon \$0.75

The Great \$7.95

Pulled Rotisserie Chicken
Lettuce | Tomato | Onions
Rocoto Mayo

Naked Peruvian \$7.95

Organic red quinoa | Cucumbers Tomato |
Avocado | Lettuce Feta Cheese | Rocoto
Mayo

Wow Lomito \$8.95

Sirloin | Tomato | Onions
Rocoto Mayo

Inca Wrap \$6.75

Canary Beans | Rice | Avocado | Salsa
Criolla (lime marinated onions and tomato)
Add Chicken \$2.00 Add Steak \$3.00



= Vegetarian

{Beverages}

Signature Drinks			
Made daily in house		Fountain Drink	\$2.00
Maracuya	\$2.25	Inca Cola Peruvian Soda Can	\$1.75
(Passion Fruit Juice)		Inca Cola Peruvian Soda 2ltr	\$4.50
Chicha Morada	\$2.25	Bottled Water	\$2.00
(Purple Corn, Cinnamon, Pineapple, Apples, Oranges, Cloves)		Sparkling Water	\$2.75
Herbal Lemonade	\$2.50	Beer/Wine	
(Basil, Rosemary, Mint)		Corona	\$3.95
		Negra Modelo	\$3.95
		Noda beer	\$4.95
		Sangria	\$5.50

{Desserts}

Tres Leches	\$4.50	Alfajores	\$2.25
Churros	\$2.00		



Catering is available: catering@vivachicken.com

www.vivachicken.com Uptown: 980.335.0176 Ballantyne: 704.341.8174

Mon-Sat 11am-9pm | Sun 11am-7pm

Viva Chicken

Peruvian Rotisserie Joint

 = Vegetarian

{Appetizers}

-  **Quinoa Stuffed Avocado \$7.95**
Organic Quinoa | Rocado Mayo | House Balsamic
Add pulled chicken \$2.00
(Half order also available)
- Viva Chicken Salad \$8.00**
Romaine | Spring Mix
Pulled Rotisserie Chicken
Avocado | Onions | Feta | Tomato
Cucumber | House Balsamic
- Sopa de Pollo \$5.50**
Pulled Rotisserie Chicken | Rice
Peas | Carrots | Red Pepper
Cilantro | Onions
- Viva Caesar Salad \$8.00**
Romaine | Pulled Rotisserie
Chicken | Shaved Parmesan
CROUTONS | Egg | Bacon

{Entrees}

- Add chicken \$2.00
Add steak \$3.00
-  **Viva Taco Bowl \$6.95**
Canary Beans | Rice | Salsa Criolla
(lime marinated onions and tomato)
Add Avocado \$0.75
-  **Arroz Chaufa \$6.95**
Fried Rice | Red Peppers |
Green Onions | Egg | Peruvian
Soy Sauce | Ginger
-  **Classic Saltado \$11.50**
Sirloin | Onions | Tomato | French
Fries | Rice | Peruvian Soy Sauce

{Pollo a la Brasa}

- Peruvian Rotisserie Chicken
- All of our chicken is all natural, free range, marinated in our secret Peruvian spices and cooked rotisserie style, in our hand built Peruvian cooker.
- 1/4 Chicken with 2 sides \$8.50**
-All white meat \$2.75
 - 1/2 Chicken with 2 sides \$12.50**
-All white meat \$2.75
 - Whole Chicken with 3 sides \$21.00**
All white meat \$1.50

{Sides}

- Canary Beans \$2.75
- Cilantro Rice \$2.75
- White Rice \$2.75
- Green Beans \$2.75
- Fruit \$2.75
- French Fries \$2.95
- Sweet Potato Fries \$3.25
- Sweet Plantains \$3.50
- Yuca Fries \$3.50
- Cup of Soup \$2.95
- House Salad \$2.75

{Signature Sauces}


(Mild)
Aji amarillo sauce
Crowd Favorite!


{Medium}
Huacatay sauce
Packs some heat


{Hot}
Roasted Rocado sauce
"Gringo Killer!"

Viva Chicken Utah, LLC

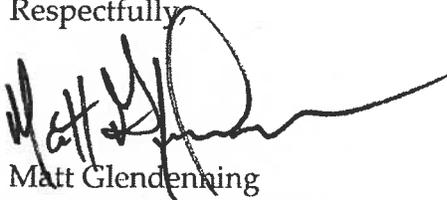
November 12, 2015

City of St. George Utah
175 East 200 North
St. George, UT 84770

Dear St. George City,

This letter grants permission to St. George City Authorized representatives or any Law Enforcement Officer an unrestricted right to enter the licensed premises of Viva Chicken's location at 1183 East 100 South, St. George, UT 84790.

Respectfully



Matt Glendenning
Viva Chicken Utah, LLC

November 4, 2015

To Whom It May Concern:

I certify that I know Matt Glendenning on a personal basis. He is an individual of good report, moral character, and integrity. He is fit and proper to be granted a liquor license.

Respectfully,



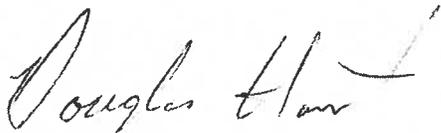
Ben Smith
2851 El Vista Dr. Santa Clara, UT 84765



Jennifer Larsen
1614 W Chateau Cir St. George, UT 84770



Clark Kelsey
5048 N Long Sky Dr St. George, UT 84770



Doug Hunt
2712 Rio Vista Dr. St. George, UT 84790



Lynn Eldridge
325 N Red Stone Rd, Unit 131, Washington, UT 84780

LIMITED-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

City of St. George Utah, City Town County
Local business license authority

hereby grants its consent to the issuance of a limited-service restaurant liquor license to:

Business Name (DBA): Viva Chicken

Applicant Entity/Business Owner: Matt Glendenning/Viva Chicken Utah, LLC

Location Address: 1183 E. 100 S. St. George, UT 84790

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent (RL) 1/2012

DRAFTAgenda Item Number : **6B****Request For Council Action**

Date Submitted 2015-11-23 11:18:28

Applicant John Dinsdale Hillam of Maverik, Inc., #521

Quick Title Request for a Class A Alcohol License for Off Premise Sales

Subject Consider approval of a Class A Alcohol License for Off Premise Sales for Maverik, Inc #521, located at 995 East St. George Blvd., applicant, John Dinsdale Hillam.

Discussion Consideration of approval of a Class A Alcohol License for Off Premise Sales for Maverik, Inc #521, located at 995 East St. George Blvd., applicant, John Dinsdale Hillam.

Cost \$0.00

City Manager Recommendation Previous station had a beer license so this not a new one and the applicant meets the requirements.

Action Taken

Requested by Laura Woolsey

File Attachments [Maverik.pdf](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments Maverik, Inc., #521 purchased the Hilltop Conoco located at 995 East St George Blvd., the applicant is John Dinsdale Hillam. Maverik, Inc., #521 is requesting the same Class A Alcohol License as the previous owner held at the location. St. George Municipal Code defines a Class A Alcohol License as a license entitling the licensee to sell beer on the licensed premises in original containers of a size not to exceed one quart, for the consumption off the premises. The background check came back clear for Mr. Hillam. The business license office has received all the required information. The Maverik is scheduled to open February 2, 2016.

Attachments [Maverik.pdf](#)

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

1. Applicant's Name John D. Hillgm
First Middle Last

Corporation or partnership name, if applicant is an agent. Maverik, Inc.

2. Name under which business will be operated (If different from name of applicant, corporation or partnership) Maverik, Inc. # 521
First Middle Last

3. Location of Business 995 East St. George Blvd., St George, UT 84770

4. Mailing address (If different from location of business)

880 West Center Street, No. Salt Lake, UT 84054
Address City State Zip

5. If party who will manage the business is different from the applicant; please provide the name and address of the managing party,

Ken Webb
First Middle Last

6. If a corporation, list below or attach on a separate sheet, the names and addresses of the corporation's principal officers and any stockholders who own 10 % or more of the corporation. If a partnership, list the names and addresses of the other general

Please see attached

Applicant Signature

John D. Hillam

Date

10.15.15

STATE OF UTAH)

) ss.

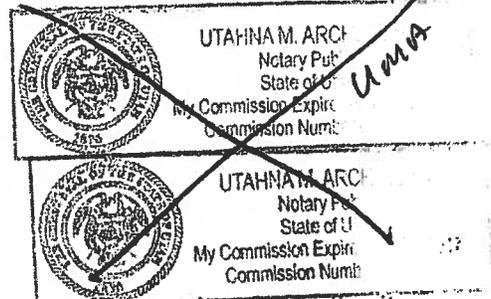
County of Washington) DAVIS

I, John D. Hillam being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this 15 day of OCTOBER 2015.

Utahna M. Archuleta
Notary Public

My Commission Expires 1/28/17

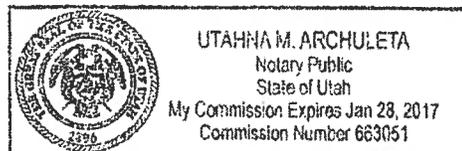


If applicant is an agent for the corporation or partnership, an officer using the authority to do so, or the other general partners, will indicate the desire of the corporation or partnership to have the above -named applicant hold the beer license in his (her) name as the agent for the benefit of the corporation by affixing his (her) signature here, and he (she) further certifies that by signing this application he (she) is duly appointed, authorized and acting agent of the corporation or general partner of the partnership.

John D. Hillam
Name

VP
Title

10.15.15
Date



License Number

CITY OF ST. GEORGE

175 East 200 North • St. George, UT 84770 (435) 627-4740

APPLICATION FOR BUSINESS LICENSE

Office use only

FOR CITY OFFICE USE ONLY			
APPROVALS: (Required for New Business or Change of Location)			
Zoning	Date	Business L O	
City Attorney	Date	Police Chief	Date
Fire Chief	Date	Building Dept.	Date
Receipt Number	Date	Date	Date

Please check applicable box

- New
- Renewal (Must still complete form)
- Address change (Requires zoning approval)

Please Print

Name of Business Maverik, Inc. #521

Address at Which Business Will be Conducted 995 East St George Blvd., St. George, UT 84770 Business Phone TBD

Mailing Address (If Different) 890 West Center Street, No. Salt Lake, UT Zip 84058 Pl. [REDACTED]

Name of Applicant Maverik, Inc. SSN# - - Home Phone 801 [REDACTED]

Residence Address of Applicant _____ Street _____ City _____ State _____ Zip _____

Please attach a copy of the applicable documents filed with the State or Utah Division of Corporations and Commercial Code

Business is: Corporation Sole Proprietorship Partnership Limited Liability Company

List all owners other than applicant. If a corporation, partnership, or limited liability company, list other officers, general partners or members

Please see attached

Email Address [REDACTED]

Date of Commencing Business in St. George 2/2/16 Sales Tax Number [REDACTED] Federal Tax ID [REDACTED]

Type of business to be conducted Tobacco - convenience store Gas Station

If Required to be Licensed by State, Check Here ALSO ATTACH A COPY OF STATE LICENSE

Average Number of Employees 20 Days & Hours of Operation 24/7

HOME OCCUPATION ORDINANCE: (Sign only if you are conducting a business out of your home. Request a copy of the Home Occupation Ordinance) I will comply with the provisions of the City's Ordinance for Home Occupation.

Signature _____ Date _____

BUSINESS LICENSE FEE PAYABLE:

<u>Tobacco</u> General Business License Fee (\$50.00)	\$ <u>50 -</u>
Number of Full-Time Employees _____ at \$10.00 each	\$ _____
Number of Part-Time Employees _____ at \$5.00 each (Who Will Work Less Than 450 Hours Per Year)	\$ _____
\$25.00 Late Charge on renewals after February 28	\$ _____
Amount of Bond (If Required):	\$ _____
Total Fees Due (\$350.00 Maximum Before Late Fee):	\$ _____

Application completed by (please print): Utahna Archuleta Title Licensing Agent

By submitting a signed application, the applicant certifies that the business does not and will not during the licensing period knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. By signing, the applicant acknowledges that the applicant has read, understands, and agrees to comply with the requirements of federal and state law regarding eligibility of workers.

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of my license. I also understand that the City License Officer may require additional information as permitted by the ordinance, and also agree to supply the same as part of this application. I understand this License will expire December 31 and it is my responsibility to renew this License annually without further notification from the City of St. George.

* Authorized Applicant Signature [Signature] Title VP Date 10.15.15

* Application must be signed by: a) a corporate officer if the business is a corporation (i.e. a president, corporate secretary-treasurer, or vice president of the corporation, or the manager of one or more manufacturing, production or operation facilities, with authority to sign documents); b) a general partner, member or proprietor if the business is a partnership, limited liability company or proprietorship respectively, or, c) a duly authorized representative (written authorization and written change of authorization must be attached) of the corporation, general partnership, limited liability company or proprietorship.

Troy Newby
1117 W. Sunset Blvd
St. George, Utah 84770
435-673-2360

October 28, 2015

St. George City
Business License Office
175 E. 200 N.
St. George, Utah 84770

To Whom it May Concern:

I am writing this letter to highly recommend Maverik at 995 E. St. George Blvd for receiving their beer license.

Maverik Country Stores are one of the biggest convenient store chains in the West. They run a first class operation with many stores here in St George. They have an excellent record with their employee alcohol training program. They adhere and follow all the guidelines in the "We Card" program and even ID everyone that appears under the age of 35. Their cash registers are the latest and greatest and prompt their clerks to enter the customers ID to continue with the sale on all alcohol sales. I believe that their success in the industry prove them as a solid company.

It is my opinion that Maverik be granted this license and continue to run many great stores in this area.

Thank you for your time and consideration on this matter. Feel free to call if you would like to discuss this any further.

Sincerely,

Troy Newby

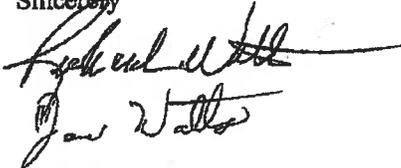
Richard and Jan Watts
3329 Chaparral Drive
St. George, Utah 84790
435-668-5830

St. George City
Business License Office
175 East 200 North
St. George, Utah 84770

Re: Maverik Inc. Beer License Application

Jan and I would like to express our approval to the City in the granting of Maverik's beer license request. We think that Maverik is a reliable and well established Utah Corporation and should be supported with their licensing request. They have an excellent record of following all state and local laws relating to this type of retail sale.

Sincerely

Handwritten signatures of Richard and Jan Watts. The signature for Richard Watts is written in cursive and is positioned above the signature for Jan Watts, which is also in cursive.

Jan Watts
Richard Watts



90 E 100 S
St George, UT 84770
(435) 313-6700
dwain@redrockrealestate.com

October 19th, 2015

Dear St George City Business License Office,

My name is Dwain Schallenberger. I am a local commercial real estate agent for Red Rock Real Estate. I have the opportunity to work with several companies looking to open new business locations in Washington County. I am writing for my full recommendation in behalf of Maverik as I have never had a finer interaction and dealing with any other company I have done business with in my ten year career. Their representatives are honest, straight forward, fair business leaders and I am excited for their new location on St George Boulevard!

While I do not personally drink alcohol, I realize others have the right to purchase and with this right I am grateful that there are strict rules on who can have a beer license. I am confident that Maverik and their employees follow the law as my experience has been they go above and beyond. I have done some research and found that they use training program for their employees called TAM, which has been approved by the State of Utah. Additionally, they make each employee sign a daily compliance binder stating they have read and understand the local and state laws for alcohol consumption.

I am confident that Maverik follows the rules. Their growth as a company is due to the character of their organization. I fully endorse Maverik and am grateful to have their organization here in St George.

Best regards,

A handwritten signature in black ink, appearing to read 'Dwain Schallenberger'.

Dwain Schallenberger

Commercial Agent, Red Rock Real Estate

Land Advisors

2513 S 2260 E St George, UT 84790
(435) 705-4474
dhasal@landadvisors.com

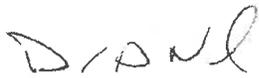
October 19th, 2015

Dear St George City Business License Office,

My name is David Nasal. I am a land developer here in St George. I give my full recommendation in behalf of Maverik as I have worked with them and been impressed with their moral character.

I have been told that Maverik's policy is to card anyone under the age of 35 and that each member of their staff is trained in regards to state regulations of alcohol consumption. I believe Maverik is a wise steward of their 119 stores that have a license throughout the State of Utah.

Best regards,



David Nasal

Land Developer, Land Advisors

Bryce Christensen, President
Bryce Christensen Excavating, Inc.
2052 East 3200 South
Saint George, UT 84790

October 20, 2015

Saint George City
Business License Office
175 East 200 North
Saint George, UT 84770

Re: Maverik Beer License Application

To whom it may concern:

It is my recommendation that Saint George City approve Maverik's request for a beer sales license. Maverik Stores are a good addition to our community. They are always well maintained and adequately and competently staffed by local workers. Maverik Corporation adheres to our state's laws in the sale of alcohol and is compliant in requiring ID and also in the training of its employees for the sale of alcohol.

I am confident that Maverik will continue to hold the bar high on obeying Utah Law for the prevention of underage drinking and impaired driving. The number of Maverik Stores is still growing and they have been responsive to us, their neighbors in maintaining our city's name as a safe and healthy place to live

Sincerely,

A handwritten signature in black ink, appearing to read "Bryce Christensen", with a long horizontal line extending to the right.

Bryce Christensen

DRAFTAgenda Item Number : **6C****Request For Council Action**

Date Submitted 2015-11-23 11:16:57

Applicant Melynda Anne Thorpe of EMCEE Square Media, Inc.

Quick Title Single Event Alcohol Permits & Local Consent for the year 2016 G

Subject Consider approval of a request for the year 2016 Single Event Alcohol Permits and Local Consent for Melynda Anne Thorpe of EMCEE Square Media, Inc. for the George Jazz Garden beer garden located at 2 West St. George Blvd.

Discussion Consider approval of the request for the year 2016 Single Event Alcohol Permits and Local Consent for Melynda Anne Thorpe of EMCEE Square Media, Inc., for the George Jazz Garden (beer garden) located at 2 West St. George Blvd.

Cost \$0.00

City Manager Recommendation Request for approval of Single Event permit and local consent for the George fest and the beer garden. There were not any problems that I am aware.

Action Taken

Requested by Laura Woolsey

File Attachments do-not-reply@sgcity.org 20151123 110144.pdf

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments Melynda Anne Thorpe of EMCEE Square Media, Inc., is requesting approval for the year 2016 Single Event Alcohol Permits for the George Jazz Garden (beer garden) located at 2 West St. George Blvd., for the first Friday of each month George Fest event and Local Consent to apply with the State of Utah Division of Alcohol for Single Event Alcohol Permits for the year 2016. The criminal background history for Melynda Anne Thorpe is clear.

Attachments do-not-reply@sgcity.org 20151123 110144.pdf



CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790

Phone: 435-627-4740

BEER LICENSE APPLICATION

This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards
Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

Type of Alcohol License Applying For:

Class A (This type of License has a quota, please ensure that this type of License is available with Business Licensing)

License is a license entitling the licensee to sell beer on the licensed premises in original containers of a size not to exceed one quart, for the consumption off the premises.

Class B License

License entitling the licensee to sell beer in original containers of a size not to exceed one quart capacity for consumption on the licensed premises of a restaurant at which food sales constitute no less than seventy percent (70%) of the gross monetary receipts of the licensee's business and in connection with a license issued by the state of Utah to operate as an on premises beer retailer. Golf course premises where beer is sold in connection with hot food preparation at the point of sale shall be included as class B licenses.

Class C License

License entitling the licensee to sell beer in original containers of a size not to exceed one quart capacity for consumption on the licensed premises of a restaurant at which food sales constitute no less than seventy percent (70%) of the gross monetary receipts of the licensee's business and in connection with a license issued by the state of Utah to operate as a restaurant liquor licensee.

Class E License (This type of License has a quota, please ensure that this type of License is available with Business Licensing)

License entitling the licensee to sell beer in original containers or on draft in a quantity not to exceed two liters (2 l), for consumption on the licensed premises and in connection with a license issued by the state of Utah to operate as a private club. This license has a

Class EE License (This type of License has a quota, please ensure that this type of License is available with Business Licensing)

License intended to serve the clientele, patrons and guests of significant hotel/convention facilities, which club shall be located in a hotel containing not less than one hundred thirty (130) guestrooms and with a convention or conference facility of not less than four thousand (4,000) square feet, and which club shall not have any separate entrances from outside the hotel facility. The class EE license entitles the licensee to sell beer in original containers or on draft in a quantity not to exceed two liters (2 l), for consumption on the licensed premises and in connection with a license issued by the state of Utah to operate as a private club. Class EE licenses may only be issued to the owner or operator of the qualifying hotel, or a wholly owned affiliate or subsidiary thereof.

Class F License (This type of License has a quota, please ensure that this type of License is available with Business Licensing)

License which entitles the licensee to sell beer and/or permit consumption thereof at recreation and convention facilities, excluding public parks. Under this license, no beer shall be sold in the original containers, but must be first emptied into suitable temporary containers. All sales and deliveries under this license shall be made directly to the ultimate consumer. No beer shall be permitted or consumed, except that which is purchased at the recreation and convention facilities.

Single Event Permit

A permit entitling the permittee to store, sell, serve and allow consumption of alcohol on specifically designated premises for a period not to exceed seventy two (72) consecutive hours and in connection with a bona fide convention, civic or charitable enterprise conducted by a corporation, church, political organization or incorporated association, or a recognized subordinate lodge, chapter or unit thereof.

CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790

Phone: 435-627-4740

1. Name of Business Emceesquare Media Inc

Has this name been registered with the State of Utah, Commerce Department? Yes No

Ownership Type: Corporation Partnership Sole Proprietorship LLC

If Corporation or LLC, list Corp./LLC name _____

2. Business Location Ancestor Square 2W. St. George Blvd. St. George 84790
(Please attach a copy of Certificate of Incorporation/LLC)
~~368 S. Mall Dr. Clo8 St. George UT 84790~~
Street Number City State Zip

Business Phone (435) 773 0781 Business Email melynda@emceesquare.com

Business Mailing Address 368 S. Mall Dr. Clo8 St. George UT 84790
Street Number City State Zip

3. How close is the nearest **Church** to the proposed business location? 2,112
In Feet

Nearest School? 2640 Nearest Park? 1056
In Feet In Feet

Nearest Public Library 1,584 Nearest Public Playground 5808
In Feet In Feet

4. Applicant's Name Melynda Anne Thorpe
First Middle Last

Corporation or Partnership Name, (if applicant is an agent) _____
First Middle Last

5. Please Provide Name and Address of Managing Party (If different from applicant)

Managing Party Name _____

Address _____
Street Number City State Zip

Phone Number _____ Cell Number _____ Email _____

6. List Names of Partners, Corporate Officers, Etc. Provide Name, Address, Phone #, Title and Percentage Owned. (Attach additional sheet if needed)

First	M	Last	Title	Address, City State, Zip	Phone	%
Melynda	A	Thorpe	Pres.	368 S. Mall Drive	(435) 773-0781	45
Paul		Thorpe	shareholder	1563 Boulder Springs Dr St. George, UT 84790	(435) 632-5453	5
Amy	M	Thorpe	CEO	368 S. Mall Drive Clo8 St. George UT 84790	(801) 915-1422	45

CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790

Phone: 435-627-4740

7. Anticipated Business Start Date 01/01/2016 Number of Employees 2

8. Federal Tax Number 46-5409221 State Sales Tax Number 13895319-004-STC

9. Who owns the real estate where this business is located?
Ancestor Square Board

10. If premises are leased, state whether leased from owner or subleased from prior lessee. Not leased

11. Do you own the fixtures at this location? No If not, please provide the name and address of the owner _____

12. If you own the fixtures at this location, state the investment which you have in fixtures and equipment \$ _____

13. Total Square Footage of Building 7,500 courtyard

14. Will you serve food? Yes If so, please provide a sample menu.
Ancestor Square Restaurants rotate service

15. Please provide the name of the person to be in charge of this business during any time that you may be away from the premises.

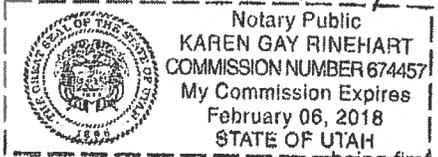
First Amy Middle Marie Last Thorpe

Address 368 S. Mall Dr. Clor St George UT 84790
Street Number City State Zip

Phone Number (801) 915-1422 Cell Number Same Email amy@ancestorsquare.com

Applicants Signature [Signature] Date 11/20/15

STATE OF UTAH)
) ss.
County of Washington)



I, (Print Name) Marynna Thorpe being first duly sworn, depose and say the foregoing application is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury

SUBSCRIBED AND SWORN TO before me this 3 day of NOVEMBER 2015

Notary Public Karen Gay Rinehart My Commission Expires 02/06/2018

SINGLE EVENT PERMIT
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

City of St George

Local business license authority

City [] Town [] County

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Emceesquare Media, Inc.

Event Name: George Jazz Garden

Event location address: 2 W. St. George Blvd. St. George UT 84770

On the first Fridays* day(s) of January - June, 2016

during the hours of 6 pm - midnight, pursuant to the provision of Utah Code 32B-9.

Event permits are issued to bona fide entities conducting a convention, civic or community enterprise.

Please check the following box if the local business license authority would like to recommend to the DABC director that the applicant entity/organization be considered to be considered a community or civic enterprise.

Authorized Signature

Name/Title

Date

AS OF SEPTEMBER 1, 2015 THIS FORM MUST BE SUBMITTED TO THE DABC BY THE APPLICANT

* 1/1/16, 2/5/16, 3/4/16, 4/1/16, 5/6/16, 6/3/16

SINGLE EVENT PERMIT
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

City of St. George
Local business license authority

City [] Town [] County

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Emceesquare Media, Inc.

Event Name: George Jazz Garden

Event location address: 2 W. St. George Blvd. St. George, UT 84770
street city state zip

On the first Fridays* day(s) of July - December, 2016
dates month year

during the hours of 6pm - midnight, pursuant to the provision of Utah Code 32B-9.
defined hours from - to

Event permits are issued to bona fide entities conducting a convention, civic or community enterprise.

Please check the following box if the local business license authority would like to recommend to the DABC director that the applicant entity/organization be considered to be considered a community or civic enterprise.

Authorized Signature

Name/Title

Date

AS OF SEPTEMBER 1, 2015 THIS FORM MUST BE SUBMITTED TO THE DABC BY THE APPLICANT

* 7/1/16, 8/5/16, 9/2/16, 10/7/16, 11/4/16, 12/2/16

To Whom It May Concern:

I have known Melynda Thorpe for 5 years. I know her to be a good employee, mother, friend, and advocate of our community. I respect her as a person, business woman, and pillar in our community.

I believe Melynda to be of good moral character, she is caring, and very responsible. And in my opinion, she is a reasonable, fit and proper person to be granted an alcohol license.

Sincerely,

Teri Iverson

435-632-7726

3155 S. Hidden Valley Dr. #189

St. George, UT 84790

From: **Bunny Skyy** bunnys@alwaysaffordablehomes.com
Subject: **DABC: Melynda Thorpe**
Date: **November 16, 2015 at 11:34 AM**
To: **Melynda Thorpe** melynda@emceesquare.com

To Whom I May Concern:

I'm writing this on behalf of Melynda Thorpe. Melynda is of good moral character and very responsible. In my opinion, she is a fit and proper person to be granted an alcohol license.

I have known Melynda for 30+ years and consider her one of the most loyal, honest, trustworthy people I know. Melynda's character is the epitome of integrity as she has always shown me to be 100% reliable and responsible.

Please let me know if you have any questions.

Bunny Skyy- Sales Manager
Realtor-Salisbury Homes Real Estate
801-472-4734
bunnys@alwaysaffordablehomes.com
www.alwaysaffordablehomes.com
"All pricing is subject to change without notice"

Department of Alcoholic Beverage Control

To Whom It May Concern:

Please let this letter serve as my strong endorsement of your renewal of the alcohol license for 2016, for the George Streetfest Jazz Garden in St. George, UT, presented by Emcee Square owner Melynda Thorpe. I have had the great pleasure of working alongside of Melynda since the Streetfest and Jazz Garden were first launched in June of this year, and her work on the event has been stellar. As a member of the St. George Arts Commission, a journalist, committed community volunteer, and the co-administrator of the 700+-member St. George Wine Club, it has been an enormous pleasure for me to see the professionalism and dedication that Melynda and her entire team have brought to the task of staging this highly successful community event. So successful has the Jazz Garden (where beer and wine are served) been, in fact, that the revenue stream it has generated has kept the rest of Streetfest in the black. Additionally, the availability of adult beverages at the event each month has brought in visitors from surrounding communities, and continues to help the festival grow – each month has seen a sellout at the Jazz Garden.

After months of collaboration, meetings, planning sessions, and observation, I can heartily confirm that Melynda is of good moral character and very responsible. And in my opinion, she is a fit and proper person to be granted an alcohol license. On behalf of the residents of Washington County, I hope that you will see your way fit to renew her license for 2016, so that we may continue to enjoy this outstanding entertainment option.

Sincerely,

Marianne L. Hamilton
2265 Wedgewood Drive
St George, UT 84770
(435) 656-3841

From: **George Scott** georgescott3276@gmail.com
Subject: Alcohol license support
Date: November 16, 2015 at 11:35 AM
To: Melynda Thorpe melynda@emceesquare.com

To whom it may concern,

I became acquainted with Melynda Thorpe several years ago through mutual friends. Over the years to follow, I have been able to work with and partner with Melynda on several community projects. I count Melynda as one of my favorite people in the community. Regardless of the relationship or the occasion (social to business), I always enjoy my experience interacting and/or working with Melynda.

Melynda is of good moral character and very responsible. In my opinion, she is a fit and proper person to be granted an alcohol license.

I will add, her previous holding of such license has proven her dedication, determination, and understanding in the responsibility that comes with holding it. I have seen her in public and behind the scenes act with integrity, concern, and safety in holding the license. She has made decisions and taken her own time that demonstrate the integrity she has in being granted the license she currently holds.

Sincerely,

George Scott
(435) 467-3276

From: **Ryan Groskreutz** gogo37gallery@gmail.com
Subject: license application statement of character
Date: November 16, 2015 at 12:54 PM
To: Melynda Thorpe melynda@emceesquare.com

To Whom It May Concern:

Melynda Thorpe is a wonderful person that I have had the opportunity to work side by side with at the Jazz Garden and George Streetfest. She represents the highest level of moral character and responsibility in her efforts to operate these events above and beyond expectation and standard. She is a more than capable and worthy individual to be granted the license for which she is applying.

--

-RYAN GROSKREUTZ

Graphic Designer

dotdotcreative.net

Artist Management for Golden Sun

goldensun.bandcamp.com

Talent Buyer for Jazzy's

[facebook.com/jazzysut](https://www.facebook.com/jazzysut)

Talent Buyer for George Streetfest

georgestreetfest.com

Lil Barron

1186 E 900 S #34
St George UT 84770
lbarron143@gmail.com
435.632.4202

November 16, 2015

To Whom It May Concern:

I have personally known and worked with Melynda Thorpe for the last five years and have known her to be of good moral character and very responsible. She, in my opinion, is a fit and proper person to be granted an alcohol license.

If you have questions, please do not hesitate to contact me.

Sincerely,

Lil Barron

DRAFTAgenda Item Number : **6D****Request For Council Action****Date Submitted** 2015-11-24 09:32:47**Applicant** US Marshals Service**Quick Title** US Marshals MOU**Subject** Approval for Chief Stratton to sign the MOU.**Discussion** This is an annual agreement that we enter in with the US Marshals where they will pay for overtime for officers to help them with operations in St. George. They want to award us \$13,000 to be used toward overtime.**Cost** \$0.00**City Manager Recommendation** Similar to past years program. Recommend approval.**Action Taken****Requested by** Kyle Whitehead**File Attachments** [FY16 VFAST - TASK FORCE INFORMATION.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [FY16 VFAST - TASK FORCE INFORMATION.pdf](#)



U.S. Department of Justice
United States Marshals Service
District of Utah

Salt Lake City, Utah 84101

TO: State and Local Law Enforcement Agency Partners
FROM: District of Utah/U.S. Marshals Service (USMS)
SDUSM Derryl Spencer
DATE: November 20, 2016
SUBJECT: *Joint Law Enforcement Operations Program*

Attached you will find your agency's FY16 VFAST/JLEO MOU, USM-607 Funding Obligation Document and ACH Financial Form and Task Force Officer's timesheets.

The USM-607 is an acknowledgement of the funds available to your agency for overtime reimbursement for the period of October 3, 2015 through September 30, 2016. The ACH form ensures your agency's financial information on file is current and correct. Both the USM-607 and ACH must be signed by your agency's authorized representative and returned to Penny.Senrick@usdoj.gov no later than December 1, 2015.

FY16 timesheets are attached for your Task Force Officer's usage to ensure accurate recording and reimbursement. Timesheets, agency invoices and invoice cover letter (signed by your agency official) **must** be emailed to Penny **monthly**. VFAST/JLEO funds are made available for state and local officer overtime salary expenses and shall not include any costs for benefits, such as retirement, FICA, and other expenses. State and Local Task Force Officers may earn up to, but not exceed, \$17,548/yearly. If you prefer to mail your monthly information USMS address is: 351 So. West Temple, Ste 4.200, SLC, UT 84101-2106.

Quarterly the District of Utah will be monitoring your allotted funds. Lack of consumption may result in your agency's funding being pulled and distributed elsewhere. If this occurs, you will be provided with a USM-607A form detailing the decrease/increase of funding. This is an important control that will better enable the USMS to project reimbursements and ensure VFAST/JLEO funds are used as efficiently as possible, as our USMS headquarters conducts quarterly audits on all JLEO funding.

The USMS fiscal year ends September 30, 2016. All reimbursement requests for FY2016 must be submitted for processing by OCTOBER 31, 2016.

Please understand that the above requirements have become necessary to properly track and account for this vital source of funding. If you have any questions, please feel free to contact any one of the below mentioned:

SDUSM Derryl Spencer - 801-323-2503
Penny Senrick - 801-323-2550

Joint Law Enforcement Operations Task Force
Obligation Document

INSTRUCTIONS: See last page for detailed instructions.

SECTION 1: OBLIGATION

DOCUMENT CONTROL #:

SECTION 2: PARTICIPATING AGENCIES

Notification to state and local agencies of funding provided in support of Joint Law Enforcement Operations, pursuant to the Memorandum of Understanding (MOU) between:

ST. GEORGE PD

and

District of Utah (81)

All other terms and conditions of the MOU remain the same.

SECTION 3: PERIOD OF PERFORMANCE

October 3, 2015

to

09/30/2016

SECTION 4: APPROPRIATION DATA

FISCAL YEAR	ORGANIZATION	FUND	PROJECT	SOC / PURPOSE	DOLLAR AMOUNT
FY16	USMS	AFF-B-OP	JLEOTFS4	25302 - TFO Overtime	\$13,000.00
Total Obligation Amount:					\$13,000.00

SECTION 5: DESCRIPTION OF OBLIGATION

SECTION 6: CONTACT INFORMATION

DISTRICT/RFTF CONTACT:

Name: SDUSM DERRYL SPENCER

Phone: 801-323-2503

E-mail: Derryl.Spencer@usdojgov

STATE/LOCAL CONTACT:

Name: _____

Phone: _____

E-mail: _____

SECTION 7: AUTHORIZATION

USMS Representative - Certification of Funds:

Signature: _____

Eric Gallegos, USMS Admin Officer

Date: _____

10/5/15

Chief Deputy or RFTF Commander - Obligation Approval:

Signature: _____

Derryl Spencer, Supervisory Deputy U.S. Marshal

Date: _____

10/5/15

Departmental Representative - Acknowledgement:

Signature: _____

St. George PD

Date: _____



**U.S. Marshals Service
Violent Fugitive Apprehension Strike Team (VFAST)- Utah
Memorandum of Understanding**

PARTIES AND AUTHORITY:

This Memorandum of Understanding (MOU) is entered into by the **St. George PD** and the United States Marshals Service (USMS) pursuant to the Presidential Threat Protection Act of 2000 (Public L. 106-544, § 6, December 19, 2000, 114 Stat. 2718, 28 U.S.C. § 566 note). As set forth in the Presidential Threat Protection Act of 2000 and directed by the Attorney General, the USMS has been granted authority to direct and coordinate permanent Regional Fugitive Task Forces consisting of Federal, state, and local law enforcement authorities for the purpose of locating and apprehending fugitives.

The authority of the USMS to investigate fugitive matters as directed by the Attorney General is set forth in 28 USC § 566. The Director's authority to direct and supervise all activities of the USMS is set forth in 28 USC § 561(g) and 28 CFR 0.111. The authority of United States Marshals and Deputy U.S. Marshals to, "in executing the laws of the United States within a State . . . exercise the same powers which a sheriff of the State may exercise in executing the laws thereof" is set forth in 28 USC § 564. Additional authority is derived from 18 USC § 3053 and Office of Investigative Agency Policies Resolutions 2 & 15. See also "Memorandum for Howard M. Shapiro, General Counsel, Federal Bureau of Investigation" concerning the "Authority to Pursue Non-Federal Fugitives", issued by the U.S. Department of Justice, Office of Legal Counsel, dated February 21, 1995. See also: Memorandum concerning the Authority to Pursue Non-Federal Fugitives, issued by the USMS Office of General Counsel, dated May, 1, 1995. See also: 42 U.S.C. § 16941(a)(the Attorney General shall use the resources of federal law enforcement, including the United States Marshals Service, to assist jurisdictions in locating and apprehending sex offenders who violate sex offender registration requirements).

MISSION:

The primary mission of the task force is to investigate and arrest, as part of joint law enforcement operations, persons who have active state and federal warrants for their arrest. The intent of the joint effort is to investigate and apprehend local, state and federal fugitives, thereby improving public safety and reducing violent crime.

Each participating agency agrees to refer cases for investigation by the District of Utah VFAST (Violent Fugitive Apprehension Strike Team). Cases will be adopted by the VFAST at the discretion of the District Chief Deputy or designee, and in accordance with the provisions of the Presidential Threat Protection Act, the Adam Walsh Child Protection and Safety Act, and the U.S. Department of Justice. Targeted crimes will primarily include violent crimes against

persons, weapons offenses, felony drug offenses, failure to register as a sex offender, and crimes committed by subjects who have a criminal history involving violent crimes, felony drug offenses, and/or weapons offenses. Upon receipt of a written request, the VFAST may also assist non-participating law enforcement agencies in investigating, locating and arresting their fugitives. Task force personnel will be assigned federal, state, and local fugitive cases for investigation. Investigative teams will consist of personnel from different agencies whenever possible. Each participating agency retains responsibility for the cases they refer to the VFAST.

Federal fugitive cases referred to the task force for investigation by any participating agency will be entered into the National Crime Information Center (NCIC) by the USMS or originating agency, as appropriate. State or local fugitive cases will be entered into NCIC (and other applicable state or local lookout systems) as appropriate by the concerned state or local agency.

SUPERVISION:

Utah VFAST will consist of law enforcement and administrative personnel from federal, state, and local law enforcement agencies. Agencies must be approved by the District Chief Deputy prior to assignment to the VFAST. Agency personnel may be removed at any time at the discretion of the District Chief Deputy.

Direction and coordination of the VFAST shall be the responsibility of the USMS District Chief Deputy. Administrative matters which are internal to the participating agencies remain the responsibility of the respective agencies. Furthermore, each agency retains responsibility for the conduct of its personnel.

A Task Force Advisory Committee, consisting of representatives of participating agencies and USMS district personnel, may be established at the direction of the District Chief Deputy and will meet and confer as necessary to review and address issues concerning operational matters within the VFAST.

PERSONNEL:

In accordance with Homeland Security Presidential Directive (HSPD) 12, personnel assigned to the task force are required to undergo background investigations in order to be provided unescorted access to USMS offices, records, and computer systems. The USMS shall bear the costs associated with those investigations. Non-USMS law enforcement officers assigned to the task force will be deputized as Special Deputy U.S. Marshals.

Task force personnel may be required to travel outside of the jurisdiction to which they are normally assigned in furtherance of task force operations. State or local task force officers traveling on official business at the direction of the USMS shall be reimbursed directly by the USMS for their travel expenses in accordance with applicable federal laws, rules, and regulations.

REIMBURSEMENT:

The Marshals Service receives Asset Forfeiture funding for either 1) overtime incurred by state and local investigators who provide full time support to USMS VFAST joint law enforcement task forces; or 2) travel, training, purchase or lease of police vehicles, fuel, supplies or equipment for state and local investigators in direct support of state and local investigators. The USMS shall, **pending availability of funds**, reimburse your organization for expenses incurred, depending on which category of funding is provided.

Reimbursement of overtime work shall be consistent with the Fair Labor Standards Act. Annual overtime for each state or local law enforcement officer is capped at the equivalent of 25% of a GS-1811-12, Step 1, of the general pay scale for the RUS. Reimbursement for all types of qualified expenses shall be contingent upon availability of funds and the submission of a proper invoice which shall be submitted quarterly on a fiscal year basis, and which provides the names of the investigators who incurred overtime for the DFTF during the quarter; the number of overtime hours incurred, the hourly regular and overtime rates in effect for each investigator, and the total quarterly cost. The invoice should be submitted to the District Chief Deputy, who will review the invoice, stamp and sign indicating that services were received and that the invoice is approved for payment. Invoices for equipment, supplies, training, fuel, and vehicle lease should provide supporting documentation including receipts.

EQUIPMENT:

Notwithstanding the above, pending the availability of asset forfeiture funding and approval by the USMS in advance of any purchase, the USMS may reimburse or make direct payments to qualified third party vendors for vehicles and equipment purchased by the undersigned state or local agency in support of full time state and local investigators assigned to the District Task Force involved in joint law enforcement operations. Such vehicle and equipment purchases are to be contracted for and titled in the name of the state or local law enforcement agency and must comply with requirements prescribed by the USMS pursuant to this MOU and applicable policies of the United States Department of Justice. Vehicles and equipment purchased by state and local law enforcement agencies with asset forfeiture monies provided by the USMS must remain available for exclusive use of the task force officers assigned to the task force by the undersigned participant agency for the duration of the task force. Upon termination of the agreement, usage and disposition of such vehicles are at the discretion of the undersigned state or local law enforcement agency.

Pending the availability of funds and equipment, the USMS may issue USMS radios, telephones, and other communication devices to each task force officer to be used for official task force business. Any other equipment used by or assigned to task force officers will remain the property of the agency issuing the equipment and will be returned to that agency upon termination of the task force, or upon agency request.

RECORDS AND REPORTS:

Original reports of investigation, evidence, and other investigative materials generated, seized, or collected by the VFAST shall be retained by the agency in the task force responsible for the case. However, evidence may be turned over to other law enforcement agencies as appropriate. Copies of investigative reports and other materials may be provided to other agencies in accordance with applicable laws, rules, and regulations. Task force statistics will be maintained in the USMS Justice Detainee Information System (JDIS) - Warrant Information Network (WIN). Statistics will be made available to any participating agency upon request.

INFORMANTS:

Pending the availability of funds, the USMS may provide funding for the payment of informants. However, all payments of informants utilizing USMS funding shall comply with USMS policy.

USE OF FORCE:

All members of the VFAST shall comply with their agency's guidelines concerning the use of firearms, deadly force, and less-lethal devices. Copies of all applicable firearms, deadly force, and less-lethal policies shall be provided to the District Chief Deputy and each concerned task force officer. In the event of a shooting involving task force personnel, the incident will be investigated by the appropriate agency(s).

NEWS MEDIA

Media inquiries will be referred to the District Chief Deputy. A press release may be issued and press conference held, upon agreement and through coordination with participant agencies representatives. All press releases will exclusively make reference to the task force.

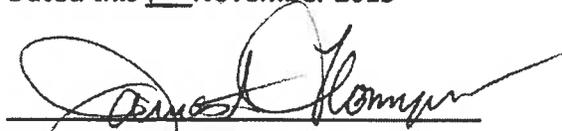
RELEASE OF LIABILITY:

Each agency shall be responsible for the acts or omissions of its employees. Participating agencies or their employees shall not be considered as the agents of any other participating agency. Nothing herein waives or limits sovereign immunity under federal or state statutory or constitutional law. The participating agencies agree to hold harmless the United States from any claim, cause of action, or judgment resulting from the negligent acts of their employees.

EFFECTIVE DATE AND TERMINATION:

This MOU is in effect once signed by a law enforcement participant agency. Participating agencies may withdraw their participation after providing 30 days advanced written notice to the District Chief Deputy U.S. Marshal (CDUSM).

Dated this 19th November 2015



James A. Thompson
United States Marshal
District of Utah

[agency head and title]
[agency name]



Unified Financial Management System (UFMS)

Print Form

UFMS Instructions for completing UFMS Vendor Request Form

1. New Update Deactivate

Instructions on completing this form are on the second page. Fields outlined in "RED" are required.

2. Is the vendor required to register in CCR (Y/N)?*	3. If not, what is the FAR exemption (i.e. Employee, Foreign vendor, etc):
--	--

*If the vendor is required to register in CCR, please have them do so before completing this form. CCR Registration exceptions can be found in FAR 4.1102. The assumption is that the CCR information is valid. If the information currently listed at CCR.gov or in UFMS is incorrect, then the vendor should be contacted to be updated their CCR information.

If the vendor is not required to register, please complete all fields on this request.

USDOJ Component Information			
4. Date of Request: (MM/YY/DD)	11/17/2015	5. Requesting Component:	U.S. Marshal Service (USMS)
6. Component Contact:	Penny Senrick, Budget Analyst	7. Office Phone No.:	801-323-2550
8. Purpose of Request	Update Vendor Banking Information		
9. UFMS Security Org:	Defaultorg	10. Vendor Type:	State and Local (SLG)
11. Component- Specific Justification:			
12. Payment Type:	CCD	13. Prompt Pay Type:	Non-PromptPayAct (NONPPA)

Employee/Vendor/Payee Information			
14. Vendor Name:			
15. DUNS Number+4:		16. EIN/SSN/TIN	
17. Street Address:			
18. City, State, Zip Code:			
19. Country:		20. E-mail Address:	
21. Vendor Phone No.: (including area code)		22. Fax Number: (including area code)	
23. Contact Name: (Last, First, MI)		24. NCIC Code:	
25. Federal Government Agency Location Code (ALC)			

Financial Institution Information			
26. Bank Name:			
27. Street Address:			
28. City, State, Zip Code:			
29. Country:		30. Bank Phone No.:	
31. ABA Number:		32. Account Number:	
33. Account Type:			

PRIVACY ACT STATEMENT: The following information is provided to comply with the Privacy Act of 1974 (P.L. 93-579). All information collected on this form is required under the provisions of 31 U.S.C. 3322 and 31 CFR 210. This information will be used by the Treasury Department to transmit payment data, by electronic means to vendor's financial institution. Failure to provide the requested information may delay or prevent the receipt of payments through the Automated Clearing House Payment System.

WHERE TO SEND THIS FORM

Asset Forfeiture Division (AFD) third-party payment and equitable sharing vendor requests should be sent to the AFD (USMS) mailbox at AFD.ACHForms@usdoj.gov. All other vendor requests should be sent to the Marshals FSD Helpdesk at Marshals.FSDHelpDesk@usdoj.gov.



Unified Financial Management System (UFMS) UFMS Instructions for completing UFMS Vendor Request Form

Please type or print legible all required information

Employee/Vendor/Payee Information

- Box 14:** This is a required field. Identify the name of the vendor to be added to the vendor table.
- Box 15:** Duns number (required for Commercial vendors and all other vendor types where applicable)
- Box 16:** This is a required field. Identify TIN/SSN of Vendor
- Box 17-18:** These are required fields. Provide address information for Vendor
- Box 19:** Assumed US – provide if foreign
- Box 20:** Must be included if vendors want to receive disbursed payment email notifications
- Box 21-23:** Provide information relative to entity identified in box 8.
- Box 24:** National Crime Information Center (NCIC) code. Required to identify State/Local vendors receiving Asset Forfeiture Division (AFD) equitable sharing payments
- Box 25:** Enter in the Federal Government Agency Location Code (ALC)

Financial Institution Information

- Box 26:** Identify Banking Institution receiving funds.
- Box 27-28:** These are required fields. Provide address information for Identified Bank
- Box 29:** Assumed US – provide if foreign
- Box 30:** Provide phone number at bank should the need arise.
- Box 31:** This is a required field. ABA Routing number of identified Bank*
- Box 32:** This is a required field. Account number to receive funds at Bank.*
- Box 33:** Identify Account Type – choose either Personal/Corporate Checking or Savings

***NOTE**
Bank Routing and Account Numbers refer to ACH payments only and not Wire Transfers which have separate routing numbers. Wire Transfer payments cannot be disbursed using UFMS

WHERE TO SEND THIS FORM

Asset Forfeiture Division (AFD) third-party payment and equitable sharing vendor requests should be sent to the AFD (USMS) mailbox at AFD.ACHForms@usdoj.gov.

All other vendor requests should be sent to the Marshals FSD Helpdesk at Marshals.FSDHelpDesk@usdoj.gov.

**U.S. Department of Justice - United States Marshals Service
Task Force Officer Monthly Timesheet**

VFAST-District of Utah



TFO NAME	
Overtime Rate	
Month	

Agency Name	District of Utah
Reporting Site	District of Utah
USMS Supervisor / Coordinator	SDUSM Darryl Spencer

Detail Mission / Project	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Week Total
								0.0
								0.0
								0.0
								0.0
Total Hours - Weeks 1 & 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Detail Mission / Project	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Week Total
								0.0
								0.0
								0.0
								0.0
Total Hours - Weeks 3 & 4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Detail Mission / Project	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Week Total
								0.0
								0.0
								0.0
								0.0
Total Hours - Weeks 5 & 6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Prepared by: _____ Authorized by: _____

Notes: Please include reason for request, A FID number must be attached.

DRAFTAgenda Item Number : **6G**

Request For Council Action

Date Submitted 2015-11-30 14:59:12

Applicant PC

Quick Title PC Report from Nov 24, 2015

Subject Consider the Planning Commission report from the meeting on November 24, 2015

Discussion The meeting was short on the 24th, mostly consisting of public hearing items. only one final plat and CUP for a garage height was on the agenda.

Cost \$0.00

City Manager Recommendation

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: NOVEMBER 24, 2015
CITY COUNCIL MEETING: DECEMBER 3, 2015

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR DECEMBER 17, 2015**

- A. Consider a zone change request to change approx. 47.957 acres from M&G (Mining & Grazing) and A-1 (Agriculture) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) to accommodate the future development of a residential subdivision ('Hawthorn'). The property is located at approximately 3500 South and 3400 East. The owner and applicant is Development Solutions Group and the representatives are Mr. Steve Kamlowky and Mr. Brad Petersen. Case No. 2015-ZC-029 (Staff Ray Snyder) *(Note: This item - 5 minutes - PC recommends approval)*
- B. Consider a zone change from RE 37.5 (Residential Estate 37,500 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 3.131 acres to accommodate single family residential lots. Located north of 750 North Street between 1300 West Street and Picturesque Drive. The owner is Mr. Don Cannon, the representative is Mr. Mr. Todd West, and the Surveyor is Mr. Kevan Bundy. Case No. 2015-ZC-032 (Staff Ray Snyder) *(Note: This item - 20 minutes - PC recommends approval)*
- C. Consider a zone change amendment to the **Hidden Valley PD** (Planned Development) area by relocating the proposed church site 3.2 to the intersection of Road A (Hidden Valley Drive) and Road E (Athens Drive) and to move the school site 3.1 to the church's previous location. The church site is currently 5.2 acres and with this amendment will be reduced to 4.7 acres. The school site is currently 13.3 acres and with this amendment will be reduced to 8 acres. The reduction in size of both the church and school creates a remainder of 5.8 acres which would become a part of residential site 3.4 at the density of 8 du/ac. Residential area 4.1 will be reduces in density from 12 du/ac to 8 du/ac. The overall unit count and density will remain the same. The property is zoned PD-R (Planned Development Residential). The development is generally located south of Hidden Valley Road and west of Brigham Road. The land owner is SITLA, the applicant is Ivory Homes, and the representative is Mr. Darin Haskell. Case No. 2015-ZCA-031 (Staff Ray Snyder) *(Note: This item - 7 minutes - PC recommends approval)*
- D. Consider a zone change amendment request to change the **Ledges PD** (Planned Development) Master Plan from Golf Course / Park Open Space to residential and increase designated short term rental areas on 11.8 acres. The proposed areas are located on the east side of Highway 18. The applicant is Development

Solutions Inc. and the representative is Mr. Stacy Young. Case No. 2015-ZCA-030 (Staff John Willis) *(Note: This item – 13 minutes – PC recommends approval)*

2. **CONDITIONAL USE PERMIT (CUP)**

Consider approval of a conditional use permit to construct a 4,484 sq. ft. accessory garage that would be approximately 21 ft. high (midpoint of roof). Mr. and Mrs. Judd Palmer are the applicants. The property is located at 1842 South 3430 East Circle and is zoned A-1 (Agricultural). Case No. 2015-CUP-013 (Staff – Ray Snyder).

3. **FINAL PLAT (FP)**

Consider approval of a final plat for a ten (10) lot commercial subdivision for “**Dinosaur Crossing Subdivision Phase 2.**” The property is zoned PD-C (Planned Development Commercial) and is located at the north east corner of Riverside Drive and Mall Drive from Mall Drive to 2200 E and Riverside Drive to the river. The owner is ‘Dinosaur Crossing LLC’, the applicant is ‘Smith’s Food and Drug Center’, and the representative is ‘AWA’ (Anderson Wahlen and Associates). Case No. 2015-FP-052. (Staff – Wes Jenkins)

4. **OTHER BUSINESS**

- A. The Planning Commission considered, opened and closed the public hearing portion, and **tabled** a zoning regulation amendment to Title 10 Zoning Regulations Chapter 8A Traditional Neighborhood District (**TND**). Case No. 2015-ZRA-006 (Staff John Willis). This item will be continued at the December 8, 2015 Planning Commission meeting.
- B. **Pulled from the agenda** by the applicant was a request to consider approval of a preliminary plat amendment to revise the original approval of eight (8) single family residential lots to nine (9) patio home units on a residential subdivision development called “**Red Cliffs Park.**” The original unit count for the development was 103 units, but with previous phases eliminating units and the addition of these patio homes the count will become 95. The property owner is Red Cliffs Park LLC and the representative is Mr. James Sullivan. The property is zoned PD-R and is located at Colorado Drive and 2500 East. Case No. 2015-PPA-032 (Staff – Wes Jenkins).

PCR ITEM 3

Final Plat

PLANNING COMMISSION AGENDA REPORT: 11/24/2015

CITY COUNCIL MEETING: 12/03/2015

FINAL PLAT

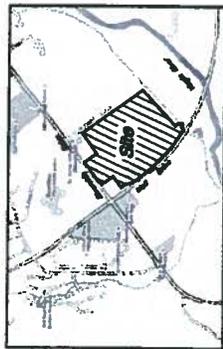
Dinosaur Crossing Subdivision Phase 2

Case No. 2015-FP-052

- Request:** Approval of a 10 Lot Commercial Subdivision Final Plat
- Representative:** Kirk Randall, Anderson Wahlen & Associates
2010 N. Redwood Road
Salt Lake City, UT 84116
- Property:** Located along the south side of Riverside Drive and the east side of Mall Drive
- Zone:** PD-C (Planned Development Commercial)
- Reference:** Reference Case No. 2015-ZC-006 (*Smith's Commercial Shopping Center*); Approved with conditions by City Council on May 21, 2015.
- 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.

Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 26, Township 42 South, Range 15 West,
Soft Lake Base and Meridian, U.S. Survey in Washington County, Utah
June 2015



Locality Map
NTS

General Notes and Restrictions:

1. A preliminary plat was approved by the Board of Health on October 1, 2011. This plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.
2. All lots shown on this plat are subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.
3. All lots shown on this plat are subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.
4. All lots shown on this plat are subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.
5. All lots shown on this plat are subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.
6. All lots shown on this plat are subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Flood Risk Notes

1. Based on the information provided by the Utah Department of Natural Resources, the subdivision is located in a flood plain area. The subdivision is subject to the provisions of the Utah Flood Risk Reduction Act, Chapter 2, Title 20, Utah Code.
2. The subdivision is subject to the provisions of the Utah Flood Risk Reduction Act, Chapter 2, Title 20, Utah Code.
3. The subdivision is subject to the provisions of the Utah Flood Risk Reduction Act, Chapter 2, Title 20, Utah Code.
4. The subdivision is subject to the provisions of the Utah Flood Risk Reduction Act, Chapter 2, Title 20, Utah Code.
5. The subdivision is subject to the provisions of the Utah Flood Risk Reduction Act, Chapter 2, Title 20, Utah Code.
6. The subdivision is subject to the provisions of the Utah Flood Risk Reduction Act, Chapter 2, Title 20, Utah Code.

Approval of the Planning and Zoning Commission

The Planning and Zoning Commission of the City of Salt Lake City has reviewed the subdivision and has approved the subdivision on the basis of the information provided by the applicant. The Commission's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Engineer's Approval

The Engineer has reviewed the subdivision and has approved the subdivision on the basis of the information provided by the applicant. The Engineer's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Approval as to Plans

The City of Salt Lake City has reviewed the subdivision and has approved the subdivision on the basis of the information provided by the applicant. The City's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Approval of Planning Commission

The Planning Commission of the City of Salt Lake City has reviewed the subdivision and has approved the subdivision on the basis of the information provided by the applicant. The Commission's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Approval and Acceptance by the City of Salt Lake City

The City of Salt Lake City has reviewed the subdivision and has approved the subdivision on the basis of the information provided by the applicant. The City's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Approval of the Board of Health

The Board of Health of the City of Salt Lake City has reviewed the subdivision and has approved the subdivision on the basis of the information provided by the applicant. The Board's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Surveyor's Certificate

I, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of Utah, and that I have surveyed and laid out the subdivision shown on this plat, and that the same is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Boundary Description

The subdivision is bounded on the north by the Southeast Quarter of Section 26, Township 42 South, Range 15 West, Soft Lake Base and Meridian, U.S. Survey in Washington County, Utah. The subdivision is bounded on the south by the Southeast Quarter of Section 26, Township 42 South, Range 15 West, Soft Lake Base and Meridian, U.S. Survey in Washington County, Utah. The subdivision is bounded on the east by the Southeast Quarter of Section 26, Township 42 South, Range 15 West, Soft Lake Base and Meridian, U.S. Survey in Washington County, Utah. The subdivision is bounded on the west by the Southeast Quarter of Section 26, Township 42 South, Range 15 West, Soft Lake Base and Meridian, U.S. Survey in Washington County, Utah.



Owner's Declaration

I, the undersigned, do hereby declare that I am the owner of the land shown on this plat, and that I have surveyed and laid out the subdivision shown on this plat, and that the same is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code, and the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Acknowledgment

I, the undersigned, do hereby acknowledge that I have reviewed the subdivision and have approved the subdivision on the basis of the information provided by the applicant. The undersigned's approval is subject to the provisions of the Utah Subdivision Map Act, Chapter 2, Title 20, Utah Code.

Sheet 1 of 2

Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 26, Township 42 South, Range 15 West, Soft Lake Base and Meridian, U.S. Survey in Washington County, Utah

U.S. Survey in Washington County, Utah
 November 19
 State of Utah County of Washington
 Recorded and filed in the Register of Deeds
 Book _____ Page _____
 Filed _____
 Washington County Recorder

DRAFTAgenda Item Number : **6H****Request For Council Action****Date Submitted** 2015-11-30 15:04:54**Applicant** Mr. and Mrs. Palmer**Quick Title** CUP to construct a detached accessory structure 21' in height**Subject** Consider approval of a conditional use permit to construct a 4,484 sq. ft. accessory garage that would be approximately 21 ft. high (midpoint of roof). Mr. and Mrs. Judd Palmer are the applicants. The property is located at 1842 South 3430 East Circle and is zoned A-1 (Agricultural).**Discussion** The applicant is requesting to construct a 21' high garage and any accessory structure over 15' in height, requires a CUP. The proposed garage is located out of all utility easements. PC recommends approval.**Cost** \$0.00**City Manager
Recommendation****Action Taken****Requested by** John Willis**File Attachments****Approved by Legal
Department?****Approved in Budget? Amount:****Additional Comments**

PCR ITEM 2 Accessory Garage

PLANNING COMMISSION AGENDA REPORT: 11/24/2015
CITY COUNCIL MEETING: 12/03/2015

CONDITIONAL USE PERMIT

Palmer Accessory Garage

Case # 2015-CUP-013

- Request:** A 4,484 sq. ft. - garage. The height will exceed 15 ft. and requires a conditional use permit approval. The proposed roof peak height would be 26 ft. and the height to the midpoint of the roof would be approx. 21 ft.
- Applicant:** Mr. and Mrs. Palmer
- Location:** 1842 South 3430 East Circle
- APN:** SG-5-3-3-137
- Zoning:** A-1 (Agricultural)
- General Plan:** LDR (Low Density Residential)
- Project:** The applicant is proposing to construct an accessory building / garage
- Other Bldg.s:** There is a 3,100 sq. ft. barn on the south west corner of the property
- Ordinance(s):** Section 10-5-2 "Permitted Uses" . . . lists "Single-family dwellings" as a permitted use (*in the A-1 zone*).

Section 10-5-2 "Permitted Uses" states . . . that an accessory building is permitted; "accessory buildings clearly incidental to and commonly associated with the operation of permitted uses."

Section 10-14-13 "Height Requirements – Exceptions"; 10-14-13.A - states that additional building height for buildings and structures authorized in a zoning district requires a CUP.

Section 10-14-13.D "Maximum height of an accessory building" reads "no building that is accessory to a one-family . . . shall be erected to a height of one story or fifteen feet.

Setbacks: Required
 Section 10-5-5 states that the minimum required setbacks in the A-1 zone are:
 Front = 25 ft.
 Side = 10 ft.
 Rear = 10 ft.

Proposed Garage (Per Plan)
 Front (South / 17 ft. paved access) = 58.54 ft. (from PL)
 Rear (North) = 147.89 ft.
 Side (West) = 753.95 ft.
 Side (East) (Facing 3430 East Street) = 477.13 ft.
 Distance from residence = 33 ft.

Easements: There is a 10 ft. easement on the front of the lot and a 7.5 ft. easement on the sides and rear. The proposed garage addition will be outside any of these easements.

Acreage: 8.88 acres (386,813 sq. ft.)

Layout: See attached site plan.

Height: Requested garage height to the ridge is 26 ft. (Approx. 21 ft. to the midpoint of the roof).

- Options:**
1. Deny.
 2. Approve as presented with findings.
 3. Approve with specific conditions and findings.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category*	Description
Noise only anticipated during construction - control levels to prevent disturbance of neighbors.	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

(Comply with Local, State, and Federal air quality)	N/A	B. Dust	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
(Contain all odors to meet city and state standards)	N/A	C. Odors	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
Match colors and materials of residence		D. Aesthetics	<ol style="list-style-type: none"> 1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
During construction follow all City, State, & Federal const. req'mts)	N/A	E. Safety	<ol style="list-style-type: none"> 1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	<ol style="list-style-type: none"> 1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
Approx. 21 ft. to roof midpoint		G. Height	<ol style="list-style-type: none"> 1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	<ol style="list-style-type: none"> 1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	<ol style="list-style-type: none"> 1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.

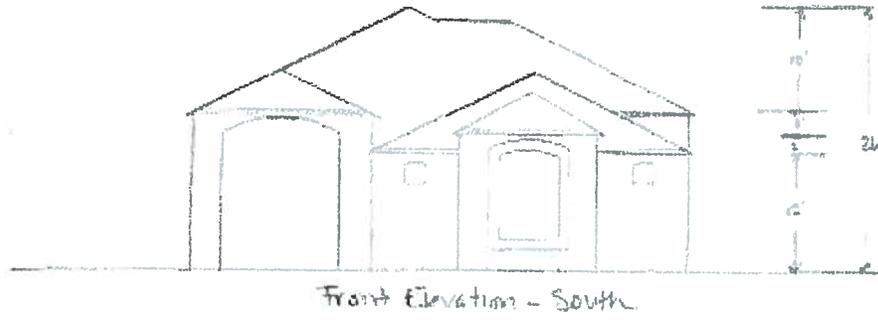
Typical of other Rural Residential		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
During const. Comply with City, State, & Federal standards	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

Zoning (A-1)

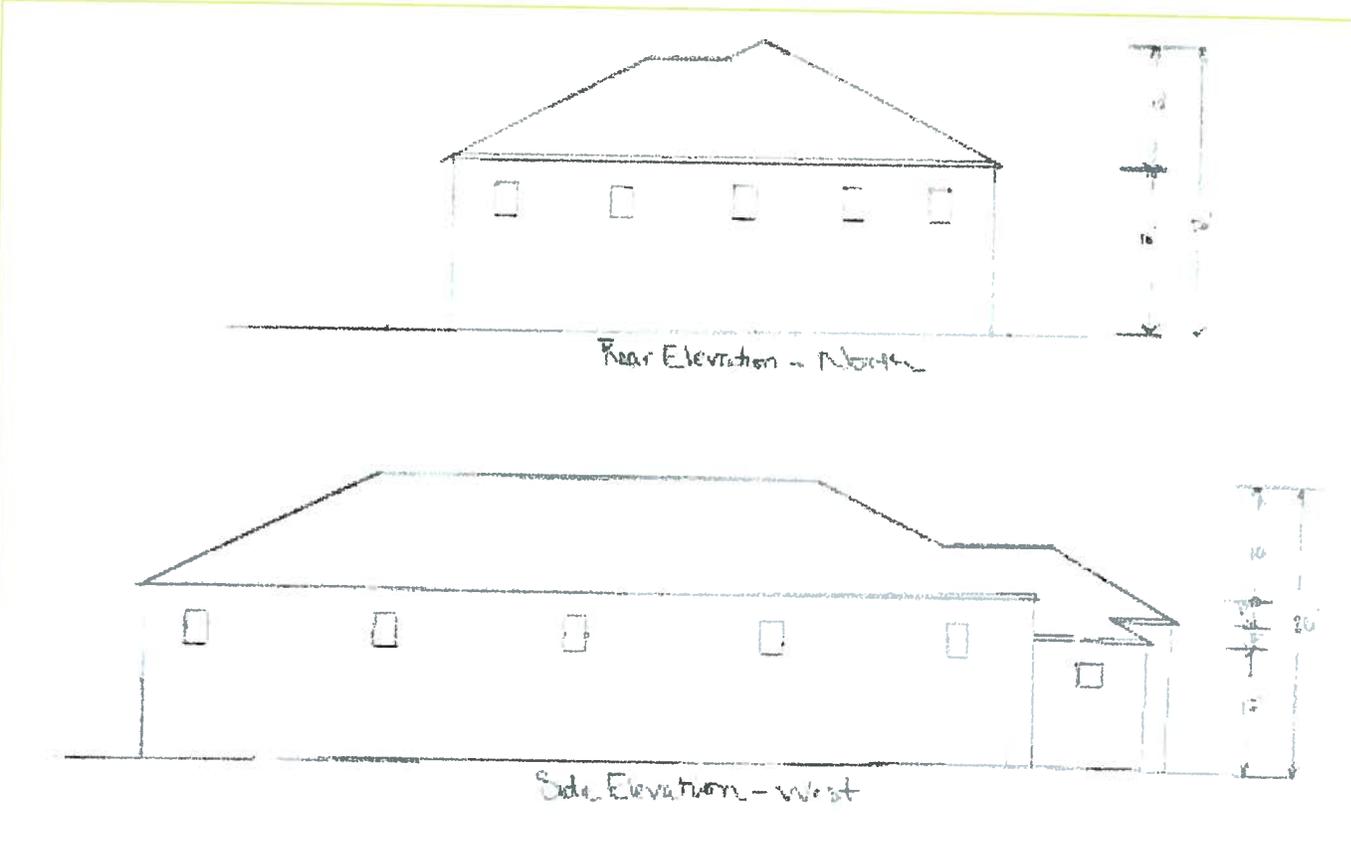


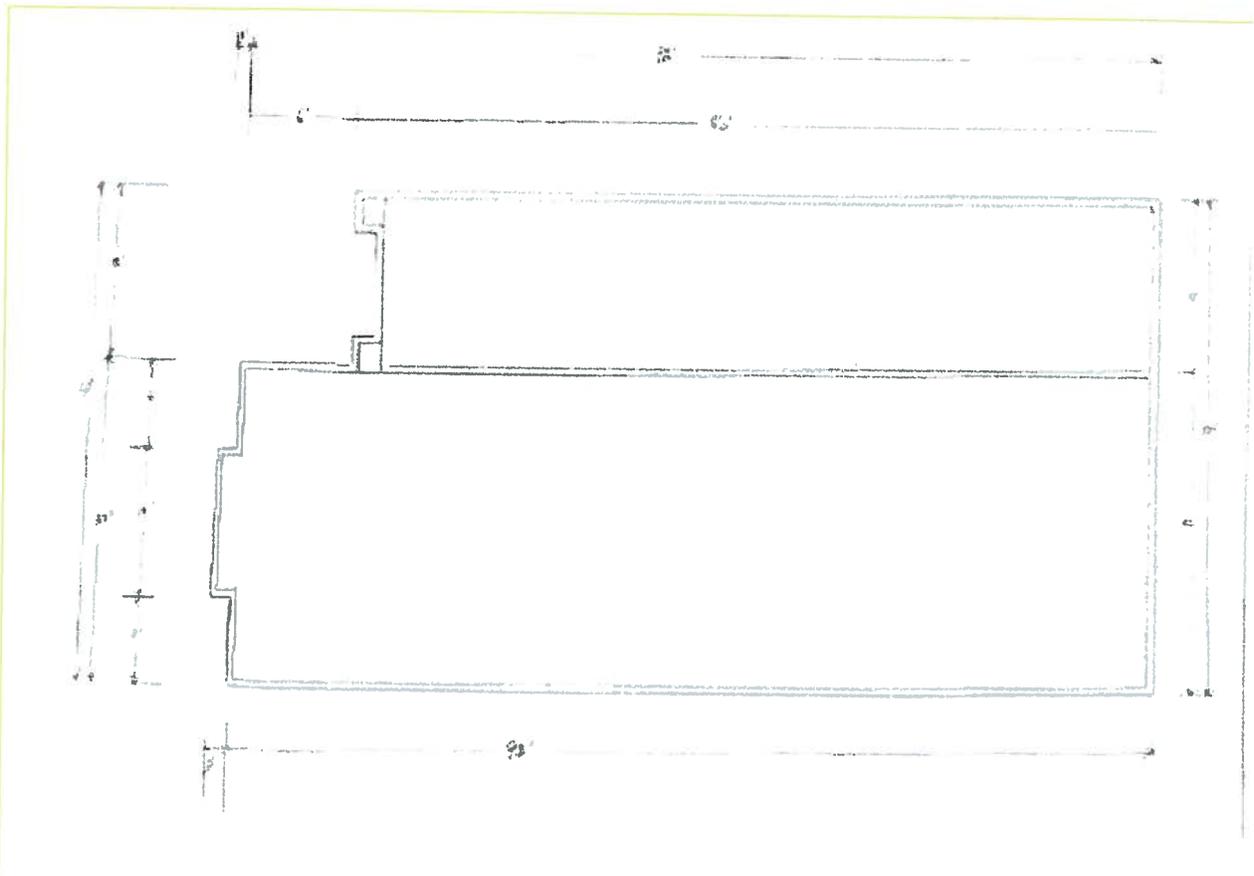


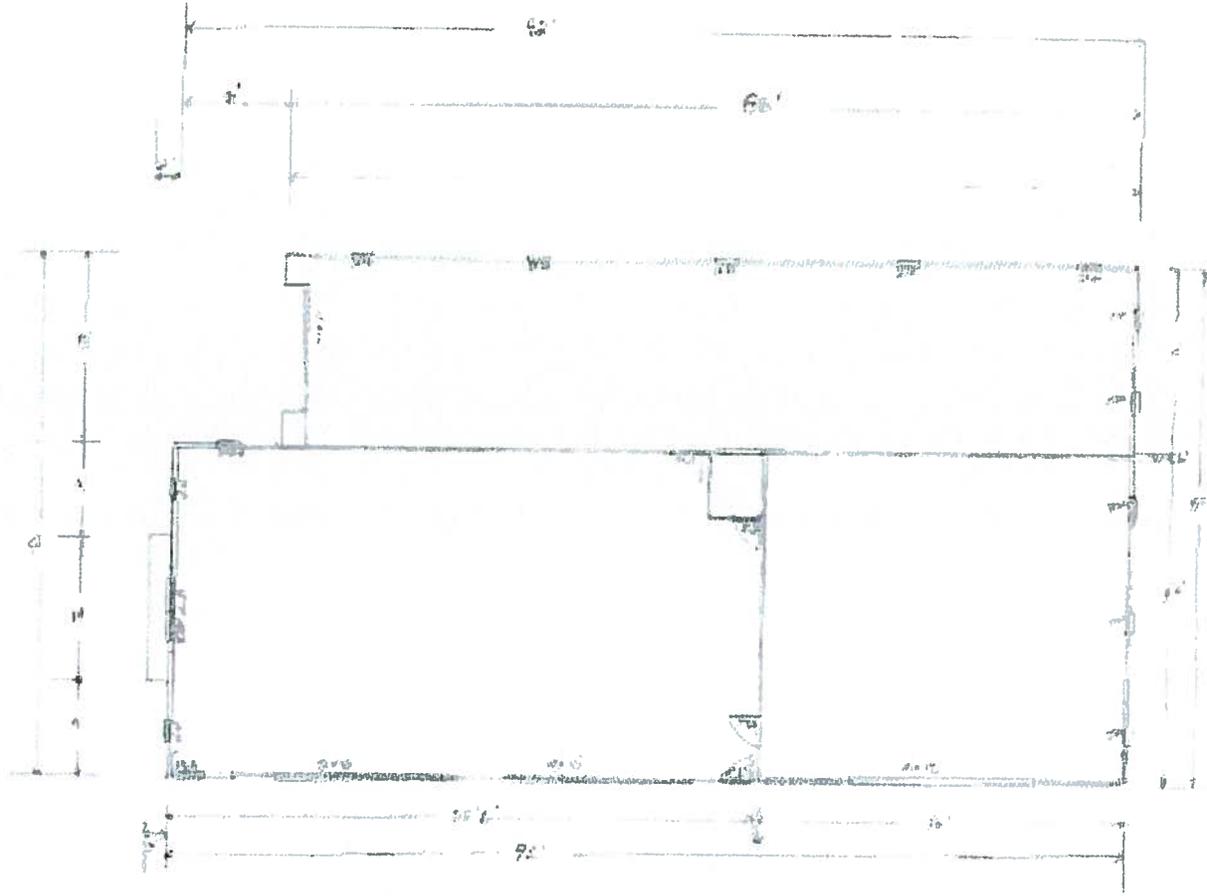




JRS



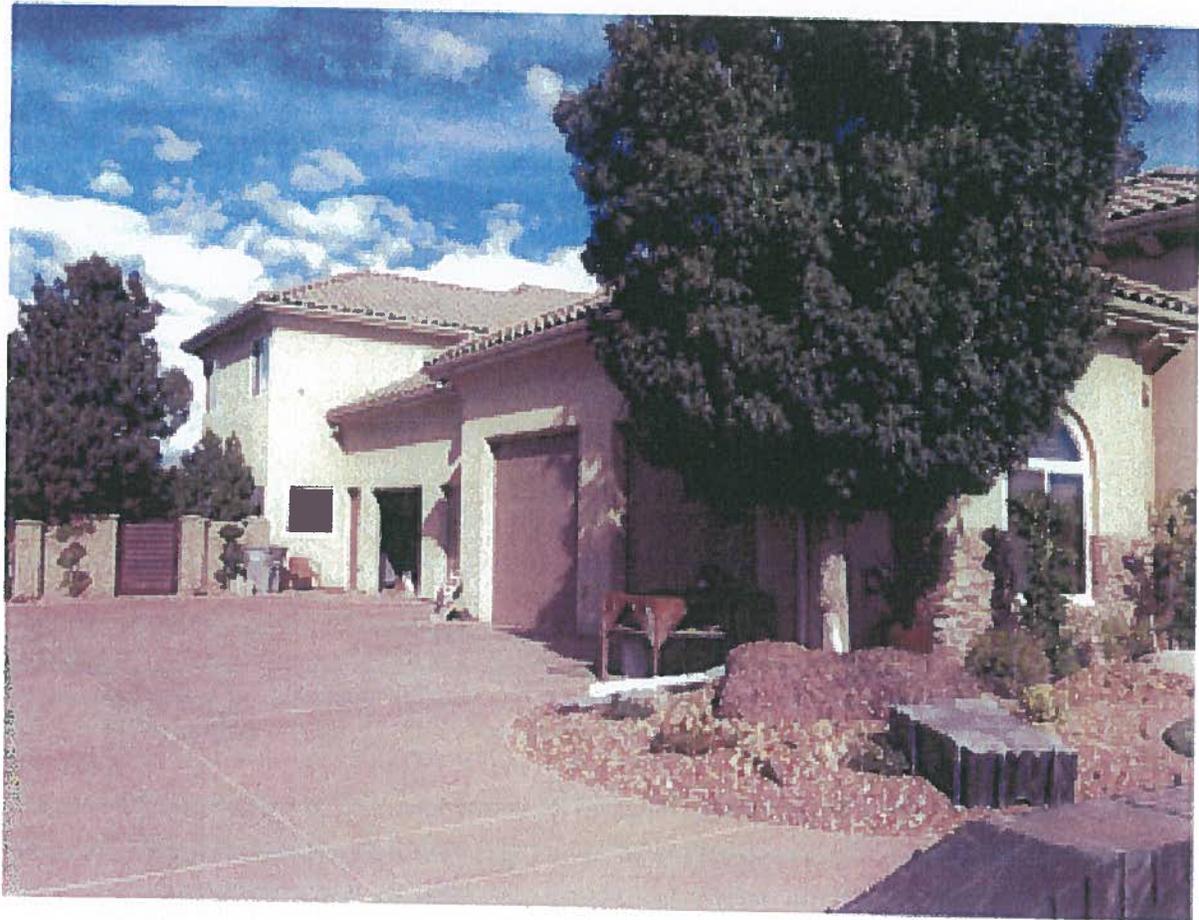




Main
Floor
Plan

color and materials.







Application

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST



I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Judd Palmer

(if different than owner)

MAILING ADDRESS: 1842 S. 3430 E. St. George, Utah 84790

PHONE: 435-656-1133

CELL: 435-703-1133

FAX: 435-656-5609

E-MAIL ADDRESS: judd@ipexcavating.com

LOCATION OF SUBJECT PROPERTY: 1842 S. 3430 E. St. George, Utah 84790

CONTACT PERSON / REPRESENTATIVE (if applicable): Melissa Scott

(if different than owner)

MAILING ADDRESS: 4102 South 1440 East Circle St. George, Utah 84790

PHONE: 435-656-1133

CELL: 435-680-4383

FAX: 435-656-5609

E-MAIL ADDRESS: melissa@ipexcavating.com

II. PROPERTY INFORMATION

ZONING: A-1

SUBDIVISION: NA

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-5-3-3-137

EXISTING USE: Residential

Use of property and/or Buildings

PROPOSED USE: Residential

Use of property and/or Buildings

OFFICE STAFF USE ONLY

CASE NO. 2015-CUP-013 FILING DATE: 11/12/15 RECEIVED BY: [Signature] RECEIPT: 0474095

FEE: \$300.00 - PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

III. SUBMITTAL CHECKLIST

- 1. General Information Form - completed. (*This application-first page*)
- 2. Mailing Labels - Property Owner's (*The mailing labels can be obtained from the Washington County Recorder's Office*)
- 3. Radius Map - Property Owner's- identifying all properties within the required 300 ft. radius. (*The radius map can be obtained from the Washington County Recorder's Office*).
- 4. Narrative - minimum one (1) page of proposed use. (*ALL projects*).
- 5. Two (2) copies of the Subdivision Plat.
- 6. Two (2) copies of the Site Plan - minimum size 22" x 34" (ANSI D).
- 7. Two (2) copies of the Elevation(s) - minimum size 22" x 34" (ANSI D) for building height requests
- 8. One (1) copy (each) - 8-1/2" x 11" reduction of the subdivision plat and site plan.
- 9. One (1) copy - 8-1/2" x 11" reduction of the elevation(s) for building height requests.
- 10. Color and Materials Board (*or approved equivalent as required*).
- 11. Payment of \$300.00 filing fee by Check or Money Order .

IV. SITE PLAN REQUIRED INFORMATION CHECKLIST

- 1. Current address of project, County Assessor's parcel number(s), and the applicant's and plan preparer's name, address, email address, phone and fax numbers.
- 2. North Arrow and scale.
- 3. Property Lines, with dimensions, and the location, width and description of any easements.
- 4. Existing and proposed streets, including names, centerlines, widths, and future rights of way and improvements.
- 5. Show existing fire hydrants within 300 feet of the project site.
- 6. Show proposed Fire Department access lane(s) (*if applicable*).
- 7. Show and dimension all existing and proposed buildings and structures:
 - Show distances between existing and/or proposed buildings.
 - Show distances from existing and/or proposed buildings to property line.
 - Show all required and proposed building setback lines.
 - Show any nearby buildings, proposed or existing, within 30 feet of the subject property lines.
 - Show proposed walls, fences, trash enclosures, accessory buildings, etc.
- 8. Show proposed and existing parking, driveways and on-site access points (where applicable show any off-site parking within the vicinity). Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, handicapped accessible spaces, and indicate one-way and two-way drive aisles.
- 9. Show any significant natural features such as rock outcroppings and water courses.
- 10. Show proposed landscaping, including quantity and, locations; a separate landscaping plan may be substitutes instead of showing information on the site plan.
- 11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.

- 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.
- 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, utility vaults, and utility poles.
- 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a grading plan may be substituted instead of showing contours on the plan, if desired.
- 15. Show location of on-site and off-site drainage, both existing and proposed.
- 16. Provide a legend (data box) on the site plan that includes:
 - a. Current Zoning
 - b. Total lot square footage
 - c. Total building square footage
 - d. Percentage of Lot Coverage
 - e. Setbacks (Existing and/or Proposed)
 - f. Building Height (Proposed)
 - g. Parking (show calculations)
 - h. Open Space
 - i. Landscaping (show calculations and % of coverage)
 - j. Proposed Use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within building(s).
 - k. For multiple family residential projects; include unit type, number of bedrooms, square footage per unit, unit mix, etc.
 - l. Indicate the intended occupancy type of all buildings.
 - m. Identify building sprinkled and/or non-sprinkled

V. GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES (Section 10-17-7)

The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval: (if category applies, attach a separate sheet with explanation)

Yes	N/A	Category	Description
		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
		C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems

			2. Uses shall not locate within the 100-year flood plain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
		I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

VI. COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.

2. Until the following information is submitted, your application will be considered incomplete:

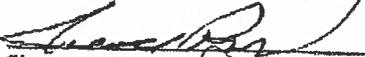
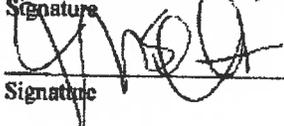
3. The applicant has the ability and intention to utilize said **CONDITIONAL USE PERMIT** within twelve (12) months from date of final approval by the City Council; and the applicant understands this **CONDITIONAL USE PERMIT** application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant.
4. A **CONDITIONAL USE PERMIT** approval does not eliminate the necessity of obtaining a building permit, which is required for construction of all buildings in the project.

5. Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions, if applicable.

6. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

VII. APPLICANT AGREEMENT

I (we) have read and understood the requirements of this application and all information is true and accurate to the best of my (our) abilities.

	11/9/15
Signature	Date
	11/9/15
Signature	Date

1 **ST. GEORGE CITY COUNCIL MINUTES**
2 **WORK MEETING**
3 **OCTOBER 22, 2015, 4:00 P.M.**
4 **ADMINISTRATIVE CONFERENCE ROOM**
5

6 **PRESENT:**

7 **Mayor Jon Pike**
8 **Councilmember Gil Almquist**
9 **Councilmember Jimmie Hughes**
10 **Councilmember Michele Randall**
11 **Councilmember Joe Bowcutt**
12 **Councilmember Bette Arial**
13 **City Manager Gary Esplin**
14 **City Attorney Shawn Guzman**
15 **City Recorder Christina Fernandez**
16

17 **OPENING:**

18 Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge
19 of Allegiance to the Flag was led by Carol Hollowell and the invocation was offered by
20 Reverend Alex Wilkie.
21

22 **TOUR THE SWITCHPOINT RESOURCE CENTER AND NEW FOOD PANTRY:**

23 SwitchPoint Director Carol Hollowell led the Council on a tour of the Resource Center
24 and Food Pantry.
25

26 **PRESENTATION REGARDING THE MASTER PLAN FOR THE RIDGE TOP COMPLEX:**

27 City Manager Gary Esplin showed two different proposals for the Ridge Top Complex.
28 He explained the difference between the two conceptual plans and mentioned that
29 staff recommends going with the boulevard type. The challenge is the landscaping on
30 the hill with regard to water draining off the sides of the ridge. He stated that the
31 proposed roadway already exists in most areas; however, some may need to be
32 extended.
33

34 The consensus of the Council is to move forward with staff's recommendation.
35

36 City Manager Gary Esplin stated that the property will be zoned Planned
37 Development; therefore, the Council will see what is being built on the property and
38 approve the uses.
39

40 City Attorney Shawn Guzman commented that staff is working on changes to the
41 Planned Development zone ordinance.
42

43 City Manager Gary Esplin explained that there are a few requests for the property.
44 This proposal will go to the Planning Commission for a General Plan amendment. Bob
45 Nicholson is working on uses, Rick Rosenberg is working on the easements and staff
46 is working on utility lines. He mentioned that a 50' setback will be required for one-
47 story buildings while a 100' setback will be required for two-story buildings.
48

49 Mayor Pike commented that further down the road, it would be nice to have a
50 handout for marketing purposes.
51

52 **DISCUSSION WITH THE BLM REGARDING THEIR RESOURCE MANAGEMENT PLAN:**

53 Brian Tritle, Field Manager of the St. George BLM office, handed out a list of
54 frequently asked questions. He explained the plan is a large document with a
55 lot of St. George

5 information. When the plan was presented in June, things did not go well. They are
6 meeting with the County weekly at this time; progress is being made. The BLM is not
7 proposing to acquire all of the water within the Red Cliffs National Conservation Area
8 (NCA). The draft does not include the commitments to local communities. Since it is
9 lacking, people assume the worst. The language pertaining to not being allowed to
10 be take water out of the NCA is standard language which came from upper
11 management in the BLM; they are not married to that language. Under the Public
12 Land Policy Management Act, they have a commitment to renew the permits for
13 taking water out of the NCA. He is not sure if there will be additional stipulations or
14 mitigation requirements. In the range of alternatives, a section proposes to push
15 rights of way to the corridors.
16

17 City Manager Gary Esplin inquired about projects currently in process. He provided
18 an example - the City Creek Well which has been there for almost 40-years; the plan
19 was to take the water to The Ledges development. He asked if the City can submit
20 an application at this time.
21

22 Mr. Tritle explained that the BLM would like to get these situations taken care of prior
23 to the plan's approval. Further, he explained that the range of alternatives could
24 change the rules for this type of project.
25

26 Water Services Director Scott Taylor stated that staff made an application
27 approximately six years ago but retracted it because of the economy.
28

29 Mr. Tritle commented that it would not hurt to submit the application. For the last 20
30 years, most of the reserve has been managed as avoidance zone and required certain
31 utility protocols. He explained Alternatives A and B; the preferred being Alternative
32 B. His understanding is that the BLM consulted with utility managers asking which
33 projects they have over the next 40-50 years.
34

35 Mayor Pike commented that the City's preference is Alternative A.
36

37 City Manager Gary Esplin noted that although the Lands Bill states that Washington
38 County and the City of St. George would be consulted; however, they have not been.
39 The Northern Corridor has to be addressed - it is not included in Alternatives A, B, or
40 C, it is only in Alternative D.
41

42 Mr. Tritle explained that the hard thing about the Northern Corridor is that the County
43 is a party to the HCP. The Lands Bill lacked a specific location; leaving it up to the
44 BLM to figure it out. What is shown in Alternative D for lands and realty could be
45 selected along with some aspects of the other alternatives. There is room for
46 decisions.
47

48 City Manager Gary Esplin stated the City cannot support Alternative B. The proposed
49 document does not reflect what the feeling the City had when it gave up on the Lands
50 Bill.
51

52 Mr. Tritle mentioned that he would love to see a document that states where the
53 Northern Corridor was going to be built as many agencies have mentioned this.
54

55 City Manager Gary Esplin explained that when the discussion took place years ago,
56 there was not an agreement on a location; however, the consensus was that the
57 corridors could not be given up. He noted that he was at the meeting.
58

5 Councilmember Arial commented that she was at the meeting also.
6

7 A discussion took place regarding Condor re-introduction in Washington County.
8 City Manager Gary Esplin stated that they would not have agreed to an NCA without
9 having the provisions of the HCP. Now, it is being requested to extend the HCP;
10 impact fees will be charged.
11

12 Councilmember Arial commented that before the Lands Bill, BLM did their initial
13 inventory on 1.5 million acres of wilderness areas in Washington County. Wells and
14 water sources were left out.
15

16 City Manager Gary Esplin explained that Alternative B does not address the HCP or
17 the Northern Corridor. There is a specific protocol for utilities in that area. It is
18 refreshing to him that someone is willing to talk to the Council as that has not
19 happened in the past.
20

21 Councilmember Almquist stated that he been involved with the HCP from the
22 beginning. When these negotiations were taking place, it was never that they would
23 not help work it out; it was saying that they saw the future of growth. At that time,
24 City Manager Gary Esplin and others determined flexibility would be needed, one of
25 which was the Northern Corridor.
26

27 Mr. Tritle explained that it would help if there were minutes acknowledging the intent
28 of that flexibility.
29

30 City Manager Gary Esplin noted that the corridor was always intended to be south of
31 The Ledges, in fact, they were told they were going to have to build a boardwalk.
32

33 Councilmember Arial commented that two things during that time were not negotiable
34 – trade with private property and the corridor. It is without question that this County
35 has been cooperative. The HCP has been a positive thing in the community.
36

37 City Manager Gary Esplin explained that cities in Washington County have put in
38 excess of \$10 million into the protection and preservation of the Desert Tortoise
39 Reserve.
40

41 Mayor Pike commented that the City will have to come out solid against what is
42 written. The City will be with the County, Water Conservancy District and any cities
43 that want to team up to pursue all means necessary. Things have to be in writing as
44 there is lack of trust.
45

46 Councilmember Randall noted that it is frustrating that the proposal is so large.
47

48 City Manager Gary Esplin stated that as far as he knows, the proposal has no
49 protection for utilities corridors or for a chance to manipulate that. It needs to be in
50 writing as those around now may not be around in the future.
51

52 Mr. Tritle explained they are not working on a supplemental draft; he will not say
53 they can't as it will depend on how heated the final proposal gets. They have
54 convinced their attorneys to extend the deadline for submitting responses and they
55 do not believe they need to do a supplemental draft because of all of the alternatives.
56 He noted that Alternative A would work for the BLM.
57
58

5 Mayor Pike stated that most involved feel like it was working very well and like it the
6 way it is. He thanked Mr. Tritle for being willing to have this discussion.
7

8 Mr. Tritle noted that he will voice the concerns heard tonight. Further, he stated that
9 he sees that his role is to communicate with those affected.
10

11 City Manager Gary Esplin added that the City never had a chance to express concerns
12 or give input. When he found out, there were two weeks left for comment. People
13 appear to make decisions for the residents of St. George as if they have not been
14 good stewards of the land; the City has protected its land pretty well.
15

16 Mr. Tritle encouraged the Council and County Commissioners to ask for updates.
17

18 Mayor Pike commented that the City should be represented at these meetings.
19

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

21 Councilmember Bowcutt reported that the Planning Commission denied a subdivision
22 request near 450 North; the applicant has appealed to the City Council. He suggests
23 the Council look at the area.
24

25 A discussion took place regarding the November 5th meeting; Mayor Pike and the
26 Councilmembers decided to cancel the meeting due to lack of a quorum.
27

28 Councilmember Almquist mentioned that he and Councilmember Randall attended the
29 Shade Tree Board; a few members are needed.
30

31 Councilmember Randall asked City Attorney Shawn Guzman if his office has said that
32 the City's Arborist could not give opinions to residents regarding trees that are not
33 City trees.
34

35 City Attorney Shawn Guzman replied that he does not remember anyone calling to
36 inquire about that.
37

38 A discussion took place regarding trees at SunTran bus stops.
39

40 Councilmember Randall mentioned that trees from the City's tree farm will no longer
41 be planted by anyone other than City staff. She also asked for a copy of the
42 ordinance outlining the role of the Shade Tree Board. The Veteran's Stand Down
43 helped 10 veterans.
44

45 Councilmember Arial reported that Angie Mason and Gary Sanders are ready to move
46 into the Electric Theater. Alicia Burton has resigned as Chairman of the Arts
47 Commission; Dr. Paul Abegg was suggested. She reported that the County has
48 received \$1.1 million in requests for RAP tax funds. Per Gary Sanders, the Electric
49 Theater closes at 11:00; therefore, he does not believe the George Streetfest can
50 hold movies as they have requested. Additionally, Mr. Sanders mentioned that tours
51 of the Theater will not be offered.
52

53 City Manager Gary Esplin and Mayor Pike stated that volunteers can be found to offer
54 tours and movies can take place in conjunction with special events.
55

56 Councilmember Hughes mentioned the Animal Control Board meeting. They have
57 identified issues to work on, one of which is to promote owner responsibility.
58 Additionally, they want to increase awareness for spay/neuter programs.

5 Mayor Pike commented that the Police Department personnel have done a fantastic
6 job at the Shelter; Todd Jones has done great as the Board chair. The Board talked
7 through an unfortunate situation that took place at one of the rescue groups over the
8 weekend.
9

10 Ed Baca, citizen, asked if the City is doing anything for Veteran's Day.
11

12 The Council explained that the City has never held a Veteran's Day event; however,
13 others throughout the community such as SunRiver. Additionally, the City agreed to
14 allow Washington City to hold a County-wide Veteran's parade. The City contributes
15 to the cost of putting on the parade.

16 City Attorney Shawn Guzman clarified that the Shade Tree Board ordinance requires
17 all nine members to be residents of St. George - it needs to be updated.
18

19 A discussion took place regarding board members that are needed for several boards.
20

21 The meeting adjourned at approximately 5:45 p.m.
22
23
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27

28

Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 29, 2015, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

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

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Keith Bozman and the invocation was offered by Pastor Jonathan Hendren with the New Beginning Christian Fellowship.

Mayor Pike mentioned that for the second time, a St. George resident has been named Utah Poet of the year; this year's recipient is Candy Fowler. Additionally he mentioned the All Abilities Walk & Carnival being held at the Town Square this Saturday.

RESOLUTION/ADDING ADDITIONAL FEES FOR THE ELECTRIC THEATER:

Consider approval of a resolution adding additional fees to the previously approved fee schedule for the use of the Electric Theater.

City Manager Gary Esplin stated that staff has recommended changes to the previously approved fee schedule for the use of the Electric Theater.

Community Arts Administrator Gary Sanders explained the approved fee schedule had some that said "TBD". After discussions with arts organizations, it was decided to offer two hour and four hour blocks; the arts organizations felt the fees were reasonable. He stated that interest in gallery space has been high.

City Manager Gary Esplin the fees will cover the City's soft costs, primarily utilities.

MOTION:

A motion was made by Councilmember Hughes to approve the resolution adding additional fees to the previously approved fee schedule for the rental of the Electric Theater.

SECOND:

The motion was seconded by Councilmember Arial.

VOTE:

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

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

5 The vote was unanimous and the motion carried.
6

7 **ELECTRIC THEATER LEASE AGREEMENTS:**

8 **Consider approval of a lease agreement between the City of St. George and**
9 **Deborah Bice for space in the Electric Theater.**

10
11 **Consider approval of a lease agreement between the City of St. George and**
12 **Harold Tanner for space in the Electric Theater.**

13
14 **Consider approval of a lease agreement between the City of St. George and**
15 **Karen Ferguson for space in the Electric Theater.**

16
17 **Consider approval of a lease agreement between the City of St. George and**
18 **Kirk Parkinson for space in the Electric Theater.**

19
20 **Consider approval of a lease agreement between the City of St. George and**
21 **Sherrie Warren for space in the Electric Theater.**

22
23 **Consider approval of a lease agreement between the City of St. George and**
24 **Southern Utah Art Guild for space in the Electric Theater.**

25
26 **Consider approval of a lease agreement between the City of St. George and**
27 **the Southwest Symphony for space in the Electric Theater.**

28
29 **Consider approval of a lease agreement between the City of St. George and**
30 **Arts to Zion for space in the Electric Theater.**

31
32 City Manager Gary Esplin advised these individual lease agreements are for space in
33 the Electric Theater Center. Staff recommends entering into agreements with these
34 individuals/groups based upon the fee schedule previously approved.
35

36 **MOTION:** A motion was made by Councilmember Arial to approve the lease
37 agreements for space in the Electric Theater Center.

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

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

40
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 **SILVER SNEAKERS FITNESS PROGRAM CONTRACT:**

49 **Consider approval of a contract between the Sand Hollow Aquatic Center and**
50 **American Healthways Services, LLC to enroll in the Silver Sneakers Fitness**
51 **Program.**
52

5 **Consider approval of a contract between the St. George Recreation Center**
6 **and American Healthways Services, LLC to enroll in the Silver Sneakers**
7 **Fitness Program.**
8

9 Leisure Services Director Kent Perkins explained that Healthways is a national health
10 firm who has a mature adult fitness program that promotes activity. They contract
11 with recreational facilities all over the United States to allow individuals who are
12 enrolled in Medicare/Medicaid to use the facilities at a discounted price. Facilities that
13 have entered into this contract have seen an increase in usage. He stated that the
14 contract is renewable.
15

16 Mayor Pike mentioned that there are some insurance companies who will cover a
17 portion of the fees for Medicare enrollees.
18

19 **MOTION:** A motion was made by Councilmember Randall to approve the
20 contracts between the Sand Hollow Aquatics Center and the St. George
21 Recreation Center and American Healthways Services LLC, to enroll in
22 the Silver Sneakers Fitness Program.

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

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

26 Councilmember Hughes - aye
27 Councilmember Randall - aye
28 Councilmember Bowcutt - aye
29 Councilmember Arial - aye
30

31 The vote was unanimous and the motion carried.
32

33 **PRESENTATION FROM THE WASHINGTON COUNTY WATER CONSERVANCY**
34 **DISTRICT REGARDING THEIR 5-YEAR WATER CONSERVATION PLAN UPDATE:**

35 Mayor Pike mentioned that the Washington County Water Conservancy District
36 presented this update recently.
37

38 Julie Breckenridge with the Washington County Water Conservancy District provided a
39 copy of her presentation, a list of who was on the workgroup, and a copy of the
40 Maddaus Water Management Inc (MWM) final technical memorandum. She outlined
41 portions of the MWM memorandum and provided a spreadsheet outlining
42 cost/benefits of different County-wide programs and explained what they are. She
43 explained that grants are applied for to cover the rebates.
44

45 Water Services Director Scott Taylor commented that water will not get any cheaper.
46 Nationwide, failing infrastructure is a big issue - St. George will face similar issues. IF
47 that happens, rates will have to be adjusted to catch up. Because over 90% of the
48 assets are underground, staff does not know about leaks until water is seen in the
49 street. Rene Fleming, Manager of Energy & Water Customer Services, is looking into
50 leak detection equipment.
51
52

5 City Manager Gary Esplin noted that he is not sure the public understands what the
6 City has done with regard to utilizing reuse water. He outlined some of what the
7 City's efforts have been to conserve water.
8

9 Citizen Judy Bozman asked that the information City Manager Gary Esplin outlined be
10 explained on the City's website as residents may not understand.
11

12 Ms. Fleming stated that the information is on the City's website.
13

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

15 Councilmember Hughes mentioned that the temporary sign ordinance meeting held
16 this week was quite productive. Some of the discussion included signs in public
17 rights-of-way and the number and size of signs.
18

19 Councilmember Bowcutt stated that the Planning Commission meeting was a short
20 one.
21

22 Councilmember Randall reminded the Mayor and Council about the Veteran's Day
23 Parade and SunRiver Veteran's Day program.
24

25 Councilmember Arial mentioned several arts events that are taking place in the near
26 future. The Arts Commission requested the use of City owned-homes in the
27 downtown area. They would like to utilize them for studio art space.
28

29 City Manager Gary Esplin stated that two of the three homes are currently rented.
30 The Council will have to discuss the request.
31

32 Mayor Pike suggested he and Councilmember Arial go look at the Andrus Home. He
33 reported that he and City Manager Gary Esplin met with the BLM and others this
34 morning; the meeting did not go very well.
35

36 Councilmember Arial clarified an article in the newspaper regarding the timeline for
37 her involvement with the BLM.
38

39 A discussion took place regarding what was discussed at the meeting that Mayor Pike
40 and City Manager Gary Esplin attended.
41

42 Citizen Ed Baca explained that he spoke with Scott Hirschi about the BLM plan; he
43 indicated that he took very good notes during the meetings that City Manager Gary
44 Esplin and others attended years ago. He recalled the discussion and volunteered to
45 speak with the City.
46

47 **ADJOURN TO A CLOSED SESSION:**

48 **MOTION:** A motion was made by Councilmember Randall to adjourn to a closed
49 session to discuss litigation.

50 **SECOND:** The motion was seconded by Councilmember Arial.
51
52

5 Mayor Pike called for a recess after which a closed session was held to discuss
6 litigation.
7

8 **ADJOURN:**

9 **MOTION:** A motion was made by Councilmember Randall to adjourn.

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

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

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
21
22
23

24 _____
Christina Fernandez, City Recorder