DRAFT

Agenda Item Number : 1A

Request For Council Action

Date Submitted	2016-02-10 13:30:35
Applicant	City of St. George
Quick Title	January 2016 Financials
Subject	Financial Report for the 7 months ended January 31, 2016.
Discussion	
Cost	$0.00
City Manager Recommendation	No major issues with the current budget. Recommend approval.
Action Taken	
Requested by	Deanna Brklacich
File Attachments	JAN 2016.pdf

Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	JAN 2016.pdf

MONTHLY FINANCIAL REPORT

SEVEN MONTHS ENDED

JANUARY 31, 2016

CITY OF ST. GEORGE, UT

MONTHLY FINANCIAL REPORT

SEVEN MONTHS ENDED JANUARY 31, 2016

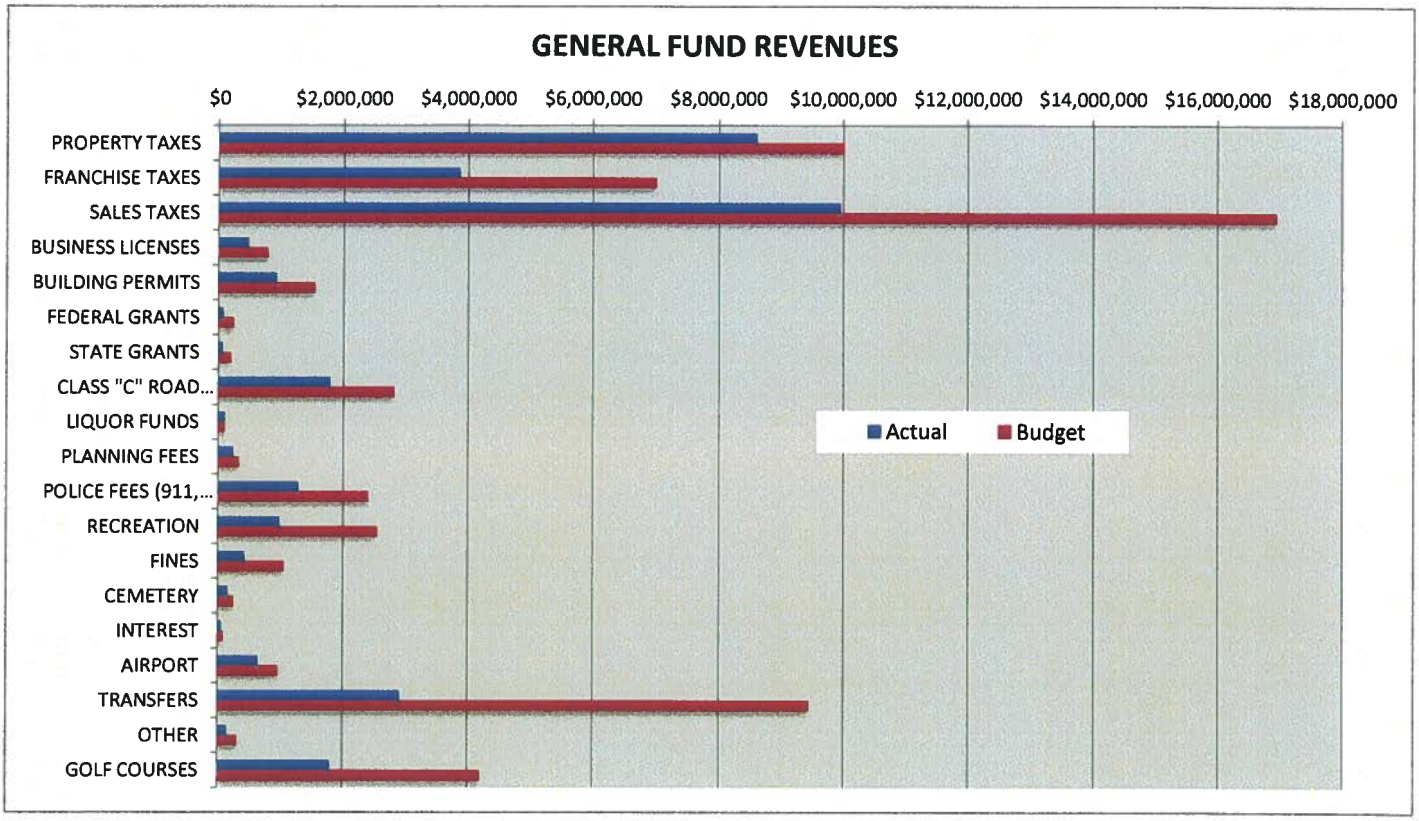
ADMINISTRATIVE DIRECTOR'S COMMENTS:

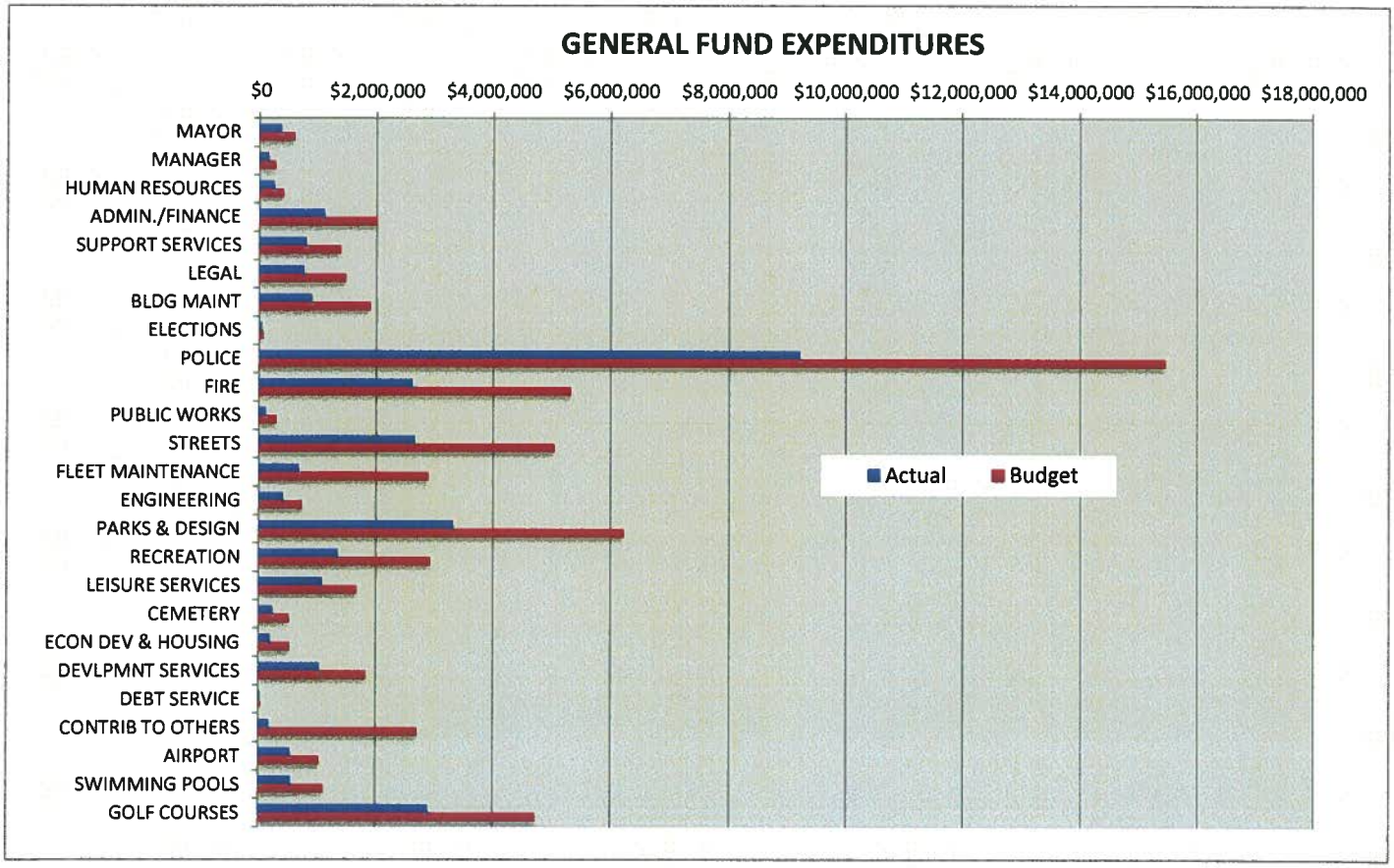
The attached report represents activity in the various city funds for the SEVEN months ended January 31, 2016. This period represents 58.33% of the fiscal year.

1) General Fund revenues are at 56.24% of budget. The predominant revenues affecting the overall revenue percentages primarily in the first half of the year are Current (Real) Property Taxes, Fees Assessed (Personal Property Taxes) and Delinquent Taxes which typically are not received until December, January, and June. Current Property Taxes are now at 96.59% of the $8.35M budgeted and are 2.95% higher than the prior year-to-date. The majority of Fees Assessed will not be received until June therefore the percentage received as compared to the budget will continue to be low.
2) Overall General Fund revenues are up 4.35% over the prior fiscal year. Sales taxes are up 7.56% over last year and franchise taxes are up 2.24% to the prior year. Golf revenues are down 1.62%. Class C Road Allotment is up 10.34%. House Bill 362, passed last year which increased the gas tax, goes into effect January 1, 2016 and as such, we'll be watching its impact on Class C Road revenues beginning the next few months (the projected increase for this year is around 10%.)
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 51.38% of budget for the year to date. Where we have completed 58.33% of the fiscal year on the time horizon, as compared to expenditures at 51.38% 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. In addition, some impact fee revenues are up while others are down. Those that are down are likely due to the new impact fee rates which became effective October 2014 and would have affected only part of Fiscal Year 2015, but all of Fiscal Year 2016.
6) The Dixie Center Operations revenues are up noticeably in comparison to the prior year due to receipt of $510,000 from Washington County as a contribution towards the City's economic development activities and programs.
7) The RAP Tax Fund's revenues include the recent bond issuance of $7.9 million. Actual tax revenues receipts to date for this current year total $637,004.
8) The City Treasurer's investment reports for September 2015 through January 2016 are 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
1/31/2016

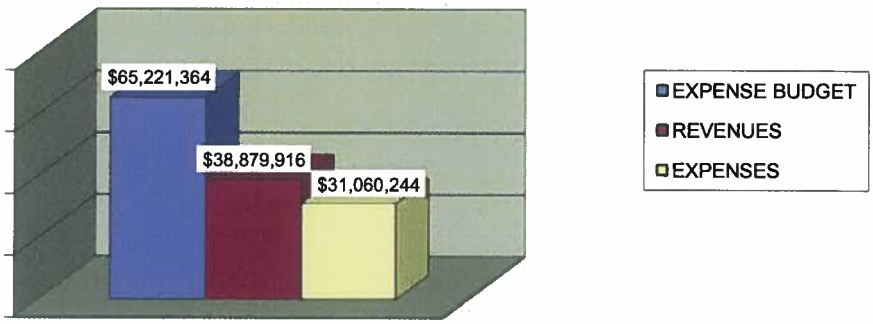




CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016

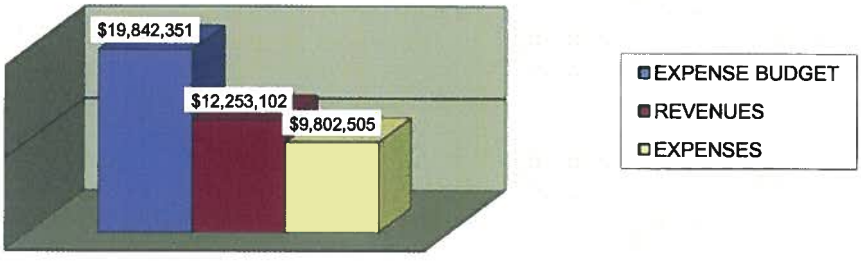
GENERAL FUND

ELECTRIC UTILITY



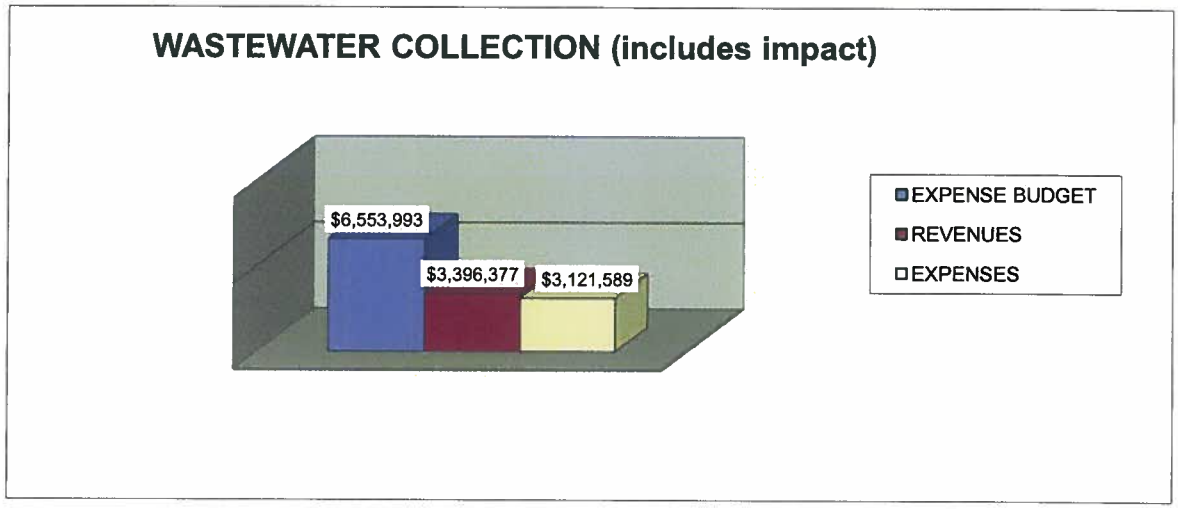
Note: Invoices for power purchases have a one-month lag and therefore expenses are generally understated in comparison to revenues.

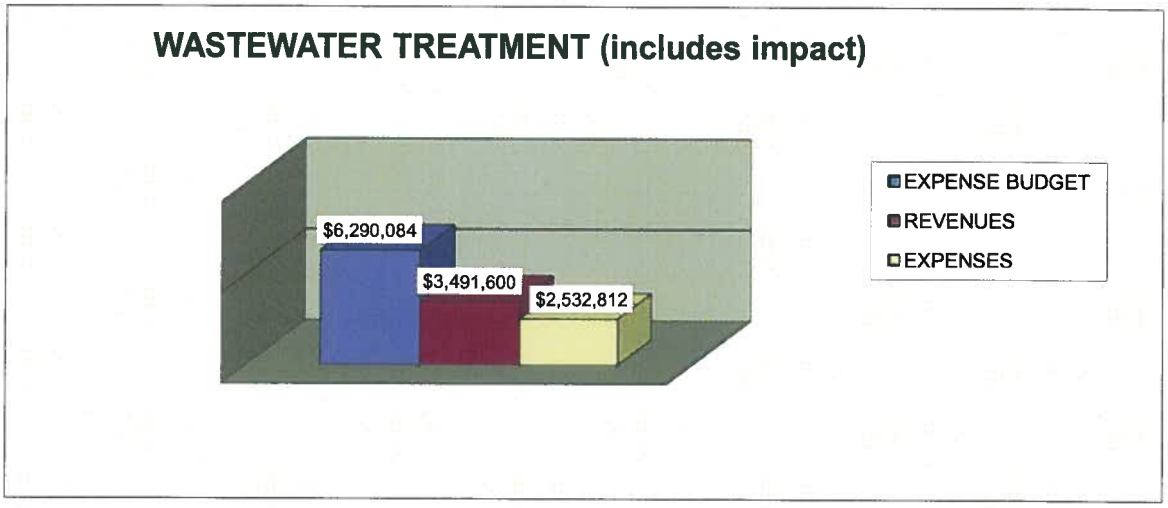
WATER UTILITY



Note: Invoices for water purchases from the Water Conservancy District have a one-month lag and therefore expenses are generally understated in comparison to revenues.

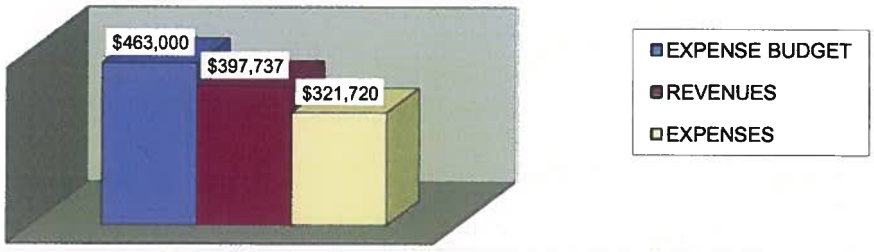
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016



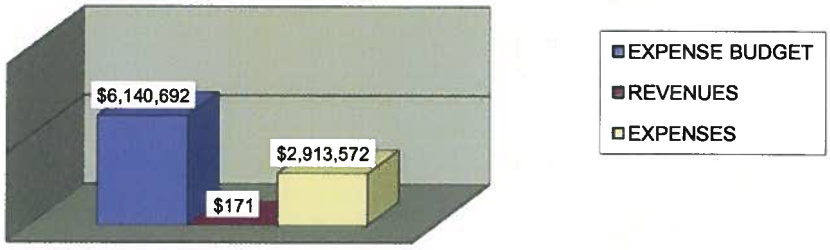


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016

CDBG BLOCK GRANT FUND

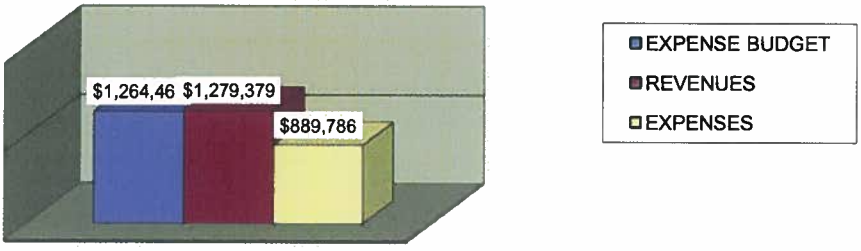


SALES TAX BOND CAP. PROJECT FUND



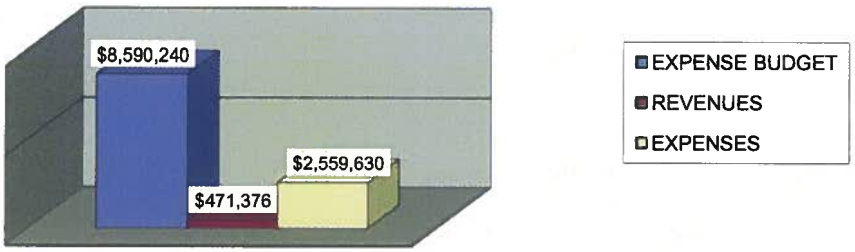
NOTE: Revenues are derived from year-end transfers from other City funds which received a portion of the bond proceeds and therefore participate in making the annual debt services payments.

DIXIE CENTER OPERATIONS

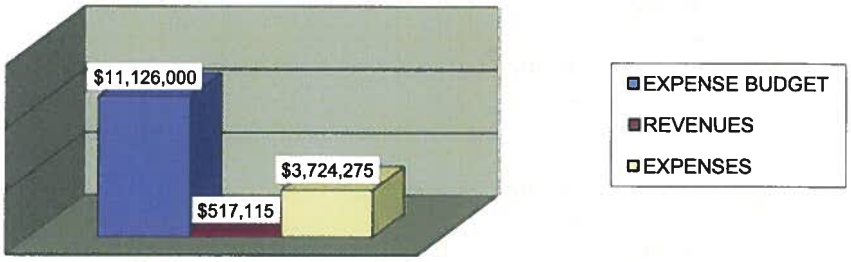


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016

CAPITAL EQUIPMENT FUND

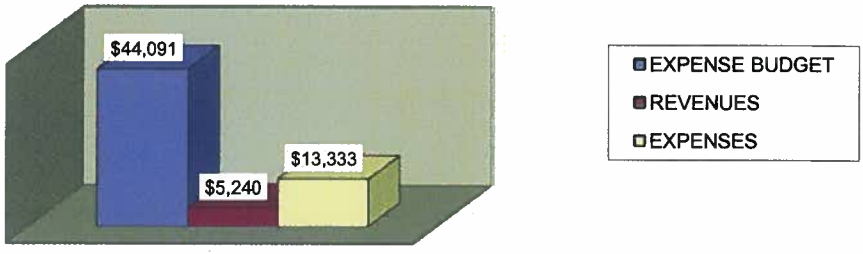


PUBLIC WORKS CAPITAL PROJECTS FUND



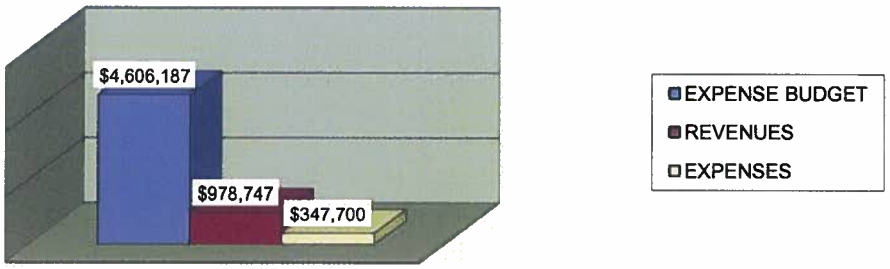
NOTE: Most of the Revenues are derived from year-end transfers from other City funds who collectively participate in funding each project (i.e. Transportation Fund, Street Impact, Drainage Impact, etc.)

REPLACEMENT AIRPORT FUND

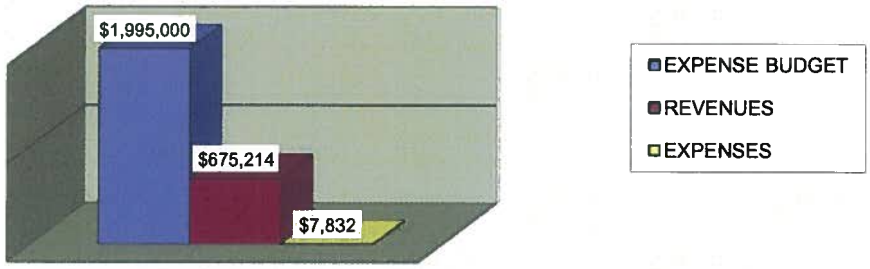


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016

PARK IMPACT FUND

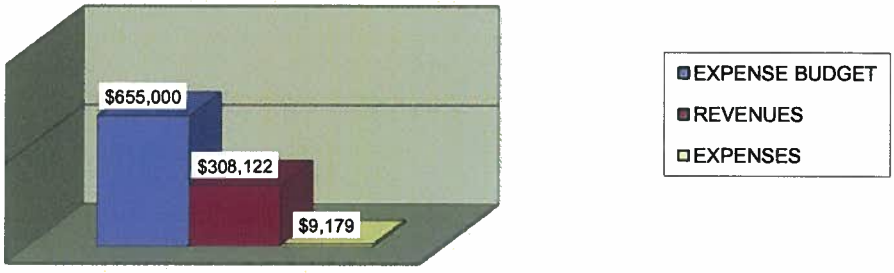


STREET IMPACT FUND



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



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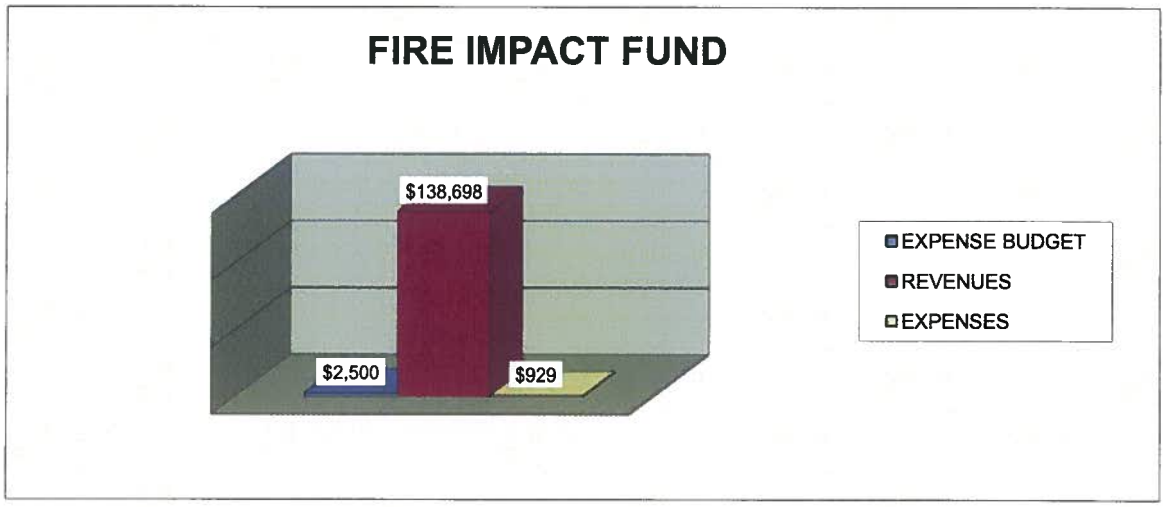
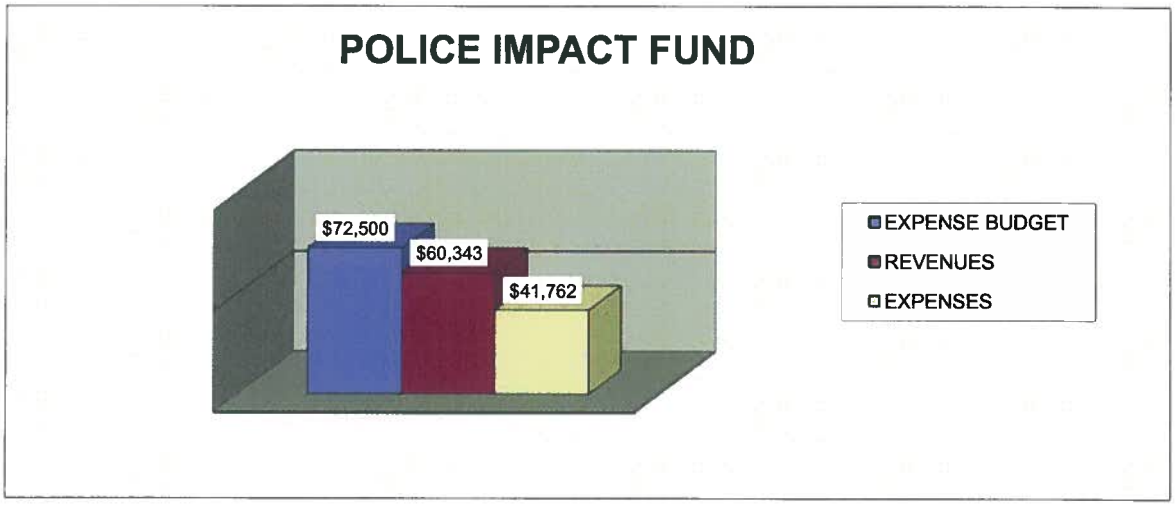
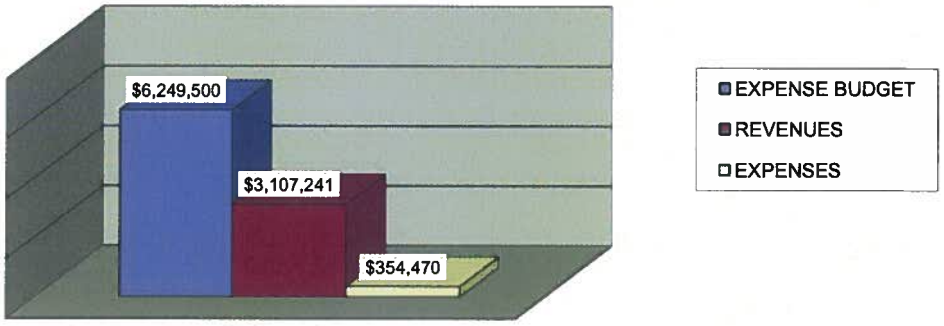
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016





CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
1/31/2016

TRANSPORTATION IMPROVEMENT FUND (TIF)



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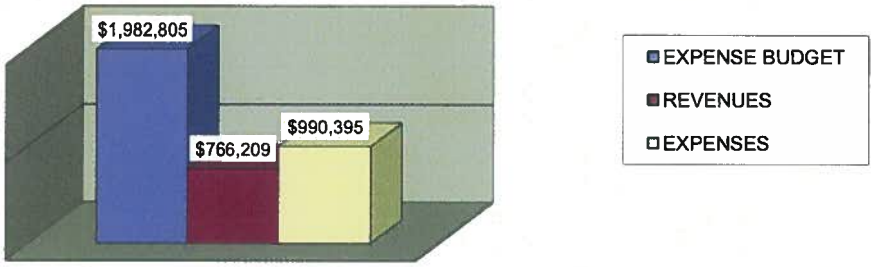
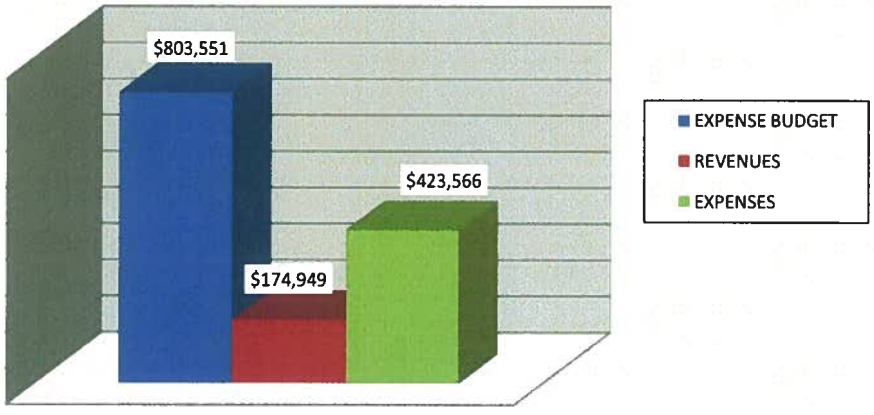
SUNTRAN TRANSIT FUND



SWITCHPOINT RESOURCE CENTER



CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
SEVEN MONTHS ENDED JAN. 31, 2016

58.33% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU JAN. 31, 2016	PCT RECEIVED
CURRENT PROPERTY TAXES	8,350,000.00	8,065,231.53	96.59%
FEES ASSESSED	1,300,000.00	370,927.45	28.53%
FRANCHISE TAXES	7,000,000.00	3,854,806.18	55.07%
DELINQUENT TAXES	350,000.00	169,351.52	48.39%
GENERAL SALES TAXES	16,950,000.00	9,952,713.76	58.72%
BUSINESS LICENSES	600,000.00	417,132.50	69.52%
LICENSE FEES - RENTAL ORDINANCE	180,000.00	54,480.00	30.27%
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	906,296.04	60.42%
DOG LICENSES	32,000.00	9,135.00	28.55%
FEDERAL GRANTS	240,543.00	71,175.23	29.59%
STATE GRANTS	198,408.00	66,273.22	33.40%
CLASS C ROAD ALLOTTMENT	2,810,000.00	1,778,328.63	63.29%
LIQUOR FUND ALLOTTMENT	104,000.00	101,627.47	97.72%
RESOURCE OFFICER CONTRIB.	602,932.00	301,466.00	50.00%
PLANNING FEES	300,000.00	213,531.87	71.18%
AIR QUALITY FEES	30,000.00	20,253.75	67.51%
SPECIAL POLICE SERVICES	55,000.00	53,514.64	97.30%
E-911 SERVICES	960,000.00	565,464.24	58.90%
OTHER CITIES DISPATCH FEES	773,198.00	351,292.14	45.43%
POLICE TRAINING CLASSES	2,000.00	5,915.01	295.75%
MUSEUM DONATIONS	475.00	295.00	62.11%
MUSEUM ADMISSION FEES	9,000.00	4,624.59	51.38%
NJCAA TOURNAMENT	0.00	0.00	#DIV/0!
COMMUNITY ARTS BLDG RENTALS	1,000.00	2,880.00	288.00%
OPERA HOUSE PERFORMANCES	1,500.00	500.00	33.33%
ELECTRIC THEATER RENTALS	60,400.00	1,165.00	1.93%
TRIPAK PASS SALES	0.00	-0.56	#DIV/0!
WALKING TOUR REVENUES	3,000.00	1,669.96	55.67%
SOCIAL HALL RENTALS	20,000.00	8,091.00	40.46%
EXHIBITS - COLLECTIONS	6,000.00	6,759.18	112.65%
NATURE CENTER	22,000.00	5,805.22	26.39%
AQUATIC CENTER	350,000.00	156,515.13	44.72%
YOUTH SPORTS	100,000.00	54,406.86	54.41%
ADULT SPORTS	50,000.00	22,412.00	44.82%
RACES	300,000.00	179,154.61	59.72%
SOFTBALL LEAGUES	360,000.00	199,345.64	55.37%
ARTS FAIR REVENUE	40,000.00	7,071.66	17.68%
SPECIAL COMMUNITY EVENTS	2,600.00	318.00	12.23%
SWIMMING POOL FEES	116,800.00	45,854.08	39.26%

CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
SEVEN MONTHS ENDED JAN. 31, 2016

58.33% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU JAN. 31, 2016	PCT RECEIVED
RECREATION FEES	5,000.00	3,149.50	62.99%
RECREATION CENTER FEES	143,000.00	77,263.72	54.03%
OPERA HOUSE RENTALS	12,000.00	0.00	0.00%
RECREATION FACILITY RENTALS	30,000.00	11,912.50	39.71%
TENNIS CLASSES ETC.	120,000.00	79,417.00	66.18%
MARATHON REVENUES	759,700.00	104,991.67	13.82%
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	77,290.00	64.41%
BURIAL FEES	125,000.00	74,900.00	59.92%
TRAFFIC SCHOOL FEES	45,000.00	22,768.15	50.60%
COURT FINES	940,000.00	379,543.19	40.38%
POLICE WARRANTS	16,000.00	9,600.00	60.00%
ACE PENALTIES	35,000.00	7,023.00	20.07%
ACE COSTS	10,000.00	1,842.00	18.42%
ACE ABATEMENTS	0.00	0.00	#DIV/0!
INTEREST EARNINGS	85,000.00	55,419.50	65.20%
RENTS AND ROYALTIES	30,000.00	8,388.45	27.96%
SALE OF PROPERTY	30,000.00	58,053.75	193.51%
POLICE EVIDENCE IMPOUND	2,500.00	4,815.95	192.64%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	35,749.26	47.67%
ORTHOPHOTOGRAPHY MAPS	500.00	0.00	0.00%
MISS ST GEORGE PRINCESS	0.00	0.00	#DIV/0!
COMPOST SALES - REUSE	30,000.00	8,020.74	26.74%
ROADBASE SALES - REUSE	2,500.00	385.23	15.41%
AIRPORT REVENUES	961,562.00	641,680.38	66.73%
MAINTENANCE AT AIRPORT	7,100.00	4,151.91	58.48%
CONTRIBUTIONS FROM OTHER	100,000.00	500.00	0.50%
TRANSFERS FROM OTHER FUNDS	9,445,330.00	2,898,910.51	30.69%
CONTRIBUTIONS FROM PRIVATE	20,000.00	7,458.72	37.29%
MEDIAN LANDSCAPE FEES	15,000.00	2,040.00	13.60%
ANIMAL SHELTER DONATIONS	0.00	-56.50	#DIV/0!
ANIMAL TRAINING DONATIONS	0.00	5,387.43	#DIV/0!
POLICE PROJECT LIFESAVER	0.00	7,593.47	#DIV/0!
APPROPRIATED FUND BALANCE			
RED HILLS GOLF COURSE	762,885.00	305,318.95	40.02%
GOLF ADMINISTRATION	49,100.00	50,370.67	102.59%
SOUTHGATE GOLF COURSE	1,188,575.00	508,351.46	42.77%
ST GEORGE GOLF CLUB	697,240.00	272,335.04	39.06%
SUNBROOK GOLF COURSE	1,496,700.00	653,441.44	43.66%
TOTAL GENERAL FUND REVENUES	61,175,048.00	34,406,080.64	56.24%

CITY OF ST. GEORGE, UT
EXPENDITURE STATUS REPORT BY CATEGORY
SEVEN MONTHS ENDED JAN. 31, 2016

58.33% OF THE BUDGET YEAR

GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU JAN. 31, 2016	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	596,200.00	370,826.80	225,373.20	62.20%
CITY MANAGER	270,803.00	152,738.44	118,064.56	56.40%
HUMAN RESOURCES	412,350.00	247,499.58	164,850.42	60.02%
ADMINISTRATIVE SERVICES (FINANCE)	2,007,015.00	1,112,226.39	894,788.61	55.42%
TECHNOLOGY SERVICES	1,386,412.00	794,331.97	592,080.03	57.29%
LEGAL SERVICES	1,298,092.00	666,723.59	631,368.41	51.36%
BUILDING MAINTENANCE	1,895,754.00	892,497.47	1,003,256.53	47.08%
ELECTIONS	69,000.00	47,728.33	21,271.67	69.17%
PLANNING COMMISSION	12,700.00	4,900.00	7,800.00	38.58%
POLICE	12,455,766.00	7,773,539.44	4,682,226.56	62.41%
HIDTA GRANT	153,573.00	60,662.95	92,910.05	39.50%
POLICE DISPATCH	2,739,282.00	1,339,475.04	1,399,806.96	48.90%
CCJJ GRANT	51,500.00	26,394.72	25,105.28	51.25%
SAFG (State Asset Forfeiture Grant)	49,860.00	16,716.38	33,143.62	33.53%
FIRE DEPARTMENT	5,331,584.00	2,605,335.72	2,726,248.28	48.87%
CODE ENFORCEMENT	182,299.00	93,701.00	88,598.00	51.40%
PUBLIC WORKS ADMINISTRATION	289,605.00	111,671.58	177,933.42	38.56%
STREETS	5,046,072.00	2,654,380.64	2,391,691.36	52.60%
FLEET MAINTENANCE	2,892,190.00	676,517.91	2,215,672.09	23.39%
ENGINEERING	737,188.00	408,034.11	329,153.89	55.35%
PARKS	5,501,420.00	2,889,688.83	2,611,731.17	52.53%
DESIGN	725,420.00	419,755.27	305,664.73	57.86%
NATURE CENTER & YOUTH PROGRAMS	99,086.00	46,336.29	52,749.71	46.76%
SOFTBALL PROGRAMS	358,685.00	117,402.42	241,282.58	32.73%
SPORTS FIELD MAINTENANCE	623,616.00	272,120.96	351,495.04	43.64%
SPECIAL EVENTS & PROGRAMS	319,845.00	150,378.43	169,466.57	47.02%
YOUTH SPORTS PROGRAMS	173,351.00	70,274.64	103,076.36	40.54%
ADULT SPORTS PROGRAMS	150,502.00	68,198.17	82,303.83	45.31%
RECREATION	595,947.00	275,466.80	320,480.20	46.22%
EXHIBITS AND COLLECTIONS	247,694.00	173,634.81	74,059.19	70.10%
COMMUNITY ARTS	301,033.00	149,147.35	151,885.65	49.55%
HISTORIC OPERA HOUSE	84,714.00	42,088.85	42,625.15	49.68%
HISTORIC COURTHOUSE	23,200.00	13,260.07	9,939.93	57.16%
LEISURE SERVICES ADMINISTRATN	333,030.00	175,599.76	157,430.24	52.73%
RECREATION CENTER	600,079.00	351,267.09	248,811.91	58.54%
MARATHON	652,142.00	512,106.83	140,035.17	78.53%
COMMUNITY CENTER	3,300.00	1,574.70	1,725.30	47.72%
ELECTRIC THEATER	29,200.00	9,991.01	19,208.99	34.22%
CEMETERY	516,464.00	239,574.74	276,889.26	46.39%
ECONOMIC DEVELOPMENT & HOUSING	527,128.00	197,006.90	330,121.10	37.37%
DEVELOPMENT SERVICES ADMIN.	1,826,184.00	1,029,097.78	797,086.22	56.35%
DEBT SERVICE	28,395.00	16,563.75	11,831.25	58.33%
TRANSFERS TO OTHER FUNDS	2,707,127.00	167,265.00	2,539,862.00	6.18%
AIRPORT	1,032,599.00	544,391.09	488,207.91	52.72%
SWIMMING POOL	237,537.00	117,426.25	120,110.75	49.43%
SAND HOLLOW AQUATIC CENTER	872,510.00	430,757.29	441,752.71	49.37%
RED HILLS GOLF COURSE	615,576.00	370,637.00	244,939.00	60.21%
GOLF ADMINISTRATION	362,665.00	86,559.49	276,105.51	23.87%
SOUTHGATE GOLF COURSE	1,058,392.00	717,928.85	340,463.15	67.83%
ST GEORGE GOLF CLUB	1,029,949.00	655,182.02	374,766.98	63.61%
SUNBROOK GOLF COURSE	1,661,013.00	1,062,242.68	598,770.32	63.95%
TOTAL GENERAL FUND	61,175,048.00	31,428,827.18	29,746,220.82	51.38%

CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
SEVEN MONTHS ENDED JAN. 31, 2016

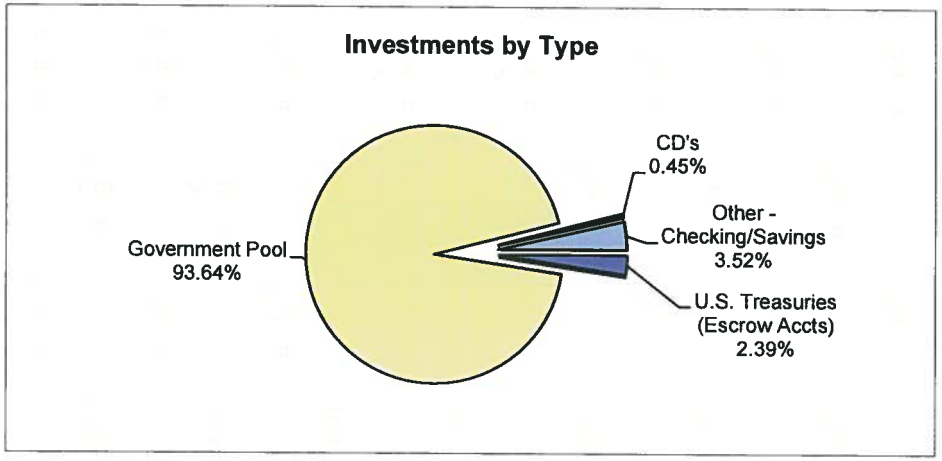
GENERAL FUND:	FYE JUNE 2016	FYE JUNE 2015	FY2016 as a % of FY2015
PROPERTY TAXES	8,605,511	8,358,598	102.95%
FRANCHISE TAXES	3,854,806	3,770,246	102.24%
SALES TAXES	9,952,714	9,253,454	107.56%
BUSINESS LICENSES	472,573	450,513	104.90%
BUILDING PERMITS	915,431	833,490	109.83%
FEDERAL GRANTS	71,175	213,547	33.33%
STATE GRANTS	66,273	18,051	367.15%
CLASS "C" ROAD FUNDS	1,778,329	1,611,733	110.34%
LIQUOR FUNDS	101,627	101,658	99.97%
PLANNING FEES	233,786	159,984	146.13%
POLICE FEES (911, ETC.)	1,277,652	1,278,643	99.92%
RECREATION	974,922	953,780	102.22%
FINES	420,776	531,276	79.20%
CEMETERY	152,190	142,883	106.51%
INTEREST	55,420	44,061	125.78%
AIRPORT	641,680	559,817	114.62%
TRANSFERS	2,898,911	2,700,833	107.33%
OTHER	142,488	170,811	83.42%
GOLF COURSES	1,789,818	1,819,262	98.38%
Total General Fund	34,406,081	32,972,640	104.35%
DIXIE CENTER OPERATIONS	$1,279,379	$783,453	163.30%
CDBG BLOCK GRANT FUND	$397,737	$45,476	874.61%
PARK IMPACT FUND	$978,747	$1,326,140	73.80%
STREET IMPACT FUND	$675,214	$568,716	118.73%
DRAINAGE IMPACT FUND	$308,122	$242,262	127.19%
FIRE DEPT IMPACT FUND	$138,698	$138,736	99.97%
POLICE DEPT IMPACT FUND	$60,343	$63,455	95.10%
WATER UTILITY FUND (w/ impact fees)	$12,253,102	$11,546,359	106.12%
WASTEWATER COLLECTION (w/impact fees)	$3,396,377	$3,527,796	96.27%
ELECTRIC UTILITY (w/impact fees)	$38,879,916	$39,240,989	99.08%
REGIONAL WASTEWATER (w/impact fees)	$3,491,600	$3,204,473	108.96%
SUNTRAN TRANSIT FUND	$766,209	$702,856	109.01%
TRANS. IMPROV. FUND	$3,107,241	$2,833,471	109.66%
REPLMNT AIRPORT FUND	$5,240	$0	#DIV/0!
SWITCHPOINT FUND	$174,949	$0	#DIV/0!
RAP TAX FUND	$8,535,004	$0	#DIV/0!

CITY OF ST. GEORGE, UT
MONTHLY COUNCIL REPORT
SEVEN MONTHS ENDED JAN. 31, 2016

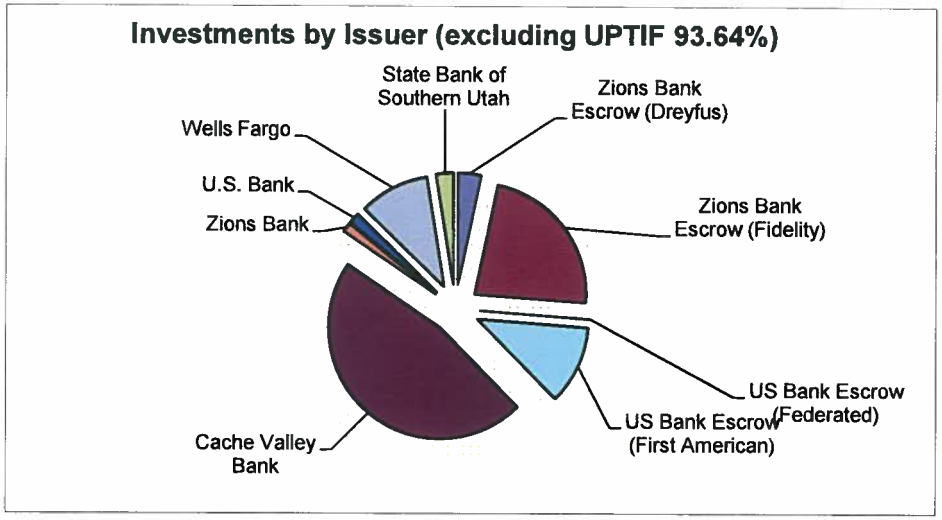
		ADJUSTED EXPENSE BUDGET	REVENUE	EXPENDITURES	
10	GENERAL FUND (includes Golf Courses)	$61,175,048	$34,406,081	$31,428,827	51.38%
53 & 83	ELECTRIC FUND (includes impact)	$65,221,364	$38,879,916	$31,060,244	47.62%
51 & 81	WATER FUND (includes impact)	$19,842,351	$12,253,102	$9,802,505	49.40%
52 & 82	WASTEWATER COLLECT (includes impact)	$6,553,993	$3,396,377	$3,121,589	47.63%
62 & 86	WASTEWATER TREATMNT (includes impact)	$6,290,084	$3,491,600	$2,532,812	40.27%
32	CDBG BLOCK GRANT FUND	$463,000	$397,737	$321,720	69.49%
84	SALES TAX BOND - CAPITAL PROJ FUND	$6,140,692	$171	$2,913,572	47.45%
30	DIXIE CENTER OPERATIONS	$1,264,463	$1,279,379	$889,786	70.37%
40	CAPITAL EQUIPMENT FUND	$8,590,240	$471,376	$2,559,630	29.80%
87	PUBLIC WORKS CAPITAL PROJ FUND	$11,126,000	$517,115	$3,724,275	33.47%
88	REPLACEMENT AIRPORT CONST. FUND	$44,091	$5,240	$13,333	30.24%
44	PARK IMPACT FUND	$4,606,187	$978,747	$347,700	7.55%
45	STREET IMPACT FUND	$1,995,000	$675,214	$7,832	0.39%
47	DRAINAGE IMPACT FUND	$655,000	$308,122	$9,179	1.40%
48	FIRE IMPACT FUND	$2,500	$138,698	$929	37.15%
49	POLICE IMPACT FUND	$72,500	$60,343	$41,762	57.60%
64	SUNTRAN TRANSIT FUND	$1,982,805	$766,209	$990,395	49.95%
27	TRANSPORTATION IMPROV FUND	$6,249,500	$3,107,241	$354,470	5.67%
21	SWITCHPOINT RESOURCE CENTER	$803,551	$174,949	$423,566	52.71%
80	RAP TAX FUND	$9,084,599	$8,535,004	$1,407,388	15.49%

City of St George
DEPOSITS AND INVESTMENTS
1/31/2016

Portfolio Composition	Amount	Percentage
Investments by Type:		
U.S. Treasuries (Escrow Accts)	2,555,176.71	2.39%
Agencies	-	0.00%
Government Pool	99,966,068.42	93.64%
Mutual Funds	-	0.00%
CD's	480,489.82	0.45%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	3,755,286.94	3.52%
Total	106,757,021.89	100.00%



Investments by Issuer:		
UPTIF (State Pool)	99,966,068.42	93.64%
Zions Bank Escrow (Dreyfus)	225,356.53	0.21%
Zions Bank Escrow (Fidelity)	1,555,662.49	1.46%
US Bank Escrow (Federated)	0.79	0.00%
US Bank Escrow (First American)	774,156.90	0.73%
Cache Valley Bank	3,181,879.91	2.98%
Zions Bank	92,189.84	0.09%
U.S. Bank	98,564.64	0.09%
Wells Fargo	689,666.02	0.65%
State Bank of Southern Utah	173,476.35	0.16%
Total	106,757,021.89	100.00%



Porfolios Weighted Average Maturity on 1/31/2016 76.83 days

Porfolios Weighted Average Rate on 1/31/2016 0.85%

City of St. George
DEPOSITS AND INVESTMENTS
1/31/2016

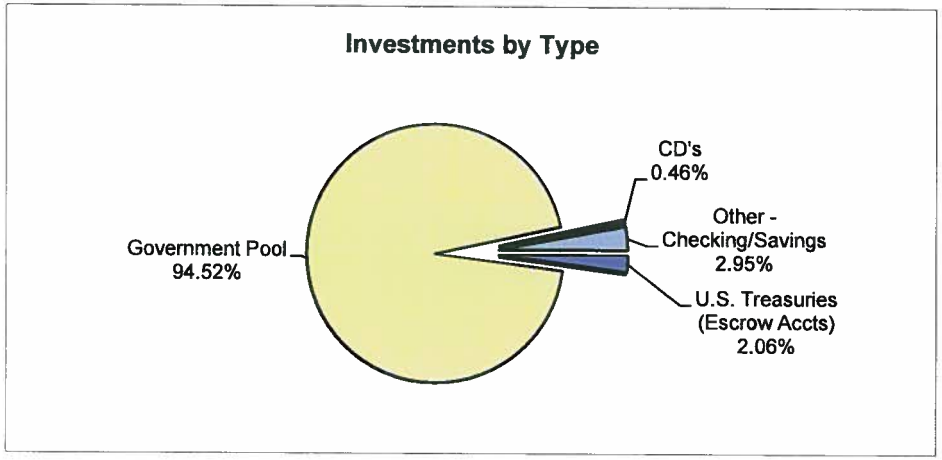
Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)		Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	01/31/16	01/01/16	$ 92,189.84		1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	01/31/16	01/01/16	$ 689,666.02		1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	01/31/16	01/01/16	$ 98,564.64		1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	01/31/16	01/01/16	$ 173,476.35		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	354	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	01/31/16	01/01/16	$ 2,492,955.62		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	01/31/16	01/01/16	$ -		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	01/31/16	01/01/16	$ 88.72		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	01/31/16	01/01/16	$ 208,345.75		1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.7460	01/31/16	01/01/16	$ 98,697,158.30		65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.7460	01/31/16		$ 116,128.66		65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.7460	01/31/16	01/01/16	$ 15,861.59		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.7460	01/31/16	01/01/16	$ 62.01		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.7460	01/31/16	01/01/16	$ 314,882.99		65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.7460	01/31/16	01/01/16	$ 42,370.51		65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.7460	01/31/16	01/01/16	$ 240,169.30		65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	01/31/16	01/01/16	$ 774,156.90		42	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	01/31/16	01/01/16	$ 0.79		42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	01/31/16	01/01/16	$ -		33	US Bank	1.00	U.S. Treasuries	F.Am.Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	01/31/16	01/01/16	$ -		46	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.7460	01/31/16	01/01/16	$ 133.47		65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.7460	01/31/16	01/01/16	$ 350,411.99		65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0300	01/31/16	01/01/16	$ -		1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.7460	01/31/16	01/01/16	$ 49.60		65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	01/31/16	01/01/16	$ 225,356.53		45	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.1138	01/31/16	01/01/16	$ -		38	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.7460	01/31/16	01/01/16	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.1138	01/31/16	01/01/16	$ 897,197.44		38	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.7460	01/31/16	01/01/16	$ 90,531.26		65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.7460	01/31/16	01/01/16	$ 208.68		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.7460	01/31/16	01/01/16	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.7460	01/31/16	01/01/16	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.7460	01/31/16	01/01/16	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	GO Ser 2014 Bond Fund	0.7460	01/31/16	01/01/16	$ 98,100.06		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.7460	01/31/16	01/01/16	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.7460	01/31/16	01/01/16	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	01/31/16	01/01/16	$ -		45	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	01/31/16	01/01/16	$ -		45	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	01/31/16	01/01/16	$ -		45	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.1138	01/31/16	01/01/16	$ 658,465.05		38	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	01/31/16	01/01/16	$ -		45	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	88,166,475.79							

* Average Days to Maturity updated monthly.

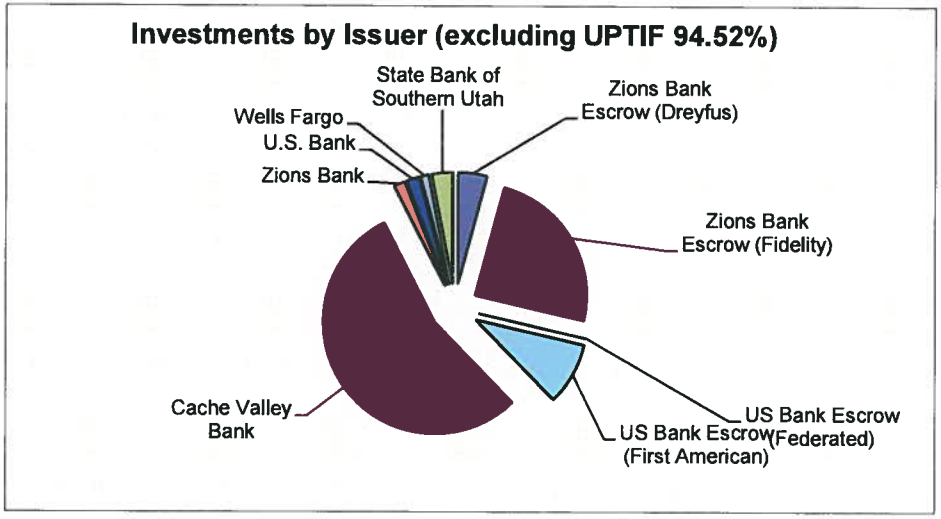
** Interest Rate updated monthly for bond escrow accounts.

City of St George
DEPOSITS AND INVESTMENTS
12/31/2015

Portfolio Composition	Amount	Percentage
Investments by Type:		
U.S. Treasuries (Escrow Accts)	2,144,997.59	2.06%
Agencies	-	0.00%
Government Pool	98,266,281.43	94.52%
Mutual Funds	-	0.00%
CD's	480,489.82	0.46%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	3,066,703.41	2.95%
Total	103,958,472.25	100.00%



Investments by Issuer:		
UPTIF (State Pool)	98,266,281.43	94.52%
Zions Bank Escrow (Dreyfus)	237,725.37	0.23%
Zions Bank Escrow (Fidelity)	1,391,161.42	1.34%
US Bank Escrow (Federated)	0.79	0.00%
US Bank Escrow (First American)	516,110.01	0.50%
Cache Valley Bank	3,117,285.84	3.00%
Zions Bank	90,874.18	0.09%
U.S. Bank	98,564.64	0.09%
Wells Fargo	67,770.08	0.07%
State Bank of Southern Utah	172,698.49	0.17%
Total	103,958,472.25	100.00%



Porfolios Weighted Average Maturity on	12/31/2015	75.40 days
Porfolios Weighted Average Rate on	12/31/2015	0.72%

City of St. George
DEPOSITS AND INVESTMENTS
12/31/2015

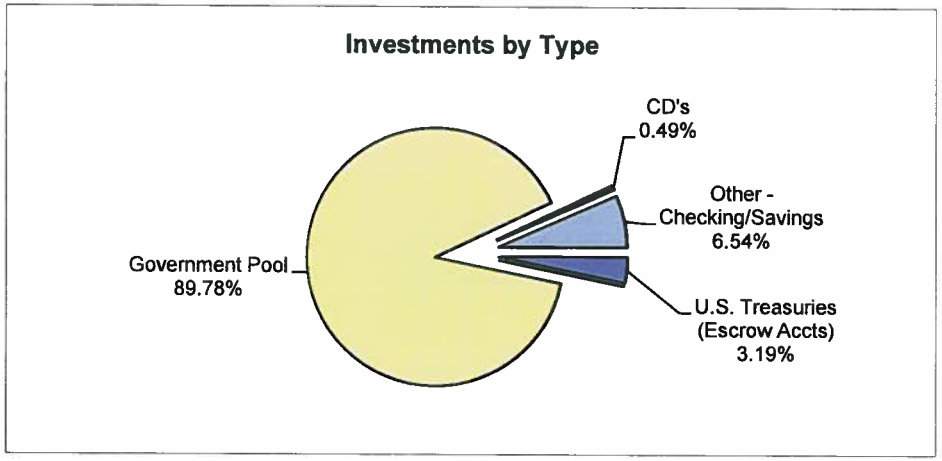
Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)		Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	12/31/15	12/01/15	$ 90,874.18		1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	12/31/15	12/01/15	$ 67,770.08		1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	12/31/15	12/01/15	$ 98,564.64		1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	12/31/15	12/01/15	$ 172,698.49		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	354	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	12/31/15	12/01/15	$ 2,441,376.34		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	12/31/15	12/01/15	$ -		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	12/31/15	12/01/15	$ 88.72		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	12/31/15	12/01/15	$ 195,330.96		1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.6369	12/31/15	12/01/15	$ 97,233,001.85		65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.6369	12/31/15		$ 116,055.13		65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.6369	12/31/15	12/01/15	$ 15,861.59		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.6369	12/31/15	12/01/15	$ 51.93		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.6369	12/31/15	12/01/15	$ 260,724.89		65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.6369	12/31/15	12/01/15	$ 42,343.68		65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.6369	12/31/15	12/01/15	$ 247,527.52		65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	12/31/15	12/01/15	$ 516,110.01		42	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	12/31/15	12/01/15	$ 0.79		42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	12/31/15	12/01/15	$ -		33	US Bank	1.00	U.S. Treasuries	F.Am.Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	12/31/15	12/01/15	$ -		46	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.6369	12/31/15	12/01/15	$ 133.39		65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.6369	12/31/15	12/01/15	$ 350,196.54		65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0300	12/31/15	12/01/15	$ -		1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.6369	12/31/15	12/01/15	$ 49.57		65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	12/31/15	12/01/15	$ 237,725.37		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	12/31/15	12/01/15	$ -		40	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.6369	12/31/15	12/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	12/31/15	12/01/15	$ 804,163.07		40	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.6369	12/31/15	12/01/15	$ 23.04		65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.6369	12/31/15	12/01/15	$ 208.55		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.6369	12/31/15	12/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.6369	12/31/15	12/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.6369	12/31/15	12/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	GO Ser 2014 Bond Fund	0.6369	12/31/15	12/01/15	$ 103.75		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.6369	12/31/15	12/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.6369	12/31/15	12/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	12/31/15	12/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	12/31/15	12/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	12/31/15	12/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	12/31/15	12/01/15	$ 586,998.35		40	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	12/31/15	12/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	88,166,475.79							

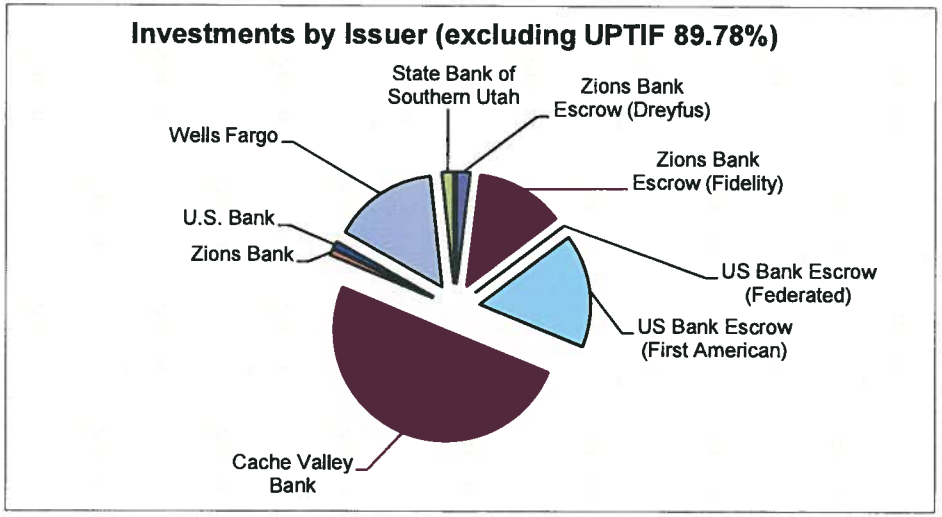
* Average Days to Maturity updated monthly.

** Interest Rate updated monthly for bond escrow accounts.

City of St George
DEPOSITS AND INVESTMENTS
11/30/2015

Portfolio Composition	Amount	Percentage
Investments by Type:		
U.S. Treasuries (Escrow Accts)	3,112,746.30	3.19%
Agencies	-	0.00%
Government Pool	87,711,671.16	89.78%
Mutual Funds	-	0.00%
CD's	480,489.82	0.49%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	6,391,713.98	6.54%
Total	97,696,621.26	100.00%
Investments by Issuer:		
UPTIF (State Pool)	87,711,671.16	89.78%
Zions Bank Escrow (Dreyfus)	195,082.02	0.20%
Zions Bank Escrow (Fidelity)	1,276,303.48	1.31%
US Bank Escrow (Federated)	0.79	0.00%
US Bank Escrow (First American)	1,641,360.01	1.68%
Cache Valley Bank	4,997,517.71	5.12%
Zions Bank	89,381.10	0.09%
U.S. Bank	98,564.64	0.10%
Wells Fargo	1,514,886.75	1.55%
State Bank of Southern Utah	171,853.60	0.18%
Total	97,696,621.26	100.00%





Porfolios Weighted Average Maturity on	11/30/2015	68.01 days
Porfolios Weighted Average Rate on	11/30/2015	0.64%

City of St. George
DEPOSITS AND INVESTMENTS
11/30/2015

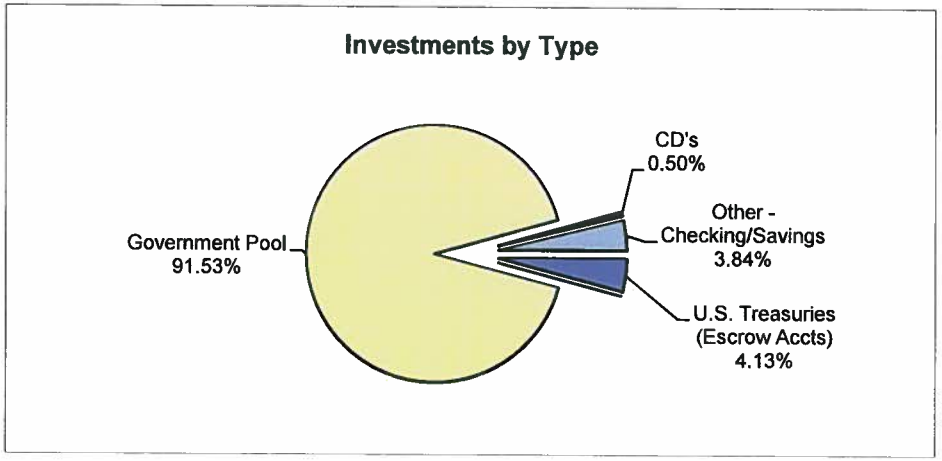
Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)		Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	11/30/15	11/01/15	$ 89,381.10		1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	11/30/15	11/01/15	$ 1,514,886.75		1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	11/30/15	11/01/15	$ 98,564.64		1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	11/30/15	11/01/15	$ 171,853.60		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	354	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	11/30/15	11/01/15	$ 4,337,062.44		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	11/30/15	11/01/15	$ -		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	11/30/15	11/01/15	$ 89.48		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	11/30/15	11/01/15	$ 179,875.97		1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.6369	11/30/15	11/01/15	$ 85,458,079.01		65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.6369	11/30/15	11/01/15	$ 115,983.77		65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.6369	11/30/15	11/01/15	$ 15,861.59		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.6369	11/30/15	11/01/15	$ 42.14		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.6369	11/30/15	11/01/15	$ 243,790.53		65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.6369	11/30/15	11/01/15	$ 57,464.67		65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.6369	11/30/15	11/01/15	$ 237,376.91		65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	11/30/15	11/01/15	$ 516,110.01		42	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	11/30/15	11/01/15	$ 0.79		42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	11/30/15	11/01/15	$ 1,125,250.00		33	US Bank	1.00	U.S. Treasuries	F.Am.Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	11/30/15	11/01/15	$ -		46	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.6369	11/30/15	11/01/15	$ 498,867.00		65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.6369	11/30/15	11/01/15	$ 350,000.00		65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0300	11/30/15	11/01/15	$ -		1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.6369	11/30/15	11/01/15	$ 147,141.29		65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	11/30/15	11/01/15	$ 195,082.02		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	11/30/15	11/01/15	$ -		40	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.6369	11/30/15	11/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	11/30/15	11/01/15	$ 704,611.42		40	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.6369	11/30/15	11/01/15	$ 23.03		65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.6369	11/30/15	11/01/15	$ 586,937.53		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.6369	11/30/15	11/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.6369	11/30/15	11/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.6369	11/30/15	11/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	GO Ser 2014 Bond Fund	0.6369	11/30/15	11/01/15	$ 103.69		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.6369	11/30/15	11/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.6369	11/30/15	11/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	11/30/15	11/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	11/30/15	11/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	11/30/15	11/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	11/30/15	11/01/15	$ 571,692.06		40	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	11/30/15	11/01/15	$ -		42	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	88,166,475.79							

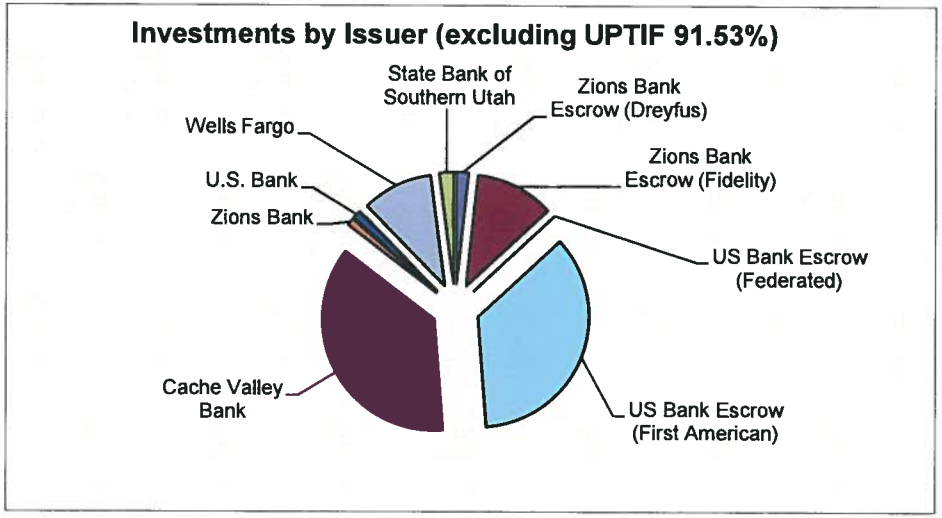
* Average Days to Maturity updated monthly.

** Interest Rate updated monthly for bond escrow accounts.

City of St George
DEPOSITS AND INVESTMENTS
10/31/2015

Portfolio Composition	Amount	Percentage
Investments by Type:		
U.S. Treasuries (Escrow Accts)	3,982,970.66	4.13%
Agencies	-	0.00%
Government Pool	88,272,304.18	91.53%
Mutual Funds	-	0.00%
CD's	480,489.82	0.50%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	3,701,217.46	3.84%
Total	96,436,982.12	100.00%
Investments by Issuer:		
UPTIF (State Pool)	88,272,304.18	91.53%
Zions Bank Escrow (Dreyfus)	139,345.42	0.14%
Zions Bank Escrow (Fidelity)	932,108.16	0.97%
US Bank Escrow (Federated)	0.79	0.00%
US Bank Escrow (First American)	2,911,516.29	3.02%
Cache Valley Bank	2,986,274.30	3.10%
Zions Bank	88,211.17	0.09%
U.S. Bank	98,564.64	0.10%
Wells Fargo	837,717.80	0.87%
State Bank of Southern Utah	170,939.37	0.18%
Total	96,436,982.12	100.00%





Porfolios Weighted Average Maturity on	10/31/2015	68.91 days
Porfolios Weighted Average Rate on	10/31/2015	0.64%

City of St. George
DEPOSITS AND INVESTMENTS
10/31/2015

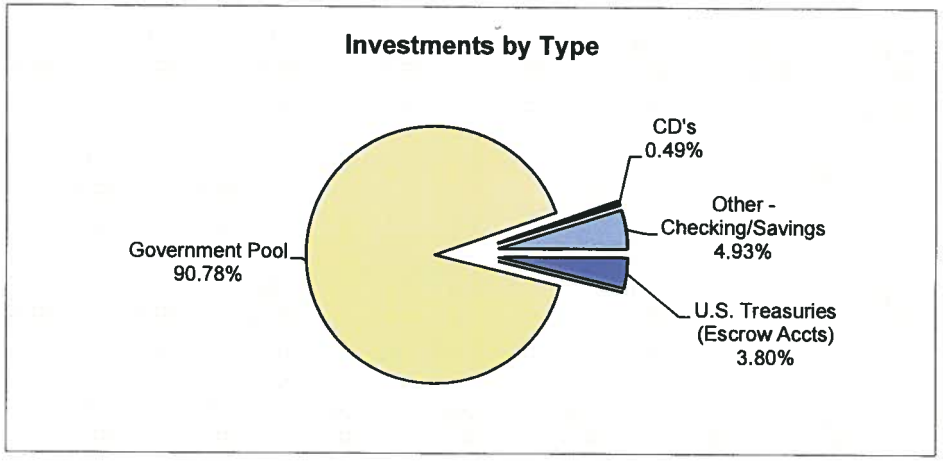
Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)		Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	10/31/15	10/01/15	$ 88,211.17		1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	10/31/15	10/01/15	$ 837,717.80		1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	10/31/15	10/01/15	$ 98,564.64		1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	10/31/15	10/01/15	$ 170,939.37		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	354	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	10/31/15	10/01/15	$ 2,344,408.78		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	10/31/15	10/01/15	$ -		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	10/31/15	10/01/15	$ 89.48		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	10/31/15	10/01/15	$ 161,286.22		1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.6369	10/31/15	10/01/15	$ 87,217,325.21		65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.6369	10/31/15	10/01/15	$ 115,918.75		65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.6369	10/31/15	10/01/15	$ 15,861.59		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.6369	10/31/15	10/01/15	$ 24.33		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.6369	10/31/15	10/01/15	$ 277,263.27		65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.6369	10/31/15	10/01/15	$ 57,432.46		65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.6369	10/31/15	10/01/15	$ 237,243.85		65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	10/31/15	10/01/15	$ 2,911,516.29		42	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	10/31/15	10/01/15	$ 0.79		42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	10/31/15	10/01/15	$ -		33	US Bank	1.00	U.S. Treasuries	F.Am.Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	10/31/15	10/01/15	$ -		46	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.6369	10/31/15	10/01/15	$ 118.58		65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.6369	10/31/15	10/01/15	$ 350,864.29		65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0300	10/31/15	10/01/15	$ -		1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.6369	10/31/15	10/01/15	$ 72.35		65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	10/31/15	10/01/15	$ 139,345.42		47	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	10/31/15	10/01/15	$ -		38	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.6369	10/31/15	10/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	10/31/15	10/01/15	$ 503,298.90		38	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.6369	10/31/15	10/01/15	$ 23.02		65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.6369	10/31/15	10/01/15	$ 52.85		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.6369	10/31/15	10/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.6369	10/31/15	10/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.6369	10/31/15	10/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	GO Ser 2014 Bond Fund	0.6369	10/31/15	10/01/15	$ 103.63		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.6369	10/31/15	10/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.6369	10/31/15	10/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	10/31/15	10/01/15	$ -		47	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	10/31/15	10/01/15	$ -		47	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	10/31/15	10/01/15	$ -		47	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	10/31/15	10/01/15	$ 428,809.26		38	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	10/31/15	10/01/15	$ -		47	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	88,166,475.79							

* Average Days to Maturity updated monthly.

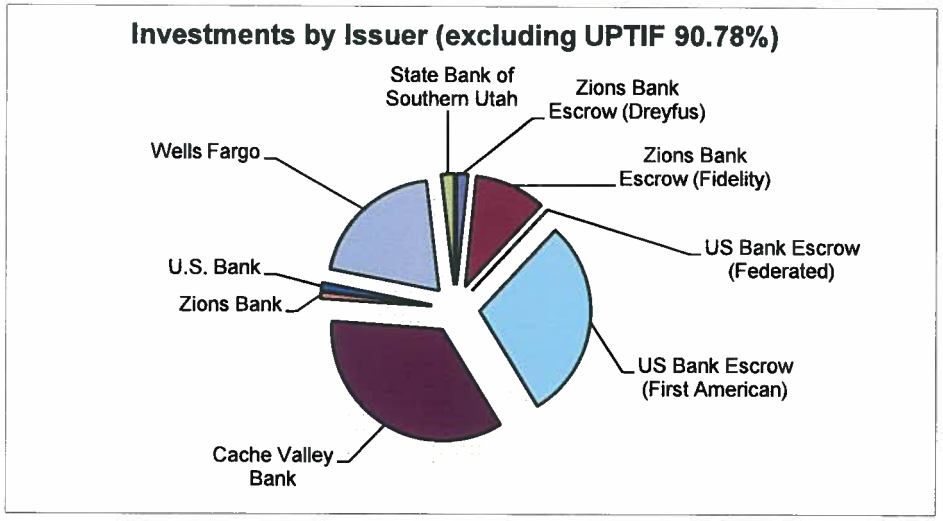
** Interest Rate updated monthly for bond escrow accounts.

City of St George
DEPOSITS AND INVESTMENTS
9/30/2015

Portfolio Composition	Amount	Percentage
Investments by Type:		
U.S. Treasuries (Escrow Accts)	3,726,872.12	3.80%
Agencies	-	0.00%
Government Pool	88,978,732.57	90.78%
Mutual Funds	-	0.00%
CD's	480,489.82	0.49%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	4,828,032.14	4.93%
Total	98,014,126.65	100.00%



Investments by Issuer:		
UPTIF (State Pool)	88,978,732.57	90.78%
Zions Bank Escrow (Dreyfus)	139,344.43	0.14%
Zions Bank Escrow (Fidelity)	932,101.49	0.95%
US Bank Escrow (Federated)	0.79	0.00%
US Bank Escrow (First American)	2,655,425.41	2.71%
Cache Valley Bank	3,147,239.64	3.21%
Zions Bank	86,482.96	0.09%
U.S. Bank	97,639.80	0.10%
Wells Fargo	1,807,328.88	1.84%
State Bank of Southern Utah	169,830.68	0.17%
Total	98,014,126.65	100.00%



Porfolios Weighted Average Maturity on	9/30/2015	69.29 days
Porfolios Weighted Average Rate on	9/30/2015	0.65%

City of St. George
DEPOSITS AND INVESTMENTS
9/30/2015

Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)		Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	09/30/15	09/01/15	$ 86,482.96		1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	09/30/15	09/01/15	$ 1,807,328.88		1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	09/30/15	09/01/15	$ 97,639.80		1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	09/30/15	09/01/15	$ 169,830.68		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	354	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	09/30/15	09/01/15	$ 2,527,662.16		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	09/30/15	09/01/15	$ -		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	09/30/15	09/01/15	$ 89.48		1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	09/30/15	09/01/15	$ 138,998.18		1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.6369	09/30/15	09/01/15	$ 88,107,229.57		65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.6369	09/30/15	09/01/15	$ 140,625.61		65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.6369	09/30/15	09/01/15	$ 15,861.59		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.6369	09/30/15	09/01/15	$ 24.33		65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.6369	09/30/15	09/01/15	$ 137,226.96		65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.6369	09/30/15	09/01/15	$ 57,400.32		65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.6369	09/30/15	09/01/15	$ 169,313.25		65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	09/30/15	09/01/15	$ 2,655,425.41		42	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	09/30/15	09/01/15	$ 0.79		42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	09/30/15	09/01/15	$ -		33	US Bank	1.00	U.S. Treasuries	F.Am.Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	09/30/15	09/01/15	$ -		46	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.6369	09/30/15	09/01/15	$ 118.52		65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.6369	09/30/15	09/01/15	$ 350,680.73		65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0300	09/30/15	09/01/15	$ -		1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.6369	09/30/15	09/01/15	$ 72.31		65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	09/30/15	09/01/15	$ 139,344.43		41	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	09/30/15	09/01/15	$ -		36	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.6369	09/30/15	09/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.0100	09/30/15	09/01/15	$ 503,295.34		36	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.6369	09/30/15	09/01/15	$ 23.01		65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.6369	09/30/15	09/01/15	$ 52.79		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.6369	09/30/15	09/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Captial Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.6369	09/30/15	09/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.6369	09/30/15	09/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	GO Ser 2014 Bond Fund	0.6369	09/30/15	09/01/15	$ 103.58		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.6369	09/30/15	09/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.6369	09/30/15	09/01/15	$ -		65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	09/30/15	09/01/15	$ -		41	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	09/30/15	09/01/15	$ -		41	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	09/30/15	09/01/15	$ -		41	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	09/30/15	09/01/15	$ 428,806.15		36	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	09/30/15	09/01/15	$ -		41	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.

DRAFT

Agenda Item Number : 2A

Request For Council Action

Date Submitted	2016-02-01 15:31:39
Applicant	C. Hood
Quick Title	Bid Award
Subject	Construction of the Fleet Maintenance Facility Building Project
Discussion	After review of the 7 formal bids, AJ Construction was the low bid for this project. Included is the evaluation of the bids received.
Cost	$1751129.00
City Manager Recommendation	Just under budget but leaves very little for change orders or contingency. Recommend approval as it is included in the current budget.
Action Taken	
Requested by	Carlos Robles
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	The committee consisted of Courtney Stephens, Carlos Robles and CSRA consult representatives. Project was bid under estimate and amount budgeted so the award will be the base bid plus Alt. 1-4.

SG Fleet Maintenance
Bids

General Contractor

1	**AJC**	Base Bid	$ 1,653,151	
		Alt #1	$ 13,619	Overhead Doors In existing facility
		Alt #2	$ 48,276	Maintenance Pit
		Alt #3	$ 19,554	Skylights
		Alt #4	$ 16,529	Pipe Storage Shed Relocation
		Total:	**$ 1,751,129**	
2	**Bud Mahas**	Base Bid	$ 1,669,000	
		Alt #1	$ 12,500	Overhead Doors In existing facility
		Alt #2	$ 44,500	Maintenance Pit
		Alt #3	$ 21,500	Skylights
		Alt #4	$ 15,000	Pipe Storage Shed Relocation
		Total:	**$ 1,762,500**	
3	**Brubaker Construction**	Base Bid	$ 1,720,000	
		Alt #1	$ 12,000	Overhead Doors In existing facility
		Alt #2	$ 33,000	Maintenance Pit
		Alt #3	$ 12,000	Skylights
		Alt #4	$ 16,000	Pipe Storage Shed Relocation
		Total:	**$ 1,793,000**	
4	**Broderick & Henderson**	Base Bid	$ 1,722,000	
		Alt #1	$ 22,500	Overhead Doors In existing facility
		Alt #2	$ 35,400	Maintenance Pit
		Alt #3	$ 22,000	Skylights
		Alt #4	$ 9,600	Pipe Storage Shed Relocation
		Total:	**$ 1,811,500**	
5	**Zwick Construction**	Base Bid	$ 1,778,000	
		Alt #1	$ 12,400	Overhead Doors In existing facility
		Alt #2	$ 50,000	Maintenance Pit
		Alt #3	$ 18,700	Skylights
		Alt #4	$ 13,500	Pipe Storage Shed Relocation
		Total:	**$ 1,872,600**	

SG Fleet Maintenance
Bids

General Contractor

6	**Steed Construction**	Base Bid	$ 1,977,339	
		Alt #1	$ 16,263	Overhead Doors In existing facility
		Alt #2	$ 42,032	Maintenance Pit
		Alt #3	$ 14,113	Skylights
		Alt #4	Included	Pipe Storage Shed Relocation
		Total:	**$ 2,049,747**	
7	**Westland Construction**	Base Bid	$ 1,980,501	
		Alt #1	$ 12,319	Overhead Doors In existing facility
		Alt #2	$ 48,470	Maintenance Pit
		Alt #3	$ 26,877	Skylights
		Alt #4	$ 39,262	Pipe Storage Shed Relocation
		Total:	**$ 2,107,429**	

BIDS FOR VEHICLES AND EQUIPMENT

DIVISION: Fleet Division

VEHICLE TYPE: New Building Construction

	Vendor	Amount	sub-contractor Rating
1.	A.J Construction	1,751,129	8.8
2.	Bud Mahas	1,762,500	8.3
3.	Brubaker Construction	1,793,000	7.2
4.	Broderick & Henderson	1,811,500	
5.	Zwick Construction	1,872,600	
6.	Steed Construction	2,049,747	
7.	Westland Construction	2,107,429	

Bid Award

A. J. Construction $1,751,129

Justification - If Needed

Please send to Feb 4th City Council for review + approval

Thanks

Courtney Carlos
CSRA
Consult + Represent

DRAFT

Agenda Item Number : 2B

Request For Council Action

Date Submitted	2016-02-11 06:48:57
Applicant	Jay Sandberg
Quick Title	Bid Award - Re-Use Center Crushing Operation
Subject	Consider approval of an agreement with Western Rock Products to perform the Annual Re-Use Center Crushing Operation.
Discussion	This contract is for crushing 13,000 tons of concrete and asphalt at the Re-Use Center to produce recycled aggregate material that will meet City specifications for 3/4" road base. This recycled aggregate is used on various City projects throughout the City
Cost	$64,900
City Manager Recommendation	Great program recommend approval.
Action Taken	
Requested by	Cameron Cutler
File Attachments	Bid Tab.pdf

Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	Bid Tab.pdf

Re-Use Center Crushing Operation
Inquiry No. 16-0006
February 9, 2016

Description	Unit	Quantity	Feller Enterprises		Western Rock		Progressive		Ogden White	
Mobilization	Lump	1	1800	1,800	2500	2,500	6000	6,000	17000	17,000
Asphalt Crushing	Ton	3,000	5	15,000	4.8	14,400	4.97	14,910	5.05	15,150
Concrete Crushing	Ton	10,000	5	50,000	4.8	48,000	5.34	53,400	5.17	51,700
				66,800		**64,900**		74,310		83,850

DRAFT

Agenda Item Number : 3A

Request For Council Action

Date Submitted	2016-02-09 08:33:26
Applicant	Development Solutions Group
Quick Title	Public Hearing, Zone Change, and Ord From PD-R to R-1-10
Subject	Consider a request to rezone approximately 2.52 acres from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The project is called â€˜Desert Canyonsâ€™ and the property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.
Discussion	The proposal is to adjust the development plan for the Desert Canyons PD to follow the streets. No additional units are being proposed. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Planning Commission recommends approval no additional units are proposed.
Action Taken	
Requested by	John Willis
File Attachments	

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

Zone Change

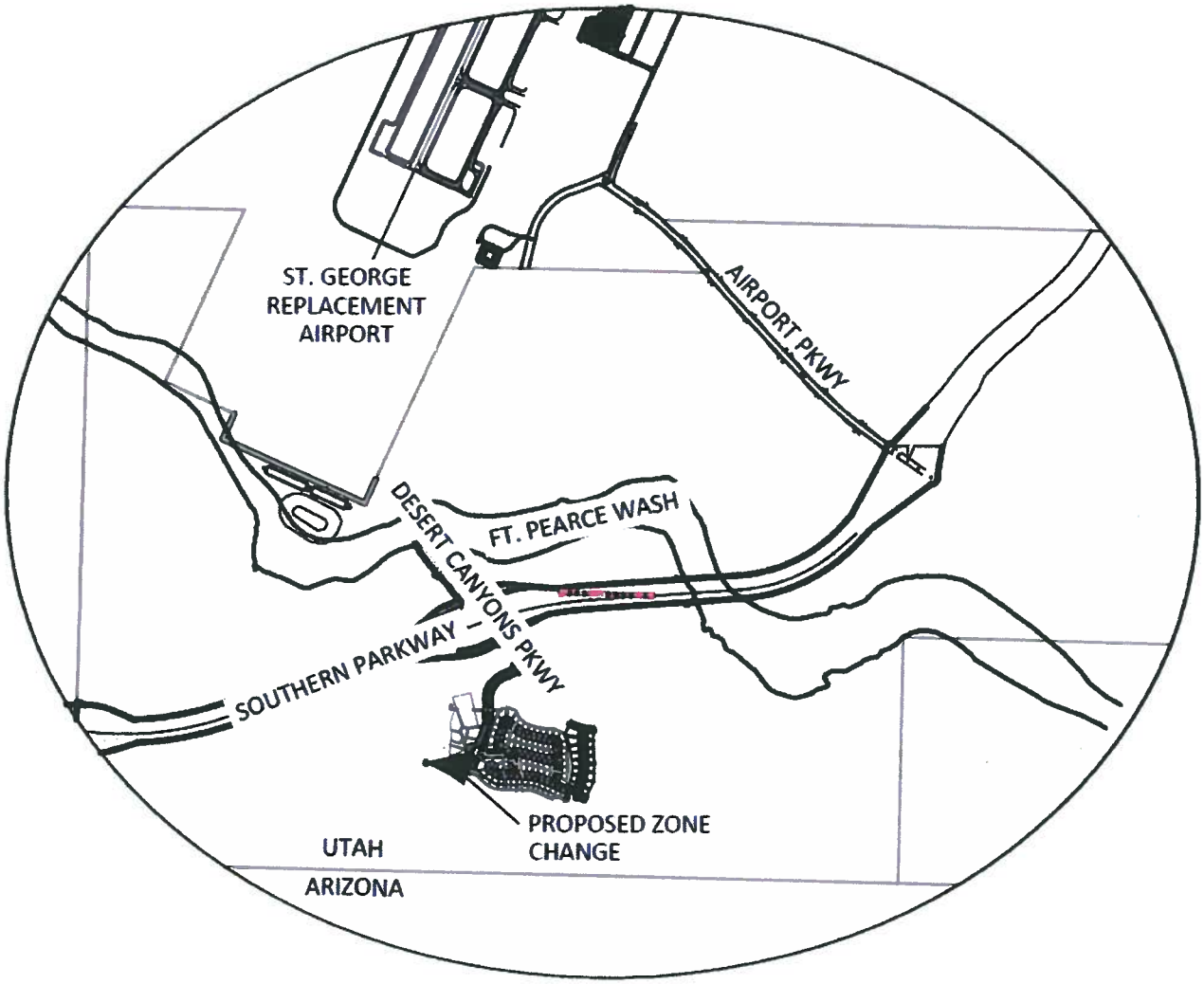
PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

ZONE CHANGE
Desert Canyons
Case No. 2016-ZC-004

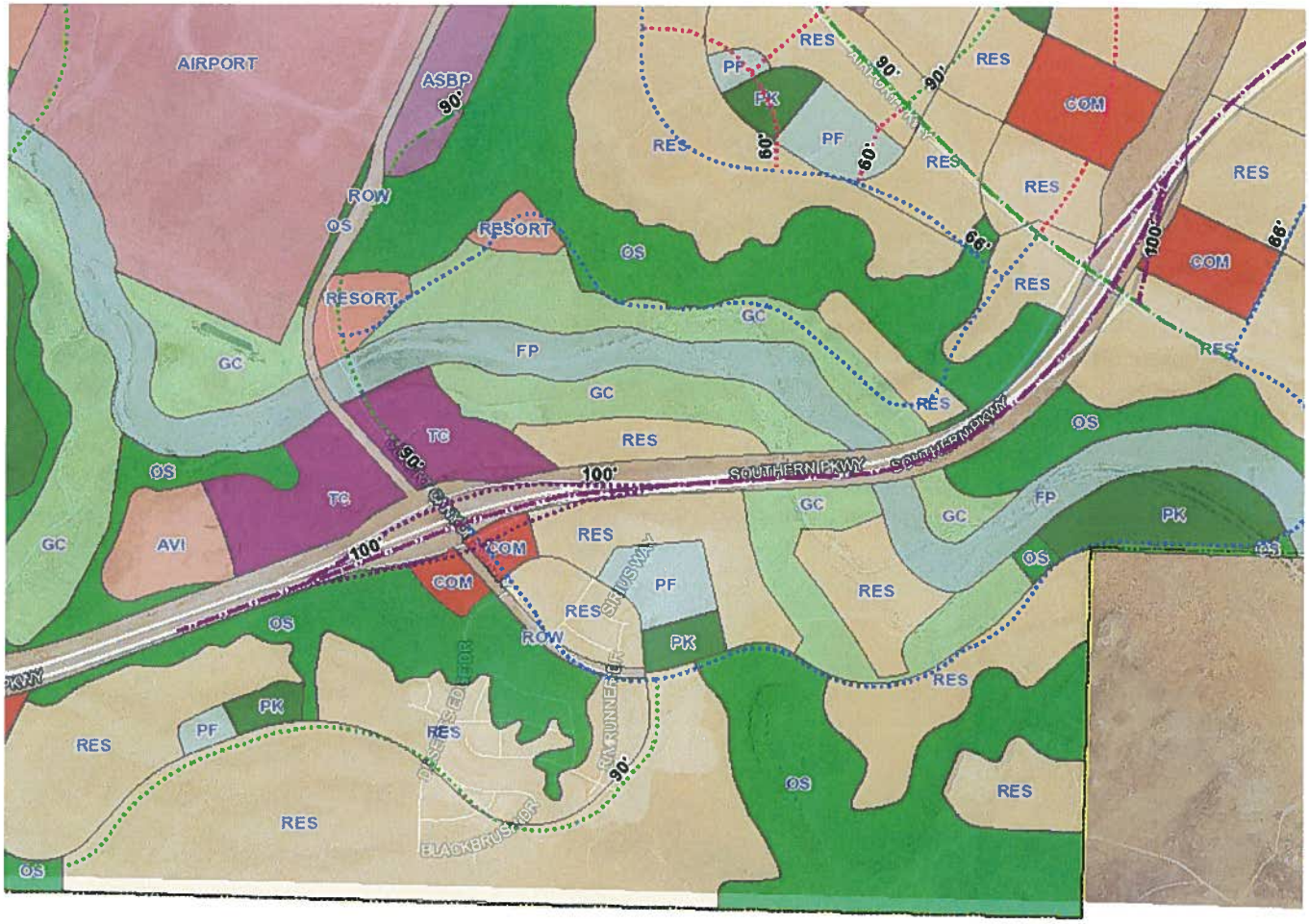
Request:	Consider a Zone Change from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
Owner:	Development Solutions Group, Inc
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.
Acreage:	2.52 acres
Existing Zoning:	PD-R (Planned Development Residential)
Requested Zone:	R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).
General Plan:	RES (Residential)
Adjacent Zones:	PD-R & R-1-10
PC:	The Planning Commission recommends approval to rezone 2.52 acres from PD-R to R-1-10 located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.

Vicinity Map

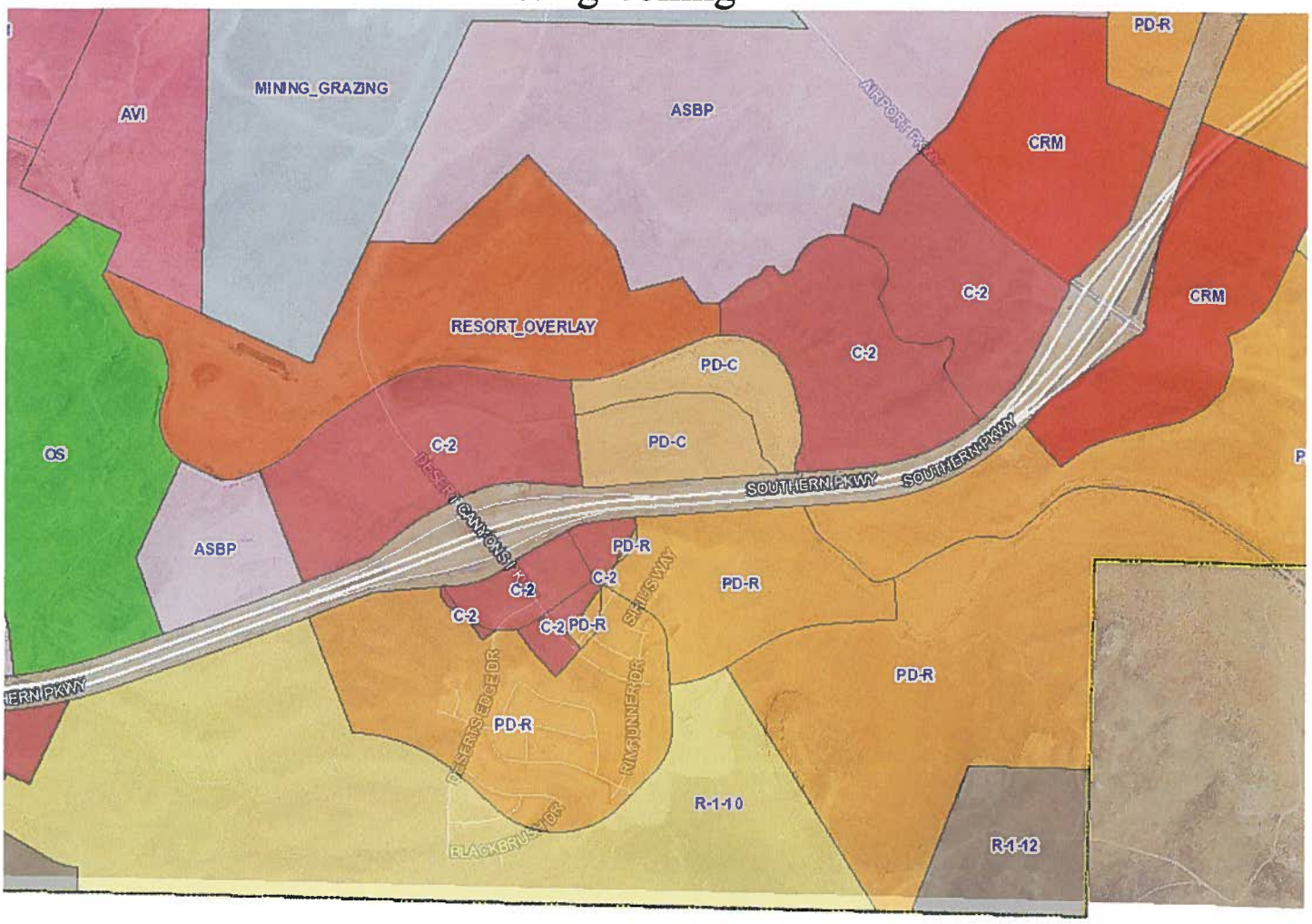
Location


ST. GEORGE
REPLACEMENT
AIRPORT
AIRPORT PKWY
DESERT CANYONS PKWY
FT. PEARCE WASH
SOUTHERN PARKWAY
PROPOSED ZONE
CHANGE
UTAH
ARIZONA

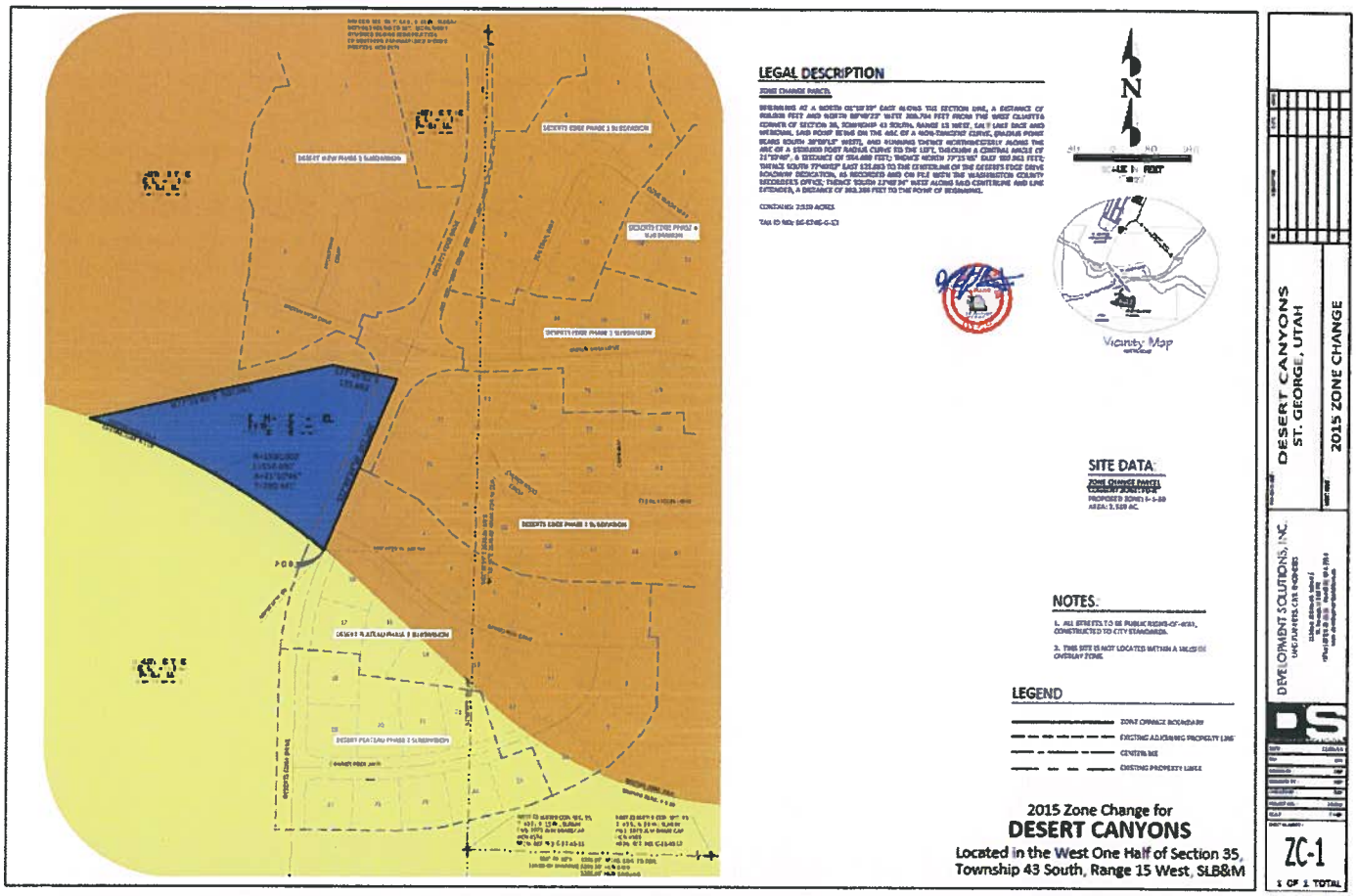
General Plan

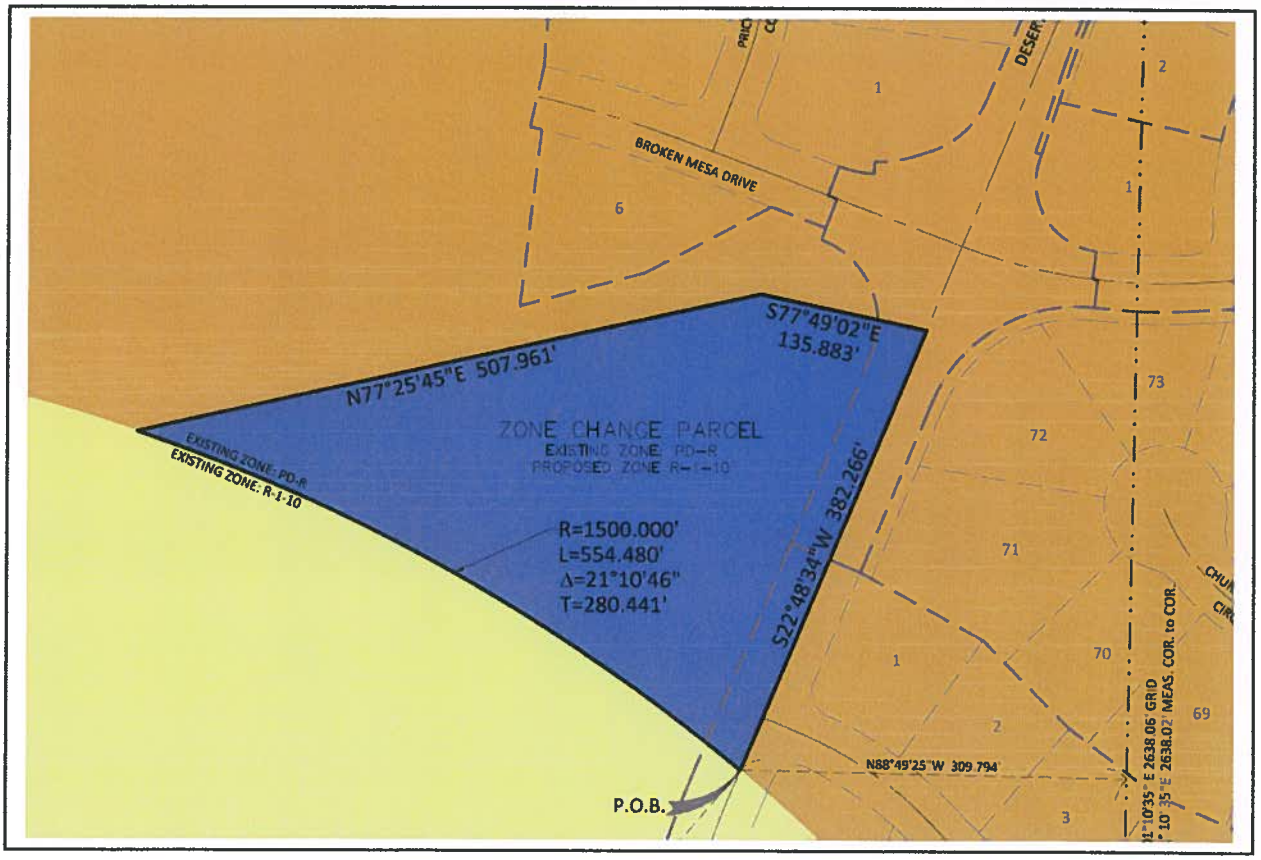


Existing Zoning



Zone Change


LEGAL DESCRIPTION
ZONE CHANGE PARCEL
CONTAINING 2.539 ACRES
N
Vicinity Map
SITE DATA
ZONE CHANGE PARCEL
PROPOSED ZONE: R-1-10
AREA: 2.539 AC.
NOTES:
LEGEND
ZONE CHANGE BOUNDARY
EXISTING ADJOINING PROPERTY LINE
CENTER LINE
EXISTING PROPERTY LINES
2015 Zone Change for
DESERT CANYONS
Located in the West One Half of Section 35,
Township 43 South, Range 15 West, SLB&M
DESERT CANYONS
ST. GEORGE, UTAH
2015 ZONE CHANGE
DEVELOPMENT SOLUTIONS, INC.
ZC-1
1 OF 1 TOTAL


BROKEN MESA DRIVE
S77°49'02"E
135.883'
N77°25'45"E 507.961'
ZONE CHANGE PARCEL
EXISTING ZONE: PD-R
PROPOSED ZONE: R-1-10
EXISTING ZONE: PD-R
EXISTING ZONE: R-1-10
R=1500.000'
L=554.480'
Δ=21°10'46"
T=280.441'
S22°48'34"W 382.266'
N88°49'25"W 309.794'
P.O.B.

Application

CITY OF ST GEORGE
RECH: 01500533 1/05/2016 11:02
TRAN: 150.0000 PLANNING FEES
OPER: LIC
REF#: 4
ZC
PLANNING FEES 575.95
TENDERED: 575.95 1 CHECK(
APPLIED: 575.95
CHANGE: 0.00

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: Quality Development, L.L.C. and K&D Family, L.L.C.

MAILING ADDRESS: 1472 East 3950 South, St. George, Utah 84790

PHONE: [redacted] CELL: _____ FAX: _____

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

MAILING ADDRESS: 120 East St. George, Blvd., St. George, Utah 84770

PHONE: [redacted] CELL: _____ FAX: _____

EMAIL ADDRESS(ES): [redacted]

CONTACT PERSON / REPRESENTATIVE: Brad Petersen
(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 site plan suitable for presentations in public meetings. _____

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 #: 2016-ZC-004 FILING DATE: 1/5/16 RECEIVED BY: [signature] RECIEPT #: 4

***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-R
2. What zone or zones are requested by this application? R-1-10
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: 2.519Acres
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___X___ 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 ___X___ No _____
   Please describe the projected demand for utility services:_____
   _____

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 - There is NO FEE for acreage rezoned to Open Space

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Development Solutions Group, Inc.
(is)(are) the owner(s) Agents
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	120 E. St. George Blvd. #300 Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

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 Desert Canyons
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Development Solutions Group, Inc. Phone No. (435) 628-2121

Contact Person/Representative Brad Petersen Phone No. (435) 628-2121

Licensed Surveyor Brad Petersen Phone No. (435) 628-2121

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.

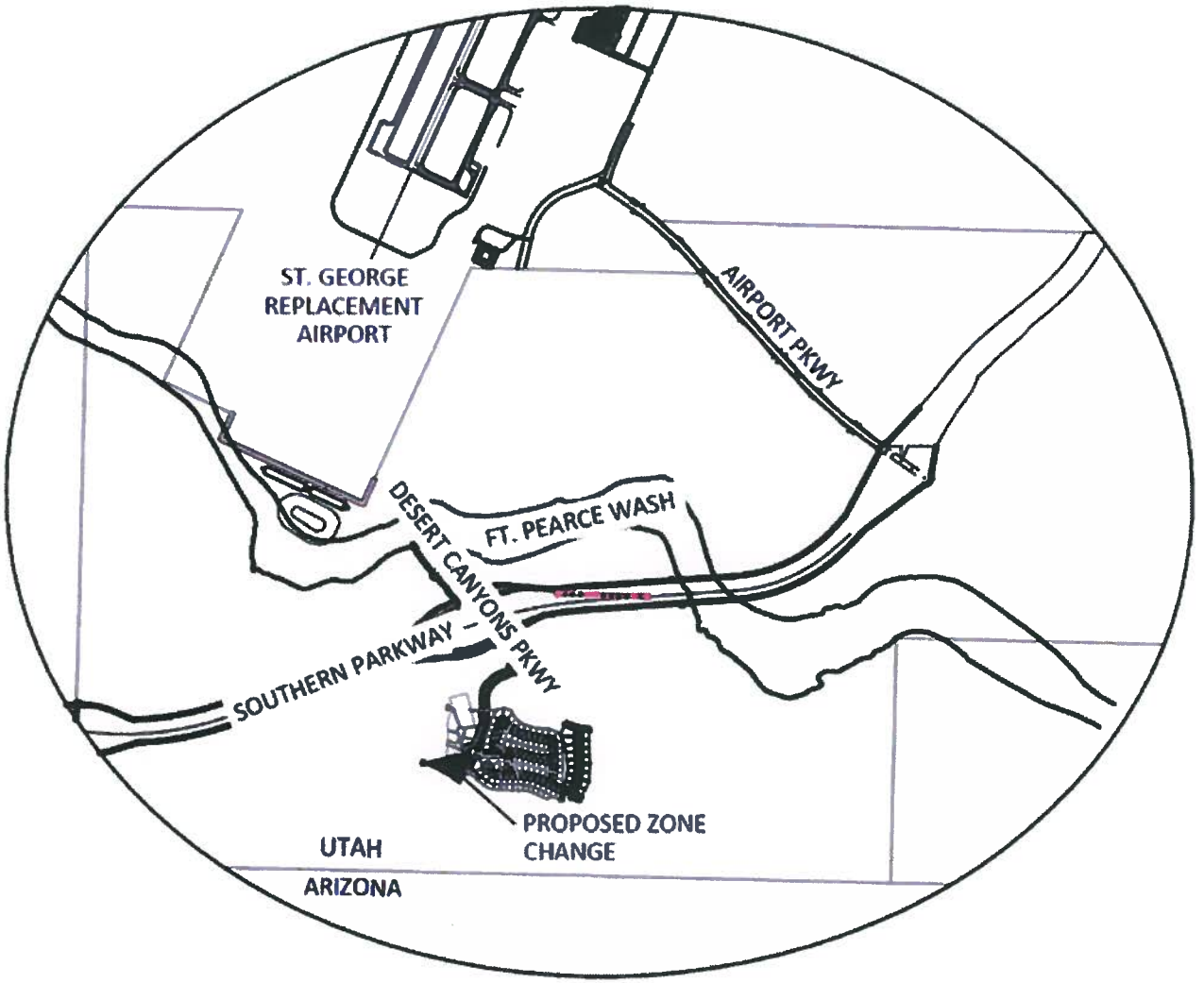
* ***Note: This application will be considered incomplete without the above documents***

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

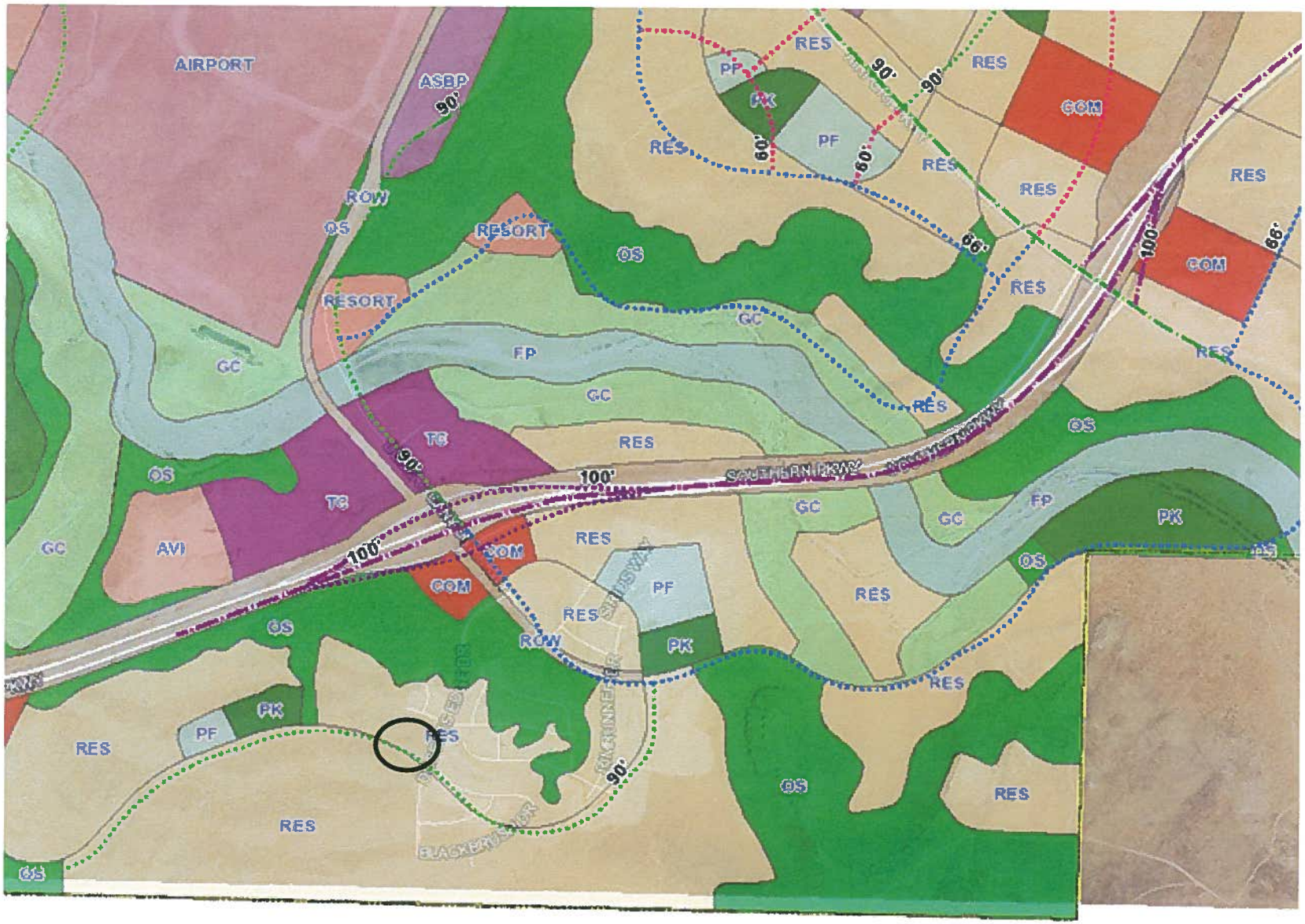
2016-ZC-004
Desert Canyons

Vicinity Map

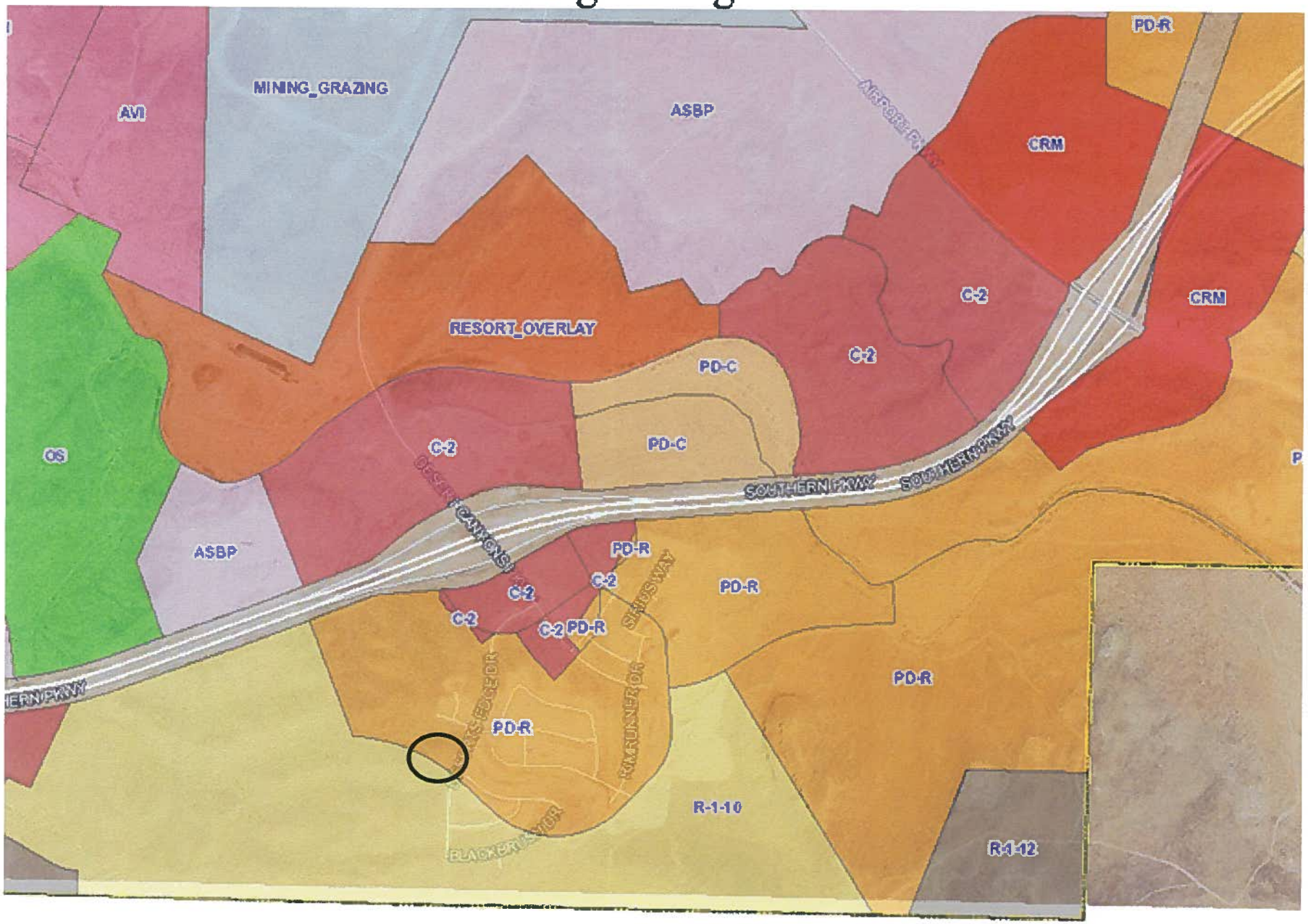
Location


ST. GEORGE
REPLACEMENT
AIRPORT
AIRPORT PKWY
DESERT CANYONS PKWY
FT. PEARCE WASH
SOUTHERN PARKWAY
PROPOSED ZONE
CHANGE
UTAH
ARIZONA

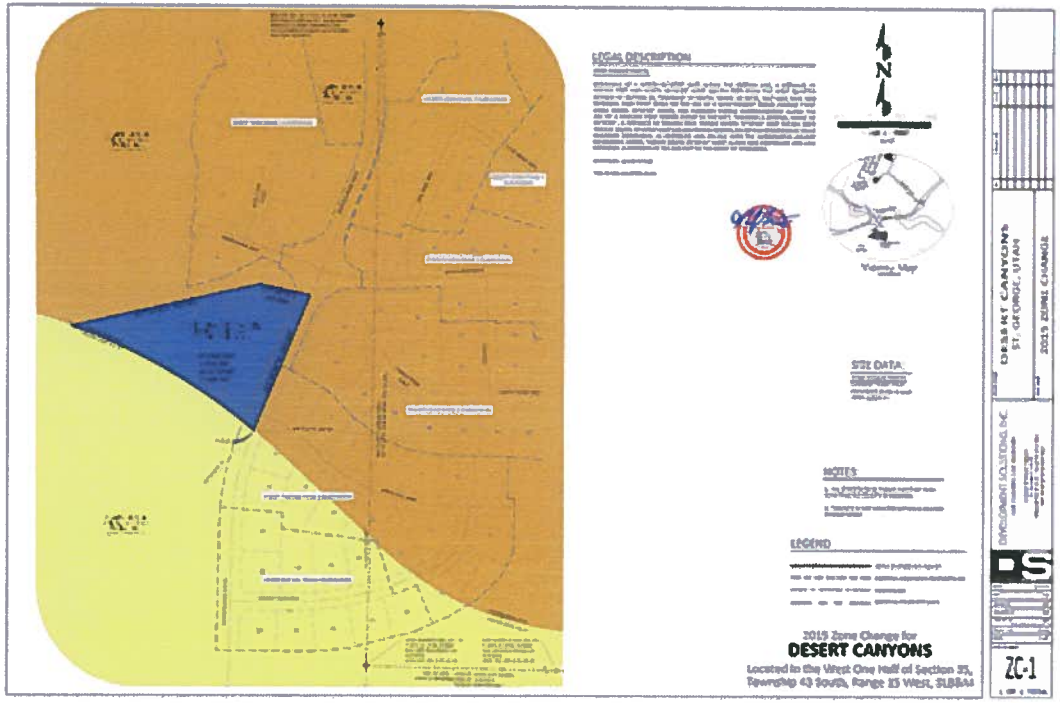
General Plan

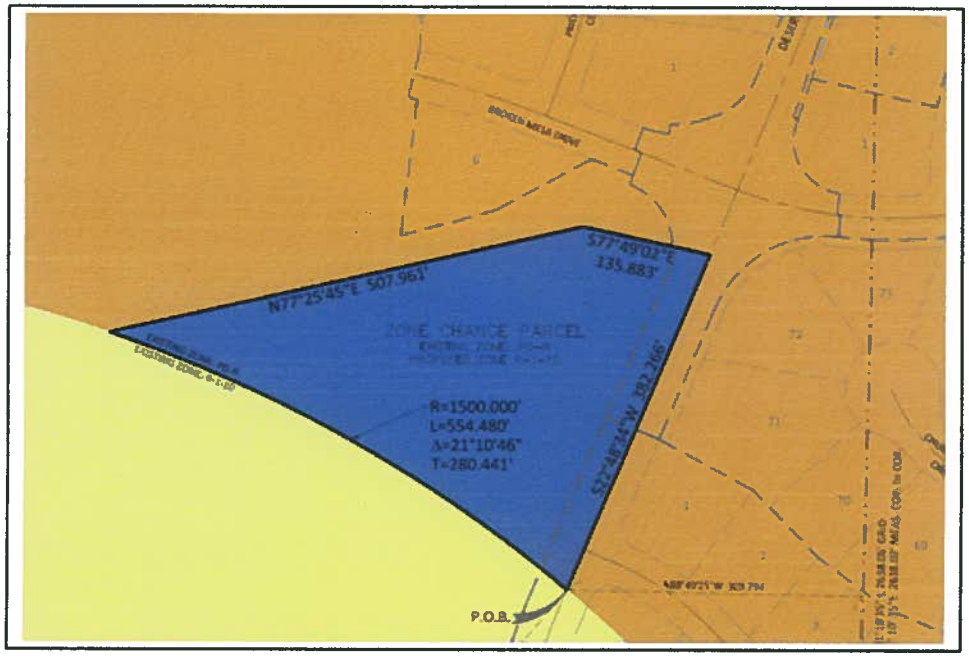


Existing Zoning



Zone Change


LEGAL DESCRIPTION
N
SITE DATA
NOTES
LEGEND
2019 Zone Change for
DESERT CANYONS
Located in the West One Half of Section 35,
Township 43 South, Range 15 West, SLB&M
DESERT CANYONS
ST. GEORGE, UTAH
2019 ZONE CHANGE
ZC-1


BROKEN MESA DRIVE
N77°25'45"E 507.961'
S77°49'02"E
135.883'
ZONE CHANGE PARCEL
R=1500.000'
L=554.480'
Δ=21°10'46"
T=280.441'
P.O.B.

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL) TO R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQ. FT. MINIMUM LOT SIZE) ON APPROXIMATELY 2.52 ACRES, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF DESERTS EDGE DRIVE AND BROKEN MESA DRIVE
(Desert Canyons)

WHEREAS, the property owner has requested a zone change on 2.52 acres from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive; and

WHEREAS, the City Council held a public hearing on this request on February 18th, 2016; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; 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 PD-R to R-1-10 on approximately 2.52 acres generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive, and more specifically described on the attached property legal description, incorporated herein as 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, and in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

DESERT CANYONS

R-1-10 ZONE CHANGE BOUNDARy

BEGINNING AT A NORTH 01°10'35" EAST ALONG THE SECTION LINE, A DISTANCE OF 608.908 FEET AND NORTH 88°49'25" WEST 309.794 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 39°58'15" WEST), AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 1500.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°10'46", A DISTANCE OF 554.480 FEET; THENCE NORTH 77°25'45" EAST 507.961 FEET; THENCE SOUTH 77°49'02" EAST 135.883 TO THE CENTERLINE OF THE DESERTS EDGE DRIVE ROADWAY DEDICATION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 22°48'34" WEST ALONG SAID CENTERLINE AND LINE EXTENDED, A DISTANCE OF 382.266 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.519 ACRES

TAX ID NO: SG-6745-G-13

Christina Fernandez

From: robsnothome@gmail.com
Sent: Wednesday, February 17, 2016 8:19 PM
To: Jon Pike; Christina Fernandez
Subject: Citizen Message for Mayor Pike from Robert Richey - www.sgcity.org

Message from Robert Richey (robsnothome@gmail.com)
Phone: 4352293261
Citizen Message:
Dear Mr. Pike,

Regarding Case No. 2016-GPA-005

Please let it be known that I am vehemently opposed to the proposed change in the Master Plan that would allow IHC to construct a facility on the corner of 3000 East and 1450 South.

I have strong reason to believe that the proposed change would change the character of our residential neighborhood.

When I purchased my property, I did so under the belief that the property that was currently zoned as R-12, would eventually be built out as R-12, as the Master Plan led us to believe.

The proposed changes will definitely increase the traffic on 1450 south, and will most likely result in increased traffic that will be funneled through our residential neighborhoods.

The applicant for the proposed change has not submitted any plans for the building facility, traffic flow projections, landscaping designs, lighting proposals, or desired hours of operation. All of these things are issues that will most definitely affect the appearance of our neighborhood, the safety of our children, the lifestyle of our upscale residential neighborhood, and our property values.

In my opinion, this issue should have been squashed in the Zoning and Planning Commission Meeting. The fact that it has made it this far is concerning. It gives me the opinion that the persons appointed to the Zoning and Planning Commission are not concerned about the concerns of their fellow citizens.

Please don't hesitate to contact me if you have any further questions.

Thanks,

Robert Richey
2908 E 1190 S
St. George, UT 84790
435-229-3261

Christina Fernandez

From: mikemillgate@gmail.com
Sent: Wednesday, February 17, 2016 9:13 PM
To: Gary Esplin; Marc Mortensen; Shawn Guzman; Jon Pike; Christina Fernandez; Bette Arial; Michele Randall; Jimmie Hughes; Ed Baca; Joe Bowcutt; WebmasterGroup
Subject: Citizen Message from Mike Millgate - www.sgcity.org

Message from Mike Millgate (mikemillgate@gmail.com)
Phone: 8017920981
Citizen Message:
Dear Council Members;

Thank you for the letter informing me of the upcoming City Council meeting scheduled for 02-18-2016. I am out of town and unable to physically be present for the meeting. I would like the following to be considered as part of the discussion and information specific to Public Hearings Agenda Item C (IHC 1450 S 3000 E)

I have reviewed the original GPA and the amended GPA that was created as part of the Planning Commission meeting on 01-26-2016. My opinion remains the same now, as it did at that meeting, with preference in leaving the current zoning unchanged.

I propose that the amendment be denied and or tabled, until further research and details are provided to help make a more well informed decision on behalf of the city and the concerned residents near the area in question.

In the event, the amendment receives approval, I request special designation to be provided with details, in regards, to specific allowed commercial usage of the proposed area, including what constitutes a PO (Professional Office) designation. I request the irrigation/drainage ditch be replaced with proper modern facilities by the city and/or commercial zone designation. I request a well maintained landscaping buffer area (250 to 300 ft) of green space around and near residential areas, with large trees and other aesthetically pleasing items, for visual and sound control from parking and building structures associated with commercial use. I request low impact, low level lighting in and around commercial use designated area. I request the building structures to be no higher than 2 stories and include screening in and around the roofing for sound and visual control. I request the current dead end street, at 1350 S. remained closed and shall not become a traffic thoroughfare (entry and exit point) for and by the proposed commercial zone area.

Sincerely,
Mike Millgate

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 9:24 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Mendenhall [mailto:mendemob@infowest.com]
Sent: Thursday, February 18, 2016 9:13 AM
To: John Willis
Subject: Case No. 2016-GPA-005

I am writing to you opposing this change to our neighborhood which is residential in nature. To postage stamp a commercial project will in my opinion increase traffic on 1450 South and 3000 East. This will increase traffic at the already busy intersection for our children and traffic possibly through our residential neighborhood. I do not think to have a residential zoned presently R-12 should be postage stamped changed to anything other than residential. That is why I moved from the busy master plan of St. George along the Valley View corridor and Green Valley Market area. Another example of postage stamp to a residential area. We have Lins Thriftway and American First Credit Union being presently built north on 3000 East. You have developing commercial at 1450 South and River road, as well as the area west of the new bridge with Smiths as the anchor store over by the Dinosaur Museum. There is ample commercial property available in the area. I see no need to postage stamp this in a residential area. Why is this even being considered with the above possibilities available other than the fact of who is making the request and possibly a better deal for their non profit pocket book.

Thank you for your time and attention
Ron and Nancy Mendenhall
1164 South 2970 East
St. George, Utah 84790

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 9:28 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Greg Tripp [mailto:tripp@industrialbrush.com]
Sent: Thursday, February 18, 2016 9:27 AM
To: John Willis
Subject: Case No. 2016-GPA-005

Mr. Willis,

This e-mail serves notice of my opposition to the subject case 2016-GPA-005 for the following reasons:

1. Putting a Health services building up against homes is "out of character" & will diminish the quant neighborhood we have.
2. This type of building should be in areas where "like services" are, not in a neighborhood.
3. Traffic congestion will greatly increase on the corner of 3000 E & 1450 S.
4. Posted speed limit on 3000 E is 35 MPH. This is never in forced, most cars travel in excess of 45 MPH. We have kids walking to & from school South of 1450 S on 3000 E & this building will increase the potential of traffic accidents with cars & children.
5. Noise from increase traffic.
6. Lights on at night from the build & parking lot.
7. Diminished prices of homes we all bought in "Washington fields".

In summary I'm not opposed to growth & understand it is necessary as the city grows. I'm opposed to this for the aforementioned reasons & it is just plain silly & makes no sense to allow for a building of any type or service to be built up against homes when there are many, many other places in the general area for the likes.

Respectfully,

Gregory Tripp
1152 S 2970 E
St. George, UT 84790
909)228-9693

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:54 AM
To: Christina Fernandez
Subject: FW: PLEASE STOP THE ZONING CHANGE

From: JeNee Hutchinson [mailto:giffordhutch@gmail.com]
Sent: Thursday, February 18, 2016 8:39 AM
To: John Willis
Subject: PLEASE STOP THE ZONING CHANGE

Dear John,
Please stop the proposed zoning change at 3000 E. and 1450 S.! With so many commercial areas available for purchase in this town, please help the neighborhoods of the area stop this change! Please be the voice for so many that oppose this action! Thanks for your efforts and all you do as an elected official to represent the needs and concerns of the citizens in our area. I'm personally grateful for your time and efforts in our behalf. Thank you!!!

Most Sincerely,
JeNee Hutchinson

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:32 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005 opposing this change

From: Michelle Kent [mailto:amkent7@gmail.com]
Sent: Wednesday, February 17, 2016 9:44 PM
To: John Willis
Subject: Case No. 2016-GPA-005 opposing this change

John,

I am writing to let you know that I oppose the change referred to in Case No. 2016-GPA-005 for the reasons below:

1. This will change the character of my neighborhood which is residential.
2. This property up to 3000 East is zoned R-12. Many neighbors were told it was zoned R-12 when purchased their residential property and assumed it would be built out as R-12 up to 3000 East and South of 1450. We assumed the character of the neighborhood would remain intact not subject to other uses.
3. This proposed use will likely increase traffic on 1450 South and may result in traffic being funneled through my neighborhood.
4. The applicant has not submitted any plans for building the facility, traffic flows, landscaping, parking, lighting or hours of operation all of which will affect the neighborhood appearance and life style of this upscale residential neighborhood.

Thank you,
Michelle Kent

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:32 AM
To: Christina Fernandez
Subject: FW: Community input

From: Corey Kent [mailto:cokent7@gmail.com]
Sent: Thursday, February 18, 2016 8:14 AM
To: John Willis
Subject: Community input

John,

I want to express that I oppose the change referred to in Case No. 2016-GPA-005 for the following reasons:

1. This will change the character of my neighborhood which is residential.
2. This property up to 3000 East is zones R-12. We were told that it was zoned R-12 when purchased and assumed it would remain R-12. This proposal completely changes that expectation…
3. This proposal use will likely increase traffic on 1450 South and may result in traffic flow and patterns through my neighborhood where children are readily present.
4. I understand the applicant has not submitted any plans for building the facility, traffic flows, landscaping, parking, lighting or hours of operation - all of which will affect the neighborhood appearance and lifestyle of this upscale residential neighborhood.

I completely oppose this change.

With regards,
Corey Kent

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:33 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Robin Mickelson [mailto:robmmick@hotmail.com]
Sent: Wednesday, February 17, 2016 9:29 PM
To: John Willis
Subject: Case No. 2016-GPA-005

To whom it may concern:

This email is in regards to the proposed rezoning of the property on the northeast corner of the intersection of 1450 South and 3000 East. I am strongly opposed to making this land available for anything other than residential use. The neighborhoods that surround this corner consist of very nice homes that are quite expensive. When we built our home here, it was with the understanding that we would be surrounded only by other homes. Changing the zoning would make our area a lot busier and I'm afraid that would increase traffic on the surrounding streets, right through our neighborhood. This presents a safety concern for the children in our neighborhood, who are frequently playing outside. I am also concerned about the property value of the homes in the neighborhood. Being away from businesses and located in a quiet, beautiful area is what drew us to this neighborhood and I fear that the homes here will lose value and become difficult to sell.

I know I am not alone when I ask you to not allow the rezoning of this property and to keep it zoned as residential only.

Thank you,
Robin Mickelson
1154 S 2910 E

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:33 AM
To: Christina Fernandez
Subject: FW: 2016-GPA-005 (02-18-2016) Agenda item Public Hearings C

From: Mike Millgate [mailto:mikemillgate@gmail.com]
Sent: Wednesday, February 17, 2016 9:14 PM
To: John Willis
Subject: 2016-GPA-005 (02-18-2016) Agenda item Public Hearings C

Hi John;

Thank you for the letter informing me of the upcoming City Council meeting scheduled for 02-18-2016. I am out of town and unable to physically be present for the meeting. I would like the following to be considered as part of the discussion and information specific to Public Hearings Agenda Item C (IHC 1450 S 3000 E)

I have reviewed the original GPA and the amended GPA that was created as part of the Planning Commission meeting on 01-26-2016. My opinion remains the same now, as it did at the that meeting, with preference in leaving the current zoning unchanged.

I propose that the amendment be denied and or tabled, until further research and details are provided to help make a more well informed decision on behalf of the city and the concerned residents near the area in question.

In the event, the amendment receives approval, I request special designation to be provided with details, in regards, to specific allowed commercial usage of the proposed area, including what constitutes a PO (Professional Office) designation. I request the irrigation/drainage ditch be replaced with proper modern facilities by the city and/or commercial zone designation. I request a well maintained landscaping buffer area (250 to 300 ft) of green space around and near residential areas, with large trees and other aesthetically pleasing items, for visual and sound control from parking and building structures associated with commercial use. I request low impact, low level lighting in and around commercial use designated area. I request the building structures to be no higher than 2 stories and include screening in and around the roofing for sound and visual control. I request the current dead end street, at 1350 S. remained closed and shall not become a traffic thoroughfare (entry and exit point) for and by the proposed commercial zone area.

Sincerely,
Mike Millgate

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:33 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Robert Richey [mailto:robsnothome@gmail.com]
Sent: Wednesday, February 17, 2016 8:23 PM
To: John Willis
Subject: Case No. 2016-GPA-005

Dear Mr. Willis,

Regarding Case No. 2016-GPA-005

Please let it be known that I am vehemently opposed to the proposed change in the Master Plan that would allow IHC to construct a facility on the corner of 3000 East and 1450 South.

I have strong reason to believe that the proposed change would change the character of our residential neighborhood.

When I purchased my property, I did so under the belief that the property that was currently zoned as R-12, would eventually be built out as R-12, as the Master Plan led us to believe.

The proposed changes will definitely increase the traffic on 1450 south, and will most likely result in increased traffic that will be funneled through our residential neighborhoods.

The applicant for the proposed change has not submitted any plans for the building facility, traffic flow projections, landscaping designs, lighting proposals, or desired hours of operation. All of these things are issues that will most definitely affect the appearance of our neighborhood, the safety of our children, the lifestyle of our upscale residential neighborhood, and our property values.

In my opinion, this issue should have been squashed in the Zoning and Planning Commission Meeting. The fact that it has made it this far is concerning. It gives me the opinion that the persons appointed to the Zoning and Planning Commission are not concerned about the concerns of their fellow citizens.

Please don't hesitate to contact me if you have any further questions.

Thanks,

Robert Richey
2908 E 1190 S
St. George, UT 84790
435-229-3261

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:34 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: f [mailto:firetruckmark@aol.com]
Sent: Wednesday, February 17, 2016 8:23 PM
To: John Willis
Cc: firetruckmark@aol.com
Subject: Case No. 2016-GPA-005

To: John Willis

Re: Case No. 2016-GPA-005

As a resident of Ancestor Estates I oppose the proposed zoning change for this parcel.

From my point of view, the proposed project will destroy the natural flow of the neighborhood. The best use of this property is for the entirety to remain residential. Neighborhood continuity is a basic principle of real estate value. A commercial structure stuck on the corner of 3000 East and 1450 South will disrupt the progression of the neighborhood and lower our property values!

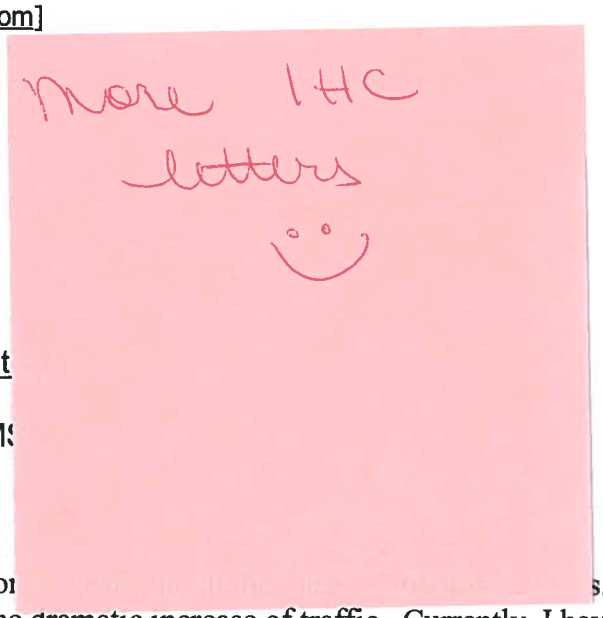
The zoning is exactly how it was intended to be! It's simple: **Just Say No** to this arbitrary and illogical change!!

Thank You,
Mark and Donna Momsen
2863 East 1240 South
St. George, 84790
(435) 656-0047

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 11:59 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA- 005

From: Rachael DeMille [mailto:rachael@infowest.com]
Sent: Thursday, February 18, 2016 11:06 AM
To: John Willis
Subject: Fwd: Case No. 2016-GPA- 005



Begin forwarded message:

From: Rachael DeMille <rachael@infowest
Subject: Case No. 2016-GPA- 005
Date: February 18, 2016 at 10:59:57 AM M
To: johnwillis@sgcity.org

To the St. George City Council,

We have owned a home in St. George fo s. Our greatest concern with the proposed zoning changes is the dramatic increase of traffic. Currently, I have children enrolled in Crimson View Elementary. Our neighborhoods, including the Springs and River Hollow are required to walk or ride bikes to school because we are too close for a bus. This area is already a very busy. Our efforts to even have a cross walk at the intersection of 3000 E. 1450 S. have been unsuccessful. Our children having to deal with increased traffic seems entirely too dangerous. Large commercial development will bring new traffic, not just those who live in this area. These roads will become as busy as River Road.

We purchased our home in this area because we loved having the surrounding neighborhoods. We purchased it because it is a quiet area. We want this to be maintained. We would like the zoning to remain as R-12.

Thank you,

Shayne and Rachael DeMille
rachael@infowest.com

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 11:59 AM
To: Christina Fernandez
Subject: FW: case # 2016-GPA-005

-----Original Message-----
From: Jenny Nielsen [mailto:jennyccl@mac.com]
Sent: Thursday, February 18, 2016 10:59 AM
To: John Willis
Subject: case # 2016-GPA-005

Dear Mr. Willis,

Regarding case # 2016-GPA-005

I am opposed to a change to the master plan. I am a property owner in the Springs Estates.
This would change the character of our neighborhood which is now residential.
This property up to 3000 East is zoned R-12. When we purchased our property we were told it would be built out as R-12 up to 3000 East and South of 1450.
This proposed use will likely increase traffic on 1450 South and may result in traffic being funneled through our neighborhoods.
The applicant has not submitted any plans for building the facility, traffic flows, parking, lighting or hours of operation all of which will affect the neighborhood.

Please oppose this change.

Thank you for your consideration.

Sincerely,

Jenny Nielsen

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 12:00 PM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: shirley nelson [mailto:cln383383@outlook.com]
Sent: Thursday, February 18, 2016 10:17 AM
To: John Willis
Subject: Case No. 2016-GPA-005

I am adamantly opposed to Proposed General Plan Amendment Case No. 2016-GPA-005. I live at 2814 E 1240 South in Stone Valley Estates within 500 feet of proposed change from MDR (Medium Density Residential) and COM to Professional Office on approximately 4.0 acres. I invested my life savings in this home based upon the Residential zoning that I was told would not change. I believed that the City of St George was family friendly in respect to growth and residential planning. I believed that the City of St George would exercise controlled growth and protect existing residents from the encroachment of big business commercial operations into residential communities. There are vast open spaces in Washington County where this proposed operation could exist without impacting the quality of life of current residents/taxpayers/voters. Known "Quality of Life" and reputation of St George may very well rest on how proposals of this nature are managed by the City Council.

I respectfully request that you disapprove this proposal.

Shirley J Nelson
801-731-1131

Christina Fernandez

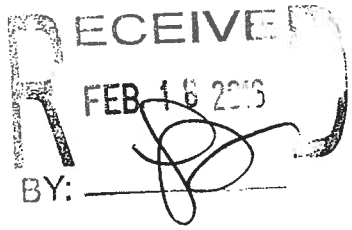
From: John Willis
Sent: Thursday, February 18, 2016 12:00 PM
To: Christina Fernandez
Subject: FW: Zoning change on 3000 east

-----Original Message-----
From: Connie [mailto:puffstuff@infowest.com]
Sent: Thursday, February 18, 2016 10:15 AM
To: John Willis
Subject: Zoning change on 3000 east

We wish to add our names to those who oppose a zoning change on 3000 east and 1450 south. We fear this change would impact the surrounding residential areas in negative ways. We are looking to our elected officials to defend the preference of your constituents and decline the zone change request. We don't want anymore commercial development along this section of this busy, congested, noisy road!! The people who live in these residential areas do not want this zone change! Please don't force it on us!!

TO: St George Planning Dept/Engineering Dept

FROM: Richard Duce
1256 S 2860 E
St George, UT 84790
623-210-2546



RE: #2016-GPA-005

1. My name is Richard Duce, My address is 1256 S 2860 East St George 84790
2. Most of the neighborhood including those residing in River Hallow Estates, Ancestor Estates, Royal Pines Estates and Stone Valley Estates which lie North of 1450 South and West of 3000 East feel strongly that the property in question should remain Zoned R-12 for the following reasons:

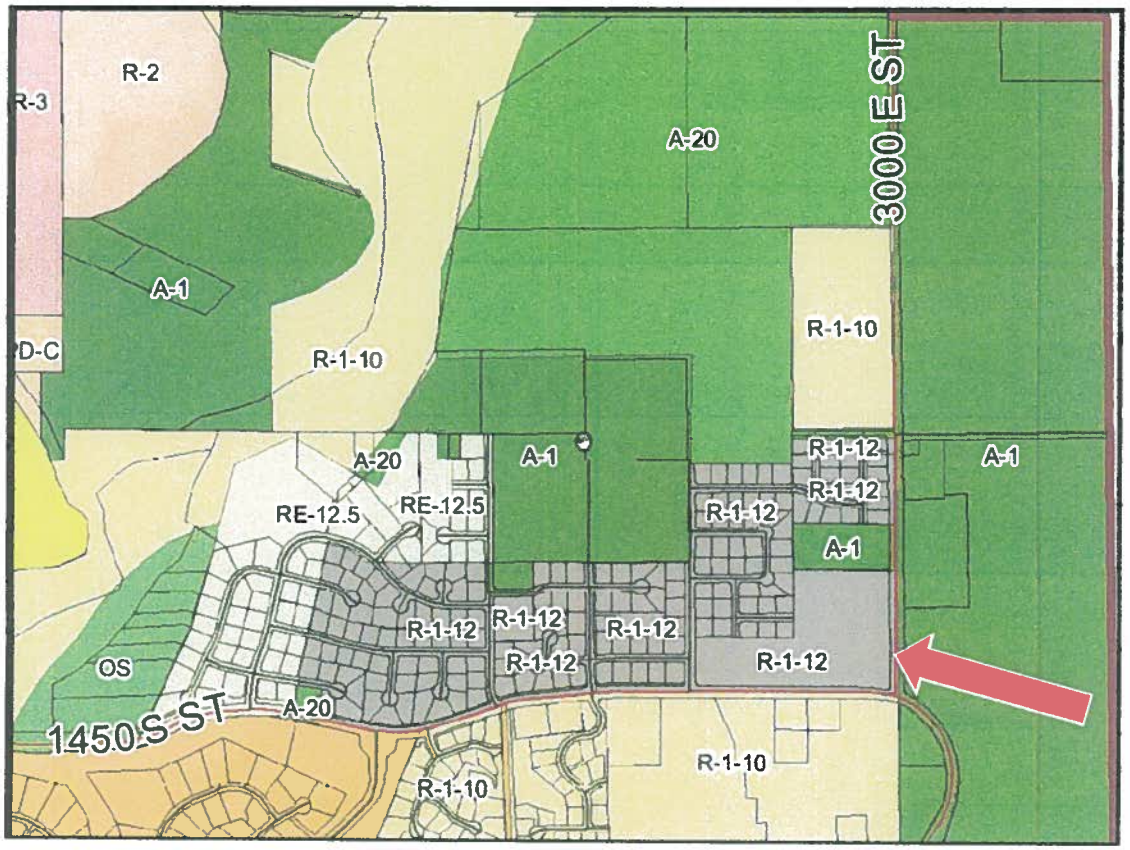
    1. To understand our position a brief planning history of the property in question should be mentioned.
    2. All of the property in this neighborhood since 2007 has developed according to the current zoning which is a minimum R-12 or larger except for this parcel which is presently zoned R-12 and a small parcel to the North of that property which is Zoned A-1.
    3. It is obvious that the City and neighborhood believed this subject property was going to be used in accordance with the existing zoning by requiring roads to be built for residential construction to this property. The property in this application is Zoned R-12.
    4. Nearly all the owners were told or assumed before they purchased their homes, that this neighborhood would be residential. The property in this application is presently zoned R-12.
    5. In our opinion any change to the Master Plan in the boundaries as defined in our neighborhood should be minimum of R-12 Residential so this neighborhood can remain as quiet, safe, consistent in value and similar in character as 98% of the developed land in those boundaries.
    6. Any change to commercial uses will certainly increase noise, traffic and light in the neighborhood.
    7. A possible change in zoning of this property raises safety issues in the community since it will add more cars, additional car stops for turns; children will find it more difficult to walk safely to school or church. School buses will find it more of a challenge to pick up and drop off children in the neighborhood.
    8. We don't see a need for additional commercial or office space on this site since the recently approved commercial zoned area's ½ mile North on 3000 East and Mall Way and mile west on 1450 South on River Road.
    9. In consideration of these issues raised by the neighborhood, we request that City Council ask the Planning Department to do a review of the Master Plan for this neighborhood with intent it be changed back to the original Master Plan approved in 2007 which was Residential R-12.

If on the other hand you decided to approve this change in the Master Plan of approximately 4 Acres PO with the balance of approximately 7 Acres to be R-12, we support the Planning Department request that

the 4 acres be developed under a Plan Unit Development. We would also request that a representative from the neighborhood work with the Planning Department and the applicant to mitigate the impact on the neighborhood of traffic flows, location of the building, lighting, landscaping, hours of operation and other issues which would impact this upscale residential neighborhood.

The neighborhood initiated contact with the applicant. We found him to be a fine person and helpful in getting a better understanding of their proposed project. However, he couldn't give us any guarantees, if this change in the Master Plan is approved, that they would move forward with their plans for a clinic. They are early in their process in doing soil work, environment study, traffic issues, building layout and etc.

This map shows the current zoning of the property to be residential R-1-12



DRAFT

Agenda Item Number : 3B

Request For Council Action

Date Submitted	2016-02-08 12:51:30
Applicant	Development Solutions Group
Quick Title	Public Hearing, Zone Change, and Ord From A-1 to R-1-8
Subject	Consider a request to rezone approximately 20 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The project is called the â€˜Arbors 3â€™ and the property is generally located north of the logical extension of Crimson Ridge Drive; being the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM.
Discussion	The applicant is proposing a zone change to R-1-8. The requested zoning is within the limitation of LDR land use designations. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Conforms to the General Plan and Planning Commission recommends approval.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

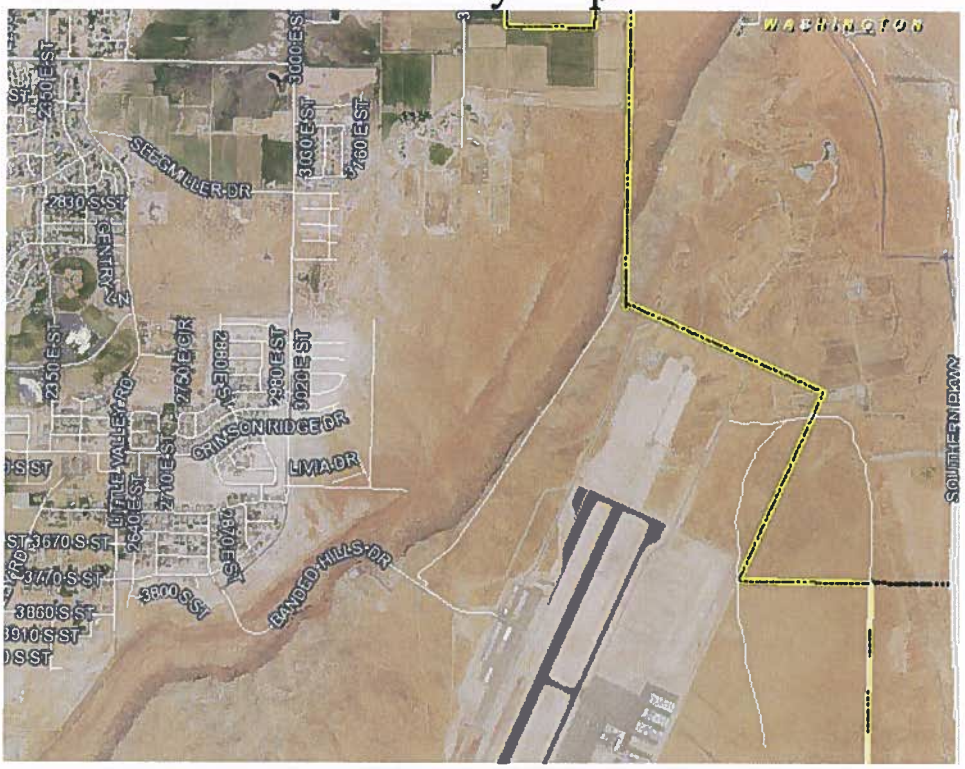
Zone Change

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

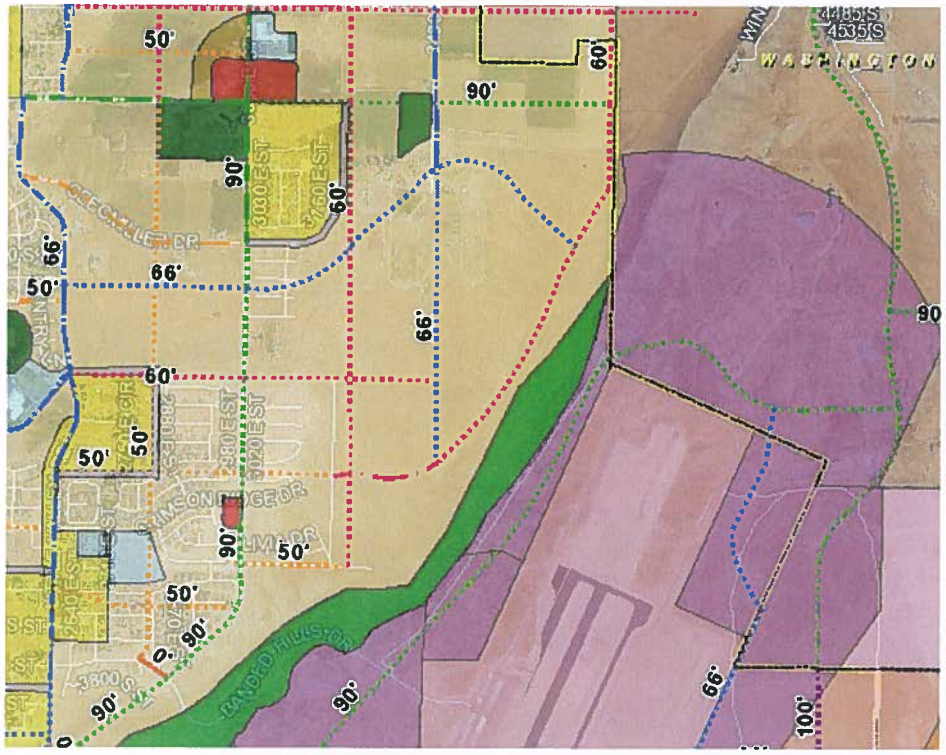
ZONE CHANGE
Arbors 3
Case No. 2016-ZC-005

Request:	Consider a Zone Change from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size)
Owner:	Development Solutions Group, Inc
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM.
Acreage:	20.0 acres
Existing Zoning:	A-1 (Agriculture)
Requested Zone:	R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size).
General Plan:	LDR (Low Density Residential)
Adjacent zones:	North = A-1 South = R-1-8 West = R-1-8 East = A-1
PC:	The Planning Commission recommends approval to rezone 4.62 acres from A-1 to R-1-10 located in Little Valley area along the south side of the logical extension of 3580 South Street; located at the south east corner of the intersection 3580 South and 3000 East Street.

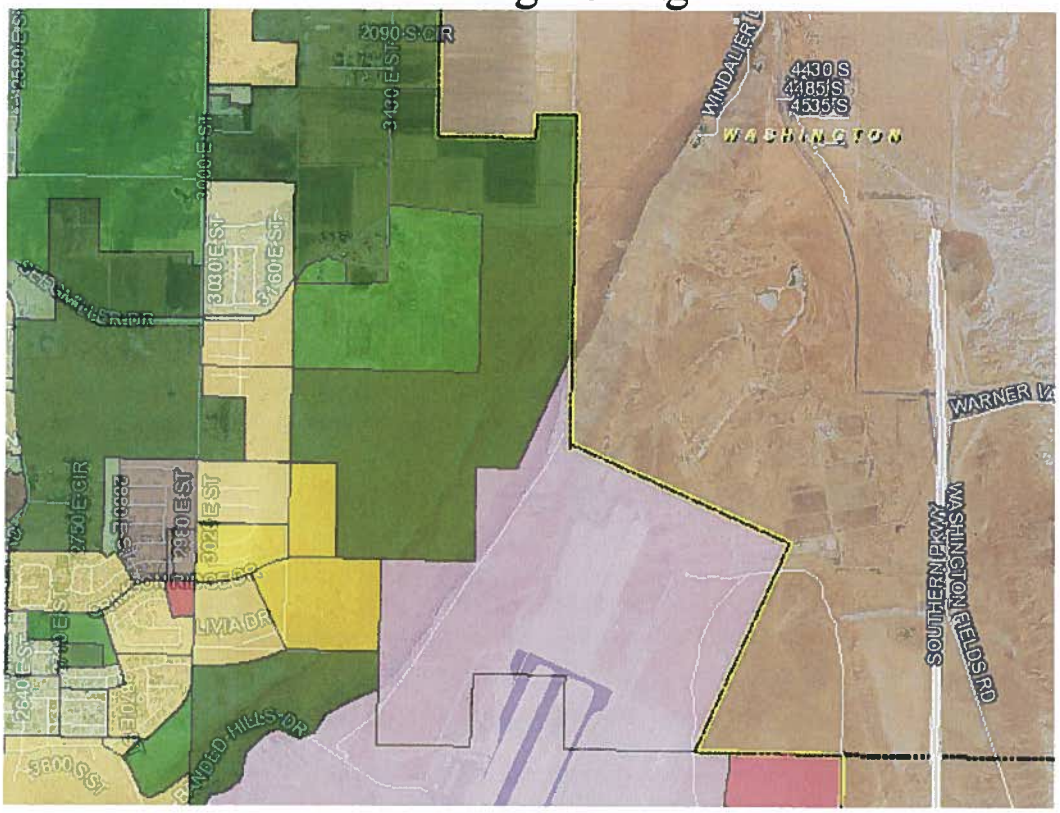
Vicinity Map



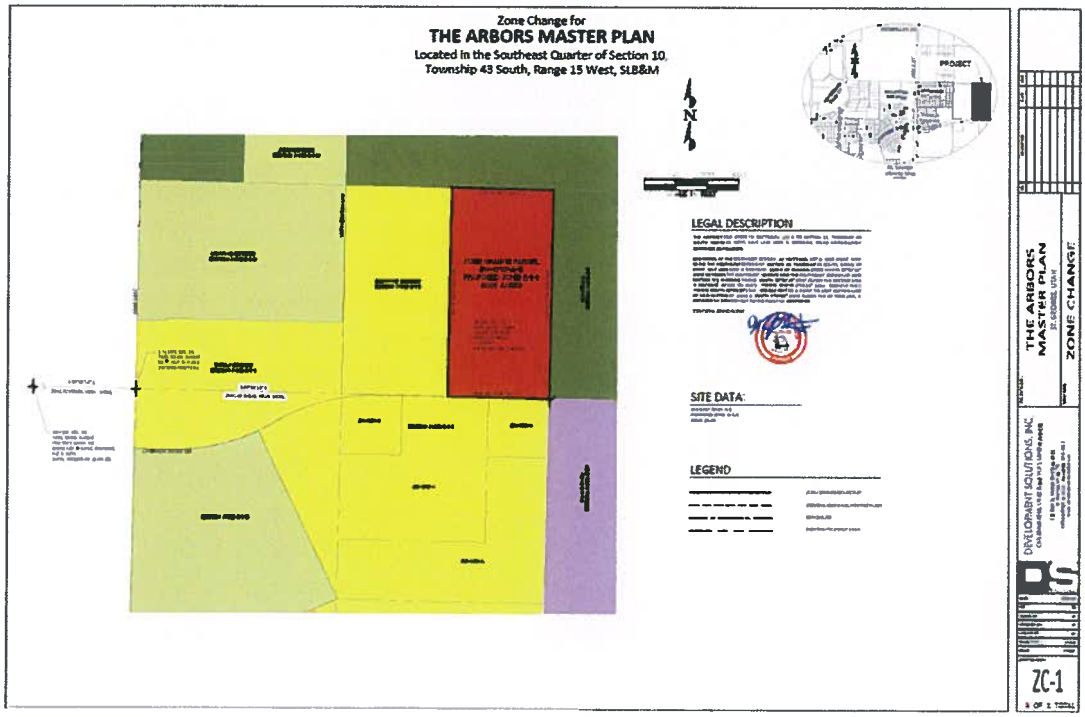
General Plan



Existing Zoning



Zone Change



Application

CITY OF ST GEORGE
RECN: 01500547 1/05/2016 11:19 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC TERM: 075
REF#: 4755
ZIP: PRODS
PLANNING 1,450.00CR
TENDERED: 1,450.00 CHECK(S)
APPLIED: 1,450.00-
CHANGE: 0.00

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: Development Solutions Group

MAILING ADDRESS: 120 E. St. George Blvd., St. George, UT 84770

PHONE: 628-2121 CELL: 628-2121 FAX: _____

APPLICANT: Development Solutions Group
(If different than owner)

MAILING ADDRESS: 120 E. St. George Blvd., St. George, UT 84770

PHONE: 628-2121 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): brad@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: Brad Petersen
(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 site plan suitable for presentations in public meetings. The easterly 20.0 acres of sectional lot 6 of section 10 township 43 south, range 15 west, salt lake base & meridian.

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

***NOTE: NO FEE FOR ACREAGE (10 ACRES OR MORE) REZONED TO OPEN SPACE.**

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-005 FILING DATE: 1/5/16 RECEIVED BY: _____ RECIEPT #: 4

***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? A-1
2. What zone or zones are requested by this application? R-1-8
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: 20.0 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 X 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 X No _____
   Please describe the projected demand for utility services: Typical utility demand for single family units.

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 Zone change at the Arbors
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner Development Solutions Group Phone No. 628-2121
Contact Person/Representative Brad Petersen Phone No. 628-2121
Licensed Surveyor Development Solutions Group Phone No. 628-2121

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 **Legal Description & Submission Documents***
Submit the following legal description documents:

1. **Bearings 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" copy of Survey Boundary;
4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on CD for GIS Department;
5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Document Submission Checklist*

- ☑ This Zone Change application form completed and signed;
- ☑ 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**
  NO FEE FOR ACREAGE (10+ acres) REZONED TO OPEN SPACE
- ☑ County ownership plat with boundary of zone change outlined;
- ☑ List of property owners within 500' and **two sets** of mailing labels;
- ☑ Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;

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_____

***NOTE: NO FEE FOR ACREAGE (10+ ACRES) REZONED TO OPEN SPACE.**

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

IV. APPLICANT AGREEMENT

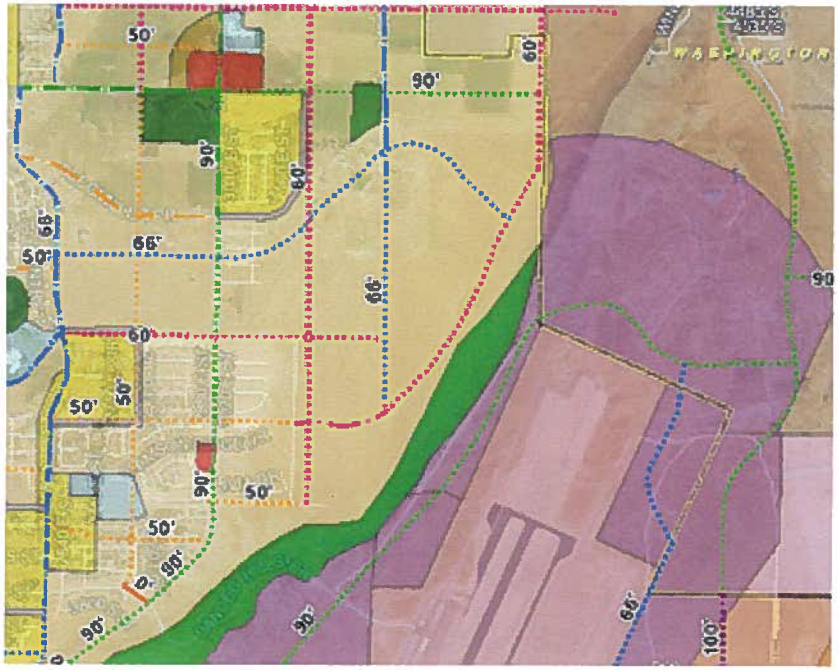
We the undersigned applicant(s) DEVELOPMENT SOLUTIONS GROUP
(is)(are) the owner(s) AGENT
or (agent) of the following legally described property and **request the zone change as described above**. (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed 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 120 E. ST. GEORGE BLVD #300 ST. GEORGE, UT 84790
Signature	Address

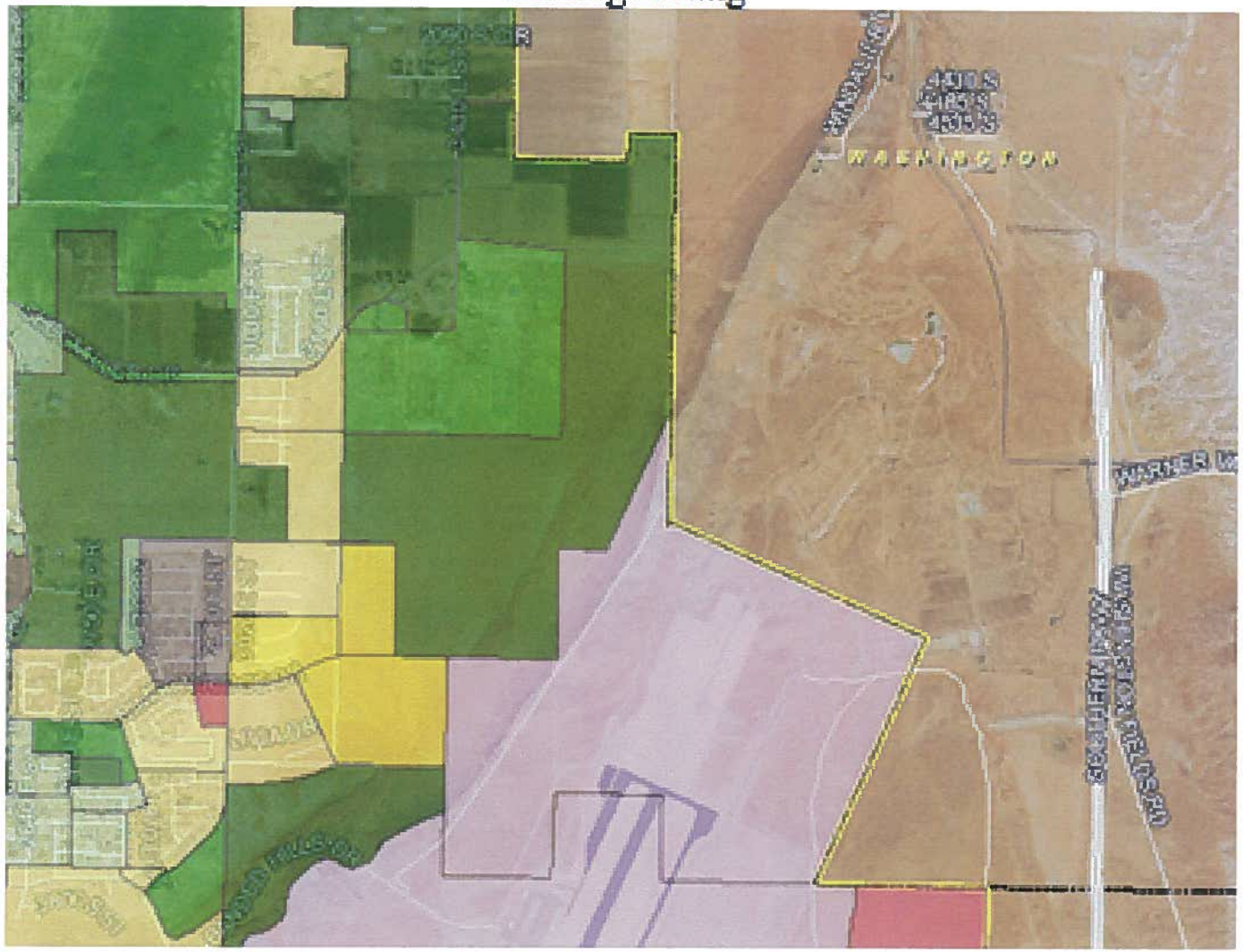
2016-ZC-005
The Arbors 3

Vicinity Map

General Plan



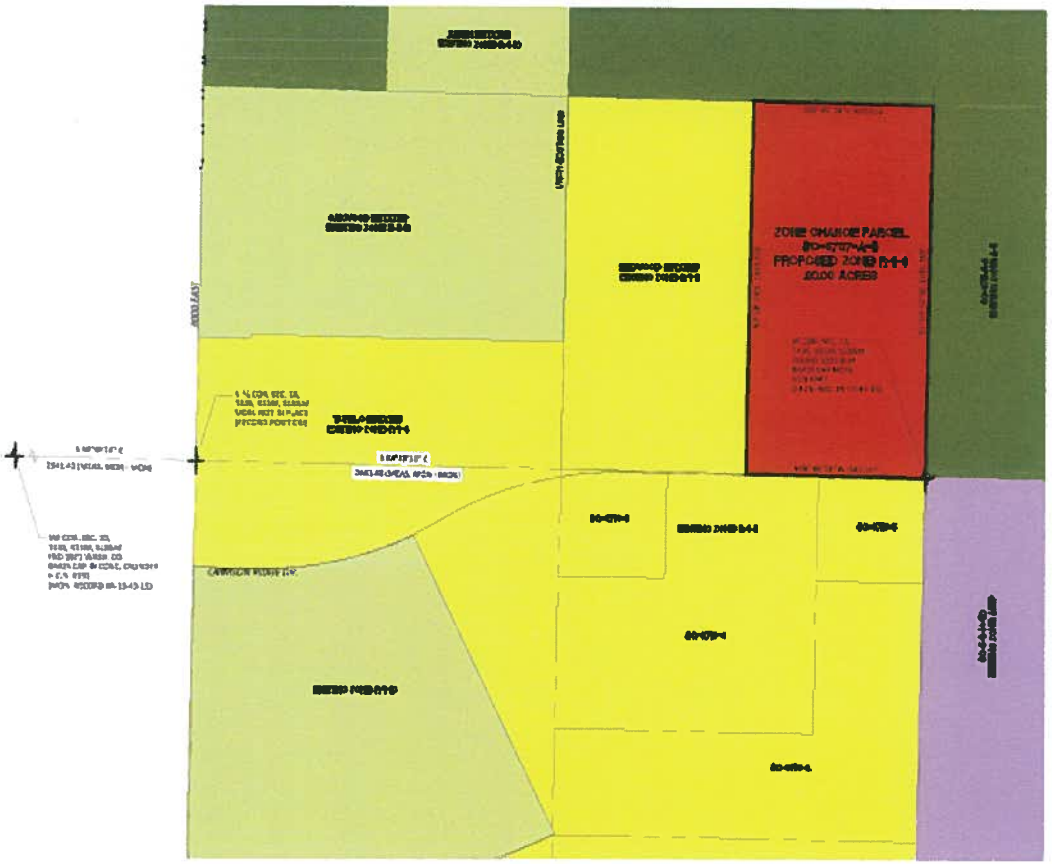
Existing Zoning

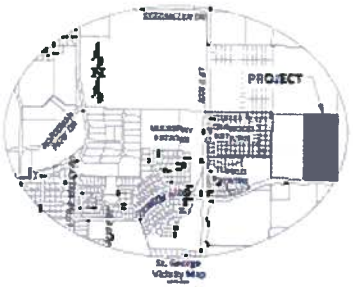


Zone Change for

THE ARBORS MASTER PLAN

Located in the Southeast Quarter of Section 10,
Township 43 South, Range 15 West, SLB&M





N

200 0 200 400
SCALE IN FEET

LEGAL DESCRIPTION

SITE DATA:

LEGEND

THE ARBORS MASTER PLAN
ST. GEORGE, UTAH

ZONE CHANGE

DEVELOPMENT SOLUTIONS, INC.

ZC-1

1 OF 1 TOTAL

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM A-1 (AGRICULTURAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL 8,000 SQ. FT. MINIMUM LOT SIZE) ON APPROXIMATELY 20 ACRES, GENERALLY LOCATED NORTH OF THE LOGICAL EXTENSION OF CRIMSON RIDGE DRIVE; THE EASTERLY 20 ACRES OF SECTIONAL LOT 6 OF SECTION 10, T 43 S R15W, SLBM (Arbors 3)

WHEREAS, the property owner has requested a zone change on 20 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM; and

WHEREAS, the City Council held a public hearing on this request on February 18th, 2016; and

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

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

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

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

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from A-1 to R-1-8 on 20 acres located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM, and more specifically described on the attached property legal description, incorporated herein as 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, and in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

ARBORS R-1-8 ZONE CHANGE

THE EASTERLY 20.0 ACRES OF SECTIONAL LOT 6 OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTIONAL LOT 6, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING NORTH 88°48'18" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 10); RUNNING THENCE NORTH 88°48'18" WEST ALONG THE SECTION LINE A DISTANCE OF 649.747 FEET; THENCE NORTH 0°58'24" EAST, 1340.319 FEET; THENCE SOUTH 88°45'28" EAST, 650.514 FEET TO A POINT ON EAST SECTION LINE OF SAID SECTION 10; THENCE SOUTH 1°00'22" WEST ALONG THE SECTION LINE, A DISTANCE OF 1339.780 FEET TO THE POINT OF BEGINNING.

CONTAINS: 20.000 ACRES

DRAFT

Agenda Item Number : 3C

Request For Council Action

Date Submitted	2016-02-08 12:46:10
Applicant	IHC, Health Services, Inc
Quick Title	Public Hearing, GP Amendment and Ord From MDR COM and LDR to PO
Subject	Consider a General Plan amendment to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street.
Discussion	The applicant proposes to modify the General Plan Land Use Map to support professional office at the location. The original proposal was approximately 6 acres of COM. However, after listen to the concerns from the public, the applicant reduced the acreage to 4 acres and changed to PO. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Request for Professional Office on 4 acres at corner of 1450 South and 3000 East. Public in area protested at PC meeting so request was reduced from 6 to 4 acres and to Office. It appears that this is a good location for this use as the traffic on 1450 and 3000 is only going to increase with a future signal there so single family homes doesn't appear to be desirable. It would be good from a planning standpoint to get office and commercial dispersed throughout the community to help with traffic on limited routes. Planning Commission recommends approval.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

GENERAL PLAN AMENDMENT: PUBLIC HEARING
IHC – 1450 S & 3000 E
Case No. 2016-GPA-005

Request: Consider a General Plan Amendment to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a future health facility.

Background: Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.

Applicant: IHC Health Services, Inc

Area: 4 acres

Location: The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street.

Current Zone: R-1-12 (Single Family Residential 12,000 square feet min.)

Current General Plan: LDR (Low Density Residential), MDR (Low Density Residential), and COM (Commercial) (*Approximately 1 acre is COM*).

Process: The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Narrative: The applicant proposes to modify the General Plan Land Use Map to support development of a medical facility. Currently, the COM at the intersection is approximately 1 acre, which would support small commercial zone. This proposal is to change approximately 4 acres to PO. The PO (Professional Office) land use designation supports A-P (Administrative Professional Office) and PD (Planned Development)

zoning districts. A portion of the property will remain LDR, which is adjacent to the existing residential properties and provide a buffer.

Comments:

What is being considered is whether the current land use designation is appropriate or should it be changed to PO.

Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and consideration.

SPR
If the GPA is approved by the City Council and a ZC is approved by council then as a part of the process a SPR (Site Plan Review) application will have to be submitted and civil engineering plan review will be made by staff.

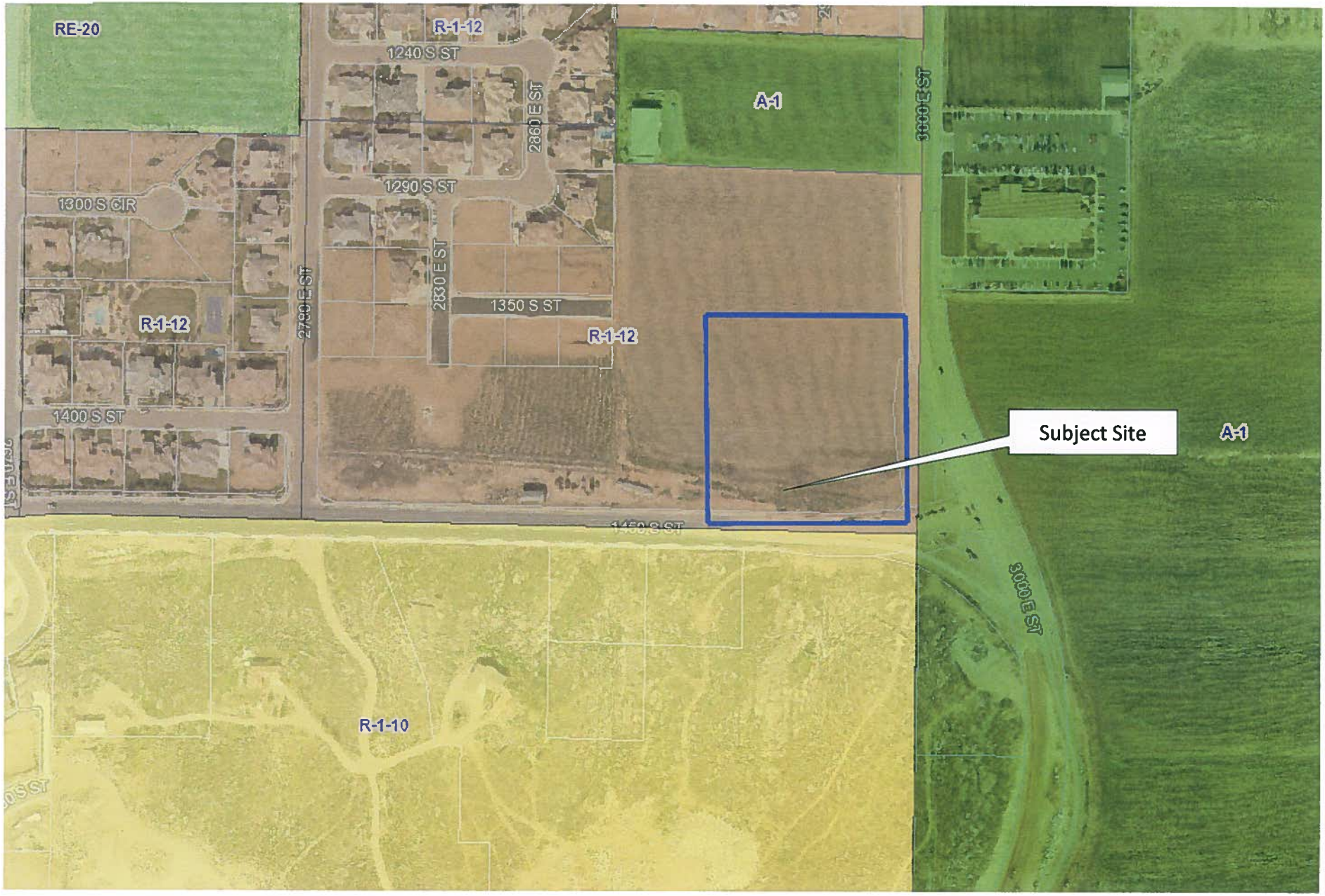
PC:

The Original application that was heard by the Planning Commission was to change the land use designation for 6 acres to COM (Commercial). However, during the agenda item and based on the concerns by the public, the applicant modified the request. The modified request is what is being considered by the City Council.

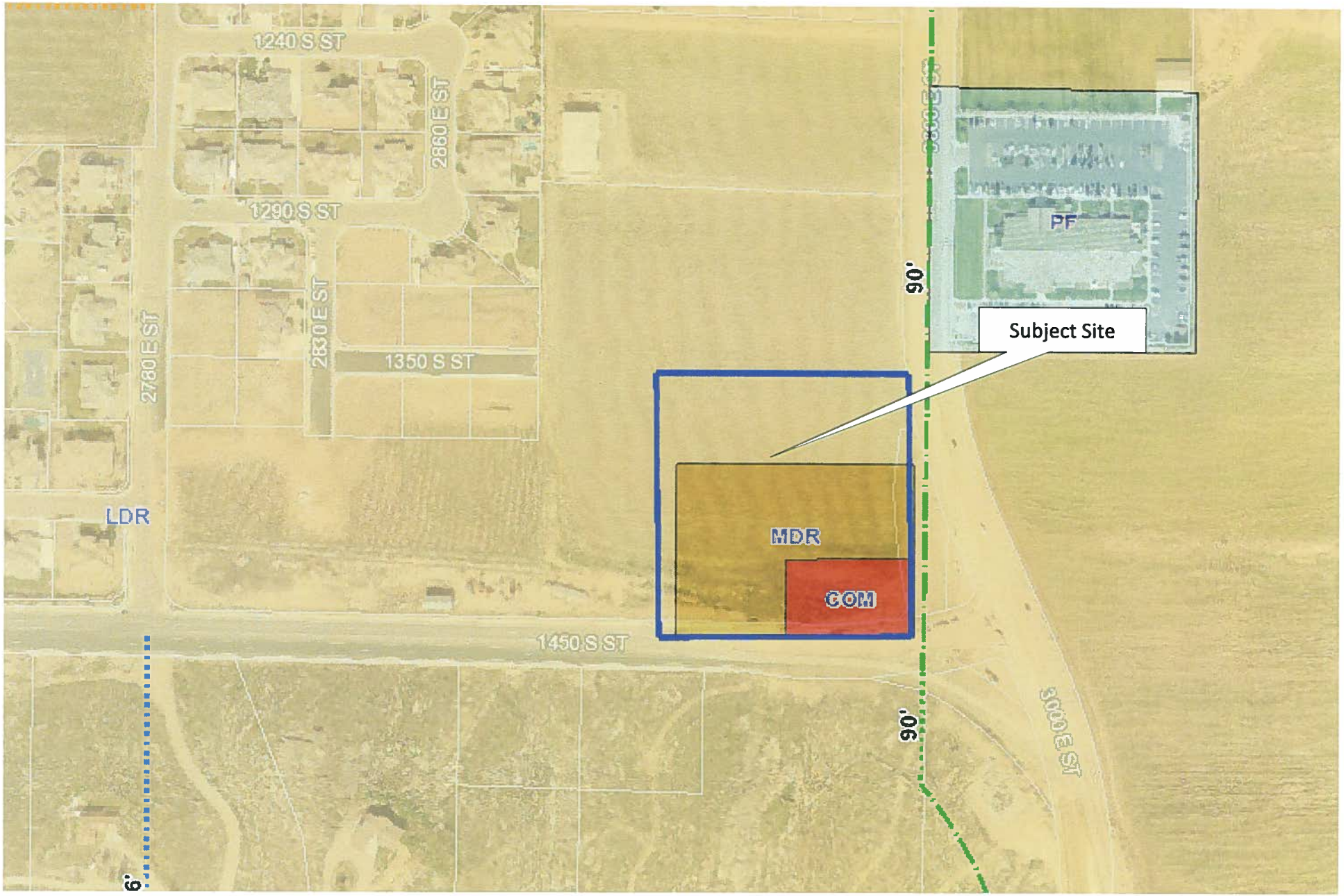
The Planning Commission recommends approval to the City Council of a GPA (General Plan Amendment) to amend the General from MDR (Medium Density Residential) and LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres.

2016-GPA-005
MDR and LDR to COM

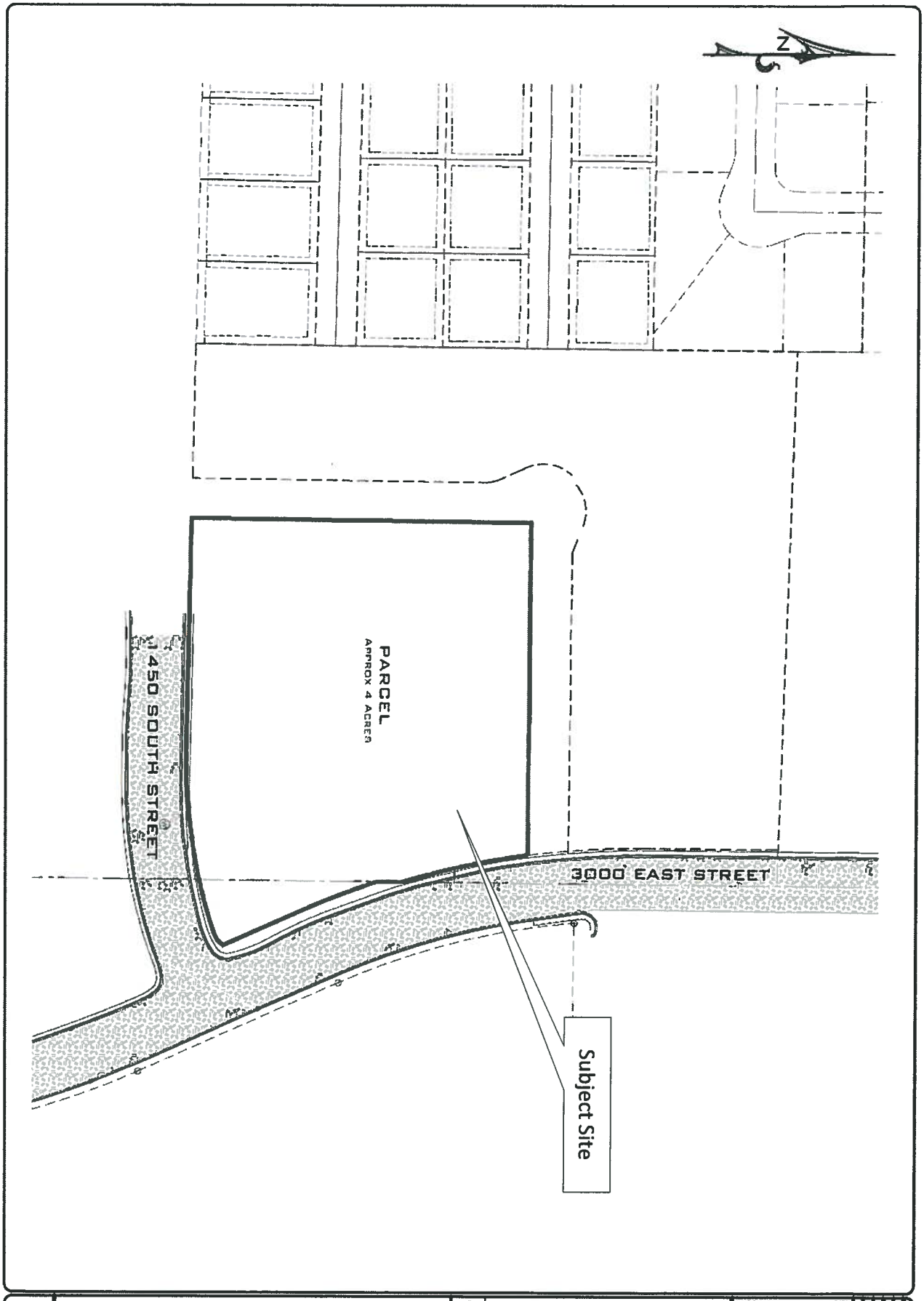
Springs Park
1190 S CIR
SPRINGS DR
BELLA ROSA CIR
BELLA ROSA DR
LAKE DR
VIA LINDA CIR
LAKE CIR
2580 E ST
1300 S ST
1300 S CIR
2540 E CIR
2670 E ST
1400 S ST
1450 S ST
1480 S ST
2320 E ST
1520 S CIR
1540 S CIR
STONE CLIFF PKWY
STONE CREST WAY
MARBLE DR
ATLAS DR
2780 E ST
2830 E ST
1240 S ST
1290 S ST
1350 S ST
1190 S ST
2910 E ST
2970 E ST
1140 S ST
3000 E ST
3210 E
355 W
3650 S
PEBBLE DR
Subject Site



Current Zoning

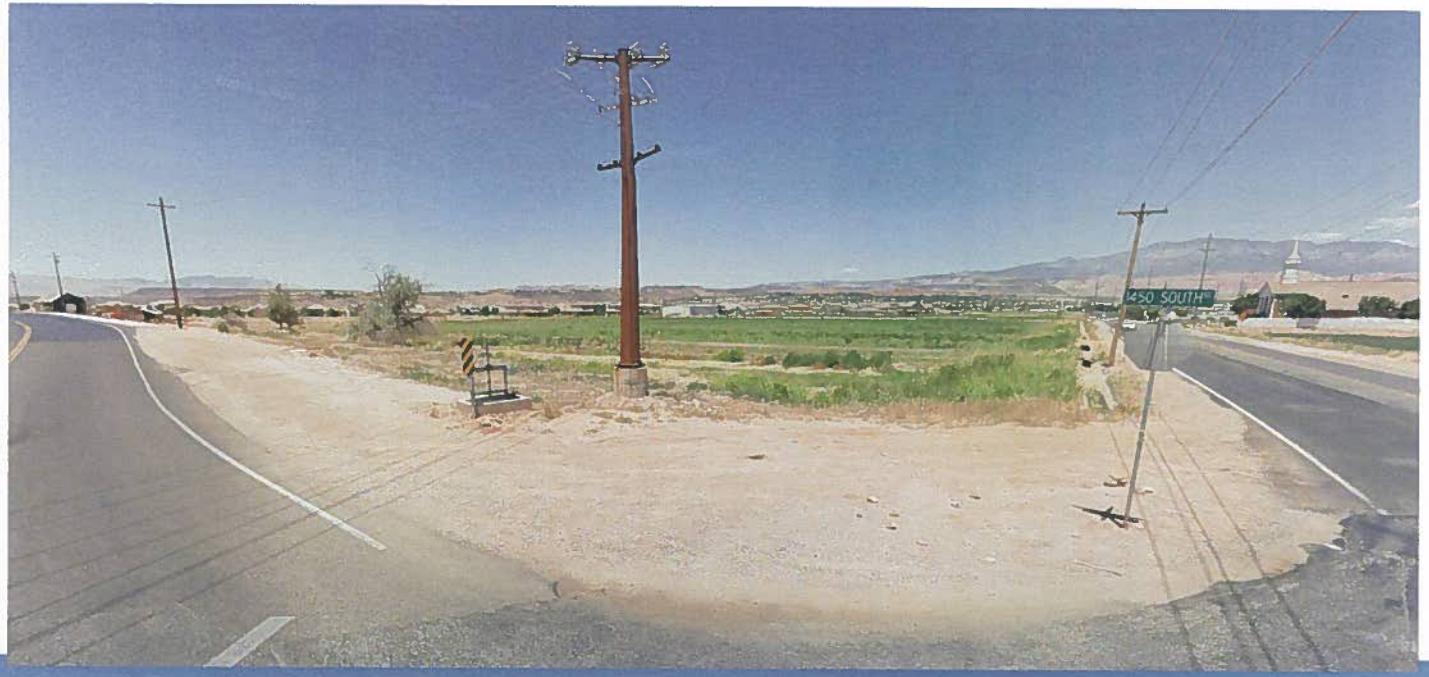


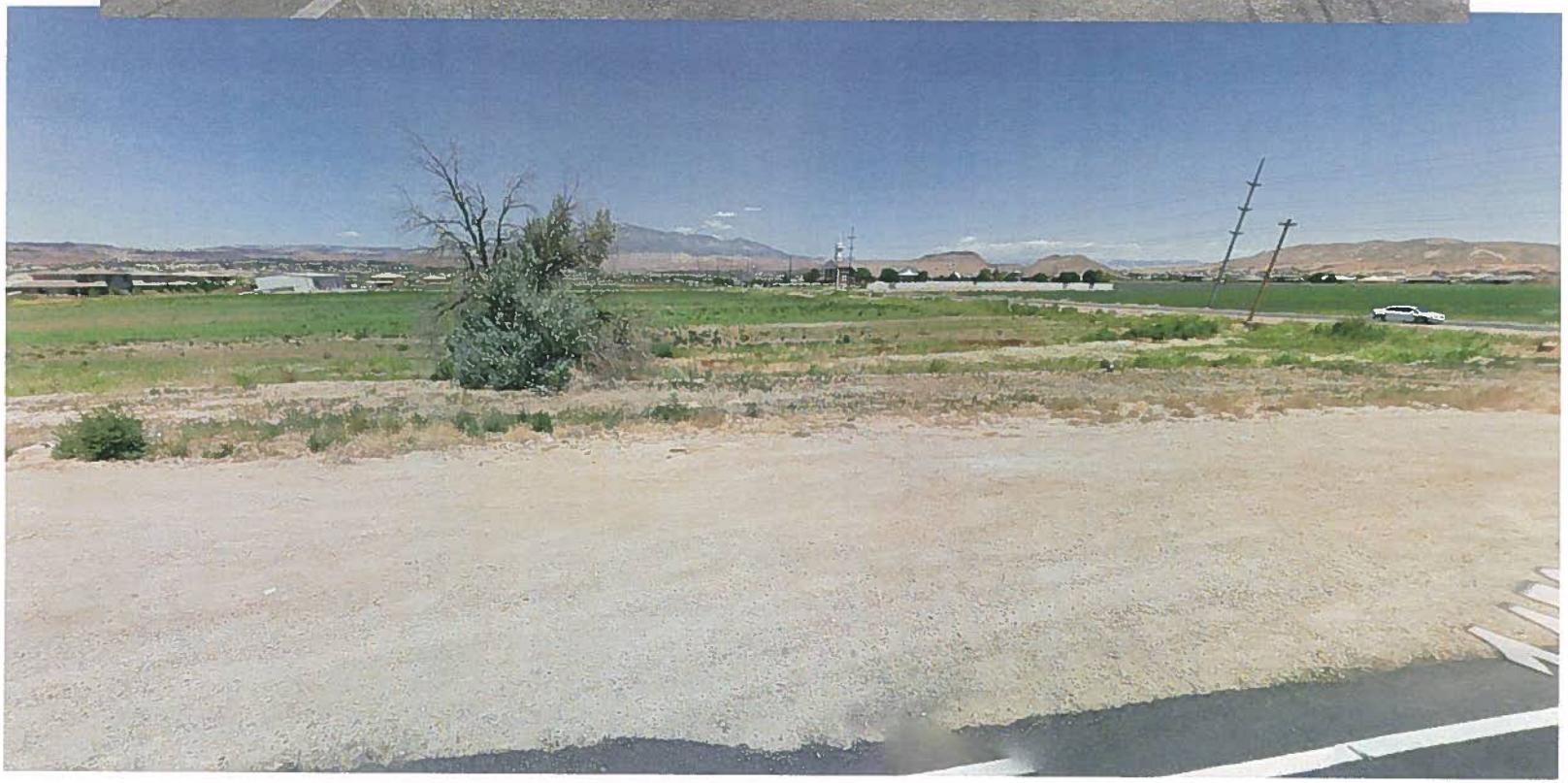
Current General Plan Land Use



GENERAL PLAN AMENDMENT
FOR
INTERMOUNTAIN HEALTH CARE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS


450 SOUTH



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP FROM MDR (MEDIUM DENSITY RESIDENTIAL), LDR (LOW DENSITY RESIDENTIAL) AND COM (COMMERCIAL), TO PO (PROFESSIONAL OFFICE) ON APPROXIMATELY 4 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 1450 SOUTH STREET AND 3000 EAST STREET (IHC Health Services, Inc.)

WHEREAS, the applicant, IHC Health Services, Inc., has requested a change to the General Plan Land Use Map for property generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street, from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial), to PO (Professional Office), on approximately 4.00 acres; and

WHEREAS, the City Council held a public hearing on the requested change to the General Plan Land Use Map on February 18, 2016, and has received and reviewed pertinent information regarding the proposal; and

WHEREAS, the Planning Commission held a public hearing on January 26, 2016, and the City Council has reviewed the Planning Commission's recommendation of approval; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George. Also, the requested change in the General Plan Land Use Map is reasonable and consistent with the City's General Plan.

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

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

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial), to PO (Professional Office) on approximately 4.00 acres of property fully described on Exhibit 'A,' attached hereto and incorporated herein.

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

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

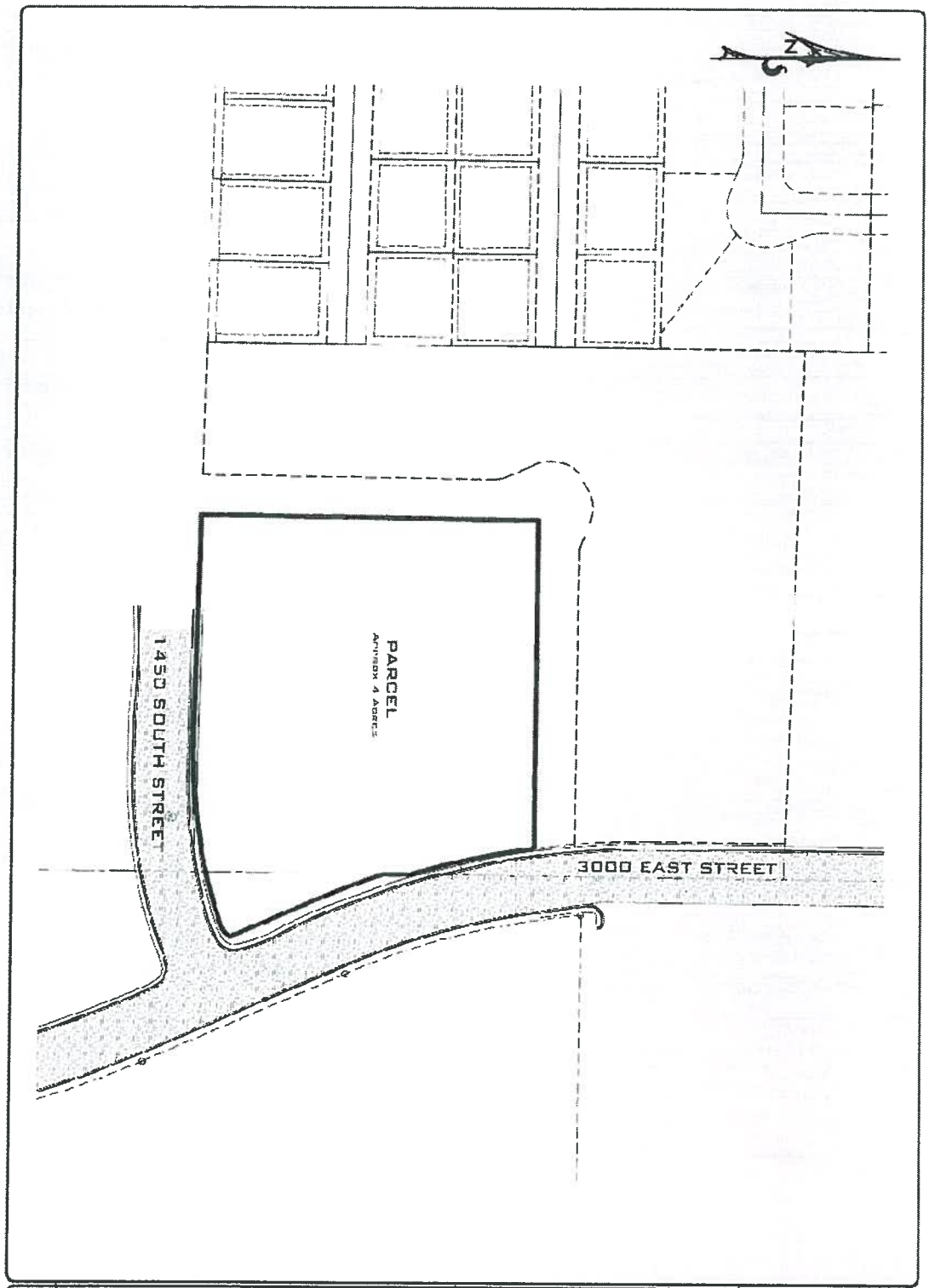
APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"


N
PARCEL
APPROX 4 ACRES
1450 SOUTH STREET
3000 EAST STREET
GENERAL PLAN AMENDMENT
FOR
INTERMOUNTAIN HEALTH CARE
ROSENBERG
ASSOCIATES

DRAFT

Agenda Item Number : 3D

Request For Council Action

Date Submitted	2016-02-08 12:37:45
Applicant	Mr. Steve Sheffield
Quick Title	Public Hearing, GP Amendment, and Ord From LDR and FP to COM
Subject	Consider a General Plan amendment to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road.
Discussion	What is being considered is whether the current land use designation is appropriate or should it be changed to COM. A portion of the amendment is located in FP, which is a result of the flood plain. However, none of the property is located in the floodway. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Applicant is Sheffield Development and is for a determination if commercial is appropriate land use for this property. A portion is in the flood plain but nothing in the floodway. Planning Commission recommends approval for commercial uses.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

GENERAL PLAN AMENDMENT: PUBLIC HEARING
Boulder Creek Crossing - WEST
Case No. 2016-GPA-003

Request:	Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road. This proposal is to change the General Plan to allow for the future submittal of commercial development. The applicant is Mr. Stephen Sheffield. Case No. 2016-GPA-003
Background:	Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.
Applicant:	Mr. Stephen and Mike Sheffield
Area:	6.30 acres
Location:	The property is generally located west of the intersection of 1450 South Street and River Road.
Current Zones:	OS (Open Space) and R-1-10 (Single Family Residential)
Current General Plan:	LDR (Low Density Residential) and FP (Flood Plain)
Process:	The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Comments:

What is being considered is whether the current land use designation is appropriate or should it be changed to COM. A portion of the amendment is located in FP, which is a result of the flood plain. However, none of the property is located in the floodway. Generally, the city has allowed commercial projects to develop in the floodplain, if the finish floor elevation is 18" above the floodplain elevation. The remaining portion of the property has a land use designation of LDR. Residential would not be able to be developed, unless the FEMA flood maps were amended to remove the property out of the flood plain. The Planning Commission has potentially three options for the application: 1) recommend approval for COM on the property, 2) recommend denial, or 3) Table the request pending additional information determined to b e required.

Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and consideration.

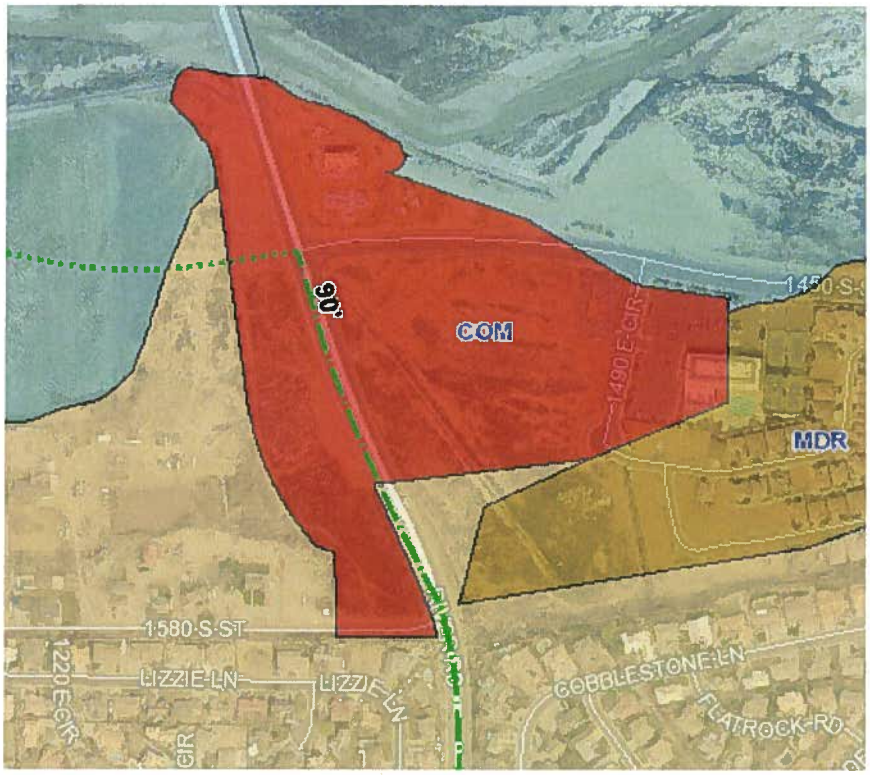
SPR
If the GPA is approved by the City Council and a ZC is approved by council then as a part of the process a SPR (Site Plan Review) application will have to be submitted and civil engineering plan review will be made by staff.

PC:

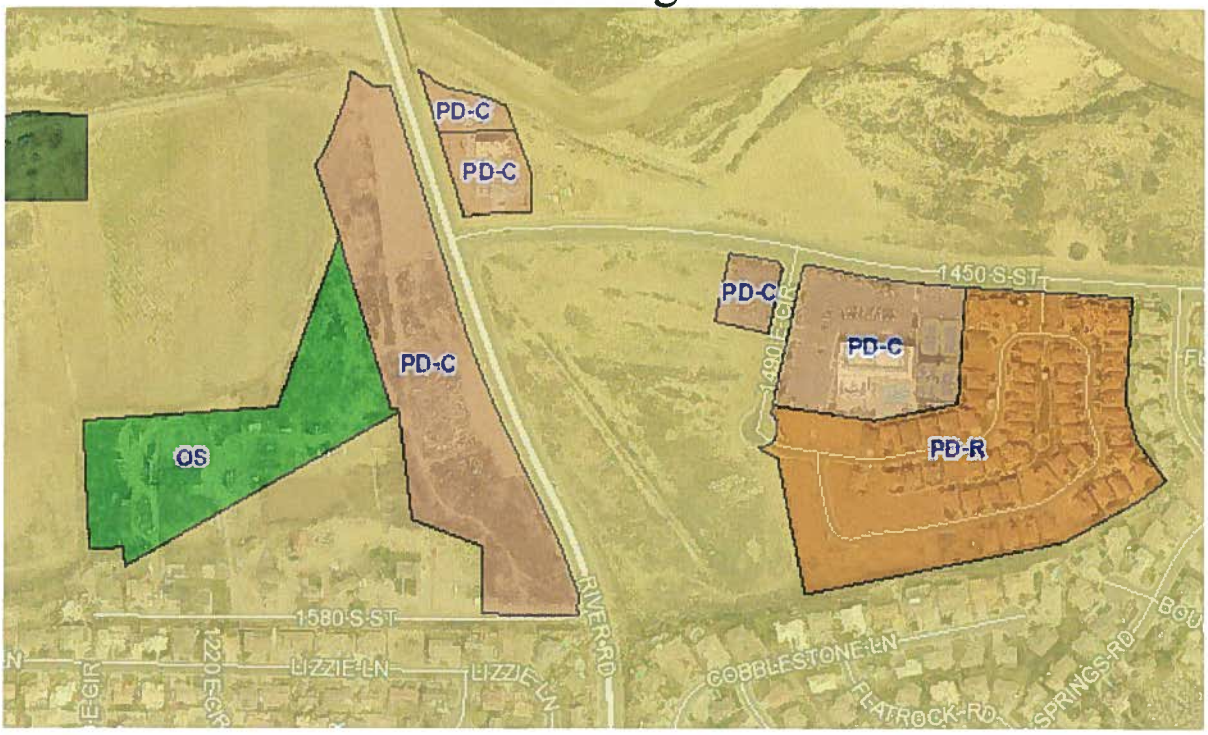
The Planning Commission recommends approval to the City Council of a GPA (General Plan Amendment) to amend the General from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial) on 6.30 acres).

Aerial – Vicinity

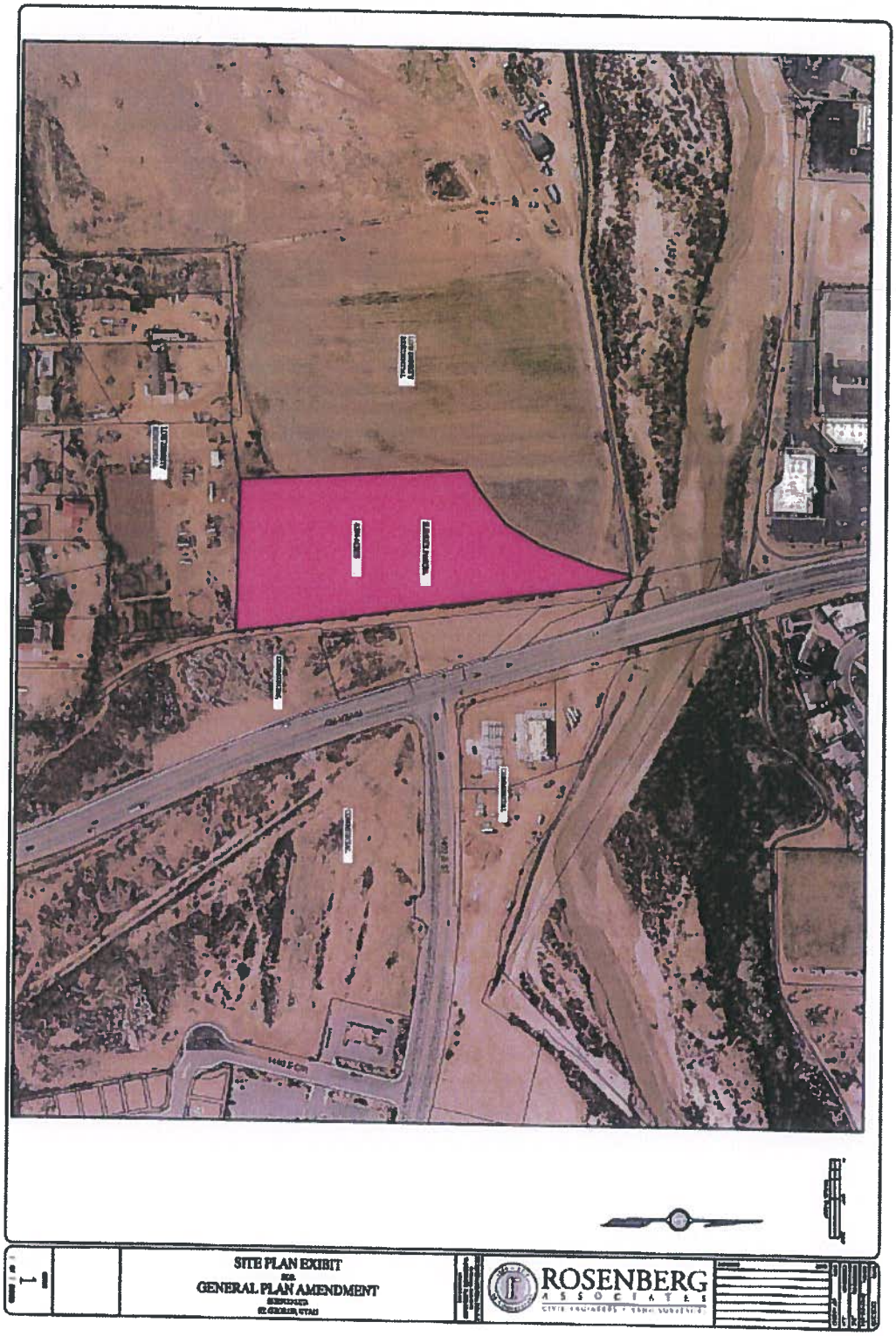
General Plan



Zoning



Proposed General Plan – LU Change



100 Year Flood Plain

Flood Way

Erosion Hazard Area

Application

CITY OF ST GEORGE
REC#: 01496096 12/23/2015 2:11 PM
TRAN: 150.0000 PLANNING FEES
OPER: LIC
REF#: 1278
GPA BOULDER CREEK
PLANNING FEES 764.59CK
TENDERED: 764.59 1 CHECK(S)
APPLIED: 764.59
CHANGE: 0.00

GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST

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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: ~~[illegible]~~ River Road Investments LLC

MAILING ADDRESS: 720 S. River Road Suite E 102
PHONE: 435-673-5383 CELL: FAX:
APPLICANT: Stephen & Mike Sheffield
(If different than owner)
MAILING ADDRESS: PO Box 911955 St. George Ut 84791
PHONE: [redacted]
EMAIL ADDRESS(ES): Mi[redacted]mail.com
CONTACT PERSON / REPRESENTATIVE: Mike Sheffield
(i.e. Developer, Civil Engineer, Architect; if different than owner)
MAILING ADDRESS: same
PHONE: [redacted]
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(s) and the surrounding areas.) **Include a 24"x 36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** The Most westerly phase of the Boulder creek Crossing running Along 1450 South until meeting The Taylor property.

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

FOR OFFICE STAFF USE ONLY

CASE #: 2016-GPA-003 FILING DATE: 12/23/15 RECEIVED BY: [signature] RECIEPT #:

***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**

500 + (5.29 · 50) = 764

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-1-10 & Open Space
2. What is the current General Plan designation of the property or area? R-1-10
3. What is the proposed General Plan designation for the property or area? PD Commercial
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) To continue the Boulder Creek crossing development as the Commercial Masterplan shows
5. How will the proposed project affect adjoining properties? The adjoining Property is Already approved as A commercial complex & Is also Involving farmland. The impact will be minimal Due to A Retaining Wall & Block wall separating the properties. Neighbors and already consented to change in writting.
6. Total acreage of the proposed General Plan change: 6.29 acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: some of the area is in flood plain elevation which will be raised w/retaining wall as neighbors have consented to, to match the neighboring commercial.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts? Yes X No
   IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
   IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.
9. Will any Master Planned roads be affected by this General Plan Change? It will continue the planned 1450 S. street to the west boundry
10. Are neighborhood meetings needed to consider the proposed amendment to the General Plan? Yes _____ No X If yes, please explain: already done immediate neighbors have already consented. It may be wise to have one anyway just to be safe.

Revised 04/30/2009

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: all the utilities have been contemplated by the engineers (Rosenberg) in city meetings. The utility plans will tie into current utilities being installed now.

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A MINIMUM 6 WEEKS PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

Development/Project Name *(if applicable)* _____
(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 *(if applicable)* _____ Phone No. _____

GENERAL PLAN AMENDMENT 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***
****Note: This application will be considered incomplete without the following documents***

- ☐ This General Plan Amendment application form completed and signed by all owners;
- ☐ Appropriate Filing Fee **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**
- ☐ County Ownership plat with the boundary of the proposed general plan amendment outlined;
- ☐ List of property owners within **500' feet** and **two sets** of mailing labels;
- ☐ Radius Map of property owners within 500' feet;
- ☐ Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- ☐ 8-1/2" x 11" reduction of the site plan;
- ☐ An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

Step #3 Planning Commission and City Council Hearings

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

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

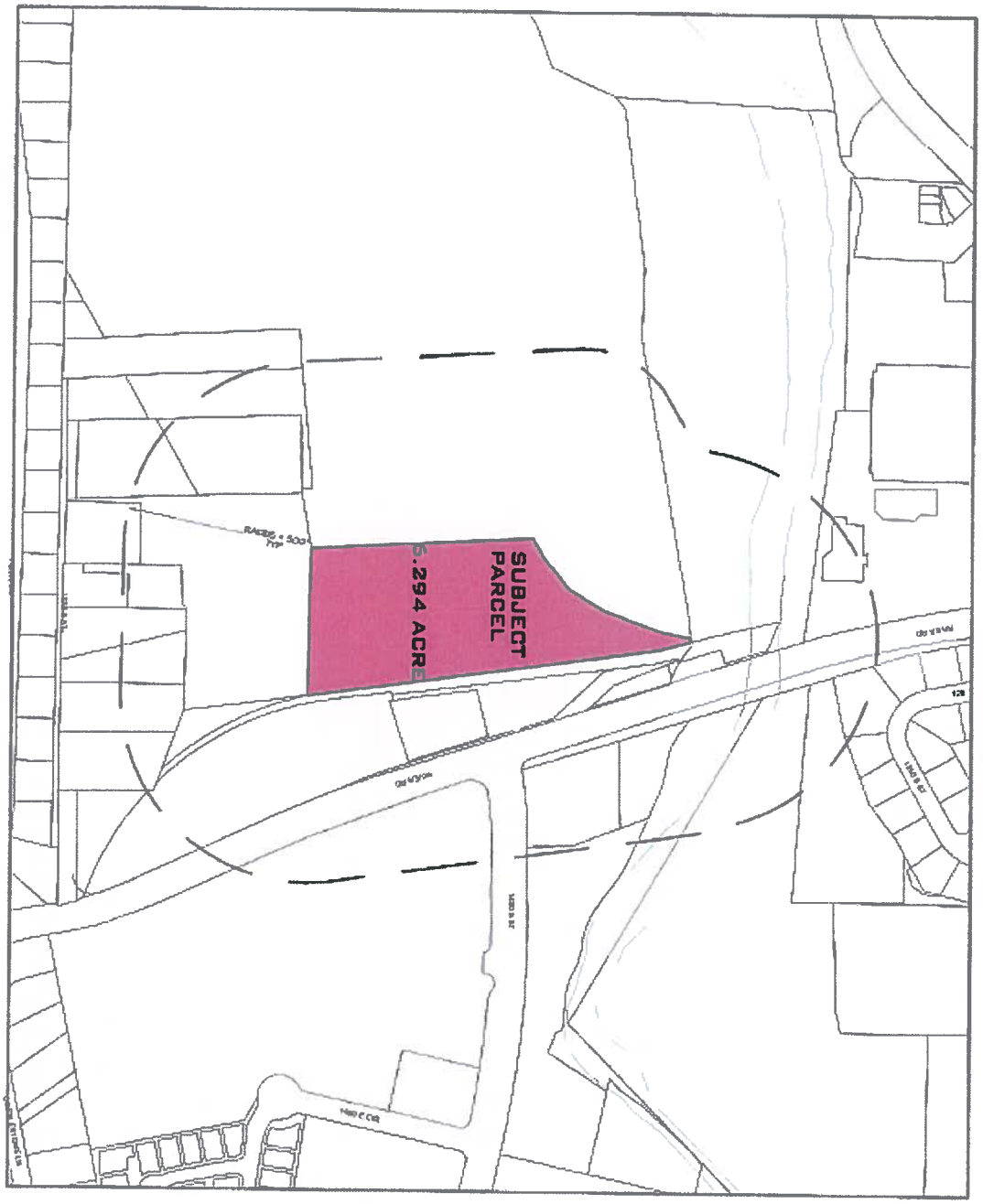
IV. APPLICANT AGREEMENT

We the undersigned applicant(s) River Road Investments LLC (is)(are) the owner(s) c/o Mike Sheffield and Steve Sheffield or (agent) of the following property(s) and **request the General Plan Amendment change as described above.**

[signature] Signature	P.O. Box 911955 St. George, Utah 84791 Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

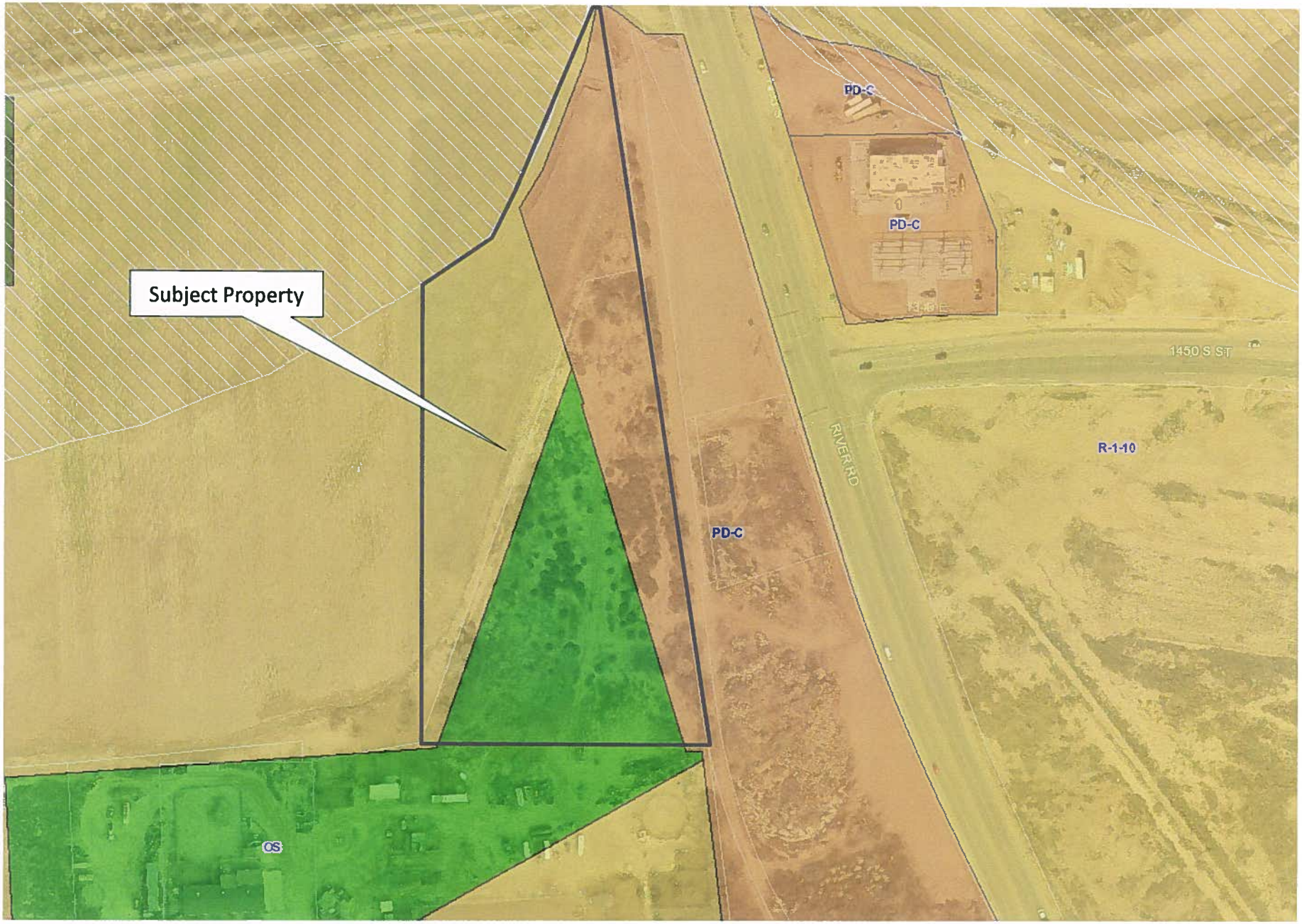
Z:\Comments\GP Amendments\GP Application\General Plan Amendment Application_REV-04-13-2009.doc



RADIUS MAP

2016-GPA-003
Boulder Creek Crossing - WEST

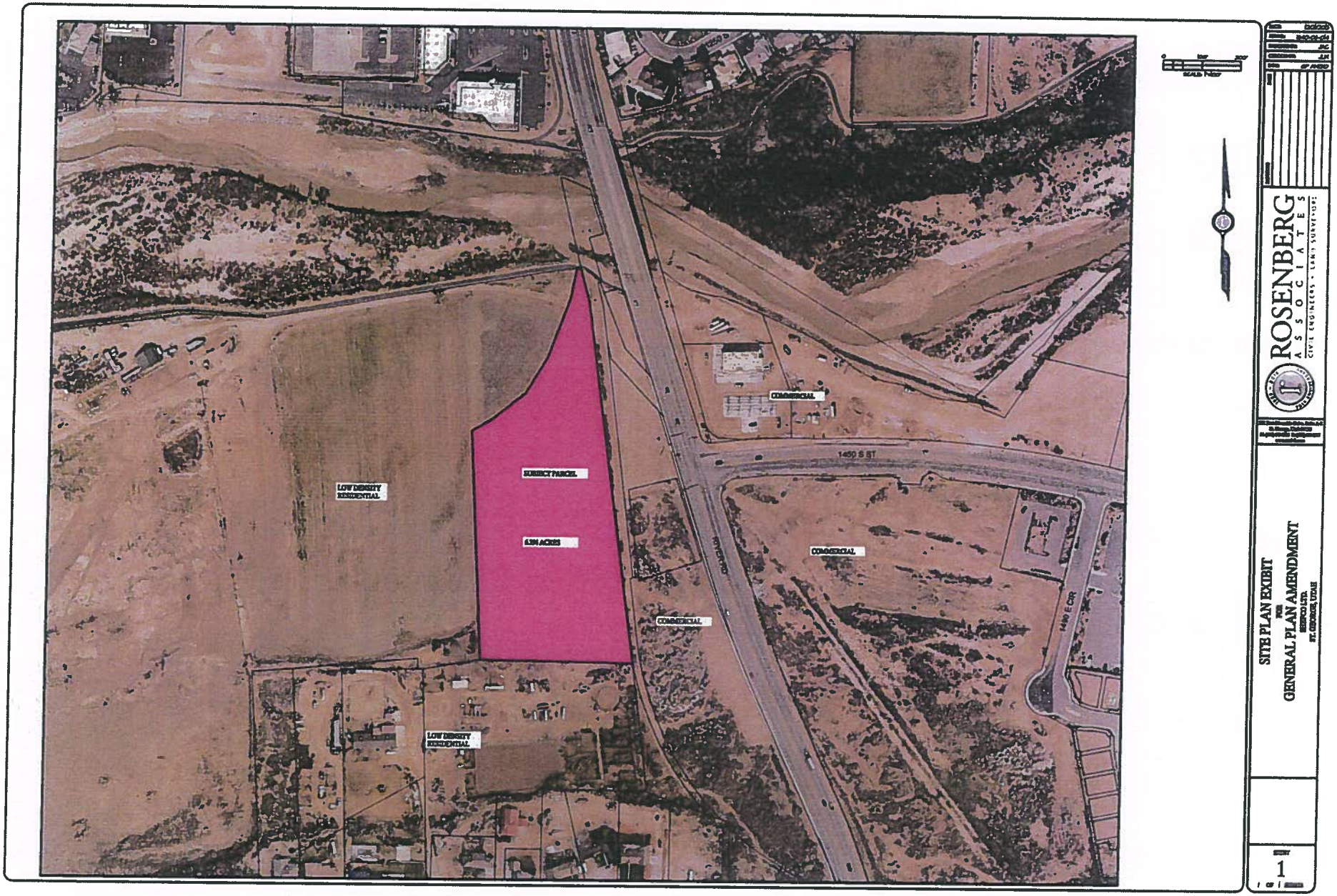
Aerial – Vicinity



Zoning

General Plan

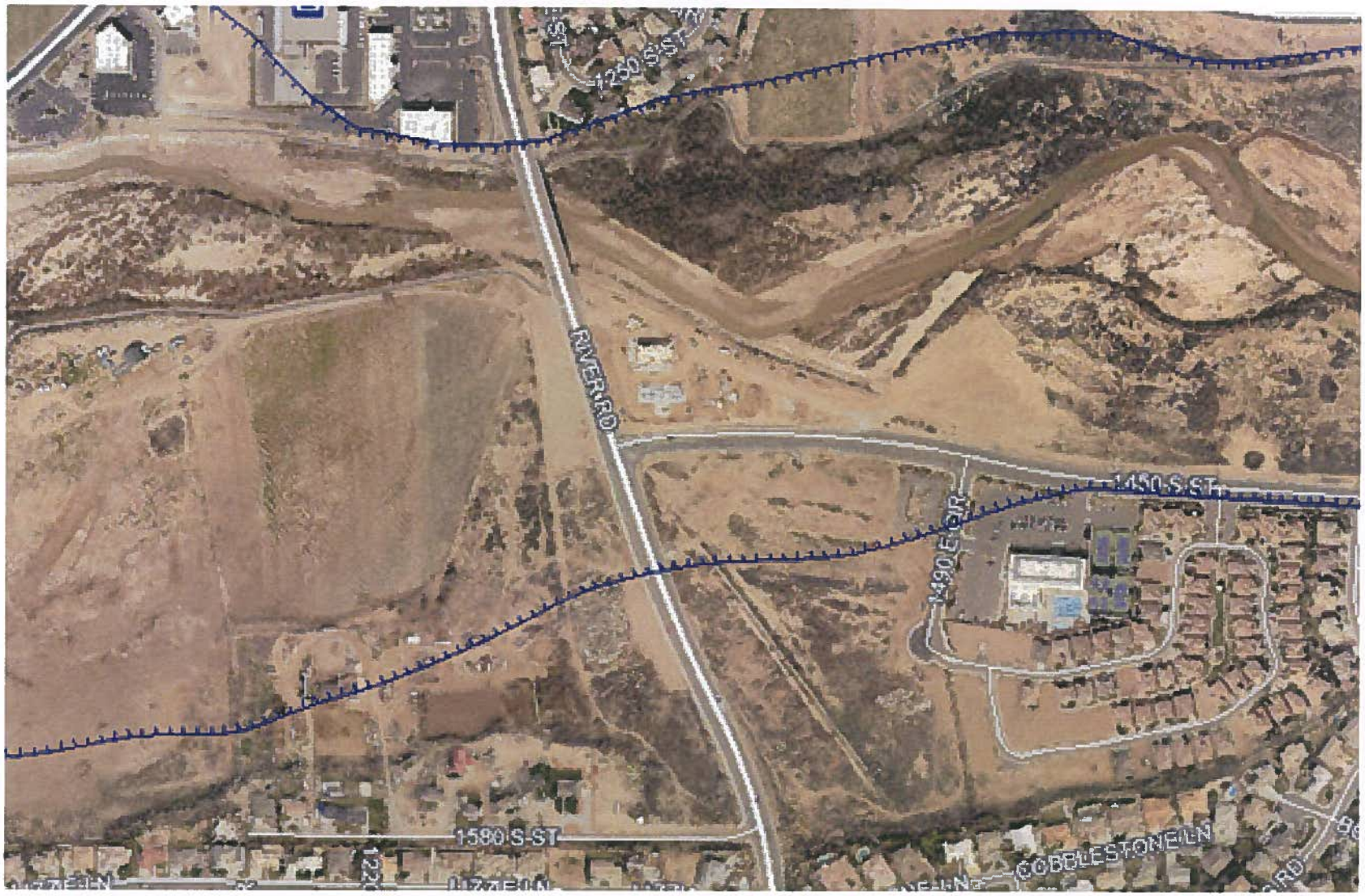
Proposed General Plan – LU Change

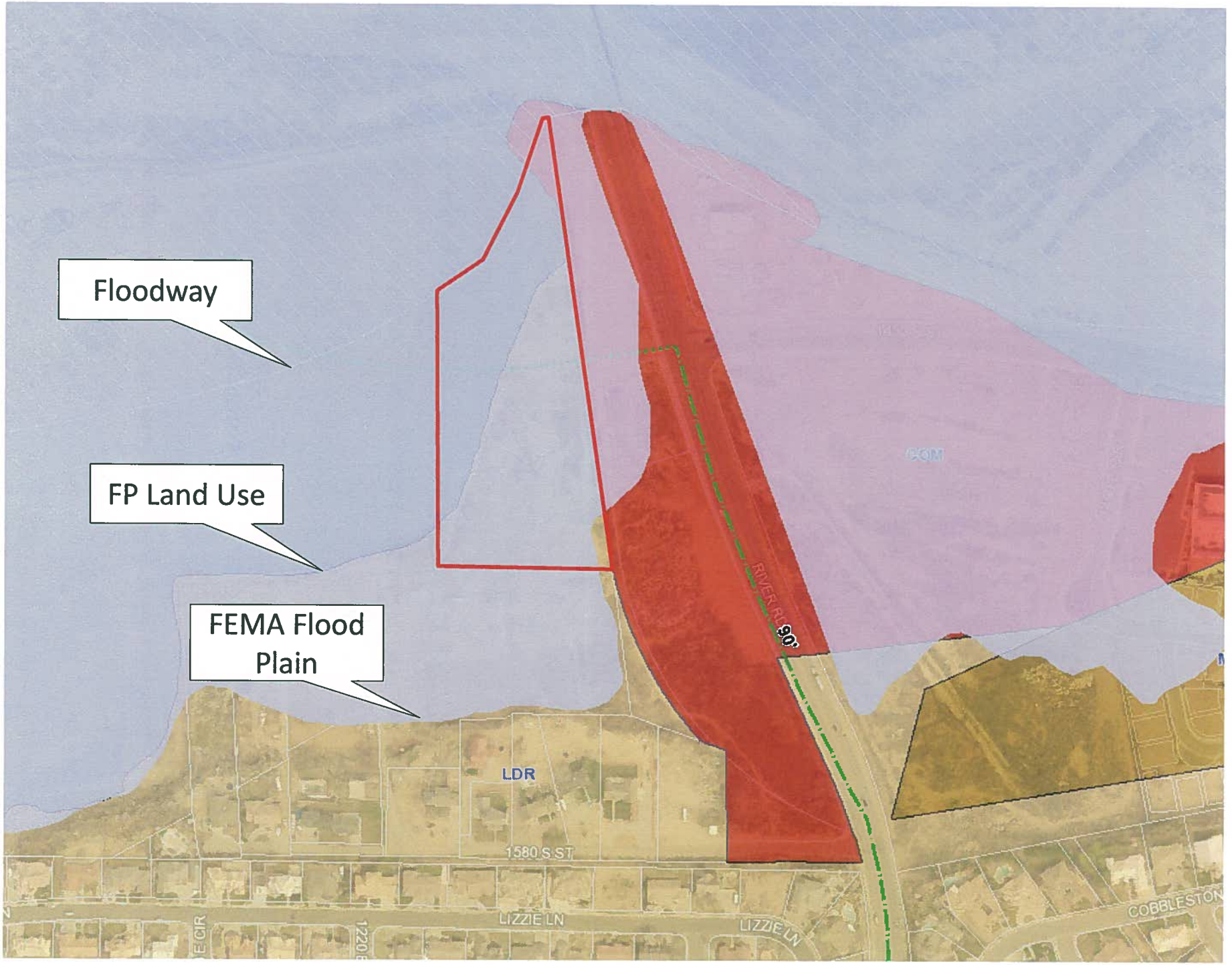


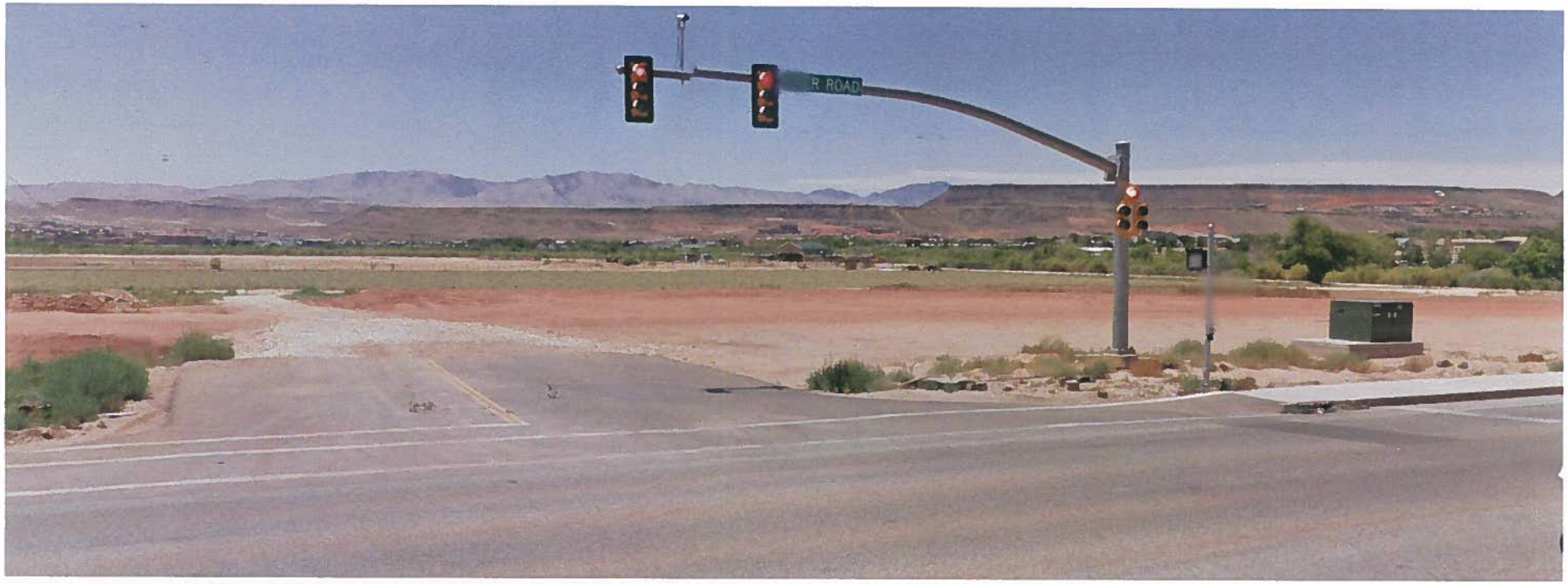
100 Year Flood Plain

Flood Way

Erosion Hazard Area




Floodway
FP Land Use
FEMA Flood Plain
COM
LDR
1580 S ST
LIZZIE LN
LIZZIE LN
COBBLESTON


R ROAD

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP FROM LDR (LOW DENSITY RESIDENTIAL) AND FP (FLOOD PLAIN) TO COM (COMMERCIAL) ON APPROXIMATELY 6.30 ACRES GENERALLY LOCATED WEST OF THE INTERSECTION OF 1450 SOUTH STREET AND RIVER ROAD (Boulder Creek Crossing – WEST)

WHEREAS, the applicant, Boulder Creek Crossing – WEST, has requested a change to the General Plan Land Use Map for property, generally located west of the intersection of 1450 South Street and River Road from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial), on approximately 6.30 acres; and

WHEREAS, the City Council held a public hearing on the requested change to the General Plan Land Use Map on February 18, 2016, and has received and reviewed pertinent information regarding the proposal; and

WHEREAS, the Planning Commission held a public hearing on January 26, 2016, and recommended approval; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George. Also, the requested change in the General Plan Land Use Map is reasonable and consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:
Section 1.Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The General Plan Land Use Map hereby is amended by changing the land use designation from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial) on approximately 6.30 acres of property fully described on Exhibit 'A,' attached hereto and incorporated herein.

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

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

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

SITE PLAN EXHIBIT
FOR
GENERAL PLAN AMENDMENT
ROSENBERG
ASSOCIATES

DRAFT

Agenda Item Number : 3A

Request For Council Action

Date Submitted	2016-02-09 08:33:26
Applicant	Development Solutions Group
Quick Title	Public Hearing, Zone Change, and Ord From PD-R to R-1-10
Subject	Consider a request to rezone approximately 2.52 acres from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The project is called â€˜Desert Canyonsâ€™ and the property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.
Discussion	The proposal is to adjust the development plan for the Desert Canyons PD to follow the streets. No additional units are being proposed. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Planning Commission recommends approval no additional units are proposed.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

Zone Change

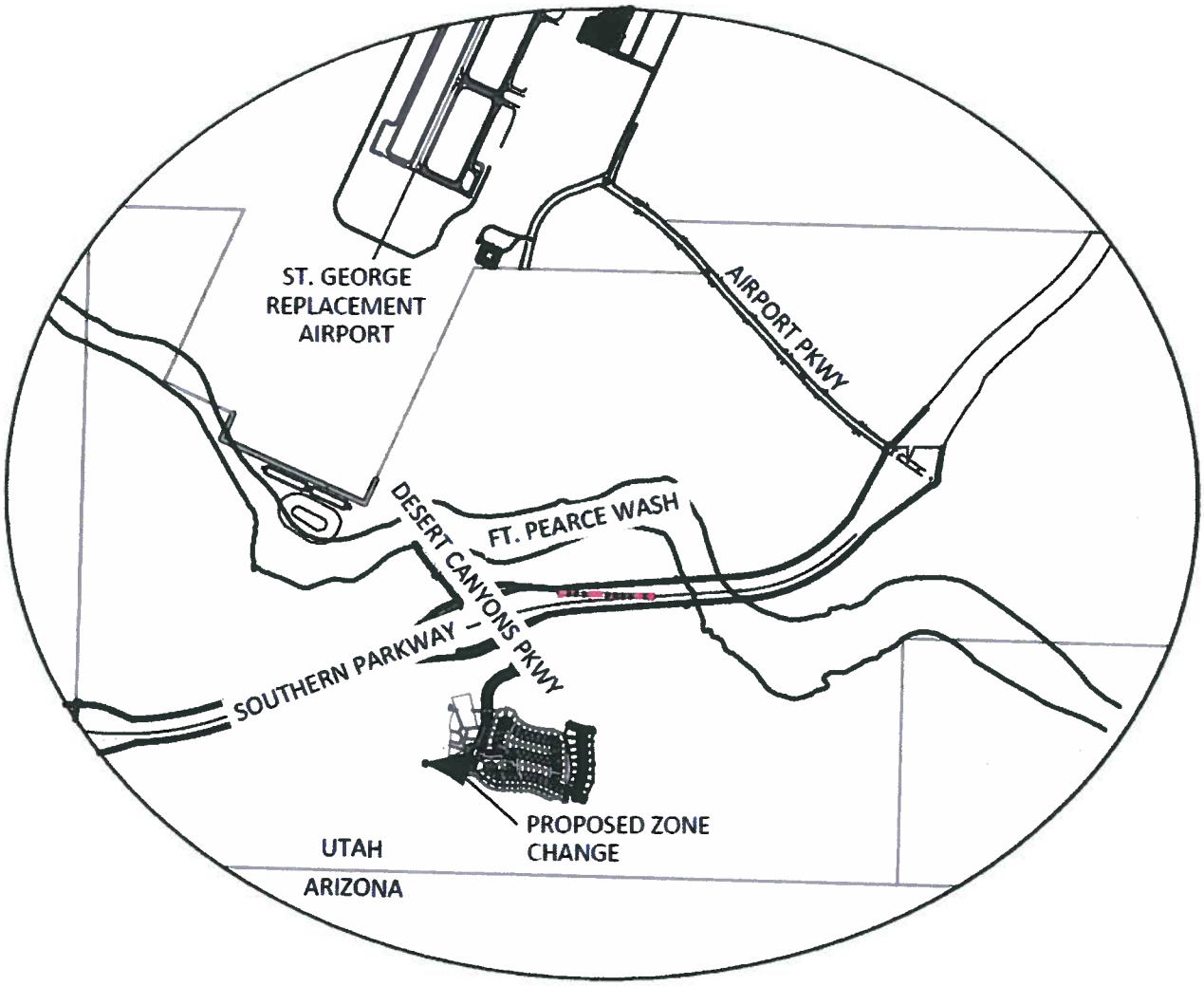
PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

ZONE CHANGE
Desert Canyons
Case No. 2016-ZC-004

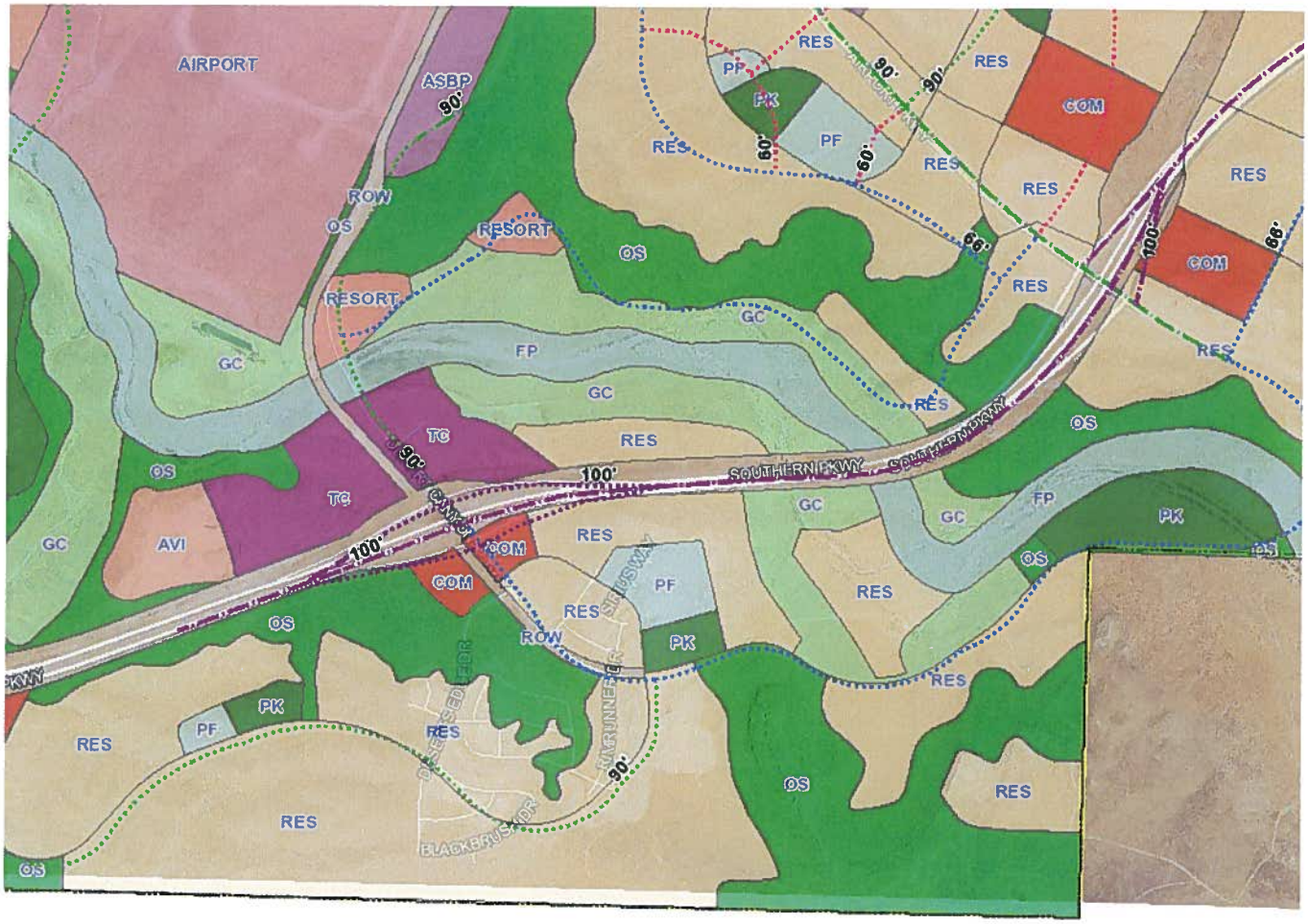
Request:	Consider a Zone Change from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)
Owner:	Development Solutions Group, Inc
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.
Acreage:	2.52 acres
Existing Zoning:	PD-R (Planned Development Residential)
Requested Zone:	R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).
General Plan:	RES (Residential)
Adjacent Zones:	PD-R & R-1-10
PC:	The Planning Commission recommends approval to rezone 2.52 acres from PD-R to R-1-10 located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive.

Vicinity Map

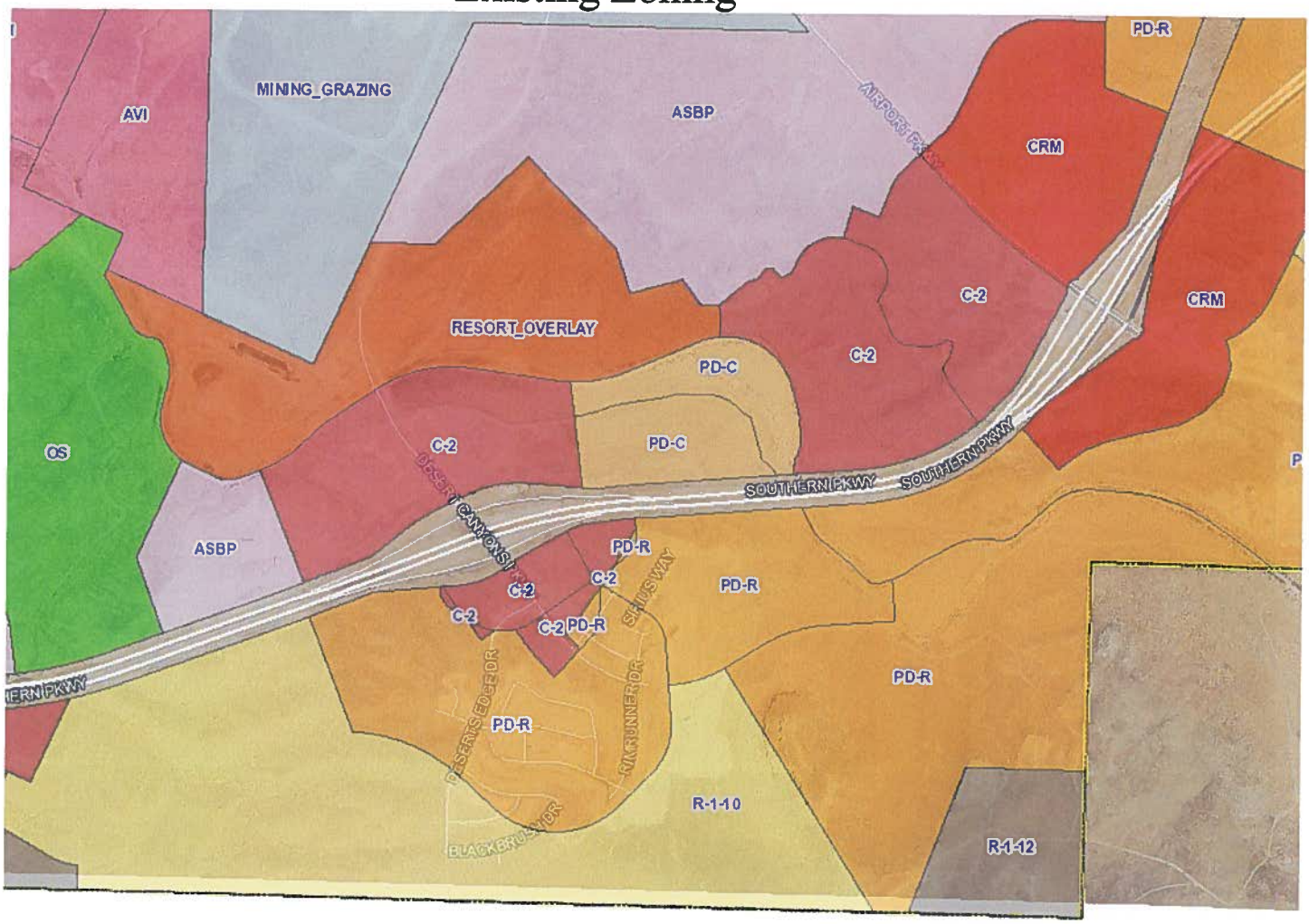
Location


ST. GEORGE
REPLACEMENT
AIRPORT
AIRPORT PKWY
DESERT CANYONS PKWY
FT. PEARCE WASH
SOUTHERN PARKWAY
PROPOSED ZONE
CHANGE
UTAH
ARIZONA

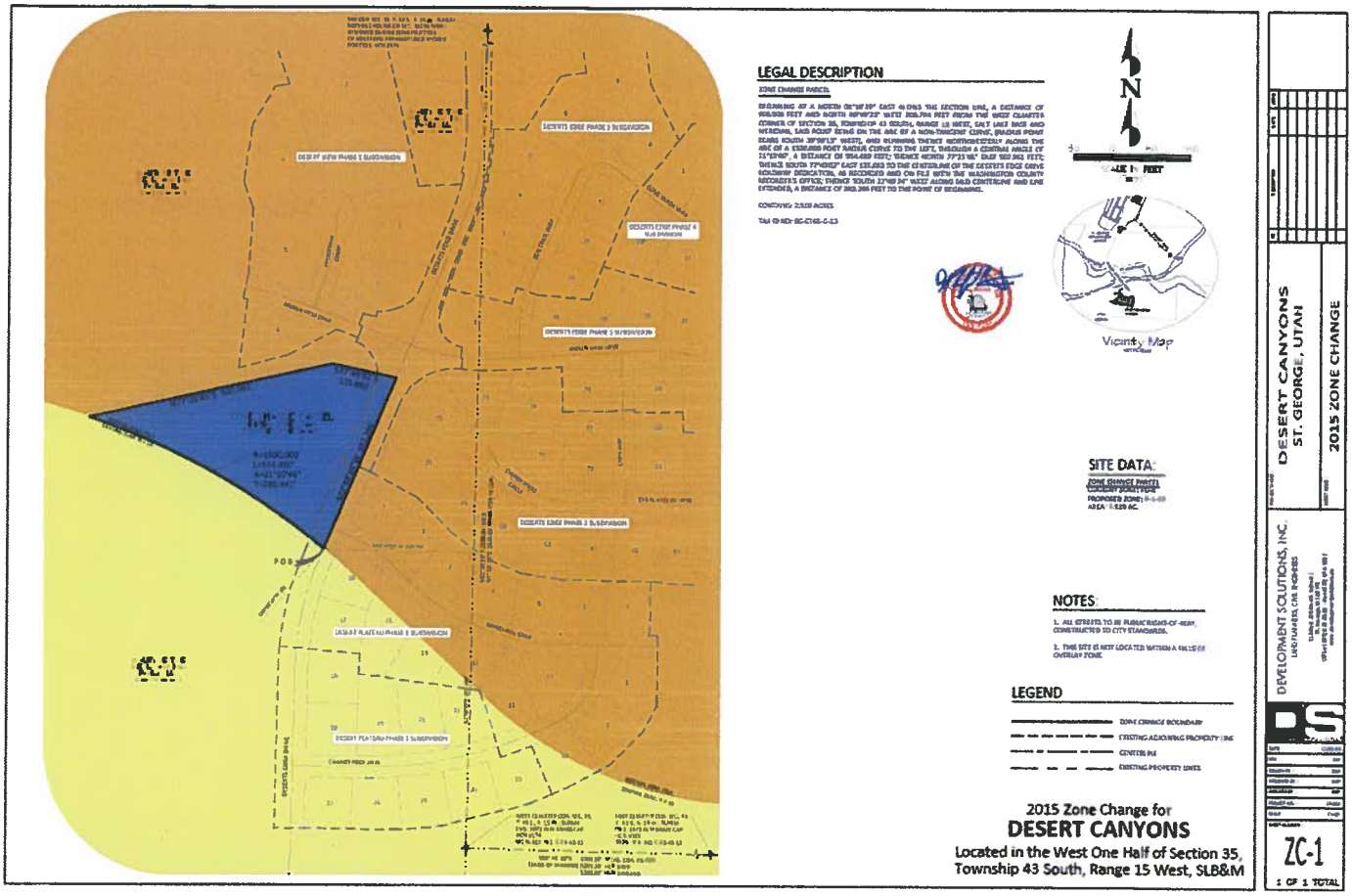
General Plan

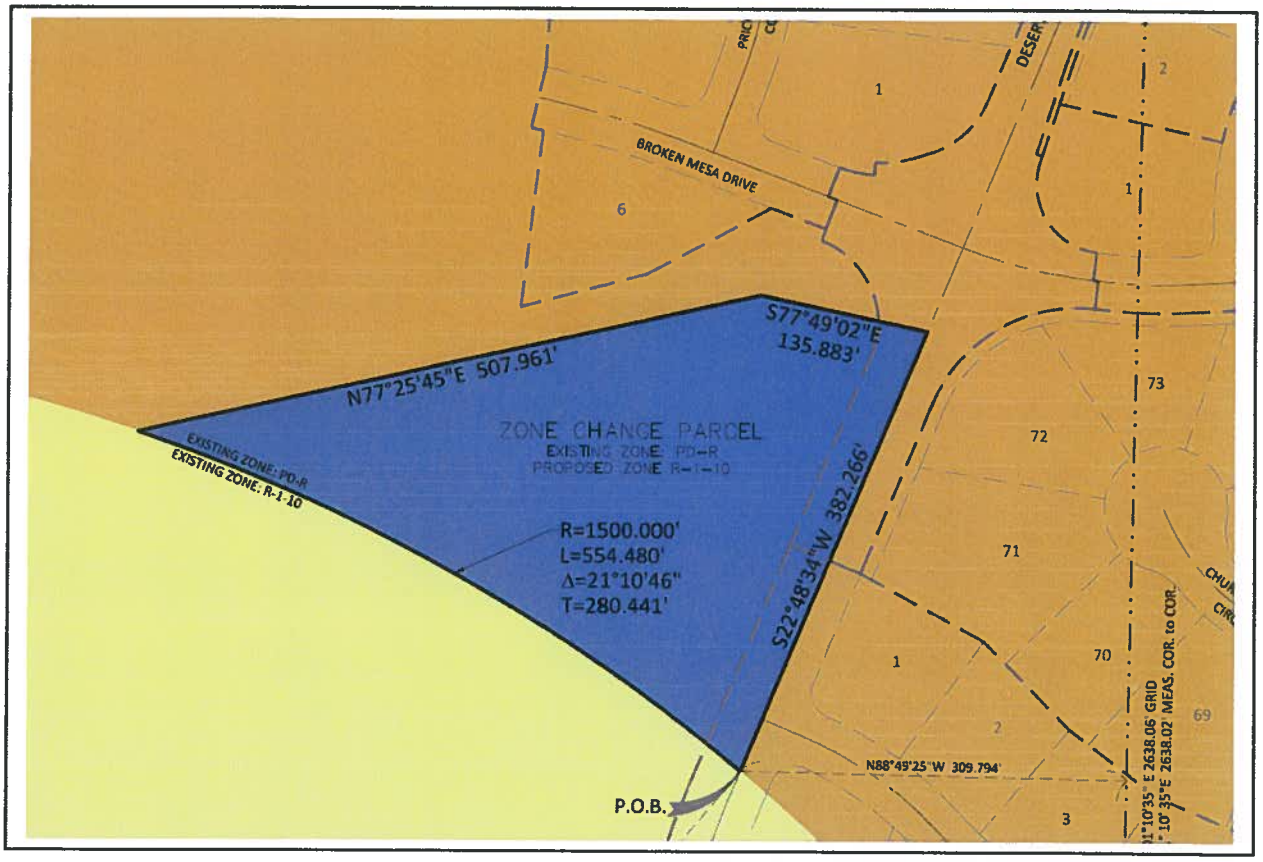


Existing Zoning



Zone Change


LEGAL DESCRIPTION
NOTES
LEGEND
2015 Zone Change for
DESERT CANYONS
Located in the West One Half of Section 35,
Township 43 South, Range 15 West, SLB&M
DESERT CANYONS
ST. GEORGE, UTAH
2015 ZONE CHANGE
ZC-1


BROKEN MESA DRIVE
ZONE CHANGE PARCEL
EXISTING ZONE: PD-R
PROPOSED ZONE: R-1-10
EXISTING ZONE: PD-R
EXISTING ZONE: R-1-10
N77°25'45"E 507.961'
S77°49'02"E
135.883'
S22°48'34"W 382.266'
R=1500.000'
L=554.480'
Δ=21°10'46"
T=280.441'
N88°49'25"W 309.794'
P.O.B.

Application

CITY OF ST GEORGE
RECH: 01300533 1/05/2016 11:02
TRAN: 150.0000 PLANNING FEES
OPER: LIC
REF#:
ZC
PLANNING FEES 575.95
TENDERED: 575.95 CHECK
APPL FEE: 575.95
CHANGE: 0.00

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: Quality Development, L.L.C. and K&D Family, L.L.C.

MAILING ADDRESS: 1472 East 3950 South, St. George, Utah 84790

PHONE: [redacted] CELL: _____ FAX: _____

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

MAILING ADDRESS: 120 East St. George, Blvd., St. George, Utah 84770

PHONE: [redacted] CELL: _____ FAX: _____

EMAIL ADDRESS(ES): [redacted]

CONTACT PERSON / REPRESENTATIVE: Brad Petersen
(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 site plan suitable for presentations in public meetings. _____

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 #: 2016-ZC-004 FILING DATE: 1/5/16 RECEIVED BY: RD RECIEPT #: 4

***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-R
2. What zone or zones are requested by this application? R-1-10
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: 2.519Acres
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 X 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 X No _____
   Please describe the projected demand for utility services: _____

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 - There is NO FEE for acreage rezoned to Open Space

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Development Solutions Group, Inc.
(is)(are) the owner(s) Agents
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	120 E. St. George Blvd, #300 Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

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 Desert Canyons
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner Development Solutions Group, Inc. Phone No. (435) 628-2121
Contact Person/Representative Brad Petersen Phone No. (435) 628-2121
Licensed Surveyor Brad Petersen Phone No. (435) 628-2121

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.

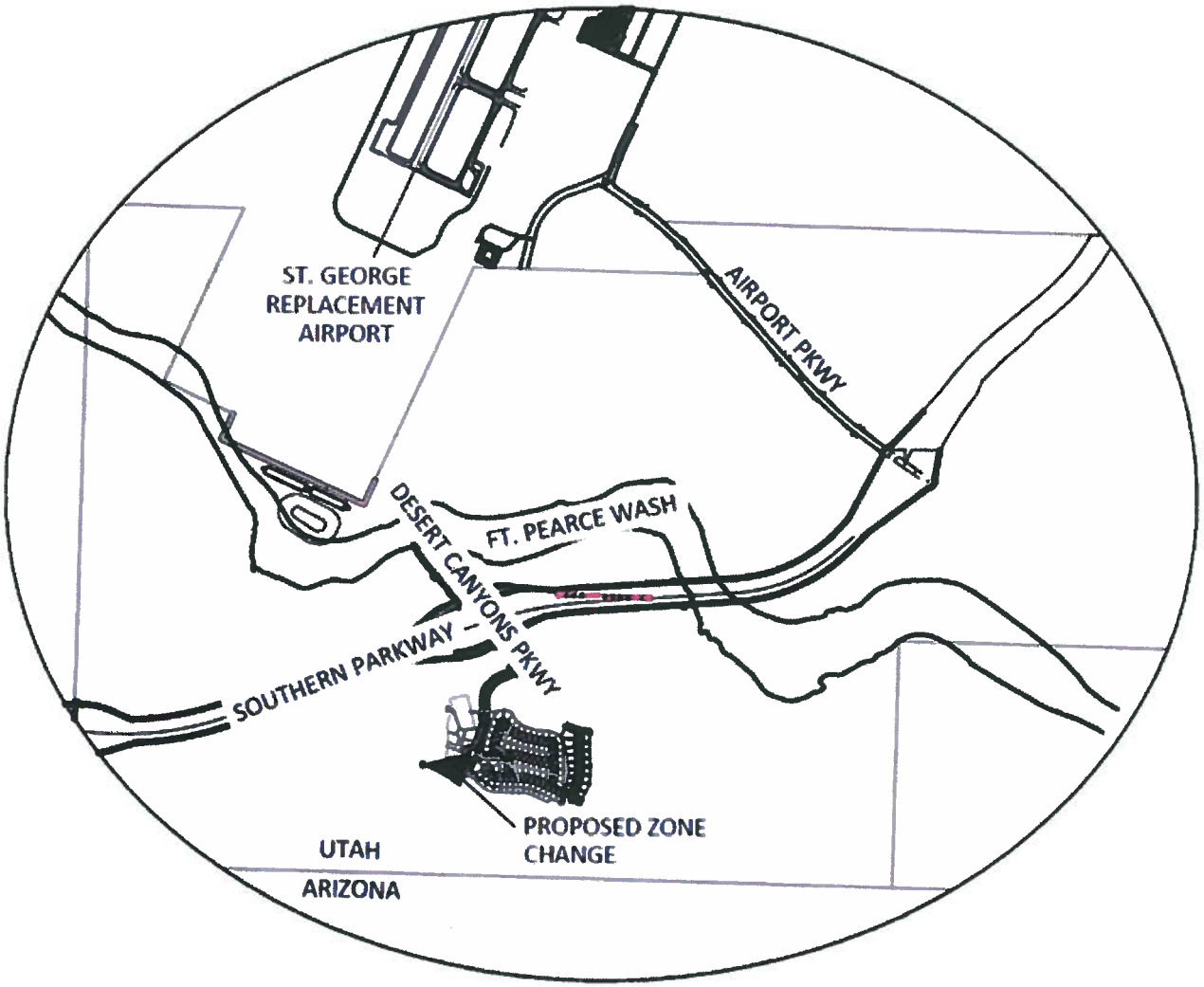
* ***Note: This application will be considered incomplete without the above documents***

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

2016-ZC-004
Desert Canyons

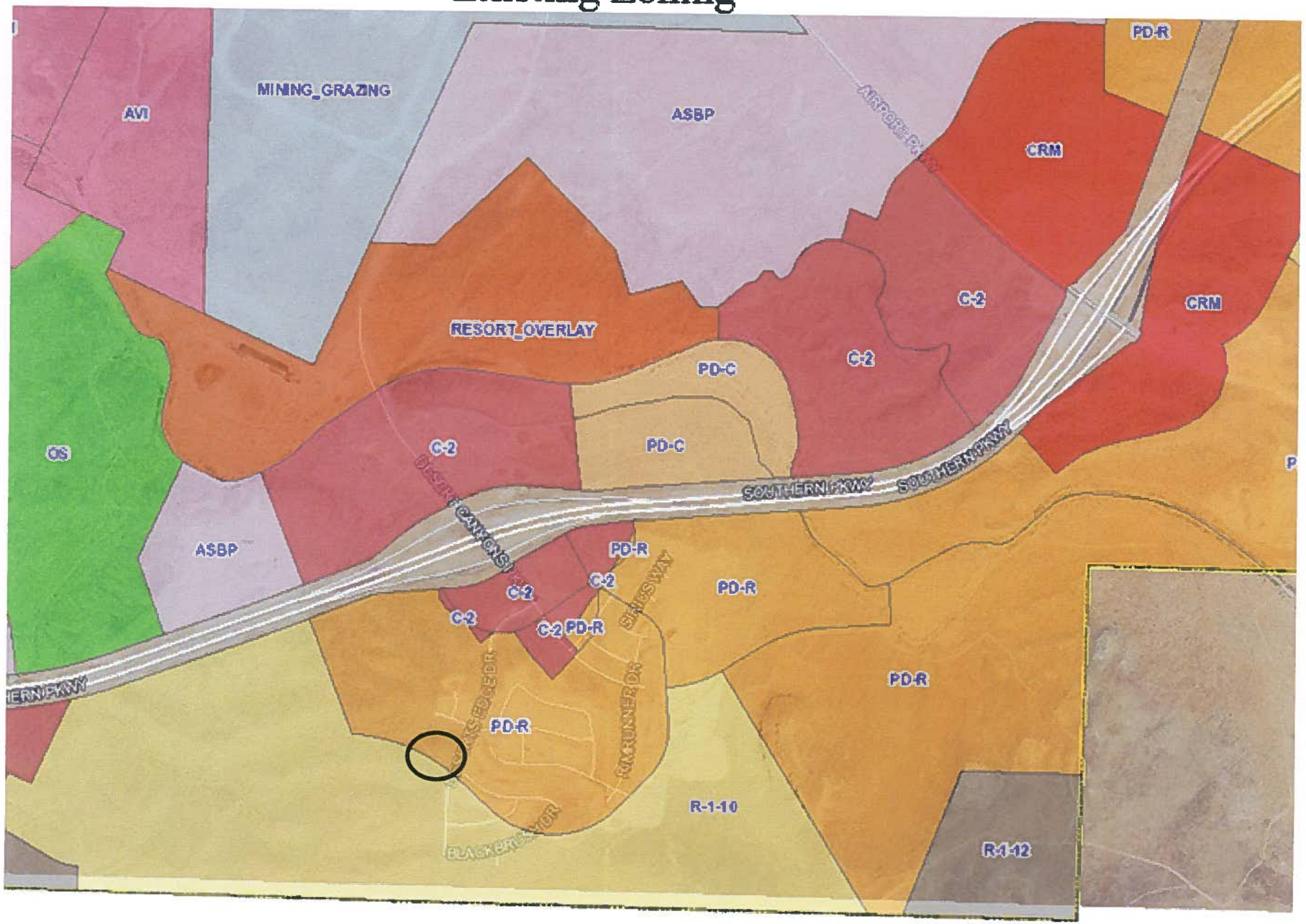
Vicinity Map

Location

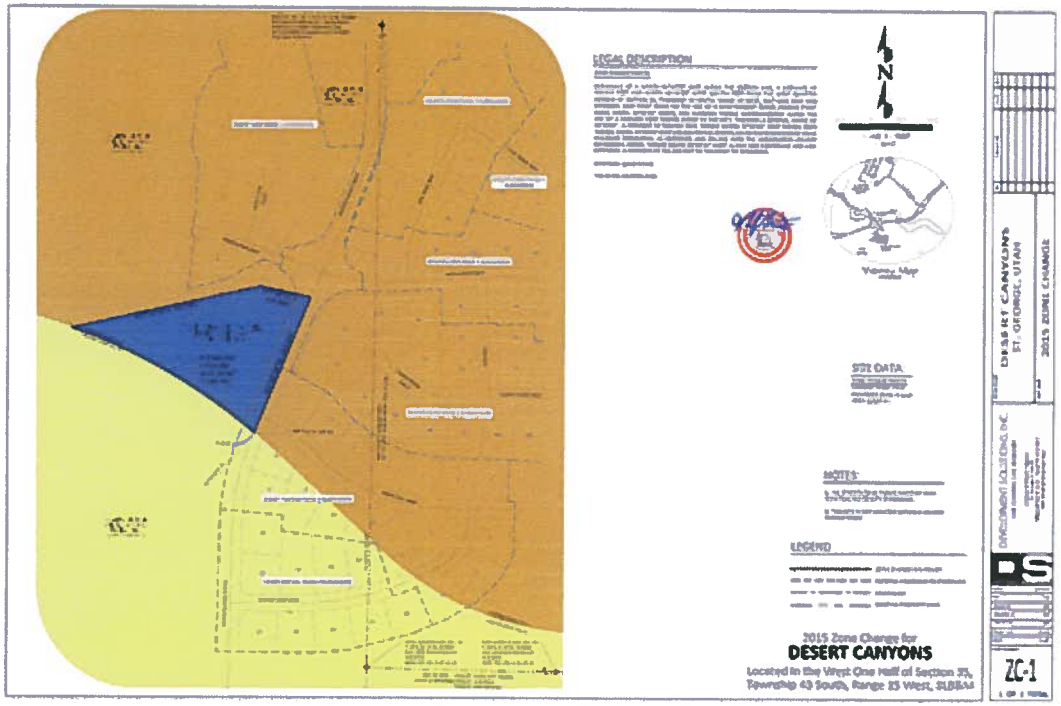

ST. GEORGE
REPLACEMENT
AIRPORT
AIRPORT PKWY
DESERT CANYONS PKWY
FT. PEARCE WASH
SOUTHERN PARKWAY
PROPOSED ZONE
CHANGE
UTAH
ARIZONA

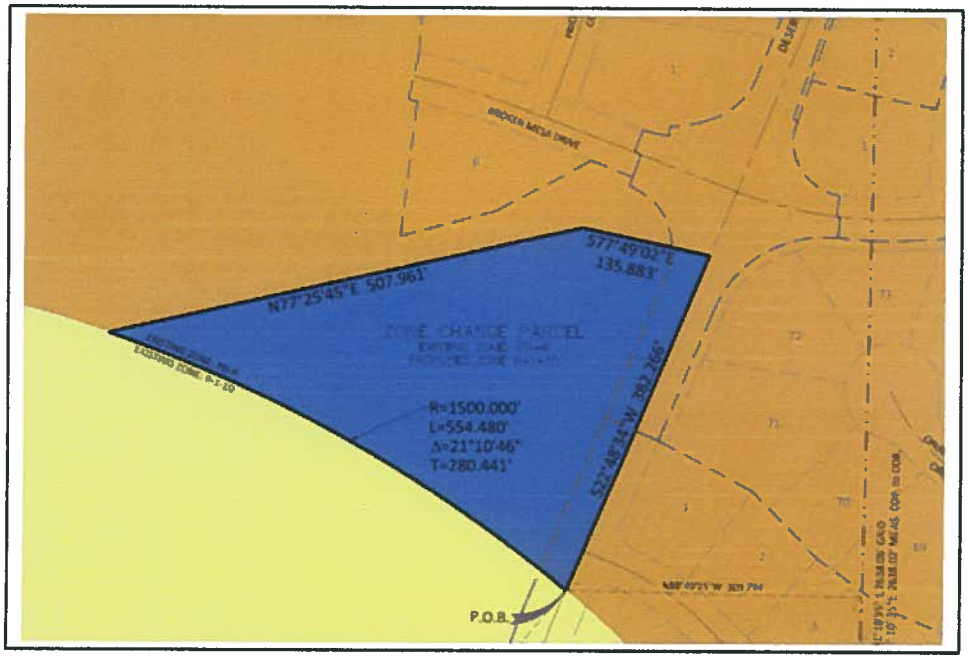
General Plan

Existing Zoning



Zone Change


LEGAL DESCRIPTION
SITE DATA
NOTES
LEGEND
2015 Zone Change for
DESERT CANYONS
ZC-1


BROKEN MESA DRIVE
N77°25'45"E 507.961'
S77°49'02"E
135.883'
ZONE CHANGE PARCEL
R=1500.000'
L=554.480'
Δ=21°10'46"
T=280.441'
P.O.B.

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL) TO R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQ. FT. MINIMUM LOT SIZE) ON APPROXIMATELY 2.52 ACRES, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF DESERTS EDGE DRIVE AND BROKEN MESA DRIVE
(Desert Canyons)

WHEREAS, the property owner has requested a zone change on 2.52 acres from PD-R (Planned Development Residential) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive; and

WHEREAS, the City Council held a public hearing on this request on February 18th, 2016; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; 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 PD-R to R-1-10 on approximately 2.52 acres generally located southwest of the intersection of Deserts Edge Drive and Broken Mesa Drive, and more specifically described on the attached property legal description, incorporated herein as 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, and in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

DESERT CANYONS

R-1-10 ZONE CHANGE BOUNDARy

BEGINNING AT A NORTH 01°10'35" EAST ALONG THE SECTION LINE, A DISTANCE OF 608.908 FEET AND NORTH 88°49'25" WEST 309.794 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 39°58'15" WEST), AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 1500.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°10'46", A DISTANCE OF 554.480 FEET; THENCE NORTH 77°25'45" EAST 507.961 FEET; THENCE SOUTH 77°49'02" EAST 135.883 TO THE CENTERLINE OF THE DESERTS EDGE DRIVE ROADWAY DEDICATION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 22°48'34" WEST ALONG SAID CENTERLINE AND LINE EXTENDED, A DISTANCE OF 382.266 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.519 ACRES

TAX ID NO: SG-6745-G-13

Christina Fernandez

From: robsnothome@gmail.com
Sent: Wednesday, February 17, 2016 8:19 PM
To: Jon Pike; Christina Fernandez
Subject: Citizen Message for Mayor Pike from Robert Richey - www.sgcity.org

Message from Robert Richey (robsnothome@gmail.com)
Phone: 4352293261
Citizen Message:
Dear Mr. Pike,

Regarding Case No. 2016-GPA-005

Please let it be known that I am vehemently opposed to the proposed change in the Master Plan that would allow IHC to construct a facility on the corner of 3000 East and 1450 South.

I have strong reason to believe that the proposed change would change the character of our residential neighborhood.

When I purchased my property, I did so under the belief that the property that was currently zoned as R-12, would eventually be built out as R-12, as the Master Plan led us to believe.

The proposed changes will definitely increase the traffic on 1450 south, and will most likely result in increased traffic that will be funneled through our residential neighborhoods.

The applicant for the proposed change has not submitted any plans for the building facility, traffic flow projections, landscaping designs, lighting proposals, or desired hours of operation. All of these things are issues that will most definitely affect the appearance of our neighborhood, the safety of our children, the lifestyle of our upscale residential neighborhood, and our property values.

In my opinion, this issue should have been squashed in the Zoning and Planning Commission Meeting. The fact that it has made it this far is concerning. It gives me the opinion that the persons appointed to the Zoning and Planning Commission are not concerned about the concerns of their fellow citizens.

Please don't hesitate to contact me if you have any further questions.

Thanks,

Robert Richey
2908 E 1190 S
St. George, UT 84790
435-229-3261

Christina Fernandez

From: mikemillgate@gmail.com
Sent: Wednesday, February 17, 2016 9:13 PM
To: Gary Esplin; Marc Mortensen; Shawn Guzman; Jon Pike; Christina Fernandez; Bette Arial; Michele Randall; Jimmie Hughes; Ed Baca; Joe Bowcutt; WebmasterGroup
Subject: Citizen Message from Mike Millgate - www.sgcity.org

Message from Mike Millgate (mikemillgate@gmail.com)
Phone: 8017920981
Citizen Message:
Dear Council Members;

Thank you for the letter informing me of the upcoming City Council meeting scheduled for 02-18-2016. I am out of town and unable to physically be present for the meeting. I would like the following to be considered as part of the discussion and information specific to Public Hearings Agenda Item C (IHC 1450 S 3000 E)

I have reviewed the original GPA and the amended GPA that was created as part of the Planning Commission meeting on 01-26-2016. My opinion remains the same now, as it did at that meeting, with preference in leaving the current zoning unchanged.

I propose that the amendment be denied and or tabled, until further research and details are provided to help make a more well informed decision on behalf of the city and the concerned residents near the area in question.

In the event, the amendment receives approval, I request special designation to be provided with details, in regards, to specific allowed commercial usage of the proposed area, including what constitutes a PO (Professional Office) designation. I request the irrigation/drainage ditch be replaced with proper modern facilities by the city and/or commercial zone designation. I request a well maintained landscaping buffer area (250 to 300 ft) of green space around and near residential areas, with large trees and other aesthetically pleasing items, for visual and sound control from parking and building structures associated with commercial use. I request low impact, low level lighting in and around commercial use designated area. I request the building structures to be no higher than 2 stories and include screening in and around the roofing for sound and visual control. I request the current dead end street, at 1350 S. remained closed and shall not become a traffic thoroughfare (entry and exit point) for and by the proposed commercial zone area.

Sincerely,
Mike Millgate

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 9:24 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Mendenhall [mailto:mendemob@infowest.com]
Sent: Thursday, February 18, 2016 9:13 AM
To: John Willis
Subject: Case No. 2016-GPA-005

I am writing to you opposing this change to our neighborhood which is residential in nature. To postage stamp a commercial project will in my opinion increase traffic on 1450 South and 3000 East. This will increase traffic at the already busy intersection for our children and traffic possibly through our residential neighborhood. I do not think to have a residential zoned presently R-12 should be postage stamped changed to anything other than residential. That is why I moved from the busy master plan of St. George along the Valley View corridor and Green Valley Market area. Another example of postage stamp to a residential area. We have Lins Thriftway and American First Credit Union being presently built north on 3000 East. You have developing commercial at 1450 South and River road, as well as the area west of the new bridge with Smiths as the anchor store over by the Dinosaur Museum. There is ample commercial property available in the area. I see no need to postage stamp this in a residential area. Why is this even being considered with the above possibilities available other than the fact of who is making the request and possibly a better deal for their non profit pocket book.

Thank you for your time and attention
Ron and Nancy Mendenhall
1164 South 2970 East
St. George, Utah 84790

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 9:28 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Greg Tripp [mailto:tripp@industrialbrush.com]
Sent: Thursday, February 18, 2016 9:27 AM
To: John Willis
Subject: Case No. 2016-GPA-005

Mr. Willis,

This e-mail serves notice of my opposition to the subject case 2016-GPA-005 for the following reasons:

1. Putting a Health services building up against homes is "out of character" & will diminish the quant neighborhood we have.
2. This type of building should be in areas where "like services" are, not in a neighborhood.
3. Traffic congestion will greatly increase on the corner of 3000 E & 1450 S.
4. Posted speed limit on 3000 E is 35 MPH. This is never in forced, most cars travel in excess of 45 MPH. We have kids walking to & from school South of 1450 S on 3000 E & this building will increase the potential of traffic accidents with cars & children.
5. Noise from increase traffic.
6. Lights on at night from the build & parking lot.
7. Diminished prices of homes we all bought in "Washington fields".

In summary I'm not opposed to growth & understand it is necessary as the city grows. I'm opposed to this for the aforementioned reasons & it is just plain silly & makes no sense to allow for a building of any type or service to be built up against homes when there are many, many other places in the general area for the likes.

Respectfully,

Gregory Tripp
1152 S 2970 E
St. George, UT 84790
909)228-9693

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:54 AM
To: Christina Fernandez
Subject: FW: PLEASE STOP THE ZONING CHANGE

From: JeNee Hutchinson [mailto:giffordhutch@gmail.com]
Sent: Thursday, February 18, 2016 8:39 AM
To: John Willis
Subject: PLEASE STOP THE ZONING CHANGE

Dear John,
Please stop the proposed zoning change at 3000 E. and 1450 S.! With so many commercial areas available for purchase in this town, please help the neighborhoods of the area stop this change! Please be the voice for so many that oppose this action! Thanks for your efforts and all you do as an elected official to represent the needs and concerns of the citizens in our area. I'm personally grateful for your time and efforts in our behalf. Thank you!!!

Most Sincerely,
JeNee Hutchinson

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:32 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005 opposing this change

From: Michelle Kent [mailto:amkent7@gmail.com]
Sent: Wednesday, February 17, 2016 9:44 PM
To: John Willis
Subject: Case No. 2016-GPA-005 opposing this change

John,

I am writing to let you know that I oppose the change referred to in Case No. 2016-GPA-005 for the reasons below:

1. This will change the character of my neighborhood which is residential.
2. This property up to 3000 East is zoned R-12. Many neighbors were told it was zoned R-12 when purchased their residential property and assumed it would be built out as R-12 up to 3000 East and South of 1450. We assumed the character of the neighborhood would remain intact not subject to other uses.
3. This proposed use will likely increase traffic on 1450 South and may result in traffic being funneled through my neighborhood.
4. The applicant has not submitted any plans for building the facility, traffic flows, landscaping, parking, lighting or hours of operation all of which will affect the neighborhood appearance and life style of this upscale residential neighborhood.

Thank you,
Michelle Kent

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:32 AM
To: Christina Fernandez
Subject: FW: Community input

From: Corey Kent [mailto:cokent7@gmail.com]
Sent: Thursday, February 18, 2016 8:14 AM
To: John Willis
Subject: Community input

John,

I want to express that I oppose the change referred to in Case No. 2016-GPA-005 for the following reasons:

1. This will change the character of my neighborhood which is residential.
2. This property up to 3000 East is zones R-12. We were told that it was zoned R-12 when purchased and assumed it would remain R-12. This proposal completely changes that expectation…
3. This proposal use will likely increase traffic on 1450 South and may result in traffic flow and patterns through my neighborhood where children are readily present.
4. I understand the applicant has not submitted any plans for building the facility, traffic flows, landscaping, parking, lighting or hours of operation - all of which will affect the neighborhood appearance and lifestyle of this upscale residential neighborhood.

I completely oppose this change.

With regards,
Corey Kent

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:33 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Robin Mickelson [mailto:robmmick@hotmail.com]
Sent: Wednesday, February 17, 2016 9:29 PM
To: John Willis
Subject: Case No. 2016-GPA-005

To whom it may concern:

This email is in regards to the proposed rezoning of the property on the northeast corner of the intersection of 1450 South and 3000 East. I am strongly opposed to making this land available for anything other than residential use. The neighborhoods that surround this corner consist of very nice homes that are quite expensive. When we built our home here, it was with the understanding that we would be surrounded only by other homes. Changing the zoning would make our area a lot busier and I'm afraid that would increase traffic on the surrounding streets, right through our neighborhood. This presents a safety concern for the children in our neighborhood, who are frequently playing outside. I am also concerned about the property value of the homes in the neighborhood. Being away from businesses and located in a quiet, beautiful area is what drew us to this neighborhood and I fear that the homes here will lose value and become difficult to sell.

I know I am not alone when I ask you to not allow the rezoning of this property and to keep it zoned as residential only.

Thank you,
Robin Mickelson
1154 S 2910 E

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:33 AM
To: Christina Fernandez
Subject: FW: 2016-GPA-005 (02-18-2016) Agenda item Public Hearings C

From: Mike Millgate [mailto:mikemillgate@gmail.com]
Sent: Wednesday, February 17, 2016 9:14 PM
To: John Willis
Subject: 2016-GPA-005 (02-18-2016) Agenda item Public Hearings C

Hi John;

Thank you for the letter informing me of the upcoming City Council meeting scheduled for 02-18-2016. I am out of town and unable to physically be present for the meeting. I would like the following to be considered as part of the discussion and information specific to Public Hearings Agenda Item C (IHC 1450 S 3000 E)

I have reviewed the original GPA and the amended GPA that was created as part of the Planning Commission meeting on 01-26-2016. My opinion remains the same now, as it did at the that meeting, with preference in leaving the current zoning unchanged.

I propose that the amendment be denied and or tabled, until further research and details are provided to help make a more well informed decision on behalf of the city and the concerned residents near the area in question.

In the event, the amendment receives approval, I request special designation to be provided with details, in regards, to specific allowed commercial usage of the proposed area, including what constitutes a PO (Professional Office) designation. I request the irrigation/drainage ditch be replaced with proper modern facilities by the city and/or commercial zone designation. I request a well maintained landscaping buffer area (250 to 300 ft) of green space around and near residential areas, with large trees and other aesthetically pleasing items, for visual and sound control from parking and building structures associated with commercial use. I request low impact, low level lighting in and around commercial use designated area. I request the building structures to be no higher than 2 stories and include screening in and around the roofing for sound and visual control. I request the current dead end street, at 1350 S. remained closed and shall not become a traffic thoroughfare (entry and exit point) for and by the proposed commercial zone area.

Sincerely,
Mike Millgate

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:33 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: Robert Richey [mailto:robsnothome@gmail.com]
Sent: Wednesday, February 17, 2016 8:23 PM
To: John Willis
Subject: Case No. 2016-GPA-005

Dear Mr. Willis,

Regarding Case No. 2016-GPA-005

Please let it be known that I am vehemently opposed to the proposed change in the Master Plan that would allow IHC to construct a facility on the corner of 3000 East and 1450 South.

I have strong reason to believe that the proposed change would change the character of our residential neighborhood.

When I purchased my property, I did so under the belief that the property that was currently zoned as R-12, would eventually be built out as R-12, as the Master Plan led us to believe.

The proposed changes will definitely increase the traffic on 1450 south, and will most likely result in increased traffic that will be funneled through our residential neighborhoods.

The applicant for the proposed change has not submitted any plans for the building facility, traffic flow projections, landscaping designs, lighting proposals, or desired hours of operation. All of these things are issues that will most definitely affect the appearance of our neighborhood, the safety of our children, the lifestyle of our upscale residential neighborhood, and our property values.

In my opinion, this issue should have been squashed in the Zoning and Planning Commission Meeting. The fact that it has made it this far is concerning. It gives me the opinion that the persons appointed to the Zoning and Planning Commission are not concerned about the concerns of their fellow citizens.

Please don't hesitate to contact me if you have any further questions.

Thanks,

Robert Richey
2908 E 1190 S
St. George, UT 84790
435-229-3261

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 8:34 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: f [mailto:firetruckmark@aol.com]
Sent: Wednesday, February 17, 2016 8:23 PM
To: John Willis
Cc: firetruckmark@aol.com
Subject: Case No. 2016-GPA-005

To: John Willis

Re: Case No. 2016-GPA-005

As a resident of Ancestor Estates I oppose the proposed zoning change for this parcel.

From my point of view, the proposed project will destroy the natural flow of the neighborhood. The best use of this property is for the entirety to remain residential. Neighborhood continuity is a basic principle of real estate value. A commercial structure stuck on the corner of 3000 East and 1450 South will disrupt the progression of the neighborhood and lower our property values!

The zoning is exactly how it was intended to be! It's simple: **Just Say No** to this arbitrary and illogical change!!

Thank You,
Mark and Donna Momsen
2863 East 1240 South
St. George, 84790
(435) 656-0047

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 11:59 AM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA- 005

From: Rachael DeMille [mailto:rachael@infowest.com]
Sent: Thursday, February 18, 2016 11:06 AM
To: John Willis
Subject: Fwd: Case No. 2016-GPA- 005

Begin forwarded message:

From: Rachael DeMille <rachael@infowest.com>
Subject: Case No. 2016-GPA- 005
Date: February 18, 2016 at 10:59:57 AM MST
To: johnwillis@sgcity.org

To the St. George City Council,

We have owned a home in St. George for 22 years and in the Springs area for 12 years. Our greatest concern with the proposed zoning changes is the dramatic increase of traffic. Currently, I have children enrolled in Crimson View Elementary. Our neighborhoods, including the Springs and River Hollow are required to walk or ride bikes to school because we are too close for a bus. This area is already a very busy. Our efforts to even have a cross walk at the intersection of 3000 E. 1450 S. have been unsuccessful. Our children having to deal with increased traffic seems entirely too dangerous. Large commercial development will bring new traffic, not just those who live in this area. These roads will become as busy as River Road.

We purchased our home in this area because we loved having the surrounding neighborhoods. We purchased it because it is a quiet area. We want this to be maintained. We would like the zoning to remain as R-12. Thank you,

Shayne and Rachael DeMille
rachael@infowest.com

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 11:59 AM
To: Christina Fernandez
Subject: FW: case # 2016-GPA-005

-----Original Message-----
From: Jenny Nielsen [mailto:jennyccl@mac.com]
Sent: Thursday, February 18, 2016 10:59 AM
To: John Willis
Subject: case # 2016-GPA-005

Dear Mr. Willis,

Regarding case # 2016-GPA-005

I am opposed to a change to the master plan. I am a property owner in the Springs Estates.
This would change the character of our neighborhood which is now residential.
This property up to 3000 East is zoned R-12. When we purchased our property we were told it would be built out as R-12 up to 3000 East and South of 1450.
This proposed use will likely increase traffic on 1450 South and may result in traffic being funneled through our neighborhoods.
The applicant has not submitted any plans for building the facility, traffic flows, parking, lighting or hours of operation all of which will affect the neighborhood.

Please oppose this change.

Thank you for your consideration.

Sincerely,

Jenny Nielsen

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 12:00 PM
To: Christina Fernandez
Subject: FW: Case No. 2016-GPA-005

From: shirley nelson [mailto:cln383383@outlook.com]
Sent: Thursday, February 18, 2016 10:17 AM
To: John Willis
Subject: Case No. 2016-GPA-005

I am adamantly opposed to Proposed General Plan Amendment Case No. 2016-GPA-005. I live at 2814 E 1240 South in Stone Valley Estates within 500 feet of proposed change from MDR (Medium Density Residential) and COM to Professional Office on approximately 4.0 acres. I invested my life savings in this home based upon the Residential zoning that I was told would not change. I believed that the City of St George was family friendly in respect to growth and residential planning. I believed that the City of St George would exercise controlled growth and protect existing residents from the encroachment of big business commercial operations into residential communities. There are vast open spaces in Washington County where this proposed operation could exist without impacting the quality of life of current residents/taxpayers/voters. Known "Quality of Life" and reputation of St George may very well rest on how proposals of this nature are managed by the City Council.

I respectfully request that you disapprove this proposal.

Shirley J Nelson
801-731-1131

Christina Fernandez

From: John Willis
Sent: Thursday, February 18, 2016 12:00 PM
To: Christina Fernandez
Subject: FW: Zoning change on 3000 east

-----Original Message-----
From: Connie [mailto:puffstuff@infowest.com]
Sent: Thursday, February 18, 2016 10:15 AM
To: John Willis
Subject: Zoning change on 3000 east

We wish to add our names to those who oppose a zoning change on 3000 east and 1450 south. We fear this change would impact the surrounding residential areas in negative ways. We are looking to our elected officials to defend the preference of your constituents and decline the zone change request. We don't want anymore commercial development along this section of this busy, congested, noisy road!! The people who live in these residential areas do not want this zone change! Please don't force it on us!!

TO: St George Planning Dept/Engineering Dept

FROM: Richard Duce
1256 S 2860 E
St George, UT 84790
623-210-2546

RECEIVED
FEB 16 2016
BY:

RE: #2016-GPA-005

1. My name is Richard Duce, My address is 1256 S 2860 East St George 84790
2. Most of the neighborhood including those residing in River Hallow Estates, Ancestor Estates, Royal Pines Estates and Stone Valley Estates which lie North of 1450 South and West of 3000 East feel strongly that the property in question should remain Zoned R-12 for the following reasons:

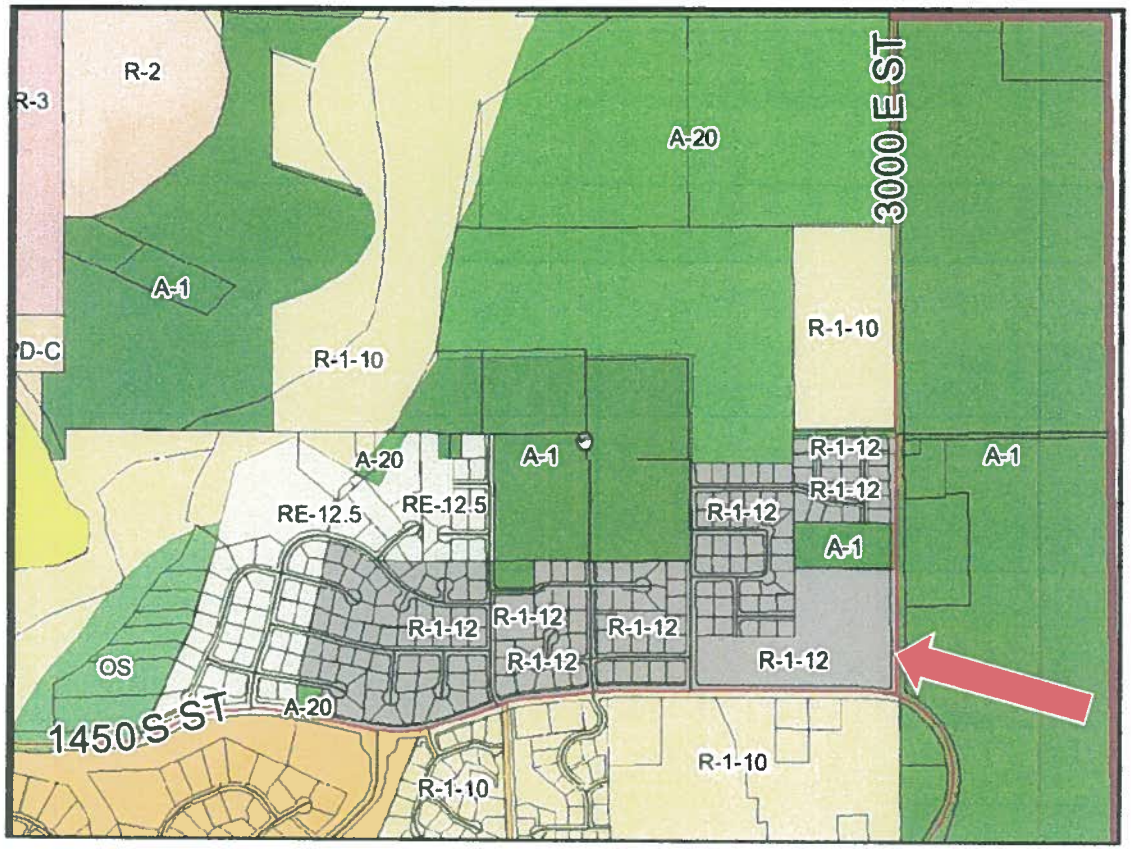
    1. To understand our position a brief planning history of the property in question should be mentioned.
    2. All of the property in this neighborhood since 2007 has developed according to the current zoning which is a minimum R-12 or larger except for this parcel which is presently zoned R-12 and a small parcel to the North of that property which is Zoned A-1.
    3. It is obvious that the City and neighborhood believed this subject property was going to be used in accordance with the existing zoning by requiring roads to be built for residential construction to this property. The property in this application is Zoned R-12.
    4. Nearly all the owners were told or assumed before they purchased their homes, that this neighborhood would be residential. The property in this application is presently zoned R-12.
    5. In our opinion any change to the Master Plan in the boundaries as defined in our neighborhood should be minimum of R-12 Residential so this neighborhood can remain as quiet, safe, consistent in value and similar in character as 98% of the developed land in those boundaries.
    6. Any change to commercial uses will certainly increase noise, traffic and light in the neighborhood.
    7. A possible change in zoning of this property raises safety issues in the community since it will add more cars, additional car stops for turns; children will find it more difficult to walk safely to school or church. School buses will find it more of a challenge to pick up and drop off children in the neighborhood.
    8. We don't see a need for additional commercial or office space on this site since the recently approved commercial zoned area's ½ mile North on 3000 East and Mall Way and mile west on 1450 South on River Road.
    9. In consideration of these issues raised by the neighborhood, we request that City Council ask the Planning Department to do a review of the Master Plan for this neighborhood with intent it be changed back to the original Master Plan approved in 2007 which was Residential R-12.

If on the other hand you decided to approve this change in the Master Plan of approximately 4 Acres PO with the balance of approximately 7 Acres to be R-12, we support the Planning Department request that

the 4 acres be developed under a Plan Unit Development. We would also request that a representative from the neighborhood work with the Planning Department and the applicant to mitigate the impact on the neighborhood of traffic flows, location of the building, lighting, landscaping, hours of operation and other issues which would impact this upscale residential neighborhood.

The neighborhood initiated contact with the applicant. We found him to be a fine person and helpful in getting a better understanding of their proposed project. However, he couldn't give us any guarantees, if this change in the Master Plan is approved, that they would move forward with their plans for a clinic. They are early in their process in doing soil work, environment study, traffic issues, building layout and etc.

This map shows the current zoning of the property to be residential R-1-12



DRAFT

Agenda Item Number : 3B

Request For Council Action

Date Submitted	2016-02-08 12:51:30
Applicant	Development Solutions Group
Quick Title	Public Hearing, Zone Change, and Ord From A-1 to R-1-8
Subject	Consider a request to rezone approximately 20 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The project is called the â€˜Arbors 3â€™ and the property is generally located north of the logical extension of Crimson Ridge Drive; being the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM.
Discussion	The applicant is proposing a zone change to R-1-8. The requested zoning is within the limitation of LDR land use designations. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Conforms to the General Plan and Planning Commission recommends approval.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

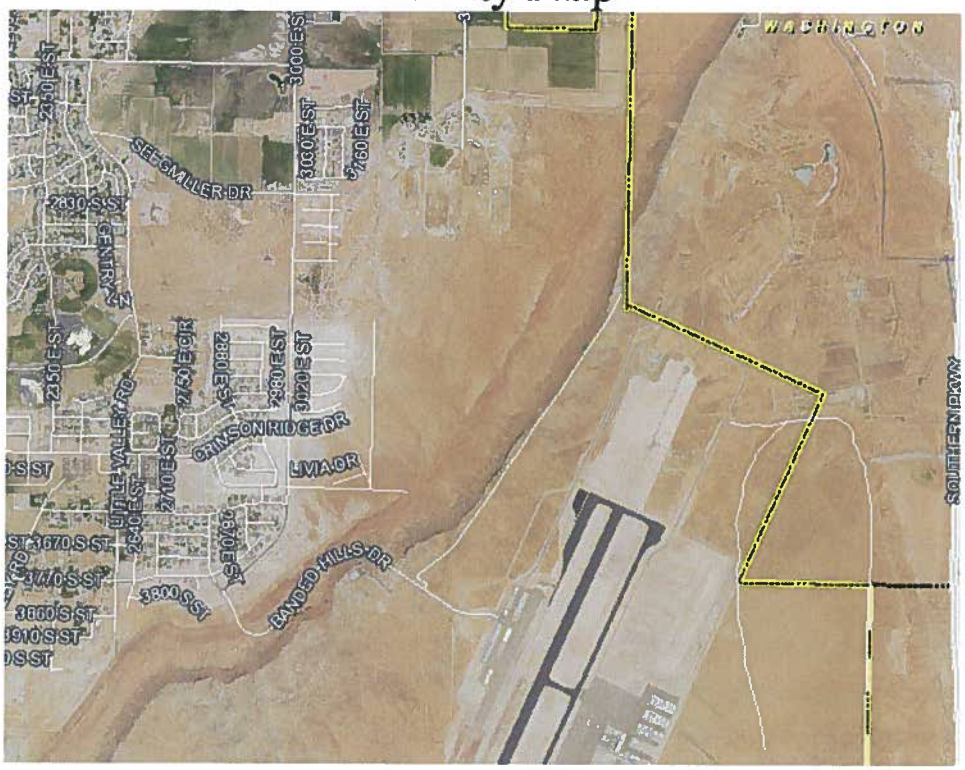
Zone Change

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

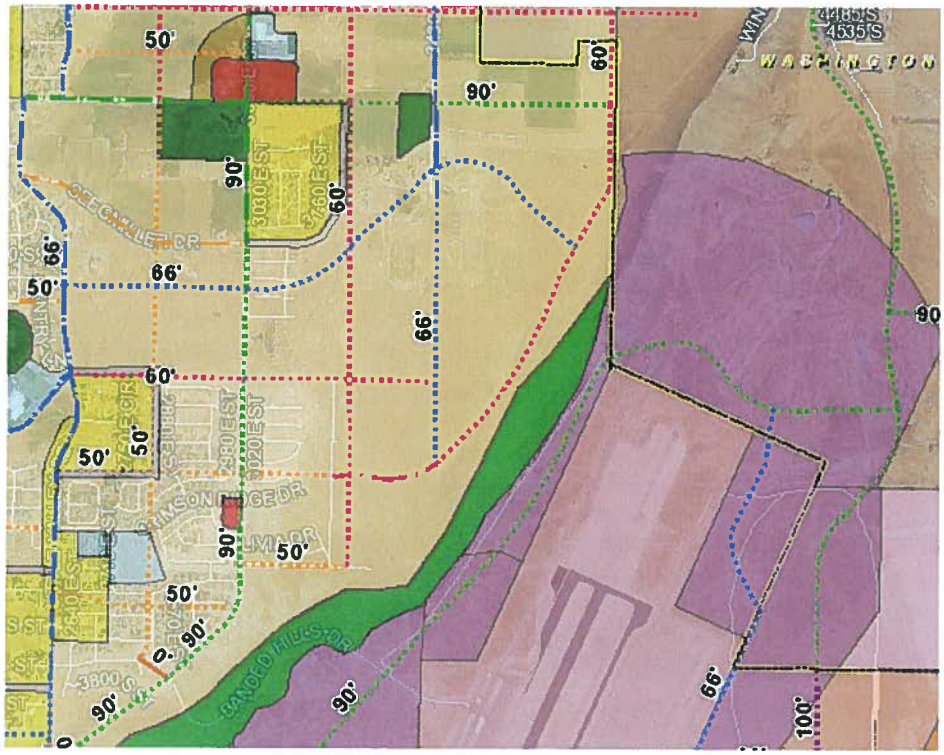
ZONE CHANGE
Arbors 3
Case No. 2016-ZC-005

Request:	Consider a Zone Change from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size)
Owner:	Development Solutions Group, Inc
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM.
Acreage:	20.0 acres
Existing Zoning:	A-1 (Agriculture)
Requested Zone:	R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size).
General Plan:	LDR (Low Density Residential)
Adjacent zones:	North = A-1 South = R-1-8 West = R-1-8 East = A-1
PC:	The Planning Commission recommends approval to rezone 4.62 acres from A-1 to R-1-10 located in Little Valley area along the south side of the logical extension of 3580 South Street; located at the south east corner of the intersection 3580 South and 3000 East Street.

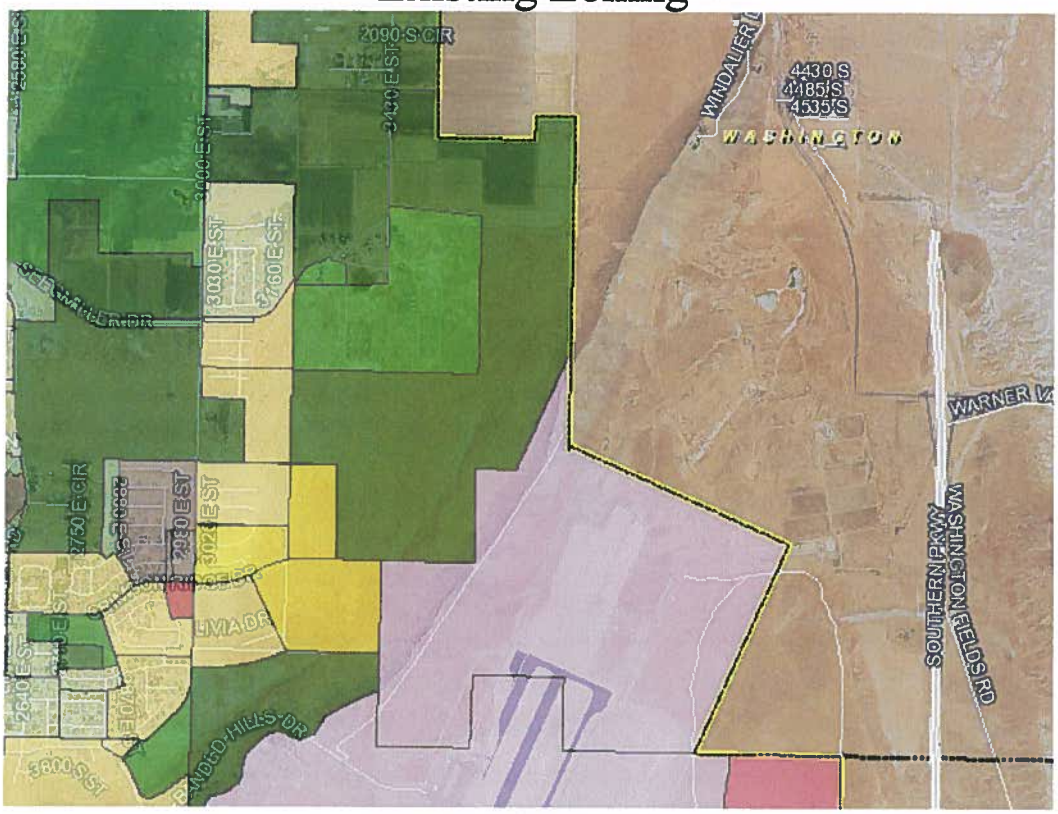
Vicinity Map



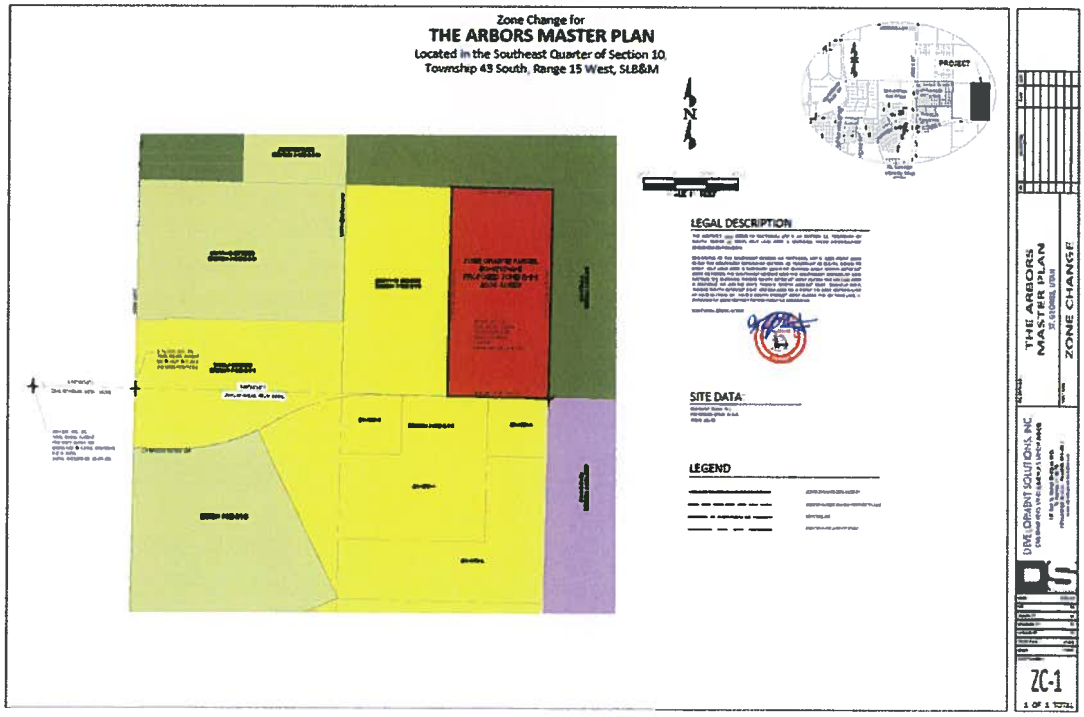
General Plan



Existing Zoning



Zone Change



Application

CITY OF ST GEORGE
REC#: 01500547 1/05/2016 11:19 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC TERM: 035
REF#: 4953
ZC ARBORS
PLANNING FEES 1,450.00CR
TENDERED: 1,450.00 1 CHECK(S)
APPLIED: 1,450.00-
CHANGE: 0.00

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: Development Solutions Group

MAILING ADDRESS: 120 E. St. George Blvd., St. George, UT 84770

PHONE: 628-2121 CELL: 628-2121 FAX:

APPLICANT: Development Solutions Group
(if different than owner)
MAILING ADDRESS: 120 E. St. George Blvd., St. George, UT 84770

PHONE: 628-2121 CELL: FAX:

EMAIL ADDRESS(ES): brad@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: Brad Petersen
(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 site plan suitable for presentations in public meetings. The easterly 20.0 acres of sectional lot 6 of section 10 township 43 south, range 15 west, salt lake base & meridian.

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

***NOTE: NO FEE FOR ACREAGE (10 ACRES OR MORE) REZONED TO OPEN SPACE.**

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-005 FILING DATE: 1/5/16 RECEIVED BY: [signature] RECIEPT #: [signature]

***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? A-1
2. What zone or zones are requested by this application? R-1-8
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: 20.0 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 X 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 X No _____
   Please describe the projected demand for utility services: Typical utility demand for single family units.

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: Zone change at the Arbors
(Project name must be previously approved by the Washington County Recorder & City Planning Department)
Developer/Property Owner: Development Solutions Group Phone No. 628-2121
Contact Person/Representative: Brad Petersen Phone No. 628-2121
Licensed Surveyor: Development Solutions Group Phone No. 628-2121

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 **Legal Description & Submission Documents***
Submit the following legal description documents:

1. **Bearings 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" copy of Survey Boundary;
4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on CD for GIS Department;
5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Document Submission Checklist*

- ☑ This Zone Change application form completed and signed;
- ☑ 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**
  NO FEE FOR ACREAGE (10+ acres) REZONED TO OPEN SPACE
- ☑ County ownership plat with boundary of zone change outlined;
- ☑ List of property owners within 500' and two sets of mailing labels;
- ☑ Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;

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_____

***NOTE: NO FEE FOR ACREAGE (10+ ACRES) REZONED TO OPEN SPACE.**

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

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) DEVELOPMENT SOLUTIONS GROUP
(is)(are) the owner(s) AGENT
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.

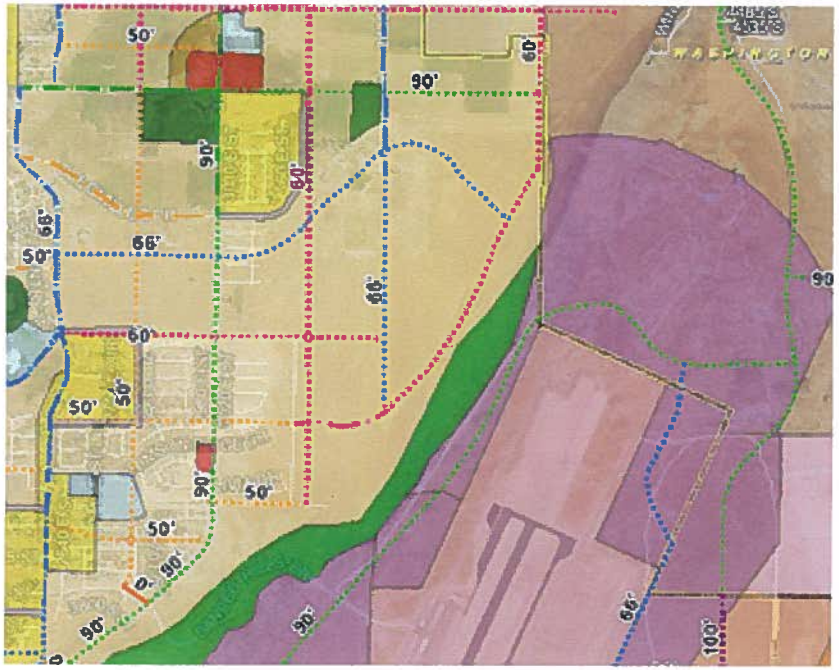
Signature _____ Address 120 E. ST. GEORGE BLVD #300 ST. GEORGE, UT 84790

Signature _____ Address _____

2016-ZC-005
The Arbors 3

Vicinity Map

General Plan

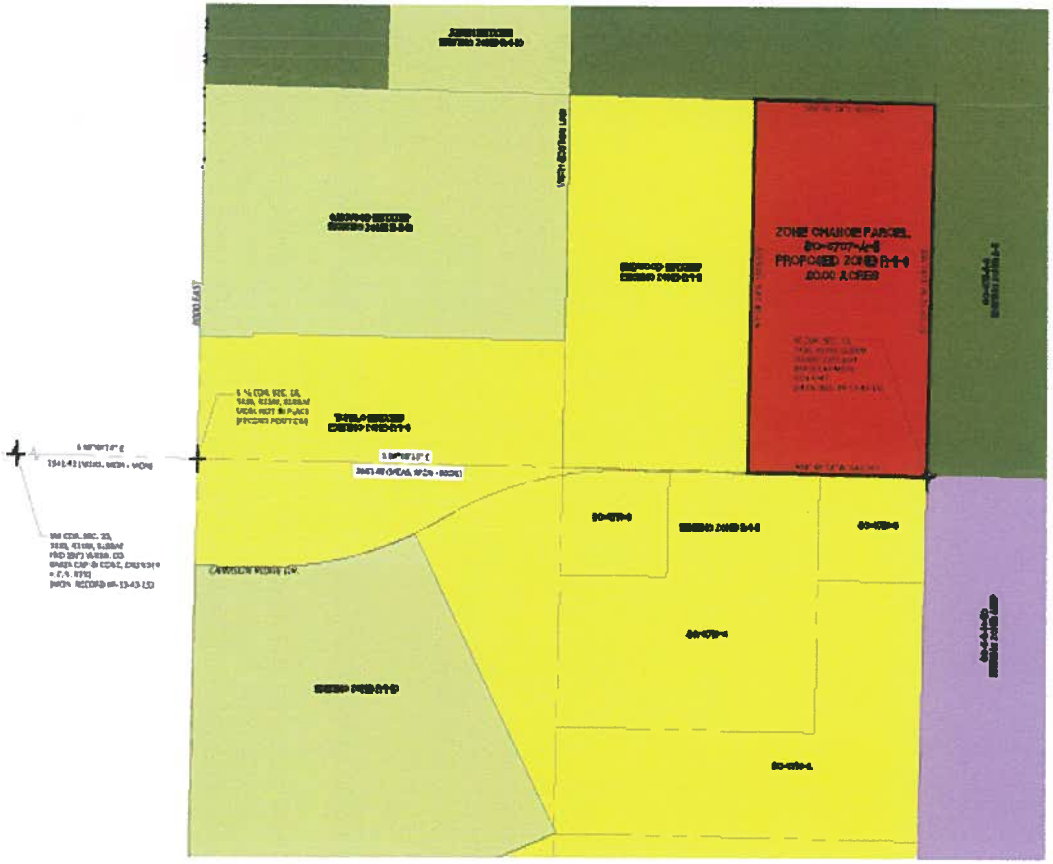


Existing Zoning

Zone Change for

THE ARBORS MASTER PLAN

Located in the Southeast Quarter of Section 10,
Township 43 South, Range 15 West, SLB&M



N

200 0 200 400

SCALE IN FEET

LEGAL DESCRIPTION

SITE DATA:

LEGEND

THE ARBORS MASTER PLAN
ST. GEORGE, UTAH
ZONE CHANGE

DEVELOPMENT SOLUTIONS, INC.

ZC-1

1 OF 2 TOTAL

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM A-1 (AGRICULTURAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL 8,000 SQ. FT. MINIMUM LOT SIZE) ON APPROXIMATELY 20 ACRES, GENERALLY LOCATED NORTH OF THE LOGICAL EXTENSION OF CRIMSON RIDGE DRIVE; THE EASTERLY 20 ACRES OF SECTIONAL LOT 6 OF SECTION 10, T 43 S R15W, SLBM (Arbors 3)

WHEREAS, the property owner has requested a zone change on 20 acres from A-1 (Agricultural) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM; and

WHEREAS, the City Council held a public hearing on this request on February 18th, 2016; and

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

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

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

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

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from A-1 to R-1-8 on 20 acres located north of the logical extension of Crimson Ridge Drive; the easterly 20 acres of sectional Lot 6 of Section 10, T 43 S R15W, SLBM, and more specifically described on the attached property legal description, incorporated herein as 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, and in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

ARBORS R-1-8 ZONE CHANGE

THE EASTERLY 20.0 ACRES OF SECTIONAL LOT 6 OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTIONAL LOT 6, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING NORTH 88°48'18" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 10); RUNNING THENCE NORTH 88°48'18" WEST ALONG THE SECTION LINE A DISTANCE OF 649.747 FEET; THENCE NORTH 0°58'24" EAST, 1340.319 FEET; THENCE SOUTH 88°45'28" EAST, 650.514 FEET TO A POINT ON EAST SECTION LINE OF SAID SECTION 10; THENCE SOUTH 1°00'22" WEST ALONG THE SECTION LINE, A DISTANCE OF 1339.780 FEET TO THE POINT OF BEGINNING.

CONTAINS: 20.000 ACRES

DRAFT

Agenda Item Number : 3C

Request For Council Action

Date Submitted	2016-02-08 12:46:10
Applicant	IHC, Health Services, Inc
Quick Title	Public Hearing, GP Amendment and Ord From MDR COM and LDR to PO
Subject	Consider a General Plan amendment to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street.
Discussion	The applicant proposes to modify the General Plan Land Use Map to support professional office at the location. The original proposal was approximately 6 acres of COM. However, after listen to the concerns from the public, the applicant reduced the acreage to 4 acres and changed to PO. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Request for Professional Office on 4 acres at corner of 1450 South and 3000 East. Public in area protested at PC meeting so request was reduced from 6 to 4 acres and to Office. It appears that this is a good location for this use as the traffic on 1450 and 3000 is only going to increase with a future signal there so single family homes doesn't appear to be desirable. It would be good from a planning standpoint to get office and commercial dispersed throughout the community to help with traffic on limited routes. Planning Commission recommends approval.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

GENERAL PLAN AMENDMENT: PUBLIC HEARING
IHC – 1450 S & 3000 E
Case No. 2016-GPA-005

Request: Consider a General Plan Amendment to amend the General Plan from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres. The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow development of a future health facility.

Background: Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.

Applicant: IHC Health Services, Inc

Area: 4 acres

Location: The property is generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street.

Current Zone: R-1-12 (Single Family Residential 12,000 square feet min.)

Current General Plan: LDR (Low Density Residential), MDR (Low Density Residential), and COM (Commercial) (*Approximately 1 acre is COM*).

Process: The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Narrative: The applicant proposes to modify the General Plan Land Use Map to support development of a medical facility. Currently, the COM at the intersection is approximately 1 acre, which would support small commercial zone. This proposal is to change approximately 4 acres to PO. The PO (Professional Office) land use designation supports A-P (Administrative Professional Office) and PD (Planned Development)

zoning districts. A portion of the property will remain LDR, which is adjacent to the existing residential properties and provide a buffer.

Comments:

What is being considered is whether the current land use designation is appropriate or should it be changed to PO.

Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and consideration.

SPR
If the GPA is approved by the City Council and a ZC is approved by council then as a part of the process a SPR (Site Plan Review) application will have to be submitted and civil engineering plan review will be made by staff.

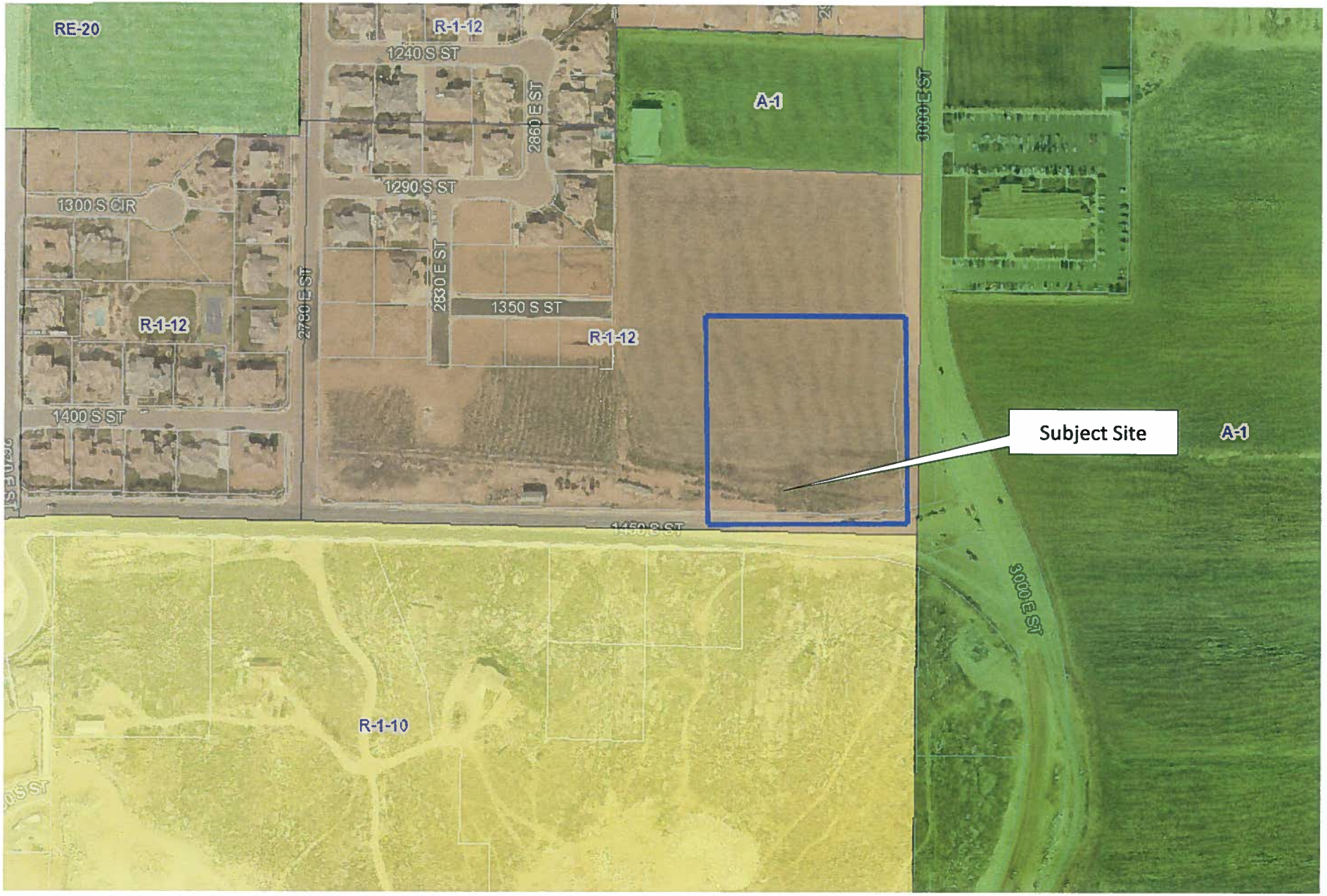
PC:

The Original application that was heard by the Planning Commission was to change the land use designation for 6 acres to COM (Commercial). However, during the agenda item and based on the concerns by the public, the applicant modified the request. The modified request is what is being considered by the City Council.

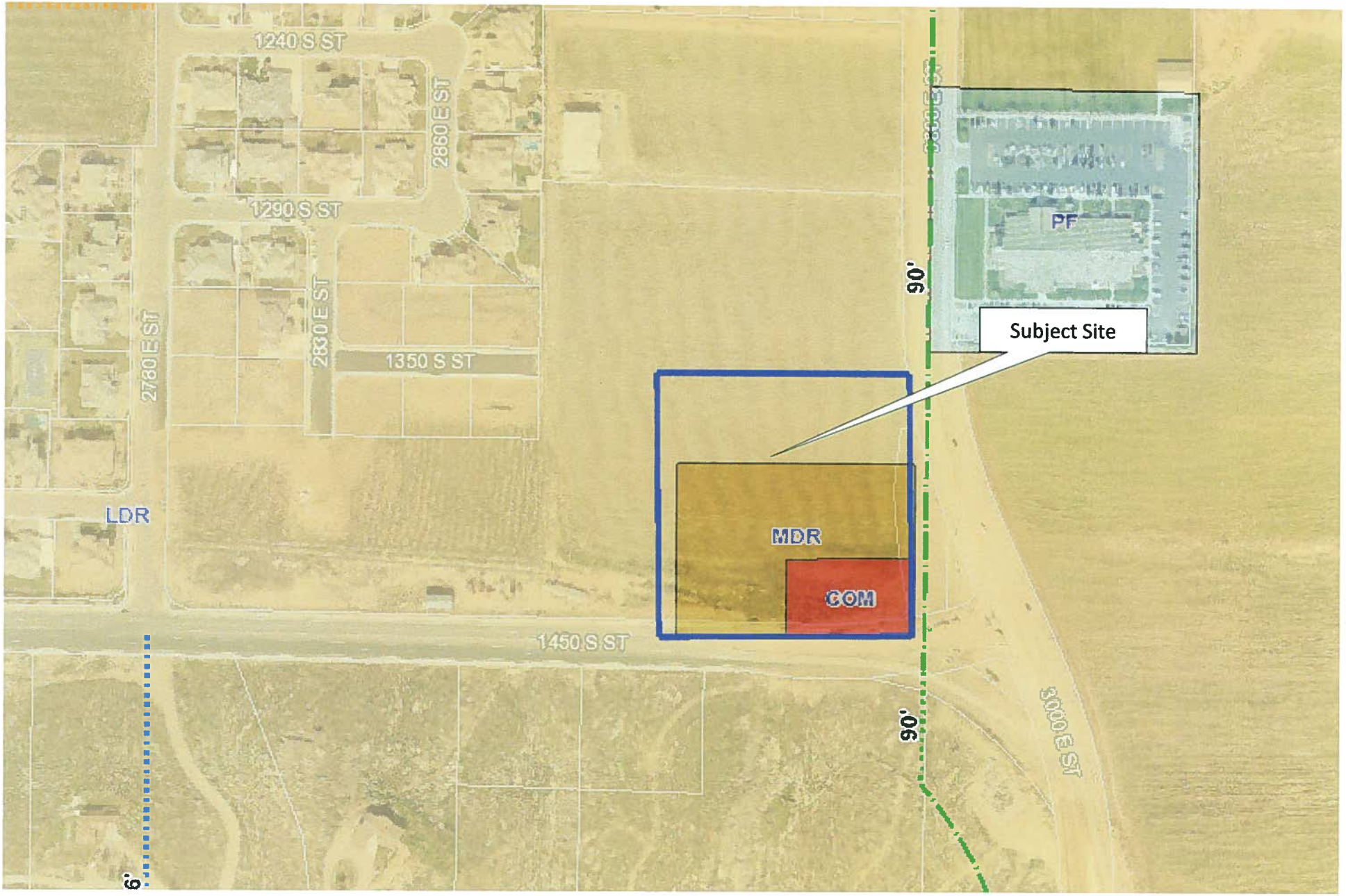
The Planning Commission recommends approval to the City Council of a GPA (General Plan Amendment) to amend the General from MDR (Medium Density Residential) and LDR (Low Density Residential) and COM (Commercial) to PO (Professional Office) on approximately 4 acres.

2016-GPA-005
MDR and LDR to COM

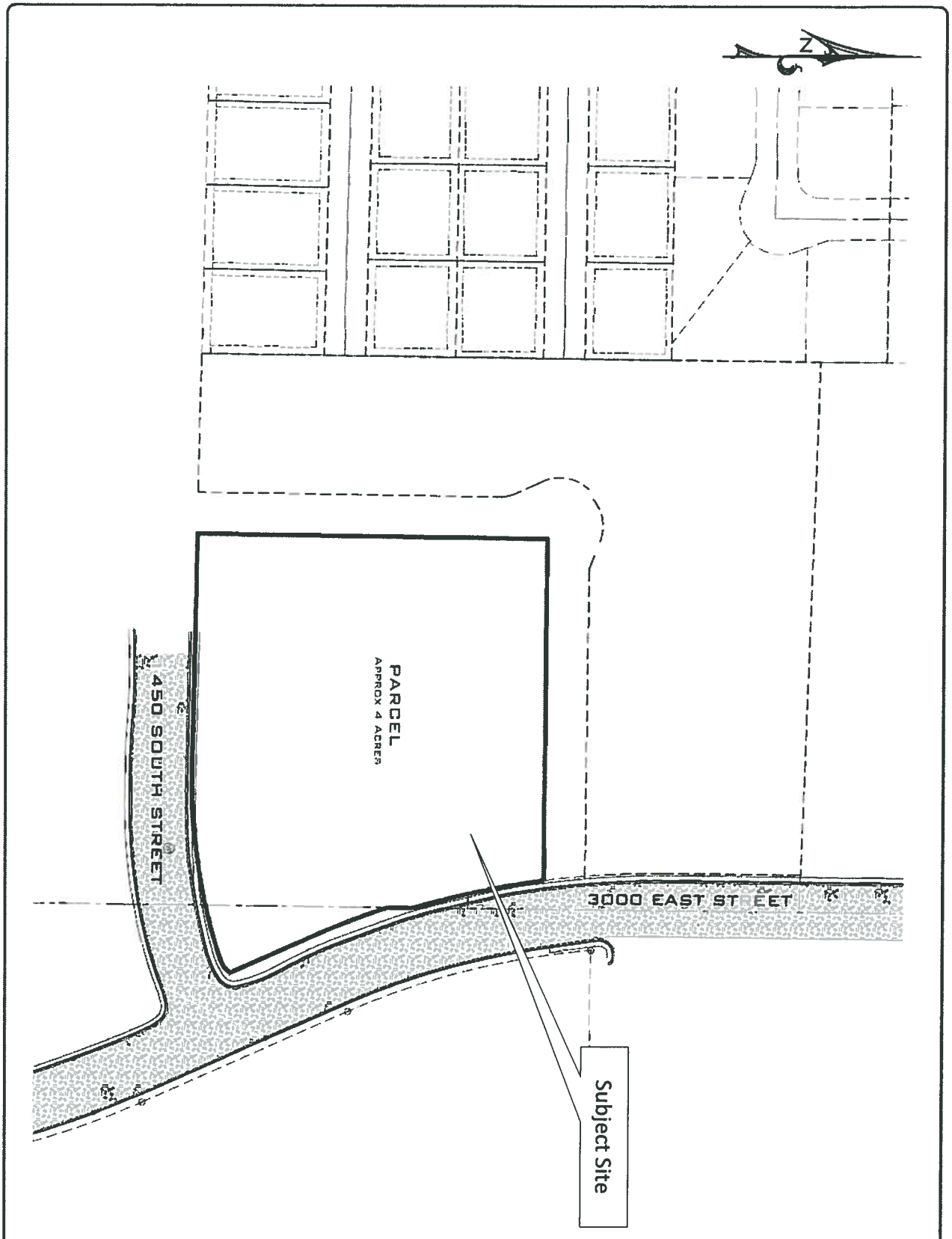
Springs Park
1190 S CIR
SPRINGS DR
BELLA ROSA CIR
BELLA ROSA DR
LAKE DR
VIA LINDA CIR
LAKE CIR
1300 S ST
1300 S CIR
2580 E ST
2640 E CIR
2670 E ST
1400 S ST
1450 S ST
1480 S ST
2520 E ST
1520 S CIR
1540 S CIR
STONE CLIFF PKWY
STONE CREST WAY
MARBLE DR
ATLAS DR
1190 S ST
1240 S ST
1290 S ST
1350 S ST
2780 E ST
2830 E ST
2910 E ST
2970 E ST
3000 E ST
1140 S ST
3210 E
3650 S
PEBBLE DR
Subject Site



Current Zoning

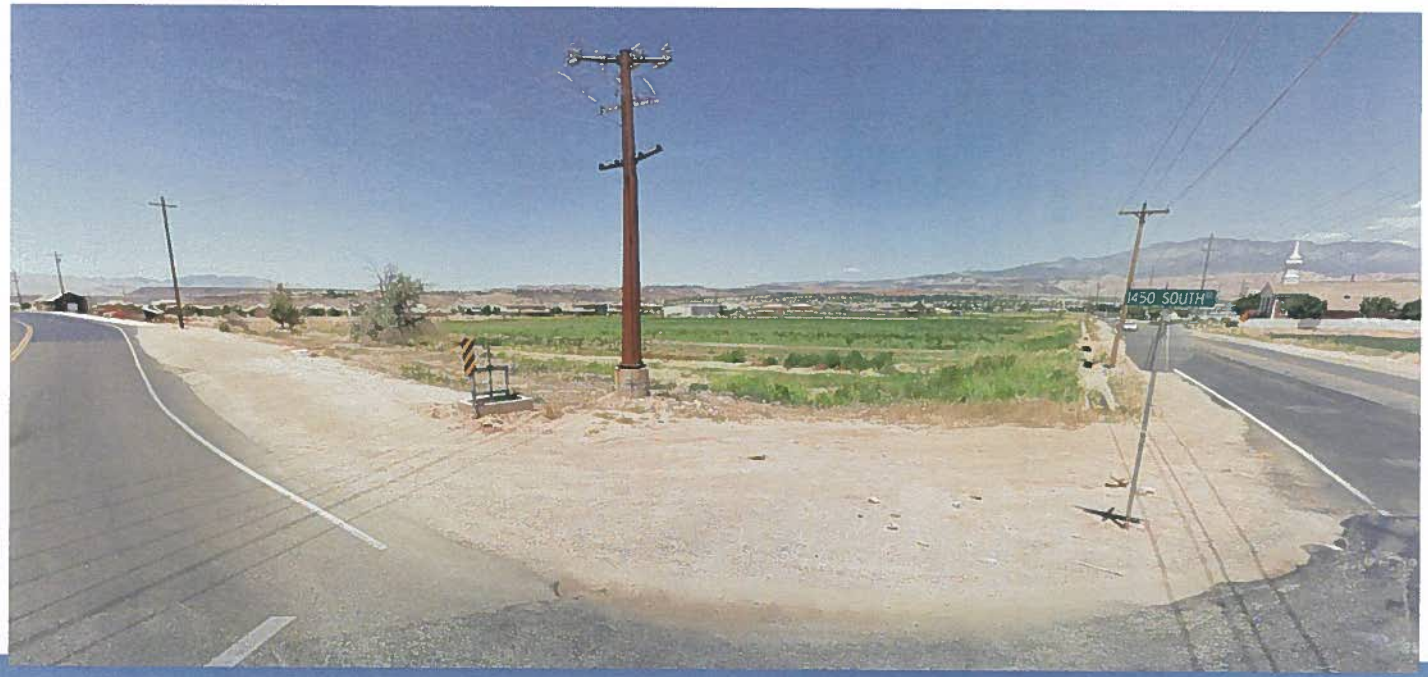


Current General Plan Land Use



GENERAL PLAN AMENDMENT
FOR
INTERMOUNTAIN HEALTH CARE

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS


1450 SOUTH

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP FROM MDR (MEDIUM DENSITY RESIDENTIAL), LDR (LOW DENSITY RESIDENTIAL) AND COM (COMMERCIAL), TO PO (PROFESSIONAL OFFICE) ON APPROXIMATELY 4 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 1450 SOUTH STREET AND 3000 EAST STREET (IHC Health Services, Inc.)

WHEREAS, the applicant, IHC Health Services, Inc., has requested a change to the General Plan Land Use Map for property generally located at the northwest corner of the intersection of 1450 South Street and 3000 East Street, from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial), to PO (Professional Office), on approximately 4.00 acres; and

WHEREAS, the City Council held a public hearing on the requested change to the General Plan Land Use Map on February 18, 2016, and has received and reviewed pertinent information regarding the proposal; and

WHEREAS, the Planning Commission held a public hearing on January 26, 2016, and the City Council has reviewed the Planning Commission's recommendation of approval; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George. Also, the requested change in the General Plan Land Use Map is reasonable and consistent with the City's General Plan.

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

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

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from MDR (Medium Density Residential), LDR (Low Density Residential) and COM (Commercial), to PO (Professional Office) on approximately 4.00 acres of property fully described on Exhibit 'A,' attached hereto and incorporated herein.

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

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

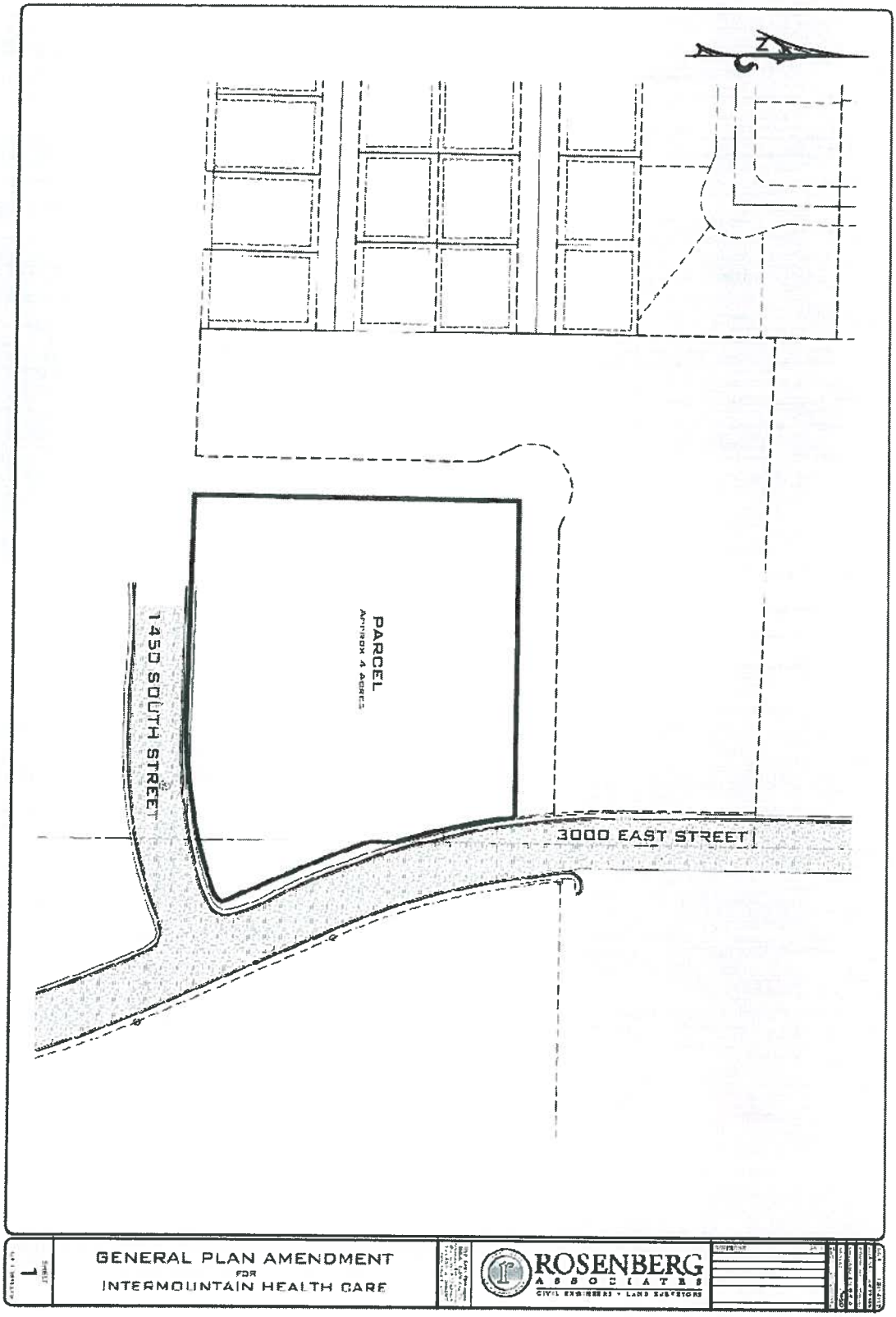
APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"



GENERAL PLAN AMENDMENT
FOR
INTERMOUNTAIN HEALTH CARE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS + LAND SURVEYORS

DRAFT

Agenda Item Number : 3D

Request For Council Action

Date Submitted	2016-02-08 12:37:45
Applicant	Mr. Steve Sheffield
Quick Title	Public Hearing, GP Amendment, and Ord From LDR and FP to COM
Subject	Consider a General Plan amendment to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road.
Discussion	What is being considered is whether the current land use designation is appropriate or should it be changed to COM. A portion of the amendment is located in FP, which is a result of the flood plain. However, none of the property is located in the floodway. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Applicant is Sheffield Development and is for a determination if commercial is appropriate land use for this property. A portion is in the flood plain but nothing in the floodway. Planning Commission recommends approval for commercial uses.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **01/26/2016**
CITY COUNCIL SET DATE: **02/04/2016**
CITY COUNCIL MEETING: **02/18/2016**

GENERAL PLAN AMENDMENT: PUBLIC HEARING
Boulder Creek Crossing - WEST
Case No. 2016-GPA-003

Request:	Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential) and FP (Flood Plain), to COM (Commercial) on approximately 6.30 acres. The property is generally located west of the intersection of 1450 South Street and River Road. This proposal is to change the General Plan to allow for the future submittal of commercial development. The applicant is Mr. Stephen Sheffield. Case No. 2016-GPA-003
Background:	Typically the General Plan may be amended by a GPA (General Plan Amendment) four (4) times a year (in January, April, July, & October) and this requires a complete application submittal approximately a month in advance (*to allow adequate processing and noticing time*). This application fits within the required time period.
Applicant:	Mr. Stephen and Mike Sheffield
Area:	6.30 acres
Location:	The property is generally located west of the intersection of 1450 South Street and River Road.
Current Zones:	OS (Open Space) and R-1-10 (Single Family Residential)
Current General Plan:	LDR (Low Density Residential) and FP (Flood Plain)
Process:	The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Comments:

What is being considered is whether the current land use designation is appropriate or should it be changed to COM. A portion of the amendment is located in FP, which is a result of the flood plain. However, none of the property is located in the floodway. Generally, the city has allowed commercial projects to develop in the floodplain, if the finish floor elevation is 18" above the floodplain elevation. The remaining portion of the property has a land use designation of LDR. Residential would not be able to be developed, unless the FEMA flood maps were amended to remove the property out of the flood plain. The Planning Commission has potentially three options for the application: 1) recommend approval for COM on the property, 2) recommend denial, or 3) Table the request pending additional information determined to b e required.

Zone Change
If the GPA amendment is approved, then a ZC application will need to be processed for development review and consideration.

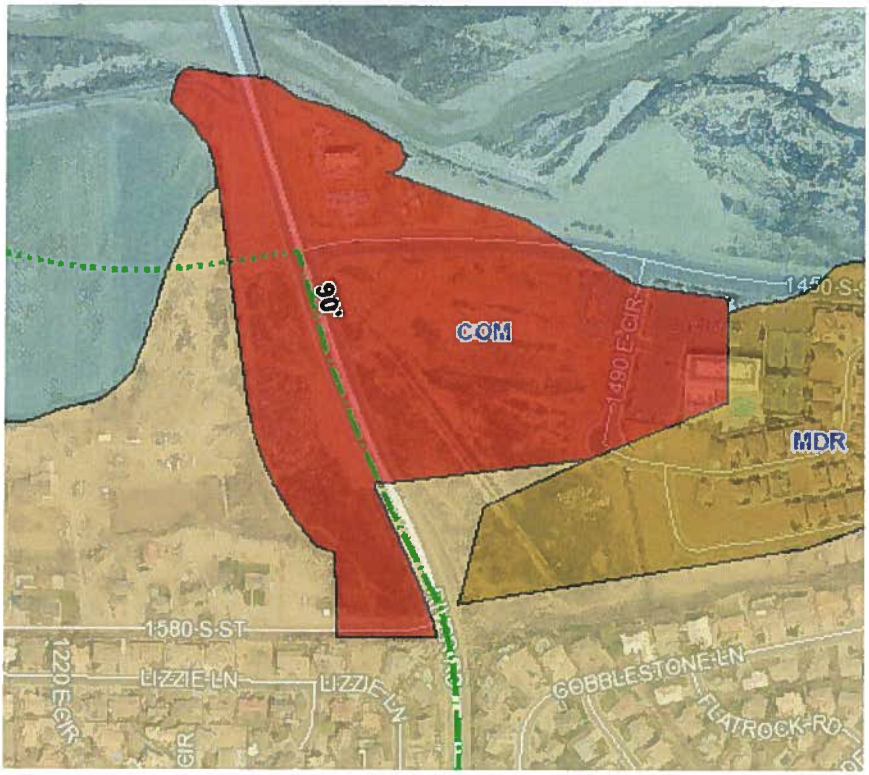
SPR
If the GPA is approved by the City Council and a ZC is approved by council then as a part of the process a SPR (Site Plan Review) application will have to be submitted and civil engineering plan review will be made by staff.

PC:

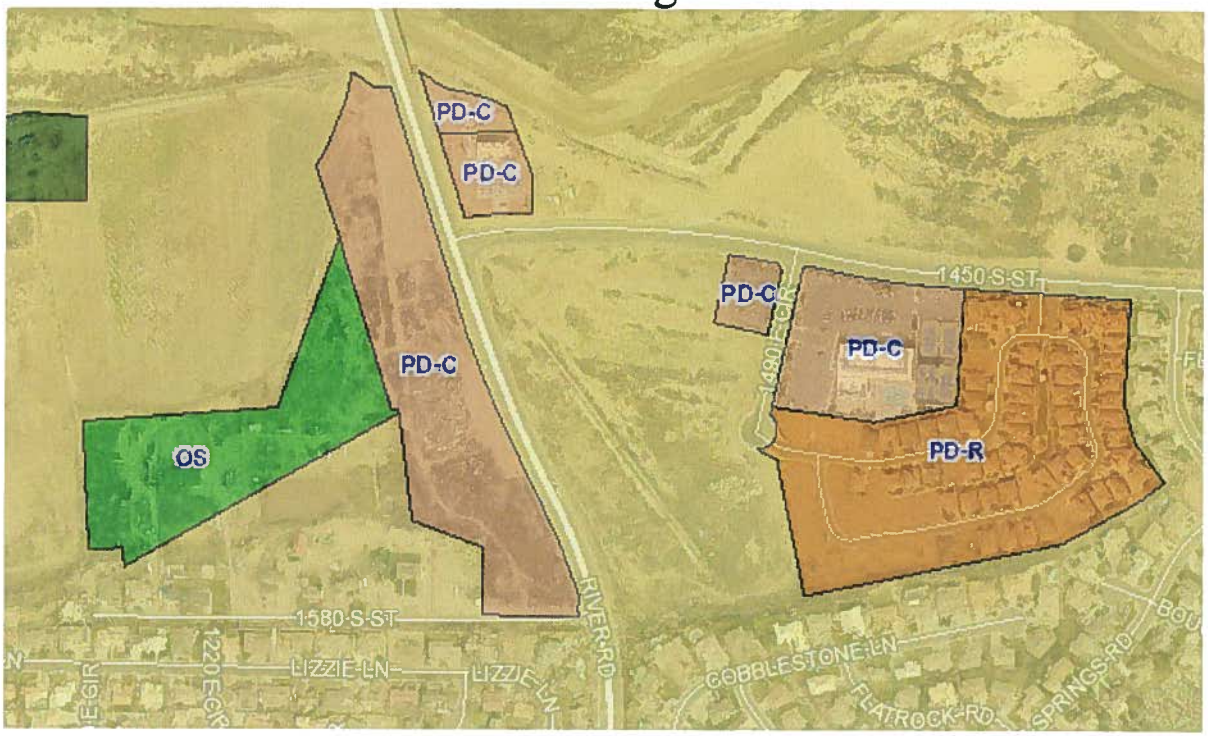
The Planning Commission recommends approval to the City Council of a GPA (General Plan Amendment) to amend the General from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial) on 6.30 acres).

Aerial – Vicinity

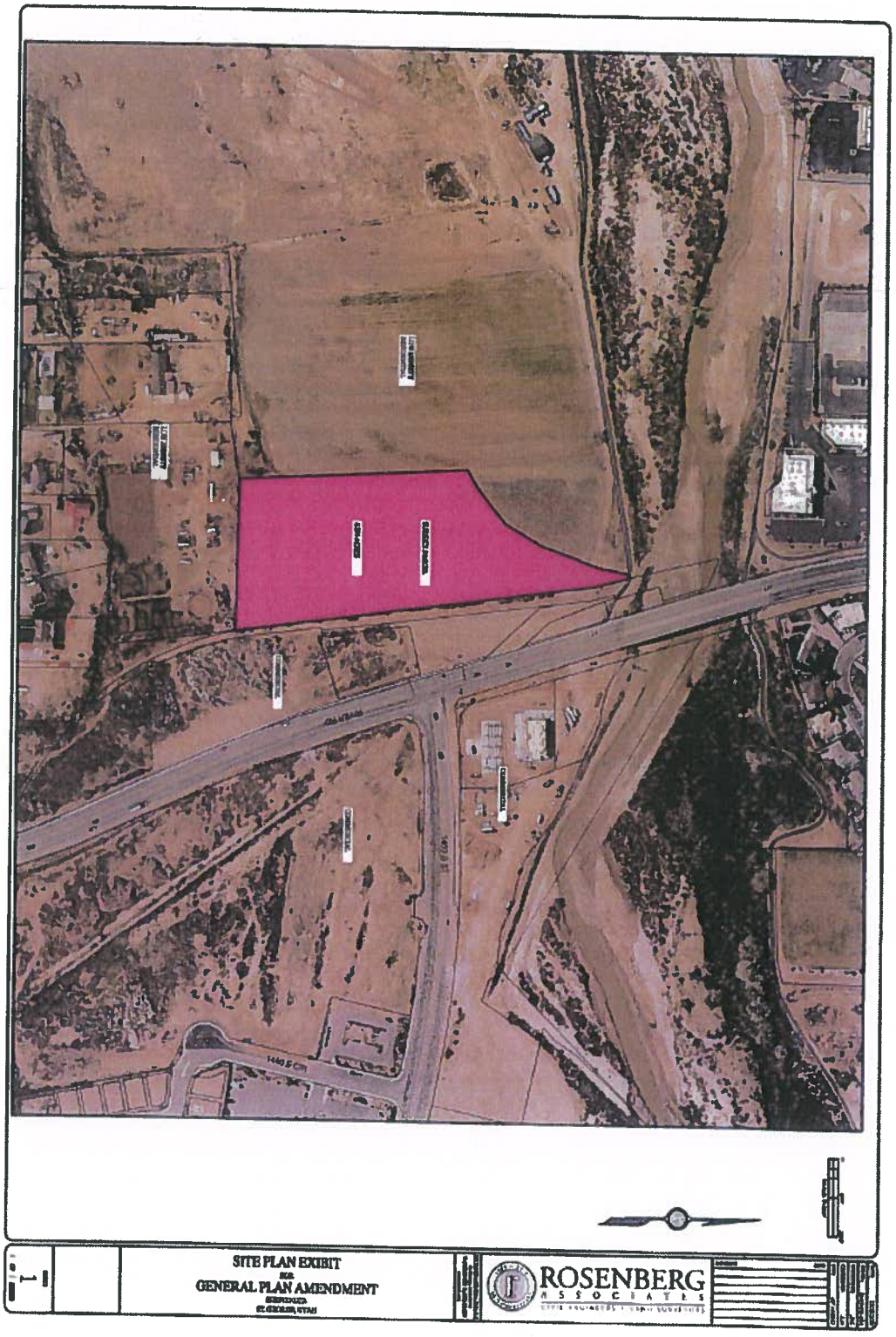
General Plan



Zoning



Proposed General Plan – LU Change



100 Year Flood Plain

Flood Way

Erosion Hazard Area

Application

CITY OF ST GEORGE
REC#: 0149[redacted] 12/23/2015 2:11 PM
TRAN: 150[redacted] PLANNING FEES
DPER: [redacted]
REF#: [redacted]
PLANNING FEES 764.5[redacted]
TENDERED: 764.5[redacted] CHECK($)
APPLIED: 764.5[redacted]
CHANGE: 0.00

GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST

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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: [redacted] River Road Investments LLC

MAILING ADDRESS: 720 S. River Road Suite E102

PHONE: 435-673-5393 CELL: _____ FAX: _____

APPLICANT: Stephen & Mike Sheffield
(If different than owner)

MAILING ADDRESS: PO Box 911955 St. George UT 84791

PHONE: [redacted]

EMAIL ADDRESS(ES): Mi[redacted]mail.com

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

MAILING ADDRESS: same

PHONE: [redacted] FAX: [redacted]

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(s) and the surrounding areas.) **Include a 24"x 36" (Arch D – paper size) site plan. highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** The most Westerly phase of the Boulder Creek Crossing running Along 1450 South until meeting The Taylor property.

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

FOR OFFICE STAFF USE ONLY

CASE #: 2016-GPA-003 FILING DATE: 12/23/15 RECEIVED BY: [redacted] RECIEPT #: _____

***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**

500 + (5.29 · 50) = 764

II. ADDITIONAL INFORMATION

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

1. What is the present zoning on the property? R-1-10 & Open space
2. What is the current General Plan designation of the property or area? R-1-10
3. What is the proposed General Plan designation for the property or area? PD Commercial
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) To continue the Boller Creek crossing Development as the Commercial Masterplan shows
5. How will the proposed project affect adjoining properties? The adjoining Property is Already approved as A commercial complex & Is also Industrial farmland. The impact will be minimal Due to A Retaining Wall & Block Wall separating the properties. Neighbors and Already consented to change in writting.
6. Total acreage of the proposed General Plan change: 6.29 acres
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: some of the area is in flood plain elevation which will be raised w/ retaining wall as neighbors have consented to, to match the neighboring commer-cial.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts? Yes X No
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
9. Will any Master Planned roads be affected by this General Plan Change? It will continue the planned 1450 S. Street to the west boundary
10. Are neighborhood meetings needed to consider the proposed amendment to the General Plan? Yes ____ No X If yes, please explain: already done immediate neighbors have already consented. It may be wise to have one anyway just to be safe.

Revised 04/05/2016

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: all the utilities have been contemplated by the engineers (Rosenberg) in city meetings. The utility plans will tie into current utilities being installed now.

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A MINIMUM 6 WEEKS PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

Development/Project Name *(if applicable)* _____
(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 *(if applicable)* _____ Phone No. _____

GENERAL PLAN AMENDMENT 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***
****Note: This application will be considered incomplete without the following documents***

- ☐ This General Plan Amendment application form completed and signed by all owners;
- ☐ Appropriate Filing Fee **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**
- ☐ Utility Ownership plat with the boundary of the proposed general plan amendment outlined;
- ☐ List of property owners within **500' feet** and **two sets** of mailing labels;
- ☐ Radius Map of property owners within 500' feet;
- ☐ Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- ☐ 8-1/2" x 11" reduction of the site plan;
- ☐ An electronic copy (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

Step #3 Planning Commission and City Council Hearings

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

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

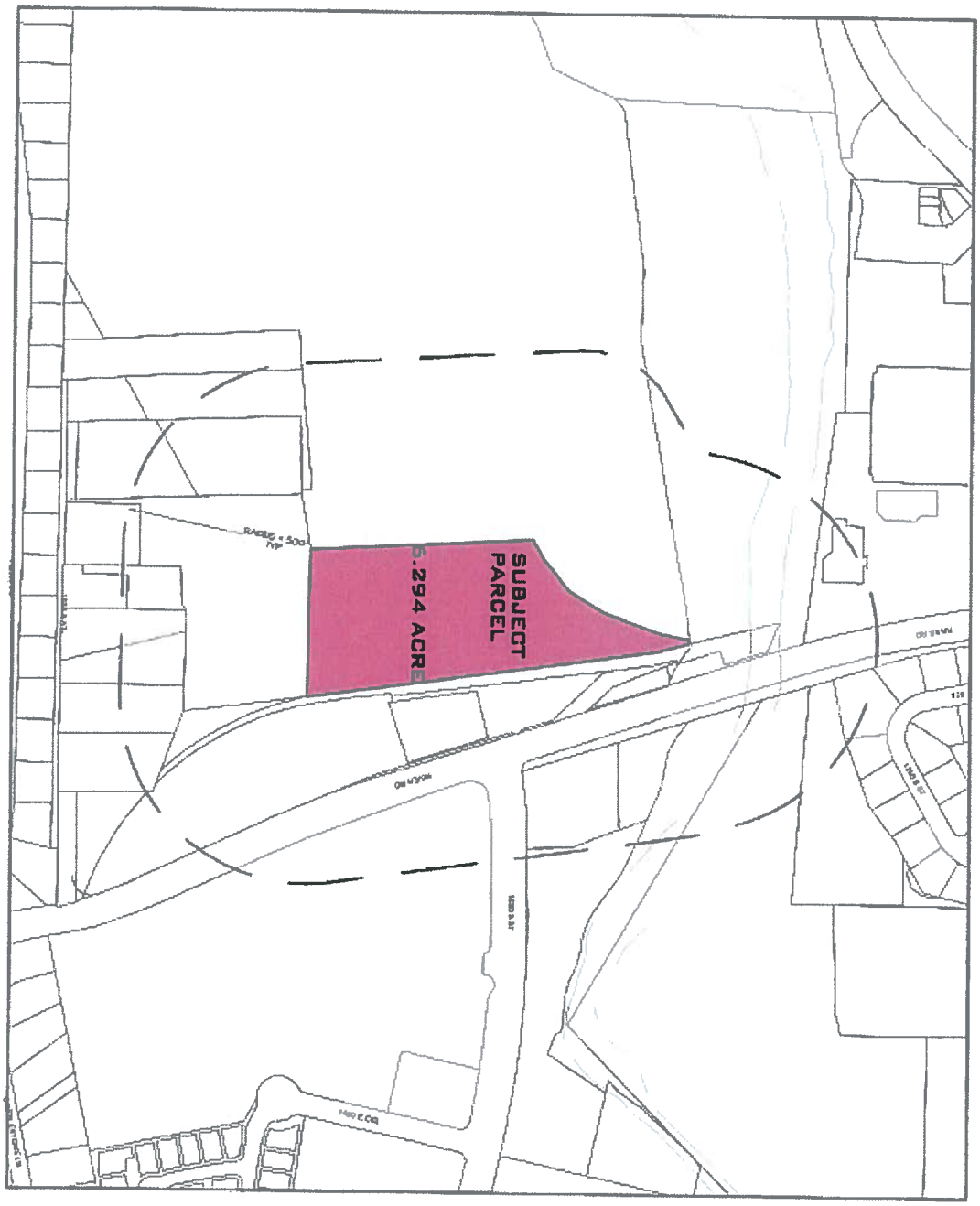
IV. APPLICANT AGREEMENT

We the undersigned applicant(s) River Road Investments LLC (is)(are) the owner(s) C/o Mike Sheffield and Steve Sheffield or (agent) of the following property(s) and request the General Plan Amendment change as described above.

Signature: [signature]	Address: P.O. Box 911955 St. George, Utah 84791
Signature:	Address:
Signature:	Address:
Signature:	Address:
Signature:	Address:
Signature:	Address:

Attach additional sheets if necessary for additional owners.

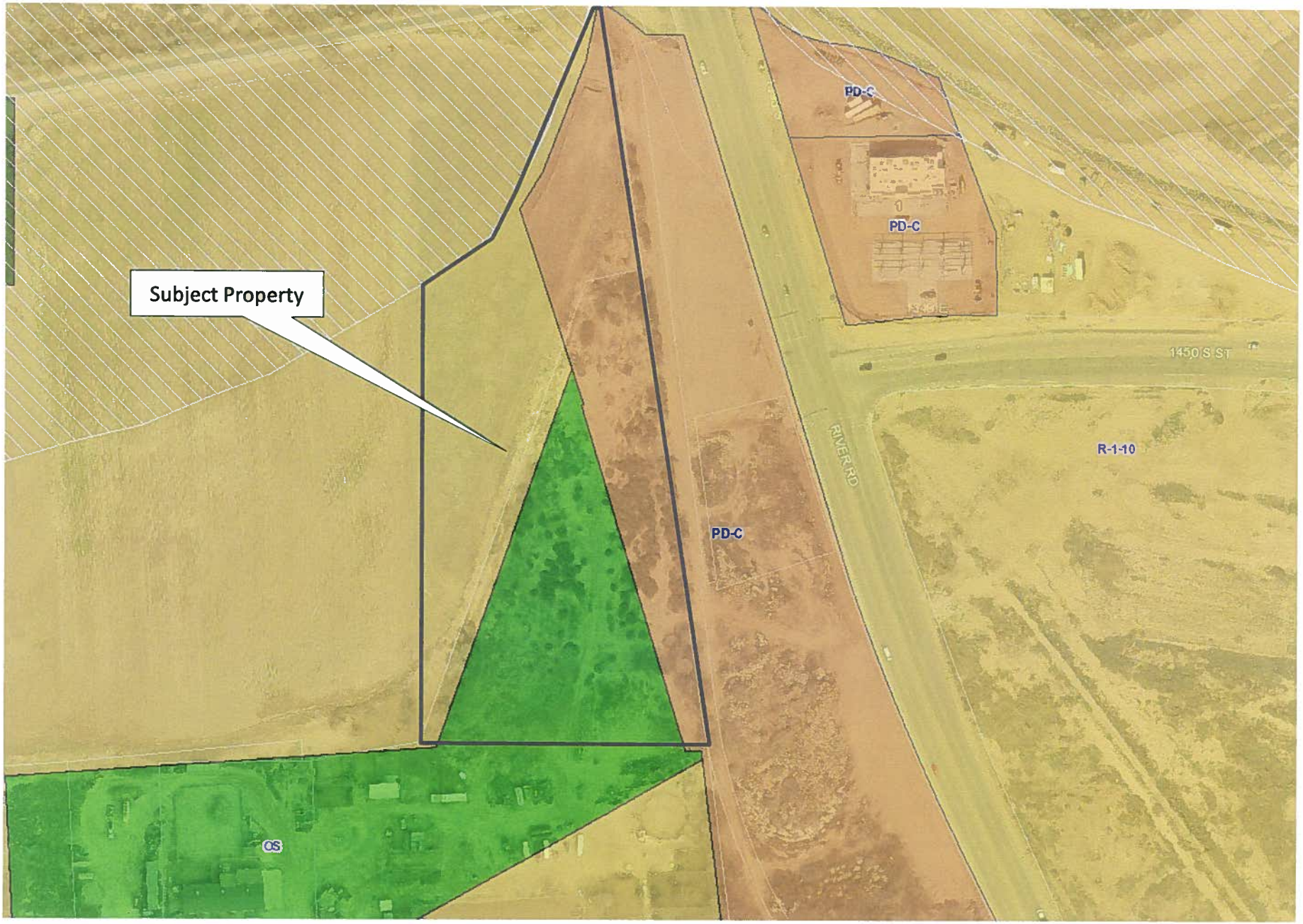
Z:\Documents\GP Amendments\GP Application\General Plan Amendment Application, REV-04-03-2009.doc



RADIUS MAP

2016-GPA-003
Boulder Creek Crossing - WEST

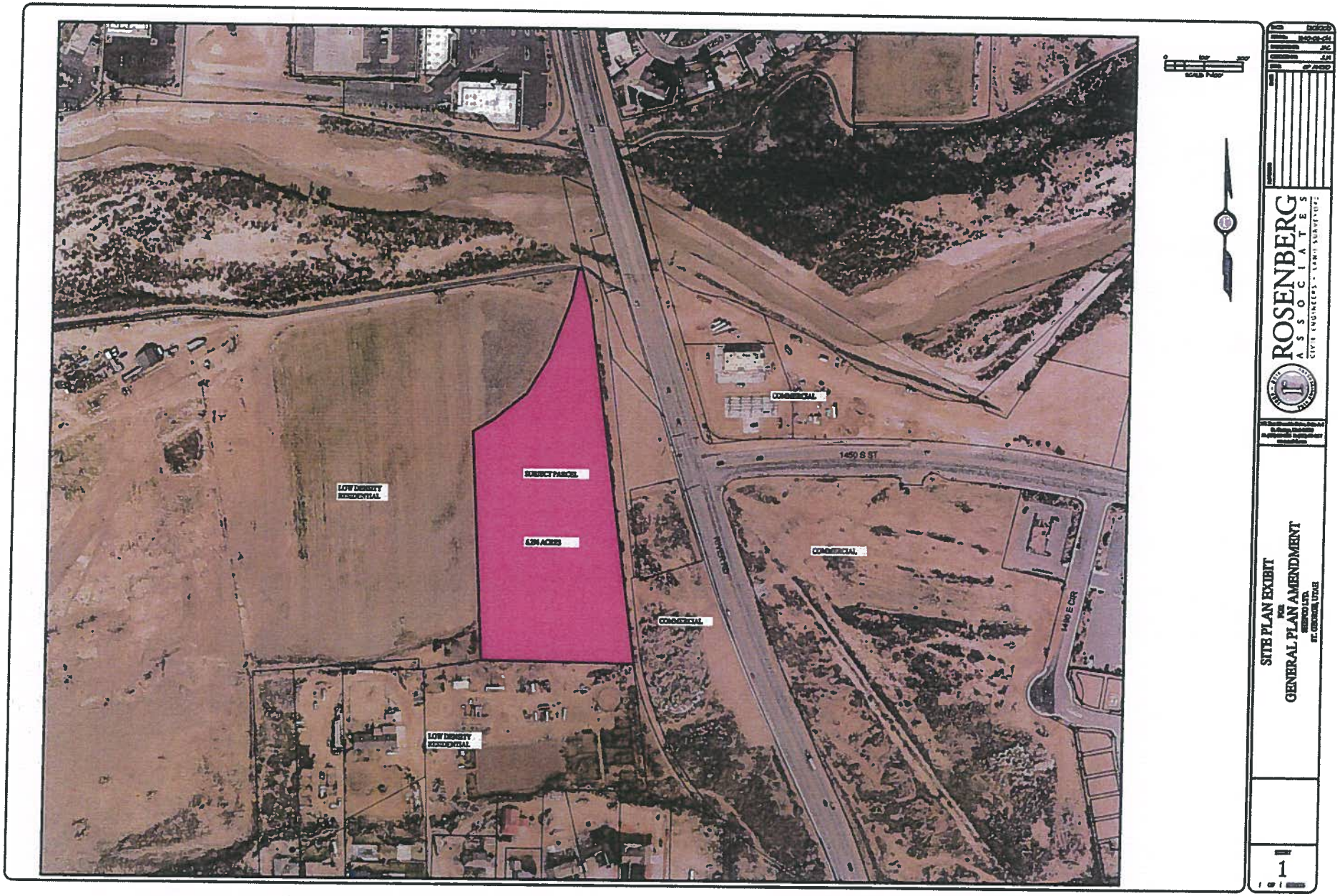
Aerial – Vicinity



Zoning

General Plan

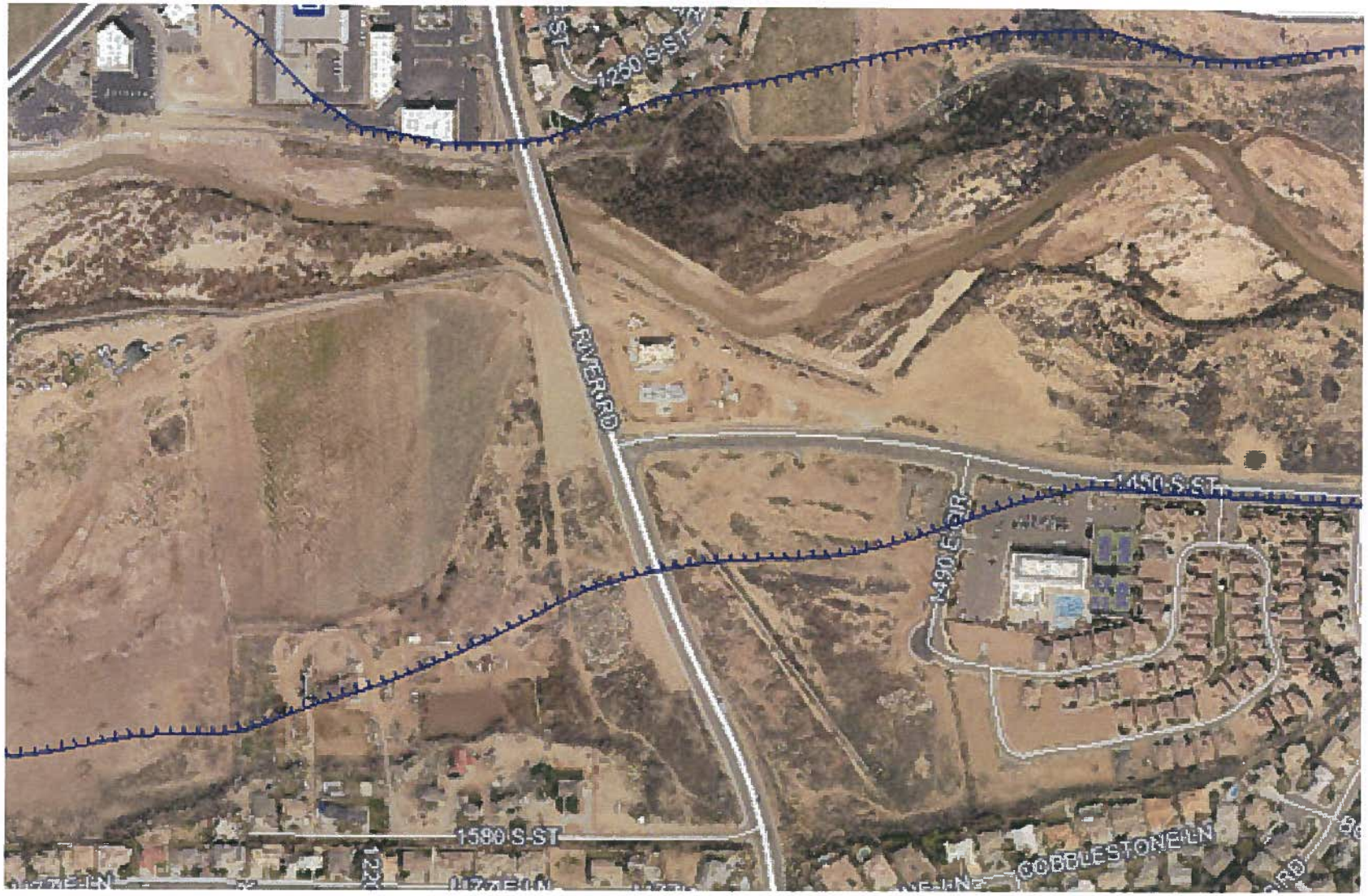
Proposed General Plan – LU Change

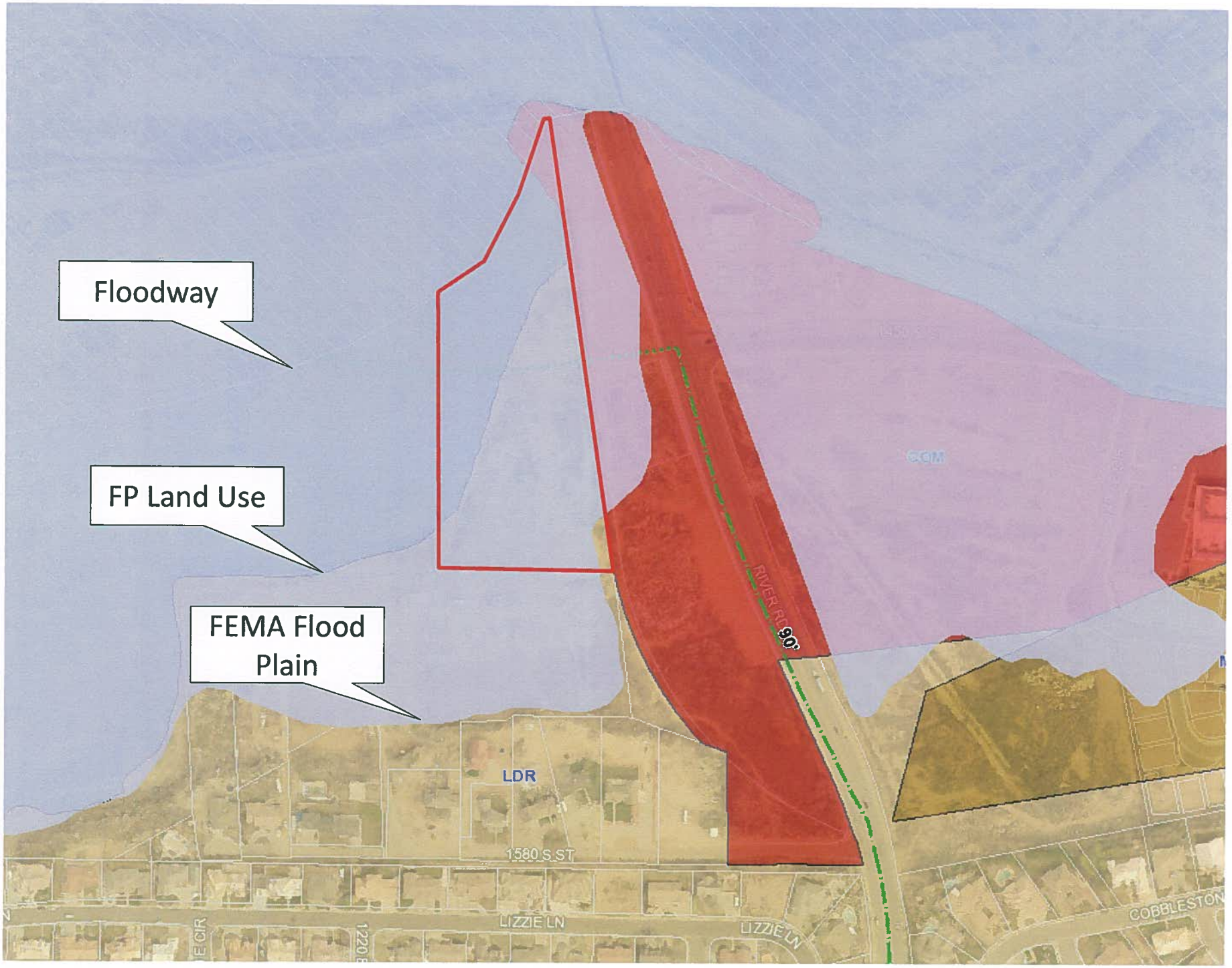


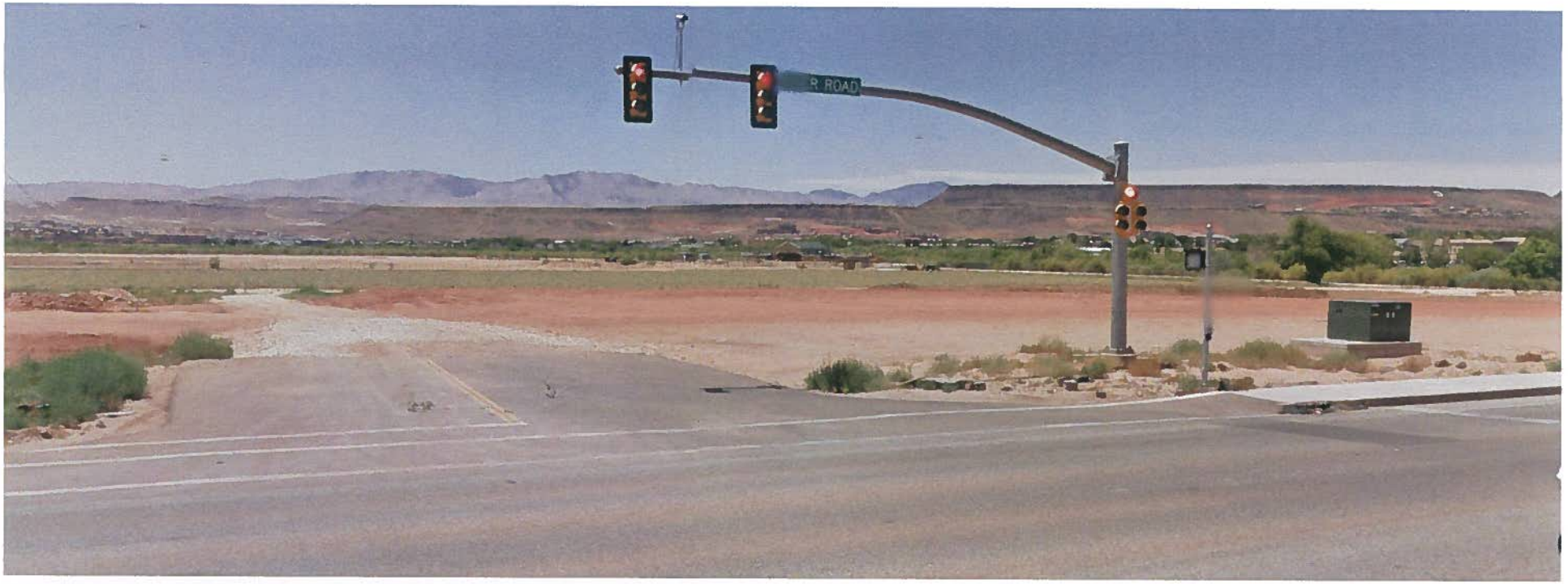
100 Year Flood Plain

Flood Way

Erosion Hazard Area




Floodway
FP Land Use
FEMA Flood Plain
LDR
1580 S ST
LIZZIE LN
LIZZIE LN
COBBLESTON


R ROAD

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP FROM LDR (LOW DENSITY RESIDENTIAL) AND FP (FLOOD PLAIN) TO COM (COMMERCIAL) ON APPROXIMATELY 6.30 ACRES GENERALLY LOCATED WEST OF THE INTERSECTION OF 1450 SOUTH STREET AND RIVER ROAD (Boulder Creek Crossing – WEST)

WHEREAS, the applicant, Boulder Creek Crossing – WEST, has requested a change to the General Plan Land Use Map for property, generally located west of the intersection of 1450 South Street and River Road from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial), on approximately 6.30 acres; and

WHEREAS, the City Council held a public hearing on the requested change to the General Plan Land Use Map on February 18, 2016, and has received and reviewed pertinent information regarding the proposal; and

WHEREAS, the Planning Commission held a public hearing on January 26, 2016, and recommended approval; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George. Also, the requested change in the General Plan Land Use Map is reasonable and consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:
Section 1.Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The General Plan Land Use Map hereby is amended by changing the land use designation from LDR (Low Density Residential) and FP (Flood Plain) to COM (Commercial) on approximately 6.30 acres of property fully described on Exhibit 'A,' attached hereto and incorporated herein.

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

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

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

SITE PLAN EXHIBIT
FOR
GENERAL PLAN AMENDMENT
ROSENBERG
ASSOCIATES

DRAFT

Agenda Item Number : 3E

Request For Council Action

Date Submitted	2016-02-09 10:55:02
Applicant	Mr. Darcy Stewart
Quick Title	Public Hearing Zone Change and Ord to Amend PDR and PDC to PDR
Subject	Consider a fourth (4th) zone change amendment request to the â€˜Atkinville Interchange Zone Planâ€™ to add a planned development residential neighborhood within the milepost 2 interchange area to be called â€˜The Villas at Sun River St Georgeâ€™ on 51.95 acres. The property is located along Interstate 15 to the east, Sun River parkway to the north, a future city park and the Atkinville Wash to the south, and Arrowhead Canyon Drive to the west.
Discussion	The applicant is proposing an amendment to the PD zone and change a portion of the PD-C to PD-R. Several request are being considered with the zone amendment, which include the site plan, density, elevations, short term rentals, a master sign plan, and private streets. The applicant has provided a narrative regarding the proposal and request. Planning Commission recommended approval.
Cost	$0.00
City Manager Recommendation	Zone changes in Sunriver area. Meets the General Plan and Planning Commission recommends approval. The issue that needs to be addressed if the Council wants to allow private streets in the development. Since Sunriver was development was approved City policy does not allow private streets.
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: **01/12/2016**
CITY COUNCIL SET DATE: **01/21/2016**
CITY COUNCIL MEETING: **02/18/2016**

ZONE CHANGE AMENDMENT
The Villas at Sun River St George
Case No. 2016-ZCA-001

Request: Consider a fourth (4th) zone change amendment to the 'Atkinville Interchange Zone Plan' to add a planned development residential neighborhood within the milepost 2 interchange area to be called 'The Villas at Sun River St George' on 51.95 acres.

Project: This is a proposed planned development residential neighborhood which would be separate and independent from Sun River St George with its own home owners association. The 'Villas' would be age restricted, 55 or better, and an enclave for recreation orientated active senior home owners.

This project includes a zone change (*to change a portion of PD-C to PD-R*), colors and materials, building design, a signage plan, short term rentals, twin homes, single family homes, multi-unit residences, amenities, trail, freeway barrier, and roadway system.

This project includes the request for 'Short Term Rental' properties.

This project includes the request for 'Private Streets.'

Owner: Sun River St George Development L.C.

Applicant: Sun River St George Development L.C.

Representative(s): Mr. Scott McCall
Mr. Darcy Stewart

Location: The property is located along Interstate 15 to the east, Sun River Parkway to the north, a future city park and the Atkinville Wash to the south, and Arrowhead Canyon Drive to the west.

Acreage: 51.95 acres

Zoning: PD-R and PD-C (*The PD-C portion will need to become PD-R*)

Amendment: This will be the 4th Amendment to the Atkinville Interchange Zone Plan

General Plan: Recently at this same location, the General Plan was amended from E (Employment) and MDR (Medium Density Residential) to MHDR (Medium High Density Residential) on approximately 51.95 acres. This was Case No. 2015-GPA-006 and was approved by City Council on September 24, 2015. (*See attached*)

Adjacent zones: PD-R and PD-C

ZCA & Design: Attached is the applicant's booklet "**The Villas at Sun River St George application and Design Standards**" - December 4, 2015 edition *(See attached)*

Public Streets:

Arrowhead Canyon Drive
This is a public roadway and full improvements will be installed with this project. The applicant requests that in addition to the 66 ft. public R.O.W. the total area between the 6 ft. privacy block walls (on each side of the street) will become 107 ft. (*see cross section detail*). This includes the existing 10 ft. landscape area past the west R.O.W. and an 8 ft. landscape area, 10 ft. City Trail, and 15 ft. landscape area on the east side adjacent to the Villas project (*see cross section*). Note that the developer will be responsible for maintaining the landscape areas (*which will meet and exceed City standards*).

Sun River Parkway
This is an existing public roadway and expansive improvements will be made on the south side with this project. The asphalt will be widened to 36 ft. from the street centerline (*see cross section*). The applicant shall maintain the landscaping.

(Unnamed) Street to Future Park
This is located at the south end of the development and will have a 50 ft. R.O.W.

Private Streets:

Autumn Bloom Drive
This is the central / main entryway to the Villas and will have a 104 ft. R.O.W. It will include 19 ft. wide paved streets, a 10 ft. central landscaped median, 5 ft. sidewalks (on each side), and landscaped areas (*see cross section*).

Grayson Drive
This is located at the north end of the development and will also have a 104 ft. R.O.W. and will also be a 'grand entrance.'

Interior (unnamed) Streets
The interior streets are shown as having 30 ft. and 36 ft. R.O.W. (*see cross sections*). These will have a 4 ft. sidewalk with a 4 ft. wide planter strip on one side of the road.

Trail: The improvements for Arrowhead Canyon Drive include a 10 ft. City Trail running the whole length of the project. Note that the City will maintain the 10 ft. trail.

Future Park: Note that to the south and adjacent to this project is a proposed 7.05 acre neighborhood park. However, it is not a part of this proposal.

Barrier: There will be a 2.7 acre 'sound and landscape barrier area' along the interstate and will include an access road for the existing power transmission lines.

Amenities: The central amenity parcel will be 2.8 acres and consist of pickle ball courts, a pool, bathroom, maintenance building, parking, and a grass recreation area. It will be completed before 100 units are sold.

Home Types: The majority of the project will be attached 'twin homes,' but will also include some single family homes. Other permitted products may be patio homes, duplexes, triplexes, and other types of clustered homes. All building types may be single story or two stories (*see attachments*).

Town Homes: Two story multi-unit townhomes or condominiums.

LU Density: The existing General Plan (*Ref. 2015-GPA-006*) has a portion of MDR (Medium Density residential - 5-9 du/ac) and a portion which is the new MHDR (Medium High Density Residential – 10-15 du/ac). If developed to its maximum density would result in 621 units. If there are only 2 persons per unit, then approximately 1,242 people may be anticipated to call the 'Villas' home. (*see 'Development Intent' in the Design Standards submittal*)

Zoning: The current zoning is PD-C and PD-R. Under the current General Plan Land Use there are 29.9 acres of 'E' (Employment) and 23.2 acres of Multi-Family. Note that the General Plan was updated earlier in the year in anticipation of changing the zoning to accommodate all residential use(s).

Signage: The applicant submitted a 'Signage Plan' (*see pg. 21 of applicant's submittal*) and requests three (3) types of signage:

1. Villas Monument Signs; Two (2) permanent monument style signs are proposed to be in the medians (Grayson Drive & Autumn Bloom Drive).
2. Marketing Signs – Arrowhead Canyon Drive; Four (4) marketing signs sized 4 ft. x 4 ft. (*see page 22 of applicant's submittal*).
3. Community Signage Monument – on a berm along the freeway the applicant has indicated an area where a monument sign would be located, but no other details are provided (width, height, materials, etc.) and the City does not have enough information to act upon this request at this time (*it is also unclear if this is to advertise the Villas or Sun River St George*)

Note: You may recall back in 2015 approval was granted to move the existing Sun River sign (as seen from freeway) approximately 200 feet (Case 2015-ZCA-005), but that action is not related to item 3 above.

P.C. Motion: The Planning Commission recommends approval with conditions:

1. Zone Change; approve the zone change from PD-C zoning to PD-R (*resultant is all 51.95 acres shall become PD-R*)

2. Site Plan; approve the conceptual site plan (layout) as presented.

3. Colors and Materials; approve the colors and materials as presented (*reference color and materials board*).

4. Building Design; approve the elevations and designs as presented.

5. Signage Plan; approve the two (2) Villas monument entry signs (one in each 'grand entryway') and the four (4) 4 ft. x 4 ft. marketing signs on Arrowhead Canyon Drive. The council does not approve the third item (*monument on freeway berm*) because no details were provided.

6. Short Term Rentals; as presented, the short term rental component is recommended for approval. All rentals shall be managed by a sole professional management company (*in a rental 'pool'*). This will be explicably detailed in the CC&Rs and governed by the HOA. No more than 45% of the units within the 51.95 acre parcel shall be allowed to participate in the rental pool. No lockout type rental rooms shall be permitted and will be clarified in the CC&Rs. The project shall meet all requirements of the City's short term rental ordinance. (*Reference Pg. 6 of applicant's submittal)*

7. Twin Homes / Single Family Homes / Multi-unit residences; as presented are recommended for approval. See the 'Land Use Summary' in the packet (on page 10).

8. Amenities; the community parcel will be centrally located for all residents. It will provide pickle ball courts, a pool, bathroom, maintenance building, parking, and a grass recreation area. It will be complete before 100 units are sold. (*Note: Clarify what phase this will be completed by)*

9. Freeway Barrier; a landscaped sound and aesthetical visual barrier will be created between the freeway and the project as depicted.

10. Landscaping – Arrowhead Canyon Drive; a landscaped 10 ft. wide city trail setback 8 ft. from the curb with an additional 15 ft. of landscaped area before the 'Villas' 6 ft. privacy wall. The developer /HOA shall maintain.

11. Landscaping - Autumn Bloom Drive; A landscaped 'grand entranceway' as shown and maintained by the developer/HOA.

12. Landscaping – Sun River Parkway; shall be maintained by developer/HOA.

13. Permitted Uses; Permitted uses (single family, duplexes, triplexes, clustered homes, recreational facilities, guesthouses, model homes, and short term rentals as outlined in packet (*page 12*)

14. Setbacks; as outlined in packet (*page 13*)

15. Special Standards; No RV parking, off street parking restrictions, varied setbacks, etc. as outlined in packet (*page 14*) (*Note: Enforcement shall be by the developer / HOA).*

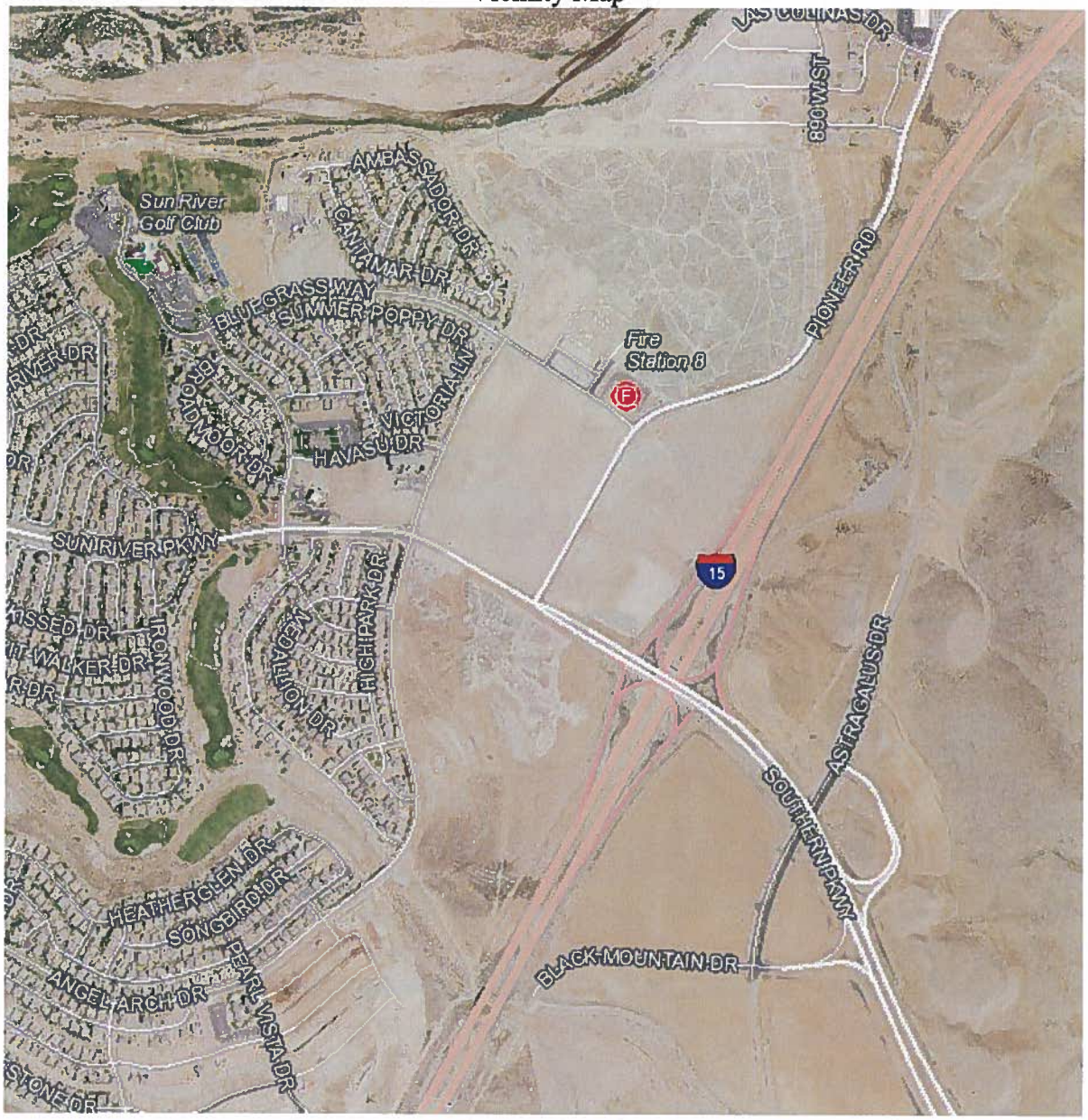
16. Street Trees; Required along major streets.

17. Guest Houses; Require an application per City Code.

18. Revise page 22 of the Planning Commission staff report found under the heading "Land Use Development Intent" (*Note: Found on Page 6 in the applicant's submittal / booklet titled "The Villas at Sun River St. George" dated December 4, 2015*) to remove the language located directly after " . . . *the developer reserves the right to build to a lessor density than indicated on the Land Use Plan*" . . .

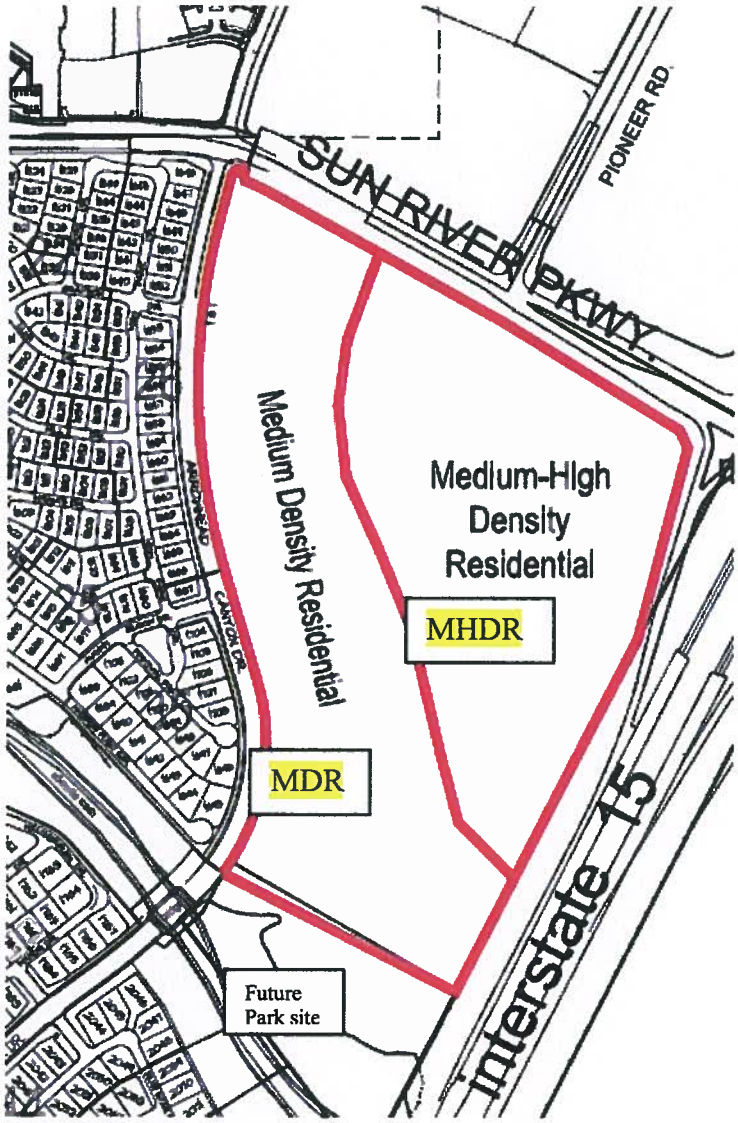
(See page 22 of this City Council staff report)

Vicinity Map

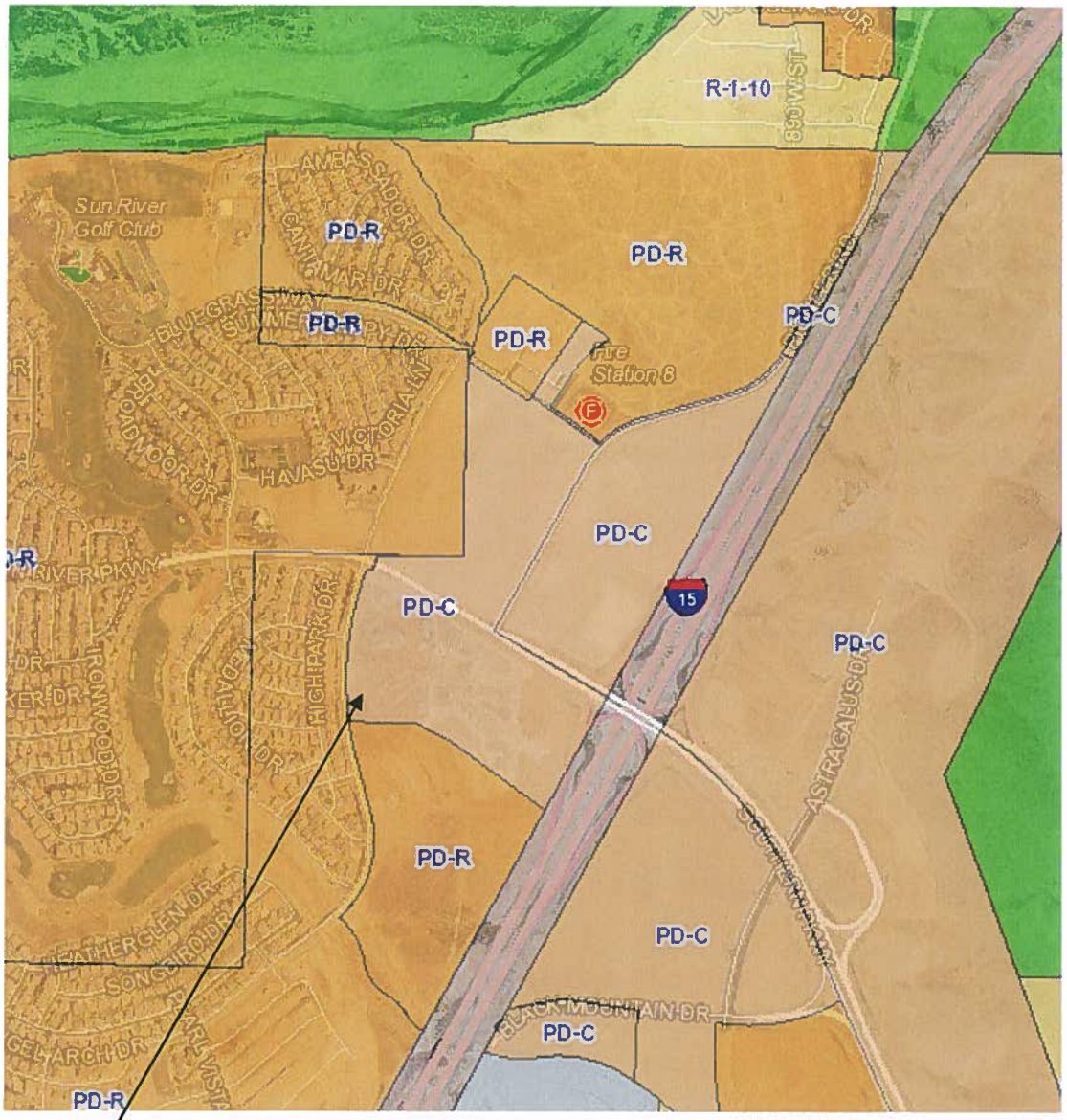


Reference: City Council approved amended General Plan Land Use

(Case No. 2015-GPA-006)

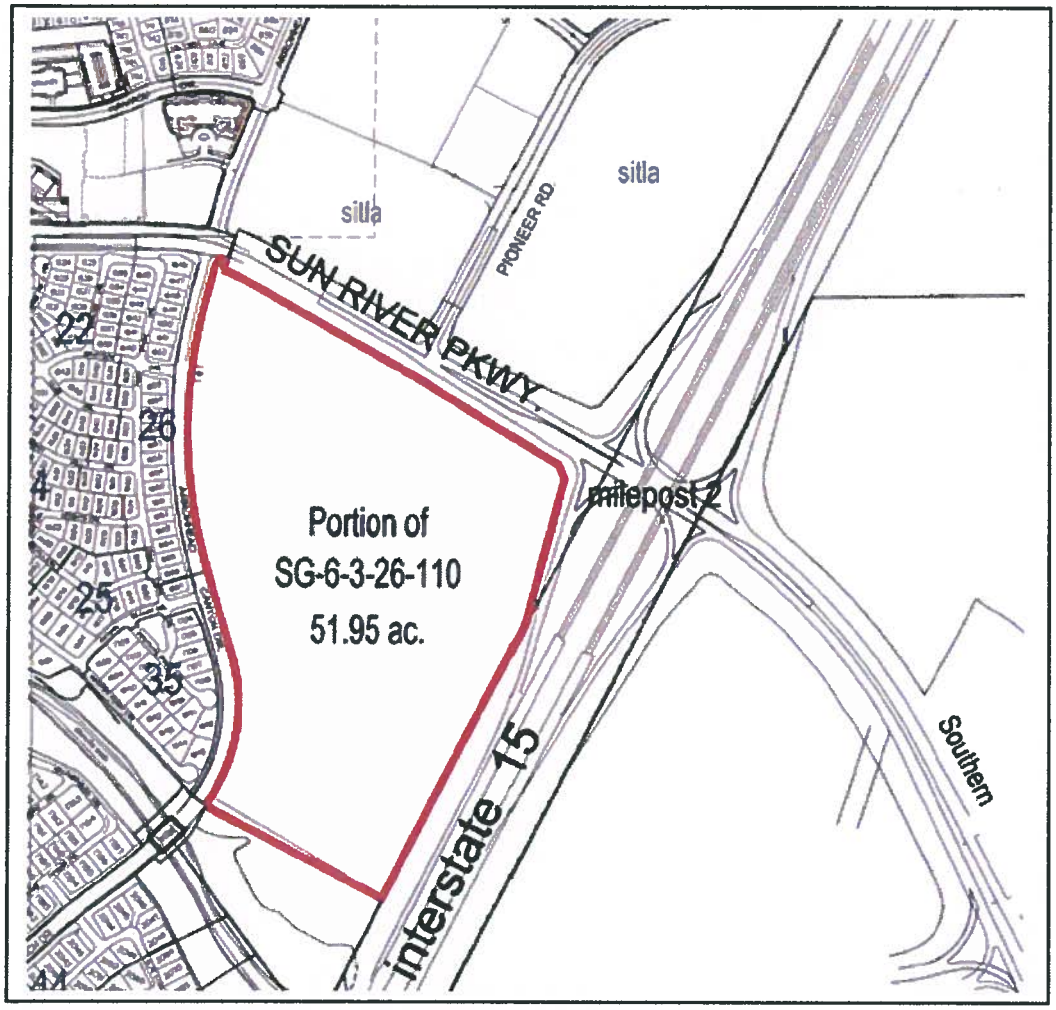


Existing Zoning



Note: this PD-C portion will need to change to become PD-R

Site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22
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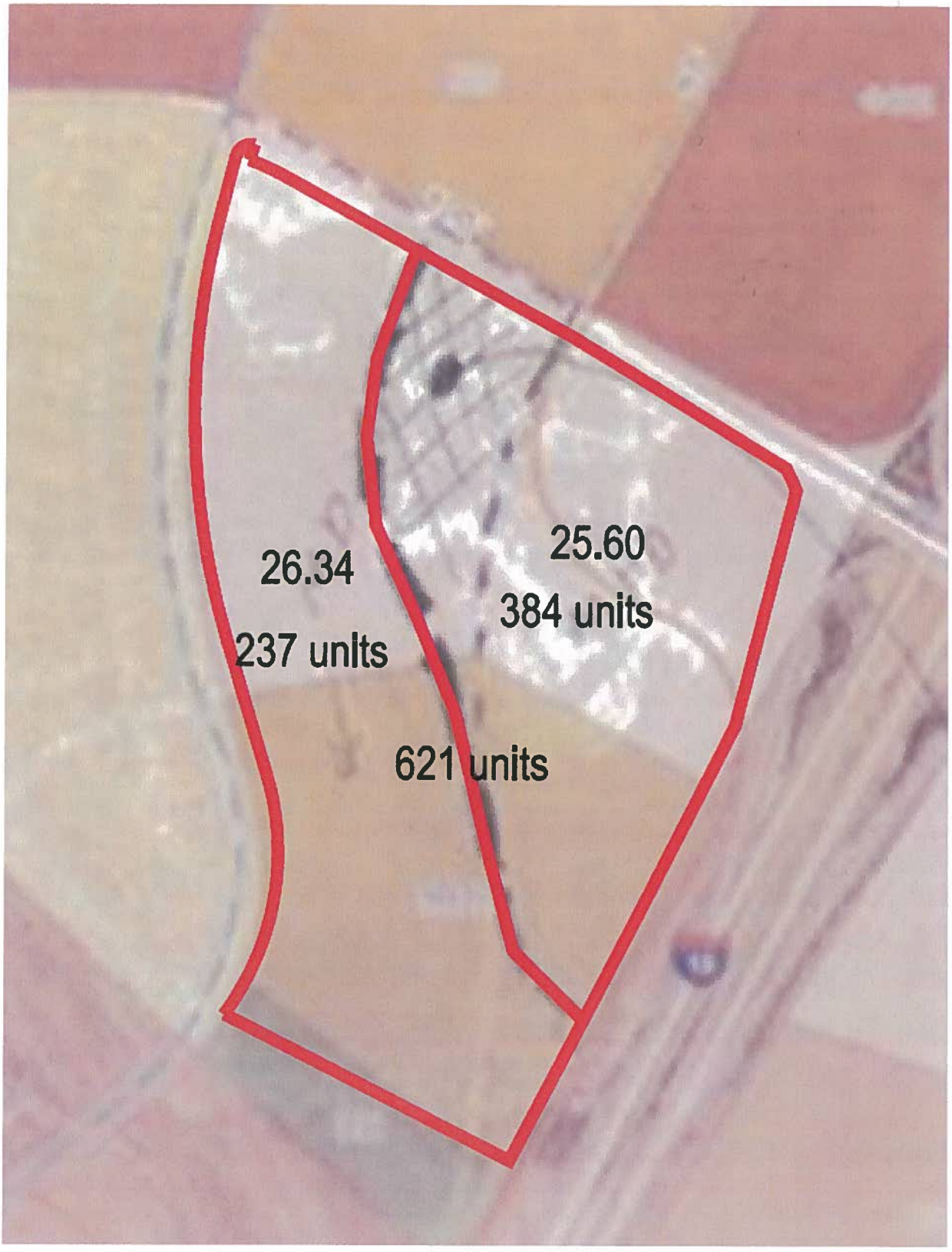
milepost 2
interstate 15
Southern


26.34
237 units
25.60
384 units
621 units

Proposed Atkinville Interchange Amendment to Land Use

BEFORE

Exhibit 2-4: Land Use / Planning Area Summary Table

	LAND USE (acres)							
Planning Area	Visitor Oriented Commercial	Community Commercial	Mixed Use	Employment Type 1	Employment Type 2	Residential	Public Facilities	ROW & Open Space
1.1	15.1							
1.2	9.9							
1.3	6.6							
1.4	1.0							
1.5	18.9							
1.6	18.9							
2.1		33.9						
2.2		8.1						
2.3		33.3						
3.1			19.7					
4.1				29.9				
4.2					22.9			
4.3					9.6			
4.4				4.5				
4.5				12.9				
4.6					18.7			
5.1						23.2		
5.2						46.0		
6.1							4.6	
6.2							4.0	
OS								166.1
TOTAL (acres)	70.4	75.3	19.7	47.3	51.2	69.2	8.6	166.1

AFTER

Exhibit 2-4: Land Use / Planning Area Summary Table

	LAND USE (acres)							
Planning Area	Visitor Oriented Commercial	Community Commercial	Mixed Use	Employment Type 1	Employment Type 2	Residential	Public Facilities	ROW & Open Space
1.1	15.1							
1.2	9.9							
1.3	6.6							
1.4	1.0							
1.5	18.9							
1.6	18.9							
2.1		33.9						
2.2		8.1						
2.3		33.3						
3.1			19.7					
4.1						29.9		
4.2					22.9			
4.3					9.6			
4.4				4.5				
4.5				12.9				
4.6					18.7			
5.1						23.2		
5.2						46.0		
6.1							4.6	
6.2							4.0	
OS								166.1
TOTAL (acres)	70.4	75.3	19.7	17.4	51.2	99.1	8.6	166.1

Density Calculations @ 16 du/ac (not allowed per General Plan)

Area 4.1 = 29.9 acres x 16 du/ac = 478.4 units
Area 5.1 = 23.2 acres x 16 du/ac = 371.2 units
Area 5.1 = 46.0 acres x 16 du/ac = 736 units

Applicant Calculations @ MDR & MHDR (allowed per General Plan)

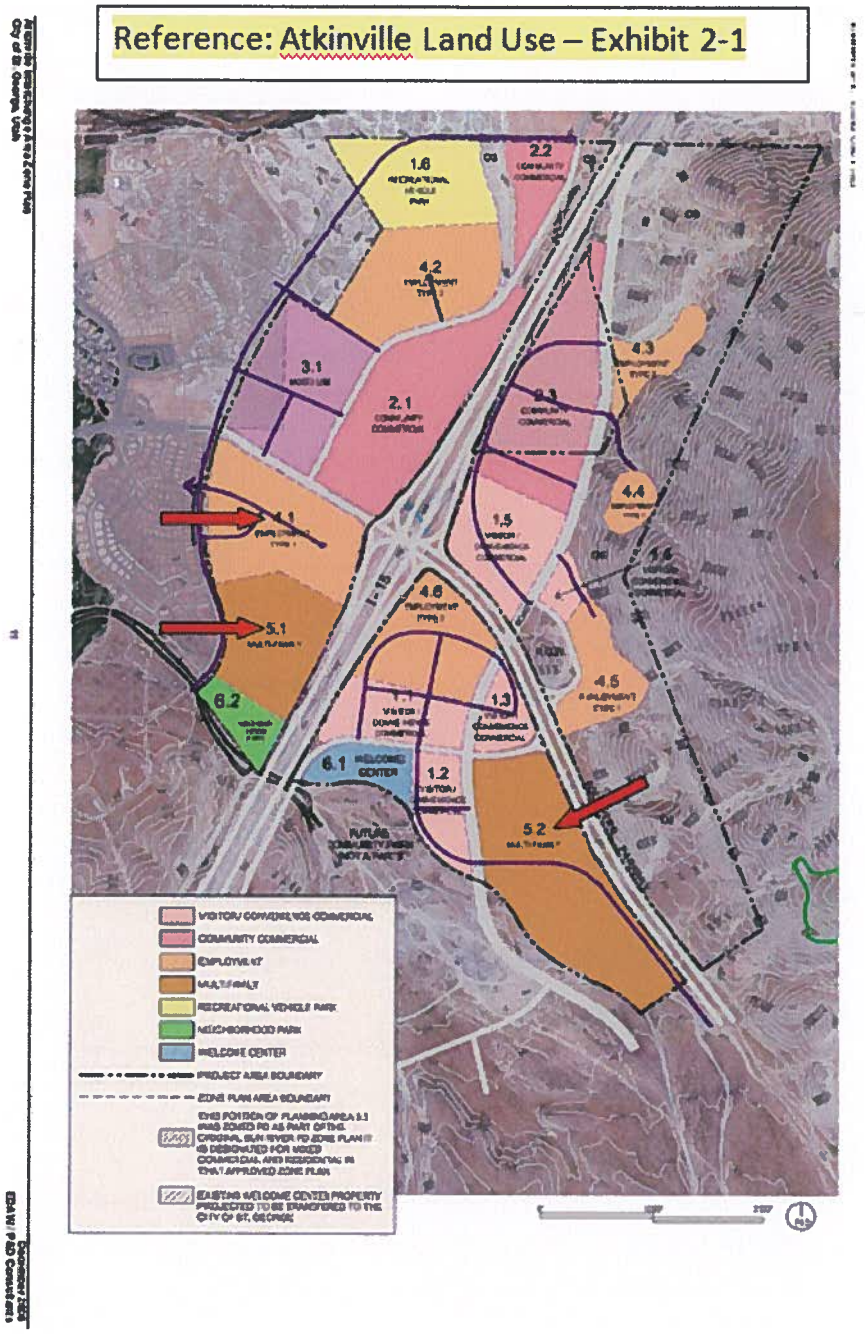
MDR = 26.34 acres (*see exhibit in staff report*); 26.34 x 9 du/ac = 237
MHDR = 25.60 acres (*see exhibit in staff report*); 25.60 x 15 du/ac = 384

Total =621 units

Reference – City General Plan Land Use Densities

- HCP Open Space - HCP
- HDR - High Density Resident (~~10 or more DU/AC~~) (16 or more DU/AC)
- IND - Industrial
- LDR - Low Density Residential (Up to 4 DU/AC)
- MDR - Medium Density Residential (5 to 9 DU/AC except Little Valley 4 to 7)
- MHD - ~~(Little Valley 7 to 10 DU/AC)~~ Medium High Density 10 to 15 DU/AC

Reference: Atkinville Land Use – Exhibit 2-1



Adjusted Language in Atkinville Master Plan – Page 14

RESIDENTIAL

Three

They are

~~Two~~ planning areas are designated for residential land use. ~~Both~~ are located adjacent to existing or future residential in Sun River St. George or South Block. They are also ~~both~~ located close to parks, open space and trails which connect to the local retail areas. Proposed residential densities average ~~16 dwelling units~~ per acre over each of the two planning areas.

Note: Need to Combine area 4.1 and 5.1

The 23.2 acre reseidential Planning Area 5.1 is located adjacent to a 4.0 acre neighborhood park west of I-15. The total units allowed in this area at an average of 16 DU/Acre is 371. These units may be developed with more than one residential product type ranging from products that have a density of about ~~10 DU/Ac to 22 DU/Ac.~~ However the total planning area cannot exceed 371 units.

The 46.0 acre residential Planning Area 5.2 is located south of the Southern Parkway and east of Road A. The total units allowed in this area at an ~~average of 16 DU/Ac is~~ 736. These units may be developed with more than one residential product ranging from products that have a density of about ~~10 DU/Ac to 22 DU/Ac.~~ However the total planning area cannot exceed 736 units.

Add area 4-1 – 29.9 ac

RECREATIONAL VEHICLE PARK

A recreational vehicle park is located at the northwest corner of the Plan Area along the extension of Arrowhead Canyon Drive. It is adjacent to a parcel designated for a similar use (RV- and Mini-Storage) within the existing Sun River Planned Development Zone. This land use of approximately 18.3 acres would allow an RV Park commercial business that provides space, hookups and other facilities for motor homes or other recreational vehicles. Commercial businesses where unoccupied recreation vehicles are offered for lease, or are maintained and stored, are not permitted. These uses are permitted in the adjacent Sun River PD zone parcel. Permitted uses include recreation and other services directly in support of the users of the Recreational Vehicle Park.

The Villas
at
Sun River St. George

Planned Development Zone Change Application
& Design Standards

December 4, 2015

The Fourth Amendment to the
Atkinville Interchange Area Zone Plan (PD)
First Approved January 4, 2007

Applicant: **Sun River St. George Development, L.C.**
1404 West Sun River Pkwy., #200, St. George, UT 84790, (435) 673-4300

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Introduction and Project Overview

Sun River St. George Development, LC (SRSG) is excited to present its application for a new Planned Development residential neighborhood at the Milepost 2 Interchange – The Villas at Sun River St. George. The Villas is a new neighborhood project and will have a new home owners association completely separate from the original Sun River St. George. The Villas will be age-restricted, 55 or better, like its neighbors west of Arrowhead Canyon Dr., and will be an enclave for the recreation oriented, active homeowner.

The Villas will be on a 51.95 acre parcel located along Interstate 15 to the east, Sun River Parkway to the north, a future City park and the Atkinville Wash to the south, and Arrowhead Canyon Dr. to the west – see Exhibit 1. Arrowhead Canyon Drive will be completed to a full 66 ft. Public R.O.W. including a 10 ft. City Trail running the whole length of the project. Approximately 1.5 acres will be devoted to the trail and its landscaping, 2.8 acres to the community amenities parcel, and 2.7 acres to a sound and landscape berm along the interstate and an access road for the power transmission lines there. That leaves about 45 acres for various residential products.

The developer's intent is to create a vibrant residential community oriented to the needs of home buyers seeking the rewards of an age-restricted, active-adult community. It's anticipated that the majority of the project will be attached twin homes, and some single family homes, though we request the approval for several different residential products detailed in the Land Use section of this application.

The subject property is within the Atkinville Interchange Area Zone Plan, a planned development zone approved by the St. George City Council January 4, 2007. This PD request, if approved, will be an amendment to that PD.

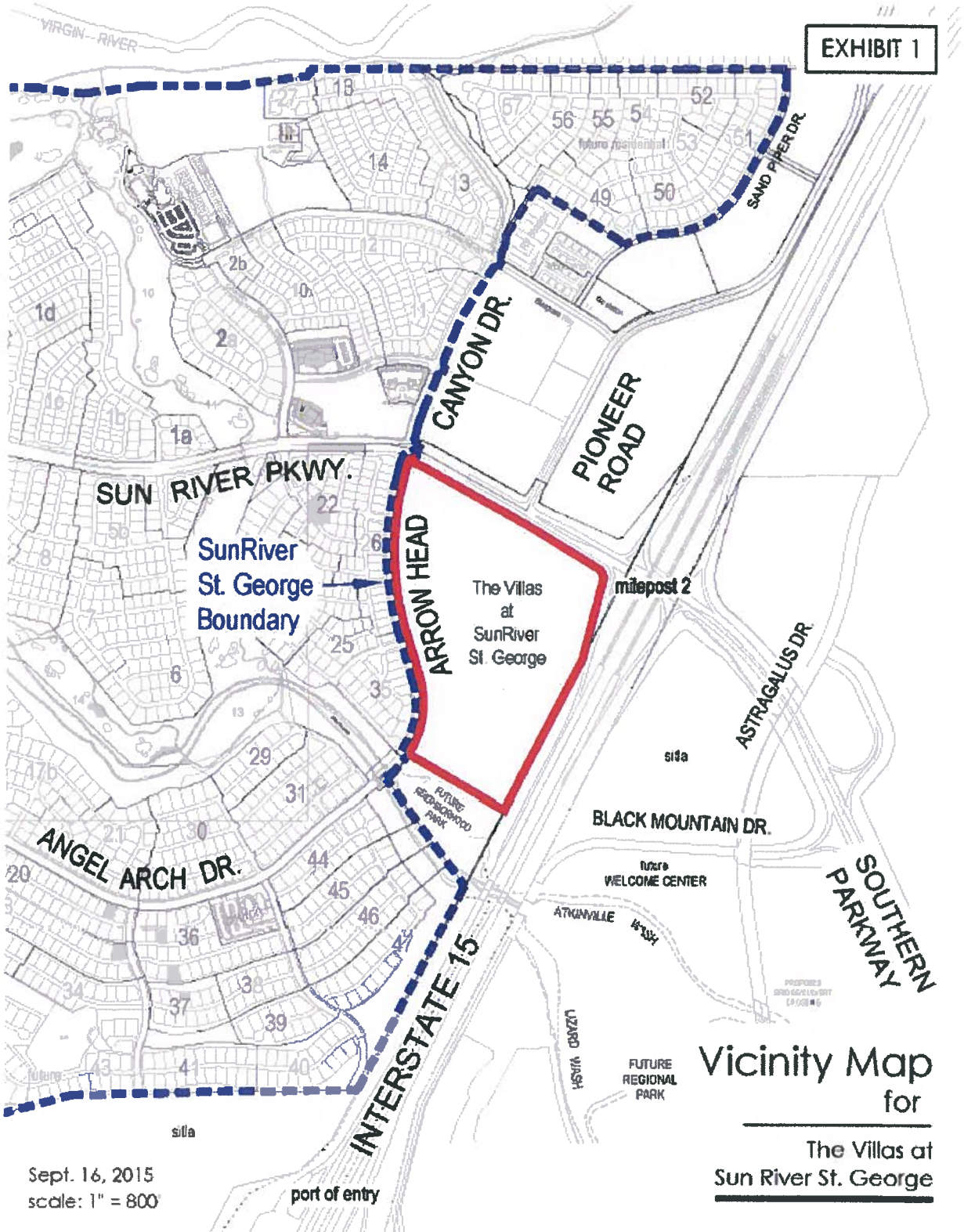


EXHIBIT 1
VIRGIN RIVER
SAND PIPER DR.
CANYON DR.
PIONEER ROAD
SUN RIVER PKWY.
SunRiver St. George Boundary
ARROW HEAD
The Villas at SunRiver St. George
milepost 2
ASTRAGALUS DR.
BLACK MOUNTAIN DR.
ANGEL ARCH DR.
future WELCOME CENTER
SOUTHERN PARKWAY
INTERSTATE 15
LIZARD WASH
FUTURE REGIONAL PARK
sitla
port of entry
Sept. 16, 2015
scale: 1" = 800'
Vicinity Map
for
The Villas at
Sun River St. George

Development Team

The Sun River development team is highly experienced in residential and commercial development in Southern Utah, most notably as the creators of Sun River St. George, a 55 or better, age-restricted residential community in St. George, UT. Sun River has built over 1800 homes since 1998, with final build out anticipated to be approximately 2315 units.

Sun River St. George Development, LC

Darcy Stewart, Managing Partner:
Colleen Stewart, General Manager, Controller:
Kelly Stephens, Operations Manager:
Dalan Madsen, Sales Manager:
Derek Rowley, Strategic Projects:
Scott McCall, Land Development Manager:
Todd Fuller, Purchasing and Accounting Manager:
Clark Kelsey, Marketing Director:
Janeen Langford, Design Center Manager:

1404 W. Sun River Parkway, Suite 200, St George, Utah 84790
Telephone: (435) 673-4300 Fax: (435) 634-1830
Contact: Scott McCall - mobile (435) 215-8316

In cooperation with:
State of Utah School and Institutional Trust Lands Administration
2303 North Coral Canyon Blvd., Suite 100A, Washington, UT 84780
Telephone: (435) 652-2950 Fax: (435) 652-2952
Contact: Kyle Pasley

Key Consultants include:

Engineering & Survey: **Rosenberg Associates:** Rick Rosenberg, PE, (435) 673-8586
Geotechnical: **Landmark Testing & Engineering**, Russ Owens, PE, (435) 986-0566
Land Planning and Landscape Theming: **CRSA**, Ben Rogers, (435) 673-7362

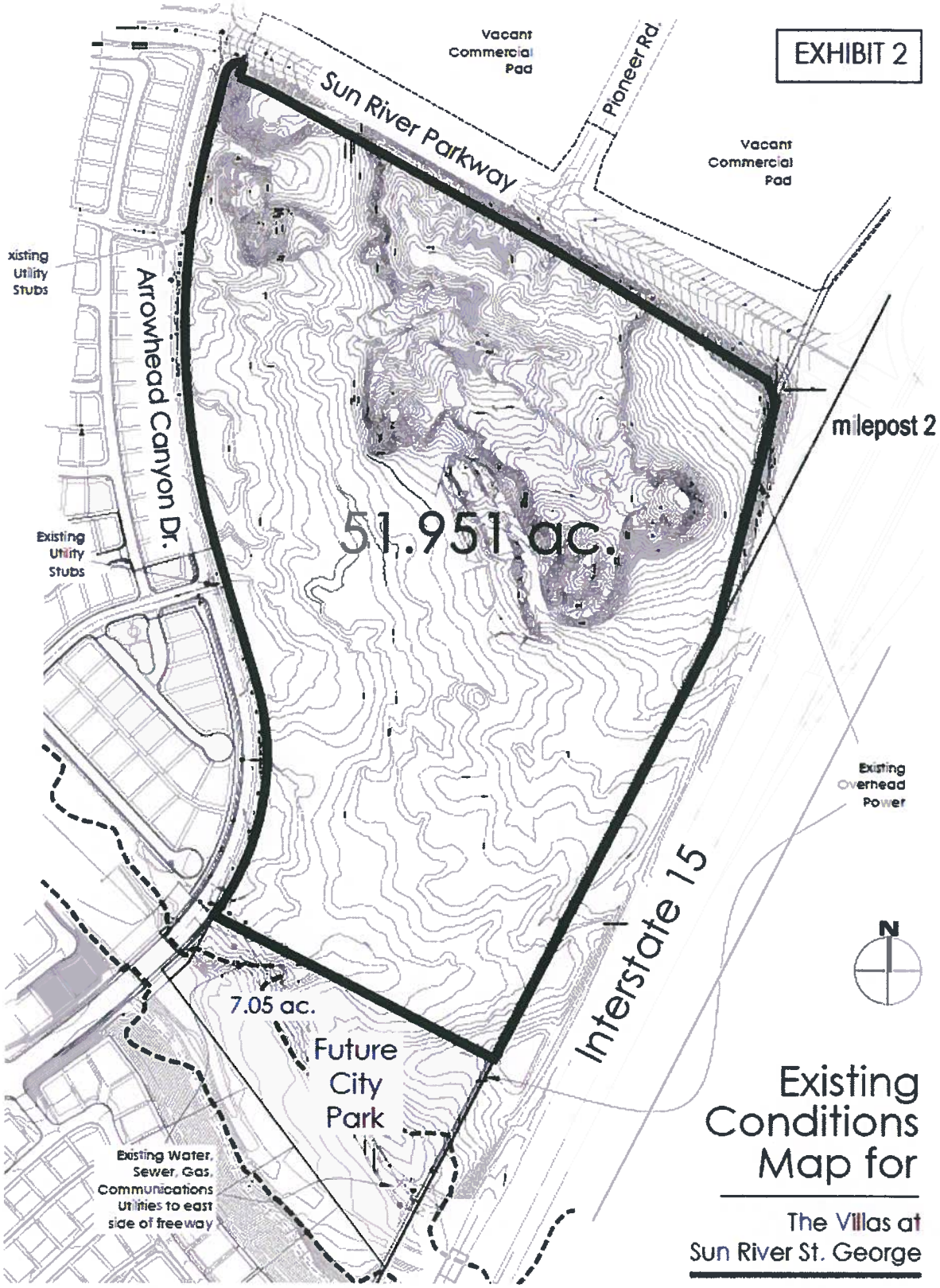


EXHIBIT 2
Vacant Commercial Pad
Sun River Parkway
Pioneer Rd
Vacant Commercial Pad
xisting Utility Stubs
Arrowhead Canyon Dr.
milepost 2
51.951 ac.
Existing Utility Stubs
Existing Overhead Power
Interstate 15
N
7.05 ac.
Future City Park
Existing Water, Sewer, Gas, Communications Utilities to east side of freeway
Existing Conditions Map for
The Villas at Sun River St. George

Existing Conditions and Entitlements

The current condition of the property is a mix of native badlands and desert flats with sparse vegetation. There are small confined areas being used for materials staging and a concrete washout area – less than an acre out of the 51.95 acres. As previously stated, the property is bounded on 3 sides by existing roads, one of them Interstate 15, and by the Atkinville Wash on the south end, with a future City park between the wash and the subject property – see Exhibit 2.

The existing general plan designation is a portion of Medium Density Residential (5-9 units per acre) and a portion of Medium-High Density Residential (10-15 units per acre), which if developed to its maximum density would yield 621 units.

The subject property is part of the **Atkinville Interchange Area Zone Plan** (*Interchange PD*) which was approved by the St. George City Council on January 4, 2007. The zone change application was submitted by the State of Utah and the School and Institutional Trust Lands Administration for a 516 acre portion of the area known as the South Block, on both the east and west side of I-15 and the then-future Milepost 2 interchange. There has been a previous amendment in 2012 that transferred 1.8 acres to the Sun River PD for an RV storage project, a second amendment which shifted the boundary between the Interchange PD and the Sun River PD, and a third to update the travel plaza site on the east side of the interchange. This would be the 4th amendment to the PD.

Under the Interchange PD the property is currently zoned Employment 1 (29.9 ac.) and Multi-Family (23.2 ac.). Among the permitted uses for Employment 1 are business and professional offices, health clubs, hotels, restaurants, manufacturing, machine shops warehouse storage, and more. The multi-family parcel allows for 16 units per acre and is currently approved for 371 units on that 23.2 acre parcel alone. The General Plan was amended earlier this year in preparation for updating the zoning to all residential uses.

Land Use

Development Intent

We see the Villas at Sun River St. George as an extension of the original Sun River community in vision, community spirit, and quality, but we want to broaden the variety of residential products outside of the limited uses in the Sun River PD. The Villas, like Sun River, will be an enclave for recreation oriented, retired or semi-retired homeowners interested in living an active, quality lifestyle. We expect that our first phases will be a twin home product which, if successful, may be the majority of this project. Other permitted residential products will include single family detached and attached dwellings, including but not limited to: patio homes, duplexes, tri-plexes, other types of clustered homes, and two-story multi-unit townhomes or condominiums. All building types may be single or two-story buildings. All of these building types are the same as those approved under the Sun River PD except for the inclusion of two-story multi-unit townhomes or condominiums and the exclusion of zero lot-line homes.

In order to respond appropriately to unpredictable shifts in market preference and economic conditions, the developer wishes to maintain flexibility with respect to specific densities assigned to any given parcel within the Villas at SRSG. Accordingly, the developer reserves the right to build at a lessor density than indicated on the Land Use Plan in any given parcel, and to transfer these "unused" units into another development parcel. The number of units transferred to any parcel may not exceed 30% of the number originally permitted for that particular parcel per the Land Use Summary. Under no circumstances shall the total number of homes exceed the maximum number permitted by the General Plan. This provision will allow The Villas developers to adjust product type and neighborhood design at the Preliminary Plat stage in order to adjust to market conditions without jeopardizing the integrity of the Land Use Plan. The developer's intent is to create a community founded on individual pride of ownership, with a sense of neighborhood. The land uses proposed for the Villas illustrated on the Land Use Plan (Exhibit 3) and the Land Uses Summary (Exhibit 4) represents a summary of the number of acres, dwelling unit, and development densities graphically illustrated on the Land Use Plan.

The developer requests approval of short-term rentals within this project. The rentals will be managed by a sole professional management company and any unit owner desiring to add their unit to the rental pool will be required to register and contract through the management company. This will be explicitly detailed in the CC&Rs and governed by the HOA and management company. No more than 45% of the units within the 51.95 acre parcel will be

Short Term Rentals

allowed to participate in the rental pool. The rental units may be anywhere within the project. No lockout-type rental rooms will be permitted – this will be clearly stated in the CC&Rs. No other rental pool will be allowed within the development. This project meets all the requirements of the City's Short-Term Lease ordinance for PD Zones.

Community Amenity Parcel and Non-Residential Space

The Community Amenity Parcel will be centrally located to provide simple access for all residents and will provide pickle ball courts, a pool, a bathroom changing and maintenance building, vehicle parking, and grassed recreation and relaxation areas to be constructed in phases in pace with residential development and will be complete before 100 units are sold. The developer wishes to retain the right but not the obligation to build more extensive amenities and buildings on this site in the future. We request that the approval of this application constitute approval of the amenity parcel with no additional zone change amendment required for the amenity parcel. Development on the amenity parcel will proceed to Planning Staff review and improvement plan review and approval processes.

Community Amenity Parcel Concept

Other non-residential areas designated on the Land Use Plan include a landscaped City Trail along the entire length of Arrowhead Canyon Drive and Sun River Parkway along the south side of the Parkway. From the bottom of the on-ramp to the southern boundary of the property there will be a landscaped berm topped with a privacy wall to create separation and sound mitigation from Interstate 15.

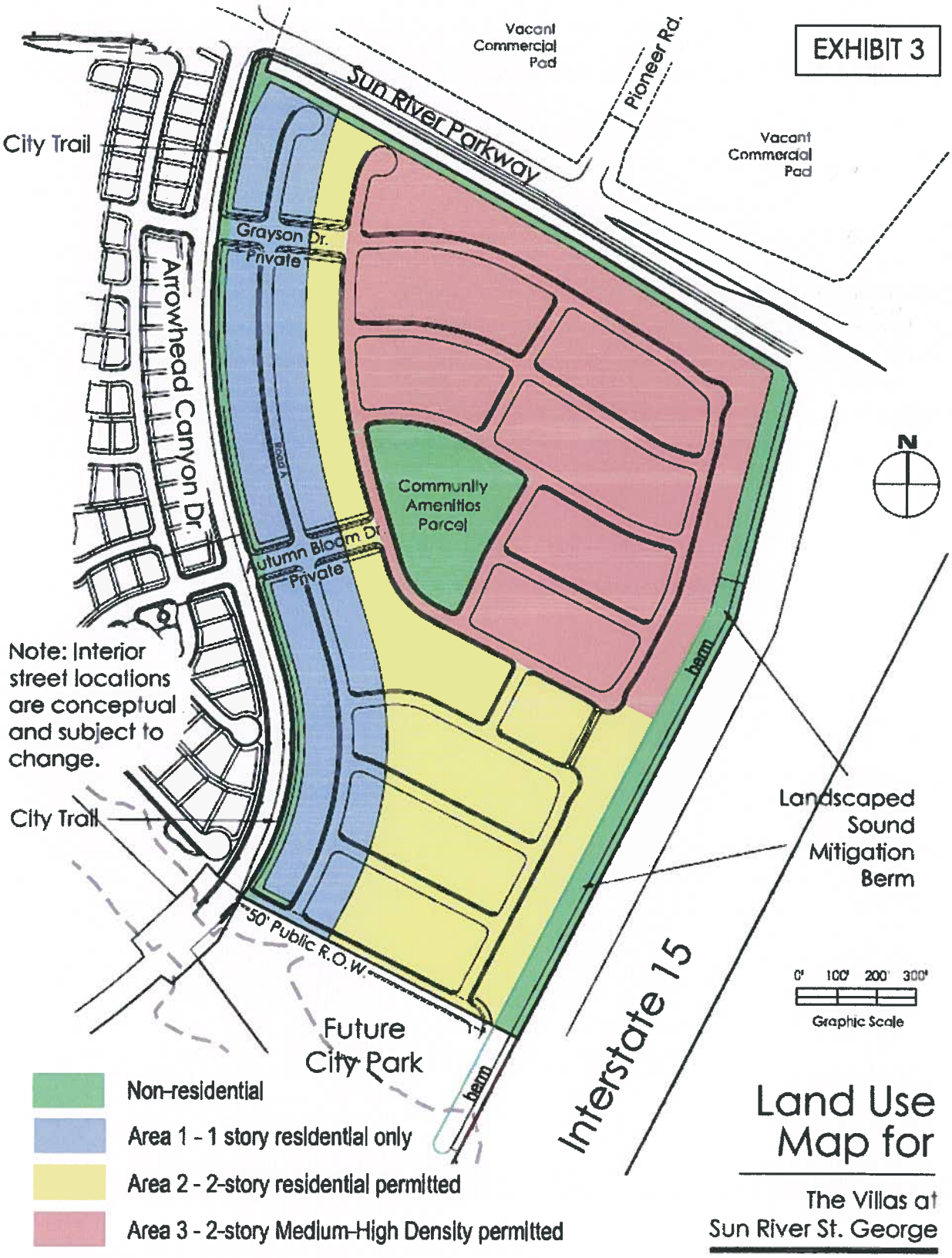


EXHIBIT 3
Vacant Commercial Pad
Pioneer Rd.
Sun River Parkway
Vacant Commercial Pad
City Trail
Grayson Dr. Private
Arrowhead Canyon Dr.
Road A
Autumn Bloom Dr Private
Community Amenities Parcel
N
Note: Interior street locations are conceptual and subject to change.
berm
City Trail
Landscaped Sound Mitigation Berm
50' Public R.O.W.
0' 100' 200' 300'
Graphic Scale
Future City Park
berm
Interstate 15
Non-residential
Area 1 - 1 story residential only
Area 2 - 2-story residential permitted
Area 3 - 2-story Medium-High Density permitted
Land Use Map for
The Villas at Sun River St. George

EXHIBIT 4

Land Use Summary

	Acres	DU Totals Sought	%
Area 1 - 1-story residential only Medium Density (5-9)	10.02	90	19.28%
Area 2 - 2-story residential permitted Medium Density (5-9)	13.61	122	26.19%
Area 3 - 2-story residential permitted Medium-High Density (10-15)	20.47	288	39.40%
Berm & landscaped open space	2.75	0	5.29%
City Trail & landscaped open space	2.3	0	4.43%
Community Amenity Parcel	2.81	0	5.41%
Total	51.96	500	100.00%

Notes:

Acreages subject to minor adjustments.

Residential products include single family detached and attached dwellings, including but not limited to: patio homes, duplexes, tri-plexes, other types of clustered homes, and two-story multi-unit townhomes or condominiums. All building types may be single or two-story buildings with the exception of no two-story residences will be built in Area 1.

Recreation Area Required for 500 units is 2.30 acres (10-8-5-k).

Developer reserves the right to build at a lower density.

620 units allowable per General Plan, 500 are requested in this application.

Community Design and Standards

Community Design

Homeowners and visitors approaching The Villas will notice immediately the broad, richly landscaped City Trail along the east side of Arrowhead Canyon Dr., complementing the beautifully landscaped boundary of Sun River St. George on the west side. The trail will have an 8' setback from the curb, a 10' trail, then 15' of additional landscaping bounded by The Villas privacy wall. The trail will be flanked by stretches of trees on both sides which will create a shaded canopy as they mature. There will be alcoves with benches set back from the trail creating areas to rest and enjoy the passing activity of the neighborhood. There will be two grand entrances and a smaller third access into the parcel at the south end of the parcel which will be shared by the future City Park. The grand entrances will be thickly tree-lined with a wide landscaped median. One of these entrances will frame the approach to the Amenity Parcel. The sidewalks on both sides of these entrances will have pedestrian portals - gateway features to pass through and signal arrival into the community. Throughout the Villas, again and again, the design encourages pedestrian use and connection to the greater area.

The following standards were created to guide the development of The Villas. These standards are largely taken from the Sun River St. George PD document, which has proven to be a highly successful design format, both in terms of aesthetics and function. These standards are also consistent with the Atkinville Interchange PD the City's Planned Development Zone.

Purpose/Intent of Standards

1) Provide flexibility to adjust to changes in housing trends and patterns while maintaining compatibility with surrounding development.
2) Encourage diversity and the application of creative approaches to the physical development of the land through a variety of housing densities.
3) Provide recreation, leisure and community areas for the residents.
4) Promote and encourage an active, engaging, and aesthetically satisfying environment for age-restricted residents.

Project Data / Use of Land

Units Requested	500 units
620 allowable by General Plan:	
Medium density (5-9 units/ac.) acres	Approx. 26.3
	Potential 236 units
Medium-high density (10-15 units/ac.) acres	Approx. 25.6
	Potential 384 units

Permitted Uses

1) Single Family detached and attached dwellings, including but not limited to: patio homes, duplexes, triplexes and other types of clustered homes.
2) Private non-commercial recreational facilities. Clubhouses and/or homeowner association and/or special district meeting places associated with recreational amenities.
3) Guesthouses per City Standards.
4) Accessory structures and uses necessary and customarily incidental to a permitted use.
5) Model Complexes and Sales Offices for the Villas at Sun River St. George. Locations may change throughout the community over the course of the project. Model complex locations will require no additional zoning review and shall proceed to Planning Staff review and improvement plan review and approval processes. As usual, off-street parking and emergency vehicle access will be addressed.
6) Short-term rentals – max. 45% of units over the whole project, managed and regulated by the CC&Rs and a professional community management company.
7) Other uses may be permitted by the City of St. George Zoning Ordinance for a comparable zone district.
8) Private streets within the development. See Circulation and Access for road section designs. Streets shall conform to the city of St. George standard specifications for design and construction as to the quality of construction. Maintenance will be performed by the HOA with a robust reserve fund detailed in the CC&Rs.
9) Any combination of the above.

Development Standards

The following residential development standards for the Villas at Sun River St. George are consistent with those established for Sun River St. George (approved as Sun River Ranch) and the Atkinville Interchange PD.

Maximum Lot Coverage	50%
Maximum Building Height	35'
Maximum Density	500 requested (620 units allowable by General Plan)
Medium density (5-9 units/ac.) acres	Approx. 26.3 Potential 236 units
Medium-high density (10-15 units/ac.) acres	Approx. 25.6 Potential 384 units
Minimum Frontage* per lot from –	
The Street	30'
Front building wall	35'
Cul de sacs or similarly curved roads & flag lots	25'

*As measured to or along public streets only; there shall be no minimum frontage associated with private streets.

Off-Street parking requirement: Two spaces per residential unit

Minimum Setbacks and Building Separation

Front Building Setback: 10' from back of sidewalk, or curb where there is no sidewalk

Garage Setback: 20' from back of sidewalk, or curb where there is no sidewalk

Sideyard along priv. road: 10' from back of sidewalk, or curb where there is no sidewalk

Setback from Public Arterial Roads: 25'

Minimum Building Separation

Side yard with no fence or retaining wall over 3':	10' for single and two story
Side yard with fence or retaining wall over 3':	16' for single and 18' for two story
Rear yard	Single story: 10' to property line or 20' building separation Two story: 20' to property line or 40' building separation

Special Standards

- Recreational Vehicle parking shall be prohibited unless said RV is enclosed in a garage. Garages shall not be allowed to be converted into living spaces without additional enclosed parking being made available. To be regulated by the HOA.
- Off-street parking other than that which is required may be allowed within all setbacks, but shall not compromise landscaping and other buffering measures.
- Minimum building area shall not include unfinished basements or garages.
- Staggering variation in building setbacks shall be encouraged.
- Roof overhangs, decks, bay windows, chimneys, and other building appurtenances shall be allowed within setback areas up to a maximum of a two foot projection.

General Notes

The developer has the right to build at a lower density in any planning area. This density reduction shall be considered a minor change enabling the developer to gain approval of the site without amending the application.

A preliminary plat shall be submitted to the City for each residential land use parcel.

Roadway systems are conceptually located to provide access to and within the site. All efforts will be made to provide smooth flowing roads that function well with the complete build out of the project. Except for access from Arrowhead Canyon Drive, which is designated in this application, final alignments, access and design will be determined at the time of preliminary plat and shall be in substantial accordance with this application to the extent that is reasonable and possible. Roadways within the development shall conform to the roadway design standards established within this application.

The owner/developer of any property within the area subject to these planning standards has the right to continue existing uses until the time of Final Plat approval.

The development guidelines and standards contained herein shall govern the development of the property.

This is a Planned Development Zone district. Standard zoning and development standards as found in the City of St. George Building and Zoning Code will apply if not addressed by this application, the CC&Rs, or the Association's Design Standards.

The property is not a part of the Hillside Ordinance Overlay Zone.

The City will maintain the trail asphalt or concrete. The Villas Community Management company will maintain the landscaping along Arrowhead Canyon Dr. and Sun River Parkway. Community entrances at Grayson Dr. and Autumn Bloom Dr. will have landscaped entry features and community signage monuments.

Community Management

The HOA will be formed as a non-profit corporation and administered by a professional community management company. The HOA will be responsible for the maintenance of the open spaces, landscaping along its side of the public roads, amenity parcel facilities, private roads, and short-term rental management. An Architectural Review Committee will be formed within the framework of the HOA or management company to review plans, specifications, landscaping and color schemes of the homes to be built and ensure the adequate maintenance of appearance.

Infrastructure and Technical Considerations

Traffic Study, Access, and Circulation

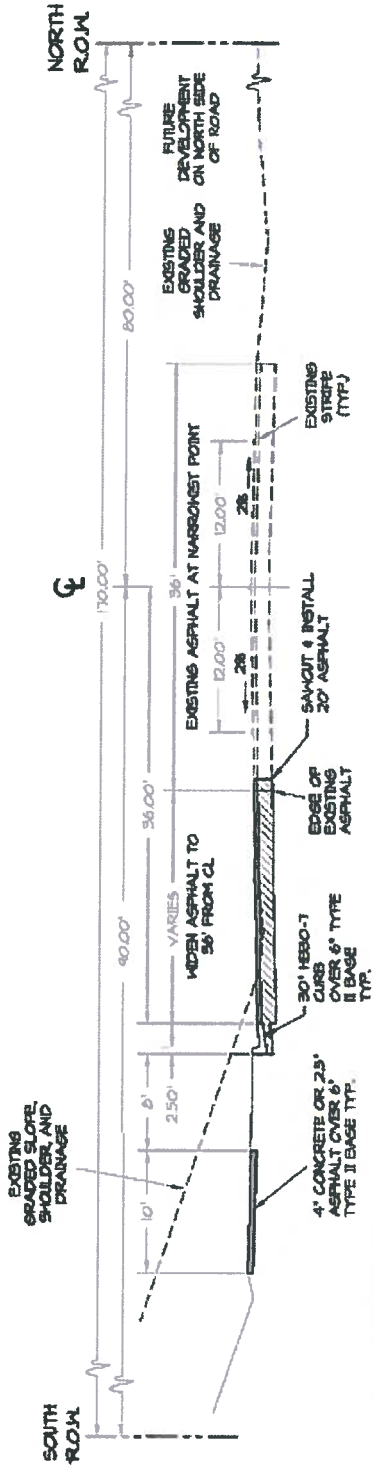
A traffic impact study was prepared by Horrocks Engineers for the Villas at Sun River St. George, dated September 15, 2015 and is attached to this application. The traffic model was generated using 500 active adult retirement community homes. Traffic operations analyses were performed for AM and PM peak hour conditions for existing and existing plus project conditions. Other than widening Arrowhead Canyon Drive to three lanes (see 66' Public R.O.W. Road Section Design), no other intersection improvements or changes were needed to accommodate project traffic.

As mentioned earlier, the project will have three entrances into the property from Arrowhead Canyon Drive. Two will be private grand entrances situated directly across from existing roads from the Sun River community and the third will be 50' public road that will also be the access to the future City Park, adjacent and southerly of the project boundary. Internal circulation will be private roads using the same road section geometry as has been used successfully at Sun River St. George over the last 18 years. The preliminary road layout is shown on all the exhibits and is very likely the layout that will be built, however, we will need to be flexible due to which

residential product types are proposed. City Staff will review the ultimate layout of each phase during the Preliminary Plat process. As shown on the preliminary road layout, neighborhood connectivity is extensive, with the use of cul de sacs minimized and long streets curved or broken up. The private roads will be maintained by the Association which will have a robust reserve fund for this and other private infrastructure maintenance. In our experience, which is evidenced by the condition of the private streets at Sun River, private streets are far better maintained than public streets in our region when a well-structured reserve fund is in place.

Public and Private Road Sections

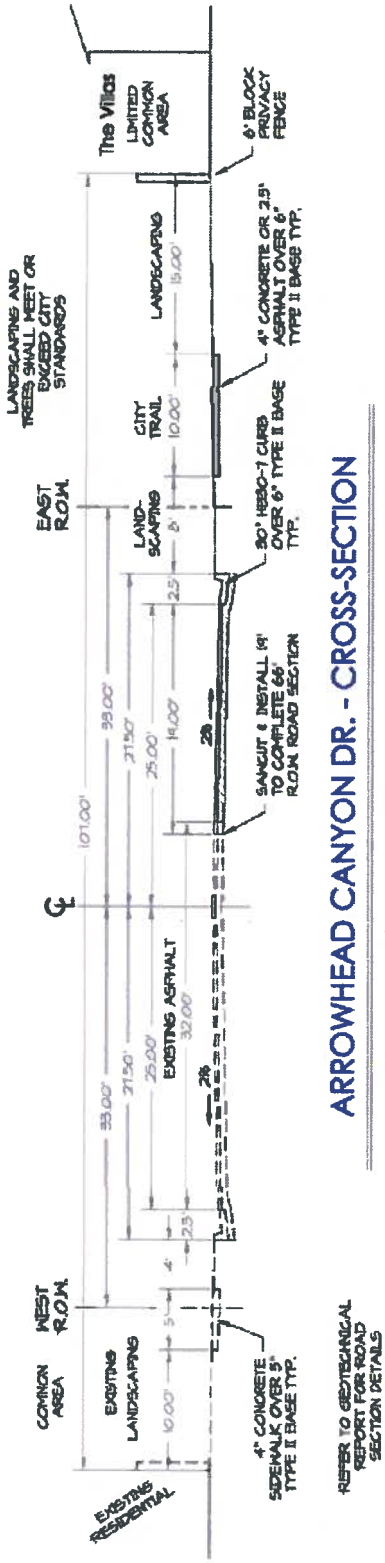
Concept Community Entrance from above



SUN RIVER PKWY. - CROSS-SECTION

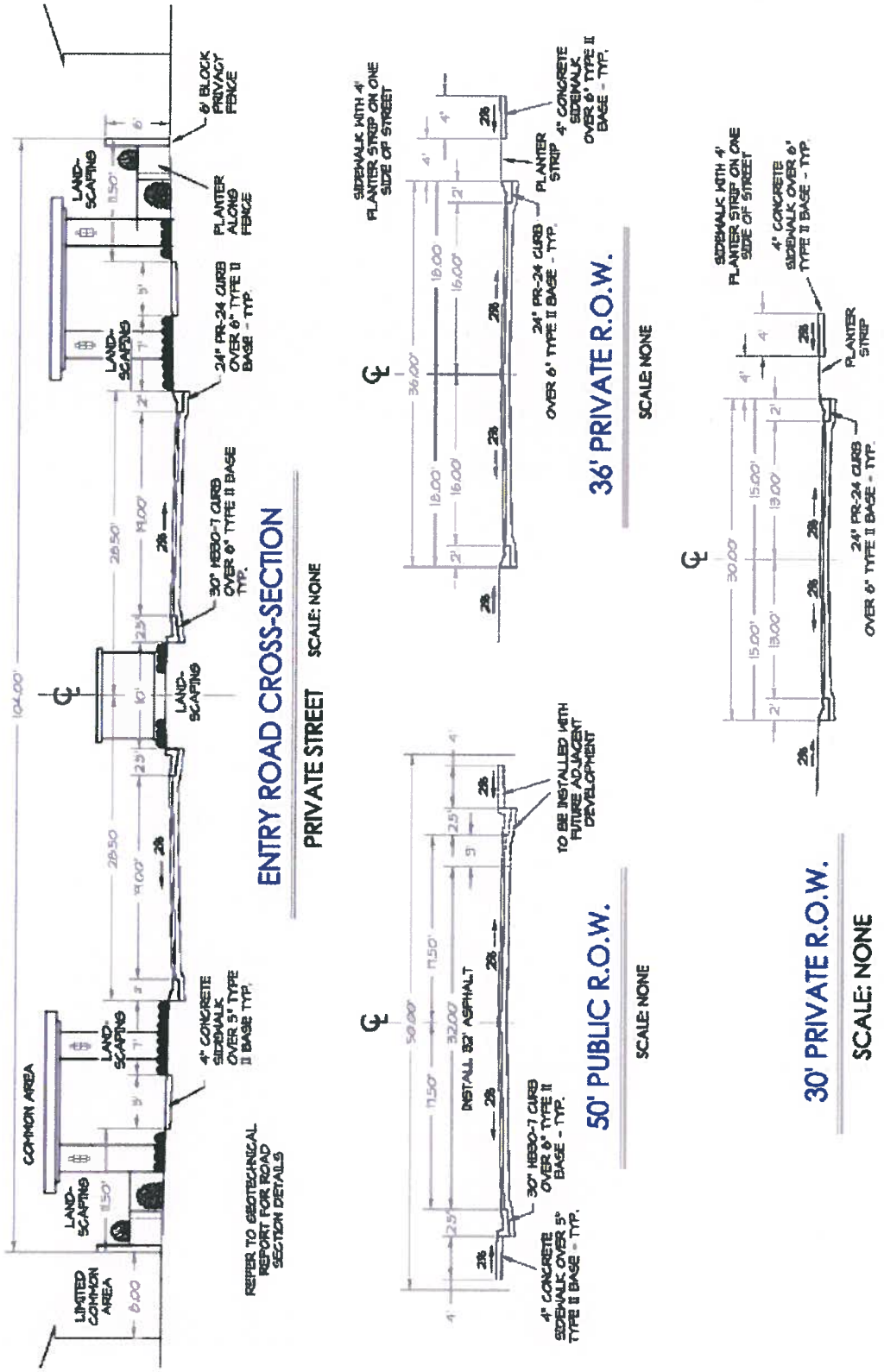
170' PUBLIC R.O.W. SCALE: NONE

At a point 120' east of the intersection of Sun River Pkwy. and Pioneer Rd. the existing road is improved to 2 lanes each way with a 10' asphalt shoulder.



ARROWHEAD CANYON DR. - CROSS-SECTION

66' PUBLIC R.O.W. SCALE: NONE


ENTRY ROAD CROSS-SECTION
PRIVATE STREET
SCALE: NONE
6' BLOCK PRIVACY FENCE
PLANTER ALONG FENCE
LAND-SCAPING
24' FR-24 CURB OVER 6" TYPE II BASE - TYP.
30" HEBO-7 CURB OVER 6" TYPE II BASE TYP.
4" CONCRETE SIDEWALK OVER 5" TYPE II BASE TYP.
COMMON AREA
LIMITED COMMON AREA
REFER TO GEOTECHNICAL REPORT FOR ROAD SECTION DETAILS
36' PRIVATE R.O.W.
SCALE: NONE
SIDEWALK WITH 4' PLANTER STRIP ON ONE SIDE OF STREET
PLANTER STRIP
4" CONCRETE SIDEWALK OVER 6" TYPE II BASE - TYP.
24' FR-24 CURB OVER 6" TYPE II BASE - TYP.
50' PUBLIC R.O.W.
SCALE: NONE
INSTALL 52' ASPHALT
TO BE INSTALLED WITH FUTURE ADJACENT DEVELOPMENT
30" HEBO-7 CURB OVER 6" TYPE II BASE - TYP.
4" CONCRETE SIDEWALK OVER 5" TYPE II BASE - TYP.
30' PRIVATE R.O.W.
SCALE: NONE
SIDEWALK WITH 4' PLANTER STRIP ON ONE SIDE OF STREET
4' CONCRETE SIDEWALK OVER 6' TYPE II BASE - TYP.
PLANTER STRIP
24' FR-24 CURB OVER 6" TYPE II BASE - TYP.

General Utilities

Sanitary sewer will be serviced by the City of St. George. The parcel has three separate sewer main stubs available for connection.

Culinary water service will be provided by the City of St. George. There is a 10" water main in Arrowhead Canyon and an 8" loop line along the south boundary. There is also a minimum 18" regional transmission waterline in process, designed to provide the necessary water for development around Milepost 2 and more. Construction is anticipated to be completed by December 2016.

Dixie Power will provide electricity for the project. All lines will be installed underground and shall meet the standards established by Dixie Power.

Questar shall provide natural gas service. Questar has substantial gas mains in Arrowhead Canyon Dr.

Refuse collection will be by the Washington County Solid Waste District.

Phasing Plan

The Villas community is estimated to develop over a 5 to 7 year period, depending on market conditions. The number of units in each phase can also vary due to the market. Exhibit 4 shows a conceptual Phasing Plan with 12 Phases, to show how phasing might move forward. The Developer reserves the right to modify the order and size of phases.
See Exhibit 5.

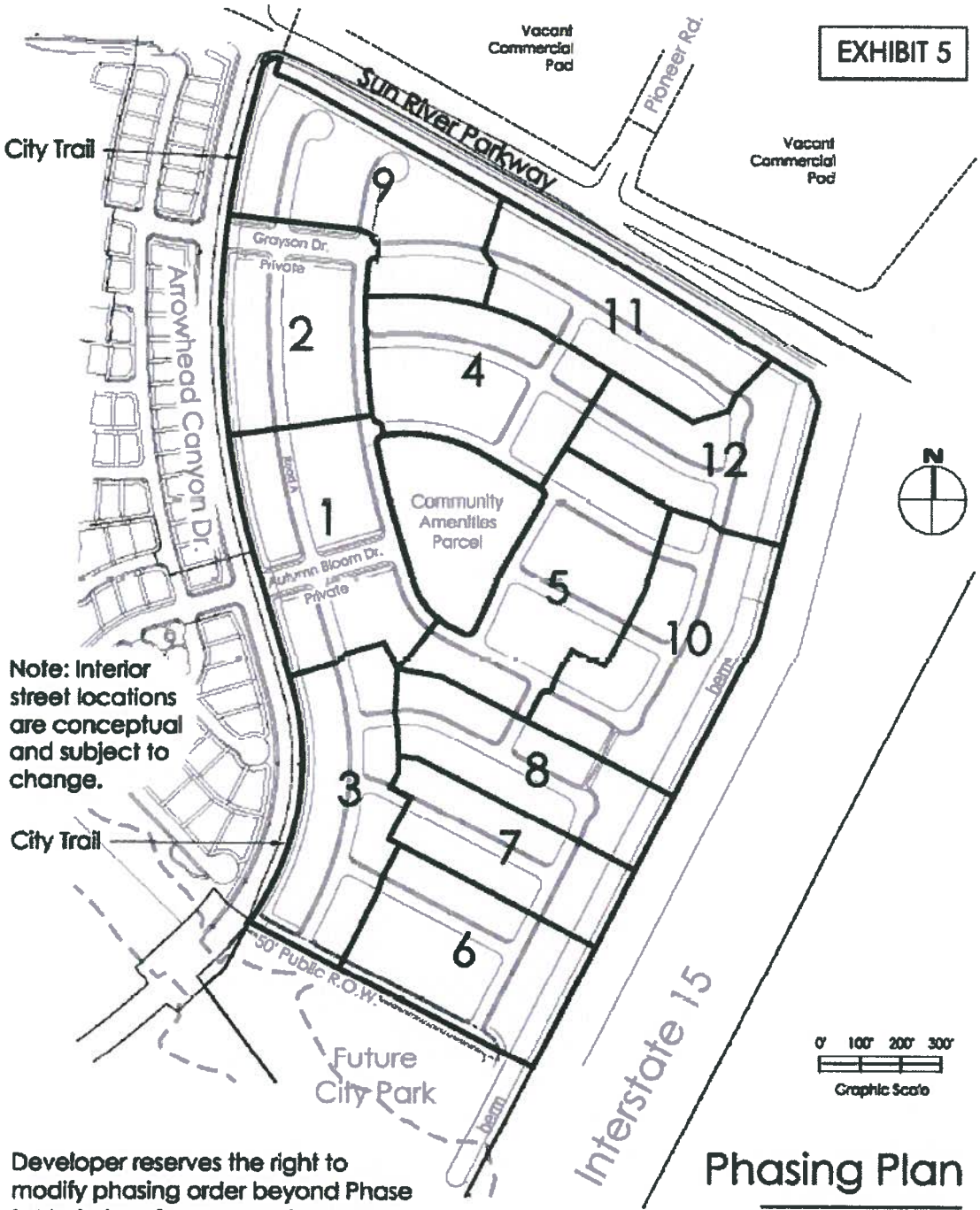


EXHIBIT 5
Vacant Commercial Pad
Pioneer Rd.
Sun River Parkway
Vacant Commercial Pad
City Trail
Grayson Dr. Private
Arrowhead Canyon Dr.
9
2
11
4
12
1
Community Amenities Parcel
Autumn Bloom Dr. Private
5
10
berm
N
Note: Interior street locations are conceptual and subject to change.
3
8
City Trail
7
6
50' Public R.O.W.
Future City Park
berm
Interstate 15
0' 100' 200' 300'
Graphic Scale
Developer reserves the right to modify phasing order beyond Phase 1. Market preference and economic conditions require adjustment and flexibility.
Phasing Plan
The Villas at Sun River St. George

Note: #3) The community signage monument along the freeway cannot be approved at this time

Signage Plan

The Signage Plan for the Villas asks approval for three types of signage: 1) two permanent monument-style signs to be in the medians in the entrances at Grayson Dr. and Autumn Bloom Dr. respectively, 2) four locations along Arrowhead Canyon Dr. for 4' by 4' marketing signage, and 3) a community signage monument to be constructed along the freeway berm. See Exhibit 6. The permanent entrance monuments will be very similar to the one shown in the concept community entrance rendering below. The 4' by 4' marketing signs will be updated several times a year and will be mounted on 2 - 4" by 4" posts – see example below. These are temporary and will be removed with the sale of the last unit. We request zoning approval for the community signage monument at the location shown on Exhibit 6. The actual design, size, materials and colors will be reviewed by City Staff as the design is finalized.

Concept Community Entrance

Note the entrance monument in the center of the median. This will be constructed of a combination of stone, tile and/or stucco.

#2) Marketing Signs

Example – 4' by 4' Marketing Sign – temporary. These sign are typically graphics on form core, mounted on painted plywood with painted 4" x 4" posts.

#1) Entry Monument

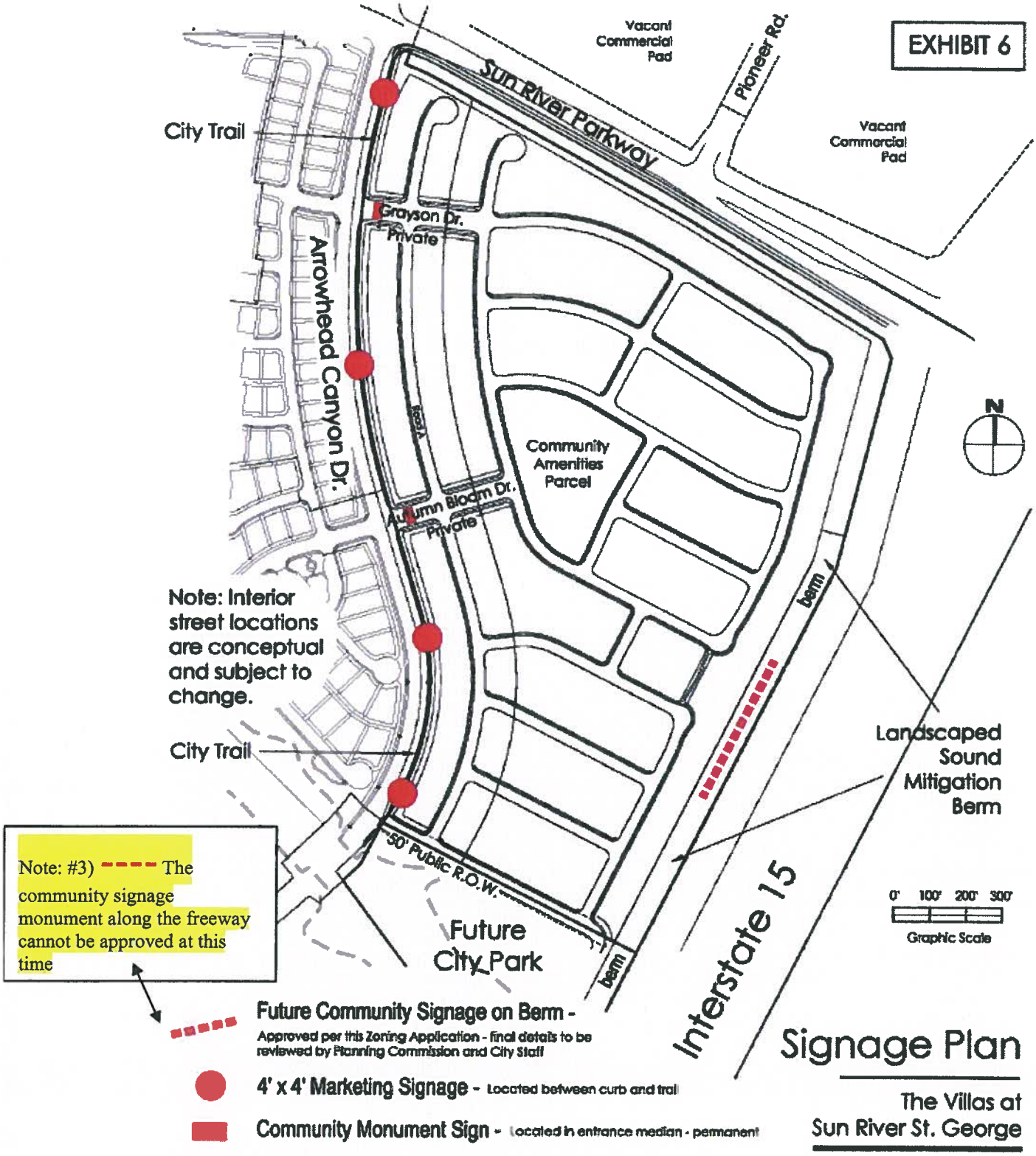


EXHIBIT 6
Vacant Commercial Pad
Pioneer Rd.
Sun River Parkway
Vacant Commercial Pad
City Trail
Grayson Dr. Private
Arrowhead Canyon Dr.
Community Amenities Parcel
Autumn Bloom Dr. Private
N
Note: Interior street locations are conceptual and subject to change.
City Trail
berm
Landscaped Sound Mitigation Berm
50' Public R.O.W.
Future City Park
berm
Interstate 15
0' 100' 200' 300'
Graphic Scale
Note: #3) ----- The community signage monument along the freeway cannot be approved at this time
Future Community Signage on Berm -
Approved per this Zoning Application - final details to be reviewed by Planning Commission and City Staff
4' x 4' Marketing Signage - Located between curb and trail
Community Monument Sign - Located in entrance median - permanent
Signage Plan
The Villas at Sun River St. George

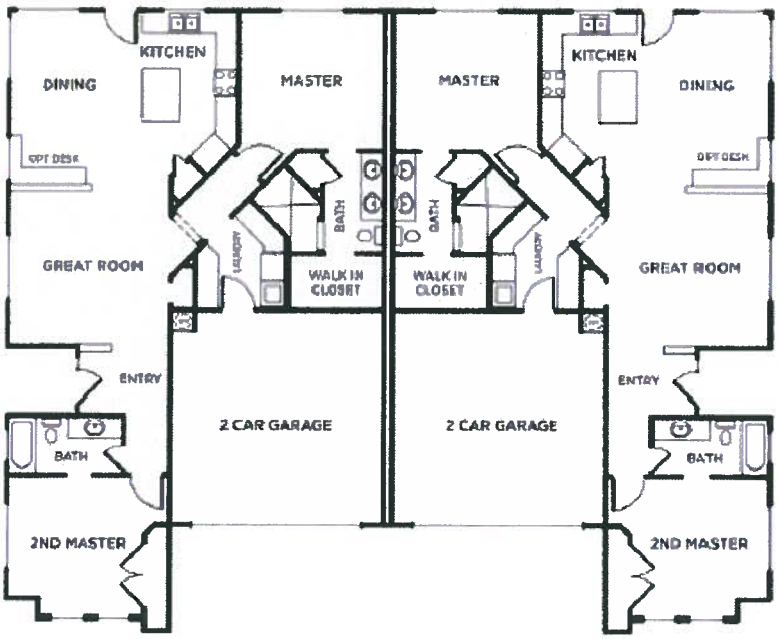
Geotechnical Report

A geotechnical report was prepared for this parcel by Landmark Testing and Engineering dated June 27, 2014 and is attached to this application. Nine test pits were excavated and surface and sub-surface conditions were evaluated. The soils are very similar to what has been previously encountered in the Sun River area.

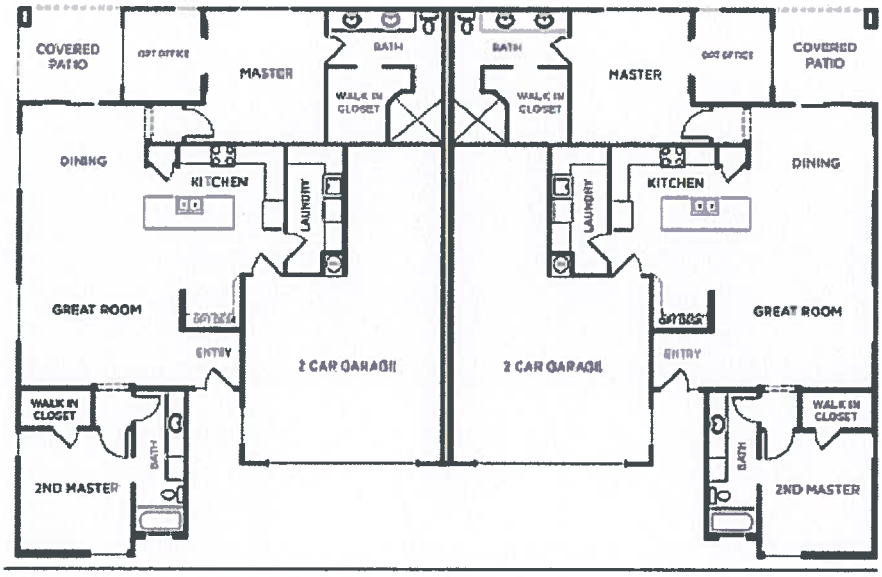
Residential Products - Exhibits

As stated earlier in this application, we expect that our first phases will be a twin home product which, if successful, may be the majority of this project. Other allowable residential products will include single family detached and attached dwellings, including but not limited to: patio homes, duplexes, tri-plexes, other types of clustered homes, and two-story multi-unit townhomes or condominiums. All building types may be single or two-story buildings. All of these building types are the same as those approved under the Sun River PD except for the inclusion of two-story multi-unit townhomes or condominiums.

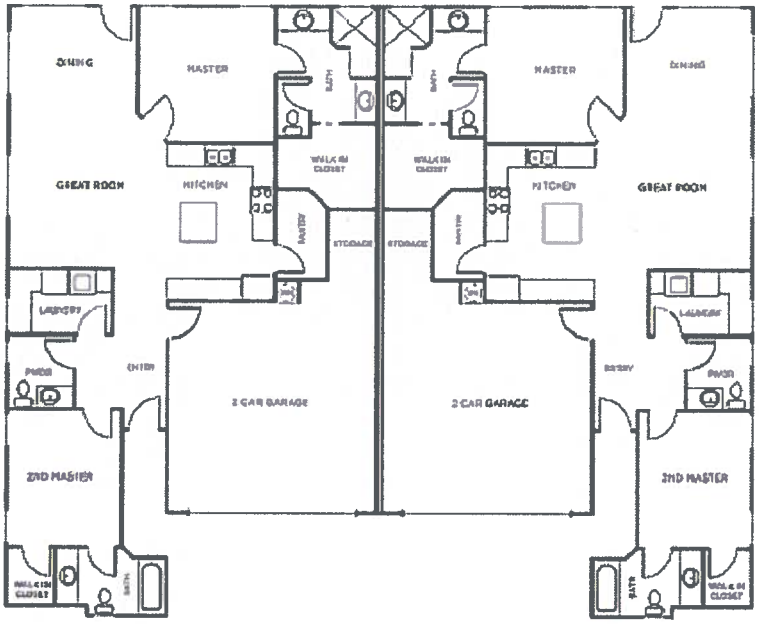
Plan 1446 – Twin Home



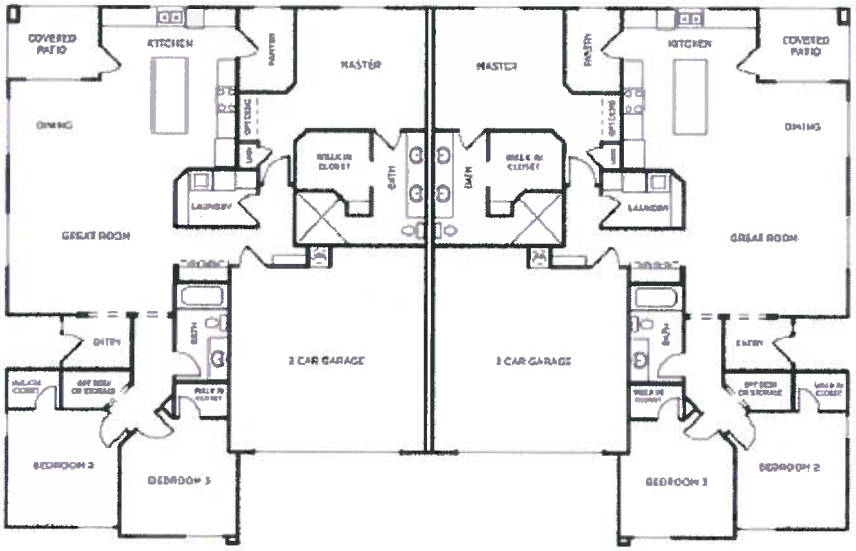
Plan 1620 – Twin Home



Plan 1392 – Twin Home

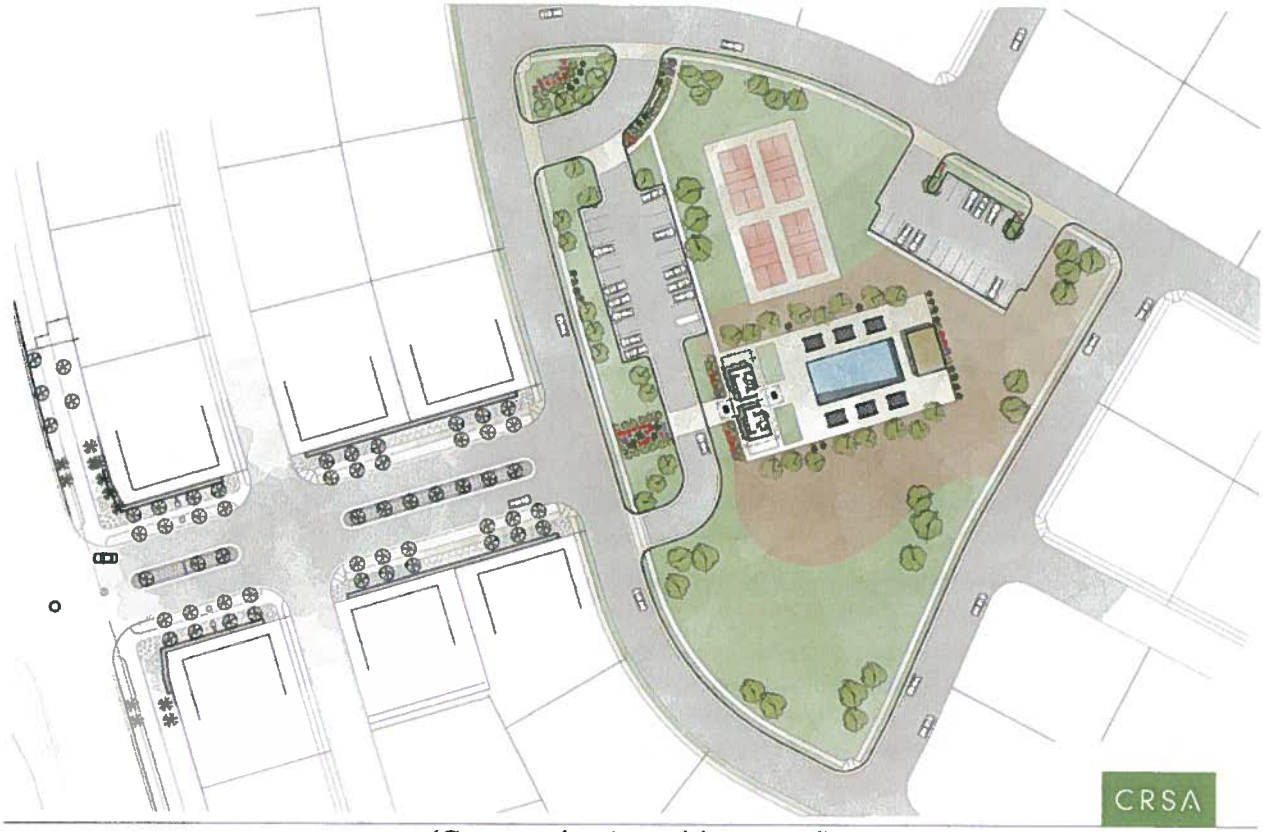


Plan 1896 – Twin Home

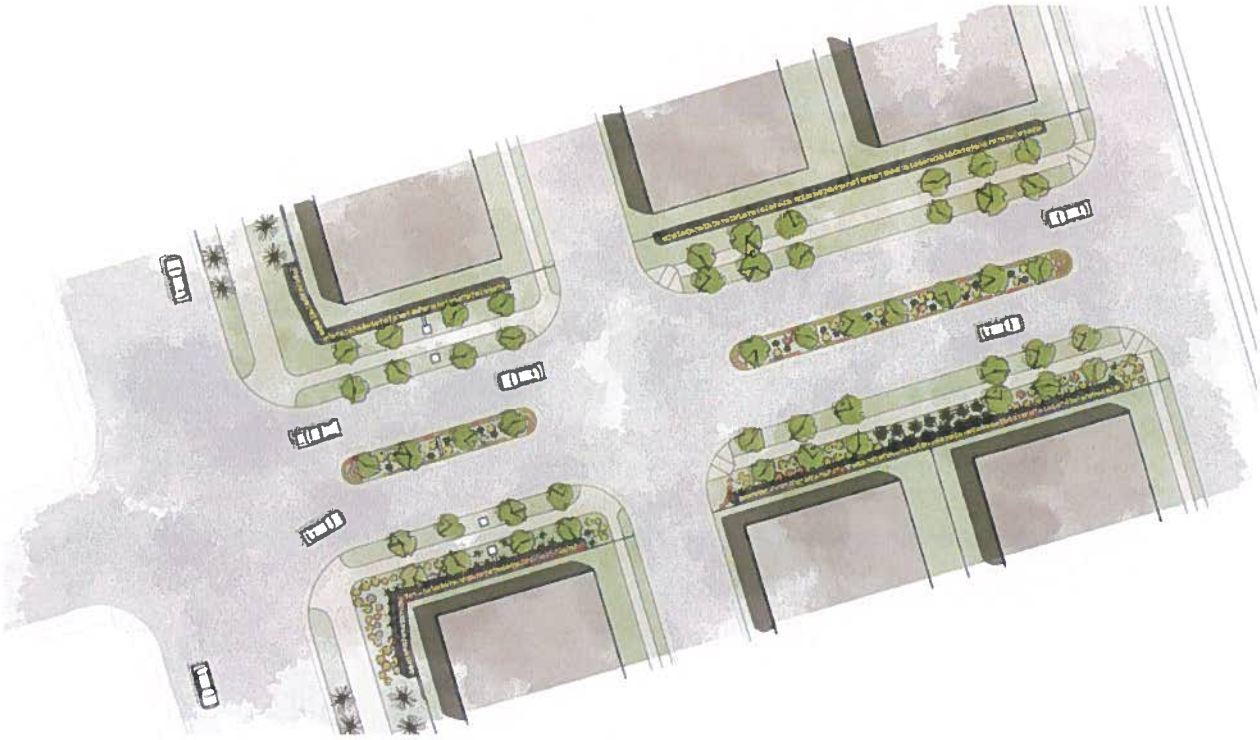


Concept multi-unit residential

Entrance - & Overhead View



(Community Amenities Parcel)



Entrance

Villas – Entrance

Reference – **TIS** (Traffic Impact Study)

(Cover only shown – 58 pages - full report in case file)

The Villas at Sun River

Traffic Impact Study

Prepared by:

HORROCKS ENGINEERS

Prepared for: Sun River St. George Development

St. George, Utah

September 15th, 2015

REGISTERED PROFESSIONAL ENGINEER 382734 JOHN A. DORAN STATE OF UTAH

9-17-15

PG-425-1508

Reference – Geotechnical Investigation Report

(Cover only shown – 30 pages - full report in case file)

GEOTECHNICAL INVESTIGATION REPORT

for

SUN RIVER 60 ACRE PARCEL

St. George, Utah

Submitted to:

Sun River Development
Attention: Darcy Stewart
1404 West Sun River Parkway Suite #200
St. George, UT 84790

Landmark Project No. 14269

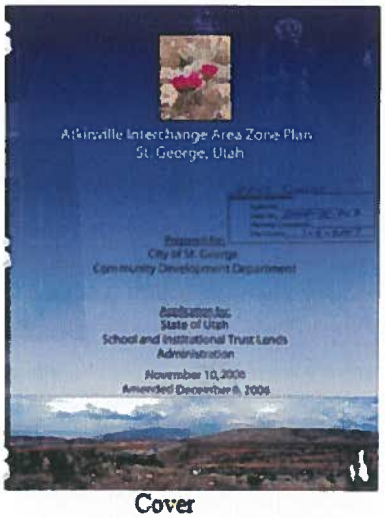
June 27, 2014

LANDMARK TESTING & ENGINEERING
795 E. FACTORY DRIVE, ST. GEORGE, UT 84790
PHONE: (435) 986-0566 • FAX: (435) 986-0568

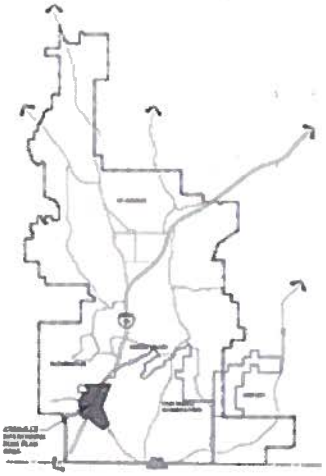
(Reference from GPA)

Reference – Atkinville Interchange Area Zone Plan

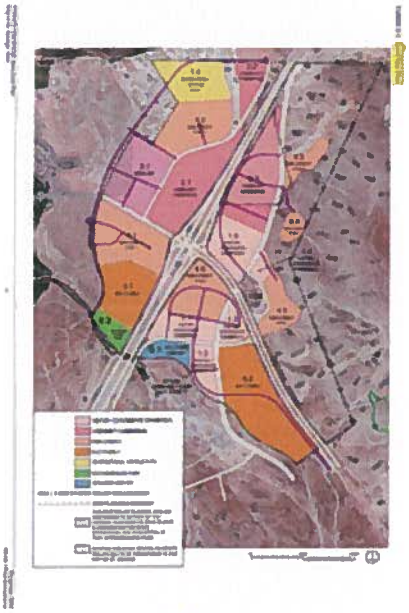
(The following are selected portions from the plan)



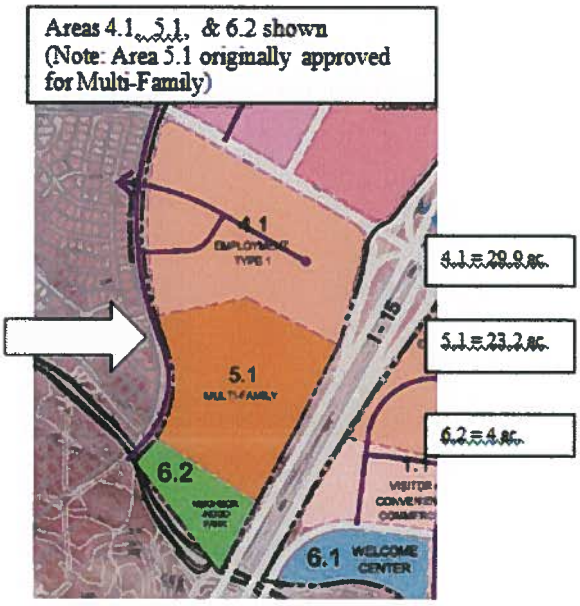
Cover



Area



LU Map



Application

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: STATE OF UTAH
(KYLE PASLEY - 435-652-2950)
MAILING ADDRESS: 2303 N. CORAL CANYON BLVD., WASHINGTON, UT 84780
PHONE: (435) [redacted]50 CELL: _____ FAX: [redacted]52

APPLICANT: SUN RIVER ST. GEORGE DEV., L.C.
(If different than owner)
MAILING ADDRESS: 1404 W. SUN RIVER PKWY. ST. GEORGE, UT 84790
PHONE: (435) 673-4300 CELL: 215-3316 (SCOTT) FAX: 634-1630
EMAIL ADDRESS(ES): scott@sunriver.com ; kylepasley@utah.gov
CONTACT PERSON / REPRESENTATIVE: Scott McCall
(i.e. Developer, Civil Engineer, Architect, if different than owner)
MAILING ADDRESS: same as applicant
PHONE: _____ CELL: _____ FAX: _____
EMAIL ADDRESS(ES): scott@sunriver.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.
approx. 1250 W. 4720 S.

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___-ZC-___ FILING DATE:_____ RECEIVED BY: _____ RECIEPT #:_____

*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? P.D.
2. What zone or zones are requested by this application? Amended P.D.
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? N/A
   *(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: 51.957 ac.
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:
   WATER: THE AREA HAS BEEN MASTER-PLANNED FOR WATER
   POWER: " FOR POWER (DIXIE POWER)
   SEWER: 3 SEWER CONNECTIONS ARE STUBBED TO PROPERTY
   DRAINAGE: 36" STORM DRAIN STUB AT NORTH END AND ATKINVILLE WASH AT THE SOUTH END.

A MAJOR WATER TRANSMISSION LINE IS BEING PLANNED FROM THE AIRPORT ALONG THE SOUTHERN CORRIDOR TO MILEPOST 2. ANTICIPATE COMPLETION DEC. 2016.

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: THE VILLAS at SUN RIVER ST. GEORGE
*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*
Developer/Property Owner: SUN RIVER ST. GEORGE & SITLA Phone No. 215-8316 & 652-2950
Contact Person/Representative: SCOTT MCCALL & KYLE PASLEY Phone No. "
Licensed Surveyor: BRANDON ANDERSON - ROSENBERG ASSOC. Phone No. 673-8586

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

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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, priva storm drain facilities, and all other improvements required under City Ordinance shall

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) SITLA & SUN RIVER ST. GEORGE DEV. LC

(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 2303 N. CORAL CANYON BLVD. #102-A WASHINGTON, UT 84780
Signature [signature]	Address 1404 W. SUN RIVER PKWY. #200 ST. GEORGE, UT 84790
Signature	Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.

ORDINANCE NO._____

AN ORDINANCE FOR THE FOURTH AMENDMENT TO THE ATKINVILLE MASTER PLAN, THE DEVELOPMENT PLAN OF "THE VILLAS AT SUN RIVER ST. GEORGE" ON 51.95 ACRES, AND INCLUDING A ZONE CHANGE ON 29.9 ACRES FROM PD-C TO PD-R, FORMER PLANNING AREA 4.1
(The Villas at Sun River St. George)

WHEREAS, the property owner has requested a fourth amendment to the Atkinville Master Plan, a development plan of "The Villas at Sun River St. George" on 51.95 acres, and including a zone change from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) on 29.9 acres (former Planning Area 4.1); and

WHEREAS, the City Council held a public hearing on this request on February 18, 2016; and

WHEREAS, the Planning Commission recommends approval of the requested fourth amendment to the Atkinville Master Plan, development of "The Villas at Sun River St. George," and the zone change from PD-C to PD-R on 29.9 acres; and

WHEREAS, the City Council has determined that the requested fourth amendment to the Atkinville Master Plan, "The Villas at Sun River St. George" Plan, and the zone change, 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. It is hereby ordered that the City Zoning Map be changed to reflect the fourth Atkinville Master Plan Amendment on a total of 51.95 acres generally located east of the I-15 Freeway and north of the Southern Parkway, and located within Interchange 2, and to reflect "The Villas at Sun River St. George" Plan, and the zone change from PD-C to PD-R on 29.9 acres, as more specifically described on the attached property legal description, Exhibit "A," which is incorporated herein. The project must comply with the PD-R narrative, including all conditions, requirements, and restrictions as approved by City Council in the PD-R narrative.

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

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 18th day of February, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit "A"

Atkinville Master Plan Amendment 4, The Villas at Sun River St. George on 51.95 acres, and related zone change from PD-C to PD-R on 29.9 acres (former Planning Area 4.1)

ZONE CHANGE AMENDMENT LEGAL DESCRIPTION

ROSENBERG ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

Villas Overall Boundary

Beginning at the most easterly corner of Sun River St. George Phase 30, said point being the southerly corner of Sun River St. George Phase 25, said point also being North 01°13'39" East 351.59 feet along the extension of the section line and East 3,318.41 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence northerly the following (5) courses along said easterly line of Phase 25 and to and along the easterly line of Sun River St. George Phase 26;

thence northerly 607.54 feet along an arc of a 661.00 foot radius curve to the left (center bears North 52°37'04" West, long chord bears North 11°03'05" East 586.38 feet with a central angle of 52°39'43");

thence North 15°16'46" West 340.32 feet;

thence northerly 1,067.49 feet along an arc of a 1,967.00 foot radius curve to the right (center bears North 74°43'14" East, long chord bears North 00°16'03" East 1,054.43 feet with a central angle of 31°05'39");

thence North 15°48'52" East 136.04 feet;

thence northeasterly 60.63 feet along an arc of a 40.00 foot radius curve to the right (center bears South 74°11'08" East, long chord bears North 59°14'19" East 54.99 feet with a central angle of 86°50'55") to the easterly line of Sun River Parkway as defined by the UDOT Atkinville Interchange Right-of-Way (Project: HPP-LC53(33));

thence Southeasterly and Southwesterly the following (7) courses along the southerly line of said Sun River Parkway and to and along the on ramp for Interstate 15 as defined by the UDOT Atkinville Interchange Right-of-Way (Project: HPP-LC53(33))

thence South 21°35'02" West 40.10 feet;

thence southeasterly 103.00 feet along an arc of a 670.00 foot radius curve to the right (center bears South 21°35'02" West, long chord bears South 64°00'43" East 102.90 feet with a central angle of 08°48'29");

thence South 59°36'29" East 383.16 feet;

thence South 59°36'29" East 411.83 feet;

thence South 57°08'20" East 615.49 feet;

thence South 22°41'53" East 57.93 feet;

thence South 15°51'16" West 594.31 feet to the westerly line of Interstate 15;

thence South 28°34'00" West 1,193.91 feet along said westerly line of Interstate 15;

thence North 61°27'16" West 777.94 feet to the Southeasterly line of said Sun River St. George Phase 30;

thence North 29°09'24" East 3.74 feet along the Southeasterly line of said Sun River St. George Phase 30 to the Point of Beginning.

Containing 2,262,991 square feet or 51.95 acres.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
11/23/18
4938716
BRANDON E. ANDERSON
STATE OF UTAH

DRAFT

Agenda Item Number : 3F

Request For Council Action

Date Submitted	2016-02-09 11:13:57
Applicant	City of St. George
Quick Title	Public Hearing to Approve Amendments to the FY2015-16 Budget
Subject	Public Hearing to accompany the Resolution to Approve Amendments to the Fiscal Year 2015-16 budget.
Discussion	State law requires that a public hearing be held to accept citizen input when considering proposed adjustments to the current budget.
Cost	$0.00
City Manager Recommendation	Second budget opening for this fiscal year. Need to show the loan from the capital project fund to the general fund for the police vehicles we leased for $1,355,900.Recognize the grant and improvements in the dispatch center for project completed in previous fiscal year. Payments to the Solid Waste District increased to handle BluCan program. Recognize the purchase of the Lunt property in downtown and other smaller adjustments.Recommend approval.
Action Taken	
Requested by	Deanna Brklacich
File Attachments	February 18, 2016 Budget Opening.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	February 18, 2016 Budget Opening.pdf

CITY OF ST. GEORGE
Budget Opening - Fiscal Year 2015-16
February 18, 2016

GENERAL FUND ADJUSTMENTS

1	10-4211-6100	Police Dept. - Lease Payments	345,000	
	10-4211-7400	Police Dept. - Equipment	979,702	
	10-4810-9100	Debt Service and Transfers - Transfers to Other Funds	31,198	
	10-36710	General Fund - Proceeds from Lease Agreements		1,355,900
	40-38200	Capital Projects Fund - Transfers from Other Funds		31,198
	40-4000-9110	Capital Projects Fund - Loans to Other Funds	1,355,900	
	40-3XXXX	Capital Projects Fund - Payments from Interfund Note		345,000
	40-38800	Capital Projects Fund - Appropriated Fund Balance		979,702

To budget for an interfund loan agreement for $1,355,900 between the General Fund (Police Dept.) and the Capital Project Fund for the purchase of 35 police vehicles already approved in the budget and to budget for the first payment in the current fiscal year.

2	10-4213-7400	Dispatch Center - Equipment	520,000	
	10-33400	General Fund - State Grants		416,000
	10-38200	Generl Fund - Transfer from Other Funds		104,000
	40-4000-9100	Capital Projects Fund - Transfer to Other Funds	104,000	
	40-38800	Capital Projects Fund - Approp. Fund Bal. (Dispatch Center Reserve)		104,000

To budget for the final close-out and receipt of a State E911 Grant and payment of outstanding invoices to CenturyLink for the 10-Position Patriot Phone System with Vela Mapping project initially approved by City Council in Fiscal Year 2014 but only recently completed and invoiced. (State Grant covers 80%, City Match is 20%).

3	10-4653-2410	Development Services - Credit Card Discounts	15,000	
	10-4810-9100	Debt Service and Transfers - Transfers to Other Funds		15,000
	40-38200	Capital Projects Fund - Transfers from Other Funds	15,000	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		15,000

To budget for the credit card fees associated with being able to accept payment by credit card for Business License applications and renewals.

4	10-5400-7300	Airport - Improvements	16,000	
	10-38200	General Fund - Transfers from Other Funds		16,000
	31-3100-9100	Airport PFC Fund - Transfers to Other Funds	16,000	
	31-38800	Airport PFC Fund - Appropriated Fund Balance		16,000

To increase the Airport budget to install an additional terminal access door which would allow three aircraft to load and/or unload passengers at the same time. This project has been approved for use of PFC funds.

CITY OF ST. GEORGE
Budget Opening - Fiscal Year 2015-16
February 18, 2016

OTHER FUNDS

5	57-5700-2410	Refuse Collection Utility Fund - Credit Card Discounts	1,600	
	57-5700-3100	Refuse Collection Utility Fund - Professional & Tech Services	14,750	
	57-5700-5600	Refuse Collection Utility Fund - Bad Debt Expense	1,400	
	57-5700-6303	Refuse Collection Utility Fund - Payments to Solid Waste Dist.	282,250	
	57-34431	Refuse Collection Utility Fund - Refuse Collection Fees		300,000

To budget for the BluCan program for March through June 2016.

6	88-8800-9100	Replacement Airport Fund - Transfers to Other Funds	4,100,000	
	88-38800	Replacement Airport Fund - Appropriated Fund Balance		4,100,000
	84-38800	Sales Tax Revenue Road Bond - Appropriated Fund Balance	4,100,000	
	84-38200	Sales Tax Revenue Road Bond - Transfers from Other Funds		4,100,000

To budget for the transfer of unused funds by the Replacement Airport from the Road Bonds. Road Bond funds were advanced at the commencement of the airport construction project temporarily until all LOI funds were received. A final reconciliation of costs now allows a portion of the advanced bond funds to be transferred back and re-allocated to fund existing road projects.

7	40-4000-7100	Capital Projects Fund - Land Purchases	850,638	
	40-4000-8301	Capital Projects Fund - Notes Payable Payments	80,000	
	40-36701	Capital Projects Fund - Proceeds from Note Issuance		200,000
	40-38800	Capital Projects Fund - Appropriated Fund Balance		730,638

To budget for the purchase of the Lunt Motors property at 39 West St. George Blvd. with partial payment at the time of closing and a trust note for $200,000. Entry is also to budget for the first two note payments occurring in the current fiscal year.

8	31-3100-3100	Airport PFC Fund - Professional & Tech. Services	1,500	
	31-38800	Airport PFC Fund - Appropriated Fund Balance		1,500

To budget for additional audit fees incurred over the standard fees as a single audit is required to be performed every three years for PFC Fees, and as such was due for Fiscal Year's 2013, 2014, and 2015 this year.

9	40-38800	Capital Projects Fund - Appropriated Fund Balance	234,500	
	40-36400	Capital Projects Fund - Sale of Property		234,500

To budget for the sale of 2.13 acres located near the Little Valley Elementary school.

DRAFT

Agenda Item Number : 5A

Request For Council Action

Date Submitted	2016-02-11 15:36:03
Applicant	Washington County Special Service District No. 1
Quick Title	Resolution Appointing Representatives to WCSSD #1
Subject	This is a resolution to appoint the Mayor and council as representatives of the City to the Administrative Control Board of the Washington County Special Service District No. 1 (Solid Waste).
Discussion	
Cost	$0.00
City Manager Recommendation	Recommend approval
Action Taken	
Requested by	Shawn Guzman
File Attachments	Special Service Distict No. 1 Resolution Designating Persons to Serve on the Control Board 2016 Final.docx
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	Special Service Distict No. 1 Resolution Designating Persons to Serve on the Control Board 2016 Final.docx

Resolution No._____

A RESOLUTION OF THE CITY COUNCIL OF ST. GEORGE, UTAH, APPROVING THE DESIGNATION OF REPRESENTATIVES TO SERVE ON THE ADMINISTRATIVE CONTROL BOARD OF WASHINGTON COUNTY SPECIAL SERVICE DISTRICT NO. 1 FOR THE CALENDAR YEAR 2016 OR UNTIL SUCH TIME AS A SUCCESSOR OR SUCCESSORS HAVE HAS BEEN APPOINTED .

WHEREAS Washington County Special Service District No. 1 was created by the Washington County Commission for the purpose of establishing and implementing a system for collection and disposal of solid waste in Washington County, Utah; and

WHEREAS said District is governed by an Administrative Control Board made up of members appointed by the various cities and towns within the boundaries of the district; and

WHEREAS the City of St. George desires to designate persons to serve on said Administrative Control Board as representatives for the City of St. George during the calendar year 2016 or until such time that a successor or successors have been designated and appointed; and

WHEREAS all legal requirements pertaining to the designation of said representatives have been met; and

WHEREAS said City Council deems it necessary and desirable for the preservation of the public health, safety and welfare,

BE IT HEREBY RESOLVED by the City Council of St. George, Utah that Mayor Jonathan Pike, and Jimmie Hughes, Michele Randall, Joe Bowcutt, Bette Arial, and Ed Baca, members of the City Council, shall be, and are hereby, designated to serve as representatives on the Administrative Control Board of Washington County Special Service District No. 1 for the calendar year 2016 or until such time that a successor or successors have been designated and appointed.

DATED this _____ day of _____, 2016.

_____
Jonathan T. Pike, Mayor

Attest:

_____
Christina Fernandez, City Recorder

DRAFT

Agenda Item Number : 5B

Request For Council Action

Date Submitted	2016-02-12 11:10:03
Applicant	Energy Services
Quick Title	Super Parameter Resolution for Refunding Bonds
Subject	Authorization to refund existing Energy Services bonds
Discussion	The current bond market would allow the refunding of existing Energy Services debt and a large savings would be realized.
Cost	$0.00
City Manager Recommendation	Approval of this resolution would allow us to try to get the $47 Million in Energy Services debt (Millcreek Generation plant)refinanced. The current bond market is favorable to allow a significant savings if we can get everything approved and get into the market before it moves. Recommend approval.
Action Taken	
Requested by	Gary S. Esplin
File Attachments	

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

City of St. George, Utah

February 18, 2016

The City Council (the "Council") of the City of St. George City, Utah (the "Issuer"), met in regular session at its regular meeting place in the City of St. George City, Utah on February 18, 2016, at 5:00 p.m., with the following members of the Council present:

Jon Pike	Mayor
Bette Arial	Councilmember
Ed Baca	Councilmember
Joe Bowcutt	Councilmember
Jimmie Hughes	Councilmember
Michele Randall	Councilmember

Also present:

Gary Esplin	City Manager
Annette Hansen	Deputy City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this February 18, 2016, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $51,000,000 AGGREGATE PRINCIPAL AMOUNT OF ELECTRIC REVENUE REFUNDING BONDS, SERIES 2016; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the Issuer desires to (a) refund all or a portion of the Issuer's currently outstanding electric revenue bonds (the "Refunded Bonds"), (b) fund a debt service reserve fund, if necessary, and (c) pay costs of issuance with respect to the Series 2016 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Electric Revenue Refunding Bonds, Series 2016 (to be issued in one or more series from time to time and with other series or title designations of the Issuer) (the "Series 2016 Bonds"), pursuant to (a) the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), (b) this Resolution, and (c) a General Indenture of Trust dated as of May 1, 2005, as heretofore amended and supplemented (the "General Indenture"), as further amended and supplemented by a Fourth Supplemental Indenture (the "Fourth Supplemental Indenture," and together with the General Indenture, the "Indenture"), in substantially the forms presented to the meeting at which this Resolution was adopted and which are attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity may give notice of its intent to issue such bonds and the Issuer desires to publish such notice in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement") to be entered into between the Issuer and the purchaser of the Series 2016 Bonds (the "Purchaser") as determined by the Designated Officers (defined below), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in order to allow the Issuer (in consultation with the Issuer's Municipal Advisor, Lewis Young Robertson & Burningham, Inc. (the "Municipal Advisor")) flexibility in setting the pricing date of the Series 2016 Bonds to optimize debt service savings to the Issuer, the Council desires to grant to the Mayor or Mayor pro tem (collectively, the "Mayor"), and the City Manager of the Issuer (collectively, the "Designated Officers") the authority to approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2016 Bonds shall be sold, and to set forth the final terms of the Series 2016 Bonds, and any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the "Parameters").

NOW, THEREFORE, it is hereby resolved by the City Council of the City of St. George City, Utah, as follows:

Section 1. For the purpose of (a) refunding the Refunded Bonds, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2016 Bonds, the Issuer hereby authorizes the issuance of the Series 2016 Bonds which shall be designated "City of St. George City, Utah Electric Revenue Refunding Bonds, Series 2016" (to be issued in one or more series from time to time and with such other series or title designation(s) as may be determined by the Issuer) in the initial aggregate principal amount of not to exceed $51,000,000. The Series 2016 Bonds shall mature in not more than twenty-three (23) years from their date or dates, shall be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, shall bear interest at a rate or rates not to exceed 5.0% per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Section 2. The final interest rate or rates for the Series 2016 Bonds shall be set by the Designated Officers, in consultation with the Municipal Advisor, at the rate or rates which will, taking into account the purchase price offered by the purchaser of the Series 2016 Bonds, in the opinion of the Designated Officers, result in a net present value savings for the refunding acceptable to the Issuer at the time of the sale of the Series 2016 Bonds and evidenced by execution by the Issuer of the Bond Purchase Agreement.

Section 3. The Supplemental Indenture and the Bond Purchase Agreement in substantially the forms presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Mayor and the City Recorder are hereby authorized to execute and deliver the Supplemental Indenture and the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers, within the Parameters set forth

herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 4 hereof. The above described committee of the Designated Officers are hereby authorized to select the purchaser and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2016 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 4. The Designated Officers or other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2016 Bonds, the Bond Purchase Agreement or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2016 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 5. The form, terms, and provisions of the Series 2016 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Series 2016 Bonds and to deliver said Series 2016 Bonds to the Purchaser. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 6. The Designated Officers or other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Purchaser the Series 2016 Bonds in accordance with the provisions of the Indenture.

Section 7. Upon their issuance, the Series 2016 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2016 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2016 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The Designated Officers or other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including but not limited to an escrow deposit agreement in conformance with the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. After the Series 2016 Bonds are delivered to the Purchaser and upon receipt of payment therefor, this Resolution shall be and remain irrepealable until

the principal of, premium, if any, and interest on the Series 2016 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 10. In accordance with the provisions of the Act, the Issuer has caused the following "Notice of Bonds to be Issued" to be (i) published one (1) time in The Spectrum, a newspaper of general circulation in the Issuer, (ii) posted on the Utah Public Notice Website (http://pmn.utah.gov) and (iii) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution and the Indenture to be kept on file in the City of St. George offices, for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication thereof. The "Notice of Bonds to be Issued" shall be in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), that on February 18, 2016, the City Council (the "Council") of the City of St. George City, Utah (the "Issuer"), adopted a resolution (the "Resolution") authorizing the issuance of the Issuer's Electric Revenue Refunding Bonds, Series 2016 (the "Series 2016 Bonds") (to be issued in one or more series from time to time and with such other series or title designation(s) as may be determined by the Issuer).

PURPOSE FOR ISSUING THE SERIES 2016 BONDS

The Series 2016 Bonds will be issued for the purpose of (a) refunding all or a portion of the Issuer's currently outstanding electric revenue bonds, (b) fund a debt service reserve fund, if necessary and (c) paying costs of issuance of the Series 2016 Bonds.

PARAMETERS OF THE SERIES 2016 BONDS

The Issuer intends to issue its Electric Revenue Refunding, Series 2016, in the aggregate principal amount of not more than Fifty-One Million Dollars ($51,000,000), to mature in not more than twenty-three (23) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at individual coupon rate or rates of not to exceed five percent (5.0%) per annum. The Series 2016 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust and a Supplemental Indenture of Trust (collectively, the "Indenture") which were before the Council and attached to the Resolution in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Council in such form and with such changes thereto as shall be approved by the Council; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2016 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2016 Bonds for any reason and at any time up to the issuance of the Series 2016 Bonds.

The Series 2016 Bonds are special limited obligations payable from the net revenues of the Issuer's electric system.

A copy of the Resolution and the Indenture are on file in the office of the City Recorder of the Issuer at 175 East 200 North, St. George, Utah, where they may be examined during regular business hours of the Issuer from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the last date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture (but

only as it relates to the Series 2016 Bonds), or the Series 2016 Bonds, or any provision made for the security and payment of the Series 2016 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this February 18, 2016.

/s/ Christina Fernandez
City Recorder

Section 11. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this February 18, 2016.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

I, Christina Fernandez, the duly appointed and qualified City Recorder of the City of St. George City, Utah (the "City"), do hereby certify according to the records of the City Council of the City (the "Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Council held on February 18, 2016, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on February 18, 2016, and pursuant to the Resolution, there was published a Notice of Bonds to be Issued (a) one time in The Spectrum, a newspaper having general circulation within the City, with the affidavit of such publication attached hereto upon availability, (b) on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended and (c) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this February 18, 2016.

(SEAL)

By:_____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Christina Fernandez, the undersigned City Recorder of the City of St. George City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the February 18, 2016, public meeting held by the City Council (the "Council"), as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices on February___, 2016 at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Spectrum on February ___, 2016, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1 to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2016 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the Issuer to be held during the year, by causing said Notice to be (i) posted on _____, at the principal office of the Issuer, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on _____, and (iii) published on the Utah Public Notice Website (http://pmn.utah.gov) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 18, 2016.

_____
City Recorder

(SEAL)

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

(attach Proof of Publication of
Notice of Bonds to be Issued)

EXHIBIT B

GENERAL INDENTURE AND

FORM OF SUPPLEMENTAL INDENTURE

(See Transcript Document Nos. __ and __)

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

(See Transcript Document No. __)

DRAFT

Agenda Item Number : 5C

Request For Council Action

Date Submitted	2016-02-09 11:09:23
Applicant	City of St. George
Quick Title	Resolution to Approve Amendments to Fiscal Year 2015-16 Budget
Subject	Resolution and Public Hearing to review and approve requested budget openings to the Fiscal Year 2015-16 Budget.
Discussion	This is the second packet of budget openings for the fiscal year and includes creation of a budget for the new recycling program, the interfund loan for the police vehicles, and close-out of the airport replacement construction project.
Cost	$0.00
City Manager Recommendation	This resolution is necessary if the budget adjustments are approved.
Action Taken	
Requested by	Deanna Brklacich
File Attachments	February 18, 2016 Budget Opening.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	February 18, 2016 Budget Opening.pdf

CITY OF ST. GEORGE
Budget Opening - Fiscal Year 2015-16
February 18, 2016

GENERAL FUND ADJUSTMENTS

1	10-4211-6100	Police Dept. - Lease Payments	345,000	
	10-4211-7400	Police Dept. - Equipment	979,702	
	10-4810-9100	Debt Service and Transfers - Transfers to Other Funds	31,198	
	10-36710	General Fund - Proceeds from Lease Agreements		1,355,900
	40-38200	Capital Projects Fund - Transfers from Other Funds		31,198
	40-4000-9110	Capital Projects Fund - Loans to Other Funds	1,355,900	
	40-3XXXX	Capital Projects Fund - Payments from Interfund Note		345,000
	40-38800	Capital Projects Fund - Appropriated Fund Balance		979,702

To budget for an interfund loan agreement for $1,355,900 between the General Fund (Police Dept.) and the Capital Project Fund for the purchase of 35 police vehicles already approved in the budget and to budget for the first payment in the current fiscal year.

2	10-4213-7400	Dispatch Center - Equipment	520,000	
	10-33400	General Fund - State Grants		416,000
	10-38200	Generl Fund - Transfer from Other Funds		104,000
	40-4000-9100	Capital Projects Fund - Transfer to Other Funds	104,000	
	40-38800	Capital Projects Fund - Approp. Fund Bal. (Dispatch Center Reserve)		104,000

To budget for the final close-out and receipt of a State E911 Grant and payment of outstanding invoices to CenturyLink for the 10-Position Patriot Phone System with Vela Mapping project initially approved by City Council in Fiscal Year 2014 but only recently completed and invoiced. (State Grant covers 80%, City Match is 20%).

3	10-4653-2410	Development Services - Credit Card Discounts	15,000	
	10-4810-9100	Debt Service and Transfers - Transfers to Other Funds		15,000
	40-38200	Capital Projects Fund - Transfers from Other Funds	15,000	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		15,000

To budget for the credit card fees associated with being able to accept payment by credit card for Business License applications and renewals.

4	10-5400-7300	Airport - Improvements	16,000	
	10-38200	General Fund - Transfers from Other Funds		16,000
	31-3100-9100	Airport PFC Fund - Transfers to Other Funds	16,000	
	31-38800	Airport PFC Fund - Appropriated Fund Balance		16,000

To increase the Airport budget to install an additional terminal access door which would allow three aircraft to load and/or unload passengers at the same time. This project has been approved for use of PFC funds.

CITY OF ST. GEORGE
Budget Opening - Fiscal Year 2015-16
February 18, 2016

OTHER FUNDS

5	57-5700-2410	Refuse Collection Utility Fund - Credit Card Discounts	1,600	
	57-5700-3100	Refuse Collection Utility Fund - Professional & Tech Services	14,750	
	57-5700-5600	Refuse Collection Utility Fund - Bad Debt Expense	1,400	
	57-5700-6303	Refuse Collection Utility Fund - Payments to Solid Waste Dist.	282,250	
	57-34431	Refuse Collection Utility Fund - Refuse Collection Fees		300,000

To budget for the BluCan program for March through June 2016.

6	88-8800-9100	Replacement Airport Fund - Transfers to Other Funds	4,100,000	
	88-38800	Replacement Airport Fund - Appropriated Fund Balance		4,100,000
	84-38800	Sales Tax Revenue Road Bond - Appropriated Fund Balance	4,100,000	
	84-38200	Sales Tax Revenue Road Bond - Transfers from Other Funds		4,100,000

To budget for the transfer of unused funds by the Replacement Airport from the Road Bonds. Road Bond funds were advanced at the commencement of the airport construction project temporarily until all LOI funds were received. A final reconciliation of costs now allows a portion of the advanced bond funds to be transferred back and re-allocated to fund existing road projects.

7	40-4000-7100	Capital Projects Fund - Land Purchases	850,638	
	40-4000-8301	Capital Projects Fund - Notes Payable Payments	80,000	
	40-36701	Capital Projects Fund - Proceeds from Note Issuance		200,000
	40-38800	Capital Projects Fund - Appropriated Fund Balance		730,638

To budget for the purchase of the Lunt Motors property at 39 West St. George Blvd. with partial payment at the time of closing and a trust note for $200,000. Entry is also to budget for the first two note payments occurring in the current fiscal year.

8	31-3100-3100	Airport PFC Fund - Professional & Tech. Services	1,500	
	31-38800	Airport PFC Fund - Appropriated Fund Balance		1,500

To budget for additional audit fees incurred over the standard fees as a single audit is required to be performed every three years for PFC Fees, and as such was due for Fiscal Year's 2013, 2014, and 2015 this year.

9	40-38800	Capital Projects Fund - Appropriated Fund Balance	234,500	
	40-36400	Capital Projects Fund - Sale of Property		234,500

To budget for the sale of 2.13 acres located near the Little Valley Elementary school.

RESOLUTION NO. _____

AMENDING THE 2015-2016 FISCAL BUDGET FOR THE CITY OF ST. GEORGE, UTAH.

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

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

NOW, THEREFORE, at a regular meeting of the City Council of the City of St. George, Utah, duly called, noticed and held on the 18th day of February, 2016, upon motion duly made and seconded, it is unanimously

RESOLVED that the 2015-2016 fiscal budget for the City of St. George thereto, is hereby amended. Said amendments are attached hereto as Exhibit "A."

VOTED UPON AND PASSED BY THE CITY COUNCIL OF THE CITY OF ST. GEORGE AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 18TH DAY OF FEBRUARY, 2016.

Members of the Council Voting Aye
Jimmie Hughes
Michele Randall
Joe Bowcutt
Bette Arial
Ed Baca

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

DRAFT

Agenda Item Number : 5D

Request For Council Action

Date Submitted	2016-02-09 10:54:51
Applicant	City of St. George
Quick Title	Resolution to Approve Interfund Loan for Police Vehicles
Subject	Resolution to approve an Interfund Loan from the Capital Projects Fund to the General Fund for the Purchase of 35 police vehicles approved in this year's budget.
Discussion	The loan is for $1,355,900, has a 4-year term, annual payments, and utilizes the Utah Public Treasurer's Investment Fund (PTIF) interest rates.
Cost	$0.00
City Manager Recommendation	This resolution approves the loan from the Capital Projects fund to the General Fund for the lease program for new Police vehicles that was approved in the current budget. Instead of the conventional lease borrowing we would be loaning funds from our CP fund with the general fund paying those funds back over four years with the interest rate similar to the State Treasurers fund's interest less than 1% normally.
Action Taken	
Requested by	Deanna Brklacich
File Attachments	Resolution and Interfund Loan for Police Vehicles_2.18.16.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	
Attachments	Resolution and Interfund Loan for Police Vehicles_2.18.16.pdf

CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH, AUTHORIZING AN INTERFUND LOAN FROM THE CAPITAL PROJECT FUND (THE "CPF") TO THE GENERAL FUND RELATED TO THE PURCHASE OF THIRTY-FIVE (35) POLICE VEHICLES.

WHEREAS, the City of St. George, Washington County, Utah (the "City") approved the purchase of thirty-five (35) police vehicles in the Fiscal Year 2015-16 budget (the "Project") and has decided to borrow the funds necessary from the Capital Projects Fund (the "CPF") for the purchase price and upfit costs of the vehicles in order to evenly distribute the costs over the anticipated life of the vehicles; and

WHEREAS, the City desires to authorize an interfund loan between the General Fund and the CPF in order to pay for the cost of the Project; and

WHEREAS, the City intends on using annual revenues in the General Fund to repay the interfund loan; and

WHEREAS, the City has determined that the interfund loan is the least costly option for such financing needs related to the Project;

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

Section 1. Findings. The City hereby finds that a need exists requiring the lending of monies from the CPF to the General Fund, as more fully described below:

LENDING FUND	BORROWING FUND
Capital Project Fund – Fund 40	General Fund – Fund 10

Section 2. Authorization; Amount and Terms. The City hereby authorizes an interfund loan from the CPF to the General Fund, pursuant to a certain Interfund Note and Agreement Between the Captial Projects Fund and the General Fund (the "Note"), attached to this resolution and incorporated herein by this reference. (See Attachment A.) The total dollar amount of the Note shall be in a not-to-exceed amount of One Million Three Hundred Fifty-Five Thousand Nine Hundred Dollars ($1,355,900). The Note shall bear interest on the unpaid balance from the date of the transfer until repaid in full. The Note shall be repaid no later than March 1, 2019. The terms, conditions and requirements are approved in accordance with this resolution and the Note.

Section 3. Execution and Approval of Promissory Note. The City hereby authorizes and approves the attached Note (Attachment A) and authorizes the Mayor to execute the Note on behalf of the City. Upon execution of the Note, the CPF shall be entitled to repayment of the note based on the conditions, terms and requirements of the Note.

Section 4. Reports. The financial reports of the City shall identify the interfund loan for as long as the Note is outstanding.

PASSED AND ADOPTED by the City Council of the City of St. George, Utah, at an open public meeting thereof on the _____ day of _____, 2016.

_____
Jonathan T. Pike, Mayor

ATTEST AND COUNTERSIGN:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

_____
Shawn Guzman, City Attorney

(ATTACHMENT A)

PROMISSORY NOTE

INTERFUND NOTE AND AGREEMENT BETWEEN THE CAPITAL PROJECTS FUND AND THE GENERAL FUND

This Note and Agreement (hereinafter "Agreement") is made by and between the Capital Projects Fund of the City of St. George, Utah (hereinafter "Lender"), and the General Fund of the City of St. George, Utah (hereinafter "Borrower").

RECITALS

WHEREAS, the Lender is desirous of providing funds, and the Borrower is desirous of receiving funds, for the purchase of thirty-five (35) police vehicles (hereinafter "the Project") for the City of St. George, Utah.

NOTE AND AGREEMENT

NOW, THEREFORE, for value received, and in consideration of the terms and covenants contained herein, the receipt and sufficiency of which hereby is acknowledged, the parties agree as follows:

1. Principal Amount of Note. The Lender hereby issues this Note to Borrower for an amount up to and including, but not to exceed, One Million Three Hundred Fifty-Five Thousand Nine Hundred Dollars ($1,355,900). The principal balance is all advances, disbursements, expenditures, and payments made by the Lender to the Borrower for the Project.

2. Effective Date. The effective date of this Note and Agreement is March 1, 2016.

3. Note Term. The term of this Note and Agreement is beginning March 1, 2016, and ending March 1, 2019.

4. Interest Rate and Accruals. The unpaid balance shall consist of unpaid principal and interest, and will bear interest at a rate equal to the rate of investment at the State of Utah Public Treasurer's Investment Fund (the "PTIF" rate). All interest accruing shall be calculated annually, based on the average 365-day rate for the one-year period of February 1st to January 31st immediately preceding the annual payment due date, for the actual number of days elapsed.

5. Payment of Principal and Interest. Payment of the Note shall be annually on March 1st with the first payment due on March 1, 2016; however the Note is due in full on March 1, 2019. Annual payments shall be set at Three Hundred Forty-Five Thousand Dollars ($345,000) for years one through three (March 1, 2016 through 2018), with the final annual payment determined based upon the interest rate calculated in accordance with paragraph 4, above, and the amount required to pay the note in full on March 1, 2019. Payments shall be applied first to interest, and any remaining balance of the payment then applied to principal, without penalty for prepayment. Attachment 1 includes the projected payment schedule for this Agreement.

6. Record Keeping. The Administrative Services Department of the City of St. George will establish and maintain records and a financial management system that will account for all funds loaned, received, and paid under this Agreement, in accordance with generally accepted accounting practices and procedures.

7. General Provisions. This is the entire agreement of the parties with respect to the terms of the Note and Agreement, and it shall be amended only by subsequent written agreements of the parties. This Agreement is binding upon the parties, and their successors and assigns. If any provision of this Agreement is held invalid or unenforceable by a court, the remainder of the Agreement shall not be affected if the remained conforms to the terms and requirements of applicable law.

IN WITNESS WHEREOF, the parties hereto have caused this Note and Agreement to be executed this ____ day of _____, 2016.

_____
Jonathan T. Pike, Mayor

_____
Gary S. Esplin, City Manager

ATTEST:

_____
Christina Fernandez, City Recorder

Approved as to form:

_____
Shawn Guzman, City Attorney

ATTACHMENT 1

Note Name	FY2016 Police Vehicle Purchase	
Equipment Purchased	35 Vehicles at $38,740 each	
Note Amount	$1,355,900	
Annual Interest Rate[1]	1.00%	**ESTIMATED RATE FOR BUDGETING PURPOSES ONLY**
Note Period in Years	4	
Number of Payments per Year	1	
Start Date of Note	3/1/2016	
First Payment Date	3/1/2016	(Advance "Upfront" Payment)

Payment No.	Payment Date	Beginning Balance	Scheduled Payment[2]	Principal	Interest Rate[1]	Interest	Ending Balance	Cumulative Interest
1	3/1/2016	$1,355,900.00	$345,000.00	$345,000.00	0.00%	$0.00	$1,010,900.00	$0.00
2	3/1/2017	$1,010,900.00	$345,000.00	$334,891.00		$10,109.00	$676,009.00	$10,109.00
3	3/1/2018	$676,009.00	$345,000.00	$338,239.91		$6,760.09	$337,769.09	$16,869.09
4	3/1/2019	$337,769.09	$341,146.78	$337,769.09		$3,377.69	$0.00	$20,246.78

[1] Interest Rate is calculated annually based upon the average interest rate (365-day basis rate) paid by the PTIF for the months of February through January, immediately preceding the annual payment date.

[2] Year 4 Scheduled Payment is subject to change based upon the actual annual interest rates and amounts applied to principal and interest during Years 1 through 3. The final payment shall be adjusted to insure payment is made in full on March 1, 2019.

DRAFT

Agenda Item Number : 5E

Request For Council Action

Date Submitted	2016-02-11 08:34:11
Applicant	Water Services
Quick Title	Municipal Wastewater Planning Program Self- Assessment
Subject	Consider Approval of a Resolution to accept the MWPP Self-Assessment
Discussion	The Division of Water Quality requires that the City perform a self-assessment of the wastewater system each year. The self-assessment evaluates wastewater collections system, wastewater treatment plant, planning, and financial status of the system.
Cost	$0.00
City Manager Recommendation	Our annual self assessment of our Wastewater system as required by the State. No major issues that I am aware of.
Action Taken	
Requested by	Scott Taylor
File Attachments	

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

CITY OF ST. GEORGE, UTAH
RESOLUTION No. _____

A RESOLUTION APPROVING THE MUNIICPAL WASTEWATER PLANNING PROGRAM

WHEREAS, the City of St. George is required by the Water Quality Board to review the Municipal Wastewater Planning Program Report for 2015; and

WHEREAS, the City of St. George has a Utah Pollutant Discharge Elimination System (UPDES) permit and wishes to remain in compliance with the terms and conditions of that permit and therefore has taken appropriate actions necessary to maintain effluent requirement contained in the permit.

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

The City of St. George hereby informs the Utah Department of Environmental Quality Division of Water Quality that the following actions were taken by the City Council:

1. Reviewed the Municipal Wastewater Planning Program Report for 2015; and
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit as applicable.

This Resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED by the City Council of the City of St. George, this _____ day of February _____, 2016.

CITY OF ST. GEORGE

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

Paula Houston, Deputy City Attorney

STATE OF UTAH

MUNICIPAL WASTEWATER PLANNING PROGRAM

SELF-ASSESSMENT REPORT

FOR

ST. GEORGE

2015

UTAH DEPARTMENT *of*
ENVIRONMENTAL QUALITY
WATER
QUALITY

Municipal Wastewater Planning Program (MWPP)
Financial Evaluation Section

Owner Name: *ST. GEORGE*

Name and Title of Financial Contact Person:

SCOTT TAYLOR

WATER SERVICES DIRECTOR

Phone: (435) 627-4850

E-mail: scott.taylor@sgcity.org

PLEASE SUBMIT TO STATE BY: March 1, 2016

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

NOTE: This questionnaire has been compiled for your benefit by a state sponsored task force comprised of representatives of local government and service districts. It is designed to assist you in making an evaluation of your wastewater system and financial planning. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please call, Marsha Case. Utah Division of Water Quality: (801) 536-4342.

I. Definitions: The following terms and definitions may help you complete the worksheets and questionnaire:

User Charge (UC) - A fee established for one or more class(es) of users of the wastewater treatment facilities that generate revenues to pay for costs of the system.

Operation and Maintenance Expense - Expenditures incurred for materials, labor, utilities, and other items necessary for managing and maintaining the facility to achieve or maintain the capacity and performance for which it was designed and constructed.

Repair and Replacement Cost - Expenditures incurred during the useful life of the treatment works for obtaining and installing equipment, accessories, and/or appurtenances necessary to maintain the existing capacity and the performance for which the facility was designed and constructed.

Capital Needs - Cost to construct, upgrade or improve the facility.

Capital Improvement Reserve Account - A reserve established to accumulate funds for construction and/or replacement of treatment facilities, collection lines or other capital improvement needs.

Reserve for Debt Service - A reserve for bond repayment as may be defined in accordance with terms of a bond indenture.

Current Debt Service - Interest and principal costs for debt payable this year.

Repair and Replacement Sinking Fund - A fund to accumulate funds for repairs and maintenance to fixed assets not normally included in operation expenses and for replacement costs (defined above).

Part I: OPERATION AND MAINTENANCE

Complete the following table:

Question	Points Earned	Total
Are revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs ***at this time***?	YES = 0 points NO = 25 points	0
Are the projected revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs for ***the next five years***?	YES = 0 points NO = 25 points	0
Does the facility have sufficient staff to ensure proper O&M?	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for repair & replacement costs?	YES = 0 points NO = 25 points	25
Is the repair & replacement sinking fund adequate to meet anticipated needs?	YES = 0 points NO = 25 points	0
	TOTAL PART I =	25

Part II: CAPITAL IMPROVEMENTS

Complete the following table:

Question	Points Earned	Total
Are present revenues collected sufficient to cover all costs and provide funding for capital improvements?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the ***next five years***?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the ***next ten years***?	YES = 0 points NO = 25 points	25
Are projected funding sources sufficient to cover all projected capital improvement costs for the ***next twenty years***?	YES = 0 points NO = 25 points	25
Has a dedicated sinking fund been established to provide for future capital improvements?	YES = 0 points NO = 25 points	0
	TOTAL PART II =	50

Part III: GENERAL QUESTIONS

Complete the following table:

Question	Points Earned	Total
Is the wastewater treatment fund a separate enteprise fund/account or district?	YES = 0 points NO = 25 points	0
Are you collecting ***95%*** or more of your sewer billings?	YES = 0 points NO = 25 points	0
Is there a review, at least annually, of user fees?	YES = 0 points NO = 25 points	0
Are bond reserve requirements being met if applicable?	YES = 0 points NO = 25 points	0
	TOTAL PART III =	0

Part IV: PROJECTED NEEDS

Estimate as best you can the following:

Cost of projected capital improvements (in thousands)	2016	2017	2018	2019	2020
		3,058	6,464	22,390	15,570

Point Summation

Fill in the values from Parts I through III in the blanks provided in column 1. Add the numbers to determine the MWPP point total that reflects your present financial position for meeting your wastewater needs.

Part	Points
I	25
II	50
III	0
Total	75

Municipal Wastewater Planning Program (MWPP)
Collection System Section

Owner Name: ST. GEORGE

Name and Title of Contact Person:

Jason Crow
ww. Collections superintendent

Phone: (435) 627-4256

E-mail: jason.crow@sgcity.org

PLEASE SUBMIT TO STATE BY: March 1, 2016

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

Form completed by

Jason Crow

Part I: SYSTEM AGE

A. What year was your collection system first constructed (approximately)?

Year 1932

B. What is the oldest part of your present system?

Oldest part 84 years

Part II: BYPASSES

A. Please complete the following table:

Question	Number	Points Earned	Total Points
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater in the system due to rain or snowmelt?	0	0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	0
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater due to equipment failure? (except plugged laterals)	1	0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	5
		TOTAL PART II =	5

B. The Utah Sewer Management Program defines sanitary sewer overflows into two classes. Below include the number of SSOs that occurred in 2015:

Number of Class 1 SSOs in Calendar year 2015 0

Number of Class 2 SSOs in Calendar year 2015 1

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

(a) effects more than five private structures;
(b) affects one or more public, commercial or industrial structure(s);
(c) may result in a public health risk to the general public;
(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the state.

Class 2 – a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Part II: BYPASSES (cont.)

C. Please specify whether the SSOs were caused a contract or tributary community, etc.

The overflow was caused by an overload switch failure at a lift station

Part III: NEW DEVELOPMENT

A. Please complete the following table:

Question	Points Earned	Total Points
Has an industry (or other development) moved into the community or expanded production in the past two years, such that either flow or wastewater loadings to the sewerage system were significantly increased (10 - 20%)?	No = 0 points Yes = 10 points	0
Are there any major new developments (industrial, commercial, or residential) anticipated in the next 2- 3 years, such that either flow or BOD_5 loadings to the sewerage system could significantly increase (25%)?	No = 0 points Yes = 10 points	0
	TOTAL PART III =	0

B. Approximate number of new residential sewer connections in the last year

192 new residential connections

C. Approximate number of new commercial/industrial connections in the last year

120 new commercial/industrial connections

D. Approximate number of new population serviced in the last year

2,220 new people served

Part IV: OPERATOR CERTIFICATION

A. How many collection system operators are currently employed by your facility?

15 collection system operators employed

B. What is/are the name(s) of your DRC operator(s)?

Jason Crow

Bill Doney

Travis Shelley

C. You are required to have the collection DRC operator(s) certified at ***Grade IV***

What is the current grade of the DRC operator(s)? IV

D. State of Utah Administrative Rules require all operators considered to be in DRC to be appropriately certified. List all the operators in your system by their certification class.

Not Certified	1
Small Lagoons	
Collection I	2
Collection II	1
Collection III	2
Collection IV	9

E. Please complete the following table:

Question	Points Earned	Total Points
Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? (see C)	Yes = 0 points No = 50 points	0
How many continuing education units has each of the DRC operator(s) completed over the last 3 years?	3 or more = 0 points less than 3 = 10 points	0
	TOTAL PART IV =	0

Part V: FACILITY MAINTENANCE

A. Please complete the following table:

Question	Points Earned	Total Points
Do you follow an annual preventative maintenance program?	Yes = 0 points No = 30 points	0
Is it written?	Yes = 0 points No = 20 points	0
Do you have a written emergency response plan?	Yes = 0 points No = 20 points	0
Do you have an updated operations and maintenance manual	Yes = 0 points No = 20 points	0
Do you have a written safety plan?	Yes = 0 points No = 20 points	0
	TOTAL PART V =	0

Part VI: SSMP EVALUATION

A. Has your system completed its Sewer System Management Plan (SSMP)?

Yes X NO _____

B. If the SSMP has been completed then has the SSMP been public noticed?

No _____ Yes, included date of public notice April 3, 2015

C. Has the SSMP been approved by the permittee's governing body at a public meeting?

Yes X NO _____

D. During the annual assessment of the operation and maintenance plan were any adjustments needed based on the performance of the plan?

No X If yes, what components of the plan were changed (i.e. line cleaning, CCTV inspections and manhole inspections and/or SSO events)

_____

_____

E. During 2015 was any part of the SSMP audited as part of the five year audit?

No X

If yes, what part of the SSMP was audited and were changed made to the SSMP as a result of the audit? _____

_____

_____

_____

F. Has your system completed its *System Evaluation and Capacity Assurance Plan* (SECAP) as defined by the Utah Sewer Management Program?

Yes X NO _____

The following are required completion dates that the SSMP and SECAP based on population. The SSMP and SECAP must be public noticed and approved by the permittee's governing body in order to be considered complete.

Program	Population				
	< 2,000	2,000 - 3,500	3,501 – 15,000	15,001 – 50,000	> 50,000
SSMP	3-31-16	3-31-16	9-30-15	3-31-15	9-30-14
SECAP	Optional	9-30-17	9-30-16	3-31-16	9-30-15

SSMP Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature of Signatory Official

2/17/2016

Date

Kim B. Ford

Print Name of Signatory Official

Wastewater Manager

Title

The signatory official is the person authorized to sign permit documents, per R317-8-3.4.

Part VII: SUBJECTIVE EVALUATION

This section should be with the system operators.

A. Describe the physical condition of the sewer collection system: (lift stations, etc. included)

Collections system is in overall good condition. The lift stations are well maintained. The lift stations are checked daily and cleaned monthly. The trunk lines are adequate with needed future upsizing addressed in C.I.P.

B. What sewerage system improvements does the community have under consideration for the next 10 years?

Visual assessment of outfall lines for condition and integrity. Upsize sections of trunk lines. Re-lining of clay pipes. Relocation of lines with inadequate access.

C. Explain what problems, other than plugging have you experienced over the last year

odor complaints.

D. Is your community presently involved in formal planning for system expansion/upgrading? If so explain.

Yes. Our technical services division prepares and updates capital improvement plans based on current growth models.

E. Does the municipality/district pay for the continuing education expenses of operators?

ALWAYS X SOMETIMES _____ NO _____

If they do, what percentage is paid?

approximately 100 %

F. Is there a written policy regarding continuing education and training for wastewater operators?

YES X NO _____

G. Any additional comments? (Attach additional sheets if necessary.)

POINT SUMMATION

Fill in the values from Parts II through V in the blanks provided in column 1. Add the numbers to determine the MWPP point total that your wastewater facility has generated for the past twelve months.

Part	Points
II	5
III	0
IV	0
V	0
Total	5

Municipal Wastewater Planning Program (MWPP)
Mechanical Plant Section

Owner Name: *ST. GEORGE*

Name and Title of Contact Person:

Ben Ford
Wastewater Manager

Phone: (435) 627-4250

E-mail: ben.ford@sgcity.org

PLEASE SUBMIT TO STATE BY: March 1, 2016

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

Form completed by

Ben Ford

Part I: INFLUENT INFORMATION

A. Please update (if needed) the average design flow and average design BOD_5 and TSS loading for your facility.

	Average Design Flow (MGD)	Average Design BOD_5 Loading (lbs/day)	Average Design TSS Loading (lbs/day)
Design Criteria	17	35,480	39,010
90% of the Design Criteria	15.3	31,932	35,109

B. Please list the average monthly flows in millions of gallons per day (MGD) and BOD_5 and TSS loadings in milligrams per liter (mg/L) ***received*** at your facility during 2015. (Calculate the BOD_5 and TSS loadings in pounds per day (lbs/day).

Month	(1) Average Monthly Flow (MGD)	(2) Average Monthly BOD_5 Concentration (mg/L)	(3) Average BOD_5 Loading (lbs/day) 1	(4) Average Monthly TSS Concentration (mg/L)	(5) Average TSS Loading (lbs/day) 2
January	8.75	220	16,055	220	16,055
February	9.26	231	17,840	232	17,917
March	9.78	204	16,639	216	17,618
April	9.75	209	16,995	215	17,483
May	9.31	208	16,150	222	17,237
June	9.23	210	16,165	226	17,397
July	9.22	200	15,379	233	17,916
August	9.50	183	14,499	214	16,955
September	9.56	183	14,591	216	17,222
October	9.72	203	16,456	248	20,104
November	9.43	232	18,246	304	23,908
December	8.85	280	20,667	332	24,505
Average	9.36	214	16,640	240	18,693

1 BOD_5 Loading (3) = Average Monthly Flow (1) x Average Monthly BOD_5 Concentration (2) x 8.34
2 TSS Loading (5) = Average Monthly Flow (1) x Average Monthly TSS Concentration (4) x 8.34

C. Refer to the information in A & B to determine a point value for your facility. Please enter the points for each question in the blank provided.

Question	Number	Points Earned	Total Points
How many times did the average monthly flow (Part B., Column 1) to the wastewater facility exceed 90% of design flow?	0	0 = 0 points 1 - 2 = 10 points 3 - 4 = 20 points 5 or more = 30 points	0
How many times did the average monthly flow (Part B., Column 1) to the wastewater facility exceed the design flow?	0	0 = 0 points 1 - 2 = 20 points 3 - 4 = 40 points 5 or more = 60 points	0
How many times did the average monthly BOD_5 loading (Part B., Column 3) to the wastewater facility exceed 90% of the design loading?	0	0-1 = 0 points 1 - 2 = 10 points 3 - 4 = 20 points 5 or more = 30 points	0
How many times did the average monthly BOD_5 loading (Part B., Column 3) to the wastewater facility exceed the design loading?	0	0 = 0 points 1 - 2 = 20 points 3 - 5 = 40 points 5 or more = 60 points	0
		TOTAL PART I =	0

Part II: EFFLUENT INFORMATION

A. Please list the average monthly BOD_5, TSS, Ammonia (NH_3), monthly maximum Cl_2, minimum monthly DO, and 30-day geometric averages for Fecal and Total Coliform,or E-Coli produced by your facility during 2015.

Month	(1) BOD_5 (mg/L)	(2) TSS (mg/L)	(3) Fecal Coliform (#/100 mL)	(4) Total Coliform (#/100 mL)	(5) E-Coli	(6) Cl_2 (mg/L)	(7) DO (mg/L)	(8) NH_3 (mg/L)
	Whole Numbers Only					One Decimal Place Only		
January	3	4	N/A	N/A	2	N/A	7.8	0.9
February	3	3	↓	↓	2	↓	8.1	2.7
March	2	2	↓	↓	1	↓	8.1	0.6
April	3	2	↓	↓	2	↓	8.0	1.4
May	2	2	↓	↓	1	↓	7.8	0.1
June	3	2	↓	↓	1	↓	7.6	0.1
July	2	2	↓	↓	5	↓	7.6	0.1
August	3	4	↓	↓	13	↓	7.6	0.1
September	3	5	↓	↓	23	↓	7.3	0.1
October	3	5	↓	↓	3	↓	7.7	0.1
November	3	5	↓	↓	4	↓	7.5	0.1
December	4	5	↓	↓	4	↓	7.7	0.1
Average	3	3	↓	↓	5	↓	7.7	0.1

B. Please list the monthly average permit limits for the facility in the blanks below.

	BOD_5 ($CBOD_5$) (mg/L)	maximum Cl_2 (mg/L)	NH_3 (mg/L)	minimum DO (mg/L)
Monthly Permit Limit	17.0	N/A	3.2	5.5
80% of the Permit Limit	13.6	N/A	2.6	6.6

C. Refer to the information in A & B and your operating reports to determine a point values for your facility.

Question	Number	Points Earned	Total Points
How many months did the effluent BOD_5 ($CBOD_5$) exceed 80% of monthly permit limit?	0	0 -1 = 0 points 2 = 5 points 3 = 10 points 4 = 15 points 5 or more = 20 points	0
How many months did the effluent BOD_5 ($CBOD_5$) exceed the monthly permit limits?	0	0 = 0 points 1 - 2 = 10 points 3 or more = 20 points	0
How many months did the effluent TSS exceed 20 mg/L?	0	0 -1 = 0 points 2 = 5 points 3 = 10 points 4 = 15 points 5 or more = 20 points	0
How many months did the effluent TSS exceed 25 mg/L?	0	0 = 0 points 1 - 2 = 10 points 3 or more = 20 points	0
How many times did the Cl_2 exceed permit limit?	N/A	0 = 0 points 1 - 2 = 15 points 3 or more = 30 points	0
How many times did the NH_3 exceed permit limits?	1	0 = 0 points 1 - 2 = 15 points 3 or more = 30 points	15
How many times did the DO not meet permit limit?	0	0 = 0 points 1 - 2 = 15 points 3 or more = 30 points	0
How many months did the 30-day fecal coliform exceed 200 #/100 mL?	N/A	0 = 0 points 1 - 2 = 10 points 3 or more = 20 points	0
How many months did the 30-day total coliform exceed 2,000 #/100 mL?	N/A	0 = 0 points 1 - 2 = 10 points 3 or more = 20 points	0
How many months did the 30-day E-coli exceed 126 #/100 mL?	0	0 = 0 points 1 - 2 = 20 points 3 or more = 40 points	0
		TOTAL PART II =	15

Part III: FACILITY AGE

In what year were the following process units constructed or underwent a major upgrade? To determine a point score subtract the construction or upgrade year from 2015.

Points = Age = Present Year - Construction or Upgrade Year.

Enter the calculated age below.

If the point total exceeds 20 points, enter only 20 points.

Unit Process	Current Year	Construction or Last Upgrade Year	Age = Points
Headworks	2015	New Screens 2012	3
Primary Treatment	2015	N/A	0
Secondary Treatment	2015	1998	17
Solids Handling	2015	1998	17
Disinfection	2015	1998	17
		TOTAL PART III (not greater than 20) =	20

Part IV: BYPASSES

Please complete the following table:

Question	Number	Points Earned	Total Points
How many days in the past year was there a bypass or overflow of untreated wastewater due to high flows?		0 = 0 points 1 = 5 points 2 = 10 points 3 = 15 points 4 = 20 points 5 or more = 25 points	0
How many days in the last year was there a bypass or overflow of untreated wastewater due to equipment failure?		0 = 0 points 1 = 5 points 2 = 10 points 3 = 15 points 4 = 20 points 5 or more = 25 points	0
		TOTAL PART IV =	0

Part V: SOLIDS HANDLING

A. Please complete the following table:

Current Disposal Method (check all that apply)	Points Earned	Total Points
Landfill	Class B = 0 points < Class B = 50 points	0
Land Application	Site Life 0 - 5 years = 20 points 5 - 10 years = 10 points 10+ years = 0 points	N/A
Give Away/Distribution and Marketing	Class A = 10 points Class B = 20 points	N/A
	TOTAL PART V =	0

Part VI: NEW DEVELOPMENT

A. Please complete the following table:

Question	Points Earned	Total Points
Has an industry (or other development) moved into the community or expanded production in the past two years, such that either flow or wastewater loadings to the sewerage system were significantly increased (10 - 20%)?	No = 0 points Yes = 10 points	0
Are there any major new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years, such that either flow or BOD_5 loadings to the sewerage system could significantly increase (25%)?	No = 0 points Yes = 10 points	0
Have you experienced any upset due to septage haulers?	No = 0 points Yes = 10 points	0
	TOTAL PART VI =	0

Part VI: NEW DEVELOPMENT (cont.)

B. Approximate number of new residential sewer connections in the last year

1334 new residential connections

C. Approximate number of new commercial/industrial connections in the last year

129 new commercial/industrial connections

D. Approximate number of new population serviced in the last year

3,735 new people served

Part VII: OPERATOR CERTIFICATION

A. How many operators are currently employed by your facility?

15 operator(s) employed

B. What is/are the name(s) of your DRC operator(s)?

Eric Richins	Michael Stratton
Arthur Cottam	Leonardo Reyledo
Jason Jones	David Hmielewski
Bill Matier	Ben Ford

C. You are required to have the treatment DRC operator(s) certified at ***GRADE IV.***

What is the current grade of the DRC operator(s)? IV

D. State of Utah Administrative Rules Require that all operators considered to be in DRC to be appropriately certified. List all the operators in your system by their certification class.

Not Certified	0
Treatment I	1
Treatment II	1
Treatment III	3
Treatment IV	10

Part IX: SUBJECTIVE EVALUATION

This section should be completed with the facility operators.

A. Do you consider your wastewater facility to be in good physical and structural condition?

YES X NO _____

If NOT, why?

B. What improvements do you think the plant will need in the next 5 years?

Addition of 3rd Centrifuge
Upgrade existing centrifuges
Update / replace SCADA
Upgrade headworks.

C. Where there any backups into basements at any point in the collection system in 2015.

YES _____ NO X

Why? (do not include backups due to clogged laterals)

D. Does the municipality/district pay for the continuing education expenses of operators?

ALWAYS X SOMETIMES _____ NO _____

If so, what percentage do they pay?

approximately 100 %

Part VII: OPERATOR CERTIFICATION (cont.)

E. Please complete the following table:

Question	Points Earned	Total Points
Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? (see C)	Yes = 0 points No = 50 points	0
How many continuing education units has each of the DRC operator(s) completed over the last 3 years?	3 or more = 0 points less than 3 = 10 points	0
	TOTAL PART VII =	0

Part VIII: FACILITY MAINTENANCE

A. Please complete the following table:

Question	Points Earned	Total Points
Do you follow an annual preventative maintenance program?	Yes = 0 points No = 30 points	0
Is it written?	Yes = 0 points No = 20 points	0
Do you have a written emergency response plan?	Yes = 0 points No = 20 points	20
Do you have an updated operations and maintenance manual	Yes = 0 points No = 20 points	0
Do you have a written safety plan?	Yes = 0 points No = 20 points	20
	TOTAL PART VIII =	40

POINT SUMMATION

Fill in the values from Parts I through VIII in the blanks provided in column 1. Add the numbers to determine the MWPP point total that your wastewater facility has generated for the past twelve months.

Part	Points
I	0
II	15
III	20
IV	0
V	0
VI	0
VII	0
VIII	40
Total	75

E. Is there a written policy regarding continuing education and training for wastewater operators?

YES _____ NO ✓

F. Have you done any major repairs or mechanical equipment replacement in 2015? (do not include construction or upgrade projects)

YES _____ NO ✓

G. What was the approximate cost for those repairs or replacements?

$ _____

H. Any additional comments? (Attach additional sheets if necessary.)

DRAFT

Agenda Item Number : 6A

Request For Council Action

Date Submitted	2016-02-05 10:52:54
Applicant	Amelia Legutki, of Walgreens #07052 & Walgreens #11674
Quick Title	Request to change the Agent to the Alcohol License
Subject	Consider approval of a change to the Alcohol License holder for the Walgreens #07052 located at 391 West St George Blvd., and the Walgreens #11674 located at 1849 West Sunset Blvd., St. George.
Discussion	Consideration of approval to assign Amelia Dorthy Legutki as the Alcohol License holder for Walgreens #07052 located at 391 West St George Blvd., and Walgreens #11674 located at 1849 West Sunset Blvd., St. George.
Cost	$0.00
City Manager Recommendation	Change to the license holder not a new license. Applicant meets requirements. Recommend approval.
Action Taken	
Requested by	Laura Woolsey
File Attachments	Walgreens App._Redacted.pdf
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	Walgreens is requesting approval to assign Amelia Dorthy Legutki as the Alcohol License holder for both Walgreen locations in St. George. The previous holder of the license was John A Mann. The business license office has received all the required information for the new applicant including the background check. St. George Municipal Code Chapter 3 Alcoholic Beverages Section 3-3-6 J, states no license issued under this chapter shall be assigned, transferred, leased, subleased or sold, or otherwise transferred, except that in the sole discretion of the city council, a transfer of a license may be permitted upon a change of location where the owner remains the same, or upon a change of owners where the location remains the same. In either case, the same requirements as to the location of premises and the character and qualifications of the licensee shall apply, and the same fees will be required as in the case of the issuance of an original license
Attachments	Walgreens App._Redacted.pdf

CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790 Phone: 435-627-4740

1. Name of Business WALGREENS #11674

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 WALGREEN CO.
(Please attach a copy of Certificate of Incorporation/LLC)

2. Business Location 1849 W. Sunset Blvd. St. George UT 84770
Street Number City State Zip

Business Phone 435-879-5165 Business Email taxlicenserenewals@walgreens.com

Business Mailing Address P.O. Box 901 Deerfield IL 60015
Street Number City State Zip

3. How close is the nearest **Church** to the proposed business location? 1/13 per Laura, N/A
In Feet

Nearest School? _____ In Feet Nearest Park? _____ In Feet

Nearest Public Library _____ In Feet Nearest Public Playground _____ In Feet

4. Applicant's Name Amelia Dorothy Legutki
First Middle Last

Corporation or Partnership Name, (if applicant is an agent) Walgreen Co.
First Middle Last

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

Managing Party Name same

Address P.O. Box 901 Deerfield IL 60015
Street Number City State Zip

Phone Number 847-527-4241 Cell Number _____ Email taxlicenserenewals@walgreens.com

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	%
Please see attached				
corporate rider				

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 03/03/2009 Number of Employees 26

8. Federal Tax Number 36-1924025 State Sales Tax Number 12226717-002-STC

9. Who owns the real estate where this business is located?
W Pharmacy I DST

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 N/A

12. If you own the fjxtures at this location, state the investment which you have in fixtures and equipment $ 110,000.

13. Total Square Footage of Building 14,490

14. Will you serve food? No 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 Cynthia Middle Last Rice

Address [redacted]
Street Number *City* *State* *Zip*

Phone Number Cell Number [redacted] Email mgr.11674@store.walgreens.com

Applicants Signature [signature] Date JAN 2 0 2016

STATE OF UTAH)
) ss.
County of Washington)

I, (Print Name) Amelia Legutki 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 20th day of January 20 16.

Notary Public [signature] My Commission Expires

OFFICIAL SEAL
RICARDO J RAMIREZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/30/17

Walgreens

Corporate Office
302 Wilmot Road MS #3353
Deerfield, IL 60015
www.walgreens.com

Attachment for General Remarks

Operational Controls and Training

Walgreens has taken great measures to assure that any beverage containing alcohol will be sold in a responsible and appropriate manner. Detailed policies and procedures are already in place, endorsed by legal counsel as well as senior management and are strictly enforced without exception.

-Employees for each eligible store must undergo extensive training prior to beer at an individual location.

-Once trained, each register clerk must submit a policy acknowledgement as part of the daily log-on process.

-Walgreens established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. Register prompts ensure compliance before proceeding with the transaction.

-Under age employees are required to seek the assistance of a manager.

History

Walgreens stores have successfully merchandised and sold alcoholic beverages since prohibition. Though profitable, many managers found the category cumbersome and time consuming to maintain. It was discontinued in the great majority of stores during the early 1990s in order to improve focus on other key business priorities. Now, with a much scaled back offering, as well as point of sale and inventory technology advancements, we have the ability to resume beer and wine sales while maintaining our high standards for responsible retailing.

Utah Department of Commerce
Division of Corporations & Commercial Code
160 East 300 South, 2nd Floor, PO Box 146705
Salt Lake City, UT 84114-6705
Service Center: (801) 530-4849
Toll Free: (877) 526-3994 Utah Residents
Fax: (801) 530-6438
Web Site: http://www.commerce.utah.gov

01/11/2016
4807464-0143011120l6-2544073

CERTIFICATE OF EXISTENCE

Registration Number:	4807464-0143
Business Name:	WALGREEN CO
Registered Date:	August 08, 2000
Entity Type:	Corporation - Foreign - Profit
Current Status:	Good Standing

The Division of Corporations and Commercial Code of the State of Utah, custodian of the records of business registrations, certifies that the business entity on this certificate is authorized to transact business and was duly registered under the laws of the State of Utah. The Division also certifies that this entity has paid all fees and penalties owed to this state; its most recent annual report has been filed by the Division (unless Delinquent); and, that Articles of Dissolution have not been filed.

Kathy Berg
Director
Division of Corporations and Commercial Code

CITY OF ST GEORGE ALCOHOL BUSINESS LICENSE APPLICATION

175 East 200 North, St. George, Utah 84790 Phone: 435-627-4740

1. Name of Business WALGREENS #07052

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 WALGREEN CO.
(Please attach a copy of Certificate of Incorporation/LLC)

2. Business Location 391 W. St. George Blvd. St. George UT 84770
Street Number City State Zip

Business Phone 435-652-3868 Business Email taxlicenserenewals@walgreens.com

Business Mailing Address P.O. Box 901 Deerfield IL 60015
Street Number City State Zip

3. How close is the nearest **Church** to the proposed business location? 1/13 per Laura, N/A
In Feet

Nearest School? _____ In Feet Nearest Park? _____ In Feet

Nearest Public Library _____ In Feet Nearest Public Playground _____ In Feet

4. Applicant's Name Amelia Dorothy Legutki
First Middle Last

Corporation or Partnership Name, (if applicant is an agent) Walgreen Co.
First Middle Last

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

Managing Party Name same

Address P.O. Box 901 Deerfield IL 60015
Street Number City State Zip

Phone Number 847-527-4241 Cell Number _____ Email taxlicenserenewals@walgreens.com

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	%
Please see attached				
corporate rider				

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 11/01/2002 Number of Employees 31

8. Federal Tax Number 36-1924025 State Sales Tax Number 12226717-002-STC

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

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 N/A

12. If you own the fixtures at this location, state the investment which you have in fixtures and equipment $ 110,000.

13. Total Square Footage of Building 14,490

14. Will you serve food? No 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 Mark Middle Last Miller

Address [redacted]
Street Number City State Zip

Phone Number [redacted] Cell Number [redacted] Email mgr.07052@store.walgreens.com

Applicants Signature [signature] Date JAN 2 0 2016

STATE OF UTAH)
) ss.
County of Washington)

I, (Print Name) Amelia Legutki 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 20th day of January 20 16.

Notary Public [signature] My Commission Expires

OFFICIAL SEAL
~~RICARDO~~ J RAMIREZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/30/17

Walgreens

Corporate Office
302 Wilmot Road MS #3353
Deerfield, IL 60015
www.walgreens.com

January 21, 2016

City of St. George, UT
Attn: Laura Woolsey-Business Licensing
175 East 200 North, St. George, UT 84770

Re: Amelia Legutki, Assistant Secretary
Walgreen Co.
D/B/A Walgreens #07052 and Walgreens #11674
Saint George, Utah 84770

Dear Ms. Woolsey:

Walgreen Co. would like to apply for and renew the beer licenses for the above mentioned stores in the City of St. George. Amelia Legutki has recently been appointed as the Assistant Secretary for Walgreen Co.

We have been asked to serve as references for her.

In our opinions, we know Mrs. Legutki to be an individual of good moral character and is a fit and proper person to be granted a license. Please consider this reference letter on behalf of Mrs. Legutki in support of the application for Walgreen Co.

Sincerely,

Roger Martinez

Lisa Hora

Julie Coughenour

Mark Callow

Aurora Linang

Walgreens

Corporate Office
302 Wilmot Road MS #3353
Deerfield, IL 60015
www.walgreens.com

January 21, 2016

City of St. George, UT
Attn: Laura Woolsey-Business Licensing
175 East 200 North, St. George, UT 84770

Re: Right of Access Release

Stores Located At: **Walgreens #07052**
391 W. St. George Blvd.
Saint George, UT 84770

Walgreens #11674
1849 W. Sunset Blvd.
Saint George, UT 84770

Dear Ms. Woolsey:

Walgreen Co. irrevocably consents that any peace officer of the city may at any time during the effective period of the license freely enter upon and inspect and search the licensed premises for any alcoholic beverage, or for any other goods or chattels illegally possessed or kept thereon, or for evidence of any alleged crime under investigation by such police officer, and further consent to the seizure of any such alcoholic beverage or any goods, chattels or evidence, the property of the licensee, which may be found therein upon such search.

Sincerely,

Amelia Legutki, Assistant Secretary
Walgreen Co.
300 Wilmot Road
Deerfield, IL 60015
847-527-4241

DRAFT

Agenda Item Number : 6B

Request For Council Action

Date Submitted	2016-02-09 11:48:58
Applicant	PC
Quick Title	PC Report from Feb 9, 2016
Subject	Consider the Planning Commission report from the meeting on February 9, 2016
Discussion	Planning Commission had a short agenda, mostly consisting of subdivisions. The agenda consisted of 7 preliminary plats, 3 lot line adjustments, and a CUP. The CUP is for a tattoo shop and is listed separate on the agenda.
Cost	$0.00
City Manager Recommendation	Lots of plats and one CUP.
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: FEBRUARY 9, 2016
CITY COUNCIL MEETING: FEBRUARY 18, 2016

1. **PUBLIC HEARING TO BE ADVERTISED FOR MARCH 3, 2016**

Consider a request to rezone approximately 4.78 acres from R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential). The project is called the **'Residences at Four Fifty'** and the property is located on 450 North Street between 2480 East and 2720 East. The proposal is to consider a townhouse project consisting of ten (10) dwelling structures with thirty-eight (38) units. The owner is Dixie Endeavor LLC and the representative is Mr. Dave Nasal. Case No. 2016-ZC-006. (Staff John Willis)

2. **CONDITIONAL USE PERMIT (CUP)**

Consider a request for permission to manage and operate a tattoo shop called **'Creative Ink Tattoo Parlor.'** The applicant and representative is Mr. Brian Mitchell. The property is located at 1250 W Sunset Blvd #B1 and is zoned C-3 (General Commercial). Case No. 2016-CUP-006. (Staff John Willis)

3. **LOT LINE ADJUSTMENTS (LLA) / LOT SPLIT (LS)**

A. Consider approval of a lot line adjustment between two parcels located at the northeast corner of the intersection at 100 West Street and 250 North Street. The parcels are **SG-1642 and SG-1645**. The property is zoned RCC (Residential Central City). The representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2013-LRE-020 (Staff Wes Jenkins)

B. Consider approval of a lot line adjustment between two parcels located at the north end of Pioneer Road (north of the Bloomington Wal-Mart). The parcels are **SG-5-3-7-4433 and SG-5-3-7-44410**. The property is zoned PD-C (Planned Development Commercial). The representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2016-LRE-003 (Staff Wes Jenkins)

C. Consider approval of a lot split on commercial property located at the northwest corner of the intersection at 400 East and Sunland Drive (east of Furniture Row). The Parcel is **SG-5-2-31-240011**. The property is zoned C-3 (General Commercial) and the representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2016-LRE-004. (Staff Wes Jenkins)

4. **PRELIMINARY PLATS**

A. Consider approval of a preliminary plat for a nine (9) lot commercial subdivision development called **"Boulder Creek Crossing Phase 1."** The property is zoned PD-C (Planned Development Commercial) and is located at 1450 S River Road. The applicant is Rosenberg Associates. Case No. 2016-PP-007 (Staff – Wes Jenkins).

B. Consider approval of a preliminary plat for a thirty (30) lot residential subdivision development called the "**Meadow Pointe.**" The property is zoned R-1-7 (Single Family Residential 7,000 sq. ft. minimum lot size) and is located at 2720 E and 450 N. The applicant is High Pointe Homes LLC. Case No. 2016-PP-002 (Staff – Wes Jenkins).

C. Consider approval of a preliminary plat for a fifteen (15) lot residential subdivision development called "**Sand Cove at the Ledges.**" The property is zoned PD-R (Planned Development Residential) and is located at 1500 West Canyon Tree Drive. The applicant is Development Solutions Group. Case No. 2016-PP-003 (Staff – Wes Jenkins).

D. Consider approval of a preliminary plat for an eighteen (18) lot residential subdivision development called "**Northgate Peaks at the Ledges Phases 3 and 4**" The property is zoned PD-R (Planned Development Residential) and is located at 5700 North Northgate Peaks Dr. The applicant is Development Solutions Group. Case No. 2015-PP-030 (Staff – Wes Jenkins).

E. Consider approval of a preliminary plat for a fourteen (14) lot residential subdivision development called "**Hidden Pinyon at the Ledges Phases 3 and 4**" The property is zoned PD-R (Planned Development Residential) and is located at 5700 North Hidden Pinyon Dr. The applicant is Development Solutions Group. Case No. 2015-PP-029 (Staff – Wes Jenkins).

F. Consider approval of a preliminary plat for a seven (7) lot residential subdivision development called the "**Brookfield Estates Phase 3**" The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 1060 W Shady Springs Drive. The applicant is HETTSA Inc. Case No. 2016-PP-004 (Staff – Wes Jenkins).

G. Consider approval of a preliminary plat for a twenty-eight (28) lot residential subdivision development called "**Sun River Phase 48.**" The property is zoned PD-R (Planned Development Residential) and is located at 1470 West Bluegrass Way. The applicant is Sun River Development. Case No. 2016-PP-006 (Staff – Wes Jenkins).

5. **FINAL PLAT (FP)**

Consider approval of a final plat for a two (2) lot residential subdivision development called "**Sycamore Phase 9.**" The zoning is R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 2750 East and 3800 South (in the Little Valley area). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-061 (Staff Wes Jenkins)

6. **OTHER BUSINESS**

The Planning Commission (PC) meeting began at 4:00 pm with a site visit to the intersection of 2450 East and 450 North to see the subject property for Case No. 2016-ZC-006; the proposed 'Residences at Four Fifty' zone change project. This site visit was advertised as a public meeting.

The PC meeting then moved to the city council chambers and required approximately 2 ½ hours (5:00 – 7:30 pm). Most agenda items only required a few minutes each, but the majority of the meeting was devoted to the 'Residences at Four Fifty' zone change. Many residents spoke in opposition and presented an alternative site plan they favored (Option 'C'). However, the developer, his designer (MRW), a resident of Hidden Valley Town Homes, and the developer across the street to the south (*Meadow Pointe – Case No. 2016-P-002*) spoke in support of this project as presented with either options 'A' & 'B.' At length, the PC voted unanimously to recommend approval to the City Council for 'Option A' (*38 townhouse units*).

The PC tabled Case No. 2016-HPC-001 (*79 North Main Street exterior modifications - in the Historic Overlay District*) until the applicant can return with a materials and color board for review.

PCR ITEM 3A
Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

LOT LINE ADJUSTMENT
Parcel SG-1642 & SG-1645
Case No. 2013-LRE-020

Request:	Approval of a Lot Line Adjustment on residential property
Representative:	Bob Hermandson, Bush and Gudgell 205 E. Tabernacle St., Suite 4 St. George, UT 84770
Property:	Located at the northeast corner of the intersection at 100 West St. and 250 North St.
Zone:	RCC
Staff Comments:	The purpose of this Lot Line Adjustment is to adjust the Lot Line between Parcel 1 and Parcel 2 as shown on the attached exhibit. The cross hatched area belongs to Parcel 1 and will be added to Parcel 2. All aspects of this Lot Line Adjustment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.
P.C.:	The Planning Commission recommends approval of this Lot Line Adjustment for parcels SG-1642 & SG-1645

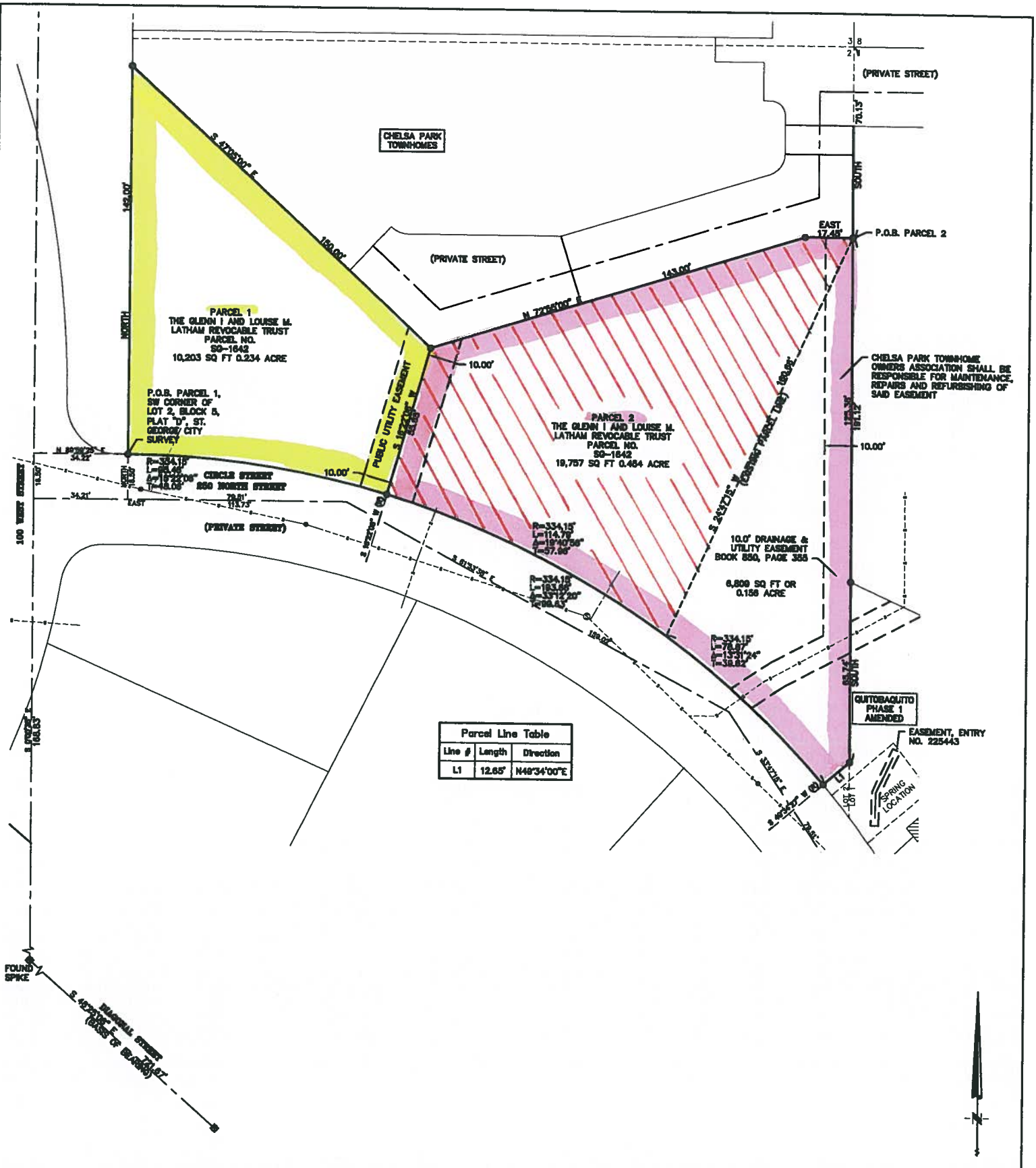


EXHIBIT B

LOUISE M LATHAM TRUSTEE
PARCEL NO. SG-1645

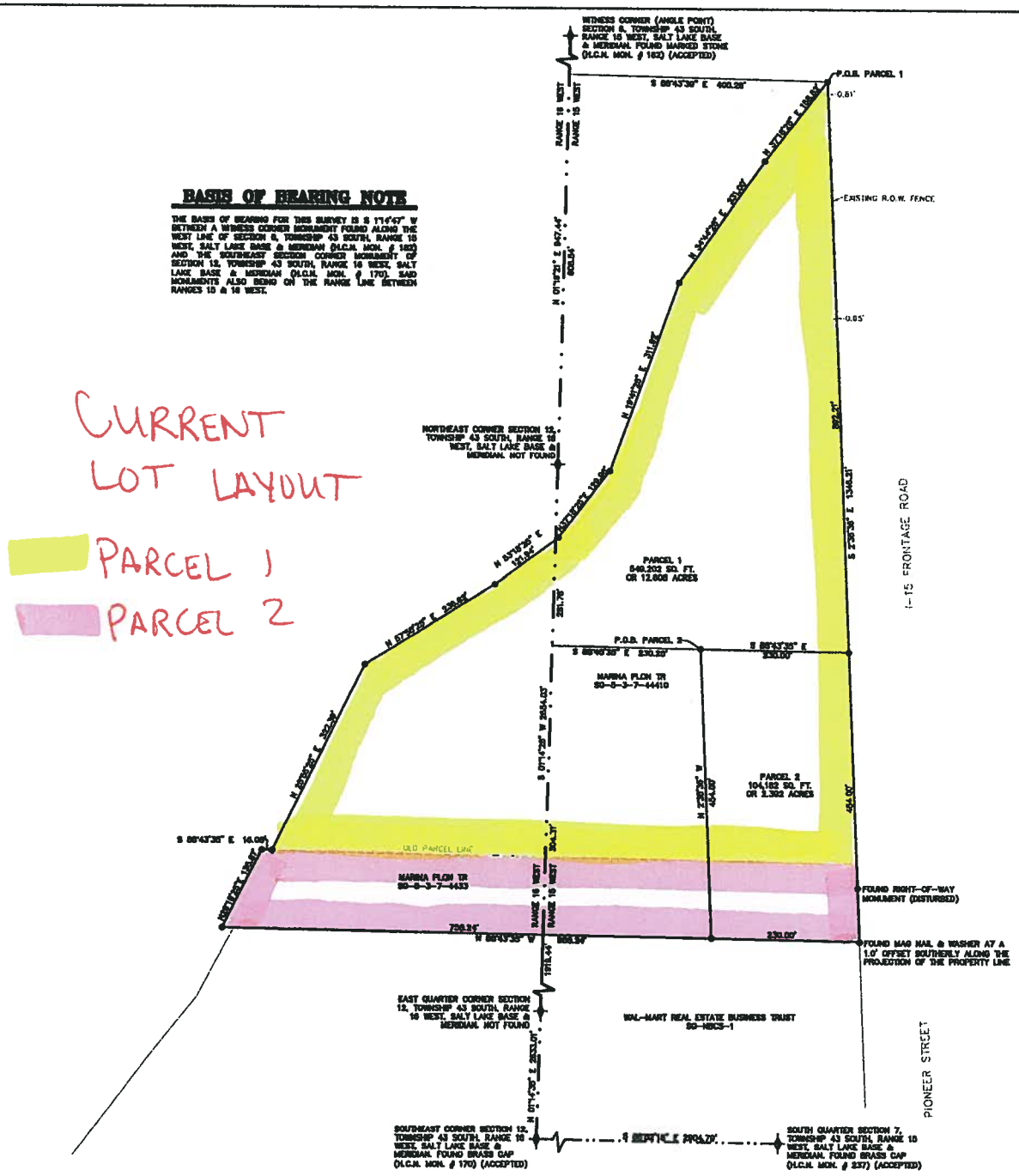
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

PCR ITEM 3B
Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

LOT LINE ADJUSTMENT
Parcel SG-5-3-7-4433 & SG-5-3-7-44410
Case No. 2016-LRE-003

Request:	Approval of a Lot Line Adjustment on commercial property
Representative:	Bob Hermandson, Bush and Gudgell 205 E. Tabernacle St., Suite 4 St. George, UT 84770
Property:	Located at the north end of Pioneer Road (north of the Bloomington Wal-Mart)
Zone:	PD-C
Staff Comments:	The purpose of this Lot Line Adjustment is to adjust the Lot Line between Parcel 1 and Parcel 2 as shown on the attached exhibits. The first exhibit indicates the current Lot layout. The second exhibit indicates the proposed Lot layout. All aspects of this Lot Line Adjustment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.
P.C.:	The Planning Commission recommends approval of this Lot Line Adjustment for parcels SG-5-3-1-4433 & SG-5-3-7-44410



CURRENT LOT LAYOUT

PARCEL 1

PARCEL 2

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY IS S 1°14'47" W BETWEEN A WITNESS CORNER MONUMENT FOUND ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (N.C.M. MON. # 163) AND THE SOUTHEAST SECTION CORNER MONUMENT OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN (N.C.M. MON. # 170). SAID MONUMENTS ALSO BEING ON THE RANGE LINE BETWEEN RANGES 15 & 16 WEST.

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS

DATE:
BUSH AND GUDGELL INC.

ROBERT R. HERMANSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT N 1°16'21" E 908.84 FEET AND S 88°43'39" E 400.26 FEET FROM THE CORNER COMMON TO SECTIONS 6 AND 7 OF TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN, AND SECTIONS 1 AND 12 OF TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF I-15 FREEWAY FRONTAGE ROAD AND RUNNING THENCE S 2°35'36" E ALONG SAID RIGHT-OF-WAY LINE 862.59 FEET; THENCE N 88°43'39" W 230.00 FEET; THENCE S 2°35'36" E 454.00 FEET; THENCE N 88°43'39" W 708.24 FEET; THENCE N 20°16'22" E 135.07 FEET; THENCE S 88°43'35" E 16.05 FEET; THENCE N 35°55'25" E 322.38 FEET; THENCE N 57°05'26" E 339.62 FEET; THENCE N 53°15'35" E 131.94 FEET; THENCE N 37°16'25" E 128.96 FEET; THENCE N 19°41'25" E 311.82 FEET; THENCE N 34°44'25" E 231.00 FEET; THENCE N 37°16'25" E 158.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 840,203 SQ. FT. OR 12.606 ACRES

PARCEL 2:

BEGINNING AT A POINT S 1°14'25" W 281.76 FEET AND S 88°43'39" E 230.26 FEET FROM THE CORNER COMMON TO SECTIONS 6 AND 7 OF TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN, AND SECTIONS 1 AND 12 OF TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 88°43'35" E 230.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-15 FREEWAY FRONTAGE ROAD; THENCE S 2°35'36" E ALONG SAID RIGHT-OF-WAY LINE 454.00 FEET; THENCE N 88°43'39" W 230.00 FEET; THENCE N 2°35'36" W 454.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 104,182 SQ. FT. OR 2.392 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 1°14'47" W ALONG THE RANGE LINE BETWEEN A WITNESS CORNER MONUMENT AND A SECTION CORNER MONUMENT, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

LEGEND

- SECTIONAL MONUMENTATION (FOUND; TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- RIGHT-OF-WAY MONUMENT
- SECTION LINE
- RANGE LINE

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. THE FIELD WORK WAS PERFORMED ON SEPTEMBER 03, 2013.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LOT LINE ADJUSTMENT
RECORD OF SURVEY PLAT

LOCATED IN

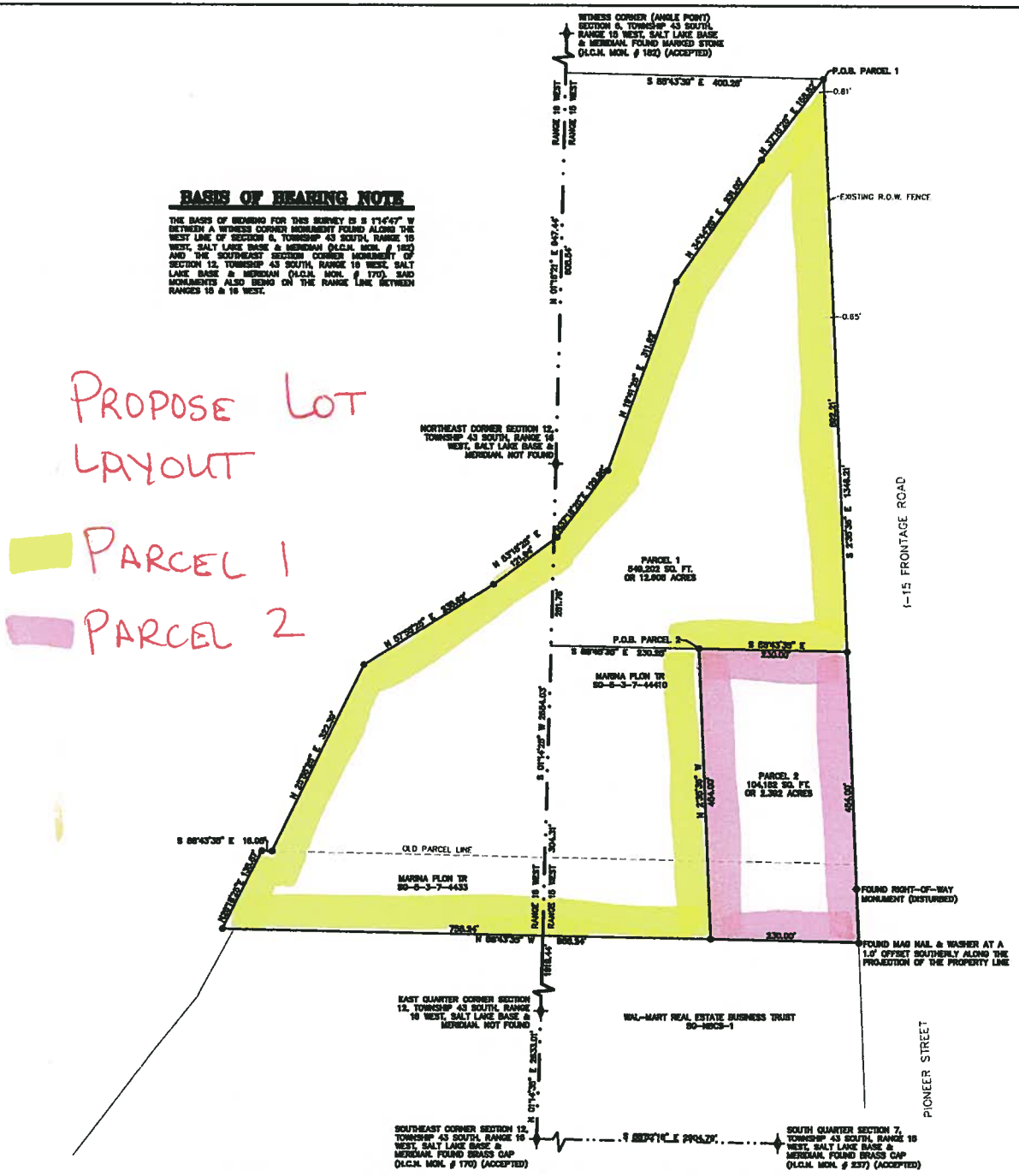
SOUTHEAST 1/4 OF SECTION 6 & NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 15 WEST, AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:
MARINA PLOH

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

LOT LINE ADJUSTMENT RECORD OF SURVEY PLAT
SE 1/4 & NE 1/4 SEC. 7, T-43-S, R-15-W, & NE 1/4 SEC. 12, T-43-S, R-16-W, SLB&M
PREPARED FOR: MARINA PLOH

SHEET 1
1 SHEETS
FILE 131179



BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY IS S 1°14'47" W BETWEEN A WITNESS CORNER MONUMENT FOUND ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (N.G.N. MON. # 182) AND THE SOUTHEAST SECTION CORNER MONUMENT OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN (N.G.N. MON. # 170). SAID MONUMENTS ALSO BEING ON THE RANGE LINE BETWEEN RANGES 15 & 16 WEST.

PROPOSE LOT LAYOUT

PARCEL 1

PARCEL 2

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6383432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

[redacted]
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR — ROBERT R. HERMANSON — STATE OF UTAH

[redacted]
ROBERT R. HERMANSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6383432

BOUNDARY DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT N 1°18'21" E 608.54 FEET AND S 89°43'39" E 400.39 FEET FROM THE CORNER COMMON TO SECTIONS 6 AND 7 OF TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN, AND SECTIONS 1 AND 12 OF TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF I-15 FREEWAY FRONTAGE ROAD AND RUNNING THENCE S 2°35'36" E ALONG SAID RIGHT-OF-WAY LINE 892.20 FEET; THENCE N 89°43'39" W 230.00 FEET; THENCE S 2°35'36" E 454.00 FEET; THENCE N 89°43'39" W 708.34 FEET; THENCE N 20°18'25" E 135.87 FEET; THENCE S 89°43'39" E 19.05 FEET; THENCE N 20°06'25" E 322.39 FEET; THENCE N 67°06'25" E 236.62 FEET; THENCE N 53°18'25" E 121.94 FEET; THENCE N 37°18'25" E 139.00 FEET; THENCE N 19°41'25" E 311.82 FEET; THENCE N 34°44'25" E 231.00 FEET; THENCE N 37°18'25" E 198.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 540,202 SQ. FT. OR 12.608 ACRES

PARCEL 2:

BEGINNING AT A POINT S 1°14'25" W 281.76 FEET AND S 89°43'39" E 230.39 FEET FROM THE CORNER COMMON TO SECTIONS 6 AND 7 OF TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN, AND SECTIONS 1 AND 12 OF TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°43'39" E 230.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF I-15 FREEWAY FRONTAGE ROAD; THENCE S 2°35'36" E ALONG SAID RIGHT-OF-WAY LINE 454.00 FEET; THENCE N 89°43'39" W 230.00 FEET; THENCE N 2°35'36" W 454.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 104,182 SQ. FT. OR 2.392 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 1°14'47" W ALONG THE RANGE LINE BETWEEN A WITNESS CORNER MONUMENT AND A SECTION CORNER MONUMENT, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

LEGEND

- SECTIONAL MONUMENTATION (FOUND; TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- RIGHT-OF-WAY MONUMENT
- SECTION LINE
- RANGE LINE

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. THE FIELD WORK WAS PERFORMED ON SEPTEMBER 03, 2013.

GRAPHIC SCALE

LOT LINE ADJUSTMENT RECORD OF SURVEY PLAT

LOCATED IN

SOUTHWEST 1/4 OF SECTION 6 & NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 15 WEST, AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN

PREPARED FOR:
MARINA PLON

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
[redacted]

LOT LINE ADJUSTMENT RECORD OF SURVEY PLAT
SW 1/4 S, NW 1/4 & NE 1/4 SEC. 12, T.43S., R.16E., SLB&M
PREPARED FOR: MARINA PLON

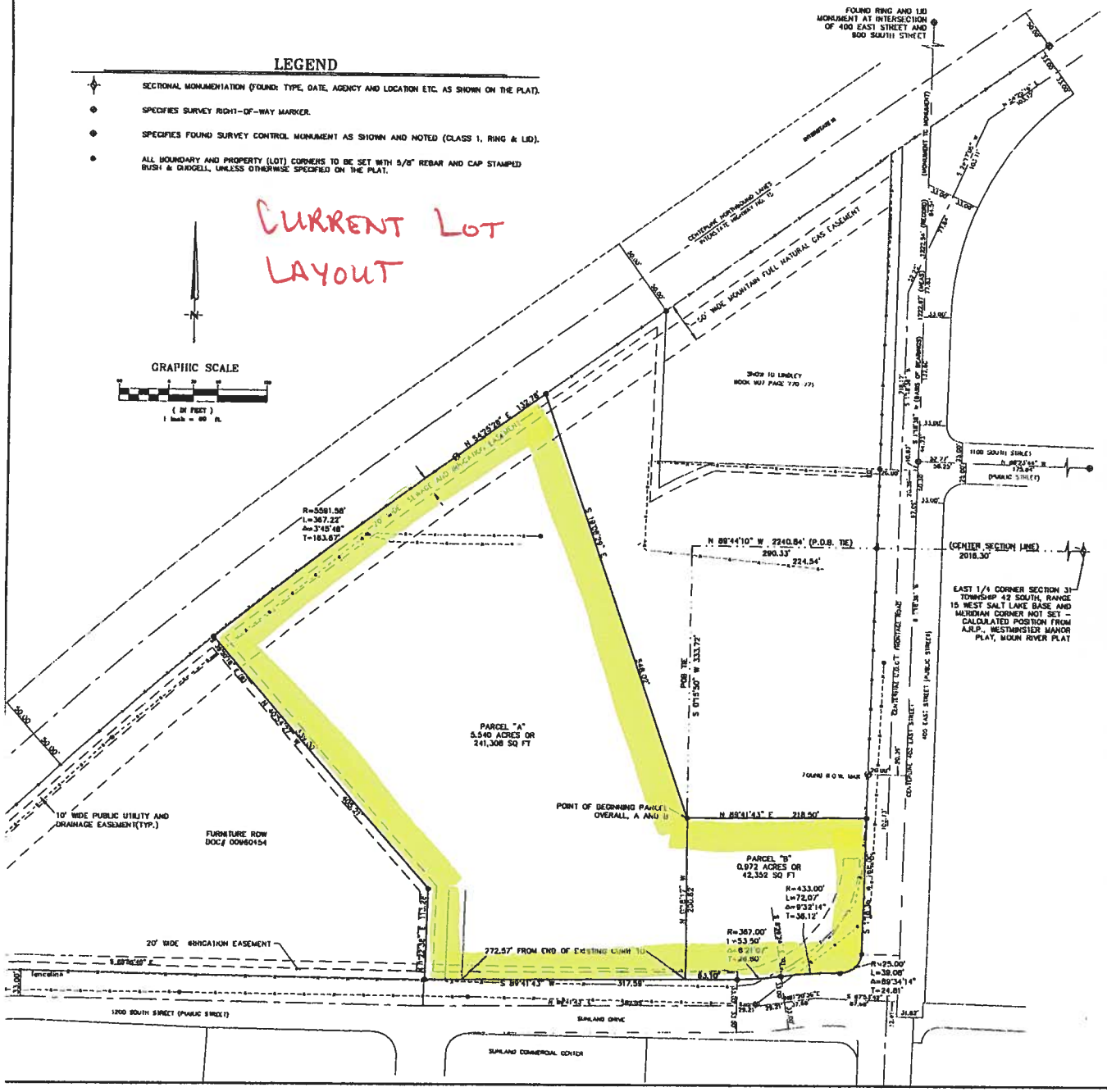
SHEET 1
1 SHEETS
FILE:131179

PCR ITEM 3C
Lot Split

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

LOT LINE ADJUSTMENT
Parcel SG-5-2-31-240011
Case No. 2016-LRE-004

Request:	Approval of a Lot Split on commercial property
Representative:	Bob Hermandson, Bush and Gudgell 205 E. Tabernacle St., Suite 4 St. George, UT 84770
Property:	Located at the northwest corner of the intersection at 400 East and Sunland Drive (east of Furniture Row)
Zone:	C-3
Staff Comments:	The purpose of this Lot Split is to accommodate the zoning ordinance for the placement of a sign on the larger parcel of land. All aspects of this Lot Split were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.
P.C.:	The Planning Commission recommends approval of this Lot Split for parcels SG-5-2-31-240011



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY RIGHT-OF-WAY MARKER.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

PROFESSIONAL LAND SURVEYOR No. 6362432 ROBERT R. HERMANDSON STATE OF UTAH

DATE:
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

OVERALL:

BEGINNING AT A POINT N 89°44'10" W 2306.63 FEET ALONG THE SECTION LINE AND S 0°15'50" W 148.95 FEET FROM THE EAST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 18°08'29" E 198.02 FEET; THENCE N 89°41'43" E 218.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 400 EAST; THENCE S 1°18'36" W 188.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 38.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'14" TO A POINT ON A 433.00 FOOT RADIUS REVERSE CURVE TO THE LEFT SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SUNLAND DRIVE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES (1) 72.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°32'14" TO A POINT ON A 367.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE 53.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°21'07"; (3) THENCE S 89°41'43" W 380.88 FEET TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT 00960454 RECORDED AND ON FILE IN WASHINGTON COUNTY RECORDERS OFFICE STATE OF UTAH; THENCE CONTINUING ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSES (1) N 1°22'38" E 113.28 FEET; (2) THENCE N 40°54'27" W 405.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF I-15 SAID POINT ALSO BEING ON A 5581.58 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS WHICH BEARS S 39°20'18" E; THENCE 367.22 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 3°45'48"; THENCE N 54°25'28" E 132.76 FEET ALONG SAID RIGHT OF WAY; THENCE S 18°08'29" E 350.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.512 ACRES OR 283,661 SQ FT

PARCEL A:

BEGINNING AT A POINT N 89°44'10" W 2240.64 FEET ALONG THE SECTION LINE AND S 0°15'50" W 333.72 FEET FROM THE EAST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 0°18'17" E 200.82 FEET TO THE NORTH RIGHT OF WAY LINE OF SUNLAND DRIVE; THENCE S 89°41'43" W 317.58 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT 00960454 RECORDED AND ON FILE IN WASHINGTON COUNTY RECORDERS OFFICE STATE OF UTAH; THENCE CONTINUING ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSE (1) N 1°22'38" E 113.28 FEET; (2) THENCE N 40°54'27" W 405.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF I-15 SAID POINT ALSO BEING ON A 5581.58 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS WHICH BEARS S 39°20'18" E; THENCE 367.22 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 3°45'46"; THENCE N 54°25'28" E 132.76 FEET ALONG SAID RIGHT OF WAY; THENCE S 18°08'29" E 568.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.540 ACRES OR 241,308 SQ FT

PARCEL B:

BEGINNING AT A POINT N 89°44'10" W 2240.64 FEET ALONG THE SECTION LINE AND S 0°15'50" W 333.72 FEET FROM THE EAST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 89°41'43" E 218.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 400 EAST; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING (2) TWO COURSES (1) S 1°18'36" W 188.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE 38.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'14" TO A POINT ON A 433.00 FOOT RADIUS REVERSE CURVE TO THE LEFT SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SUNLAND DRIVE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES (1) 72.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°32'14" TO A POINT ON A 367.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE 53.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°21'07"; (3) THENCE S 89°41'43" W 63.10 FEET; THENCE N 0°18'17" W 200.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.972 ACRES OR 42,352 SQ FT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 1°18'36" W ALONG THE CENTER LINE OF 400 EAST STREET, BETWEEN TWO RING AND CENTERLINE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

LOT SPLIT DIAGRAM
RECORD OF SURVEY PLAT

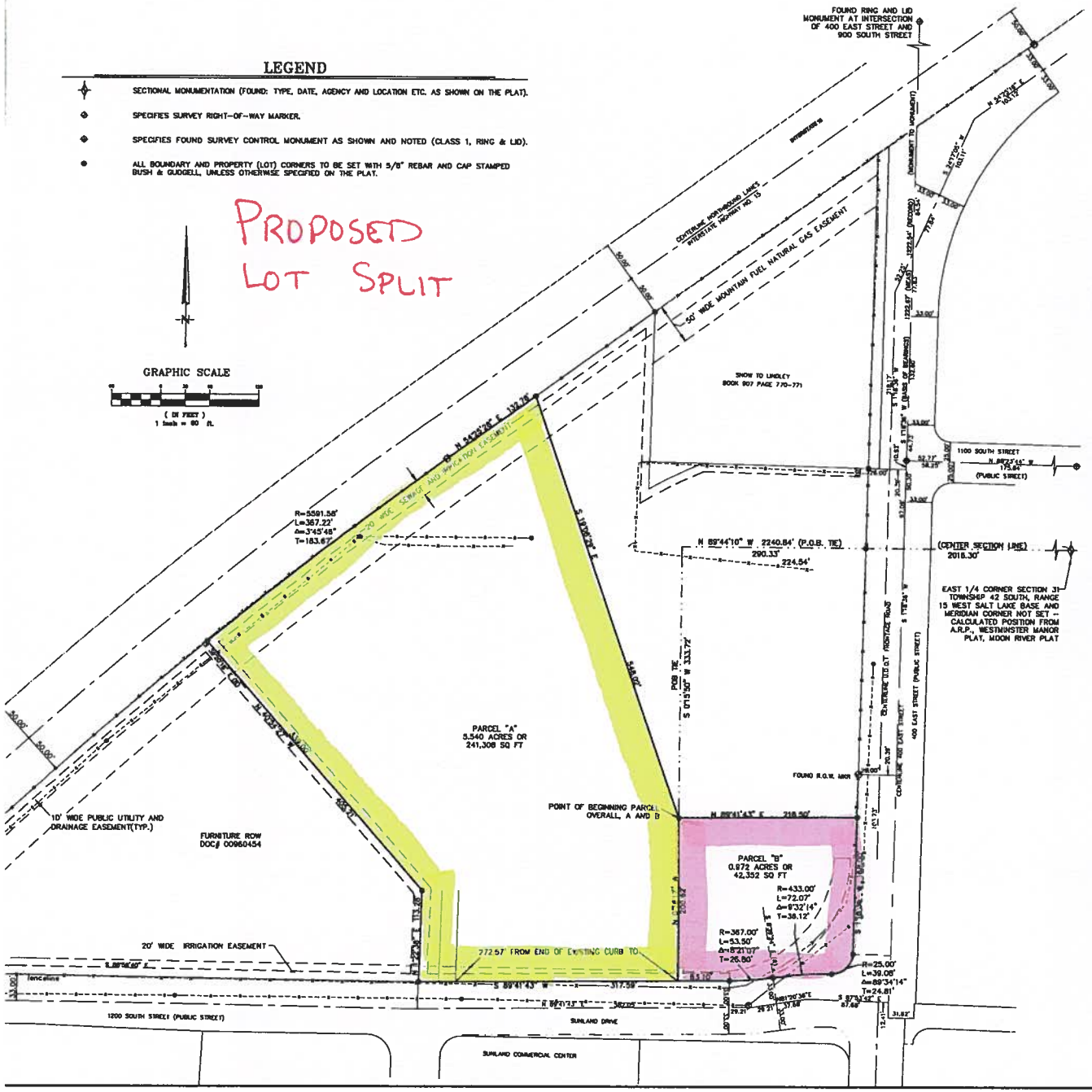
LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
DALE JONES

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
St. George, Utah 84770
Phone (435)673-3579 Fax (435)628-1811

LOT SPLIT / RECORD OF SURVEY PLAT
NE 1/4 & SE 1/4 OF SECTION 31, T-42-S, R-15-W, SLB&M
ST. GEORGE CITY, UTAH
PREPARED FOR: DALE JONES

Drawn : | Date : 11/09/2015
Checked : | JOEL
Approved : | JOEL
Scale : 1"=60'
Job No : 151312

SHEET 1
1 SHEETS
FILE: 151312



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

PROFESSIONAL LAND SURVEYOR No. 6362432 ROBERT R. HERMANDSON STATE OF UTAH

DATE:
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

OVERALL:

BEGINNING AT A POINT N 89°44'10" W 2308.63 FEET ALONG THE SECTION LINE AND S 0°15'50" W 146.95 FEET FROM THE EAST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 19°08'29" E 198.02 FEET; THENCE N 89°41'43" E 218.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 400 EAST; THENCE S 1°18'36" W 168.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 39.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'14" TO A POINT ON A 433.00 FOOT RADIUS REVERSE CURVE TO THE LEFT SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SUNLAND DRIVE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES (1) 72.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°32'14" TO A POINT ON A 367.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE 53.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°21'07"; (3) THENCE S 89°41'43" W 390.69 FEET TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT 00960454 RECORDED AND ON FILE IN WASHINGTON COUNTY RECORDERS OFFICE STATE OF UTAH; THENCE CONTINUING ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSES (1) N 1°22'38" E 113.28 FEET; (2) THENCE N 40°54'27" W 405.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF I-15 SAID POINT ALSO BEING ON A 5591.58 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS WHICH BEARS S 39°20'18" E; THENCE 367.22 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 3°45'48"; THENCE N 54°25'28" E 132.78 FEET ALONG SAID RIGHT OF WAY; THENCE S 19°08'29" E 350.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.512 ACRES OR 283,681 SQ FT

PARCEL A:

BEGINNING AT A POINT N 89°44'10" W 2240.84 FEET ALONG THE SECTION LINE AND S 0°15'50" W 333.72 FEET FROM THE EAST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 0°18'17" E 200.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SUNLAND DRIVE; THENCE S 89°41'43" W 317.59 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT 00960454 RECORDED AND ON FILE IN WASHINGTON COUNTY RECORDERS OFFICE STATE OF UTAH; THENCE CONTINUING ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSE (1) N 1°22'38" E 113.28 FEET; (2) THENCE N 40°54'27" W 405.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF I-15 SAID POINT ALSO BEING ON A 5591.58 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS WHICH BEARS S 39°20'18" E; THENCE 367.22 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 3°45'48"; THENCE N 54°25'28" E 132.78 FEET ALONG SAID RIGHT OF WAY; THENCE S 19°08'29" E 548.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.540 ACRES OR 241,308 SQ FT

PARCEL B:

BEGINNING AT A POINT N 89°44'10" W 2240.84 FEET ALONG THE SECTION LINE AND S 0°15'50" W 333.72 FEET FROM THE EAST 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 89°41'43" E 218.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 400 EAST; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING (2) TWO COURSES (1) S 1°18'36" W 168.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE 39.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'14" TO A POINT ON A 433.00 FOOT RADIUS REVERSE CURVE TO THE LEFT SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SUNLAND DRIVE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES (1) 72.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°32'14" TO A POINT ON A 367.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE 53.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°21'07"; (3) THENCE S 89°41'43" W 63.10 FEET; THENCE N 0°18'17" W 200.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.972 ACRES OR 42,352 SQ FT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 1°18'36" W ALONG THE CENTER LINE OF 400 EAST STREET, BETWEEN TWO RING AND CENTERLINE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

LOT SPLIT DIAGRAM
RECORD OF SURVEY PLAT

LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
DALE JONES

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
SHEET 1
1 SHEETS
FILE: 151312
LOT SPLIT / RECORD OF SURVEY PLAT
NE 1/4 & SE 1/4 OF SECTION 31, T-42-S, R-15-W, SLB&M
ST. GEORGE CITY, UTAH
PREPARED FOR: DALE JONES

PCR ITEM 4A
Preliminary Plat

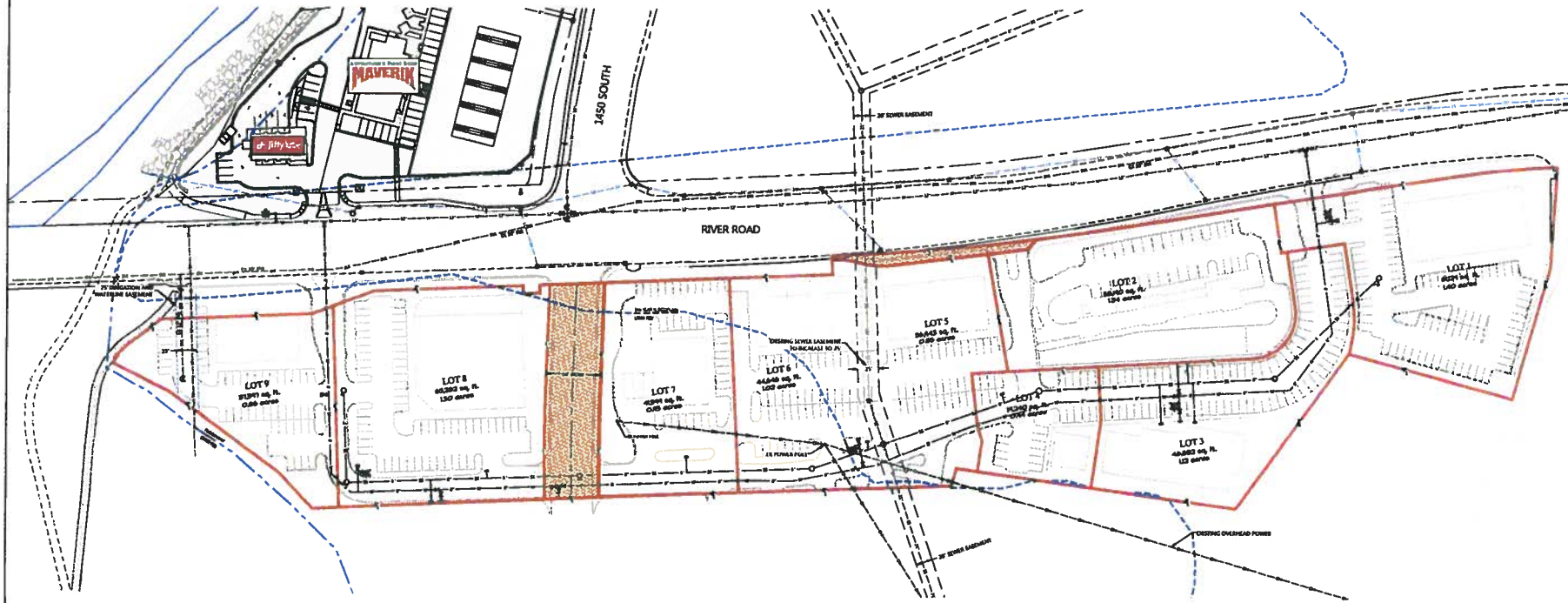
PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

PRELIMINARY PLAT
Boulder Creek Crossing Ph 1
Case No. 2016-PP-007

Request:	To approve a preliminary plat for a nine (9) lot commercial subdivision
Location:	The site is located at 1450 S River Road
Property:	9.94 acres
Number of Lots:	9
Zoning:	PD-C
Adjacent zones:	This plat is surrounded by the following zones: North – R-1-10 South – R-1-10 East – R-1-10 West – R-1-10 & OS
General Plan:	COM (Commercial)
Applicant:	Rosenberg Associates
Representative:	Jason Ward
Comments:	The purpose for amending this plat is to change the original preliminary plat from 3 lots to the proposal for 9 lots as shown.
P.C.:	The Planning Commission recommends approval of this commercial preliminary plat.

PRELIMINARY PLAT
FOR
BOULDER CREEK CROSSING, PHASE 1

IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



VICINITY MAP

SITE DATA

CURRENT ZONING:	PD-COM
GENERAL PLAN:	9 PLANNED DEVELOPMENT COMMERCIAL PADS
TOTAL AREA:	9.84 ACRES

LEGEND

NOTE

BUILDING PADS SHOWN ARE CONCEPTUAL. FINAL PAD LOCATIONS TO BE DETERMINED AT THE ZONE CHANGE ADMENDMENT.

DATE:	7/11/15
JOB NO.:	#1640-14-017
DESIGNED BY:	MK
CHECKED BY:	JWB
DWG:	UTILITY PLAN

DATE

REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St. George, Utah 84790

PRELIMINARY PLAT
FOR
BOULDER CREEK CROSSING, PHASE 1
RIVER ROAD INVESTMENT, LLC
ST. GEORGE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 5254816
JASON L. WARD
STATE OF UTAH

SHEET
1
1 OF 1 SHEETS

PCR ITEM 4B
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

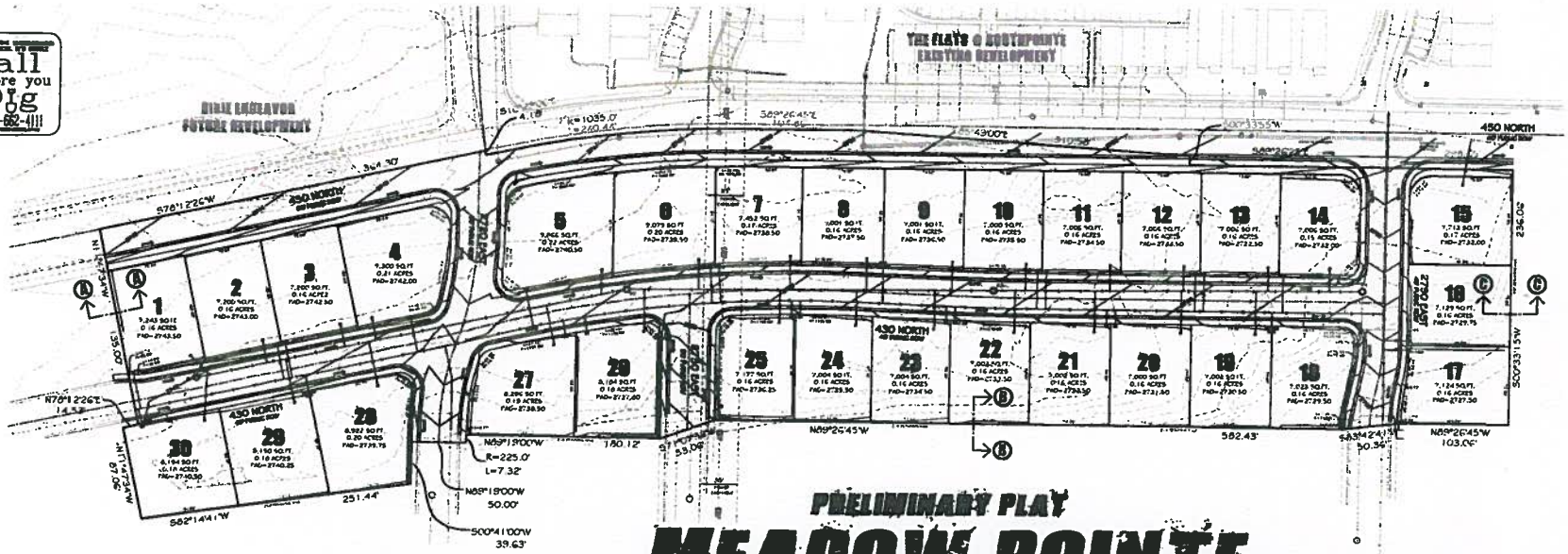
PRELIMINARY PLAT
Meadow Pointe
Case No. 2016-PP-002

Request:	To approve a preliminary plat for a thirty (30) lot residential subdivision
Location:	The site is located at 2720 E and 450 N.
Property:	7.79 acres
Number of Lots:	30
Density:	3.85 du/ac
Zoning:	R-1-7 (Single Family, 7,000 sq. ft. lot sizes)
Adjacent zones:	This plat is surrounded by the following zones: North – R-3 South – R-1-7 East – R-3 West – R-1-7
General Plan:	MDR (Medium Density Residential)
Applicant:	HighPointe Homes LLC
Representative:	Eric McFadden, Premier Design & Engineering
P.C.:	The Planning Commission recommends approval with the comments and conditions shown below

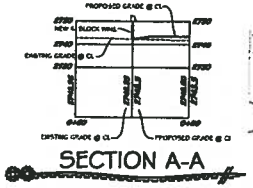
Comments:

1. Landscape along 450 N to be installed by developer per Park Planning Standard
2. Landscape and irrigation plans to be completed by Utah license landscape architect
3. Landscape them to match Kenny Estates agreement
4. Width of landscape strip on 450 N should be 10' wide
5. City to maintain landscape on 450 N

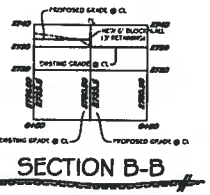
Call before you Dig 1-800-662-4111



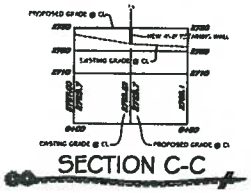
PRELIMINARY PLAT
MEADOW POINTE
SUBDIVISION



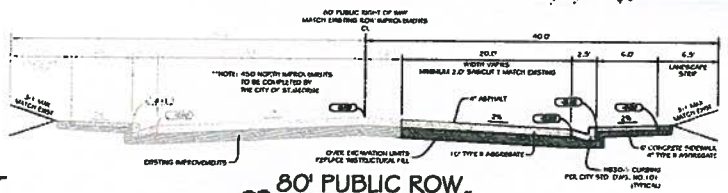
SECTION A-A



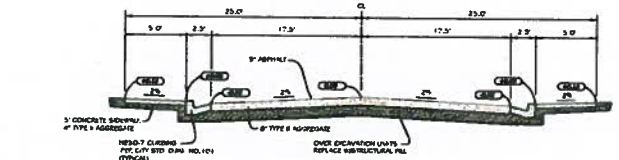
SECTION B-B



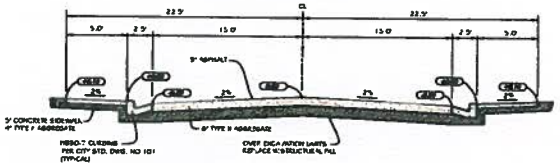
SECTION C-C



80' PUBLIC ROW



50' PUBLIC ROW



45' PUBLIC ROW

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED WALL
- DIRECTION OF FLOW

LEGAL

BEGINNING AT A POINT BEING S00°33'14"W 473.35 FEET ALONG THE CENTER SECTION LINE AND WEST 558.45 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE FLATS PHASE 1; AND RUNNING THENCE S00°33'15"W 236.06 FEET TO AND ALONG THE WEST LINE OF SOUTH POINTE PHASE 4 TO THE NORTHEAST CORNER OF SOUTH POINTE PHASE 10; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH POINT PHASE 10 THE FOLLOWING FIVE COURSES, N89°26'45"W 103.06 FEET AND S63°42'41"W 50.36 FEET AND N89°26'45"W 582.43 FEET AND S7°10'03"W 58.06 FEET AND N89°19'00"W 80.12 FEET TO THE NORTHEAST CORNER OF SOUTH POINTE PHASE 9; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH POINT PHASE 9 THE FOLLOWING 5 COURSES, N89°19'00"W 80.00 FEET TO A POINT ON A 225 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS S89°40'08"W), AND RUNNING THENCE 7.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°51'50", AND N89°19'00"W 50.00 FEET, AND S07°41'00"W 39.63 FEET, AND S82°14'41"W 251.44 FEET TO A POINT ON THE EAST BOUNDARY OF SOUTH POINTE PHASE 7, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 722 OF SOUTH POINT PHASE 7; AND RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID SOUTH POINTE PHASE 7 THE FOLLOWING 3 COURSES; N11°47'34"W 67.06 FEET, AND N17°01'23"E 14.53 FEET, AND N11°47'34"W 50.00 FEET TO THE SOUTHEAST CORNER OF KENNY ESTATES SUBDIVISION AND RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID KENNY ESTATES SUBDIVISION N11°47'34"W 85.00 FEET; THENCE LEAVING SAID KENNY ESTATES SUBDIVISION N11°47'34"W 40 FEET; THENCE N78°12'26"E 364.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE FLATS AT SOUTH POINTE PHASE 3 AMENDED; THENCE ALONG THE WEST AND SOUTH BOUNDARY THE FLATS AT SOUTH POINTE PHASE 3 AMENDED THE FOLLOWING 4 COURSES; S10°29'06"E 4.16 FEET TO A POINT ON A 1035 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS S12°49'23"E), THENCE 240.44 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°18'37" AND S68°26'45"E 104.46 FEET AND S85°49'00"E 310.58 FEET TO THE WEST LINE OF THE FLATS AT SOUTH POINTE PHASE 1; THENCE ALONG THE WEST AND SOUTH LINES OF THE FLATS AT SOUTH POINTE PHASE 1 THE FOLLOWING 2 COURSES, S0°33'55"W 3.31 FEET AND S89°26'25"E 280.65 FEET TO THE POINT OF BEGINNING

CONTAINS 7.80 ACRES

PROPERTY INFO

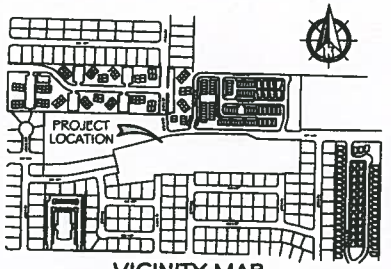
PROPERTY ADDRESS = 450 NORTH ST & 2720 EAST
ST. GEORGE, UTAH 84790

CIVIL ENGINEERS:
PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

DEVELOPER:
HIGHPOINTE HOMES LLC
PO BOX 1493
TEMECULA, CA 92593
(435) 703-4007
CONTACT: KENDRICK ROGERS
KENDRICKROGERS55@GMAIL.COM

SITE DATA

1.) CURRENT ZONING = R-1-7
2.) GENERAL PLAN = MEDIUM DENSITY RESIDENTIAL
3.) ZONING OR GENERAL PLAN CHANGES = NONE
4.) TOTAL AREA SQUARE FOOTAGE = 339,730 SQ.FT. / 7.79 ACRES
5.) DENSITY = 30 LOTS / 7.79 ACRES = 3.85 UNITS PER ACRE
6.) BUILDING HEIGHT = UP TO 35' MAXIMUM
7.) PROPOSED USE = SINGLE FAMILY HOMES



VICINITY MAP

DATE: 1/8/2016
DRAWN BY: E.A.M.
CHECKED BY: M.F.
CLIENT: HPHLLC

PREMIER Design & Engineering
75 EAST 100 NORTH, IVINS, UTAH 84738 (435) 313-2267

PRELIMINARY PLAT
MEADOW POINTE SUBDIVISION
HIGHPOINTE HOMES LLC
ST. GEORGE, UTAH 84790

1/8/2016
License No. 333808
Marc R. Fonger
State of Utah

SHEET
PP

PCR ITEM 4C
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

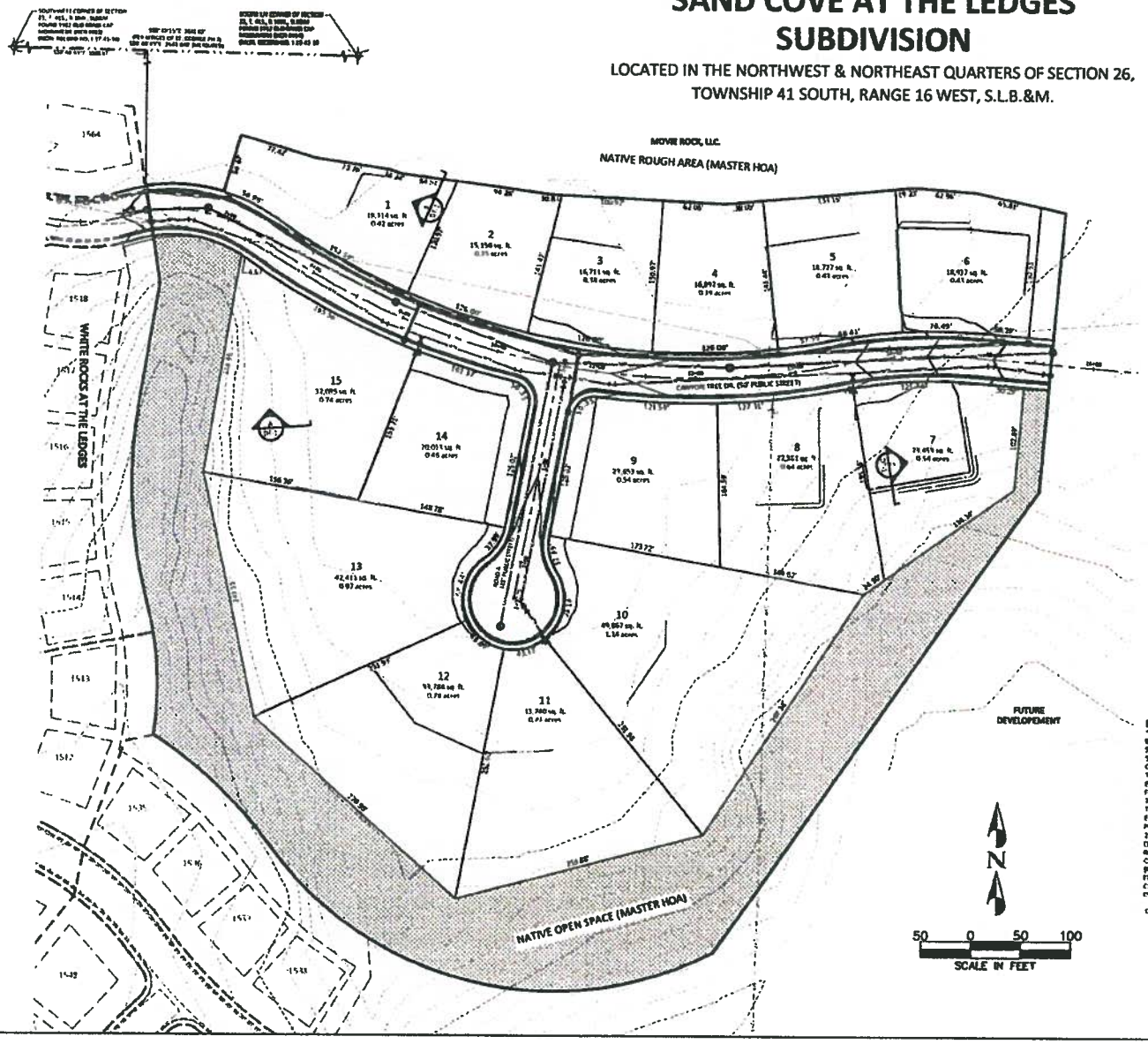
PRELIMINARY PLAT
Sand Cove @ the Ledges
Case No. 2016-PP-003

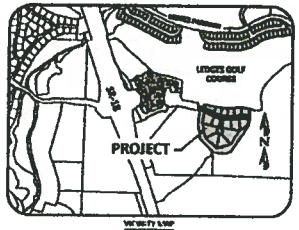
Request:	To approve a preliminary plat for a fifteen (15) lot residential subdivision
Location:	The site is located at 1500 West Canyon Tree Dr.
Property:	13.57 acres
Number of Lots:	15
Density:	0.90 du/ac
Zoning:	PD-R
Adjacent zones:	This plat is surrounded by the following zones: North – PD-R South – PD-R East – PD-R West – PD-R
General Plan:	LDR (Low Density Residential)
Applicant:	Development Solutions Group
Representative:	Logan Blake
P.C.:	The Planning Commission recommends approval with the comments and conditions shown below.

Comments:

1. This property was recently approved by the City for a zone change to allow for short term rentals.
2. The developer is proposing to maintain native open space along the west, south, and east sides of this project.

PRELIMINARY PLAT
FOR
SAND COVE AT THE LEDGES SUBDIVISION
LOCATED IN THE NORTHWEST & NORTHEAST QUARTERS OF SECTION 26,
TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M.





BENCHMARK

SOUTHWEST CORNER OF SECTION 23, T. 41S., R.16W., SLB&M
FOUND 1913 GLO BRASS CAP MONUMENT.

SITE DATA:

ZONING	PD
SITE AREA	13.57 ACRES
NUM. DWELLING UNITS	15 UNITS
DENSITY	0.90 D/AC

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

FLOOD NOTE

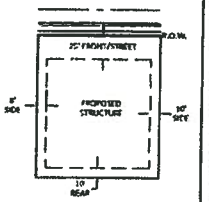
THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C0291G, PANEL NOT PRINTED

RENTAL NOTE

OWNERS MAY RENT THEIR UNITS AS SHORT TERM RENTALS

LEGEND

- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN
- NATIVE OPEN SPACE (HOA)



TYPICAL SETBACKS

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST BOUNDARY CORNER OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°46'55" EAST 1986.97 FEET ALONG THE SECTION LINE AND SOUTH 1133.84 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE ALONG THE ARC OF A 175.00-FOOT RADIUS CURVE, TO THE RIGHT (RADIUS POINT BEARS SOUTH 01°13'03" EAST) A DISTANCE OF 96.30 FEET THROUGH A CENTRAL ANGLE OF 25°18'58"; THENCE NORTH 16°55'55" EAST 58.97 FEET; THENCE SOUTH 73°34'02" EAST 72.42 FEET, THENCE SOUTH 88°30'40" EAST 73.76 FEET; THENCE SOUTH 73°34'02" EAST 54.24 FEET, THENCE SOUTH 84°28'42" EAST 345.97 FEET; THENCE SOUTH 67°49'08" EAST 173.43 FEET THENCE NORTH 84°41'31" EAST 150.86 FEET; THENCE SOUTH 89°58'58" EAST 42.84 FEET, THENCE SOUTH 77°04'31" EAST 11.04 FEET; THENCE SOUTH 04°25'18" WEST 280.34 FEET; THENCE SOUTH 89°57'09" WEST 582.78 FEET TO THE POINT OF CURVATURE OF A 347.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 27°20'36" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°07'39" A DISTANCE OF 401.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 462.50-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°35'39", A DISTANCE OF 595.39 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 305.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 81°14'48" WEST), THROUGH A CENTRAL ANGLE OF 34°45'59", A DISTANCE OF 184.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 462.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°16'00", A DISTANCE OF 292.80 FEET; THENCE NORTH 09°58'11" WEST 138.99 FEET; THENCE NORTH 89°58'11" WEST 98.00 FEET TO THE POINT OF BEGINNING

CONTAINS: 11.58 ACRES

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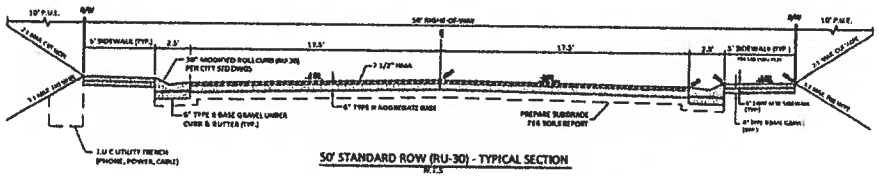
www.bluestakes.org
1-800-662-4111

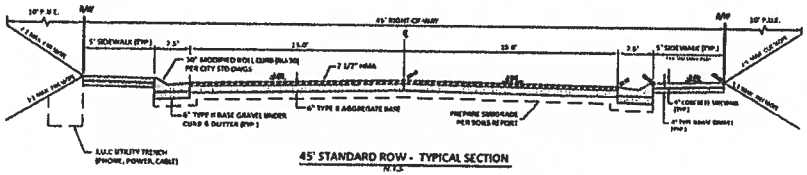
SAND COVE AT THE LEDGES
LOCATED IN ST. GEORGE, UTAH
PRELIMINARY PLAT

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS CIVIL ENGINEERS
120 East 1st. George Blvd. Suite #101
St. George, UT 84770
Office (435) 628-2121 Fax (435) 656-3533
www.developmentsolutions.us

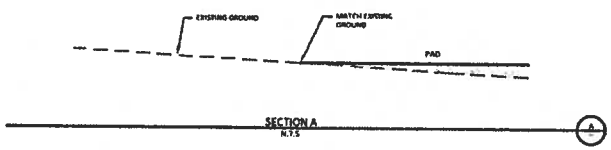
DATE: 04/2025
PM: JH
DRAWN BY: CB
CHECKED BY: JH
PROJECT NO: 19-052
SCALE: 1" = 50'
SHEET NUMBER: PP-1
1 OF 2 TOTAL



50' STANDARD ROW (RU-30) - TYPICAL SECTION
N.T.S

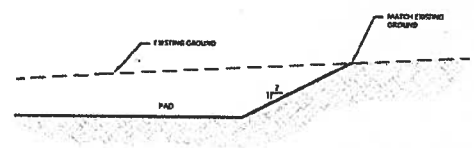


45' STANDARD ROW - TYPICAL SECTION
N.T.S



SECTION A
N.T.S

SECTION B
N.T.S



SECTION C
N.T.S.

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: SAND COVE AT THE LEDGES
LOCATED IN ST. GEORGE, UTAH

SHEET NAME: DETAILS & SECTIONS

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
220 East St. George Blvd Suite #101
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 628-1553
www.developmentsolutions.ca

DEVELOPMENT SOLUTIONS

DATE	DEC 2013
PM	JRT
DRAWN BY	JB
DESIGNED BY	LB
CHECKED BY	JRT
PROJECT NO.	13-011
SCALE	1" = 50'
SHEET NUMBER	

DT-1

2 OF 2 TOTAL

PCR ITEM 4D
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **10/13/2015** *(pulled by applicant)*
PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

PRELIMINARY PLAT
North Gate Peaks Phases 3 and 4
Case No. 2015-PP-030

Request:	To approve a preliminary plat for an eighteen (18) lot residential subdivision
Location:	The site is located at 5700 North Northgate Peaks Dr
Property:	6.28 acres
Number of Lots:	18
Density:	2.87 du/ac
Zoning:	PD-R (Planned Development – Residential)
Adjacent zones:	This plat is surrounded by the following zones: North – PD-R South – PD-R East – PD-R West – PD-R
General Plan:	LDR (Low Density Residential)
Applicant:	Development Solutions Group, Inc
Representative:	Logan Blake
P.C.:	The Planning Commission recommends approval with the comments and conditions shown below.

Comments:

1. The developer is proposing to provide native open space on the east and west sides of the project.

2. Because there will be more than 50 units between this subdivision and Hidden Pinyon, the developer will be required to provide a second access. The developer is proposing to extend Rock Hollow Drive to Winchester Hills. The developer will be required to improve the roadway in Winchester Hills.

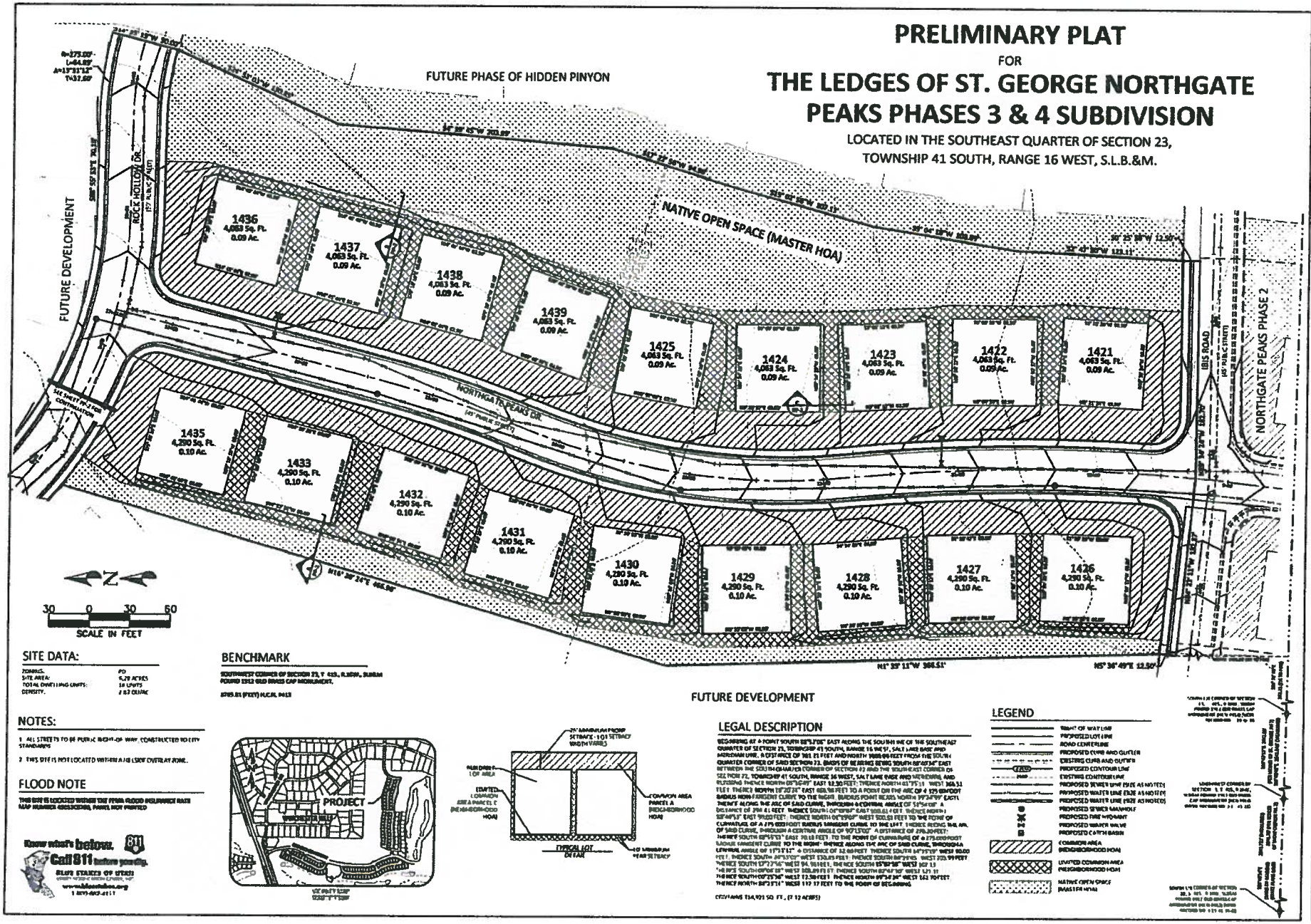
3. The roadways within this subdivision will be public but there will be common and limited common areas around each pad.

PRELIMINARY PLAT

FOR

THE LEDGES OF ST. GEORGE NORTHGATE PEAKS PHASES 3 & 4 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M.



SITE DATA:

ZONING:	PD
SITE AREA:	6.29 ACRES
TOTAL DWELLING UNITS:	18 UNITS
DENSITY:	2.83 D.U./AC.

BENCHMARK

SOUTHWEST CORNER OF SECTION 23, T. 41S., R.16W., SLB&M
FOUND 1912 GLO BRASS CAP MONUMENT.

ELEV. 3765.81 (FEET) N.G.V.D. 1929

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C0291G, PANEL NOT PRINTED

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1-800-662-4111

FUTURE DEVELOPMENT

LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 88°51'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 361.21 FEET AND NORTH 1188.06 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23, (BASIS OF BEARING BEING SOUTH 88°51'06" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 23 AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 05°36'49" EAST 12.50 FEET; THENCE NORTH 01°35'11" WEST 368.51 FEET; THENCE NORTH 18°20'26" EAST 488.96 FEET TO A POINT ON THE ARC OF A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS NORTH 39°24'59" EAST; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'00" A DISTANCE OF 398.41 FEET; THENCE SOUTH 04°09'01" EAST 1008.61 FEET; THENCE NORTH 85°49'51" EAST 910.00 FEET; THENCE NORTH 04°09'01" WEST 1008.61 FEET TO THE POINT OF CURVATURE OF A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'00" A DISTANCE OF 275.30 FEET; THENCE SOUTH 88°55'01" EAST 70.18 FEET, TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°31'12" A DISTANCE OF 84.09 FEET; THENCE SOUTH 71°23'49" WEST 90.00 FEET; THENCE SOUTH 18°36'11" EAST 5.00 FEET; THENCE SOUTH 71°23'49" WEST 223.99 FEET; THENCE SOUTH 17°27'56" WEST 94.16 FEET; THENCE SOUTH 15°58'58" WEST 50.13 FEET; THENCE SOUTH 09°38'38" WEST 50.29 FEET; THENCE SOUTH 82°47'30" WEST 121.11 FEET; THENCE SOUTH 00°25'30" WEST 12.50 FEET; THENCE NORTH 89°34'30" WEST 162.70 FEET; THENCE NORTH 88°53'31" WEST 117.17 FEET TO THE POINT OF BEGINNING

CONTAINS 734,921 SQ. FT., (7.12 ACRES)

LEGEND

- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- COMMON AREA NEIGHBORHOOD HOA
- LIMITED COMMON AREA NEIGHBORHOOD HOA
- NATIVE OPEN SPACE (MASTER HOA)

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS CIVIL ENGINEERS
120 East St. George Blvd Suite #201
St. George, UT 84770
Office (435) 628-2121 Fax (435) 674-3553
www.developmentsolutionsut.com

PROJECT NAME: THE LEDGES OF ST. GEORGE NORTHGATE PEAKS PHASES 3 & 4
A PLANNED DEVELOPMENT LOCATED IN ST. GEORGE, UTAH

SHEET NAME: PRELIMINARY PLAT

NO.	DESCRIPTION	DATE	APP'D

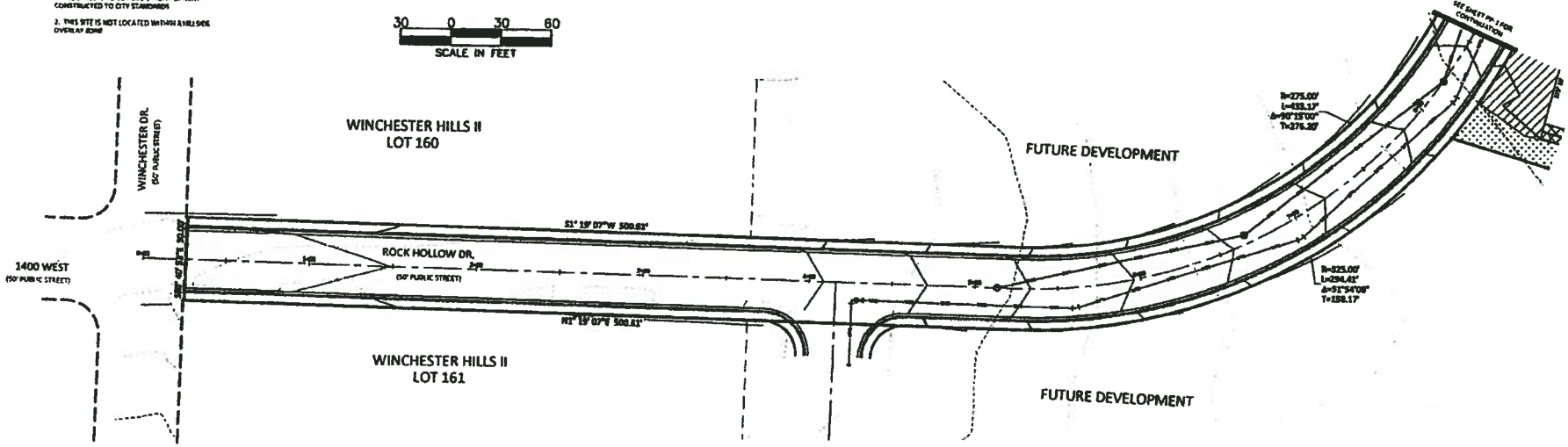
DRAWN: BPF 7/9/21
DES.:
CHECKED BY:
PROJECT NO.: 21-047
SCALE: 1" = 30'

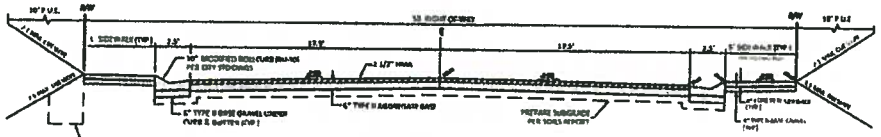
SHEET NUMBER: PP-1
1 OF 2 TOTAL

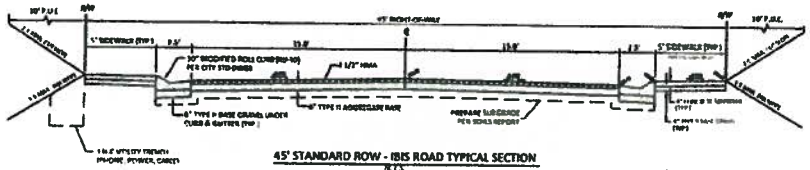
NOTES:

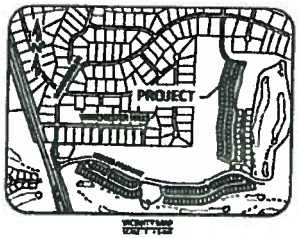
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY CONSTRUCTED TO CITY STANDARDS
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE

30 0 30 60
SCALE IN FEET



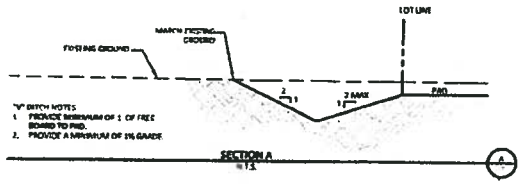


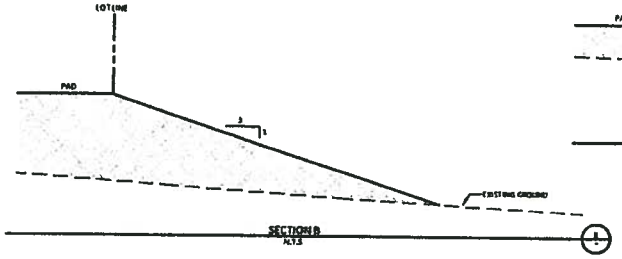


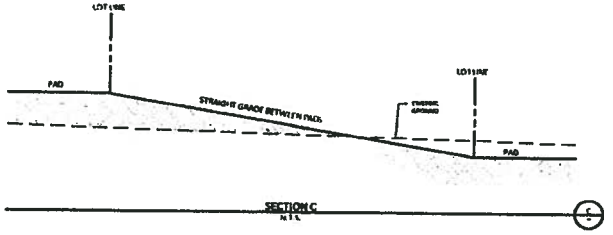


LEGEND

- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- TYPE SS CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN
- COMMON AREA (NEIGHBORHOOD HOA)
- LIMITED COMMON AREA (NEIGHBORHOOD HOA)
- NATIVE OPEN SPACE (BARISTER HOA)







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DEVELOPMENT SOLUTIONS, INC.
1470 PLAN-RITE, CIVIL ENGINEERS
120 East St. George Blvd Suite #201
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 634-2553
www.developmentsolutions.co

PROJECT NAME: THE LEDGES OF ST. GEORGE
NORTHGATE PEAKS PHASES 3 & 4
A PLANNED DEVELOPMENT LOCATED IN ST. GEORGE, UTAH

SHEET NAME: PRELIMINARY PLAT

NO	DESCRIPTION	DATE	APP'D

DS DEVELOPMENT SOLUTIONS

DATE	SEPT 2020
PM	DT
DESIGNED BY	LB
DETAILED BY	LB
CHECKED BY	DT
PROJECT NO.	20-017
SCALE	1" = 50'
SHEET NUMBER	PP-2

2 OF 2 TOTAL

PCR ITEM 4E
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **10/13/2015** *(Pulled by applicant)*
PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

PRELIMINARY PLAT
Hidden Pinyon Phases 3 and 4
Case No. 2015-PP-029

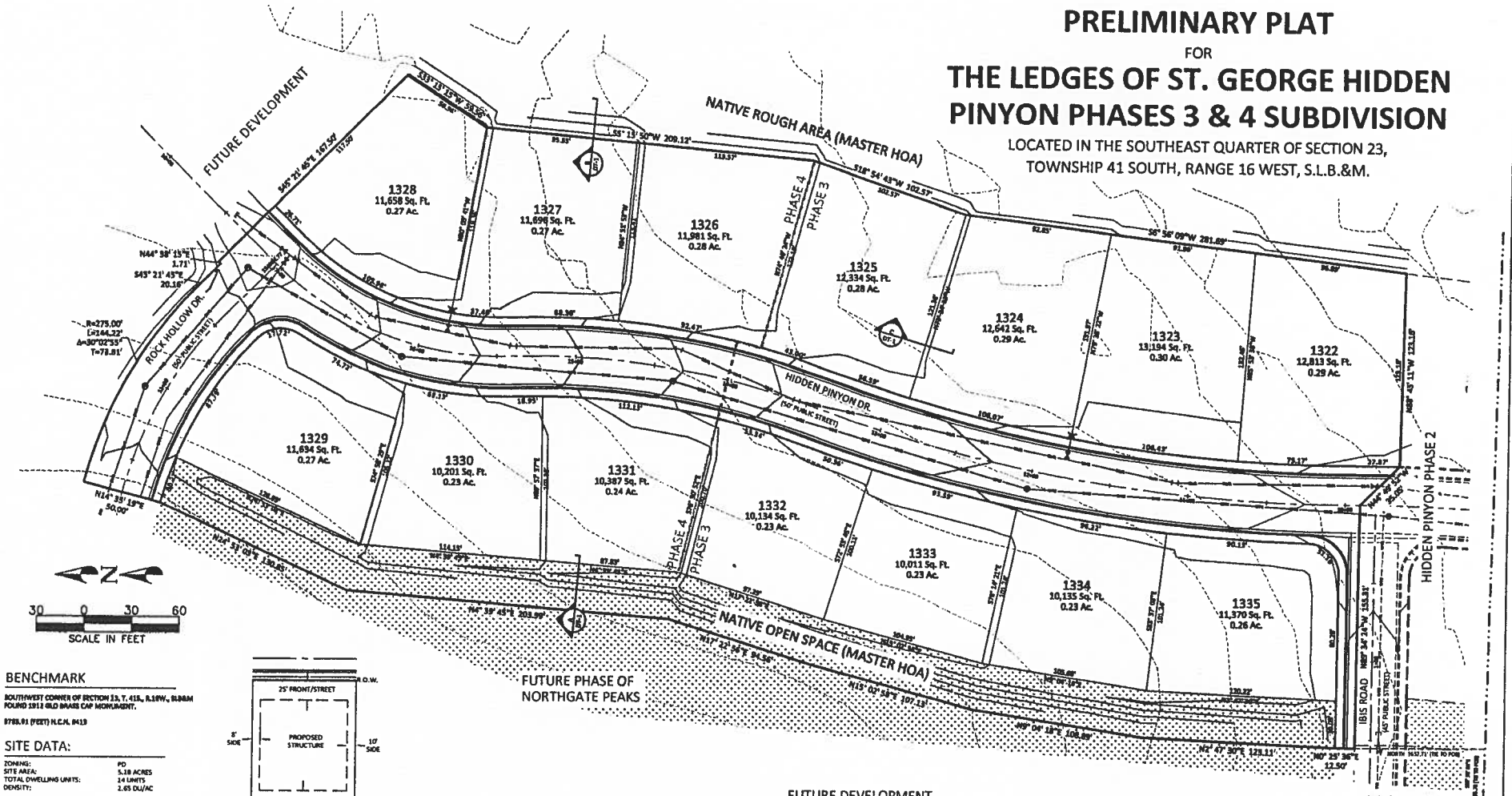
Request:	To approve a preliminary plat for a fourteen (14) lot residential subdivision
Location:	The site is located at 5700 North Hidden Pinyon Dr
Property:	5.28 acres
Number of Lots:	14
Density:	2.65 du/ac
Zoning:	PD-R (Planned Development – Residential)
Adjacent zones:	This plat is surrounded by the following zones: North – PD-R South – PD-R East – PD-R West – PD-R
General Plan:	LDR (Low Density Residential)
Applicant:	Development Solutions Group, Inc
Representative:	Logan Blake
P.C.:	The Planning Commission recommends approval with the comments and conditions shown below.

Comments:

1. The developer is proposing to provide native open space between this development and the proposed North Gate Phases 3 and 4 development.

2. The east lots are adjacent to the ledges golf course and will require a note on the final plat to alert potential home buyers of the possibility of errant golf balls striking their dwelling units.

PRELIMINARY PLAT
FOR
THE LEDGES OF ST. GEORGE HIDDEN PINYON PHASES 3 & 4 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M.



30 0 30 60
SCALE IN FEET

BENCHMARK

SOUTHWEST CORNER OF SECTION 23, T. 41S., R.16W., SLB&M
FOUND 1911 GLO BRASS CAP MONUMENT.

2788.01 (FEET) N.G.V.D. 1929

SITE DATA:

ZONING:	PD
SITE AREA:	5.28 ACRES
TOTAL DWELLING UNITS:	14 UNITS
DENSITY:	2.65 DU/AC

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
1. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C0790, PANEL NOT PRINTED

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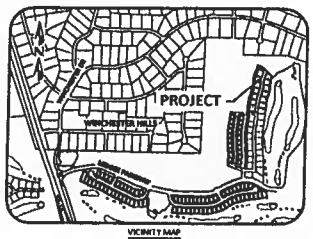
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

TYPICAL SETBACKS



LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 655.70 FEET AND NORTH 1652.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23, (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 23 AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 0°25'36" EAST 12.50 FEET; THENCE NORTH 02°47'30" EAST 123.11 FEET; THENCE NORTH 09°04'18" EAST 108.89 FEET; THENCE NORTH 15°02'58" EAST 107.13 FEET; THENCE NORTH 17°12'56" EAST 94.56 FEET; THENCE NORTH 04°39'45" EAST 208.99 FEET; THENCE NORTH 14°53'03" EAST 130.85 FEET; THENCE NORTH 14°35'19" EAST 50.00 FEET TO A POINT ON THE ARC OF A 275.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 24°35'19" WEST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°02'55", A DISTANCE OF 144.32 FEET; THENCE SOUTH 45°21'45" EAST 20.18 FEET; THENCE NORTH 44°38'15" EAST 1.71 FEET; THENCE SOUTH 45°21'45" EAST 167.50 FEET; THENCE SOUTH 33°15'15" WEST 59.56 FEET; THENCE SOUTH 05°15'50" WEST 208.13 FEET; THENCE SOUTH 18°54'43" WEST 102.57 FEET; THENCE SOUTH 08°56'09" WEST 281.69 FEET; THENCE NORTH 88°45'51" WEST 123.16 FEET; THENCE NORTH 44°49'53" WEST 35.05 FEET; THENCE NORTH 89°34'24" WEST 155.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 229,803 SQ. FT., (5.28 ACRES)

LEGEND

- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN
- NATIVE OPEN SPACE (HOA)

SOUTH 1/4 CORNER OF SECTION 23, T. 41S., R.16W., SLB&M FOUND 1911 GLO BRASS CAP MONUMENT (NOT HELD) (MON. RECORD NO. 2-19-41-16)

SOUTHWEST CORNER OF SECTION 23, T. 41S., R.16W., SLB&M FOUND 1911 GLO BRASS CAP MONUMENT (NOT HELD) (MON. RECORD NO. 2-17-41-16)

SOUTH 1/4 CORNER OF SECTION 23, T. 41S., R.16W., SLB&M FOUND 1967 GLO BRASS CAP MONUMENT (NOT HELD) (MON. RECORD NO. 2-13-41-16 (2))

LOGAN BLAKE No. 9997705 STATE OF UTAH

NO	DESCRIPTION	DATE	BY

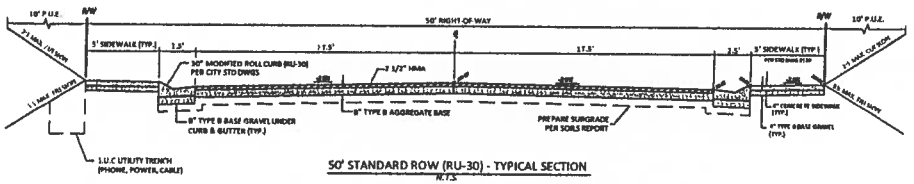
PROJECT NAME: THE LEDGES OF ST. GEORGE HIDDEN PINYON PHASES 3 & 4
A PLANNED DEVELOPMENT LOCATED IN ST. GEORGE, UTAH

SHEET NAME: PRELIMINARY PLAT

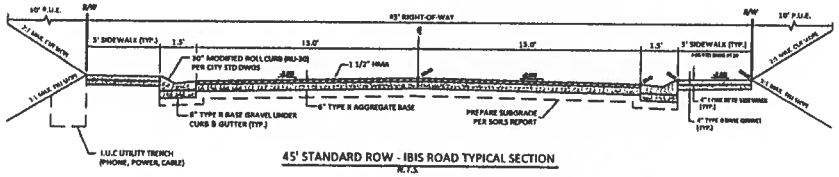
DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
120 East St. George Blvd Suite #201
St. George, Utah 84770
Office (435) 628-3121 - Fax (435) 674-3353
www.developmentsolutionsut.com

DATE:	DEC. 2015
PM:	BT
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	BT
PROJECT NO.	15-058
SCALE:	1" = 30'
SHEET NUMBER:	PP-1

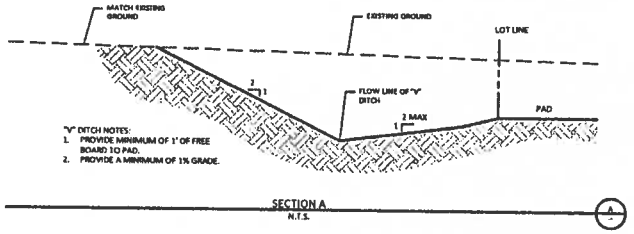
1 OF 2 TOTAL



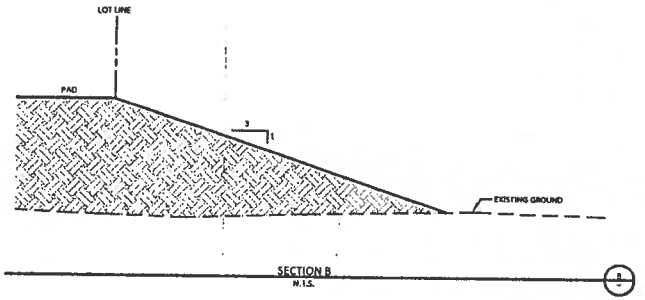
50' STANDARD ROW (RU-30) - TYPICAL SECTION
N.T.S.



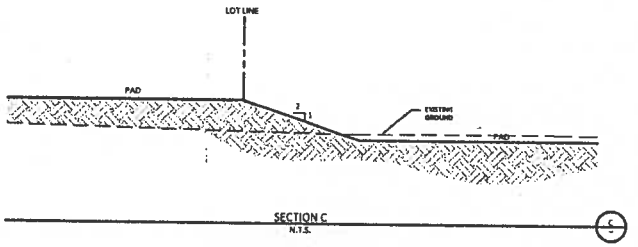
45' STANDARD ROW - IBIS ROAD TYPICAL SECTION
N.T.S.



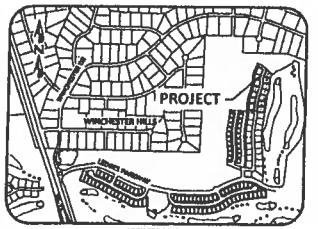
SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION C
N.T.S.



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NO	DESCRIPTION	DATE	APP'D

PROJECT NAME
THE LEDGES OF ST. GEORGE
HIDDEN PINYON PHASES 3 & 4
A PLANNED DEVELOPEMENT LOCATED IN ST. GEORGE, UTAH

SHEET NAME

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-1552
www.developmentsolutions.com

DATE:	DEC. 20
PM:	
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	15-0
SCALE:	N.T.
SHEET NUMBER:	

DT-1

2 OF 2 TOTAL

PCR ITEM 4F
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

PRELIMINARY PLAT
Brookfield Estates Phase 3
Case No. 2016-PP-004

Request:	To approve a preliminary plat for a seven (7) lot residential subdivision
Location:	The site is located at 1060 W Shady Springs Dr.
Property:	3.614 acres
Number of Lots:	7
Density:	4.15 du/ac
Zoning:	R-1-10
Adjacent zones:	This plat is surrounded by the following zones: North – R-1-10 South – R-1-10 East – R-1-10 West – R-1-10
General Plan:	LDR (Low Density Residential)
Applicant:	HETTSA Inc
Representative:	Steven Hall
P.C.:	The Planning Commission recommends approval with the comments and conditions shown below.

Comments:

1. This area was annexed into the City November 19, 2015 and was approved for a zone change from M-G to R-1-10 on January 21, 2016.

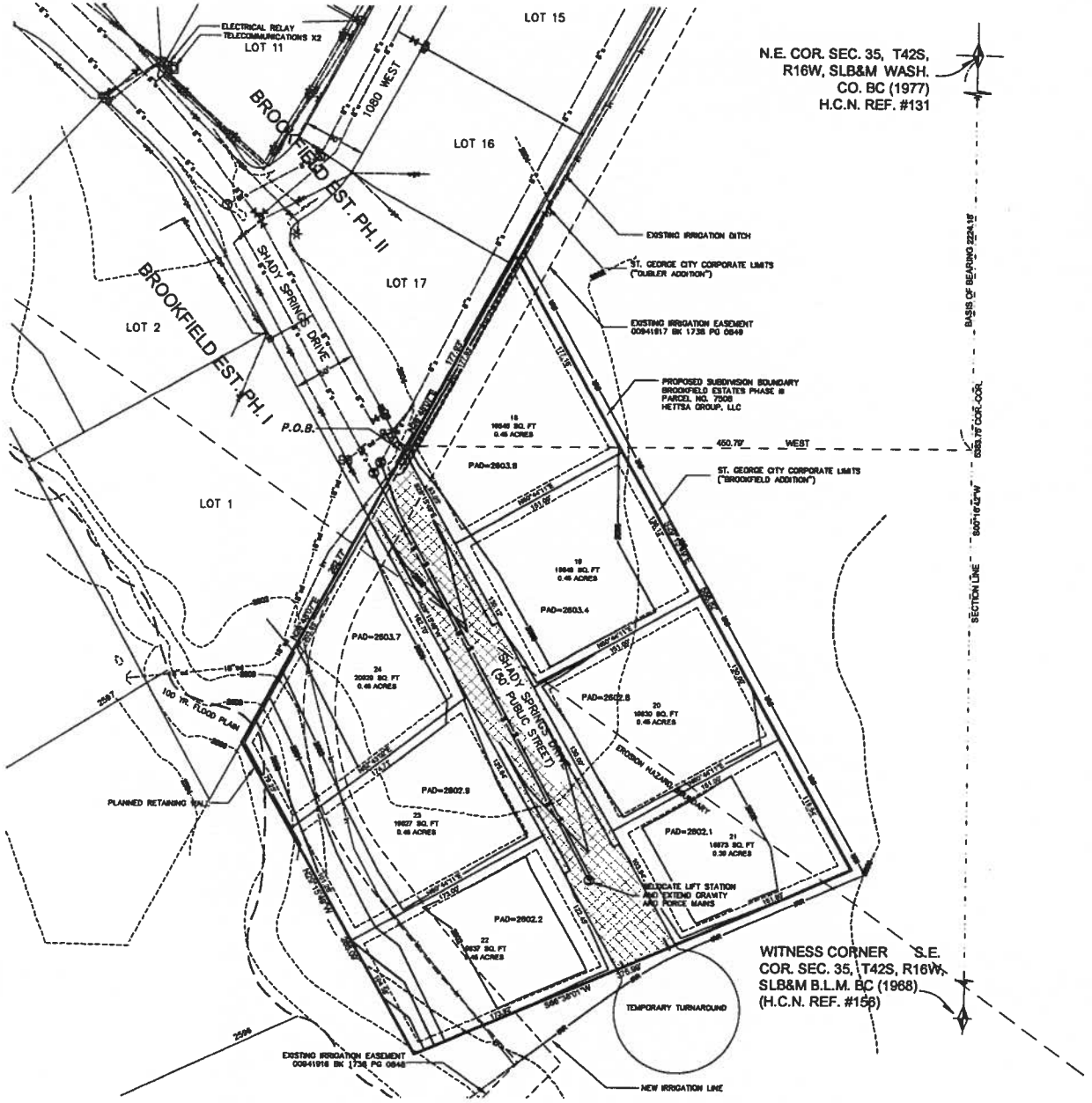
2. His property is located within the Erosion Hazard Boundary and an erosion hazard study will be required prior to approval of the construction drawings to address any mitigation that will be required to prevent erosion in the future.

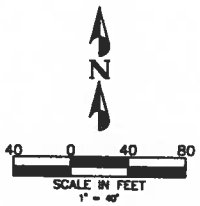
3. Developer will be required to relocate an existing sanitary sewer lift station as the sanitary sewer main cannot gravity flow to an existing sewer main.

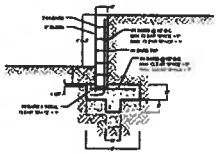
4. City will need some type of easement from the developer to allow runoff from the roadway to be discharged onto the property to the south.

5. Existing irrigation line and easement will need to be relocated with this development.

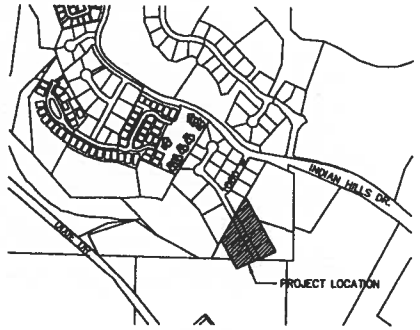
6. Developer will be required to provide an easement and temporary turn around at the end of Shady Springs Drive.



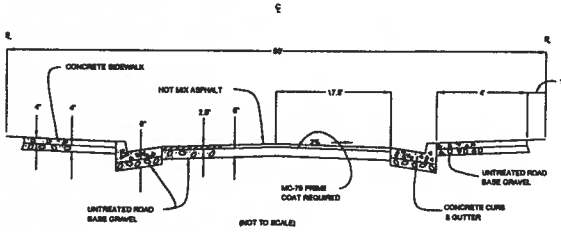




RETAINING WALL
NOT TO SCALE



Vicinity Map
NOT TO SCALE
St. George



PRELIMINARY PLAT

BROOKFIELD ESTATES SUBDIVISION PHASE III

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UTAH 84780
TEL 435.652.8450 • FAX 435.652.8416
www.sunrise-eng.com

PCR ITEM 4G
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

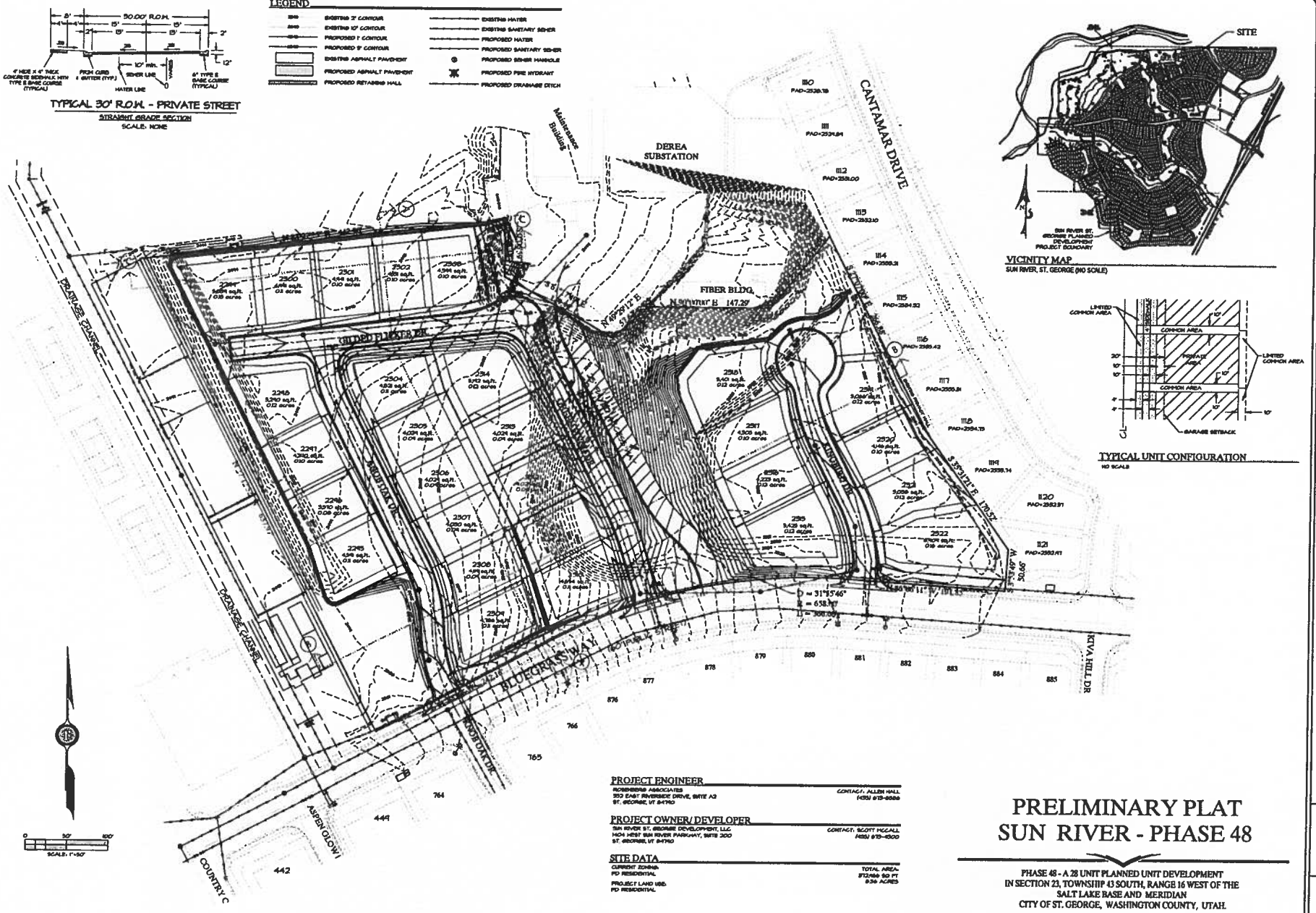
PRELIMINARY PLAT
Sun River Phase 48
Case No. 2016-PP-006

Request:	To approve a preliminary plat for a twenty-eight (28) lot residential subdivision
Location:	The site is located at 1470 West Bluegrass Way
Property:	8.56 acres
Number of Lots:	28
Density:	3.27 du/ac
Zoning:	PD-R
Adjacent zones:	This plat is surrounded by the planned development residential (PD-R) zone for the Sun River St George development.
General Plan:	LDR (Low Density Residential)
Applicant:	Sun River Development
Representative:	Scott McCall
P.C.:	The Planning Commission recommends approval with the comments and conditions shown below.

Comments:

1. All streets within the development will be private streets, similar to what has been constructed within other phases of Sun River.

2. There is approximately 30 feet of grade change between the easterly lots and the westerly lots. There will be a 25 foot access to the maintenance building within this area.



VICINITY MAP
SUN RIVER, ST. GEORGE (NO SCALE)

TYPICAL UNIT CONFIGURATION
NO SCALE

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: ALLEN HALL
(435) 673-8586

PROJECT OWNER/ DEVELOPER
SUN RIVER ST. GEORGE DEVELOPMENT, LLC
1404 WEST SUN RIVER PARKWAY, SUITE 200
ST. GEORGE, UT 84790
CONTACT: SCOTT MCCALL
(435) 673-4900

SITE DATA
CURRENT ZONING
PD RESIDENTIAL
PROJECT LAND USE
PD RESIDENTIAL
TOTAL AREA
972,464 SQ FT
9.36 ACRES

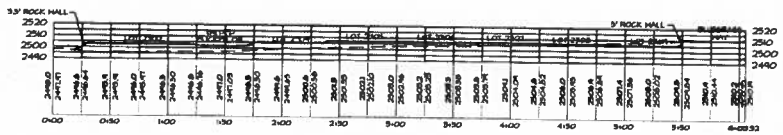
PRELIMINARY PLAT
SUN RIVER - PHASE 48

PHASE 48 - A 28 UNIT PLANNED UNIT DEVELOPMENT
IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8787
www.rosenbergassociates.com

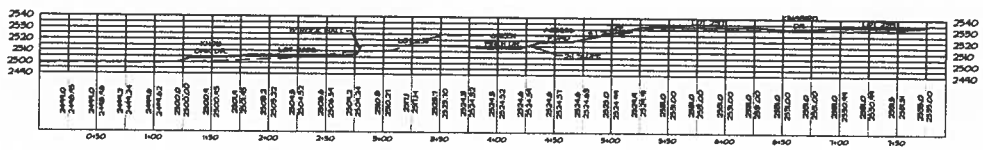
PRELIMINARY PLAT
FOR
SUN RIVER ST. GEORGE, PHASE 48
ST. GEORGE
UTAH

SHEET
1
2 OF 2 SHEETS



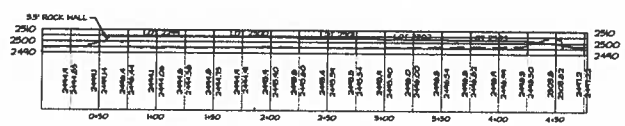
SECTION A-A

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



SECTION B-B

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



SECTION C-C

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'

DATE:	1/26/16
JOB NO.:	1960-1448
DESIGNED BY:	AHH
CHECKED BY:	JHB
DWG:	Pre-Plot

DATE

REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

351 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8587
www.rosenberg.com

GRADING X-SECTIONS
FOR
SUN RIVER ST. GEORGE, PHASE 48
ST. GEORGE
UTAH

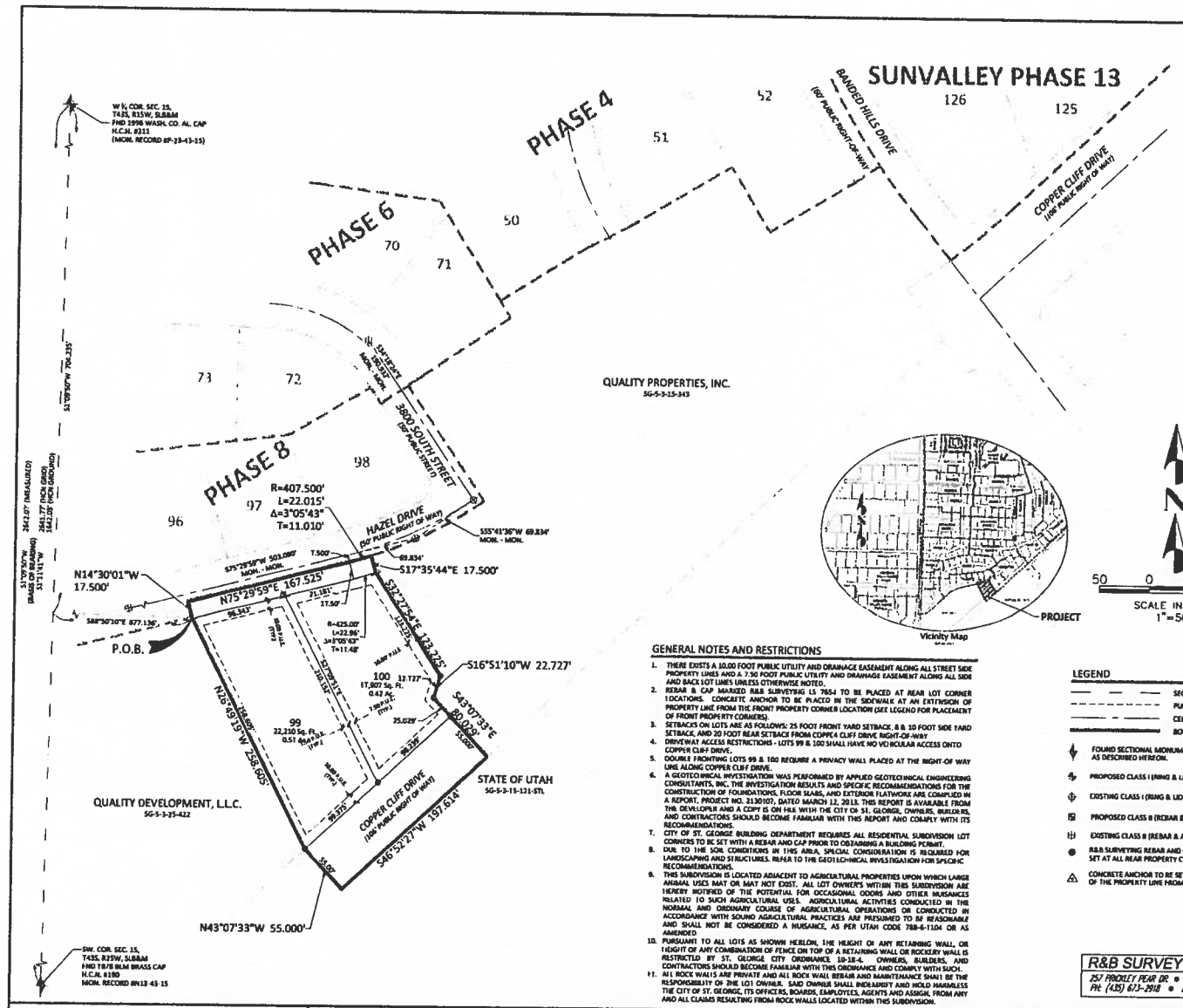
SHEET
2
2 OF 2 SHEETS

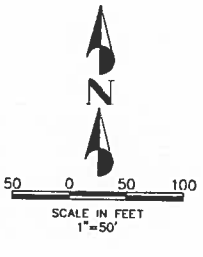
PCR ITEM 5
Final Plat

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

FINAL PLAT
Sycamore Phase 9
Case No. 2015-FP-061

Request:	Approval of a 2 Lot Residential Subdivision Final Plat
Representative:	Brad Petersen, Development Solutions 120 East St. George Blvd, Suite #300 St. George, UT 84770
Property:	Located at approximately 2750 East and 3800 South (in the Little Valley Area)
Zone:	R-1-10
Staff Comments:	All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.
P.C.:	The Planning Commission recommends approval





GENERAL NOTES AND RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON LOTS ARE AS FOLLOWS: 25 FOOT FRONT YARD SETBACK, 8 & 10 FOOT SIDE YARD SETBACK, AND 20 FOOT REAR SETBACK FROM COPPER CLIFF DRIVE RIGHT-OF-WAY
4. DRIVEWAY ACCESS RESTRICTIONS - LOTS 99 & 100 SHALL HAVE NO VEHICULAR ACCESS ONTO COPPER CLIFF DRIVE.
5. DOUBLE FRONTING LOTS 99 & 100 REQUIRE A PRIVACY WALL PLACED AT THE RIGHT-OF-WAY LINE ALONG COPPER CLIFF DRIVE.
6. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT, PROJECT NO. 2130107, DATED MARCH 12, 2013. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
7. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
8. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
9. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMAL USES MAY OR MAY NOT EXIST. ALL LOT OWNER'S WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED OF THE POTENTIAL FOR OCCASIONAL ODORS AND OTHER NUISANCES RELATED TO SUCH AGRICULTURAL USES. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE CONSIDERED A NUISANCE, AS PER UTAH CODE 78B-6-1104 OR AS AMENDED.
10. PURSUANT TO ALL LOTS AS SHOWN HEREON, THE HEIGHT OF ANY RETAINING WALL, OR HEIGHT OF ANY COMBINATION OF FENCE ON TOP OF A RETAINING WALL OR ROCKERY WALL IS RESTRICTED BY ST. GEORGE CITY ORDINANCE 10-18-4. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS ORDINANCE AND COMPLY WITH SUCH.
11. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REBAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, FROM ANY AND ALL CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- PROPOSED CLASS I (RING & LID) MONUMENT
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- PROPOSED CLASS II (REBAR & ALUM. CAP) MONUMENT
- EXISTING CLASS II (REBAR & ALUM. CAP) MONUMENT FOUND
- R&B SURVEYING REBAR AND CAP 15 NO. 7654 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER

R&B SURVEYING, INC.
257 PRICKLY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

SURVEYOR'S CERTIFICATE:

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

SYCAMORE - PHASE 9

DATE: _____

REGISTERED LAND SURVEYOR — 7654 — ROGER M. BUNDY — STATE OF UTAH

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF SYCAMORE ESTATES - PHASE 8 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 1°08'50" WEST ALONG THE SECTION LINE, A DISTANCE OF 704.375 FEET AND SOUTH 88°50'10" EAST 877.136 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARING BEING SOUTH 01°08'50" WEST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 15), AND RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY OF SYCAMORE - PHASE 8 THE FOLLOWING (5) THREE COURSES: (1) NORTH 14°30'01" WEST 17.500 FEET; (2) NORTH 75°29'59" EAST 167.525 FEET TO A POINT OF CURVATURE; AND (3) RUNNING NORTHEASTERLY ALONG THE ARC OF A 407.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°05'43", A DISTANCE OF 22.015 FEET; THENCE SOUTH 17°35'44" EAST 17.500 FEET; THENCE SOUTH 32°27'54" EAST 123.225 FEET; THENCE SOUTH 16°51'10" WEST 22.727 FEET; THENCE SOUTH 43°07'33" EAST 80.029 FEET; THENCE SOUTH 46°52'27" WEST 197.614 FEET; THENCE NORTH 43°07'33" WEST 55.000 FEET; THENCE NORTH 26°49'19" WEST 256.605 FEET TO THE POINT OF BEGINNING.

CONTAINS: 54,310 SQ. FT. (1.247 ACRES)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

SYCAMORE - PHASE 9

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE SYCAMORE SUBDIVISION, RECORDED AS DOCUMENT NO. 20120013366 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 2018.

_____
QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, 2018, A.D., PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF QUALITY PROPERTIES, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
[IF ABOVE INFORMATION IS PROVIDED:
NO NOTARY STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1]

_____
NOTARY PUBLIC

Subdivision Final Plat for

SYCAMORE - PHASE 9

Located in the Southwest Quarter of Section 15, Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 2

APPROVAL OF PLANNING AND ZONING MANAGER	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE	TREASURER APPROVAL	
ON THIS ____ DAY OF _____, 20____, A.D., THE CITY PLANNING AND ZONING MANAGER OF THE CITY OF ST. GEORGE HAS REVIEWED THE ABOVE SUBDIVISION PLAT AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20____, A.D.	APPROVED AS TO FORM THIS ____ DAY OF _____, 20____, A.D.	ON THIS ____ DAY OF _____, 20____, A.D., THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE HEREON SUBDIVISION PLAT AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, 20____, A.D., HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, 20____, A.D., THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
_____ CITY OF ST. GEORGE PLANNING AND ZONING MANAGER	_____ ENGINEER - CITY OF ST. GEORGE	_____ CITY OF ST. GEORGE ATTORNEY	_____ CITY ST. GEORGE PLANNING COMMISSION CHAIRMAN	_____ *TTEST: CITY RECORDER _____ CITY OF ST. GEORGE MAYOR	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

NOTIFICATION ANO CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HUELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THE ___ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, BARBARA G HUELLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, ED BURGESS, PRESIDENT OF QUALITY PROPERTIES, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

QUALITY PROPERTIES, INC.
BY: ED BURGESS, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF _____, 2016, A.D., PERSONALLY APPEARED BEFORE ME, ED BURGESS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF QUALITY PROPERTIES, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES ON BEHALF OF A RESOLUTION OF THE BOARD OF DIRECTORS OF QUALITY PROPERTIES, INC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED.
NO NOTARY STAMP REQUIRED PER UTAH
CODE, TITLE 46, CHAPTER 1)

_____
NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE RECORDING OF THIS PLAT AND THE RECORDING OF THE COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED ON THIS PLAT AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION, AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

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

WE, STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____

TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH
COUNTY OF WASHINGTON } S.S

ON THIS ___ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT (S)HE IS THE _____ OF STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION AND THAT (S)HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND (S)HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

R&B SURVEYING, INC.
257 PRICKLY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-7913 • FAX: (435) 673-7916

Subdivision Final Plat for
SYCAMORE - PHASE 9
Located in the Southwest Quarter of Section 15,
Township 43 South, Range 15 West, SLB&M

DRAFT

Agenda Item Number : 6C

Request For Council Action

Date Submitted	2016-02-09 11:54:36
Applicant	Mr. Brian Mitchell
Quick Title	CUP for a tattoo shop
Subject	Consider a request for permission to manage and operate a tattoo shop called â€˜Creative Ink Tattoo Parlor.â€™ The applicant and representative is Mr. Brian Mitchell. The property is located at 1250 W Sunset Blvd #B1 and is zoned C-3.
Discussion	Tattoo shops are listed as a CUP in the C-3 zoning designation. Therefore, the applicant has requested to open a shop and applied for a CUP. The location is an existing building and only interior modifications are being proposed. Planning Commission recommends approval.
Cost	$0.00
City Manager Recommendation	Located in a C-3 zone that allows this use on a conditional use basis. The Planning Commission recommends approval.
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	

PCR ITEM 2
CUP / Tattoo Shop

PLANNING COMMISSION AGENDA REPORT: **02/09/2016**
CITY COUNCIL MEETING: **02/18/2016**

CONDITIONAL USE PERMIT
Brian Mitchell, Creative Ink Tattoo Parlor CUP
Case # 2016-CUP-006

Request: Permission to manage and operate a tattoo shop.

Location: 1250 W Sunset Blvd Suite #B1.

Owner: Brian Mitchell
182 East Valley View Road
Central, Utah 48722

Zoning: C-3 (General Commercial).

General Plan: COM (Commercial)

Ordinance: Per Section 10-10-2 "Permitted Uses," a tattoo shop requires a CUP.

10-10-2: PERMITTED USES:
In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter "P". Uses designated with the letter "C" are allowed on a conditional use basis. Uses designated with the letter "N" will not be allowed in that zone. The following listing is not intended to be all inclusive, but rather, indicative of uses permitted in the zone:

Service businesses, including the following and similar uses:	C-1	C-2	C-3	C-4
Barbershop/beauty shop	P	P	P	P
Body piercing, incidental to a permitted use	N	P	P	P
Pest control and extermination	N	P	P	P
Tattoo establishment	**N**	**N**	**C**	**N**

Setbacks: Existing building, no change to setbacks.

Parking: The existing commercial site was designed for office, retail, and service commercial type uses. This use will fit within the 1:250 ratio for parking. A floor plan is attached that indicates low occupancy.

Design: No exterior changes are proposed.

Adj. Land: North: Residential PD-R
East: Manufacturing M-1
South: Commercial C-3
West: Residential R-3

Landscaping: Existing commercial site landscaping; no changes required with this request.

Staff Comments: Attached to this report are the applicant's lease agreement, layout, and narrative.

According to the applicant, one or two tattoo artist will be at the business.

Hours of operation will be 10:00 am to 8 pm Tuesday through Saturday. Two tattoo shops are located in the area, which are located in Phoenix Plaza and Bluff Street.

P.C.: The Planning Commission recommends approval with conditions and findings;

Conditions:

1. No smoke shop items shall be sold on the premises.
2. Must obtain city business license and applicable health and state licenses.

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
Control all noise levels to prevent disturbance of neighbors.		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		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.
Contain all **odors** to meet city and state standards		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.
Any proposed exterior changesshall be approved		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.
Meet State and Federal safety standards		E. Safety	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.
		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.
Existing building	X	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.
PC to discuss		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.
PC to discuss:	X	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.
Comply with State standards		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)

Business plan

I Brian Mitchell, propuse to own and operate Creative Ink Tattoo Parlor located at 1250 West Sunset boulavard #B1. St George Utah 84770.

I well be leasing the space which is 900 square feet and has a open floor plan. Business hours well be from 10 A.M. thru 8 p.m. I anticipate it to be a low traffic business. Tuesday thru Saturday

There is adequate parking in front of building and entry way of office space.

There well be one tattoo artist and possibly one more in extended future.

The work area well be approximate 100 square feet with hardwood floor.

One external sink vanity in or near work station. All surfaces well be cleanable and sterile. Including table,chairs,floor.tattoo furniture and lighting equipment. I well also have a cabinet for ink,needles medical supplies. The work area well have a sharps container for used needles. I use disposable needles and supplies to eliminate cross contamination.

The tattoo parlor well be clean and sterile and follow all rules and regulations as per board of health department. Have a licensed tattoo technician, with bloodborn pathogens and infectious diseases certificates. Also business licence and health department license.

There well be no drinking or drugs allowed and no one under the age of 18 allowed in tattoo parlor. Tattoos well mostly be made by appointments and some walk ins.

There is a bathroom with toilet and sink.

I well have a seating area up front with couch and chairs. A desk for consultations and paperwork etc.

CITY OF ST GEORGE
REC#: 01503916 1/12/2016 10:15 AM
TRAN: 150.0000 PLANNING FEES
OPER: LIC DRM: 035
REF#: 17-3
CUP AND TATTOO SHOP
PLANNING FEES 300.00CR
TENDERED: 300.00 1 CHECK(S)
APPLICATION: 300.00
CHANGE: 0.00

CONDITIONAL USE PERMIT
APPLICATION & CHECKLIST

I. PROPERTY OWNER(S) / APPLICANT INFORMATION

APPLICANT: Brian Mitchell
(If different than owner)
MAILING ADDRESS: 182 East Valley View Road, Central, UT 84722
PHONE: 435-862-0628 CELL: 435-862-0628 FAX:
E-MAIL ADDRESS: Brian84770@Gmail.Com
LOCATION OF SUBJECT PROPERTY: 1250 West Sunset B.l.v. #B1

CONTACT PERSON / REPRESENTATIVE (if applicable):
(If different than owner)
MAILING ADDRESS:

PHONE: CELL: FAX:
E-MAIL ADDRESS:

II. PROPERTY INFORMATION

ZONING: SUBDIVISION:

TAX I.D. NUMBER (PARCEL SERIAL NUMBER): SG-6-2-14-2003

EXISTING USE: Commercial
Use of property and/or Buildings

PROPOSED USE: Tattoo Shop
Use of property and/or Buildings.

OFFICE STAFF USE ONLY
CASE NO. 20-CUP-2016 CUP-006 FILING DATE: 1/12/16 RECEIVED BY: [signature] RECIEPT: [signature]
FEE: $300.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

Form Revised - 07/31/2012

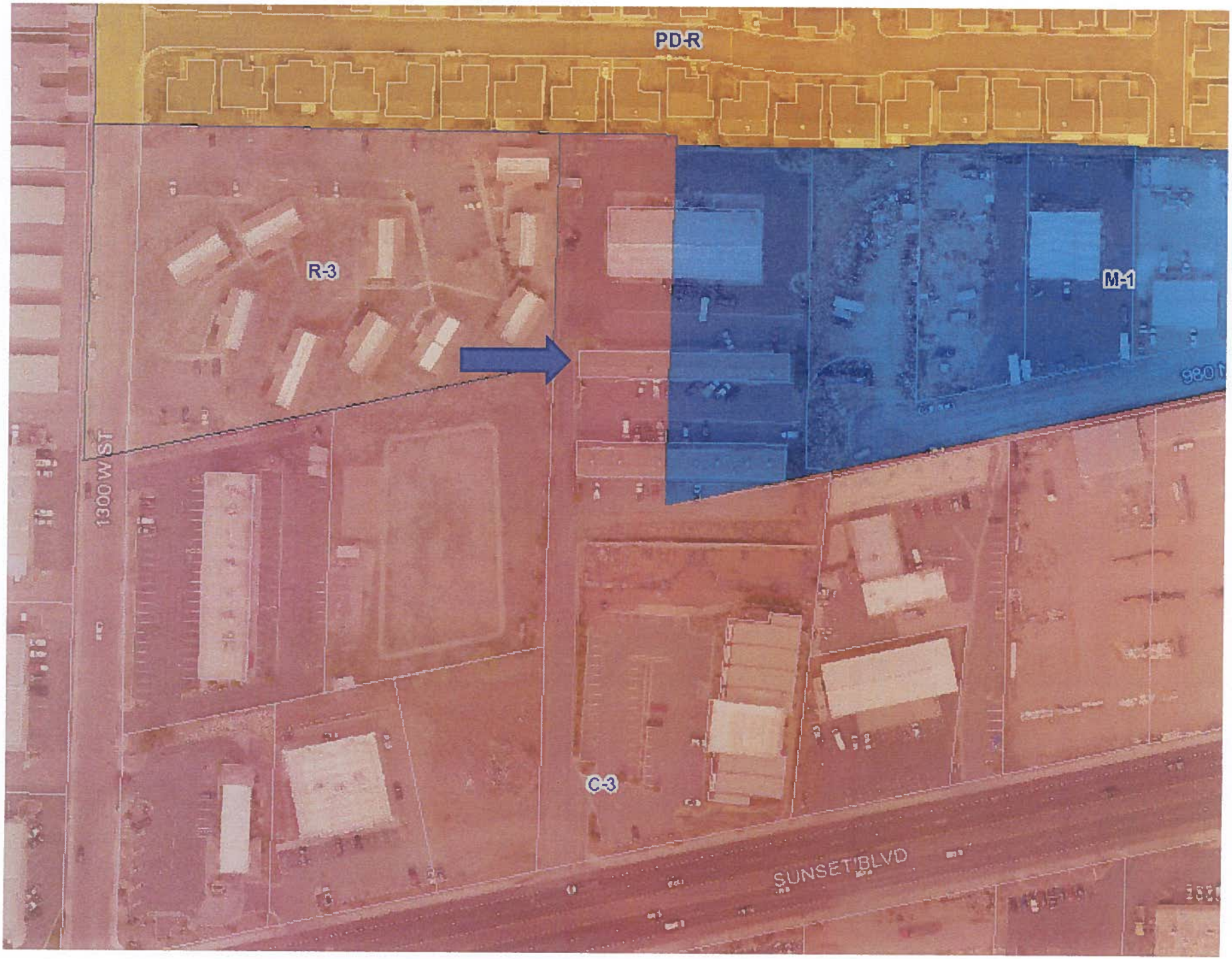
2016-CUP-006

Brian Mitchell

"Creative Ink Tattoo Shop"

1250 West Sunset Blvd Suite #B1

1300 W ST
1100 W ST
960 N CIR
SUNSET BLVD
970 N
955 N
945 N
935 N
1180 W
1206 W
1192 W
1234 W
1246 W
1276 W
1330 W
1203 W
1145 W
1127 W
1122 W
1158 W
A
B
C
1-A
1-B
1-C
1-D
1-F
1-G
2-B-1
2-C-1

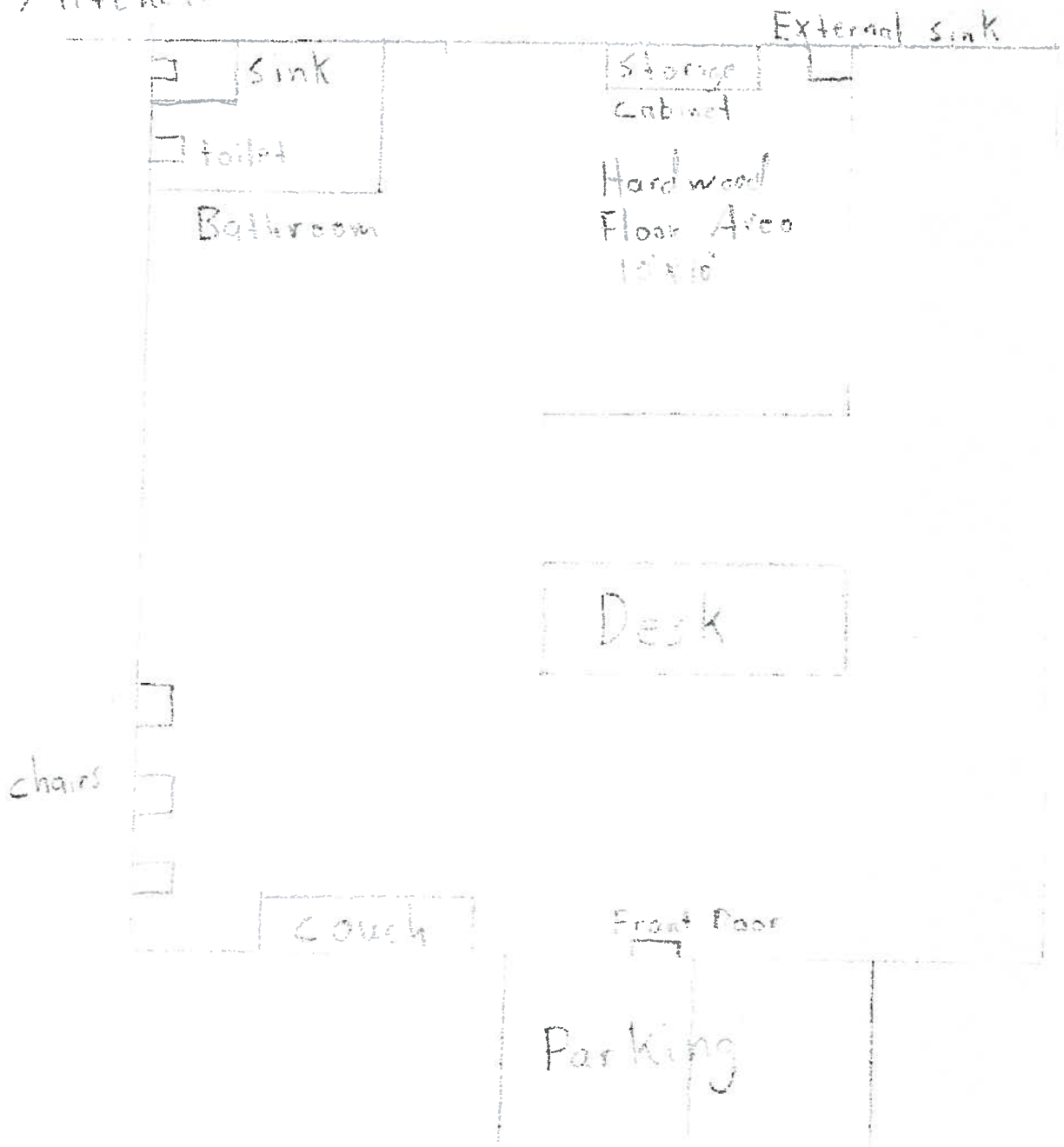

PD-R
R-3
M-1
1300 W ST
C-3
SUNSET BLVD

Section 10-10-2

Service businesses, including the following and similar uses:	C-1	C-2	C-3	C-4
Barbershop/beauty shop	P	P	P	P
Body piercing, incidental to a permitted use	N	P	P	P
Pest control and extermination	N	P	P	P
Tattoo establishment	**N**	**N**	**C**	**N**

1250 West Sunset Blvd # B1 Creative Ink

Brian Mitchell



DRAFT

Agenda Item Number : 6D

Request For Council Action

Date Submitted	2016-02-09 12:47:17
Applicant	City of St. George
Quick Title	Consider Approval of grant with Division of State History
Subject	Consider approval of a grant with the Division of State History for $3,000 matching grant for historic preservation projects.
Discussion	The City participates in the 'Certified Local Government' historic preservation program. As such the City is eligible to receive a matching grant every two years. The City's Historic Preservation Commission recommends the $3,000 grant ($1,500 city and $1,500 grant) for a workshop. The workshop will focus on restoration and maintenance of adobe brick on historic buildings. The anticipated participates would be contractors and property owners, as well as, those interested in the topic.
Cost	$0.00
City Manager Recommendation	Recommend approval as it may provide some instruction on restoring adobe buildings in our historic district.
Action Taken	
Requested by	Historic Preservatio
File Attachments	
Approved by Legal Department?	
Approved in Budget?	**Amount:**
Additional Comments	