

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 19, 2016, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Manager Gary Esplin
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Arial and the invocation was offered by Jim Hetrick with the Community of Christ.

Mayor Pike proclaimed May 21, 2016 as Kids to Park Day. He then mentioned that the City Manager Gary Esplin celebrated his 40th anniversary with the City earlier in the week. Additionally he mentioned other events taking place this month.

ENGINEERING SERVICES AGREEMENT:

Consider approval of an engineering services agreement with Rosenberg Associates for the old airport south access road project.

City Manager Gary Esplin explained this agreement is with Rosenberg Associates to design the old airport south access road.

MOTION: A motion was made by Councilmember Baca to approve the engineering services agreement to provide engineering services for the design of the access road for the development located on the old airport site in the amount of \$45,860.

SECOND: The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Planner Ray Snyder stated that at their meeting held on May 5, 2016, the Planning Commission recommended setting public hearings on June 2, 2016 to consider: 1) A zone change to amend the PD-C zone on approximately 12.50 acres generally located

along the south side of Red Cliffs Drive to add Building 375 to the Pine View Plaza commercial center; 2) A zone change on approximately 0.17 acres generally located south of 476 East Riverside Drive from R-4 and R-1-10 to C-3 and on approximately 4.5 acres from Residential to Open Space; and 3) A zone change on approximately 16.78 acres located along Tonaquint Drive north of the Southgate Golf Course from R-3 to PD-R for phase 2 and amending the existing PD-R for phase 3 of The Joshuas and to allow for short term rentals.

MOTION: A motion was made by Councilmember Bowcutt to set the public hearings for June 2, 2016.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval conditional use permit to operate a taxidermy business in a C-3 zone located at 1812 West Sunset Boulevard. Judson Tolman, applicant.

Planner Ray Snyder presented the request for a conditional use permit to operate a taxidermy business in a C-3 zone located at 1812 West Sunset Boulevard. He presented a PowerPoint presentation covering the following: summary of request; findings from Planning Commission; applicant's narrative; vicinity map; zoning map; and photos of the applicant's work. Planning Commission recommends approval with findings and the following conditions:

1. No tanning of animal hides shall occur on site.
2. There shall be no removal, treatment, or processing of any flesh or fat on site.
3. Any un-tanned hides received shall only be for shipping purposes.
4. No disposal on commercial site of any remnants; any disposal of skin shall be taken to the landfill by the applicant.
5. No live animals on site.

MOTION: A motion was made by Councilmember Randall to approve the conditional use permit for the taxidermy business in a C-3 zone with the recommendations of the Planning Commission.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**COMMUNITY DEVELOPMENT BLOCK GRANT RECOMMENDATIONS:
Consider approval of the Community Development Block Grant funding
recommendations for Fiscal Year 2016-2017.**

Housing & Economic Development Director Matt Loo advised seven applicants were received; a cap of 15% to be used to provide services in this category.

Mr. Loo and City Manager Gary Esplin outlined the recipients of the grant funding as follows:

DOVE Center – Library	\$ 5,000
DOVE Center – Vouchers	\$ 5,000
United Way Dixie	\$50,000
Big Brothers Big Sisters of Utah	\$10,000
The Learning Center for Families	\$10,000
Family Support Center	\$15,000
CDBG Program Administration	\$95,000

Mr. Loo noted that the 7th applicant was not eligible because the project services residents outside of the City and does not specifically target those with low to moderate income. The total amount of the funding for fiscal year 2016-17 is \$506,489 with the 15% cap being \$75,973; the rest coming from excess funds for prior years.

MOTION: A motion was made by Councilmember Arial to accept the list of six projects within the CDBG HUD guidelines for the City Council’s initial approval.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/STREET VACATION/ORDINANCE:
Public hearing to consider vacating a portion of 250 North Street
between Main Street and 100 East Street. Matt Glendenning,
applicant.**

Assistant Public Works Director Wes Jenkins presented the request to vacate a portion of 250 South Street between Main Street and 100 East Street. He

showed an aerial map pointing out the proposed vacation and explained that the purpose for vacating the road is to allow the setback to be more in line with the others.

City Manager Gary Esplin added if approved, it is recommended to sell the frontage to the adjacent property.

Mayor Pike opened the public hearing.

Resident Jeremy Eckman stated that he lives across the street and asked what was happening. He is concerned that the road will be tore up.

City Manager Gary Esplin explained that no roads will be tore up. He will simply get a new neighbor.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Baca to approve the request to vacate a portion of 250 North Street between Main Street and 100 South Street.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND ENTRADA PD-R/ORDINANCE:

Public hearing to consider amending the Entrada Planned Development Residential zone by approving seventy-eight (78) short term rentals for the Inn of Entrada and Shinava Ridge. Bruce Jenkins, applicant.

Planning & Zoning Manager John Willis presented the request to amend the Entrada PD-R zone. He presented a PowerPoint presentation covering the following topics: summary of the request; aerial map of the area; general plan map; official amended & extension Entrada PD plan; example and definition of a lockout unit. Planning Commission recommended approval.

Applicant Dimon McFerson explained the history of the project. Last year, they rented approximately 10,000 room night; they have a full time on-site manager and employ 10-12 employees. Not all residents are a part of the short term rentals. For the last 10 years, they have been issued building

permits and business licenses. They would like to continue offering short term rentals. There is no opposition from the Golf Club or HOA.

Mayor Pike opened the public hearing.

Councilmember Baca mentioned that the request meets amenity and parking requirements.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the zone change amendment for The Inn at Entrada PD, lots 1 – 23 and Shinava Ridge PD, lots 24-39 to allow lockout short term rentals.

SECOND: The motion was seconded by Councilmember Randall.

Deputy City Attorney Paula Houston noted that lockout makes it so that they are two units.

Councilmember Arial added "for two lockouts" to her motion.

Deputy City Attorney Paula Houston stated that they can only use two lockouts and cannot rent out to three different groups in one night.

Mr. McFerson stated the parking previously before the Council stated that each lockout must have a covered garage. They have only been renting two – even those with three keys.

Councilmember Randall agreed to Councilmember Arial's addition to the motion.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider rezoning approximately 10.12 acres located off Bloomington Drive and generally westerly of the Virgin River from Open Space to Residential (R-1-10). SR Bloomington LC, applicant.

Planner Ray Snyder presented the request to rezone approximately 10.12 acres located off Bloomington Drive and generally westerly of the Virgin River. The request involves five parcels of land in the Bloomington Golf Course area. He presented a PowerPoint presentation covering the following: summary of request; vicinity map; existing zoning; parcel 1; parcel 2; parcel 3; parcel 4; parcel 5; and general plan

amendment. He mentioned that the Planning Commission recommends approval as presented and letters received regarding the request. As this is a zone change, the applicant would have to return with a preliminary plat.

Councilmember Baca added that this project is to help vitalize the area.

Rick Rosenberg, representative for the applicant, stated that the request follows the general plan.

Mayor Pike opened the public hearing.

Resident Alan McKie stated that he is the past President of the Board of Trustees for the Bloomington Country Club. They entered into an agreement with SunRiver Bloomington LC. Since the agreement, they have seen nothing but positive things at the Golf Course and the Bloomington area. He urged the Council to approve these requests.

Resident Ferrell Peterson explained this will affect him. There are massive changes in the area. He asked the Council to consider that the impacts will be positive.

Resident Arland Wiberg explained that although he has received three notices regarding this project, this is the first meeting he has been able to attend. He mentioned that he owns several homes in the Bloomington area all of which are affected by what happens on Bloomington Drive. Some of the homes have vertical curves which causes water to flow onto the asphalt which falls apart. The City does not do a good job maintaining the road.

Mayor Pike added that Bloomington Drive will be redone in the next couple of years.

Mr. Wiberg stated that not only is the road falling apart, but the applicant built a retaining wall at the end of Man of War Drive, but nothing was aligned. He believes that when improvements are made, they should be done within the standards.

Mayor Pike explained that Bloomington was annexed into the City as is, not to City standards. The Council has determined to start the replacement of Bloomington Drive including drainage as they have the same concerns. This has been planned for several years.

Resident Richard Kohler presented and outlined a handout regarding the project. Because of this project, they have seen a decrease in the values of homes in the area. This rezoning is a contradiction with the private covenants that exist between the homeowners and the owner of the project. He provided a history of the Country Club and Golf Course. It may appear to be in the City's economic interest, but he believes it will open up for future lawsuits. The annexation agreement states that the covenants will remain intact. He does not believe there has been enough research on this proposal.

Councilmember Randall commented that she can only imagine the decrease in home values if they were sitting on a dead golf course.

Mr. Kohler stated that he believes this project is causing the decrease in home values. In 2012, the Country Club wanted to be purchased by the City or County. He believes that what happened in 2013 was orchestrated to drive the values down. New construction can be down at a lower value than existing mortgages. Developers are realizing a windfall in profit because of what is happening.

Councilmember Baca commented that it seems that the City is getting a bad rap on this. He asked City Manager Gary Esplin to explain the history.

City Manager Gary Esplin provided a history as requested. The City would not recognize the recorded covenants as part of the subdivision as the City does not enforce them. When the subdivision was accepted, the roads were not up to standard. The City's obligation at that time was to repair the existing roadways as best it could. The upgrades in the Ranches were done so with a Special Improvement District, every lot owner paid for the curb and gutter and upgrades to the road. Staff met with the Bloomington Country Club representatives; there was no interest to purchase the Country Club, nor was the City in favor of accepting it as a donation.

Resident Steve Whitlock commented that well-meaning people managed the Club - there was no conspiracy theory. Unless there is something that states that views would be preserved, there is no way to preserve them. The whole idea of a right to a view doesn't exist.

Resident Tony Temple mentioned some documents he submitted. He is in favor of the project; however, some neighbors are concerned with their views. His concern is that the traffic assessment did not cover some of the more problematic areas. People coming out of Wesley Powell Drive do not have a view. He asked the Council to assess the traffic in that area and stated that he is not in favor of installing speed bumps.

City Manager Gary Esplin noted that if there is an issue with sight distance, it would be addressed during the platting process.

Mr. Wiberg stated that City Manager Gary Esplin was correct with the improvements in Bloomington Ranches; he suggested doing the same thing to improve Bloomington Drive.

Mayor Pike replied that would be expensive – the residents would have to agree. It is possible and can be looked at. Staff will look at traffic implications in the area.

Mayor Pike closed the public hearing.

Mr. Rosenberg mentioned the traffic impact study done following the general plan amendment. All of the intersections in the area maintain a level of service B or better. The intersections will be addressed by the City if the Bloomington loop is done. All of the new developments will be built in accordance to current City standard.

MOTION: A motion was made by Councilmember Arial to rezone approximately 10.12 acres from Open Space to R-1-10 in the Bloomington Golf Course Country Club area and residences off Bloomington Drive.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider rezoning approximately 5.38 acres from Open Space to Planned Development Residential as well as locate the property within the Resort Overlay; property is located adjacent to the Bloomington Golf Course and Country Club. SR Bloomington LC, applicant.

Planning & Zoning Manager John Willis presented the request to rezone approximately 5.38 acres adjacent to the Bloomington Golf Course and Country Club and to locate the property within the Resort Overlay. He presented a PowerPoint presentation covering the following topics: vicinity map; aerial map; zoning map; parcels L & M; and proposed layout. He outlined and read portions of the ordinance related to parking requirements and reviewed the proposed parking. He then continued with his PowerPoint presentation covering the following topics: diagram of the proposed project including landscaping and amenities; elevations; floor plan; and resort overlay. City code has standards for amenities in Resort Overlay Zones; he read portions of that code. He then continued with his PowerPoint presentation covering the following topics: country club & resort amenities; and photos of the area. After quite a lengthy discussion, the Planning Commission recommended approval with the following comments and conditions:

1. Traffic turn lane on Bloomington Drive.
2. Two separate motions would be required for approval of the PD-R and Resort Overlay.
3. Alley setback of 5' with a 20' alley that fronts on a green court/paseo may be approved, if determined that the green court is well designed and provides significant open space.
4. The applicant is requesting a reduction in the additional required parking for the units that front on a green court with an alley access. The reduction request is for 18 parking spaces. One additional parking space per dwelling unit shall be provided, unless otherwise approved by the City Council after hearing the recommendations from the Planning Commission.
5. The proposed short term rentals will have access to the Bloomington Clubhouse.
6. Garages must be a minimum of 480 square feet in order to be counted towards the two parking spaces per unit requirement.
7. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
8. Buildings must meet setback and building separation requirements for the PD zone.
9. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.

10. HDR (High Density Residential) designation provides a density range up to 22 units per acre, which does not always indicate that 22 units per acre is appropriate for every parcel of land.

Rick Rosenberg, representative for the applicant, added that the request for reduction in parking is validated by the fact that the proposed short term rental use requires the garages be kept clear for parking and not be used for storage. There will be an on-site manager taking care of the rentals. This particular site does not have additional space for RV parking.

Councilmember Bowcutt commented that RV parking has been approved on Pioneer Road.

Mayor Pike opened the public hearing.

Resident Alan McKie commented about the financial conditions of the Bloomington Country Club last year. Although the conditions would have caused the Country Club to close, the last thing they wanted to do was turn the Country Club over to anyone else. Their efforts to get additional members were unsuccessful. At that time they pursued other avenues – they approached and entered into an agreement with SunRiver Bloomington LC. They feel they have made the best decision for the members as well as the adjacent property owners.

Mayor Pike mentioned that he and City Manager Gary Esplin spoke with the previous board chair who told them that they were within three months of closing. Their feeling was that someone could take it over and redevelop the entire property. A significant amount of open space is being preserved if they move forward with this proposal.

City Manager Gary Esplin expressed his belief that this is the only way the golf course could remain viable. There is room in the area for a country club type development such as this. It is possible for this to be successful.

Resident Carl Johnston commented that the project needs to move forward; however, he does not see how public safety officials could have approved the plan. His concern is that emergency vehicles will not be able to turn around. The proposed development only has one exit and one entrance. If the zone change is approved, the applicant should have to bring a plan of what is being proposed on the other side of the road.

City Manager Gary Esplin explained that this is a PD zone; therefore, they would have to return for Council approval.

Mayor Pike mentioned that the proposed project meets the traffic requirements.

Assistant Public Works Director Wes Jenkins stated that he spoke with Deputy Fire Chief Kevin Taylor who stated the buildings in the rear will be required to have sprinklers for fire protection.

Mr. Rosenberg noted the longest alley is 180 feet. Fire Chief Stoker reviewed the proposal; he will not deploy the fire trucks in the alleys. There are actually three entrances, one of which will be a primary entrance. He added that there is a 30' separation between the units. Unless units are removed, there is no space for a bubble. He explained that the 18th hole is being realigned.

Mr. Johnston suggested putting an alley way to the west that goes all the way around as the Fire Department will take the easiest access. The plan can be altered to make the project better for the City and safe for the residents.

Applicant Darcy Stewart commented that they moved forward prematurely because of the faith the residents have put in them. He believes that City staff is excellent. The purpose of getting density there is that every new unit will be required to pay dues – they need the income to fix things long term.

Mayor Pike closed the public hearing.

Councilmember Hughes commented that unless they do away with the patio style homes, they cannot solve the access issues.

Mayor Pike stated that he places the highest degree of confidence with the Fire Department who looks at these proposals carefully.

MOTION: A motion was made by Councilmember Hughes to approve the zone change on 5.38 acres from Open Space to Planned Development Residential based on the Planning Commission recommendations including the reduction in parking.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

MOTION: A motion was made by Councilmember Hughes to include this Planned Development Residential project within the resort overlay.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

Mayor Pike called for a recess.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider rezoning 20.00 acres located at approximately 3200 East and 2840 South from Agricultural (A-1) to Residential (R-1-8). Development Solutions Group, applicant.

Planning & Zoning Manager John Willis presented the request to rezone 20.00 acres located at approximately 3200 East and 2840 South. He presented a PowerPoint presentation covering the following: vicinity map; general plan map; current zoning map; zone change area; and zone change. Planning Commission recommended approval.

Stacy Young with Development Solutions added that they are trying to provide a spectrum of lot sizes. They are providing low density residential opportunities.

Mayor Pike stated that the community is talking about affordable housing again. One of the realities of that is lot sizing and density.

Mayor Pike opened the public hearing.

Resident David Hunter stated that he speaks for a number of his neighbors who would like to see this zoned R-1-12. He believes the proposal goes against the Master Plan, keeping the area agricultural.

Councilmember Hughes commented that this piece has never been farmed; however, it is right behind a fairly large feed lot. Looking at the entire project, the overall density is fairly decent.

Resident Rod Wetzel mentioned the common equestrian area. They have already had people ask when the horses are moving because of the flies. Traffic in the area is getting worse. They moved out there for quality of life, not quantity. He said that the City cannot provide emergency services and water to the area.

City Manager Gary Esplin disagreed with Mr. Wetzel with regards to the services the City provides. It is important to understand that all of the density of Development Solutions projects is the same density that this gentleman lives on - the average is over 12,000 sq. ft. lots. The overall density of the General Plan needs to be looked at.

Mayor Pike commented that this was going to be higher density.

Morgan Hadlock commented that he lives in Little Valley; residents in the area are passionate. He mentioned a lot in the area who has a faux rock slide into a swimming pool that is above the block wall because of being on a smaller lot. He stated that more residents should be made aware of development – the 500 feet for notifications should be expanded.

Mayor Pike stated that 3000 East is a major arterial road and will eventually have five lanes. He explained that the property owner can choose the developer of their choice to sell their property to.

Deputy City Attorney Paula Houston advised state law does not require notifications be mailed to neighboring residents; it requires the notice be posted on the Public Notice Website.

City Manager Gary Esplin explained the development process including the notices that are posted.

Mr. Young mentioned that their standard business model is to act more as a master developer, targeting varying households. In Little Valley, 80-90% of the homes have been built by a higher volume builder. With this particular property, they do not have a developer in mind yet.

Mr. Hunter asked why a builder would want to be associated with lots this small. If he was a developer, he would want to build something he is proud of. Older neighborhoods with higher density and lower income housing have higher incidents with foreclosure while bigger lots have more stable homeowners.

Councilmember Randall commented there were not homes in the Little Valley area years ago. She has not seen a subdivision in the area that she would consider low income. There is a need for lots this size in that area.

Councilmember Bowcutt stated that he believes that unkept yards have nothing to do with the size of the lot.

Resident Maureen Martindale asked Councilmember Hughes where he wanted to stop rezoning the agricultural lots.

Councilmember Hughes explained the area is in the vicinity of Seegmiller Drive and 3000 East. This issue was outlined when the Master Plan was first discussed.

Ms. Martindale added that homes near her house are not selling because they do not have backyards. Instead, the homes are becoming rentals. She believes larger lots would have less problems.

Resident Darla Rock asked the Council to keep density in mind when making their decision as well as the need for trails and parks in the area. She is concerned with 3000 East and asked when it will be widened.

Mayor Pike mentioned that the improvements are required to be installed as properties are developed.

Ms. Rock stated that she is also concerned with fire protection services. She asked where the nearest "manned" fire station was.

City Manager Gary Esplin explained that most stations are not manned. The closest manned station to the Little Valley area is in the downtown area; however, the station at 2450 East has 60 volunteers that can respond. Staff is currently looking for property to build a fire station in the Little Valley area which will be manned. He noted that the City meets insurance requirements of having a fire station within 1.5 miles of residences.

A discussion took place regarding improvements along 3000 East.

City Manager Gary Esplin noted that the City has spent \$10 million on 3000 East and Mall Drive Bridge over the last three budget years.

Resident Bobbie Whetzel mentioned that 3000 East is the only access road to the area other than Little Valley Road. She asked if there were any auxiliary roads planned.

City Manager Gary Esplin explained that Commerce Drive is being improved. He outlined other road improvements in the area.

Ms. Whetzel added that smaller lots are not in demand as larger lots are. She then mentioned that there is a need for more churches and schools in the area.

Mayor Pike mentioned that there are additional master planned roads in the area. Additionally, he mentioned other areas of the City that are busy with ball fields and traffic and stated that there will be a park in that area in the future.

Mayor Pike closed the public hearing.

Councilmember-Hughes commented that all of the concerns are legitimate. If he had his way, each lot in the City would be an acre lot with horses. Property owners have complained to him about having smaller lots next to them. He mentioned that his property in the County is surrounded by homes. The Council is addressing all of the concerns brought up tonight. Overall density needs to be looked at – negotiations have taken place to keep the density at a livable level. Roads are not complete as the City requires the developer to

improve the roads rather than the taxpayers. He believes there is a market for 8,000 sq. ft. lots.

MOTION: A motion was made by Councilmember Baca to approve the zone change on 20.00 acres from A-1 to R-1-8 located at approximately 3200 East and 2840 South.

SECOND: The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider rezoning 34.359 acres from Agricultural (A-1) to Residential (R-1-10); 31.890 acres from Agricultural (A-1) to Residential (R-1-8) and 38.937 from Agricultural (A-10 and A-20) to Open Space; properties are generally located east of 3000 East Street. Development Solutions Group, applicant.

Planning & Zoning Manager John Willis presented the request to rezone property generally located east of 3000 East Street. He presented a PowerPoint presentation covering the following: aerial map; general plan map; slope analysis map; general plan compared to slope analysis; existing zoning map; summary of request; zone change map and photos of the area. The properties are located within slopes that are greater than 20% and in the hillside overlay zone; therefore, any development would require approval from the Hillside Review Board prior to the preliminary plat. Planning Commission recommended approval.

Stacy Young, applicant, explained as they defined the open space boundary they took rock fall into consideration. This area will have trails and parks – he showed where they will be on the map.

Mayor Pike opened the public hearing.

Resident Morgan Hadlock stated that he came tonight because he is concerned that he could not understand the letter he received notifying him of this request. Additionally, he believes the Council will not stop Salisbury from developing on these lots.

Mayor Pike explained when notifications are sent, all staff has is a legal description. There is a phone number listed on the letter residents can call to get additional information. He further explained that this is a zone change.

Mayor Pike, City Manager Gary Esplin and Mr. Willis helped Mr. Hadlock understand the notification letter and what the proposal was.

Mr. Hadlock further commented that his concerns also include large boulders in the area and that building homes here will cause a scar on the ridge and take away their views.

Mayor Pike noted that there are hillside provisions the developer would have to adhere to. He reminded Mr. Hadlock that this is privately owned property.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Arial to approve the zone change on 34.359 acres from A-1 to R-1-10; 31.890 acres from A-1 to R-1-8; and 38.937 from A-10 and A-20 to Open Space - properties are generally located at 3000 East Street.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

City Manager Gary Esplin commented that Planning Commission meetings, some of which go very late, are open to the public. They are not paid, put in hundreds of hours and do their very best.

PUBLIC HEARING/AMEND CITY CODE/ORDINANCE:

Public hearing to consider amending Title 10, Chapter 8 of City code to add Traditional Neighborhood Zone (TNZ) within the zoning ordinance. Development Solutions Group, applicant.

Planning & Zoning Manager John Willis presented the request to amend Title 10, Chapter 8 of City code to add Traditional Neighborhood Zone (TNZ) within the zoning ordinance.

Stacy Young with Development Solutions Group presented a PowerPoint presentation covering the following: overview; traditional neighborhood development; "missing middle" housing; personal finance component; public finance component; structure of new ordinance vs old; and drafting approach.

City Manager Gary Esplin explained that this concept has been discussed for a number of years. Although there are good examples in other parts of the

Country, there are only a couple in Utah. He asked when the City will be ready for this concept.

Mr. Young stated that he believes the City is ready. There is a large gap between townhomes and single family homes. The original traditional neighborhood had 5,000 sq. ft. lots. He explained that they want to be in a location that will succeed and plan to start small, giving them more flexibility and vitality. As they are unsure how the market will receive this concept, the goal is to repair one lot at a time.

Mr. Willis outlined the changes to the ordinance by presenting a PowerPoint presentation. Additionally, his PowerPoint presentation covered the following: design manual; types of street sections; building configurations; frontages; types of possible developments; parking standards; architectural guidelines; civic spaces; and building requirements. The current code does not require commercial components for these particular neighborhoods.

Deputy City Attorney Paula Houston explained that parking is being reduced on the theory that there will be commercial, but commercial is not required.

Mr. Willis added that the commercial, multi-family, elevations and use will be specifically approved as part of the TNZ zone. The Council will review these components with the zone change.

Mr. Young stated that the plan is to allow for commercial uses is constrained by size. They do not allow car-oriented, drive to shopping. Part of the application process requires an audit of the radius of the project site to see what is already in the neighborhood. He showed examples of traditional neighborhoods and a simulated concept plan.

Mayor Pike opened the public hearing.

Mr. Young stated that the site is neighborhood general. On one hand, there are fairly extreme low density, high end homes and the church wanting to do something relatively higher density. It makes sense to transition from these two neighboring parcels.

City Manager Gary Esplin asked who is going to build these developments.

Mr. Young replied they would treat this more like The Ledges and less like Little Valley. They envision working with multiple developers and will tell them what they can build. These neighborhoods would be developed as a PD.

Mayor Pike closed the public hearing.

City Manager Gary Esplin commented that the old St. George was really a TND. The current ordinance is not friendly to this concept.

Mr. Willis pointed out that density is not mentioned in the proposed ordinance as this is about form, layout and ratios of mixture.

MOTION: A motion was made by Councilmember Randall to amend Title 10, Chapter 8 of City code to add Traditional Neighborhood Zone within the zoning ordinance, including the design standards as part of the ordinance.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE SEWER LINE EASEMENT AND DEED OF DEDICATION/ORDINANCE:

Public hearing to consider vacating a portion of an existing sewer line easement and deed of dedication for a sewer line easement belonging to the City. Brandon Anderson, applicant.

Assistant Public Works Director Wes Jenkins presented the request to vacate a portion of an existing sewer line easement and deed of dedication for a sewer line easement belonging to the City. He showed and outlined the proposed vacation.

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

MOTION: A motion was made by Councilmember Arial to vacate portion of an existing sewer line easement and deed of dedication for a sewer line easement belonging to the City of St. George.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/AMEND FISCAL YEAR 2015-2016 BUDGET/RESOLUTION:
Public hearing to consider amendments to the Fiscal Year 2015-2016
Budget.**

City Manager Gary Esplin outlined the amendments to the Fiscal Year 2015-2016 Budget as follows: 1) To budget for the previous HR Director's retirement payouts and the overlap in salaries and benefits while the previous HR Director was training her replacement; 2) To budget for a professional services contract to design and implement a new city visual identity and brand; 3) To budget for a new grant from the State of Utah - Alcohol & Drug Free Committee for the purchase of three in-car cameras for DUI enforcement; 4) To budget for receipt of a new grant to install 20 trail wayfinding signs and print 10,000 trail maps; 5) To increase the merchandise costs budget to accommodate special orders and increase the revenue budget correspondingly at the Southgate Golf Course; 6) To increase Southgate Golf's budget for Small Tools to perform some unforeseen major repairs to equipment; 7) To increase St. George Golf Club's budget to install sod at the #5 fairway; 8) To increase Sunbrook Golf's budget for Small Tools to perform some unforeseen major repairs to equipment; 9) To budget for remodeling the Development Services area at the City Office building to better facilitate customer service for Building Permit, Business Licensing, and Planning & Zoning customers and improve employee accommodations and efficiencies; 10) To budget for costs to repair damage to the 3000 East traffic signal. Reimbursement of the repairs will eventually be recovered from the insurance company of the business who caused the damage; 11) To budget for the City's participation in rip rap erosion protection upstream of the Mall Drive bridge to protect the City trail and future City infrastructure and park property; 12) To budget for proceeds from the sale of property at the old airport site to the Dixie Applied Technology College. As per FAA requirements, proceeds will be used to reimburse the City for construction costs at the Replacement Airport paid from the 2007/2009 Road Bonds; 13) To budget for consultant fees to study, consult, and create the Millcreek Economic Development Area (EDA), the new Downtown EDA, and the High-Tech Business Park at the old airport site; 14) To budget for the Land & Water Conservation Fund (LWCF) grant award and environmental costs for the Millcreek Park project; 15) To budget for the design phase of improvements at the Ledges Interchange with the City's costs to be fully reimbursed by UDOT; 16) To budget for the design and environmental permitting phase for a debris removal and river re-contouring project upstream from the Man-O-War bridge. The design costs will be fully funded by the Washington County Flood Control Authority; 17) To budget for design and engineering costs for the south access road for The Runway Development project located on the old airport site. Funding is from the 2007 Sales Tax Road Bonds via sale of property at the old airport site; 18) To budget for additional grants received during the year for the Addiction Recovery, Adult Mentoring, Employment Retention programs at SwitchPoint; and 19) To budget for a transfer from the Housing Fund for programs provided by SwitchPoint for low/moderate income affordable housing and for related start-up costs not covered by State or Federal Grants in the prior fiscal year.

Councilmember Baca mentioned that the Dinosaur Museum would like to install awnings.

City Manager Gary Esplin replied there are some funds available.

Mayor Pike instructed Councilmember Baca to find out how much they will need.

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

MOTION: A motion was made by Councilmember Arial to approve amendments to the Fiscal Year 2015-2016 Budget.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of an ordinance amending Title 7, Chapter 3 of City code pertaining to Park Rules.

Deputy City Attorney Paula Houston outlined the proposed changes to Title 7, Chapter 3 of City code pertaining to Park Rules some of which needed to be cleaned up as they conflicted with other portions of the code or were not used. A change include but are not limited to what the Police Department can do with items abandoned at a park, provide a definition of a park, a list of parks and park hours, prohibits vending in park and prohibits camping in a park without approval of a special event permit.

MOTION: A motion was made by Councilmember Randall to approve the ordinance amending Title 7, Chapter 3 of City code pertaining to Park Rules.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

SALE OF CITY PROPERTY:

Consider approval of the sale of City-owned property located at 250 North Street between Main Street and 100 East Street.

City Manager Gary Esplin suggested the item be tabled as the Council needs to discuss the purchase price.

AMEND THE FBO OPERATING AND LEASE AGREEMENT:

Consider approval of amendments to the FBO Operating and Lease Agreement between the City of St. George and Above View.

City Manager Gary Esplin explained this agreement is to extend the current operating lease with Above View.

MOTION: A motion was made by Councilmember Baca to approve amendments to the FBO Operating and Lease Agreement.

SECOND: The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert Plateau, a 100-lot residential subdivision located in the Desert Canyons development along the Arizona border south and east of Deserts Edge Drive; zoning is R-1-10. He showed and reviewed the preliminary plat.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Desert Plateau.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENT:

Assistant Public Works Director Wes Jenkins presented the request to amend the final plat for Confluence Commercial Center Phase 1 Amended located between 1808 South Crosby Way and 1819 South 120 East Street. The purpose of the amendment

is to adjust the northerly line between lots 1 and 3 to accommodate parking requirements. He showed and reviewed the amended final plat.

MOTION: A motion was made by Councilmember Baca to amend the final plat for Confluence Commercial Center Phase 1 Amended.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Desert Crest Phase 3, an 18-lot residential subdivision located at approximately 3650 East and 5820 South; zoning is PD-R. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Desert Crest Phase 3.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Desert Plateau Phase 5, a 25-lot residential subdivision plat located at approximately 3470 East and 6310 South; zoning is R-1-10. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Bowcutt to approve the final plat for Desert Plateau Phase 5.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Desert Rim Phase 2, a 13-lot residential subdivision located at approximately 3620 East 6170 South; zoning is R-1-10.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Desert Rim Phase 2.

SECOND: The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Riverstone Subdivision Phase 7, a 13-lot residential subdivision located at approximately 1070 West 4120 South; zoning is R-1-10. He showed and reviewed the final plat.

MOTION: A motion was made by Councilmember Baca to approve the final plat for Riverstone Subdivision Phase 7.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

The vote was unanimous and the motion carried.

ADJOURN TO REDEVELOPMENT AGENCY MEETING:

MOTION: A motion was made by Councilmember Hughes to adjourn to the Redevelopment Agency meeting.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

The meeting reconvened following the Redevelopment Agency meeting.

APPROVE LOAN TO THE DIXIE CENTER EDA/RESOLUTION:

Consider approval of a resolution approving a loan to the Dixie Center Economic Development Agency.

City Manager Gary Esplin explained this resolution approves a \$1 million loan to the Dixie Center Economic Development Agency from the Economic Development Fund.

MOTION: A motion was made by Councilmember Bowcutt to approve a resolution approving a \$1 million loan to the Dixie Center Economic Development Agency from the Economic Development Fund.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

No reports were given.

MINUTES:

Consider approval of the minutes from meeting held on April 21, 2016.

MOTION: A motion was made by Councilmember Randall to approve the minutes from April 21, 2016.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.

SECOND: The motion was seconded by Councilmember Baca.

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

St. George City Council Meeting Minutes
May 19, 2016
Page Twenty-four

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

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder