

**DRAFT**

Agenda Item Number : **1B**

## Request For Council Action

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**Date Submitted** 2016-08-22 15:03:40

**Applicant** City of St. George

**Quick Title** July 2016 Financial Report

**Subject**

**Discussion**

**Cost** \$0.00

**City Manager Recommendation** First statement for the new fiscal year. Nothing that would be a major concern yet.

**Action Taken**

**Requested by** Deanna Brklacich

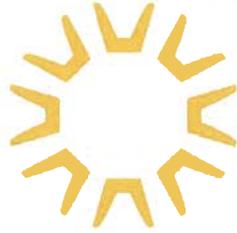
**File Attachments** [JULY 2016.pdf](#)

**Approved by Legal Department?**

**Approved in Budget?** **Amount:**

**Additional Comments**

**Attachments** [JULY 2016.pdf](#)



**St. George**

THE BRIGHTER SIDE

MONTHLY FINANCIAL REPORT

ONE MONTH ENDED

JULY 31, 2016

CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORT  
ONE MONTH ENDED JULY 31, 2016

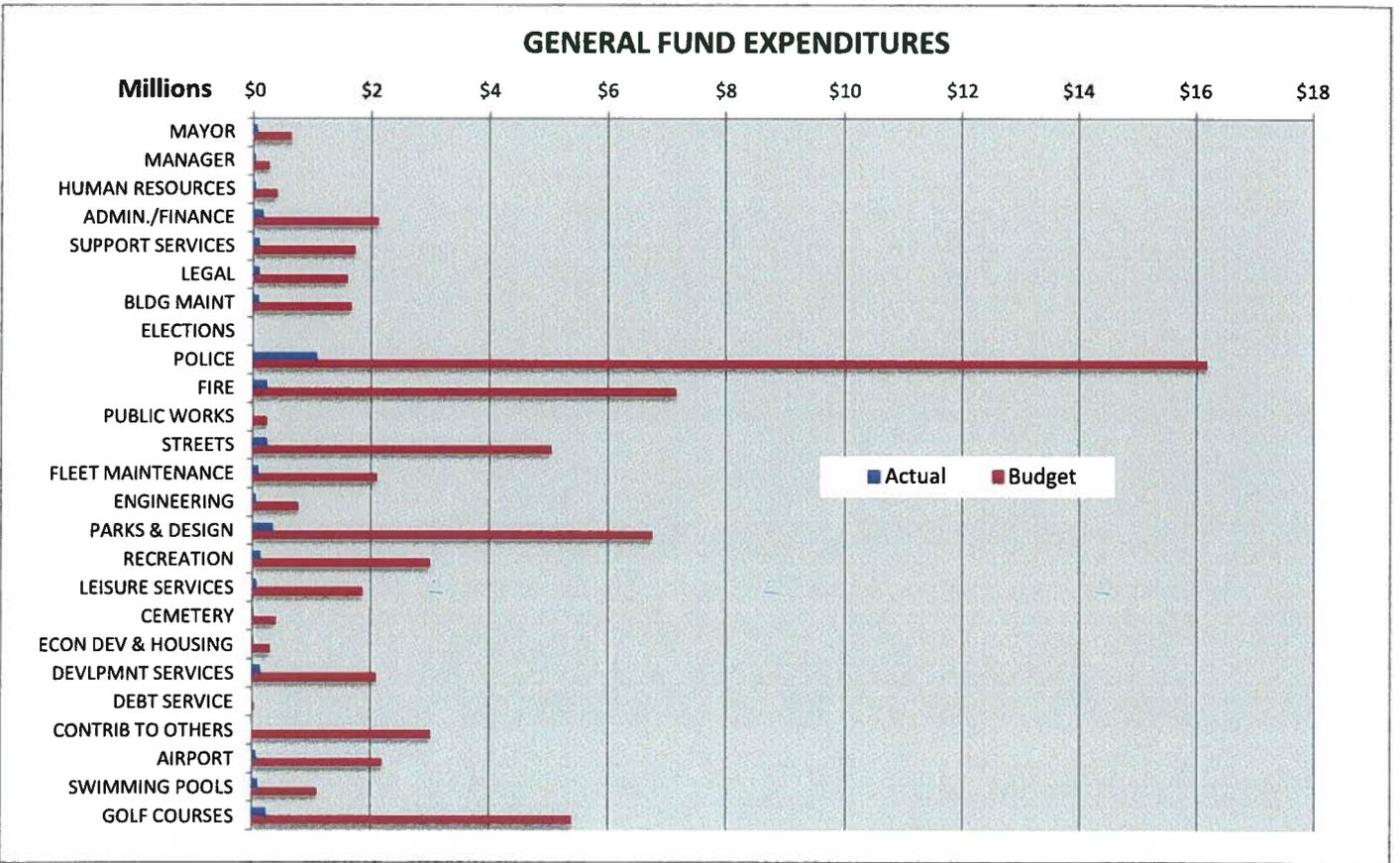
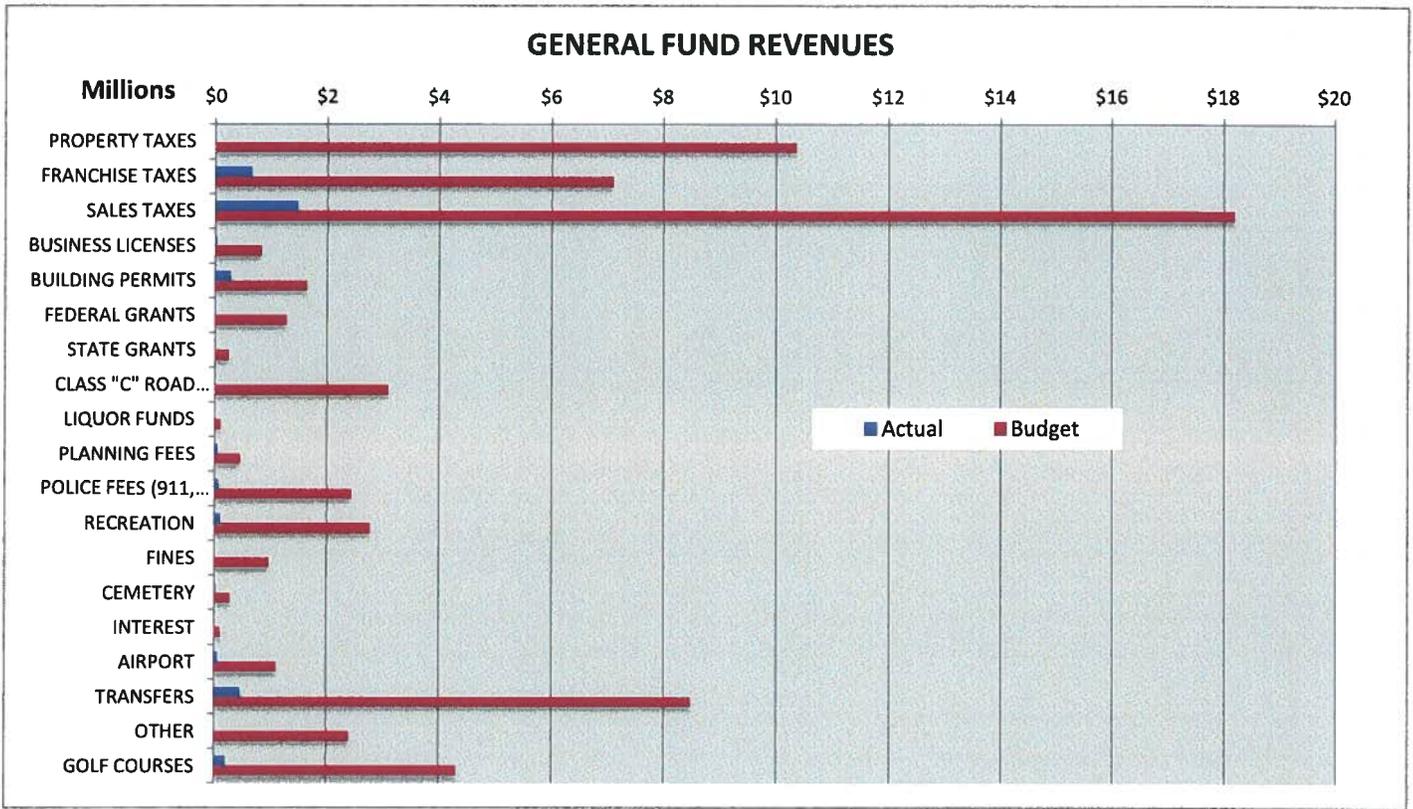
ADMINISTRATIVE DIRECTOR'S COMMENTS:

The attached report represents activity in the various city funds for the ONE month ended July 31, 2016. This period represents 8.33% of the new fiscal year.

- 1) General Fund revenues are at 5.20% of budget. Some predominant revenues affecting the overall revenue percentages are Current (Real) Property Taxes, Fees Assessed (Personal Property Taxes) and Delinquent Taxes and these revenues are typically not received until December, January, and June therefore the percentage received as compared to the budget will lag for about the first half of the fiscal year.
- 2) Overall General Fund revenues are up slightly at 1.42% over the prior fiscal year. Sales taxes are up 14.67% and franchise taxes are up 37.19% to the prior year; however both tax categories include some two-month filings which skewed the percentages. Golf revenues are down slightly by 1%. The Class C Road Allotment is \$0 as the Utah League of Cities & Towns (ULCT) asked UDOT to temporarily postpone the July 2016 distribution until the situation with House Bill 60's re-distribution formula is resolved (ULCT has advised they are making good progress; however a resolution has not been made). Building Permit revenues are double the same period last year (see #5 below). Overall, with these aforementioned variances experienced with revenues during this first month, the information should be noted but it is too early to project any trends.
- 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 5.26% of budget for the year to date. Where we have completed 8.33% of the fiscal year on the time horizon, as compared to expenditures at 5.26% of the budget, we are starting out the fiscal year with conservative spending.
- 5) The Revenue Comparison schedule attached to this report is fairly positive overall with most fund revenues being up in comparison to prior years. Impact fee revenues have a noticeable increase due to permits being obtained for the new Smith's grocery store on Mall Drive and the Vintage at Tabernacle student housing (56 units) during July 2016.
- 6) The RAP Tax and Switchpoint were fairly new funds last year and therefore had not begun to receive revenues.
- 7) The City Treasurer's investment report for June 2016 is attached.

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

CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
7/31/2016

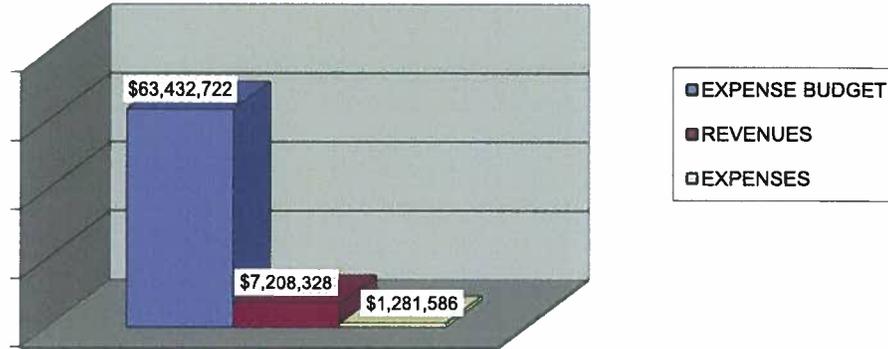


CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 7/31/2016

**GENERAL FUND**

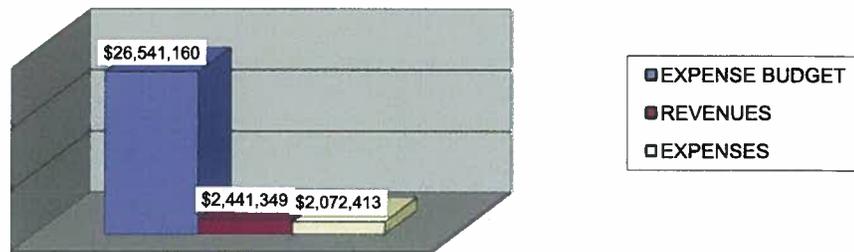


**ELECTRIC UTILITY**



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

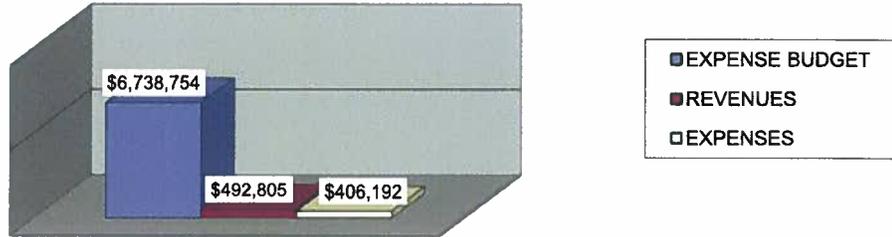
**WATER UTILITY**



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  
7/31/2016

**WASTEWATER COLLECTION (includes impact)**

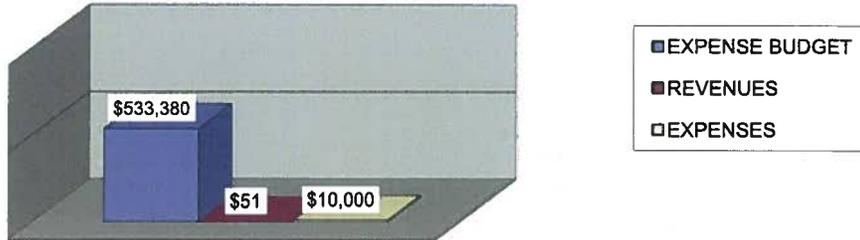


**WASTEWATER TREATMENT (includes impact)**

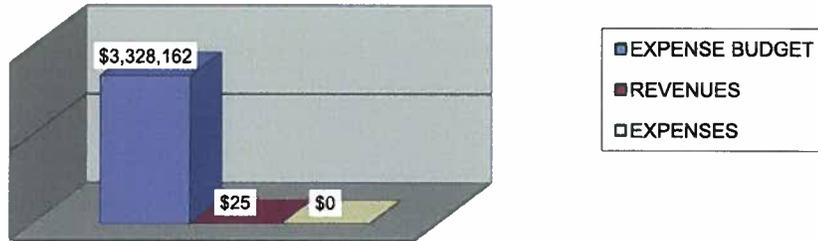


CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 7/31/2016

**CDBG BLOCK GRANT FUND**

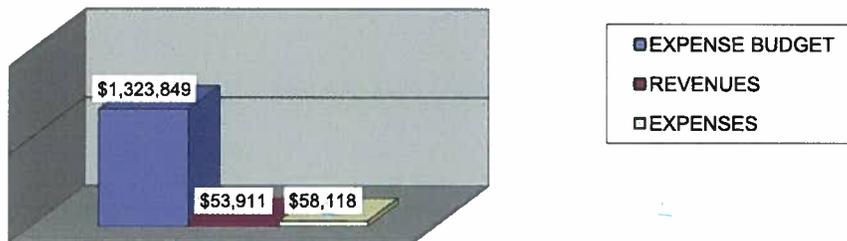


**SALES TAX BOND CAP. PROJECT FUND**



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**

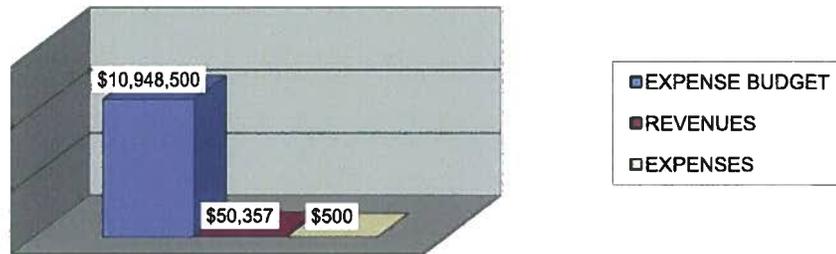


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
7/31/2016

### CAPITAL EQUIPMENT FUND



### PUBLIC WORKS CAPITAL PROJECTS FUND



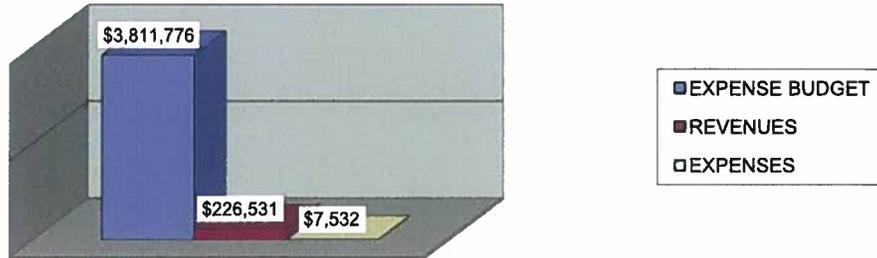
NOTE: Most of the Revenues are derived from year-end transfers from other City funds who collectively participate in funding each project (i.e. Transportation Fund, Street Impact, Drainage Impact, etc.)

### REPLACEMENT AIRPORT FUND

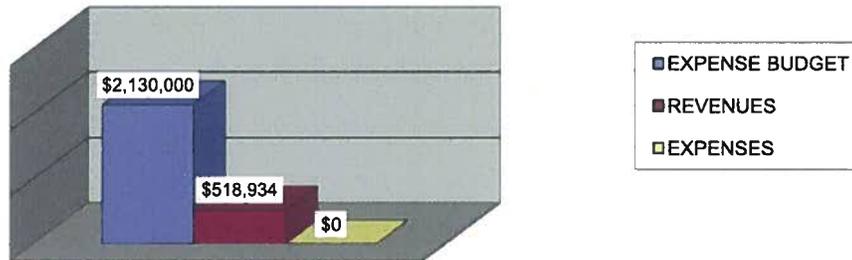


CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
7/31/2016

### PARK IMPACT FUND

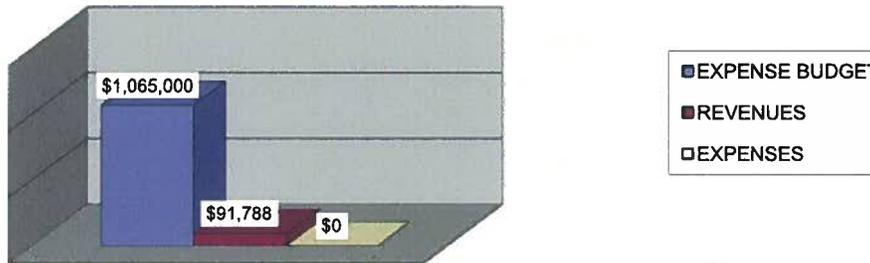


### STREET IMPACT FUND



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.

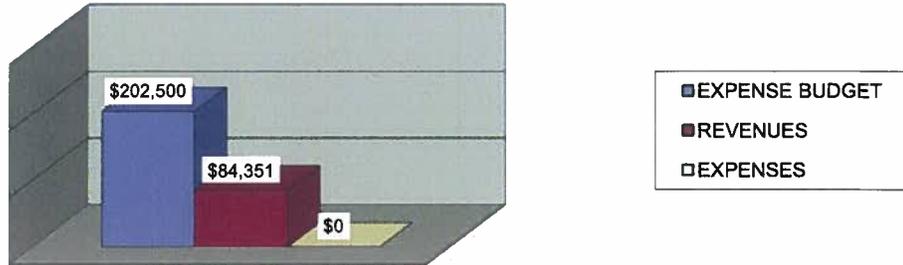
### DRAINAGE IMPACT FUND



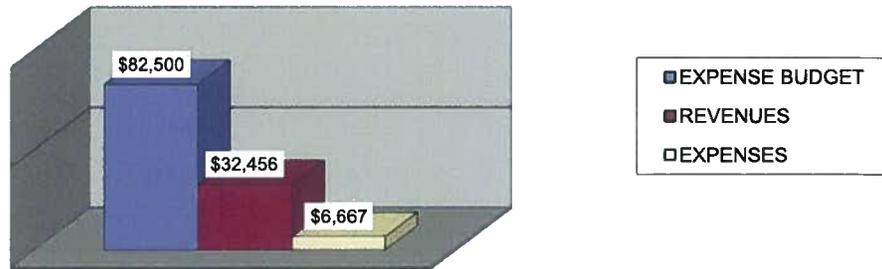
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CITY OF ST. GEORGE, UT  
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
7/31/2016

### FIRE IMPACT FUND

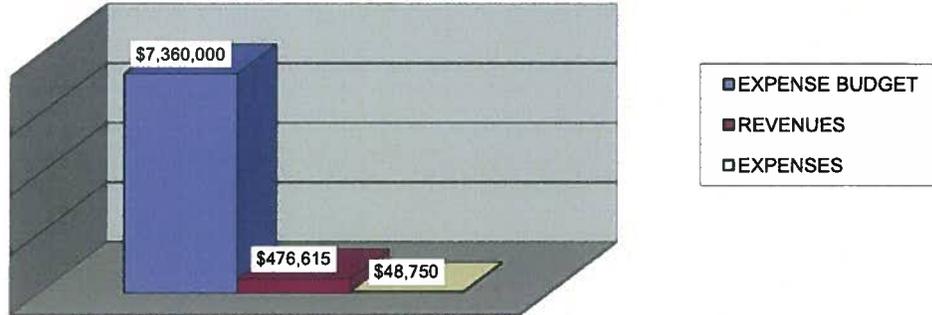


### POLICE IMPACT FUND



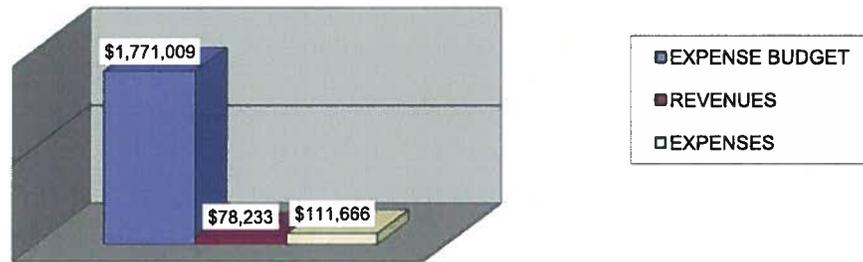
CITY OF ST. GEORGE, UT  
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL  
 7/31/2016

### TRANSPORTATION IMPROVEMENT FUND (TIF)

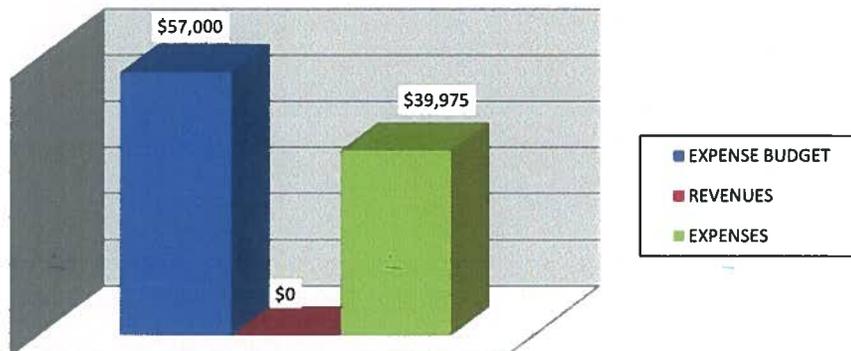


NOTE: Most of the budgeted Expenditures are in the form of a year-end transfer to the Public Works Capital Project Fund (PWCPF) based upon each project's actual costs in the PWCPF.

### SUNTRAN TRANSIT FUND



### SWITCHPOINT RESOURCE CENTER



Friends of Switchpoint assumed operations for Switchpoint on July 1, 2016; however the July 2016 expenses include one final payroll which overlapped the transition date. This used about 70% of the budget; however expenses should taper off to non-routine repairs and maintenance the remainder of the fiscal year.

CITY OF ST. GEORGE, UT  
 GENERAL FUND REVENUES  
 ONE MONTH ENDED JULY 31, 2016

8.33% OF THE BUDGET YEAR

<b>REVENUE SOURCE</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU JULY 31, 2016</b>	<b>PCT RECEIVED</b>
CURRENT PROPERTY TAXES	8,700,000	0	0.00%
FEES ASSESSED	1,300,000	0	0.00%
FRANCHISE TAXES	7,100,000	646,599	9.11%
DELINQUENT TAXES	350,000	0	0.00%
GENERAL SALES TAXES	18,200,000	1,479,757	8.13%
BUSINESS LICENSES	630,000	3,060	0.49%
LICENSE FEES - RENTAL ORDINANCE	190,000	22,850	12.03%
ELECTION FILING FEES	0	0	#DIV/0!
TRUCK-N-GO PERMITS	0	0	#DIV/0!
BUILDING PERMITS	1,600,000	272,764	17.05%
DOG LICENSES	32,000	850	2.66%
FEDERAL GRANTS	1,272,000	0	0.00%
STATE GRANTS	238,000	0	0.00%
CLASS C ROAD ALLOTTMENT	3,100,000	0	0.00%
LIQUOR FUND ALLOTTMENT	105,000	0	0.00%
RESOURCE OFFICER CONTRIB.	616,800	0	0.00%
PLANNING FEES	418,000	37,123	8.88%
AIR QUALITY FEES	30,000	13,764	45.88%
SPECIAL POLICE SERVICES	66,000	6,453	9.78%
E-911 SERVICES	960,000	76,217	7.94%
OTHER CITIES DISPATCH FEES	788,750	0	0.00%
POLICE TRAINING CLASSES	-2,000	0	0.00%
MUSEUM DONATIONS	500	35	7.00%
MUSEUM ADMISSION FEES	10,000	380	3.80%
NJCAA TOURNAMENT	0	0	#DIV/0!
COMMUNITY ARTS BLDG RENTALS	12,000	500	4.17%
ELECTRIC THEATER RENTALS	40,000	1,050	2.63%
TRIPAK PASS SALES	0	0	#DIV/0!
WALKING TOUR REVENUES	2,500	313	12.52%
SOCIAL HALL RENTALS	18,000	305	1.69%
EXHIBITS - COLLECTIONS	8,000	86	1.07%
NATURE CENTER	25,000	677	2.71%
AQUATIC CENTER	350,000	28,194	8.06%
YOUTH SPORTS	100,000	2,112	2.11%
ADULT SPORTS	50,000	1,168	2.34%
RACES	320,000	7,933	2.48%
SOFTBALL LEAGUES	380,000	10,422	2.74%
ARTS FAIR REVENUE	40,000	0	0.00%
SPECIAL COMMUNITY EVENTS	2,600	329	12.65%
SWIMMING POOL FEES	120,000	15,933	13.28%
RECREATION FEES	5,000	290	5.80%
RECREATION CENTER FEES	143,000	9,916	6.93%

CITY OF ST. GEORGE, UT  
 GENERAL FUND REVENUES  
 ONE MONTH ENDED JULY 31, 2016

8.33% OF THE BUDGET YEAR

<b>REVENUE SOURCE</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU JULY 31, 2016</b>	<b>PCT RECEIVED</b>
ALL ABILITIES PARK TRAIN RIDES	115,000	0	0.00%
OPERA HOUSE RENTALS	10,000	0	0.00%
RECREATION FACILITY RENTALS	30,000	5,671	18.90%
TENNIS CLASSES ETC.	145,000	10,106	6.97%
MARATHON REVENUES	802,700	1,010	0.13%
RECREATION CLASS FEES	0	0	#DIV/0!
ST GEORGE CAROUSEL	45,000	2,845	6.32%
CEMETERY LOT SALES	140,000	11,150	7.96%
BURIAL FEES	135,000	9,350	6.93%
TRAFFIC SCHOOL FEES	45,000	6,377	14.17%
COURT FINES	900,000	5,514	0.61%
POLICE WARRANTS	17,500	0	0.00%
ACE PENALTIES	0	575	#DIV/0!
ACE COSTS	0	0	#DIV/0!
ACE ABATEMENTS	0	0	#DIV/0!
INTEREST EARNINGS	100,000	11,996	12.00%
RENTS AND ROYALTIES	70,000	0	0.00%
SALE OF PROPERTY	50,000	0	0.00%
POLICE EVIDENCE IMPOUND	5,000	1,575	31.50%
LEASE AGREEMENTS	2,032,253	0	0.00%
MISCELLANEOUS SUNDRY REVENUES	75,000	1,010	1.35%
ORTHOPHOTOGRAPHY MAPS	500	0	0.00%
MISS ST GEORGE PRINCESS	0	0	#DIV/0!
COMPOST SALES - REUSE	25,000	1,730	6.92%
ROADBASE SALES - REUSE	2,500	37	1.50%
AIRPORT REVENUES	1,100,000	54,716	4.97%
MAINTENANCE AT AIRPORT	7,100	593	8.35%
CONTRIBUTIONS FROM OTHER	100,000	0	0.00%
TRANSFERS FROM OTHER FUNDS	8,483,776	475,625	5.61%
CONTRIBUTIONS FROM PRIVATE	20,000	0	0.00%
MEDIAN LANDSCAPE FEES	15,000	0	0.00%
ANIMAL SHELTER DONATIONS	0	16	#DIV/0!
ANIMAL TRAINING DONATIONS	-4,000	1,000	-25.00%
POLICE PROJECT LIFESAVER	-5,000	0	0.00%
APPROPRIATED FUND BALANCE			
RED HILLS GOLF COURSE	762,310	42,724	5.60%
GOLF ADMINISTRATION	36,000	5,820	16.17%
SOUTHGATE GOLF COURSE	1,180,985	52,095	4.41%
ST GEORGE GOLF CLUB	672,780	35,123	5.22%
SUNBROOK GOLF COURSE	1,663,455	63,324	3.81%
<b>TOTAL GENERAL FUND REVENUES</b>	<b>66,099,009</b>	<b>3,439,062</b>	<b>5.20%</b>

CITY OF ST. GEORGE, UT  
 EXPENDITURE STATUS REPORT BY CATEGORY  
 ONE MONTH ENDED JULY 31, 2016

8.33% OF THE BUDGET YEAR

<b>GENERAL FUND</b>	<b>ADJUSTED BUDGET</b>	<b>ACTUAL THRU JULY 31, 2016</b>	<b>REMAINING BALANCE</b>	<b>PCT USED</b>
MAYOR & COUNCIL	651,598	75,353	576,245	11.56%
CITY MANAGER	282,911	30,325	252,586	10.72%
HUMAN RESOURCES	407,325	34,249	373,076	8.41%
ADMINISTRATIVE SERVICES (FINANCE)	2,116,036	165,908	1,950,128	7.84%
TECHNOLOGY SERVICES	1,734,802	110,781	1,624,021	6.39%
LEGAL SERVICES	1,392,976	92,681	1,300,295	6.65%
BUILDING MAINTENANCE	1,663,265	87,476	1,575,789	5.26%
ELECTIONS	2,000	0	2,000	0.00%
PLANNING COMMISSION	12,700	1,300	11,400	10.24%
POLICE	13,047,252	892,736	12,154,516	6.84%
HIDTA GRANT	154,083	8,708	145,375	5.65%
POLICE DISPATCH	2,883,949	188,118	2,695,831	6.52%
CCJJ GRANT	79,860	442	79,418	0.55%
SAFG (State Asset Forfeiture Grant)	19,000	0	19,000	0.00%
FIRE DEPARTMENT	7,168,155	233,760	6,934,395	3.26%
CODE ENFORCEMENT	195,039	13,654	181,385	7.00%
PUBLIC WORKS ADMINISTRATION	236,822	11,178	225,645	4.72%
STREETS	5,040,764	245,338	4,795,426	4.87%
FLEET MAINTENANCE	2,100,974	88,114	2,012,860	4.19%
ENGINEERING	783,977	50,326	733,651	6.42%
PARKS	6,146,662	309,344	5,837,318	5.03%
DESIGN	610,714	37,436	573,278	6.13%
NATURE CENTER & YOUTH PROGRAMS	112,036	5,522	106,514	4.93%
SOFTBALL PROGRAMS	379,195	13,283	365,912	3.50%
SPORTS FIELD MAINTENANCE	588,917	30,590	558,327	5.19%
SPECIAL EVENTS & PROGRAMS	366,426	25,783	340,643	7.04%
YOUTH SPORTS PROGRAMS	224,203	9,343	214,860	4.17%
ADULT SPORTS PROGRAMS	220,933	8,853	212,080	4.01%
RECREATION	537,237	26,244	510,993	4.88%
EXHIBITS AND COLLECTIONS	232,958	13,335	219,623	5.72%
COMMUNITY ARTS	334,605	12,383	322,222	3.70%
HISTORIC OPERA HOUSE	35,900	2,711	33,189	7.55%
HISTORIC COURTHOUSE	23,200	2,401	20,799	10.35%
LEISURE SERVICES ADMINISTRATION	354,058	22,708	331,350	6.41%
RECREATION CENTER	574,688	24,186	550,502	4.21%
MARATHON	682,150	10,009	672,141	1.47%
COMMUNITY CENTER	3,300	167	3,133	5.05%
ELECTRIC THEATER	192,574	11,121	181,453	5.77%
CEMETERY	394,218	19,717	374,501	5.00%
ECONOMIC DEVELOPMENT & HOUSING	307,710	16,214	291,496	5.27%
DEVELOPMENT SERVICES ADMIN.	2,082,512	128,587	1,953,925	6.17%
DEBT SERVICE	29,400	2,068	27,332	7.03%
TRANSFERS TO OTHER FUNDS	3,019,415	0	3,019,415	0.00%
AIRPORT	2,188,819	75,013	2,113,806	3.43%
SWIMMING POOL	277,711	38,540	239,171	13.88%
SAND HOLLOW AQUATIC CENTER	822,082	57,939	764,143	7.05%
RED HILLS GOLF COURSE	1,081,167	38,352	1,042,815	3.55%
GOLF ADMINISTRATION	174,737	11,351	163,386	6.50%
SOUTHGATE GOLF COURSE	1,108,051	59,239	1,048,812	5.35%
ST GEORGE GOLF CLUB	1,137,766	49,735	1,088,031	4.37%
SUNBROOK GOLF COURSE	1,882,177	85,324	1,796,853	4.53%
<b>TOTAL GENERAL FUND</b>	<b>66,099,009</b>	<b>3,477,946</b>	<b>62,621,063</b>	<b>5.26%</b>

CITY OF ST. GEORGE, UT  
 REVENUE COMPARISONS  
 ONE MONTH ENDED JULY 31, 2016

	FYE <u>JUNE 2017</u>	FYE <u>JUNE 2016</u>	FY2017 as a % of FY2016
GENERAL FUND:			
PROPERTY TAXES	-	-	#DIV/0!
FRANCHISE TAXES	646,599	471,334	137.19%
SALES TAXES	1,479,757	1,290,458	114.67%
BUSINESS LICENSES	25,910	31,413	82.48%
BUILDING PERMITS	273,614	135,206	202.37%
FEDERAL GRANTS	-	-	#DIV/0!
STATE GRANTS	-	-	#DIV/0!
CLASS "C" ROAD FUNDS	-	489,724	0.00%
LIQUOR FUNDS	-	-	#DIV/0!
PLANNING FEES	50,886	40,190	126.61%
POLICE FEES (911, ETC.)	82,670	87,669	94.30%
RECREATION	99,275	131,724	75.37%
FINES	12,466	15,331	81.31%
CEMETERY	20,500	18,345	111.75%
INTEREST	11,996	8,343	143.79%
AIRPORT	54,716	51,864	105.50%
TRANSFERS	475,625	411,042	115.71%
OTHER	5,961	7,261	82.09%
GOLF COURSES	199,087	201,086	99.01%
Total General Fund	3,439,062	3,390,990	101.42%
DIXIE CENTER OPERATIONS	\$53,911	\$22,442	240.22%
CDBG BLOCK GRANT FUND	\$51	\$16,000	0.32%
PARK IMPACT FUND	\$226,531	\$172,248	131.51%
STREET IMPACT FUND	\$518,934	\$72,147	719.27%
DRAINAGE IMPACT FUND	\$91,788	\$40,987	223.95%
FIRE DEPT IMPACT FUND	\$84,351	\$17,508	481.79%
POLICE DEPT IMPACT FUND	\$32,456	\$7,742	419.22%
WATER UTILITY FUND (w/ impact fees)	\$2,441,349	\$2,172,504	112.37%
WASTEWATER COLLECTION (w/impact fees)	\$492,805	\$489,782	100.62%
ELECTRIC UTILITY (w/impact fees)	\$7,208,328	\$6,687,438	107.79%
REGIONAL WASTEWATER (w/impact fees)	\$438,835	\$397,500	110.40%
SUNTRAN TRANSIT FUND	\$78,233	\$67,931	115.17%
TRANS. IMPROV. FUND	\$476,615	\$415,002	114.85%
REPLMNT AIRPORT FUND	\$0	\$0	#DIV/0!
SWITCHPOINT FUND	\$0	\$0	#DIV/0!
RAP TAX FUND	\$102,607	\$0	#DIV/0!

CITY OF ST. GEORGE, UT  
MONTHLY COUNCIL REPORT  
ONE MONTH ENDED JULY 31, 2016

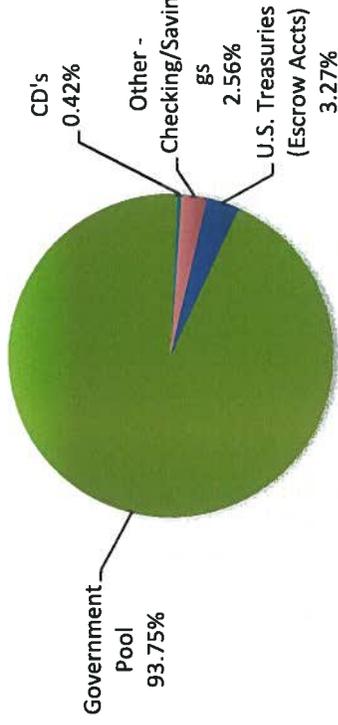
	<u>ADJUSTED EXPENSE BUDGET</u>	<u>REVENUE</u>	<u>EXPENDITURES</u>	
10 GENERAL FUND (includes Golf Courses)	\$66,099,009	\$3,439,062	\$3,477,946	5.26%
53 & 83 ELECTRIC FUND (includes impact)	\$63,432,722	\$7,208,328	\$1,281,586	2.02%
51 & 81 WATER FUND (includes impact)	\$26,541,160	\$2,441,349	\$2,072,413	7.81%
52 & 82 WASTEWATER COLLECT (includes impact)	\$6,738,754	\$492,805	\$406,192	6.03%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$7,306,419	\$438,835	\$261,997	3.59%
32 CDBG BLOCK GRANT FUND	\$533,380	\$51	\$10,000	1.87%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$3,328,162	\$25	\$0	0.00%
30 DIXIE CENTER OPERATIONS	\$1,323,849	\$53,911	\$58,118	4.39%
40 CAPITAL EQUIPMENT FUND	\$3,094,693	\$6,610	\$63,300	2.05%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$10,948,500	\$50,357	\$500	0.00%
88 REPLACEMENT AIRPORT CONST. FUND	\$7,800	\$0	\$0	0.00%
44 PARK IMPACT FUND	\$3,811,776	\$226,531	\$7,532	0.20%
45 STREET IMPACT FUND	\$2,130,000	\$518,934	\$0	0.00%
47 DRAINAGE IMPACT FUND	\$1,065,000	\$91,788	\$0	0.00%
48 FIRE IMPACT FUND	\$202,500	\$84,351	\$0	0.00%
49 POLICE IMPACT FUND	\$82,500	\$32,456	\$6,667	8.08%
64 SUNTRAN TRANSIT FUND	\$1,771,009	\$78,233	\$111,666	6.31%
27 TRANSPORTATION IMPROV FUND	\$7,360,000	\$476,615	\$48,750	0.66%
21 SWITCHPOINT RESOURCE CENTER	\$57,000	\$0	\$39,975	70.13%
80 RAP TAX FUND	\$4,665,047	\$102,607	\$20,932	0.45%

City of St George  
**DEPOSITS AND INVESTMENTS**  
 6/30/2016

**Portfolio Composition**

<i>Investments by Type:</i>	Amount	Percentage
U.S. Treasuries (Escrow Accts)	3,761,305.71	3.27%
Agencies	-	0.00%
Government Pool	107,855,573.84	93.75%
Mutual Funds	-	0.00%
CD's	483,426.13	0.42%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	2,948,539.21	2.56%
<b>Total</b>	<b>115,048,844.89</b>	<b>100.00%</b>

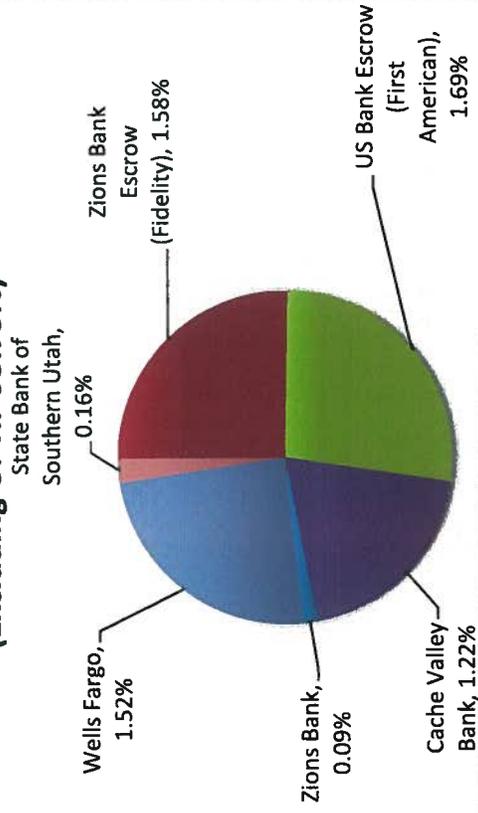
**Investments by Type**



*Investments by Issuer:*

UPTIF (State Pool)	107,855,573.84	93.75%
Zions Bank Escrow (Dreyfus)	-	0.00%
Zions Bank Escrow (Fidelity)	1,815,175.58	1.58%
US Bank Escrow (Assured Guar.)	0.01	0.00%
US Bank Escrow (First American)	1,946,130.12	1.69%
Cache Valley Bank	1,407,177.79	1.22%
Zions Bank	98,713.71	0.09%
U.S. Bank	-	0.00%
Wells Fargo	1,745,408.50	1.52%
State Bank of Southern Utah	180,665.34	0.16%
<b>Total</b>	<b>115,048,844.89</b>	<b>100.00%</b>

**Investments by Issuer  
 (Excluding UPTIF 93.75%)**



*Portfolios Weighted Average Maturity on* 6/30/2016 63.07 days

*Portfolios Weighted Average Rate on* 6/30/2016 0.85%

**City of St. George**  
**DEPOSITS AND INVESTMENTS**  
6/30/2016

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	06/30/16	06/01/16	\$ 98,713.71	1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	06/30/16	06/01/16	\$ 1,745,408.50	1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	06/30/16	06/01/16	\$ -	1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Public Money Market	0.3000	06/30/16	06/01/16	\$ 180,665.34	1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.6500	03/19/16	03/19/15	\$ 483,426.13	Q	CVB	1.00	CD's	Cache Valley	General
Cache Valley Bank	Checking - General	-	06/30/16	06/01/16	\$ 899,810.62	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Utilities & Payroll	-	06/30/16	06/01/16	\$ -	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Checking - Other	-	06/30/16	06/01/16	\$ 98.07	1	CVB	n/a	Other	Cache Valley	General
Cache Valley Bank	Savings	0.3000	06/30/16	06/01/16	\$ 23,842.97	1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.8969	06/30/16	06/01/16	\$ 100,615,210.70	65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.8969	06/30/16	06/01/16	\$ 116,539.58	65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.8969	06/30/16	06/01/16	\$ 15,861.59	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.8969	06/30/16	06/01/16	\$ 118.28	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.8969	06/30/16	06/01/16	\$ 321,108.92	65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.8969	06/30/16	06/01/16	\$ 17,484.51	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.8969	06/30/16	06/01/16	\$ 169,134.12	65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	06/30/16	06/01/16	\$ 1,946,130.12	5	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	0.0100	06/30/16	06/01/16	\$ 0.01	42	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	06/30/16	06/01/16	\$ -	36	US Bank	1.00	U.S. Treasuries	F.Am. Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	0.0100	06/30/16	06/01/16	\$ -	25	US Bank	1.00	U.S. Treasuries	F.Am.Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.8969	06/30/16	06/01/16	\$ 873.20	65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.8969	06/30/16	06/01/16	\$ 350,267.96	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0500	06/30/16	06/01/16	\$ -	1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Revenue Refunding Bn 2013 Bond	0.8969	06/30/16	06/01/16	\$ -	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
U.S. Bank	Electric Revenue Refunding 2016 COI	0.8969	06/30/16	06/01/16	\$ -	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.1850	06/30/16	06/01/16	\$ 372,408.95	34	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.8969	06/30/16	06/01/16	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.1850	06/30/16	06/01/16	\$ 1,299,933.42	34	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.8969	06/30/16	06/01/16	\$ 48.25	65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	Franchise Tax 2014 Bond Fund	0.8969	06/30/16	06/01/16	\$ 82.72	65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Capital Projects
Zion's FNB	Franchise Tax 2014 Project Acct	0.8969	06/30/16	06/01/16	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Public Works/Capital Projects
Zion's FNB	UWFA Water Rev 2004A Bond	0.8969	06/30/16	06/01/16	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.8969	06/30/16	06/01/16	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	GO Ser 2014 Bond Fund	0.8969	06/30/16	06/01/16	\$ 52.35	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	GO Ser 2014 COI	0.8969	06/30/16	06/01/16	\$ -	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Bond accts - temp SID & misc.	0.8969	06/30/16	06/01/16	\$ 405.02	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr Rev 93B Reserve	0.0100	06/30/16	06/01/16	\$ -	34	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	06/30/16	06/01/16	\$ -	34	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	06/30/16	06/01/16	\$ -	34	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	St George Water Rev Ref 2011 Bond	0.1850	06/30/16	06/01/16	\$ 142,833.21	34	Zion's	1.00	U.S. Treasuries	Fidelity	Water
Zion's FNB	Franchise Tax 2015 Bond Project (RAP)	0.8969	06/30/16	06/01/16	\$ 6,248,386.64	65	Zion's	1.00	Govt. Pool	UPTIF	RAP Tax Fund
Zion's FNB	Bond accts - temp SID & misc.	0.0100	06/30/16	06/01/16	\$ -	34	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
				TOTAL =	115,048,844.89						

\* Average Days to Maturity updated monthly.

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

**DRAFT**

Agenda Item Number : **2A**

## Request For Council Action

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**Date Submitted** 2016-08-25 16:42:03

**Applicant** Jay Sandberg

**Quick Title** Award Bid - St. George Industrial Park Drainage Phase 2

**Subject** Consider approval to award a Contract to Progressive Contracting, Inc. for the construction of the St. George Industrial Park Drainage Project Phase 2.

**Discussion** Project includes 2,500 In. ft. of storm drain, a detention basin, and related work. This project will improve drainage significantly in the vicinity of Red Hills Parkway and Industrial Park Road.

**Cost** \$484,828.81

**City Manager Recommendation** Included in the current budget. Recommend approval.

**Action Taken**

**Requested by** Cameron Cutler

**File Attachments** [City Council Exhibit.pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**Attachments** [City Council Exhibit.pdf](#)

**BID TABULATION**

**ST. GEORGE INDUSTRIAL PARK DRAINAGE IMPROVEMENTS PHASE 2 PROJECT  
INQUIRY NO. 16-0038**

Bid Date: Tuesday, August 23, 2016; 2:00 p.m.

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Progressive Contracting, Inc.		Interstate Rock Products, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	LUMP	1	\$40,000.00	\$40,000.00	\$19,000.00	\$19,000.00	\$17,150.00	\$17,150.00
2	TRAFFIC CONTROL	LUMP	1	\$25,000.00	\$25,000.00	\$9,040.00	\$9,040.00	\$20,000.00	\$20,000.00
3	DUST CONTROL AND WATERING	LUMP	1	\$10,000.00	\$10,000.00	\$2,260.00	\$2,260.00	\$9,050.00	\$9,050.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	\$3,500.00	\$3,500.00	\$1,356.00	\$1,356.00	\$1,375.00	\$1,375.00
5	FOUNDATION MATERIAL (AS NEEDED)	CU YD	600	\$20.00	\$12,000.00	\$19.92	\$11,952.00	\$38.00	\$22,800.00
6	REMOVE PIPE CULVERT	FEET	80	\$20.00	\$1,600.00	\$2.26	\$180.80	\$12.00	\$960.00
7	REMOVE CURB AND GUTTER	FEET	300	\$10.00	\$3,000.00	\$1.07	\$321.00	\$12.50	\$3,750.00
8	REMOVE ASPHALT	SQ FT	25,000	\$1.50	\$37,500.00	\$0.28	\$7,000.00	\$0.85	\$21,250.00
9	UNCLASSIFIED EXCAVATION	CU YD	1,500	\$12.00	\$18,000.00	\$10.17	\$15,255.00	\$9.65	\$14,475.00
10	12 INCH PVC SCH. 40	FEET	40	\$30.00	\$1,200.00	\$81.69	\$3,267.60	\$26.90	\$1,076.00
11	18 INCH RCP	FEET	530	\$40.00	\$21,200.00	\$84.61	\$44,843.30	\$56.00	\$29,680.00
12	24 INCH RCP	FEET	500	\$50.00	\$25,000.00	\$62.36	\$31,180.00	\$63.65	\$31,825.00
13	30 INCH RCP	FEET	640	\$75.00	\$48,000.00	\$72.25	\$46,240.00	\$70.20	\$44,928.00
14	36 INCH RCP	FEET	760	\$100.00	\$76,000.00	\$91.11	\$69,243.60	\$93.85	\$71,326.00
15	STD CURB INLET CATCH BASIN 3' TO 5' TALL	EACH	5	\$2,000.00	\$10,000.00	\$1,973.88	\$9,869.40	\$2,060.00	\$10,300.00
16	STD CURB INLET CATCH BASIN 5' TO 7' TALL	EACH	6	\$2,500.00	\$15,000.00	\$2,461.19	\$14,767.14	\$2,412.00	\$14,472.00
17	STD CURB INLET CATCH BASIN 7' TO 9' TALL	EACH	2	\$3,500.00	\$7,000.00	\$2,859.85	\$5,719.70	\$2,874.00	\$5,748.00
18	42" X 30" CONCRETE DRAINAGE STRUCTURE	EACH	1	\$4,500.00	\$4,500.00	\$2,340.85	\$2,340.85	\$1,927.00	\$1,927.00
19	3' X 3' CATCH BASIN 1' TO 3' TALL	EACH	1	\$2,500.00	\$2,500.00	\$1,864.43	\$1,864.43	\$1,647.00	\$1,647.00
20	4' X 4' DIVERSION BOX 5' TO 7' TALL	EACH	1	\$3,500.00	\$3,500.00	\$3,338.83	\$3,338.83	\$3,542.00	\$3,542.00
21	4' X 4' DIVERSION BOX 7' TO 9' TALL	EACH	1	\$4,000.00	\$4,000.00	\$4,109.60	\$4,109.60	\$4,154.00	\$4,154.00
22	4' X 5' DIVERSION BOX 7' TO 9' TALL	EACH	1	\$4,000.00	\$4,000.00	\$4,440.54	\$4,440.54	\$4,535.00	\$4,535.00
23	4' X 8' DIVERSION BOX 3' TO 5' TALL	EACH	1	\$4,000.00	\$4,000.00	\$5,207.46	\$5,207.46	\$4,604.00	\$4,604.00
24	4' X 8' DIVERSION BOX 7' TO 9' TALL	EACH	1	\$4,000.00	\$4,000.00	\$6,233.28	\$6,233.28	\$5,855.00	\$5,855.00
25	6' X 8' DIVERSION BOX 3' TO 5' TALL	EACH	1	\$4,000.00	\$4,000.00	\$2,826.00	\$2,826.00	\$3,107.00	\$3,107.00
26	CONNECT TO EXISTING STRUCTURE	EACH	8	\$750.00	\$6,000.00	\$2,486.00	\$19,888.00	\$528.00	\$4,224.00
27	10" WATERLINE LOOP W/1 INCH AIR/VAC VALVE	LUMP	1	\$15,000.00	\$15,000.00	\$6,220.58	\$6,220.58	\$7,215.00	\$7,215.00
28	CONCRETE CURB & GUTTER HB-30-9	FEET	300	\$20.00	\$6,000.00	\$17.02	\$5,106.00	\$27.00	\$8,100.00
29	CONCRETE FLATWORK REPAIR	SQ FT	150	\$8.00	\$1,200.00	\$4.09	\$613.50	\$7.50	\$1,125.00
30	CONCRETE SIDEWALK REPAIR	SQ FT	750	\$8.00	\$6,000.00	\$4.09	\$3,067.50	\$5.00	\$3,750.00
31	FLOWABLE FILL (5 BAG MIX)	CU YD	25	\$175.00	\$4,375.00	\$174.16	\$4,354.00	\$103.00	\$2,575.00
32	UNTREATED BASE COURSE	CU YD	700	\$30.00	\$21,000.00	\$27.74	\$19,418.00	\$61.70	\$43,190.00
33	DENSE GRADED - 1/2" (AC-20)	TON	800	\$80.00	\$64,000.00	\$74.00	\$59,200.00	\$96.65	\$77,320.00
34	STORMWAX	EACH	2	\$2,000.00	\$4,000.00	\$1,921.00	\$3,842.00	\$1,725.00	\$3,450.00
35	ROCK MULCH 4" TO 6"	SQ YD	368	\$10.00	\$3,680.00	\$10.17	\$3,742.56	\$7.30	\$2,686.40
36	SEPARATION FABRIC	SQ YD	368	\$6.00	\$2,208.00	\$1.13	\$415.84	\$3.50	\$1,288.00
37	ABANDON CATCH BASIN	EACH	1	\$1,000.00	\$1,000.00	\$678.00	\$678.00	\$1,005.00	\$1,005.00
38	3' X 6' DOUBLE CATCH BASIN - CONCRETE	EACH	6	\$6,000.00	\$36,000.00	\$6,071.05	\$36,426.30	\$5,120.00	\$30,720.00
				Total Estimate:	\$554,963.00	Total Bid:	\$484,828.81	Total Bid:	\$536,184.40

**BID TABULATION**

**ST. GEORGE INDUSTRIAL PARK DRAINAGE IMPROVEMENTS PHASE 2 PROJECT  
INQUIRY NO. 16-0038**

**Bid Date: Tuesday, August 23, 2016; 2:00 p.m.**

Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Royal T Enterprises, Inc.	
				Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	LUMP	1	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00
2	TRAFFIC CONTROL	LUMP	1	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00
3	DUST CONTROL AND WATERING	LUMP	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
5	FOUNDATION MATERIAL (AS NEEDED)	CU YD	600	\$20.00	\$12,000.00	\$25.00	\$15,000.00
6	REMOVE PIPE CULVERT	FEET	80	\$20.00	\$1,600.00	\$50.00	\$4,000.00
7	REMOVE CURB AND GUTTER	FEET	300	\$10.00	\$3,000.00	\$10.00	\$3,000.00
8	REMOVE ASPHALT	SQ FT	25,000	\$1.50	\$37,500.00	\$1.00	\$25,000.00
9	UNCLASSIFIED EXCAVATION	CU YD	1,500	\$12.00	\$18,000.00	\$10.00	\$15,000.00
10	12 INCH PVC SCH. 40	FEET	40	\$30.00	\$1,200.00	\$40.00	\$1,600.00
11	18 INCH RCP	FEET	530	\$40.00	\$21,200.00	\$45.00	\$23,850.00
12	24 INCH RCP	FEET	500	\$50.00	\$25,000.00	\$51.50	\$25,750.00
13	30 INCH RCP	FEET	640	\$75.00	\$48,000.00	\$70.00	\$44,800.00
14	36 INCH RCP	FEET	760	\$100.00	\$76,000.00	\$90.00	\$68,400.00
15	STD CURB INLET CATCH BASIN 3' TO 5' TALL	EACH	5	\$2,000.00	\$10,000.00	\$3,800.00	\$19,000.00
16	STD CURB INLET CATCH BASIN 5' TO 7' TALL	EACH	6	\$2,500.00	\$15,000.00	\$4,000.00	\$24,000.00
17	STD CURB INLET CATCH BASIN 7' TO 9' TALL	EACH	2	\$3,500.00	\$7,000.00	\$5,600.00	\$11,200.00
18	42" X 30" CONCRETE DRAINAGE STRUCTURE	EACH	1	\$4,500.00	\$4,500.00	\$3,000.00	\$3,000.00
19	3' X 3' CATCH BASIN 1' TO 3' TALL	EACH	1	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00
20	4' X 4' DIVERSION BOX 5' TO 7' TALL	EACH	1	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
21	4' X 4' DIVERSION BOX 7' TO 9' TALL	EACH	1	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00
22	4' X 5' DIVERSION BOX 7' TO 9' TALL	EACH	1	\$4,000.00	\$4,000.00	\$6,000.00	\$6,000.00
23	4' X 8' DIVERSION BOX 3' TO 5' TALL	EACH	1	\$4,000.00	\$4,000.00	\$6,000.00	\$6,000.00
24	4' X 8' DIVERSION BOX 7' TO 9' TALL	EACH	1	\$4,000.00	\$4,000.00	\$7,000.00	\$7,000.00
25	6' X 8' DIVERSION BOX 3' TO 5' TALL	EACH	1	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
26	CONNECT TO EXISTING STRUCTURE	EACH	8	\$750.00	\$6,000.00	\$1,000.00	\$8,000.00
27	10" WATERLINE LOOP W/1 INCH AIR/VAC VALVE	LUMP	1	\$15,000.00	\$15,000.00	\$8,000.00	\$8,000.00
28	CONCRETE CURB & GUTTER HB-30-9	FEET	300	\$20.00	\$6,000.00	\$60.00	\$18,000.00
29	CONCRETE FLATWORK REPAIR	SQ FT	150	\$8.00	\$1,200.00	\$30.00	\$4,500.00
30	CONCRETE SIDEWALK REPAIR	SQ FT	750	\$8.00	\$6,000.00	\$10.00	\$7,500.00
31	FLOWABLE FILL (5 BAG MIX)	CU YD	25	\$175.00	\$4,375.00	\$200.00	\$5,000.00
32	UNTREATED BASE COURSE	CU YD	700	\$30.00	\$21,000.00	\$20.00	\$14,000.00
33	DENSE GRADED - 1/2" (AC-20)	TON	800	\$80.00	\$64,000.00	\$100.00	\$80,000.00
34	STORMDRAIN	EACH	2	\$2,000.00	\$4,000.00	\$4,000.00	\$8,000.00
35	ROCK MULCH 4" TO 6"	SQ YD	368	\$10.00	\$3,680.00	\$10.00	\$3,680.00
36	SEPARATION FABRIC	SQ YD	368	\$6.00	\$2,208.00	\$5.00	\$1,840.00
37	ABANDON CATCH BASIN	EACH	1	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
38	3' X 6' DOUBLE CATCH BASIN - CONCRETE	EACH	6	\$6,000.00	\$36,000.00	\$6,000.00	\$36,000.00
				Total Estimate:	\$554,963.00	Total Bid:	\$576,620.00
						Total Bid:	\$0.00



DESIGNED BY: P.B.G.  
 DRAWN BY: P.B.G.  
 CHECKED BY: C.R.M.

**CITY OF ST. GEORGE**  
**SHEET AND**  
**ALIGNMENT LAYOUT**  
**ST. GEORGE INDUSTRIAL PARK DRAINAGE**  
**IMPROVEMENTS - PH 2**

Rev.	Date	Description

DATE: 07/24/16  
 DRAWN BY: P.B.G.  
 CHECKED BY: C.R.M.  
 SCALE: 1"=40.00'



**NOTE:**  
 ALL STATION/OFFSET CALLOUTS FOR SHEETS  
 PP-1 TO PP-4A REFER TO ALIGNMENT 1  
 ALL STATION/OFFSET CALLOUTS FOR SHEETS  
 PP-5 TO PP-6 REFER TO ALIGNMENT 2  
 ALL STATION/OFFSET CALLOUTS FOR SHEET  
 PP-7 REFER TO ALIGNMENT 3.

H:\Projects\St. George City Projects\14-001-50-STRM\PH2\Phase\_1\CAD\PLANS\1B-1C.dwg Aug 08, 2016 - 1:58pm

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

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**Date Submitted** 2016-08-25 14:01:20

**Applicant** Jay Sandberg

**Quick Title** Award Bid - Slurry Seal Project

**Subject** Award bid to M&M Asphalt Services, Inc., to complete the 2016 Slurry Seal Project

**Discussion** Project includes Type II Slurry Seal on various residential streets throughout the city.

**Cost** \$103,000

**City Manager Recommendation** Part of our annual pavement management program. Cost has actually gone down. Recommend approval.

**Action Taken**

**Requested by** Cameron Cutler

**File Attachments** [Slurry Seal City Council Exhibit.pdf](#)

**Approved by Legal Department?**

**Approved in Budget?** **Amount:**

**Additional Comments** Unit cost is approx. 8% less than previous project completed in 2015.

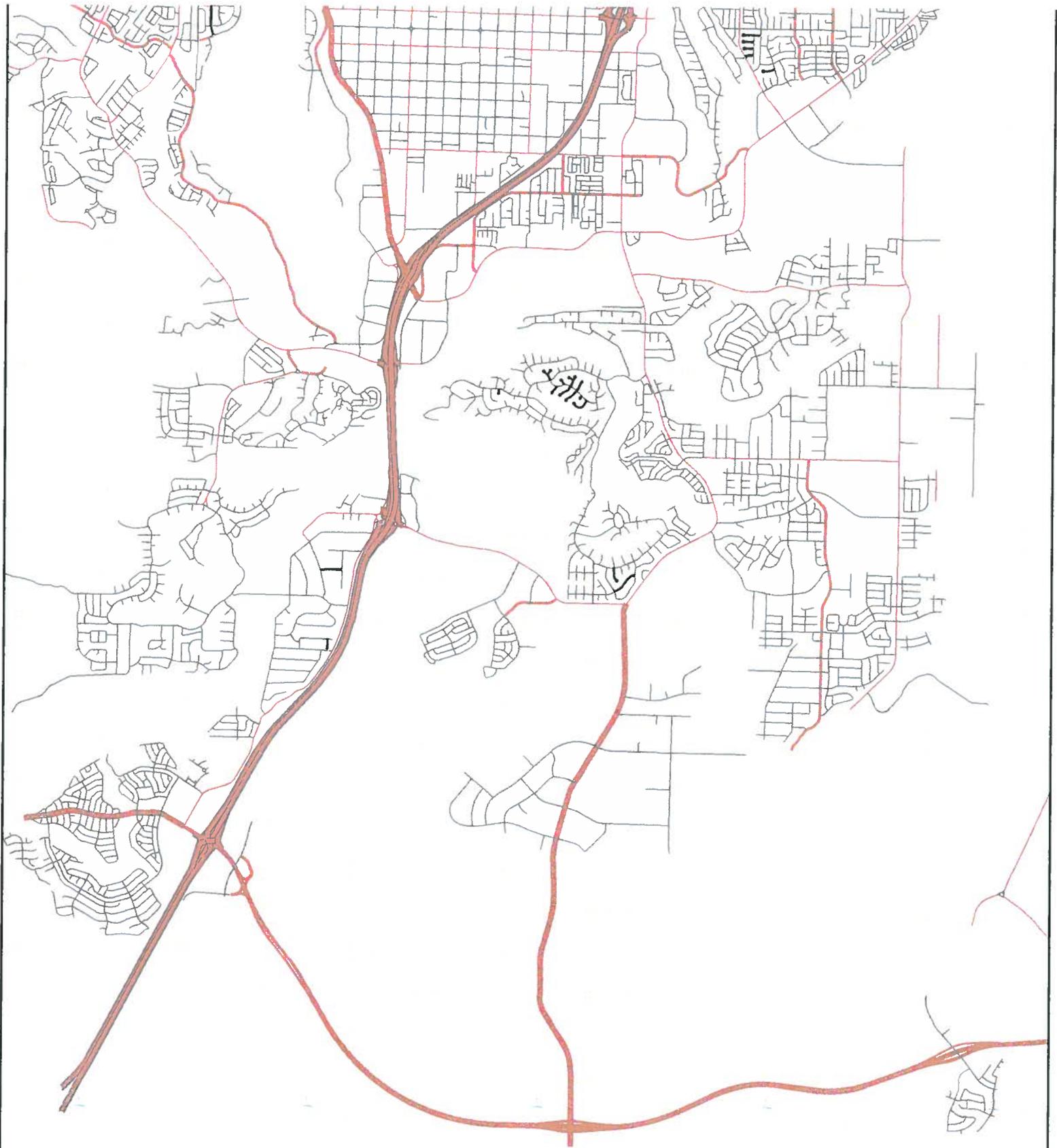
**Attachments** [Slurry Seal City Council Exhibit.pdf](#)

**Bid Tabulation**  
**2016 Slurry Seal Project**

<b>M&amp;M Asphalt</b>	<b>\$103,000</b>
<b>American Pavement</b>	<b>\$117,700</b>
<b>Morgan Pavement</b>	<b>\$122,560</b>
<b><i>Engineer's Estimate</i></b>	<b><i>\$122,000</i></b>

Street Name	From	To	Sg Class	Square Feet
WINDOM PL	MCKINLEY WY	SOUTH END	LOCAL	17,145
SHAVANO PL	MCKINLEY WY	NORTH END	LOCAL	14,996
RED CLOUD DR	1700 W ST	LEDGES PKWY	LOCAL	25,448
CAMERON PL	MCKINLEY WY	SOUTH END	LOCAL	10,460
SANFORD PL	MCKINLEY WY	NORTH END	LOCAL	7,552
TWIN CIR			LOCAL	8,532
KENNEDY PL	MCKINLEY WY	WEST END	LOCAL	20,308
NINEBARK CIR	TAMARISK DR	SOUTH END	LOCAL	18,710
COLUMBIA CIR	MCKINLEY WY	SOUTH END	LOCAL	5,791
SHINNECOCK DR			LOCAL	51,985
FOSSIL DR			LOCAL	4,693
10 N CIR	1970 E CIR	10 N CIR	LOCAL	17,094
STONE MOUNTAIN DR	100 N ST	ECLIPSE DR	COLLECTOR	23,643
700 N ST	2240 E ST	2330 E ST	LOCAL	15,740
1800 N ST	1950 W	DIXIE DOWNS RD	LOCAL	4,978
680 N ST	950 W CIR	RIDGE VIEW DR	LOCAL	4,459
680 N ST	950 W CIR	RIDGE VIEW DR	LOCAL	21,847
STONE MOUNTAIN DR	540 N ST	(STONE PT.DR.)	COLLECTOR	17,817
STONE MOUNTAIN DR	100 N ST	SHADOW POINT DR	COLLECTOR	35,806
STONE MOUNTAIN DR	(335 NORTH)	360 N ST	COLLECTOR	26,835
SANTA ANITA DR	BELMONT DR	PIMLICO DR	LOCAL	12,591
ROCKET BAR RD	NASHUA RD	SWAPS DR	LOCAL	25,155
ACACIA PL	EMPRESS CIR	NORTH END	LOCAL	8,333
PANORAMA PKWY	2100 E ST	2200 E ST	LOCAL	25,391
CHOKEBERRY DR	NANNYBERRY ST	WILLOW DR	LOCAL	26,020
ARNICA CIR	VERMILLION DR.	SOUTH END	LOCAL	7,140
700 N ST	2330 E ST	2380 E CIR	LOCAL	8,978
ACACIA PL	EMPRESS CIR	FT PIERCE DR	LOCAL	5,391
PANORAMA PKWY	2000 E ST	2100 E ST	LOCAL	13,759
180 S CIR	<Null>	<Null>	<Null>	18,240
BELLA ROSA DR	MCKINLEY WY	SOUTH END	LOCAL	7,611
LEDGES PKWY			LOCAL	118,200
WINCHESTER DR	LEDGES PKWY	NORTH END	LOCAL	22,203
TWIN CIR			LOCAL	6,495
BELFORD PL	MCKINLEY WY	SOUTH END	LOCAL	15,507
LEDGES PKWY RBT			LOCAL	11,873
RED CLOUD CIR	1700 W ST	NORTH END	LOCAL	18,651
680 N ST	950 W ST	1000 W ST	LOCAL	11,988
STONE MOUNTAIN DR	360 N ST	SHADOW POINT DR	COLLECTOR	16,488
STONE MOUNTAIN DR	100 N ST	ECLIPSE DR	COLLECTOR	11,479
80 S CIR			LOCAL	15,733
40 S CIR			LOCAL	16,707
110 S ST			LOCAL	10,057
1700 W	RED CLOUD	LEDGES DR	LOCAL	7,386
10 N CIR			LOCAL	8,112
1800 N ST	2100 W ST	2130 W ST	COLLECTOR	5,762

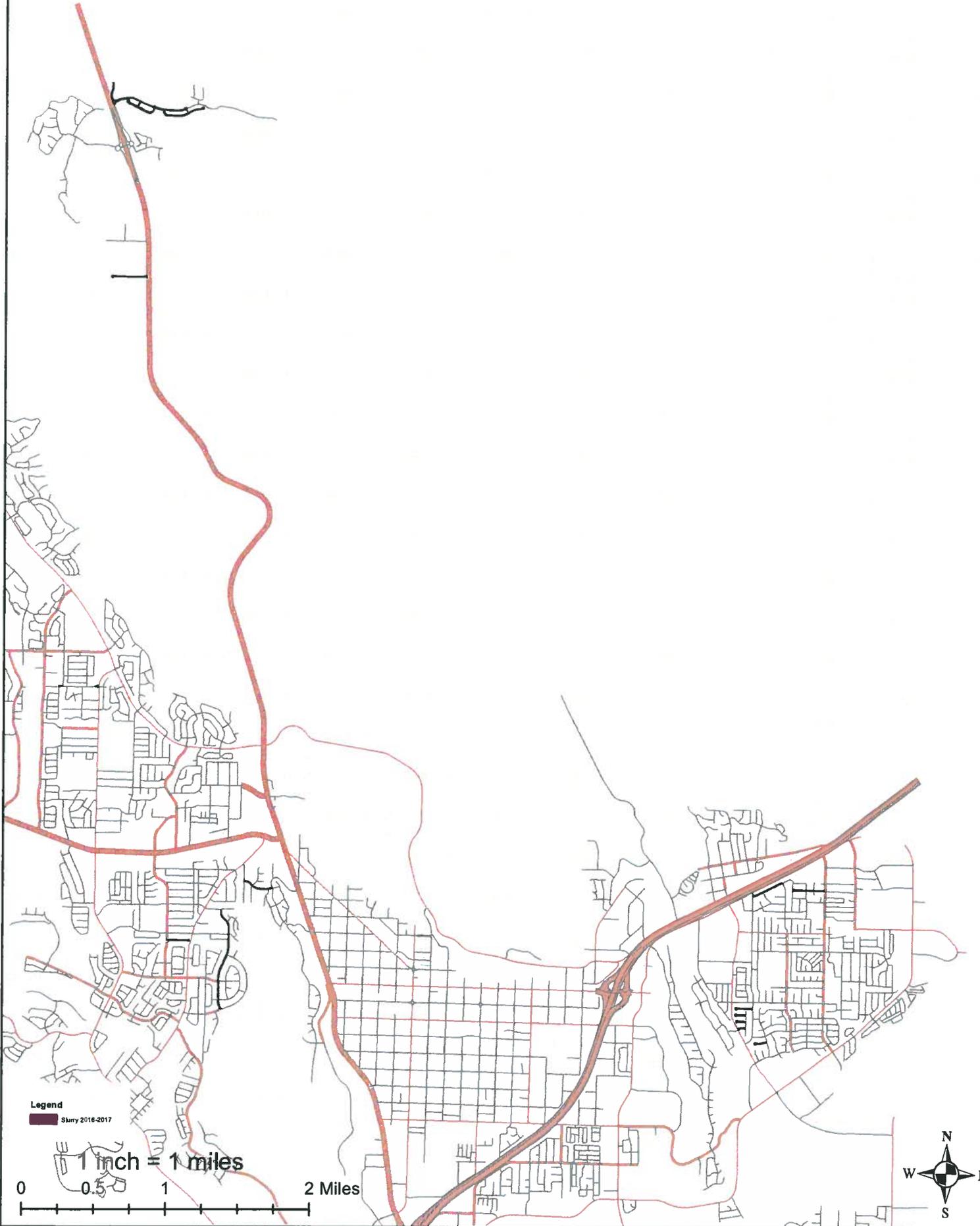
4200 N ST	5220 N ST	5180 N ST	LOCAL	36,830
320 N ST	VALLEY VIEW DR	WESTRIDGE DR	LOCAL	28,213
700 N ST	2380 E CIR	2450 E ST	LOCAL	14,075
EMPRESS CIR	ACACIA PL	EAST END	LOCAL	7,676
				895,884



Legend  
■ Shmy 2016-2017

1 inch = 1 miles





Legend

Study 2016-2017

1 inch = 1 miles

0 0.5 1 2 Miles



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

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**Date Submitted** 2016-08-25 13:42:22

**Applicant** C. Hood

**Quick Title** State Contract Bid Award

**Subject** New 2016 Freightliner Chassis/Cab, Model 114SD for Water Dept.

**Discussion** Award to Freightliner of Utah off State Contract #MA1460

**Cost** \$105,680.00

**City Manager Recommendation** Included in current budget. When all included it will actually come in under budget. Recommend approval.

**Action Taken**

**Requested by** Courtney Stephens/FI

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** This is the chassis that will house the Dump Body which will be installed by Semi-Service. The total budgeted amount for this completed unit is \$ 150,000.00 As purchased and installed, the cost is \$ 142,539.00 (\$7,461.00 under budget)

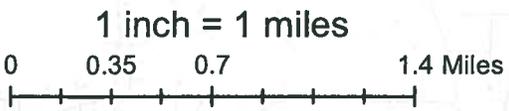
**DRAFT**Agenda Item Number : **2D****Request For Council Action**

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**Date Submitted** 2016-08-25 09:51:13**Applicant** Jay Sandberg**Quick Title** Award Contract - Seal Coat**Subject** Approve a contract with Straight Stripe Painting, Inc., for GSB88 + Sand seal coat for Red Hills Parkway.**Discussion** This is a sole source award. The gilsonite sealer product is used to seal newer (5-10 yr. old) higher volume and speed streets to slow the damage to asphalt from oxidation. The treatment is a lower cost option for extending the life of asphalt surfaces. A test section of the product was placed on Red Hills Parkway in May 2016 with good results. The product has also been used extensively at the new airport. Iron sand additive is added to the product to increase the friction of the roadway surface which increases the safety for vehicles traveling at higher speeds. The product will be installed on Red Hills Parkway between 10000 East and Bluff Street.**Cost** \$146,000**City Manager Recommendation** Recommend approval**Action Taken****Requested by** Cameron Cutler**File Attachments** [Draft HA5.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Draft HA5.pdf](#)



**Legend**  
HAS 2016-2017



**DRAFT**Agenda Item Number : **2E**

## Request For Council Action

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**Date Submitted** 2016-08-25 09:29:36

**Applicant** Jay Sandberg

**Quick Title** Award Contract - High Density Mineral Bond Sealant

**Subject** Approve a contract with Holbrook Asphalt, Inc., for High Density Mineral Bond seal coat for various streets within the city.

**Discussion** This is a sole source award. The mineral bond product is used to put a seal over newer (5-10 yr. old) residential streets to slow the damage to asphalt from oxidation. The treatment is a low cost option for extending the life of asphalt surfaces. It has been used extensively throughout the city on private streets and was recently used by the city on five miles of trails with excellent results.

**Cost** \$123,750

**City Manager Recommendation** Recommend approval.

**Action Taken**

**Requested by** Cameron Cutler

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

**DRAFT**Agenda Item Number : **2F**

## Request For Council Action

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**Date Submitted** 2016-08-25 08:46:05

**Applicant** C. Hood

**Quick Title** Sole Source Bid Award

**Subject** 6 Substation Voltage Cooper Regulators for Snow Canyon & Eastridge Additions

**Discussion** Anixter is the Manufacturer's (Eaton Power Systems)rep for our region. These will match existing regulators on our power systems

**Cost** \$199,923.84

**City Manager Recommendation** Sole source to match existing regulators already in the system. Recommend approval.

**Action Taken**

**Requested by** Laurie Mangum/Energy

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** The cost each is \$ 33,320.64. Anixter has extended the bid price until the end of September.

**DRAFT**Agenda Item Number : **2G**

## Request For Council Action

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**Date Submitted** 2016-08-18 16:55:16**Applicant** Chief Marlon Stratton**Quick Title** Purchase of Records Analytics Program**Subject** I am requesting approval to purchase the Spillman Dashboard for our Spillman Records Management System. The cost requires City Council Review and approval.**Discussion** Spillman Dashboard is a software service that makes extraction and organization of data from our records management system efficient and effective. Because the system is sold by our records management system (Spillman) this product qualifies as an original equipment manufacturer and only requires city council review and approval vs. public bids.**Cost** \$64960**City Manager Recommendation** This program will allow us to manage all the data from our Spillman record system. It will allow better analysis of the requests for service and better utilization of manpower and allow decisions to be made quicker. We will identify existing approved budget accounts that can be reduced to cover this expenditure in the current budget. Recommend approval.**Action Taken****Requested by** Mike Giles**File Attachments** [Spillman Dashboard\\_City Council.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments****Attachments** [Spillman Dashboard\\_City Council.pdf](#)

## MEMORANDUM

TO: Chief Marlon Stratton  
FROM: Captain Mike Giles  
DATE: July 21, 2016  
SUBJECT: Spillman Dashboard

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Spillman Dashboard is a software program and service provided by our current records management system (RMS), Spillman Technologies. The Dashboard is able to extract data from our RMS and compile it quickly into easily readable formats. There are two components of the Dashboard that will be very beneficial to our department. The first component is a comparative statistical analysis system (COMPSTAT) for criminal activity; nature of crime, location, time, and other associated factors reported to our department. Crimes can be mapped and associations can be linked between crimes over periods of time so that enforcement measures can be tailored to the specific issues identified through the analysis. The second component compiles information from officers' activity logs, citations, arrests, and investigative activities in a manner that will help supervisors more effectively manage the personnel they supervise.

In both components of the Dashboard module reports can be run quickly and easily. All employees will have the same access to information that otherwise would take specialized knowledge and a significant amount of time to compile. Spillman RMS specializes in data collection. We store a vast amount of information that is only valuable if it can be quickly and easily extracted and put into context. The compstat and employee components of the Dashboard will allow us to maximize the information we house to improve the services we provide to the community and employees.

I am recommending the addition of Spillman Dashboard to the Spillman Records Management System. This software service is offered by Spillman Technologies, Inc. and qualifies as an "original equipment manufacturer" component for the system we are already vested in. I have consulted Connie Hood to discuss purchasing policies and procedures and she has confirmed Spillman Dashboard does qualify for O.E.M status. Because the initial expense for the purchase and installation of the software and services exceeds \$25,000 we will need to present the purchase request to the St. George City Council in addition to the purchase quote and the Legal Department's approval of the terms and conditions in the purchase contract.

Sincerely,



Captain Mike Giles  
Administrative Services  
St. George Police Department



## Quote and Purchase Addendum

Quoted Date: July 29, 2016      Quote Number: QUO-10218-M7J9D8  
Quote Expiration Date: September 30, 2016      Prepared By: Skyeler King

### Services Included

- **First-year Maintenance** – For the specific module(s) listed in this document, all upgrades and live phone support services are included for the entire first year.
- **Project Management and Installation** – Spillman will assign a Project Manager as the agency’s single point of contact. This individual will coordinate Spillman’s expert installation and training staff as needed to ensure a smooth upgrade transition.

### Included in Quote

- CompStat Management Dashboard
- Command Staff Productivity

**Package Quote**  
\$64,960

### Future Maintenance

- 2nd-year maintenance charges will begin 12 months from the date of contract execution listed below.
- Future maintenance is estimated for your planning purposes and is not included in this purchase.

2nd-year Maintenance Total: \$9,229

The Customer’s signature below constitutes its agreement to purchase the licenses, products and/or services according to the terms quoted by Spillman within this document. This document shall serve as an addendum to the Purchase Agreement previously entered into between the Customer and Spillman. The terms and conditions of the Purchase Agreement, as well as the related License Agreement and Support Agreement, shall apply to the items quoted herein.



## Quote and Purchase Addendum

Quoted Date: July 29, 2016      Quote Number: QUO-10218-M7J9D8  
Quote Expiration Date: September 30, 2016      Prepared By: Skyeler King

**St. George Police Department**

\_\_\_\_\_  
Customer Name

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Authorized Spillman Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title

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

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**Date Submitted** 2016-08-26 10:40:14**Applicant** C. Hood**Quick Title** Overland Petroleum Bulk Fuel Blanket**Subject** Overland Petroleum Bulk Fuel Purchase Contract**Discussion** In review of the last budget year blanket P.O. for fuel from Overland Petroleum, the numbers for the amount to purchase are good. They have fulfilled their contract as agreed and are still chasing fuel prices from 5 different refineries to obtain us the best price. A new blanket P.O. to Overland for this period needs to be renewed.**Cost** \$1,500,000.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by****File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** Connie, Courtney has reviewed the last budget year blanket P.O. for fuel from Overland Petroleum. Blanket for last year was for a not to exceed amount of \$1,500,000

**DRAFT**Agenda Item Number : **21**

## Request For Council Action

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**Date Submitted** 2016-08-29 16:35:27**Applicant** C. Hood**Quick Title** Sole Source Award for Eastridge & Snow Canyon**Subject** Purchase of Transformer Relays, Voltage Regulators and Recloser Controls for Eastridge and Snow Canyon Substation upgrade.**Discussion** Schweitzer Engineering is a sole source provider for the Transformer Relays, Voltage Regulator and Recloser Controls required for the Eastridge and Snow Canyon Substation upgrade.**Cost** \$54,483.00**City Manager Recommendation** Part of the substation approved in the current budget. Recommend approval.**Action Taken****Requested by** Dennis Jorgensen**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** 20-25 day delivery time.

CITY OF ST. GEORGE PURCHASE REQUISITION

PAGE OF

DATE PREPARED 8/29/16	REQUISITIONED BY D Jorgensen	175 EAST 200 NORTH ST. GEORGE, UTAH 84770	LOCATION
DATE PROMISED	DATE REQUIRED	DATE ORDERED	BUYER
TERMS		P.O. #	

F.O.B. & FREIGHT

SELLER Schweitzer Engineering Lab.	COMMENTS: <input checked="" type="checkbox"/> PLEASE ORDER <input type="checkbox"/> PLEASE RETURN TO REQUISITIONER TO ORDER <input type="checkbox"/> Okay to Pay	DEPT. HEAD [Signature] REQUISITIONER [Signature]
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SHIP TO Energy Services Warehouse	ORDER PLACED WITH	ESTIMATED COST	PURCHASING AGENT
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↑ APPROVAL SIGNATURES MUST HAVE NAMES TYPED OR LEGIBLY PRINTED BELOW THEM

ITEM	QUANTITY	UNIT OR MEASURE	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	5		Transformer Protection Relay (0787EX1A1A3A75B50630) 1576	4,079	\$ 20,395.00
2	3		Single-Phase Voltage Regulator Control (24310X11X1221XXX10XX) 4164	1,276	\$ 3,828.00
3	3		Single-Phase Voltage Regulator Control (24310X11X1221XXX30XX) 4198	1,276	\$ 3,828.00
4	5		Lockout Switch (RS86 = 82FG)	400	\$ 2,000.00
5	6		Recloser Control (0351R41284115XCA0) 8903	4,072	\$ 24,432.00
* EAST Ridge and Snow Canyon Substation Upgrade					

BILLING CODE NUMBER	SPECIAL INSTRUCTIONS	BID #1	BID #2	BID #3
5313-7442	Sole Source		20-75 days	



**SCHWEITZER  
ENGINEERING  
LABORATORIES**

2350 NE Hopkins Court  
Pullman, WA 99163  
Phone: 509-332-1890  
Fax: 509-334-8280  
[www.selinc.com](http://www.selinc.com)

**Schweitzer Engineering Laboratories, Inc. Quotation**

**Prepared For:**  
Tyler Harris  
City of St. George UT  
435-627-4828

**Prepared By:**  
Justin Nesbit  
Schweitzer Engineering Laboratories, Inc.  
509-332-1890  
SEL\_West@selinc.com

Quote Date: 07/27/16  
Quote # CSGUT20160727  
Exp. Date: 09/25/16  
Project:

Item	Qty	Part Number	Key Code	Description	Unit	Unit Price	Ext Price
1	5	0787EX1A1A3A75850630	1576	Transformer Protection Relay	Ea	\$4,079.00	\$20,395.00
2	3	24310X11X1221XXX10XX	4164	Single-Phase Voltage Regulator Control	Ea	\$1,276.00	\$3,828.00
3	3	24310X11X1221XXX30XX	4198	Single-Phase Voltage Regulator Control	Ea	\$1,276.00	\$3,828.00
4	5	RS86=82FG	N/A	Lockout Switch	Ea	\$400.00	\$2,000.00
5	6	0351R41284115XCA0	8903	Recloser Control	Ea	\$4,072.00	\$24,432.00

**Total:** \$54,483.00  
Lead Time: 20-25 Days

Prices are based on quantities quoted and are subject to change if quantities change.  
 Freight: For US Buyers, prices include ground freight prepaid within the 48 contiguous US states via SEL's preferred carrier. Buyers may request expedited delivery service at their expense by submitting a collect account or with prepay/add charges to invoice.  
 Shipping: Orders with multiple items may be shipped from multiple locations and may come in more than one delivery.  
 Origin: Pullman, WA, Lewiston, ID and/or Lake Zurich, IL  
 Payment Terms: Net 30 days  
 Quote is subject to current SEL Sales Terms, available upon request.  
 Lead times are not guaranteed and may be affected by special specifications or situations existing at the time the order is processed. Lead times are in business days, and do not include shipping time.  
 Quote is valid for 60 days.  
 Valid end-user information is required to be submitted with all purchase orders; incomplete information may delay delivery schedule.  
 Please reference the quote number when placing your order.

Please feel free to contact me if you need further information or are ready to place your order.

Thank you,

**Justin Nesbit**  
Sales Coordinator - Rocky Mountain Territory  
Schweitzer Engineering Laboratories, Inc.

**Making Electric Power Safer, More Reliable, and More Economical**

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

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**Date Submitted** 2016-08-19 13:53:07**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Bid Award for Bloomington Baseball**Subject** Bloomington Baseball Field Construction Bid Award

**Discussion** The Bloomington Baseball Field project includes construction of a single baseball field at the north eastern end of the park site. Construction includes grading of the new site, installation of a new backstop and other associated fencing, fenced dugouts, field lighting underground conduit, an irrigation system and sodding of the turf field as per the construction documents. The City will separately purchase new foul poles, scoreboard, base system, players benches, and bleachers in an effort to save revenue. Bids were opened on the 18th of August 2016 with three qualifying bids being received. Bids came in higher than our current budget allowed so Park Planning staff reviewed the bids and eliminated specific line items to bring the total contract price under the allocated budget. The resulting reduced bids included; B. Hansen Construction \$269,547.31, Progressive Contracting Inc \$284,932.46, and Royal T Enterprises \$281,52.29. We are seeking approval to accept the bid by B. Hansen for \$269,547.31.

**Cost** \$269,547.31**City Manager  
Recommendation****Action Taken****Requested by** Jeff Peay - Park Pla**File Attachments** [Bloomington Ballfield Bid Tab 08-18-2016 ADJUSTED w Mobilization.pdf](#)**Approved by Legal  
Department?****Approved in Budget?** **Amount:**

**Additional Comments** Due to budget constraints sports field lighting will not be included in the project scope. The light poles and bases have been excluded from the scope of works to stay within budget but some of the infrastructure will be included so that lights can be installed at a future date without damaging the field. We anticipate having the new field ready for play early in March 2017.

**Attachments** [Bloomington Ballfield Bid Tab 08-18-2016 ADJUSTED w Mobilization.pdf](#)

NO.	REFERENCE	BID ITEM	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>BID ITEMS</b>										
28	01019SP.28	COURT LIGHT CONDUCTOR, TIE-INS & CONNECTIONS	0	LS	\$ 8,600.00	\$ -	\$ 9,500.00	\$ -	Royal T Enterprises	\$ -
29	01019SP.29	COURT LIGHT PRE-CAST CONCRETE BASE (INSTALL ONLY)	0	EA	\$ 2,600.00	\$ -	\$ 2,800.00	\$ -		\$ -
30	01019SP.30	COURT LIGHT STEEL POLE & FIXTURES (INSTALL ONLY)	0	EA	\$ 1,500.00	\$ -	\$ 1,700.00	\$ -		\$ -
31	01019SP.31	COURT LIGHT PUSH BUTTON STROBE (INSTALL ONLY)	0	EA	\$ 200.00	\$ -	\$ 175.00	\$ -		\$ -
32	01019SP.32	RECEPTACLE PEDESTAL, WIRING & CONNECTION	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00		\$ 3,000.00
33	01019SP.33	TURF GRASS IRRIGATION SYSTEM (COMPLETE)	1	LS	\$ 24,000.00	\$ 24,000.00	\$ 28,000.00	\$ 28,000.00		\$ 28,800.00
34	01019SP.34	PLANTING AREA IRRIGATION SYSTEM (COMPLETE)	0	LS	\$ 4,500.00	\$ -	\$ 5,300.00	\$ -		\$ -
35	01019SP.35	SENTINEL CONTROLLER	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 8,400.00	\$ 8,400.00		\$ 8,600.00
36	01019SP.36	24" BOX PLANTED TREE	0	EA	\$ 350.00	\$ -	\$ 380.00	\$ -		\$ -
37	01019SP.37	BERMUDA GRASS SOD	37,000	SF	\$ 0.70	\$ 25,900.00	\$ 0.80	\$ 29,600.00		\$ 29,600.00
38	01019SP.38	2" THICK WOOD MULCH	0	CY	\$ 55.00	\$ -	\$ 61.00	\$ -		\$ -
39	01019SP.39	PLANTING SOIL	1,370	CY	\$ 26.00	\$ 35,620.00	\$ 30.00	\$ 41,100.00		\$ 42,470.00
					<b>TOTAL</b>	<b>\$ 269,547.31</b>	<b>TOTAL</b>	<b>\$ 284,932.46</b>	<b>TOTAL</b>	<b>\$ 281,852.29</b>

(Rev. 08/19/16)

OMITTED PROJECT ELEMENTS
OMITTED VOLLEYBALL ELEMENTS

Mobilization Reduction 58% 60% 57%

# BID TABULATION - Bloomington Park Little League Field & Volleyball Courts

NO.	REFERENCE	BID ITEM	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
<b>BID ITEMS</b>											
1	01019SP.1	MOBILIZATION	1	LS	\$ 44,387.90	\$ 25,891.21	\$ 22,554.00	\$ 13,563.46	Royal T Enterprises	\$ 25,000.00	\$ 14,273.29
2	01019SP.2	SWPPP DOCUMENT & COMPLIANCE	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,480.00	\$ 3,480.00		\$ 5,000.00	\$ 5,000.00
3	01019SP.3	CONSTRUCTION STAKING	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,320.00	\$ 2,320.00		\$ 3,000.00	\$ 3,000.00
4	01019SP.4	DEMOLITION	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,480.00	\$ 3,480.00		\$ 3,000.00	\$ 3,000.00
5	01019SP.5	EARTHWORK & GRADING	1	LS	\$ 17,000.00	\$ 17,000.00	\$ 26,000.00	\$ 26,000.00		\$ 25,000.00	\$ 25,000.00
6	01019SP.6	24" VOLLEYBALL CURB	0	LF	\$ 28.00	\$ -	\$ 20.00	\$ -		\$ 30.00	\$ -
7	01019SP.7	VOLLEYBALL NET POSTS PAIR, NET, & RELATED APPURTENANCES	0	EA	\$ 2,000.00	\$ -	\$ 2,500.00	\$ -		\$ 4,000.00	\$ -
8	01019SP.8	IMPORTED VOLLEYBALL SAND	0	LS	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -		\$ 53,000.00	\$ -
9	01019SP.9	4" PERFORATED DRAIN PIPE	0	LF	\$ 6.50	\$ -	\$ 7.50	\$ -		\$ 8.00	\$ -
10	01019SP.10	4" SOLID DRAIN PIPE	0	LF	\$ 4.00	\$ -	\$ 4.70	\$ -		\$ 7.00	\$ -
11	01019SP.11	DRAIN CLEANOUT	0	EA	\$ 34.00	\$ -	\$ 40.00	\$ -		\$ 50.00	\$ -
12	01019SP.12	STANDARD SIDEWALK W/BASE	3,832	SF	\$ 5.55	\$ 21,267.60	\$ 5.00	\$ 19,160.00		\$ 5.00	\$ 19,160.00
13	01019SP.13	12" MOW STRIP	790	LF	\$ 9.50	\$ 7,505.00	\$ 19.00	\$ 15,010.00		\$ 10.00	\$ 7,900.00
14	01019SP.14	6' CHAINLINK FENCE	637	LF	\$ 29.25	\$ 18,632.25	\$ 26.00	\$ 16,562.00		\$ 27.00	\$ 17,199.00
15	01019SP.15	6' X 12' CHAINLINK DOUBLE GATE	2	EA	\$ 600.00	\$ 1,200.00	\$ 500.00	\$ 1,000.00		\$ 520.00	\$ 1,040.00
16	01019SP.16	4' CHAINLINK GATE	2	EA	\$ 350.00	\$ 700.00	\$ 290.00	\$ 580.00		\$ 300.00	\$ 600.00
17	01019SP.17	8' X 24' DUGOUT	2	EA	\$ 3,200.00	\$ 6,400.00	\$ 2,610.00	\$ 5,220.00		\$ 5,000.00	\$ 10,000.00
18	01019SP.18	RUBBER BACKSTOP	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 6,960.00	\$ 6,960.00		\$ 3,000.00	\$ 3,000.00
19	01019SP.19	FOUL POLE (INSTALL ONLY)	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 500.00	\$ 500.00		\$ 150.00	\$ 150.00
20	01019SP.20	SCOREBOARD (INSTALL ONLY)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 1,400.00	\$ 1,400.00		\$ 1,500.00	\$ 1,500.00
21	01019SP.21	4" THICK INFIELD MIX	5,175	SF	\$ 2.75	\$ 14,231.25	\$ 3.00	\$ 15,525.00		\$ 3.20	\$ 16,560.00
22	01019SP.22	BACKSTOP STRUCTURE	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 10,672.00	\$ 10,672.00		\$ 11,000.00	\$ 11,000.00
23	01019SP.23	SAWCUT, REMOVE & REPLACE EXISTING CONCRETE FLATWORK FOR ELECTRICAL TIE IN	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00		\$ 2,000.00	\$ 2,000.00
24	01019SP.24	ELECTRICAL CONDUIT, JUNCTION BOXES, & CONNECTIONS	1	LS	\$ 26,000.00	\$ 26,000.00	\$ 28,400.00	\$ 28,400.00		\$ 29,000.00	\$ 29,000.00
25	01019SP.25	FIELD LIGHT CONDUCTOR, TIE INS, & CONNECTIONS	0	LS	\$ 22,000.00	\$ -	\$ 24,000.00	\$ -		\$ 24,000.00	\$ -
26	01019SP.26	FIELD LIGHT PRE-CAST CONCRETE BASE (INSTALL ONLY)	0	EA	\$ 2,950.00	\$ -	\$ 3,050.00	\$ -		\$ 3,000.00	\$ -
27	01019SP.27	FIELD LIGHT STEEL POLE & FIXTURES (INSTALL ONLY)	0	EA	\$ 2,200.00	\$ -	\$ 2,200.00	\$ -		\$ 2,250.00	\$ -
		OMITTED PROJECT ELEMENTS									
		OMITTED VOLLEYBALL ELEMENTS									

**DRAFT**Agenda Item Number : **5A**

## Request For Council Action

---

**Date Submitted** 2016-08-30 13:19:16**Applicant** Washington County, Utah**Quick Title** Resolution for transfer of portion of Ledges Parkway to City**Subject** Approval of a transfer from County to City of 4.58 acres of real property, which is a portion of Ledges Parkway, and dedication of the Property as a public right of way and street.**Discussion** The County acquired the Property by Auditor's Tax Deed in 2014, and it serves no beneficial use, except as a roadway. The County will transfer the Property to the City for an agreed, nominal fee, and the City will accept it as a dedicated public right of way and street.**Cost** \$0.00**City Manager Recommendation** Existing roadway was not dedicated during the development of the Golf Course area. Recommend approval.**Action Taken****Requested by** Shawn Guzman**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

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

**A RESOLUTION ACCEPTING A TRANSFER OF OWNERSHIP OF REAL  
PROPERTY LOCATED IN ST. GEORGE, WHICH IS A PORTION OF "LEDGES  
PARKWAY," FROM WASHINGTON COUNTY, UTAH, TO THE CITY OF ST.  
GEORGE, UTAH, BY AGREEMENT AND QUIT CLAIM DEED  
(A Portion of "Ledges Parkway" – SG-6-1-23-332)**

WHEREAS, Washington County, Utah, owns approximately 4.58 acres of real property located in the incorporated area of the City of St. George, Utah, Parcel No. SG-6-1-23-332, and more fully described in Exhibits A and B, attached hereto and incorporated herein (hereinafter the "Property");

WHEREAS, Washington County acquired the Property by an Auditor's Tax Deed in 2014, recorded as Document Number 20140020069, which Property has been used as an existing, improved public roadway for a number of years, and its only beneficial use is as a public right of way and street;

WHEREAS, Washington County is unable to use or sell the Property for any value, because of its configuration and location, and the City of St. George has agreed to accept the dedication of the Property as a public right of way and street;

WHEREAS, because of its nominal value to the County, the City is able to acquire the Property at a nominal cost, pursuant to an Agreement and Quit Claim Deed, attached hereto and incorporated herein as Exhibit C (hereinafter the "Agreement and Deed"); and

WHEREAS, the City Council of the City of St. George determines that approval is in the best interest of the citizens, and their health, safety, and welfare.

NOW, THEREFORE, the City of St. George hereby approves the Agreement and Deed, accepts dedication of the Property from Washington County, and authorizes its representatives to sign documents necessary to accomplish transfer of the Property to the City of St. George, and dedication of the Property as a public right of way and street.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

ATTEST:

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

## Exhibit A

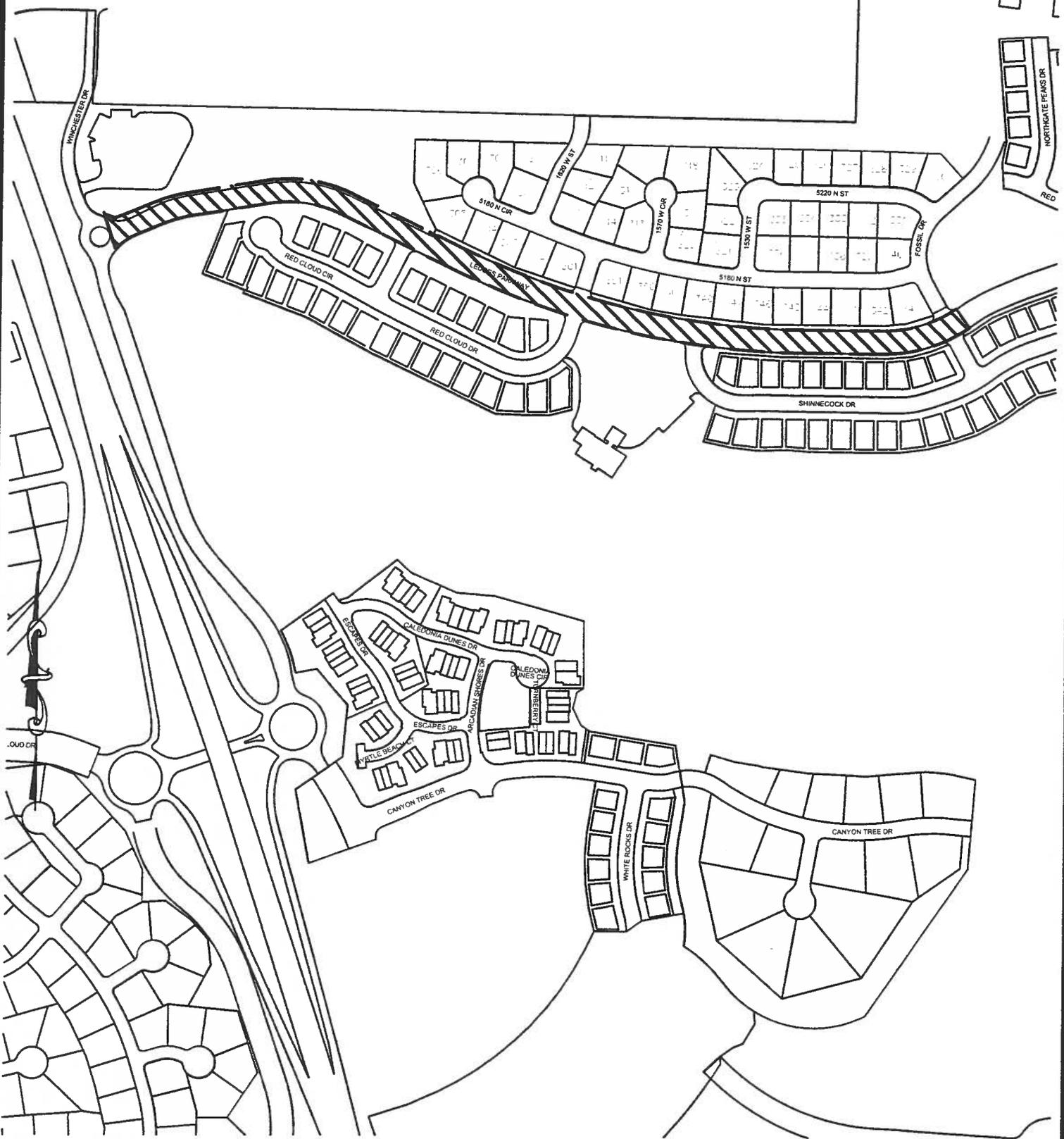
the following described tract of land in Washington County, State of Utah:

S: 23 T: 41S R: 16W LEDGES PARKWAY - U-18 EASTERLY  
BEGINNING AT A POINT SOUTH 88°49'15" EAST 203.88 FEET ALONG  
THE SECTION LINE AND NORTH 583.36 FEET FROM THE SOUTHWEST  
CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT  
LAKE BASE AND MERIDIAN SAID POINT BEING ON THE EASTERLY  
RIGHT OF WAY LINE OF STATE HIGHWAY U-18, RUNNING THENCE  
SOUTH 70°08'17" EAST 18.45 FEET TO A POINT ON A TANGENT 66.00  
FOOT RADIUS CURVE TO THE LEFT; THENCE 15.45 FEET ALONG SAID  
CURVE THROUGH A CENTRAL ANGLE OF 13°24'32" (CHORD BEARS  
SOUTH 76°50'32" EAST 15.41 FEET); THENCE NORTH 67°30'42" EAST  
127.52 FEET TO A POINT ON A TANGENT 486.00 FOOT RADIUS CURVE  
TO THE RIGHT; THENCE 113.04 FEET ALONG SAID CURVE THROUGH  
A CENTRAL ANGLE OF 13°19'37" (CHORD BEARS NORTH 74°10'30"  
EAST 112.79 FEET); THENCE NORTH 80°50'19" EAST 234.93 FEET TO A  
POINT ON A TANGENT 455.00 FOOT RADIUS CURVE TO THE RIGHT;  
THENCE 279.70 FEET ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 35°13'18" (CHORD BEARS SOUTH 81°33'02" EAST 275.32  
FEET); THENCE SOUTH 63°56'23" EAST 380.27 FEET TO A POINT ON A  
TANGENT 2456.00 FOOT RADIUS CURVE TO THE LEFT; THENCE  
1096.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
25°34'35" (CHORD BEARS SOUTH 76°43'41" EAST 1087.26 FEET);  
THENCE SOUTH 89°30'58" EAST 235.90 FEET TO A POINT ON A  
TANGENT 406.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 253.34  
FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'07"  
(CHORD BEARS NORTH 72°36'29" EAST 249.25 FEET); THENCE SOUTH  
35°16'05" EAST 72.00 FEET TO A POINT ON A NON-TANGENT 478.00  
FOOT RADIUS CURVE TO THE RIGHT; THENCE 298.27 FEET ALONG  
SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'07" (CHORD  
BEARS SOUTH 72°36'29" WEST 293.45 FEET); THENCE NORTH 89°30'58"  
WEST 235.90 FEET TO A POINT ON A TANGENT 2528.00 FOOT RADIUS

CURVE TO THE RIGHT; THENCE 1128.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25\*34'35" (CHORD BEARS NORTH 76\*43'41" WEST 1119.13 FEET); THENCE NORTH 63\*56'23" WEST 380.27 FEET TO A POINT ON A TANGENT 383.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 235.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35\*13'18" (CHORD BEARS NORTH 81\*33'02" WEST 231.75 FEET); THENCE SOUTH 80\*50'19" WEST 234.93 FEET TO A POINT ON A TANGENT 414.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 96.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13\*19'57" (CHORD BEARS SOUTH 74\*10'30" WEST 96.08 FEET); THENCE SOUTH 67\*30'42" WEST 84.54 FEET TO A POINT ON A TANGENT 184.50 FOOT RADIUS CURVE TO THE LEFT; THENCE 82.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25\*29'06" (CHORD BEARS SOUTH 48\*48'06" WEST 81.39 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-18; THENCE NORTH 18\*40'58" WEST 119.78 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING

Containing 4.58 acres.

EXHIBIT B



<p>SHEET <b>1-1</b></p>	DATE	Aug. 30, 2016
	JOB	
	SCALE	NONE
	DRAWN	tj

**CITY OF ST. GEORGE**  
 175 EAST 200 NORTH  
 ST. GEORGE, UT 84770  
 (435) 627-4000 - [www.sgcity.org](http://www.sgcity.org)

**Exhibit B**  
**Ledges Parkway**



EXHIBIT C

AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND WASHINGTON COUNTY  
REGARDING THE TRANSFER OF OWNERSHIP OF REAL PROPERTY LOCATED IN ST.  
GEORGE, UTAH

THIS AGREEMENT is entered into between Washington County, a political subdivision of the State of Utah (the "County" or the "Grantor"), and the City of St. George, a Utah Municipal Corporation ("St. George" or the "Grantee").

RECITALS

- (a) There exists a 4.58 acre section of real property located within the incorporated area of St. George City (Parcel No. SG-6-1-23-332, Account No. 0885525), ("the Property").
- (b) The Property is currently used as a portion and right of way for the St. George City street known as Ledges Parkway.
- (c) Washington County included the Property in the 2014 tax sale.
- (d) There were no bidders on the Property in the tax sale; consequently ownership of the Property was transferred to Washington County (*see* Auditor's Tax Deed recorded as Doc # 20140020069).
- (e) The only beneficial use of the property is as a city street and public right of way.
- (f) St. George City has requested that the County transfer ownership of the Property to St. George City, which maintains the road over the Property.

THEREFORE, it is hereby agreed as follows:

TERMS

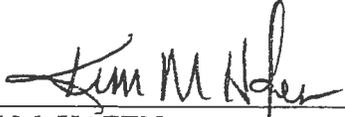
- 1. Washington County agrees to transfer all rights associated with ownership of the Property to St. George for the consideration of ten dollars (\$10.00).
- 2. St. George agrees to accept ownership and all associated rights of the Property in fee simple.
- 3. Ownership is to be transferred as per a quit-claim deed, which is incorporated into this Agreement and attached as Exhibit A. The deed shall be recorded at the Washington County Recorder's Office.

WASHINGTON COUNTY

  
\_\_\_\_\_  
JAMES EARDLEY, Chair  
Washington County Commission

4-8-15  
\_\_\_\_\_  
Date

ATTEST:



\_\_\_\_\_  
KIM M. HAFEN  
Washington County Clerk-Auditor

AATF: EWC 10/28/14

City of St. George

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

Title: \_\_\_\_\_

When Recorded Return To:  
Kim M. Hafen  
197 East Tabernacle  
St. George, UT 84770

Acct. No. 0885525  
Parcel No. SG-6-1-23-332

## QUIT CLAIM DEED

WASHINGTON COUNTY, a Body Politic, organized and existing under the laws of the State of Utah, GRANTOR, hereby quit claims to the City of St. George, a municipality, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

S: 23 T: 41S R: 16W LEDGES PARKWAY - U-18 EASTERLY  
BEGINNING AT A POINT SOUTH 88°49'15" EAST 203.88 FEET ALONG  
THE SECTION LINE AND NORTH 583.36 FEET FROM THE SOUTHWEST  
CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT  
LAKE BASE AND MERIDIAN SAID POINT BEING ON THE EASTERLY  
RIGHT OF WAY LINE OF STATE HIGHWAY U-18, RUNNING THENCE  
SOUTH 70°08'17" EAST 18.45 FEET TO A POINT ON A TANGENT 66.00  
FOOT RADIUS CURVE TO THE LEFT; THENCE 15.45 FEET ALONG SAID  
CURVE THROUGH A CENTRAL ANGLE OF 13°24'32" (CHORD BEARS  
SOUTH 76°50'32" EAST 15.41 FEET); THENCE NORTH 67°30'42" EAST  
127.52 FEET TO A POINT ON A TANGENT 486.00 FOOT RADIUS CURVE  
TO THE RIGHT; THENCE 113.04 FEET ALONG SAID CURVE THROUGH  
A CENTRAL ANGLE OF 13°19'37" (CHORD BEARS NORTH 74°10'30"  
EAST 112.79 FEET); THENCE NORTH 80°50'19" EAST 234.93 FEET TO A  
POINT ON A TANGENT 455.00 FOOT RADIUS CURVE TO THE RIGHT;  
THENCE 279.70 FEET ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 35°13'18" (CHORD BEARS SOUTH 81°33'02" EAST 275.32  
FEET); THENCE SOUTH 63°56'23" EAST 380.27 FEET TO A POINT ON A  
TANGENT 2456.00 FOOT RADIUS CURVE TO THE LEFT; THENCE  
1096.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
25°34'35" (CHORD BEARS SOUTH 76°43'41" EAST 1087.26 FEET);  
THENCE SOUTH 89°30'58" EAST 235.90 FEET TO A POINT ON A  
TANGENT 406.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 253.34  
FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'07"  
(CHORD BEARS NORTH 72°36'29" EAST 249.25 FEET); THENCE SOUTH  
35°16'05" EAST 72.00 FEET TO A POINT ON A NON-TANGENT 478.00  
FOOT RADIUS CURVE TO THE RIGHT; THENCE 298.27 FEET ALONG  
SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'07" (CHORD  
BEARS SOUTH 72°36'29" WEST 293.45 FEET); THENCE NORTH 89°30'58"  
WEST 235.90 FEET TO A POINT ON A TANGENT 2528.00 FOOT RADIUS



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

---

**Date Submitted** 2016-08-22 08:27:06**Applicant** Mr. Dave Weller**Quick Title** Public Hearing, GP Amendment, and Ord From LDR to COM**Subject** Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential), to COM (Commercial) on approximately 7.0 acres. The property is generally located at the intersection of 2450 South and River Road.**Discussion** The applicant is requesting a GPA to support commercial at this location. The COM proposal will not include the entire property and LDR will remain adjacent to the existing residential. Several neighborhood meetings have held by the applicant. Planning Commission recommends approval.**Cost** \$0.00**City Manager Recommendation** Planning Commission recommends approval. Lots of dialogue with adjacent residents proposal has a residential buffer between existing residents and proposed commercial. Some concern from staff about the depth of the commercial and will that result in strip commercial along River Road instead of a commercial center.**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: 08/09/2016  
CITY COUNCIL SET DATE: 08/18/2016  
CITY COUNCIL MEETING: 09/01/2016

## GENERAL PLAN AMENDMENT: PUBLIC HEARING

### **Ventana Ridge**

Case No. 2016-GPA-007

**Request:** Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential), to COM (Commercial) on approximately 7.0 acres. The property is generally located at the intersection of 2450 South and River Road. This proposal is to change the General Plan to allow for the future submittal of a zone change to allow commercial development.

**Background:** This application was originally submitted on March 23, 2016, but at the applicant's request it was tabled until the August 9, 2016 Planning Commission meeting. This allowed the applicant time to hold meetings with the residential neighborhoods in the area, hear concerns, and modify his proposal.

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. Dave Weller

**Area:** 7.00 acres

**Location:** The property is generally located at the southeast corner of the intersection of 2450 South and River Road.

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

**General Plan:** LDR (Low Density Residential)

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

**Comments:**

The applicant proposes to modify the General Plan Land Use Map to support commercial development.

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

**P.C.:**

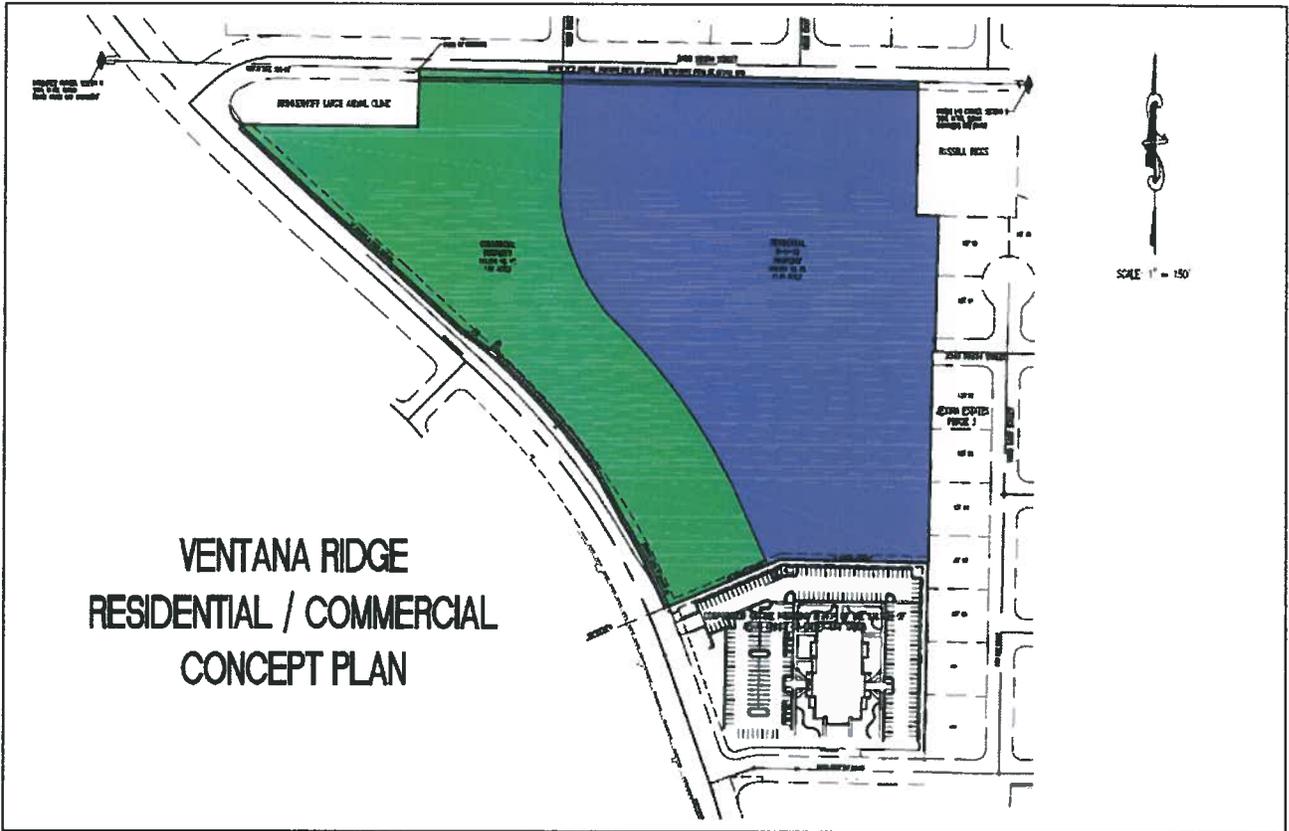
The Planning Commission recommends approval to the City Council of the GPA (General Plan Amendment) to amend the General Plan from LDR (Low Density Residential) to COM (Commercial) on 7.00 acres.



Site – Aerial



## Proposed General Plan Amendment



Proposed commercial land use (7.00 ac.) =



To remain residential land use (11.46 ac.) =



## Letter from applicant to residents

July 27, 2016

Over the last few years, we have had a number of neighborhood meetings in the Jedora Subdivision. At our last neighborhood meeting on April 27, 2016, it was agreed to see if we could come up with something that would work for the majority of people. Since that meeting, I have met with Zac Weiland and Patrick Carroll a number of times. In these meetings, the three of us have discussed many things and have come to a consensus on developing the property on the corner of River Road and 2450 South.

We have agreed to the following:

- A. Seven acres will be zoned commercial planned development. This property will be along River Road with an access point on 2450 South as shown in the attached diagram. The diagram is an estimation of how the commercial property will be shaped. The final layout will depend on the actual buildings that are laid out on the property.
- B. We are planning on developing the commercial area as retail and office space.
- C. The commercial property will not contain the following:
  1. An establishment that sells alcohol as the primary product
  2. Nightclubs or dance halls
  3. Hotel/Motel/Boarding Houses
  4. Short or long term RV Parks
  5. Apartment Complex
  6. Junk dealers and junkyards
  7. Psychic/fortune teller or similar business
  8. Sexually oriented businesses
  9. Tattoo establishments

The remaining 11.5 acres will be developed as single-family residential as it is currently zoned (R-1-10). This is the same zoning as Jedora.

Our intent is to develop the entire property ourselves. At a minimum, we will develop one of the parcels which will keep the parcels the agreed upon size.

We will be going before the St. George Planning Commission on August 9, 2016, for a General Plan Amendment. We feel that this is a compromise that will add the convenience of some commercial to our area while keeping the integrity of the residential areas.

If you have any questions, please feel free to call or email me at the phone or email below.

I also invite you to call Zac Weiland and Patrick Carroll to get any clarification from them on the project.

Sincerely,

Dave Weller

[Redacted signature]

## Residents Response – Letter

Fellow Neighbors,

We are writing this letter to ask you to join us in supporting Dave Weller's most recent general plan amendment for the plat of land on the corner of 2450 south and River Road. Zac Weiland and I have continued to meet with Mr. Weller over the past several months to find a resolution that is acceptable to both him as a developer and to the residents. The proposal that Dave has submitted is different than prior proposals that the neighborhood has opposed. We believe this proposal is one that protects the interests and property values of the neighborhood and one that we support. Dave is proposing:

- 7 acres of commercial designation (specifically Commercial Planned Development)
- 11 acres remaining low-density residential

He is committing to:

- Personally developing the residential land with an intent to personally develop the commercial land.
- No future increase in Commercial acreage or decrease in low-density residential acreage.
- Limiting commercial development to exclude
  - o Any establishment which sells alcohol as the primary product.
  - o Nightclubs or dance halls
  - o Hotel/Motel/Boarding Houses
  - o Short or long term RV parks
  - o Apartment complex
  - o Junk dealers and junkyards
  - o Psychic/fortune teller or similar business
  - o Sexually oriented businesses
  - o Tattoo establishments

We believe that these assurances will provide our neighborhood with property value protection, additional beautifully constructed homes, and commercial properties that are consistent with the values of our neighborhood. It is clear from our meetings that Dave is very committed to developing a successful and beautiful commercial development and subdivision. We hope you will support this proposal with us.

Sincerely,



Patrick Carroll



Zac Weiland

Recently, on Thursday, July 28<sup>th</sup>, several members of our neighborhood gathered at the Carroll's house and met with Dave Weller. Dave spoke of his intentions, and after listening to the proposed zone amendment and in return for his commitment to build the proposed development himself, the following people also agreed to the proposed negotiation and believe that it is our best interest. Please support the general plan amendment.

Zac and Shauna Weiland  
Bart and Vicki Peacock  
Mike and Vanessa Barben  
Brad and Genis Barben  
Neal and Laree Julander  
Patrick and Amie Carroll  
Les and Staci Nay  
Kirk and Catharine McAllister

Gavin and Andrea Heaton  
Aaron and Melissa Bolli  
Travis and Louise Marchant  
John and Jessica Jones  
Ben and Sona Peterson  
Vertis and Sherilyn Benson  
Dustin Halterman

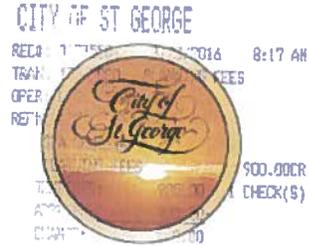
## Comparable Commercial Sites

Item	Name	Location	Acreage
1	Walmart	Bloomington	22.87
2	Lin's (new site)	Mall Dr & 3000 E	16.95
3	Smith's	Bluff Street & St George Blvd	7.51
4	Red Rock Commons	100 South & River Road	16.56
5	Costco	3050 East Street	15.37
6	Harmons	700 South Street	6.48
7	Green Valley	Dixie Drive	2.12
8	Ventanna Ridge (proposed)	River Rd & 2450 S	7.00



# Application

**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: Desert Investment Group LLC

MAILING ADDRESS: [REDACTED]

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

APPLICANT: Dave Weller  
(if different than owner)

MAILING ADDRESS: Same

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

EMAIL ADDRESS(ES): [REDACTED]

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

MAILING ADDRESS: Same

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

EMAIL ADDRESS(ES): [REDACTED]

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(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 General Plan Amendment becomes effective on the hearing date if approved by the City Council. **General Plan Amendment hearings are held only four (4) times per year (typically the 1<sup>st</sup> meeting of the month).** A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

**FOR OFFICE STAFF USE ONLY**

CASE #: 2016-GPA-007 FILING DATE: 3/23/16 RECEIVED BY: [Signature] RECEIPT #:

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

**II. ADDITIONAL INFORMATION**

Provide the following information (Attach additional sheets if necessary)

1. What is the present zoning on the property? R 1-10
2. What is the current General Plan designation of the property or area? Low Density
3. What is the proposed General Plan designation for the property or area? Commercial
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project)  
Proposed commercial project in an underserved area along two major arterial roads with a stop light at the intersection.
5. How will the proposed project affect adjoining properties?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. Total acreage of the proposed General Plan change: 9
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: No
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
 Yes \_\_\_\_\_ No  Traffic Study for larger project was completed in 2014 but was not by our District for this project.  
**IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.**  
**IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.**
8. Will any Master Planned made be effected by this General Plan Change? No

9. Are neighborhood meetings needed to consider the proposed  
 Yes  No \_\_\_\_\_ If yes, please explain: \_\_\_\_\_

10. 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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) Ventana Ridge  
 (Project name **must be** previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner Desert Investment 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: 3500** (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
  - 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 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications will not be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month

**Hearing Dates:**

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

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

**IV. APPLICANT AGREEMENT**

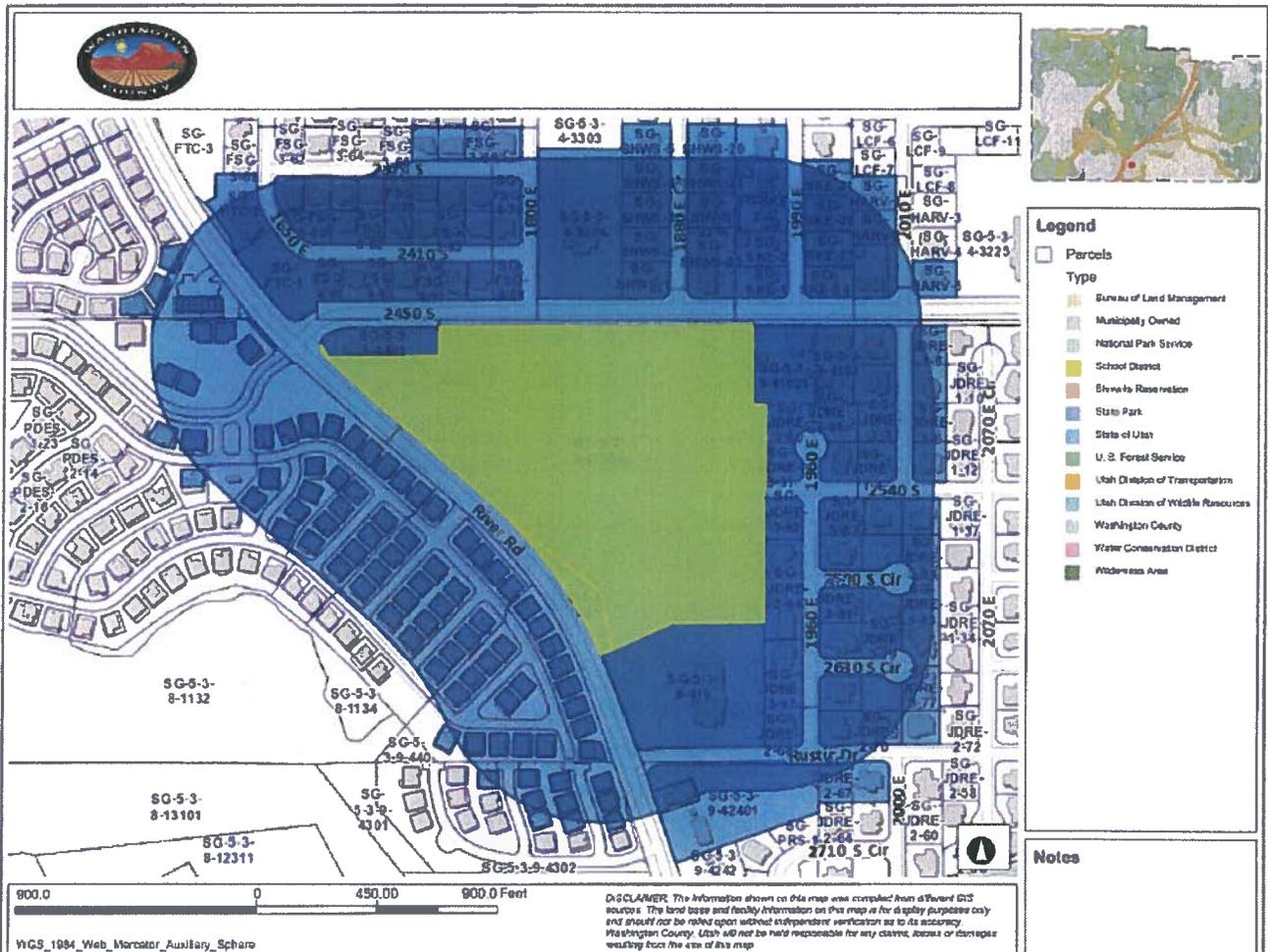
We the undersigned applicant(s) Desert Investment Group LLC  
 (is/are) the owner(s) \_\_\_\_\_  
 or (agent) of the following property(s) and request the General Plan Amendment change as described above.

<u>[Signature]</u> Signature	_____	Address
<u>[Signature]</u> Signature	_____	Address
_____ Signature	_____	Address

Attach additional sheets if necessary for additional owners.

Z:\Common\GP\_Amendment\GP\_Application\Merced Plan Amendment Application\_RELV-06-07-2016.doc

### 500 foot Radius – Letters sent



**2016-GPA-007**

**LDR to COM**

**Ventana Ridge**

Consider a General Plan Amendment to amend the General Plan from LDR (Low Density Residential), to COM (Commercial) on approximately 7.0 acres.

The property is generally located at the intersection of 2450 South and River Road.

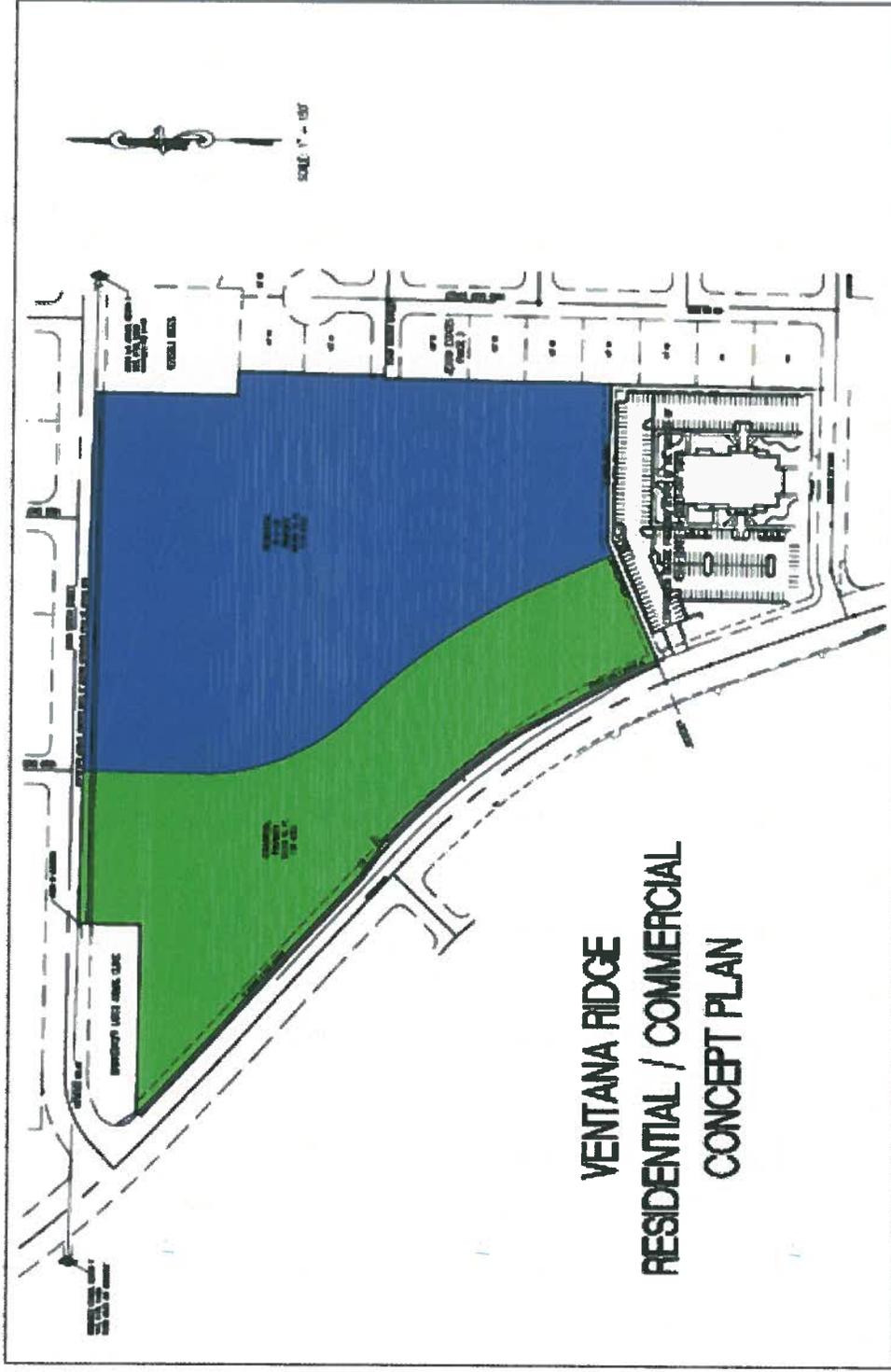
This proposal is to change the General Plan to allow for the future submittal of a zone change to allow commercial development.



Site - Aerial



# Proposed General Plan Amendment



Proposed commercial land use (7.00 ac.) =



To remain residential land use (11.46 ac.) =

# Letter from applicant to residents

July 27, 2016

Over the last few years, we have had a number of neighborhood meetings in the Jedora Subdivision. At our last neighborhood meeting on April 27, 2016, it was agreed to see if we could come up with something that would work for the majority of people. Since that meeting, I have met with Zac Weiland and Patrick Carroll a number of times. In these meetings, the three of us have discussed many things and have come to a consensus on developing the property on the corner of River Road and 2450 South.

We have agreed to the following:

- A. Seven acres will be zoned commercial planned development. This property will be along River Road with an access point on 2450 South as shown in the attached diagram. The diagram is an estimation of how the commercial property will be shaped. The final layout will depend on the actual buildings that are laid out on the property.
- B. We are planning on developing the commercial area as retail and office space.
- C. The commercial property will not contain the following:
  - 1. An establishment that sells alcohol as the primary product
  - 2. Nightclubs or dance halls
  - 3. Hotel/Motel/Boarding Houses
  - 4. Short or long term RV Parks
  - 5. Apartment Complex
  - 6. Junk dealers and junkyards
  - 7. Psychic/fortune teller or similar business
  - 8. Sexually oriented businesses
  - 9. Tattoo establishments

The remaining 11.5 acres will be developed as single-family residential as it is currently zoned (R-1-10). This is the same zoning as Jedora.

Our intent is to develop the entire property ourselves. At a minimum, we will develop one of the parcels which will keep the parcels the agreed upon size.

We will be going before the St. George Planning Commission on August 9, 2016, for a General Plan Amendment. We feel that this is a compromise that will add the convenience of some commercial to our area while keeping the integrity of the residential areas.

If you have any questions, please feel free to call or email me at the phone or email below.

I also invite you to call Zac Weiland and Patrick Carroll to get any clarification from them on the project.

Sincerely,

Dave Wetler

[Redacted signature]

## Residents Response – Letter

Fellow Neighbors,

We are writing this letter to ask you to join us in supporting Dave Weller's most recent general plan amendment for the plot of land on the corner of 2450 south and River Road. Zac Welland and I have continued to meet with Mr. Weller over the past several months to find a resolution that is acceptable to both him as a developer and to the residents. The proposal that Dave has submitted is different than prior proposals that the neighborhood has opposed. We believe this proposal is one that protects the interests and property values of the neighborhood and one that we support. Dave is proposing:

- 7 acres of commercial designation (specifically Commercial Planned Development)
- 11 acres remaining low-density residential

He is committing to:

- Personally developing (or residential) land with an intent to personally develop the commercial land.
- No future increase in Commercial acreage or decrease in low density residential acreage.
- Limiting commercial development to exclude
  - Any establishment which sells alcohol as the primary product.
  - Nightclubs or dance halls
  - Hotel/Motels/Boarding Houses
  - Short or long term RV parks
  - Apartment complex
  - Junk dealers and junkyards
  - Psychic/fortune teller or similar business
  - Sexually oriented businesses
  - Tattoo establishments

We believe that these assurances will provide our neighborhood with property value protection, additional beautifully constructed homes, and commercial properties that are consistent with the values of our neighborhood. It is clear from our meetings that Dave is very committed to developing a successful and beautiful commercial development and subdivision. We hope you will support this proposal with us.

Sincerely,



Patrick Carrall



Zac Welland

Recently, on Thursday, July 28<sup>th</sup>, several members of our neighborhood gathered at the Carroll's house and met with Dave Weller. Dave spoke of his intentions, and after listening to the proposed zone amendment and in return for his commitment to build the proposed development himself, the following people also agreed to the proposed negotiation and believe that it is our best interest. Please support the general plan amendment.

Zac and Shauna Welland  
Bart and Vicki Peacock  
Mike and Vanessa Barben  
Brad and Genis Barben  
Neal and Laree Julander  
Patrick and Almie Carrol  
Les and Staci May  
Kirk and Catharine McAllister

Gavin and Andrea Heaton  
Aaron and Melissa Boli  
Travis and Louise Marchant  
John and Jessica Jones  
Ben and Sona Peterson  
Verdis and Sherilyn Benson  
Dustin Halterman

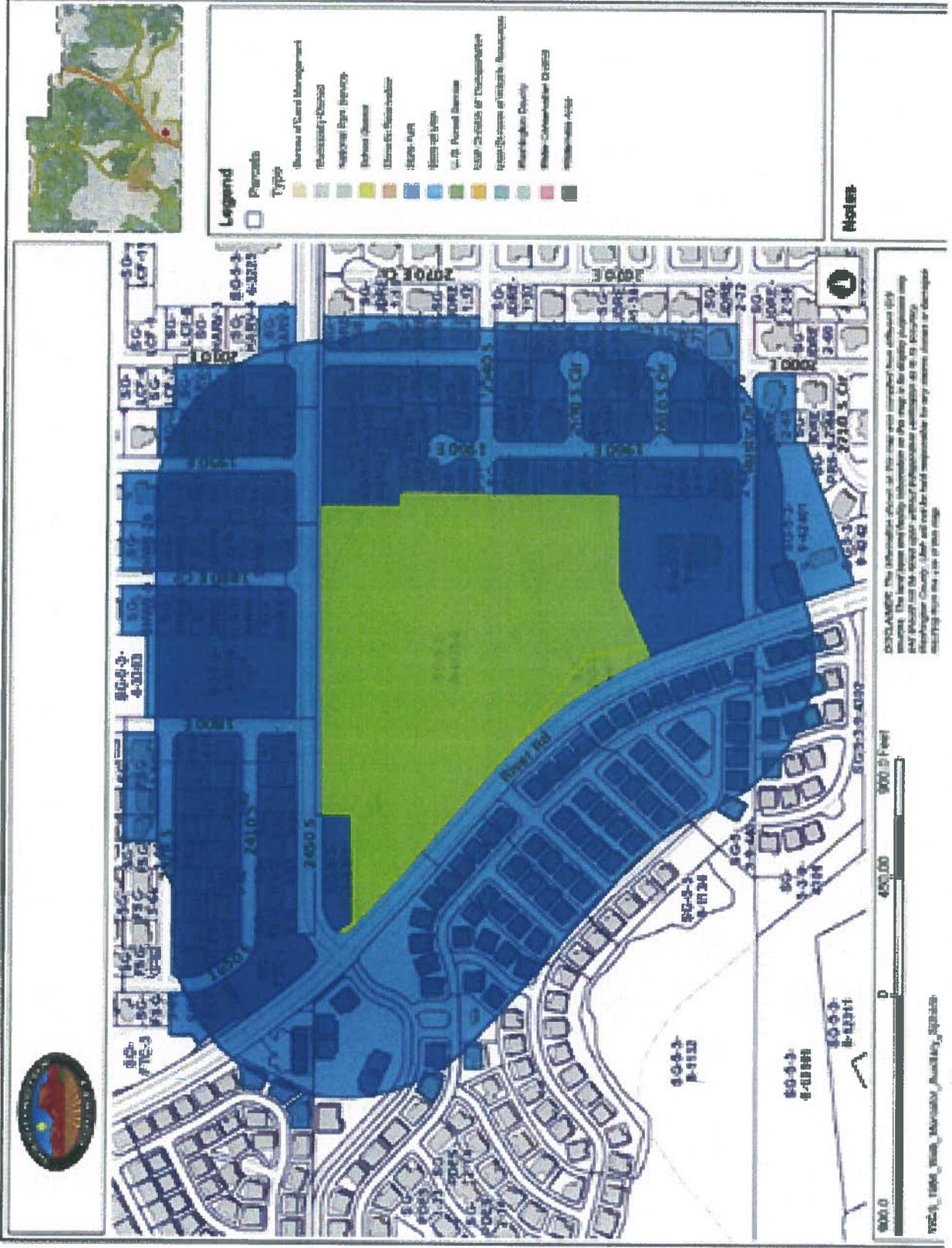
## Comparable Commercial Sites

Item	Name	Location	Acreage
1	Walmart	Bloomington	22.87
2	Lm 's (new site)	Mall Dr & 3000 E	16.95
3	Smith 's	Bluff Street & St George Blvd	7.51
4	Red Rock Commons	100 South & River Road	16.56
5	Costco	3050 East Street	15.37
6	Hammors	700 South Street	6.48
7	Green Valley	Dixie Drive	2.12
8	Ventana Ridge (proposed)	River Rd & 2450 S	7.00

# 500 foot Radius – Letters sent



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

**AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FROM LDR (LOW DENSITY RESIDENTIAL) TO COM (COMMERCIAL) ON APPROXIMATELY 7.0 ACRES**

**(Ventana Ridge – River Road and 2450 South Street)**

**WHEREAS**, the applicants have requested a change to the General Plan Land Use Map for approximately 7.0 acres generally located at the southeast corner of the intersection of 2450 South and River Road from LDR (Low Density Residential) to COM (Commercial); and

**WHEREAS**, the City Council held a public hearing on the requested change to the Land Use Map on September 1, 2016, and has received and reviewed pertinent information regarding the proposal; and

**WHEREAS**, the Planning Commission held a public hearing on August 9, 2016; and

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

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

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

**Section 2. Enactment.** The General Plan Land Use Map is hereby amended by changing the land use designation from LDR (Low Density Residential) to COM (Commercial), on property identified in 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.

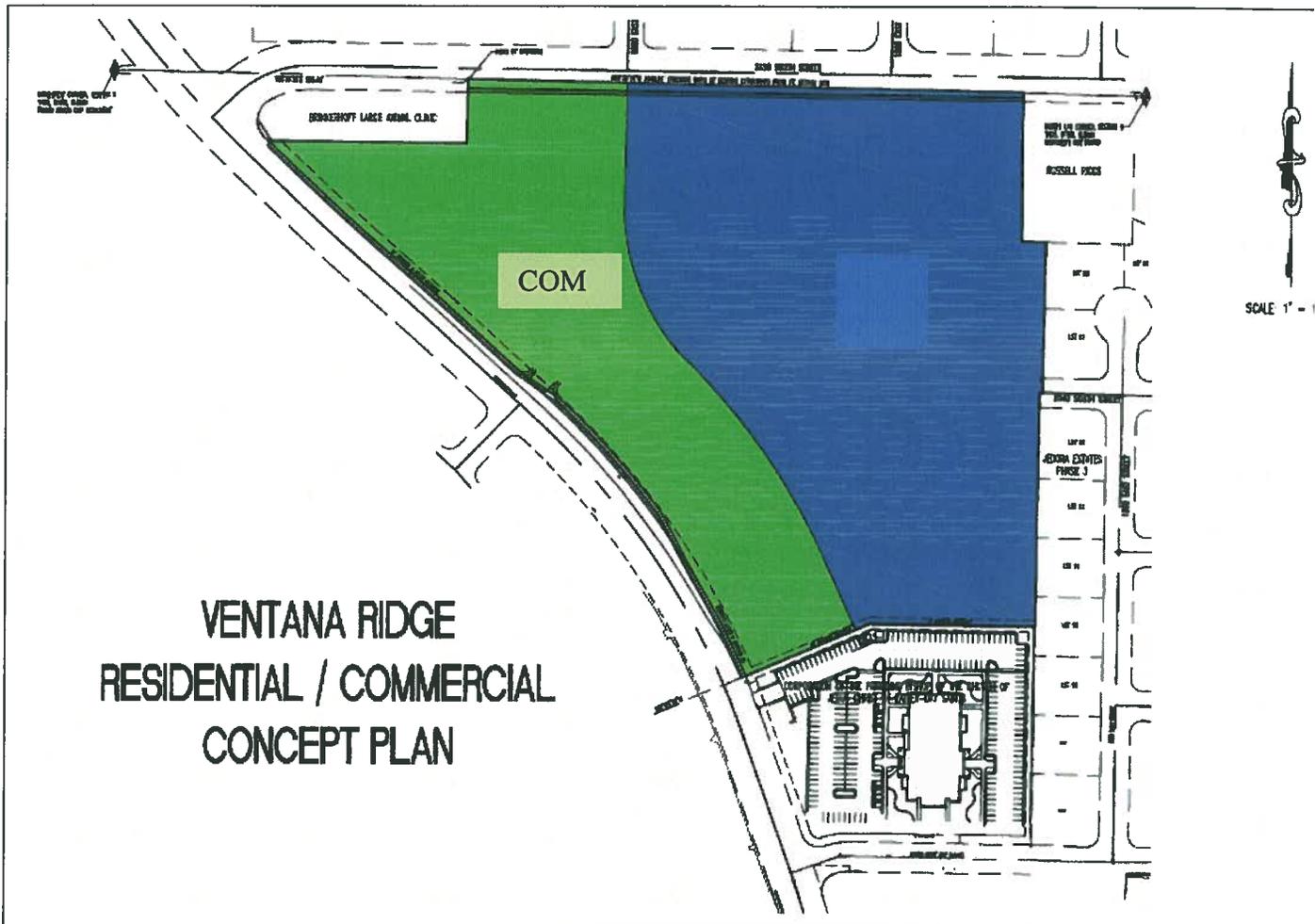
**Section 4. Effective Date.** This Ordinance shall take effect immediately upon the date executed below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 1<sup>st</sup> day of September, 2016.

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

ATTEST:

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



**EXHIBIT "A"**

COM (7.00 ac.) = 

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

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**Date Submitted** 2016-08-22 11:11:07**Applicant** Development Solutions Group**Quick Title** Public Hearing, Zone Change, and Ord to Amend the PD-R**Subject** Consider a zone change amendment to the Hidden Valley Master Plan to construct a 54 unit townhome project on approximately 4.46 acres in the PD-R (Planned Development Residential) zoning district and to amend the Hidden Valley Master Plan to add additional units. The property is generally located at the northeast corner of 840 West and Desert Hills Drive.**Discussion** This application has two request, which is to add 54 residential units to the Hidden Valley PD Master Plan and approval of a townhouse project. Currently, the area is designated commercial in the master plan, and this request would change the property to residential. In addition, the applicant is seeking approval of a site plan, elevations, and materials for a townhouse project on the property. Planning Commission recommends approval.**Cost** \$0.00**City Manager Recommendation** Project in area across from Desert Hills schools. Proposal is from commercial to residential for a townhouse project. Planning Commission recommends approval.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

## Zone Change

PLANNING COMMISSION AGENDA REPORT: 08/06/2016  
CITY COUNCIL AGENDA: 08//2016

### ZONE CHANGE

**Desert Hills Townhomes**  
Case No. 2016-ZCA-025

- Request:** Consider a zone change amendment to the Hidden Valley Master Plan to construct a 54 unit townhome project on approximately 4.46 acres in the PD-R (Planned Development Residential) zoning district and to amend the Hidden Valley Master Plan to add additional units. The property is generally located at the northeast corner of 840 West and Desert Hills Drive.
- Applicant:** Development Solutions
- Property Owner:** Windmill Plaza, LLC; DSG Ledges, LLC; 2<sup>nd</sup> Star to Right, LLC
- Representative:** Mr. Ryan Thomas, Development Solutions Group
- Area:** 4.46acres
- Address:** Generally located at the northeast corner of 840 West and Desert Hills Drive and Desert Hills Drive.
- Current Zone:** PD-R (Planned Development Residential).
- General Plan:** MDR (Medium Density Residential) 5 to 9 du/ac.
- Adjacent zones:** North: PD-R  
South: PD-R  
East: PD-C  
West: PD-R
- Master Plan Amendment:** The property is located within the Hidden Valley Master Plan area, which is subject to the approved PD development plan. The development plan provided densities for dwelling units and uses for the 664 acre PD. Densities vary throughout the PD, and range from 18 dwelling units per acre to 3.2 dwelling units per acre. However, the overall density does not exceed the MDR density range. Currently, the approval is for 1,600 dwelling units at 6.0 units per acre.
- Density:** The applicant is proposing a density of 12.12 units per acre. Current Density of the Hidden Valley Master Plan is 6.0 dwelling units per acre. The applicant is proposing to increase the overall density to 6.1 dwelling units per acre. Including the parks and open

space, the current density is 2.41 units per acre and the applicant is proposing an increase to 2.49 units per acre.

**Narrative:** The applicant has provided an amended text that increases the number of units from 1600 to 1654. In addition, the development map has been updated for this area. The project areas referred to as 1.2a and provides a residential use, as well as, a density of 12 dwelling units per acre. Current, this area is planned to be commercial in the PD development plan.

**Project:** This is a proposal to build 54 units on a 4.46 acre parcel. The project will consist of nine buildings with six units per building. The buildings will be two-story townhouse units and will be platted for individual ownership. The buildings are proposed to be a maximum of 27' in height. The project will include covered parking and recreation areas. The property is located adjacent to a commercial zone to the east, which will require a wall when developed. In addition, this project is being located adjacent to an existing commercial use located to the north. Therefore, staff recommends a six foot masonry wall should be built.

**Units:** 54 Total Units

**Parking:** Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. In addition, one guest parking space per three units is required. The site is required to provide 126 parking stalls and the applicant is proposing 130.

**Landscaping:** The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 40% of the site in open space, which conforms to the ordinance.

**Recreational Area:** As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 10,800 square feet of designated recreational space. According to the applicant, they are providing approximately 13,000 sq. ft. of recreational space. Recreation areas will be in the form of a sports court, small playground, and useable green space. Recreation areas and square footage will be verified as part of the preliminary plat.

**Signs:** The applicant is requesting a project monument sign near the entrance point of the development. The proposed sign will be 8x6 and be 48 square feet. The materials will be metal with a rust

patina. Current code does not allow for a sign on residential. However, the applicant may request a master sign plan that allows signage.

**Streets:** The project will be served by two public streets on the south and east of the property. The main access into the project will be Thunder Road and 840 West.

**Building Heights:** The buildings are two-story townhomes and will be a maximum height of 27'. Buildings are permitted up to 35' without special approval.

**PC:** Planning Commission recommends approval (5-0) with the following recommended conditions:

1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
2. Six foot masonry wall be built adjacent to the exist commercial use to the north.
3. Buildings must meet setback and building separation requirements for the PD zone.
4. A subdivision will need to occur along the zone boundaries.
5. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.

**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: Windmill Plaza, LLC; DSG Ledges, LLC; 2nd Star to the Right, LLC

MAILING ADDRESS: 120 East St. George Blvd. Suite 300, St. George, UT 84770

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

APPLICANT: Development Solutions

(If different than owner)

MAILING ADDRESS: 120 East St. George Blvd. Suite 300, St. George, UT 84770

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

EMAIL ADDRESS(ES): ryan@developmentsolutionsgroup.co

CONTACT PERSON / REPRESENTATIVE: Ryan Thomas

(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 120 East St. George Blvd. Suite 300, St. George, UT 84770

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

EMAIL ADDRESS(ES): ryan@developmentsolutionsgroup.co

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. The property is located at the 840 East and Desert Hills Drive. It is across the street from Desert Hills High School, Hidden Valley Townhomes and is adjacent to the recently approved Desert Hills Plaza commercial development.

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 #: 2016-ZC-025 FILING DATE: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

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

**HIDDEN VALLEY**  
**PLANNED DEVELOPMENT ZONE**

PLAN AMENDMENT NO. 3  
Specific to Planning Area (PA) 1.2

June 2016

*Prepared for:*

Desert Hills Townhomes  
120 East St. George, Blvd.  
Suite 300  
St. George, UT 84770

*Prepared by:*

Development Solutions Group  
120 East St. George, Blvd.  
Suite 300  
St. George, UT 84770

Contact: Ryan Thomas  
(435) 628-2121

**Purpose of PA 1.2 Plan Amendment:**

In 2007 the city approved a master plan amendment for an approximate 10.8-acre parcel (AP 1.2) located at the intersection of Brigham Road and Desert Hills Drive. On March 17 of this year (2016), the City Council approved a master plan amendment and zoning for a PD commercial development called Desert Hills Plaza, a 4.77 acre portion of AP 1.2. This application includes a proposed PD plan for the remaining 4.56 Acre portion of PA 1.2 property to be known as Desert Hills Townhomes, a neighborhood residential development. The property is currently zoned PD Residential, but shown on the Master Plan as PD commercial. This Plan Amendment is requested to reconcile the difference between the zoning designation, the master plan, and the general plan on the property as follows:

## Desert Hills Townhomes PD ZONE CHANGE AMENDMENT

**Desert Hills Townhomes**

**A Neighborhood Residential Development at 840 West and Desert Hills Dr.**

---

Development Solutions Group is pleased to present our vision for a new town home development located at 840 East and Desert Hills Dr. We are requesting General Plan amendment for a townhome project that will be described in this narrative, with accompanying exhibits. We are excited about the location of Desert Hills Town Homes and its proximity to established schools, churches, major roadways, and commercial locations within the southern portion of St. George City. We feel this project will provide a needed attainable housing option for residents that live and work in the city.

We are proposing to provide a product that is consistent in appearance and scale with the surrounding neighborhood.

**A. Use of Land**

The development site consists of 4.456 acres with 54 town homes units proposed. Units will be individually owned and rentable. Proposed building land coverage is 22 % of the site. Outdoor parking will be provided per St. George City standards. Landscaping will cover areas of the site not covered by parking or building footprints. Areas for recreation will be provided per the city ordinance.

**B. Height and Elevations**

We propose using a "Tuscan" town home style unit with a stucco/rock exterior and a tile roof. Units will be consistent in appearance and size to those in the surrounding area. The units will have a maximum height of 27 feet. Floor plans will include 3 finished bedrooms and 2 1/2 bathrooms. Building elevations and floor plans will be provided at the PD approval level.

**C. Density**

At 12.1 units per acre, the proposed will fall into the Medium/High Density Residential (MHDR) in the General plan. MHDR allows 10 to 15 units per acre. We are requesting approval for a density of 12.1 units per acre for the following reasons 1. The proposed development is an infill development with surrounding land already developed. 2. The density and building scale of the proposed units are similar to the neighboring Hidden Valley Town Homes Development.

**D. Schools, Churches and Open Spaces**

Open space and recreation areas will be provided consistent with the requirements in the city code. This project is adjacent to 3 tiers of schools and in close proximity to existing churches.

**E. Topography**

The historical use of the land was undisturbed band land terrain. The site was graded along with the surrounding development in 2006. The site slopes from south to north and drains toward existing roads and underground storm drain facilities.

**F. Landscape Plan**

A desert themed landscape plan will be provided, and will incorporated small turf areas for diversity.

**G. Utilities**

All utilities are available for connection along the existing roadways. The sewer will flow to the northwest and tie into a stub from the adjacent 840 West Street. Water can be looped through the site by tying into water lines in Desert Hills Dr. and 840 East. Power, communication, and gas connections can be made in the underground facilities along 840 East and Desert Hills Dr. New Transformers will be installed internally and will be screened by the perimeter privacy wall. An existing overhead power line runs along Desert Hills Drive. Storm drain facilities can be connected to stubs provided in previously installed underground facilities.

**H. Refuse Storage Areas**

Refuse storage areas shall be screened by individual masonry fences as well as screened by the perimeter privacy wall.

**I. Lighting Plan**

The surrounding road ways have existing lighting consistent with St. George City Standards. Small lap post poles will be provided at entries, and recreation areas. Interior lighting will be provided by lights attached to the buildings.

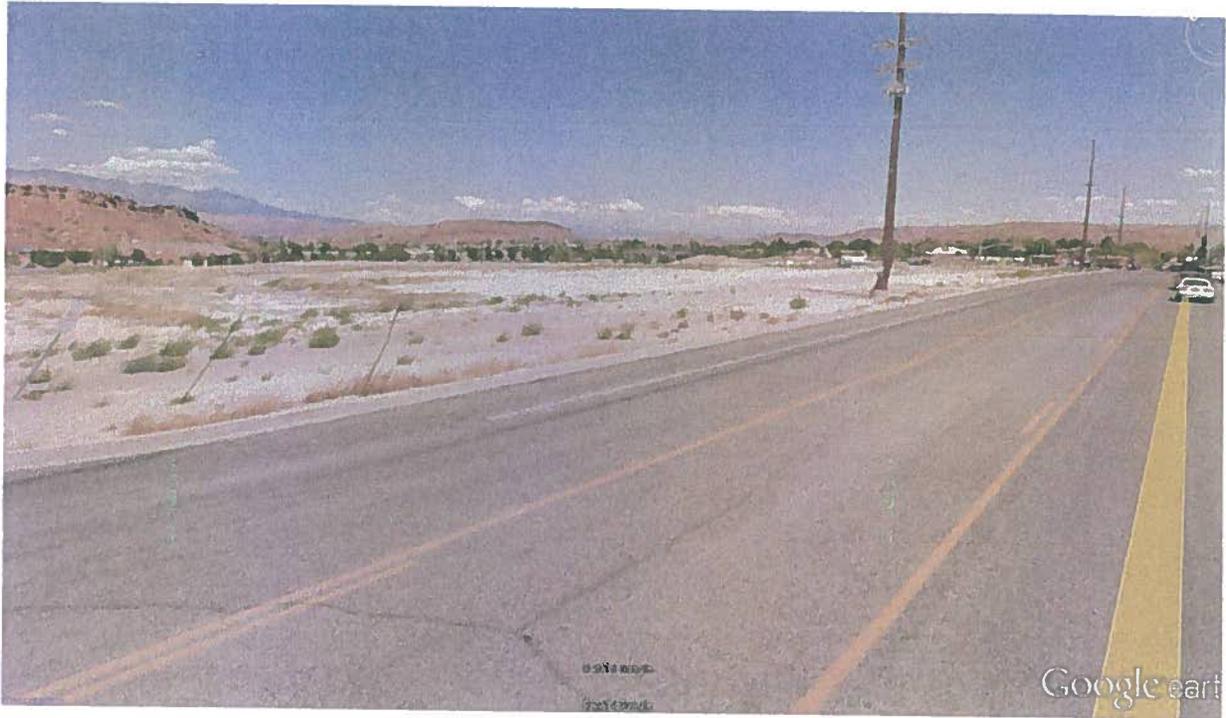
**J. Turning Space**

The road layout is a loop to allow for the best possible flow of traffic and for public safety and refuse access. 25 foot wide travel lanes are provided with standard 25 foot radius curb returns provided at intersections. There is one dead end road with a travel length of 72 feet which less than the 150 foot maximum allowed in the Fire Code.

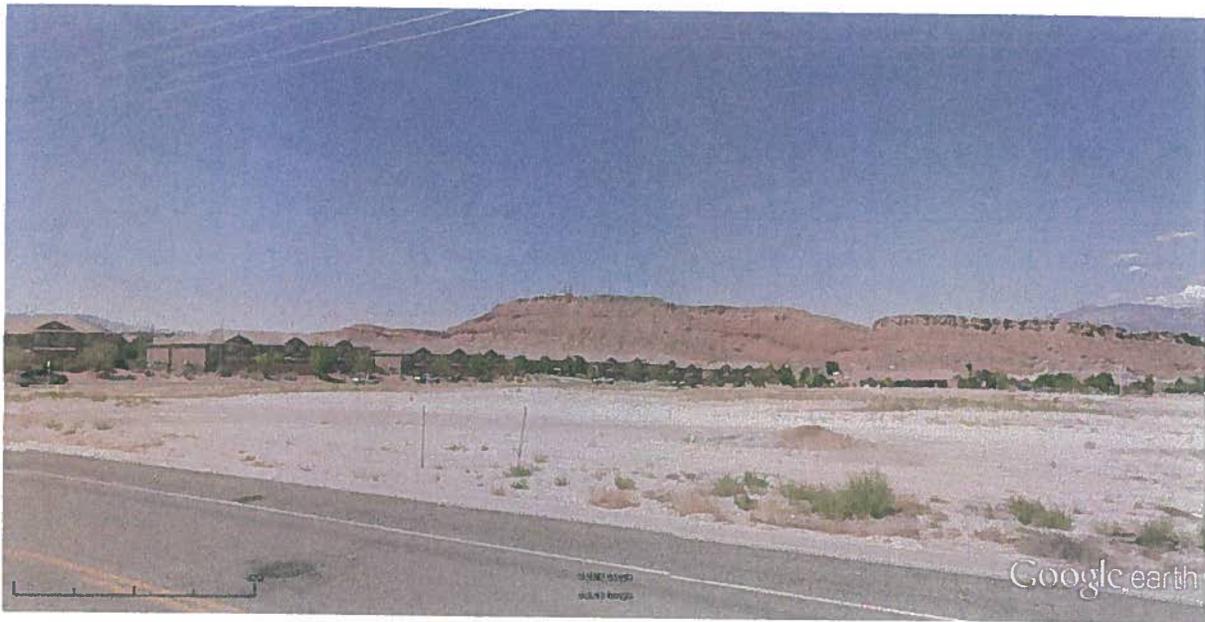
**K. Signs**

There will be a project monument sign located near the entrance point of the development on 840 West to welcome residents and guests.

**Photo Exhibits**



**View of site looking east from Desert Hills Dr.**

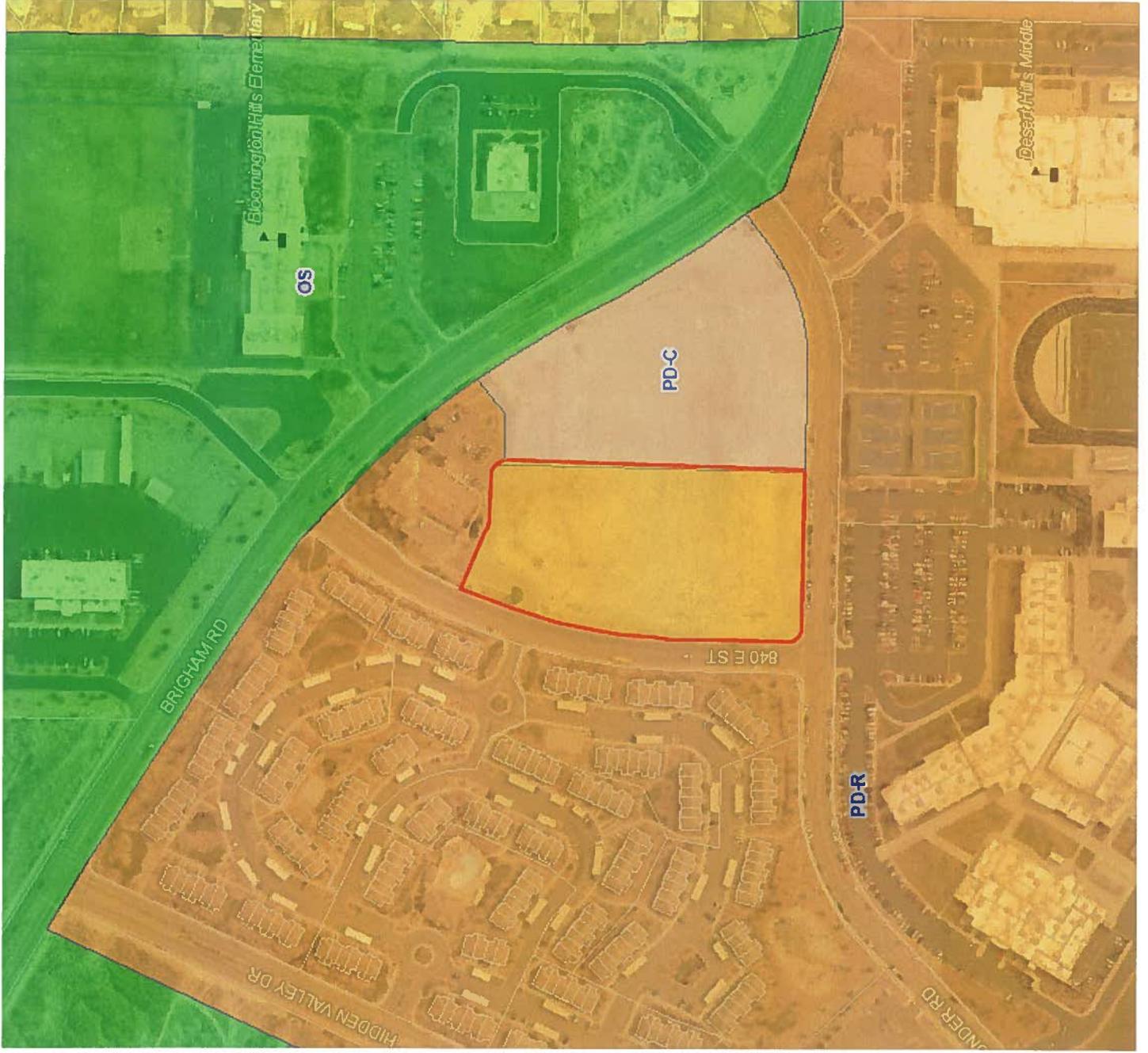


**View of site looking northwest from Desert Hills Dr.**

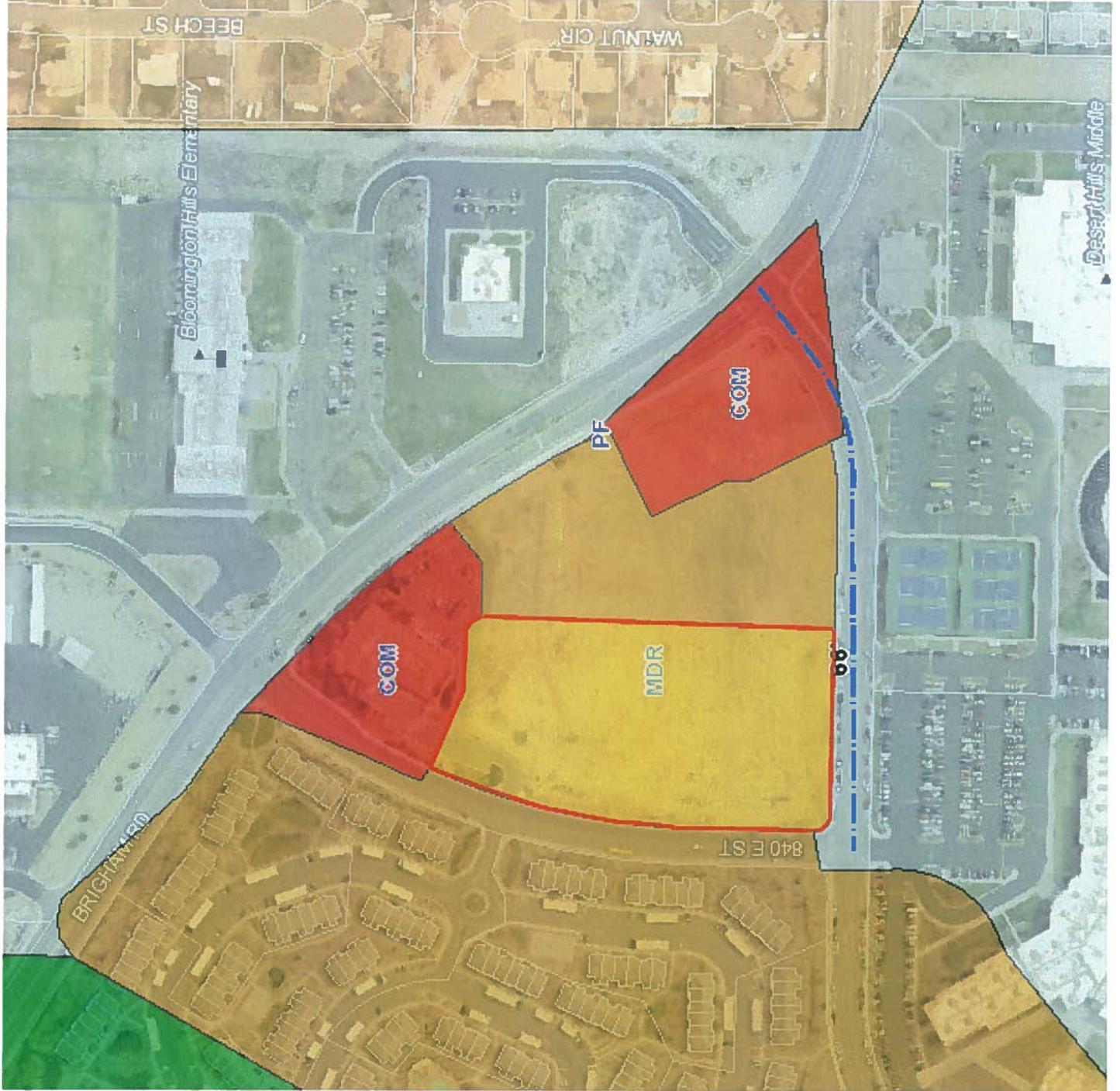
2016-ZCA-025

Desert Hills Townhomes



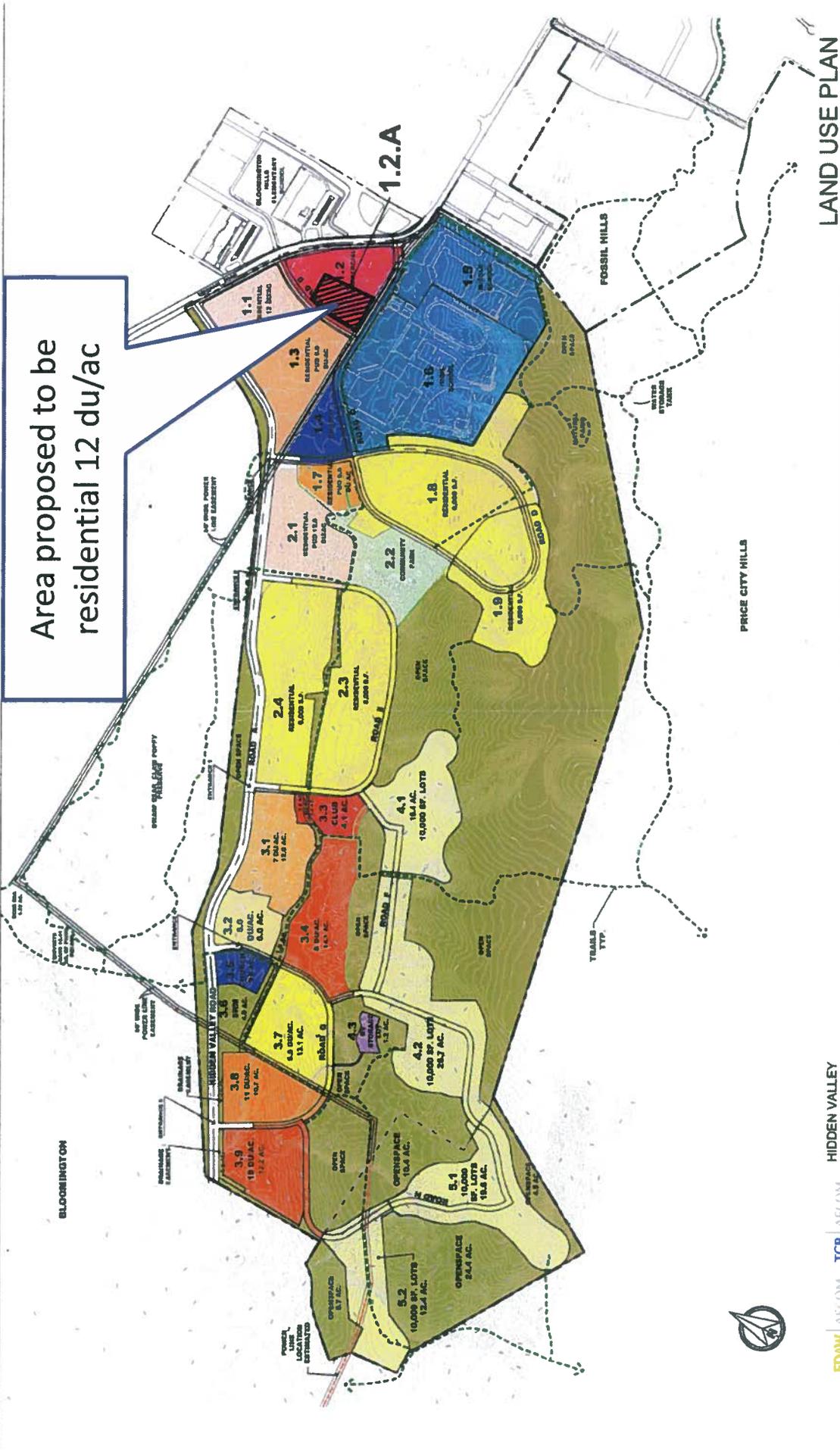


Current Zoning



General Plan

# Hidden Valley Master Plan – PD Development Plan Amendment



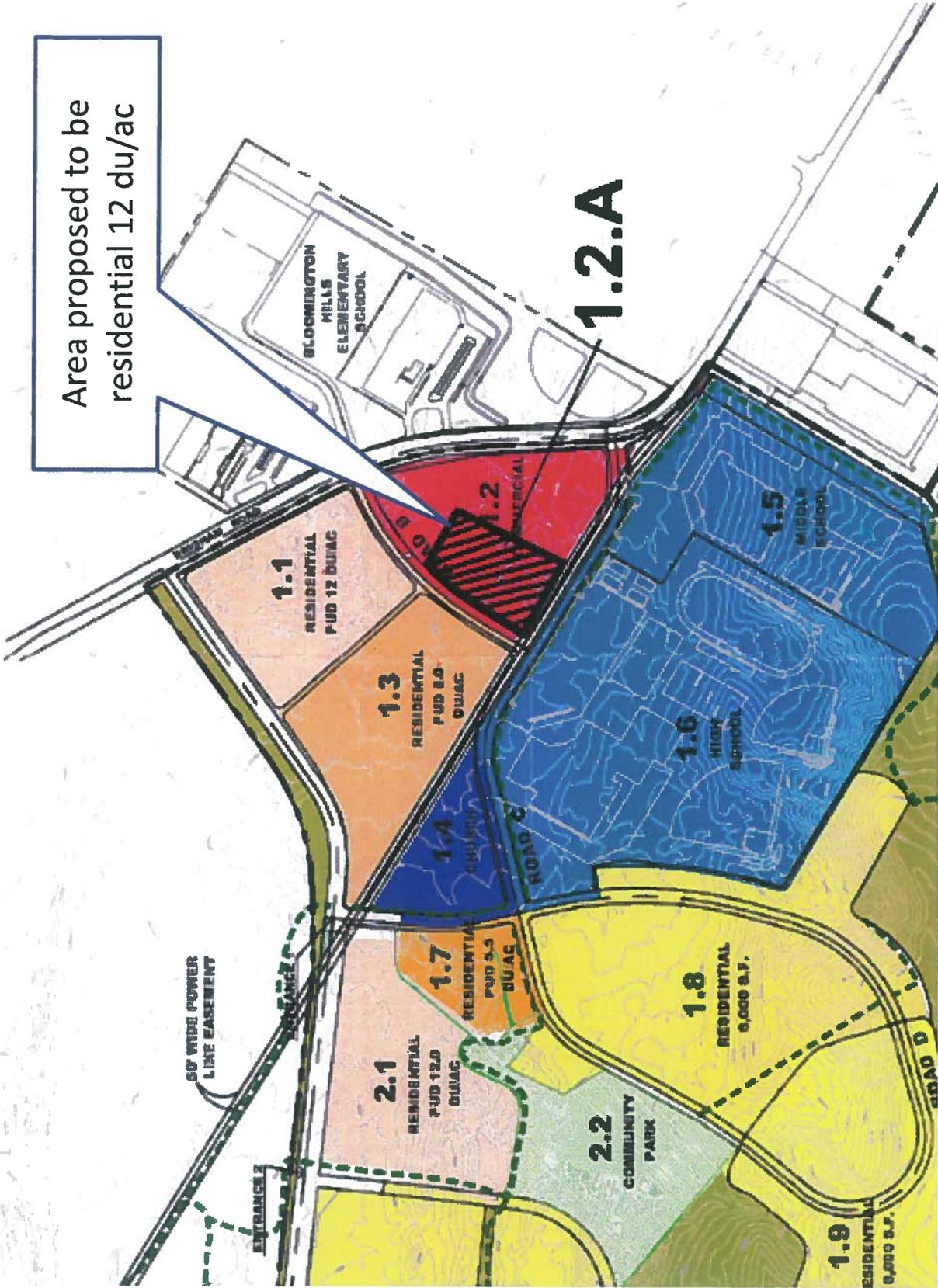
LAND USE PLAN  
EXHIBIT 3.1

EDAW | AECOM | TCB | AECOM  
HIDDEN VALLEY  
IVORY HOMES

# Master Plan PD Development Plan Amendment

Area proposed to be residential 12 du/ac

1.2.A



P.A.	Acres	Lot Size, Approximate DU/Ac.										Total Units	
		10,000 SF Lots	8,000 SF 3.2 DU/Ac.	6,000 SF 4.0 DU/Ac.	4,500 SF 5.5 DU/Ac.	PUD Patio 8.0 DU/Ac.	PUD Townhomes 12.0 DU/Ac.	PUD Apartments 18.0 DU/Ac.					
1.1 Residential	10.6										139	139	0
1.2 Commercial	6.3												0
1.2a Residential	4.5										54		54
1.3 Residential	12.9												103
1.4 Church	5.2								103				0
1.5 Middle Schl	18.5												0
1.6 High School	37.5												0
1.7 Residential	3.7				20								0
1.8 Residential	29.4			118									20
1.9 Residential	20.7		66										118
Subtotal	149.3	0	66	118	20	103	193	0	112	0	0	0	500
2.1 Residential	13.0												112
2.2 Comm. Park	12.5												0
2.3 Residential	21.5			87									87
2.4 Residential	23.7			95									95
Subtotal	70.7	0	0	182	0	0	112	0	96	0	0	0	294
3.1 Residential	12.0												96
3.2 Residential	6.0				30								30
3.3 Recreational	4.1												0
3.4 Residential	14.1								112				112
3.5 Church	3.2												0
3.6 S.W. Mgmt	4.0												0
3.7 Residential	13.1				72								0
3.8 Residential	10.7												72
3.9 Residential	12.2									117			117
Subtotal	79.4	0	0	0	102	208	117	0	0	219	219	0	646
4.1 Residential	16.4	48											48
4.2 Residential	26.7	76											76
4.3 RV Storage Lot	1.2												0
Subtotal	44.3	124	0	0	0	0	0	0	0	0	0	0	124
5.1 Residential	19.7	60											60
5.2 RV Storage Lot	12.8	30											30
Subtotal	32.5	90	0	0	0	0	0	0	0	0	0	0	90
Circulation and Open Space	287.8												0
Total	664.0	214	66	300	122	311	422	219	1654	219	13%	100%	
Percent Res.	-	13%	4%	18%	7%	19%	26%	13%					

Proposed Master Plan  
Amendment

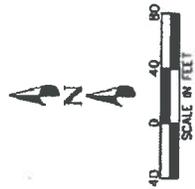
# PD Amendment Site Plan and Building Review



DEVELOPMENT SOLUTIONS GROUP  
 120 East St. George, Suite 200  
 St. George, UT 84770  
 Phone: 801-225-1111  
 www.devsolutionsgroup.com

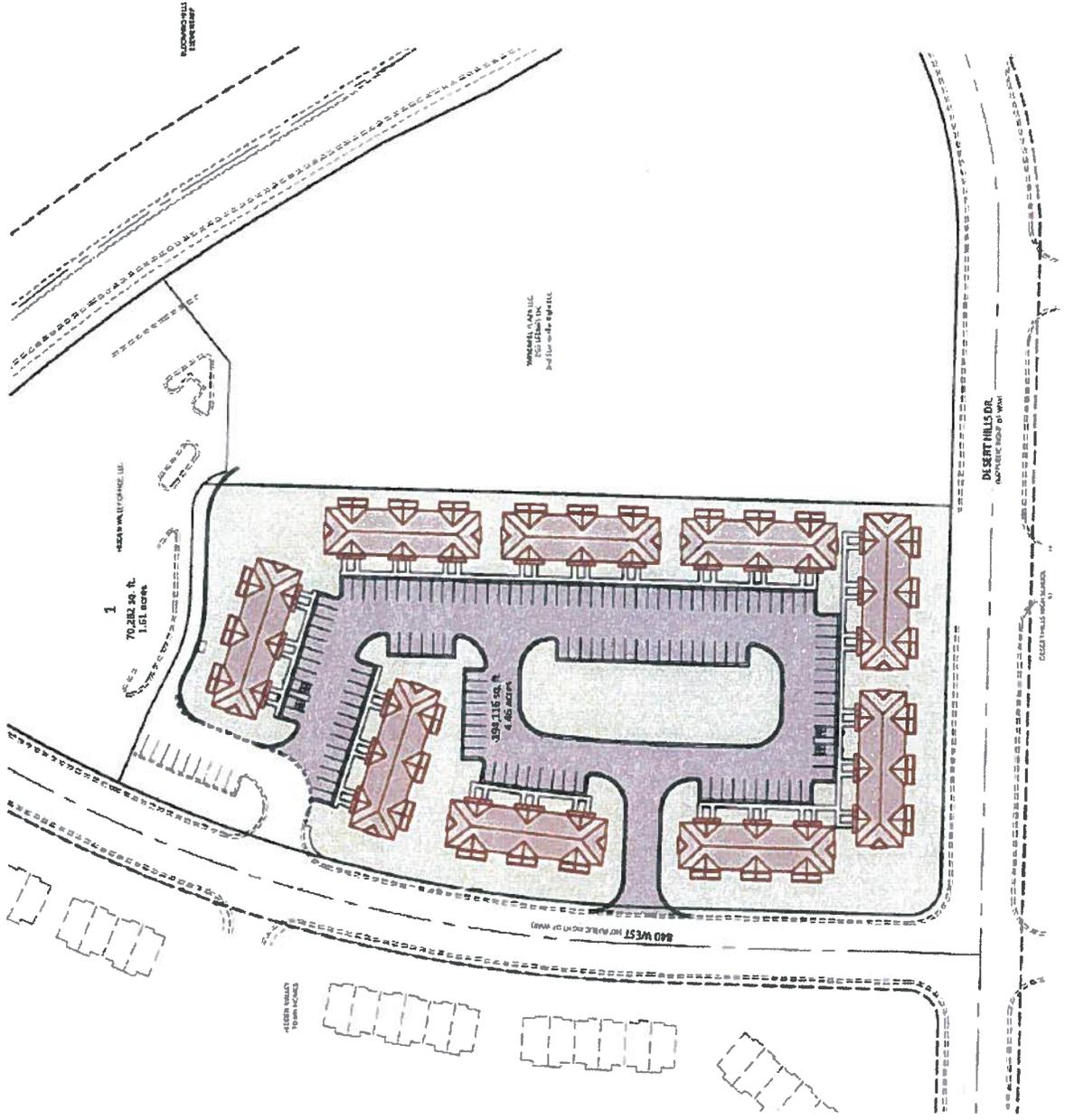
**DESERT HILLS TOWN HOMES**  
 840 EAST DESERT HILLS ON ST. GEORGE, UT  
 SITE PLAN

NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	05/11/2011
DESIGNER	DSG
CHECKER	DSG
DATE	05/11/2011



**PROJECT DATA:**

**ADDRESS:** 840 EAST DESERT HILLS ON ST. GEORGE, UT  
**OWNER:** WINDMILL CANYON, LLC  
**DESIGNER:** DEVELOPMENT SOLUTIONS GROUP  
**DATE:** 05/11/2011  
**SCALE:** 1/8" = 1'-0"  
**LANDSCAPE AREA PROPOSED:** 13,117 SQ. FT.



1  
 70,282 SQ. FT.  
 1.51 ACRES

WINDMILL CANYON, LLC  
 and file on the right side.

DESERT HILLS DR.  
 840 EAST DESERT HILLS ON ST. GEORGE

840 WEST

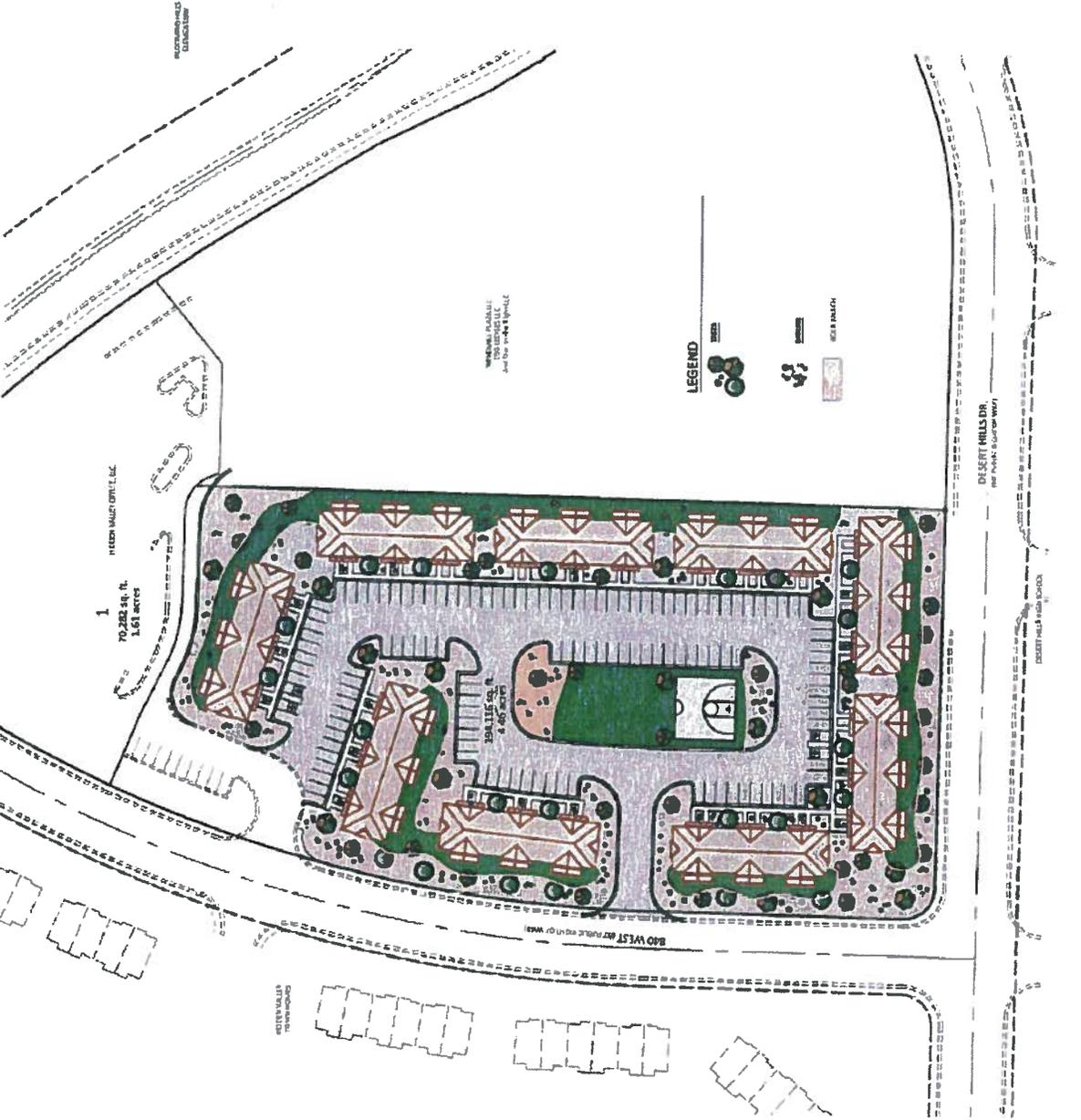
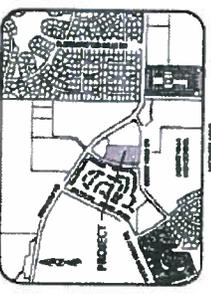
DESERT VALLEY TOWN HOMES



DEVELOPMENT SOLUTIONS GROUP  
LIVE PLANNING, LAND SERVICES AND PROVISIONS  
222 East St. George St. Suite 200  
St. George, UT 84770  
Phone: (435) 633-2121  
www.devsolutionsgroup.com

DESERT HILLS  
TOWN HOMES  
840 EAST DESERT HILLS DR. ST. GEORGE, UT  
LANDSCAPE CONCEPT PLAN

DATE	08/11/10
SCALE	AS SHOWN
PROJECT NO.	
CLIENT	
LOCATION	
DESIGNER	
APPROVED BY	
DATE	



LEGEND

- Tree symbols
- Shrub symbols
- Lawn symbol

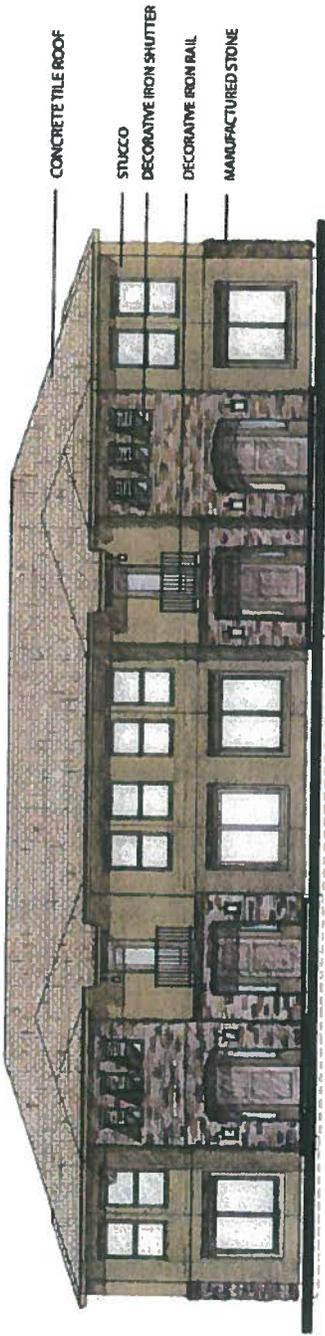
70,282 sq. ft. LOT AREA

DESERT HILLS  
TOWN HOMES  
840 EAST DESERT HILLS DR.  
ST. GEORGE, UT 84770

DESERT HILLS DR.  
(SEE PLAT FOR SUBDIVISION)

840 WEST DESERT HILLS DR.

DESERT HILLS  
TOWN HOMES



CONCRETE TILE ROOF

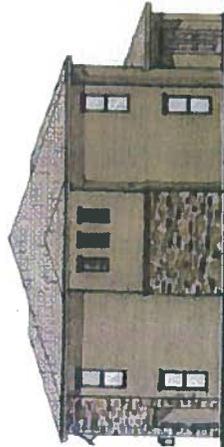
STUCCO

DECORATIVE IRON SHUTTER

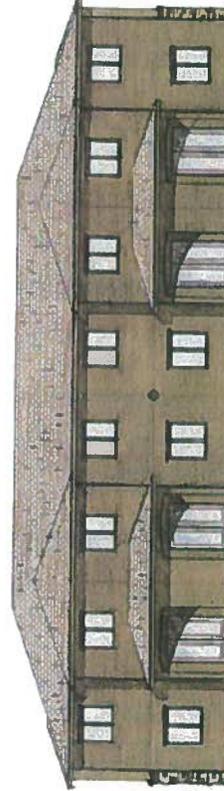
DECORATIVE IRON RAIL

MANUFACTURED STONE

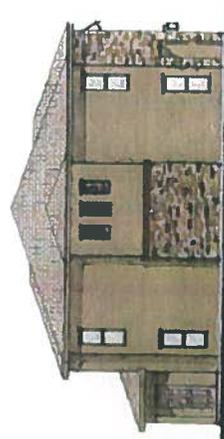
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

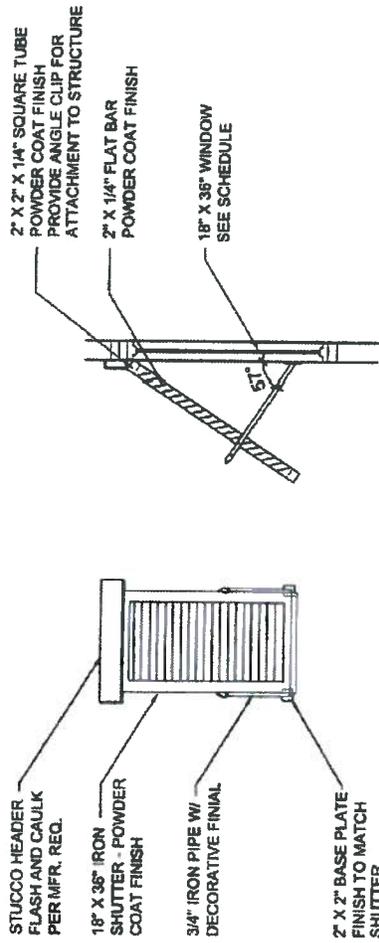
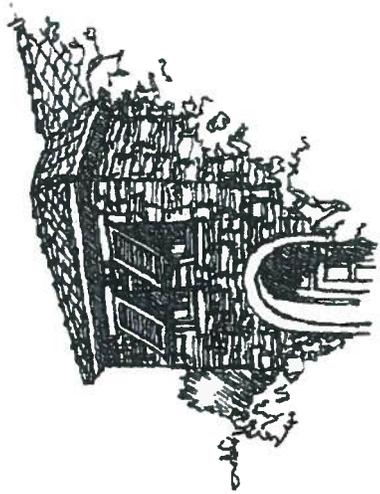
**BUILDING ELEVATIONS - DESERT HILLS TOWN HOMES**

ST. GEORGE, UTAH





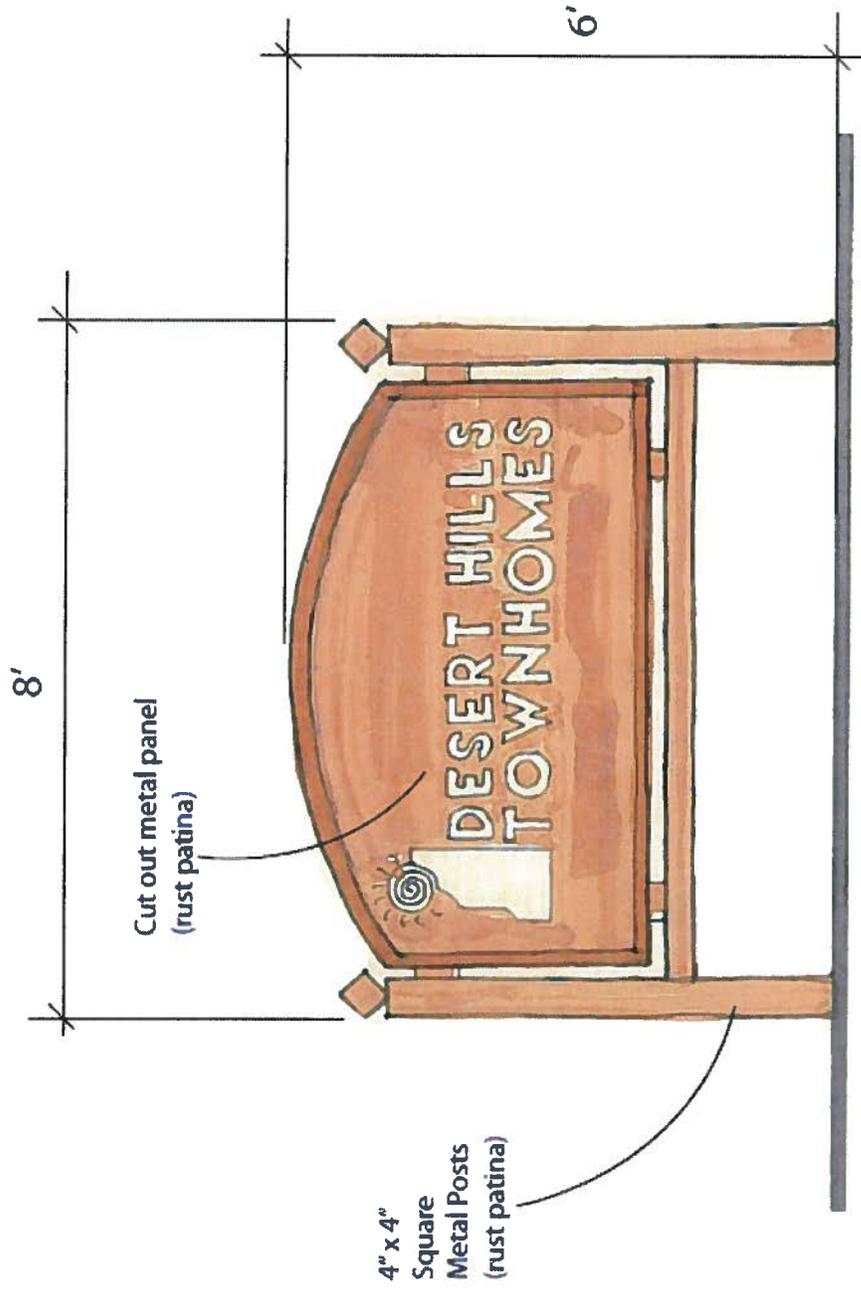




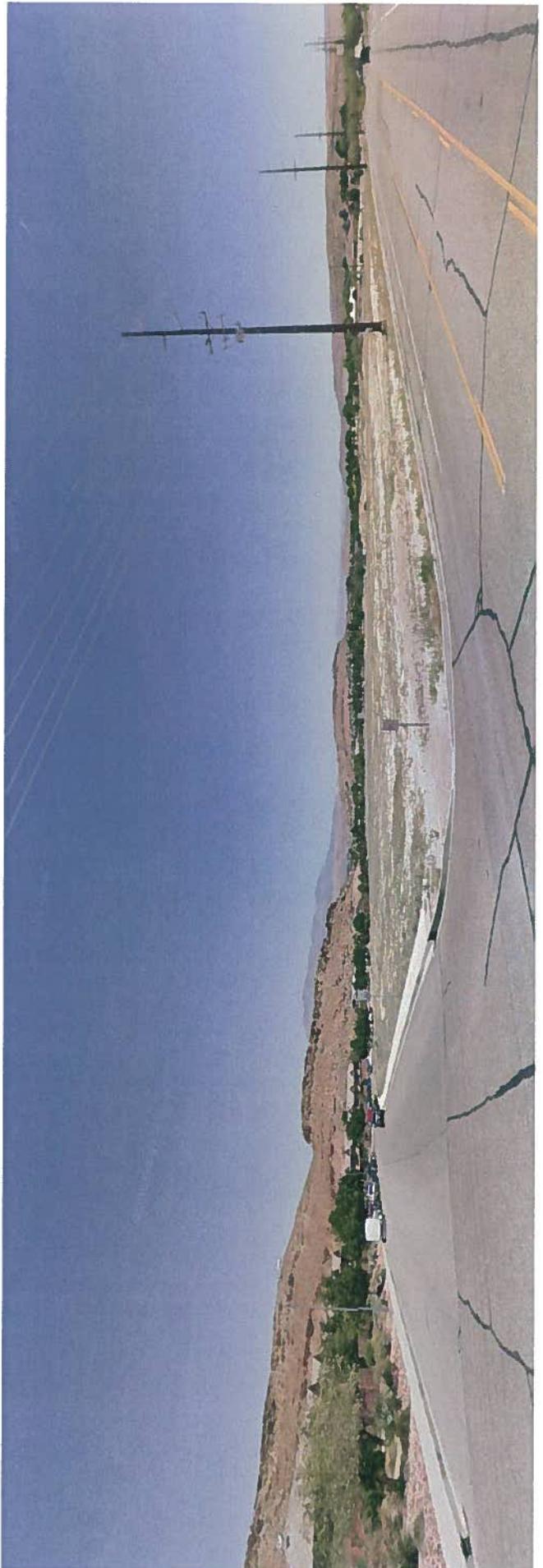
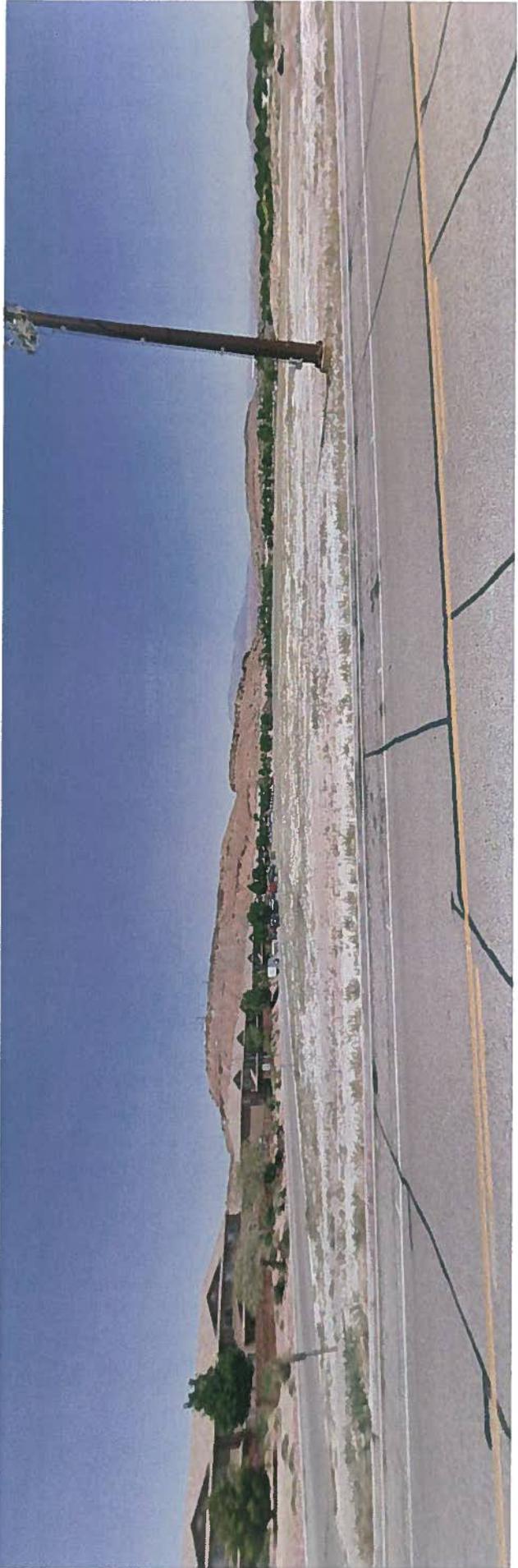
A - SHUTTER DETAIL  
1/2" = 1'-0"

# DESERT HILLS TOWN HOMES

4/28/15



# DESERT HILLS TOWNHOME ENTRY SIGN



Doris Pierce

[REDACTED]  
[REDACTED]  
August 24, 2016

To: City of St George

Attn: John Willis, Planning Manager, Community Development Department, City of St George, 175 E. 200 No., St George, UT 84770

Regarding: Request to Consider a Zone Change Amendment to the Hidden Valley Master Plan to Construct a 54 Unit Townhome Project Called Desert Hills Town Homes. Case No. 2016-ZC-025

I am a property owner within 500' of requested zone change. I am against this development based on the following:

1. This would create too high a concentration of family rental townhouses in one small area.
2. I recognize the need for low income housing but feel it is much better to plan community development by locating this type of housing in areas/neighborhoods with a more diverse combination of housing (family individual homes along with this type of high concentration housing) where residents of the town homes feel a part of the entire community. I feel St. George has done a great job of doing this in the past and is well know for a great place to live/retire as well as a low crime rate. This is important because it attracts retirees who bring their resources to St George and create a wide job and income base. The Hidden Valley complex as well as the other town house complexes in the area already create a high concentration of townhouse/condo units and is already dealing with low interest in maintaining well kept properties and a lack of green spaces.
3. This proposal could potentially create a pocket of over concentration of this type housing to one side of the city that could degrade property values not just in the existing Hidden Valley complex but also beyond and affect neighborhood individual homes. I believe in time It could also have an impact on City resources as it has in other cities where communities with a high concentration of high density housing and lower home values affect the tax base as well as crime rates.
4. The developer needs to consider a redesign to include individual housing along with a smaller high density portion. This may not bring the return he is now planning but would offer more to the community.

  
DORIS PIERCE

Cy to: HOA

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

**AN ORDINANCE AMENDING THE HIDDEN VALLEY MASTER PLAN INCREASING THE TOTAL NUMBER OF RESIDENTIAL UNITS TO 1654, AND AMENDING THE PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT TO ADD 54 UNITS ON APPROXIMATELY 4.46 ACRES  
(Desert Hills Town Homes – 840 East Street and Thunder Road)**

**WHEREAS**, the property owner has requested a zone change to increase the number of approved residential units from 1600 to 1654 on the Hidden Valley Master Plan, and to approve a 54 unit town home project on approximately 4.46 acres in the PD-R (Planned Development Residential) zoning district; and

**WHEREAS**, the City Council held a public hearing on September 1, 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 Hidden Valley Master Plan is justified at this time, adding 54 residential units and increasing the number of units from 1600 to 1654, and approving a 54 unit town home project on approximately 4.46 acres in the PD-R (Planned Development Residential) zoning district, by finding that it 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 Hidden Valley Master Plan is hereby ordered to be changed, increasing the number of units from 1600 to 1654, and City Zoning Map is hereby ordered to be changed to reflect the zone change amendment to the Hidden Valley Planned Development Residential area with approval of a 54 unit town home project on approximately 4.46 acres, on property more specifically described on Exhibit "A," attached hereto and incorporated herein by this reference. The project must comply with all conditions, requirements, and restrictions as approved by City Council.

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

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

APPROVED AND ADOPTED by the City Council of the City of St. George, this 1st day of September 2016.

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

ATTEST:

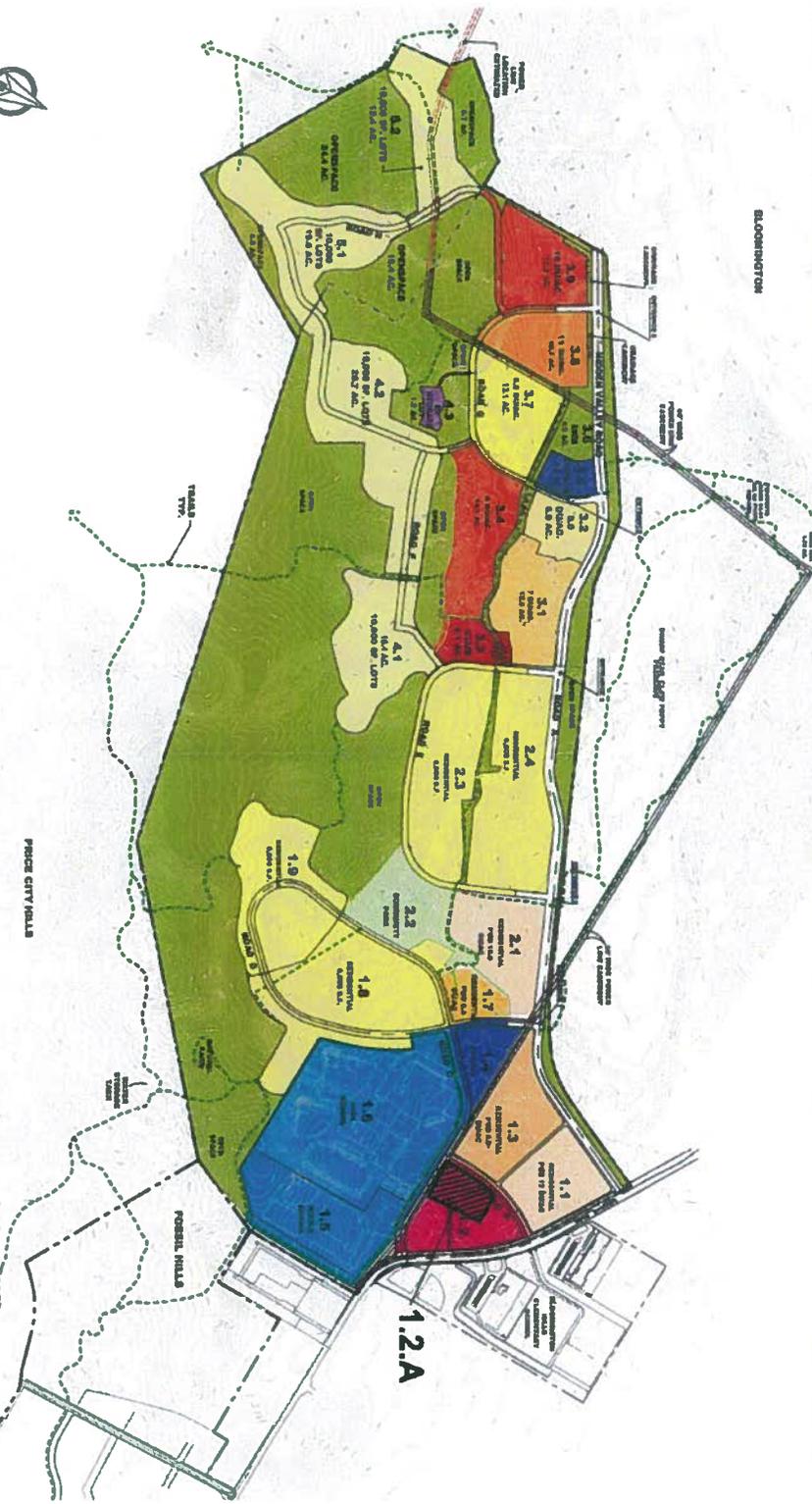
\_\_\_\_\_  
Christina Fernandez, City Recorder

# Exhibit "A"


 AECOM  
 TCB AECOM

HIDDEN VALLEY  
 MOUNTAIN HOMES

LAND USE PLAN  
 EXHIBIT 3.1



P.A.	Acres	Lot Size, Approximate DU/Ac.							Total Units
		10,000 SF Lots	8,000 SF 3.2 DU/Ac.	6,000 SF 4.0 DU/Ac.	PUD 4,500 SF 5.5 DU/Ac.	PUD Patio 8.0 DU/Ac.	PUD Townhomes 12.0 DU/Ac.	PUD Apartments 18.0 DU/Ac.	
1.1 Residential	10.6						139		139
1.2 Commercial	6.3								0
1.2a Residential	4.5						54		54
1.3 Residential	12.9					103			103
1.4 Church	5.2								0
1.5 Middel Schi	18.5								0
1.6 High School	37.5								0
1.7 Residential	3.7				20				20
1.8 Residential	29.4			118					118
1.9 Residential	20.7		66						66
Subtotal	149.3	0	66	118	20	103	199	0	500
2.1 Residential	13.0						112		112
2.2 Comm. Park	12.5								0
2.3 Residential	21.5			87					87
2.4 Residential	23.7			95					95
Subtotal	70.7	0	0	182	0	0	112	0	294
3.1 Residential	12.0					96			96
3.2 Residential	6.0				30				30
3.3 Recreational	4.1								0
3.4 Residential	14.1					112			112
3.5 Church	3.2								0
3.6 S.W. Mgmt	4.0								0
3.7 Residential	13.1				72				72
3.8 Residential	10.7						117		117
3.9 Residential	12.2							219	219
Subtotal	79.4	0	0	0	102	208	117	219	646
4.1 Residential	16.4	48							48
4.2 Residential	26.7	76							76
4.3 RV Storage Lot	1.2								0
Subtotal	44.3	124	0	0	0	0	0	0	124
5.1 Residential	19.7	60							60
5.2 RV Storage Lot	12.8	30							30
Subtotal	32.5	90	0	0	0	0	0	0	90
Circulation and Open Space	287.8								0
<b>Total</b>	<b>664.0</b>	<b>214</b>	<b>66</b>	<b>300</b>	<b>122</b>	<b>311</b>	<b>422</b>	<b>219</b>	<b>1654</b>
Percent Res.	-	13%	4%	18%	7%	19%	26%	13%	100%



DESERT HILLS TOWNHOMES  
PD AMENDMENT

A PORTION OF LOT 2, HIDDEN VALLEY COMMERCIAL MINOR SUBDIVISION, AS RECORDED IN THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20070040597 IN WASHINGTON COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 88°46'42" EAST 177.72 ALONG THE SECTION LINE AND NORTH 0.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°13'44" EAST 206.20 FEET (206.21 FEET REC.) TO THE POINT OF CURVATURE OF A 1081.51 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 437.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'02"; THENCE SOUTH 67°15'55" EAST 60.13 FEET TO THE POINT OF CURVATURE OF 115.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT RADIUS POINT BEARS SOUTH 22°44'03" WEST; THENCE SOUTHEASTERLY 7.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50'18" TO THE POINT OF TANGENCY; THENCE SOUTH 63°25'41" EAST 38.43 FEET TO THE POINT OF CURVATURE OF A 115.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT RADIUS POINT BEARS NORTH 26°54'48" EAST; THENCE EASTERLY 51.34 FEET ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°34'44" TO THE POINT OF TANGENCY; THENCE SOUTH 88°39'55" EAST 72.98 FEET TO A POINT ON THE ARC OF A 31.32 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 22.91 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 41°54'53"; THENCE SOUTH 01°14'36" EAST 595.95 FEET; THENCE NORTH 88°45'24" WEST 303.45 FEET TO THE POINT OF CURVATURE OF 25.00 RADIUS TANGENT CURVE THE RIGHT; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF BEGINNING.

CONTAINS 4.456 ACRES

**DRAFT**Agenda Item Number : **6A****Request For Council Action****Date Submitted** 2016-08-24 14:37:10**Applicant** Mr. Travis Sanders, Civil Science**Quick Title** Consider approval of a subdivision of 10 lots or less**Subject** Consider a subdivision of ten (10) lots or less without a plat. The property is located on the west side of Snow Canyon Parkway between Dixie Downs Road and 2200 North Street. The project is for "Hartá €™s." The property is zoned C-1 (Neighborhood Convenience Commercial) and C-2 (Highway Commercial).**Discussion** This item was presented to the City Council on August 18th. The applicant tabled the item, in order to address questions and concerns regarding the project.**Cost** \$0.00**City Manager Recommendation** The City Attorney, John Willis and I met with the applicants and I have included emails from them indicating what the project will entail. As everyone understands the current zoning would allow the proposed use and our effort was to see if the applicant would agree to improvements to address concerns regarding this type of use. As you can see they have agree to match the existing lighting along Snow Canyon and are actually going to be lower than the existing height of the light poles, they have agreed to match the landscaping along Snow Canyon, and have agreed to a color for the building that is more in line with the colors used for the homes in the area very similar to the Harmons store. The night light will have to meet the existing ordinance and they indicate they will do that. I have attached their emails addressing these issues. The applicant was very agreeable to try to make this use as compatible as possible and be an asset rather than a liability for the area.**Action Taken****Requested by** John Willis**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

# Subdivision of 10 Lots or Less without a Plat

PLANNING COMMISSION AGENDA REPORT: 08/09/2016  
CITY COUNCIL MEETING: 08/18/2016 (Tabled)  
CITY COUNCIL MEETING: 09/1/2016

## SUBDIVISION OF 10 LOTS OR LESS WITHOUT A PLAT

### **Hart's**

Case No. 2016-LRE-011

**Request:** Consider a Subdivision of 10 Lots or less without a Plat

**Representative:** Travis Sanders, Civil Science  
1453 S. Dixie Drive, Suite 150  
St. George, UT 84770

**Property:** Located on the west side of Snow Canyon Parkway between Dixie Downs Road and 2000 North Street

**Zone:** C-1 and C-2

**Staff Comments:** The applicant would like to create two commercial building lots out of the one lot they currently own. This subdivision of land is in accordance with the State's and City's Code sections. Public Utilities and Drainage Easements are being granted at all property lines. This current lot is fronted by a public roadway on three sides and a residential development (Ironwood) on the forth side.

All aspects of this Subdivision of 10 Lots or less without a Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff), Water Services Staff and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals.

**Recommendation:** Recommend APPROVAL to City Council of this Subdivision of 10 Lots or Less without a Plat for Hart's.



## Christina Fernandez

---

**From:** Gary Esplin  
**Sent:** Friday, August 26, 2016 11:25 AM  
**To:** Christina Fernandez  
**Subject:** FW: Snow Canyon Harts

Hart emails.

**Gary Esplin**  
City Manager | City Manager  
Office: (435) 627-4002



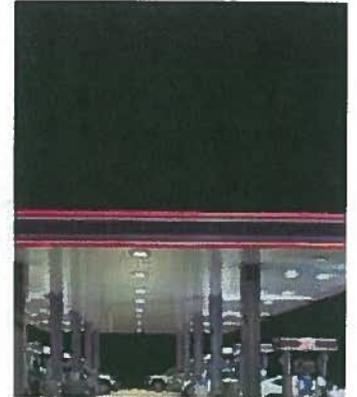
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**From:** Dave Jardine [<mailto:davej@rhinehartoil.com>]  
**Sent:** Thursday, August 25, 2016 7:31 PM  
**To:** Gary Esplin; Shawn Guzman  
**Cc:** Brandee Walker ([bwalker@civilsience.com](mailto:bwalker@civilsience.com)); [nwalter@naiutahsouth.com](mailto:nwalter@naiutahsouth.com); John Jardine  
**Subject:** RE: Snow Canyon Harts

Gary/Shawn,

After our meeting yesterday, Neil and I went out to the site to look at the lighting along Snow Canyon Parkway. The lights that are on Snow Canyon are 20ft tall. This is considerably taller than the light poles we put in the parking lot of our stores. The height of our poles are only 12 to 14ft. When you take into account that the parking lot of our store is 6ft below Snow Canyon Parkway, these lights will only be 6 to 8ft above the road. This will help prevent excess light coming off the site. We'll plan to use a similar style of light fixture that is on Snow Canyon. It is a shoe box style that helps direct the lighting downward.

The store sitting down lower than the road, will also cause the lighting from the canopy to be contained. The canopy we've planned for this project is a single row of pumps. It is approx. 26 ft wide and has far less lighting than the larger dual row canopies. The lighting under the canopy will be LED which seem to be more directional than a conventional bulb. Below is a picture of the imaging of the canopy. Please keep in mind that our store will only have 1 row of pumps instead of 2 rows as shown below



Below are two examples of options for a monument sign. We'd match the brick base to the same color of brick used on the store.



We are also willing to sign an agreement with the city that the landscaping around the store would match what is currently on Snow Canyon Parkway.



We are very flexible and are willing to work with the city and neighbors on any other concerns you might have. Feel free to reach me on my cell # below with any additional questions or concerns. We really look forward to working with you.

Thanks,

DAVE JARDINE, CPA  
*Co-CEO*

---

Office 801-756-9681  
Direct 801-763-6136  
Cell 801-360-4790  
[www.rhinehartoil.com](http://www.rhinehartoil.com)



---

**From:** Dave Jardine  
**Sent:** Thursday, August 25, 2016 7:05 PM  
**To:** 'gary.esplin@sgcity.org' <[gary.esplin@sgcity.org](mailto:gary.esplin@sgcity.org)>; 'shawn.guzman@sgcity.org' <[shawn.guzman@sgcity.org](mailto:shawn.guzman@sgcity.org)>  
**Cc:** Brandee Walker ([bwalker@civilsience.com](mailto:bwalker@civilsience.com)) <[bwalker@civilsience.com](mailto:bwalker@civilsience.com)>; [nwalter@naiutahsouth.com](mailto:nwalter@naiutahsouth.com)  
**Subject:** Snow Canyon Harts

Gary/Shawn,

I want to thank you again for your time yesterday to discuss our new project. I've had our architect do some new renderings of the building. He used the same color scheme and materials as the Harmons. The colors are not exact, but it should give you an idea of what we're willing to do. Our new stores are extremely nice and we want the community to be happy with the design. The image of the sign below is just a picture and does not reflect the actual look of the sign we use. I tried to attach these as files, but the size of the files were too large. I'll send an additional email addressing the other items we discussed. Thanks.







Thanks,

DAVE JARDINE, CPA  
*Co-CEO*

---

*Office* 801-756-9681  
*Direct* 801-763-6136  
*Cell* 801-360-4790  
[www.rhinehartoil.com](http://www.rhinehartoil.com)

# **RHINEHART OIL**



## Christina Fernandez

---

**From:** Gary Esplin  
**Sent:** Friday, August 26, 2016 11:25 AM  
**To:** Christina Fernandez  
**Subject:** FW: Snow Canyon Harts

Second email from Hart's

**Gary Esplin**  
City Manager | City Manager  
Office: (435) 627-4002



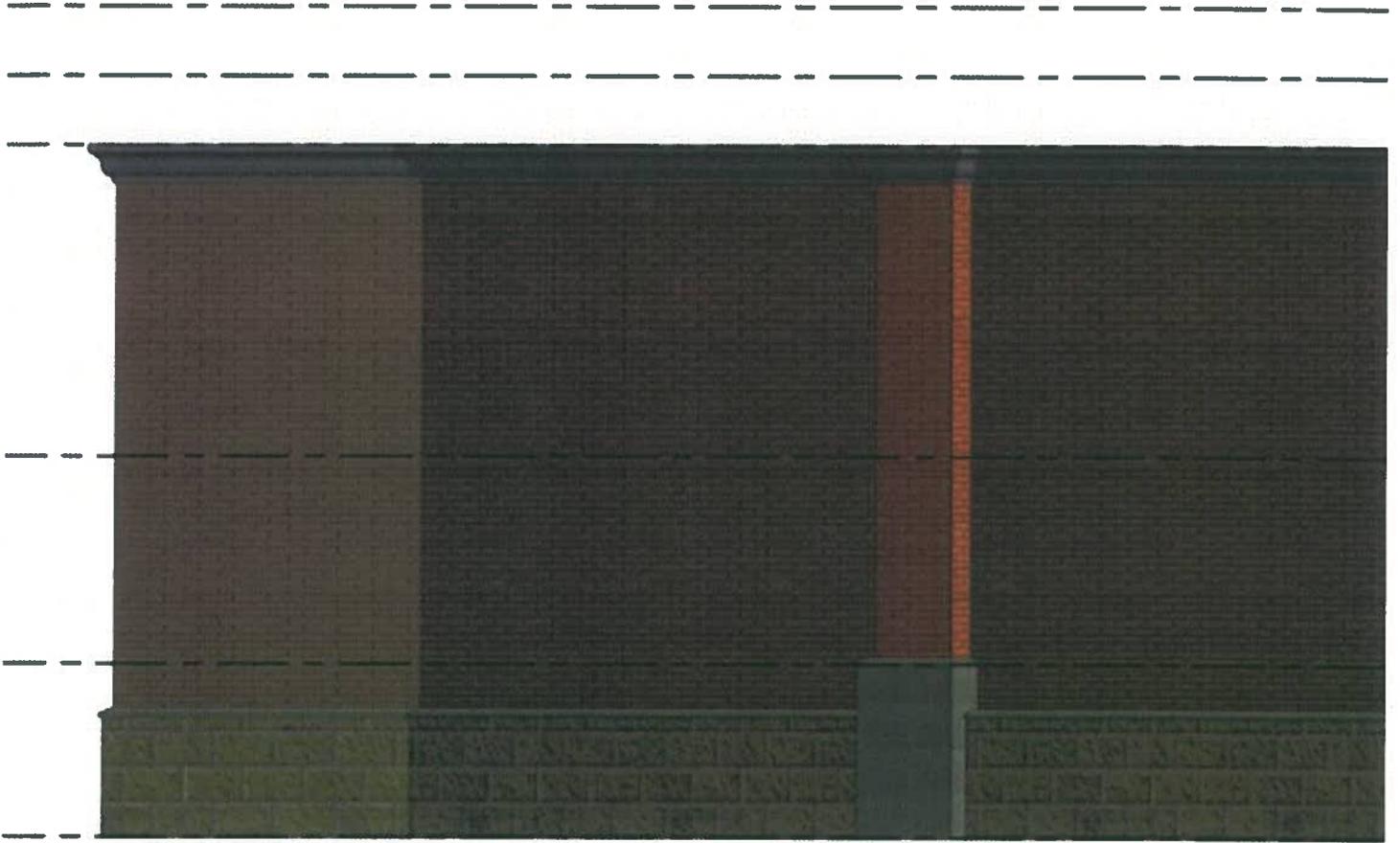
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**To:** Gary Esplin; Shawn Guzman  
**Cc:** Brandee Walker ([bwalker@civilsience.com](mailto:bwalker@civilsience.com)); [nwalter@naiutahsouth.com](mailto:nwalter@naiutahsouth.com)  
**Subject:** Snow Canyon Harts

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DAVE JARDINE, CPA  
*Co-CEO*

---

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[www.rhinehartoil.com](http://www.rhinehartoil.com)

# **RHINEHART OIL**



## Christina Fernandez

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 9:25 PM  
**To:** WebmasterGroup; Christina Fernandez  
**Subject:** Website Contact Form: General Request

The Following Message was Submitted to the Website Contact Form:

Contact Name: Robert Morse  
Contact Email: [REDACTED]  
Contact Phone #: [REDACTED]  
Address or Location: [REDACTED]  
Subject of Message: General Request

To City Council Members and Mayor Pike We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course. Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns. We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love. Robert and Patricia Morse

Attachments:

**Christina Fernandez**

---

**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2016 3:04 PM  
**To:** WebmasterGroup; Christina Fernandez  
**Subject:** Website Contact Form: General Request

The Following Message was Submitted to the Website Contact Form:

Contact Name: Ralph Armstrong  
Contact Email: [REDACTED]  
Contact Phone #: [REDACTED]  
Address or Location: [REDACTED]  
Subject of Message: General Request

Please deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. I am a resident of Lakota for six years and now a resident of Castle Rock for three. My main attraction to the area is the well planned and maintained park and recreational City facilities and Private residences. The City has done a wonderful job in making Snow Canyon Parkway an attractive prime arterial and so far has maintained the integrity of the surrounding developing properties to assure a common bedroom and professional theme. I would encourage the City Council to assure the continuance of the theme by denying the commercial development proposed.

Attachments:

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Friday, August 19, 2016 9:29 AM  
**To:** WebmasterGroup; Christina Fernandez  
**Subject:** Website Contact Form: General Request

The Following Message was Submitted to the Website Contact Form:

Contact Name: Karen Anderson  
Contact Email: [REDACTED]  
Contact Phone #: [REDACTED]  
Address or Location: [REDACTED]  
Subject of Message: General Request

RE: Commercial Development of Intersection at Snow Canyon Parkway and Dixie Downs Drive. Dear Mayor Pike and St. George City Council: As a resident of the City of ST George, Castle Rock development home owner and professional realtor specializing in this area, I am respectfully requesting that you deny the application to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway with bike/walking paths and creating a scenic route towards Snow Canyon and Tuacahn. This area is heavily landscaped with native plants and trees, a center median showcasing the beauty of the desert, round-a-bouts with sculpture and red rock structures, etc. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn and the subdivisions have been organized and designed to be visually appealing and to coexist with the surrounding landscapes. I feel that a convenience store/gas station located at this intersection would be a blight to the scenic route that has been created. Residents have two other gas stations, two convenience stores and two major markets less than two minutes from this intersection. I understand that the property is zoned C-2 commercial and I would love to see this area tastefully developed. I feel a low profile office complex with low ambient lighting and exterior colors and stone designed to blend into the environment would be more consistent with the area, would reduce extensive stop and go traffic, would reduce noise pollution, and would contribute to surrounding home values rather than detract from them. We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the environment and the desert we love. Thanks for all that you do! Karen

Attachments:

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 3:41 PM  
**To:** WebmasterGroup; Christina Fernandez  
**Subject:** Website Contact Form: General Request

The Following Message was Submitted to the Website Contact Form:

Contact Name: Amy Parry  
Contact Email: [REDACTED]  
Contact Phone #: [REDACTED]  
Address or Location: [REDACTED]  
Subject of Message: General Request

To City I am requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. Many of my neighbors will be contacting you about how beautiful the parkway is, and it is very nice. Changing the ascetics of the parkway could have a negative effect on our property values, but I have additional reasons for asking you to reconsider are different. I request you deny this request for the safety of our community and children. A convenience store so close to an elementary school (Coral Cliffs) will encourage small children to cross some very busy streets. Streets that may become even more congested with the rezoning and placing children as risk for harm. My other concern is that in the past year I have noticed more homeless and vagrant activity in the Dixie Down area, especially near the Maverick and Albertson area, just a short distance away. I fear that another store and gas station will give these nonresidents a reason to come further into our neighborhoods and we will have an increase in loitering and other crimes. The rezoning of this property is not supported by the community. Thank you, Jake and Amy Parry

Attachments:

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Wednesday, August 24, 2016 8:52 PM  
**To:** Christina Fernandez  
**Subject:** re Intersection at Dicies & Snow Canyon

Please pass this to the Mayor and City Councilmen

To City Council Members and Mayor Pike

We already have a mess at the intersection of Sunset and Dixie Downs. There is plenty of gasoline, convenience store items, beer and food at that intersection. Sunset was designed to look like a busy commercial area. Our parkway is beautifully landscaped, entirely residential to date and a gas station that sells these items is not what we need exactly 694 walking steps from our park and school. Please deny the request to split the parcels and don't allow anything that does not blend into the environment to creep into this neighborhood.

Robert & Lea Porter

**Christina Fernandez**

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**From:** Anne [REDACTED]  
**Sent:** Wednesday, August 24, 2016 9:08 PM  
**To:** Christina Fernandez  
**Subject:** Fwd: UPDATE ON POTENTIAL HART'S GAS STATION & CONVENIENCE STORE

To City Council Members and Mayor Pike

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

Keep Dixie beautiful and easy to drive around.

Anne Murphy  
John Murphy

**Christina Fernandez**

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**From:** Dave Passey [REDACTED]  
**Sent:** Thursday, August 25, 2016 10:19 AM  
**To:** Christina Fernandez  
**Subject:** C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway

To City Council Members and Mayor Pike

We respectfully request that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Dixie Downs and Snow Canyon Parkway. A gas station at that location would be detrimental to the environment. This e-mail counts as two NO votes for the proposed subdividing of the parcels zoned C-2 at the intersection of Dixie Downs and Snow Canyon Parkway for a Hart's gas station and convenience store.

Thank you

To City Council Members and Mayor Pike

As residents of the Lakota Ridge subdivision we are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. We feel strongly that this will have an outsized negative impact on what is a beautiful and beautifully planned and landscaped area of St. George.

We recently returned from a visit to Newport Hills in Southern California. In a different way the feeling is very similar to the Entrada area of St. George. The four-lane Newport Coast Drive through beautiful residential areas has only two small, well planned commercial areas, only one with a store and gas station in the entire 9 mile drive from San Joaquin Hills to Newport Coast Drive. These small commercial areas were landscaped in such a way as to make them very unobtrusive. But it is the only commercial location in this area. It is very clear that this was planned and the area preserved from commercial over development.

One of the greatest attractions of living in the Snow Canyon area is the beauty of this location with the red hills and lava fields and extremely well planned landscaping throughout the area. A single poorly planned commercial development would change this environment considerably.

With plenty of commercial development just a couple of minutes away on both Sunset Blvd and Bluff Street, we respectfully request that you deny the request to subdivide this property. Please, please let us preserve the unique environment of this area for both the residents and visitors. We neither want nor need the convenience of a gas station in this sensitive area.

Very sincerely,

Robert and Lynn Bell

Residents of Lakota Ridge

**Christina Fernandez**

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**From:** GEORGE HANSEN [REDACTED]  
**Sent:** Friday, August 26, 2016 8:25 AM  
**To:** Christina Fernandez  
**Subject:** hart's gas station on snowcanyon parkway

To City Council Members and Mayor Pike

I am protesting the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. We don't want nor do we need a Hart's gas station and convenience store on this corner. The traffic is already horrendous and the noise pollution is worse. Our parkway is beautifully landscaped, entirely residential to date, and a gas station/convenience store is entirely inappropriate to the beauty of the Parkway and our community.

sincerely

george and vickey hansen  
paradise canyon homeowner

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Thursday, August 25, 2016 10:39 AM  
**To:** Christina Fernandez  
**Subject:** Proposed Hart's gas station at Snow Canyon Pkwy and Dixie Downs

I am strongly opposed to the proposed gas station in this location. The parkway is a beautiful area that is best left unspoiled by a busy commercial convenience store. There are plenty of convenience store options close by on Dixie and Sunset. It is not necessary, not needed and would spoil the beauty that all who drive Snow Canyon Parkway experience. Please do not approve the splitting of the parcel for a convenience store.  
Liz Jimenez

**Christina Fernandez**

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**From:** Jennifer Brey [REDACTED]  
**Sent:** Thursday, August 25, 2016 10:49 AM  
**To:** Christina Fernandez  
**Subject:** Re: POTENTIAL HART'S GAS STATION & CONVENIENCE STORE

To City Council Members and Mayor Pike

A gas station and convenience store at the corner of Dixie Downs and Snow Canyon Parkway would be a disaster. We have our children trying to cross the street now to get to school and the traffic is already horrible. There are beautiful homes up on the ridge that would overlook the lights and disgusting goings on at the stop and go traffic at this intersection. Our property values are being degraded!!! Please deny the request to split this parcel.

Sincerely,  
Jennifer Brey

**Christina Fernandez**

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**From:** Dave Floisand [REDACTED]  
**Sent:** Thursday, August 25, 2016 11:20 AM  
**To:** Christina Fernandez  
**Subject:** Pending Request to Subdivide Parcel at Snow Canyon Parkway and Dixie Downs to Accommodate Construction of a Gas Station Convenience Store-PLEASE DECLINE

To City Council Members and Mayor Pike:

It has come to my attention that the City of St. George is entertaining a request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a world-class ballpark, ponds, hiking trails, and the expansive and beautiful Entrada Golf Course.

Why would the City want to compromise this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution associated with increased traffic patterns.

We respectfully ask that you deny the request to subdivide this property and going forward that you only consider approving commercial projects that will not materially increase the noise levels or traffic patterns along Snow Canyon Parkway. Doing so will help preserve the residential feel of this area, the experience of visitors attending Tuachan, and those routinely traveling this Parkway.

Thank you,

David Floisand  
Lakota Ridge

## Christina Fernandez

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**From:** Terry Jewett [REDACTED]  
**Sent:** Thursday, August 25, 2016 11:21 AM  
**To:** Christina Fernandez  
**Subject:** vote No to the gas station on Dixie Downs and Snow Canyon Parkway

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Thank You,  
Terry and Pam Jewett

## Christina Fernandez

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**From:** Stacia [REDACTED]  
**Sent:** Thursday, August 25, 2016 11:46 AM  
**To:** Christina Fernandez  
**Subject:** Dixie Downs & Snow Canyon Parkway C2 Lot Subdivision

To City Council Members and Mayor Pike

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

We built our home on Snow Canyon Parkway to escape the noise, traffic, congestion and commercialism, not to be in the midst of it.

Sincerely,

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Thursday, August 25, 2016 12:07 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Blvd/Dixie Downs Development

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Rebecca and John Weidner  
Lakota Ridge

## Christina Fernandez

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**From:** Lois M. Johnson [REDACTED]  
**Sent:** Thursday, August 25, 2016 12:28 PM  
**To:** Christina Fernandez  
**Subject:** Request to deny splitting the parcel at Intersection of Dixie Downs and Snow Canyon Parkway

To St. George City Mayor and City Council Members:

Please deny the request to split the parcel at the intersection of Dixie Downs and Snow Canyon Parkway. The following serious concerns are expressed if a Hart's Gas Station and Convenience Store should occupy any part of this parcel:

1. Elementary School within a couple blocks of this parcel (Danger to school children)
  - Added traffic raises a serious safety issue for our children and others at the school
  - Sale of alcohol and tobacco near the school (is this lawful?)
  - Such sites often become the "hangout" for undesirable activity that may influence young children
  
2. In the midst of housing and beautiful ballpark area
  - Again, traffic concerns in an already high-traffic area
  - Destroys landscape in a scenic area with beautiful vistas
  - De-Values homes in area purchased by current landowners attracted to area because of nature's beauty
  - Invites "undesirable" activity in area populated by a high percentage of more mature homeowners
  
3. Snow Canyon Parkway -- one of the pristine roadways developed by the City of St. George
  - A well-kept, well-planned roadway displaying well-landscaped dividers which welcomes out-of-towners to places of interest

-

## Christina Fernandez

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**From:** Lois M. Johnson [REDACTED]  
**Sent:** Thursday, August 25, 2016 12:51 PM  
**To:** Christina Fernandez  
**Subject:** Fw: Request to deny splitting the parcel at Intersection of Dixie Downs and Snow Canyon Parkway

To St. George City Mayor and City Council Members:

Please deny the request to split the parcel at the intersection of Dixie Downs and Snow Canyon Parkway. The following serious concerns are expressed if a Hart's Gas Station and Convenience Store should occupy any part of this parcel:

1. Elementary School within a couple blocks of this parcel (Danger to school children)
  - Added traffic raises a serious safety issue for our children and others at the school
  - Sale of alcohol and tobacco near the school (is this lawful?)
  - Such sites often become the "hangout" for undesirable activity that may influence young children
  
2. In the midst of housing and beautiful ballpark area
  - Again, traffic concerns in an already high-traffic area
  - Destroys landscape in a scenic area with beautiful vistas
  - De-Values homes in area purchased by current landowners attracted to area because of nature's beauty
  - Invites "undesirable" activity in area populated by a high percentage of more mature homeowners
  
3. Snow Canyon Parkway -- one of the pristine roadways developed by the City of St. George
  - A well-kept, well-planned roadway displaying well-landscaped dividers which welcomes out-of-towners to places of interest
  - City of Ivins continues to further the beautification of Snow Canyon Parkway leading into their city -- a display of pride for the city and a gracious welcome to guests visiting the St. George area.
    - Displays beauty on the drive to Tuachan Amphitheater
    - Leads to the Huntsman ball parks which is skillfully manicured by the City and adds beauty to the side of the roadway
    - Furnishes beautiful vistas as the roadway in this area is used for marathons and other sporting activities

Please consider the above concerns and keep this area free of danger for our children and residents and show the pride of our city by avoiding development in the area that distracts from the beauty of the area.

Lois Johnson

## Christina Fernandez

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**From:** Nanci Allison [REDACTED]  
**Sent:** Thursday, August 25, 2016 1:20 PM  
**To:** Christina Fernandez  
**Subject:** Zoning Dixie Downs, Snow Canyon Parkway

TO: City Council and Mayor Pike

We have just learned of the request of dividing the parcels, zoned C-2, at the intersections of Snow Canyon Parkway and Dixie Downs. We would have to ask why, after the city has done such a beautiful job of landscaping the Parkway and the trail systems, there would be a need to destroy the area with a gas station and convenience store. The fact that all the commercial of this type is at the next intersection, Sunset and Dixie Downs, which is just over 1 mile away, and is extremely convenient, it does not seem to make sense to duplicate this and destroy the spectacular views and neighborhood we are a part of. The intersection of Dixie Downs and Snow Canyon Parkway is currently exceptionally busy and quite loud traffic wise. To add to this mix with this type of commercial does not seem in the best interest of the area.

We were hoping some common sense would prevail when this parcel came to be developed. The example of our neighbors in Paradise Canyon where a professional complex was put in, instead of fast food, makes complete sense to us. That complex is complimentary to the area, provides a service, and doesn't impact the area with 24/7 traffic, noise and lights.

I am hopeful our thought and concerns will be taken into consideration when a decision is made. We strongly believe this is the wrong type of business for this area and will be detrimental to the value of our property. This is a gorgeous, spectacular area. PLEASE do not destroy it by allowing this to happen.

Sincerely,

Tim Mertens  
Nanci Allison

Sent from [Mail](#) for Windows 10

## Christina Fernandez

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**From:** Dori Ann Snyder [REDACTED]  
**Sent:** Thursday, August 25, 2016 2:54 PM  
**To:** Christina Fernandez  
**Subject:** To City Council and Mayor

To: St. George City Council Members and Mayor Pike

I was disappointed to hear of a gas station and convenience store proposed for the northwest corner of the Intersection of Snow Canyon Parkway and Dixie Dr./Lakota Drive. Please, please reconsider this! As a homeowner in the development that directly overlooks this intersection (from above), I can say that the lights and noise from such a place would invade the privacy and comfort of our homes overlooking it. Not to mention decreasing our home values. Unfortunately, although we all need to buy gas, gas stations have a potential of being a hub for activities that are not neighborhood and family friendly. I fear more crime would be introduced right in the middle of our beautiful developments where we have children playing, and crossing streets for school. There are other gas stations close enough just down Dixie Drive and Sunset that meet the needs for the area, and they are already in a commercial zone that is appropriate for this type of business. If this parcel on Dixie Dr. and Snow Canyon Pkwy must be zoned C-2, is it possible to use that property for something that would blend into the beauty of Snow Canyon Parkway instead of detract from it? Please reconsider!

Sincerely,

Dori Ann Snyder

## Christina Fernandez

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**From:** admin [REDACTED]  
**Sent:** Thursday, August 25, 2016 4:13 PM  
**To:** Christina Fernandez  
**Subject:** Subdivision request at Snow Canyon Pwky & Dixie Downs

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Judy Sackett  
[REDACTED]

## Christina Fernandez

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**From:** Laurie Smith [REDACTED]  
**Sent:** Thursday, August 25, 2016 4:19 PM  
**To:** Christina Fernandez  
**Subject:** City Council and Mayor

To the Mayor and City Council:

Please do NOT let a gas station or any other commercial business be built at the intersection of Sunset and Snow Canyon Parkway. It will TOTALLY RUIN the beautiful drive out to Ivins and Tuachan and Snow Canyon. It would lower our house property values and we don't want it!!!!  
Would you want a gas station next to your house????

**Christina Fernandez**

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**From:** Scott Lundberg [REDACTED]  
**Sent:** Thursday, August 25, 2016 4:21 PM  
**To:** Christina Fernandez  
**Subject:** Proposal to split parcel at Snow Canyon Parkway & Dixie Downs

Mayor Pike and City Council Members,

I own a residence in the Paradise Canyon subdivision. I am aware that a number of residents of subdivisions along Snow Canyon Parkway are objecting to a proposal to allow a split of the parcel on the northwest corner of Snow Canyon Parkway and Dixie Downs/Lokota. I am writing in support of the proposal. The logical use for the property in question is commercial and the locating of a fueling station or convenience store there would be, in my estimation, a positive move. I don't consider the convenience of a gas station/convenience store at that location as blight or inconsistent with the existing zoning, nor do I think that it will have a negative impact on property values in the area. I urge you to approve the proposal.

## Christina Fernandez

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**From:** JOHN D Harris [REDACTED]  
**Sent:** Thursday, August 25, 2016 4:51 PM  
**To:** Christina Fernandez  
**Subject:** Subdividing C-2 property into two parcels

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Thank you for your consideration,

John Harris

August 25, 2016

Tim and Brenda Smith

[REDACTED]

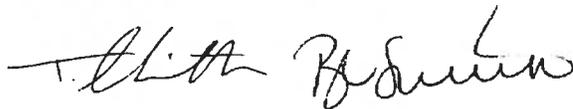
City Council Members and Mayor Pike;

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Kind regards,



Tim Smith

Brenda Smith

**Christina Fernandez**

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**From:** Robert Weiner [REDACTED]  
**Sent:** Thursday, August 25, 2016 5:05 PM  
**To:** Christina Fernandez  
**Subject:** Dixie Downs Snow Canyon Intersection

Ms Fernandez

I am absolutely opposed to the commercial development planned at the above intersection.

Since moving to The Reserve in Ivins in 2004, I have been amazed at the increase in traffic on Snow Canyon Parkway. To attract more traffic by allowing the commercial development at the above noted intersection will just worsen the problem. There are numerous gas stations and grocery/convenient stores on Sunset.

Also, the establishment of a gas station/convenient store on Snow Canyon would significantly diminish the beauty of the parkway.

Let's put common sense ahead of taxable income and vote down this zoning change.

Robert G. Weiner, M.D.

[REDACTED]  
Ivins, UT

## Christina Fernandez

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**From:** Alan Jones [REDACTED]  
**Sent:** Thursday, August 25, 2016 5:18 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway and Dixie Downs Road Gas Station

To City Council Members and Mayor Pike

I am protesting the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. We don't want a Hart's gas station and convenience store on this corner. The traffic is already horrendous and the noise pollution is worse. We care about our community and the beauty of the Parkway. I ride my bike along the bike trail daily and love the beauty of the landscaping, homes and the mountains. Much money has been spent to make the roadway great with landscaping and is well maintained. A gas station does not belong here. Please listen to the neighborhood and do not allow this obnoxious use.

Alan Jones  
[REDACTED]  
[REDACTED]

**Christina Fernandez**

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**From:** Gray Sackett [REDACTED]  
**Sent:** Thursday, August 25, 2016 5:36 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon development

Please do not allow unattractive development on Snow Canyon Pkwy! St. George needs to stay as beautiful as it can. Please help.

Sent from my iPhone

**Christina Fernandez**

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**From:** Jim Duncan [REDACTED]  
**Sent:** Thursday, August 25, 2016 5:55 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon and Dixie Letter

We are writing this letter to protest the building of a gas station on the corner of Dixie Downs and Snow Canyon. We live in Paradise Canyon. We have two gas stations really close by, just over one mile away. This part of St George is one of the most beautiful, as you drive down the parkway going to Tuacahn you can enjoy the beautiful landscape. The intersections along Snow Canyon are already plugged up and congested, and we don't need to make them worse by putting Gas stations and convenience stores along the road. We are **STRONGLY** against the request to split the parcel.

Sincerely  
Jim and Carma Duncan

## Christina Fernandez

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**From:** Barbara [REDACTED]  
**Sent:** Thursday, August 25, 2016 6:06 PM  
**To:** Christina Fernandez  
**Subject:** Deny gas station on Snow Canyon Pkwy

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

A gas station and convenience store at the corner of Dixie Downs and Snow Canyon Parkway would be a disaster. We have our children trying to cross the street now to get to school and the traffic is already horrible. There are beautiful homes up on the ridge that would overlook the lights and disgusting goings on at the stop and go traffic at this intersection. Our property values are being degraded!!!

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sorry, I will not be in town September 1 to give testimony in person.

Thank you,

Barbara J Mathison



Virus-free. [www.avast.com](http://www.avast.com)

## **Christina Fernandez**

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**From:** Morris, Ken [REDACTED]  
**Sent:** Thursday, August 25, 2016 6:07 PM  
**To:** Christina Fernandez  
**Subject:** Don't split the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway

To City Council Members and Mayor Pike

I am concerned about the proposal to split the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway to allow a gas station and convenience store to be built on the corner. The traffic is already an issue. We care about our community and the beauty of the Parkway. A gas station will significantly impact the traffic and a gas station will be an eyesore on the beautiful parkway.

Thank you for your consideration of this important issue.

Ken Morris  
Paradise Canyon Resident

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Thursday, August 25, 2016 6:15 PM  
**To:** Christina Fernandez  
**Subject:** Zoning at intersection of Snow Canyon Parkway and Dixie Downs

To City Council Members and Mayor Pike,

We are respectfully requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns. We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely,  
Resident of Paradise Canyon

## Christina Fernandez

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**From:** Charles Foreman [REDACTED]  
**Sent:** Thursday, August 25, 2016 7:53 PM  
**To:** Christina Fernandez  
**Subject:** Deny Parcel Split

To St. George City Council:

Please deny the request to split the land parcel at Dixie Downs and Snow Canyon Parkway. Reportedly such a split will allow a gas station and convenience store to be built there. Neither is in keeping with the neighboring properties and would severely degrade a currently beautiful, peaceful part of the city.

Sincerely,

Charles E. Foreman, a neighbor.

## Christina Fernandez

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**From:** Karen Slater [REDACTED]  
**Sent:** Thursday, August 25, 2016 8:28 PM  
**To:** Christina Fernandez  
**Subject:** A Positive Viewpoint about: the potential commercial development at the intersection of Snow Canyon Parkway and Dixie Downs

To City Council Members and Mayor Pike

I do *not* oppose the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway!

My home is in Paradise Canyon Subdivision. I would be delighted to have some nearby conveniences that are easier to drive to and from than we've had ever since the major intersections at Bluff and Sunset and at Snow Canyon Parkway and Bluff were re-designed. Nothing is simple any more.

True, the Snow Canyon Parkway landscaping is beautiful, but it also makes crossing lanes into or out of Paradise Canyon Subdivision more dangerous because the plant heights block some views of the traffic. I don't mind if some of the landscaping gets traded for a convenience store, gas station, and even hopefully (gasp!) a fast food store with a drive up window. Noise is already a problem, with no convenience to compensate for it. I'm tired of inconvenient "conveniences", after 11 years in the same place here.

Currently, residential areas are intentionally separated from commercial areas. When all of us are running around the same compact business area to do our errands, I feel fortunate to get back home in one piece! Changing that separation and isolation plan is fine with me.

I wish the commercial complex across from the park at 1400 West and Snow Canyon had something more frequently useful in it, and am sorry a fast food store was not approved in the building plan.

Convenience businesses and a gas choice between here and Santa Clara via Snow have long been on my wish list. Please approve the parcel subdivision and the Hart's gas station and convenience store at the northwest corner of the intersection of Snow Canyon Parkway and Lakota Drive. If you can, please throw in a drive up window with a reasonably healthy menu!

Thanks for considering an alternative view from a nearby resident regarding development of this area.

**Christina Fernandez**

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**From:** [REDACTED]  
**Sent:** Thursday, August 25, 2016 9:19 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon and Dixie Downs

Dear Mayor and City Council Members,

We live in Paradise Canyon and travel Snow Canyon Parkway several times a day. We oppose any plans to subdivide the property at the corner of Snow Canyon and Dixie Downs to allow a gas station and/or a convenience store. Since we have easy access to all that on Sunset, we are asking that you preserve our beautiful parkway and not allow C-2 commercial there.

Besides the esthetics, we have already been hit trying to enter our subdivision and will oppose any other use that will increase the traffic without more signals.

We ask that you seriously reconsider keeping Snow Canyon as the scenic byway that it is and that we all enjoy.

Thank you!

Dick and Melissa Ryther

**Christina Fernandez**

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**From:** Lynn Rossiter [REDACTED]  
**Sent:** Friday, August 26, 2016 12:51 AM  
**To:** Christina Fernandez  
**Subject:** Concern Over ILL Planned Utilization of Property at Intersection Snow Canyon Parkway and Dixie Downs

To City Council Members and Mayor Pike

I have strong concern over potential use of the property at the subject location.

We already have a severe traffic situation at the intersection of Sunset and Dixie Downs and don't need to duplicate a problem area on the Snow Canyon Parkway. There are a number of gasoline stations, food markets, commercial entities, and convenience stores at the Sunset Intersection. Sunset was designed to be a busy commercial area. Our parkway is beautifully landscaped, entirely residential to date and convenient stores such as gas stations that cause heavy traffic loads are not appropriate near our park and school. I personally have to access Snow Canyon Parkway several times a day and find it extremely difficult, and sometimes dangerous, even now to enter the parkway, due to the present heavy traffic load. I often have to wait several minutes to enter. I urge you to deny the request to split the parcels and not allow anything that does not blend into the environment, would detract from the architectural design that is the reason most of us choose to live here, or any use that increases traffic significantly beyond an already overloaded condition.

Respectfully

Lynn Rossiter

St. George Resident

## Christina Fernandez

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**From:** GEORGE HANSEN [REDACTED]  
**Sent:** Friday, August 26, 2016 8:11 AM  
**To:** Christina Fernandez  
**Subject:** harts gas station on snowcanyon parkway

To City Council Members and Mayor Pike

I am protesting the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. We don't want nor do we need a Hart's gas station and convenience store on this corner. The traffic is already horrendous and the noise pollution is worse. Our parkway is beautifully landscaped, entirely residential to date, and a gas station/convenience store is entirely inappropriate to the beauty of the Parkway and our community.

sincerely

jan long

paradise canyon homeowner

## Christina Fernandez

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**From:** mary doetsch [REDACTED]  
**Sent:** Friday, August 26, 2016 8:41 AM  
**To:** Christina Fernandez  
**Subject:** Message to City Council Members and Mayor Pike

To City Council Members and Mayor Pike:

I am respectfully requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

I have to ask why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? There are two other gas stations, two other convenience stores and two major markets two minutes from this intersection. I understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

Again, I am writing to ask that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely,  
Mary Doetsch

**Christina Fernandez**

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**From:** Ted Varner [REDACTED]  
**Sent:** Friday, August 26, 2016 8:57 AM  
**To:** Christina Fernandez

To City Council Members and Mayor Pike Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

Thank You,  
Owner in Lakota Ridge

**Christina Fernandez**

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**From:** Marcia DeCramer [REDACTED]  
**Sent:** Friday, August 26, 2016 9:31 AM  
**To:** Christina Fernandez  
**Subject:** Re: Dixie Downs/Snow Canyon Parkway

To City Council Members and Mayor Pike:

I am protesting the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience store and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

Sincerely, Marcia De Cramer

## Christina Fernandez

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**From:** DUANE BOYER [REDACTED]  
**Sent:** Friday, August 26, 2016 9:42 AM  
**To:** Christina Fernandez  
**Subject:** Convenience Store at Snow Canyon Parkway/Lakota Drive

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely

Duane and Kimberly Boyer

## Christina Fernandez

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**From:** Dave Dickson [REDACTED]  
**Sent:** Friday, August 26, 2016 9:43 AM  
**To:** Christina Fernandez  
**Subject:** Deny request to split parcels.

To City Council Members and Mayor Pike

I am requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Further as a resident in Paradise Canyon it is difficult to make left hand turns onto Snow Canyon Parkway because of current traffic. The last thing we need is more traffic along this road. Also, I have noticed that many people do not adhere to the 40 MPH speed limit which makes left hand turns even more dangerous. Please take the necessary steps to slow this traffic down. This could include police giving tickets, flashing speed warning signs. Many vehicles are traveling in excess of 60 MPH as they come down the incline, it is going to lead to a tragedy unless something is done.

Thank You,

**Christina Fernandez**

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**From:** Preben Jensen [REDACTED]  
**Sent:** Friday, August 26, 2016 10:38 AM  
**To:** Christina Fernandez  
**Subject:** Re: Development at the intersection of Snow Canyon Parkway and Dixie Down

To City Council Members and Mayor Pike

I am requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely

Preben  
Jensen Lakota Ridge

## Christina Fernandez

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**From:** Doris Anderson [REDACTED]  
**Sent:** Friday, August 26, 2016 10:42 AM  
**To:** Christina Fernandez  
**Cc:** michellegregory217@gmail.com  
**Subject:** Hart's gas station

To City Council Members and Mayor Pike,

The intersection of Sunset and Dixie Downs is already a mess of bad planning. The traffic at Sunset and Castle Rock is already terrible and very dangerous.

There are plenty of gasoline, convenience stores, grocery stores, etc. very near by. Ours is a residential area and this addition would degrade our whole area and detract from the beauty here.

Robert L. and Doris C. Anderson  
[REDACTED]  
[REDACTED]

**Christina Fernandez**

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**From:** Annette Bencke [REDACTED]  
**Sent:** Friday, August 26, 2016 10:47 AM  
**To:** Christina Fernandez  
**Subject:** Re: Development at the intersection of Snow Canyon Parkway and Dixie Down

To City Council Members and Mayor Pike

I am requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of

Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway

a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the

beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful

red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that

blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course,

the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station

and convenience store at this intersection? We have two other gas stations, two other convenience

stores and two major markets two minutes from this intersection. We understand that the property is

zoned C-2 commercial, however, a low profile office complex blending into the environment would be

more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise

pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely

Annette Bencke  
Lakota Ridge

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Friday, August 26, 2016 11:54 AM  
**To:** Christina Fernandez  
**Subject:** Proposed Gas Station at Dixie Downs and Snow Canyon

To City Council Members and Mayor Pike:

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway.

This trail on the north side of Snow Canyon is used heavily by runners, walkers and bicyclists. For 10 days each October streets are filled with Huntsman Senior Games participants. Both car and foot traffic at the ball fields and surrounding streets are heavy with adults and children. There are other softball and baseball tournaments held at the ball fields during the year as well.

This area of St. George is well-known for its majestic vistas which are highly treasured by residents and visitors. We hear many people comment on how they look forward to tournaments in St. George because it is a well-maintained and visually enjoyable venue.

A gas station is more convenient for residents when it is located closer to where they work and shop and for visitors near freeway and hotels.

Perhaps the area could be devoted to professionals such as CPAs, tax preparers, attorneys, physical therapists, acupuncturists and other holistic health treatment providers.

Thank you.

August 26, 2016

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Respectfully submitted,

Cathy and Walter Bankston



## Christina Fernandez

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**From:** Cathy Wright [REDACTED]  
**Sent:** Friday, August 26, 2016 1:30 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway/Dixie Down Proposed Parcel Zoning

To Mayor Pike and St George City Council:

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Estrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love. Snow Canyon Parkway is a heavily congested traffic area, especially in the morning rush hour and evening rush hour times. A commercial development at the proposed intersection would cause further congestion and traffic problems.

Thank you for your consideration.

Cathy Wright  
[REDACTED]

Paradise Canyon Resident

## Christina Fernandez

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**From:** Cathy Wright [REDACTED]  
**Sent:** Friday, August 26, 2016 1:35 PM  
**To:** Christina Fernandez  
**Subject:** Proposed Snow Canyon Parkway/Dixie Down Land Parcel Rezoning

Dear St George City Council Members and Mayor Pike:

I am protesting the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. We don't want a Hart's gas station and convenience store on this corner. The traffic is already horrendous and the noise pollution is worse. We care about our community and the beauty of the Parkway. A gas station does not belong here.

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset. Snow Canyon Parkway is already a major traffic mess, especially during rush hours in the morning and evening and almost impossible to cross during those times. Additional traffic and other problems associated with a commercial gas station/convenience store/ or fast food restaurant are NOT desired in this area.

Thank you for your consideration,

Lee H. Wright  
[REDACTED]

Paradise Canyon Subdivision  
St George, Utah

## **Christina Fernandez**

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**From:** Tricia Lockwood [REDACTED]  
**Sent:** Friday, August 26, 2016 2:45 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway and Dixie Downs Intersection Plans

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuacahn and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Thank you,  
Tricia Sochrin

**Christina Fernandez**

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**From:** Stuart Sochrin [REDACTED]  
**Sent:** Friday, August 26, 2016 2:47 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway and Dixie Downs Intersection Plans

To City Council Members and Mayor Pike,

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuacahn and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Thank you,  
Stuart Sochrin

## Christina Fernandez

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**From:** Shannon Briggs [REDACTED]  
**Sent:** Friday, August 26, 2016 2:53 PM  
**To:** Christina Fernandez  
**Subject:** Proposed Gas Station at the Corner of Dixie Downs Rd. and Snow Canyon

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely,

Shannon Briggs

## Christina Fernandez

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**From:** Jeffrey Christensen [REDACTED]  
**Sent:** Friday, August 26, 2016 3:45 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway and Dixie Downs

To city council members and mayor Pike: I wish to protest the plan to split the C-2 parcel at this intersection in that it is a poor place for a gas station/convenience store. This is a quiet residential neighborhood and is very close to this kind of commercial activity on Sunset. I live in the Entrada at Snow Canyon development.

--

Jeffrey Christensen MD

## Christina Fernandez

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**From:** Ned Julian [REDACTED]  
**Sent:** Friday, August 26, 2016 5:21 PM  
**To:** Christina Fernandez  
**Subject:** Proposed gas station at the corner of Dixie downs & snow canyon

Dear Ms. Fernandez , I am a home a owner in the Entrada community and would like to voice my opposition to the proposed gas station on the subject corner. I believe that it would not fit well into the and increase the traffic congestion .

Ned julian

## Christina Fernandez

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**From:** Ronald Bodre [REDACTED]  
**Sent:** Friday, August 26, 2016 5:24 PM  
**To:** Christina Fernandez  
**Subject:** Splitting of parcel at Snow Canyon/Dixie Downs

Dear Mr Mayor and City Council Members,

I am emailing you to request that you deny the request for a split parcel at the corner of Snow Canyon and Dixie Downs. Another gas station and convenience store are not needed in this area. These would add to the noise and traffic here. My husband and I moved to St George to escape large city noise and traffic congestion and we cherish our beautiful area here - please consider carefully the impact of this decision.

Sincerely,

Margaret Bodre

Sent from my iPhone

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Friday, August 26, 2016 6:27 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon/Dixie Downs

To City Council Members and Mayor Pike

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

Sincerely...

Becki Wright

St. George

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Friday, August 26, 2016 6:30 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon/Dixie Downs

I am protesting the splitting of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. We don't want a Hart's gas station and convenience store on this corner. To City Council Members and Mayor Pike

The traffic is already horrendous and the noise pollution is worse. We care about our community and the beauty of the Parkway. A gas station does not belong here.

Sincerely,  
Dennis Wright  
St. George

## Christina Fernandez

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**From:** Paul Peterson [REDACTED]  
**Sent:** Saturday, August 27, 2016 11:36 AM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Blvd. Request

Please reject the request to divide the lot on Snow Canyon Parkway. There is already a gas station three minutes away. If approved, this station will distract from a beautiful neighborhood, increase traffic, and generally add commotion along the scenic parkway.

Please reject proposal.

Thank you  
Paul Peterson

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## Christina Fernandez

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**From:** Sunny Merrill [REDACTED]  
**Sent:** Saturday, August 27, 2016 2:28 PM  
**To:** Christina Fernandez  
**Subject:** snow canyon parkway

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

## Christina Fernandez

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**From:** STEVEN A [REDACTED]  
**Sent:** Saturday, August 27, 2016 4:31 PM  
**To:** Christina Fernandez  
**Subject:** Parcel C-2 at the Intersection of Dixie Downs Road & Snow Canyon Parkway

To City Council Members and Mayor Pike

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

Sincerely....

Steve Grant

## Christina Fernandez

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**From:** Toni Johnston [REDACTED]  
**Sent:** Saturday, August 27, 2016 4:58 PM  
**To:** Christina Fernandez  
**Subject:** C-2 Parcel Dixie Downs and Snow Canyon Parkway

To Mayor Pike and Members of the City Council,

I have just returned from vacation and learned of the request to subdivide land at Snow Canyon and Dixie Downs for the construction of a gas station and convenience store. I am requesting that you deny this request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, landscaped with beautiful native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance which was a major contribution factor for my husband and I deciding to relocate to St. George. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to compromise the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets just minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce the extensive stop and go traffic and the noise and pollution brought on by this type of traffic pattern.

We respectfully ask that you deny the request to subdivide this property and help the neighborhood, visitors attending Snow Canyon State Park and Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the environment and the desert we love.

Sincerely,

Toni Johnston

## Christina Fernandez

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**From:** Marilyn Kanas [REDACTED]  
**Sent:** Saturday, August 27, 2016 5:20 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway Development

To Mayor Pike and City Council Members -

I hereby request that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. Snow Canyon Parkway is a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As you drive along this Parkway residents and visitors can appreciate the glory of the beautiful red mountains in the distance. This is an area the city has invested in for its beauty and the growth of St. George.

A gas station and convenience store at this intersection would certainly destroy the beauty that everyone worked so hard to create. There are two other gas stations, two other convenience stores and two major markets two minutes from this intersection. I understand that the property is zoned C-2 commercial. A low profile office complex blending into the environment would be more consistent with the area, and not increase traffic or noise pollution.

I respectfully urge you to deny the request to subdivide this property and maintain the beauty of the parkway, environment and the desert.

Marilyn Kanas

## Christina Fernandez

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**From:** Sunny Merrill [REDACTED]  
**Sent:** Saturday, August 27, 2016 7:16 PM  
**To:** Christina Fernandez  
**Subject:** gas station on Snow Canyon Parkway

There are plenty of gasoline, convenience store items, beer and food at the intersection of Sunset and Dixie Downs. Sunset was designed to look like a busy commercial area.

Our parkway is beautifully landscaped, entirely residential to date and a gas station with all of its noise and added traffic is not what we need exactly 694 walking steps from our park and school. Please deny the request to split the parcels and don't allow anything that does not blend into the environment to creep into this neighborhood.

The city has invested a substantial amount of money to make this road a "parkway" that is beautiful to drive down, and the housing subdivisions that have grown up around it reflect that desire to be a beautiful and peaceful part of our city.

Sunset Blvd is less than a mile away and has gas stations and grocery stores that fit into it's commercial design.

Please do not allow something SO out of place with the rest of the environment surrounding our neighborhoods. There are tasteful commercial uses for this land which would not destroy our neighborhoods and property values.

## Christina Fernandez

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**From:** Paul Buck [REDACTED]  
**Sent:** Saturday, August 27, 2016 8:07 PM  
**To:** Christina Fernandez  
**Subject:** opposition to potential commercial development at the intersection of Snow Canyon Parkway and Dixie Downs

Hi, Christina-

Please share with the City Council Members and Mayor Pike my opposition to the proposal.

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees and a median showcasing the beauty of the desert. As we drive along this Parkway we appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Simply, I don't want that beauty disrupted.

--

Paul Buck  
[REDACTED]

## Christina Fernandez

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**From:** Michael Kanas [REDACTED]  
**Sent:** Saturday, August 27, 2016 8:15 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway Development

To Mayor Pike and City Council Members -

I hereby request that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. Snow Canyon Parkway is a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As you drive along this Parkway residents and visitors can appreciate the glory of the beautiful red mountains in the distance. This is an area the city has invested in for its beauty and the growth of St. George.

A gas station and convenience store at this intersection would certainly destroy the beauty that everyone worked so hard to create. There are two other gas stations, two other convenience stores and two major markets two minutes from this intersection. I understand that the property is zoned C-2 commercial. A low profile office complex blending into the environment would be more consistent with the area, and not increase traffic or noise pollution.

I respectfully urge you to deny the request to subdivide this property and maintain the beauty of the parkway, environment and the desert.

Michael Kanas

**Christina Fernandez**

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**From:** Sheri Fisher [REDACTED]  
**Sent:** Sunday, August 28, 2016 9:27 AM  
**To:** Christina Fernandez  
**Subject:** No gas station

Good Morning,

I am requesting that you deny the request to subdivide the parcels, zoned C-2, putting in a gas station and convenience store at the intersection of Snow Canyon Parkway and Dixie Downs Rd. The city has beautified the parkway and this would not only detract from all of the work, expense and scenery but would cause more congestion at this intersection also making unsafe for school-aged children to walk to school.

There are two other gas stations/convenience stores within 2 miles located on Sunset and Dixie Downs that are in a business area as they should be.

Thank you for your help in this matter.

Sheri Fisher  
Lakota Subdivision

**Christina Fernandez**

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**From:** A New Hope For Health [REDACTED]  
**Sent:** Sunday, August 28, 2016 9:46 AM  
**To:** Christina Fernandez  
**Subject:** No Commercial lights and noise at Dixie & Snow Canyon

To City Council Members and Mayor Pike

We already have a mess at the intersection of Sunset and Dixie Downs. There is plenty of gasoline, convenience store items, beer and food at that intersection. Sunset was designed to look like a busy commercial area. Our parkway is beautifully landscaped, entirely residential to date and a gas station that sells these items is not what we need exactly 694 walking steps from our park and school. Please deny the request to split the parcels and don't allow anything that does not blend into the environment to creep into this neighborhood.

Thank-you,  
Brian Fisher

## Christina Fernandez

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**From:** Todd Allen [REDACTED]  
**Sent:** Sunday, August 28, 2016 9:55 AM  
**To:** Christina Fernandez  
**Subject:** proposed subdivision Dixie Downs and Snow Canyon Parkway

To City Council Members and Mayor Pike:

I email to ask you to deny the split/subdivision of the parcel at the intersection of Dixie Downs and Snow Canyon Parkway as this issue comes under consideration in the coming week. I have been a faithful taxpayer and member of the Snow Canyon Parkway community for just under 10 years. I love the serenity of that parkway as it provides an entrance to many lovely neighborhoods and homes. The proposed gas station and convenience store are not needed here and would adversely affect the quality of life and beauty in that area.

Thank you for considering and for all that you do.

Sincerely,

Todd L. Allen, MD

## Christina Fernandez

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**From:** Steven Bogden [REDACTED]  
**Sent:** Sunday, August 28, 2016 11:59 AM  
**To:** Christina Fernandez  
**Subject:** Dixie Downs and Snow Canyon Parkway

We moved here for the beauty, the serenity, the people and ease of getting to various commercial establishments. Snow Canyon is the one road that exemplifies the Saint George experience. There is absolutely no need for a convenience store or any other commercial operation at this intersection. The myriad visitors for softball, baseball, the Tuahachan experience, Snow Canyon Park, Keyenta and the other marvels of the area enjoy the pristine feel of Snow Canyon Parkway. Please realize your constituents are soundly against this move and we rely on your wisdom and common sense with this matter. We ask that you deny this request.

Respectfully

Dianne and Steven Bogden

## Christina Fernandez

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**From:** Bruce L. Galaro [REDACTED]  
**Sent:** Sunday, August 28, 2016 2:28 PM  
**To:** Christina Fernandez  
**Subject:** Proposed Gas Station and Convenience Store - Snow Canyon Parkway and Dixie Downs

To City Council Members and Mayor Pike:

We are requesting that you deny (i) the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs, and (ii) the request to approve the construction of a gas station and convenience store at this location. Snow Canyon Parkway is a significant asset of the city; a magnificent road landscaped with local plants and trees, a median showcasing the beauty of the desert, and views of the beautiful red mountains in the distance. Roads like Snow Canyon Parkway act as a superb selling point for people and enterprises considering a relocation to St. George.

However, by allowing an unattractive gas station and convenience store at this location on Snow Canyon Parkway, (both of which will likely be in operation for 18 hours a day with bright lights and neither of which fit the beautiful landscape of the area) brings industrial disfigurement to the area. There are two other gas stations, and two other convenience stores minutes down Dixie Downs at Sunset so where is the benefit of this proposal to the community? We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution of increased traffic patterns and eliminate any light pollution at night.

We respectfully request that you deny the request to subdivide this property and deny the request to build a gas station and convenience store at this location.

Sincerely,  
Bruce and Sandra Galaro

**Christina Fernandez**

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**From:** Michelle Gregory [REDACTED]  
**Sent:** Monday, August 29, 2016 9:14 AM  
**To:** Christina Fernandez  
**Subject:** Note to the Mayor and Council

Reference: Splitting of parcels at Dixie and Snow Canyon Parkway

Dear Mayor and Council Members

I want to make you aware of a precedent set several years ago. I am not sure of the exact timing and I am also not sure if any of you were on the Council at the time of this decision, but there was a proposed gas station to be built at the intersection of 1400 West and Snow Canyon Parkway, directly across from the Paradise Canyon subdivision.

Barbara Mathison was instrumental in organizing a protest from her Paradise Canyon subdivision and, even though she told me it took one year, she was successful in getting this turned around. There now exists a very nice professional plaza that totally blends into the environment and the City has constructed a lovely park directly across the street.

Therefore, my feeling is that if you were able to vote to deny the gas station some years ago, I see no reason why you cannot make the same consideration for Dixie and Snow Canyon. You are obviously getting a lot of responses from our citizens/constituents and I hope you take their concerns into consideration and do the right thing.

Please don't blemish the Parkway with a gas station. I don't really care how nice they try to design it, a gas station is still a gas station and will still be unsightly, cause more traffic, more accidents and more noise as well as degrade the property values of those residents surrounding it.

Also, please consider that this convenience store will be selling beer and they only have 96 walking steps to spare from being too close to the park to be eligible for this various. We also have an elementary school a few yards away from the park.

Thank you for your consideration.

Michelle Gregory  
[REDACTED]

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Michelle A. Gregory  
[REDACTED]

TO CITY COUNCIL MEMBERS AND MAYOR PIKE

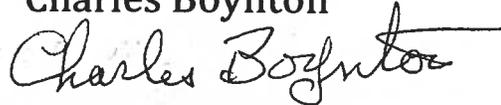
We are requesting that you deny the request to subdivide the parcel, zoned dc-2 at the intersection of Snow Canyon Parkway and Dixie Downs. The city has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert in which we live. As we drive along this parkway we have to appreciate the glory and beauty of the red mountains in the distance. We are surrounded with beauty, with lovely subdivisions that blend into the environment, we have a majestic ballpark with magnificent grass fields and ponds and the beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience stores at this intersection? There are two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that this property is zoned commercial, however, a low profile office complex blending into the environment would be more consistent with the area, this would reduce extensive stop and go traffic and would reduce the noise pollution in the area.

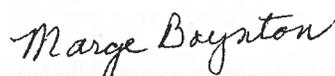
We respectfully request that you deny the request to subdivide this property which includes building a gas station in this beautiful area which would also create traffic problems at this intersection!

Sincerely

Charles Boynton



Marge Boynton


Vito & Gale Maniscalco  
[REDACTED]  
[REDACTED]  
[REDACTED]

August 25, 2016

Mayor Pike & Members of the City Council  
175 E. 200 N. St.  
St. George, UT 8470

We are writing to present our objection to the possible construction of a gas station and convenience store at the corner of Snow Canyon Parkway and Dixie Downsl. Snow Canyon, as you may know, is a very busy street. Adding a gas station will only add to the problems created by heavy traffic.

The area is one of the more picturesque areas in metropolitan St. George. What with the red cliffs to the north, the Canyons to the west along with a park, plus the many residences that line Snow Canyon, including Entrada, a gas station would be a blight on the landscape. Additionally, there are two gas stations with convenience markets just about a mile away at Sunset, as well as two major supermarkets and plenty of fast food restautants.

The proposed gas station would more than likely reduce property values in the immediate vicinity. My understanding is that this parcel of land is also zoned for professional offices. This would be a much more appropriate use of this land.

We urge you all to listen and consider the negative response from residents in these immediate communities.

Sincerely,

  
Vito & Gale Maniscalco

## Christina Fernandez

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**From:** James McCarthy [REDACTED]  
**Sent:** Monday, August 29, 2016 12:42 PM  
**To:** Christina Fernandez  
**Subject:** Input for City Council and Mayor re: 9/1/2016 meeting.

Agenda item:

A. Consider approval of a subdivision of 10-lots or less without a plat on property located on the west side of Snow Canyon Parkway between Dixie Downs Road and 2200 North. Civil Science, applicant.

I gather from my neighbors that this agenda item will enable the development of part of this property and that development will be a service station and convenience store.

I would like to add my comments to those of my neighbors. I appose this project. An over-lit, commodity level chain outlet sounds a lot like a strip mall. This sort of development is, in my opinion, not consistent with the rest of Snow Canyon Parkway. I think it will lower property values and generally cheapen our neighborhood.

Please so what ever is possible to stop this project.

Regards,

James McCarthy

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Monday, August 29, 2016 12:44 PM  
**To:** Christina Fernandez  
**Subject:** Dixie Downs and Snow Canyon Parkway

Members of the City Council and Mayor Pike:

I was driving along Snow Canyon Parkway today and passed the proposed site of a gas station/convenience store.

I didn't know whether to be sad or angry.

This is our neighborhood. We simply do not want it to be debased by a garish chain store.

I would urge you to heed the request of the people who would have to live with this "thing". Make it go away.

Sincerely,

Errol Pectol

## Christina Fernandez

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**From:** Dennis Hymas [REDACTED]  
**Sent:** Monday, August 29, 2016 1:09 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway Development

To City Council Members and Mayor Pike:

Please accept this as our request that you deny the proposal to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. We all appreciate the investment made to develop the beautiful parkway and surrounding areas, with wonderful landscaping and native plants and trees. Anyone who drives along this parkway is touched by the beauty of the area and the surrounding vistas.

Please don't allow the beautiful parkway to be degraded and destroyed with a gas station and convenience store. These would be "out of place" along the parkway. We are not against development but feel it should be consistent with the surrounding area. A low profile office building or complex would more closely blend into the environment and be a more consistent use of the space.

We strongly request that you deny the split of the parcels at the intersection of Snow Canyon Parkway and Dixie Downs, and approve only compatible development, to avoid the devastating effect to the majestic experience of the parkway.

Thank you for your consideration.

Sincerely,

Dennis & Jan Hymas

## Christina Fernandez

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**From:** Douglas Rouse [REDACTED]  
**Sent:** Monday, August 29, 2016 1:28 PM  
**To:** Christina Fernandez  
**Subject:** Proposed Convenience Store/Gas Station - Dixie Downs and Snow Canyon Parkway

Monday  
August 29, 2016

To the Office of Christina Fernandez  
City Recorder  
City of St. George

Dear Ms. Fernandez:

As a resident of St. George, and in particular the Paradise Canyon residential area, my wife and I respectfully request the City Council deny the request to subdivide the property at Dixie Downs and Snow Canyon Parkway.

St. George has invested substantial monies and hours in creating the beautiful Parkway which showcases the beauty of the desert; as well as the recreational facilities such as the ball parks, parks and ponds adjacent to the Parkway, all of which are within walking distance for many of the homeowners in the area. In addition to the residential/neighborhood nature of the area, it is common for the parkway walks to be used recreationally, as well as for school children walking to and from school.

As I am sure you are aware, existing convenience store/gas stations exist just minutes away and located in commercial areas more appropriately developed for such facilities. Additionally, the traffic issues attendant to a convenience store/gas station, as well as the hours of operation would certainly negatively impact the beauty and neighborhood nature located along and adjacent to the Parkway and surrounding residential neighborhoods.

We respectfully request the City Council, in an effort to preserve the beauty and residential nature which exists along the Snow Canyon Parkway, deny the request to subdivide the property in question.

Thank you.  
Residents of Paradise Canyon

## Christina Fernandez

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**From:** Dimon McFerson [REDACTED]  
**Sent:** Monday, August 29, 2016 1:33 PM  
**To:** Christina Fernandez  
**Subject:** Proposed gas station and convenience store on Snow Canyon Parkway

To: City Council and Mayor Jon Pike

Hello, my wife and I are opposed to the proposed gas station and convenience store on the Snow Canyon Parkway.

Today, the parkway is a beautiful drive all the way from Bluff Street to downtown Ivins. A Hart's Gas Station and convenience store at the busy Dixie Downs intersection would be a major distraction from the current beautiful four-lane-drive. There are plenty of gas stations and convenience stores just a short one-two miles away on Sunset, which is designed as a commercial road.

I always thought parkways were designed to be beautiful drives.

Sincerely,  
Dimon and Darlene McFerson

## Christina Fernandez

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**From:** CenturyLink Customer [REDACTED]  
**Sent:** Monday, August 29, 2016 2:32 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Pkwy & Dixy Downs Development

To City Council Members and Mayor Pike

I am a resident of Castle Rock Subdivision and have been made aware of the possible development at the corner of Dixie Downs and Snow Canyon Parkway for a gas station and convenience store. I am strongly against this development. This development would inundate our subdivision with traffic and people due to its close proximity to the development. Our Subdivision has a lot of elderly retired residence that would be effected by the people and traffic that would be driving around in our subdivision. Please deny the request to split this parcel.

Thank you.

## Christina Fernandez

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**From:** Ann Goddard [REDACTED]  
**Sent:** Monday, August 29, 2016 8:05 PM  
**To:** Christina Fernandez  
**Subject:** Snow Canyon Parkway parcel issue

To City Council Members and Mayor Pike

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. This is such a beautiful Parkway now, and we have quite enough traffic here as is.

There are two gas stations and two convenience stores and two major markets just 1.2 miles and less than three minutes away at the intersection of Dixie Drive and Sunset.

Please keep this Parkway beautiful, it is such an asset to our community. Not only are there so many of us in the neighborhoods who routinely travel this Parkway, but many visitors frequent this road to visit the Park, Tuacahn, as well as friends—we sincerely wish to continue enjoying the environment and desert we love.

Thank you very much for your thoughtful consideration.

Respectfully,

Ann Broadbent

**Christina Fernandez**

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**From:** Michelle Gregory [REDACTED]  
**Sent:** Tuesday, August 30, 2016 12:08 AM  
**To:** Christina Fernandez  
**Cc:** Mike Meru  
**Subject:** Fwd: Dixie Intersection...

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

**From:** Michael B. Meru <[REDACTED]>  
**Date:** Mon, Aug 29, 2016 at 4:05 PM  
**Subject:** Dixie Intersection...  
**To:** Michelle <[REDACTED]>

Christina

Here is an email that was intended for the Mayor and Council members, but sent to me instead. Please include this in your packets. Thanks... Michelle

\*\*\*\*\*

Michelle A. Gregory

I have had my own construction business for over thirty years and have had the privilege of building many beautiful homes in beautiful places. One of the things I have appreciated the most about St. George is the beautiful Red Hills and Snow Canyon Parkways. The desert landscaping is lush and actually peaceful as you travel along this roadway. I honestly cannot imagine what the City was thinking when they zoned the intersection at Dixie and Snow Canyon Parkway C-2 and C-3 commercial. That type of zoning just does not fit in with the landscape. Everything from the Desert Gardens to this intersection and beyond is residential.

If these parcels had been zoned residential like the rest of the neighborhood, one of the big developers like Ence, Salisbury, S & S, would have grabbed up this land in a heartbeat and you would have residential subdivisions that blend in with the rest of the community. Please don't destroy this neighborhood by putting in an unneeded gas station and convenience store. Would you seriously want to create another dangerous intersection like you have at Sunset and Dixie. I can't imagine that is your goal. Two wrongs don't make a right!

So, deny the split of the parcel and give yourselves an opportunity to address all your other options.

Sincerely

Michael Meru

**Christina Fernandez**

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**From:** Michelle Gregory [REDACTED]  
**Sent:** Tuesday, August 30, 2016 12:17 AM  
**To:** Christina Fernandez  
**Cc:** Karen Meru  
**Subject:** Fwd: Dixie Interaction

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

**From:** Karen Meru <[REDACTED]>  
**Date:** Mon, Aug 29, 2016 at 7:37 PM  
**Subject:** Dixie Interaction  
**To:** Michelle Gregory <[REDACTED]>

Christina

Here is another letter for your packet that was mistakenly sent to me instead of you. Thanks. Michelle

\*\*\*\*\*

Michelle A. Gregory

To the St. George City Council Members and Mayor Jon Pike

You have got to be kidding. You are actually considering a gas station and convenience store that sells beer and invites more stop and go traffic, creating an even more dangerous intersection than we already have? I can hardly believe it. I realize that in order for this store to sell beer that they must be 600 walking steps away from any park or school. Do you realize they only have 96 steps to spare to reach the park and that the elementary school is only steps from the park? Sure, that falls within the conditions for this variance, but that should only be one of the negative factors of this venture.

The lighting, the noise, the additional traffic will be unbearable. Please deny the parcel re-sectioning and come up with a better plan. Don't destroy the beautiful landscape the city created. Thank you for your consideration.

Karen Meru

## Christina Fernandez

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**From:** Janet Worth [REDACTED]  
**Sent:** Tuesday, August 30, 2016 9:00 AM  
**To:** Christina Fernandez  
**Subject:** Commercial rezoning at Dixie Downs and Snow Canyon Parkway--For 9-1-16 meeting

I am writing to protest the division of the C-2 parcel at the intersection of Dixie Downs and Snow Canyon Parkway. I understand the reason for the owner's division request is to establish a gas station and convenience store at that intersection.

That plot of ground is surrounded on the east, south and west by residential areas. On the east, the properties are terraced up a natural slope. The light and noise for residents who would live closest to the proposed business would be very disruptive. Multiply that by the 250+ homes that would be affected on four or more terraced streets overlooking that area from the east in the neighborhoods of Lakota Ridge and Castle Rock.

When we purchased a home in this area of St. George four years ago, we were pleased with what appeared to be progressive city planning. Although Snow Canyon Parkway is a very busy street, the businesses that front on it keep the same hours as the residents in the many neighborhoods near it. They are busy in the daytime. . . quiet and dark at night. Thousands of cars travel on the Parkway nearly every evening during the Tuacahn season. Those numbers are manageable, because there is only one traffic light between Bluff and the theater. Although the traffic is heavy, it flows. It doesn't enter and exit at various places.

There are places in St. George where the residential/commercial mix works. I know that multi-family and rental areas accept convenience stores as a positive addition—something that adds true convenience for the occupants. The neighborhoods which fit that description are located south of the Dixie Downs/Snow Canyon Pkwy. intersection. They are already well served by the extensive commercial area at Dixie Downs and Sunset—grocery stores, banks, gas stations, fast food restaurants and a multitude of other businesses. The proximity of those services makes nearby rental and multi-family properties desirable to those without transportation and those whose jobs are in those businesses.

I am also thinking about the commercial development on the east side of River Road at 2450 South. This is below Stonebridge, which is definitely not a rental or multi-family area. However, it is way up in elevation, in comparison to the businesses located below it. The occupants can easily look over the lights, and noise is minimized by distance. (The situation there on the west side of River Road is entirely different. The developing taking place there is close to homes and at nearly the same elevation. So sad.)

In neighborhoods of single-family homes such as Estrella, Ironwood, Castle Rock and Lakota Ridge, having a business nearby that is brightly lit and constantly active can only *decrease* our property values. A gas station will *not* be a positive addition to this area. I urge you to leave the current zoning in place. It was assigned for good reasons. Those of us who live in that area counted on its protective influence when we purchased here.

Respectfully,

Janet Worth

August 25, 2016

Honorable Members of the City Council: and Mayor Pike:

I recently became aware of a proposed change to divide the parcel on the corner of Snow Canyon Parkway and Lakota Drive to accommodate a gas station and convenience store. This is of no small concern to me, a resident of Paradise Canyon for several reasons. Among my concerns are increase traffic along Snow Canyon Parkway, a clear break in the environment that the city has carefully maintained to this point, and the definite lack of need for a service station and convenience store in this area.

**Increase traffic along Snow Canyon Parkway** – I live of the Great Basin entrance to the Paradise Canyon and it is presently a significant challenge to make a left turn out of this subdivision to head east on Snow Canyon Parkway. The challenge comes from those coming down from the major intersection above, those making a left turn from that direction onto 1400 W, and especially from those coming up from the intersection where this high-traffic pairing of businesses is proposed. (The line of sight is limited by the curve of Snow Canyon Parkway.) That pairing of businesses will bring a significant increase in traffic from all directions frequenting these businesses. The safety of my neighbors will be at increased risk. The intersection where these businesses are proposed will be similarly impacted notwithstanding they have a traffic light to aid them. In short, threats to the safety of pedestrians, cyclists and motorists will be greatly increased.

**A clear break in the environment the city has maintained** –The city has done an outstanding job to maintain a beautiful residential feel and very safe and appealing roadways along Snow Canyon Parkway, Red Cliff Parkway and Bluff Street. The cycling pathways are attractive and well designed at this intersection recognizing that there is lots of cycling coming to that intersection from all directions. The natural gas substation at that intersection likewise

was carefully thought through to preserve a pleasing face for the area.

The city likewise responded to the strong desire to preserve this environment when the commercial development of the Southwest corner of Snow Canyon Parkway and 1400 W was under consideration. The result is a low profile development of commercial businesses that not only preserved the natural beauty of this approach to the many residential areas along the road to the glorious Snow Canyon but also limited the increased congestion. The kind of businesses now being proposed further to the west will do neither. The city maintains truly beautiful medians, cycling paths, and sidings all along these two Parkways and the proposed businesses would be totally out of place and inconsistent with the efforts made by the city to this point.

**The lack of need for the proposed businesses** – There are plenty of the proposed types of establishments within minutes of this location along major arterials designed for heavy traffic including Sunset and Dixie Downs, and Bluff Street and Sunset.

It is hard to believe that after all that the city has done to attend to the safety of those living, driving, and recreating along these Parkways, after the careful attention to preserving the environment along the approach to the Snow Canyon Park, after all the consideration given by our city to preserve a continuous and consistent approach to this natural wonder; anyone is seriously considering this proposal. I trust you will reject this proposal.

Sincerely,

## Christina Fernandez

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**From:** Deborah Sevy [REDACTED]  
**Sent:** Tuesday, August 30, 2016 11:17 AM  
**To:** Christina Fernandez  
**Subject:** Proposed gas station Snow Canyon Parkway

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Sincerely Deborah and Elden Sevy  
[REDACTED]

## Christina Fernandez

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**From:** Kalani Scott [REDACTED]  
**Sent:** Tuesday, August 30, 2016 1:48 PM  
**To:** Christina Fernandez  
**Subject:** Gas Station off of Snow Canyon Blvd

To the city council of St. George,

What happen to "No stop lights on Snow Canyon Blvd" ? Now we have one. Also, " No commercial business off of Snow Canyon Blvd" we now have one and a second one now a proposal. Remember city council from 2004 have promised that Snow Canyon was to be a free flowing traffic !

Kalani Scott  
[REDACTED]  
[REDACTED]

## Christina Fernandez

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**From:** Karen Mayne [REDACTED]  
**Sent:** Tuesday, August 30, 2016 3:13 PM  
**To:** Christina Fernandez  
**Cc:** Michelle Gregory

To City Council Members and Mayor Pike

A gas station and convenience store at the corner of Dixie Downs and Snow Canyon Parkway would be a disaster. We have our children trying to cross the street now to get to school and the **traffic is already horrible**. There are beautiful homes up on the ridge that would overlook the lights and disgusting goings on at the stop and go traffic at this intersection. Our property values are being degraded!!! Please deny the request to split this parcel.

This is a very important issue to our families and our neighborhoods. If we wanted to live close to a gas station we would have built our homes closer in town.

Thank you for denying the request to split the parcel,

Karen and Ken

## Christina Fernandez

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**From:** Elaine Wyant [REDACTED]  
**Sent:** Tuesday, August 30, 2016 3:49 PM  
**To:** Christina Fernandez  
**Subject:** Hart Minimart at Dixie Downs and Snow Cyn

To City council members and Mayor,

Please deny the request to split the parcel at the intersection of Dixie Downs and Snow Canyon. I see the intersection daily from my home and witness the congestion and auto accidents. I've also seen the accidents at Sunset and Dixie Downs Rd, along with that the vagrants at the Maverick there. Dixie Downs Rd and Snow Canyon have many beautiful homes and I have concerns regarding a drop in property value.

We don't need the added congestion, noise and therefore don't see a Hart gas station as a good fit.

Sincerely

Elaine Wyant

## Christina Fernandez

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**From:** Philip Castle [REDACTED]  
**Sent:** Tuesday, August 30, 2016 5:13 PM  
**To:** Christina Fernandez  
**Subject:** Gas station on Snow Canyon Parkway

To City Council Members and Mayor Pike

Please don't allow commercial development in our residential and school area. Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

Thank you for your consideration of this matter.

Sincerely,

Philip Castle

## Christina Fernandez

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**From:** Erv Weiler [REDACTED]  
**Sent:** Tuesday, August 30, 2016 9:41 PM  
**To:** Christina Fernandez  
**Subject:** Protest memo

To City Council Members and Mayor Pike

As a full time resident of the Castle Rock subdivision, I am requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. I don't want a Hart's gas station and convenience store on this corner. The traffic is already horrendous and the noise pollution is worse. As a real estate agent and resident, I care about our community and the beauty of the Parkway. I also care about the potential loss of property values to homeowners in the immediate area--- A gas station/convenience store is a bad idea and does not belong at that location or anywhere else on Snow Canyon Parkway! There has to be a better alternative.

Regards,

Erv

--

31 August 2016

To City Council Members and Mayor Pike

I have been a resident of Lakota Ridge since 2011. We decided on Lakota Ridge because of the curb appeal of the area and the natural beauty surrounding it.

I am requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

It surprises me that the City, or anyone else would even consider destroying the majesty of this area with the mark of a gas station and convenience store...and all that will come with it at this intersection? There are two other gas stations and convenience stores, along with two major markets two minutes from this intersection.

We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution with the increased traffic patterns.

I respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

I am writing this letter to you all in hopes that you hear and take action for the citizens of this area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Russell B. Jex".

Russell B. Jex

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Wednesday, August 31, 2016 9:09 AM  
**To:** Christina Fernandez  
**Subject:** COMMERCIAL USE OF PROPERTY

Sent from Mail for Windows 10

GOOD MORNING CHRISTINA,

WE WERE HOPNG TO MAKE THE MEETING BUT HAVE CONFLICTING MEETINGS. WE TOTALLY AGREE WITH THE MANY COMMENTS, EMAILS AND OTHER TYPE OF CORRESPONDENTS ABOUT ASKING THE CITY TO DENY THE BUILDING OF A GAS STATION ETC AT THE CORNER OF DIXIE DOWNS AND SNOW CANYON PARKWAY. I AM NOT SURE THAT HAVING THAT INTERSECTION CONGESTED WITH TRAFFIC AT ALL TIMES WOULD BE SMART BECAUSE OF THE LOCATION OF THE FIRE HOUSE, TRYING TO GET THEIR EQUIPMENT THRU THAT INTERSECIOM. IT JUST ADDS TO THE DANGEROUS SITUATION IT WOULD BE FOR CHILDREN CROSSING THRU THERE.

A GOOD MANY PEOPLE LOVE THE LIFE THAT WE ENJOY WITH ALL THE BEAUTY THAT SURROUNDS US AND PUTTING HEAVY COMMERCIAL BUSINESS THERE WOULD TAKE AWAY THE CALM OF THE DRIVE THRU BEAUTIFUL COUNTRY. THERE ARE MAJOR EVENS THAT TAKE PLACE AT THE CANYONS AND OUR COMMUNITY IS VERY LUCKY TO SHARE OUR SURROUNDINGS AND ALSO PROFIT BY THE WAY ST GEORGE DOES NOT LET UNNECESSARY BUSINESS POP UP JUST ANYWHERE.

PLEASE TAKE THESE COMMENTS INTO CONSIDERATION AND DENY THE PLANS TO DESTROY OUR COMMUNITY BY ALLOWING A GAS STATION AT THAT BUILDING SITE

THANK YOU

BETTY AND LLOYD

31 August 2016

To City Council Members and Mayor Pike,

I am requesting that you deny the requests to subdivide the parcel, zoned C-2, at the intersection of Snow Canyon and Dixie Downs.

Snow Canyon Parkway is heavily traveled with every form of transportation and also more important, with exercise enthusiasts. Our city touts in advertisements that we value quality of life and also the abundance of the things to do. We invite visitors here to share in the beauty of our city but we have to be diligent to protect them as well as the residence that chose to build their homes in a safe and serene atmosphere.

Usually convenience stores are built on corners of major streets and corners because residents are not disturbed with the comings and goings of customers, cars engines, doors slamming, conversations and so on at all hours of the day because these businesses do not close down, they operate 24/7 and they are built on wider streets with commercial properties that want the exposure to the public. This residential area is none of the above.

Though all of these reasons are real, the most important reason is the safety hazard that is associated with the added travel in and out of the convenience store especially during ball tournaments which are often. Our city has grown into a destination getaway by being a safe and beautiful place to experience, we cannot afford to allow a convenience store to change the beauty or the safety in this area.

I am writing this letter in hopes that you take the appropriate action to protect those in this area.

Sincerely,

A handwritten signature in black ink that reads "JoAnn R. Jex". The signature is written in a cursive style with a large, looping initial "J".

JoAnn R. Jex

## Christina Fernandez

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**From:** [REDACTED]  
**Sent:** Wednesday, August 31, 2016 1:45 PM  
**To:** Christina Fernandez  
**Subject:** Intersection of Snow Canyon Parkway and Dixie Downs Rd.

To: City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We purchased our home where we did to avoid the congestion that is now so prevalent in Washington and other areas of St. George. Please do not turn this area into another mess. We respectfully request that you deny the request to subdivide this property and help the neighborhood.

Sincerely,  
Kay and Kennard Black

## Christina Fernandez

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 31, 2016 1:45 PM  
**To:** Christina Fernandez  
**Subject:** Intersection of Snow Canyon Parkway and Dixie Downs Rd.

To: City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We purchased our home where we did to avoid the congestion that is now so prevalent in Washington and other areas of St. George. Please do not turn this area into another mess. We respectfully request that you deny the request to subdivide this property and help the neighborhood.

Sincerely,  
Kay and Kennard Black

## Christina Fernandez

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**From:** Joyce Kelly [REDACTED]  
**Sent:** Wednesday, August 31, 2016 4:20 PM  
**To:** Christina Fernandez  
**Subject:** Lot Split Dixie and Snow Canyon

To City Council Members and Mayor Pike

I greatly appreciate the great job you have done to enhance Snow Canyon Parkway-beautiful landscape, trail system, great ball fields and just eye candy as you travel through St George into Ivins, Snow Canyon State Park and Tuacahn.

Please deny the request to split the parcels at the intersection of Dixie Downs and Snow Canyon Parkway. We don't need another noisy gas station that will cause more congestion at this intersection. We have two gas stations, two convenience stores and two major markets exactly 1.2 miles and less than 3 minutes away at the intersection of Dixie and Sunset.

A gas station will hijack your hard work and investment that you have made towards the parkway.

Sincerely  
Joyce Kelly

Sent from my iPhone

**Christina Fernandez**

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**From:** Jack Hoffman [REDACTED]  
**Sent:** Wednesday, August 31, 2016 4:46 PM  
**To:** Christina Fernandez  
**Subject:** Mayor and City Council subdividing at Snow Canyon and Dixie Downs

We love the beauty of the area. We care about our community and it seems to us there is already too much traffic and noise pollution in this area. Please deny the request to subdivide.

Sincerely, Jack & Pat Hoffman, [REDACTED]

## Christina Fernandez

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**From:** John Southrey [REDACTED]  
**Sent:** Wednesday, August 31, 2016 7:39 PM  
**To:** Christina Fernandez  
**Subject:** Proposed Gas Station at the intersection of Sunset and Dixie Downs

To City Council Members and Mayor Pike:

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City of St. George has done a remarkable job in making Snow Canyon Parkway a scenic roadway landscaped with native plants and trees and with a median that also showcases the surrounding desert. Indeed; it's these elements incorporated into the surrounding natural desert that lead my wife and I to purchase our home in Paradise Canyon and to leave Austin, Texas.\* It is truly a sublime area, inclusive of attractive subdivisions and practical amenities.

Another gas station and convenience store (and the accompanying stop-and-go customer traffic) situated at the aforementioned intersection is quite unnecessary—particularly since we already have two other gas stations and convenience stores less than two (2) minutes by car from this same intersection!

Therefore; we respectfully request that you deny the request to subdivide this property to preserve the unique character of this area for both residents and visitors who travel the Parkway, in part, to enjoy the beauty of the surrounding desert and mountain landscape.

Sincerely,

John & Cathy Southrey

\*Because of unbridled growth and poorly-planned development by the City of Austin, Austin has become a logjam of traffic congestion and subdivision density. The unique character of the city has been forever lost and the City of St. George would do well to not emulate Austin's example.

## Christina Fernandez

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**From:** Nigel [REDACTED]  
**Sent:** Wednesday, August 31, 2016 8:44 PM  
**To:** Christina Fernandez  
**Subject:** Request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs

To City Council Members and Mayor Pike

We are requesting that you deny the request to subdivide the parcels, zoned C-2, at the intersection of Snow Canyon Parkway and Dixie Downs. The City has invested heavily in making Snow Canyon Parkway a spectacular roadway, heavily landscaped with native plants and trees, a median showcasing the beauty of the desert. As we drive along this Parkway we have to appreciate the glory of the beautiful red mountains in the distance. We are surrounded by beauty at every turn, with lovely subdivisions that blend into the environment, a majestic ballpark with magnificent grass fields and ponds and, of course, the expansive and beautiful Entrada Golf Course.

Why would the City want to completely destroy the majesty of this area with the blight of a gas station and convenience store at this intersection? We have two other gas stations, two other convenience stores and two major markets two minutes from this intersection. We understand that the property is zoned C-2 commercial, however, a low profile office complex blending into the environment would be more consistent with the area, would reduce extensive stop and go traffic and would reduce the noise pollution for increased traffic patterns.

We respectfully request that you deny the request to subdivide this property and help the neighborhood, visitors attending Tuachan and those routinely traveling this Parkway to continue to enjoy the beauty of the parkway, environment and the desert we love.

Respectfully

Nigel & Barbara Mitchell  
[REDACTED]

Sent from [Mail](#) for Windows 10

## Christina Fernandez

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**From:** Dennis - Shauna Day [REDACTED]  
**Sent:** Thursday, September 01, 2016 8:50 AM  
**To:** Christina Fernandez  
**Subject:** Development on Dixie and Snow Canyon

Christina: This is a note to express my absolute opposition to the mayor and city council regarding a proposed gas station at the intersection of Snow Canyon and Dixie Drive.

My wife and I are already feeling anxious about the increased traffic congestion, noise, accident rate, etc. since moving here 3 years ago. The Snow Canyon Parkway has been created in a thoughtful, appreciative manner with pleasing aesthetics. We'd hate to see that severely damaged by an intrusive out-of-place business bringing more problems to the area.

We have first hand accounts of other such business plans being rejected because they are so incompatible with the rest of the area. People can drive another 3 minutes to Sunset to purchase beer, do drug deals, and litter. Please keep this area clean, friendly, and welcoming and don't allow this gas station to be built.

Thanks,

Dennis and Shauna Day  
[REDACTED]

SG

## Christina Fernandez

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**From:** Tim Shaw [REDACTED]  
**Sent:** Thursday, September 01, 2016 11:56 AM  
**To:** Christina Fernandez  
**Subject:** C-store Snow Canyon

Christina;

I am a homeowner in Entrada for 12 years and am against the gas station on Snow Canyon Parkway

Tim Shaw

Sent from my iPhone

**DRAFT**

Agenda Item Number : **6B**

## Request For Council Action

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**Date Submitted** 2016-08-22 11:20:46

**Applicant** PC

**Quick Title** PC Report from Aug 23, 2016

**Subject** Consider the Planning Commission report from the meeting that was held on August 23, 2016.

**Discussion** PC had a short agenda that mostly consisted of public hearing items. Four public hearings were on the agenda, and the City Council will be setting the hearing date for those items. Other items consisted of a final plat and hillside permit.

**Cost** \$0.00

**City Manager Recommendation** Long meeting primarily due to zone change requests in the Sunriver area. No doubt you have already seen the emails from the Sunriver residents regarding some of the zone changes that they oppose.

**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: AUGUST 23, 2016  
CITY COUNCIL MEETING: SEPTEMBER 1, 2016

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR SEPTEMBER 22, 2016**

- A. Consider a zone change amendment for the **DRMC-IHC “Parking Lot Expansion”** which consists of two (2) parts: 1) a Zone Change (and amendment) – change approximately 17 acres located on the east side of Medical Center Drive from A-P (Administrative Professional) to PD-C (Planned Development Commercial) and include it into the medical campus, and 2) Offsite Parking – Expand the hospital parking by developing a parking lot on the east side of Medical Center Drive to support the campus, its expansion, and a future proposed cancer center building. DRMC–IHC is generally located between River Road on the west and Medical Center Drive on the east. The property owner is ‘IHC Health Services, Inc., the applicant is Mr. Steve Kelly, and the representative is Mr. Mark Babbitt, Great Basin Engineering. Case No. 2016-ZC-029 (Staff – Ray Snyder)
- B. Consider a zone change amendment for **“Sun River Commons”** which consists of three (3) parts: 1) Transfer Acreage - Move 9.78 acres of PD-R (Planned Development Residential) zoning from the Sun River St George Planned Development into the Interchange Planned Development and combine it into the Mixed Use Area 3.1 designated as “Sun River Commons,” and to update its land use to mixed use as designated in Exhibit 2-1 and as described on pages 11-12 of the interchange PD documents, 2) Hotel Site Plan - Plans for a proposed five (5) story, 120 room “Hampton Inn” to be located on 2.43 acres fronting Sun River Parkway west of Pioneer Road intersection, and 3) Restore “Use” – Restore the use of auto sales & service (includes RV) as a permitted use in the Interchange PD’s CC (Community Commercial) planning areas; including areas 1.5, 2.1, 2.2, and 2.3. The applicant is ‘SR Hotel Group & Sun River Development LC’ and the representative is Rosenberg Associates. Case No. 2016-ZC-027 (Staff – Ray Snyder)
- C. Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on 2.95 acres to accommodate **“River Walk Village”** a multiple family development project consisting of one dwelling structure, which includes 55 apartment units. The project is located on the west side of the logical extension of 2450 east and the Virgin River. The applicant is the City of St. George and the representative is Christian Pritchett. Case No. 2016-ZC-026 (Staff – John Willis)
- D. Consider a zone change from R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 0.61 acres located north of **Sage Meadows Phase 3** between 2940 East and 3000 East. The applicant and representative is Mr. Scott Woolsey, Alpha Engineering. Case No. 2016-ZC-031 (Staff – John Willis).

2. **FINAL PLAT (FP)**

Consider a twenty-three (23) lot residential final plat subdivision for “**The Cove at Little Valley Phase 1.**” Located at the southeast intersection of Horseman Park Drive and 2350 East Street (in the little valley area). The property is zoned R-1-12 (Single family Residential 12,000 sq. ft. minimum lot size) The representative is Mr. Roger Bundy, R & B Surveying. Case No. 2016-FP-048 (Staff - Wes Jenkins).

3. **HILLSIDE PERMITS (HS)**

A. Consider a request for a Hillside Development Permit to allow development of a 100 foot (100’) tall **cell tower** and related equipment building. The property is currently vacant and is generally located at **approximately 1022 South Dixie Drive** (*across the street from Star Nursery*). The representative is Mr. Jared Madsen, Alpha Engineering. Case No. 2016-HS-002 (Staff – Ray Snyder).

B. Consider a proposed ‘**project flowchart**’ for a hillside permit to allow for the removal of a hill (*called the “Jones Family Hill”*). Previously this hill was determined to be noncontiguous and insignificant and could be removed. The owner is ‘Myron and Helen Jones Trust,’ and the representative is Mr. and Mrs. Tovey. The property is located at 1923 South River Road and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2015-HS-003. (Staff – Ray Snyder)

*Note: This item was last heard at the December 17, 2015, City Council meeting at which time more detail in the form of a project plan and timeline was requested to be seen by the City.*

4. **OTHER BUSINESS**

The Planning Commission meeting on August 23<sup>rd</sup> was very long and required approximately **five hours**. It began at 5:00 pm and ended at approximately 10:00 pm. Listed below is a ‘brief’ summary of the agenda items and actions:

- A. The DRMC-IHC zone change, zone change amendment, and parking lot expansion required 50 minutes. The PC recommends approval (6:0)
- B. The Sun River Commons was very well attended by many Sun River residents. The meeting required two hours and ten minutes (2.16 hrs). The request is in three (3) parts. The PC recommends approval of Part 1 and 2, but denial of Part 3. Part 1 is a transfer of land, part 2 is a hotel site review, and part 3 is a request to include the ‘use’ of car and RV sales in specific commercial areas.
- C. Final Plat – The Cove at Little Valley; the PC recommends approval. 6 minutes to discuss.

Planning Commission Report

From August 23, 2016

Page 3 of 3

- D. Hillside Permit – Insite Tower – 100 ft. cell tower - by Dixie Drive & Star Nursery – 35 minutes to discuss – recommend approval with conditions,
- E. Guest House – 2098 W Magatsy Drive – PC recommends approval.

## PCR ITEM 2

### Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 08/23/2016  
CITY COUNCIL MEETING: 09/01/2016

#### FINAL SUBDIVISION PLAT

#### **The Cove at Little Valley Phase 1**

Case No. 2016-FP-048

**Request:** Consider a 23 Lot Residential Final Subdivision Plat

**Representative:** Roger Bundy, R&B Surveying  
257 Prickley Pear Drive  
Washington, UT 84780

**Property:** Located at the south east intersection of Horseman Park Drive and  
2350 East Street (Little Valley Area)

**Zone:** R-1-12

**Staff Comments:** All aspects of this Final Subdivision Plat were carefully looked at  
and reviewed by the Public Works Department staff, (which  
includes New Development Division staff and Planning & Zoning  
staff) and Legal Department staff and it meets all of the  
Preliminary Subdivision Plat conditions and approvals.

**PC:** The Planning Commission recommends APPROVAL to the City  
Council of this Final Subdivision Plat for The Cove at Little Valley  
Phase 1.







## PCR ITEM 3A

HILLSIDE REVIEW BOARD AGENDA REPORT: 08/17/2016  
PLANNING COMMISSION MEETING: 08/23/2016  
CITY COUNCIL MEETING: 09/01/2016

### HILLSIDE DEVELOPMENT PERMIT:

Case No. 2016-HS-002

### **Insite Wireless – Gubler – Off Dixie Drive**

**Background:** The City Attorney's Office has been coordinating with the applicants and their attorney for required agreements and annexation processing of this site necessary to bring it into the City boundaries. At this time, it's concurrently requested to have the site reviewed for hillside permitting.

In order to operate this proposed telecommunications tower, City utilities are required (*particularly electricity*); in order to provide utilities, the land must be located within the City limits, and thus the reason for the proposed annexation.

**Request:** A request for a Hillside Development Permit to allow development of a 100 foot (100') tall cell tower.

**Project Overview:** The property is currently vacant and the developer is seeking permission to develop a cell tower site.

**Location:** The property is generally located off of Dixie Drive (*across Dixie Drive near Star Nursery*) (see exhibits).

**Lat. & Long.:** 37° 05'04.4"N 113° 36'33.2"W  
37.084556, -113.609211

**Property Owner:** Orwin and Velda Gubler

**Applicant:** Insite Wireless Group  
8822 Arroyo Azul St  
Las Vegas, NV 89131

**Representative:** Alpha Engineering  
Jared Madesn, P.E.

**Location:** Approximately 1022 South Dixie Drive

**Area:** The proposed leased area for locating a telecommunications tower, equipment building, and CMU (block) wall enclosure with gating will be a small part of the 4.3 acres owned by Orwin and Velda Gubler (see exhibits).

**Zoning:** At the time of this writing, the property has not yet been annexed into the City and has no City zoning designation, however it is currently in the process with the City for annexation and the land will automatically come in as M&G (Mining & Grazing) once annexed, which allows a cell tower.

**Zone Change:** No zone application will be required for this project (M&G permits use).

**General Plan:** At the time of this writing there is not a City General Plan designation.

**WMP:** Because this site has previous entitlements with Washington County (County approvals), the requirement to have a WMP (Wireless Master Plan) for this site will not be required.

**CUP:** Because this was a previous County approved project, no CUP (conditional use permit) application will be required with the City.

**Access:** Access shall be made available through a 15 foot (15’) access and utility easement / agreement along the southeasterly property line as presented (see exhibit).

**Setbacks:** Front & Street Side = 25 ft.  
 Side = 20 ft.  
 Rear = 20 ft.

**Density & Disturbance:**

The following is requested

Slope Range	Allowed Disturbance Area	Color	Total Area (acres)	Disturbed Area (acres)
0-19	100%		2.55	6% (0.155)
20-29	30%		1.45	2.1% (0.030)
30-39	5%		0.14	4.3% (0.006)
40+	0		0.150	1.3% (0.002)

**Drainage:** No Drainage Control Report has been provided at this time.

**Geotech Report:** No Geological site evaluation has been provided at this time.

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

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

**Ordinance(s):** Once this property officially becomes a part of the City, it will be subject to all applicable City codes and ordinances.

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

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

3. Determination of Slope Areas for Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

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

1. Annexation  
The property shall be legally annexed into the City before any permits may be issued.

2. Hillside Disturbance  
The requested disturbance as presented is found to non contiguous and insignificant per the Hillside Ordinance and may be approved.
3. County Entitlements  
The applicant(s) shall demonstrate previous County entitlements and prior site approvals for the site while in the County jurisdiction to the satisfaction of the City of St George.
4. Civil Plan Review  
The applicant(s) shall submit a SPR (Site Plan Review) application for civil engineering plan review (site plan, grading plan, utility plan, details, etc.)
5. Building Permit  
The applicant(s) shall submit a building permit application. This project shall have a full Building Department and Fire Department review.
6. Construction Plan Review  
The applicant(s) shall submit a construction plan set (structural, electrical, etc.)
7. Tower Height  
The tower height shall not exceed 100 feet (100') in height.
8. Access  
The applicant(s) shall provide an access easement / agreement for review and approval by the City Attorney's office. This access shall be made available through a 15 foot (15') access and utility easement / agreement along the southeasterly property line as presented (see exhibit).
9. Enclosure / Fence (Wall)  
The applicant(s) shall install as presented a six foot (6') high fence / wall around the perimeter of the telecommunications facility with gates as shown (see exhibit). Either a CMU (block) wall or chain link with slats fence may be installed around the tower and the equipment building.
10. Barrier Gate – Provide a lockable gate to block access to the site from Dixie Drive by the general public. It is recommended that a barrier gate be installed at least 25 feet back from the R.O.W.

11. Setbacks

The minimum required setbacks for a building / structure in the M&G zone are 25 feet for the front and street side, and 20 feet for a side or rear yard. The applicant(s) shall demonstrate this is met in the plan review process.

12. Geotechnical Report – The applicant shall provide a copy of the geotechnical report to City staff for review and approval. Note that a soils report is required as a part of the building permit process.

13. Drainage Study – The applicant shall provide a drainage report to City staff for review and approval. This report shall address all on-site and off-site drainage as a result of this development. Has the retention pond located directly behind this site been designed to mitigate against flooding and erosion? Will a roadway for access to the site result in greater concentrated flows down to Dixie Drive? Will more erosion and sediment cover rock outcroppings? These and other issues need to be addressed.

## NARRATIVE / LETTER



43 South 100 East, Suite 100 T 435.628.6500  
St George, Utah 84770 F 435.628.6553

alphaengineering.com

July 27, 2016

City of St. George, Development Services  
Attn: Wes Jenkins, P.E.  
175 East 200 North  
St. George, Utah 84770

**RE: Insite Wireless Group Gubler Annexation – Hillside Review Application**

Wes:

We are herein submitting the Hillside Review Application regarding the above mentioned project for your review. The project consists of the construction of a telecommunications tower and appurtenant utilities and access. The site for the tower is already graded and there will otherwise be minimal grading to install the utilities and access road.

There are certain "Check List" items on the application marked Not Applicable as we feel they do not pertain to this site. As the site is already graded for the tower and the utilities/access road will incur minimal regrading of the existing conditions, we have not provided grading plans, surface/subsurface drainage systems, elevations, or sections.

The terrain is steep with sparse vegetative ground cover. A Slope Analysis exhibit has been prepared and is being attached with this letter. The majority of the site slopes less than 20% with a portion between 20%-30% and an even smaller portion between 30%-40%. There is an outcropping that slopes over 40%, but it is small and noncontiguous to any other steep slopes. The Earth Moving Plan will consist of minimal grading to carve out an access road to the site with as little disturbance to the existing ground and grade as possible. There will not be any import or export of material to/from the site. It is anticipated that the work will be performed during the 2016 fall season.

We have not provided Drainage, Soils, Landscape or Street Plans as we feel the scope of the project does not warrant the studies or designs. If the City needs any additional information than what is being provided with this application, please let me know.

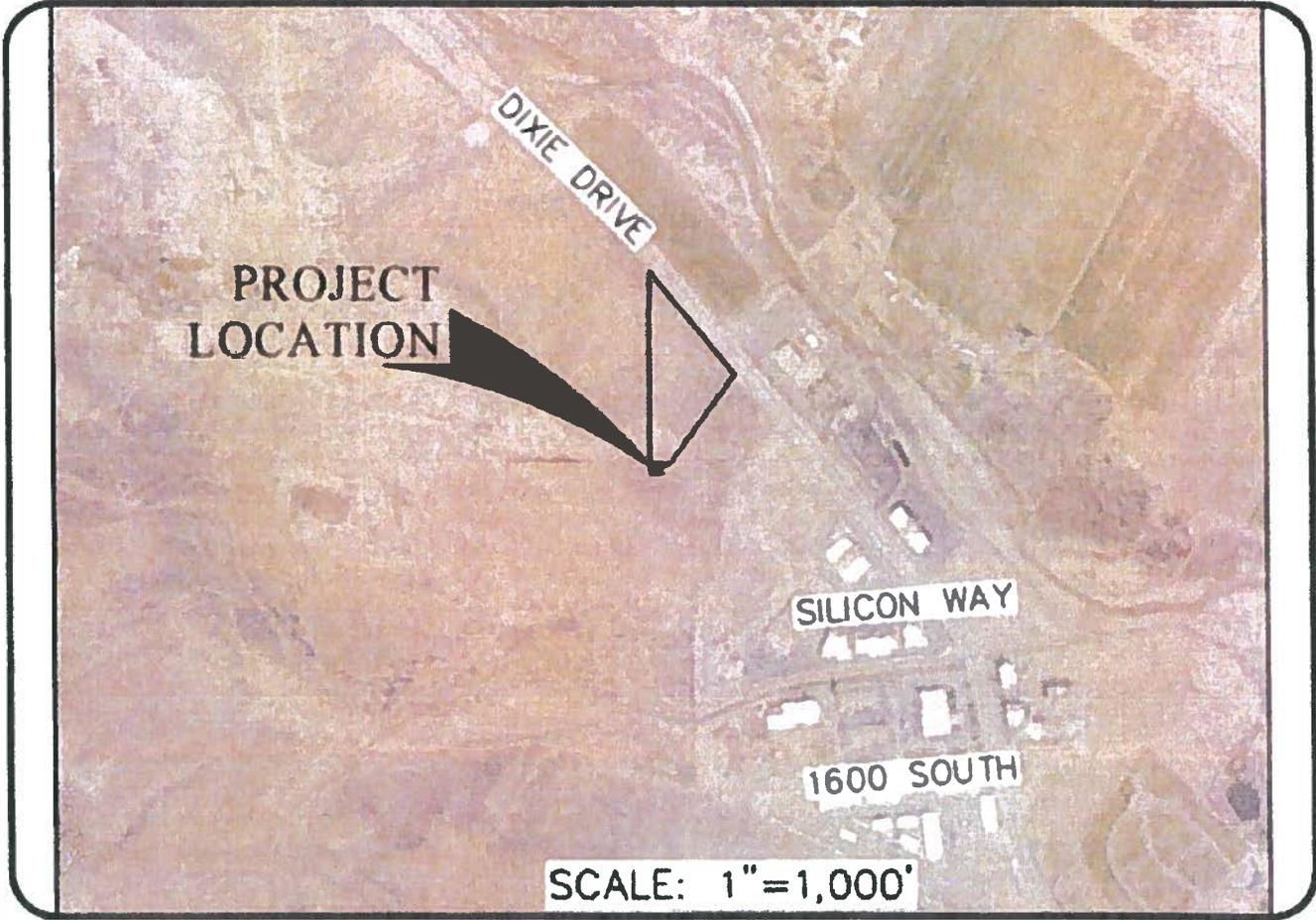
Sincerely,

A handwritten signature in black ink, appearing to read "Jared Madsen", is written over a light blue horizontal line.

Jared Madsen, P.E.  
ALPHA ENGINEERING COMPANY

Encl: Hillside Review Application  
Slope Analysis Exhibit  
Site Utility Plan

# VICINITY MAP



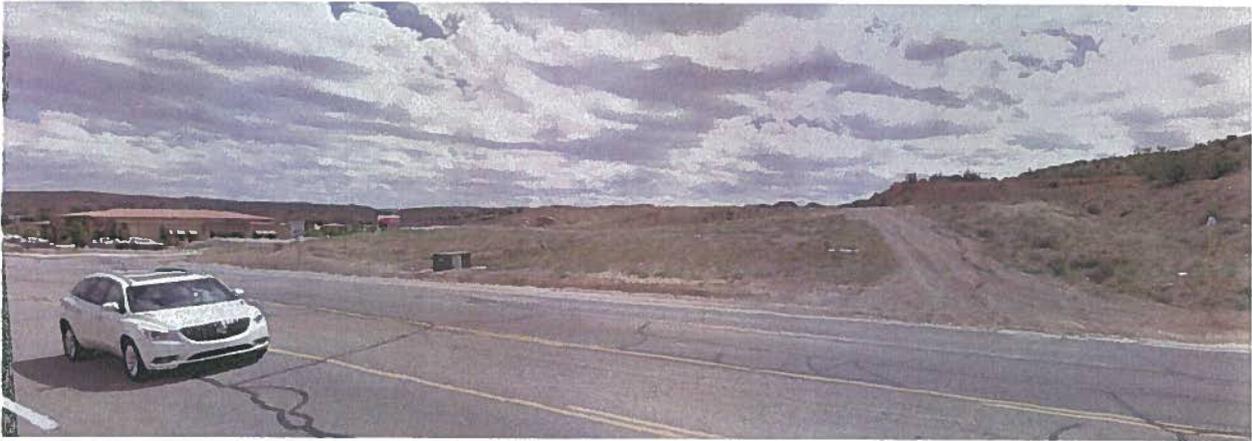
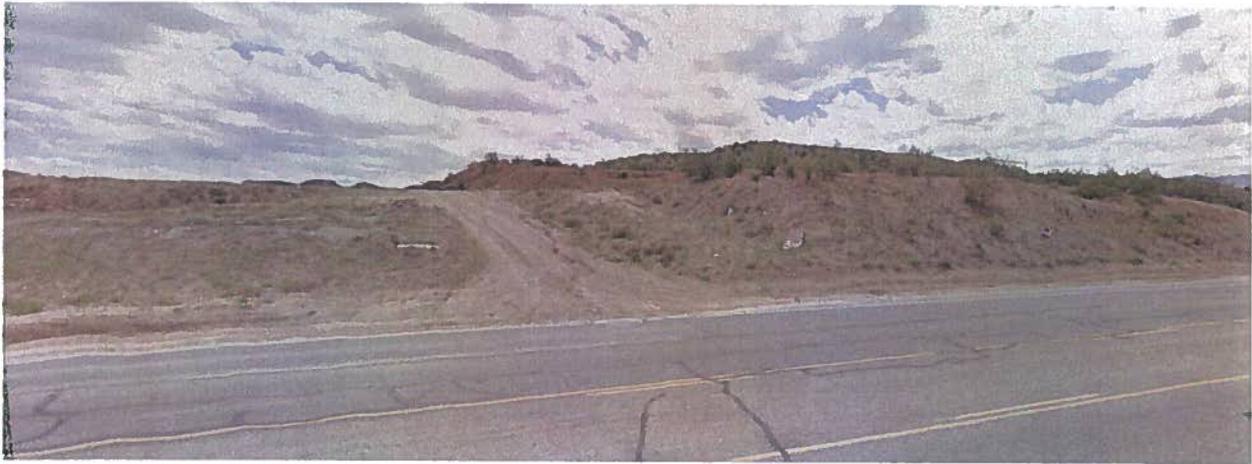
### CITY - AERIAL - VICINITY



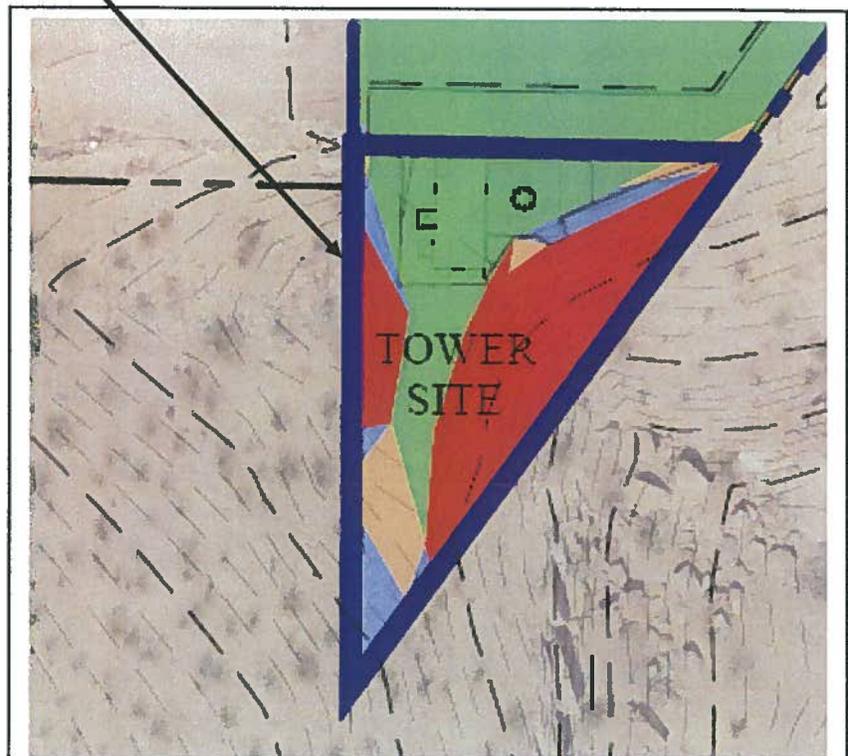
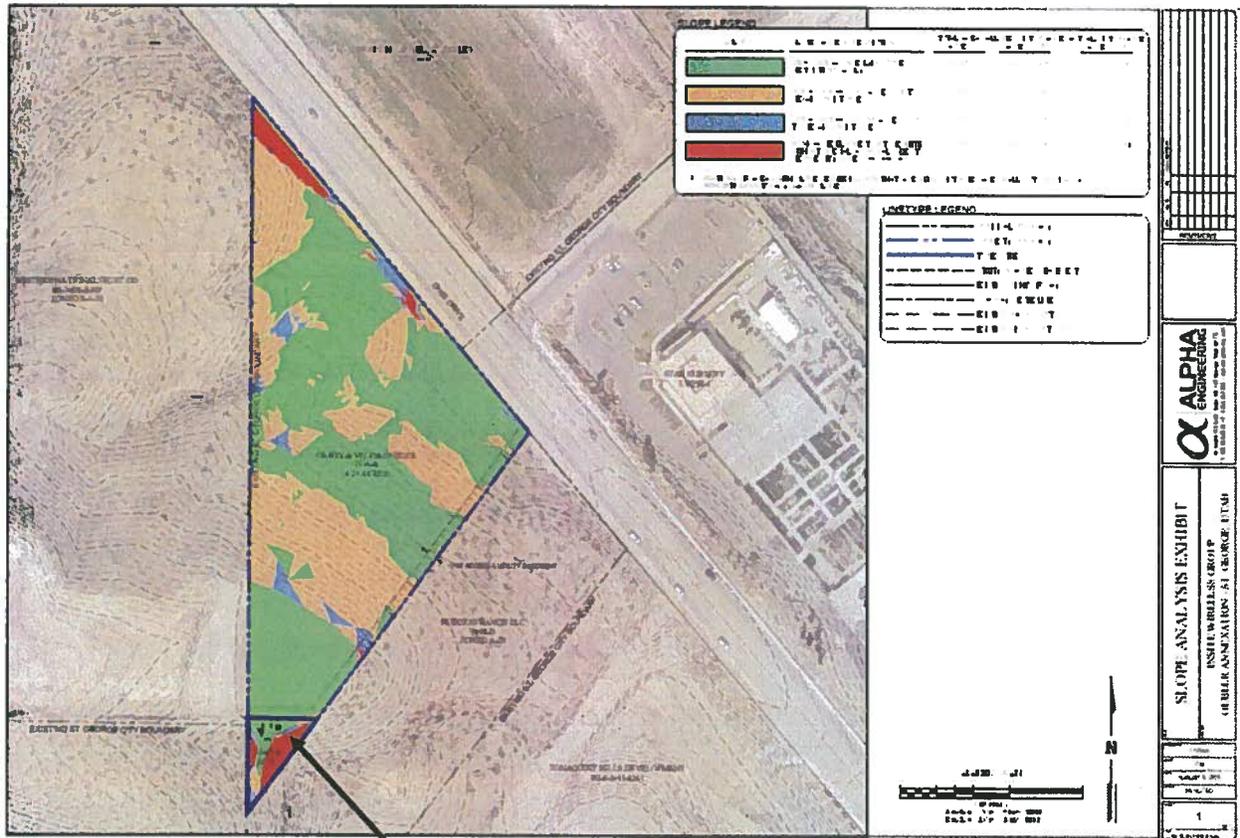
## GOOGLE MAP – AERIAL



## GOOGLE MAP – STREET VIEWS



# Contour Map

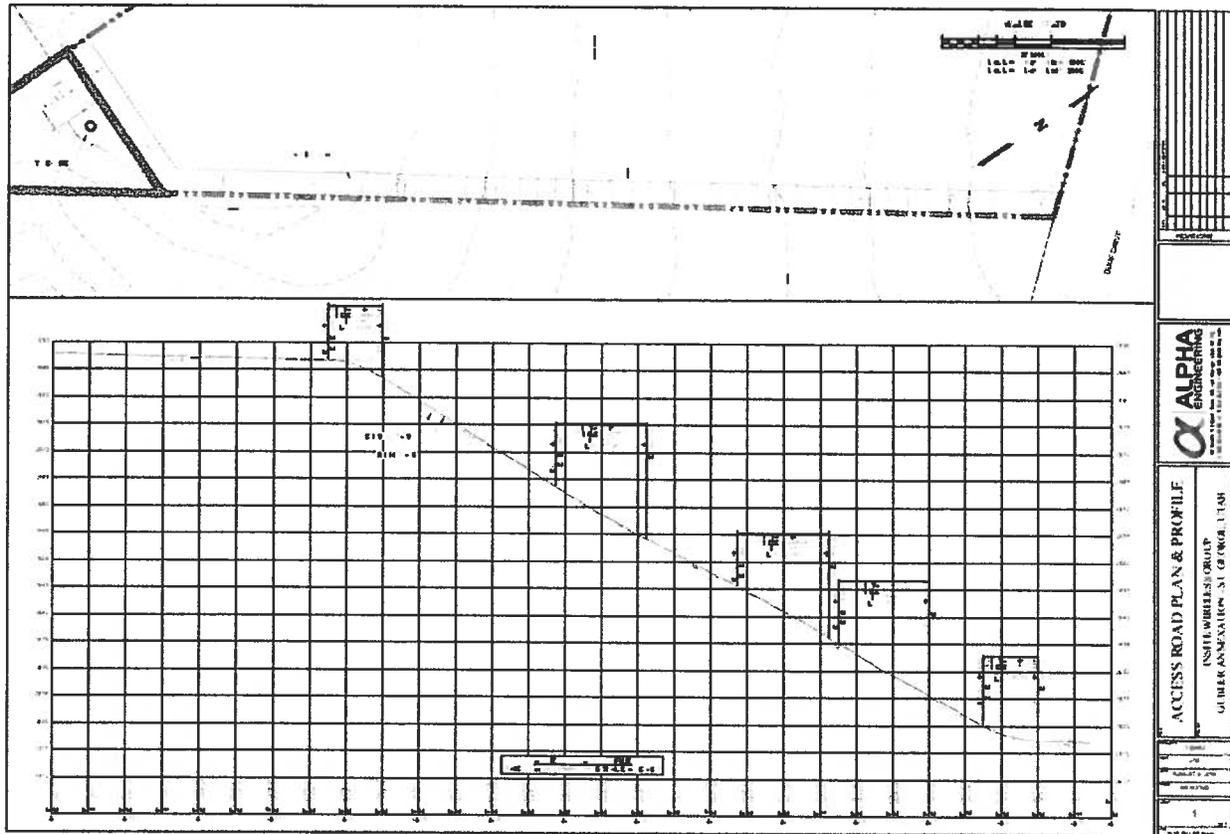


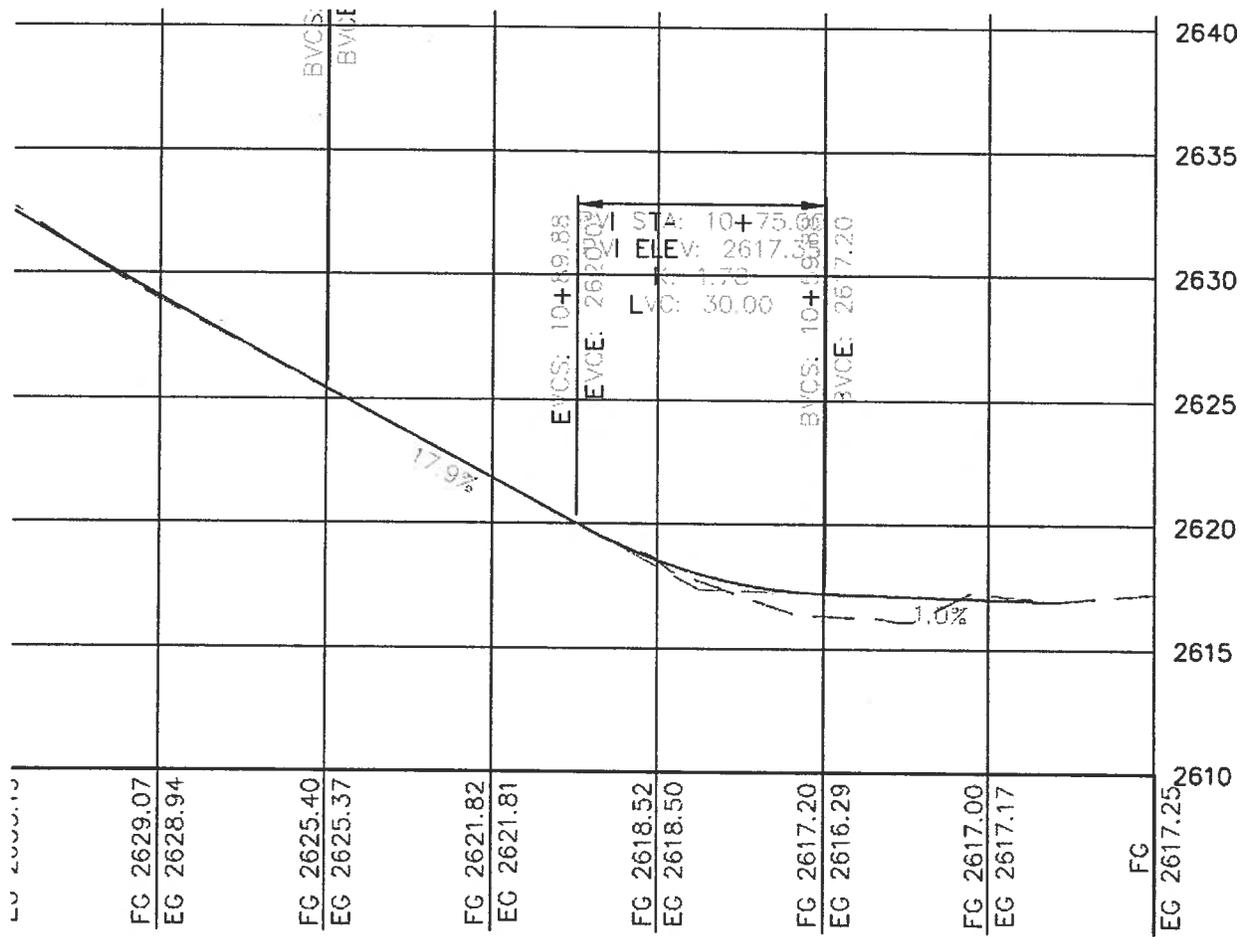
**SLOPE LEGEND**

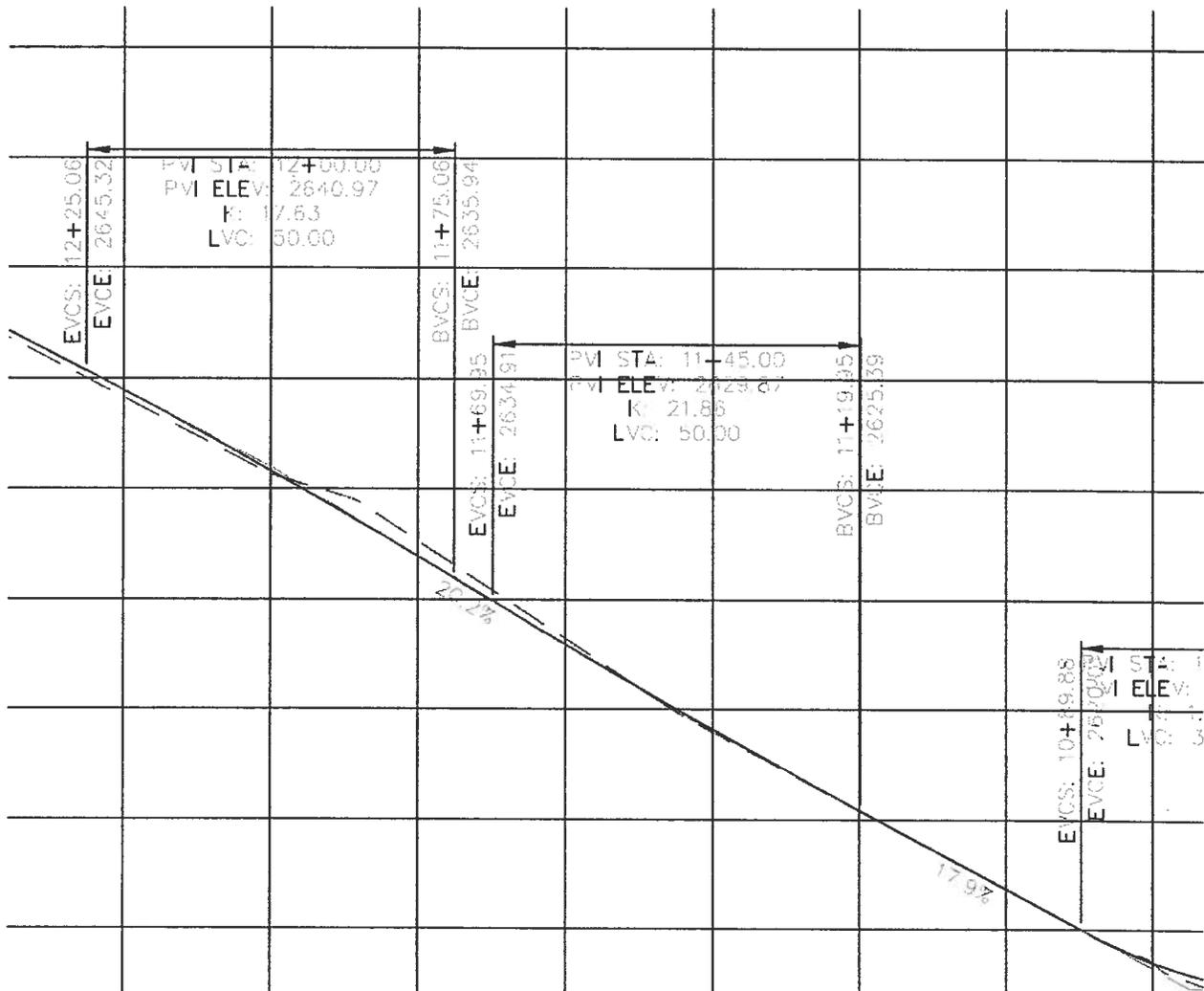
COLOR	SLOPE RANGE & DESCRIPTION	TOTAL AREA (ACRES)	ALLOWED DISTURBANCE (ACRES / %)	ACTUAL DISTURBANCE (ACRES / %)
	0% to 20% – UNDERLYING ZONE RESTRICTIONS APPLY.	2.550	2.550 / 100%	0.165 / 6.1%
	20% to 30% – 2 DU/ACRE. 70% TO REMAIN UNDISTURBED.	1.450	0.450 / 30%	0.030 / 2.1%
	30% to 40% – 1 DU/10 ACRES. 90% TO REMAIN UNDISTURBED.	0.140	0.008 / 5.0%	0.006 / 4.3%
	40%+ – DEVELOPMENT NOT PERMITTED WITHOUT SPECIAL APPROVAL. SEE ST. GEORGE CITY CODE 10-13A-4 A 4.	0.150	0.000 / 0.0%	0.002 / 1.3%*

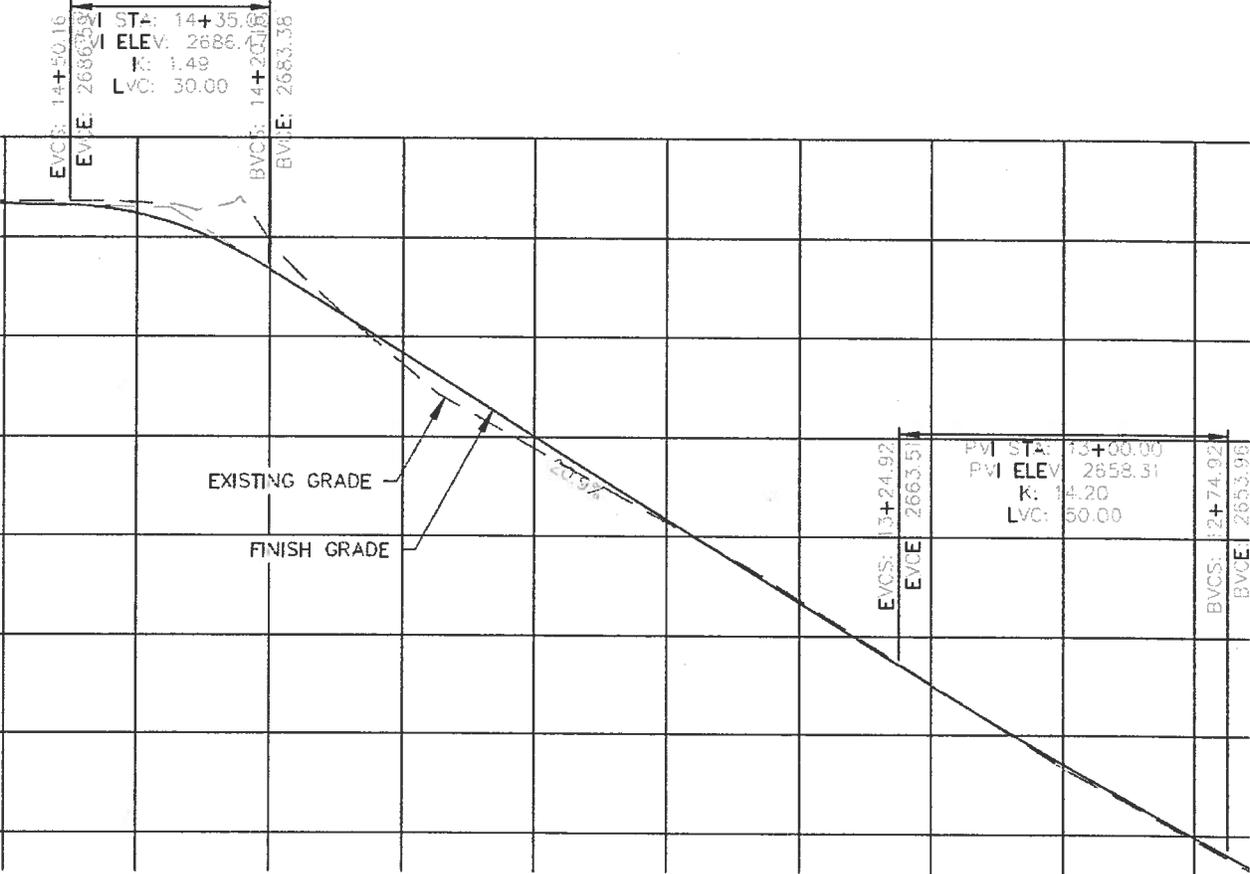
\* PORTIONS OF AREAS WITH SLOPES EXCEEDING 40% THAT ARE BEING DISTURBED ARE SMALL OUTCROPPINGS AND NONCONTIGUOUS TO ANY MAJOR SLOPES.

### Plan & Profile (Access road)









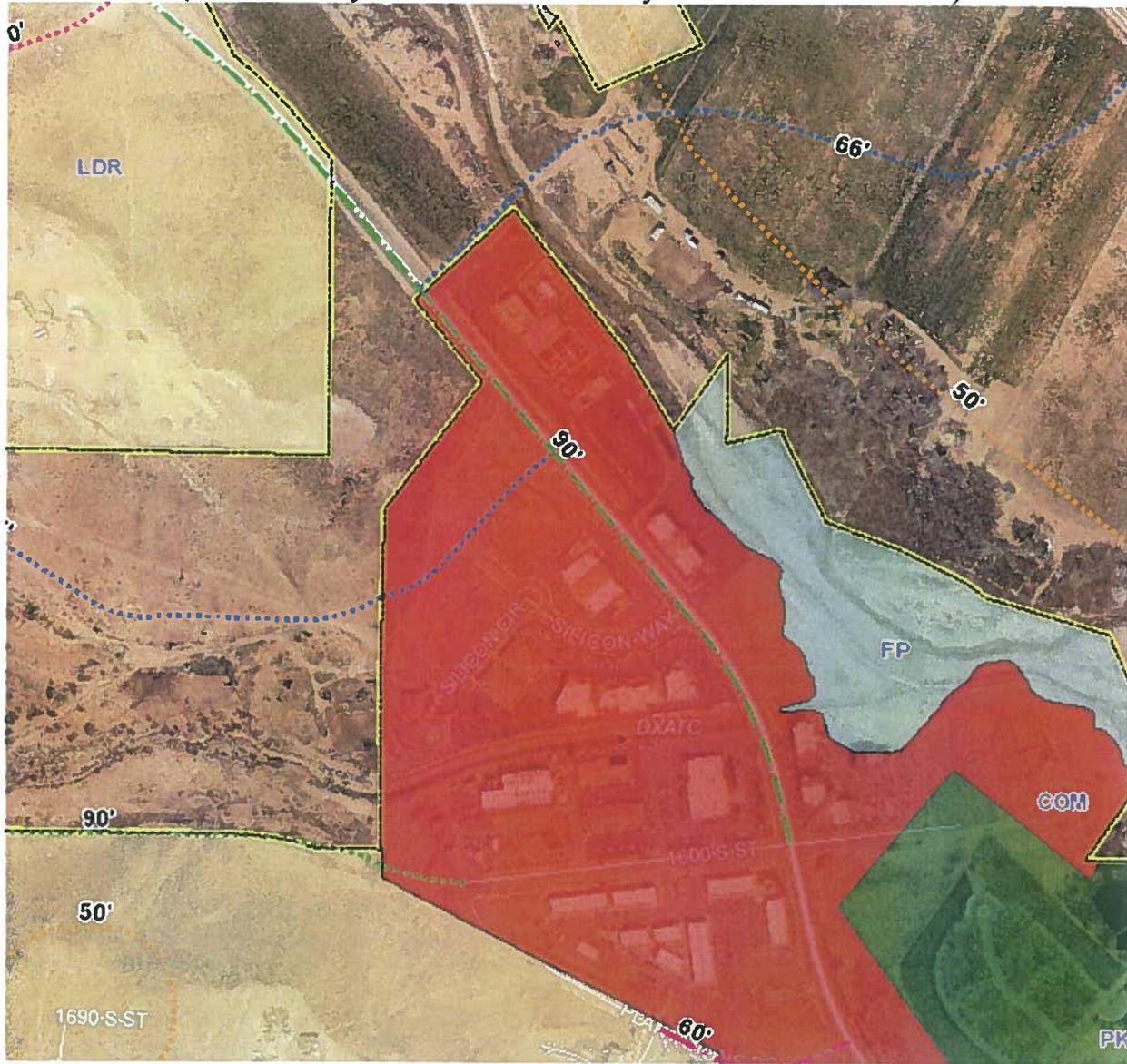
# ZONING

(Note: Recently annexed land to the City – Zoning is not shown)

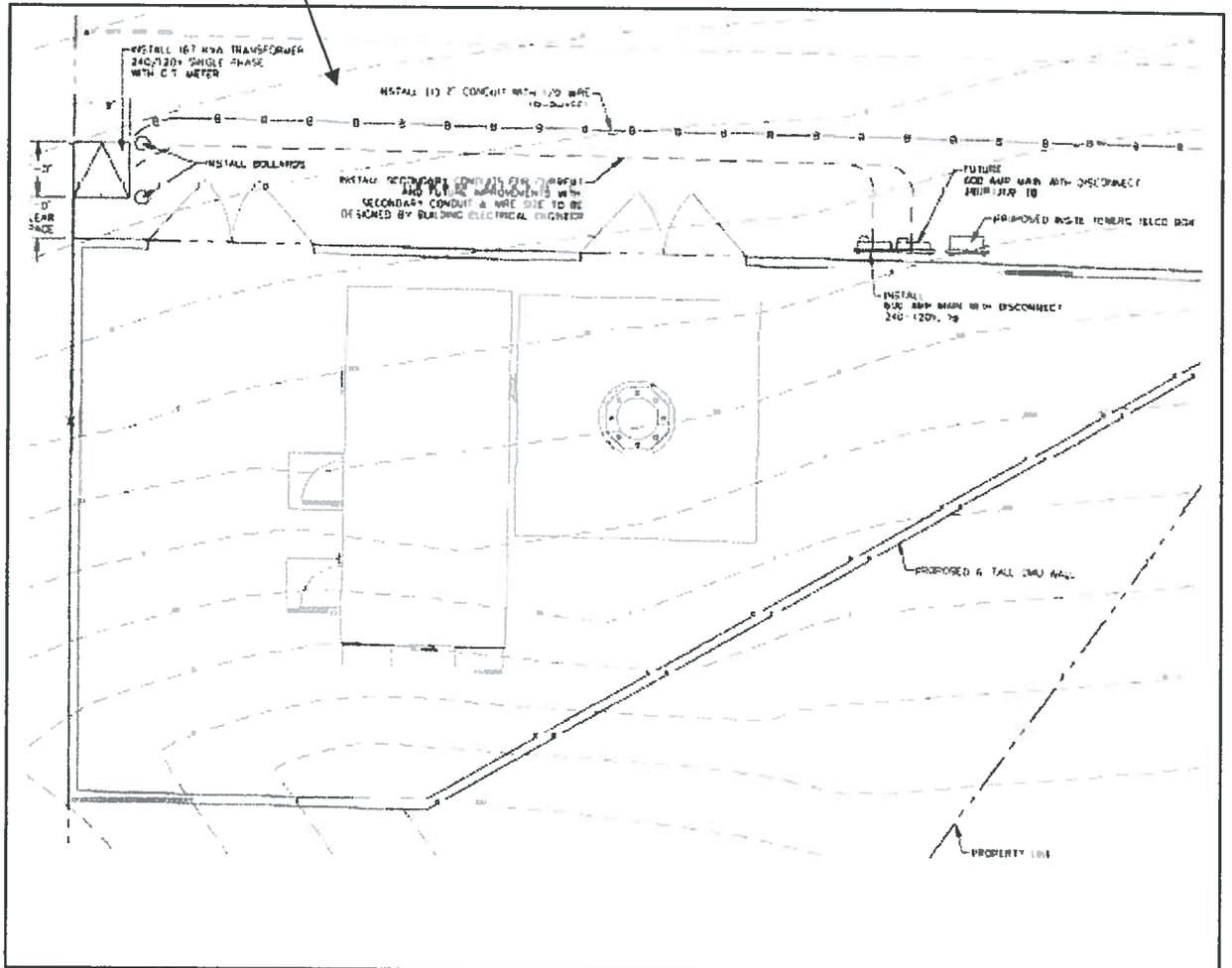
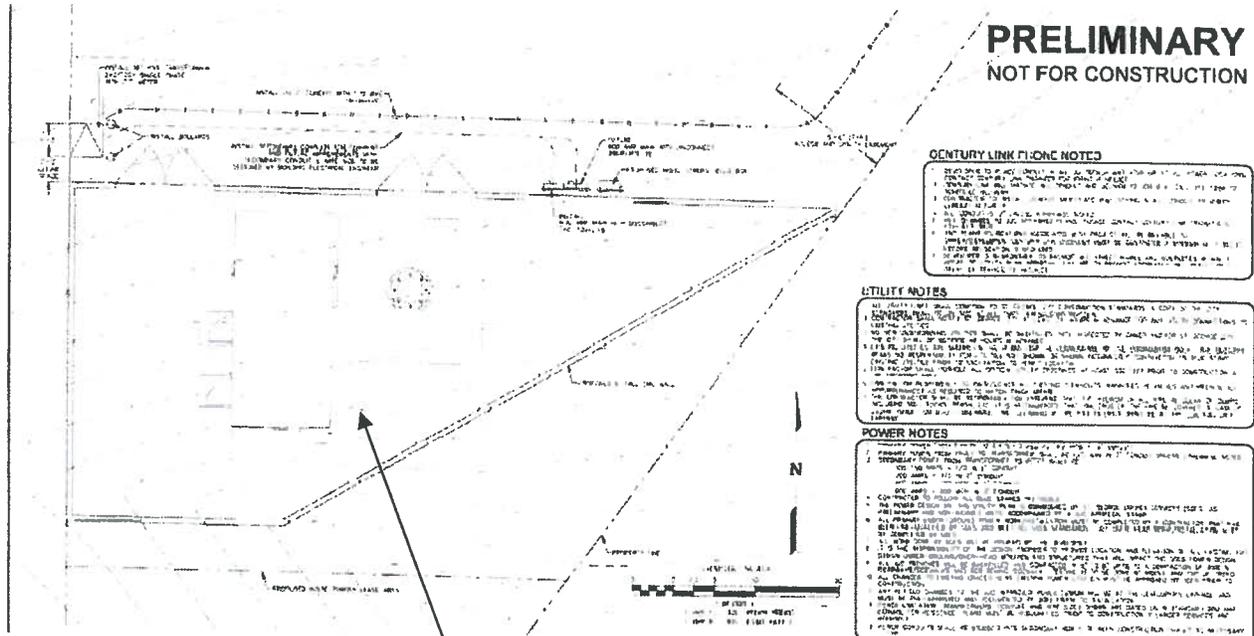


## GENERAL PLAN

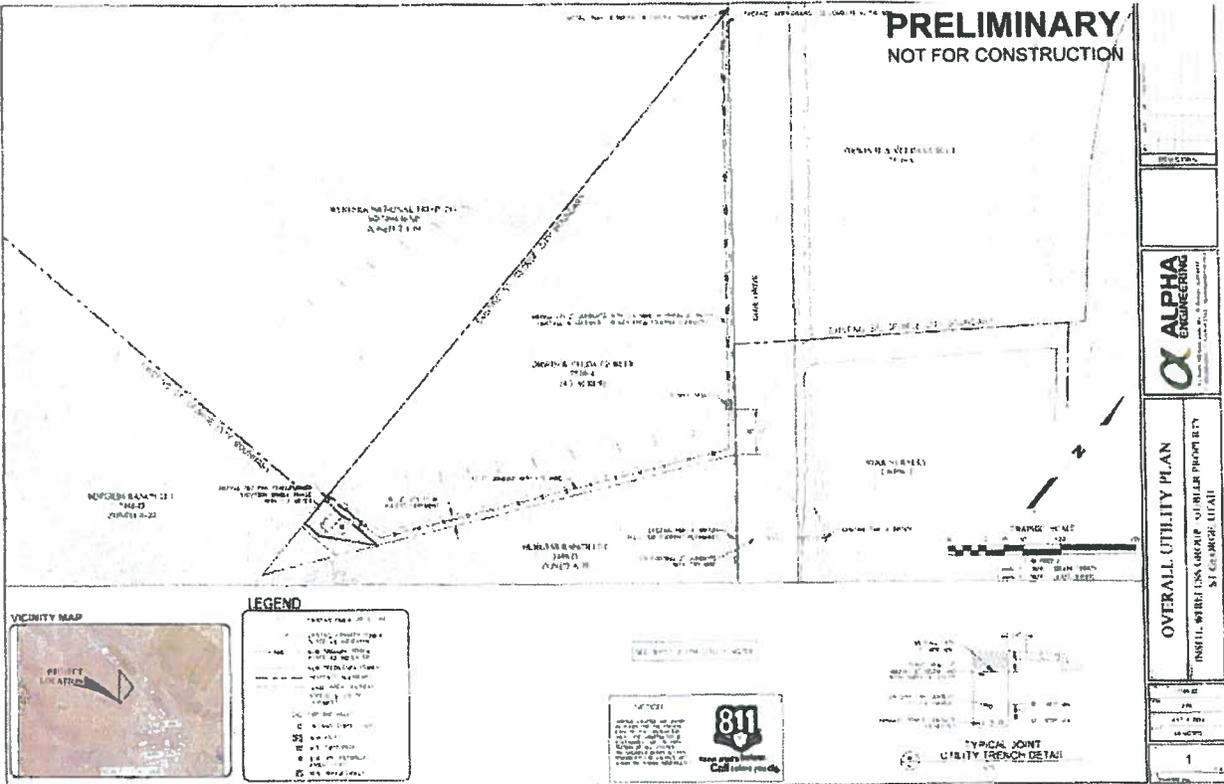
(Note: Recently annexed land to the City – Land Use is not shown)



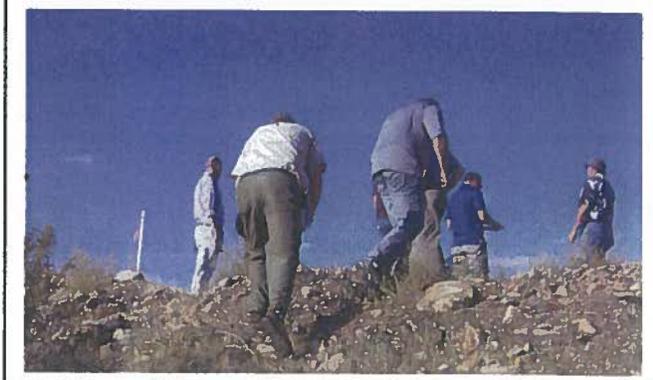
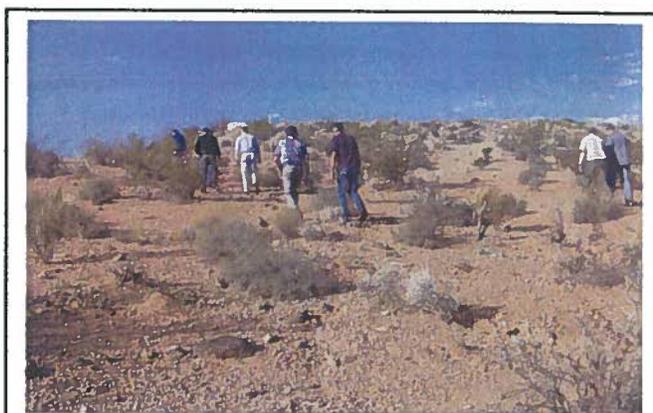
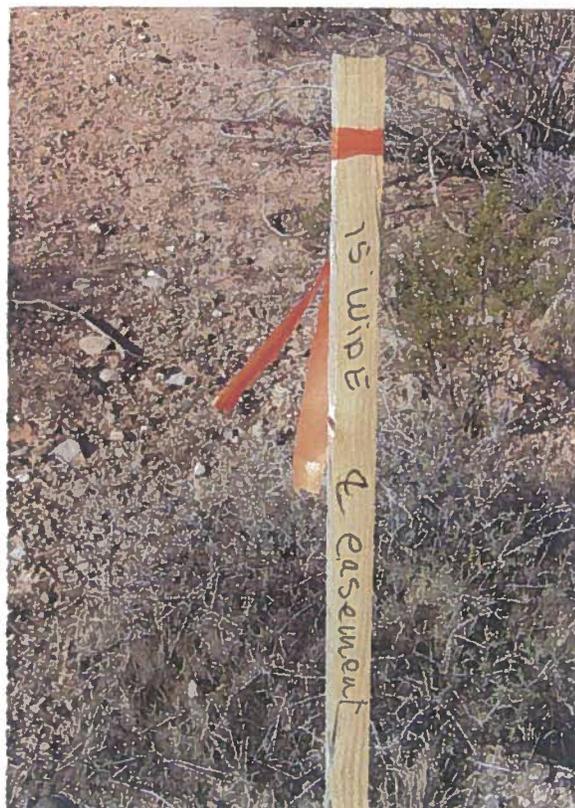
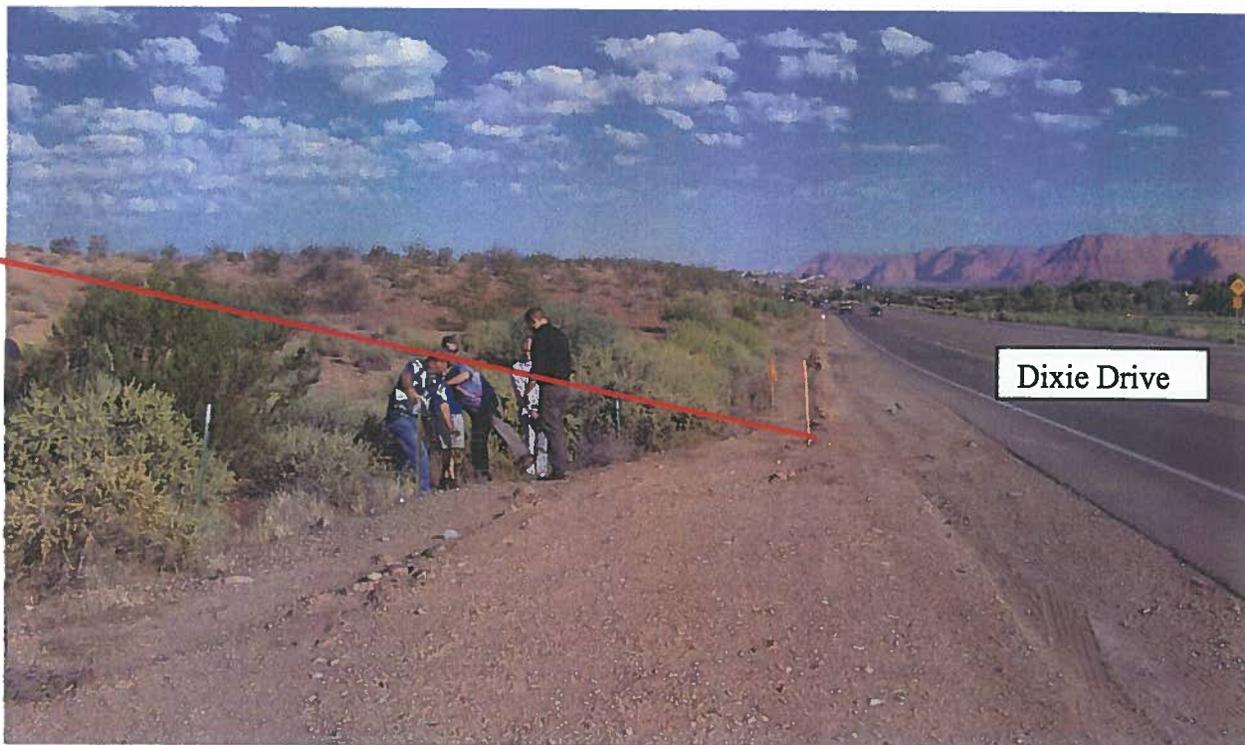
# SITE PLAN

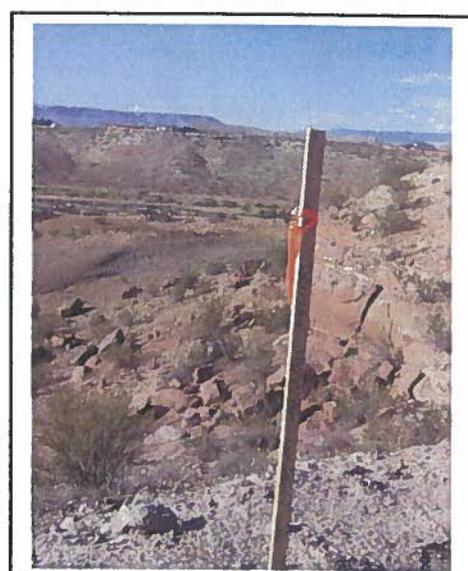
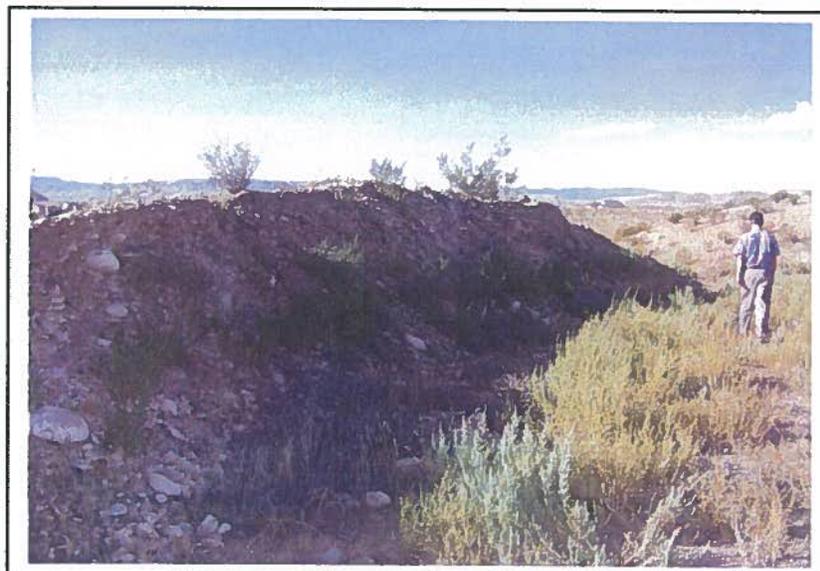
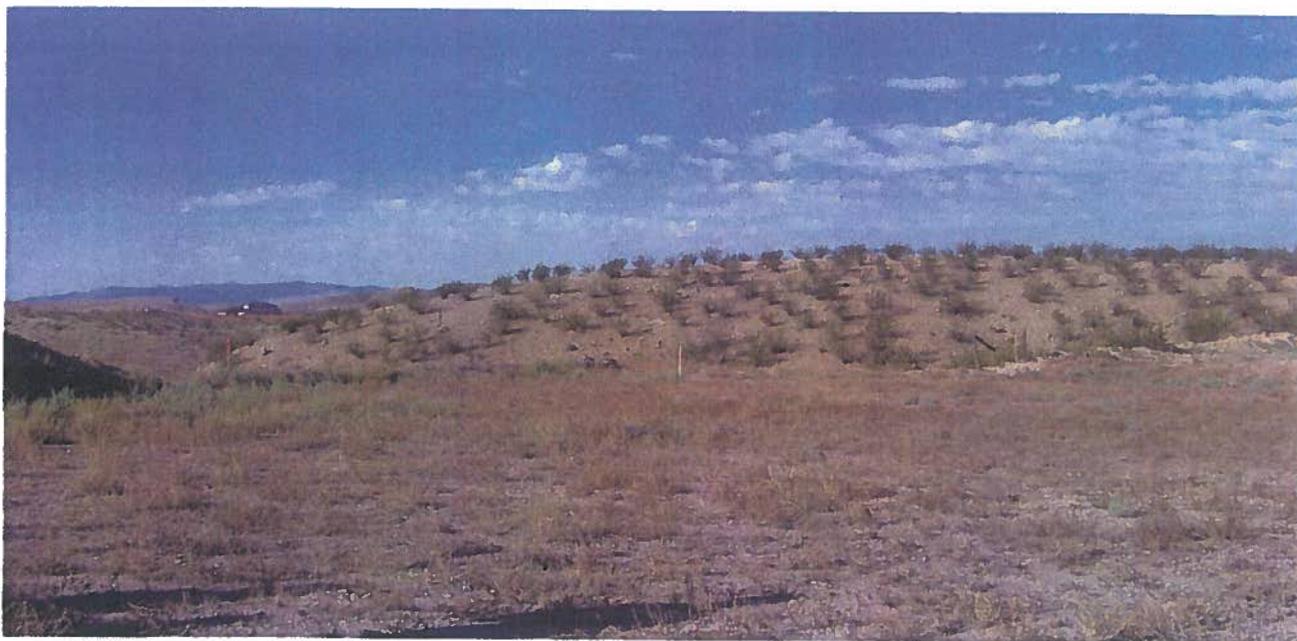


# UTILITY PLAN

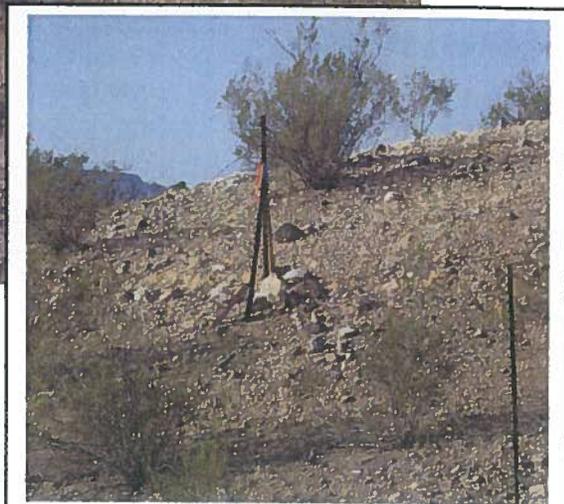
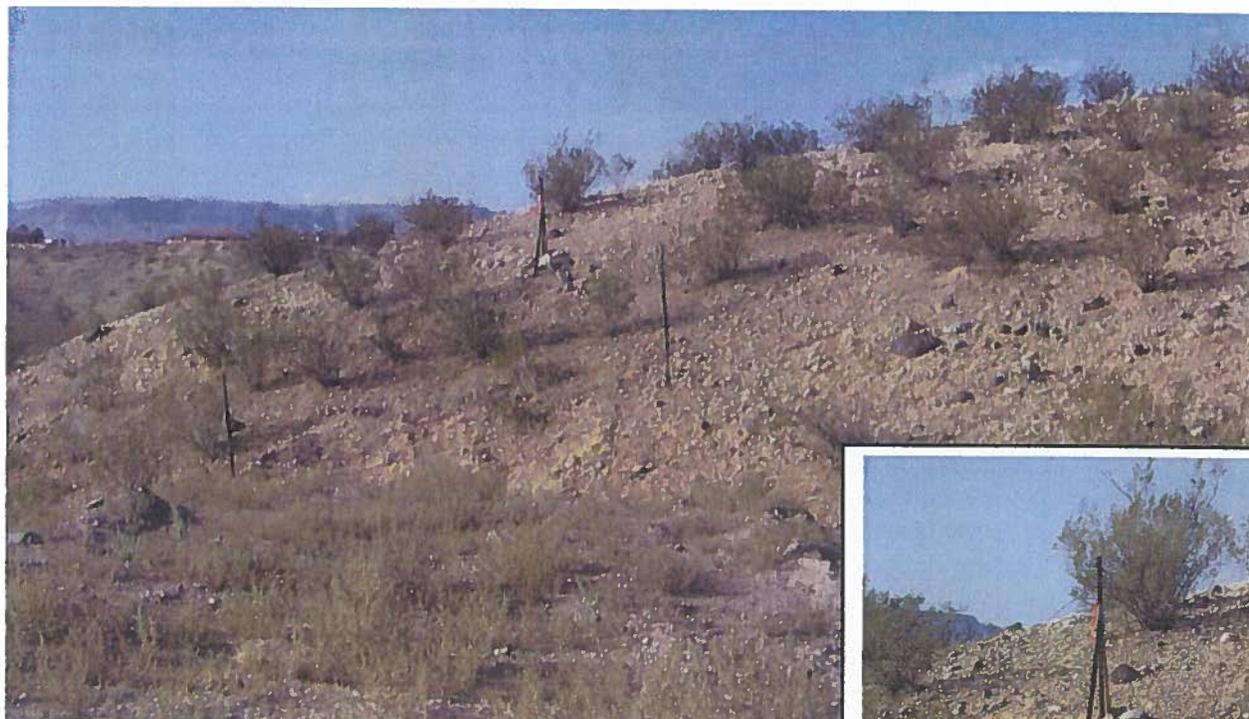
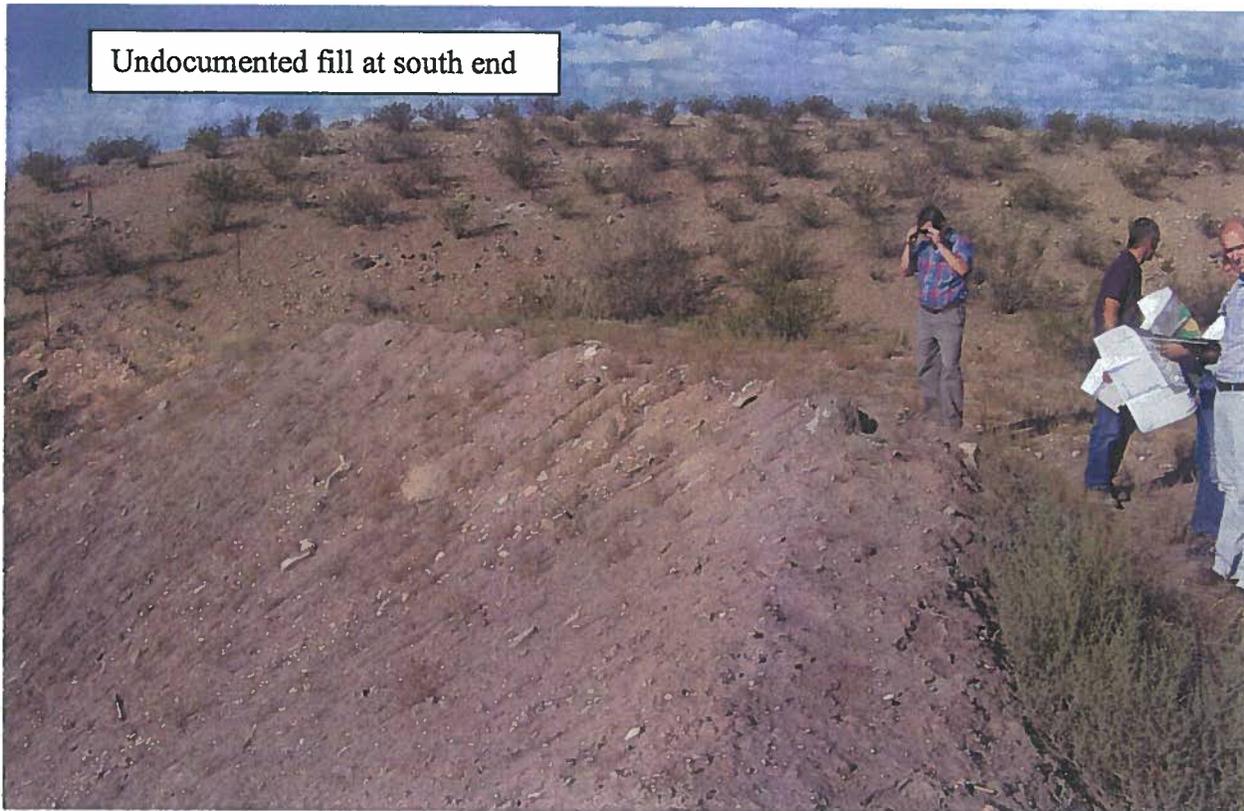


### HSRB Photos August 17, 2016





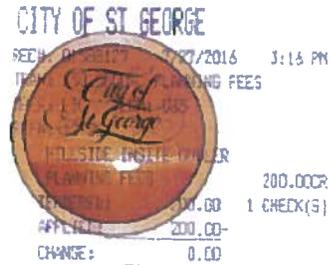
Undocumented fill at south end



End – back 'tip' of property

# APPLICATION

**HILLSIDE REVIEW  
APPLICATION**



FILE #: 2016 HS-002 FILING DATE: 7/27/16 RECEIVED BY: [Signature]  
FEE: \$200 FEES PAID: \_\_\_\_\_ PSR Date: \_\_\_\_\_

### APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Orwin & Velda Gubler

MAILING ADDRESS: 855 W Indian Hills Dr, St George, UT 84770

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

APPLICANT: Insite Wireless Group  
(If different than owner)

MAILING ADDRESS: 8822 Arroyo Azul St, Las Vegas, NV 89131

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

CONTACT PERSON/REPRESENTATIVE: Alpha Engineering, Jared Madsen, P.E.  
(If different than owner)

MAILING ADDRESS: 43 S 100 E, Suite 100, St George, UT 84770

PHONE: [Redacted] FAX: \_\_\_\_\_

### PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: Approx 1022 S Dixie Dr

ASSESSOR'S PARCEL NUMBER(S): 7516-A

ZONING: N/A GENERAL PLAN: N/A

LEGAL DESCRIPTION: (Attach separate sheet if necessary) See attached  
Lot / Plat

EXISTING USE: Undeveloped  
Use of property and/or Buildings

PROPOSED USE: Telecommunications Tower with appurtenant utilities/access  
Use of property and/or Buildings

**SUBMITTAL “CHECK LIST”**

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

**Density and Disturbance Standards**

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

Complete the following checklist:

**Submitted**

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

**Slope Determination**

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

<u>x</u>	___	___	<b>Slope Analysis Map</b>
<u>x</u>	___	___	Contours at intervals no greater than five (5) feet.
<u>x</u>	___	___	Scale to be drawn at one-inch equals one hundred (1" = 100') feet scale maximum.

**Lot Size**

___	___	<u>x</u>	Lot size determined
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**Site Plan**

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

- Detailed plans of all surface and subsurface drainage systems are shown.
- Location of existing and proposed streets, buildings, structures, and easements have been shown.
- Detailed site plans and elevation drawings showing the location of all structures and mitigation of cuts or fills.
- Cross sections provided

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

- Topography. 2' for tableland. 5' for steep slopes.
- Terrain details
- Proposed earth-moving details
- Description of the method used to dispose of earth, etc.
- A time table for each step of the project has been submitted. This shall include the starting and completion dates.

**Drainage**

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

**Geology & Soils Report (Study)**

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

- Slope stability analysis.
- Foundation investigation.
- Location and yield of springs.
- Structural features.
- Existence of surface hazards.
- Conclusions and recommendations regarding effect of geological conditions.

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

- Replant disturbed areas.
- Types of retention to be used
- Sprinkler plans and projected water usage.

**Street Design**

- Street design conforms to City standards.

**Submitted by**

Jared Madson, P.E. (Alpha Engineering)  
 (Print Name)

  
 (Signature)

7-26-16  
 (Date)

**2016-HS-002**

**Insite Wireless  
Dixie Drive**

**Background:**

The City Attorney's Office has been coordinating with the applicants and their attorney for required agreements and annexation processing of this site necessary to bring it into the City boundaries. At this time, it's concurrently requested to have the site reviewed for hillside permitting.

In order to operate this proposed telecommunications tower, City utilities are required (*particularly electricity*); in order to provide utilities, the land must be located within the City limits, and thus the reason for the proposed annexation.

**Request:**

A request for a Hillside Development Permit to allow development of a 100 foot (100') tall cell tower.

**Project Overview:**

The property is currently vacant and the developer is seeking permission to develop a cell tower site.

**Location:**

The property is generally located off of Dixie Drive (*across Dixie Drive near Star Nursery*) (see exhibits).

**Property Owner:**  
Orwin and Velda Gubler

**Applicant:**  
Insite Wireless Group  
8822 Arroyo Azul St  
Las Vegas, NV 89131

**Representative:**  
Alpha Engineering  
Jared Madesn, P.E.

**Location:**  
Approximately 1022 South Dixie Drive

**Area:**  
The proposed leased area for locating a telecommunications tower, equipment building, and CMU (block) wall enclosure with gating will be a small part of the 4.3 acres owned by Orwin and Velda Gubler (see exhibits).

**Zoning:**

At the time of this writing, the property has not yet been annexed into the City and has no City zoning designation, however it is currently in the process with the City for annexation and the land will automatically come in as **M&G** (Mining & Grazing) once annexed, which allows a cell tower.

**Zone Change:**

No zone application will be required for this project (M&G permits use).

**General Plan:**

At the time of this writing there is not a City General Plan designation.

**WMP:**

Because this site has previous entitlements with Washington County (County approvals), the requirement to have a WMP (Wireless Master Plan) for this site will not be required.

**CUP:**

Because this was a previous County approved project, no CUP (conditional use permit) application will be required with the City.

**Access:** Access shall be made available through a 15 foot (15') access and utility easement / agreement along the southeasterly property line as presented (see exhibit).

**Density & Disturbance:**

The following is requested

Slope Range	Allowed Disturbance Area	Color	Total Area (acres)	Disturbed Area (acres)
0-19	100%	Green	2.55	6% (0.155)
20-29	30%	Orange	1.45	2.1% (0.030)
30-39	5%	Blue	0.14	4.3% (0.006)
40+	0	Red	0.150	1.3% (0.002)

**Drainage:**

No Drainage Control Report has been provided at this time.

**Geotech Report:**

No Geological site evaluation has been provided at this time.

**Powers & Duties:**

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

**Permit required:**

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

**Comments:**

This area includes small isolated hills and mounds that are non-contiguous to any significant outcroppings and staff recommends they be allowed to be removed for development of the tower site.

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

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

If a Hillside Permit is recommended for approval to the CC, then the applicant would return with civil engineering plans and construction plans for review by staff.

**Conditions:**

It is recommended that the following conditions be proposed to the Planning Commission and City Council for this project.

•Hillside Disturbance

The requested disturbance as presented is recommended for approval.

•County Entitlements

The applicant(s) shall demonstrate previous County entitlements and prior site approvals for the site while in the County jurisdiction to the satisfaction of the City of St George.

•Annexation

The property shall be legally annexed into the City before any permits may be issued.

•Civil Plan Review

The applicant(s) shall submit a SPR (Site Plan Review) application for civil engineering plan review (site plan, grading plan, utility plan, details, etc.)

•Building Permit

The applicant(s) shall submit a building permit application. This project shall have a full Building Department and Fire Department review.

•Construction Plan Review

The applicant(s) shall submit a construction plan set (structural, electrical, etc.)

•Tower Height

The tower shall not exceed 100 feet (100') in height.

•Access

The applicant(s) shall provide an access easement / agreement for review and approval by the City Attorney's office. This access shall be made available through a 15 foot (15') access and utility easement / agreement along the southeasterly property line as presented (see exhibit).

•Enclosure (Wall)

The applicant(s) shall install as presented a six foot (6') high CMU (block) wall around the perimeter of the telecommunications facility with gates as shown (see exhibit)

•Setbacks

The minimum required setbacks for a building / structure in the M&G zone are 25 feet for the front and street side, and 20 feet for a side or rear yard. The applicant(s) shall demonstrate this is met in the plan review process.

**HSRB Motion:**

The Hillside Review Board met on site on Wednesday morning August 17, 2016. The HSRB recommends approval with the suggested comments and conditions.

- Disturbance – The HSRB finds that requested disturbance is non contiguous and insignificant per the Hillside Ordinance and recommends approval.
- Drainage Study – The applicant shall provide a drainage report to City staff for review and approval. This report shall address all on-site and off-site drainage as a result of this development. Has the retention pond located directly behind this site been designed to mitigate against flooding and erosion? Will a roadway for access to the site result in greater concentrated flows down to Dixie Drive? Will more erosion and sediment cover rock outcroppings? These and other issues need to be addressed.
- Move cell tower location – The HSRB asks that the applicant consider moving the tower more to the north and away from the undocumented fill at the south side.

- Geotechnical Report – The applicant shall provide a geotechnical report to City staff for review and approval. A soils report is required as a part of the building permit process.
- Access – The applicant requests access along the 15 foot utility easement, but the HSRB recommends the applicant consider if an alternate access through the adjacent property and not off of Dixie Drive could be provided.
- Gate – If access is to be off of Dixie Drive, it is recommended that a barrier gate be installed to prevent the general public from access up to the site.
- Site Fencing – The HSRB prefers to recommend a chain link with slats fence be installed around the tower and the equipment building. The concern was that a block wall could fail against the undocumented fill on the south side. However, it was recognized that an enclosure for security and aesthetics is required.

# NARRATIVE / LETTER



43 South 100 East, Suite 100 T 435.628.6500  
St. George, Utah 84770 F 435.628.6553

alphaengineering.com

July 27, 2016

City of St. George, Development Services  
Attn: Wes Jenkins, P.E.  
175 East 200 North  
St. George, Utah 84770

**RE: Insfite Wireless Group Gubler Annexation – Hillside Review Application**

**Wes:**

We are herein submitting the Hillside Review Application regarding the above mentioned project for your review. The project consists of the construction of a telecommunications tower and appurtenant utilities and access. The site for the tower is already graded and there will otherwise be minimal grading to install the utilities and access road.

There are certain "Check List" items on the application marked Not Applicable as we feel they do not pertain to this site. As the site is already graded for the tower and the utilities/access road will incur minimal regrading of the existing conditions, we have not provided grading plans, surface/subsurface drainage systems, elevations, or sections.

The terrain is steep with sparse vegetative ground cover. A Slope Analysis exhibit has been prepared and is being attached with this letter. The majority of the site slopes less than 20% with a portion between 20%-30% and an even smaller portion between 30%-40%. There is an outcropping that slopes over 40%, but it is small and noncontiguous to any other steep slopes. The Earth Moving Plan will consist of minimal grading to carve out an access road to the site with as little disturbance to the existing ground and grade as possible. There will not be any import or export of material to/from the site. It is anticipated that the work will be performed during the 2016 fall season.

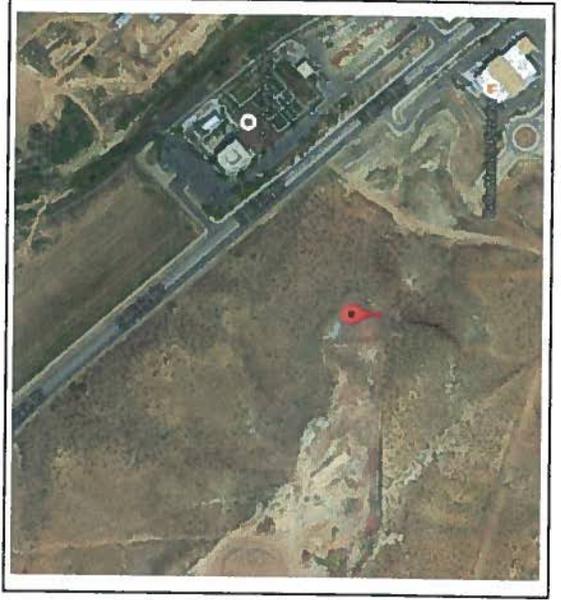
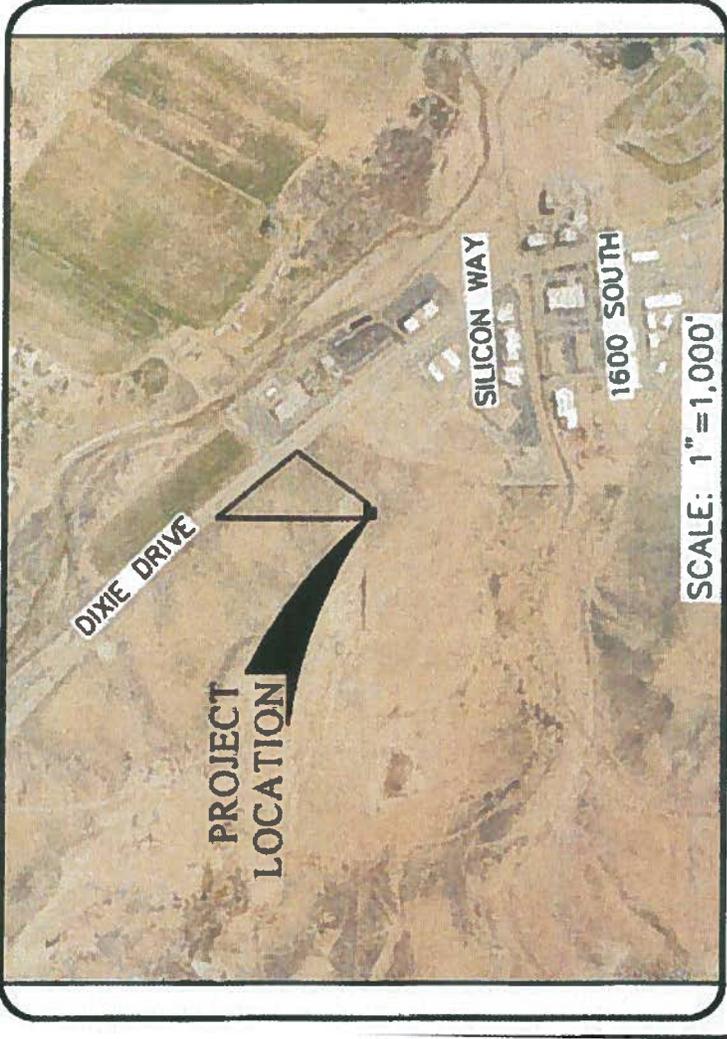
We have not provided Drainage, Soils, Landscape or Street Plans as we feel the scope of the project does not warrant the studies or designs. If the City needs any additional information than what is being provided with this application, please let me know.

Sincerely,

Jared Madsen, P.E.  
ALPHA ENGINEERING COMPANY

Enci: Hillside Review Application  
Slope Analysis Exhibit  
Site Utility Plan

**VICINITY MAP**

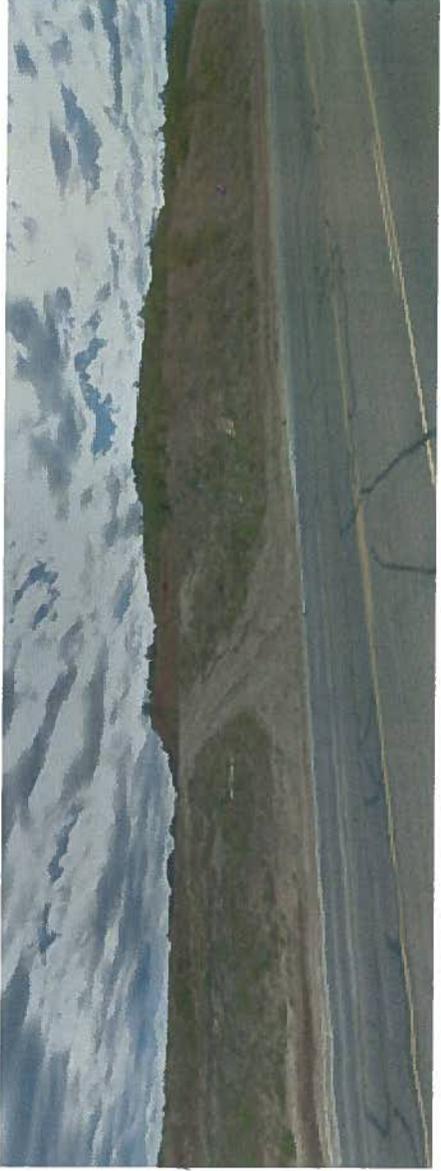


CITY - AERIAL - VICINITY

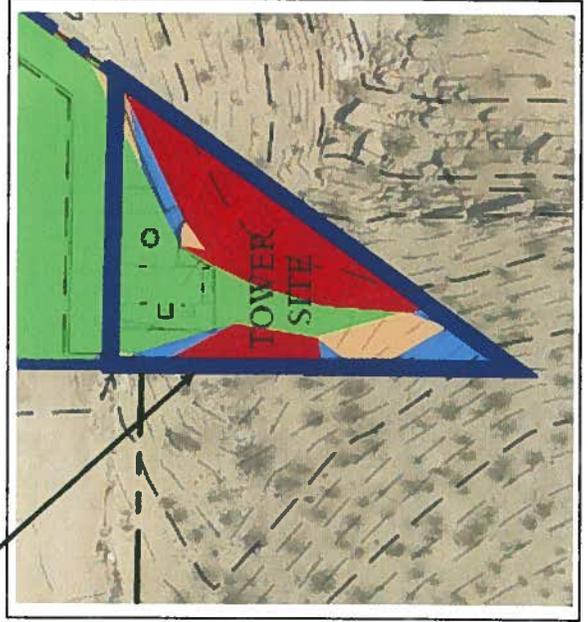
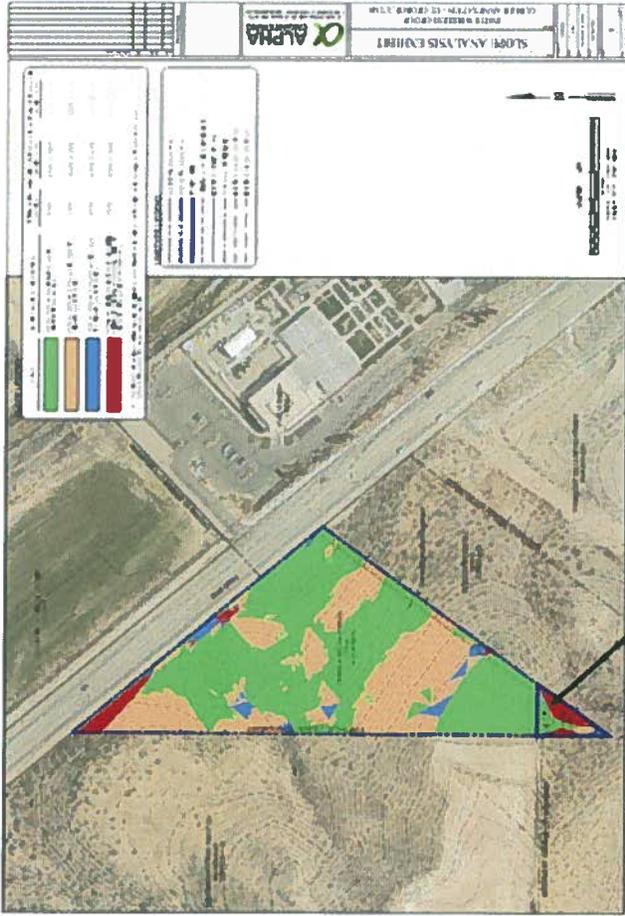




GOOGLE MAP - STREET VIEWS



# Contour Map

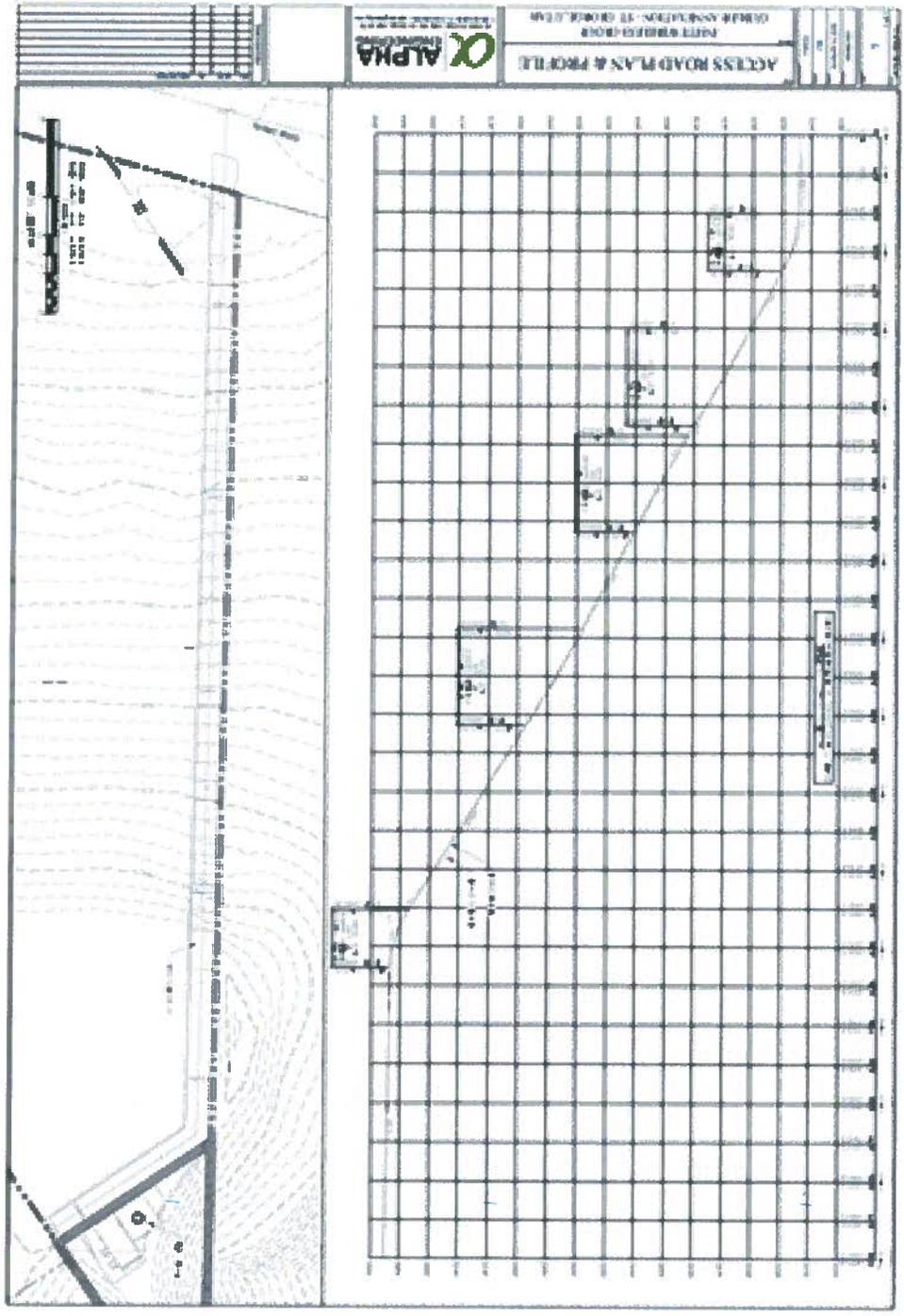


### SLOPE LEGEND

COLOR	SLOPE RANGE & DESCRIPTION	TOTAL AREA (ACRES)	ALLOWED DISTURBANCE (ACRES / %)	ACTUAL DISTURBANCE (ACRES / %)
	0% to 20% - UNDERLYING ZONE RESTRICTIONS APPLY.	2.350	2.350 / 100%	0.155 / 6.1%
	20% to 30% - 2 DU/ACRE. 70% TO REMAIN UNDISTURBED.	1.450	0.455 / 30%	0.030 / 2.1%
	30% to 40% - 1 DU/10 ACRES. 95% TO REMAIN UNDISTURBED.	0.140	0.006 / 5.0%	0.006 / 4.3%
	40%+ - DEVELOPMENT NOT PERMITTED WITHOUT SPECIAL APPROVAL SEE ST GEORGE CITY CODE 10-13A-4.4.4.	0.150	0.000 / 0.0%	0.002 / 1.3%

\* PORTIONS OF AREAS WITH SLOPES EXCEEDING 40% THAT ARE BEING DISTURBED ARE SMALL OUTCROPPINGS AND NONCONTIGUOUS TO ANY MAJOR SLOPES.

# Plan & Profile (Access road)



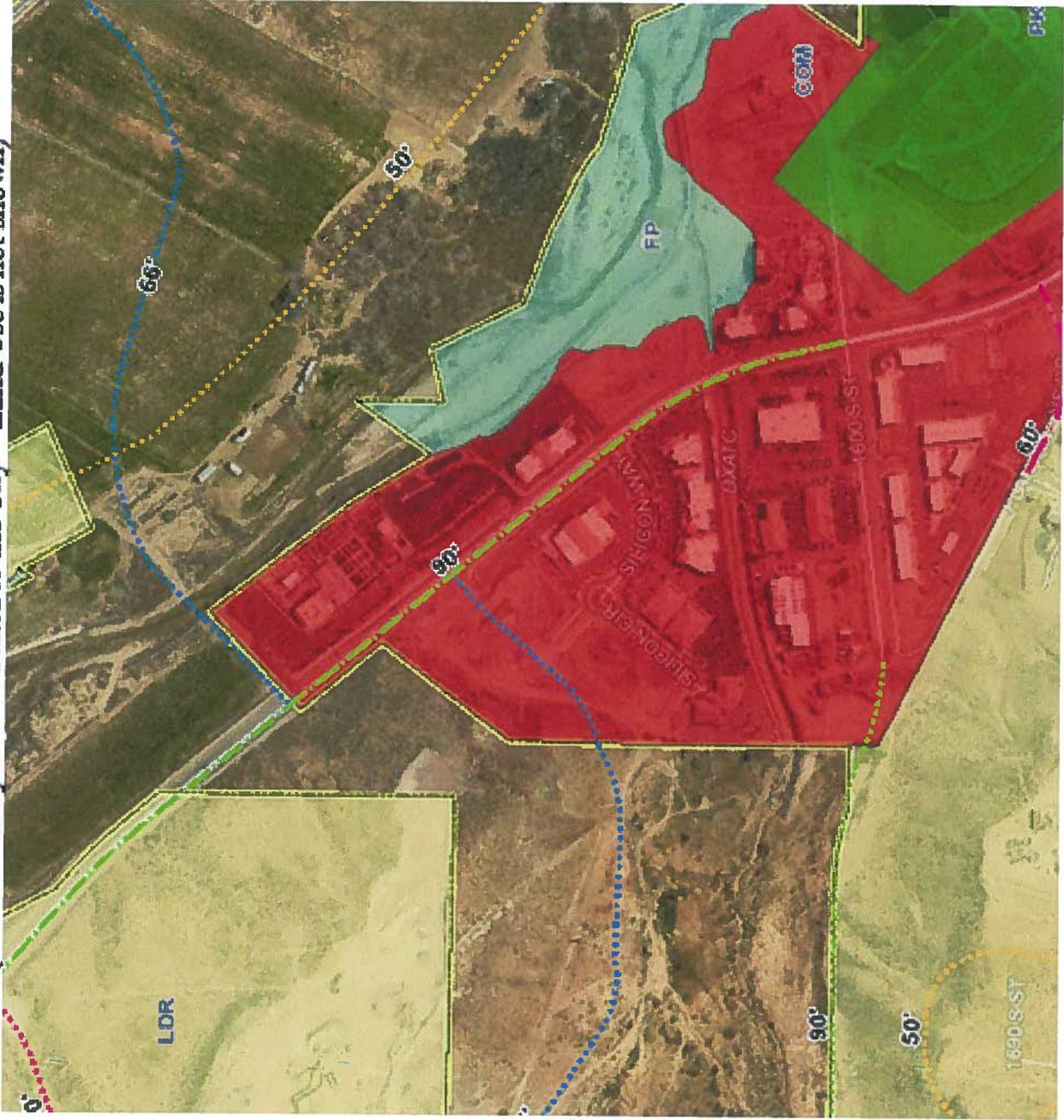
# ZONING

(Note: Recently annexed land to the City – Zoning is not shown)



# GENERAL PLAN

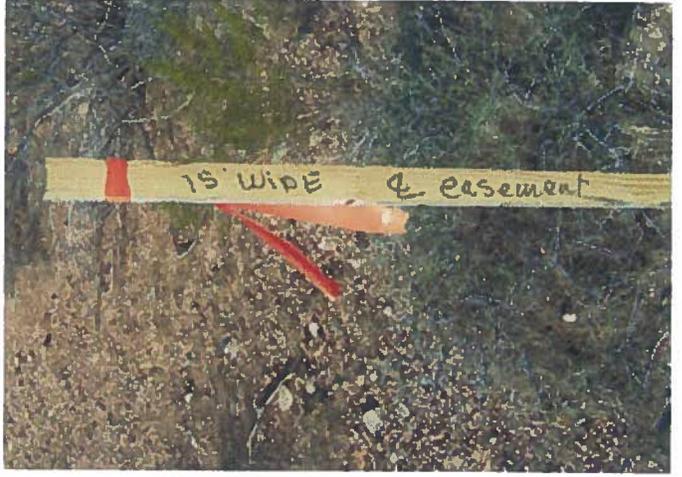
(Note: Recently annexed land to the City – Land Use is not shown)

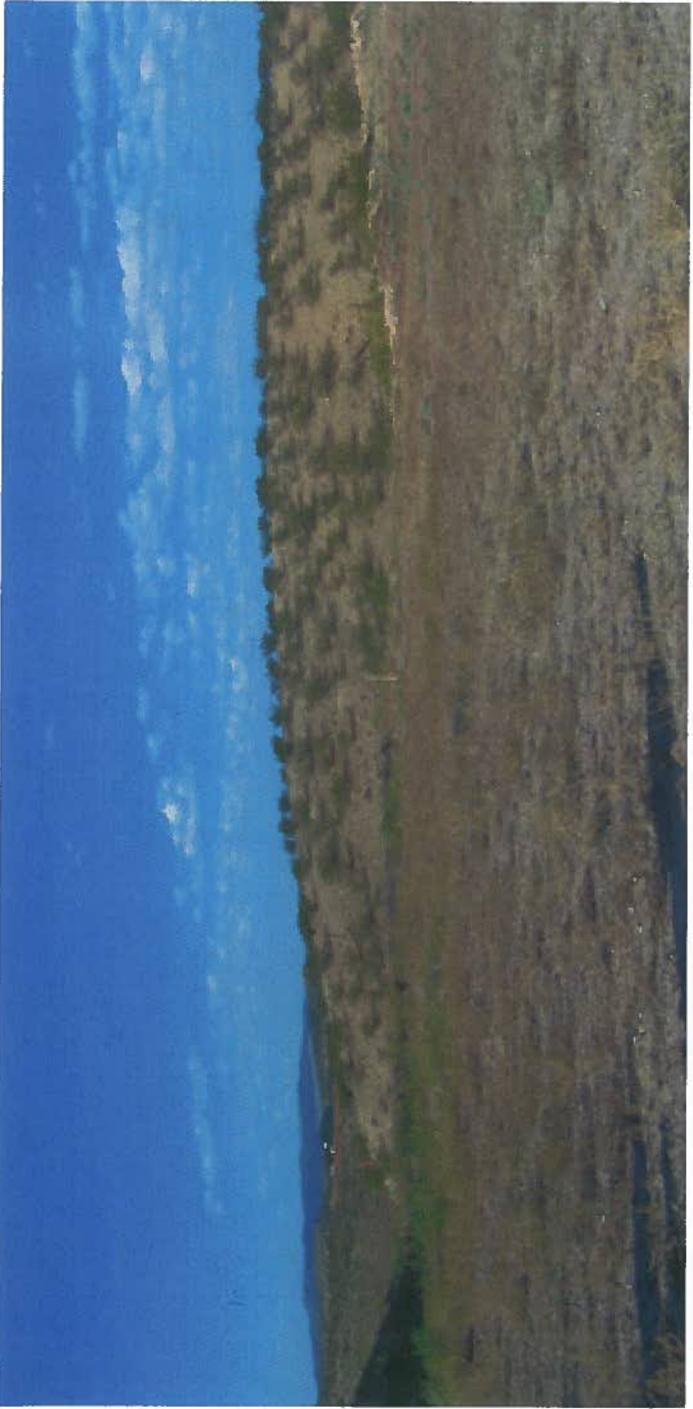
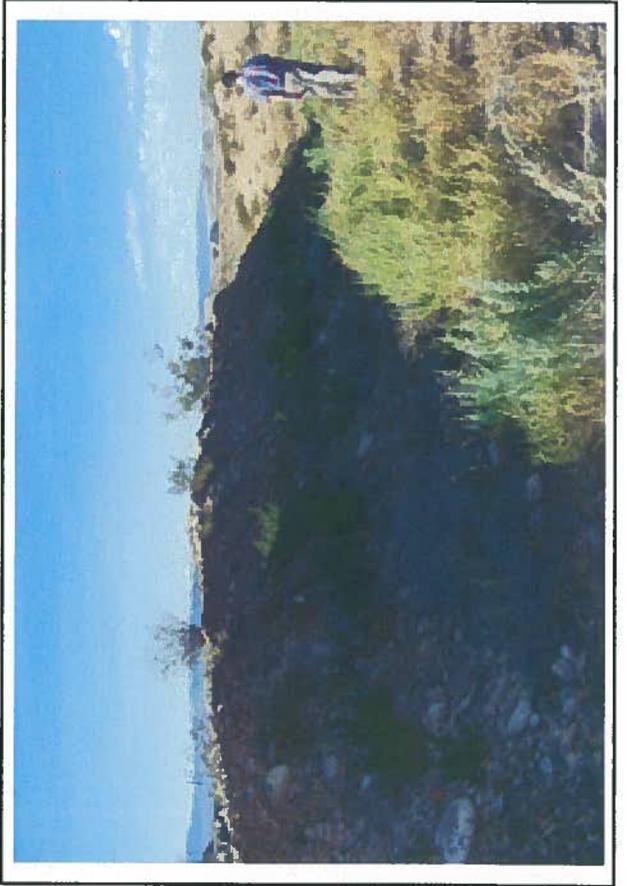
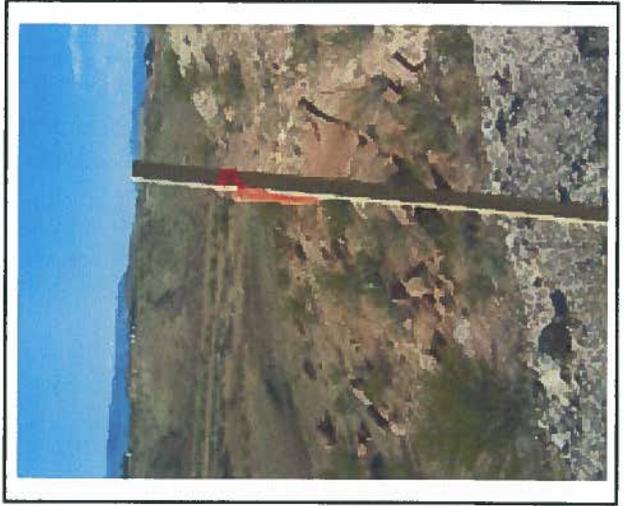




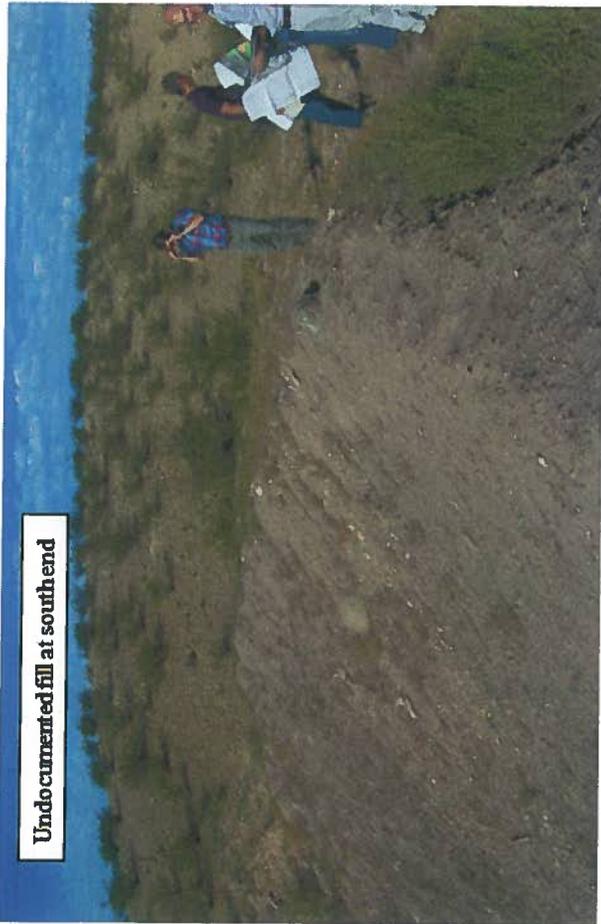


HSRB Photos August 17, 2016





Undocumented fill at southend



End - back 'tip' of property

# PCR ITEM 3B

## Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **11/18/2013**  
PLANNING COMMISSION MEETING: **12/8/2015**  
CITY COUNCIL MEETING: **12/17/2015**  
*(Approved subject to providing a project plan)*  
CITY COUNCIL MEETING: **09/01/2016**  
*(Flow Chart, letter, Q&A)*

HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-003  
**Jones Family Hill - Removal**

**Purpose:** Although the City Council previously heard and approved this hillside permit last December, it was requested that no grading permit be issued until there was an approved plan to demonstrate the details of this project and the mitigations proposed. The purpose of this item is to show the City Council the flow chart, written text, and the Q&A received from the applicant.

---

### Q & A

- Q:** Can you show initial projects anticipated for September thru December 2016? Can you show some actual projects and where this material would likely to be utilized (*instead of only showing rock relocate*).

**A:** Although there is no commitment yet, the rock relocate on the schedule refers to rock that may be relocated to Cottam Cove for their use in retaining walls in a future phase. Another potential project that could handle 8,000 CY of rock is located along Riverside Drive. Cottam Cove needs 40-50,000 CY of fill material and another project in Washington can handle 50,000 CY of fill material.
- Q:** What types of trucks are you proposing? Will it be just a 10 yard truck or will a belly or side dump be used (to carry more material)?

**A:** As much as possible, trucks with their pups and double sides will be utilized which could hold 20 CY each. If material is being moved to the adjacent property, an articulated dump truck will likely be used which carry's approximately 20 CY each.
- Q:** What equipment would be used to haul this material away; if a 10 yard truck is used to haul 1,000 yards off in a day, this requires 12.5 trucks an hour over an 8 hour period. Is this likely?

**A:** See above comments...also, please realize that we provided a schedule for an 18 month period even though 18 months to 24 months was allowed by the city. 515 CY of material per day is the average minimum required to meet the 18 month schedule...but if we are able to move the material to the adjacent property, it will speed up productions.

4. **Q: Truck Loads - How much time on the average does it take to load a truck? 10 minutes? This is just a guess, but if so, then only 6 trucks an hour could be loaded and so the maximum amount of material that could be removed is approximately 500 yards. Information of estimates will be good for staff to have.**  
**A - 4-6 Minutes**
  
5. **Q: A storm water pollution prevention plan will be required.**  
**A: This is standard practice to have this approved prior to beginning a project and has been noted on the revised schedule.**
  
6. **Q: A City air quality permit will be required.**  
**A: This is standard practice to have this approved and obtained prior to beginning a project and has been noted on the revised schedule.**
  
7. **Q: Contractor(s) will need to apply for a grading permit.**  
**A: This is standard practice to have this approved and obtained prior to beginning a project and has been noted on the revised schedule.**
  
8. **Q: Has the Fire Marshall been contacted, to see if a blasting permit can be issued, with the hill being that close to residential structures?**  
**A: Our blasting subcontractor has contacted Kevin Taylor and is aware of the project and would issue a blasting permit. It is also standard practice to obtain this prior to beginning a project and has been noted on the revised schedule.**

## Sunroc Corporation – Project Letter

This is being written to help outline the process of removing the rock and fill from the Jones property located across the street from Ft. Pierce Drive and to the East of Mr. D's convenient Store.

According to our estimate, there is approximately 80,000 of cubic yards of sandstone and over a hundred thousand yards of fill material. The rock material will likely be broken up and removed by a combination of using a mechanical hammer attached to a trackhoe, and by blasting operations to be done according to local safety regulations. Light blasting will be used throughout the rock removal process, but even lighter blasting will be used as rock removal gets closer to the neighboring homes to the north. Again, all blasting will be done according to safety regulations.

Traffic control will be set up along River Road and Ft. Pierce Drive (to include initial and both warning signs of trucks leaving and entering the road).

A haul road already exists that can be accessed from River Road at the southwest entrance and loops around the hill ending back at Riverside Drive at the Northwest.

Actual excavation will be completed using one to two large trackhoes.

Excavation of the rock and fill material will begin on the East side of the Jones' Property.

Standard dust control measures will be used as the fill material is removed from the site. A trackout pad will be installed at the exit located to the Northwest to prevent tracking mud onto River Road. If necessary, a sweeper truck will be used to clean up any dirt that makes it onto the road.

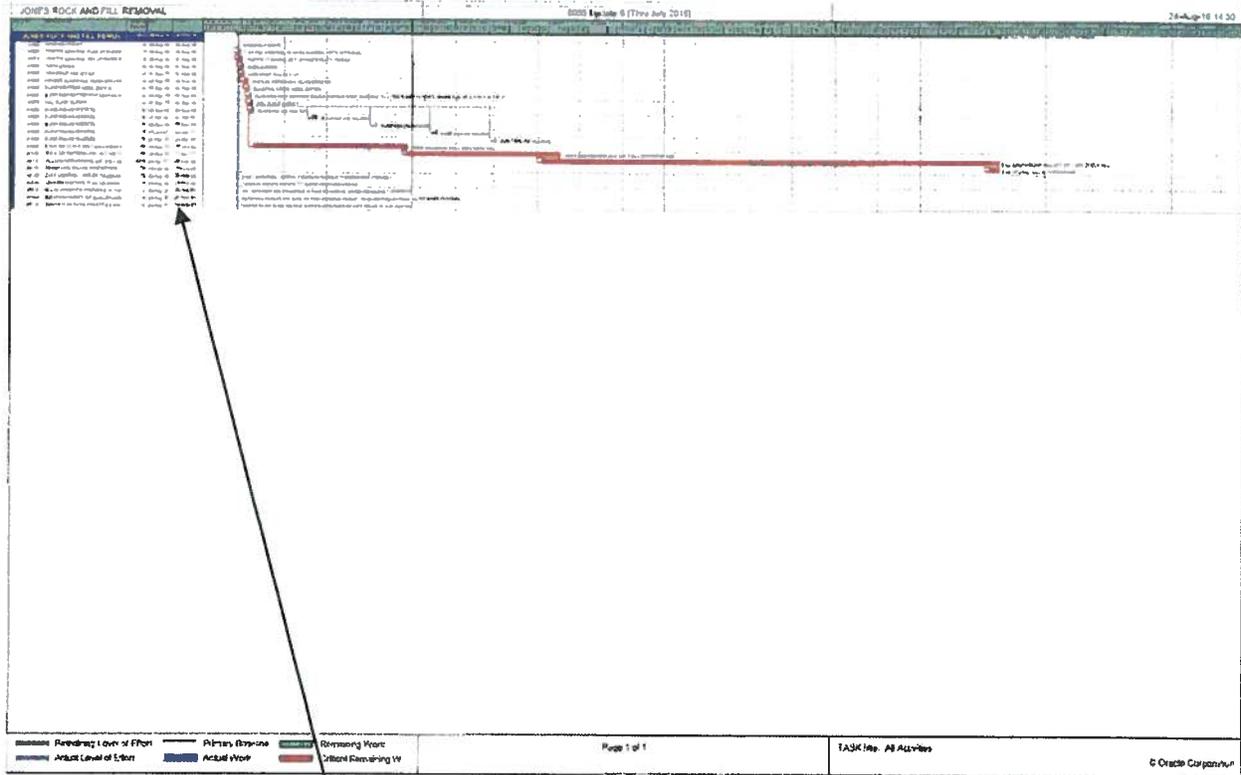
For trucks entering the property from River Road, there is a center turn lane in the median, so that traffic will not be impeded as trucks make a left hand turn. Leaving the property, trucks can make a simple right hand turn exiting the property. Depending upon how much fill material is leaving the site and where it would be taken to, there can be anywhere from about 5-10 trucks leaving the site per hour per trackhoe loading. That is just one truck per about every 6 minutes.

Ultimately, removal would be dictated by the market and will all depend upon when and where material is needed. The rock from the hill would be taken down in 18 - 24 months.

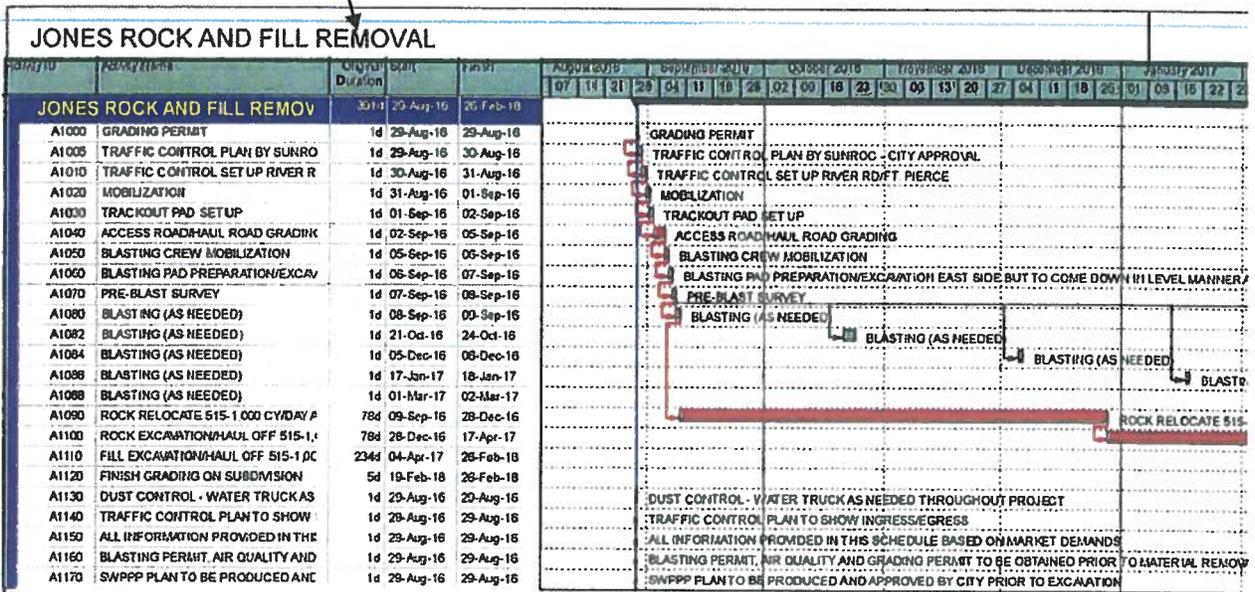
John Henderson  
Sunroc Corporation



## Bar Chart (Flow Chart) – 8/24/2016



### Details







## Reference

### City Council Minutes December 17, 2015

#### HILLSIDE PERMIT:

Planner Ray Snyder - Presented the request for a hillside permit to allow the removal of a hill called the **Jones Family Hill** located at 1923 South River Road; zoning is R-1-10. He presented a PowerPoint presentation covering the following topics: request; applicable ordinance; comments; other projects; aerial map; photos of the area; zoning map; contour; and conceptual plan. The Hillside Board determined the hillside was not significant. They recommended it be removed entirely in a reasonable amount of time. If approved, staff will work with the applicant on the removal. Typically, a large truck can remove 10 cubic yards; therefore, this would take about 20,000 trips. The Hillside Board felt that it would be nice to see the hill gone; but wondered how would they mitigate the dust and noise. He read the comments from the Planning Commission as well as the motion made by the Hillside Board. Planning Commission recommends approval with conditions as listed in the agenda packet.

Councilmember Bowcutt - Asked why they would have to tell staff where they are putting the dirt.

Councilmember Almquist - Stated that they are being asked to remove the hill quickly, and then possibly create a delay for having to find a location for the dirt. He commented there will be traffic concerns on River Road.

City Manager Gary Esplin - Commented that he believes the removal should be coordinated by staff.

Assistant Public Works Director Wes Jenkins - Explained that more than likely each site would have to have a grading permit since the sites that will need the dirt are under construction. He commented that there will be a fair amount of blasting.

Dan Tovey - Applicant, stated the project as it sits is not nice to look at as most of the hill has been scarred already. He asked about the bonding requirement.

City Manager Gary Esplin - Advised that it is up to the Council to decide if it should be a cash bond or a normal bond. He explained there needs to be a guarantee the project will be finished once it starts. Each time there has been a project such as this, there was a use for the dirt; however, with this one, there may not be a need for the dirt.

Mr. Tovey - Noted they met with large excavation companies to coordinate the removal of the dirt. Most of the dirt can be absorbed within a five mile distance; however, they would like the flexibility of having the dirt go to another site if needed. They would like to remove the hill as quickly as possible. These companies have ensured them that this can be done.

Lori Tovey - Applicant, explained that they met with rock companies at the site. The professionals should determine the best way to remove the hill as the back may not be the best place to start. She would rather leave it up to them.

Mayor Pike - Stated that the concern is that they start the project and cannot finish it. Staff and the Council want to make sure it is done right.

Ms. Tovey - Stated that the excavation companies have stated that they may be able to take the hill down in six months, depending on the removal, but she believes it will take longer. The cost of the bond concerns her; she is worried that the cost will be so high that they cannot do the project.

Mr. Tovey - Added that the cost to remove the hill is estimated at \$500,000 to \$1.25 million.

City Attorney Shawn Guzman - Advised without a cost, it would be difficult to determine the bond amount. Additionally, there will need to be an agreement to allow the City to go onto the property finish the project if necessary.

Mr. Tovey - Added that mining and loading is a separate cost from delivery. They may incur additional costs if they have to store the rock. If any project were go to unfinished, it would create an undesirable situation.

City Manager Gary Esplin - Noted that bonds are required for any subdivision.

Councilmember Almquist - Stated that it could take 10,000 to 20,000 trips to remove the hill. His feeling is at some point, if someone has to take down the rest of the hill, it would be an asset. Excavation companies charge the person they are taking the dirt from as well as the person they are giving it to. He thinks the hill will be gone as there is a demand for dirt.

City Manager Gary Esplin - Commented that the concern he has is who is going to control who gets the dirt. There is no guarantee that one contractor will remove the hill. He feels that the benefit of getting rid of the stuff on the property is a tradeoff for the impacts of River Road. This is going to be a major project with blasting and air quality issues.

Councilmember Bowcutt - Commented that he cannot believe those same concerns were not there when the hill was taken down on Bluff Street.

MOTION: A motion was made by Councilmember Bowcutt to approve the hillside permit with the 10 conditions of the Planning Commission.

Councilmember Almquist - voiced his concern with condition #8. He believes that is cumbersome for staff to approve where the dirt goes.

Mr. Jenkins - Explained that on big projects, staff can track that on grading permits.

Councilmember Almquist - Added that he would like to see that modified to read "any location of under 1,000 cubic yards or more." Regarding the bonding, if they have the permit, they can approach the companies to take it down giving them the estimate to obtain the bonding.

SECOND: The motion was seconded by Councilmember Almquist with modifications to item #8, to say that haul material of 1,000 cubic yards or more must go through Assistant

Public Works Director Wes Jenkins and receive a location that the dirt is being placed and with regards to bonding, he would like to have City Attorney Shawn Guzman how to tie that into a future permit.

City Attorney Shawn Guzman - Explained that if it is tied into a grading permit, he likes the way it is numbered, but would suggest modifying it to say bonding and an agreement that would allow the City, under specified conditions, to enter the property and complete removal according to the plan with a bond to cover that amount. There will still need to be a written, recordable agreement to have permission to enter the property.

AMENDED SECOND:

Councilmember Almquist amended his second to include the suggested modifications by City Attorney Shawn Guzman, noting that there needs to be a geologist present while blasting.

City Manager Gary Esplin - Stated the applicant will have to submit a plan to show how they will meet the requirements for obtaining a blasting permit.

Councilmember Randall - Explained that her concern is that the Council will not see this item again.

City Manager Gary Esplin - Advised that blasting permits are approved by the Fire Department.

Councilmember Hughes - Voiced his concerns with traffic and blasting as it will have a large impact on neighbors – there needs to be a plan.

City Manager Gary Esplin - Stated that he sees nothing wrong with approving with removing the hill and ask the applicants to return with a plan which will be required when the grading permit is applied for.

AMENDED MOTION: Councilmember Bowcutt amended his motion to agree to remove the hill under the hillside ordinance based upon the applicant returning with for a grading permit with the conditions of staff and the Planning Commission and see the plan prior to the issuance of the grading permit.

SECOND: The amended motion was seconded by Councilmember Almquist.

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

Councilmember Almquist – aye

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

---

<b>Background:</b>	Shown below is the original staff report seen by the Council on December 17, 2015.
<b>Request:</b>	A request for a Hillside Development Permit to allow for the removal of a hill (called the "Jones Family Hill"). This is a request to determine if it is an isolated noncontiguous and insignificant hill and may be removed.
<b>Project Overview:</b>	The purpose is to remove the hill and allow for residential development.
<b>Location:</b>	This property is located at approximately 1923 South River Road.
<b>APN:</b>	SG-5-3-5-1211, SG-5-3-5-1212, SG-5-3-5-1213, SG-5-3-5-1214
<b>Property Owner:</b>	Myron and Helen Jones Trust
<b>Applicant(s):</b>	Dan and Lori Tovey
<b>Representative:</b>	Bush & Gudgell, Inc.
<b>Area(s):</b>	Approximately 6.87 acres (SG-5-3-5-1211) Approximately 0.89 acres (SG-5-3-5-1212) Approximately 0.89 acres (SG-5-3-5-1213) Approximately 0.93 acres (SG-5-3-5-1214)
	----- Total: 9.58 acres
<b>Zoning:</b>	R-1-10
<b>General Plan:</b>	LDR (up to 4 du/ac)
<b>Disturbance:</b>	The applicant is requesting to remove the entire hill.
<b>Drainage:</b>	No drainage report was prepared for the site, given it would change if the hill was approved to be removed.
<b>Powers &amp; Duties:</b>	Section 10-13A-12.B.1 of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).
<b>Permit required:</b>	Section 10-13A-6.A requires that all major development (i.e, cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.
<b>Applicable Ordinance:</b>	There is a provision in <u>Section 10-13A-5.B.3</u> of the Zoning Ordinance that may apply to this request to remove non contiguous insignificant slopes <u>'if'</u> the HSRB concurs that it applies and is deemed not significant (see code section below)
	B. Procedure: The location of the natural twenty percent (20%), thirty percent (30%) and forty percent (40%) slopes for the purposes of this article shall be determined using the following procedure: (Ord. 2005-07-007, 7-21-2005)
	3. Determination of Slope Areas For Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. <u>Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall</u>

purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

**Comments:**

This area includes a complete hill which the applicant wants to be considered as non-contiguous to any significant outcroppings for single family site development. Due to the request, several of the requirements typically required were not submitted (*drainage report, geotechnical report, cross sections, etc.*), given any engineering would not be applicable if the hill was removed. The hillside board did determine that the hillside itself was not significant and supported its removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community. Staff recommends the hill be removed to a similar elevation as that of adjacent River Road. This would prevent development being terraced up the hillside for the creation of view lots. If the hillside permit is approved by Council, staff would work with the applicant for processing a SPR (Site Plan Review application - civil engineering plan set), Preliminary Plat, and Final Plat.

**Material Removal:**

A discussion of the time required to remove the material occurred. The engineer's estimate for material contained in the hill is 200,000 cubic yards. A typical large dump truck can haul approximately 10 yards at a time (270 cu. ft.) and  $200,000 / 10 = 20,000$  trips. How long would it take to complete 20,000 trips? It depends. It depends upon the days trucks would operate and the number of trips made each day. For example, if 20,000 trips were divided by 18 (months) that equals approximately a goal of 1,111.11 trips a month. At operating 5 days a week or 20 days a month;  $1,111.11 / 20 = 55$  trips a day. This is a very 'rough' calculation and a lot of trucks in a day. For 24 months under this scenario it would be approx. 41 trips a day. This illustrates that removal of the hill would require time and a minimum of 18 months would most likely be required. This project consists of removing soil, rock, boulders, debris, and trash. Blasting may be required. The applicant proposes to work from the backside removing material. Once the project commences, the whole City will be impacted (truck traffic, noise, dust, etc.)

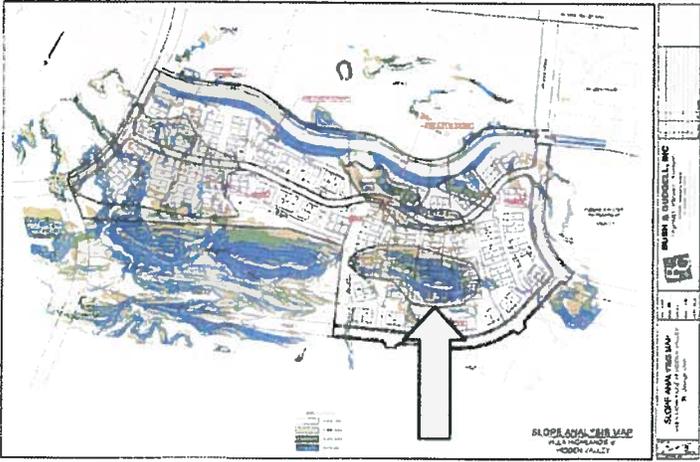
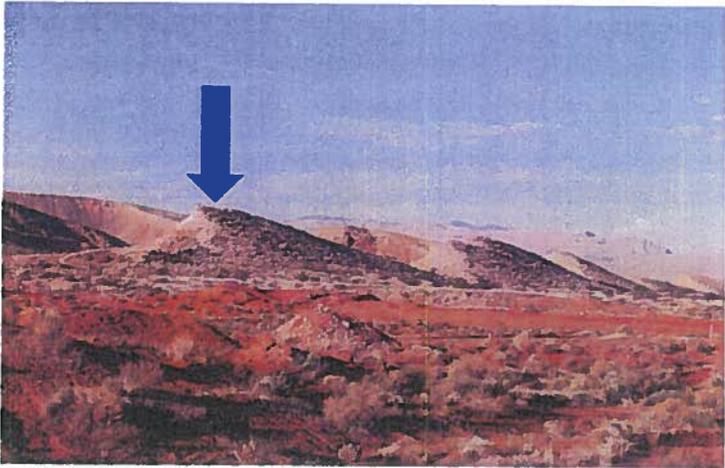
**Demand for Mat'l:**

According to the applicant, there are approximately five (5) large project sites in the area which have expressed an interest in purchasing the material. All of the sites are within 5 miles travel distance.

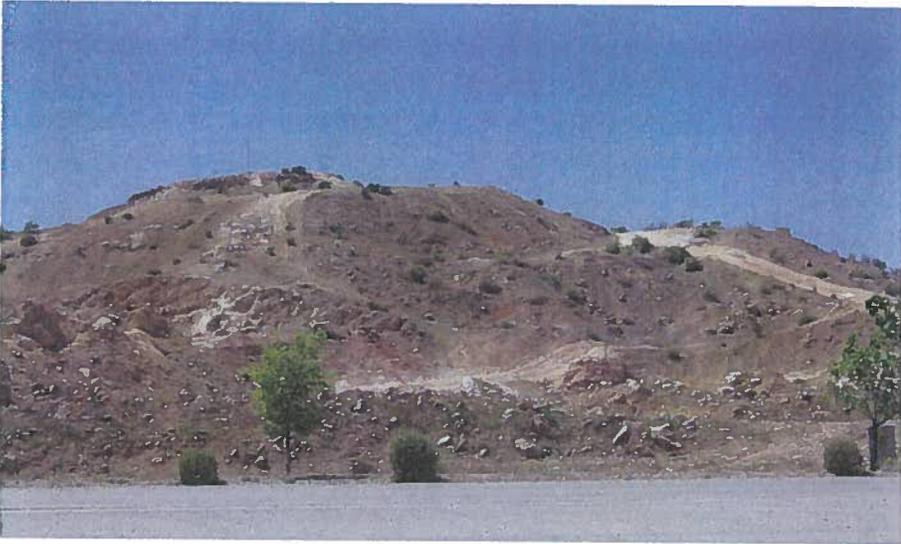
**Other Projects:**

In comparison to this request, the following projects were previously approved (*this is not an all encompassing list*):

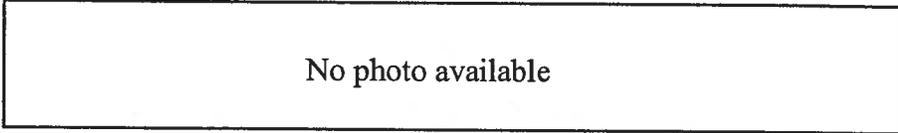
1. Hidden Valley – Case No. 2012-HS-003 – removal of a cusetta (hill) to accommodate 164 future residential units – Total area for development was 26.14 acres - "The Villa Highlands at Hidden Valley." Approved by council October 4, 2012.



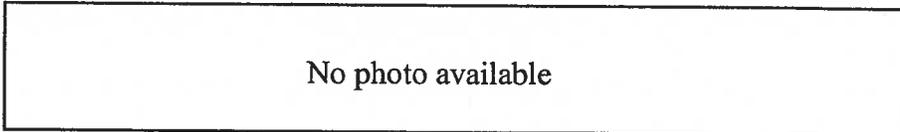
2. Ft Pierce – located on River Rd between 3662 and 3790 South River Road – Case No. 2010-HS-006 – 2 acres. Approved by council on July 1, 2010.



3. Atkinville Interchange – Case No 2007-HS-005 – a number of small hills on the east side of the proposed interchange were removed from a 153 acre site. Approved by council on April 19, 2007.



4. Sunset Corners – Several members of the hillside board and councilman Almquist shared that there was once a large hill that was removed to allow the development of the intersection of Bluff Street and Sunset Boulevard (to develop intersection and the ‘Sunset Corners’ commercial center. Date not known).



**HSRB:**

The Hillside Review Board (HSRB) made a motion to remove the entire hill with the condition that removal begins on the back side and works towards the front and that if the developer cannot complete the removal that a bond shall be in place to ensure complete removal occurs and no scarring or negative aesthetics to the community results. The vote was 4:1 (*the Chairman did not vote, but expressed he was in favor of the motion*). All board members were in favor of the removal, but the opposition questioned if it was a small and insignificant hill. A discussion then occurred which resulted in asking staff to show other comparable projects in the staff reports (to the Planning Commission and City Council). The Planning Commission recommends approval with suggested conditions.

**P.C.:**  
**EXAMPLE**  
**Motion(s):**

**Approval**

It's recommended the City Council approve the hillside permit to allow removal of the hill (*called the "Jones Family Hill"*) because it is an isolated, noncontiguous, and insignificant hill and may be removed upon the following conditions:

1. The applicant shall demonstrate **ownership** prior to obtaining a grading permit.
2. Obtain a **grading permit** through Development Services. Note: the applicant may require up to 6 months time prior to pulling the permit.
3. Obtain a **City air quality permit**.
4. Obtain a **SWPPP** permit.
5. Obtain a **blasting permit**.
6. Install temporary **no-trespass fencing** during grading.
7. Mitigate the site by using a fire hydrant as a water source to **keep the site wet and dust down** during all grading work. Ensure that a ‘crust’ will be established to prevent future air borne particulates.
8. All **haul material** (approx. 200,000 cubic yards) shall be removed from the site to an approved location by Development Services (it is anticipated that the material will go to fill other current development sites).

9. After issuance of a grading permit, all material shall be removed, and grading shall be completed within approximately **18 months to 2 years time**. (*No long term borrow site may be established*).
10. To prevent a partially removed hill from occurring; **Bonding** to the satisfaction of the City Attorney's Office and City Engineer is required.

**Denial**

It is recommended that the hillside permit be denied for the removal of a hill (*called the "Jones Family Hill"*) because it is \_\_\_\_\_.

**Table**

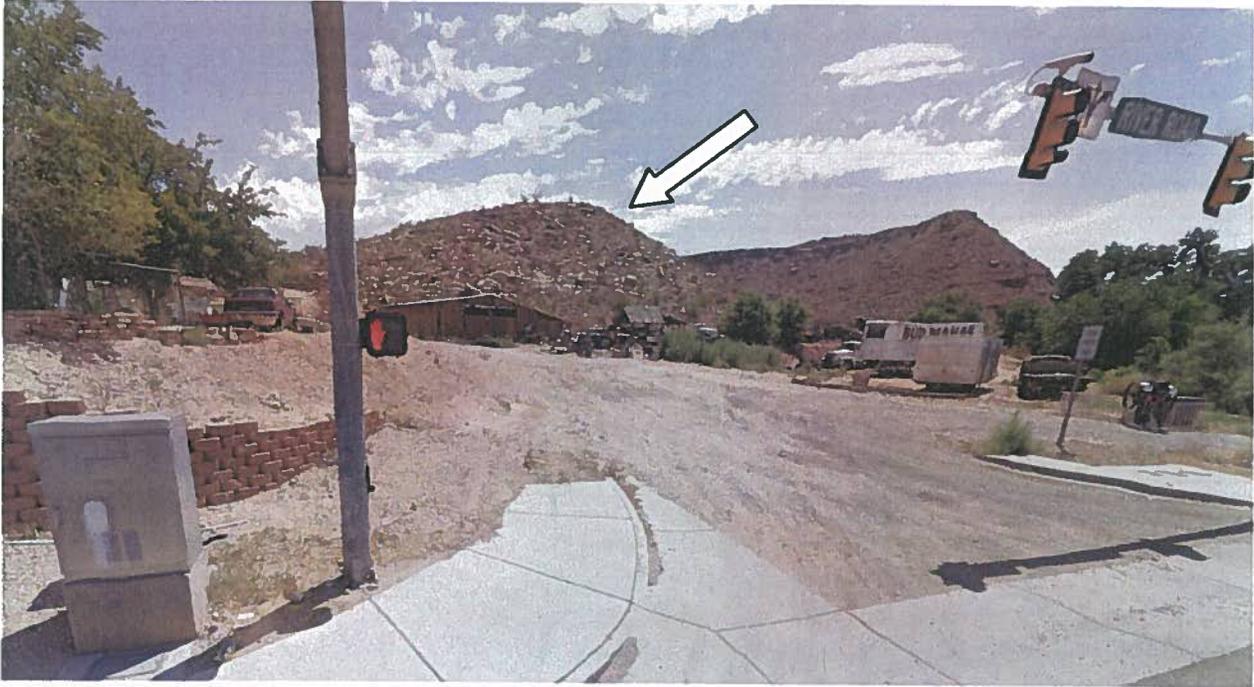
It is recommended to table the request for a hillside permit because \_\_\_\_\_.

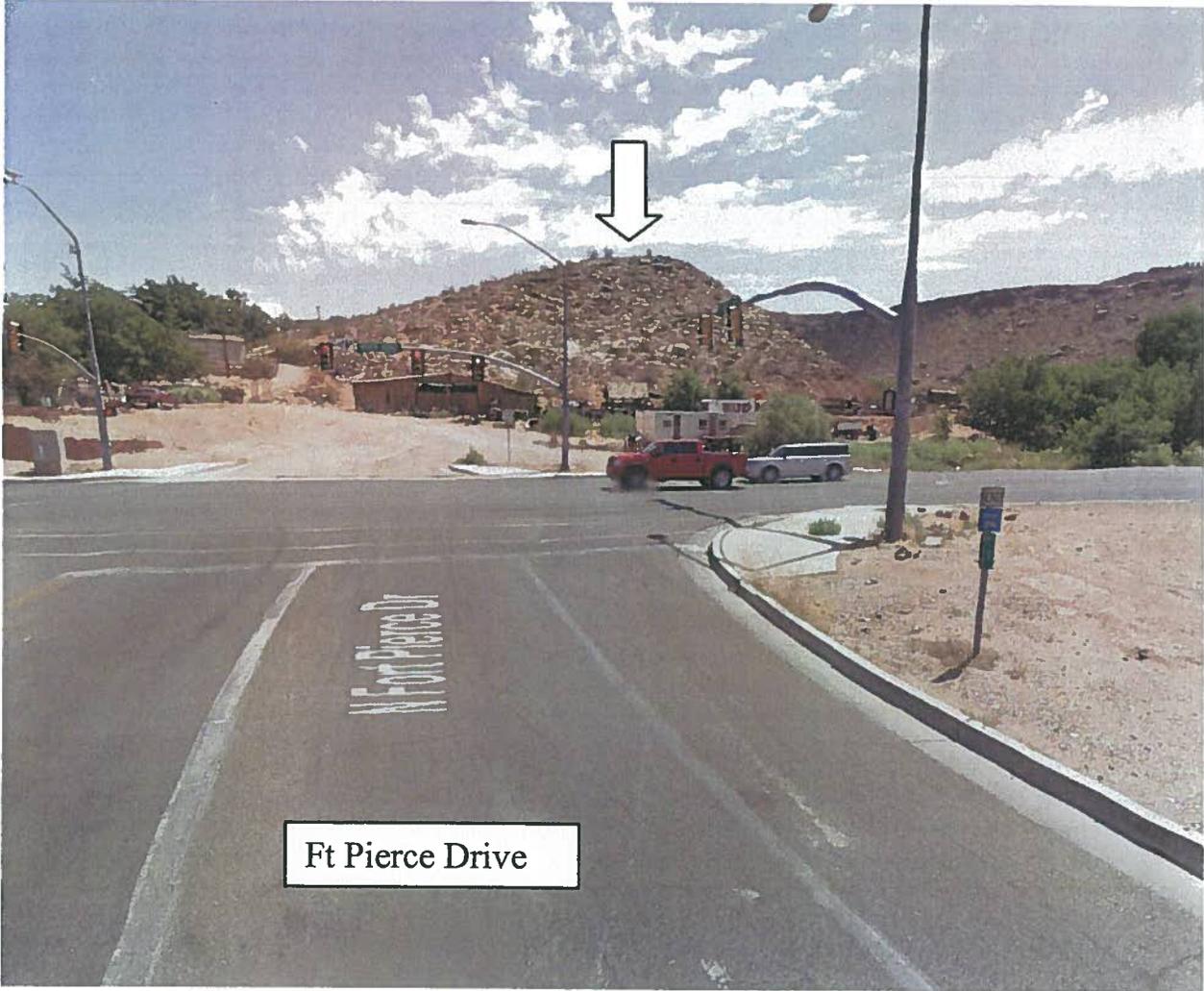
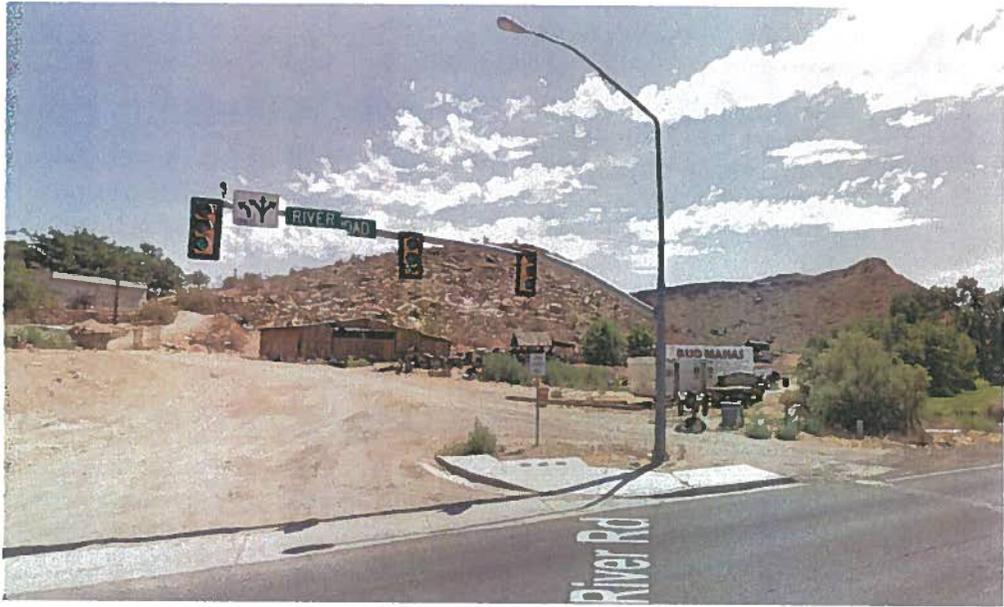


Across the Street (Mr. "D's")

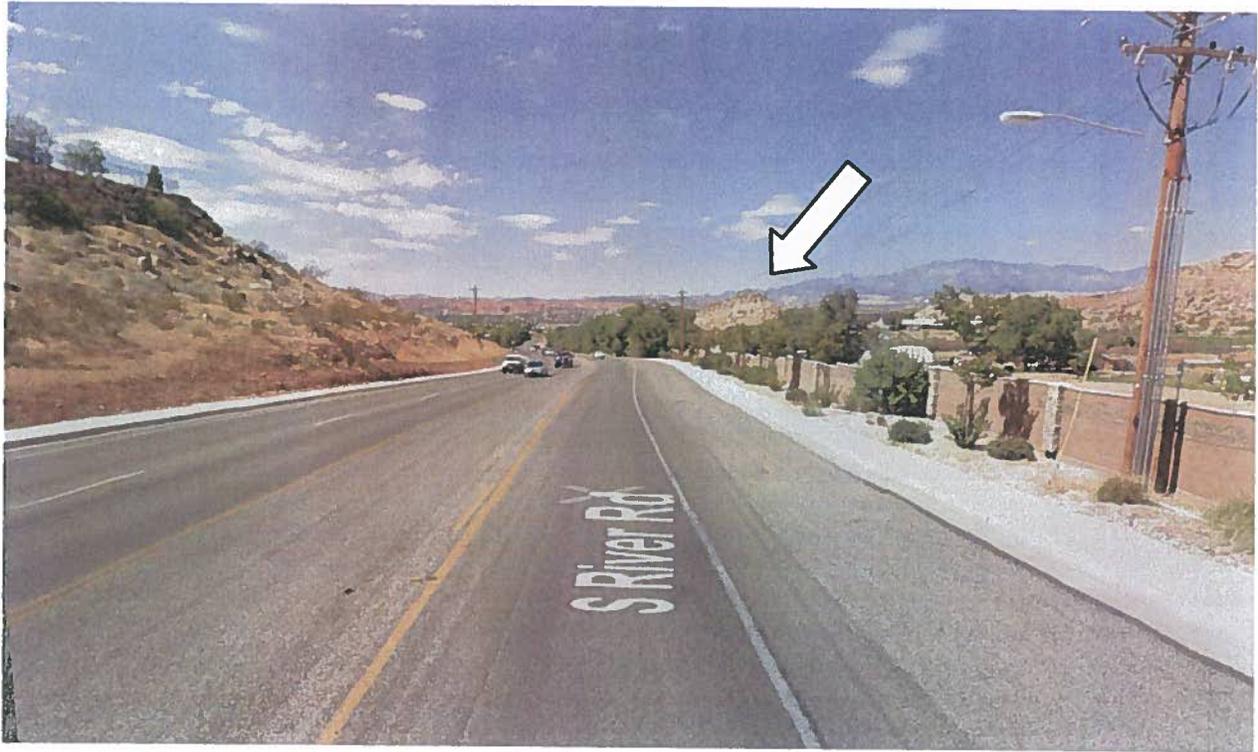


Hillside

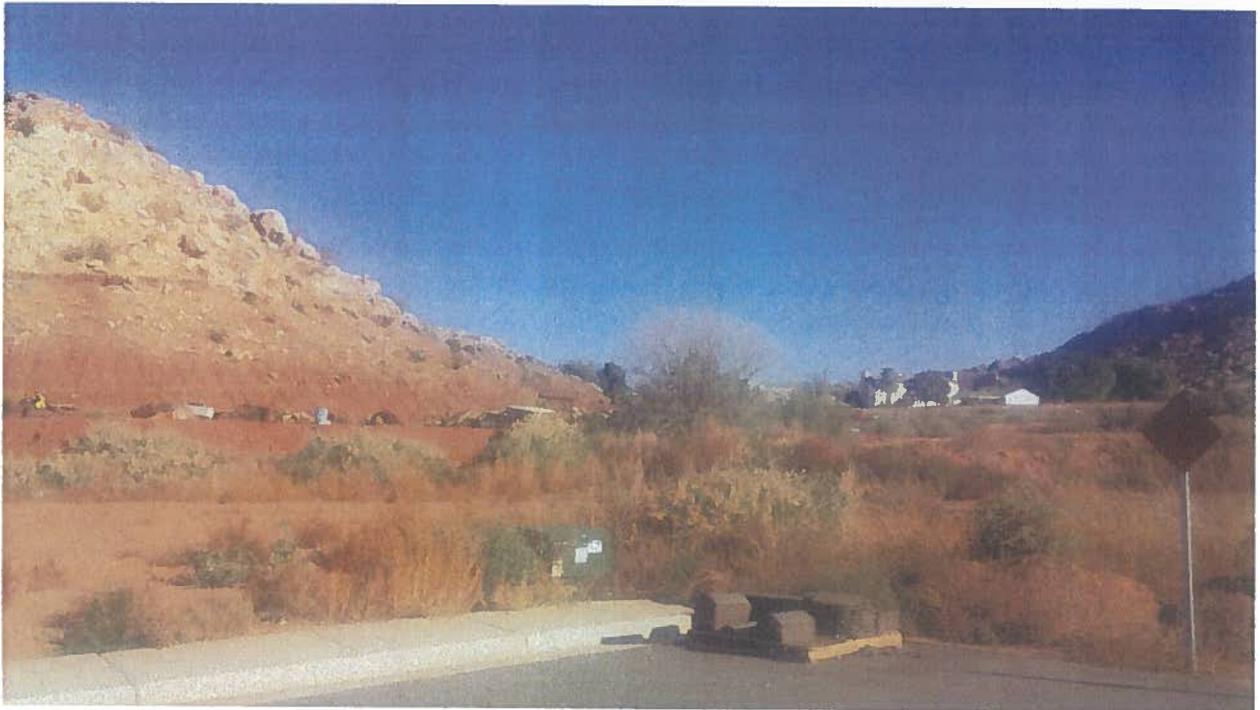
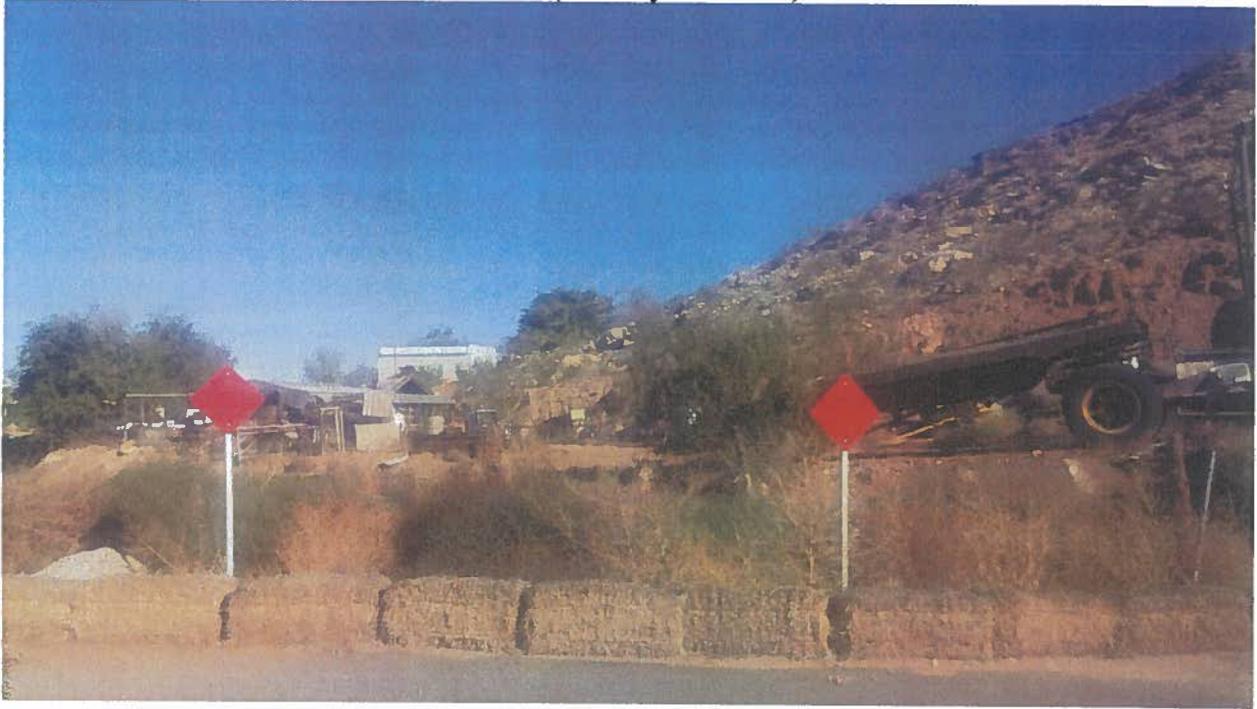


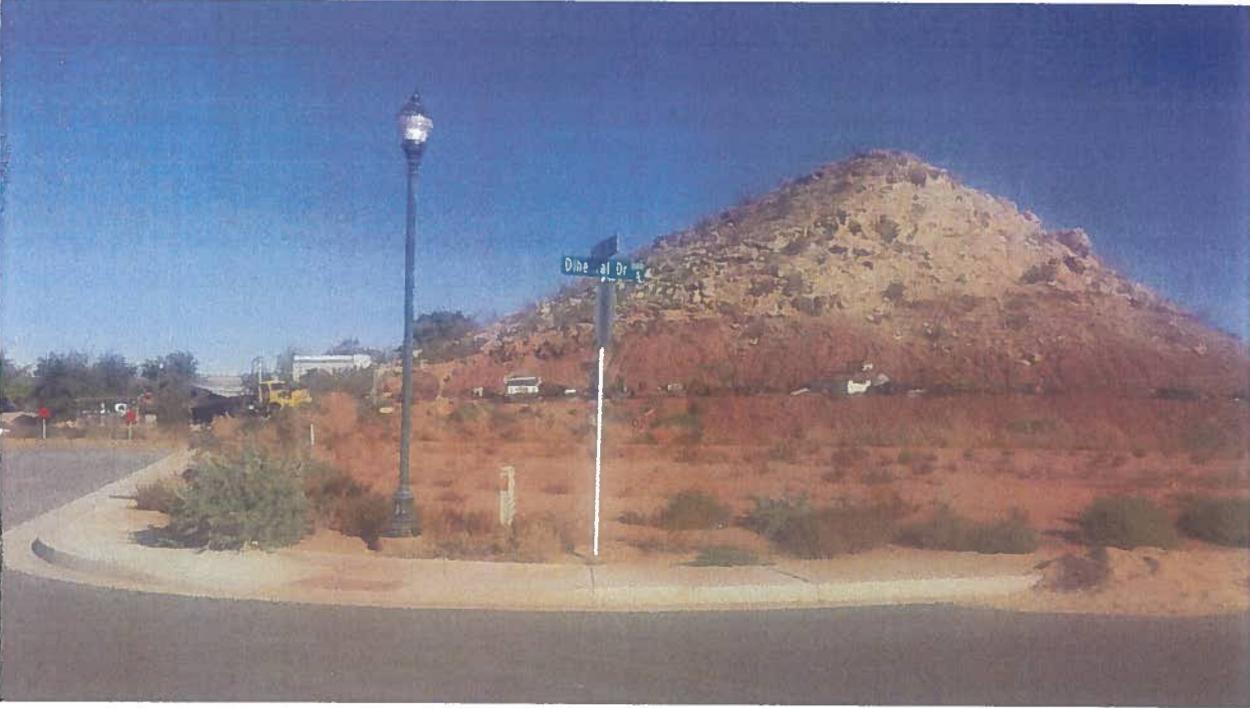
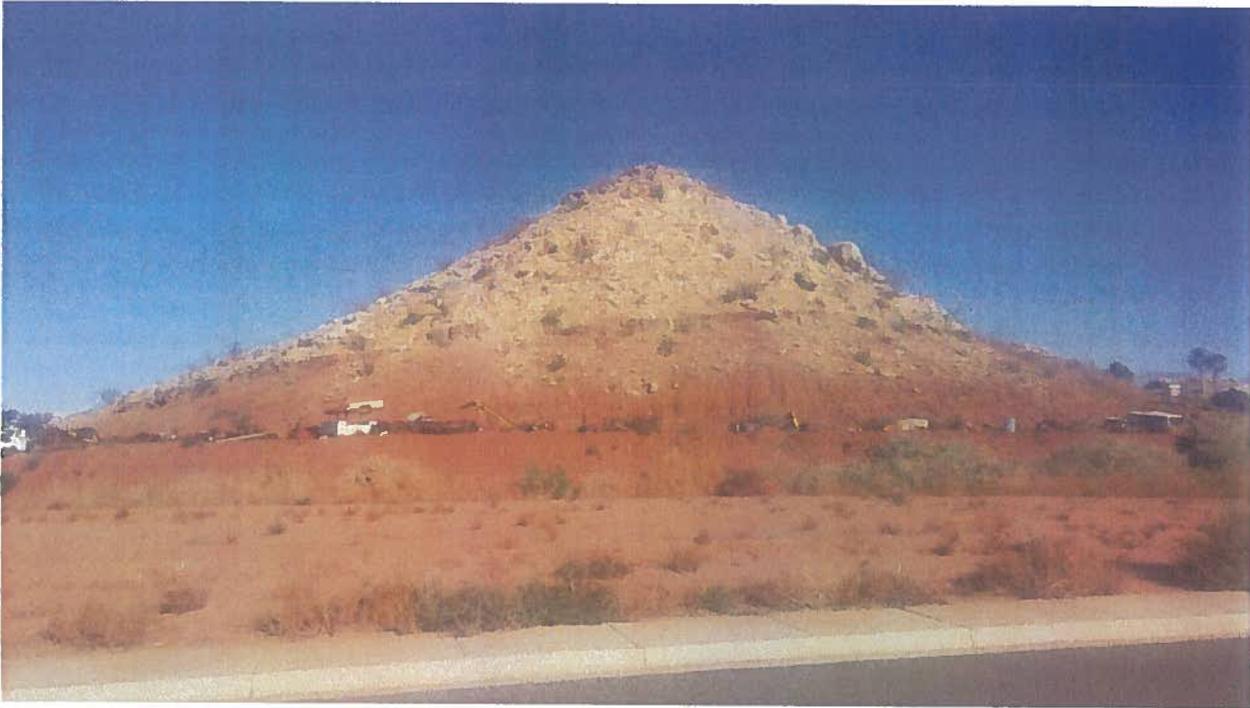


River Road



Photos (Saturday 11/7/2015)



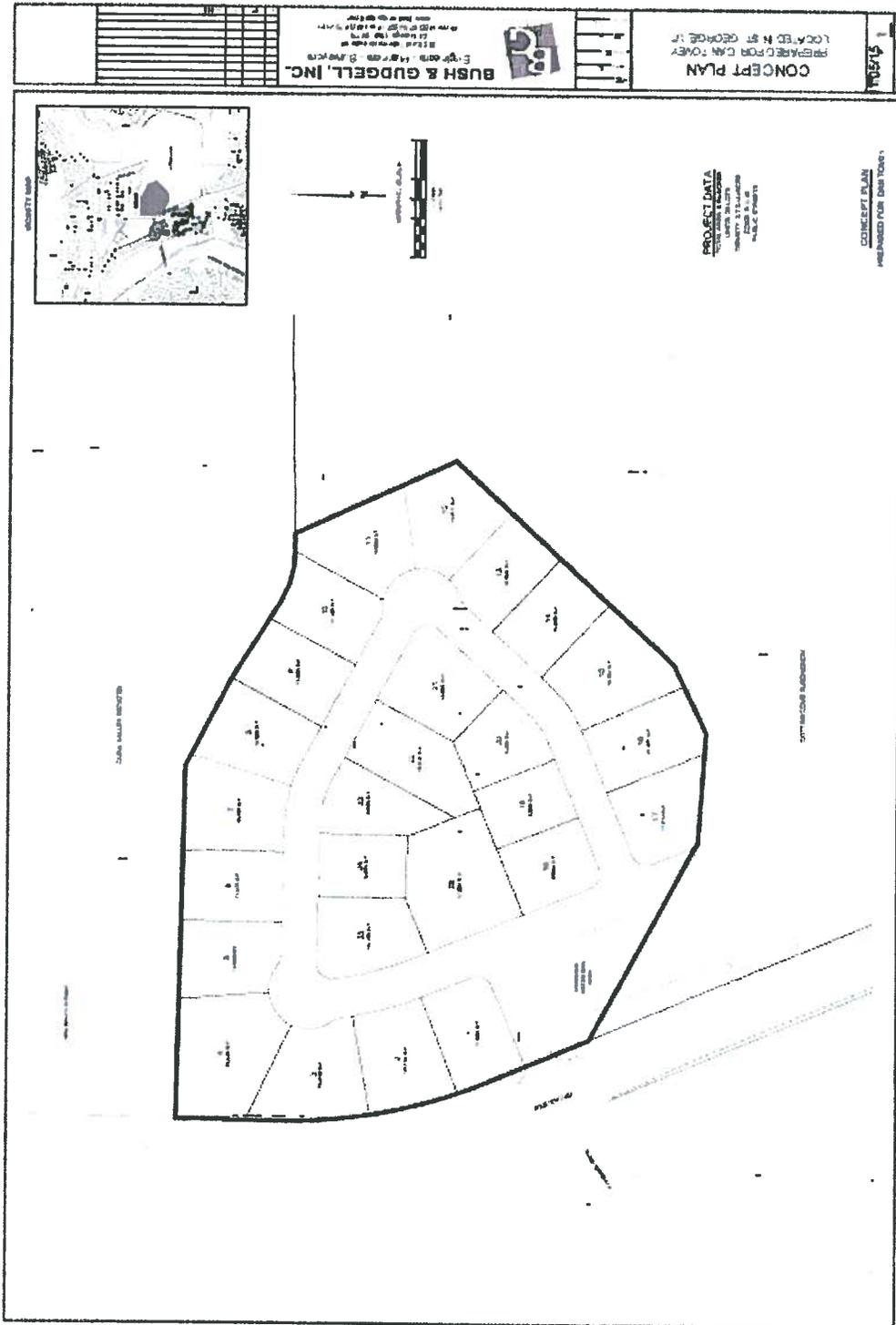


**Zoning (R-1-10)**









**PARCELS**

APN SG-5-3-5-1211



APN SG-5-3-5-1212



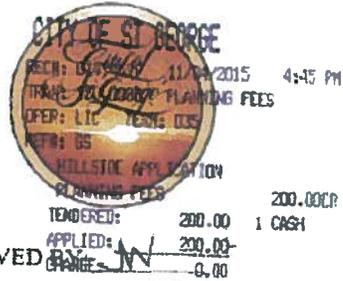
APN SG-5-3-5-1213



APN SG-5-3-5-1214



**HILLSIDE REVIEW  
APPLICATION**



FILE #: 2015 HS 003 FILING DATE: 11/19/15 RECEIVED BY: JN  
FEE: \$200 FEES PAID: 1114 PSR Date: \_\_\_\_\_

**APPLICANT INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: \_\_\_\_\_

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

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

APPLICANT: DAN AND LOU TOVEY  
(If different than owner)

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

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

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

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

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

**PROPERTY INFORMATION**

STREET ADDRESS OF PROPERTY: 1923 S. RIVER ROAD

ASSESSOR'S PARCEL NUMBER(S): SG-5-3-5-1210, 1211, 1212, 1213, 1214

ZONING: R-1-10 GENERAL PLAN: \_\_\_\_\_

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

EXISTING USE: \_\_\_\_\_  
Use of property and/or Buildings

PROPOSED USE: REQUEST TO REMOVE HILL  
Use of property and/or Buildings

**SUBMITTAL "CHECK LIST"**

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

**Density and Disturbance Standards**

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

Complete the following checklist:

**Submitted**

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

**Slope Determination**

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

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

**Lot Size**

___	___	___	Lot size determined
-----	-----	-----	---------------------

**Site Plan**

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

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

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

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

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

— — — Topography, 2' for tableland, 5' for steep slopes.  
— — — Terrain details  
— — — Proposed earth-moving details  
— — — Description of the method used to dispose of earth, etc.  
— — — A time table for each step of the project has been submitted. This shall include the starting and completion dates.

**Drainage**

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

**Geology & Soils Report (Study)**

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

— — — Slope stability analysis.  
— — — Foundation investigation.  
— — — Location and yield of springs.  
— — — Structural features  
— — — Existence of surface hazards.  
— — — Conclusions and recommendations regarding effect of geological conditions.

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

— — — Replant disturbed areas.  
— — — Types of retention to be used  
— — — Sprinkler plans and projected water usage.

**Street Design**

— — — Street design conforms to City standards.

Submitted by

DAN TOREK  
(Print Name)

  
(Signature)

11/4/2015  
(Date)

**2015-HS-003**

**Removal – Jones Family Hill**

HILLSIDE REVIEW BOARD AGENDA REPORT: 11/18/2013  
PLANNING COMMISSION MEETING: 12/8/2015  
CITY COUNCIL MEETING: 12/17/2015

*(Approved subject to providing a project plan)*  
09/01/2016  
*(Flow Chart, letter, Q&A)*

CITY COUNCIL MEETING:

**HILLSIDE DEVELOPMENT PERMIT: Case No. 2015-HS-003**  
**Jones Family Hill - Removal**

**Purpose:**

Although the City Council previously heard and approved this hillside permit last December, it was requested that no grading permit be issued until there was an approved plan to demonstrate the details of this project and the mitigations proposed. The purpose of this item is to show the City Council the flow chart, written text, and the Q&A received from the applicant.

## Q & A

- 1. Q:** Can you show initial projects anticipated for September thru December 2016? Can you show some actual projects and where this material would likely to be utilized (*instead of only showing rock relocate*)?

**A:** Although there is no commitment yet, the rock relocate on the schedule refers to rock that may be relocated to Cottam Cove for their use in retaining walls in a future phase. Another potential project that could handle 8,000 CY of rock is located along Riverside Drive. Cottam Cove needs 40-50,000 CY of fill material and another project in Washington can handle 50,000 CY of fill material.
- 2. Q:** What types of trucks are you proposing? Will it be just a 10 yard truck or will a belly or side dump be used (to carry more material)?

**A:** As much as possible, trucks with their pups and double sides will be utilized which could hold 20 CY each. If material is being moved to the adjacent property, an articulated dump truck will likely be used which carry's approximately 20 CY each.
- 3. Q:** What equipment would be used to haul this material away; if a 10 yard truck is used to haul 1,000 yards off in a day, this requires 12.5 trucks an hour over an 8 hour period. Is this likely?

**A:** See above comments...also, please realize that we provided a schedule for an 18 month period even though 18 months to 24 months was allowed by the city. 515 CY of material per day is the average minimum required to meet the 18 month schedule...but if we are able to move the material to the adjacent property, it will speed up productions.

4. Q: Truck Loads - How much time on the average does it take to load a truck? 10 minutes? This is just a guess, but if so, then only 6 trucks an hour could be loaded and so the maximum amount of material that could be removed is approximately 500 yards. Information of estimates will be good for staff to have.  
A - 4-6 Minutes
5. Q: A storm water pollution prevention plan will be required.  
A: This is standard practice to have this approved prior to beginning a project and has been noted on the revised schedule.
6. Q: A City air quality permit will be required.  
A: This is standard practice to have this approved and obtained prior to beginning a project and has been noted on the revised schedule.
7. Q: Contractor(s) will need to apply for a grading permit.  
A: This is standard practice to have this approved and obtained prior to beginning a project and has been noted on the revised schedule.
8. Q: Has the Fire Marshall been contacted, to see if a blasting permit can be issued, with the hill being that close to residential structures?  
A: Our blasting subcontractor has contacted Kevin Taylor and is aware of the project and would issue a blasting permit. It is also standard practice to obtain this prior to beginning a project and has been noted on the revised schedule.

## Sunroc Corporation – Project Letter

This is being written to help outline the process of removing the rock and fill from the Jones property located across the street from Ft. Pierce Drive and to the East of Mr. D's convenient Store.

According to our estimate, there is approximately 80,000 of cubic yards of sandstone and over a hundred thousand yards of fill material. The rock material will likely be broken up and removed by a combination of using a mechanical hammer attached to a trackhoe, and by blasting operations to be done according to local safety regulations. Light blasting will be used throughout the rock removal process, but even lighter blasting will be used as rock removal gets closer to the neighboring homes to the north. Again, all blasting will be done according to safety regulations.

Traffic control will be set up along River Road and Ft. Pierce Drive (to include initial and both warning signs of trucks leaving and entering the road).

A haul road already exists that can be accessed from River Road at the southwest entrance and loops around the hill ending back at Riverside Drive at the Northwest.

Actual excavation will be completed using one to two large trackhoes.

Excavation of the rock and fill material will begin on the East side of the Jones' Property.

Standard dust control measures will be used as the fill material is removed from the site. A trackout pad will be installed at the exit located to the Northwest to prevent tracking mud onto River Road. If necessary, a sweeper truck will be used to clean up any dirt that makes it onto the road.

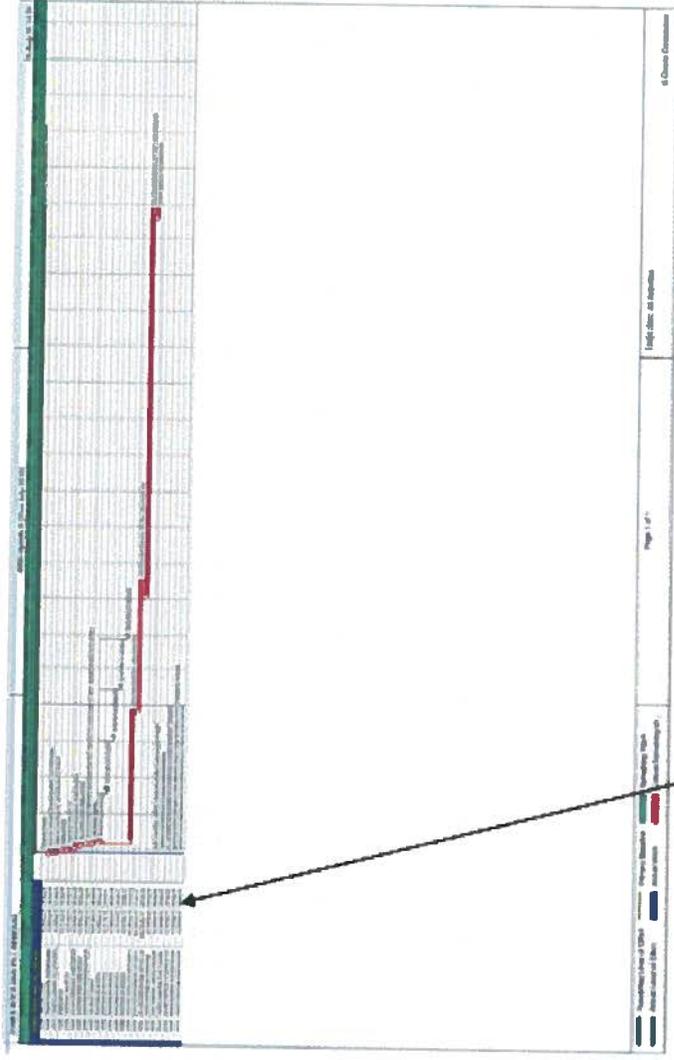
For trucks entering the property from River Road, there is a center turn lane in the median, so that traffic will not be impeded as trucks make a left hand turn. Leaving the property, trucks can make a simple right hand turn exiting the property. Depending upon how much fill material is leaving the site and where it would be taken to, there can be anywhere from about 5-10 trucks leaving the site per hour per trackhoe loading. That is just one truck per about every 6 minutes.

Ultimately, removal would be dictated by the market and will all depend upon when and where material is needed. The rock from the hill would be taken down in 18 – 24 months.



John Henderson  
Sunroc Corporation

# Bar Chart (Flow Chart) – 8/24/2016



## Details

Activity	Start	End	Description
JONES ROCK AND FILL REMOVAL	14	24	
A1000	14	24	GRAND OPENING
A1001	14	24	TRAFFIC CONTROL PLAN BY SUBMITTER
A1002	14	24	TRAFFIC CONTROL, SET UP RIVER ROFT, PERMITS
A1003	14	24	MOBILIZATION
A1004	14	24	TRACKOUT AND SET UP
A1005	14	24	ACCESS IMPROVEMENT, ROAD GRADING
A1006	14	24	BLASTING AND PREPARATION
A1007	14	24	PILE BUILT SUMMARY
A1008	14	24	BLASTING AND HEEDING
A1009	14	24	BLASTING AND HEEDING
A1010	14	24	BLASTING AND HEEDING
A1011	14	24	BLASTING AND HEEDING
A1012	14	24	ROCK RELIEF AND 1.5% SLOPE
A1013	14	24	ROCK RELIEF AND 1.5% SLOPE
A1014	14	24	PILE BUILT SUMMARY, GET 80% UP
A1015	14	24	PILE BUILT SUMMARY, GET 80% UP
A1016	14	24	TRAFFIC CONTROL, PLAN TO END
A1017	14	24	ALL INFORMATION PROVIDED IN THE
A1018	14	24	BLASTING REPORT, AIR QUALITY AND
A1019	14	24	SWMP PLAN TO BE PROVIDED AND



**Reference**  
**December 17, 2015**  
**Hillside Permit report**

**Request:**

A request for a Hillside Development Permit to allow for the removal of a hill (*called the "Jones Family Hill"*). This is a request to determine if it is an isolated noncontiguous and insignificant hill and may be removed.

**Project Overview:**

The purpose is to remove the hill and allow for residential development.

**Location:**

This property is located at approximately 1923 South River Road.

## Applicable Ordinance:

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

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

3. Determination of Slope Areas ~~For~~ Density Calculations: Using the contour maps, slopes shall be calculated in intervals no greater than forty feet (40') along profile lines. Points identified as slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%) shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining dwelling unit density. Small washes or rock outcrops which have slopes distinctly different from surrounding property and not part of the contiguous topography may be excluded from slope determination if, in the opinion of the hillside review board, the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this article. For the purpose of determining developable areas and allowable densities, previously disturbed hillside areas shall be considered on a pre-disturbance natural slope basis, where feasible, as proposed by the applicant's engineer and approved by the hillside review board. Where a property owner restores a previously disturbed area to a natural or near natural condition, the area may be included within a required no disturbance area. (Ord. 2005-07-007, 7-21-2005)

## **Comments:**

This area includes a complete hill which the applicant wants to be considered as non-contiguous to any significant outcroppings for single family site development. Due to the request, several of the requirements typically required were not submitted, given any engineering would not be applicable if the hill was removed.

The hillside board did determine that the hillside itself was not significant and supported its removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community.

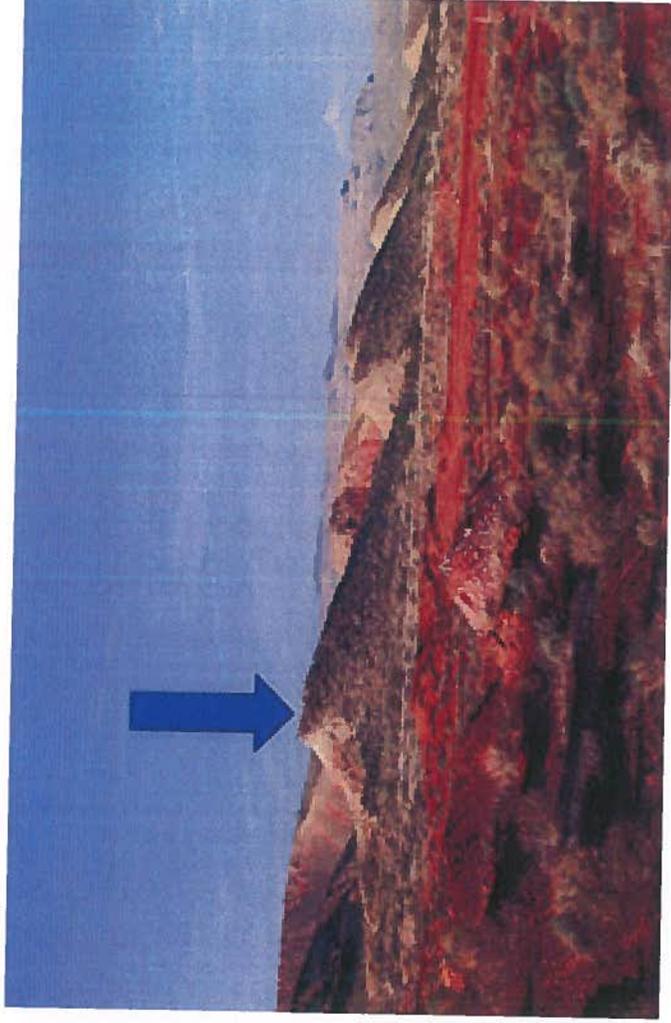
Staff recommends the hill be removed to a similar elevation as that of adjacent River Road. This would prevent development being terraced up the hillside for the creation of view lots.

If a hillside permit is approved by Council (upon recommendation of PC), staff would work with the applicant for processing a SPR (Site Plan Review application - civil engineering plan set), Preliminary Plat, and Final Plat.

## **Other Projects:**

In comparison to this request, the following projects were previously approved (*this is not an all encompassing list*):

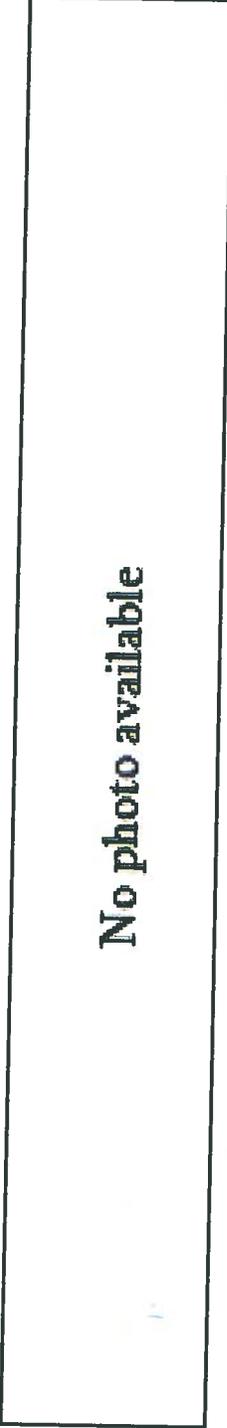
1. Hidden Valley – Case No. 2012-HS-003 – removal of a cuseta (hill) to accommodate 164 future residential units – Total area for development was 26.14 acres - “The Villa Highlands at Hidden Valley.” Approved by council October 4, 2012.



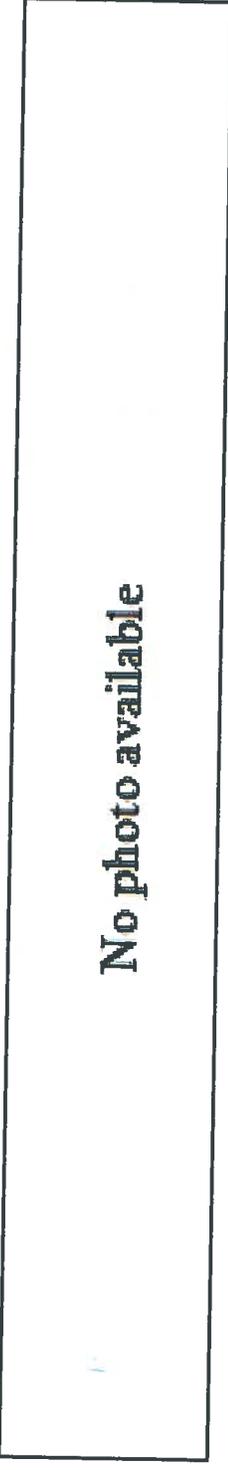
2. Ft Pierce – located on River Rd between 3662 and 3790 South River Road – Case No. 2010-HS-006 – 2 acres. Approved by council on Jul 1, 2010.



3. Atkinville Interchange – Case No 2007-HS-005 – a number of small hills on the east side of the proposed interchange were removed from a 153 acre site. Approved by council on April 19, 2007.



4. Sunset Corners – Several members of the hillside board and councilman Almquist shared that there was once a large hill that was removed to allow the development of the intersection of Bluff Street and Sunset Boulevard (to develop intersection and the ‘Sunset Corners’ commercial center. Date not known).

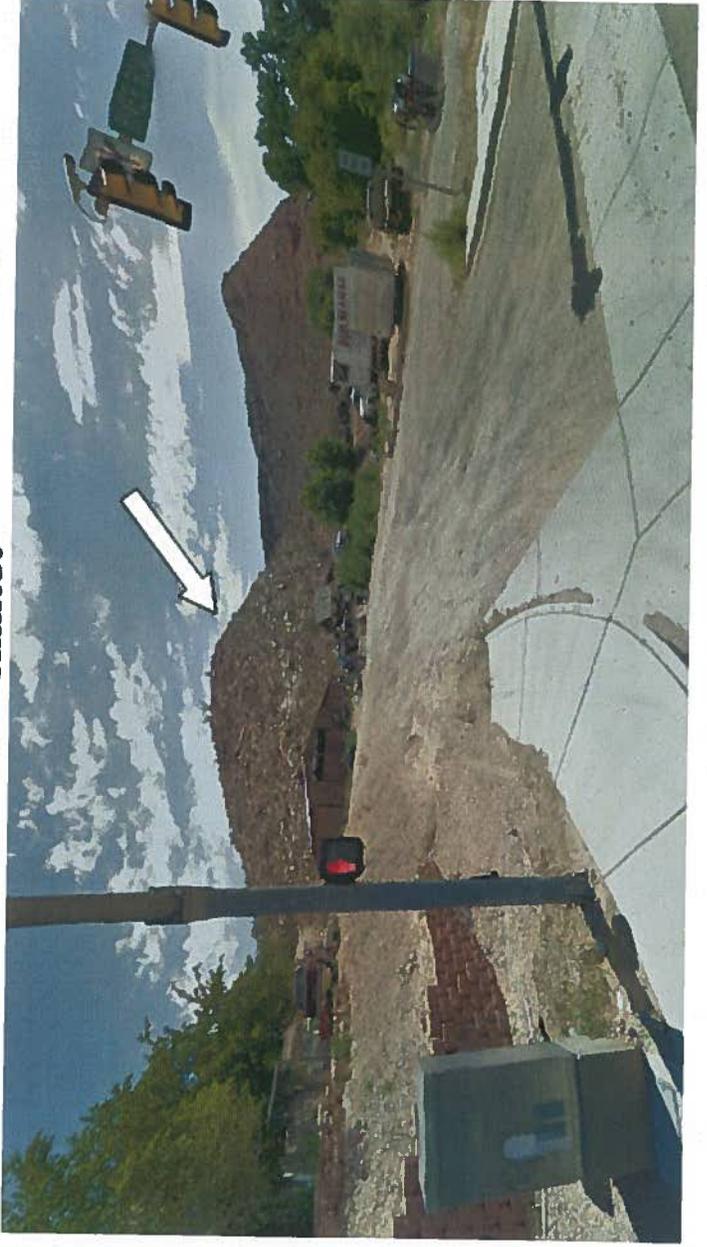


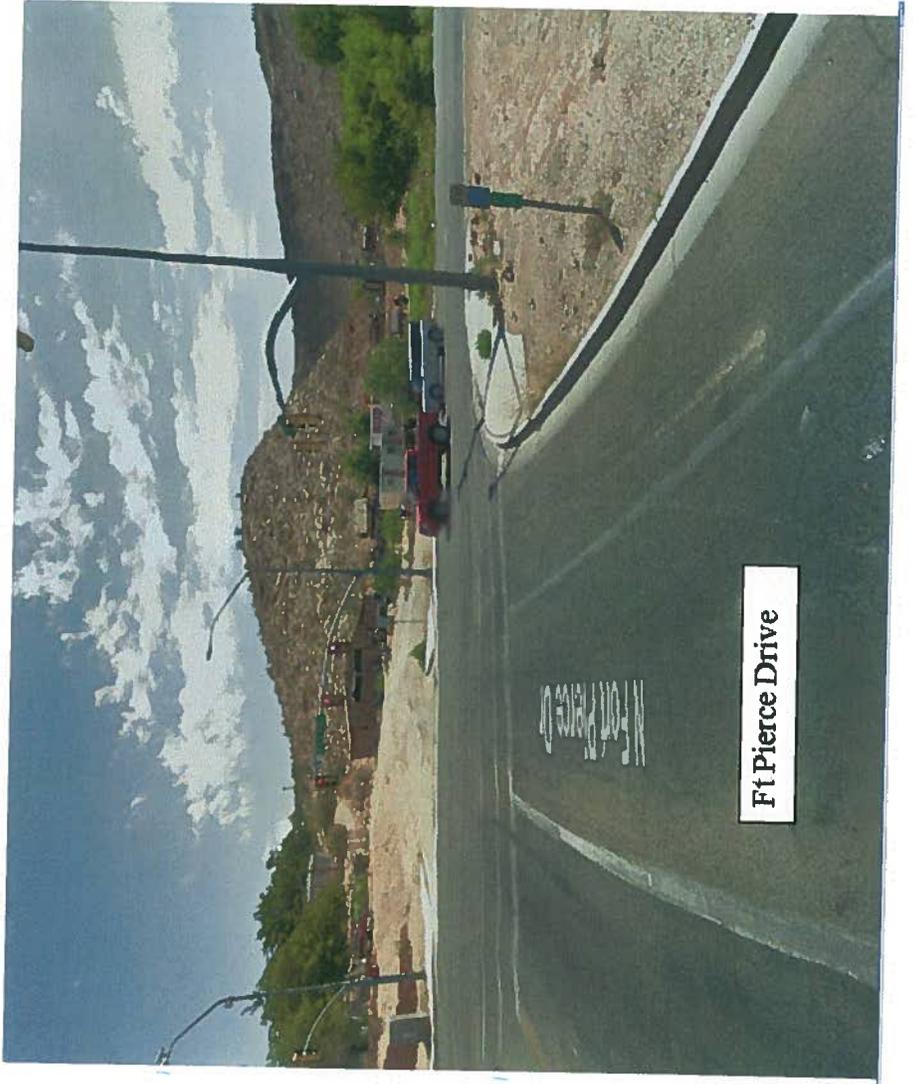
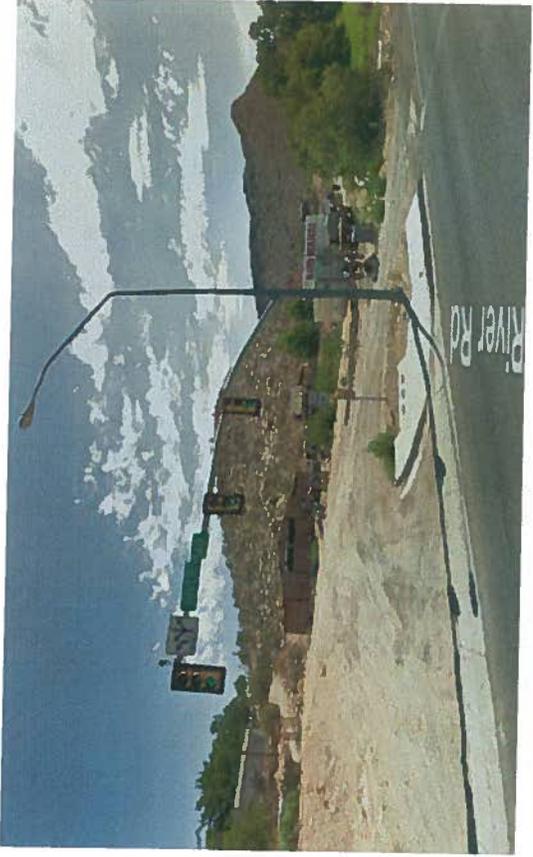


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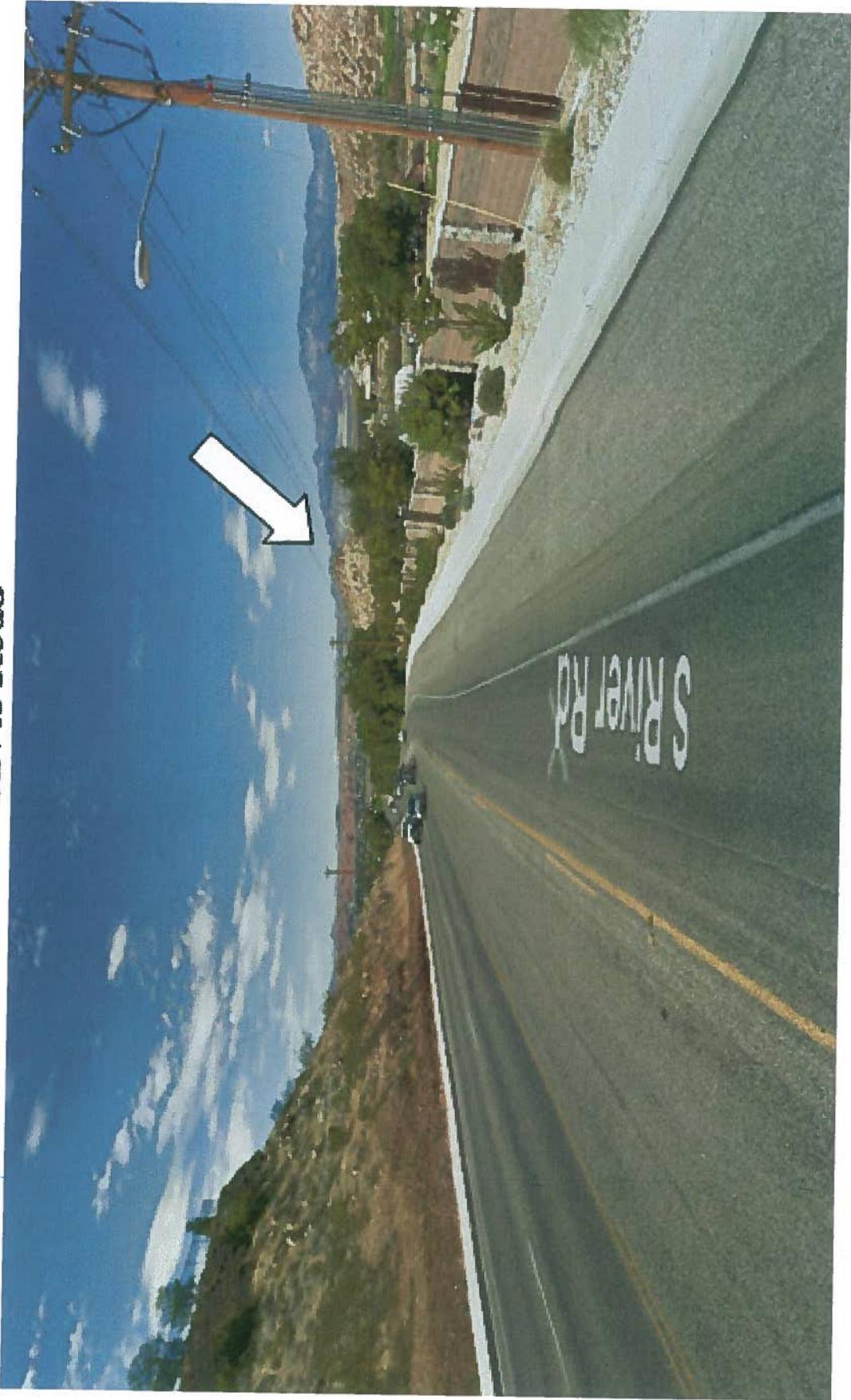


Hillside

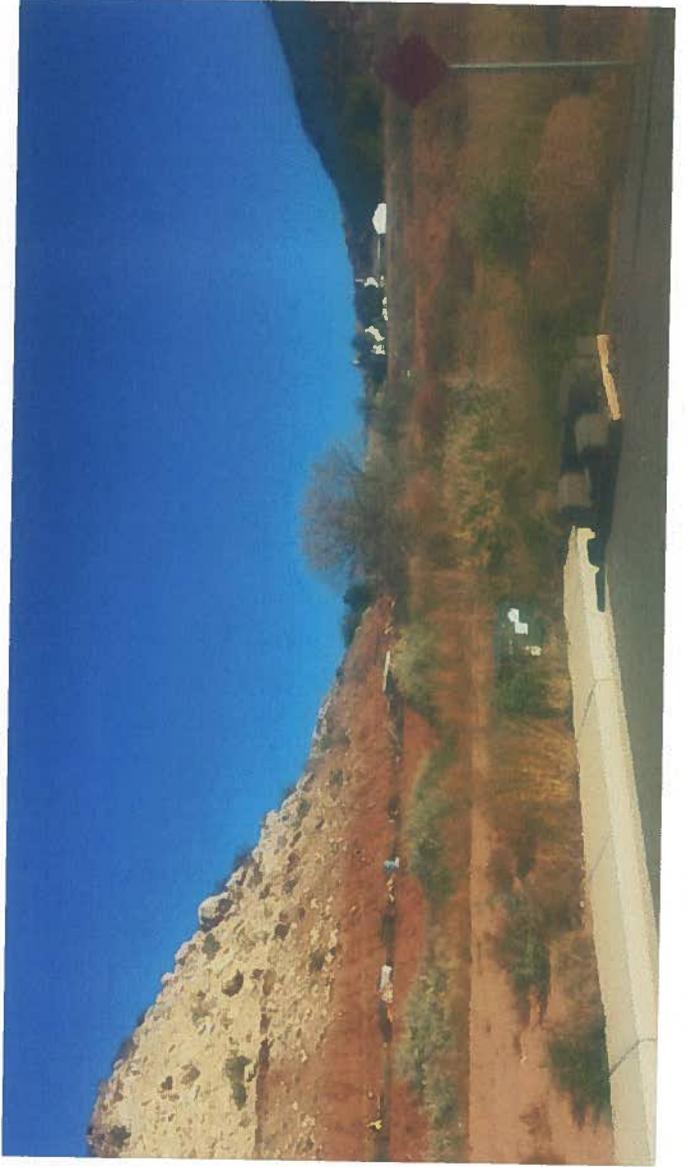


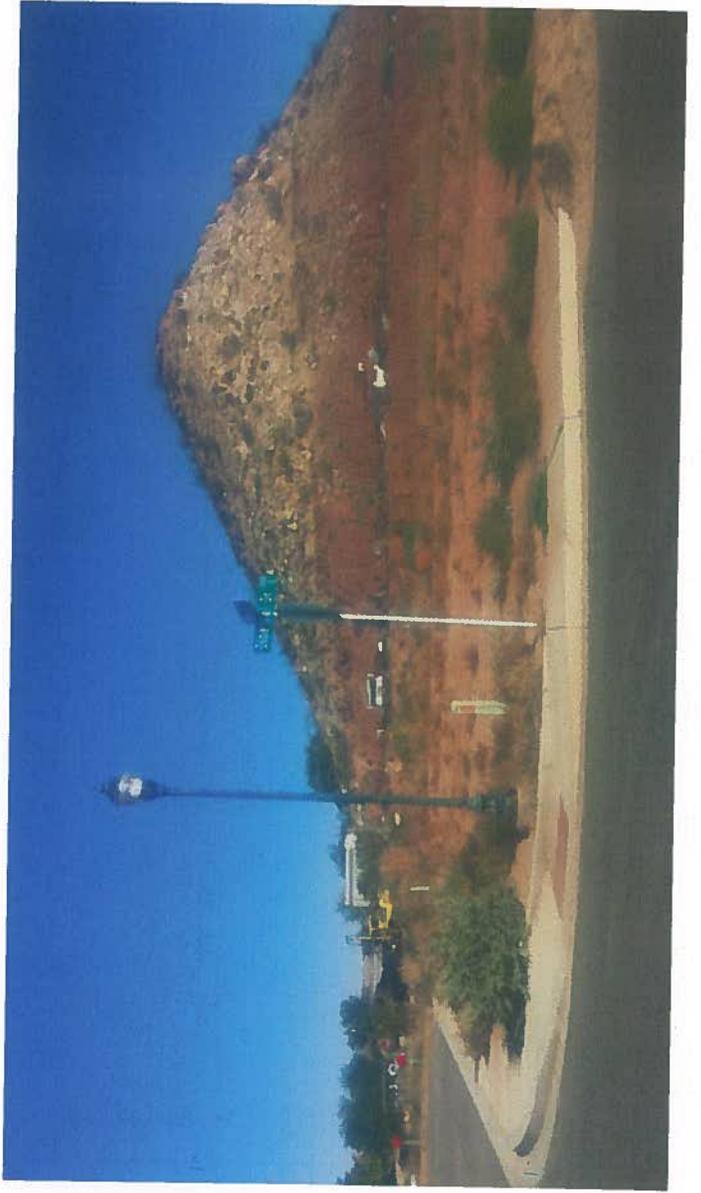
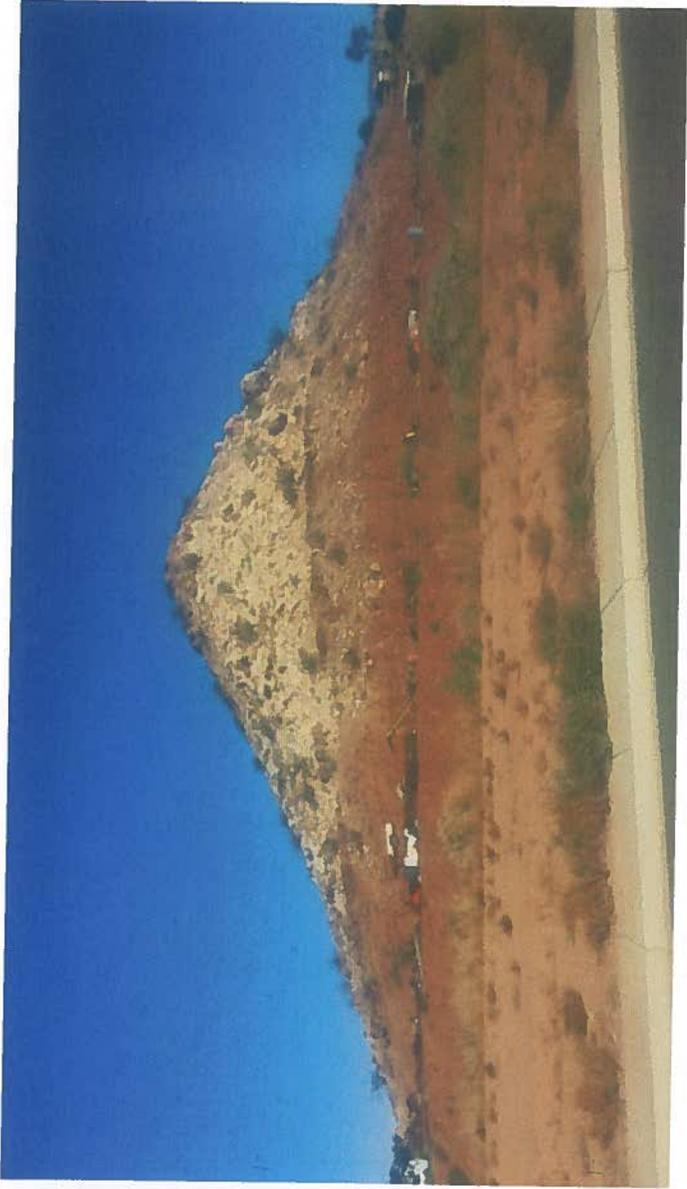


River Road



Photos (Saturday 11/7/2015)





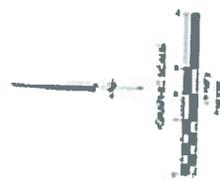
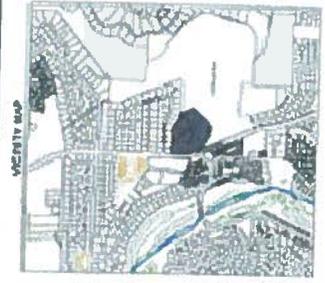
# Zoning (R-1-10)





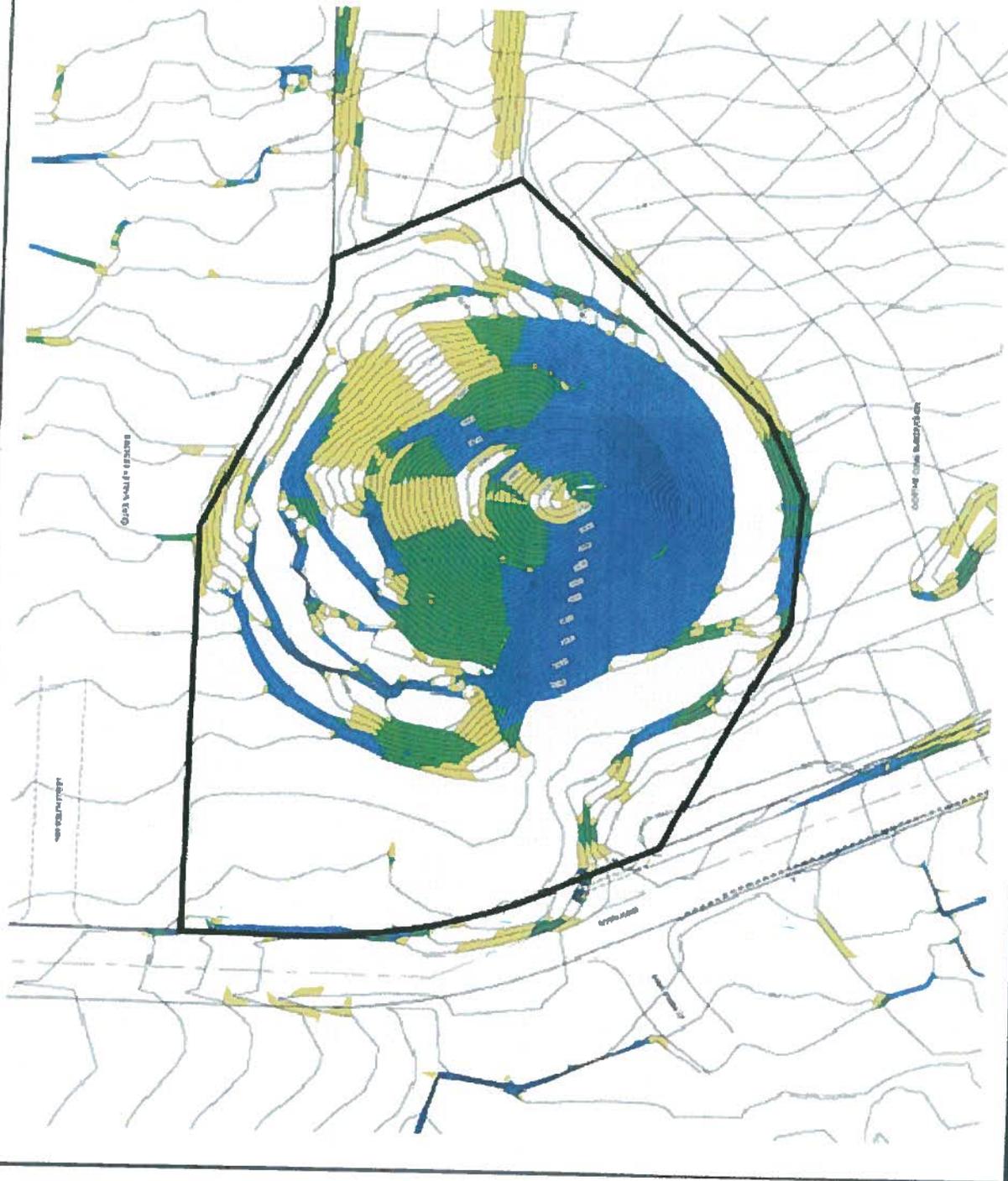
NO.	DESCRIPTION	DATE

**SLOPE MAP**  
 PREPARED FOR OAN TOVEY



**SURFACE SLOPE DATA**

PERCENT	COLOR	DESCRIPTION
0 - 1	Blue	FLAT
1 - 2	Light Green	SHALLOW
2 - 5	Green	MODERATE
5 - 10	Yellow-Green	STEEP
10 - 15	Yellow	VERY STEEP
15 - 20	Orange	EXTREMELY STEEP
20 - 30	Red-Orange	VERY STEEP
30 - 40	Red	EXTREMELY STEEP
40 - 50	Dark Red	VERY STEEP
50 - 60	Dark Red	EXTREMELY STEEP
60 - 70	Dark Red	VERY STEEP
70 - 80	Dark Red	EXTREMELY STEEP
80 - 90	Dark Red	VERY STEEP
90 - 100	Dark Red	EXTREMELY STEEP



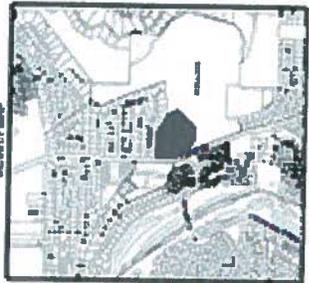


**BUSH & GUGGELL, INC.**  
Engineers - Planners - Surveyors  
2150 S. GARDEN ST.  
DENVER, CO 80222  
TEL: 303.733.1100  
WWW.BUSHANDGUGGELL.COM

1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'	1" = 600'	1" = 700'	1" = 800'	1" = 900'	1" = 1000'
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CONCEPT PLAN  
PREPARED FOR: DAN TOVEY

PROJECT DATA  
TOTAL AREA: 10.0 ACRES  
TOTAL LOTS: 24  
TOTAL LOTS: 24  
TOTAL LOTS: 24



VICINITY MAP



# PARCELS

APN SG-5-3-5-1211



APN SG-5-3-5-1213



APN SG-5-3-5-1214



APN SG-5-3-5-1212



**DRAFT**

Agenda Item Number : **6C**

## Request For Council Action

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**Date Submitted** 2016-08-17 14:41:25

**Applicant** Chief Marlon Stratton

**Quick Title** Permanent transfer of firearms to the State Lab

**Subject** The Police Department has firearms in evidence, eligible for destruction, that I would like to send, permanently, to the State Lab.

**Discussion** The Firearms Section of the Utah Bureau of Forensic Services has requested the donation of firearms. I currently have firearms in evidence that are no longer needed for prosecution and can not be released to the owner or transferred to a third party. Donating the firearms to the UBFS Firearms Section will aid them in their duties, will resolve the difficulties we face in destroying the firearms, and will be mutual beneficial for both agencies. The transfer of the firearms to the UBFS will be permanent.

**Cost** \$0.00

**City Manager Recommendation** Recommend approval.

**Action Taken** I have reviewed this course of action with the Legal Department the City Attorney expressed support for this program.

**Requested by** Mike Giles

**File Attachments** [DPS UBFS Request.pdf](#)

**Approved by Legal Department?**

**Approved in Budget?** Amount:

**Additional Comments**

**Attachments** [DPS UBFS Request.pdf](#)



## State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

## Department of Public Safety

KEITH D. SQUIRES  
*Commissioner*

### Chief Stratton:

The Utah Bureau of Forensic Services gladly accepts donations to the Firearms Section's reference collections. Accepted items include firearms, firearms parts, magazines and clips, ammunition (factory or reloads), ammunition components (powder, primers, projectiles, cartridge cases), reloading equipment, and tools. Old and outdated Kevlar vests are also accepted.

The UBFS Firearms Section's reference collections are used for a variety of purposes such as:

#### -Training

- Historical evolution of firearms
- Exposure to as many different types, actions, and mechanisms of firearms as possible
- Exposure to a variety of ammunition including differences in caliber and composition
- Exposure to as many different types of tools as possible
- Learning how to unload and secure a wide variety of firearms
- Internal proficiency/competency tests for firearms functionality and comparison, along with serial number restoration

#### -Casework

- Making inoperable (damaged or altered) firearms operable for test firing purposes
- Assisting in test firing when a submitted firearm did not come in with a magazine or the magazine is damaged
- Serial number location, structure, font style and size
- Comparing general rifling characteristics and other class characteristics including the number of lands and grooves, breechface marks, and firing pin aperture
- Practicing disassembly of a firearm on a reference collection prior to disassembling an evidence firearm
- Examining for and documenting modifications to firearms including semi to full auto conversions and do-it-yourself gunsmithing
- Troubleshooting inoperable firearms
- Identification of make and model of a firearm

-Ammunition

- Using ammunition for test firing purposes that is similar to the case ammunition
- Reloaded ammunition can be broken down to make our own loads for test firing and research purposes

-Miscellaneous

- Forensic research and validation purposes
- Courtroom demonstrative purposes
- Preservation of historical/antique firearms
- Outdated Kevlar vests are shredded and used to "catch" bullets

Donated firearms are catalogued and inventoried yearly at a minimum. These firearms will never be sold, donated, or otherwise disseminated to the public. Should the UBFS Firearms Section decide a firearm is no longer needed, the firearm will be stripped of usable parts and the frame/receiver destroyed.

If you have any questions or comments, please contact the UBFS Firearms Section at (801) 393-4549.

Sincerely,

A handwritten signature in black ink, appearing to read 'Justin Bechaver', with a long horizontal flourish extending to the right.

Justin Bechaver F-ABC

Firearms and Tool Marks Technical Leader  
Senior Forensic Scientist  
Utah Bureau of Forensic Services  
801-393-4549 Firearms Section  
801-793-7352 Cell Phone

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

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**Date Submitted** 2016-08-24 16:49:34

**Applicant** Jeff Peay - Park Planning Manager

**Quick Title** Property Sale

**Subject** Property Sale to Homeowner adjacent to Millcreek Park

**Discussion** Calvin & Emily Staheli purchase of 426 square feet of property for \$636.00

**Cost** \$0.00

**City Manager Recommendation** Recommend approval as purchase reflects the previous established price of \$1.50 per foot.

**Action Taken**

**Requested by** Jeff Peay - Park Pla

**File Attachments** [Millcreek\\_Park\\_Staheli\\_-\\_Purchase\\_Agreement\\_LS.v2.dh.\(1\).pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** Approved by legal August 9, 2016.

**Attachments** [Millcreek\\_Park\\_Staheli\\_-\\_Purchase\\_Agreement\\_LS.v2.dh.\(1\).pdf](#)

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## PURCHASE AND SALE AGREEMENT

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THIS PURCHASE AND SALE AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2016, (the "Effective Date"), by and between CITY OF ST. GEORGE, a Utah municipal corporation ("Seller"), and Calvin and Emily Staheli, individuals, ("Buyer").

### RECITALS

A. Seller is the owner of certain real property located in St. George, Washington County, State of Utah.

B. Buyer desires to purchase from Seller a certain portion of the Seller's Property in fee, more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

C. Buyer desires to purchase from Seller, and Seller is willing to sell to Buyer, the Property.

### AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants, representations and warranties hereinafter set forth, and for other valuable consideration outlined herein, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. DEFINITIONS. The following terms shall have the following meanings when used in this Agreement:

1.1. Agreement – This Purchase and Sale Agreement, including all exhibits and schedules attached hereto.

1.2. Business Day – A day other than a Saturday, Sunday or day on which banking institutions in Utah are authorized or required by law or executive order to be closed.

1.3. Closing – The closing and consummation of the Transaction, as evidenced by the delivery of all required funds to Seller and the recording of the Quit Claim Deed.

1.4. Funds – United States currency represented by certified or cashier's check, wire transfer or other readily available funds.

1.5. Hazardous Materials – Any (i) hazardous, harmful, dangerous, or toxic waste, item, substance, material, or product (including, without limitation, any and all petroleum based products) as presently defined by any federal, state, or local environmental and/or health law, act, edict, directive, decree, rule, statute, ordinance, or regulation, including without limitation, (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et. seq., (b) the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 5101, et. seq., (v) the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901, et. seq., (d) the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et. seq., (e) the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et. seq., and (f) all state or local environmental laws, and (g) any and all regulations related to any of the foregoing; or (ii) other item, substance, material, or product prohibited, limited, or regulated by or under any of the laws, acts, edicts, directives, decrees, rules, statutes, ordinances, or regulations described above.

1.6. Transaction – The purchase of the Property by Buyer and the sale of the Property by Seller, all as contemplated by this Agreement.

2. PROPERTY. The Property is described as set forth in Exhibit A. Property does not include water rights or water shares. Water rights and water shares are specifically reserved for Seller. Seller also retains a utility easement over the Property as described in the Quit Claim Deed.

3. PURCHASE AGREEMENT. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase, the Property. The Transaction shall be completed in accordance with, and subject to, the terms, conditions, and provisions fully set forth herein.

4. PURCHASE PRICE. The purchase price and consideration (the “Purchase Price”) to be paid for the Property shall be SIX HUNDRED AND THIRTY NINE DOLLARS (\$639.00).

5. CLOSING.

5.1. Time and Place. The Closing for the Transaction shall take place in the office of the Seller on the \_\_\_\_ day of \_\_\_\_\_, 2016, the Closing Date.

5.2. Seller’s Closing Deliveries. At the Closing, Seller shall deliver, or cause to be delivered, to Buyer, as applicable:

5.2.1. A Quit Claim Deed for the Property in the form of Exhibit B attached hereto, fully executed and properly acknowledged by Seller; and

5.2.2. Such other funds, instruments and documents as may be reasonably requested by Buyer or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments and documents shall be

subject to Seller's prior approval thereof, which approval shall not be unreasonably withheld).

5.3. Buyer's Closing Deliveries. At or before the Closing, Buyer shall deliver to Seller:

5.3.1. The funds set forth in Section 3 of this Agreement; and

5.3.2. Such other funds, instruments and documents as may be reasonably requested by Seller or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments and documents shall be subject to Buyer's prior approval thereof, which approval shall not be unreasonably withheld).

5.4. Prorations and Closing Costs.

5.4.1. Except as expressly set forth in this Agreement, each party must bear its own costs (including attorneys' fees) in connection with its negotiation, due diligence investigation and conduct of the Transaction. Closing costs shall be paid by Buyer. Buyer shall pay for the standard-coverage policy of title insurance insuring Buyer, if desired by Buyer.

5.4.2. Buyer shall be responsible to pay rollback taxes for the Property, if any.

5.4.3. All prorations for this year, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be prorated between the parties as of Closing.

5.4.4. Buyer agrees to be responsible for taxes, assessments, utilities, and other services provided to the Property after Closing.

5.5. Documents. After Closing, Buyer shall record the documents referred to herein in the proper sequence.

5.6. Possession. Buyer shall be entitled to possession of the Property after all documents have been recorded as provided herein and all terms of the Agreement have been met.

5.7. Termination. If the Transaction does not close on or before the Closing Date for any reason, unless extended, this Agreement shall automatically be terminated.

6. “AS IS” PURCHASE.

6.1. Disclaimer. Seller has not made, and Buyer acknowledges that Seller has not made, any warranty, certification, or representation, express or implied, written or oral, statutory or otherwise, concerning the Property. Without limiting the generality of the foregoing, Seller has not made, and Buyer acknowledges that Seller has not made, any warranty, certification, or representation related to: (i) the condition of title to the Property (except as set forth in the Quit Claim Deed); (ii) the nature, physical condition or any other aspect of the Property; (iii) the existence of Hazardous Materials in, on, about, around, under or affecting the Property; (iv) the compliance of the Property with any federal, state or local laws, ordinances, statutes, rules, codes or regulations (including, without limitation, any environmental laws, building codes, or zoning codes), (v) the size, dimensions or square footage of the Property, (vi) the fitness of the Property for any particular purpose (including without limitation the current use thereof); (vii) any economic feasibility of the Property, or (viii) any development rights or permits (or lack thereof) associated with the Property.

6.2. Acceptance. Subject to the express terms of this agreement, Buyer acknowledges for Buyer and Buyer’s successors and assigns, that Buyer will be acquiring the Property based solely upon Buyer’s own investigation and inspection thereof. Seller and Buyer agree that, the Property shall be sold and Buyer shall accept title to and possession of the Property on the Closing Dates “as is, where is, with all faults” with no right of set off or reduction in the Purchase Price, and that except as set forth in the deed, such sale shall be without representation, certification or warranty of any kind, express or implied, oral or written, statutory or otherwise, and seller does hereby disclaim and renounce any such representation, certification or warranty.

7. BROKER’S COMMISSION. Buyer and Seller represent and warrant that they have not dealt with any broker or finder in connection with this Agreement or the Transaction. Buyer and Seller shall and do hereby each indemnify the other against, and agree to hold the other harmless from, any claim, demand or suit for any brokerage or real estate commission, finder’s fee or similar fee or charge with respect to this Agreement or the Transaction based on any act by or agreement or contract with the indemnifying party, and for all losses, obligations, costs, expenses and fees (including reasonable attorneys’ fees) incurred by the other party on account of or arising from any such claim, demand or suit.

8. ATTORNEYS’ FEES. If there is any litigation between Seller and Buyer to enforce or interpret any provisions or rights under this Agreement, the unsuccessful party in such litigation, as determined by the court, shall pay to the prevailing party, as determined by the court, all costs and expenses, including but not limited to reasonable attorneys’ fees, incurred by the prevailing party, such fees to be determined by the court sitting without a jury.

9. NOTICES. Except as otherwise required by law, any notice, demand or request given in connection with the Transaction and this Agreement shall be in writing and shall be given by personal delivery, overnight courier service, electronic mail, or United States certified mail, return receipt requested, postage or other delivery charge prepaid, addressed to Seller or

Buyer at the following addresses (or at such other address as Seller or Buyer or the person receiving copies may designate in writing given in accordance with this Section):

**SELLER:** City of St. George  
175 East 200 North  
St. George, UT 84770  
Attn: Millie Cockerill  
Phone: (435) 627-4539  
Email: millie.cockerill@sgcity.org

**BUYER:** Calvin and Emily Staheli  
238 N 2940 E  
St. George, Utah, 84790  
Attn: Calvin and Emily Staheli  
Phone: (435) 231-1995  
Email: kalsflyin@gmail.com

Notice shall be deemed to have been given on the date on which notice is delivered, if notice is given by personal delivery or email, on the date of delivery to the overnight courier service, if such a service is used, and on the date of deposit in the mail, if mailed. Notice shall be deemed to have been received on the date on which the notice is actually received or delivery is refused.

10. ADDITIONAL ACTS. The parties agree to promptly execute and deliver such other documents and perform such other acts as may be reasonably necessary to carry out the purposes and intent of this Agreement.

11. DEFAULT. If Buyer defaults, Seller may sue Buyer to specifically enforce this Agreement or pursue other remedies available at law. If Seller defaults, Buyer may sue Seller to specifically enforce this Agreement or pursue other remedies available at law.

12. ABROGATION. The provisions of this Agreement shall apply after Closing.

13. GOVERNING LAW; JURISDICTION. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Utah.

14. BUSINESS DAYS. If this Agreement requires any act to be done or action to be taken on a date which is not a Business Day, such act or action shall be deemed to have been validly done or taken if done or taken on the next succeeding Business Day.

15. WAIVER. The waiver by any party hereto of any right granted to it hereunder shall not be deemed to be a waiver of any other right granted hereunder, nor shall the same be deemed to be a waiver of a subsequent right obtained by reason of the continuation of any matter previously waived.

16. COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same document and agreement.

17. ENTIRE AGREEMENT/AMENDMENT. This Agreement sets forth the entire understanding of the parties with respect to the matters set forth herein as of the date hereof, and supersedes all prior oral and written agreements, discussions and understandings of the parties hereto as to the matters set forth herein, and cannot be altered or amended except pursuant to an instrument in writing signed by both Buyer and Seller.

18. CONSTRUCTION. This Agreement is the result of negotiations between the parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Seller and Buyer hereby waive the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that provides in effect that ambiguous or conflicting terms or provisions should be construed against the party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same.

19. INTERPRETATION. If there is any specific and direct conflict between, or any ambiguity resulting from, the terms and provisions of this Agreement and the terms and provisions of any document, instrument or other agreement executed in connection herewith or in furtherance hereof, including any exhibits hereto, the same shall be consistently interpreted in such manner as to give effect to the general purposes and intentions as expressed in this Agreement, which shall be deemed to prevail and control.

20. HEADINGS. The headings in this Agreement are for reference only and shall not limit or define the meaning of any provision of this Agreement.

21. NO THIRD PARTY BENEFICIARY. No term or provision of this Agreement or the Exhibits hereto is intended to be, nor shall any such term or provision be construed to be, for the benefit of any person, firm, corporation or other entity not a party hereto (including, without limitation, any broker), and no such other person, firm, corporation or entity shall have any right or cause of action hereunder.

22. SEVERABILITY. If any provision of this Agreement or any portion of any provision of this Agreement shall be deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not alter the remaining portion of such provision, or any other provision hereof, as each provision of this Agreement shall be deemed severable from all other provisions hereof so long as removing the severed portion does not materially alter the overall intent of this Agreement.

23. TIME IS OF THE ESSENCE. With respect to all dates and time periods set forth in this Agreement, time is of the essence and such dates and time periods shall be strictly adhered to and enforced.

24. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company, or other entity, the person executing this Agreement on its behalf warrants his or her authority to do so and to bind Buyer or Seller.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the Effective Date.

**SELLER:**  
CITY OF ST. GEORGE,  
a Utah municipal corporation

**BUYER:**  
Kalvin and Emily Staheli

By: \_\_\_\_\_  
Name: Jonathan T. Pike, Mayor

By: \_\_\_\_\_  
Name: Kalvin Staheli

By: \_\_\_\_\_  
Name: Emily Staheli

ATTEST:

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

Approved as to form:

\_\_\_\_\_  
Paula Houston, Deputy City Attorney

**PURCHASE AND SALE AGREEMENT**

**EXHIBIT A**

(Legal Description of the Property)

SG-RSH-G-98

The following land situated in Washington County, State of Utah:

A 6 FOOT WIDE PARCEL OF LAND ADJACENT TO AND PARALLEL WITH THE EAST BOUNDARY OF LOT 98, RIVERSIDE HEIGHTS PLAT "G", AS ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, UTAH (INSTRUMENT NO. 993122, BOOK: 1827, PAGE: 1247). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RING AND LID MONUMENT LOCATED AT THE INTERSECTION OF 280 NORTH STREET AND 2940 EAST STREET IN ST. GEORGE, UTAH AND RUNNING THENCE SOUTH 00°33'09" WEST 262.15 FEET ALONG THE CENTERLINE OF 2940 EAST STREET; THENCE SOUTH 89°26'51" EAST 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 98; THENCE SOUTH 89°19'51" EAST 85.00 FEET ALONG THE NORTH LINE OF SAID LOT 98 TO THE NORTHEAST CORNER OF SAID LOT AND THE POINT OF BEGINNING;

THENCE SOUTH 89°19'51" EAST 6.00 FEET ALONG AN EXTENSION OF THE LOT LINE TO A POINT ON A LINE THAT IS PARALLEL WITH THE 6 FEET EASTERLY FROM THE EAST LINE OF SAID LOT AND THE CENTER SECTION LINE; THENCE SOUTH 00°33'14" WEST 71.00 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 89°19'51" WEST 6.00 FEET ALONG AN EXTENSION OF THE LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 98; THENCE NORTH 00°33'14" EST 71.00 FEET ALONG THE EAST LINE OF SAID LOT 98 TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 426 SQUARE FEET OF 0.010 ACRES.

**PURCHASE AND SALE AGREEMENT**  
**EXHIBIT B**

When Recorded Return To:  
City of St. George  
Attn: Legal Dept.  
175 East 200 North  
St. George, Utah 84770

Tax ID: SG-RSH-G-98

**QUITCLAIM DEED**

The City of St. George, a Utah municipal corporation, Grantor, hereby QUITCLAIMS to Kalvin Staheli and Emily Staheli, husband and wife, as joint tenants, with full rights of Survivorship, for the sum of TEN and no/100 Dollars the receipt of which is hereby acknowledged, the following described tract of land in Washington County, State of Utah:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations as provided herein and of record and those enforceable in law and equity.

GRANTOR SPECIFICALLY RESERVES AND RETAINS unto Grantor a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility and drainage facilities as described in Exhibit A. Grantee may not build or install anything that would interfere with the easement in anyway. If any improvement is installed, built, or placed within the easement by Grantee or its successors or assigns, Grantee bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantor is not responsible to repair, replace, maintain, indemnify or reimburse Grantee for any damage or loss. Grantee shall pay for any extra costs which Grantor incurs as a result of Grantee burdening the easement.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this \_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF ST. GEORGE

Attest:

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

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

Approved as to form:

\_\_\_\_\_  
Paula Houston, Deputy City Attorney



**QUIT CLAIM DEED  
EXHIBIT A**

(Legal Description of the Property)  
SG-RSH-G-98

The following land situated in Washington County, State of Utah is quit claimed as stated in the Quitclaim Deed:

A 6 FOOT WIDE PARCEL OF LAND ADJACENT TO AND PARALLEL WITH THE EAST BOUNDARY OF LOT 98, RIVERSIDE HEIGHTS PLAT "G", AS ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, UTAH (INSTRUMENT NO. 993122, BOOK: 1827, PAGE: 1247). SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RING AND LID MONUMENT LOCATED AT THE INTERSECTION OF 280 NORTH STREET AND 2940 EAST STREET IN ST. GEORGE, UTAH AND RUNNING THENCE SOUTH 00°33'09" WEST 262.15 FEET ALONG THE CENTERLINE OF 2940 EAST STREET; THENCE SOUTH 89°26'51" EAST 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 98; THENCE SOUTH 89°19'51" EAST 85.00 FEET ALONG THE NORTH LINE OF SAID LOT 98 TO THE NORTHEAST CORNER OF SAID LOT AND THE POINT OF BEGINNING;

THENCE SOUTH 89°19'51" EAST 6.00 FEET ALONG AN EXTENSION OF THE LOT LINE TO A POINT ON A LINE THAT IS PARALLEL WITH THE 6 FEET EASTERLY FROM THE EAST LINE OF SAID LOT AND THE CENTER SECTION LINE; THENCE SOUTH 00°33'14" WEST 71.00 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 89°19'51" WEST 6.00 FEET ALONG AN EXTENSION OF THE LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 98; THENCE NORTH 00°33'14" EST 71.00 FEET ALONG THE EAST LINE OF SAID LOT 98 TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 426 SQUARE FEET OF 0.010 ACRES.

The quit claimed property is subject to a 15 foot utility easement which is reserved and retained by the City of St. George as stated in the Quitclaim Deed and is described as follows:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF MILLCREEK INDUSTRIAL PARK SUBDIVISION FILED AS DOCUMENT NO. 237831 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 102 RIVERSIDE HEIGHTS PLAT "G" SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND RUNNING THENCE N0°33'14"E 115.97 FEET ALONG THE EAST LINE OF SAID LOT 102; THENCE N61°47'50"E 17.11 FEET; THENCE S0°33'14"W 124.23 FEET; THENCE N89°19'51"W 15.00 FEET TO THE POINT OF BEGINNING.

**PURCHASE AND SALE AGREEMENT**

**EXHIBIT "A"**

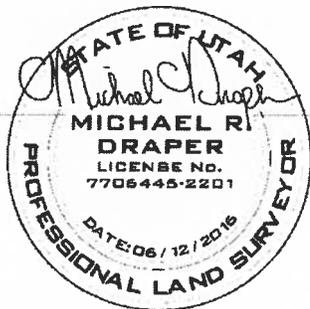
**DESCRIPTION OF 6 FOOT WIDE PARCEL ADJACENT  
TO THE EAST LINE OF  
LOT 98, RIVERSIDE HEIGHTS PLAT "G"**

A 6 foot wide parcel of land adjacent to and parallel with the East boundary of Lot 98, Riverside Heights Plat "G", as on file in the Office of the Recorder, Washington County, Utah (Instrument No. 993122, Book: 1827, Page: 1247). Said parcel being more particularly described as follows:

Commencing at a ring and lid monument located at the intersection of 280 North Street and 2940 East Street in St. George, Utah and running thence South 00°33'09" West 262.15 feet along the centerline of 2940 East Street; thence South 89°26'51" East 25.00 feet to the Northwest corner of said Lot 98; thence South 89°19'51" East 85.00 feet along the North line of said Lot 98 to the Northeast corner of said lot and the Point of Beginning;

Thence South 89°19'51" East 6.00 feet along an extension of the lot line to a point on a line that is parallel with the 6 feet easterly from the East line of said lot and the center section line; thence South 00°33'14" West 71.00 feet along said parallel line; thence North 89°19'51" West 6.00 feet along an extension of the lot line to the Southeast corner of said Lot 98; thence North 00°33'14" East 71.00 feet along the East line of said Lot 98 to the Point of Beginning.

Containing approximately 426 Square Feet or 0.010 Acres.





FOUND CLASS I MONUMENT AT P.I. IN  
280 NORTH STREET AND 2990 EAST STREET



P.O.B.  
N.E. CORNER OF LOT 99,  
RIVERSIDE HEIGHTS PLAT "G"  
SET REBAR & CAP MARKED "ROSENBERG ASSOC."  
WITH SURVEY No. 6331-14

CENTER  
SECTION LINE

S89°26'51"E 25.00'  
19.75' 5.25'

S89°19'51"E 85.00'

S89°19'51"E 6.00'

BASIS OF BEARING  
N0°33'09"E 1025.78' (MEAS.)  
N0°33'09"E 1025.80' (PLAT)

2940 EAST STREET

LOT 98, RIVERSIDE HEIGHTS PLAT G  
KALVIN & EMILY STAHELI

INSTRUMENT No. 20160018309  
PARCEL No.: SG-RSH-G-98  
0.139 ACRES

N0°33'14"E 71.00'

S0°33'14"W 71.00'

6' WIDE SUBJECT PARCEL

N89°19'51"W 6.00'

85.00'

SOUTH 1/4 CORNER, SECTION 22  
T.42S., R.15W., S.L.B.&M.  
1978 WASH. CO. BRASS CAP



FOUND CLASS I MONUMENT AT INTERSECTION  
OF 110 NORTH STREET AND 2990 EAST STREET

71.00'

1  
OF 1 SHEETS

PARCEL EXHIBIT B  
PREPARED AT THE REQUEST OF  
MR. KALVIN STAHELI

154 East Riverside Drive  
Suite A-3 St. Louis, Mo. 63103  
PH: 314-241-6666 FAX: 314-241-6667  
WWW.ROSENBERGASSOCIATES.COM



**ROSENBERG**  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS

DATE	04/22/16
JOB NO.	16-016
DRAWN BY	MMB
CHECKED BY	MMB
SCALE	1" = 20'
DWG. NO.	RSH-98

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

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**Date Submitted** 2016-08-26 12:00:46**Applicant** Water Services**Quick Title** 24**Subject** Consider Approval of contract to install 24" waterline along Mall Drive and through Smiths project**Discussion** When the new Mall Drive Bridge was constructed, provisions were made for a 24" line to cross the bridge. The the Mall Drive Drainage project, a 24" line was installed from 3000 East to the north side of the Mall Drive bridge. We had planned on extending the waterline from the bridge to the intersection of Mall Drive / Riverside Drive. We have worked with Smiths to install the pipeline through their project and tie into the Riverside Drive waterline, running between the bank and the Dinosaur Museum. This will eliminate the need to close the Riverside / Mall Drive intersection while connecting to the waterline in Riverside Drive. Due to the tight construction schedule of the Smiths project and the complexity and potential of on-site utility conflicts, it is not practical to have two separate utility contractors working in the same area at the same time. We have negotiated the waterline installation cost with Desert Hills Construction, who is the utility contractor for the Smiths project. We request that an agreement be made with Desert Hills Construction for the installation of the 24" waterline.**Cost** \$127,000**City Manager Recommendation** Recommend approval of contract with Desert Hills to complete installation of this water line, contractor for Smith's, to enable us to avoid the intersection of Mall Drive and Riverside Drive. The benefits outweigh any negative we can see. There is no way we could hire a different contractor and insert them into the middle of the Smith's construction site. The price appears to be acceptable.**Action Taken****Requested by** Scott Taylor**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**DRAFT**

Agenda Item Number : **6F**

## Request For Council Action

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**Date Submitted** 2016-08-26 11:43:55

**Applicant** Water Services

**Quick Title** Bid Award for the Wastewater Collections Building Addition

**Subject** Consider approval of a bid for the Wastewater Collections Building Addition

**Discussion** Bids were accepted and opened for the Wastewater Collections Building addition. There were two bidders. Steed Construction was the low bidder at \$168,595. The addition will provide an additional 1,200 of room which will expand the locker room area and the training room.

**Cost** \$168,595

**City Manager Recommendation** Under the amount included in the current budget recommend approval.

**Action Taken**

**Requested by** Scott Taylor

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

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

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**Date Submitted** 2016-08-26 11:36:46**Applicant** Water Services**Quick Title** Oxidation Ditch #1 and #2 Aerator Purchase**Subject** Consider approval of purchasing surface aeration equipment for Oxidation Ditches #1 and #2 at the Wastewater Treatment Plant**Discussion** This week, one of the surface aerators on Oxidation Ditch #2 failed. Oxidation Ditch #1 has been out of service and is currently having sediment removed. Inspection of Ditch #1 shows that the aerators are worn and needing to be replaced. WesTech Engineering Inc has two aerators already fabricated that can be used for one of the ditches and be operational in 3-6 weeks. The other aerators will take about 12 weeks to be operational. With only 2 of our 4 ditches currently operational, we will soon be out of compliance with our discharge permit. We need to put one of the ditches in operation as soon as possible. We are recommending that we purchase the surface aeration equipment from WesTech as a sole source purchase because of quick time frame of delivering the aeration equipment.**Cost** \$399,640**City Manager Recommendation** Recommend WesTech as a sole source for the purchase of these aerators. As you can see if we don't move quickly we could be potentially in violation of our discharge permit. It is fortunate that they have two aerators on their shelf which will allow us to get one of the ditches back in operation after cleaning.**Action Taken****Requested by** Scott Taylor**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**

Agenda Item Number : **6J**

## Request For Council Action

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**Date Submitted** 2016-08-30 14:46:19

**Applicant** Water Services

**Quick Title** 24 inch pipeline supply - Mall Drive

**Subject** Consider approval of a bid for the supply of 24" ductile iron pipe and appurtenances for the pipeline between the Mall Drive Bridge and Riverside Drive.

**Discussion** Bids were opened for the materials supply approximately 2,100 feet of 24" ductile iron pipeline between the Mall Drive Bridge and Riverside Drive. The pipeline alignment was recently changed to take advantage of the Smiths project. By installing the pipeline through the Smiths parking lot, we are able to keep the Mall Drive / Riverside Drive intersection open and avoid several utility and drainage conflicts. There were three bidders for the materials supply: Ferguson: \$159,012.60 Mountainland: \$173,743.15 Scholzen: \$176,221.60

**Cost** \$\$159,012.60

**City Manager Recommendation** Materials needed for the pipeline between the Mall Drive Bridge and Riverside Drive.

**Action Taken**

**Requested by** Scott Taylor

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

1 **ST. GEORGE CITY COUNCIL MINUTES**  
2 **REGULAR MEETING**  
3 **JULY 21, 2016, 5:00 P.M.**  
4 **CITY COUNCIL CHAMBERS**  
5

6 **PRESENT:**

7 **Mayor Jon Pike**  
8 **Councilmember Jimmie Hughes**  
9 **Councilmember Joe Bowcutt**  
10 **Councilmember Bette Arial**  
11 **Councilmember Ed Baca**  
12 **City Attorney Shawn Guzman**  
13 **City Manager Gary Esplin**  
14 **Deputy City Recorder Rene Fleming**  
15

16 **EXCUSED:**

17 **Councilmember Michele Randall**  
18

19 **OPENING:**

20 Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge  
21 of Allegiance to the Flag was led by Quin Prisbey and the invocation was offered by  
22 Tim Martin with the Interfaith Council.  
23

24 There was brief discussion regarding the interfaith service held recently.  
25

26 Mayor Pike read a proclamation which proclaims August 2, 2016 as Dixie Regional  
27 Medical Center Day. The Mayor invited Terry Kane and Steve Caplin to come forward  
28 to accept the proclamation.  
29

30 Terry Kane spoke in appreciation of the proclamation and discussed the celebration  
31 plans for August 2, 2016.  
32

33 The cost of the hospital expansion and timeline for construction was discussed.  
34

35 Councilmember Arial discussed the ranchers that came to the area and dry farmed.  
36 She mentioned Cecil Blake who passed away not too long ago. He was a friend of  
37 hers with a beautiful family. Orville Bundy's funeral was today. She discussed the  
38 things he taught his children. She indicated that we owe a debt of gratitude for the  
39 heritage they left with us.  
40

41 **APPROVAL OF CONTRACT:**

42 **Consider approval of a contract with Grand Mesa Electric for the construction**  
43 **of foundations and transformer pads for the Eastridge and Snow Canyon**  
44 **substations.**  
45

46 City Manager Esplin discussed the bid for the new substations, the location and the  
47 upgrades being done to meet load growth in those areas. This bid is for the  
48 transformer pads only.  
49

50 Purchasing Manager Hood indicated staff is recommending the bid be awarded to the  
51 low bidder, Grand Mesa Electric in the amount of \$347,514.00.  
52  
53  
54

5 **MOTION:** A motion was made by Councilmember Arial to award the bid for  
6 construction of foundations and transformer pads for the Eastridge and  
7 Snow Canyon Substations to Grand Mesa Electric in the amount of  
8 \$347,514.00.

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

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

11  
12 Councilmember Hughes – aye  
13 Councilmember Bowcutt – aye  
14 Councilmember Arial – aye  
15 Councilmember Baca – aye  
16

17 The vote was unanimous and the motion carried.  
18

19 **AWARD OF BID:**

20 **Consider award of bid for the purchase of seventy-five (75) body worn**  
21 **cameras and accessories for the Police Department.**  
22

23 Chief Stratton explained in the last year staff researched various cameras. It was  
24 determined that the bid before council today is the best camera. This purchase will  
25 equip all patrol officers and bike units with the cameras. He also explained that the  
26 department will be hiring a full time person to handle all the video.  
27

28 City Manager Esplin commented that it's an advantage to have the cameras because  
29 the video will show city officers doing great things.  
30

31 There was discussion regarding the funding and that some of the funds are coming  
32 from a grant.  
33

34 Some of the features of the camera where discussed such as the LCD screens that  
35 will allow the person being filmed to see themselves, the fully articulated lens that  
36 allows for the adjustments of viewing angles.  
37

38 The group discussed where the cameras will be worn and how they work. Privacy  
39 rights such as when entering a home or filming someone not involved in the incident  
40 were also discussed.  
41

42 The need for a full time person to manage the amount of video collected and GRAMA  
43 request was discussed.  
44

45 Mayor Pike thanked the Chief and City Attorney Guzman for the work done with the  
46 legislature and Chief's Association in drafting the state law.  
47

48 **MOTION:** A motion was made by Councilmember Baca to award the bid to  
49 purchase seventy-five (75) body worn cameras and accessories for the  
50 Police Department to Reveal in the amount of \$80,190.44.

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

52 **VOTE:** Mayor Pike called for a vote, as follows:  
53  
54

5 Councilmember Hughes – aye  
6 Councilmember Bowcutt – aye  
7 Councilmember Arial – aye  
8 Councilmember Baca – aye  
9

10 The vote was unanimous and the motion carried.  
11

12 **AWARD OF BID:**

13 **Consider award of bid for the purchase of golf course maintenance**  
14 **equipment for the Golf Division.**  
15

16 City Manager Esplin explained the purchases were approved in the budget although it  
17 varies on the type of equipment based on the golf course. The total amount is  
18 slightly over the budgeted amount, but an allocation in the current budget will be  
19 reduced to compensate.  
20

21 Councilmember Baca asked regarding the difference in the lawn mowers for the golf  
22 course versus the cemetery.  
23

24 City Manager Esplin explained some can be used on any parks; the only specialized  
25 equipment specific to golf courses is the greens mowers.  
26

27 Purchasing Manager Hood defined the equipment and the total price of \$236,370.89  
28

29 **MOTION:** A motion was made by Councilmember Hughes to approve  
30 \$236,370.89 for the purchase of Reelmaster, Groundsmaster, Multipro  
31 and Greensmaster for the golf courses.

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

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

35 Councilmember Hughes – aye  
36 Councilmember Bowcutt – aye  
37 Councilmember Arial – aye  
38 Councilmember Baca – aye  
39

40 The vote was unanimous and the motion carried.  
41

42 **ENGINEERING SERVICES CONTRACT:**

43 **Consider approval of an engineering services contract with Jones & Demille**  
44 **Engineering for the Pioneer Park WEP debris basins project.**  
45

46 City Manager Esplin explained this is for a project in the vicinity of Pioneer Park and  
47 Red Hills Parkway. The project came about because of the NRCS contributing federal  
48 funds associated with flood control funding. This request is for the engineering design  
49 for the drainage.  
50

51 Purchasing Manager Hood commented that the city's portion is 25% of the project.  
52 The city's portion of the engineering contract is \$99,800.00.  
53  
54

5 City Manager Esplin explained staff's intention is to use money from the county  
6 regional flood control agency.  
7

8 **MOTION:** A motion was made by Councilmember Arial to award an engineering  
9 services contract to Jones & DeMille Engineering in the amount of  
10 \$99,800.00 for a retention basin

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

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

14 Councilmember Hughes – aye  
15 Councilmember Bowcutt – aye  
16 Councilmember Arial – aye  
17 Councilmember Baca – aye  
18

19 The vote was unanimous and the motion carried.  
20

21 **APPROVAL OF CONTRACT:**

22 **Consider approval of a contract with Vaisala for aviation support and  
23 maintenance services.**  
24

25 City Manager Esplin explained this bid is for a company to work on VOR's and DME's  
26 and all the technical data at the airport to assure landings are done safely. The  
27 amount of \$19,860.00 is in the current budget.  
28

29 Purchasing Manager Hood explained the city has used this vendor in the past.  
30

31 City Attorney Guzman explained the company had a name change, the contract is  
32 being reviewed now for the next three years.  
33

34 There was discussion regarding the amount that is being requested for approval. The  
35 approval is for the three years contract, but only the amount for one year which is  
36 \$19,860 will be expended in this fiscal year.  
37

38 **MOTION:** A motion was made by Councilmember Hughes to approve the aviation  
39 support and maintenance services contract with Vaisala for \$59,580.00.

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

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

43 Councilmember Hughes – aye  
44 Councilmember Bowcutt – aye  
45 Councilmember Arial – aye  
46 Councilmember Baca – aye  
47

48 The vote was unanimous and the motion carried.  
49

50 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

51 **Public hearing to consider a zone change from RE-12.5 (Residential) to C-2  
52 (Highway Commercial) on approximately 0.69 acres generally located on  
53 Red Hills Parkway by 1900 East Street. The Crosby Trust, applicant.**  
54

55 Ray Snyder detailed the zone change. He displayed the location on the overhead  
56 screen and indicated the Planning Commission recommends approval.

5 Councilmember Bowcutt indicated the discussion in the Planning Commission included  
6 information that the road at the top will continue to Red Hills Parkway.  
7

8 Mayor Pike opened the public hearing. Seeing no one wishing to speak, he closed the  
9 public hearing and asked for a motion.  
10

11 **MOTION:** A motion was made by Councilmember Hughes to approve a zone  
12 change from RE-12.5 (Residential) to C-2 (Highway Commercial) on  
13 approximately 0.69 acres generally located on Red Hills Parkway by  
14 1900 East Street.

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

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

18 Councilmember Hughes – aye  
19 Councilmember Bowcutt – aye  
20 Councilmember Arial – aye  
21 Councilmember Baca – aye  
22

23 The vote was unanimous and the motion carried.  
24

25 **PUBLIC HEARING/AMEND PD-C ZONE/ORDINANCE:**

26 **Public hearing to consider amending the existing PD-C (Planned**  
27 **Development Commercial) zone in area 2.3 of the Atkinville Interchange**  
28 **Zone Plan and the 5<sup>th</sup> amendment to the Atkinville Interchange Master Plan**  
29 **on approximately 27.14 acres generally located in the vicinity of the former**  
30 **Utah Travel Center located east of the I-15 Freeway in the Milepost 2**  
31 **Interchange. Kenworth, applicant.**  
32

33 Ray Snyder detailed the zone change. He discussed the two requests from the  
34 applicant regarding the road and the use for truck rental, sales and leasing. Truck  
35 access will be from the I15 freeway and Southern Parkway. He explained the building  
36 is not a standard metal building; it is a custom building with structural metal  
37 components. The Planning Commission recommended the colors associated with  
38 Option 1.  
39

40 There was discussion regarding the color options and whether colors other than earth  
41 tones are a good thing. The council agreed the colors in option 1 are a good choice.  
42

43 Ray Snyder discussed the proposed changes in the land use. He reviewed the site  
44 plan.  
45

46 Councilmember Baca asked if this is the site was the old visitor center and  
47 commented that this should relieve some of the pressures of the trucks at the  
48 Bloomington round about.  
49

50 Mayor Pike opened the public hearing,  
51

52 Judy Bozeman asked if this will replace the truck stop at Bloomington. Does it move  
53 it to Exit 2?  
54

55 City Manager Esplin commented that he thinks the SITLA master plan shows a truck  
56 stop on the north side of the interchange, however, this isn't that project; rather it is  
57 a separate item.  
58

4  
5 Judy Bozeman asked if the truck stop would be further north.

6  
7 City Manager Esplin described where the truck stop is proposed to be located.

8  
9 Judy Bozeman stated that this will add to the city coffers as they are expensive.

10  
11 City Manager Esplin agreed.

12  
13 Seeing no other comments, Mayor Pike closed the public hearing and asked for a  
14 motion.

15  
16 **MOTION:** A motion was made by Councilmember Arial to approve zone change  
17 amending the existing PD-C (Planned Development Commercial) zone  
18 in area 2.3 of the Atkinville Interchange Zone Plan and the 5<sup>th</sup>  
19 amendment to the Atkinville Interchange Master Plan on approximately  
20 27.14 acres generally located in the vicinity of the former Utah Travel  
21 Center located east of the I-15 Freeway in the Milepost 2 Interchange.

22 **SECOND:** The motion was seconded by Councilmember Bowcutt with the addition  
23 that option 1 for be used for the colors of the building.

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

- 25  
26 Councilmember Hughes – aye  
27 Councilmember Bowcutt – aye  
28 Councilmember Arial – aye  
29 Councilmember Baca – aye

30  
31 The vote was unanimous and the motion carried.

32  
33 **PUBLIC HEARING/STREET VACATION/ORDINANCE:**

34 **Public hearing to consider vacating a portion of 250 North Street**  
35 **between Main Street and 100 East Street. City of St. George,**  
36 **applicant.**

37  
38 City Manager Esplin explained this action is to vacate a portion of 250 North between  
39 Main Street and 100 East.

40  
41 The location of the property was discussed.

42  
43 Mayor Pike opened the public hearing

44  
45 Debra Hallavay commented that she lives on 100 North and asked what affect it will  
46 have.

47  
48 City Manager Esplin said it doesn't change the use; it's just a wider right of way than  
49 the city needs.

50  
51 Seeing no one else to speak, Mayor Pike closed the public hearing.

52  
53 **MOTION:** A motion was made by Councilmember Baca to approve vacating a  
54 portion of 250 North Street between Main Street and 100 East Street.

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

56 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
57

5 Councilmember Hughes – aye  
6 Councilmember Bowcutt – aye  
7 Councilmember Arial – aye  
8 Councilmember Baca – aye  
9

10 The vote was unanimous and the motion carried.  
11

12 **AMEND INTERLOCAL AGREEMENT/RESOLUTION:**

13 **Consider approval of a resolution approving an amendment to the**  
14 **Interlocal Agreement between the City of St. George and the**  
15 **Southwest Special Service District regarding fire services for The**  
16 **Ledges, Trails and JEL Ranch subdivisions.**  
17

18 City Manager Esplin explained the South West Special Service District provides fire  
19 protection for the Ledges as it's closer than city fire stations. This allows the fire  
20 protection rating for residents to be lower. This action is a technical change which  
21 specifies that the special service district is the initial agency to respond.  
22

23 City Attorney Guzman added that the resolution states the coverage is 24 hours a day  
24 7 days a week. He indicated the South West Special Service District has already  
25 approved it.  
26

27 **MOTION:** A motion was made by Councilmember Arial to approve the  
28 amendment to the Interlocal Agreement between the City of St. George  
29 and the Southwest Special Service District regarding fire services for  
30 The Ledges, Trails and JEL Ranch subdivisions.

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

32 **VOTE:** Mayor Pike called for a roll call vote, as follows:  
33

34 Councilmember Hughes – aye  
35 Councilmember Bowcutt – aye  
36 Councilmember Arial – aye  
37 Councilmember Baca – aye  
38

39 The vote was unanimous and the motion carried.  
40

41 **AMEND CERTAIN WATER RATES/RESOLUTION:**

42 **Consider approval of a resolution amending certain water rates.**  
43

44 City Manager Esplin explained this is a technical correction. When the council  
45 approved the FY 2017 budget, it included an approval of a resolution for the water  
46 services rates. The calculation of the rates was not correct in the resolution. This  
47 action makes the resolution current and correct. He explained there is no change to  
48 the rates as they were approved.  
49

50 **MOTION:** A motion was made by Councilmember Baca to approve a resolution  
51 amending certain water rates for the 5,000 to 10,000 gallon tier from  
52 \$0.78 per 1,000 to \$1.08 per 1,000 gallons uses as discussed and  
53 approved in the Fiscal Year 2016-2017 budget.

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

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

5 Councilmember Hughes – aye  
6 Councilmember Bowcutt – aye  
7 Councilmember Arial – aye  
8 Councilmember Baca – aye  
9

10 The vote was unanimous and the motion carried.  
11

12 **INTERLOCAL AGREEMENT/RESOLUTION:**

13 **Consider approval of a resolution approving an interlocal agreement**  
14 **between the City of St. George and the Neighborhood Redevelopment**  
15 **Agency of the City of St. George for the Millcreek CDA.**  
16

17 City Manager Esplin explained this action would allow the city to enter into an  
18 interlocal agreement for creation of the CDA for 15 years in the Millcreek Industrial  
19 park. It will allow property taxes to go to the CDA, allowing businesses to expand.  
20

21 Mayor Pike commented that this will enable the city to provide incentives to  
22 companies such as RAM Company and Quality Park Products; existing companies that  
23 have for many years been employers that have provided higher wage jobs.  
24

25 City Manager Esplin explained these are post performance incentives, meaning a  
26 company will get back some of their taxes based on its added value. After the period  
27 of time the new dollars will go on the tax role. This has been successful in the Fort  
28 Pierce Industrial Park.  
29

30 Councilmember Baca commented that companies like RAM Company are sought after  
31 to move out of St. George, but they are providing services and employment to the  
32 city.  
33

34 **MOTION:** A motion was made by Councilmember Arial to approve an interlocal  
35 agreement between the City of St. George and the Neighborhood  
36 Redevelopment Agency of the City of St. George for the Millcreek CDA.

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

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

40 Councilmember Hughes – aye  
41 Councilmember Bowcutt – aye  
42 Councilmember Arial – aye  
43 Councilmember Baca – aye  
44

45 The vote was unanimous and the motion carried.  
46

47 **INTERLOCAL AGREEMENT/RESOLUTION:**

48 **Consider approval of a resolution approving an interlocal agreement**  
49 **between the City of St. George and the Neighborhood Redevelopment**  
50 **Agency of the City of St. George for the Central Business District CDA.**  
51

52 City Manager Esplin explained this is a similar request but in the downtown area.  
53 There has been a previous CDA in the downtown area that has been successful. The  
54 city has made use of CDA, RDA and EDA's to encourage development in downtown  
55 which is an area that may not be as easy to develop. This agreement is for 44 acres  
56 in our downtown area. The aim is to keep the downtown more vital than it is  
57 currently.

5 Councilmember Baca commented that it shows the working relationship between  
6 private entities, the city and other taxing entities that work for this.  
7

8 Mayor Pike commented that there has been incredible support from the other entities.  
9 He complimented City Manager Esplin for sticking with this process which has taken  
10 many years.  
11

12 **MOTION:** A motion was made by Councilmember Arial to approve an interlocal  
13 agreement between the City of St. George and the Neighborhood  
14 Redevelopment Agency of the City of St. George for the Central  
15 Business District CDA. The terms are 100% of the tax increment for 15  
16 years.

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

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

20 Councilmember Hughes – aye  
21 Councilmember Bowcutt – aye  
22 Councilmember Arial – aye  
23 Councilmember Baca – aye  
24

25 The vote was unanimous and the motion carried.  
26

27 **SET PUBLIC HEARINGS:**

28 Planner Ray Snyder advised at its meeting held on July 12, 2016, the Planning  
29 Commission recommended setting public hearings on August 4, 2016 to consider:  
30 A) a General Plan amendment by amending the General Plan from MDR (Medium  
31 Density Residential) to COM (Commercial) on approximately 2.738 acres located on  
32 River Road at approximately 3100 South; property is Fossil Hills Parcel 1; B) a  
33 General Plan Amendment to amend the General Plan from LDR (Low Density  
34 Residential) to PO (Professional Office) on approximately 8.66 acres; property is  
35 located at approximately 550 East and 650 East Riverside Drive; C) a General Plan  
36 amendment to amend the General Plan from LDR (Low Density Residential) to MDR  
37 (Medium Density Residential) on approximately 0.81 acres; property is located on  
38 Canyon View Drive; and D) a General Plan Amendment to amend the General Plan  
39 from FP (Flood Plain) to HDR (High Density Residential) on approximately 4.7 acres  
40 generally located west of the logical extension of 2450 East and the Virgin River; the  
41 project is River Walk Village.  
42

43 Mayor Pike asked if all will be there on Aug 4, 2016 as he will not be at that meeting.  
44 All council members indicated they would be in attendance.  
45

46 **MOTION:** A motion was made by Councilmember Bowcutt to set for public  
47 hearing on August 4, 2016 on those items listed above.

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

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

51 Councilmember Hughes – aye  
52 Councilmember Bowcutt – aye  
53 Councilmember Arial – aye  
54 Councilmember Baca – aye  
55

56 The vote was unanimous and the motion carried.

5 **FINAL PLAT AMENDMENT:**

6 Wes Jenkins presented the request to amend the final plat for Estancia Phase 1  
7 Amended located at 1111 South Plantations Drive; zoning is PD-R.  
8

9 **MOTION:** A motion was made by Councilmember Hughes approve the request to  
10 amend the final plat for Estancia Phase 1 Amended located at 1111  
11 South Plantations Drive.

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

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

15 Councilmember Hughes – aye  
16 Councilmember Bowcutt – aye  
17 Councilmember Arial – aye  
18 Councilmember Baca – aye  
19

20 The vote was unanimous and the motion carried.  
21

22 **FINAL PLAT AMENDMENT:**

23 Wes Jenkins presented the request to amend the final plat for Jedora Estates Phase 3  
24 Amended and Extended located at 2515 South 1960 East Circle and 2252 South 1960  
25 East Circle; zoning is R-1-10.  
26

27 **MOTION:** A motion was made by Councilmember Hughes to amend the final  
28 subdivision plat for Jedora Estates Phase 3 Amended and Extended  
29 located at 2515 South 1960 East Circle and 2252 South 1960 East  
30 Circle.

31 **SECOND:** The motion was seconded by Councilmember Baca.

32 **VOTE:** Mayor Pike called for a vote, as follows:  
33

34 Councilmember Hughes – aye  
35 Councilmember Bowcutt – aye  
36 Councilmember Arial – aye  
37 Councilmember Baca – aye  
38

39 The vote was unanimous and the motion carried.  
40

41 **FINAL PLAT AMENDMENT:**

42 Wes Jenkins presented the request to amend the final plat for Morningside  
43 Professional Plaza 3<sup>rd</sup> Amended; zoning is C-3.  
44

45 Councilmember Bowcutt asked if the plat will still meet all parking requirements.  
46

47 Wes Jenkins replied, yes.  
48

49 There was discussion regarding what will be built in the future. Also discussed where  
50 the laundromat and the location of the old landscaping.  
51

52 **MOTION:** A motion was made by Councilmember Arial to approve the request to  
53 amend the plat for Morningside Professional Plaza 3<sup>rd</sup> Amended and to  
54 merge lots 8 and 13 together into one lot.

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

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

5 Councilmember Hughes – aye  
6 Councilmember Bowcutt – aye  
7 Councilmember Arial – aye  
8 Councilmember Baca – aye  
9

10 The vote was unanimous and the motion carried.  
11

12 **FINAL PLAT AMENDMENT:**

13 Wes Jenkins presented the request to amend the final plat for U.S. Bank Subdivision  
14 Amended; zoning is C-4.  
15

16 Councilmember Bowcutt left at 6:19 pm.  
17

18 Wes Jenkins explained this is action should be subject to a shared parking and access  
19 agreement with stalls that cross property lines.  
20

21 The council discussed that the amended plat will allow the property to be developed  
22

23 **MOTION:** A motion was made by Councilmember Baca to approve the request to  
24 amend the final plat for U.S. Bank subdivision subject to shared  
25 parking and access to shared parking between lots 1 and 2.

26 **SECOND:** The motion was seconded by Councilmember Hughes.  
27

28 Councilmember Bowcutt returned at 6:21 pm.  
29

30 **VOTE:** Mayor Pike called for a vote, as follows:  
31

32 Councilmember Hughes – aye  
33 Councilmember Bowcutt – did not vote  
34 Councilmember Arial – aye  
35 Councilmember Baca – aye  
36

37 The vote was unanimous and the motion carried.  
38

39 **FINAL PLAT AMENDMENT:**

40 Wes Jenkins presented the request to amend the final plat for Lot 9 and 11, Quail  
41 Valley Estates.  
42

43 **MOTION:** A motion was made by Councilmember Arial to amend the final plat for  
44 Lot 9 and 10.

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

47 There was a question regarding if it's lots 9 and 10 or 9 and 11. Mayor Pike clarified  
48 that the motion is for lots 9 and 11.  
49

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

52 Councilmember Hughes – aye  
53 Councilmember Bowcutt – aye  
54 Councilmember Arial – aye  
55 Councilmember Baca – aye

5 The vote was unanimous and the motion carried.  
6

7 **FINAL PLAT:**

8 Wes Jenkins presented the final plat for Entrada at Snow Canyon "Chaco West" Phase  
9 3A, a 4-lot residential subdivision located at approximately 3000 West and 2300  
10 North; zoning is PD-R. He indicated that if it's approved it needs to be subject to JUC  
11 approval.  
12

13 **MOTION:** A motion was made by Councilmember Hughes to approve final plat for  
14 Entrada at Snow Canyon "Chaco West" Phase 3A, a 4-lot residential  
15 subdivision located at approximately 3000 West and 2300 North  
16 subject to JUC approval

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

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

20 Councilmember Hughes – aye  
21 Councilmember Bowcutt – aye  
22 Councilmember Arial – aye  
23 Councilmember Baca – aye  
24

25 The vote was unanimous and the motion carried.  
26

27 **FINAL PLAT:**

28 Wes Jenkins presented the final plat for Estancia Phase 2, a 16-unit residential  
29 condominium subdivision located at 1111 South Plantations Drive; zoning is PD-R.  
30

31 **MOTION:** A motion was made by Councilmember Hughes to approve the final plat  
32 for Estancia Phase 2, a 16-unit residential condominium subdivision  
33 located at 1111 South Plantations Drive.

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

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

37 Councilmember Hughes – aye  
38 Councilmember Bowcutt – aye  
39 Councilmember Arial – aye  
40 Councilmember Baca – aye  
41

42 The vote was unanimous and the motion carried.  
43

44 **FINAL PLAT:**

45 Wes Jenkins presented the final plat for Fieldstone Phase 4, a 26-lot residential  
46 subdivision located at approximately 2125 East and 3440 South; zoning is R-1-10.  
47 He indicated it should be on condition that the developer and city can work out an  
48 agreement for road improvements. The developer would still be responsible for the  
49 landscape strip. The developer is proposing to give the money to the city so when  
50 the road develops, the city will do the landscape.  
51

52 City Manager Esplin explained improvements weren't done when the property was  
53 annexed into the city. So the city took responsibility for the road improvements. This  
54 action would allow the road to be improved to the full width right now. Staff feels it's  
55 a good trade off to finish the road. The only risk is if costs go up between now and  
56 when it's done.

5 Councilmember Bowcutt asked if the road is finished now, will there be a block wall  
6 constructed?  
7

8 Wes Jenkins replied no, the city will finish the road to a point shown on the screen  
9 but it will dead end.  
10

11 **MOTION:** A motion was made by Councilmember Arial approve final plat for  
12 Fieldstone Phase 4 a 26-lot residential subdivision located at  
13 approximately 2125 East and 3440 South subject to working out an  
14 agreement on the development of the road.

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

16 **VOTE:** Mayor Pike called for a vote, as follows:  
17

18 Councilmember Hughes – aye

19 Councilmember Bowcutt – aye

20 Councilmember Arial – aye

21 Councilmember Baca – aye  
22

23 The vote was unanimous and the motion carried.  
24

25 **FINAL PLAT:**

26 Wes Jenkins presented the final plat for SunRiver St. George Phase 56, a 21-lot  
27 residential subdivision located at approximately 1170 West and 4320 South; zoning is  
28 PD-R.  
29

30 There was discussion regarding how many phases are left to develop.  
31

32 **MOTION:** A motion was made by Councilmember Baca to approve the final plat  
33 for SunRiver St. George Phase 56 a 21-lot residential subdivision  
34 located at approximately 1170 West and 4320 South

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

36 **VOTE:** Mayor Pike called for a vote, as follows:  
37

38 Councilmember Hughes – aye

39 Councilmember Bowcutt – aye

40 Councilmember Arial – aye

41 Councilmember Baca – aye  
42

43 The vote was unanimous and the motion carried.  
44

45 **FINAL PLAT:**

46 Wes Jenkins presented the final plat for SunRiver St. George Phase 57, a 2-lot  
47 residential subdivision located at approximately 1200 West and 4190 South; zoning is  
48 PD-R. He indicated the only condition is that Phase 56 will need to be recorded before  
49 Phase 57 as all access to 57 is through 56.  
50

51 **MOTION:** A motion was made by Councilmember Arial to approve the final plat  
52 for SunRiver St. George Phase 57, a 2-lot residential subdivision  
53 located at approximately 1200 West and 4190 South

54 **SECOND:** The motion was seconded by Councilmember Baca.

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

5 Councilmember Hughes – aye  
6 Councilmember Bowcutt – aye  
7 Councilmember Arial – aye  
8 Councilmember Baca – aye  
9

10 The vote was unanimous and the motion carried.  
11

12 **PRELIMINARY PLAT:**

13 Wes Jenkins presented the preliminary plat for Bloomington Country Club – No. 11, a  
14 28-lot residential subdivision located at 3174 South Bloomington Drive East; zoning is  
15 R-1-10.  
16

17 There was discussion regarding the gutter and sidewalks which are required with new  
18 development. There was discussion regarding a piece of property Bloomington  
19 County Club will retain ownership and maintain.  
20

21 Councilmember Bowcutt commented that circular driveways should be recommended  
22 due to traffic and sight distance issues.  
23

24 City Manager Esplin indicated it could be a requirement in the final plat. He also  
25 indicated the city is considering completing improvements as part of Bloomington  
26 Drive.  
27

28 **MOTION:** A motion was made by Councilmember Arial to approve the preliminary  
29 plat for Bloomington County Club number 11, a 28 lot residential  
30 subdivision located at 3174 South Bloomington Drive East.

31 **SECOND:** The motion was seconded by Councilmember Baca.

32 **VOTE:** Mayor Pike called for a vote, as follows:  
33

34 Councilmember Hughes – aye  
35 Councilmember Bowcutt – aye  
36 Councilmember Arial – aye  
37 Councilmember Baca – aye  
38

39 The vote was unanimous and the motion carried.  
40

41 **PRELIMINARY PLAT:**

42 Wes Jenkins presented the preliminary plat for Resort Vacation Villas at Bloomington  
43 Country Club, a 48-lot residential subdivision located at 3100 South Bloomington  
44 Drive East; zoning is PD-R.  
45

46 There was discussion regarding the resurfacing of the road to bring it up to city  
47 specifications and whether a water line would be changed at the same time. How the  
48 cost of the upgrade to the road would be handled was discussed.  
49

50 Wes Jenkins indicated the developer is requesting the city assist with upgrading the  
51 road.  
52

53 City Manager Esplin indicated that if the road doesn't meet current city specifications,  
54 it is up to the developer to cover the full cost of bringing it into compliance.  
55  
56  
57

5 There was discussion regarding adding curb and gutter and that the developer is  
6 responsible to add curb and gutter only to the side of the street that will be  
7 developed.  
8

9 Councilmember Baca asked regarding the turnaround space for the fire trucks.  
10

11 Wes Jenkins indicated the developer isn't proposing a turn around so they will  
12 sprinkle the buildings for fire protection.  
13

14 City Manager Esplin commented that the fire department will fight any fires from the  
15 road.  
16

17 Councilmember Arial asked if the units will be short term rentals.  
18

19 City Manager Esplin indicated that if approved, they will be short term rentals.  
20

21 Mayor Pike commented that short term rentals are approved in areas where it works  
22 well.  
23

24 **MOTION:** A motion was made by Councilmember Arial approve preliminary plat  
25 for Resort Vacation Villas at Bloomington Country Club, a 48-lot  
26 residential subdivision located at 3100 South Bloomington Drive East.  
27

28 **SECOND:** The motion was seconded by Councilmember Bowcutt.  
29

30 **VOTE:** Mayor Pike called for a vote, as follows:  
31

32 Councilmember Hughes – aye  
33 Councilmember Bowcutt – aye  
34 Councilmember Arial – aye  
35 Councilmember Baca – aye  
36

37 The vote was unanimous and the motion carried.  
38

39 **PRELIMINARY PLAT:**

40 Wes Jenkins presented the preliminary plat for Maple Estates, a 58-lot residential  
41 subdivision located on the east side of Copper Cliff Drive, formerly 3000 East and  
42 between Banded Hills Drive and Maple Mountain Drive; zoning is R-1-10.  
43

44 The council discussed the location of the development, which is near the hillside and  
45 the amount of land dedicated to the city to collect run off from the hillside.  
46

47 City Manager Esplin explained the biggest concern with run off is the new federal  
48 regulations in the storm water retention act. In the past the property owners had  
49 responsibility to take water through their property. However, staff believes it is better  
50 long term to manage the run off so that it is clear the city is complying with the storm  
51 water retention act.  
52

53 Wes Jenkins explained in the past, developers have been allowed to convey run off  
54 through the property. But it has been very difficult to enforce the conveyance of run  
55 off in compliance with the storm water retention act.  
56

57 City Manager Esplin explained the easement will connect to the storm drains and  
58 allow access to clean the storm drains.  
59

60 There was discussion regarding how the development connects to Banded Hills.  
61

5 There was discussion regarding access to the boulder area through the storm drain  
6 easement.  
7

8 **MOTION:** A motion was made by Councilmember Hughes to approve the  
9 preliminary plat for Maple Estates a 58-lot residential subdivision  
10 located on the east side of Copper Cliff Drive, formerly 3000 East and  
11 between Banded Hills Drive and Maple Mountain Drive.

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

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

- 15 Councilmember Hughes – aye
- 16 Councilmember Bowcutt – aye
- 17 Councilmember Arial – aye
- 18 Councilmember Baca – aye

19  
20 The vote was unanimous and the motion carried.  
21

22 **PRELIMINARY PLAT:**

23 Wes Jenkins presented the preliminary plat for Residences at Four Fifty, a 38-pad  
24 residential subdivision located at the northwest corner of the intersection of 450  
25 North and 2720 East; zoning is PD-R.  
26

27 There was discussion regarding an agreement to put the road in and improvements  
28 that are being done.  
29

30 There was discussion regarding the cost for landscaping and how those costs should  
31 be covered by the developer. The developer is willing to bond for 120% of estimated  
32 costs. The discussion included how to estimate what the costs will be when the  
33 landscaping is done.  
34

35 City Manager Esplin suggested staff request a cost estimate before the final plat is  
36 presented.  
37

38 City Attorney Guzman indicated the city would also need a drop dead date at some  
39 point to make sure the landscaping gets done.  
40

41 There was discussion regarding space on the west side of the development. That  
42 space is for a road and landscape area.  
43

44 **MOTION:** A motion was made by Councilmember Arial to approve preliminary  
45 plat for Residences at Four Fifty, a 38-pad residential subdivision  
46 located at the northwest corner of the intersection of 450 North and  
47 2720 East.

48 **SECOND:** The motion was seconded by Councilmember Baca.

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

- 51 Councilmember Hughes – aye
- 52 Councilmember Bowcutt – aye
- 53 Councilmember Arial – aye
- 54 Councilmember Baca – aye

55  
56 The vote was unanimous and the motion carried.

5 **PRELIMINARY PLAT:**

6 Wes Jenkins presented the preliminary plat for The Lofts, a 46-pad residential  
7 subdivision located at the north end of 1790 West off Plantations Drive; zoning is PD-  
8 R.  
9

10 **MOTION:** A motion was made by Councilmember Hughes to approve preliminary  
11 plat for The Lofts a 46-pad residential subdivision located at the north  
12 end of 1790 West off Plantations Drive.

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

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

16 Councilmember Hughes – aye  
17 Councilmember Bowcutt – aye  
18 Councilmember Arial – aye  
19 Councilmember Baca – aye  
20

21 The vote was unanimous and the motion carried.  
22

23 **PRELIMINARY PLAT:**

24 Wes Jenkins presented the preliminary plat for Grand Heights, a 66-lot residential  
25 subdivision located along the east side of Cottonwood Springs Drive at the  
26 intersection of Cottonwood Springs Drive and Red Rock Drive; zoning is R-1-10.  
27

28 Mayor Pike asked what has the experience been with no build no disturb  
29 requirements on property.  
30

31 City Manager Esplin explained staff will have to watch for it but can't require that the  
32 property be deeded to the city. It is possible to require the pads and build area to be  
33 designated on the plats as a requirement.  
34

35 There was discussion regarding the possibility of sheds and other out buildings being  
36 built in areas that are designated as do not disturb. The question was raised as to  
37 what to do in the event the area is disturbed, whether it's privately owned or  
38 dedicated to the city.  
39

40 Wes Jenkins indicated there is a fair amount of grade change on the property. There  
41 is a proposal to construct two stacked rock walls. Any retaining wall built over four  
42 feet will be built as part of the subdivision. The developer has asked if the city would  
43 take an area for a park. He explained he has met with parks department and they  
44 felt it was acceptable assuming an area of the hillside is dedicated to the city. There  
45 was an area with a sidewalk that would need to be moved.  
46

47 There was discussion regarding the amount of elevation difference on the property  
48 and that the developer will build any retaining walls that need to be four feet or  
49 higher.  
50

51 There was discussion regarding the road width and the ability to get fire trucks in and  
52 out of the subdivision.  
53

54 Wes Jenkins indicated a fire truck can get access, although it's tight, it meets city  
55 standards.  
56

57 There was discussion regarding the old plat for the area and roads that go up the  
58 hillside. There are some roads that would have to be vacated.

5 City Attorney Guzman recommended cleaning all those issues up.  
6

7 The road width was discussed; it's 32 feet wide and very steep. It would require  
8 cutting in the hillside to widen the road.  
9

10 Councilmember Bowcutt left at 7:10 pm.  
11

12 It was noted that cutting into the hillside would be very difficult and very expensive.  
13

14 **MOTION:** A motion was made by Councilmember Arial to approve preliminary  
15 plat for Grand Heights, a 66-lot residential subdivision located along  
16 the east side of Cottonwood Springs Drive at the intersection of  
17 Cottonwood Springs Drive and Red Rock Drive.

18 **SECOND:** The motion was seconded by Councilmember Baca.

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

21 Councilmember Hughes – aye  
22 Councilmember Bowcutt – absent  
23 Councilmember Arial – aye  
24 Councilmember Baca – aye  
25

26 The vote was unanimous and the motion carried.  
27

28 **SALE OF CITY PROPERTY:**

29 **Consider the sale of City property in front of property on 250 North at**  
30 **approximately 60 East to Matt Glendenning.**  
31

32 City Manager Esplin recommending to sell the property in front of the home for \$1.50  
33 square foot. This is similar to what has been done in Bloomington and Bloomington  
34 Hills  
35

36 Councilmember Bowcutt: returned 7:12  
37

38 **MOTION:** A motion was made by Councilmember Hughes to approve the sale of  
39 city property in front of property on 250 North at approximately 60  
40 East to Matt Glendenning.

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

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

44 Councilmember Hughes – aye  
45 Councilmember Bowcutt – aye  
46 Councilmember Arial – aye  
47 Councilmember Baca – aye  
48

49 The vote was unanimous and the motion carried.  
50

51 **ADJOURN TO REDEVELOPMENT AGENCY MEETING:**

52 **MOTION:** A motion was made by Councilmember Baca to adjourn the regular  
53 meeting and move into RDA.

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

55 **VOTE:** Mayor Pike called for a vote, as follows:  
56

5 Councilmember Hughes – aye  
6 Councilmember Bowcutt – aye  
7 Councilmember Arial – aye  
8 Councilmember Baca – aye  
9

10 The vote was unanimous and the motion carried.  
11

12 The meeting was reconvened following St. George Neighborhood Redevelopment Agency.  
13

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

15 Councilmember Baca indicated the dinosaur foundation received the city's rap tax of  
16 about \$3,000.  
17

18 Councilmember Hughes indicated there is very little if any affordable housing. It's a  
19 sign of what's going on in the economy and that industry is doing well.  
20

21 **ADJOURN TO CLOSED SESSION:**

22 **MOTION:** A motion was made by Councilmember Arial to adjourn to a closed  
23 session for the discussion of property sale and litigation.

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

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

27 Councilmember Hughes – aye  
28 Councilmember Bowcutt – aye  
29 Councilmember Arial – aye  
30 Councilmember Baca – aye  
31

32 The vote was unanimous and the motion carried.  
33

34 **RECONVENE THE REGULAR MEETING:**

35 **MOTION:** A motion was made by Councilmember Hughes to reconvene the  
36 regular meeting.  
37

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

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

41 Councilmember Hughes – aye  
42 Councilmember Bowcutt – aye  
43 Councilmember Arial – aye  
44 Councilmember Baca – aye  
45

46 The vote was unanimous and the motion carried.  
47

48 **REPORT FROM THE MAYOR:**

49 Mayor Pike indicated President Williams reviewed the campus master plan with  
50 himself, City Manager Esplin and Councilmember Arial. This is related to the plans for  
51 the stadium and pool. The University doesn't want to bond for all of the projects.  
52 President Williams provided some rough cost estimates and asked if the city would be  
53 willing to contribute funds for the project.  
54  
55

5 There was discussion regarding what the benefit to the city would be and if there  
6 would be any benefit from tourism funds. The city gets roughly 20% of the amount  
7 collected for tourism. The discussion included considering a possible nexus for  
8 community events such as the 4<sup>th</sup> of the July.  
9

10 City Manager Esplin commented that the city currently has an unfunded liability of  
11 approximately 1.6 million dollars for the Sand Hollow Aquatic Center (SHAC). Dixie  
12 State University (DSU) is planning to construct a new pool and allow general public  
13 use. He wondered if that would result in a loss of revenue as it would draw more  
14 people to the DSU pool from the SHAC.  
15

16 Councilmember Arial suggested that any agreement would need to include some sort  
17 of usage of DSU facilities in return.  
18

19 City Manager Esplin thinks President Williams wants to share facilities with the  
20 community.  
21

22 There was discussion of a piece of property that is jointly owned by the city and DSU.  
23 The city could deed its interest in the property to DSU as a means of contributing to  
24 the project.  
25

26 There was discussion regarding the amount of funding DSU is requesting.  
27

28 Mayor Pike indicated he wasn't provided a firm figure but expects DSU would like  
29 about two million dollars from the city.  
30

31 There was discussion regarding the possible public access to the pool and the track  
32 facilities.  
33

34 **ADJOURN:**

35 **MOTION:** A motion was made by Councilmember Arial to adjourn the city council  
36 meeting.

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

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

40 Councilmember Hughes – aye  
41 Councilmember Bowcutt – aye  
42 Councilmember Arial – aye  
43 Councilmember Baca – aye  
44

45 The vote was unanimous and the motion carried.  
46  
47  
48  
49  
50  
51