

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

## Request For Council Action

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**Date Submitted** 2016-10-03 08:25:35**Applicant** Barb Berrett**Quick Title** Recloser for substations**Subject** Request award of bid for reclosers for the Eastridge and Snow Canyon Substation upgrades. Three bids were provided for the equipment. Eaton/Cooper - Anixter Inc was the low bid in the amount of \$103,518.00. This is for 6 reclosers.**Discussion****Cost** \$103518.00**City Manager Recommendation** Recommend approval. Included in current fiscal budget.**Action Taken****Requested by** Laurie Mangum**File Attachments** [DOC.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [DOC.pdf](#)



**CITY OF ST. GEORGE**  
175 East 200 North  
St. George, Utah 84770

## **M E M O R A N D U M**

**TO:** Connie Hood

**FROM:** Barb Berrett

**DATE:** 10/3/2016

**RE:** Eastridge and Snow Canyon Substations Circuit Breakers Inquiry No. 16-0042 and Reclosers Inquiry No. 16-0043

We have received and reviewed the proposals for the Circuit Breakers and Reclosers and have the following recommendations

**(2) 69kV Circuit Breaker Inquiry No. 16-0043**

This is a sole source item and the proposal was provided by ElectroTech, Inc/Siemens Industry, Inc. The proposal provided 2 options. We feel that option 2 meets the specifications and needs for this application. The unit price for this item is \$37,073.00 and the bid was for 2 breakers. The total price to supply the breakers is \$74,146.00. Attached is a sole source form for this equipment. Laurie will come sign the form when she is back in town today.

**(6) Reclosers Inquiry No. 16-0043**

Three bids were provided for this equipment and Eaton/Cooper – Anixter Inc was the low bidder. We recommend that the bid in the amount of \$103,518.00 be awarded to them. Included is a copy of the bid tabulations for this equipment.

Please put this on the October 6 City Council Agenda for approval.

Thank you and if there is anything else that you need please let me know.

**SOLE SOURCE PURCHASE  
FORM**

Attach this form to the Purchase Requisition when it is necessary to make a sole source purchase. "Contracts which by their nature are not adapted to an award by competitive bidding, such as contracts for items available from a single source only, ...Notwithstanding the exception from competitive bidding requirements, the City shall advertise in the same manner as provided in Section 9-5-4(1) ...and request proposals prior to the purchase of items stated herein whenever it is reasonable to do so." (Purchasing Ordinance, Chapter 5, Section 9-5-5 (1)).

Department ENERGY SERVICES Date 9/29/16

Purchase Requisition # \_\_\_\_\_

Description of Item(s) Purchased <sup>(2)</sup> 69KV SF PUFFER CIRCUIT BREAKER

QUOTE FOR (2) BREAKERS = \$74,146  
INQUIRY NO. 16-0042

Reason Deemed Sole Source: SIEMENS BREAKERS IS WHAT HAS BEEN USED ON ALL SUBSTATIONS & IS CONSISTANT WITH OUR INVENTORY OF SPARE PARTS

VENDOR: ELECTROTECH INC / SIEMENS INDUSTRY INC.

Clear and convincing evidence has been presented to me that this is the sole source vendor for this purchase.

\_\_\_\_\_  
Department Head's Signature

\_\_\_\_\_  
Date

Eastridge and Snow Canyon Substations Phase 2 Reclosers  
 BID TABULATION 10-03-2016

BID SCHEDULE A									
ITEM #	DESCRIPTION	QTY	UNIT	Cooper/Eaton - Anixter Inc		Siemens		G&W - Anixter Inc	
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Reclosers	6	Each	\$17,253.00	\$103,518.00	\$18,918.00	\$113,508.00	\$23,939.00	\$143,634.00
<b>TOTAL OF BID SCHEDULE</b>					<b>\$103,518.00</b>		<b>\$113,508.00</b>		<b>\$143,634.00</b>

**DRAFT**Agenda Item Number : **2B**

## Request For Council Action

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**Date Submitted** 2016-10-03 08:20:41**Applicant** Barb Berrett**Quick Title** Circuit breakers for substations**Subject** Request approval to order circuit breakers for Eastrdige and Snow Canyon Substation upgrades. The circuit breaker is a sole source item. Staff is recommending the bid be awarded to Electro Tech Inc/Siemens Industry in the amount of \$74,146 for 2 circuit breakers.**Discussion****Cost** \$0.00**City Manager Recommendation** Recommend approval. Project included in current budget.**Action Taken****Requested by** Laurie Mangum**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** For bid details, please see the agenda item for the reclosers.

**DRAFT**Agenda Item Number : **2C**

## Request For Council Action

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**Date Submitted** 2016-09-28 15:58:33**Applicant** Rod Carter**Quick Title** GE Testing for Millcreek Units 1 & 2**Subject** This is a request to approve the testing of both Millcreek units.**Discussion** This is WECC and NERC required testing of the units. This is required to remain compliant with federal regulations. The testing is a 5 year renewal.**Cost** \$56,100**City Manager Recommendation** Required testing. Recommend approval.**Action Taken****Requested by** Laurie Mangum**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** This is a budgeted item. It is being reviewed by legal this week. It is a sole source item.

**DRAFT**Agenda Item Number : **2D**

## Request For Council Action

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**Date Submitted** 2016-09-27 15:49:33**Applicant** C. Hood**Quick Title** Bid Award**Subject** LED Street Light Heads for Energy Warehouse**Discussion** These are the HADCO, Hubble, Cree or Cooper Streetlight Heads for Energy Dept. These are specific brands that are unique and authorized to be distributed and sold by the manufacturer's chosen suppliers.**Cost** \$135,520.61**City Manager Recommendation** Inventory for the Energy Services department. Recommend approval.**Action Taken****Requested by** Dennis Jorgensen**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** 10 year warranty and a 1% discount was included in the low bid from Border States

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

## Request For Council Action

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**Date Submitted** 2016-09-30 11:14:30

**Applicant** C. Hood

**Quick Title** NJPA Bid Award for Vacuum Sewer Cleaner

**Subject** (2) New 2016 Combination Jet/Vaccum Sewer Clean Vaccon Model

**Discussion** This is for the purchase of (2) Vacuum Sewer Cleaners. One is for the Wastewater Department and the other for the Irrigation Department. They come with a 5 year guarantee trade-in value of \$ 192,036 and \$ 203,541.00.

**Cost** \$363,244.00

**City Manager Recommendation** Costs are included in the Water and Wastewater budgets for 2016-2017. Recommend approval.

**Action Taken**

**Requested by** Courtney Stephens/FI

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** Purchased on the NJPA Contract 022014-AMI. The old units (2012 models) also had the trade-in guarantee which is applied as trade-in credit for these new units. Chassis Cabs the house these units are included for approval on this agenda.

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

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**Date Submitted** 2016-09-27 16:32:13**Applicant** C. Hood**Quick Title** State Contract Bid Award - Vaccon Body**Subject** (2)New 2017 Freightliner Chassis 114SD for Installation of a Vaccon Body. Each cost: \$ 106,821.00**Discussion** These are the chassis that will house the Vaccon Body. One is for the Wastewater Collections Dept. and the other is for Irrigation Dept.**Cost** \$213,642.00**City Manager Recommendation** Part of the purchase of the the cleaning trucks in 2E above. Within budget approved for 2016-2017.**Action Taken****Requested by****File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** State Contract #MA1460, supplier is Freightliner of Utah. There is a 5 year guarantee buy back included. The pricing and recommend for the Truck only (Vaccon) NJPA is coming later. Total budget for the complete truck and chassis is \$ \$300,000 for each deparments equipment budget

**DRAFT**

Agenda Item Number : **2G**

## Request For Council Action

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**Date Submitted** 2016-09-27 15:54:58

**Applicant** C. Hood

**Quick Title** Equipment Purchase & Trade-In Bid Award

**Subject** This is the purchase of a New 2016 John Deere 544K-II 4 WD Loader for the Streets Dept. from the State Contract held by Honnen Equipment.

**Discussion** Honnen offered a fair trade-in for our old 2006 John Deere 544J.

**Cost** \$133,926.26

**City Manager Recommendation** Included in the Streets budget for 2016-2017. Recommend approval.

**Action Taken**

**Requested by**

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** Amount of Trade-in for 2006 JD 544J is \$ 43,500.00 so the net cost of the new 2016 model will be \$ 90,426.26. Budget for this item was \$ 144, 150.00

**DRAFT**Agenda Item Number : **2H**

## Request For Council Action

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**Date Submitted** 2016-10-03 07:59:22**Applicant** Water Services**Quick Title** Change Order to WWTP SCADA Upgrade PSA**Subject** Consider approval of a change order to the WWTP SCADA Upgrade Professional Services Agreement with Automation 'N Controls

**Discussion** We are in the process of upgrading our SCADA system at the WWTP. The existing system was installed in 1989 and expanded in 1996. The existing system has been repaired and altered several times in the last 20 years to keep it functioning. The SCADA system and controls system has not been working for about 3 years, so the plant has been running in manual mode. During the course of the SCADA Upgrade project, there were several unforeseen circumstances that required changes and/or additions to the original scope of work for the project. Missing as-built drawings, undocumented changes to the system during previous automation and control fixes, inaccurate information, and failing equipment/components have all contributed to the additions to the scope of work for the project. Keith Christensen (Automation 'N Controls) has been extremely helpful and an invaluable asset for this project.

**Cost** \$230,000

**City Manager Recommendation** After getting into the SCADA system it is apparent we need to make some major changes to bring the system up to current technology. Recommend approval.

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

**DRAFT**Agenda Item Number : **21****Request For Council Action****Date Submitted** 2016-09-27 10:20:57**Applicant** Robert Stoker, Fire Chief**Quick Title** Lease/Purchase of Fire Apparatus (3 units)**Subject** Request approval forPierce Manufacturing to manufacture and furnish 3 fire engine/pumper apparatus through a lease/purchase agreement.

**Discussion** This request is for city council approval for a four year lease/purchase for three Pierce Velocity PUC pumpers (fire engines). The fire and fleet departments have been working on specifications for these apparatus since the budget was approved in July. The city received the proposal from Pierce in mid September, we have reviewed the proposal and found it meets the specifications with some minor exceptions and would request the city council approval. The city has a long history with Pierce Manufacturing spanning over twenty-five years. The current cost per apparatus is \$705,819 (\$2,117,457); However with the lease agreement, the first payment is due at the time of contract (advance payment lease and with the payment due at the time of contract, Pierce Manufacturing has discounts that the city will be able to take advantage of with a discount of approximately \$92,866 for the three pumpers which reduces the cost per apparatus to approximately \$674,864 (or \$2,024,591 total. This will be a four year lease to own through Pierce Manufacturing with yearly payments of \$520,526 providing for the \$2,024,591 purchase price plus \$57,513 in interest (at 1.90%) over the lease term. The pricing is based on the Intergovernmental Cooperative Agreement through National Purchasing Partners (NPPGOV) which includes the Fire Rescue Group Organization (Fire Rescue GPO). The city has used the NPPGOV agreement on previous purchases with Pierce Manufacturing. The apparatus will be custom built per the City of St. George specifications and has approximant build time of ten to eleven months.

**Cost** \$2,024,591**City Manager Recommendation** Lease contract for the purchase of 3 fire trucks as approved in the current budget. Long lead time may push the completion into next budget year. Lease cost within budgeted amount.**Action Taken****Requested by** Robert Stoker, Fire**File Attachments** [Pierce Proposal 962016.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments****Attachments** [Pierce Proposal 962016.pdf](#)



# PROPOSAL FOR FURNISHING FIRE APPARATUS

September 6, 2016

ST. GEORGE CITY CORPORATION  
175 East 200 North  
St. George, Utah 84770

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

Three (3) Pierce Velocity PUC Pumpers mounted on Pierce Velocity Chassis per \$ 705,819.00  
the attached proposal # 384

Pricing is based on St. George City using NPPGOV contract  
Please review the options offered sheet attached,

Total \$ 2,117,457.00

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about 10 months after receipt of this order and the acceptance thereof at our office at Appleton, Wisconsin, and to be delivered to you at St. George, Utah .

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

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

Unless accepted within 60 days from date, the right is reserved to withdraw this proposition.

Pierce Manufacturing, Inc.

By: Merrill Ross  
AUTHORIZED SALES REPRESENTATIVE  
Merrill Ross



**DRAFT**Agenda Item Number : **3A**

## Request For Council Action

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**Date Submitted** 2016-09-26 15:50:57

**Applicant** Dino X, LLC

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

**Subject** Consider a zone change amendment to the "Dinosaur Crossing" commercial center (Smith's shopping center) Pads B, D, & K to develop three (3) separate retail buildings. This property is generally located at the southeast corner of the intersection of Mall Drive and Riverside Drive.

**Discussion** The applicant is proposing to develop three buildings in the Dinosaur Crossing commercial center. Two of the buildings are along the exterior and one is adjacent to Smiths. The amendment proposal is for the elevations, materials, and site plans for each building. Planning Commission recommends approval.

**Cost** \$0.00

**City Manager Recommendation** New buildings at the Dino crossing project which requires approval of elevations, materials, etc since this is a planned development zone. Planning Commission recommends approval.

**Action Taken**

**Requested by** John Willis

**File Attachments**

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments**

# Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 09/13/2016  
CITY COUNCIL SET DATE: 09/22/2016  
CITY COUNCIL MEETING: 10/06/2016

## ZONE CHANGE: PUBLIC HEARING

Dinosaur Crossing Pads B, D, & K  
Case No. 2016-ZCA-030

- Request:** Consider a zone change amendment to the “Dinosaur Crossing” commercial center (*Smith’s shopping center*) to amend the PD-C (Planned Development Commercial) zone on approximately 7.97 acres [total for Lot 3(“B”)=1.153 acres, Lot 5(“D”)=0.917 acres, Lot 9(“K”)=5.902 acres] to develop three (3) separate retail buildings.
- Owner:** Dino X, LLC
- Representative:** Mr. Andy Spencer, Woodbury Corporation
- Background:** This is a request to review the proposed site plan / landscape plan, elevations, renderings, colors, and materials for three (3) proposed buildings (on Pads/Lots B, D, & K).
- Area:** Approx. 7.97 acres (*see exhibits*).
- Property:** This property is generally located at the southeast corner of the intersection of Mall Drive and Riverside Drive.
- Zoning:** PD-C (Planned Development Commercial)
- General Plan:** COM (Commercial)
- Height(s):**
- Pad ‘B’ Building** – This is a single story building and the maximum height will be 27’-8” (front architectural façade), however the majority of the flat roof will be 22’-8”.
- Pad ‘D’ Building** - This is a single story building and the maximum height will be 27’-8” (front architectural façade), however the majority of the flat roof will be 22’-8”.
- Pad ‘K’ Building** - This is a single story building and the maximum height will be 27’-8” (front architectural façade), however the majority of the flat roof will be 18’-8”.

**Setbacks:** The required PD-C setbacks are:  
F = 25 ft., Street Side = 25 ft., Side = 10 ft., and R = 10 ft.

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The building appears to meet and exceed the required setbacks and this will be verified during the SPR (Site Plan Review) process.

**Parking:** The Lot B building is approximately 9,000 sq. ft. and will require approx. 36 spaces.

The Lot D building is approximately 6,000 sq. ft. and shows a drive-thru lane and window. A retail use would require 24 spaces and a restaurant use will require 60 spaces.

The Lot K building is approximately 6,000 sq. ft. and shows a drive-thru lane and window. A retail use would require 24 spaces and a restaurant use will require 60 spaces

The St. George Municipal Code parking requirement for restaurants requires 10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater, plus 1 space for each 100 square feet of outdoor seating.

All proposed parking space sizes will need to be a minimum standard size of 9 ft x 18 ft.

During SPR staff will verify parking is met per City Ordinance.

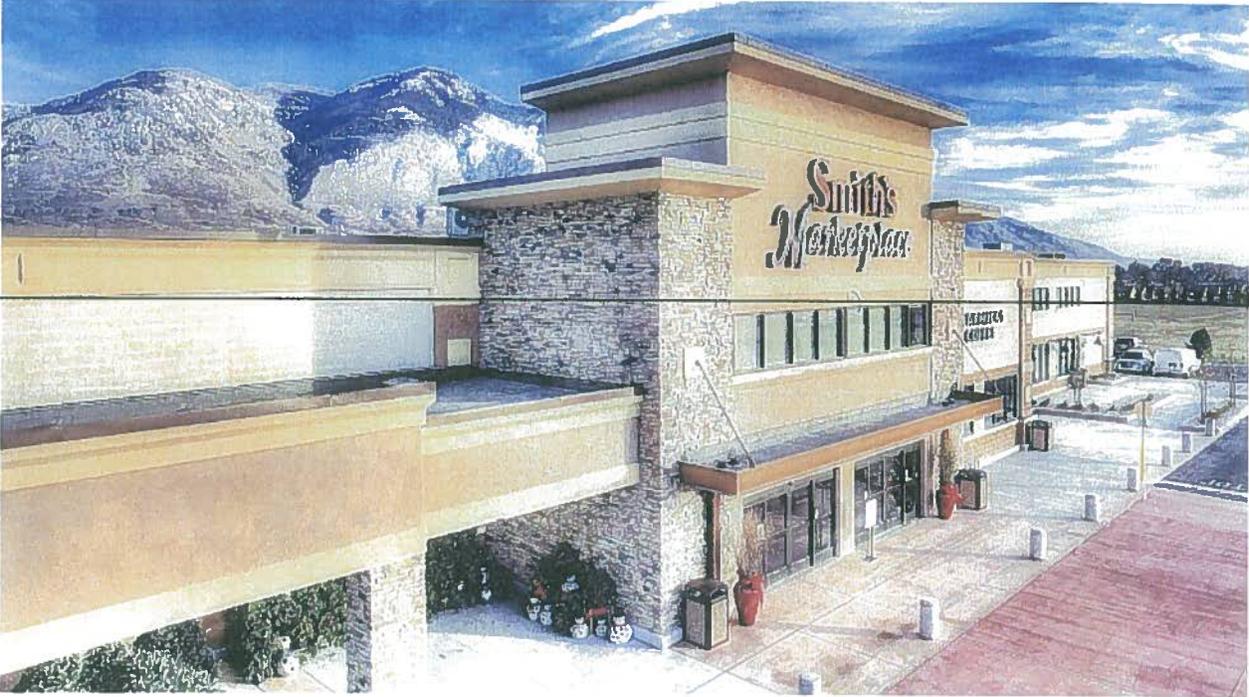
**Landscaping:** Per Section 10-25-4.B of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped.

As presented, the landscaping appears to meet the requirements and staff will verify this during the SPR process.

**Colors and Materials:** The building materials and colors will be earth tone and are represented in the renderings and materials provided.

**P.C.:** The Planning Commission recommends approval of the zone change amendment to amend the PD-C (Planned Development Commercial) zone on approximately 7.97 acres to develop three (3) buildings (*on Lots B, D, & K*) with associated landscaping and parking as presented and recommends the following conditions and comments:

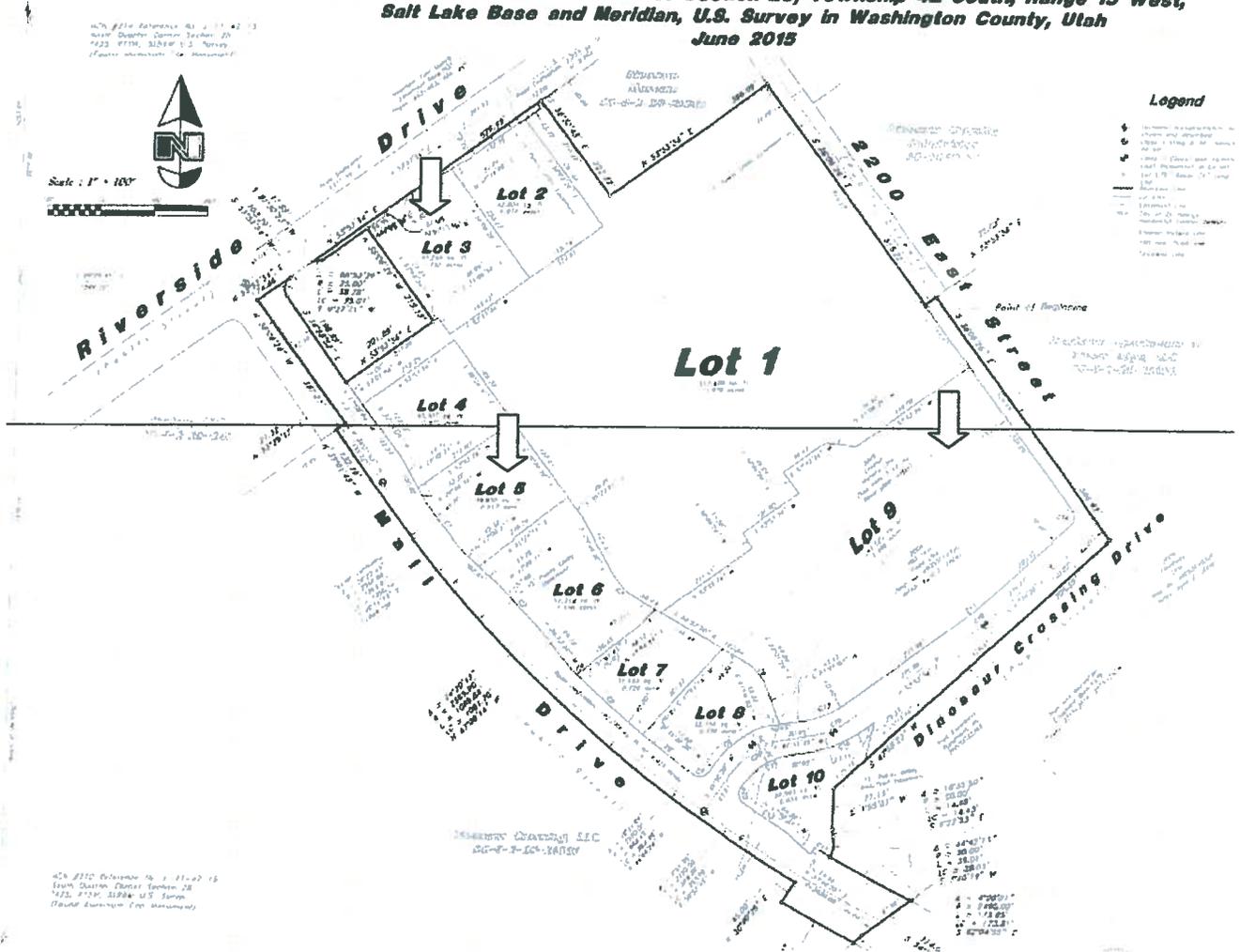
1. Zoning - Approve the PD-C zone change amendment on approx. 7.97 acres
2. Uses – This use is in harmony with the previously approved uses list for ‘Dinosaur Crossing Commercial Center).
3. Site Plan – The conceptual layout(s) as presented are recommended for approval.
4. Colors & Materials – As presented the colors and materials are recommended for approval.
5. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).
6. Landscaping – The applicant shall provide landscaping in compliance with the Landscape Ordinance (10-25).
7. Lighting - Provide a photometric plan with the submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line(s) and not exceed 15 ft candle on site. Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from adjacent residential neighborhoods and surrounding community.
8. SPR – Upon approval of the zone change amendment, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.



# Subdivision

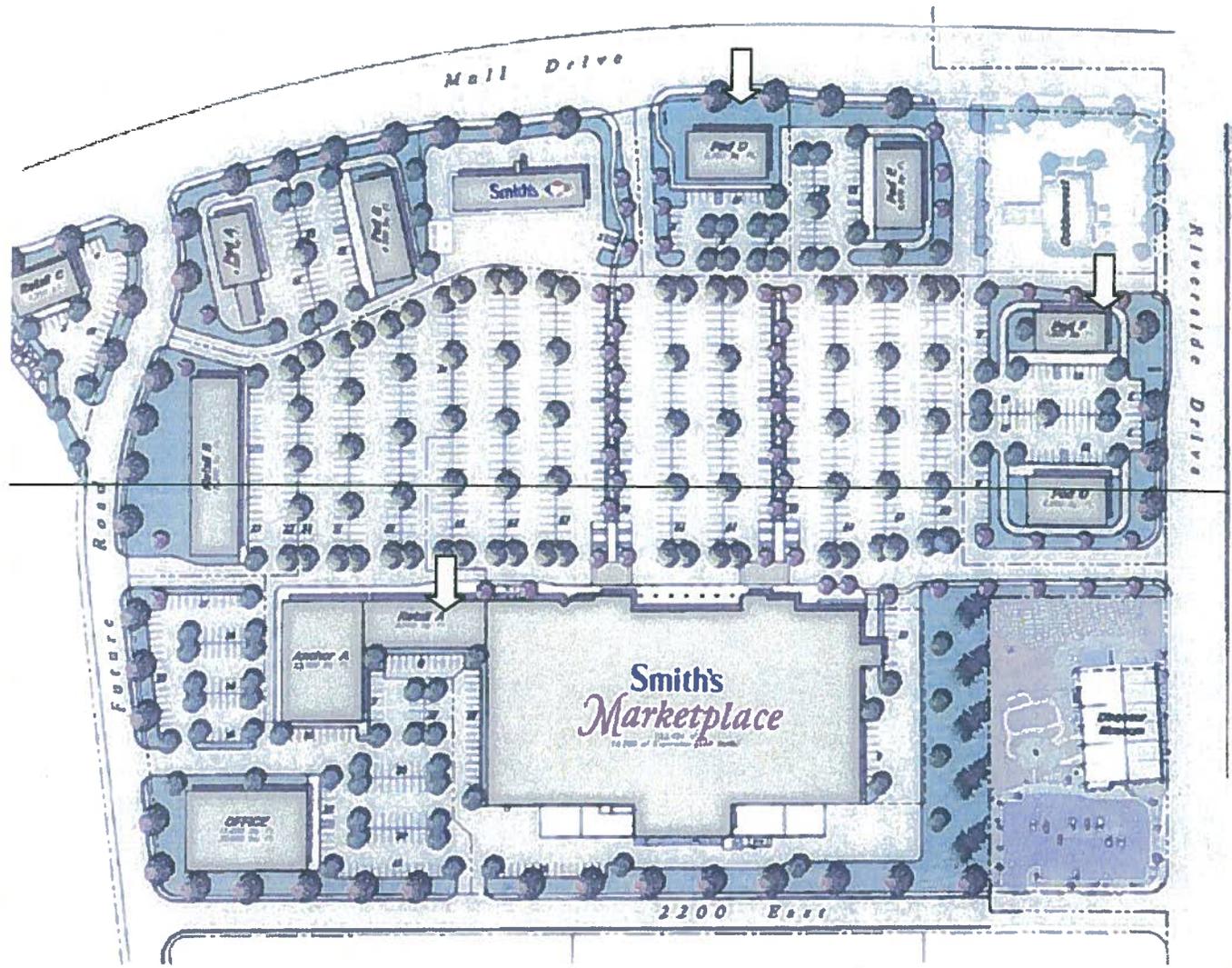
## Dinosaur Crossing Subdivision Phase 2

A part of the Southeast Quarter of Section 28, Township 42 South, Range 15 West,  
Salt Lake Base and Meridian, U.S. Survey in Washington County, Utah  
June 2015



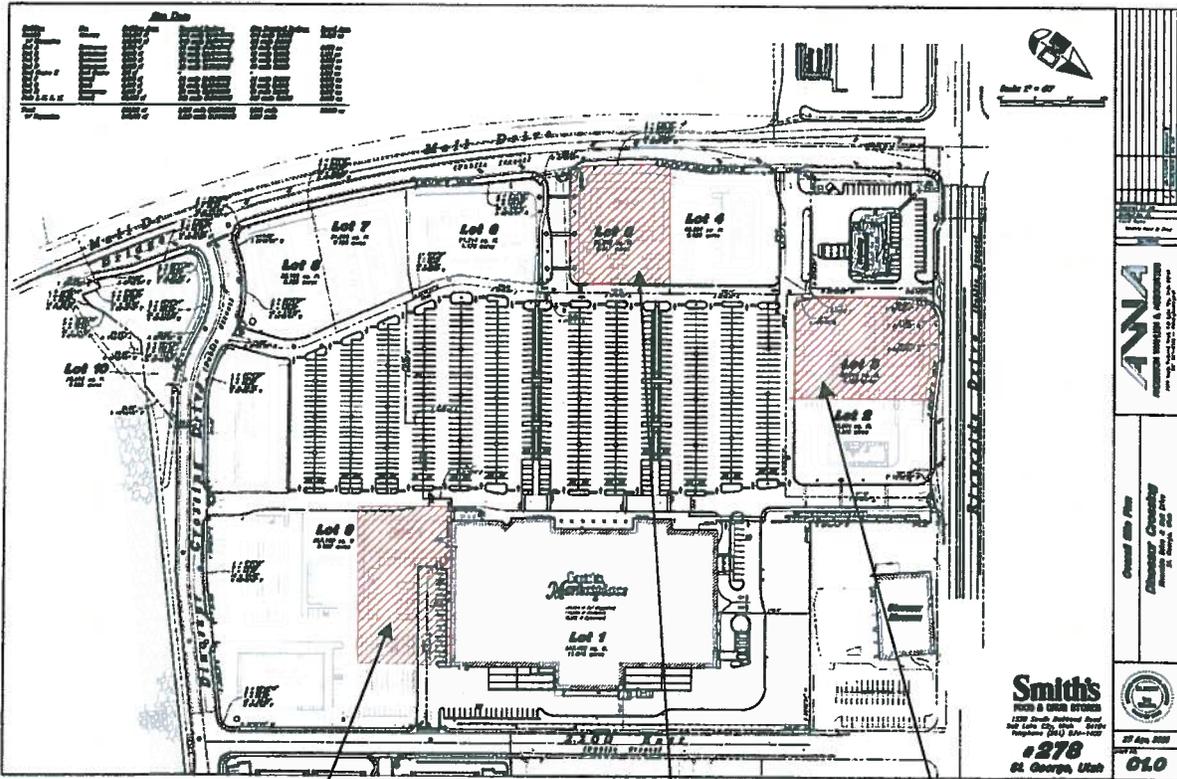
[Note: Lot 3("B"), Lot 5("D"), Lot 9("K")]

**Reference Case No. 2015-ZC-006**  
**Smith's Marketplace / Dinosaur Crossing**



*[Note: Lot 3("B"), Lot 5("D"), Lot 9("K")]*

### Overall Site Plan (Smith's)

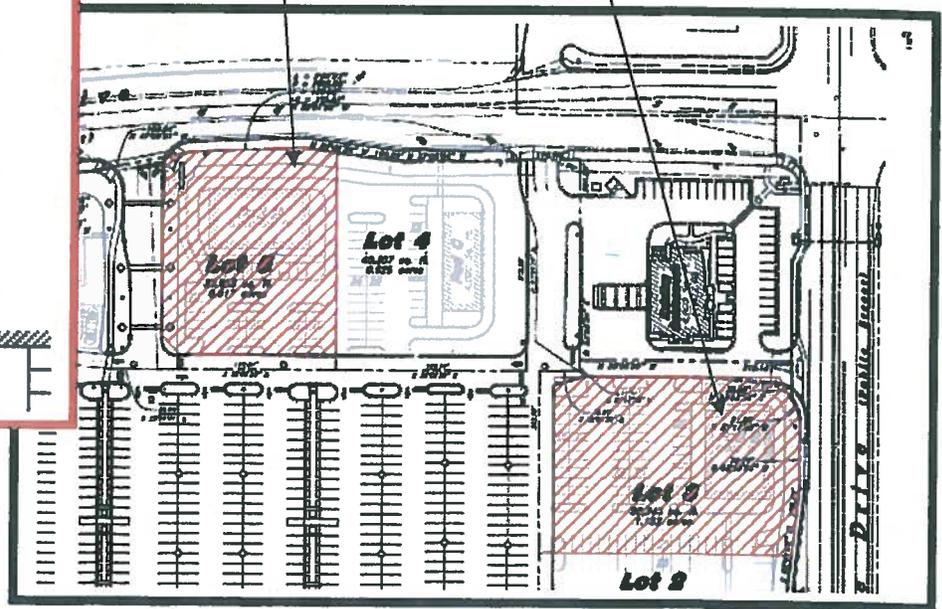
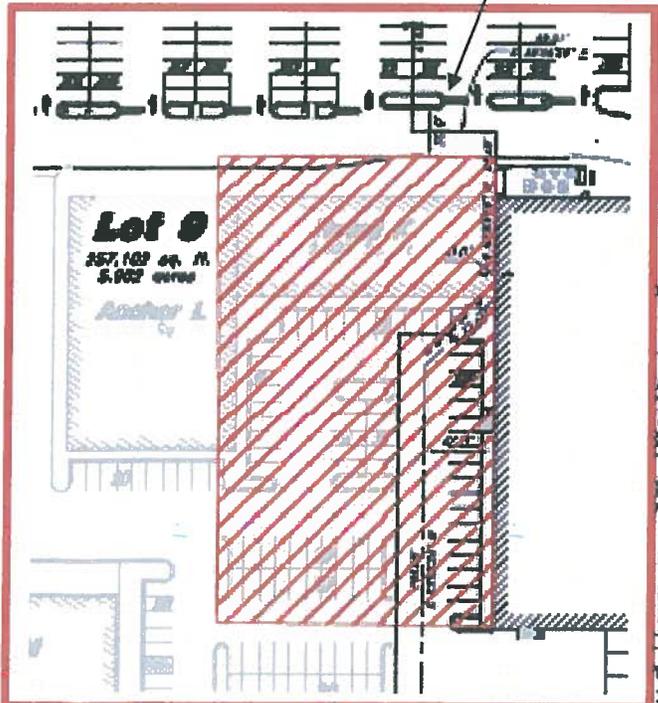


**ANA**  
ARCHITECTURAL  
AND  
ENGINEERING

General Site Plan  
Planning Community  
Project No. 2016-001

**Smith's**  
FOOD & GROCERIES  
1277 South Redwood Street  
Salt Lake City, UT 84119  
Telephone (801) 466-1000

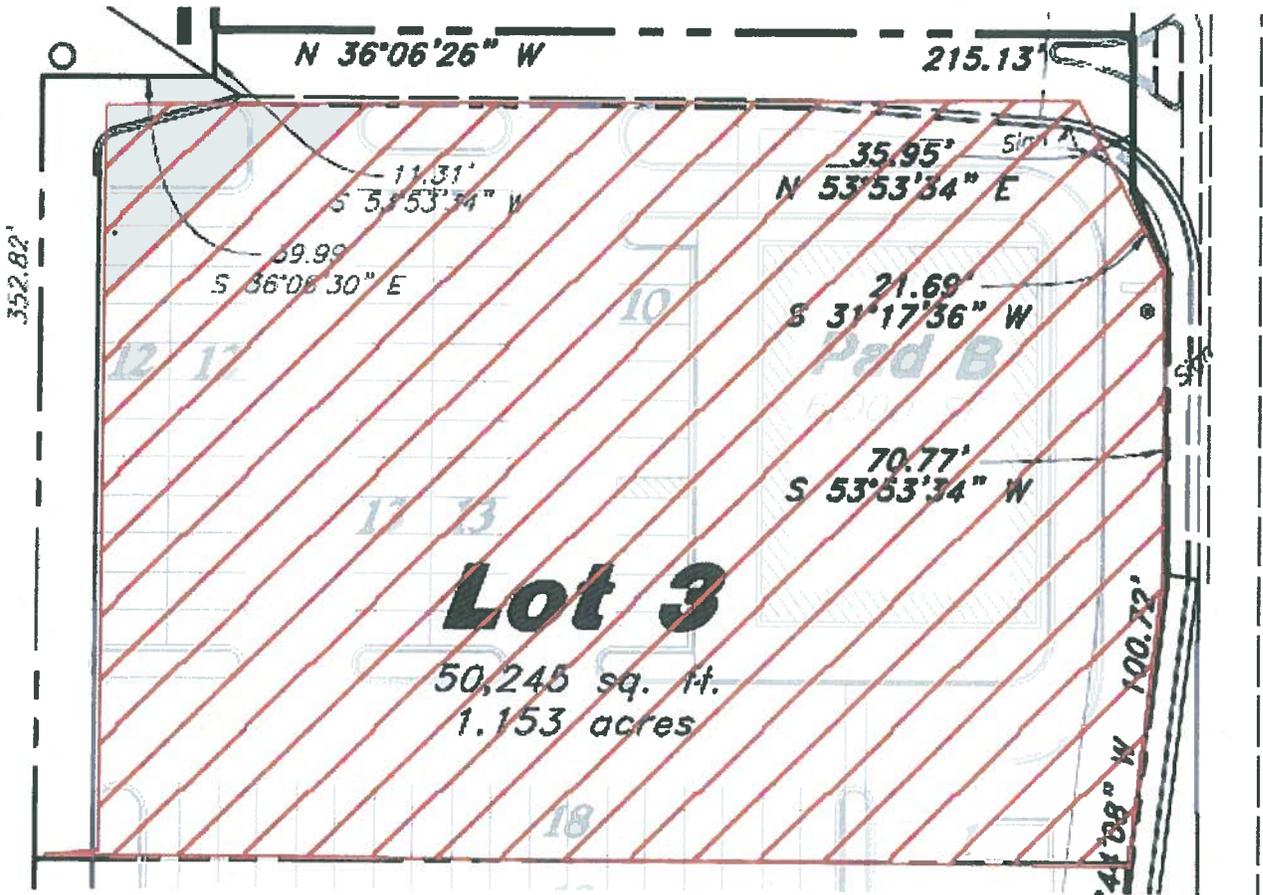
27 Apr 2016  
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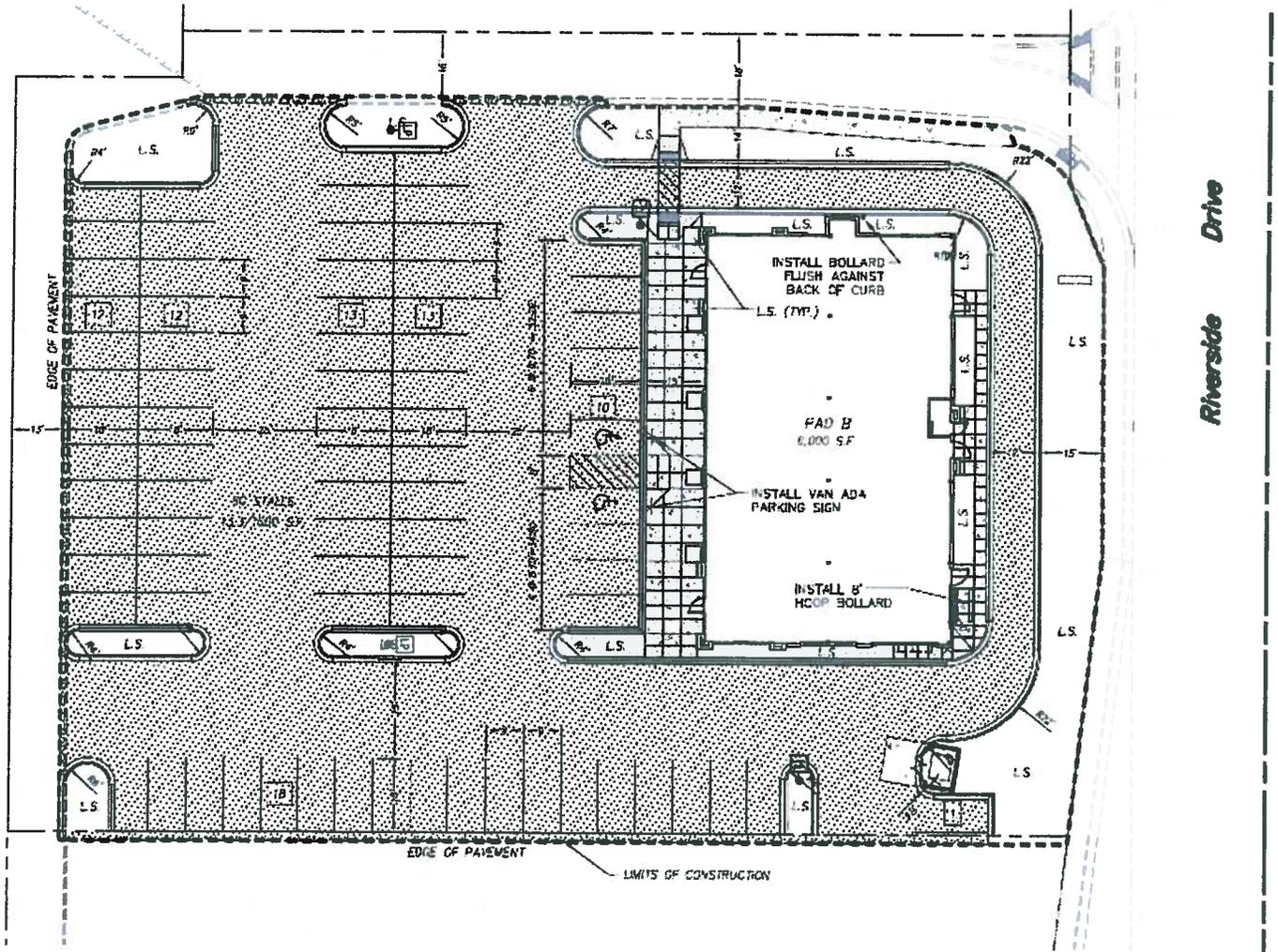


Lot “B”





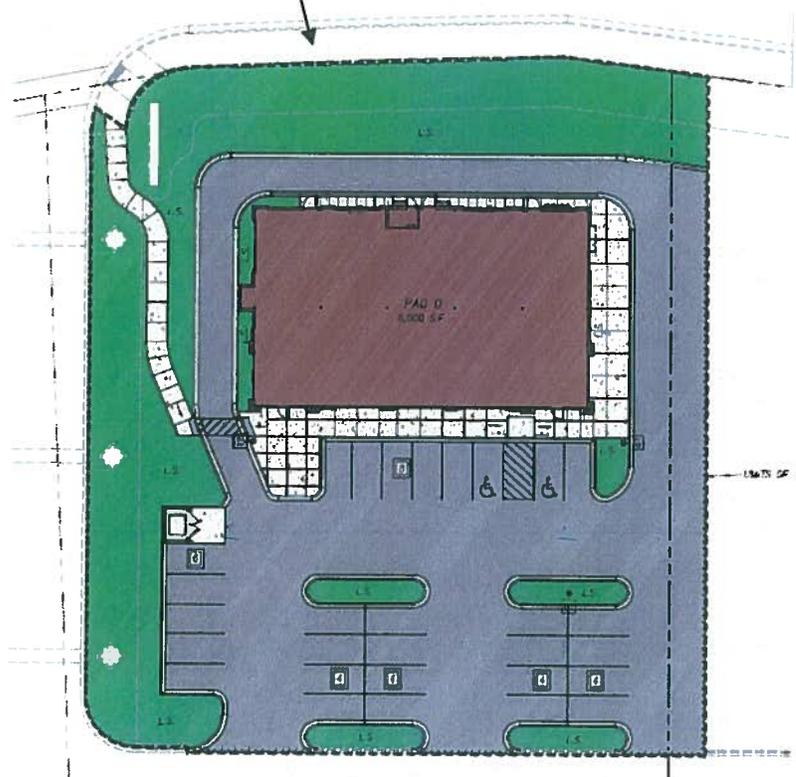
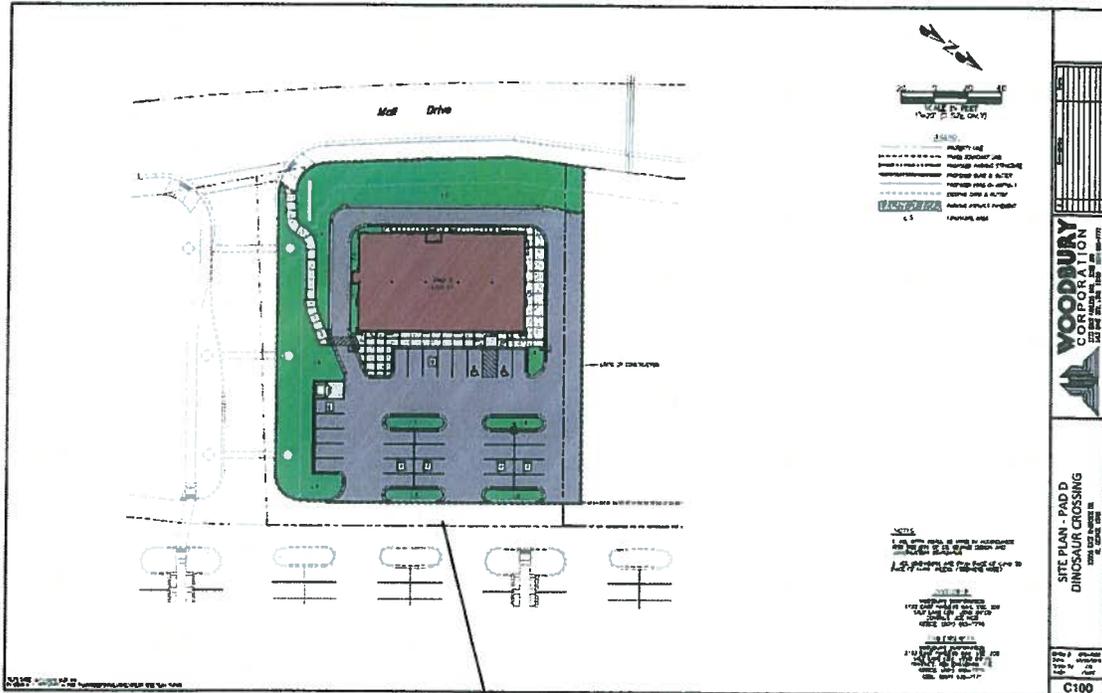


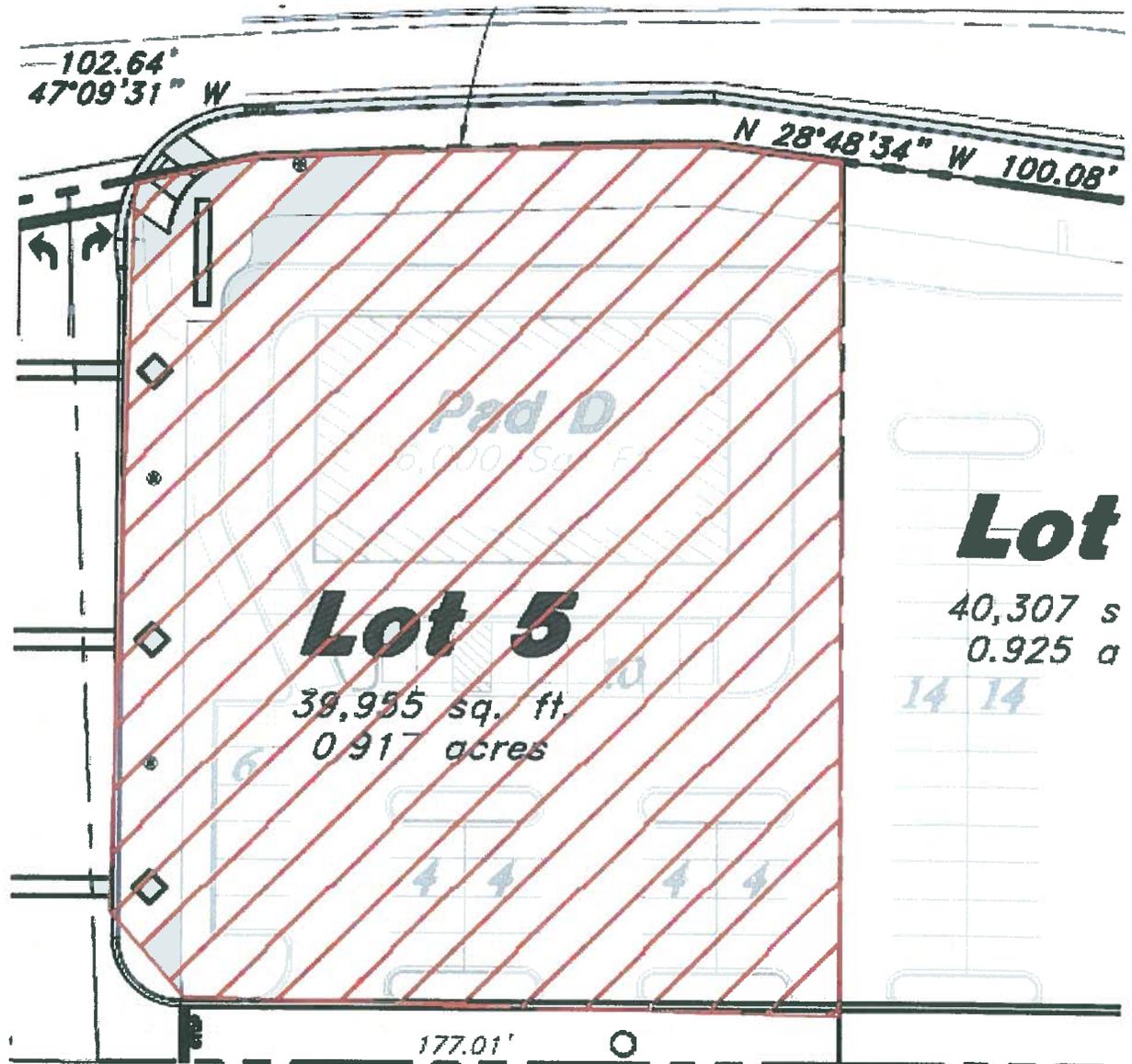


## Retail “D”

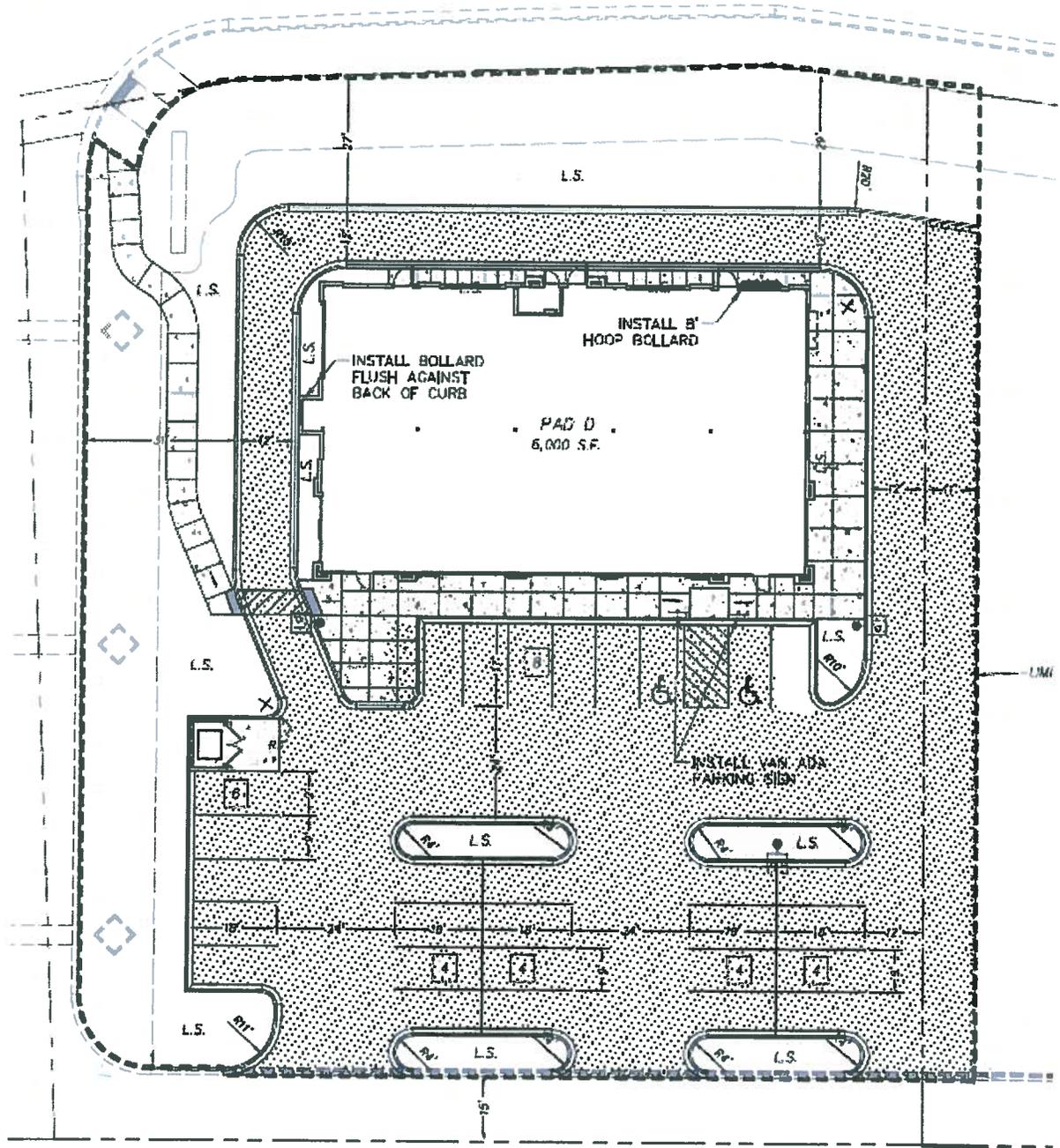


### Pad "D" (Lot 5)





# Mall Drive

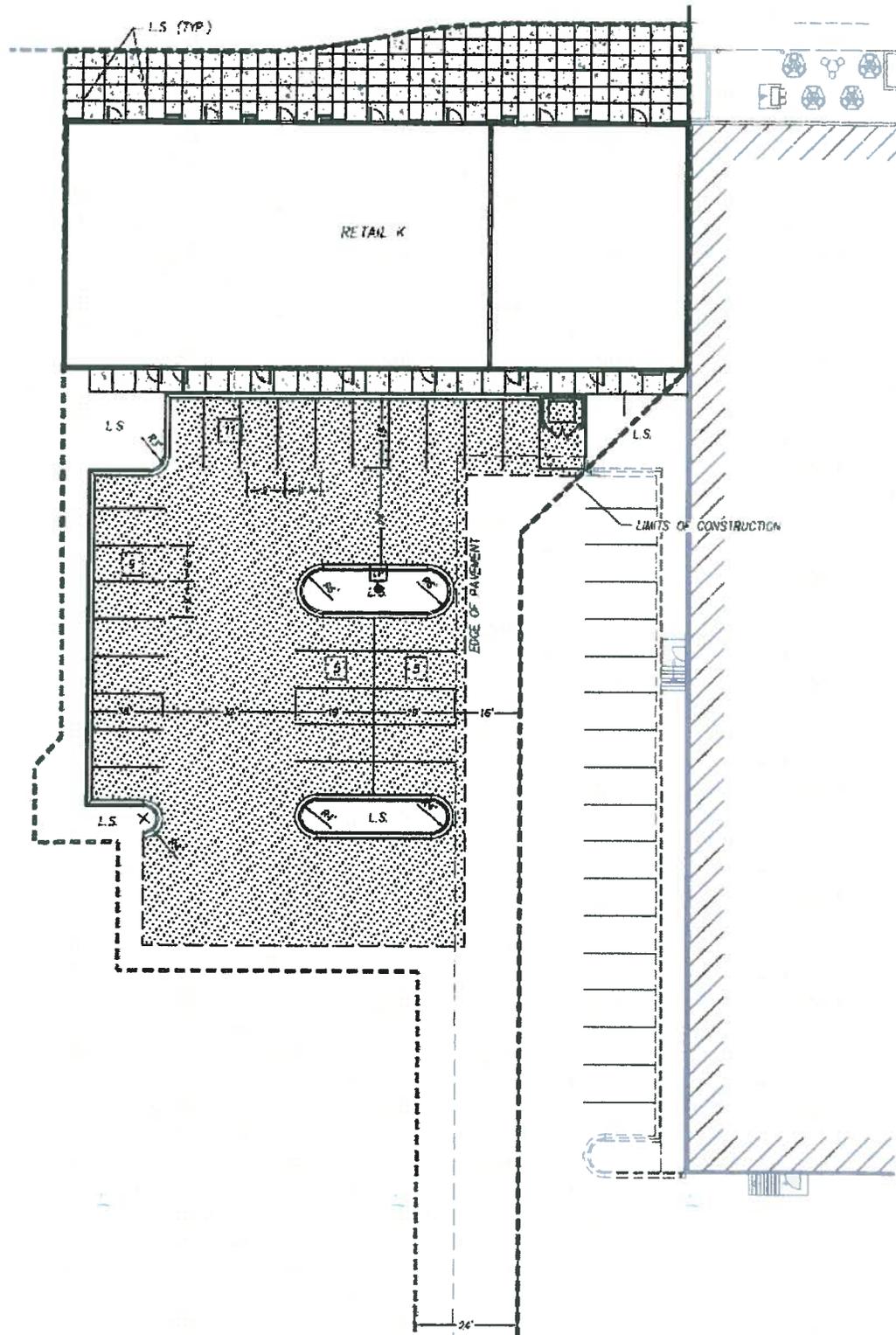


Retail “K”









## Rendering Buildings “B” & “D”



## Rendering Building “K”



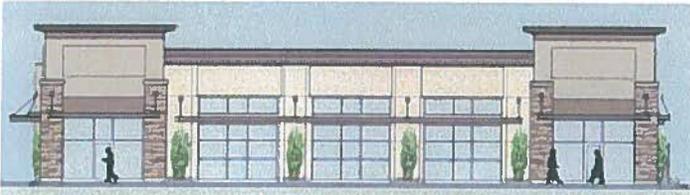
### Colored Elevations



001 (06/24/16) - FRONT AND SIDE ELEVATION VIEW



002 (06/24/16) - BACK ELEVATION



003 (06/24/16) - FRONT ELEVATION



004 (06/24/16) - SIDE ELEVATION



005 (06/24/16) - REAR ELEVATION

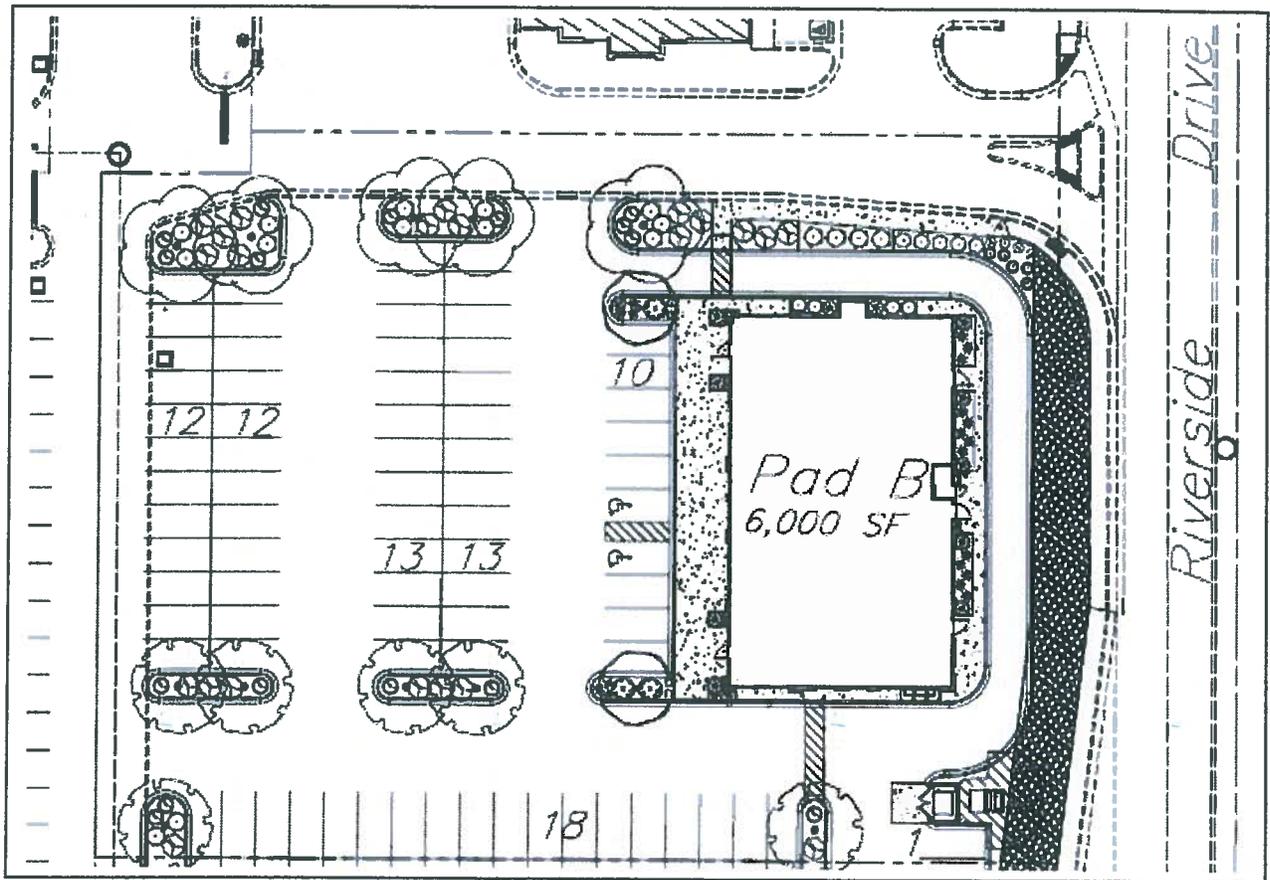


006 (06/24/16) - FRONT ELEVATION (ALTERNATE)

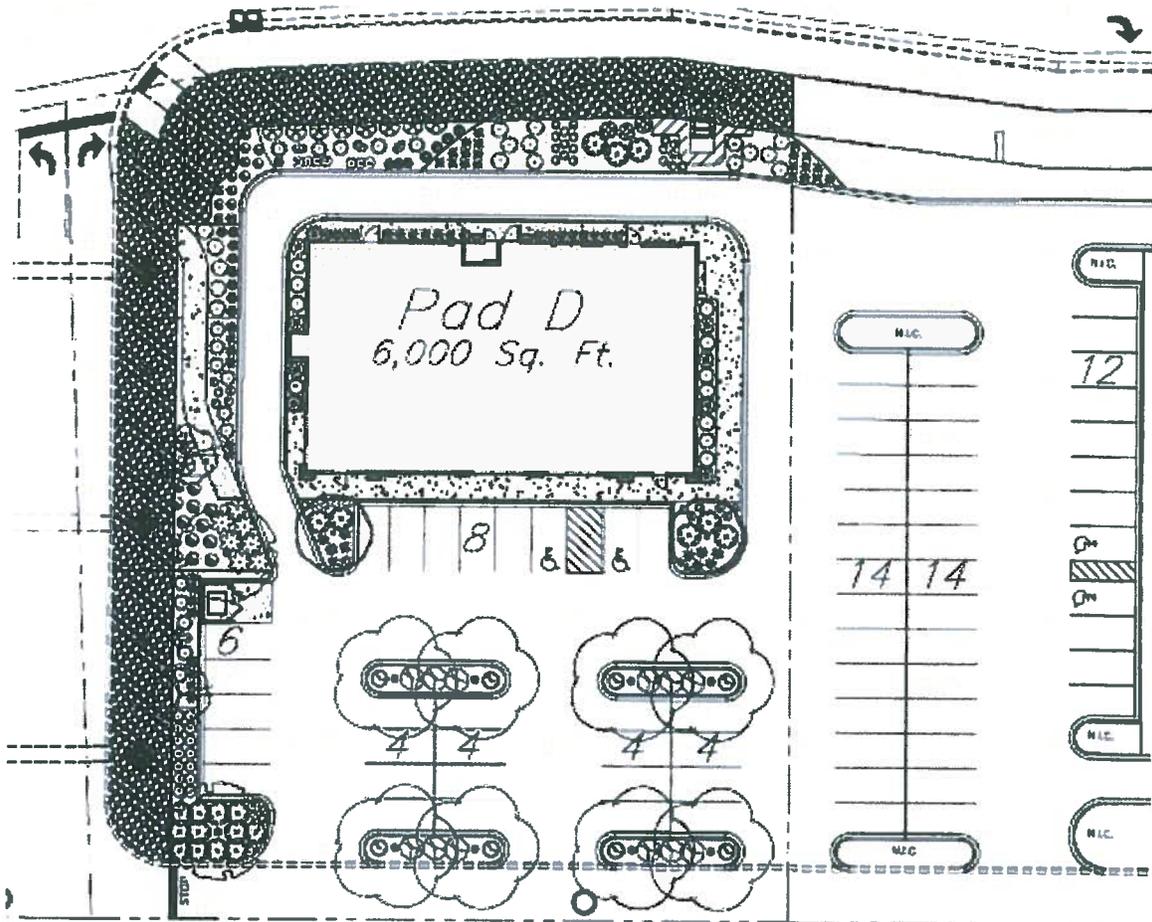
## Materials and Colors



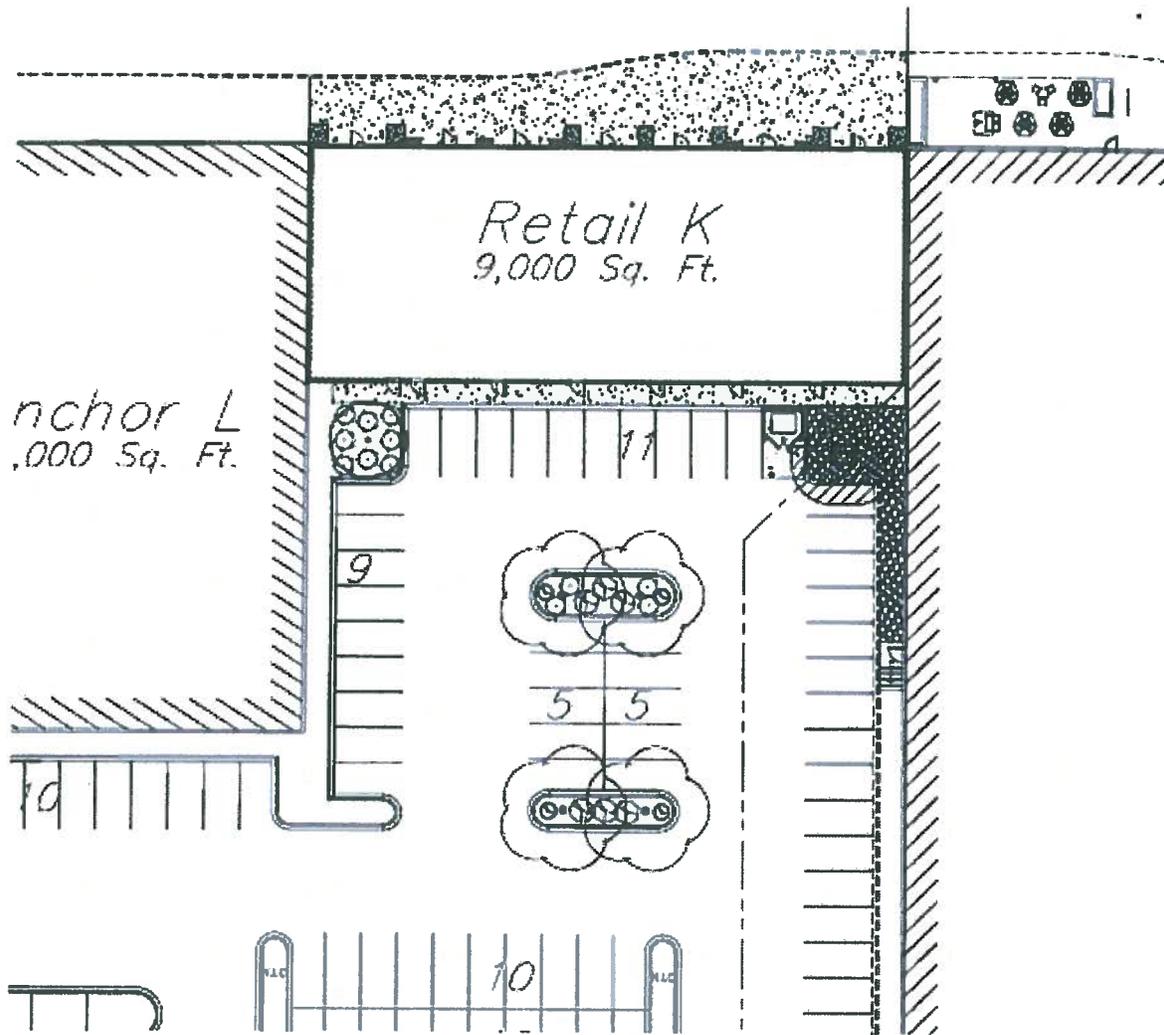
## Planting Plans “B”



# “D”



# “K”



# Application

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



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

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

LEGAL OWNER(S) OF SUBJECT PROPERTY: Dino X. LLC c/o Woodbury Corporation

MAILING ADDRESS: 2733 East Parleys Way, Suite 300, SLC, UT 84109

PHONE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
(If different than owner)

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

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

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

CONTACT PERSON / REPRESENTATIVE: Andy Spencer

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

MAILING ADDRESS: 2733 East Parleys Way, Suite 300, SLC, UT 84109

PHONE: \_\_\_\_\_

EMAIL ADDRESS(ES): andy.spencer@woodburycorp.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings.

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-027 FILING DATE: 8-12-2016 RECEIVED BY: RS RECEIPT #: \_\_\_\_\_  
\*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 100-500 and \$10.00 per ac 501-plus

\* B, D, K (1.15 + 0.917 + E 1 AC) 500 + 50 + 50 = \$600 / RS  
Form Permitted 5/10/2012  
Lot 3 Lot 5 Lot 9

**II. ADDITIONAL INFORMATION**

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

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

**III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE**

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

Development/Project Name Dinosaur Crossing Parc B, D, K  
 (Project name must be previously approved by the Washington County Recorder & City Planning Department)  
 Developer/Property Owner Woodbury Corporation Phone No. 801 485 7770  
 Contact Person/Representative Andy Sanchez Phone No. 801 367 4874  
 Licensed Surveyor Kirk D. Smith Phone No. 801 521 2527

**PD ZONE CHANGE PROCEDURE**

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

**Step #2 Document Submission Checklist\***

**Legal Description Documents:**

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

**Other Submission Documents:**

- 6. This Zone Change application form completed and signed;
- 7. Appropriate\*\* Filing Fee: \$50 (filing fee and 1" acre) + \$60.00 per acre for 2-100 acre and \$28 per acre 101-500 and \$10.00 per acre 501-plus
- 8. County ownership plat with boundary of zone change outlined;
- 9. List of property owners within 500' and two sets of mailing labels.
- 10. Colored Site Plan & Landscape Plan – minimum size 24" x 36"
- 11. Building elevation(s) – Colored renderings, all four building sides;
- 12. Board mounted materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- 13. For buildings over 35' ft in height also provide a colored photo simulation;

SINGLE STORY Bldg (less than 35')

- 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10.8-4); *(DRIVE W/SWITCH)*
- 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

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

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

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

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

Hearing Dates:

*(tentative)*  
 Planning Commission Sept 13  
 City Council Set Date Sept 22  
 City Council Hearing Date Oct 6  
 Council Action 5 Oct 6

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

**IV. COMMENTS**

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

2. Until the following information is submitted, you

3. Required site improvements such as pavement storm drain facilities, and all other improvements

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

**V. APPLICANT AGREEMENT**

We the undersigned applicant(s) Dino X, LLC / Woodbury Corporation  
 (is/are) the owner(s) lot 3, lot 5, lot 9 Dinosaur Crossing  
 or (agent) of the following legally described property and request the zone change as described above.  
 (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

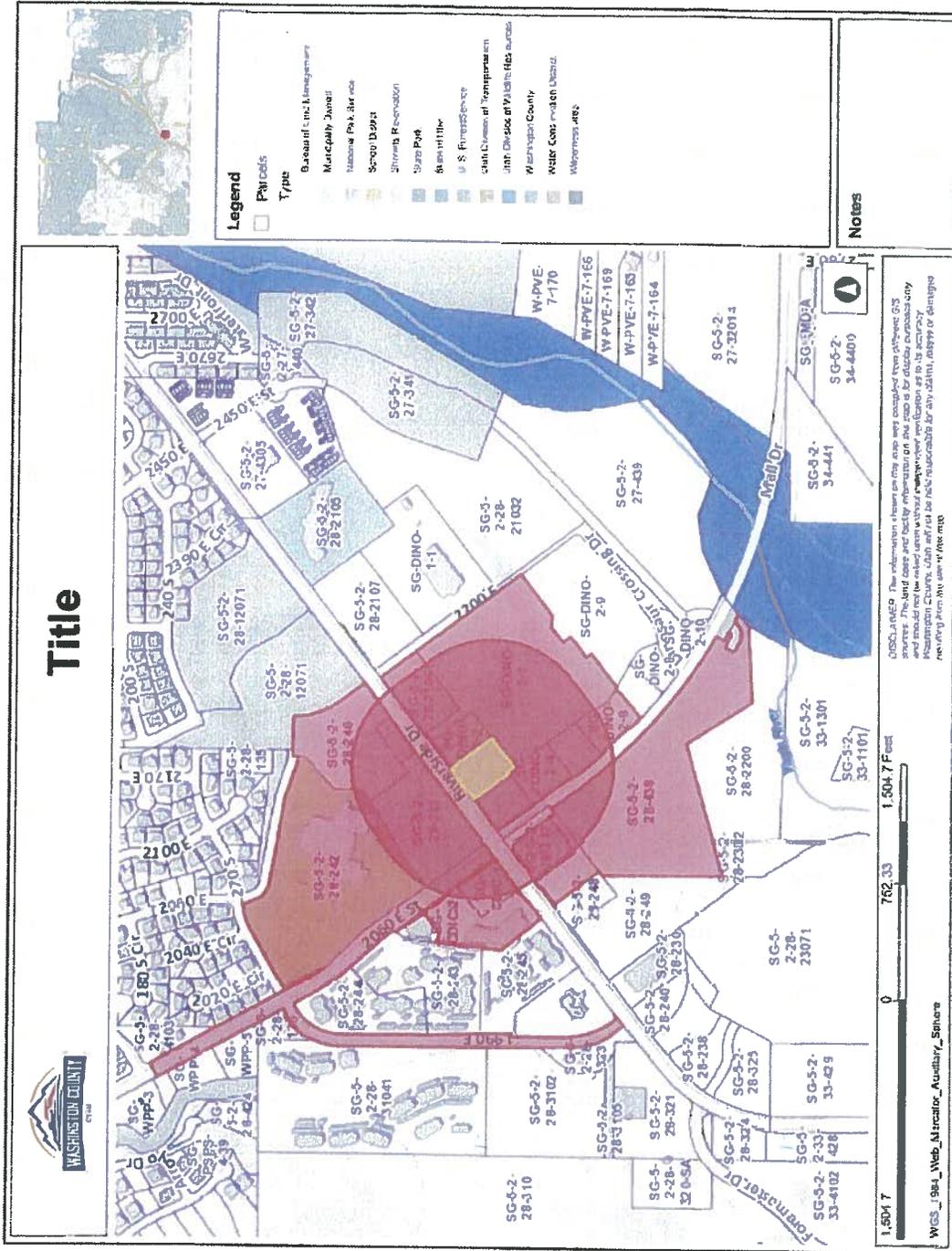
Signature

Signature

2733 EAST Parkway Way, Ste 300  
Address SLC, UT 84109

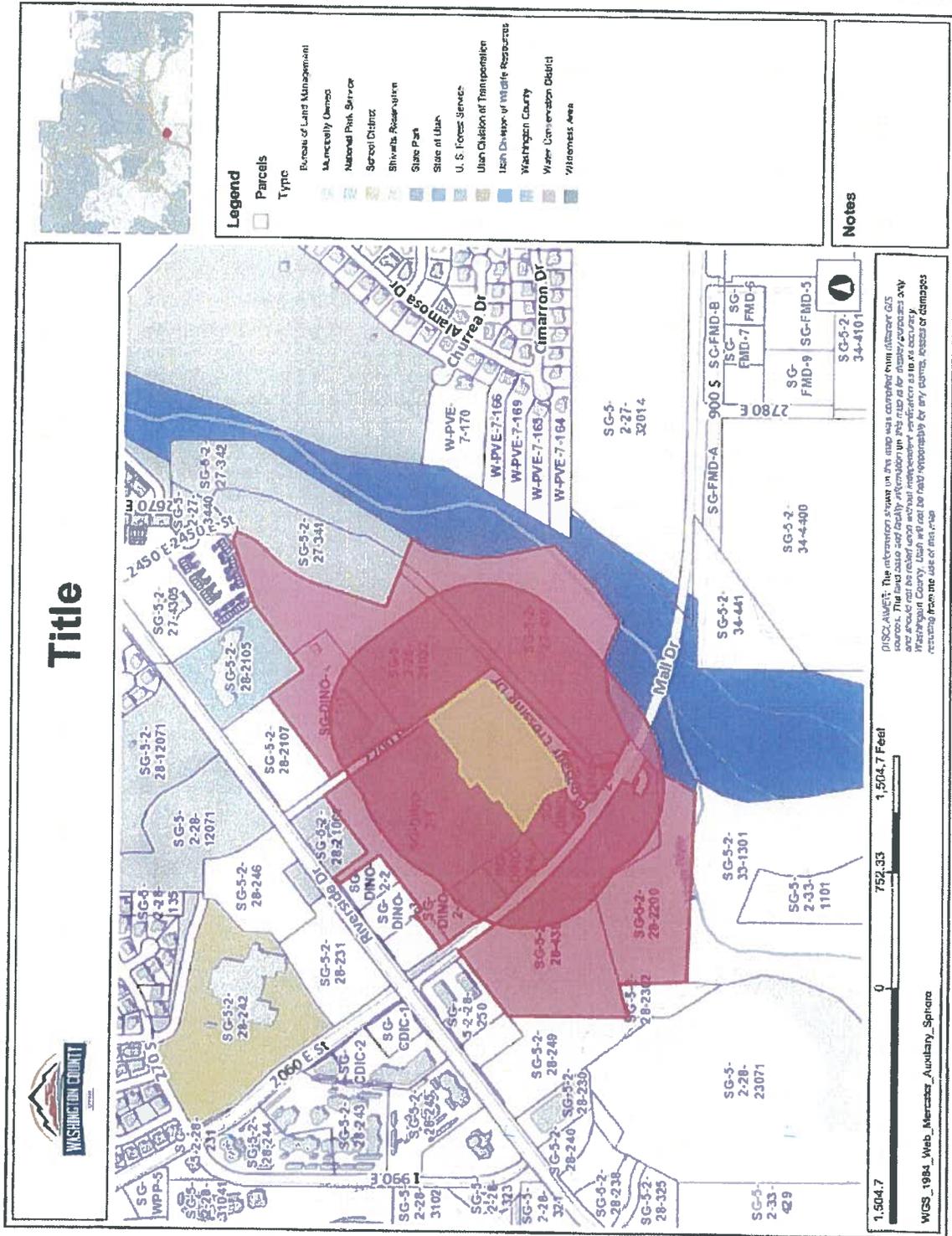
Address

500 foot radius map(s)  
 Lot 3 = Pad "B"





# Lot 9 = Pad "K"



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

**AN ORDINANCE AMENDING DINOSAUR CROSSING PLANNED DEVELOPMENT COMMERCIAL (PD-C) SUBDIVISION BY DEVELOPING PADS B, D, AND K ON 7.97 ACRES (Dinosaur Crossing Lots 3, 5, and a portion of 9)**

**WHEREAS**, the property owner has requested a zone change amendment to the Dinosaur Crossing Planned Development Commercial (PD-C) subdivision by developing Pads B (Lot 3), D (Lot 5), and K (a portion of Lot 9), generally located at the southeast corner of the intersection of Mall Drive and Riverside Drive on approximately 7.97 acres; and

**WHEREAS**, the City Council held a public hearing on October 6, 2016; and

**WHEREAS**, the Planning Commission also reviewed the petition, and held a public hearing, and recommended approval; and

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

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

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

**Section 2. Enactment.** Dinosaur Crossing Planned Development Commercial (PD-C) subdivision is hereby ordered to be amended to include the development of Pads B (Lot 3), D (Lot 5), and K (a portion of Lot 9) on approximately 7.97 acres located at the southeast corner of the intersection of Mall Drive and Riverside Drive described on the attached property descriptions, Exhibit "A," and incorporated herein. The zone change amendment must comply with all conditions, requirements, and restrictions as approved by City Council, including, but not limited to, meeting access requirements, and parking requirements specific to the use now and in the future for each lot.

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

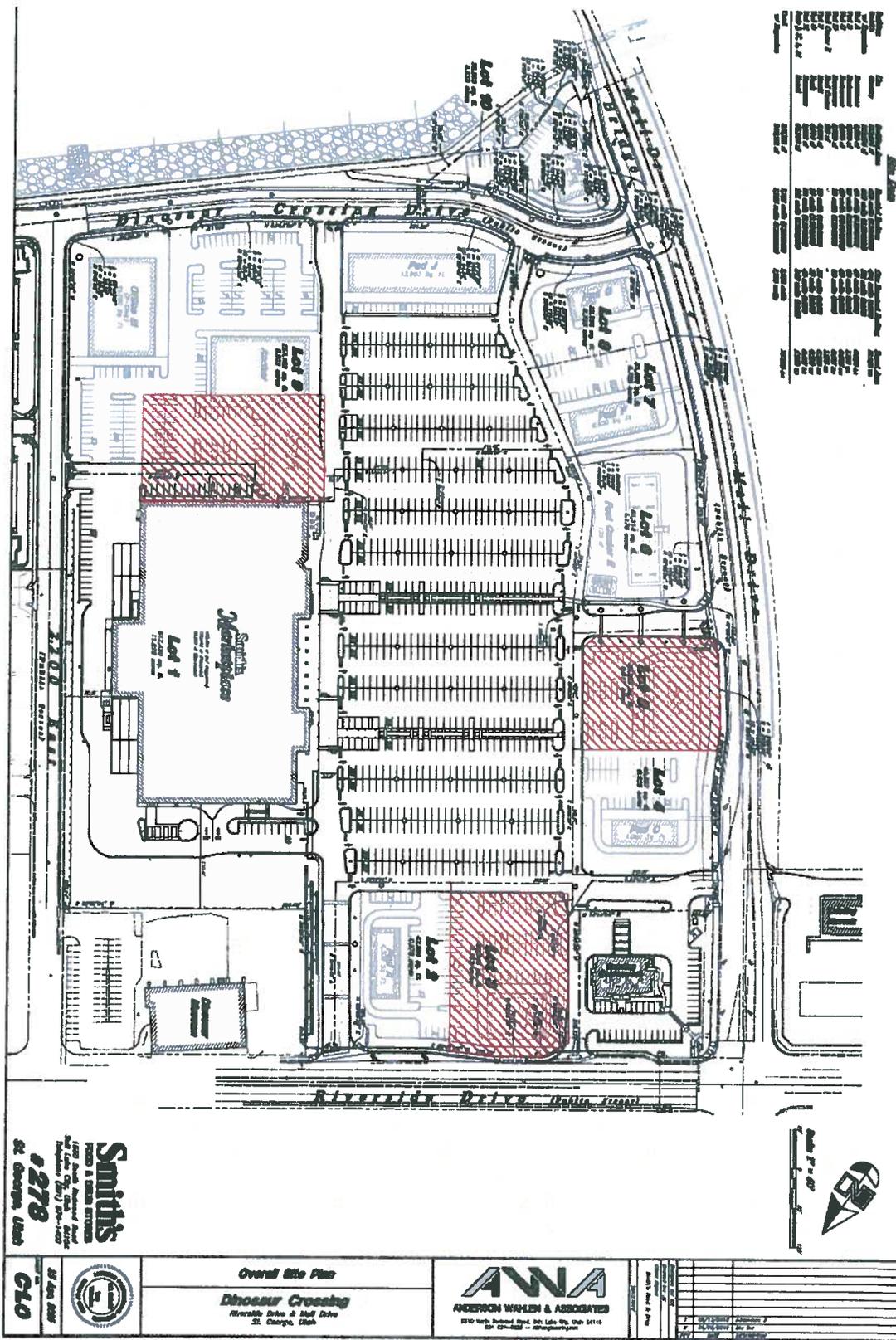
**Section 4. Effective Date.** This Ordinance shall take effect immediately on the date executed below, and as required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 6<sup>th</sup> day of October 2016.

ATTEST:

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

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



**Exhibit "A"**

**DRAFT**Agenda Item Number : **3B**

## Request For Council Action

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**Date Submitted** 2016-09-22 13:39:07**Applicant** Steven Cox**Quick Title** Public Hearing/Ordinance - Easement Vacation/Plat Amendment**Subject** Consider vacating a public utility and drainage easement located between Lots 1020 and 1021, The Ledges of St. George Phase 10. Also consider amending the Final Subdivision Plat of said Phase 10 by merging the two lots together into one Lot.**Discussion** This request has been approved by the Joint Utility Committee and staff recommends approval.**Cost** \$0.00**City Manager Recommendation** JUC and staff recommend approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [Ledges.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** This item was heard at the September 27, 2016 Planning Commission meeting.**Attachments** [Ledges.pdf](#)



When Recorded Return To:  
City of St. George  
City Recorder's Office  
175 East 200 North  
St. George, Utah 84770

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

**AN ORDINANCE AMENDING  
'THE LEDGES OF ST. GEORGE PHASE 10'  
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH  
(MERGING LOTS 1020 & 1021, AND VACATING THE PUE)**

**WHEREAS**, the City of St. George City Council approved the Final Subdivision Plat for The Ledges of St. George Phase 10 on or about the 18th day of January, 2007, which was recorded in the Washington County Recorder's Office as document number 20070009490; and

**WHEREAS**, the owner of the real property of Lots 1020 & 1021 within The Ledges of St. George Phase 10 Subdivision has petitioned the City of St. George City Council to amend The Ledges of St. George Phase 10 Subdivision plat, by merging said lots together into one lot to be known as Lot 1021, eliminating Lot 1020, and by vacating the public utility and drainage easement located between said lots as described in Exhibit A; and

**WHEREAS**, the City Council has determined that amending The Ledges of St. George Phase 10 Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George, and is justified at this time.

**NOW, THEREFORE, BE IT ORDAINED**, by the City of St. George City Council that Lots 1020 & 1021 within The Ledges of St. George Phase 10 Subdivision are hereby amended, by merging said lots together into one lot to be known as Lot 1021, eliminating Lot 1020, and by vacating the public utility and drainage easement between said lots as described in Exhibit A.

APPROVED AND ADOPTED by the City Council of the City of St. George, this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

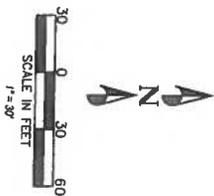
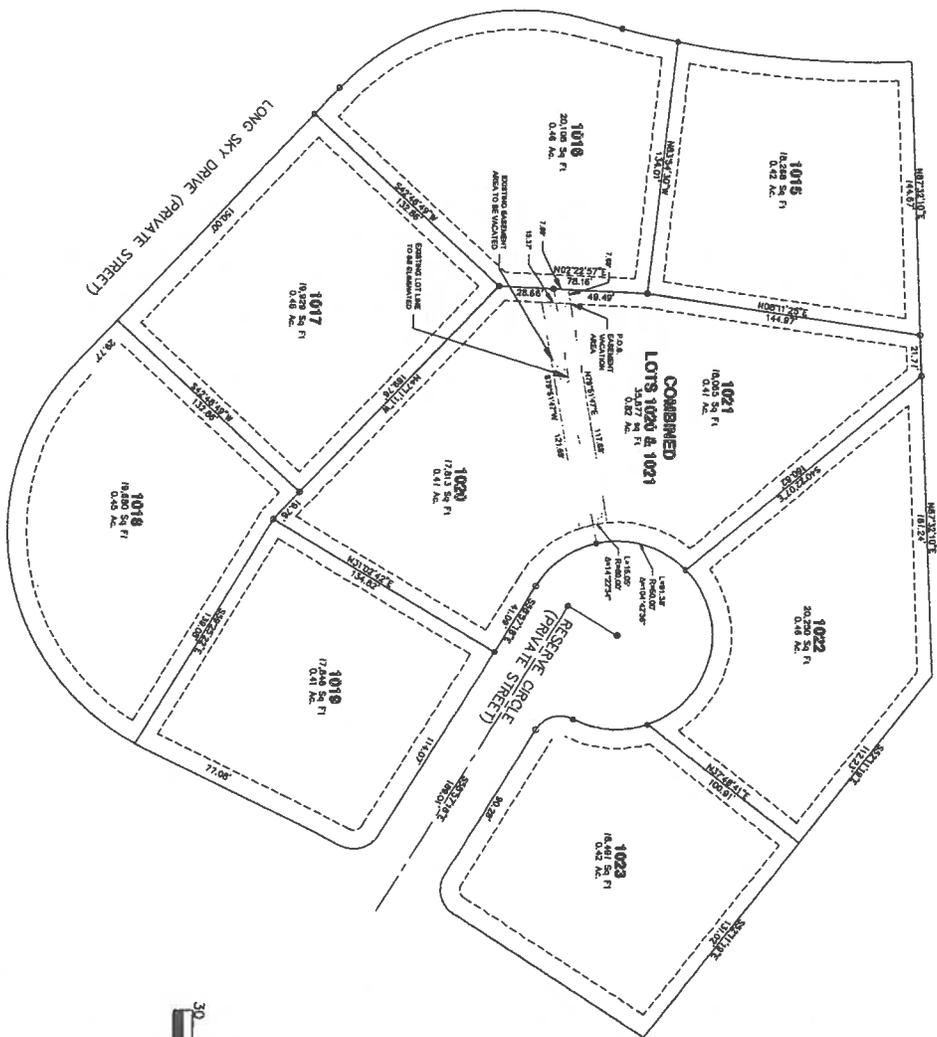
ATTEST:

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

## **Exhibit A**

### **EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT AREA TO BE VACATED:**

BEGINNING AT A POINT N02°22'57"E, 7.68 FEET ALONG THE WEST LOT LINE AND N79°51'47"E, 7.68 FEET FROM THE BACK LOT CORNER COMMON TO LOTS 1020 AND 1021 OF THE LEDGES OF ST. GEORGE, PHASE 10, A PLANNED DEVELOPMENT SUBDIVISION, FILED AS DOCUMENT NO. 20070009490 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N79°51'47"E, 117.69 FEET TO A POINT ON A 60.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N84°28'01"E; THENCE SOUTHEASTERLY 15.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°22'34"; THENCE S79°51'47"W, 121.69 FEET; THENCE N02°22'57"E, 15.37 FEET TO THE POINT OF BEGINNING.



**SURVEYORS' CERTIFICATE**

I, ROBERT M. SANDY, CO SURVEYOR, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY MADE A RECONNAISSANCE OF THE SURVEYED PROPERTY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON. I HAVE PERSONALLY RECORDED THIS SUBDIVISION PLAN IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF KING, WASHINGTON. I HAVE PERSONALLY RECORDED THIS SUBDIVISION PLAN IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF KING, WASHINGTON. I HAVE PERSONALLY RECORDED THIS SUBDIVISION PLAN IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF KING, WASHINGTON.



**BOUNDARY DESCRIPTIONS**

LOT 1015: BEING A PART OF THE LOT 1015 OF ST. GEORGE PLAZA TO THE SOUTHWEST CORNER OF THE LOT 1015 OF ST. GEORGE PLAZA, AS SHOWN ON THE PLANNED DEVELOPMENT SUBDIVISION, PLAT NO. 102207, AS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF KING, WASHINGTON.

**DESCRIPTION OF COMBINED LOTS 1020 AND 1021**

BEING A PART OF THE LOT 1020 AND LOT 1021 OF ST. GEORGE PLAZA, AS SHOWN ON THE PLANNED DEVELOPMENT SUBDIVISION, PLAT NO. 102207, AS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF KING, WASHINGTON.

**NARRATIVE**

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXISTING LOT LINES OF THE LOT 1020 AND LOT 1021 OF ST. GEORGE PLAZA, AS SHOWN ON THE PLANNED DEVELOPMENT SUBDIVISION, PLAT NO. 102207, AS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF KING, WASHINGTON. THIS EXHIBIT IS INTENDED TO SHOW THE RESULTING LOT AFTER REMOVAL OF THE LOT LINE BETWEEN LOTS 1020 AND 1021.

- LEGEND**
- ◆ CLASS 1 FENCE AND LID MONUMENT
  - ◆ CLASS 2 FENCE AND MONUMENT
  - ◆ CLASS 3 FENCE AND MONUMENT

**EXHIBIT FOR  
LOT LINE ADJUSTMENT  
LOTS 1020 AND 1021  
OF THE LEDGES  
PHASE 10 SUBDIVISION**

PREPARED BY: RAB SURVEYING  
207 RICHOLDFEARD DRIVE WASHINGTON, WA 98149  
PHONE: 425-473-2918

LOCATION:  
NE 1/4 SECTION 16, T11N, R14E, S10W  
COMPILE BY: RAB  
SEPTEMBER 13, 2016  
REQUESTED BY:  
STEVEN COX

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

---

**Date Submitted** 2016-09-22 13:36:37**Applicant** Ryan and Krista Knapp**Quick Title** Public Hearing/Ordinance - Easement Vacation/Plat Amendment**Subject** Consider vacating a public utility and drainage easement located at the rear of lot 16, Meadow Valley Farms Phase 2 Amended and the rear of Lot 80, Meadow Valley Farms Phase 7. Also consider the Final Subdivision Plat Amendment by adjusting the Lot line between said Lots, with Lot 16 increasing in size and Lot 18 decreasing in size.**Discussion** This request has been approved by the Joint Utility Committee and staff recommends approval.**Cost** \$0.00**City Manager Recommendation** JUC and staff recommend approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [MVF.pdf](#)**Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** This item was heard at the September 27, 2016 Planning Commission meeting.**Attachments** [MVF.pdf](#)



**SURVEYORS CERTIFICATE**

I, ROBERT M. PICKETT, a duly Licensed Surveyor in the State of Washington, have examined the above described plat and find that it conforms to the requirements of the Surveyors Act, Chapter 18.00 RCW, and the rules and regulations of the Board of Surveyors, Chapter 18.01 RCW, and that the same is a true and correct representation of the facts as shown to me by the parties thereto.

**BOUNDARY DESCRIPTIONS**

SECTION 1: LOT 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CONVEYANCE TO LOT 79

CONVEYANCE TO LOT 80

CONVEYANCE TO LOT 81

CONVEYANCE TO LOT 82

CONVEYANCE TO LOT 83

CONVEYANCE TO LOT 84

CONVEYANCE TO LOT 85

CONVEYANCE TO LOT 86

CONVEYANCE TO LOT 87

CONVEYANCE TO LOT 88

CONVEYANCE TO LOT 89

CONVEYANCE TO LOT 90

CONVEYANCE TO LOT 91

CONVEYANCE TO LOT 92

CONVEYANCE TO LOT 93

CONVEYANCE TO LOT 94

CONVEYANCE TO LOT 95

CONVEYANCE TO LOT 96

CONVEYANCE TO LOT 97

CONVEYANCE TO LOT 98

CONVEYANCE TO LOT 99

CONVEYANCE TO LOT 100

**RECORD OF SURVEY  
LOT LINE ADJUSTMENT**

PREPARED BY: R&B SURVEYING  
257 STICKLEY ROAD, DENVER, WASHINGTON 98010  
PHONE: (206) 451-7200

LOCATION:  
SECTION 16, T10R, R19W, S21N  
COMPLETED:  
APRIL 15, 2014  
REQUESTED BY:  
R&B SURVEYING



PROPOSED LOT 79  
PROPOSED LOT 80  
EASEMENT VACATION

**LEGEND**

- 3/4" IR BOUNDARY AND CUR MARKER
- 1/2" IR BOUNDARY AND CUR MARKER
- 1/4" IR BOUNDARY AND CUR MARKER
- 1/8" IR BOUNDARY AND CUR MARKER
- 1/16" IR BOUNDARY AND CUR MARKER
- 1/32" IR BOUNDARY AND CUR MARKER
- 1/64" IR BOUNDARY AND CUR MARKER
- 1/128" IR BOUNDARY AND CUR MARKER
- 1/256" IR BOUNDARY AND CUR MARKER
- 1/512" IR BOUNDARY AND CUR MARKER
- 1/1024" IR BOUNDARY AND CUR MARKER
- 1/2048" IR BOUNDARY AND CUR MARKER
- 1/4096" IR BOUNDARY AND CUR MARKER
- 1/8192" IR BOUNDARY AND CUR MARKER
- 1/16384" IR BOUNDARY AND CUR MARKER
- 1/32768" IR BOUNDARY AND CUR MARKER
- 1/65536" IR BOUNDARY AND CUR MARKER
- 1/131072" IR BOUNDARY AND CUR MARKER
- 1/262144" IR BOUNDARY AND CUR MARKER
- 1/524288" IR BOUNDARY AND CUR MARKER
- 1/1048576" IR BOUNDARY AND CUR MARKER
- 1/2097152" IR BOUNDARY AND CUR MARKER
- 1/4194304" IR BOUNDARY AND CUR MARKER
- 1/8388608" IR BOUNDARY AND CUR MARKER
- 1/16777216" IR BOUNDARY AND CUR MARKER
- 1/33554432" IR BOUNDARY AND CUR MARKER
- 1/67108864" IR BOUNDARY AND CUR MARKER
- 1/134217728" IR BOUNDARY AND CUR MARKER
- 1/268435456" IR BOUNDARY AND CUR MARKER
- 1/536870912" IR BOUNDARY AND CUR MARKER
- 1/1073741824" IR BOUNDARY AND CUR MARKER
- 1/2147483648" IR BOUNDARY AND CUR MARKER
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- 1/8589934592" IR BOUNDARY AND CUR MARKER
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- 1/34359738368" IR BOUNDARY AND CUR MARKER
- 1/68719476736" IR BOUNDARY AND CUR MARKER
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- 1/17592186070016" IR BOUNDARY AND CUR MARKER
- 1/35184372140032" IR BOUNDARY AND CUR MARKER
- 1/70368744280064" IR BOUNDARY AND CUR MARKER
- 1/140737488560128" IR BOUNDARY AND CUR MARKER
- 1/281474977120256" IR BOUNDARY AND CUR MARKER
- 1/562949954240512" IR BOUNDARY AND CUR MARKER
- 1/1125899908481024" IR BOUNDARY AND CUR MARKER
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- 1/9007199267848192" IR BOUNDARY AND CUR MARKER
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- 1/4355614121610153804

When Recorded Return To:  
City of St. George  
City Recorder's Office  
175 East 200 North  
St. George, Utah 84770

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

**AN ORDINANCE AMENDING 'MEADOW VALLEY FARMS PHASE 2 AMENDED' and 'MEADOW VALLEY FARMS PHASE 7' LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH (ADJUST THE LOT LINE BETWEEN LOTS 16 & 80, VACATE AND REPLACE PUE)**

**WHEREAS**, the City of St. George City Council approved the Final Subdivision Plat for Meadow Valley Farms Phase 2 Amended on the 17 day of October, 2013, and Meadow Valley Farms Phase 7 on the 21 day of January, 2016, which were recorded in the Washington County Recorder's Office as document numbers 20130041092 and 20160023941 respectively; and

**WHEREAS**, the owner of the real property of Lot 16 within Meadow Valley Farms Phase 2 Amended, and Lot 80 within Meadow Valley Farms Phase 7 has petitioned the City of St. George City Council to amend Meadow Valley Farms Phase 2 Amended, and Meadow Valley Farms Phase 7, by adjusting the lot lines of said lots, and increasing in size Lot 16, and decreasing in size Lot 80, and by vacating the public utility and drainage easement at the rear of each lot, and replacing it at the new rear of each lot, as described in Exhibit A; and

**WHEREAS**, the City Council has determined that amending Meadow Valley Farms Phase 2 Amended, and Meadow Valley Farms Phase 7, is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

**NOW, THEREFORE, BE IT ORDAINED**, by the City of St. George City Council that Lot 16 within Meadow Valley Farms Phase 2 Amended, and Lot 80 within Meadow Valley Farms Phase 7, are hereby amended by adjusting the lot lines of said lots, by increasing Lot 16 in size, and decreasing Lot 18 in size, and by vacating the public utility and drainage easement at the rear of each lot, and replacing it at the new rear of each lot, as described in Exhibit A.

APPROVED AND ADOPTED by the City Council of the City of St. George, this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

ATTEST:

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

**Exhibit A**

**MEADOW VALLEY FARMS LOTS 16 & 80 LLA -EASEMENT VACATION DESCRIPTION  
EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT AREA TO BE VACATED**

BEGINNING AT A POINT S88°34'48"E, 39.47 FEET ALONG THE NORTH LINE OF LOT 80 OF MEADOW VALLEY FARMS-PHASE 7 SUBDIVISION ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20160023941 FROM THE NORTHWEST CORNER OF SAID LOT 80, RUNNING THENCE N1°25'12"E, 7.50 FEET; THENCE S88°34'48"E, 86.53 FEET; THENCE S1°25'12"W, 15.00 FEET; THENCE N88°34'48"W, 86.53 FEET; THENCE N1°25'12"E, 7.50 FEET TO THE POINT OF BEGINNING.



**DRAFT**Agenda Item Number : **3D**

## Request For Council Action

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**Date Submitted** 2016-09-22 11:11:23

**Applicant** City of St. George - Wes Jenkins

**Quick Title** Public Hearing/Ordinance - Public Street Vacation

**Subject** Consider vacating a portion of 2150 East Street located between Horseman Park Drive and Crimson ridge Drive.

**Discussion** This request comes as 2150 South now has a connection all the way through from Horseman Park Drive to Crimson Ridge Drive. When this subdivision was approved the connection didn't exist so a circle or a place to turn around was required. Now that the roads provide the necessary circulation the circle or turn around area is no longer needed. Along with vacating the bulb areas making the road straight the parcel owners to abut Crimson Ridge Drive will also be required to dedicate a small portion of their lots for a turn radius on either side of the road.

**Cost** \$0.00

**City Manager Recommendation** Recommend approval.

**Action Taken**

**Requested by** Todd Jacobsen

**File Attachments** [Little Valley Horseman Park Road Vacation Exhibit B.pdf](#)

**Approved by Legal Department?**

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

**Additional Comments**

**Attachments** [Little Valley Horseman Park Road Vacation Exhibit B.pdf](#)



Lot 20

Lot 19

Lot 18

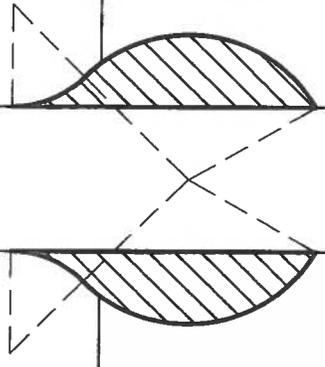
2150 East Street

Crimson Ridge Drive

Lot 15

Lot 16

Lot 17



SHEET <b>1-1</b>	DATE	June 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**  
 Public Roadway Vacation  
 Little Valley Horseman's Park  
 Subdivision



When Recorded Return To:  
City of St. George  
City Recorder's Office  
175 East 200 North  
St. George, UT 84770

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

Tax ID: SG-PL

**VACATING A PORTION OF 2150 EAST STREET  
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**  
(Between Horseman Park Drive & Crimson Ridge Drive)

**WHEREAS**, a petition was received by this Council requesting it to vacate a portion of an existing Public Roadway or right of way belonging in the City of St. George, located at 2150 East Street, between Horseman Park Drive and Crimson Ridge Drive, more particularly described in Exhibits "A" and "B;" and

**WHEREAS**, traffic circulation will be increased when this portion of the Public Roadway or right of way is vacated, because it will eliminate a cul-de-sac, and create a through street; and

**WHEREAS**, it appears that it will not be detrimental to the general public interest, and there is good cause for vacating the existing portion of 2150 East Street as described in Exhibits "A" and "B" as a Public Roadway or right of way.

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

A portion of 2150 East Street, a Public Roadway or right of way, described in Exhibits "A" and "B" attached hereto and incorporated herein, is hereby vacated. This ordinance is effective immediately upon adoption and recordation in executed form in the Office of the Washington County Recorder.

**APPROVED AND ADOPTED** by the City Council of the City of St. George, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF ST. GEORGE

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

ATTEST:

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

# Exhibit A

## **Public Roadway Vacation Lot 16 & 17, Little Valley Horseman's Park Subdivision**

Commencing at the southeast corner of Lot 17, Little Valley Horseman's Park Subdivision, a Subdivision according to the Official Plat thereof on file in the Office of the Washington County Recorder's Office as document number 00190775; thence North, along the east line of said Lot 17 a distance of 6.70 feet to the POINT OF BEGINNING; said point also being the beginning of a curve to the right, of which the radius point lies North 30°00'00" East, a radial distance of 50.00 feet; thence northerly along the arc, through a central angle of 105°00'00", a distance of 91.63 feet to a point of reverse curve to the left having a radius of 35.36 feet and a central angle of 45°00'00"; thence northerly along the arc, a distance of 27.77 feet; thence South 00°00'00" West, a distance of 103.66 feet to the POINT OF BEGINNING.

Containing 1,571.16 square feet or 0.0361 acres, more or less.

## **Public Roadway Vacation Lot 18 & 19, Little Valley Horseman's Park Subdivision**

Commencing at the southwest corner of Lot 18, Little Valley Horseman's Park Subdivision, a Subdivision according to the Official Plat thereof on file in the Office of the Washington County Recorder's Office as document number 00190775; thence North, along the west property line distance of 6.70 feet to the POINT OF BEGINNING; thence North 00°00'00" West, a distance of 103.66 feet to the point of curve of a non tangent curve to the left, of which the radius point lies East, a radial distance of 35.36 feet; thence southeasterly along the arc, through a central angle of 45°00'00", a distance of 27.77 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 105°00'00"; thence southerly along the arc, a distance of 91.63 feet to the POINT OF BEGINNING.

Containing 1,571.16 square feet or 0.0361 acres, more or less.



Lot 20

Lot 19

Lot 18

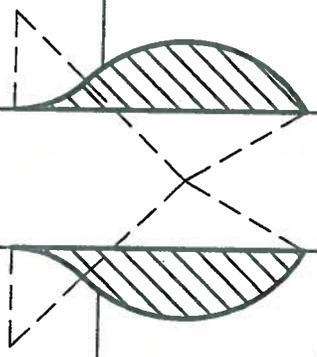
2150 East Street

Crimson Ridge Drive

Lot 15

Lot 16

Lot 17



SHEET  
1-1

DATE	June 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

Exhibit B  
 Public Roadway Vacation  
 Little Valley Horseman's Park  
 Subdivision



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

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**Date Submitted** 2016-09-22 10:22:07

**Applicant** Roger Bundy - R&B Surveying

**Quick Title** Public Hearing/Ordinance - Public Street Vacation

**Subject** Consider vacating a portion of 1000 East Street located between 600 South Street and 700 South Street.

**Discussion** The parcel to the south made a similar request to City Council on October 17, 1996 and was approved. The parcel to the north also made a similar request to the City Council on April 4, 1995 as part of the approved Afterthought Subdivision.

**Cost** \$0.00

**City Manager Recommendation** Recommend approval.

**Action Taken**

**Requested by** Todd Jacobsen

**File Attachments** [1100 East Street.pdf](#)

**Approved by Legal Department?**

**Approved in Budget? Amount:**

**Additional Comments** Similar roadway vacations in this area were approved in the past as stated above, so staff looks at this as a clean up item.

**Attachments** [1100 East Street.pdf](#)



# Hughes

MORTUARY

September 21, 2016

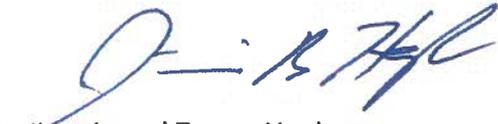
Dear St. George City Council,

This letter is to explain our request for the vacation of the cities easement along our property on 1000 East. *(STREET RIGHT OF WAY)*

To the casual observer, this property already seems to be part of this currently vacant lot. The easement has been vacated on the property on both sides of this lot rendering this easement completely unusable. This really is simply a "clean up" item.

The area where this easement is will be largely landscaping and some parking lot. We are expanding our building onto this property and in doing so we have learned of this 20 foot easement. While our expansion can move forward without the vacation, vacating the easement and incorporating it into our property will make it congruent with the neighboring properties and allow us additional parking and landscaping.

Thank you for your consideration.



Jimmie and Tawny Hughes



When Recorded Return To:  
City of St. George  
City Recorder's Office  
175 East 200 North  
St. George, UT 84770

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

Tax ID: SG-PL

**VACATING A PORTION OF 1000 EAST STREET TO THE CITY OF ST. GEORGE  
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH  
(A portion between 600 South and 700 South Streets)**

**WHEREAS**, a petition was received by this Council requesting it to vacate a portion of an existing Public Street belonging in the City of St. George located at 1000 East Street, between 600 South Street and 700 South Street, more particularly described in Exhibit "A;" and

**WHEREAS**, good traffic circulation already exists in this area, and the extra width of the Public Street in this area is not necessary; and

**WHEREAS**, it appears that it will not be detrimental to the general public interest, and there is good cause for vacating the existing portion of 1000 East Street as described in Exhibit "A" as a Public Street.

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

A portion of 1000 East Street, between 600 South Street and 700 South Street, a Public Street, described in Exhibit "A" attached hereto and incorporated herein, hereby is vacated to the City of St. George. This ordinance is effective immediately upon adoption and recordation in executed form in the Office of the Washington County Recorder.

**APPROVED AND ADOPTED** by the City Council of the City of St. George, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF ST. GEORGE

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

ATTEST:

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

## **Exhibit A**

DESCRIPTION FOR 20 FOOT WIDE PORTION OF VACATED 1000 EAST STREET  
PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE RETAINED BY  
THE CITY OF ST. GEORGE  
PROPOSED FOR PURCHASE BY HUGHES MORTURARY

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, PLAT B, OF THE ST.  
GEORGE CITY SURVEY, RUNNING THENCE  $S0^{\circ}08'44''W$ , 88.00 FEET ALONG THE  
WEST LINE OF SAID LOT 4; THENCE  $N89^{\circ}51'16''W$ , 20.00 FEET; THENCE  $N0^{\circ}08'44''E$ ,  
88.00 FEET; THENCE  $S89^{\circ}51'16''E$ , 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,760.00 SQUARE FEET OR 0.040 ACRE.



**DRAFT**

Agenda Item Number : **6A**

## Request For Council Action

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**Date Submitted** 2016-09-26 15:56:10

**Applicant** PC

**Quick Title** PC Report from Sept 27, 2016

**Subject** Consider the Planning Commission report from the meeting held on September 27, 2016.

**Discussion** PC agenda had several subdivisions and three public hearings. The subdivisions included two final plat amendments, two final plats, and one subdivision with 10 or less lots. Three public hearings were also on the agenda, however the City Council will only be setting the hearing date.

**Cost** \$0.00

**City Manager Recommendation** Mostly final plats and setting public hearings for zone changes.

**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: SEPTEMBER 27, 2016  
CITY COUNCIL MEETING: OCTOBER 06, 2016

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR OCTOBER 20, 2016**

- A. Consider a zone change from A-20 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on approximately 47.41 acres. The property is generally located east and west of the logical extension of 2780 east and approximately 900 south. The project is called **Moorland Park**. The applicant is Development Solutions Group, Inc. Case No. 2016-ZC-032 (Staff – John Willis)
- B. Consider a zone change amendment for **Sunbrook Ranch** Planned Development located at 415 South Dixie Drive. The proposal is to expand the use of RV parking on the balance of the site and to adjust the building layout and site plan to accommodate said expansion. The applicant is Mr. Marv Blosch. Case No. 2016-ZCA-033 (Staff Ray Snyder)

2. **FINAL PLAT AMENDMENTS (FPA)**

- A. Consider amending two Residential Final Subdivision Plats; **Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7**. The purpose of this Final Subdivision Plat Amendment is to adjust the Lot line between Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7. Lot 16 will be enlarged in size and Lot 80 will be reduced in size. There is a public utility and drainage easement located between these lots that needs to be vacated (*JUC approval required*), with a new public utility and drainage easement to be created on the new lot line. The properties are zoned RE-20 and are located at 2482 East 3910 South (Little Valley Area). The representative is Mr. Roger Bundy, R&B Surveying. Case No. 2016-LRE-017. (Staff – Wes Jenkins)
- B. Consider Amending a Residential Final Subdivision Plat for **Lot 1020 and 1021 of The Ledges of St. George Phase 10**. The purpose of this Final Subdivision Plat Amendment is to merge Lot 1020 and 1021, making it one lot. Lot 1020 will be eliminated. There are public utility and drainage easements located between these two lots that also need to be vacated. This easement vacation was approved by the Joint Utility Committee (JUC). The property is zoned PD-R and is located at 2209 West Reserve Circle (Ledges Development).

3. **SUBDIVISION 10 LOTS OR LESS (LRE)**

Consider a subdivision of 10 Lots or less without a Plat for “**Dale Jones (SG-5-2-31-31211)**.” 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. The proposed lots sizes

are: Lot 1 = 4.837 Acres and Lot 2 = 3.50 Acres. The property is zoned C-3 and is located on the southeasterly side of Sunland Drive, east of the car dealerships and south of Furniture Row (at approximately 250 East and 1300 South). The representative is Mr. Adam Allen, Bush and Gudgell. Case No. 2016-LRE-019. (Staff – Wes Jenkins)

4. **FINAL PLATS (FP)**

- A. Consider a 13 Lot Residential Final Subdivision Plat for “**Riverside Cliffs Subdivision Phase 3.**” The property is zoned R-1-8 and is located at approximately 1930 East and 1270 South (between the Virgin River and Riverside Drive). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-040. (Staff - Wes Jenkins)
- B. Consider a 13 Lot Residential Final Subdivision Plat for “**Stone Cliff Phase 14.**” The property is zoned PD-R and is located at approximately 2500 East and 1760 South (*Granite Way in Stone Cliff*). The representative is Mr. Reid Pope, Pope Engineering. Case No. 2016-FP-062 (Staff – Wes Jenkins)

5. **OTHER BUSINESS**

- A. The Planning Commission meeting on September 27<sup>th</sup> began at 5:00 pm and ended at approximately 8:00 pm (3 hours). Listed below is a ‘brief’ summary of the agenda items and actions:
- B. Case No. 2016-ZCA-034, proposed “IHC Cancer Center”; staff presented the project and the public hearing was opened and closed. The Planning Commission was very supportive of the project; however it was tabled at the request of the applicant to allow time to make final material selections and to return to the next available PC meeting (10/11/16) with a color and materials board.
- C. The Planning Commission approved a reduced setback for AAA Disaster Services at 476 E Riverside Drive, Case No. 2016-RS-003 for a zero side yard setback.
- D. The final plat amendments, 2 lot commercial subdivision, and final plats were all recommended for approval.

# PCR ITEM 2A

## Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016  
CITY COUNCIL MEETING: 10/06/2016

### AMENDING A FINAL SUBDIVISION PLAT

**Lot 16 of Meadow Valley Farms Phase 2 Amended**

**Lot 80 of Meadow Valley Farms Phase 7**

Case No. 2016-LRE-017

**Request:** Consider amending two Residential Final Subdivision Plats

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

**Property:** Located 2482 East 3910 South (Little Valley Area)

**Zone:** RE-20

**Staff Comments:** The purpose of this Final Subdivision Plat Amendment is to adjust the Lot line between Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7. Lot 16 will be enlarged in size and Lot 80 will be reduced in size. There is a public utility and drainage easement located between these lots that needs to be vacated (approved by JUC), with a new public utility and drainage easement will be created on the new lot line. No other changes were made or intended.

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

NOTE: THIS IS ON THE CITY COUNCIL AGENDA AS A PUBLIC HEARING AND CONSIDERED AS AN ORDINANCE

**P.C.:** The Planning Commission recommends APPROVAL to City Council of this Final Subdivision Plat Amendment for Lot 16 of Meadow Valley Farms Phase 2 Amended and Lot 80 of Meadow Valley Farms Phase 7.



## ITEM 2B

# Amending a Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: 09/27/2016  
CITY COUNCIL MEETING: 10/06/2016

### AMENDING A FINAL SUBDIVISION PLAT

**Lot 1020 and 1021 of 'The Ledges of St. George Phase 10'**

Case No. 2016-LRE-018

**Request:** Consider Amending a Residential Final Subdivision Plat

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

**Property:** Located at 2209 West Reserve Circle (Ledges Development)

**Zone:** PD-R

**Staff Comments:** The purpose of this Final Subdivision Plat Amendment is to merge Lot 1020 and 1021, making it one lot. Lot 1020 will be eliminated. There are public utility and drainage easements located between these two lots that also need to be vacated. This easement vacation was approved by the Joint Utility Committee (JUC). No other changes were made or intended.

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

NOTE: THIS IS ON THE CITY COUNCIL AGENDA AS A PUBLIC HEARING AND CONSIDERED AS AN ORDINANCE

**P.C.:** The Planning Commission recommends APPROVAL to City Council of this Final Subdivision Plat Amendment to merge Lots 1020 and 1021, making them into one lot in 'The Ledges of St George Phase 10.'



**PCR ITEM 3**

**Subdivision of 10 Lots or Less without a Plat**

PLANNING COMMISSION AGENDA REPORT: 09/27/2016  
CITY COUNCIL MEETING: 10/06/2016

SUBDIVISION OF 10 LOTS OR LESS WITHOUT A PLAT

**Dale Jones (SG-5-2-31-31211)**

Case No. 2016-LRE-019

- Request:** Consider a Subdivision of 10 Lots or less without a Plat
- Representative:** Adam Allen, Bush and Gudgell  
205 E. Tabernacle St., Suite 4  
St. George, UT 84770
- Property:** Located on the southeasterly side of Sunland Drive, east of the car dealerships and south of Furniture Row (at approximately 250 East and 1300 South).
- Zone:** C-3
- 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. The proposed lots sizes are: Lot 1 = 4.837 Acres and Lot 2 = 3.50 Acres.
- 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.
- P.C.:** The Planning Commission recommends APPROVAL to City Council of this Subdivision of 10 Lots or Less without a Plat for Dale Jones (SG-5-2-31-31211) to create two (2) commercial lots.



**PCR ITEM 4A**  
**Final Subdivision Plat**

PLANNING COMMISSION AGENDA REPORT:  
CITY COUNCIL MEETING:

09/27/2016  
10/06/2016

FINAL SUBDIVISION PLAT

**Riverside Cliffs Subdivision Phase 3**

Case No. 2016-FP-040

- Request:** Consider a 13 Lot Residential Final Subdivision Plat
- Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790
- Property:** Located at approximately 1930 East and 1270 South (between the Virgin River and Riverside Drive)
- Zone:** R-1-8
- 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.
- P.C.:** The Planning Commission recommends APPROVAL to the City Council of this Final Subdivision Plat for Riverside Cliffs Subdivision Phase 3.



**GENERAL NOTES AND RESTRICTIONS:**

1. THE CITY OF SALT LAKE COUNTY HAS ADOPTED THE 1995 ZONING ORDINANCE AND THE 1995 SUBDIVISION ACT. ALL LOTS SHALL BE CONVEYED TO THE CITY OF SALT LAKE COUNTY AND THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.
2. EASEMENTS ON ALL LOTS ARE AS SHOWN ON THE SUBDIVISION PLAN. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.
3. ALL STREETS ON THIS PLAN ARE PUBLIC.
4. FRONT PROPERTY CORNERS ARE INDICATED WITH A MARK IN CURB AT 6.68-FOOT OFFSET TO THE PROPERTY CORNER. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.
5. ALL SUBDIVISIONS SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.
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**OVERALL SUBDIVISION DEVELOPMENT CONSIDERATIONS:**

1. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.
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**ROCK WALL NOTES:**

1. FOR LOTS 72-76, A REVISION PLAN FOR THE 31' ROCK WALL EASEMENT AND A RECORDS AND SUBDIVISION PLAN FOR THE 31' ROCK WALL EASEMENT SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.
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**ROCK WALL:**

ALL ROCK WALLS SHALL BE DESIGNED AWAY FROM THE ROCK FASD EASEMENT TO PROTECT THE INTEGRITY OF THE ROCK WALL.

**GEOTECHNICAL INVESTIGATION:**

A GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED BY A LICENSED PROFESSIONAL ENGINEER IN CIVIL OR GEOLOGICAL ENGINEERING. THE INVESTIGATION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND SPECIFICATIONS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.

**OWNERS DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE "RIVERSIDE CLIFFS" SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THE SUBDIVISION PLAN, HAVE AGREED TO DEDICATE TO THE CITY OF SALT LAKE COUNTY THE PUBLIC RIGHTS TO BE HEREINAFTER DESCRIBED.

**RIVERSIDE CLIFFS SUBDIVISION PHASE 3**

THE PLAN IS IN FULL ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND SPECIFICATIONS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SUBDIVISION PLANS AND RECORDS.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, I, \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT I AM A MEMBER OF THE LIMITED LIABILITY COMPANY OF FACTION, LLC AND THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE LIMITED LIABILITY COMPANY AGREEMENT AND THE LIMITED LIABILITY COMPANY BY-LAWS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

FACTION, LLC - A UTAH LIMITED LIABILITY COMPANY

MANAGER:

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**ROSENBERG ASSOCIATES**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 352 EAST RIVERSIDE DRIVE, SUITE A-2,  
 SALT LAKE CITY, UTAH 84103  
 PH: 435-572-8856 WWW.RADVIL.COM

PLAT DATE	5/6/2016	S.E.A.
FILE NUMBER	4793-18-012	DRAWN:
DATE	1/7/2016	CHECKED:
BY	_____	DATE

THE FINAL PLAT OF  
**RIVERSIDE CLIFFS**  
 SUBDIVISION  
 - P H A S E 3 -  
 LOCATED IN THE SW 1/4 OF SEC. 35,  
 TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE  
 BALT LAKE BASE AND 7TH MERIDIAN IN THE CITY OF  
 ST. GEORGE, WASHINGTON COUNTY, UTAH.

**PCR ITEM 4B**  
**Final Subdivision Plat**

PLANNING COMMISSION AGENDA REPORT:  
CITY COUNCIL MEETING:

09/27/2016  
10/06/2016

FINAL SUBDIVISION PLAT

**Stone Cliff Phase 14**

Case No. 2016-FP-062

**Request:** Consider a 13 Lot Residential Final Subdivision Plat

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

**Property:** Located at approximately 2500 East and 1760 South (Granite Way in Stone Cliff)

**Zone:** PD-R

**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.

**P.C.:** The Planning Commission recommends APPROVAL to the City Council of this Final Subdivision Plat for Stone Cliff Phase 14.



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

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**Date Submitted** 2016-09-22 11:38:04**Applicant** Aaron Smith**Quick Title** Appeal of Decision of Shade Tree Bd.**Subject** Appeal of Shade Tree Board decision to not allow removal of trees at 283, 297, 315 W. Hilton Drive.**Discussion** Appeal of decision of Shade Tree board to not allow the property owner to remove shade trees on their property on Hilton Drive.**Cost** \$0.00**City Manager Recommendation** New owner wants to remove all the grass and trees for the complex on Hilton Drive. The trees and landscaping were required as part of the PD zoning for this project. The Shade Tree Board unanimously denied the request and now the owner in appealing that decision.**Action Taken****Requested by****File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

September 12, 2016

RECEIVED  
SEP 19 2016  
ST. GEORGE CITY  
CITY RECORDER'S OFFICE

City Recorder  
Christina Fernandez  
175 E 200 N  
St. George, UT 84770

Dear Christina:

We, as Smith Payne Investments, would like to request to be placed on the council agenda at the next City Council meeting.

The Shade Tree Board has denied our request to remove trees from our property. The property includes addresses 283, 297, and 315 W. Hilton Drive. We would like to appeal this decision.

Please contact Aaron Smith at (435) 414-5266 or his assistant, Ashley Whiteley, at (801) 866-4648 with any notifications.

Thank you for your time.

Sincerely,



Aaron Smith  
Smith Payne Investments



## CITY OF ST. GEORGE

175 East 200 North  
St. George, Utah 84770

August 18, 2016

Smith Payne Investments  
Aaron Smith  
359 E. Riverside Dr.  
St. George, UT 84790

Re: Tree removal

Dear Aaron:

We, as the Shade Tree Board, appreciate you asking us to consider the request to remove the trees at 283, 297 and 315 W. Hilton Dr. The Board considered your request carefully.

Your request to remove the trees has been denied. The Board has approved the removal of the two plums trees on the property, but all other trees may not be taken down. Those trees serve as valuable shade trees.

Your desire to re-landscape the property is fine, but you are required to submit a new landscape plan, that includes protection of the existing trees in the landscape, to the Planning Department at the City for approval.

You always have the opportunity to appeal the Board's decision at a City Council meeting. You will have to contact the City Recorder, Christina Fernandez, at (435) 627-4000 to get on the council agenda.

Thank you for contacting us.

Sincerely,

Shane Moore  
Parks Division Manager



X: 1030906.27698 Y: 9998294.47548

283, 297, 315 W. Hilton Dr.

want to remove trees to have a desert landscape

Contact Ashley @ (435) 610-2628

& Smith Payne Investments

Aaron Smith

359 E. Riverside Dr.

84790







29 current mature trees  
 13 proposed removal  
 4 proposed addition

# Title

SG-6-3-1-132-A

SG-6-3-1-120-A

SG-6-3-1-134-A

Hilton, Dr

**Legend**

Parcels

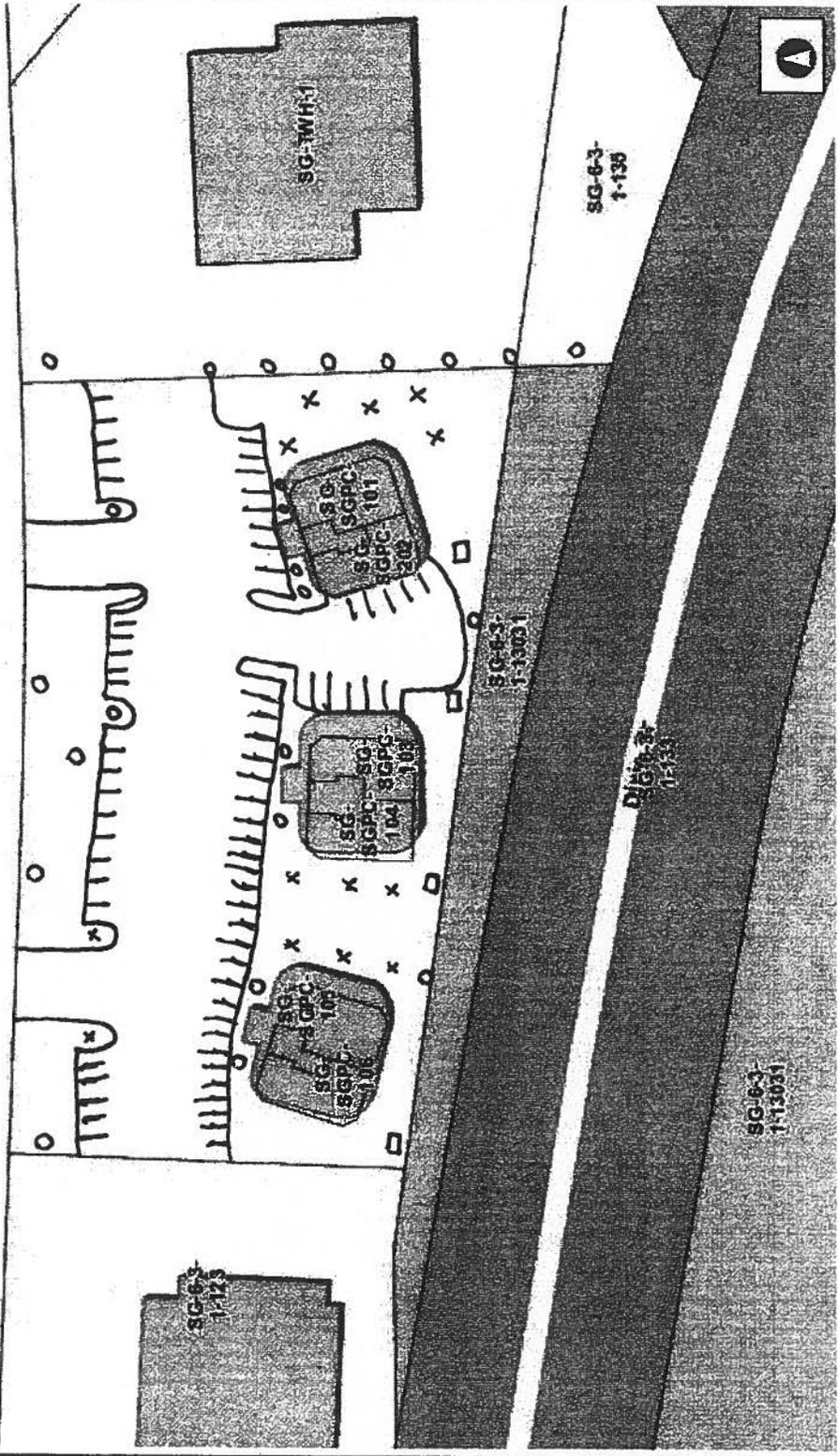
**Type**

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

1

- Existing to Remain
- Existing to Remove
- Proposed New

**Notes**



**DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



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

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**Date Submitted** 2016-09-23 14:50:52**Applicant** Marc Mortensen**Quick Title** Agreement for City-wide Google Deployment**Subject** Consider approval of an agreement with Tempus Nova Inc. for the deployment of Google Apps for all city employees.**Discussion** Tempus Nova Inc. is a preferred and certified Google partner and has extensive background in Google Apps set-up and configuration for large organizations including government agencies. The overall cost of set-up after customer reimbursements is \$77,850. We would propose the migration to Google begin in December and end in February of 2017. The scope of work includes all aspects of set-up including training and full deployment of apps. We are close to finalizing the agreement with legal and would like to put this item on the October 6, 2016 city council meeting for approval. This was approved as part of the FY 2016-2017 budget for \$73,560. With the savings we should see on other capital budget items we feel confident that we will be able to make up the difference in cost.**Cost** \$77,850**City Manager Recommendation** Contained in current budget. \$4,000 higher than budgeted so adjustments will be made in other capital expenditures to cover the extra cost.**Action Taken****Requested by** Marc Mortensen**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**



Tempus Nova, Inc.  
**STATEMENT OF WORK**

**Confidential – Not For Distribution – Pricing Valid for 30 Days**

<b>Customer:</b>	City of St. George, UT
<b>Project:</b>	Google Apps Unlimited Deployment
<b>SOW Reference/Client Number:</b>	10-6-2016.CityofStGeorge

**I. Project Information**

**A. Contact Information**

Each party agrees that the respective contacts listed below have authority to direct and provide feedback relating to the project described in this SOW. Either party may change its contact information at any time.

**Customer**

Brandon Bundy  
Project Manager  
[brandon.bundy@sgcity.org](mailto:brandon.bundy@sgcity.org)  
(435) 627-4000  
175 E. 200 N  
St. George, UT 84770

**Tempus Nova Contacts**

Lisa Stelzner  
Account Manager  
(507) 722-1756  
[lisa@tempusnova.com](mailto:lisa@tempusnova.com)

**B. Background Information**

The City of St. George is a city located in the southwestern part of the U.S. state of Utah on the Utah–Arizona border, and the county seat of Washington County, Utah. The City is interested in transitioning to Google Apps Unlimited (~830) and Google Apps for Work Deskless (~200) for their ~1,030 users. They are currently operating on MS Exchange 2013.

**II. Project Scope**

**A. Services**

This SOW describes the project scope for the deployment of [Google Apps Unlimited \(GAU\)](#) for City of St. George. City of St. George has delivered a completed [Customer Environment Profile \(CEP\)](#) to Tempus Nova. This document enables Tempus Nova to create a SOW that provides an accurate cost estimate for this project. The following section describes the activities Tempus Nova will perform to support this engagement.

**1. Google Apps Domain Provisioning, Setup & Configuration**

To deploy a GAU domain, ownership verification is required. Tempus Nova will setup and configure the Google Apps domain and configure the various services for use. These services include mail, calendar, contacts, chat, drive, docs, sites, groups, hangouts, and Google+.

## **2. Google Vault Setup & Configuration**

Tempus Nova will setup, configure, test, and deploy Google Vault in the Customer environment. To deploy Vault, a registered domain with service and ownership verification is required. Tempus Nova will setup and configure the service to enable mail to be archived in Google Vault.

## **3. User Provisioning / Google Global Address List (GAL) Load**

Tempus Nova will provision and configure user accounts for the deployment of Google Apps. Tempus Nova will leverage a series of in house and open source scripts to ensure users, groups, and shared contacts are provisioned in the domain. Tempus Nova will instruct Customer's administrators on how to run these scripts in the domain.

## **4. Google Apps Directory Sync (GADS) Setup & Configuration**

Tempus Nova will install and configure GADS in the customer environment. GADS enables users and groups to be uni-directionally synchronized from Customer's corporate Active Directory (AD) or Lightweight Directory Access Protocol (LDAP) compliant facility into Google Apps. Customer is responsible for ensuring the LDAP source provides a clean, authoritative, and accurate representation of users, shared contacts, and groups. **Data cleansing is NOT in scope for this project.** This will require administrator access to the Google Apps domain and the server where the tool will reside.

## **5. Google Apps Password Sync (GAPS) Setup & Configuration**

Tempus Nova will install, setup, and configure GAPS in the Customer's environment to automatically synchronize users' AD passwords with Google Apps passwords. Please note, whenever a user's AD password is changed, GAPS pushes the change to Google Apps immediately through the GAPS tool.

## **6. Mail Routing Planning, Implementation, & Configuration**

Tempus Nova will setup and configure the Google Apps environment to ensure mail is being properly routed. This will ensure seamless integration between Google and the legacy systems. Customer will need to modify their legacy email system of record for proper mail routing. Customer will provide supporting information to enable Tempus Nova to complete this task. Supporting information may include a list of email domains and subdomains, a detailed "current state" mail routing diagram, a list of 'Whitelisted' and 'Blacklisted' domains/IPs, and a detailed diagram of email servers.

## **7. Data Migration**

Tempus Nova will install, configure, and test CloudMigrator in the Customer's environment. The tool migrates (mail, calendar, contacts) data for MS Exchange users. The level of effort estimate is to setup, configure, and migrate data. This will enable users to have data in their new Google accounts on day one. In order to perform the migrations, Customer shall supply accurate migration lists for all phases of the migration. Tempus Nova will provide a comma separated value (CSV) migration template that identifies the required information. If accurate migration lists are not delivered in the correct format and on-time, it will result in a change order and additional cost. Any moving of planned go live dates must be approved by both the Customer and Tempus Nova management in advance.

## 8. Migration of Shared Mailboxes & Groups

Tempus Nova will work with the Customer to identify and migrate shared mailboxes and groups from the legacy system to Google Apps. Tempus Nova will utilize the CloudMigrator tool for the migration of shared mailboxes and groups. Tempus Nova will leverage delegated accounts, rooms, and resources, as well as Google Groups to map the current functionality with the functionality available in Google Apps.

## 9. Google Mobile Device Management (MDM) Setup & Configuration

Tempus Nova will install and configure the Google Mobile Device Management (MDM) console to enable users to connect to Google Apps via iOS (Apple), Android, and Microsoft mobile devices. This configuration will include the necessary security settings, as provided by the Customer. We will also provide documentation for mobile users on how to connect to the Google services.

## 10. Application Integration (SMTP Routing)

Tempus Nova will work with the Customer to design and deploy an application integration strategy to allow applications within the legacy environment to route email to Google Apps. This includes the configuration of simple mail transfer protocol (SMTP) relays to allow on premise applications to route mail, as needed. Tempus Nova will also serve in an advisory role in the event Customer wishes to leverage the Google Apps APIs to build custom application integration. Customer will provide an accurate list of applications and appliances that leverage email to send or receive email notifications (Application Integration List).

## 11. Google Apps Training (+ Setup & Preparation Time)

Tempus Nova will provide Google Apps training classes in Virtual Instructor-Led Training (VILT) webinar format. Tempus Nova strongly recommends that all users be required to attend one (1) Google Mail and one (1) Google Calendar class prior to Go Live. Tempus Nova will use our GoToWebinar service to deliver virtual training classes and will record the training classes. The level of effort in the Cost Table in Section VII includes the creation of presentation slides for training, setup, and deconstruction of the training environment, time to schedule each class, and any preparation time the instructor will require to successfully conduct the class. Tempus Nova also offers additional training classes not described below which can be reviewed on our [Training & Change Management](#) page and added to your deployment. The following section describes the training classes and approach Tempus Nova will deliver to the Customer. **Date and time of classes will be determined between Tempus Nova and Customer.**

Class Description	Class Time
<b>a. Understanding and Applying Google Mail (3 VILT Classes)</b> Tempus Nova will conduct Google Mail classes in Virtual Instructor-Led Training (VILT) format via webinar. Tempus Nova strongly recommends that users are required to attend the Google Mail class prior to Go Live. The Gmail class consists of an overview of the Gmail interface; navigation; composing messages; conversation threads; message organization with Stars, Labels, and Filters; basic and advanced searches; Contacts; Chat; and a detailed review of the Settings menu, including Labs and Offline Access.	1.5 hours

Class Description	Class Time
<p><b>b. Understanding and Applying Google Calendar (3 VILT Classes)</b>  Tempus Nova will conduct Google Calendar classes in VILT format via webinar. Tempus Nova strongly recommends that users are required to attend the Google Calendar class prior to Go Live. The Calendar class consists of an overview of the Google Calendar interface; detailed review of the Settings menu, including Labs, declined events, and custom views; creating and populating events; scheduling meetings; repeating meetings; adding guests; checking resource availability (free/busy time); reserving conference rooms; all day events; zero duration events; creating calendars; overlaying calendars; adding public calendars; and Tasks.</p>	1.5 hours
<p><b>c. Introduction to Google Drive (3 VILT Classes)</b>  Tempus Nova will conduct Google Drive classes in VILT format via webinar. Introduction to Google Drive is designed to provide new Google users with the basic features available within Google Drive while demonstrating the power of real time collaboration. The class includes an overview of creating and organizing Google Docs, Sheets and Slides, uploading existing artifacts to docs, two way conversion, shared folders, streamlined collaboration, permissions, and following workflow in the activity list.</p>	1 hour
<p><b>d. Google Apps Delegations &amp; Permissions + Q&amp;A (2 VILT Classes)</b>  Tempus Nova will conduct Executive Assistant classes in VILT format via webinar. The prerequisite for the Delegations class is attending or listening to the Google Mail and Google Calendar classes. This class consists of email and contact delegation, calendar sharing, permissions in delegation, establishing workflows, custom notifications, creating events on another calendar, and managing multiple calendars, followed by Q&amp;A.</p>	1 hour
<p><b>e. Administering Google Apps (1 VILT Class)</b>  Tempus Nova will provide the Administering Google Apps Control Panel class for the Customer's technical staff in VILT format via webinar. The prerequisite for the Administering Google Apps class is attending or listening to the Google Mail and Google Calendar classes. This class consists of how to use the Google Apps and Vault Control Panels, including an overview of each Control Panel, domain settings, security, troubleshooting techniques, FAQs, workarounds, best practices, Tempus Nova tools, and more.</p>	2 hours
<p><b>f. Supporting Google Apps (1 VILT Class)</b>  Tempus Nova will provide a Supporting Google Apps class for the Customer's Help Desk staff in VILT format via webinar. The prerequisite for the Supporting Google Apps class is attending or listening to the Google Mail and Google Calendar classes. This class consists of an overview of common end user questions and resolutions, the Apps Status Dashboard, Help Desk resource page, troubleshooting tips, basic Gmail and Calendar errors, discussion groups, best practices, logging tickets, and more.</p>	1.5 hours
<p><b>g. Open Microphone Q&amp;A Sessions (6 VILT Sessions)</b>  Tempus Nova will provide a series of Open Microphone Q&amp;A Sessions in VILT format via webinar. Tempus Nova will conduct these classes following each deployment phase. Tempus Nova will not record the Open Microphone Q&amp;A Sessions. The prerequisite for the Open Microphone Q&amp;A Sessions are attending or listening to the Google Mail and Google Calendar classes. This class consists of questions from end users followed by answers from the Tempus Nova instructor. Open Microphone Q&amp;A Sessions enable users to call in, ask questions, instantly get answers via a live demo, explore ways to map business processes, and generally learn more about Google Apps. Tempus Nova and Customer personnel will jointly conduct these sessions.</p>	.75 hours

## 12. Project Management

Tempus Nova will provide a Project Manager to ensure project activities are tracked and managed successfully throughout the project. The Tempus Nova Project Manager will work alongside the Customer's Project Manager to coordinate project activities and ensure timelines and deliverables are met. Together, the Project Management Team is required as key resources during the active phases of the project. The Tempus Nova Project Manager has extensive experience with enterprise Google Apps implementations, managing end-to-end enterprise projects, as well as expertise in numerous Project Management methodologies. Tempus Nova will use our proprietary Google Apps project management methodology together with SmartSheets to plan, track, and manage project tasks.

## 13. Organizational Change Management (OCM)

Tempus Nova will provide organizational change management, communications, planning, and execution activities for the Google Apps project. OCM is comprised of preparing and messaging users in order to equip them for the coming change. OCM is a critical success factor in deploying Google Apps. Tempus Nova will develop an OCM Plan, targeted communications and an OCM Release Schedule to ensure communications are informative and well timed. Our change management lead will work with Customer to determine the exact number of communications, content, and timing for the project. Tempus Nova will develop and review a draft Communication Plan, which Customer will be responsible for customizing and sending to end users. Customer will be responsible for sending all communications to end users and copying Tempus Nova's Project Manager on all messages. All other change management communications not described below are considered out of scope. As part of this engagement, Tempus Nova will work on the following activities, items, and deliverables:

OCM Type & Description
<b>OCM &amp; Communication Plan</b> Lists the number of communications and type, purpose, subject matter, timing, audience, and type of information. Level of effort includes the time to create the plan, conduct review meetings, and deliver the plan.
<b>OCM Release Schedule</b> Tempus Nova will create a detailed release schedule for each user communication across each transition phase to ensure messages are well timed.
<b>Communication Message Content (Email Delivery Method)</b> Targeted emails for each communication type with customized content including: <ul style="list-style-type: none"><li>● Initial announcement</li><li>● Key dates and milestones</li><li>● Preparatory communications and videos for each transition phase</li><li>● Training communications and training schedule</li><li>● Migration information and instructions</li><li>● Google Guides messages</li><li>● Day 1 instructions</li><li>● Support instructions</li><li>● Survey(s) to collect feedback</li><li>● Deployment support communications and activities</li></ul> Level of effort includes the time to create the communication content, schedule and conduct review meetings, and deliver the final communication content for each message.

## OCM Type & Description

### **End User Support Center**

The End User Support Center is a self-support resource for end users to find answers to FAQs, access training videos, submit feedback, and log issues. Tempus Nova will create the site and the Customer staff will update and maintain it thereafter.

### **14. Deployment & Go Live Support**

Tempus Nova will provide deployment and Go Live support for the duration of the Google Apps project. Support will be delivered during normal business hours, Monday through Friday 9:00 AM – 5:00 PM MST. Go Live support will be delivered by Tempus Nova and Customer's support staff. Customer personnel will assume Level 1 Help Desk support for end users and select a single point of contact to coordinate support issues with Tempus Nova. Support includes answering questions, gathering information, responding to emails, and mentoring Customer personnel. Support also includes assisting Help Desk resources to resolve critical issues for unique individual user issues (i.e., not system issues) for duration of the active project.

### **15. Business Transformation Services**

Tempus Nova will provide Business Transformation services including updated recorded training from our Google certified training resources, change management, proactive and strategic communications, updates on the latest and greatest Google news, new feature updates on the Tempus Nova YouTube Channel, announcements via Tempus Nova social media (Google+, LinkedIn, Twitter, and Facebook) and other continuing services. Our Business Transformation specialists identify gaps which can help improve your IT success and increase user adoption.

## **III. Project Timeline & Milestones**

The duration of this project is estimated at **12 consecutive weeks** with the timeline of events, as listed below. If the level of effort for this project exceeds 12 consecutive weeks, this may result in an equitable adjustment and a change order for additional services under this contract. The timeline below assumes Customer will be ready to assist Tempus Nova, as needed, with the key tasks and responsibilities described in this SOW.

### **Project Schedule Legend:**

*Italics* = Customer Approval & Acceptance

**Bold** = Customer Deliverable

**Red Bold Text** = Customer Go/No Go Decision (prior to each Go Live)

**Blue Bold Text** = Customer Go Live

- **Week 1:** Tempus Nova will kick-off the project, assemble Integrated Project Team (IPTs), and create relationships with our Customer counterparts. We will create and baseline the Project Plan, identify task owners and establish milestones. We will review the Project Plan with the Customer. We will establish a communication and reporting cadence, we will schedule the following project meetings as applicable: weekly project team meetings, weekly IPT meetings, and technical breakout sessions. The Project Team will conduct their respective IPT meetings and Tempus Nova will review and validate Customer requirements. Tempus Nova will create the draft Training Plan, Training Schedule, and OCM Plan. We will review the draft OCM Plan and Training Plan with Customer, as well as identify Customer Trainers and Training Coordinators. Tempus Nova will develop the initial communication: the first announcement to all users to explain the “who, what, when, where and why” Customer is moving to Google Apps. Once approved, **Customer sends the first announcement to all users. Customer provides access to the email servers where data resides and access to the servers where the migration and interoperability tools will be installed.**
- **Week 2:** Tempus Nova will incorporate feedback from Customer, finalize the OCM Plan, and create the OCM Release Schedule. Tempus Nova will setup and configure the migration and interoperability tools and begin testing the migration environment. **Customer provides finalized Core IT migration list. Project Plan and Requirements Acceptance. Change Management Plan, Change Management Release Plan, and Training Plan Acceptance.**
- **Week 3:** Tempus Nova will complete the setup and configuration of the Google Apps environment; we will complete user provisioning (initial GAL Load); and deploy the End User Support Center. We will create and review the Go Live Support Plan. We will begin base migrations for Core IT participants. We will work on implementing GADS and GAPS; and work on application integration (SMTP routing). We will finalize the Migration Plan. We will work on any system integration and authentication requirements. **Customer continues sending communications. Migration Plan Acceptance.**
- **Week 4:** Tempus Nova will establish the support infrastructure. We will provide Google Mail, Google Calendar, and Google Drive end user training VIDEOS for Core IT participants. We will conduct Administering Google Apps training for domain administrators. We will complete delta migrations for Core IT participants; test and validate migration results. We will create and finalize the Rollback Plan. Tempus Nova will adjust the Go Live Support Plan, as needed, and work with Customer to reserve support rooms and Go Live support resources. Tempus Nova and Customer will conduct a *Readiness Review* to ensure we are prepared for the Go Live. **Go/No Go Decision for Core IT.** We will turn on dual/split delivery for the Core IT users. Tempus Nova will prepare for the Core IT Go Live. **Customer continues sending communications. Customer provides finalized Early Adopter migration list. Go Live Support Plan and Rollback Plan Acceptance.**

- **Week 5: Phase I Core IT Participants Go Live (@40 Users).** We will execute the Go Live Support Plan. Tempus Nova will conduct Open Microphone Q&A Sessions to reduce the burden on Customer's Help Desk and answer any questions users may have. Customer will assume ownership of the End User Support Site. Core IT participants will live in the system and identify any critical issues before the next phase of users are transitioned to Google Apps. Tempus Nova will provide Tier 1 support for Core IT users and will resolve any critical issues that would impact the next transition phase of users. We will identify any Google Guides for Phase II and begin base migrations for Early Adopters. **Customer provides finalized migration list for Phase III, All Remaining Users. Customer continues sending communications.**
- **Week 6:** Phase I Core IT users live in Google Apps. Customer and Tempus Nova will review and analyze feedback to measure results and identify adjustments for Early Adopters. Tempus Nova will complete base and delta migrations for Early Adopters. We will test and validate migration results were successful. We will conduct Google Mail, Google Calendar, Google Drive, and Delegations end user training for Early Adopters, as well as Google Apps Help Desk training for Customer's Help Desk staff. Tempus Nova and Customer will conduct a *Readiness Review* to ensure we are prepared for the Go Live. **Go/No Go Decision for Early Adopters.** Tempus Nova will turn on dual/split delivery for Phase II Early Adopters and begin base migrations for Phase III users. **Customer continues sending communications.**
- **Week 7: Phase II Early Adopters Go Live (@200 Users).** Tempus Nova will execute the Go Live Support Plan. Customer identified Google Guides will be onsite to support the Go Live, assist end users with questions as needed, and Tempus Nova will be available to resolve critical issues. Tempus Nova will conduct Open Microphone Q&A Sessions to answer end user questions and intercept Help Desk calls. Tempus Nova will send surveys to measure end user satisfaction in the areas of Training, Change Management and Support. **Customer continues sending communications.**
- **Weeks 8 & 9:** Early Adopters live in Google Apps as the first enterprise users on the system and immerse in Google Apps. Customer assumes Tier 1 Support for end users and Tempus Nova provides Tier 2 support as needed. We will review and analyze feedback from Early Adopters to measure results; identify impacts/changes to policies, processes, on boarding; and to identify adjustments for the final Go Live. We will continue base migrations for Phase III users, and test and validate migration results. **Customer continues sending communications.**

- **Week 10:** Tempus Nova will conduct Google Mail, Google Calendar, Google Drive and Delegations classes for All Remaining Users. Tempus Nova and Customer will conduct a *Readiness Review* to ensure we are prepared for the final Go Live. **Go/No Go Decision for Phase III All Remaining Users.** We will complete delta migrations for all remaining users and test and validate migration results. We will complete mail routing and archive configuration, migration of shared mailboxes, resources, and groups. We will identify and resolve critical issues before Phase III users Go Live. We will complete MX Record Switch for email routing. **Customer continues sending communications.**
- **Week 11: Phase III All Remaining Users Go Live.** City of St. George goes Google! We will execute the Go Live Support Plan. Customer identified Google Guides will be onsite to support the Go Live and Tempus Nova will be available to resolve critical issues. The Project Team directs users to the Support Rooms as appropriate. Tempus Nova will conduct Open Microphone Q&A Sessions to answer questions from end users and help alleviate Help Desk traffic on Day 1. **Customer continues sending communications.**
- **Week 12:** Tempus Nova will continue to support users following the Phase III Go Live as needed. Customer transitions to the Google Tier II Support Model. Tempus Nova documents lessons learned, completes project wrap up, closeout, and post mortem activities. Tempus Nova transitions off the active project and the Tempus Nova Project Manager transitions the Customer relationship to Tempus Nova's Business Transformation team for ongoing post deployment support.
- **Week 13 & Beyond:** Customer decommissions legacy email servers as desired.

#### **IV. Scheduled Start**

The project is estimated at **12 consecutive weeks**. If the level of effort for this project exceeds 12 consecutive weeks, this may result in an equitable adjustment and a change order for additional services under this contract. Within 10 days of the effective date of this SOW, Tempus Nova will work with Customer to identify a start date for Services. Once a start date has been agreed upon by Tempus Nova and Customer, if the start date is postponed as an accommodation or otherwise due to Customer's requirements, Customer shall be responsible for all charges that Tempus Nova incurs as a result of changing or canceling reservations (e.g., transportation, accommodations, etc.) and all due dates for Tempus Nova deliverables shall be extended to the extent that Tempus Nova experiences any delays in connection with such postponement.

#### **V. Scope Change**

##### **A. Tempus Nova Services**

In the event that either Tempus Nova or Customer identifies a task or objective that is beyond the scope of Tempus Nova Services set forth in this SOW, the parties agree to take the following steps:

- i. The party proposing the scope change shall present the proposed scope change in writing to the other party.

- ii. Project Managers from Tempus Nova and Customer will review all change requests and determine the estimated cost and impact to the Tempus Nova Services and overall project scope.
- iii. If both the cost and Tempus Nova Services impact is acceptable and agreed upon in writing by Tempus Nova and Customer, the parties will both sign the Change Order and the work effort associated with the change will commence.

### **B. Change Order Description**

The description of each change in scope will clearly identify the change as it pertains to existing objectives, dependencies or associated tasks, and the reasons for the proposed change. The scope change request will, at a minimum, include: Impact and Cost information, as described below.

- i. The estimated project impact of the scope change must be identified. This impact includes, but is not limited to, impacts to timelines, resources, work effort, and deliverables.
- ii. If any cost is to be associated with the change in scope, it will be clearly identified and agreed upon, in writing by both parties, in advance to the commencement of any associated work.

### **C. Change Order Acceptance**

Tempus Nova and Customer must both agree and sign the scope change order document to modify the project scope.

## **VI. Assumptions & Customer Responsibilities**

The following assumptions and responsibilities have been identified and are used to define the scope of the project, as well as parameters considered to be out-of-scope.

- A. Work specified in Section II of this SOW will be billed as a fixed fee.
- B. Additional hours or work beyond the level of effort described in this SOW will be subject to the Scope Change process as described in Section V and may be subject to additional costs.
- C. The number of users for this project is estimated at approximately **1,030 users (~830 GAU; ~200 GAFW Deskless)**.
- D. The legacy system for this project is **MS Exchange 2013**.
- E. Customer will provide an accurate list of all users that will be migrated to the Google Apps environment using Tempus Nova's CSV template.
- F. Additional optional services will be initialed by Customer in Appendix A. Customer agrees to pay for any additional services they select as part of the project.
- G. Tempus Nova will migrate the data in a user's inbox, which includes email and calendar attachments that do not exceed Google's file and type limitations; and all personal contact data.
- H. The average user mailbox size is ~4GB. The migration of larger mailbox sizes may be subject to the change control procedure as described in Section V.
- I. Tempus Nova's migration estimates are based on achieving 100% uptime across all migration servers at a minimum of 7 days per week.
- J. Customer will setup a virtual server for Provider to migrate data. Tempus Nova will share specifications and requirements for virtual server during the project kick off meeting.

- K. Customer will provide access to the legacy environment so Tempus Nova can install, configure, and test the migration and interoperability tools.
- L. No documents or other artifacts from network drives or personal computers will be migrated as part of this project and are considered out of scope. Email attachments will be migrated except for those which exceed 25MB or those that contain unsupported file types.
- M. Personal data archives from end user machines will not be migrated as part of this project.
- N. Customer is responsible for ensuring the LDAP source provides a clean, authoritative, and accurate representation of users, shared contacts, and groups. Data cleansing is NOT in scope for this project.
- O. Only browsers supported by Google Apps will be used. Unsupported browsers can cause a poor user experience and are considered out-of-scope for this project. Tempus Nova recommends Chrome as the browser of choice for Google Apps.
- P. Tempus Nova services will be delivered in US English only. Provider will use our training environment, supported browser, and GoToWebinar resources to deliver training.
- Q. Customer will use reasonable efforts to communicate regularly with Tempus Nova and provide Tempus Nova with timely feedback.
- R. Tempus Nova will conduct this project remotely at various Tempus Nova locations, as needed, based on a mutually agreeable schedule determined during the project.
- S. For any work that may be performed at Customer's facility, access will be provided to Tempus Nova resources to the necessary systems, workspace, and Internet access.
- T. Customer will provide the required migration environment based on Tempus Nova recommended system specifications.
- U. Customer will provide the appropriate Administrative access to systems and/or access to the appropriate servers in a timely manner in order to meet the deliverable dates described herein. Access to servers is required to properly setup the Google environment and interoperability and/or migration tools.
- V. Customer will provide the appropriate access to stakeholders; technical/systems and business subject matter experts; functional owners; and decision makers in a timely manner in order to meet the goals, strategy, and deliverable dates described in this SOW.
- W. Customer will execute the items below prior to the start of this engagement. Tempus Nova will provide Customer with prerequisites for documentation deliverables, to include:
  - Identify users and staff, and notify them of their responsibilities as part of this effort.
  - Determine if network configurations and system requirements are in place to support the project.
  - Prepare for the legacy system configuration changes, as reasonably advised by Tempus Nova.
  - Provide access to the appropriate systems and servers in order to successfully setup, configure, test, and migrate data.

- X. Customer will designate a Project Manager and Technical Lead to work alongside the Tempus Nova Project Team. The Customer Project Manager will be responsible for escalation and resolution of issues (i.e., functional, technical, or resource related) throughout the project engagement. The Customer's Project Manager will also perform cross project coordination, as needed, for other efforts that may overlap with the activities outlined in this SOW.
- Y. If schedules are delayed due to lack of timely information, deliverable reviews, access, equipment, meeting attendance, training attendance, or other necessary resource or cooperation not the fault of the Tempus Nova, then said delay may require an equitable adjustment to the Services under this contract.
- Z. Any time reserved for meetings, training sessions or other professional services will result as billable time regardless of attendance.
- AA. Customer will take commercially reasonable efforts to execute all assigned tasks promptly as reasonably requested by Provider throughout the engagement.
- BB. Customer will take commercially reasonable efforts to execute all assigned tasks promptly as reasonably requested by Tempus Nova throughout the engagement.
- CC. To achieve success, Tempus Nova assumes that all users will complete the mandatory training before their transition to Google Apps.
- DD. Service and support of laptops, desktops, mobile devices, hardware, software, and network settings are out of scope.

## VII. Professional Services & License Costs

Tempus Nova is pleased to offer City of St. George a discount on their Google Apps licenses and deployment based on Google's current promotion. For additional information about the promotion, please [click here](#). The promotion includes the following incentives and guidelines:

- City of St. George may remain on their existing Enterprise Agreement (EA) for the remainder of the term or up to three years.
- As a part of the promotion, Google will reimburse customer for:
  - **Initial Payment Reimbursement:** A one time \$10 per user reimbursement when licenses are provisioned for your organization (from 100 to 3,000 users).
  - **Adoption Payment Reimbursement:** A one time \$15 per user reimbursement once City of St. George has achieved 50% usage of Gmail or Drive (e.g. 50% of accounts are in use within a 30 day period). The Adoption Payment Reimbursement expires 12 months after the Initial Payment validity date.
- **Estimated Savings:**
  - The Initial Payment Reimbursement is valued at ~\$10,300 based on City of St. George purchasing ~830 GAU and ~200 GAFW Deskless licenses.
  - The Adoption Payment Reimbursement is valued at ~\$15,450 based on usage of at least 50% of the 1,030 users.
  - The total savings to City of St. George with the above reimbursements from Google is estimated at \$25,750.

**A. Professional Services**

The cost tables below represent a fixed fee SOW. Customer will be responsible for paying any applicable local, state, or sales taxes for Professional Services hours, software as a service (SaaS) subscription fees, or software licenses.

Description	Total
1. Google Apps Domain Provisioning, Setup & Configuration	\$4,032
2. Google Vault Setup & Configuration	\$672
3. User Provisioning / Google Global Address List (GAL) Load	\$1,344
4. Google Apps Directory Sync (GADS) Setup & Configuration	\$2,688
5. Google Apps Password Sync (GAPS) Setup & Configuration	\$1,008
6. Mail Routing Planning, Implementation & Configuration	\$3,360
7. Data Migration (mail, calendar, contacts)	\$20,160
8. Migration of Shared Mailboxes & Groups	\$672
9. Google Mobile Device Management Setup & Configuration	\$672
10. Application Integration (SMTP Routing)	\$1,344
11. Google Apps Training (+ Setup & Preparation Time)	-
a. Understanding & Applying Google Mail (3 VILT Classes)	\$1,008
b. Understanding & Applying Google Calendar (3 VILT Classes)	\$1,008
c. Introduction to Google Drive (3 VILT Classes)	\$756
d. Google Apps Delegation & Permissions (2 VILT Classes)	\$504
d. Administering Google Apps & Vault Control Panel (1 VILT Class)	\$504
e. Supporting Google Apps (1 VILT Class)	\$336
f. Open Microphone Q&A Sessions (6 VILT Sessions)	\$840
12. Project Management	\$20,160
13. Organizational Change Management (OCM)	\$4,032
14. Deployment & Go Live Support	\$6,720
15. Business Transformation Services	\$17,630
16. Cloud Migrator Licenses (1,030 licenses \$10 per user, one time cost)	\$10,300
Subtotal	\$99,750
Initial Payment Reimbursement (\$10 per user credit)	<b>(\$10,300)</b>
<b>TOTAL Fixed Price for Services (Not to Exceed)</b>	<b>\$89,450</b>

**B. Customer Reimbursement (Additional Savings)**

Adoption Payment Credit Upon 50% of Usage (Must be achieved within the first 12 months from the time the licenses are provisioned in the domain)	<b>(\$15,450)</b>
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### C. License Costs

License Type	Quantity	Per User Cost	Term	Total
Google Apps Unlimited	830	\$120	12 Months	\$99,600
Google Apps for Work Deskless	200	\$20	12 Months	\$4,000
<b>TOTAL</b>				<b>\$103,600</b>

*Note: The above term reflects a 12 month commitment by Customer. License costs are paid upfront annually at the services term or the renewal date. The quantity may increase, but per user costs are not to exceed the amounts.*

*As part of the Google promotion regarding Enterprise Agreements (EA), as detailed above in Section VII, Customer will be able to utilize Google Apps at no cost until City of St. George's current EA expires on December 31, 2018. Therefore, Customer will be invoiced January 1, 2019.*

### C. Travel Costs

Tempus Nova will bill Customer for actual travel costs for any onsite work required. Travel expenses may include, but are not limited to, required flights (coach) and baggage fees, transportation (taxi, rental car, gas, parking, or public transit costs), accommodations, and per diem for incidental expenses, with no luxury fares or accommodations provided.

### D. Price Match Guarantee

Tempus Nova is committed to excellence in delivery in both technical services and value. We will match the price of any other cloud computing service vendor for equivalent products and services. If Customer elects to price match with Tempus Nova, Customer must provide a complete statement of work (e.g., SOW, task order, or quote) from the alternate service vendor in order to guarantee a fair comparison and price matching. **Note: limit of a 30 day guarantee on pricing.**

### E. Terms of Service (TOS) and Ownership

The Google Services are provided by Google Inc. Customer acknowledges that its use of the Services is subject to the terms of the Google Terms of Service (TOS) located at [http://www.google.com/apps/intl/en/terms/reseller\\_premier\\_terms.html](http://www.google.com/apps/intl/en/terms/reseller_premier_terms.html). Upon Customer's first log in to the Services and before using the Services, Customer must accept the TOS.

### F. Third Party Solution Providers

Tempus Nova has developed strategic relationships with the best vendors in the Google ecosystem to provide a comprehensive solution to your organization and get you the best price possible on third party tools. To access information about the products and services available through our partners, please visit our [Technology Partners](#) page. We will provide pricing upon request.

## **8. Invoicing & Payment Terms**

Customer will be invoiced upon acceptance of deliverables, as described herein and in accordance with the milestones outlined below:

- **Project Initiation:** All license costs invoiced at time of SOW signing and acceptance.
  - As part of the Google promotion regarding Enterprise Agreements (EA), as detailed above in Section VII, Customer will be able to utilize Google Apps at no cost until City of St. George's current EA expires on December 31, 2018. Therefore, Customer will be invoiced January 1, 2019.
  - This does not include CloudMigrator one time license costs.

## **9. General**

### **A. Waivers & Modifications**

No waiver, alteration, or modification of the provisions of this SOW will be valid unless made in a writing, which refers explicitly to this SOW and is signed by an authorized representative of all parties. Any preprinted forms, purchase orders, or acknowledgements issued by Customer are for convenience only, and any terms and conditions stated therein shall have no force or effect.

### **B. Representation and Warranties**

Tempus Nova represents and warrants that (i) Tempus Nova has all necessary rights, permits, and authority (both corporate and by contract with the applicable third parties, including Google) to represent itself as a Reseller; procure, and distribute to the customer the rights and licenses in and to the Google Apps; and to perform the Services set forth herein; and (ii) Tempus Nova shall maintain all such rights, permits, and authority throughout the term of this SOW.

**10. SOW Acceptance & Approval**

By signing and dating below, the authorized parties approve and agree to the terms and conditions as specified in all pages of this SOW.

**CUSTOMER**

**TEMPUS NOVA INC.**

Signature: \_\_\_\_\_

Signature:  \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: Paul Bahl

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

Print Title: VP Sales

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: Tempus Nova Inc.  
1550 Larimer Street, Suite 217  
Denver, CO 80202

Date Signed: \_\_\_\_\_

Date Signed: October 6, 2016

## Appendix A - OPTIONAL Services

The following table describes the optional technical services. Additional optional services will be initialed by the Customer in the table below. Customer agrees to pay for any additional services selected as part of the project.

Optional Service Description	Cost	Customer Initials
<b>Self Service Mail Migration with GAMMO Setup &amp; Configuration</b> - Tempus Nova will assist with the planning, setup, configuration, and testing of the self service migration tool. GAMMO is a self service migration tool that enables users to migrate their own email, calendar, and contact data from Microsoft Outlook to Google.	\$672	