

**NOTICE OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, December 6, 2018 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. Comments from the public.

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at christina.fernandez@sgcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

2. Consent Calendar.

a. Consider approval of a Purchase and Sale Agreement for road right-of-way at Quarry Ridge Drive and 3670 South.

BACKGROUND and RECOMMENDATION: The proposed property is located within the proposed ROW at 3670 South and consists of 3,386 sq. ft. The value of the property included the cost of gravel which was purchased and placed by the property owner in previous years. Included in the negotiated property purchase is the cost of connecting a new sewer line from the home and bypassing the septic tank system for the residential home. Staff recommends approval of the purchase and sale agreement with Brock Riding in the amount of \$15,000.

b. Consider approval of a Purchase and Sale Agreement for road right-of-way at Quarry Ridge Drive and 3670 South.

BACKGROUND and RECOMMENDATION: The proposed property purchase consists of two (2) separate property segments: 5,072 sq. ft. on 3670 South and 4,095 sq. ft. on Bentley Road. The Purchase Agreement includes: 1) the cost to dismantle and relocated an existing chicken coop and 2) the cost of road base and gravel located on the property which the property owner purchased and

placed onsite in previous years. Staff recommends approval of the purchase and sale agreement with Jeff Barlow in the amount of \$30,000.

c. Consider approval of a Purchase and Sale Agreement for road right-of-way at Quarry Ridge Drive and 3670 South.

BACKGROUND and RECOMMENDATION: The proposed roadways (Quarry Ridge Drive and 3670 South) are located through a portion of Gordon Herman's property and require the purchase of approximately 52,388 sq. ft. of property, some of which is in the Fort Pearce Wash floodplain, for an amount of \$53,000. The proposed purchase amount includes property value, relocating an existing barn, removing and replacing existing fencing, and relocating/re-configuring a cattle feed bin. Staff recommends approval of the purchase and sale agreement in the amount of \$53,000.

d. Consider approval of a Purchase and Sale Agreement for the purchase of a portion of future 2450 South and a portion of Crimson Cliffs Way.

BACKGROUND and RECOMMENDATION: This agreement is for the purchase of a portion of future 2450 South and a portion of Crimson Cliffs Way from the Ray S. Schmutz Family Trust. Staff recommends approval of the purchase and sale agreement in the amount of \$171,190. The Washington County Council of Government (COG) is funding this acquisition including title and appraisal costs.

e. Consider approval of a Lease Agreement between gather at Town Square and the City for the Andrus home at 164 West 100 South.

BACKGROUND and RECOMMENDATION: This is a lease for the use of the entire property at 164 West 100 South for a \$2,500 monthly fee. The City agrees to address any ADA issues and electric and mechanical issues prior to commencing lease. Staff recommends approval.

f. Consider approval of a communications site lease agreement with Tri-Star Media for a 15' x 20' parcel of property near the Millcreek Power Generation Plant.

BACKGROUND and RECOMMENDATION: Ray Carpenter and Tri-Star Media have requested to lease a 15' x 20' parcel of City owned property to erect a small structure to house communications equipment in it for a low-power FM radio station. The City's Energy Services Department will set a power meter at the site for electrical service. Energy Services and Leisure Services are aware of the request and have helped to determine the location of the site. Tri-Star agrees to pay the City \$2,400 annually to the City in cash or in-kind ads. Staff recommends approval.

g. Consider approval of the financial report for October, 2018.

BACKGROUND and RECOMMENDATION: The City has completed four (4) months or 33.33% of the fiscal year. In relation to that, the General Fund revenues are at 25.43%. Some predominant revenues positively affecting the overall revenue percentages are Franchise Taxes, General Sales, Planning Fees, Building Permits, and Interest Earnings. The General Fund expenditures are at 27.99% of the

budget year-to-date. Departments are doing well to stay within their budgets. Staff recommends approval.

h. Consider approval to award bid to Trapp Construction for the Pioneer Park Loop Road project.

BACKGROUND and RECOMMENDATION: This project includes construction of drainage, road, and parking improvements. Additionally, it includes concrete flatwork, site grading, gravel parking areas, split rail fence, asphalt paving, and other related work items. An additive alternate to rotomill the existing loop road and install new asphalt was also part of the bid. The City received nine bids for the project. Staff recommends awarding the bid to Trapp Construction in the amount of \$44,871.50.

i. Consider approval of the minutes from the meetings held on September 27, 2018, October 18, 2018, October 25, 2018, November 1, 2018, November 15, 2018, and November 29, 2018.

3. Presentation and consider approval of audited Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2018.

BACKGROUND and RECOMMENDATION: This is a presentation of the financial audit by Hinton Burdick. Staff recommends approval of the audited CAFR report for Fiscal Year 2018.

4. Public hearing and consideration of an ordinance amending Title 1, Chapter 6, Article 5 of City Code pertaining to Compensation and Benefits for elected officials.

BACKGROUND and RECOMMENDATION: Per section 10-3-818 Utah Code Annotated, the City Council is required to approve a compensation schedule for elected officials. This ordinance would set salaries for the Mayor and City Council. Salaries for elected officials have not been adjusted since 1996. It is recommended that the Council adopts an updated compensation schedule for the Fiscal Year 2018-2019 Budget. Staff recommends approval.

5. Public hearing and consideration of an ordinance changing the zone from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to PD-C (Planned Development Commercial) on approximately 8.01 acres generally located on the northwest corner of the intersection of Snow Canyon Parkway and Dixie Downs Road and to approve the proposed use list.

BACKGROUND and RECOMMENDATION: Previously the applicant requested a C-2 zone change on a portion of this property which was tabled by the City Council. The applicant has returned with a PD-C request with a use list. Each future project for consideration will require the submission of a Zone Change Amendment with a site plan, landscape plan, elevations, renderings, and color and materials board. No project is being approved at this time. The Planning Commission recommended approval.

6. **Public hearing and consideration of an ordinance changing the zone from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for Prado Commercial on 2.31 acres located at the southwest corner of Dixie Drive and 600 West Street.**

BACKGROUND and RECOMMENDATION: The applicant is requesting a PD-C zone change in order to accommodate a commercial project. The request is a PD and per Section 10-8-6 of City code, the review includes the proposed commercial center's design, site plan, elevations, landscaping, and parking. The Planning Commission recommended approval.

7. **Public hearing and consideration of an ordinance changing the zone from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 0.80 acres located at 1757 and 1741 West Canyon View Drive.**

BACKGROUND and RECOMMENDATION: The applicant's plan is to build two (2) twin homes on the two (2) existing lots for a total of four (4) dwelling units. Eventually, the four (4) dwelling units will be platted as four (4) separate lots for separate ownership. To create these units the applicant is requesting to change the zone to PD-R. The Planning Commission recommended approval.

8. **Public hearing and consideration of an ordinance vacating a portion of an existing power line easement owned by the City of St. George that is no longer needed at approximately 1850 W. Canyon View Drive.**

BACKGROUND and RECOMMENDATION: This request is to consider vacating an existing power line easement that is owned by the City of St. George and is no longer in use; zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). The easement encumbers existing property by running over the top of existing buildings; therefore, the property owner is requesting a portion of this easement be vacated to clear this encumbrance as there are no existing power lines in this easement. The Planning Commission recommended approval.

9. **Consider approval of the final plat for Tuscan Hills Phase 4 Subdivision.**

BACKGROUND and RECOMMENDATION: This is the final plat for Tuscan Hills Phase 4 Subdivision, a 14-lot residential subdivision located at 1310 West and 1690 South; zoning is PD-R (Planned Development Residential). The Planning Commission recommended approval.

10. **Consider approval of amending the final plat for Coral Desert Subdivision Phase 2 Amended and Extended.**

BACKGROUND and RECOMMENDATION: This final plat is located at 1450 East at approximately 800 South; zoning is PD-C (Planned Development Commercial). The purpose of the amendment is to decrease the size of Lot 2, to add Lots 3 and 4, and to realign the public roadway. The Planning Commission recommended approval.

11. Consider approval of amending the final plat for Lot 63 of the Bloomington Hills No. 2 Subdivision Amended.

BACKGROUND and RECOMMENDATION: This final plat is located at 3073 South Ninebark Circle; zoning is R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size). The purpose of this amendment is to subdivide Lot 63 into (2) lots. The Planning Commission recommended approval.

12. Consider approval of the preliminary plat for Mooreland Park Phases 3-9.

BACKGROUND and RECOMMENDATION: This is the preliminary plat for Mooreland Park Phase 3-9; a 129-unit residential subdivision located west of 3000 East, north of 1140 South; zoning is PD-R (Planning Development Residential). The Planning Commission recommended approval.

13. Consider approval of the preliminary plat for Woodland Townhomes.

BACKGROUND and RECOMMENDATION: This is the preliminary plat for Woodland Townhomes; a 173-unit townhome subdivision located at approximately 2780 East and Mall Drive; zoning is PD-R (Planning Development Residential). The Planning Commission recommended approval.

14. Consider approval of the preliminary plat for Woodland Patio Homes.

BACKGROUND and RECOMMENDATION: This is the preliminary plat for Woodland Patio Homes; a 92-unit townhome subdivision located at approximately 2780 East and Mall Drive; zoning is PD-R (Planning Development Residential). The Planning Commission recommended approval.

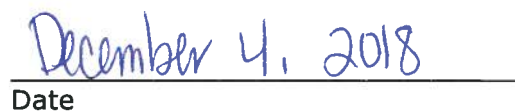
15. Appointments to Boards and Commissions of the City.

16. Reports from Mayor, Councilmembers, and City Manager.

17. Request a closed session to discuss litigation, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

18. Adjourn.


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.



2018 Huntsman World Senior Games Statistics

THE GAMES

Number of Sports.....	30	
Number of Sporting Events.....	126	(i.e., Road Races has a 5K, 10K & ½ Marathon.. 1 sport, 3 events)
Number of Venue Sites Used	56	(many venues are used multiple times for multiple sports and events)
Number of Softball Teams	349	
Number of Volleyball Teams.....	213	
Number of Basketball Teams.....	103	
Number of Medals Awarded	10,226	

THE PARTICIPANTS

Number of Participants	11,032
New Participants in 2017	2,404
Average Age of Participant	66.3 Years
Gender Breakdown	Male 62.5%
	Female 37.5%

Participant's Geographic Location	Eastern States	12.7%
	Central States	8.0%
	Mountain States	35.0%
	Pacific States	32.3%
	Foreign	12.1%

Countries Represented in 2018	Australia, Bahamas, Barbados, Belgium, Bolivia, Brazil, Canada, Chile, China, Costa Rica, Finland, Germany, Greece, India, Ireland, Israel, Kenya, Latvia, Lithuania, Mexico, Netherlands, Norway, Russia, Saint Kitts & Nevis, Saint Vincent & The Grenadines, Sweden, Switzerland, Trinidad & Tobago, Turkey, Ukraine, United Kingdom, United States
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Countries Represented (*since 1987*)..... 80

States Represented in 2017

Top Ten States Participating.....	UT	2,384	NV	307
	CA	2,078	MI	301
	WA	558	TX	271
	AZ	469	OR	271
	CO	414	FL	262

Participants From Southern Utah

Participant Return Rate for 2018

THE ECONOMICS

Direct Economic Impact

= Number of Participants* x Guest Factor** x Average Stay x \$ Spent Per Day
 = 9,369 Participants x 1.52 x 6.6 days x \$175
 = \$ 16,899,406.00

* Southern Utah Residents and Cancellations have been deducted

** The Guest factor is a factor that takes into consideration the number of participants who attend with a spouse who also participates (sharing accommodations) and the number who attend with family/friends who make separate accommodations.

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 St. George, Utah 84770
 USA

Office: 435-674-0550
 Fax: 435-674-0589
 Toll Free: 800-562-1268

wsg@seniorgames.net

www.seniorgames.net

...to foster worldwide peace, friendship and health

DRAFT

Agenda Item Number : 2a

Request For Council Action

Date Submitted 11/30/2018 11:07 AM

Proposed City Council
Date 12/06/2018

Applicant Cameron Cutler

Subject Consider approval of a Purchase and Sale Agreement for road right-of-way (ROW) at Quarry Ridge Dr and 3670 South with resident Brock Riding

Background The proposed property is located within the proposed ROW of 3670 South and consists of 3,386 sq ft. The value of the property included the cost of gravel which was purchased and placed by the property owner in previous years. Included in the negotiated property purchase is the cost of connecting a new sewer line from the home and bypassing the septic tank system for the residential home. The amount in the Purchase Agreement is \$15,000.

Proposed Resolution Staff recommends approval of the Purchase Agreement with Brock Riding for \$15,000.

Cost \$\$15,000.00

City Manager
Recommendation NULL

Action Taken NULL

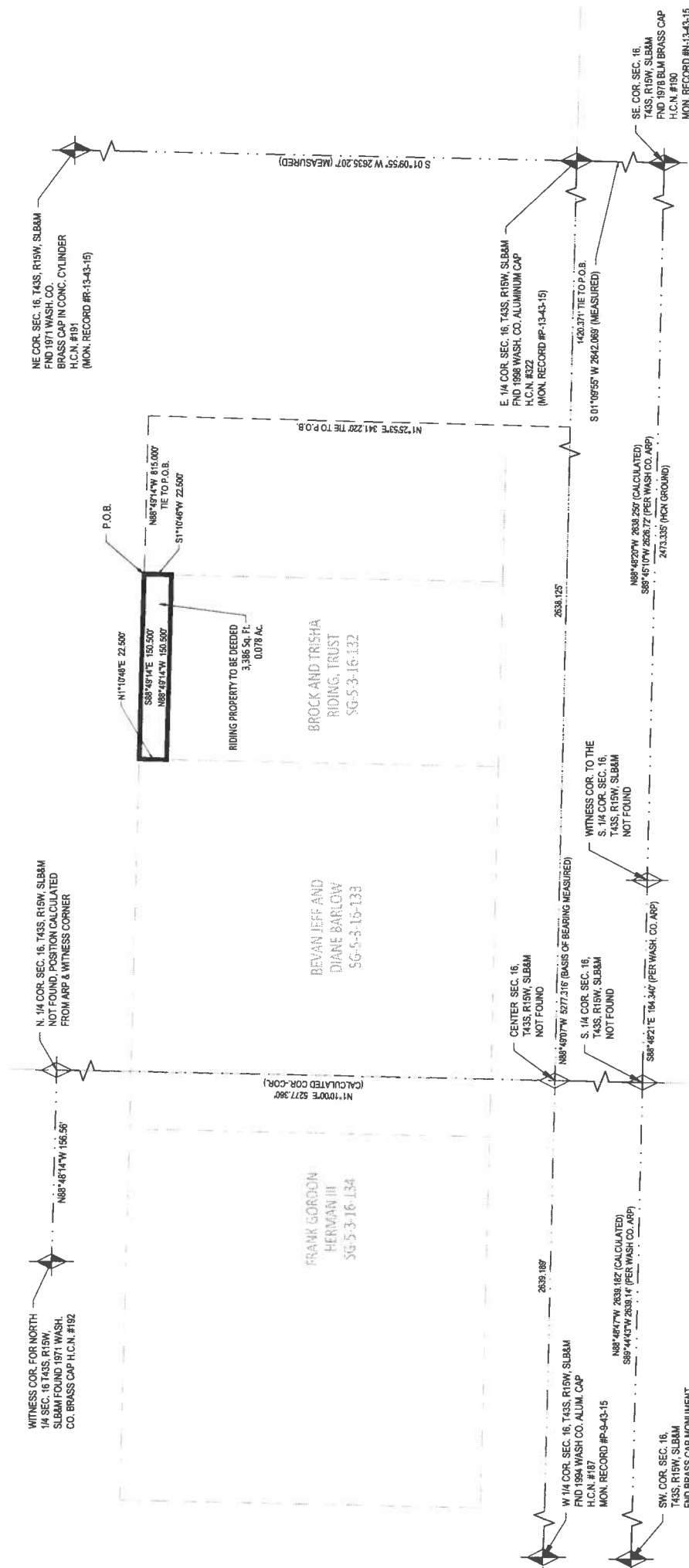
Requested by Cameron Cutler

File Attachments ridingexhibit113018121507.pdf

Approved by Legal
Department? No

Approved by City Admin
Services? No

Approved in Budget? Yes **Amount:** 10,000



"EXHIBIT"
BROCK AND TRISHA RIDING
TRUST PROPERTY

BROCK AND TRISHA RIDING

TRUST PROPERTY

DRAFT

Agenda Item Number : 2b

Request For Council Action

Date Submitted 11/30/2018 10:52 AM

Proposed City Council
Date 12/06/2018

Applicant Cameron Cutler

Subject Consider approval of a Purchase and Sale Agreement for road right-of-way at Quarry Ridge Drive and 3670 South.

Background The proposed property purchase consists of two separate property segments: 5,072 sq ft in 3670 South and 4,095 sq ft in Bentley Road. The Purchase Agreement includes (1) the cost to dismantle and relocated an existing chicken coop and (2) the cost of roadbase and gravel located on the property which the property owner purchased and placed onsite in previous years. The value of the property and relocation/improvements as outlined in the agreement is \$30,000.

Proposed Resolution Staff recommends approval of the Purchase Agreement with Jeff Barlow for \$30,000.

Cost \$\$30,000.00

City Manager
Recommendation NULL

Action Taken NULL

Requested by Cameron Cutler

File Attachments barlowcombinedexhibits113018121519.pdf

Approved by Legal
Department? No

Approved by City Admin
Services? No

Approved in Budget? Yes **Amount:** 30,000.00



Washington County, Utah

Navigation Maps & Data Sources Analysis Tasks Search

Parcel

Account Number: 0454622
Parcel Number: SG-5-3-16-131
Subdivision Name:
Ownership: Privately Owned

[View Ownership Data](#)
[Assessor Record Search](#)
[Create a Property Report](#)

Displaying 1 of 1 (Total: 1)
Page 1 of 1

Basemaps Layers

Scale: 0 50 100ft

3670 S St

SG-5-3-16-131
BLAKE DEBICK
C. GODDARD
RONDA

SG-5-3-16-135
KLUMP & AARON
& SHANNON H.
HILL JAY F

SG-5-3-16-12110
LEDGES AT SNOW
CANTON LLC

SG-5-3-16-12111
MCCOY THOMAS
B & LANI J

SG-RAVE-1-9
TORGERSON
CLINTON
DON

SG-RAVE-1-8
BLAKARTHUR
C & MARJORIE
L TNS

SG-RAVE-1-7
BONE LAURA
EMILY & BRIAN
RICHARD

SG-RAVE-1-6
BULLOCH
DANCE B

SG-RAVE-1-15
CHRISTENSEN
WILLIAM B &
WILLIAM

SG-RAVE-1-16
CLARK BRENDA K,
ALLISON CHARLES
ROBERT TR

SG-RAVE-1-17
STRAND DOTT
ELAINE TR

SG-RAVE-1-18
M CEMEN
CLEM F &
GEORGINA V THIS

SG-RAVE-1-19
DESSERT
VALLEY
DEV INC

SG-MVF-11-132

SG-MVF-11-133

SG-MVF-11-134

SG-5-3-16-24811

Washington County

DRAFT

Agenda Item Number : **2c**

Request For Council Action

Date Submitted 11/30/2018 10:06 AM

**Proposed City Council
Date** 12/06/2018

Applicant Cameron Cutler

Subject Consider approval of a Purchase and Sale Agreement for road right-of-way at Quarry Ridge Dr and 3670 South.

Background The proposed roadways (Quarry Ridge Dr and 3670 South) are located through a portion of Gordon Herman's property and require the purchase of approximately 52,388 sq ft of property, some of which is in the Fort Pearce Wash floodplain, for an amount of \$53,000. The proposed purchase amount includes property value, relocating an existing barn, removing and replacing existing fencing, and relocating/re-configuring a cattle feed bin.

Proposed Resolution Staff recommends approval of the Purchase Agreement with Gordon Herman for \$53,000.

Cost \$53,000.00

**City Manager
Recommendation** NULL

Action Taken NULL

Requested by Cameron Cutler

File Attachments hermanexhibit113018121532.pdf

**Approved by Legal
Department?** No

**Approved by City Admin
Services?** No

Approved in Budget? Yes **Amount:** 60,000



DRAFT

Agenda Item Number : **2d**

Request For Council Action

Date Submitted 11/28/2018 10:02 AM

Proposed City Council Date 12/06/2018

Applicant Jay Sandberg

Subject Consider approval of a Purchase and Sale Agreement for the purchase of a portion of future 2450 South and a portion of Crimson Cliffs Way.

Background This agreement is for the purchase of a portion of future 2450 South and a portion of Crimson Cliffs Way from the Ray S. Schmutz Family Trust.

Proposed Recommend approval. The Washington County Council of Government (COG) is

Resolution funding this acquisition including title and appraisal costs.

Cost \$171,190

City Manager NULL

Recommendation

Action Taken NULL

Requested by Jay Sandberg

File Attachments schmutzfamilypartnershippurchaseandsaleagreementunsigned112818104624.pdf

Approved by Legal Yes
Department?

Approved by City Yes

Admin Services?

Approved in N/A **Amount:**
Budget?

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT is made this ____ day of _____, 2018, (the "Effective Date"), by and between CITY OF ST. GEORGE, a Utah municipal corporation ("Buyer"), and Ray S. Schmutz Family Partnership LP, ("Seller").

RECITALS

A. Seller is the owner of certain real property located in St. George, Washington County, State of Utah.

B. Buyer desires to purchase from Seller a certain portion of the Seller's Property in fee, more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

C. Buyer desires to purchase from Seller, and Seller is willing to sell to Buyer, the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants, representations and warranties hereinafter set forth, and for other valuable consideration outlined herein, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. DEFINITIONS. The following terms shall have the following meanings when used in this Agreement:

1.1. Agreement – This Purchase and Sale Agreement, including all exhibits and schedules attached hereto.

1.2. Business Day – A day other than a Saturday, Sunday or day on which banking institutions in Utah are authorized or required by law or executive order to be closed.

1.3. Closing – The closing and consummation of the Transaction, as evidenced by the delivery of all required funds to Seller and the recording of the Warranty Deed.

1.4. Funds – United States currency represented by certified or cashier's check, wire transfer or other readily available funds.

1.5. Hazardous Materials – Any (i) hazardous, harmful, dangerous, or toxic waste, item, substance, material, or product (including, without limitation, any and all petroleum based products) as presently defined by any federal, state, or local environmental and/or health law, act, edict, directive, decree, rule, statute, ordinance, or regulation, including without limitation, (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et. seq., (b) the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 5101, et. seq., (v) the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901, et. seq., (d) the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et. seq., (e) the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et. seq., and (f) all state or local environmental laws, and (g) any and all regulations related to any of the foregoing; or (ii) other item, substance, material, or product prohibited, limited, or regulated by or under any of the laws, acts, edicts, directives, decrees, rules, statutes, ordinances, or regulations described above.

1.6. Transaction – The purchase of the Property by Buyer and the sale of the Property by Seller, all as contemplated by this Agreement.

2. PROPERTY. The Property is described as set forth in Exhibit A. Property does not include water rights or water shares. Water rights and water shares are specifically reserved for Seller.

3. PURCHASE AGREEMENT. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase, the Property. The Transaction shall be completed in accordance with, and subject to, the terms, conditions, and provisions fully set forth herein.

4. PURCHASE PRICE. The purchase price and consideration (the "Purchase Price") to be paid for the Property shall be ONE HUNDRED SEVENTY ONE THOUSAND ONE HUNDRED NINETY DOLLARS (\$171,190.00).

5. CLOSING.

5.1. Time and Place. The Closing for the Transaction shall take place in the office of the Buyer on the ____ day of _____, 2018, the Closing Date unless otherwise agreed to by the parties.

5.2. Seller's Closing Deliveries. At the Closing, Seller shall deliver, or cause to be delivered, to Buyer, as applicable:

5.2.1. A Warranty Deed for the Property in the form of Exhibit B attached hereto, fully executed and properly acknowledged by Seller; and

5.2.2. Such other funds, instruments and documents as may be reasonably requested by Buyer or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments and documents shall be subject to Seller's prior approval thereof, which approval shall not be unreasonably withheld).

5.3. Buyer's Closing Deliveries. At or before the Closing, Buyer shall deliver to Seller:

5.3.1. The funds set forth in Section 3 of this Agreement; and

5.3.2. Such other funds, instruments and documents as may be reasonably requested by Seller or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments and documents shall be subject to Buyer's prior approval thereof, which approval shall not be unreasonably withheld).

5.4. Prorations and Closing Costs.

5.4.1. Except as expressly set forth in this Agreement, each party must bear its own costs (including attorneys' fees) in connection with its negotiation, due diligence investigation and conduct of the Transaction. Closing costs shall be paid by Buyer. Buyer shall pay for the standard-coverage policy of title insurance insuring Buyer, if desired by Buyer.

5.4.2. Buyer shall be responsible to pay rollback taxes for the Property, if any.

5.4.3. All prorations for this year, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be prorated between the parties as of Closing.

5.4.4. Buyer agrees to be responsible for taxes, assessments, utilities, and other services provided to the Property after Closing.

5.5. Documents. After Closing, Buyer shall record the documents referred to herein in the proper sequence.

5.6. Possession. Buyer shall be entitled to possession of the Property after all documents have been recorded as provided herein and all terms of the Agreement have been met.

5.7. Termination. If the Transaction does not close on or before the Closing Date for any reason, unless extended, this Agreement shall automatically be terminated.

6. "AS IS" PURCHASE.

6.1. Disclaimer. Seller has not made, and Buyer acknowledges that Seller has not made, any warranty, certification, or representation, express or implied, written or oral, statutory or otherwise, concerning the Property. Without limiting the generality of the foregoing, Seller has not made, and Buyer acknowledges that Seller has not made, any

warranty, certification, or representation related to: (i) the condition of title to the Property (except as set forth in the Warranty Deed); (ii) the nature, physical condition or any other aspect of the Property; (iii) the existence of Hazardous Materials in, on, about, around, under or affecting the Property; (iv) the compliance of the Property with any federal, state or local laws, ordinances, statutes, rules, codes or regulations (including, without limitation, any environmental laws, building codes, or zoning codes), (v) the size, dimensions or square footage of the Property, (vi) the fitness of the Property for any particular purpose (including without limitation the current use thereof); (vii) any economic feasibility of the Property, or (viii) any development rights or permits (or lack thereof) associated with the Property.

6.2. Acceptance. Subject to the express terms of this agreement, Buyer acknowledges for Buyer and Buyer's successors and assigns, that Buyer will be acquiring the Property based solely upon Buyer's own investigation and inspection thereof. Seller and Buyer agree that, the Property shall be sold and Buyer shall accept title to and possession of the Property on the Closing Dates "as is, where is, with all faults" with no right of set off or reduction in the Purchase Price, and that except as set forth in the deed, such sale shall be without representation, certification or warranty of any kind, express or implied, oral or written, statutory or otherwise, and seller does hereby disclaim and renounce any such representation, certification or warranty.

7. BROKER'S COMMISSION. Buyer and Seller represent and warrant that they have not dealt with any broker or finder in connection with this Agreement or the Transaction. Buyer and Seller shall and do hereby each indemnify the other against, and agree to hold the other harmless from, any claim, demand or suit for any brokerage or real estate commission, finder's fee or similar fee or charge with respect to this Agreement or the Transaction based on any act by or agreement or contract with the indemnifying party, and for all losses, obligations, costs, expenses and fees (including reasonable attorneys' fees) incurred by the other party on account of or arising from any such claim, demand or suit.

8. ATTORNEYS' FEES. If there is any litigation between Seller and Buyer to enforce or interpret any provisions or rights under this Agreement, the unsuccessful party in such litigation, as determined by the court, shall pay to the prevailing party, as determined by the court, all costs and expenses, including but not limited to reasonable attorneys' fees, incurred by the prevailing party, such fees to be determined by the court sitting without a jury.

9. NOTICES. Except as otherwise required by law, any notice, demand or request given in connection with the Transaction and this Agreement shall be in writing and shall be given by personal delivery, overnight courier service, electronic mail, or United States certified mail, return receipt requested, postage or other delivery charge prepaid, addressed to Seller or Buyer at the following addresses (or at such other address as Seller or Buyer or the person receiving copies may designate in writing given in accordance with this Section):

BUYER: City of St. George
175 East 200 North
St. George, UT 84770
Attn: City Attorney's Office
Phone: (435) 627-4606
Email:

SELLER: Ray S. Schmutz Family Partnership
237 South 100 East
Saint George, UT 84770
Attn:
Phone: (435)
Email:

Notice shall be deemed to have been given on the date on which notice is delivered, if notice is given by personal delivery or email, on the date of delivery to the overnight courier service, if such a service is used, and on the date of deposit in the mail, if mailed. Notice shall be deemed to have been received on the date on which the notice is actually received or delivery is refused.

10. ADDITIONAL ACTS. The parties agree to promptly execute and deliver such other documents and perform such other acts as may be reasonably necessary to carry out the purposes and intent of this Agreement.

11. DEFAULT. If Buyer defaults, Seller may sue Buyer to specifically enforce this Agreement or pursue other remedies available at law. If Seller defaults, Buyer may sue Seller to specifically enforce this Agreement or pursue other remedies available at law.

12. ABROGATION. The provisions of this Agreement shall apply after Closing.

13. GOVERNING LAW; JURISDICTION. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Utah.

14. BUSINESS DAYS. If this Agreement requires any act to be done or action to be taken on a date which is not a Business Day, such act or action shall be deemed to have been validly done or taken if done or taken on the next succeeding Business Day.

15. WAIVER. The waiver by any party hereto of any right granted to it hereunder shall not be deemed to be a waiver of any other right granted hereunder, nor shall the same be deemed to be a waiver of a subsequent right obtained by reason of the continuation of any matter previously waived.

16. COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same document and agreement.

17. ENTIRE AGREEMENT/AMENDMENT. This Agreement sets forth the entire understanding of the parties with respect to the matters set forth herein as of the date hereof, and

supersedes all prior oral and written agreements, discussions and understandings of the parties hereto as to the matters set forth herein, and cannot be altered or amended except pursuant to an instrument in writing signed by both Buyer and Seller.

18. CONSTRUCTION. This Agreement is the result of negotiations between the parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Seller and Buyer hereby waive the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that provides in effect that ambiguous or conflicting terms or provisions should be construed against the party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same.

19. INTERPRETATION. If there is any specific and direct conflict between, or any ambiguity resulting from, the terms and provisions of this Agreement and the terms and provisions of any document, instrument or other agreement executed in connection herewith or in furtherance hereof, including any exhibits hereto, the same shall be consistently interpreted in such manner as to give effect to the general purposes and intentions as expressed in this Agreement, which shall be deemed to prevail and control.

20. HEADINGS. The headings in this Agreement are for reference only and shall not limit or define the meaning of any provision of this Agreement.

21. NO THIRD PARTY BENEFICIARY. No term or provision of this Agreement or the Exhibits hereto is intended to be, nor shall any such term or provision be construed to be, for the benefit of any person, firm, corporation or other entity not a party hereto (including, without limitation, any broker), and no such other person, firm, corporation or entity shall have any right or cause of action hereunder.

22. SEVERABILITY. If any provision of this Agreement or any portion of any provision of this Agreement shall be deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not alter the remaining portion of such provision, or any other provision hereof, as each provision of this Agreement shall be deemed severable from all other provisions hereof so long as removing the severed portion does not materially alter the overall intent of this Agreement.

23. TIME IS OF THE ESSENCE. With respect to all dates and time periods set forth in this Agreement, time is of the essence and such dates and time periods shall be strictly adhered to and enforced.

24. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company, or other entity, the person executing this Agreement on its behalf warrants his or her authority to do so and to bind Buyer or Seller.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the Effective Date.

BUYER:
CITY OF ST. GEORGE,
a Utah municipal corporation

SELLER:
Ray S. Schmutz Family Partnership LP a
Utah limited partnership

By: _____
Name: Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

**BY: The Ray S. Schmutz Family Trust,
dated May 11, 1990, General Partner**

By: Samuel W. Schmutz
Name: Samuel W. Schmutz, Trustee

By: J. Douglas Schmutz
Name: J. Douglas Schmutz, Trustee

Approved as to form:

Paula Houston
Paula Houston, Deputy City Attorney

PURCHASE AND SALE AGREEMENT
EXHIBIT A

(Legal Description of the Property)
SG-6600-A & SG-6596-A

The following land situated in Washington County, State of Utah:



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

alphaengineering.com

**RAY S. SCHMUTZ FAMILY PARTNERSHIP TO CITY OF ST. GEORGE PARCELS
(November 19, 2018)**

Parcel #1

Commencing at the Southwest Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence South 88°55'04" East, along the Section line, a distance of 1999.05 feet to the Point of Beginning; Thence North 00°59'24" West, a distance of 30.25 feet, to a point on a 25.00 foot radius non-tangent curve to the left, the radius point of which bears North 07°02'09" West, thence northeasterly along the arc of said curve a distance of 35.74 feet, through a central angle of 81°54'26"; Thence North 01°03'25" East, a distance of 608.15 feet, to a point on the south line of Crimson High School and Middle School Minor Subdivision, as shown by Document #20170022830, Official Washington County Records; Thence South 89°00'10" East, along said line a distance of 39.00 feet to the Southeast Corner of said Subdivision; Thence North 01°03'25" East, along the Easterly line of said Subdivision, a distance of 247.34 feet, to a point on a 658.00 foot radius non-tangent curve to the right, the radius point of which bears, South 76°32'34" West, thence Southerly along the arc of said curve, a distance of 166.69 feet, through a central angle of 14°30'51"; Thence South 01°03'25" West, a distance of 690.67 feet, to the beginning of a 25.00 foot radius curve to the left, thence along the arc of said curve a distance of 39.26 feet, through a central angle of 89°58'29"; Thence South 88°55'04" East, a distance of 477.51 feet; Thence South 01°03'25" West, a distance of 30.00 feet; Thence North 88°55'04" West, a distance of 583.94 feet, to the Point of Beginning.

Containing: 59,826 S.F. or 1.37 acres, more or less.

Parcel #2

Commencing at the Southwest Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence North 00°48'15" East, along the Section line, a distance of 524.05 feet; Thence North 90°00'00" East, a distance of 24.75 feet, to the Point of Beginning, said point being on the existing Easterly right of way line of 3430 East Street; Thence North 00°48'15" East, along said line, a distance of 197.22 feet; Thence South 88°56'13" East, a distance of 5.25 feet; Thence South 00°48'15" West, a distance of 197.21 feet; Thence North 89°05'04" West, a distance of 5.25 feet, to the Point of Beginning.

Containing: 1,035 square feet or 0.024 Acres, more or less.

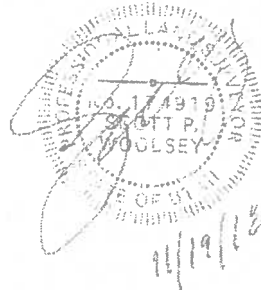
Parcel #3

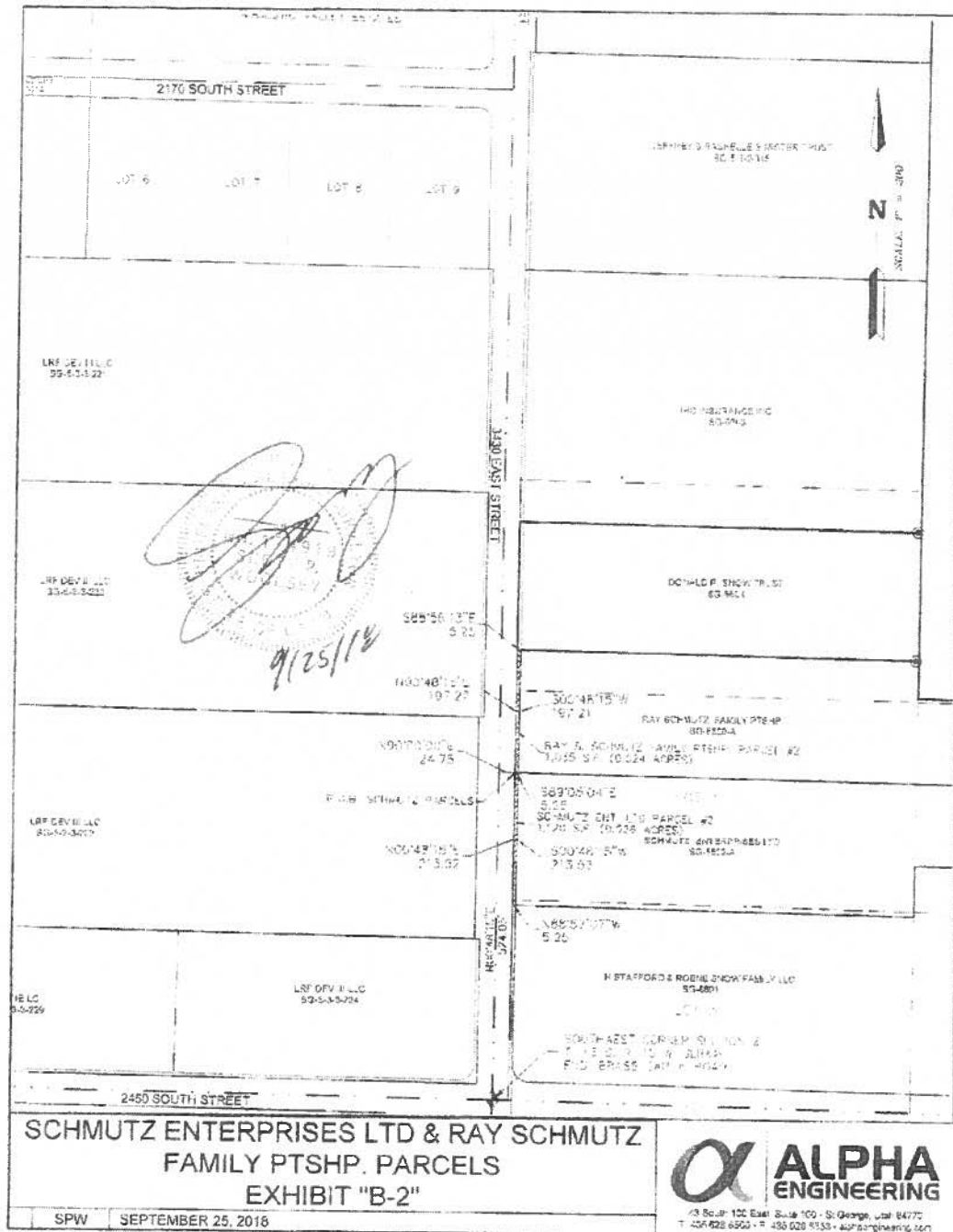
Commencing at the South Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence North 88°55'04" West, along the Section line, a distance of 633.15 feet and North 30.26 feet to the Point of Beginning, and running thence North 0°59'24"

Name
Date

East 325.69 feet; thence South $89^{\circ}06'03''$ East 21.86 feet; thence South $1^{\circ}03'25''$ West 301.00 feet to a point of curvature; thence 35.74 feet along a 25.00 foot radius curve to the right with a central angle of $81^{\circ}54'26''$ to the Point of Beginning.

Containing: 6,930 sq. ft. or 0.16 Acres more or less





PURCHASE AND SALE AGREEMENT
EXHIBIT B

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

Tax ID: SG-6600-A & SG-6596-A

WARRANTY DEED

Ray S. Schmutz Family Partnership LP, a Utah limited partnership Grantor, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the City of St. George, a Utah municipal corporation, Grantee, receipt of which is hereby acknowledged, does hereby grant, sell, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, in fee simple all its rights, title and interest in and to the following described properties located in the County of Washington, State of Utah:

See Exhibit A for legal description;

TOGETHER WITH all improvements and appurtenances thereunto belonging,

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, a Utah municipal corporation.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this ____ day of _____, 2018.

GRANTOR: Ray S. Schmutz Family Partnership LP, a Utah limited partnership

**BY: The Ray S. Schmutz Family Trust, uad May 11, 1990,
General Partner**

BY: Samuel W. Schmutz, Trustee,

BY: J. Douglas Schmutz, Trustee,

STATE OF UTAH)
 ss.
County of Washington)

On the ____ day of _____ 2018, personally appeared before me, Samuel W. Schmutz, Trustee, known or identified to me to be the person whose name is signed on the foregoing document and acknowledged that he executed the same voluntarily for its stated purpose.

Notary Public

STATE OF UTAH)
 ss.
County of Washington)

On the ____ day of _____ 2018, personally appeared before me, J. Douglas Schmutz, Trustee, known or identified to me to be the person whose name is signed on the foregoing document and acknowledged that he executed the same voluntarily for its stated purpose.

Notary Public

ACCEPTANCE OF DEDICATION

The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

DATED this ____ day of _____, 2018.

CITY OF ST. GEORGE

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Approved as to form:

Paula Houston, Deputy City Attorney

**WARRANTY DEED
EXHIBIT A**

(Legal Description of the Property)
SG-6600-A & SG-6596-A

The following land situated in Washington County, State of Utah:



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

alphaengineering.com

**RAY S. SCHMUTZ FAMILY PARTNERSHIP TO CITY OF ST. GEORGE PARCELS
(November 19, 2018)**

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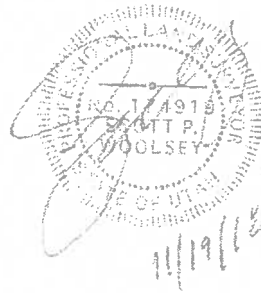
Parcel #3

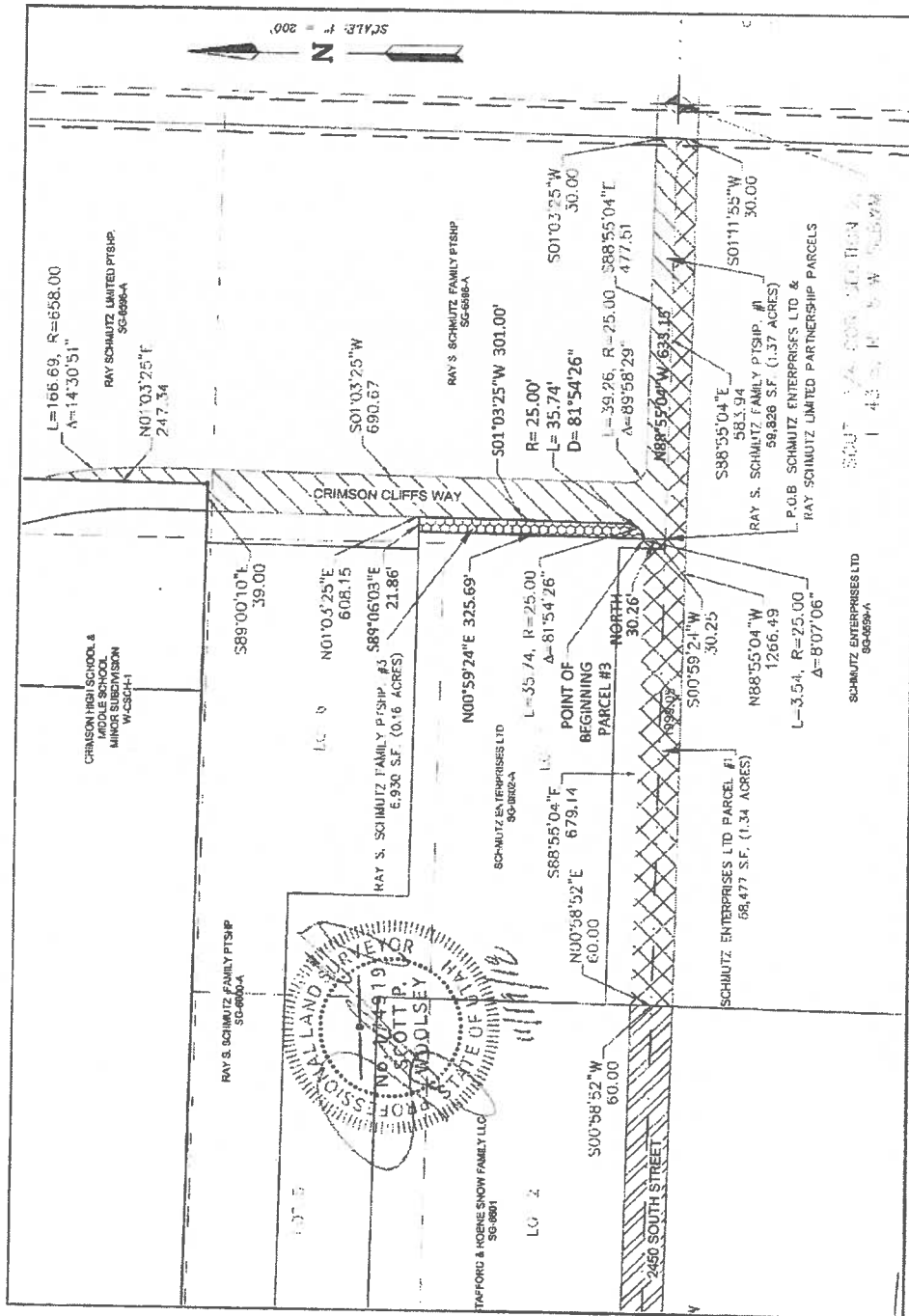
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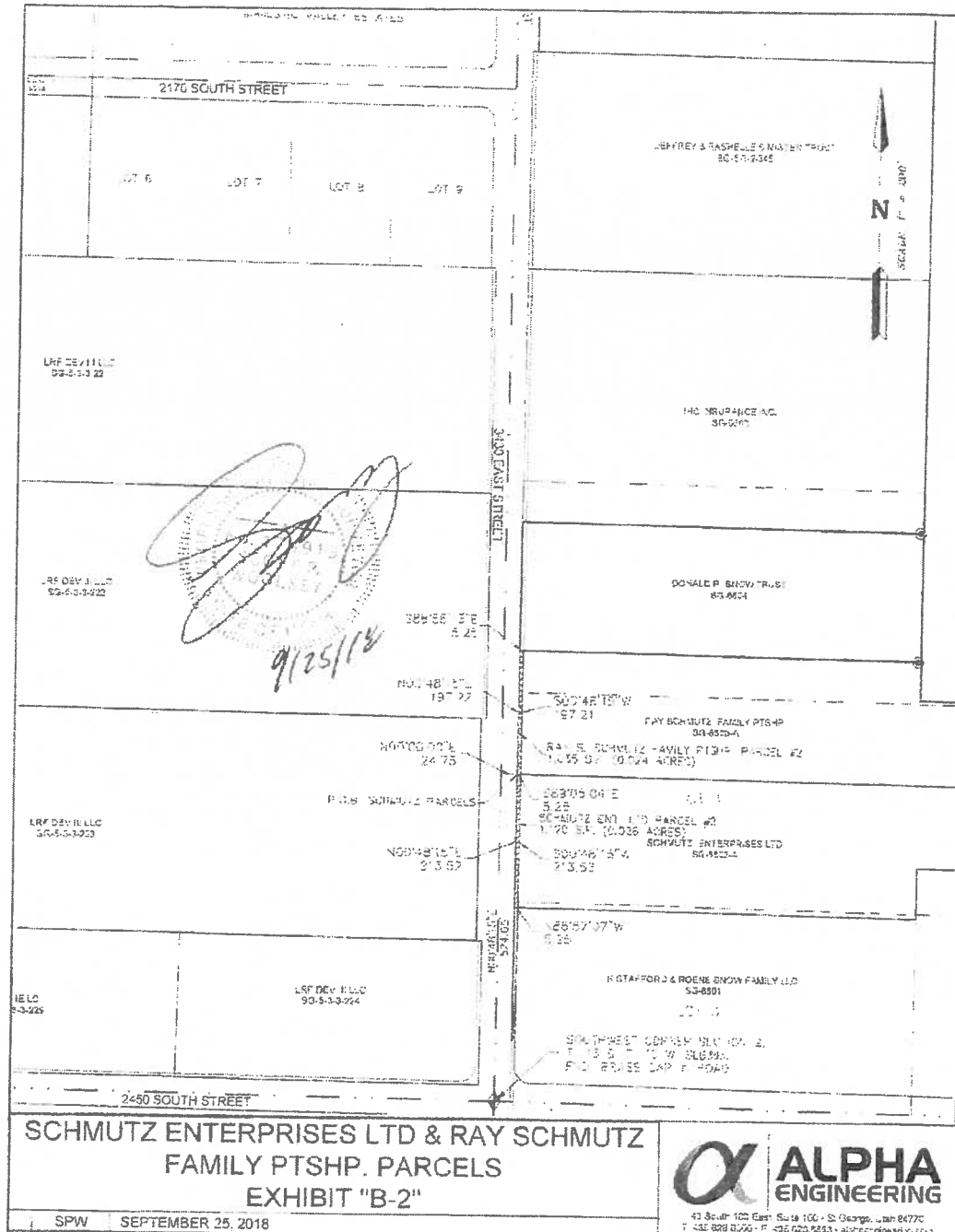


ALPHA
ENGINEERING

43 South 100 East, Suite 100 - St. George, Utah 84776
743.628.6500 • F 435.628.6503 • alphaengineering.com

SCHMUTZ ENTERPRISES LTD & RAY S. SCHMUTZ FAMILY PARTSHIP PARCELS EXHIBIT "B-1"

SPW NOVEMBER 19, 2018



DRAFT

Agenda Item Number : 2e

Request For Council Action

Date Submitted 11/30/2018 04:23 PM

**Proposed City Council
Date** 12/06/2018

Applicant Gather at Town Square

Subject Consider approval of a Lease Agreement between gather at Town Square and the City for the Andrus home at 164 W. 100 So.

Background This is a lease for the use of the entire property (164 W. 100 S.) for a \$2500 monthly fee. The city agrees to address any ADA issues and electric and mechanical issues prior to commencing lease.

Proposed Resolution Recommend approval

Cost \$

**City Manager
Recommendation** NULL

Action Taken NULL

Requested by Marc Mortensen

File Attachments

Approved by Legal Yes
Department?

Approved by City Admin Yes
Services?

Approved in Budget? N/A **Amount:**

DRAFT

Agenda Item Number : 2f

Request For Council Action

Date Submitted 11/20/2018 05:49 PM

**Proposed City Council
Date** 12/06/2018

Applicant Ray Carpenter

Subject Consider approval of a communications site lease agreement with Tri-Star Media for a 15' x 20' parcel of property near the Millcreek Power Generation Plant.

Background Ray Carpenter and Tri-Star Media have requested to lease a 15' x 20' parcel of City owned property to erect a small structure to house communications equipment in it for a low-power FM radio station. The City's Energy Services Department will set a power meter at the site for electrical service. Energy Services and Leisure Services are aware of the request and have helped to determine the location of the site. Tri-Star agrees to pay the City \$2,400 annually to the City in cash or in-kind ads.

Proposed Resolution Staff Recommends approval.

Cost \$N/A

**City Manager
Recommendation** NULL

Action Taken NULL

Requested by Marc Mortensen

File Attachments st112018174926.docx

**Approved by Legal
Department?** Yes

**Approved by City Admin
Services?** NA

Approved in Budget? N/A **Amount:**

COMMUNICATIONS SITE LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into _____ 2018 by and between, TriStar Media LLC. ("Lessee"), and The City of St. George Utah, ("Lessor").

For good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Premises:** Lessor is the owner of a parcel of land ("The Land") located in the County of Washington, State of Utah, commonly known as "Millcreek Power generation Plant Property." The Land is more particularly shown in Exhibit A attached hereto. Lessor hereby leases to Lessee and Lessee leases from Lessor, a 15' X 20' (300 sq. ft) portion of the Land shown in Exhibit A. for Structure placement by Lessee shall be approved by Lessor.

2. **Use:** The Premises may be used by Lessee for any activity in connection with the provision of Lessee's Radio Broadcast Station cable wiring, back-up power sources (including generators), and related fixtures. Lessor agrees to cooperate with Lessee, at Lessee's expense, in making application for and obtaining all licenses, permits and any and all other necessary approvals that may be required for Lessee's intended use of the Premises.

3. **Tests and Construction:** Lessee shall have the right at any time following the full execution of this Agreement to enter upon the Land for the purpose of: making appropriate engineering, inspections and other reasonably necessary tests and constructing the Lessee Facilities (as defined in Paragraph 6(a) below).

4. **Term:** The term of this Agreement shall be five (5) years commencing on ____1 Jan _____, 2019 (Commencement Date") and terminating on the fifth anniversary of the Commencement Date ("the Term") unless otherwise terminated as provided in Paragraph 10. Lessee shall have the right to extend the Term for one (1) successive five (5) year period (the "Renewal Terms") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Lessee or Lessor notifies the other party in writing at least 90 days prior to the commencement of the succeeding Renewal Term of its intention not to renew. At subsequent five year renewal terms rental shall be evaluated by Lessor to determine fair market value. Rents will then be adjusted based upon said evaluation. Rent will not increase or decrease more than 50% from the amount of the previous term.

5. **Compensation:** Lessee agrees to pay Lessor \$200 per month for an annual sum of \$2,400. In addition to continuing radio promotion of St George City and the events determined by St George City to be in it's best interest.. The promotion of event s are to be in a minimum of \$2400.00 per year in equivalent advertising.

6. **Facilities; Utilities; Access:**

(a) Lessee has the right to maintain and operate on the Premises communications facilities, including utility lines, transmission lines, electronic equipment, radio transmitting and receiving cables, supporting equipment and structures thereto ("Lessee Facilities"). In connection therewith, Lessee has the right to do all work necessary to prepare, maintain and alter the Premises for Lessee's business operations. All of Lessee's construction and installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner. Title to the Lessee Facilities shall be held by Lessee. All of Lessee Facilities shall remain Lessee's personal property and are not fixtures. Lessee shall remove all Lessee Facilities at its sole expense on or before the expiration or earlier termination of the Agreement; provided, however that Lessee repairs any damage to the Premises caused by such removal upon termination of this Agreement.

(b) Lessee shall be responsible for the installation, maintenance and payment for all utilities needed on the Premises, including, but not limited to; electrical power, telephone lines, etc. At Lessee's expense, the electrical service for the equipment shall be separately metered at all times during the term of this Agreement. Lessee agrees to maintain the Premises in good repair and condition during the term of this Lease, and to return the Premises to Lessor upon termination of this lease in the same condition they were in when Lessee took possession thereof, fair wear and tear excepted. Lessee

shall in all other respects be responsible for maintaining the area in good repair and condition.

(c) Lessee, Lessee's employees, agents, subcontractors, lenders and invitees shall have access to the Premises without notice to Lessor twenty-four (24) hours a day, seven (7) days a week, at no charge. Lessor grants to Lessee, its agents, employees, contractors, guests and invitees, a non-exclusive right and easement for pedestrian and vehicular ingress and egress across that portion of the Land described in Exhibit A below.

(d) Lessor shall maintain all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow pedestrian and vehicular access at all times under normal weather conditions. Lessor shall be responsible for maintaining and repairing such roadway, at its sole expense, except for any damage caused by Lessee's use of such roadways.

7. Interference:

(a) Lessee shall not construct or operate the Lessee Facilities in a manner that will cause interference to Lessor and other lessees or licensees of the Land, provided that their installations predate that of the Lessee Facilities. Such interference shall be deemed a material breach by Lessee. All operations by Lessee shall be in compliance with all applicable Federal Communications Commission ("FCC") requirements.

(b) Subsequent to the installation of the Lessee Facilities, Lessor shall not permit itself, or licensees to install new equipment on the Land or property contiguous thereto owned or controlled by Lessor, if such equipment is likely to cause interference with Lessee's operations. Such interference shall be deemed a material breach by Lessor. In the event interference occurs, Lessor agrees to take all reasonable steps necessary to eliminate such interference, in a reasonable time period. Any alterations to the existing site and/or new equipment added must be approved by Lessor prior to said alteration or addition.

8. **Taxes:** If personal property taxes are assessed, Lessee shall pay any portion of such taxes directly attributable to the Lessee Facilities. Lessor shall pay all real property taxes, assessments and deferred taxes on the Land in a timely manner so as not to affect the operation of Lessees facilities.

9. Waiver of Lessor's Lien:

(a) Lessor waives any lien rights it may have concerning the Lessee Facilities which are deemed Lessee's personal property and not fixtures, and Lessee has the right to remove the same at any time without Lessor's consent.

(b) Lessor acknowledges that Lessee has or may enter into financing arrangements including promissory notes and financial and security agreements for the financing of the Lessee Facilities (the "Collateral") with a third party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, Lessor (I) consents to the installation of the Collateral; (II) disclaims any interest in the Collateral, as fixtures or otherwise; and (III) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

10. **Termination:** This Agreement may be terminated without further liability upon ninety (90) days prior written notice as follows: (I) by either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice; or (II) by Lessee if it does not obtain or maintain any license, permit or other approval necessary for the construction and operation of Lessee Facilities; or (III) by Lessee if Lessee is unable to occupy and utilize the Premises due to an action of the FCC including without limitation, a take back of channels or change in frequencies; or (IV) by Lessee if Lessee determines that the Premises are not appropriate for its operations for business or technological reasons, including, without limitation, signal interference.

II. **Destruction or Condemnation:** If the Premises or Lessee Facilities are damaged, destroyed, condemned or transferred

in lieu of condemnation, Lessee may elect to terminate this Agreement as of the date of the damage, destruction, condemnation or transfer in lieu of condemnation by giving notice to Lessor no more than forty-five (45) days following the date of such damage, destruction, condemnation or transfer in lieu of condemnation. In such event, all rights and obligations of the parties shall cease as of the date that Lessee removes all of its equipment (or any debris resulting from destruction of the equipment), and the monthly rental payments shall cease effective as of such date.

12. **Insurance:** Lessee, at Lessee's sole cost and expense, shall procure and maintain on the Premises and on the Lessee Facilities, bodily injury and property damage insurance with a combined single limit of at least five hundred thousand and 00/100 Dollars (\$500,000.00) per occurrence. Such insurance shall insure, on an occurrence basis, against all liability of Lessee, its employees and agents arising out of or in connection with Lessee's use of the Premises, all as provided for herein. Lessor shall be named as an additional insured on Lessee's policy.

13. **Waiver of Subrogation:** Lessor and Lessee release each other and their respective principals, employees, representatives and agents, from any claims for damage to any person or to the Premises or to the Lessee Facilities thereon caused by, or that result from, risks insured against under any insurance policies carried by the parties and in force at the time of any such damage. Lessor and Lessee shall cause each insurance policy obtained by them to provide that the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage covered by any policy. Neither Lessor nor Lessee shall be liable to the other for any damage caused by fire or any of the risks insured against under any insurance policy required by Paragraph 12.

14. **Assignment and Subletting:** Lessee may not assign, or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of Lessor; said consent not to be unreasonably withheld, conditioned or delayed; provided, however, that Lessee may assign its interest to its parent company, any subsidiary or affiliate or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets, subject to any financing entity's interest, if any, in this Agreement as set forth in Paragraph 9 above. Lessor may assign this Agreement upon written notice to Lessee, subject to the assignee assuming all of Lessor's obligations herein, including but not limited to, those set forth in Paragraph 9 above, and Lessee shall not sublet or license all or any portion of the Tower, Notwithstanding anything to the contrary contained in this Agreement, Lessee may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Agreement to any financing entity, or agent on behalf of any financing entity to whom Lessee (I) has obligations for borrowed money or in respect of guaranties thereof, (II) has obligations evidenced by bonds, debentures, notes or similar instruments, or (III) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof

15. **Warranty of Title and Quiet Enjoyment:** Lessor warrants that: (I) To Lessor's knowledge, the Land is free and clear of all liens, encumbrances and restrictions; (II) Lessor has full rights to make and perform this Agreement; and (III) Lessor covenants and agrees with Lessee that upon Lessee paying the Rent and observing and performing all the terms, covenants, and conditions on Lessee's part to be observed and performed, Lessee may peacefully and quietly enjoy the Premises. Lessor agrees to indemnify and hold harmless Lessee from any and all claims on Lessee's leasehold interest.

16. **Repairs:** Lessee shall not be required to make any repairs to the Premises or Land unless such repairs shall be necessitated by reason of the default or neglect of Lessee. Except as set forth in Paragraph 6(a) above, upon expiration or termination hereof, Lessee shall restore the Premises to the condition in which it existed upon execution hereof, reasonable wear and tear and loss by casualty or other causes beyond Lessee's control excepted.

17. **Hazardous Substances:** Lessee agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Land in violation of any law or regulation. Lessor represents, warrants and agrees (I) that neither Lessor nor, to Lessor's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material (defined below) on, under, about or within the Land in violation of any law or regulation, and (2) that Lessor will not, and will not permit any third party to use, generate, store or dispose of any Hazardous Material on, under, about or within the Land in violation of any law or regulation. Lessor and Lessee each agree to defend, indemnify and hold harmless the other and the other's partners, affiliates, agents and employees against

any and all losses, liabilities, claims and/or costs (including reasonable attorney's fees and costs) arising from any breach of any representation, warranty or agreement contained in this paragraph. As used in this paragraph, "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the state in which the Land is located to cause cancer and/or reproductive toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. This paragraph shall survive the termination of this Agreement.

18. Relocation Right:

(a) Lessor will have the one-time right to relocate the communications facility of Lessee, or any part thereof, to an alternate ground location on lessee's property and/or to space within and/or on top of a building situated on lessor's property (the "Building"); provided, however, that such relocation will (1) be at lessor's sole cost and expense for the period of the initial term only and at lessee's sole cost and expense thereafter, (2) be performed exclusively by Lessee or its agents, (3) not result in any interruption of the communications service provided by Lessee on Lessor's property, (4) not impair or in any manner alter, the quality of communications service provided by Lessee on and from Lessor's property, and (5) be done in accordance with the terms and conditions contained in paragraphs B and C below. Upon relocation of the communications facility of Lessee, the access and utility easement(s) of Lessee will be relocated as required, in the sole discretion of Lessee, to operate and maintain the communication facility of Lessee.

(b) Lessor will exercise its relocation right under Paragraph A, above by (and only by) delivering written notice (the "notice") to Lessee. In the notice, Lessor will propose an alternate site on Lessor's property to which Lessee may relocate its communications facility. Lessee will have sixty (60) days from the date it receives the notice to evaluate Lessor's proposed relocation site, during which period Lessee will have the right to conduct tests to determine the technological feasibility of the proposed relocation site and obtain any necessary permits and/or approvals from applicable governing authorities. If the 60-day period proves to be insufficient to obtain said permits and approvals, Lessee and Lessor shall have the right to negotiate a mutually acceptable extension period. If Lessee shows good reason to disapprove such site, then Lessor may thereafter propose another relocation site by notice to Lessee in the manner set forth above. Any relocation site which Lessor and Lessee agree upon in writing is referred to hereinafter as the "Relocation Site". Lessee will have a period of ninety (90) days after execution of a written agreement between the parties concerning the location and dimensions of the Relocation Site to relocate its communications facility to the Relocation Site.

(c) Upon relocation of the communications facility of Lessee, or any part thereof to the Relocation Site, all references to the Site in the Agreement will be deemed to be references to the Relocation Site. Lessor and Lessee hereby agree that the Relocation Site (including the access and utility right of way) may be surveyed by a licensed surveyor at the sole cost of Lessee, and such survey will then replace Exhibit A and become a part, hereof and will control or describe the Site. Except as expressly provided in this Exhibit Lessor and Lessee hereby agree that in no event will the relocation of the communications facility of Lessee, or any part thereof, under Paragraph A, above, affect, alter, modify or otherwise change any of the terms and conditions of the foregoing Agreement.

19. Dispute Resolution: Any disputes relating to or in connection with this Lease, or any of the provisions or obligations contained in this Lease, shall be submitted to arbitration in accordance with the rules of the American Arbitration Association then pertaining. The decision of the arbitrators shall be binding and conclusive upon the parties hereto and shall be enforceable as an award of arbitrators under the laws of the State of Utah. Judgment upon the award or decision of arbitrators shall be entered in the appropriate court or courts in the State of Utah. The cost and expenses of arbitration, including arbitrator's fees, shall be split evenly between the parties; provided, however, that each party shall bear all costs and expenses incurred in preparation and presentation of its case, including, but not limited to, its attorney's fees, unless otherwise provided herein.

20. Indemnification:

(a) Lessee shall indemnify and hold harmless Lessor, it's agents, employees, contractors, and subcontractors from any liability, causes of action, claims, demands, costs, expenses, and fees of every kind and nature by reason of injury to persons or property arising out of or incident to, directly or indirectly the negligence of Lessee or its officers, agents, or employees, contractor's subcontractors or invitees as a result of Lessee's use or occupation of the Premises or breach by Lessee of its obligation and covenants herein. Notwithstanding anything to the contrary in the Lease, the parties hereby confirm that the provisions of this section shall survive the termination or expiration of this Lease for any reason.

(b) Lessor shall indemnify and hold harmless Lessee, it's officer's agents, or employees, contractors, subcontractors and invitees of and from any liability, causes of action, claims, demands, costs, expenses, and fees of every kind and nature by reason of any injury to persons or damage to property arising out of or incident to, directly or indirectly the negligence of Lessor or its agents, employees, contractors and subcontractors or invitees on the Premises, or the breach by Lessor of their covenants and obligations herein. Notwithstanding anything to the contrary in this Lease, the parties hereby confirm that the provisions of this section shall survive the termination or expiration of this Lease for any reason.

21. Miscellaneous:

(a) This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both parties.

(b) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(c) This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(d) Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier to the address of the respective parties set forth below:

Lessor: The City of St George 175 East 200 North Saint George, Utah 84770 Office (435) 634-5800	Lessee: TriStar Media LLC. 845 East Red Hills Parkway St. George, Utah 84770
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Lessor or Lessee may from time to time designate any other address for this purpose by written notice to the other party. All notices hereunder shall be deemed received upon actual receipt.

(e) This Agreement shall be governed by the laws of the State of Utah.

(f) At the request of either party, the parties may execute a written memorandum of this Lease, which shall be recorded as appropriate under the recording laws of the county and state in which the Property is located. At the expiration or termination of this Lease, Lessee shall promptly execute a quitclaim of any interest in the Property, in recordable form, and deliver the same to Lessor.

(g) In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Agreement, such party shall not unreasonably withhold, delay, or condition approval or consent.

(b) All Riders and Exhibits attached hereto form material parts of this Agreement.

(i) This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR: The City of Saint George Utah

Signature: _____

By: _____

Title: _____

Date: _____

Attest: _____

LESSEE: TriStar LLC

Signature: _____

By: Ray Carpenter

Title: President, TriStar Media, LLC.

Date: _____

STATE OF UTAH : COUNTY OF WASHINGTON

On this _____ day of _____, 2018 before me, _____, Notary Public,
personally appeared _____, personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that (s)he executed
the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person
acted, executed the same.

Witness my hand and official seal:

(SEAL)

Notary Public, State of: _____
My Commission Expires: _____

REQUIRED EXHIBITS

Exhibit A- Location Map of Owners Property

Exhibit "A"



DRAFT

Agenda Item Number : 2g

Request For Council Action

Date Submitted 11/28/2018 05:19 PM

Proposed City Council
Date 12/06/2018

Applicant Trevor A. Coombs

Subject Consider approval of the financial report for October 31, 2018.

Background The City has completed four (4) months or 33.33% of the fiscal year. In relation to that, the General Fund revenues are at 25.43%. Some predominant revenues positively affecting the overall revenue percentages are Franchise Taxes, General Sales, Planning Fees, Building Permits, and Interest Earnings. The General Fund expenditures are at 27.99% of the budget year-to-date. Departments are doing well to stay within their budgets.

Proposed Resolution Recommend Approval

Cost \$

City Manager NULL

Recommendation

Action Taken NULL

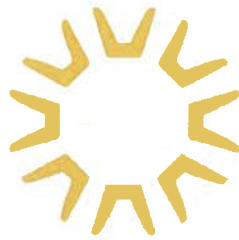
Requested by Trevor A. Coombs

File Attachments 2018-10octobermonthlyfinancialreport112818174528.pdf

Approved by Legal NA
Department?

Approved by City Admin Yes
Services?

Approved in Budget? N/A **Amount:**



St.George

THE BRIGHTER SIDE

MONTHLY FINANCIAL REPORT

FOUR MONTHS ENDED

OCTOBER 31, 2018

CITY OF ST. GEORGE, UTAH
MONTHLY FINANCIAL REPORT
FOUR MONTHS ENDED OCTOBER 31, 2018

ADMINISTRATIVE SERVICES DIRECTOR'S COMMENTS:

The attached report represents activity in the various city funds for the four (4) months ended October 31, 2018. This period represents 33.33% of the new fiscal year.

- 1) The attached General Fund revenue schedule is good to give us a quick review of how revenues are trending in comparison with the budget. The percentage expended is highlighted in **green** for your convenience, which helps to identify which revenues exceeds the year-to-date percentage, which is a **positive sign**. General Fund revenues are at 25.43% of budget for year-to-date and in comparison, to having completed 33.33% of the fiscal year. Some predominant revenues positively affecting the overall revenue percentages are Franchise Taxes, General Sales, Planning Fees, Building Permits, and Interest Earnings. Some revenues negatively affecting revenue percent is Current (Real) Property Taxes, Business Licenses, Class C Road allotment, Airport revenues and Golf Course revenues. Regarding Current (Real) Property Taxes, Fee Assessed (Personal Property Taxes), Delinquent Taxes, and Business Licenses these revenues are typically not received until December, January, and June therefore the percentage received as compared to the budget will lag for about the first half of the fiscal year. (see page 4 & 5)
- 2) Overall General Fund revenues are up at 2.13% or \$391,385 over the prior fiscal year due to sales tax. Sales taxes are up 9.16% or \$627,142. Business Licenses are up 44.57% or \$43,620 over the prior year, but Business Licenses are cyclical revenue that swings from one side to the other. Planning Fees are also up by 4.98% or \$10,966 over the same period last year. Building Permit revenues are down -39.76% or -\$532,332. This is due to last year having several large permits for like the IHC Cancer Center, GreyHawk, etc. The Class "C" Road revenue are down by -13.03% or -\$162,621 when compared to the prior year. (see page 7)
- 3) The attached Expenditure Status Report by Category is good to give you a quick review of how departments expenses are trending in comparison with their budget. The percentage received is highlighted in **red** for your convenience, which helps to identify which department expenses exceeds the year-to-date percentage, which is a **negative sign**. General Fund expenditures are at 27.99% of budget for year-to-date and in comparison, to having completed 33.33% of the fiscal year; we are continuing to spend conservatively. However, the City Managers is over budget at 33.51% due to the audit charges that haven't been allocated to the various funds. Technology Services is over budget at 40.32% due to some large equipment purchases. Engineering is over budget at 39.56% due to personnel changes which will require amendment to the budget. Sports Field Maintenance is over budget at 37.88% due to some equipment being purchased that was in their budget for the year. Economic Development is over budget at 38.56% due to the annual membership payment to Washington County Economic Development. The Southgate, St. George, and Sunbrook Golf Courses are all over budget due to an annual lease payment in their golf carts, seasonal projects and the purchase of some equipment. (see page 6)

- 4) Page 10 of this month's report include two graphs for the General Fund which indicate the percentage of revenues received as compared to the budget; and the percentage of funds spent by department as compared to the budget. The red horizontal line in each graph represents the 33.33% of the fiscal year which has lapsed for the fiscal year.
- 5) The Revenue Comparison schedule on page 7 of this report is showing a positive overall picture with most revenues being up in comparison to the prior year. Water, Wastewater, and Drainage are all up because of the rate increases that went into effect on July 1. Impact fee revenues have a noticeable increase due to permits being obtained for commercial business-like Panda Express, Henricksen Butler, Advenire Hotel, storage units in Fort Peirce area, Dixie Regional Medical Center remodel, H&M, Kenworth Sales, and several businesses in the area.
- 6) The City Treasurer's investment report for September 2018 is attached (see page 18).
- 7) Economic Snap Shot - Despite strong economic activity and an expanding labor market, equity and bond markets remain increasingly volatile. In October, the U.S. added a better-than-expected 250,000 jobs and annual wage growth jumped to a nine-year high of 3.1 percent. While markets initially responded positively to the strong employment report, uncertainty over the trade dispute with China, Fed rate hikes, and the midterm elections has weighed on investor confidence. Now with the midterms done and clarity around future policy paths taking shape, will the economy continue to thrive, and will investors, once again, be able to find their footing?

If there are any questions, comments, or concerns, please feel free to contact me at any time at either Trevor.Coombs@sgcity.org or at 627-4701.

CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
FOUR MONTHS ENDED OCTOBER 31, 2018

33.33% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU OCTOBER 31, 2018	PCT RECEIVED
CURRENT PROPERTY TAXES	9,600,000	18,602	0.19%
FEES ASSESSED	1,300,000	305,854	23.53%
FRANCHISE TAXES	7,500,000	2,613,454	34.85%
DELINQUENT TAXES	250,000	9,380	3.75%
GENERAL SALES TAXES	22,000,000	7,472,104	33.96%
BUSINESS LICENSES	650,000	43,108	6.63%
LICENSE/INSPECTION FEES - RENTAL ORD.	120,000	98,390	81.99%
ELECTION FILING FEES	0	0	0.00%
BUILDING PERMITS	1,700,000	801,808	47.17%
DOG LICENSES	34,000	4,782	14.06%
FEDERAL GRANTS	1,057,743	17,755	1.68%
STATE GRANTS	136,500	16,918	12.39%
CLASS C ROAD ALLOTTMENT	3,500,000	1,085,171	31.00%
LIQUOR FUND ALLOTTMENT	120,000	0	0.00%
RESOURCE OFFICER CONTRIB.	690,445	172,612	25.00%
PLANNING FEES	550,000	206,282	37.51%
AIR QUALITY FEES	70,000	24,760	35.37%
SPECIAL POLICE SERVICES	95,000	29,029	30.56%
E-911 SERVICES	1,155,000	378,875	32.80%
OTHER CITIES DISPATCH FEES	997,598	249,399	25.00%
POLICE TRAINING CLASSES	1,500	1,000	66.67%
MUSEUM DONATIONS	500	309	61.80%
MUSEUM ADMISSION FEES	10,500	2,941	28.01%
NJCAA TOURNAMENT	0	0	0.00%
COMMUNITY ARTS BLDG RENTALS	30,000	9,500	31.67%
ELECTRIC THEATER RENTALS	40,000	11,657	29.14%
TRIPAK PASS SALES	0	0	0.00%
WALKING TOUR REVENUES	2,500	1,363	54.54%
SOCIAL HALL RENTALS	17,000	4,693	27.60%
EXHIBITS - COLLECTIONS	8,000	1,659	20.74%
NATURE CENTER	30,000	3,059	10.20%
AQUATIC CENTER	350,000	117,412	33.55%
YOUTH SPORTS	145,000	40,612	28.01%
ADULT SPORTS	55,000	10,715	19.48%
RACES	248,000	66,123	26.66%
SOFTBALL LEAGUES	500,000	159,284	31.86%
ARTS FAIR REVENUE	40,000	30	0.08%
SPECIAL COMMUNITY EVENTS	2,600	3,715	142.88%
SWIMMING POOL FEES	125,000	48,187	38.55%
RECREATION FEES	5,000	104	2.08%
RECREATION CENTER FEES	240,000	82,825	34.51%
THUNDER JUNCTION TRAIN RIDES	175,000	34,390	19.65%
OPERA HOUSE RENTALS	10,000	0	0.00%
RECREATION FACILITY RENTALS	57,500	42,059	73.15%
TENNIS CLASSES ETC.	190,000	82,580	43.46%

CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
FOUR MONTHS ENDED OCTOBER 31, 2018

33.33% OF THE BUDGET YEAR

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU OCTOBER 31, 2018	PCT RECEIVED
MARATHON REVENUES	744,000	47,038	6.32%
RECREATION CLASS FEES	0	0	0.00%
ST GEORGE CAROUSEL	35,000	11,823	33.78%
CEMETERY LOT SALES	175,000	58,550	33.46%
BURIAL FEES	150,000	34,290	22.86%
TRAFFIC SCHOOL FEES	80,000	39,233	49.04%
COURT FINES	840,250	181,892	21.65%
POLICE WARRANTS	21,000	5,900	28.10%
ACE PENALTIES	15,000	6,755	45.03%
ACE COSTS	3,000	406	13.53%
ACE ABATEMENTS	0	0	0.00%
INTEREST EARNINGS	300,000	255,564	85.19%
RENTS AND ROYALTIES	58,000	13,355	23.03%
SALE OF PROPERTY	90,000	0	0.00%
POLICE EVIDENCE IMPOUND	10,000	540	5.40%
LEASE AGREEMENTS	0	0	0.00%
MISCELLANEOUS SUNDRY REVENUES	100,000	26,294	26.29%
ORTHOGRAPHY MAPS	500	23	4.51%
MISS ST GEORGE PRINCESS	0	0	0.00%
COMPOST SALES - REUSE	25,000	7,548	30.19%
ROADBASE SALES - REUSE	5,000	5,680	113.60%
AIRPORT REVENUES	1,430,000	420,752	29.42%
MAINTENANCE AT AIRPORT	7,100	2,373	33.42%
CONTRIBUTIONS FROM OTHER	200,000	0	0.00%
TRANSFERS FROM OTHER FUNDS	10,597,525	2,333,667	22.02%
CONTRIBUTIONS FROM PRIVATE	266,133	0	0.00%
MEDIAN LANDSCAPE FEES	15,000	0	0.00%
ANIMAL SHELTER DONATIONS	2,500	2,219	88.77%
POLICE PROJECT LIFESAVER	2,500	0	0.00%
ANIMAL TRAINING DONATIONS	2,500	1,830	73.19%
PUBLIC SAFETY DONATIONS	0	4,869	0.00%
INSURANCE CLAIM PROCEEDS	10,000	7,855	78.55%
APPROPRIATED FUND BALANCE	155,400	0	0.00%
RED HILLS GOLF COURSE	758,500	176,485	23.27%
GOLF ADMINISTRATION	268,000	27,136	10.13%
SOUTHGATE GOLF COURSE	1,166,500	266,387	22.84%
ST GEORGE GOLF CLUB	670,500	153,453	22.89%
SUNBROOK GOLF COURSE	1,638,500	365,322	22.30%
TOTAL GENERAL FUND REVENUES	73,651,794	18,729,736	25.43%

CITY OF ST. GEORGE, UT
EXPENDITURE STATUS REPORT BY CATEGORY
FOUR MONTHS ENDED OCTOBER 31, 2018

33.33% OF THE BUDGET YEAR

GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU OCTOBER 31, 2018	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	650,994	199,824.41	451,170	30.70%
CITY MANAGER	956,959	320,665.26	636,294	33.51%
HUMAN RESOURCES	616,777	153,586.30	463,191	24.90%
ADMINISTRATIVE SERVICES (FINANCE)	1,974,529	591,267.55	1,383,261	29.94%
TECHNOLOGY SERVICES	2,633,517	1,061,842.56	1,571,674	40.32%
LEGAL SERVICES	1,680,854	436,783.22	1,244,071	25.99%
BUILDING MAINTENANCE	1,774,972	475,393.37	1,299,579	26.78%
ELECTIONS	1,000	0.00	1,000	0.00%
PLANNING COMMISSION	18,000	7,807.48	10,193	43.37%
POLICE	15,858,215	5,015,612.88	10,842,602	31.63%
HIDTA GRANT	159,220	68,164.63	91,055	42.81%
POLICE DISPATCH	3,344,922	1,000,716.29	2,344,206	29.92%
CCJJ GRANT	98,515	13,487.47	85,028	13.69%
SAFG (State Asset Forfeiture Grant)	0	0.00	0	0.00%
FIRE DEPARTMENT	6,001,137	1,861,654.51	4,139,482	31.02%
CODE ENFORCEMENT	165,242	44,943.79	120,298	27.20%
PUBLIC WORKS ADMINISTRATION	268,053	65,052.42	203,001	24.27%
STREETS	6,004,510	1,280,924.79	4,723,585	21.33%
FLEET MAINTENANCE	1,578,478	329,852.92	29,609,689	20.90%
ENGINEERING	816,825	323,113.41	493,712	39.56%
PARKS	7,095,633	1,978,519.36	5,117,114	27.88%
DESIGN	732,228	176,627.60	555,600	24.12%
NATURE CENTER & YOUTH PROGRAMS	169,467	54,399.04	115,068	32.10%
SOFTBALL PROGRAMS	459,029	69,512.29	389,517	15.14%
SPORTS FIELD MAINTENANCE	694,211	262,951.88	431,259	37.88%
SPECIAL EVENTS & PROGRAMS	455,769	112,834.29	342,935	24.76%
YOUTH SPORTS PROGRAMS	191,180	48,626.95	142,553	25.44%
ADULT SPORTS PROGRAMS	240,740	100,488.91	140,251	41.74%
RECREATION	543,201	96,419.51	446,781	17.75%
EXHIBITS AND COLLECTIONS	251,139	70,531.63	180,607	28.08%
COMMUNITY ARTS	354,617	89,004.89	265,612	25.10%
HISTORIC OPERA HOUSE	37,000	12,251.97	24,748	33.11%
HISTORIC COURTHOUSE	51,200	8,813.85	42,386	17.21%
LEISURE SERVICES ADMINISTRATION	358,634	105,791.61	252,842	29.50%
RECREATION CENTER	510,867	166,904.15	343,963	32.67%
MARATHON	675,548	321,828.34	353,720	47.64%
COMMUNITY CENTER	2,900	584.12	2,316	20.14%
ELECTRIC THEATER	203,344	33,324.43	170,020	16.39%
CEMETERY	601,031	165,767.16	435,264	27.58%
ECONOMIC DEVELOPMENT & HOUSING	250,280	96,504.35	153,776	38.56%
DEVELOPMENT SERVICES ADMIN.	2,478,113	623,468.07	1,854,645	25.16%
DEBT SERVICE	0	0.00	0	0.00%
TRANSFERS TO OTHER FUNDS	3,135,224	0.00	3,135,224	0.00%
AIRPORT	2,536,340	523,748.55	2,012,591	20.65%
SWIMMING POOL	326,385	99,272.89	227,112	30.42%
SAND HOLLOW AQUATIC CENTER	897,596	247,661.52	649,934	27.59%
RED HILLS GOLF COURSE	1,427,898	271,628.50	1,156,270	19.02%
GOLF ADMINISTRATION	177,794	54,166.68	123,627	30.47%
SOUTHGATE GOLF COURSE	1,189,938	479,186.15	710,752	40.27%
ST GEORGE GOLF CLUB	1,157,612	386,625.99	770,986	33.40%
SUNBROOK GOLF COURSE	1,844,157	704,841.73	1,139,315	38.22%
TOTAL GENERAL FUND	73,651,794	20,612,980	81,399,878	27.99%

CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
FOUR MONTHS ENDED OCTOBER 31, 2018

		FYE <u>JUNE 2019</u>	FYE <u>JUNE 2018</u>	FY2019 as a <u>% of FY2018</u>
10	GENERAL FUND:			
	PROPERTY TAXES	333,836	335,672	99.45%
	FRANCHISE TAXES	2,613,454	2,485,702	105.14%
	SALES TAXES	7,472,104	6,844,962	109.16%
	BUSINESS LICENSES	141,498	97,878	144.57%
	BUILDING PERMITS	806,590	1,338,922	60.24%
	FEDERAL GRANTS	17,755	46,208	38.42%
	STATE GRANTS	16,918	5,600	302.10%
	CLASS "C" ROAD FUNDS	1,085,171	1,247,793	86.97%
	LIQUOR FUNDS	-	-	0.00%
	PLANNING FEES	231,042	220,076	104.98%
	POLICE FEES (911, ETC.)	830,914	777,212	106.91%
	RECREATION	782,079	748,360	104.51%
	FINES	234,185	252,641	92.69%
	CEMETERY	92,840	99,800	93.03%
	INTEREST	255,564	103,835	246.13%
	AIRPORT	420,752	368,192	114.28%
	TRANSFERS	2,333,667	2,213,333	105.44%
	OTHER	72,585	129,484	56.06%
	GOLF COURSES	<u>988,782</u>	<u>1,022,680</u>	<u>96.69%</u>
	Total General Fund	18,729,736	18,338,351	102.13%
27	TRANS. IMPROV. FUND (TIF)	\$2,437,044	\$2,194,173	111.07%
30	DIXIE CENTER OPERATIONS	\$495,274	\$501,902	98.68%
32	CDBG BLOCK GRANT FUND	\$28,783	\$52,045	55.30%
41	ECONOMIC DEVELOPMENT	\$60,802.57	n/a	0.00%
44	PARK IMPACT FUND	\$1,041,948	\$773,654	134.68%
45	STREET IMPACT FUND	\$771,173	\$1,268,075	60.81%
47	DRAINAGE IMPACT FUND	\$307,924	\$358,261	85.95%
48	FIRE DEPT IMPACT FUND	\$205,706	\$208,937	98.45%
49	POLICE DEPT IMPACT FUND	\$77,289	\$77,676	99.50%
51 & 81	WATER UTILITY FUND (w/ impact fees)	\$11,482,770	\$10,492,838	109.43%
52 & 82	WASTEWATER COLLECTION (w/impact fees)	\$3,094,366	\$2,097,913	147.50%
53 & 83	ELECTRIC UTILITY (w/impact fees)	\$27,388,463	\$26,899,997	101.82%
59	DRAINAGE UTILITY FUND	\$1,070,404	\$367,208	291.50%
62 & 86	REGIONAL WASTEWATER (w/impact fees)	\$3,142,053	\$2,375,220	132.28%
64	SUNTRAN TRANSIT FUND	\$290,247	\$313,303	92.64%
80	RAP TAX FUND	\$792,584	\$554,912	142.83%
88	REPLACEMENT AIRPORT FUND	\$54,721	\$52,769	103.70%

CITY OF ST. GEORGE, UT
MONTHLY COUNCIL REPORT
FOUR MONTHS ENDED OCTOBER 31, 2018

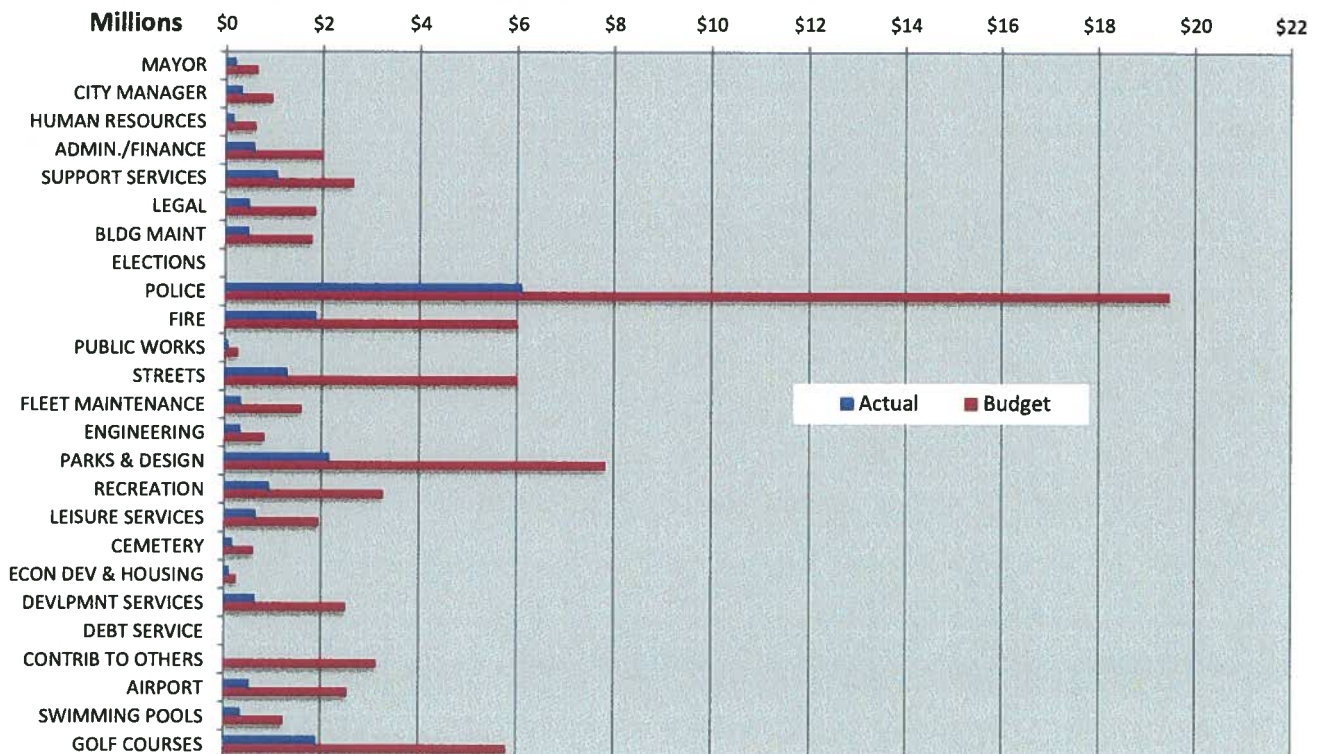
		<u>ADJUSTED EXPENSE BUDGET</u>	<u>REVENUES</u>	<u>EXPENDITURES</u>	<u>% EXPENSE BUDGET</u>
10	GENERAL FUND (includes Golf Courses)	\$73,651,794	\$18,729,736	\$20,612,980	27.99%
51 & 81	WATER FUND (includes impact)	\$31,758,050	\$11,482,770	\$5,235,093	16.48%
52 & 82	WASTEWATER COLLECT (includes impact)	\$8,188,826	\$3,094,366	\$2,694,383	32.90%
53 & 83	ELECTRIC FUND (includes impact)	\$70,570,825	\$27,388,463	\$20,464,603	29.00%
62 & 86	WASTEWATER TREATMNT (includes impact)	\$26,525,985	\$3,142,053	\$4,497,606	16.96%
27	TRANSPORTATION IMPROV FUND (TIF)	\$8,485,000	\$2,437,044	\$219,957	2.59%
30	DIXIE CENTER OPERATIONS	\$2,049,246	\$495,274	\$531,931	25.96%
32	CDBG BLOCK GRANT FUND	\$827,814	\$28,783	\$17,875	2.16%
40	CAPITAL EQUIPMENT FUND	\$2,943,948	\$8,324	\$94,605	3.21%
41	ECONOMIC DEVELOPMENT	\$1,306,000	\$60,803	\$105,573	8.08%
44	PARK IMPACT FUND	\$3,432,600	\$1,041,948	\$1,193,214	34.76%
45	STREET IMPACT FUND	\$4,560,000	\$771,173	\$1,468	0.03%
47	DRAINAGE IMPACT FUND	\$875,000	\$307,924	\$5,223	0.60%
48	FIRE IMPACT FUND	\$2,219,000	\$205,706	\$3,482	0.16%
49	POLICE IMPACT FUND	\$130,000	\$77,289	\$459	0.35%
59	DRAINAGE UTILITY FUND	\$2,629,000	\$1,070,404	\$63,246	2.41%
64	SUNTRAN TRANSIT FUND	\$2,051,076	\$290,247	\$600,741	29.29%
80	RAP TAX FUND	\$4,268,463	\$792,584	\$1,395,610	32.70%
84	SALES TAX BOND - CAPITAL PROJ FUND	\$634,900	\$10,460	\$0	0.00%
87	PUBLIC WORKS CAPITAL PROJ FUND	\$21,388,840	\$194,641	\$661,124	3.09%
88	REPLACEMENT AIRPORT FUND	\$26,606,000	\$54,721	\$0	0.00%

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL BASED ON AMOUNT
10/31/2018

GENERAL FUND REVENUES - \$ AMOUNT OF BUDGET RECEIVED

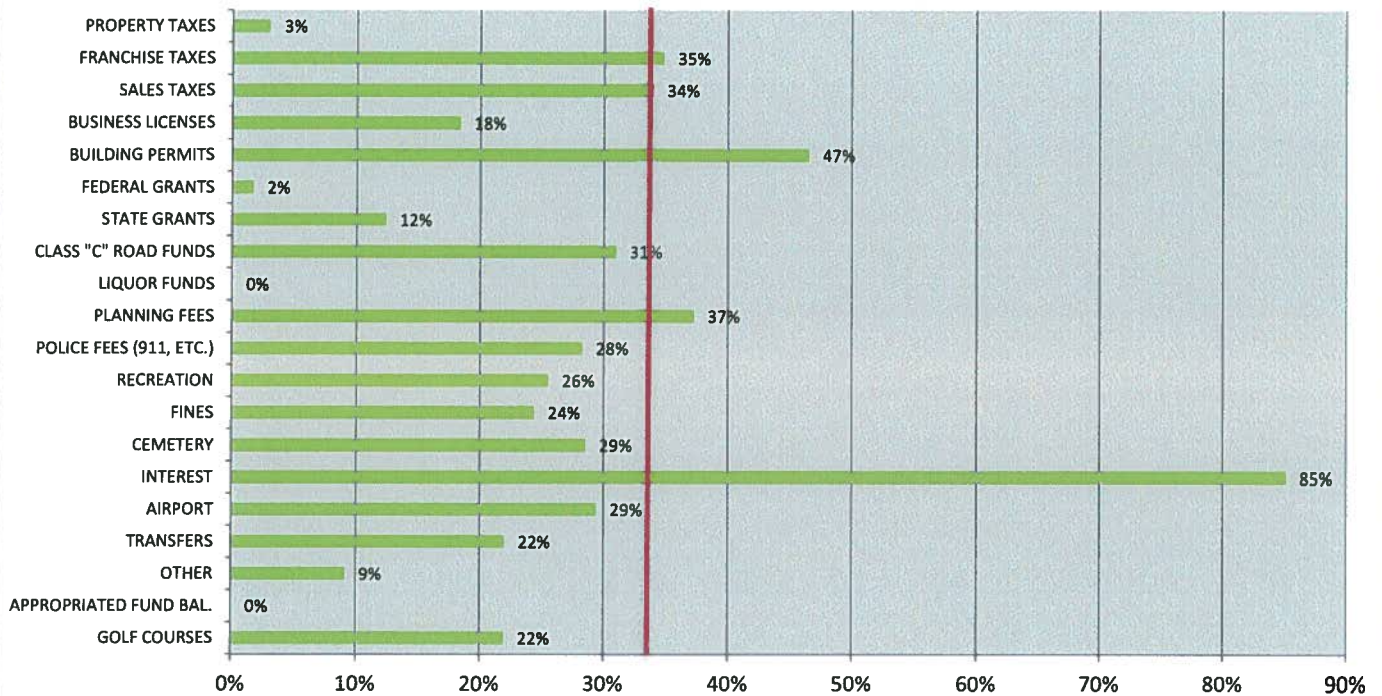


GENERAL FUND EXPENDITURES - \$ AMOUNT OF BUDGET SPENT



CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL AS A PERCENTAGE
10/31/2018

GENERAL FUND REVENUES - PERCENT OF BUDGET RECEIVED

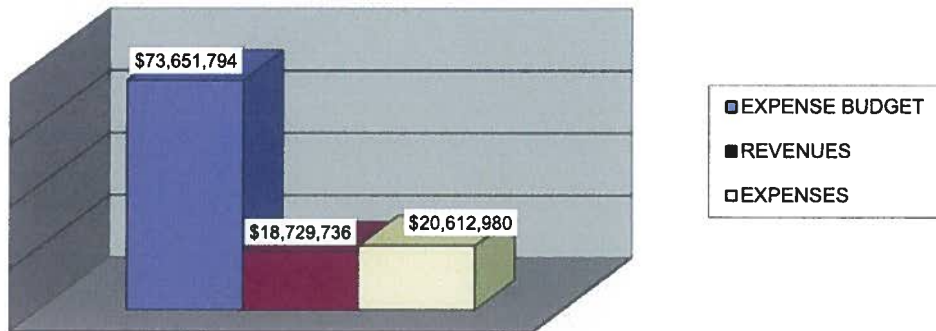


GENERAL FUND EXPENDITURES - PERCENT OF BUDGET SPENT

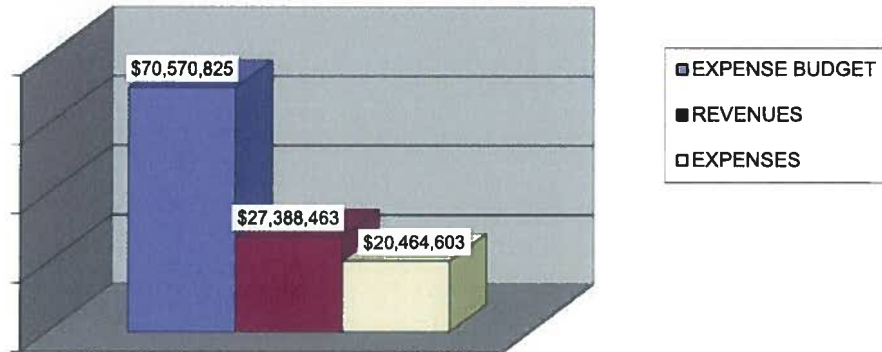


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2018

GENERAL FUND

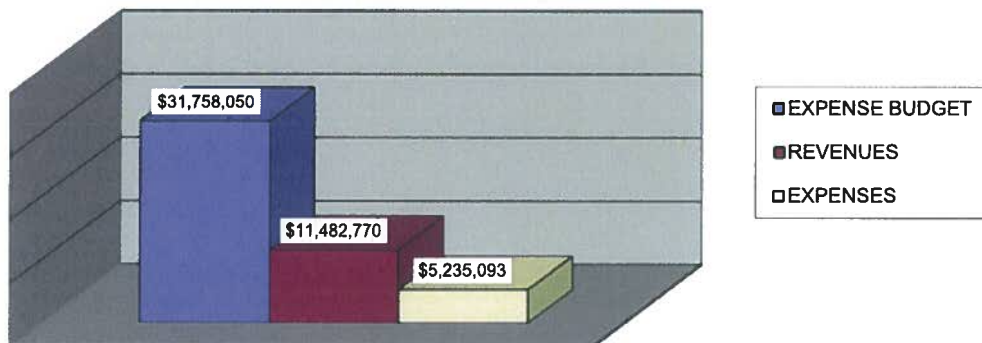


ELECTRIC UTILITY



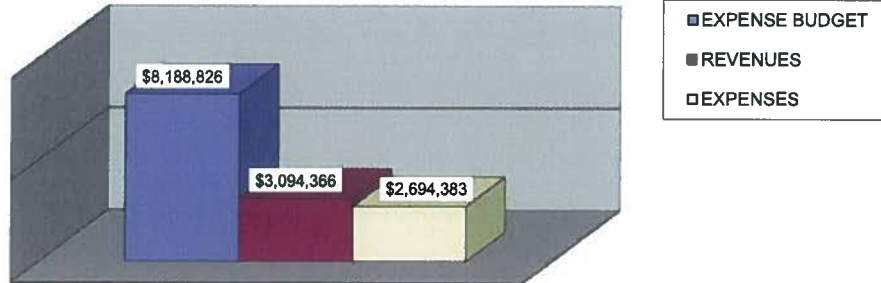
Note: Invoices for power purchases have a one-month lag and therefore expenses are generally understated in comparison to revenues.

WATER UTILITY

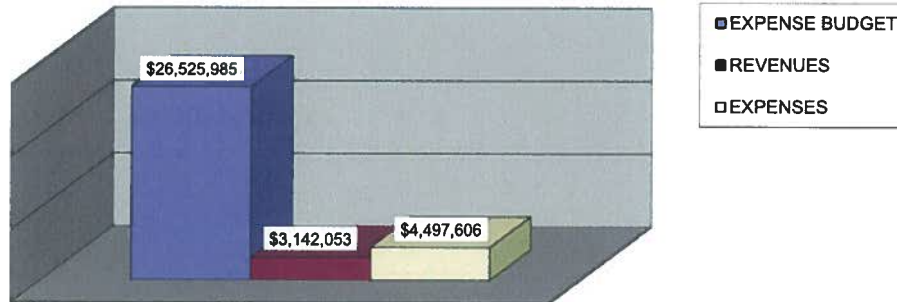


Note: Invoices for water purchases from the Water Conservancy District have a one-month lag and therefore expenses are generally understated in comparison to revenues.

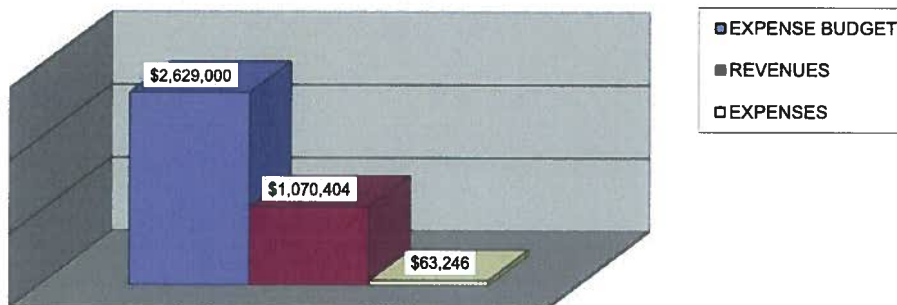
WASTEWATER COLLECTION (includes Impact Fees)



WASTEWATER TREATMENT (includes Impact Fees)

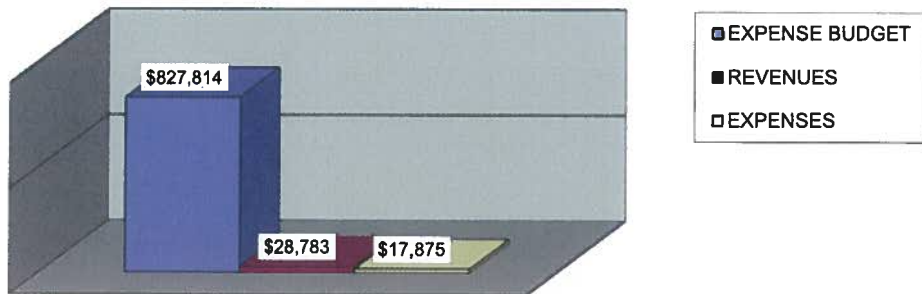


DRAINAGE UTILITY

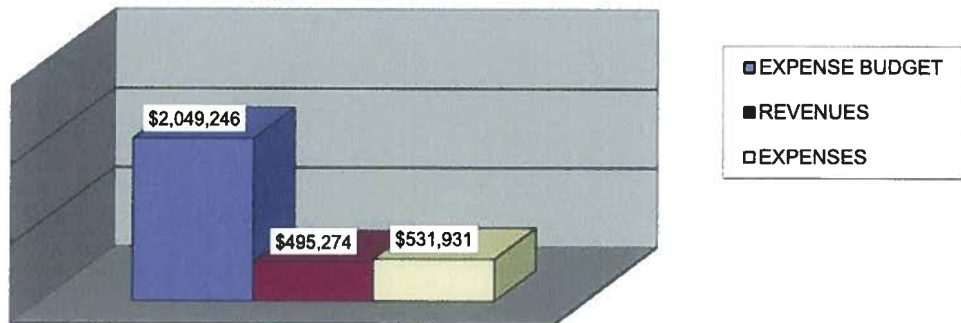


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2018

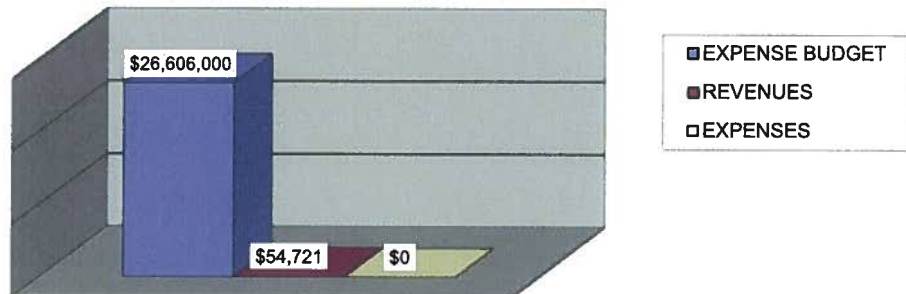
CDBG BLOCK GRANT FUND



DIXIE CENTER OPERATIONS

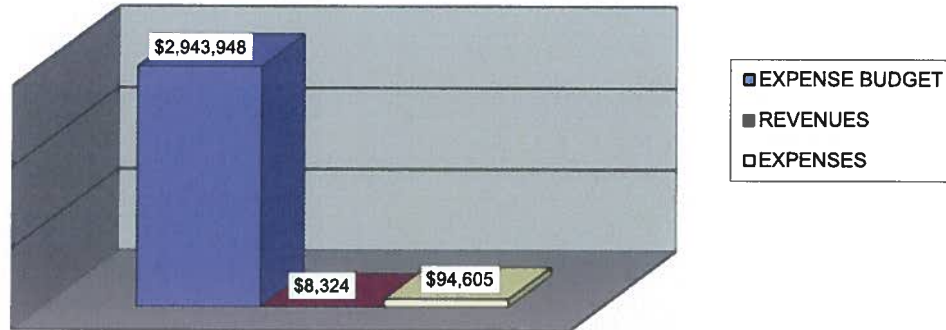


REPLACEMENT AIRPORT FUND

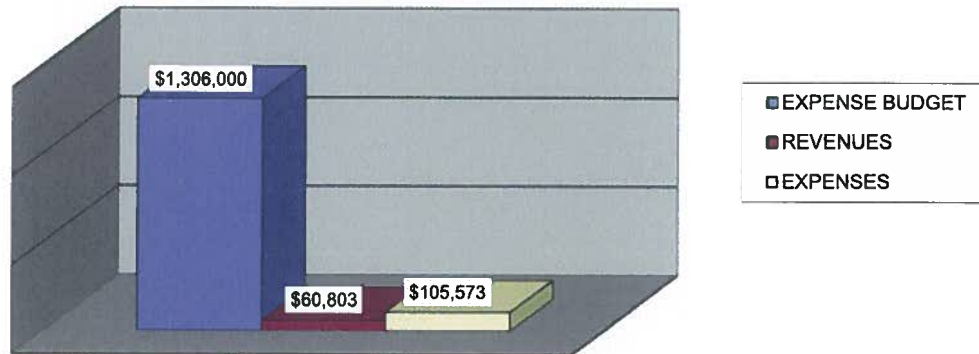


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2018

CAPITAL EQUIPMENT FUND



ECONOMIC DEVELOPMENT FUND (quasi-Economic/Capital Projects)



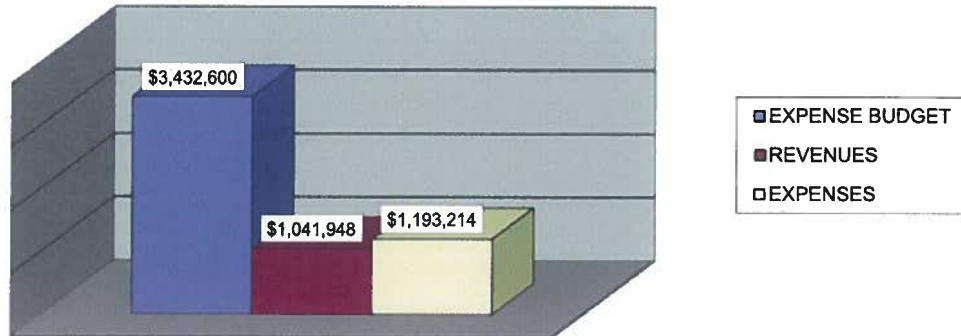
PUBLIC WORKS CAPITAL PROJECTS FUND



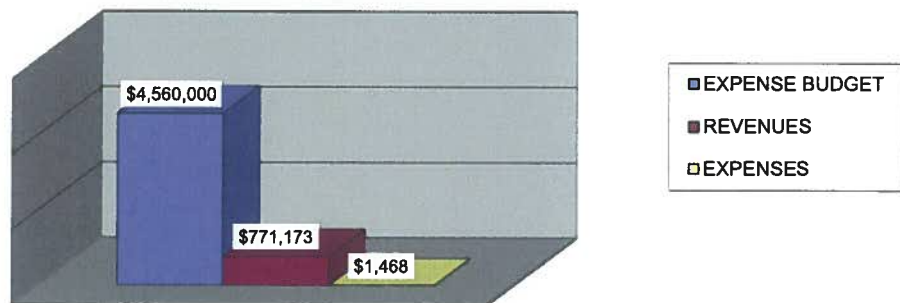
NOTE: Most of the Revenues are derived from year-end transfers from other City funds who collectively participate in funding each project (i.e. Transportation Fund, Street Impact, Drainage Impact, etc.)

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2018

PARK IMPACT FUND

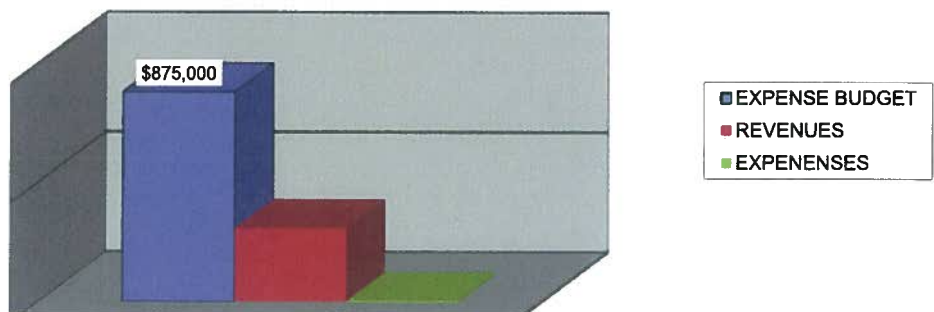


STREET IMPACT FUND



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

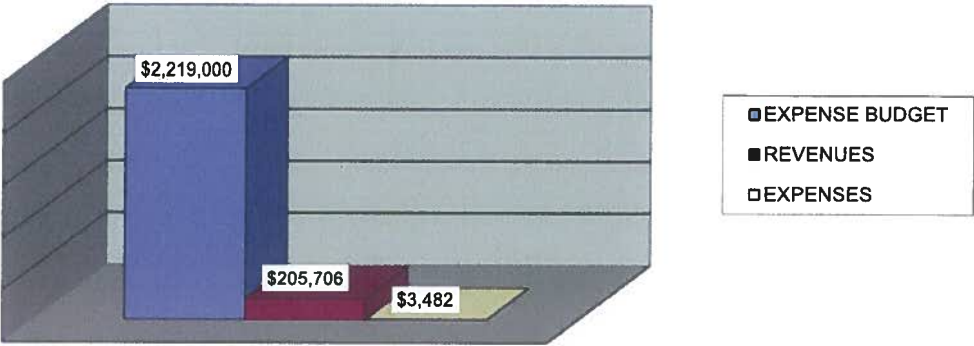
DRAINAGE IMPACT FUND



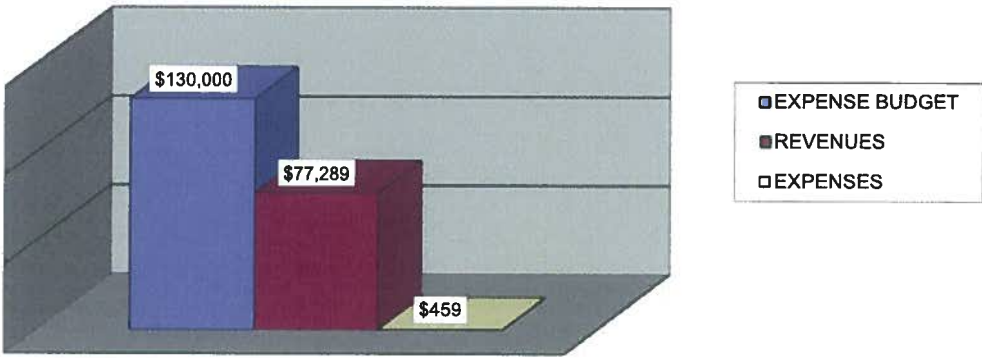
NOTE: Most of the budgeted Expenditures are in the form of a year-end transfer to the Public Works Capital Project Fund (PWCPF) based upon each project's actual costs in the PWCPF.

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2018

FIRE IMPACT FUND

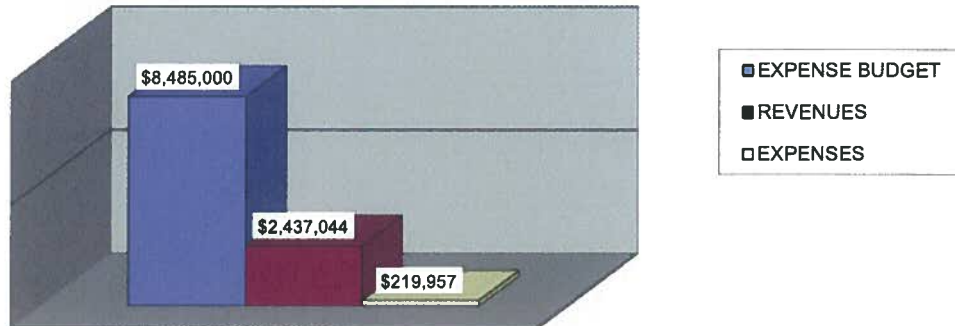


POLICE IMPACT FUND



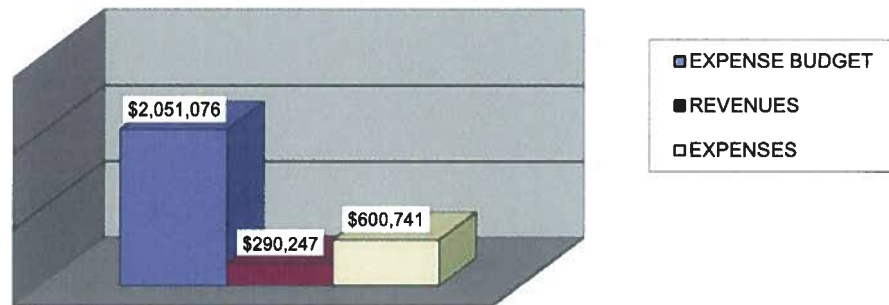
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
10/31/2018

TRANSPORTATION IMPROVEMENT FUND (TIF)



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

SUNTRAN TRANSIT FUND



City of St George
DEPOSITS AND INVESTMENTS
9/30/2018

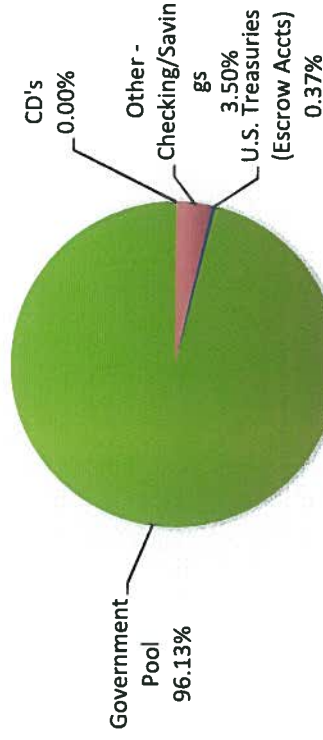
Portfolio Composition

	Amount	Percentage
--	--------	------------

Investments by Type:

U.S. Treasuries (Escrow Accts)	540,484.25	0.37%
Agencies	-	0.00%
Government Pool	141,292,242.24	96.13%
Mutual Funds	-	0.00%
CD's	-	0.00%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	5,145,908.65	3.50%
Total	146,978,635.14	100.00%

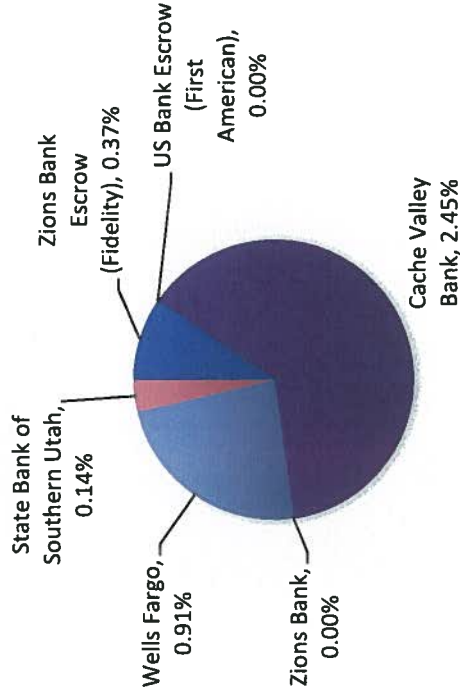
Investments by Type



Investments by Issuer:

UPTIF (State Pool)	141,292,242.24	96.13%
Zions Bank Escrow (Fidelity)	540,484.25	0.37%
US Bank Escrow (Assured Guar.)	-	0.00%
US Bank Escrow (First American)	-	0.00%
Cache Valley Bank	3,596,019.00	2.45%
Zions Bank	-	0.00%
U.S. Bank	-	0.00%
Wells Fargo	1,337,289.15	0.91%
State Bank of Southern Utah	212,600.50	0.14%
Total	146,978,635.14	100.00%

Investments by Issuer (Excluding UPTIF)



Portfolios Weighted Average Maturity on 9/30/2018 52.51 days

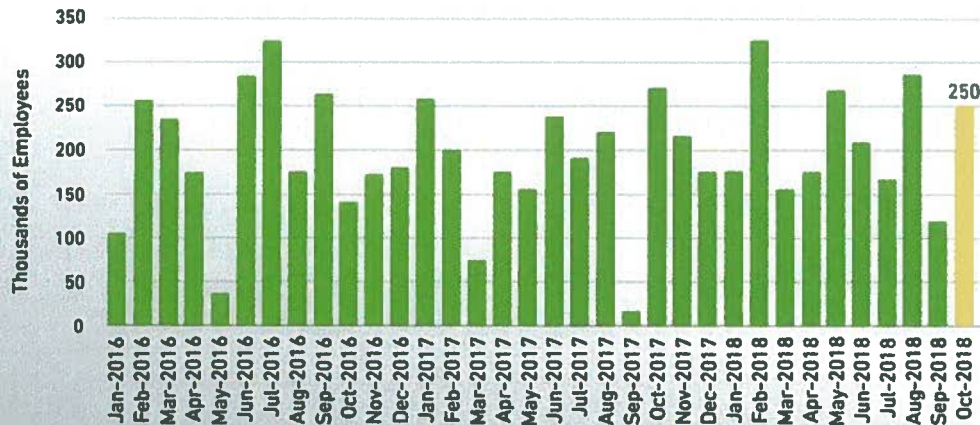
Portfolios Weighted Average Rate on 9/30/2018 2.47%

Economic Snap Shot

Despite strong economic activity and an expanding labor market, equity and bond markets remain increasingly volatile. In October, the U.S. added a better-than-expected 250,000 jobs and annual wage growth jumped to a nine-year high of 3.1 percent. While markets initially responded positively to the strong employment report, uncertainty over the trade dispute with China, Fed rate hikes, and the midterm elections has weighed on investor confidence. Now with the midterms done and clarity around future policy paths taking shape, will the economy continue to thrive, and will investors, once again, be able to find their footing?

We had a really strong jobs report come out in the month of October were the economy created 250,000 new jobs in October. This is higher than the numbers we have seen recently. In addition, to the strong jobs report we had unemployment come in at 3.7% and that's the same as the month previous, but it's around a 50 year low. We also saw increase in labor force participation which is showing that the good economy is pulling more people off the side lines and entering the job market. The big number that we saw was the increase in wages of 3.1% over the last year, which was a big jump over the previous month, but this is kind of a double edge sword.

The U.S. Added 250,000 Jobs in October

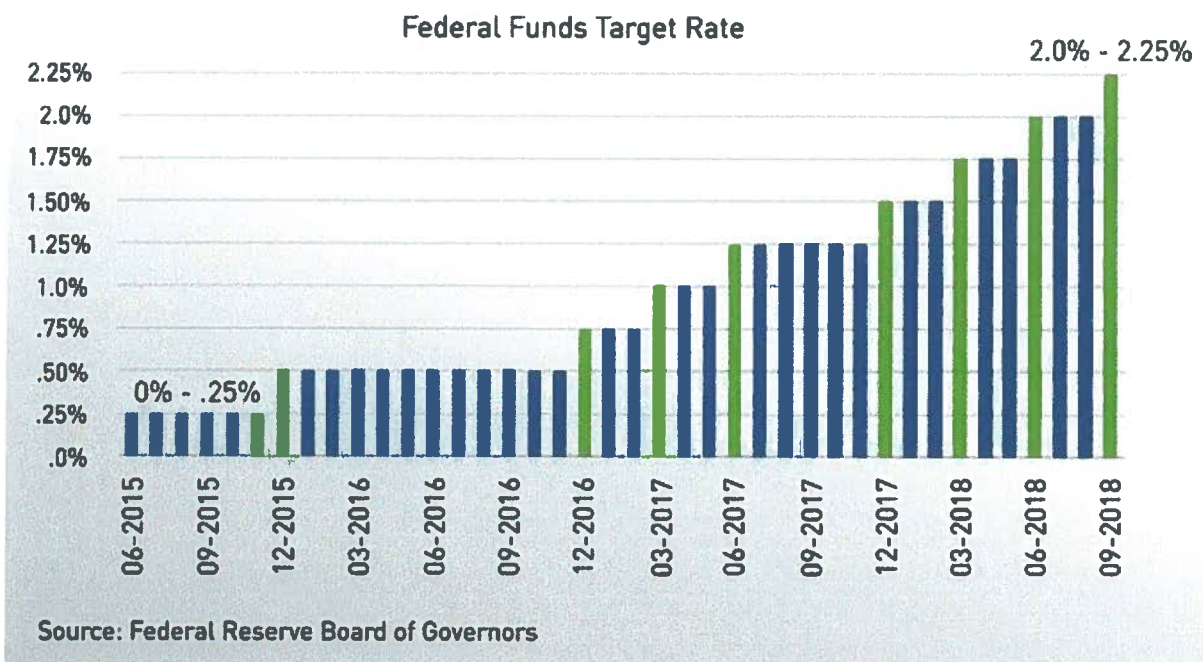


Source: Bureau of Labor Statistics

It's really good for workers to get paid more and to have more money in their pockets. The down side to the wage increase is the cost to employers. It's going to be more difficult for employers to come up with those wages and as a result they will have to increase their prices, which is going to cause inflation to go up. We have started to see some signs to come into your economy, both on the consumer side and industrial side.

At the end of September, the Feds went ahead and raised interest rates from 2% to 2.25%. They also signaled some potential future rate increases which has added to the volatility. In their most recent meetings in November they decided not to raise interest rates but look forward to the December meeting and into 2019 year the Feds have already hinted that they expect to raise rates again in December and three times in 2019. The Feds are concerned about the economy overheating and if they see the economy overheating they may have to get more aggressive and raise rates quicker.

Federal Reserve Raises the Fed Funds Rate to 2.0% - 2.25%



What will happen as a result of the elections? The market value certainty and what we have right now is certainty. We have the results of the election and we know that Democrats will control the House of Representatives and the Republicans will continue to control the Senate and of course the Republicans maintain control of the White House. With this certainty we have seen the markets responding positive to this certainty so far.

The House of Representatives have said that they want to focus on the nation's infrastructure, which is where they should be focusing. This is also where we could get fiscal stimulus, which could strengthen the economy, particular if we start to see signs of weakness from other parts of the economy. The other uncertainty on the economy is the tariffs between China and the US

and other countries. Will this improve or will there be more tariffs. The big question going forward is whether or not the House, Senate and administration will be able to work together.

Note: *Much of the economic analysis and statistics information came from Robert Spendlove, Zions Bank Economic and Public Policy Officer.*

If there are any questions, comments, or concerns, please feel free to contact me at any time at either Trevor.Coombs@sgcity.org or at 435-627-4701.

DRAFT

Agenda Item Number : 2h

Request For Council Action

Date Submitted 11/27/2018 12:24 PM

**Proposed City Council
Date** 12/06/2018

Applicant Jeff Peay

Subject Consider approval to award bid to Trapp Construction for the Pioneer Park Loop Road Project.

Background This project includes construction of drainage, road, and parking improvements. This includes concrete flatwork, site grading, gravel parking areas, split rail fence, asphalt paving, and other related work items. An additive alternate to rotomill the existing loop road and install new asphalt was also part of the bid. The City received nine bids for the project.

Proposed Resolution Staff Recommends Approval

Cost \$\$144,871.50

**City Manager
Recommendation** NULL

Action Taken NULL

Requested by Brett Whitelaw

File Attachments 18-018bidtab112718122429.pdf

**Approved by Legal
Department?** Yes

**Approved by City Admin
Services?** Yes

Approved in Budget? Yes **Amount:** \$224,800.00

BID TABULATION
PIONEER PARK LOOP ROAD PROJECT
INQUIRY NO. 18-018

Bid Date: Tuesday, November 20, 2018; 2:00 p.m.

BASE BID									
Item No.	Item Description	Unit	Bid Qty.	Engineer's Estimate		Trapp Construction		Schmidt Construction	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	LUMP	1	\$ 10,000.00	\$10,000.00	\$7,000.00	\$7,000.00	\$12,000.00	\$12,000.00
2	TRAFFIC CONTROL	LUMP	1	\$ 5,000.00	\$5,000.00	\$900.00	\$900.00	\$1,500.00	\$1,500.00
3	DUST CONTROL AND WATERING	LUMP	1	\$ 2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	\$ 3,500.00	\$3,500.00	\$975.00	\$975.00	\$4,500.00	\$4,500.00
5	SURVEY	LUMP	1	\$ 3,000.00	\$3,000.00	\$1,675.00	\$1,675.00	\$4,000.00	\$4,000.00
6	SHOULDERING (1/4" MINUS REBEL RED ROCK MULCH)	FEET	700	\$ 4.00	\$2,800.00	\$2.90	\$2,030.00	\$8.00	\$5,600.00
7	SHOULDERING (1" MINUS REBEL RED ROCK MULCH)	FEET	600	\$ 5.00	\$3,000.00	\$2.90	\$1,740.00	\$8.00	\$4,800.00
8	ROCK EXCAVATION	CU YD	100	\$ 25.00	\$2,500.00	\$27.50	\$2,750.00	\$20.00	\$2,000.00
9	BORROW	CU YD	50	\$ 30.00	\$1,500.00	\$25.00	\$1,250.00	\$18.00	\$900.00
10	GRAVELED PARKING AREA	SQ FT	17,200	\$ 1.00	\$17,200.00	\$0.95	\$16,340.00	\$0.80	\$13,760.00
11	18 INCH PVC PIPE SDR 35	FEET	54	\$ 40.00	\$2,160.00	\$29.75	\$1,606.50	\$45.00	\$2,430.00
12	SPLIT RAIL FENCE	FEET	995	\$ 15.00	\$14,925.00	\$19.50	\$19,402.50	\$18.00	\$17,910.00
13	ASPHALT PATCHING	SQ FT	130	\$ 10.00	\$1,300.00	\$10.00	\$1,300.00	\$5.00	\$650.00
14	COLOR CONCRETE WATERWAY	SQ FT	1,936	\$ 15.00	\$29,040.00	\$18.75	\$36,300.00	\$16.00	\$30,976.00
15	CITY FURNISHED; CONTRACTOR PLACED BOULDER	EACH	60	\$ 75.00	\$4,500.00	\$24.00	\$1,440.00	\$100.00	\$6,000.00
16	TORTOISE MONITOR	HOURL	40	\$ 100.00	\$4,000.00	\$33.50	\$1,340.00	\$30.00	\$1,200.00
BASE BID TOTAL					\$106,925.00		\$97,549.00		\$110,226.00
ADDITIVE ALTERNATE #1									
17	MOBILIZATION	LUMP	1	\$ 5,000.00	\$5,000.00	\$4,420.00	\$4,420.00	\$2,000.00	\$2,000.00
18	ROTOMILLING - 2 TO 4 INCHES	SQ YD	2,600	\$ 2.00	\$5,200.00	\$1.25	\$3,250.00	\$1.50	\$3,900.00
19	HMA - 1/2 INCH (2.5" THICK)	SQ FT	23,325	\$ 2.50	\$58,312.50	\$1.70	\$39,652.50	\$1.60	\$37,320.00
ADDITIVE ALTERNATE #1 BID TOTAL					\$68,512.50		\$47,322.50		\$43,220.00
TOTAL BID					\$175,437.50	TOTAL BID	\$144,871.50	TOTAL BID	\$153,446.00

BID TABULATION
PIONEER PARK LOOP ROAD PROJECT
INQUIRY NO. 18-018

Bid Date: Tuesday, November 20, 2018; 2:00 p.m.

BASE BID									
Item No.	Item Description	Unit	Bid Qty.	Interstate Rock Products Unit Price	Amount	JP Excavating Unit Price	Amount	Royal T Enterprises Unit Price	Amount
1	MOBILIZATION	LUMP	1	\$13,200.00	\$13,200.00	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00
2	TRAFFIC CONTROL	LUMP	1	\$4,585.00	\$4,585.00	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00
3	DUST CONTROL AND WATERING	LUMP	1	\$2,759.00	\$2,759.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	\$1,610.00	\$1,610.00	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00
5	SURVEY	LUMP	1	\$4,370.00	\$4,370.00	\$4,000.00	\$4,000.00	\$10,000.00	\$10,000.00
6	SHOULDERING (1/4" MINUS REBEL RED ROCK MULCH)	FEET	700	\$5.20	\$3,640.00	\$4.75	\$3,325.00	\$8.00	\$5,600.00
7	SHOULDERING (1" MINUS REBEL RED ROCK MULCH)	FEET	600	\$5.20	\$3,120.00	\$4.75	\$2,850.00	\$8.00	\$4,800.00
8	ROCK EXCAVATION	CU YD	100	\$23.00	\$2,300.00	\$25.00	\$2,500.00	\$50.00	\$5,000.00
9	BORROW	CU YD	50	\$7.50	\$375.00	\$100.00	\$5,000.00	\$10.00	\$500.00
10	GRAVELED PARKING AREA	SQ FT	17,200	\$0.96	\$16,512.00	\$0.59	\$10,148.00	\$0.90	\$15,480.00
11	18 INCH PVC PIPE SDR 35	FEET	54	\$41.60	\$2,246.40	\$45.00	\$2,430.00	\$30.00	\$1,620.00
12	SPLIT RAIL FENCE	FEET	995	\$22.50	\$22,387.50	\$21.00	\$20,895.00	\$22.30	\$22,188.50
13	ASPHALT PATCHING	SQ FT	130	\$15.55	\$2,021.50	\$5.00	\$650.00	\$10.00	\$1,300.00
14	COLOR CONCRETE WATERWAY	SQ FT	1,936	\$15.55	\$30,104.80	\$12.00	\$23,232.00	\$12.50	\$24,200.00
15	CITY FURNISHED; CONTRACTOR PLACED BOULDER	EACH	60	\$40.00	\$2,400.00	\$100.00	\$6,000.00	\$20.00	\$1,200.00
16	TORTOISE MONITOR	HOURL	40	\$127.80	\$5,112.00	\$90.00	\$3,600.00	\$10.00	\$400.00
BASE BID TOTAL					\$116,743.20		\$104,630.00		\$122,288.50
ADDITIVE ALTERNATE #1									
17	MOBILIZATION	LUMP	1	\$2,630.00	\$2,630.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00
18	ROTOMILLING - 2 TO 4 INCHES	SQ YD	2,600	\$2.12	\$5,512.00	\$2.00	\$5,200.00	\$1.65	\$4,290.00
19	HMA - 1/2 INCH (2.5" THICK)	SQ FT	23,325	\$1.35	\$31,488.75	\$2.00	\$46,650.00	\$1.54	\$35,920.50
ADDITIVE ALTERNATE #1 BID TOTAL					\$39,630.75		\$54,850.00		\$44,210.50
TOTAL BID					\$156,373.95	TOTAL BID	\$159,480.00	TOTAL BID	\$166,499.00

BID TABULATION
PIONEER PARK LOOP ROAD PROJECT
INQUIRY NO. 18-018

Bid Date: Tuesday, November 20, 2018; 2:00 p.m.

BASE BID				Progressive Contracting		ACC Southwest		Feller Enterprises	
Item No.	Item Description	Unit	Bid Qty.	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	LUMP	1	\$9,280.00	\$9,280.00	\$32,700.00	\$32,700.00	\$10,000.00	\$10,000.00
2	TRAFFIC CONTROL	LUMP	1	\$1,392.00	\$1,392.00	\$7,340.00	\$7,340.00	\$3,100.00	\$3,100.00
3	DUST CONTROL AND WATERING	LUMP	1	\$4,640.00	\$4,640.00	\$8,170.00	\$8,170.00	\$6,000.00	\$6,000.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	\$2,900.00	\$2,900.00	\$2,090.00	\$2,090.00	\$6,500.00	\$6,500.00
5	SURVEY	LUMP	1	\$8,062.00	\$8,062.00	\$4,190.00	\$4,190.00	\$3,000.00	\$3,000.00
6	SHOULDERING (1/4" MINUS REBEL RED ROCK MULCH)	FEET	700	\$1.33	\$931.00	\$12.00	\$8,400.00	\$0.51	\$357.00
7	SHOULDERING (1" MINUS REBEL RED ROCK MULCH)	FEET	600	\$1.33	\$798.00	\$14.00	\$8,400.00	\$0.51	\$306.00
8	ROCK EXCAVATION	CU YD	100	\$34.80	\$3,480.00	\$76.00	\$7,600.00	\$60.00	\$6,000.00
9	BORROW	CU YD	50	\$31.32	\$1,566.00	\$70.00	\$3,500.00	\$21.00	\$1,050.00
10	GRAVELED PARKING AREA	SQ FT	17,200	\$1.95	\$33,540.00	\$1.10	\$18,920.00	\$0.51	\$8,772.00
11	18 INCH PVC PIPE SDR 35	FEET	54	\$41.76	\$2,255.04	\$78.00	\$4,212.00	\$30.00	\$1,620.00
12	SPLIT RAIL FENCE	FEET	995	\$22.49	\$22,377.55	\$20.00	\$19,900.00	\$28.00	\$27,860.00
13	ASPHALT PATCHING	SQ FT	130	\$6.73	\$874.90	\$12.00	\$1,560.00	\$10.00	\$1,300.00
14	COLOR CONCRETE WATERWAY	SQ FT	1,936	\$15.92	\$30,821.12	\$15.00	\$29,040.00	\$21.00	\$40,656.00
15	CITY FURNISHED; CONTRACTOR PLACED BOULDER	EACH	60	\$11.60	\$696.00	\$111.00	\$6,660.00	\$24.00	\$1,440.00
16	TORTOISE MONITOR	HOURL	40	\$104.40	\$4,176.00	\$28.50	\$1,140.00	\$140.00	\$5,600.00
				BASE BID TOTAL		\$127,789.61		\$123,561.00	
ADDITIVE ALTERNATE #1									
17	MOBILIZATION	LUMP	1	\$5,162.00	\$5,162.00	\$2,240.00	\$2,240.00	\$9,000.00	\$9,000.00
18	ROTO MILLING - 2 TO 4 INCHES	SQ YD	2,600	\$1.39	\$3,614.00	\$1.50	\$3,900.00	\$3.00	\$7,800.00
19	HMA - 1/2 INCH (2.5" THICK)	SQ FT	23,325	\$1.57	\$36,620.25	\$1.50	\$34,987.50	\$4.50	\$104,962.50
				ADDITIVE ALTERNATE #1 BID TOTAL		\$45,396.25		\$121,762.50	
				TOTAL BID		\$173,185.86		\$245,323.50	
				TOTAL BID		\$204,949.50		TOTAL BID	

BID TABULATION
PIONEER PARK LOOP ROAD PROJECT
INQUIRY NO. 18-018

Bid Date: Tuesday, November 20, 2018; 2:00 p.m.

BASE BID				Nichols Building	
Item No.	Item Description	Unit	Bid Qty.	Unit Price	Amount
1	MOBILIZATION	LUMP	1	\$25,000.00	\$25,000.00
2	TRAFFIC CONTROL	LUMP	1	\$5,000.00	\$5,000.00
3	DUST CONTROL AND WATERING	LUMP	1	\$5,000.00	\$5,000.00
4	ENVIRONMENTAL PROTECTION	LUMP	1	\$5,000.00	\$5,000.00
5	SURVEY	LUMP	1	\$5,000.00	\$5,000.00
6	SHOULDERING (1/4" MINUS REBEL RED ROCK MULCH)	FEET	700	\$8.00	\$5,600.00
7	SHOULDERING (1" MINUS REBEL RED ROCK MULCH)	FEET	600	\$8.00	\$4,800.00
8	ROCK EXCAVATION	CU YD	100	\$150.00	\$15,000.00
9	BORROW	CU YD	50	\$50.00	\$2,500.00
10	GRAVELED PARKING AREA	SQ FT	17,200	\$4.00	\$68,800.00
11	18 INCH PVC PIPE SDR 35	FEET	54	\$100.00	\$5,400.00
12	SPLIT RAIL FENCE	FEET	995	\$50.00	\$49,750.00
13	ASPHALT PATCHING	SQ FT	130	\$10.00	\$1,300.00
14	COLOR CONCRETE WATERWAY	SQ FT	1,936	\$25.00	\$48,400.00
15	CITY FURNISHED; CONTRACTOR PLACED BOULDER	EACH	60	\$100.00	\$6,000.00
16	TORTOISE MONITOR	HOURL	40	\$100.00	\$4,000.00
				BASE BID TOTAL	\$256,550.00
ADDITIVE ALTERNATE #1					
17	MOBILIZATION	LUMP	1	\$10,000.00	\$10,000.00
18	ROTOMILLING - 2 TO 4 INCHES	SQ YD	2,600	\$12.00	\$31,200.00
19	HMA - 1/2 INCH (2.5" THICK)	SQ FT	23,325	\$2.00	\$46,650.00
				ADDITIVE ALTERNATE #1 BID TOTAL	\$87,850.00
				TOTAL BID	\$344,400.00

1 **ST. GEORGE CITY COUNCIL MINUTES**
2 **WORK MEETING**
3 **SEPTEMBER 27, 2018 4:00 P.M.**
4 **ADMINISTRATIVE CONFERENCE ROOM**
5

6 **PRESENT:**

7 **Mayor Jon Pike**
8 **Councilmember Jimmie Hughes**
9 **Councilmember Joe Bowcutt**
10
11 **Councilmember Ed Baca**
12 **City Attorney Shawn Guzman**
13 **City Manager Adam Lenhard**
14 **Deputy City Recorder Annette Hansen**
15

16 **EXCUSED:**

17 **Councilmember Michele Randall**
18 **Councilmember Bette Arial**
19

20 **OPENING:**

21 Mayor Pike called the meeting to order and welcomed all in attendance. The
22 invocation was offered by Councilmember Hughes and The Pledge of Allegiance was
23 led by Mayor Pike.
24

25 Mayor Pike mentioned the recent retirement party held for Police Chief Marlon
26 Stratton and noted the Council will officially appoint the new Police Chief Rich
27 Farnsworth at the next meeting.
28

29 **DISCUSSION REGARDING CITY FACILITIES:**

30 Support Services Director Marc Mortensen introduced Danny Fox and Jim Child with
31 JRCA; they prepared a conceptual design for the Police Department and the City
32 campus. A facilities task force, consisting of Department Heads, was formed.
33

34 Mr. Fox explained the process after which he presented a PowerPoint presentation
35 covering the following topics: PD: needs assessment, space needs summary, concept
36 design, concept plan; and City Hall: include, site plan, concept plan main level, and
37 lower level.
38

39 A discussion took place regarding concerns with flow and security, entrances into
40 building, and departments that can stay in their current area but increase space. The
41 Council also discussed an information counter, customer service center, and privacy
42 issues.
43

44 Mr. Child mentioned parking. Over the years, City offices should see less public
45 because of online, but expanding for more employees, not losing any parking. He
46 then spoke about staff parking options.
47

48 After being asked by Councilmember Baca, City Manager Adam Lenhard explained a
49 portion of police impact fees can be used to fund the new growth.
50

51 Mr. Fox suggested different rooms for drug and weapons storage.

5 After being asked by Councilmember Bowcutt, Administrative Services Director Trevor
6 Coombs explained that more payments are taken through the drive thru than at the
7 counter; staff has a hard time keeping on top of phone calls.
8

9 A discussion took place regarding the potential budget for the proposed project. The
10 City will most likely have to bond for the project as it will be costly, but less
11 expensive than a new building. Mr. Fox showed a slide outlining the potential costs.
12

13 Mayor Pike commented there is a need to understand how space is used. He feels
14 this proposal is on the right track and believes there is a need to be prudent but build
15 all that can be now and use this site for as long as possible.
16

17 After discussing a time frame and a plan for financing, the consensus of the Council is
18 to move forward.
19

20 **DISCUSSION REGARDING ELECTRIC SCOOTERS:**

21 Support Services Director Marc Mortensen introduced John Anderson with Lime, a
22 company interested in coming into St. George. He has been working with
23 representatives from both Lime and Bird. The technology is new; therefore, he has
24 been looking at existing licensing agreements. He noted the scooters are GPS
25 monitored.
26

27 Mr. Anderson explained how to check out the process works and also how to navigate
28 the scooters, how payment is made, and a checklist of legal issues. He outlined how
29 the scooters will charge and explained that they will determine routes and provide
30 data to the City.
31

32 Mr. Mortensen stated the Active Transportation Committee commented these
33 scooters are not "active" but "alternative" transport. The Committee spoke about
34 how electric scooters will affect the bike-share program; in talking with other cities,
35 they do not feel it will negatively affect the bike-share program. Electric scooters are
36 used mostly by tourists and students while the bikes are typically used by residents.
37 There is nothing in place for ground rules for these companies on where they can and
38 cannot park the scooters. The ordinance was recently amended to allow bikes on
39 sidewalks; the same would be true for the scooters.
40

41 The Council discussed concerns pertaining to clutter, parking scooters in areas they
42 shouldn't be or where the City would not like to see them, and how age limits are
43 monitored.
44

45 Mayor Pike commented he believes this is coming; this is the new economy and is
46 perfect for St. George. Education will need to be done and there needs to be
47 communication with other cities. Changes can be made when problems are seen.
48

49 After being asked by Mayor Pike, City Attorney Shawn Guzman explained with regard
50 to the agreement, staff needs direction from the Council. Further, there will need to
51 be a discussion with UDOT to look at roads or bike lanes. Additionally, he would like

5 to speak with attorneys in Salt Lake City. Right now, he would suggest making them
6 available now and then work with the Police Department if they have any concerns.
7

8 The consensus of the Council is to move forward.
9

10 **DISCUSSION REGARDING FUNDING FOR SWITCHPOINT RESOURCE CENTER:**

11 City Manager Adam Lenhard mentioned the SwitchPoint board meeting he recently
12 attended. During their budget discussion, he noticed some figures they believed the
13 City was going to contribute to that he was unaware of. He clarified that in the
14 current budget, the Council approved contributing \$500,000 to Riverwalk with an
15 additional \$200,000. Recently, the City committed to provide \$120,000 for
16 operational funding; this amount was taken from the approved \$200,000
17 contribution.
18

19 Executive Director Carol Hollowell explained they still plan on going to the Legislators
20 to get help with funding, she does not foresee this being an ongoing problem. It has
21 been a tough year for them. They have increased their fundraising efforts and
22 programming; therefore, she feels like their budget shows they can make it.
23

24 Councilmember Bowcutt commented that he is worried this is affecting the case
25 managers who help the homeless.
26

27 Mayor Pike noted that City Attorney Shawn Guzman assisted with the bill to get the
28 St. George Mayor a seat on the State's Homelessness Committee, which will help
29 quite a bit.
30

31 Ms. Hollowell stated their outcomes have shown to the State that they have exceeded
32 them in all avenues. It takes money to get each client through the system.
33 SwitchPoint and the City have proven this model to be successful; a community
34 resource center is the way to go. As the population grows so does homelessness and
35 poverty. She is hoping to obtain funding based off numbers.
36

37 Councilmember Hughes noted that SwitchPoint is working phenomenally. Riverwalk
38 is a separate project. The operational funds were taken from the \$200,000
39 contribution already approved in the budget. He feels that the City should support
40 them in all ways it can. SwitchPoint is a model for the state. They are not giving a
41 handout; rather they give people resources they need.
42

43 City Attorney Shawn Guzman mentioned that Senator Don Ipson and Representatives
44 Lowry Snow and Brad Last assisted in getting funding and helped getting the St.
45 George and Odgen mayors on the state homeless board. Looking at the square
46 footage they are using per person in Salt Lake versus SwitchPoint, it could have
47 reduced the census at the current building. There is a need to expand if these
48 requirements, which are already on the books, are imposed. St. George and Odgen
49 are the only cities with city sponsored shelters.
50
51

5 David Dangerfield with the SwitchPoint Board stated that Riverwalk will eventually be
6 a funding source. It is \$12 million project, approximately \$5 million comes from tax
7 credits, \$1.7 million was raised through charitable funds, some funds were received
8 from the City and they have some loans. He thanked the Council and commented
9 they could not do without support from the City.

10
11 Budget Manager Deanna Brklacich commented that it is great to hear things are going
12 well. \$183,000 was set aside for three (3) months for operational funds, if they need
13 it. It did not require a budget amendment as it was within the same fund, it was just
14 reallocated to Riverwalk. The housing fund is funded by property tax revenues
15 received from the Economic Development Agencies (EDAs). There is not an ongoing,
16 even cash flow throughout the year; the numbers are not known until after the books
17 are closed.

18
19 Ms. Hollowell explained as long as they have a letter of commitment by closing, it
20 satisfies the lender.

21
22 Ms. Brklacich added there are some Community Development Block Grant (CDBG)
23 funds that can be used for the Riverwalk project, not for the actual housing portion
24 itself, but for items such as a playground, pavilion, or parking lot. Staff can write a
25 letter of commitment and point out specific line items for the CDBG funds. She
26 pointed out that it is difficult to forecast the revenue in the housing.

27
28 The consensus of the Council is to support SwitchPoint and to find funding in the
29 CDBG program to allocate for specific items at Riverwalk.

30
31 Ms. Hollowell mentioned that Grace Episcopal Church has asked them to move out
32 the soup kitchen as they have outgrown it. They are looking at a location in the
33 industrial area.

34
35 **DISCUSSION REGARDING THE DINOSAUR AH-TORIUM/DISCOVERY SITE'S**
36 **REQUEST TO RAISE ADMISSION FEES:**

37 Diana Acevedo with the DinosaurAh!Torium Foundation provided and outlined a
38 table showing current and proposed fees for admission to the Dinosaur Discovery
39 Site. She noted fees have not increased since 2005.

40
41 City Manager Adam Lenhard inquired about the discount for City employees.

42
43 Ms. Acevedo believes it is a holdover from when the City ran it.

44
45 Mayor Pike and the Council agreed there is no reason to maintain the City employee
46 discount.

47
48 Ms. Acevedo handed out photos of proposed signage updates.

49
50 The Council would like Ms. Acevedo to contact John Willis regarding sign ordinances
51 and to make sure Facilities is involved so there is no damage to the building.

5 Additionally, she will have to return to have the Council formally adopt the updated
6 fee schedule.
7

8 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

9 Councilmember Bowcutt noted the recent Planning Commission meeting was a
10 lengthy one. He feels they are still micromanaging a bit too much.
11

12 Councilmember Baca reported on the recent Dinosaur Museum board meeting he
13 attended.
14

15 **ADJOURN:**

16 **MOTION:** A motion was made by Councilmember Bowcutt to adjourn.

17 **SECOND:** The motion was seconded by Councilmember Baca.

18 **VOTE:** Mayor Pike called for a vote, as follows:
19

20 Councilmember Hughes – aye

21 Councilmember Bowcutt – aye

22 Councilmember Baca – aye
23

24 The vote was unanimous and the motion carried.
25
26
27
28
29

30

Annette Hansen, Deputy City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 18, 2018, 5:00 PM
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Attorney Shawn Guzman
City Manager Adam Lenhard
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Michele Randall

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Laura Fairchild with the Baha'i Faith and The Pledge of Allegiance was led by Lynn Beecher.

Mayor Pike read a proclamation proclaiming October 24, 2018 as Polio Awareness Day.

Judith Bromley with the St. George Bicycle Collective provided an annual report to the Mayor and Council.

City Manager Adam Lenhard mentioned that item 4 will not be heard tonight as it has been withdrawn at the request of the applicant. If the item returns to Council for consideration, notices will be sent to the public.

CONSENT CALENDAR:

- a. Consider approval of Amendment 6 to the Professional Services Agreement with Jviation for Airport AIP 29.**
- b. Consider approval of a local consent for a single event permit for Habitat for Humanity of Southwest Utah's fundraiser Ball at the Mall on December 31, 2018.**
- c. Consider approval of an agreement with YESCO to manufacture and install the marquee sign at the Electric Theater, and authorize staff to move ahead with the project.**
- d. Consider award of bid for the Little Valley Pump Station Replacement project.**
- e. Consider approval of a new Airport Hangar Lease with Grindstone Properties LLC for Lot 105.**

5 **f. Consider approval of a new Airport Hangar Lease with SO Construction,**
6 **Inc. for Lot 54B.**
7

8 City Manager Adam Lenhard stated these items are administrative in nature and
9 have been reviewed by staff after which he asked the Council if they would like to
10 remove any of the items from the Consent Calendar to discuss, if not he
11 suggested making a single motion to approve all of the items. He noted the
12 airport hangar lessees are aware of the closure taking place next year.
13

14 Councilmember Baca mentioned the Habitat for Humanity fundraiser has...
15

16 **MOTION:** A motion was made by Councilmember Arial to approve items a
17 through f on the consent calendar.

18 **SECOND:** The motion was seconded by Councilmember Bowcutt.

19 **VOTE:** Mayor Pike called for a vote, as follows:
20

21 Councilmember Hughes – aye
22 Councilmember Bowcutt – aye
23 Councilmember Arial – aye
24 Councilmember Baca – aye
25

26 The vote was unanimous and the motion carried.
27

28 **ORDINANCE:**

29 **Consider approval of an ordinance updating fees in Leisure Services.**
30

31 Recreation Coordinator Nikelle Pledger explained staff recommends updating the fee
32 for tennis court and volleyball court reservations to be the same as the current fee
33 for pickleball courts. This will be an increase from \$4 per hour to \$10 per hour. The
34 courts will remain free or no cost for use at all times unless reserved for an event /
35 tournament. The fee ordinance also includes the current 50% refundable deposit on
36 large events and reservation fees for pavilion rentals that has been in place for
37 several years. This fee is \$50 for 100 or less people, \$100 for less than 200 or less
38 people, \$400 for more than 200 people and includes the entire park.
39

40 **MOTION:** A motion was made by Councilmember Hughes to approve the
41 ordinance updating fees for Leisure Services.

42 **SECOND:** The motion was seconded by Councilmember Baca.

43 **VOTE:** Mayor Pike called for a roll call vote, as follows:
44

45 Councilmember Hughes – aye
46 Councilmember Bowcutt – aye
47 Councilmember Arial – aye
48 Councilmember Baca – aye
49

50 The vote was unanimous and the motion carried.

5 **PUBLIC HEARING/AMEND PD-R FOR MASTER SIGN PLAN/ORDINANCE:**

6 **Public hearing and consideration of an ordinance amending the PD-C for a**
7 **Master Sign Plan for a future Sun River Commons Commercial Center (to be**
8 **renamed). The property, which is zoned PD-C (Planned Development**
9 **Commercial) and is approximately 55 acres; is located between the I-15**
10 **Freeway, Arrowhead Canyon Drive, Sun River Parkway, and Bluegrass Road.**
11

12 Planner Ray Snyder presented the request for a zone change amendment to approve
13 a Master Sign Plan for a large commercial center at Sun River. He provided a
14 PowerPoint presentation covering the following topics: requested sign heights; aerial
15 map; zoning map; general plan map; map; sign elevations; master signage plan
16 location map; Sun River master sign plan; sign elevation; street frontage
17 comparison; materials boards; Atkinville land use plan; Atkinville zoning. He reviewed
18 the lighting, design, and motion of the signs.
19

20 Community Development Director John Willis outlined the Planning Commission's
21 recommendation – one (1) 50' sign and two (2) 15' signs, one at each full access.
22 Additionally, the Planning Commission recommended the monument signs be
23 attached to particular buildings. Staff recommended approval of what was originally
24 requested by the applicant – two (2) 53' signs and two (2) 30' signs. He stated the
25 applicant has not requested any digital signs.
26

27 Scott McCall explained Sun River Commons is a very large commercial area, larger
28 than many of the commercial areas in the City. The intent of the master sign plan is
29 to have a consistent look.
30

31 Mayor Pike opened the public hearing.
32

33 Resident Cameron Ferguson stated mentioned Title 9, Chapter 13 of City code, which
34 outlines signs and displays. The applicant wants to have larger signs than City code
35 allows. Residents will have to deal with issues such as light pollution. He noted this
36 area is not designated as a major commercial area and requested the Council deny
37 the request.
38

39 Resident Mr. Carey commented that a lot goes into planning and ordinances;
40 however, it seems as though developers want more. He stated the applicant wants
41 two (2) signs although the ordinance allows for and the Planning Commission only
42 recommended one (1) sign.
43

44 Ray Draper with Young Electric Signs noted he has installed a number of signs. The
45 developer could divide the property and would then be allowed to have a lot more of
46 the taller signs. He feels this will be a beautiful addition to the area.
47

48 Resident Stacy Brumfield agrees with the Planning Commission that they do not need
49 two (2) 53' signs. Neighbors already have a hotel that most homes have a view of.
50 They do not agree that the gas station needs two (2) signs from the freeway; one

5 (1) will be enough. She asked the Council to vote in favor of the people after which
6 she noted the developer has not suggested tenants at this point. The Council is
7 making exceptions over and over rather than changing code.
8

9 Mayor Pike noted that there will be many more buildings taller than 35' in the future.
10

11 Councilmember Hughes commented that it would be better to leave the ordinance
12 the way it is so the Council has to approve them.
13

14 Ryan King with YESCO read portions of Title 9, Chapter 13, Section 1 of City code.
15 He mentioned a study conducted by Penn State University to understand design
16 characteristics of on premise signs from the prospective of the motorist and traffic
17 safety. It is his opinion, the intent of Sun River to consolidate the taller pylon signs,
18 is in the spirit of City code.
19

20 Mayor Pike closed the public hearing.
21

22 Deputy City Attorney Paula Houston explained the sign ordinance allows for the
23 developer to have multiple signs at 50' if they chose to break them up into individual
24 lots. By doing a sign plan, staff can work with the developer to come up with a
25 better plan. If they do not follow the sign code, they can come in for approval of a
26 master sign plan. There are no guidelines on master sign plans at this time;
27 however, staff tries to reduce what they could have had they come in separately.
28 They are bound by this plan unless they request to amend the plan.
29

30 After being asked by Councilmember Baca, Mr. McCall explained that they have 54
31 acres they are proposing to be developed on this property. He showed the two (2)
32 requested 53' signs on a map and noted the power poles in the area which are taller
33 than the proposed signs.
34

35 Mayor Pike commented it is nicer to deal with these types of signs as opposed to
36 billboards.
37

38 A discussion took place regarding the fact that commercial was always proposed at
39 this location.
40

41 Mr. Willis outlined the request and what was approved by the Planning Commission.
42

43 Mr. McCall noted with the acreage, he anticipates there will be a number of tenants.
44

45 Deputy City Attorney Paula Houston commented if they came in for each individual
46 lot, there would be a sign on each lot. This proposal is less signs than they could
47 potentially have.
48

49 Mr. Snyder outlined staff's recommendation – two (2) 53' signs, two (2) 30' signs,
50 and a 28' sign for Terrible Herbst.

5 **MOTION:** A motion was made by Councilmember Hughes to approve the
6 ordinance amending the PD-C to approve the Master Sign Plan as
7 recommended by staff.

8 **SECOND:** The motion was seconded by Councilmember Bowcutt.

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

10
11 Councilmember Hughes – aye
12 Councilmember Bowcutt – aye
13 Councilmember Arial – aye
14 Councilmember Baca – aye
15

16 The vote was unanimous and the motion carried.
17

18 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

19 **Public hearing and consideration of an ordinance changing the zone from R-**
20 **1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C**
21 **(Planned Development Commercial) and per Section 10-8-4 to review the**
22 **written text, and per Section 10-8-6 to review a proposed commercial**
23 **centers design, site plan, elevations, landscaping, and parking for RGM**
24 **Canyon View. The proposal is located on 3.02 acres at the southwest corner**
25 **of Dixie Drive and Canyon View Drive Extended.**
26

27 Planner Ray Snyder presented the request to change the zone from R-1-10 (Single
28 Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development
29 Commercial). He provided a PowerPoint presentation covering the following topics:
30 County ownership; aerial map; general plan map; zoning map; site plan; elevations;
31 Chevron canopy example; proposed land use breakdown; summary of request;
32 potential uses; phasing plan and project phasing. He outlined items such as parking,
33 signs, and height. The Planning Commission recommended approval with the
34 following comments:
35

- 36 1. Site - the site design and layout as presented
- 37 2. Design - the building and canopy design as submitted
- 38 3. Colors and materials - the colors and material as presented
- 39 4. Quarry access - the existing quarry shall have full access provided and
40 maintained
- 41 5. Canopy lighting - the fuel canopy shall be recessed with a maximum of 25
42 foot-candle at ground level beneath
- 43 6. Site lighting – a photometric plan shall be provided during the site plan
44 review process. No lighting on site shall exceed 1 foot-candle at property
45 line. All lighting shall be 'dark sky style' lighting to prevent light pollution
- 46 7. Phase 1 - This approval is only for phase 1 commercial development as
47 presented
- 48 8. Uses - the uses shall apply to both phases 1 and 2 of the commercial site.
49 The Planning Commission recommends removal of all 'broad category
50 headings'.

- 5 9. Site Plan Review - the applicant shall submit a site plan review application
6 with the accompanying civil engineering plans
7 10. Future Zone Change Amendment - Phase 2 will require the submittal for a
8 future zone change amendment
9 11. Shall comply with section 10-8-6 (Planned Development zone standards)
10

11 Rob Reid, representative for the applicant, explained the developer will return for
12 requests when they are ready for phase 2. He noted the uses will carry over to that
13 phase unless something came up they would like to add. Future buildings will share
14 the Dixie Drive access; it will be a full access.
15

16 Mayor Pike opened the public hearing.
17

18 Resident Dick Henry stated he believe the developer and the City have to think about
19 the impact to the neighbors. He mentioned the blind spot on Dixie Drive due to
20 landscaping in the medians. They are opposed to the development due to increased
21 traffic and decreasing property values.
22

23 Resident Craig Cramer supports what Mr. Henry has said. He inquired about
24 signage.
25

26 Mayor Pike noted the development would have signage; they would have to apply for
27 a sign permit.
28

29 Community Development Director John Willis added they would be required to follow
30 the current City code.
31

32 Mr. Cramer commented that most of the convenient stores throughout the City are
33 adjacent to other commercial zones; here the other three corners are residential. He
34 stated that he is opposed to the request.
35

36 Mayor Pike noted this is a neighborhood commercial, not a major box store.
37

38 Mr. Willis explained a recent general plan amendment extends commercial down
39 Canyon View Drive.
40

41 Mayor Pike stated Dixie Drive is not what it was 20 years ago. He noted there may
42 be a need for a traffic signal in the future.
43

44 Resident Craig Hansen stated allowing a gas station on this corner would be a
45 disaster. He inquired about who received notices as only those in Pelican Hills
46 received them after which he spoke about lighting and read a letter he wrote in
47 opposition.
48
49
50

5 After being asked by Mr. Hansen, Mr. Snyder clarified when the Planning Commission
6 looked at the uses, they removed headings and the items are available for discussion
7 tonight.
8

9 Councilmember Hughes added anything on the use list that does not have a strike
10 through is included as a possible use unless the Council amends the list.
11

12 Mayor Pike closed the public hearing.
13

14 Councilmember Hughes commented anytime there is a vacant piece of land it can
15 change. He understands the concerns being brought up tonight; however, looking at
16 neighborhood commercial, the practice is to try and put smaller commercial projects
17 closer to neighborhoods to reduce traffic from going to a bigger store.
18

19 Assistant Public Works Director Wes Jenkins explained staff ran some numbers with
20 regards to traffic from the proposed development, it would require a traffic study;
21 however, the City is in the process of doing the Traffic Master Plan update. Staff has
22 asked the developer to provide square footage and uses on the property and give to
23 the engineer, adding it to the traffic update rather than doing a traffic study. This
24 would show what additional traffic the development would add and determine if a
25 traffic signal is warranted. It could be done prior to the final plat.
26

27 **MOTION:** A motion was made by Councilmember Baca to approve the ordinance
28 changing the zone from R-1-10 to PD-C and per Section 10-8-4 to
29 review the written text, and per Section 10-8-6 to review a proposed
30 commercial centers design, site plan, elevations, landscaping, and
31 parking for RGM Canyon View with the conditions as articulated and
32 the plan in lieu of a traffic study.

33 **SECOND:** The motion was seconded by Councilmember Hughes.

34 **VOTE:** Mayor Pike called for a roll call vote, as follows:
35

36 Councilmember Hughes – aye
37 Councilmember Bowcutt – aye
38 Councilmember Arial – aye
39 Councilmember Baca – aye
40

41 The vote was unanimous and the motion carried.
42

43 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

44 **Public hearing and consideration of an ordinance amending the existing PD-**
45 **C (Planned Development Commercial) zone on Parcel 4.5 of the Atkinville**
46 **Master Plan to develop Paparazzi Warehouse #2. The proposal is located**
47 **south of 4771 South Astragalus Drive (south of the existing warehouse).**
48

49 Planner Ray Snyder presented the request to amend the existing PD-C zone for one
50 (1) proposed warehouse building on Parcel 4.5 of the Atkinville Master Plan. He

5 provided a PowerPoint presentation covering the following topics: aerial map; zoning
6 map; general plan map; overall site plan; and overall phase 2 site plan. He outlined
7 staff comments and noted that the Planning Commission recommended approval
8 with the following comments:
9

- 10 1. Zoning – approve the PD-C zone change amendment on approximately 12.44
11 acres
- 12 2. Uses – the use is in harmony with the Atkinville Master Plan
- 13 3. Site plan – the conceptual layout as presented is recommended for approval
- 14 4. Colors and materials – the colors and materials are recommended for
15 approval as presented
- 16 5. Setbacks – setbacks shall meet the zoning ordinance
- 17 6. Landscaping – the applicant shall provide landscaping in compliance with the
18 landscape ordinance
- 19 7. Lighting – provide a photometric plan with the submittal of the site plan
20 review and demonstrate that lighting will not exceed 1 foot-candle at property
21 lines and not exceed 15 foot-candle on site. Dark sky style lighting fixtures
22 shall be used to avoid a nuisance as seen from adjacent residential
23 neighborhoods and surrounding community
- 24 8. Site plan review – Upon arrival of the zone change amendment, the applicant
25 shall submit an application for a site plan review along with the required civil
26 engineering plan set which may include but not be limited to: cover sheet,
27 site plan, grading plan, erosion control plan, utility plan, landscape plan,
28 irrigation plan, and photometric plan
- 29 9. Height – 40'
- 30 10. Lot merger – a lot merger is required for this project. Note: a 'sky bridge'
31 joins warehouse 1 & 2 between current properties
32

33 Greg Mathis, representative for the applicant, asked the Council if they had any
34 questions.
35

36 Mayor Pike opened the public hearing.
37

38 Resident Judy Bozeman inquired about what is currently on the property.
39

40 Mr. Mathis explained what has already been built and what the future plans are. The
41 current building is not in use.
42

43 Mayor Pike closed the public hearing.
44

45 **MOTION:** A motion was made by Councilmember Baca to approve the ordinance
46 amending the PD-C for Paparazzi Warehouse #2.

47 **SECOND:** The motion was seconded by Councilmember Arial.
48
49
50

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

6
7 Councilmember Hughes – aye
8 Councilmember Bowcutt – aye
9 Councilmember Arial – aye
10 Councilmember Baca – aye
11

12 The vote was unanimous and the motion carried.
13

14 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

15 **Public hearing and consideration of an ordinance changing the zone from R-**
16 **1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to OS (Open**
17 **Space) on 0.318 acres for White Sands Phase 3. The proposal is located**
18 **north of the White Sands Phase 3 residential subdivision.**
19

20 Community Development Director John Willis presented the request to change the
21 zone from R-1-10 to OS in order to accommodate a future trail. He provided a
22 PowerPoint presentation covering the following topics: map; aerial map; zoning map;
23 general plan map; applicant's exhibit. The Planning Commission recommended
24 approval.
25

26 Mayor Pike opened the public hearing. There being no comment, he closed the
27 public hearing.
28

29 **MOTION:** A motion was made by Councilmember Hughes to approve the
30 ordinance changing the zone from R-1-10 to OS for White Sands Phase
31 3.

32 **SECOND:** The motion was seconded by Councilmember Bowcutt.

33 **VOTE:** Mayor Pike called for a roll call vote, as follows:
34

35 Councilmember Hughes – aye
36 Councilmember Bowcutt – aye
37 Councilmember Arial – aye
38 Councilmember Baca – aye
39

40 The vote was unanimous and the motion carried.
41

42 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

43 **Public hearing and consideration of an ordinance changing the zone from**
44 **R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R**
45 **(Planned Development Residential) and per Section(s) 10-8-3, 10-8-4, and**
46 **10-8-5 to review the written text, design, site plan, elevations, landscaping,**
47 **and parking for proposed apartments (new duplex and triplex buildings) to**
48 **be called "Sunny Lane" and continue the nonconforming setback for the**
49 **existing units. The proposal is located on 1.21 acres at 1121 West 750**
50 **North.**

5 Community Development Director John Willis presented the request to change the
6 zone from R-1-10 to PD-R in order to add additional units and maintain the existing
7 non conforming units. There are currently six (6) rental units consisting of three (3)
8 duplex buildings. He provided a PowerPoint presentation covering the following
9 topics: aerial map; general plan map; legal description; site plan; elevations;
10 materials board; rendering; and landscaping plan. He outlined the ordinance
11 regarding the nonconforming setback, landscaping plan, parking, and recreation
12 area. The Planning Commission recommended approval with comments as follows:
13

14
15 Applicant Kent Frei explained the three (2) existing buildings are duplexes; they
16 propose to build five (5) more.
17

18 Mayor Pike opened the public hearing. There being no comment, he closed the
19 public hearing.
20

21 **MOTION:** A motion was made by Councilmember Arial to approve the ordinance
22 changing the zone from R-1-10 to PD-R for Sunny Lane and to
23 continue the nonconforming setbacks for the existing units with the
24 recommendations from the Planning Commission.

25 **SECOND:** The motion was seconded by Councilmember Hughes.

26 **VOTE:** Mayor Pike called for a roll call vote, as follows:
27

28 Councilmember Hughes – aye
29 Councilmember Bowcutt – aye
30 Councilmember Arial – aye
31 Councilmember Baca – aye
32

33 The vote was unanimous and the motion carried.
34

35 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

36 **Public hearing and consideration of an ordinance changing the zone from OS**
37 **(Open Space) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size)**
38 **on 2.5 acres for Meadow Valley Farms Phase 12. The proposal is located**
39 **east of the Ft. Pierce Wash and west of the existing Meadow Valley Farms**
40 **subdivision; 4040 South on the extension of Quarry Ridge Drive.**
41

42 Community Development Director John Willis presented the change the zone from
43 OS to RE-20. He provided a PowerPoint presentation covering the following topics:
44 aerial map; zoning map; general plan map; and zone change exhibit. The Planning
45 Commission recommended approval.
46

47 Mayor Pike opened the public hearing. There being no comment, he closed the
48 public hearing.
49
50

5 **MOTION:** A motion was made by Councilmember Baca to approve the ordinance
6 changing the zone from OS to RE-20 for Meadow Valley Farms Phase
7 12.

8 **SECOND:** The motion was seconded by Councilmember Bowcutt.

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

10
11 Councilmember Hughes – aye
12 Councilmember Bowcutt – aye
13 Councilmember Arial – aye
14 Councilmember Baca – aye
15

16 The vote was unanimous and the motion carried.
17

18 Mayor Pike called for a short recess.
19

20 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

21 **Public hearing and consideration of an ordinance changing the zone from R-**
22 **1-10, Mining and Grazing, Atkinville PD-C, and Atkinville PD-R to PD-C on**
23 **approximately 190.05 acres, PD-TNZ on approximately 875.03 acres, PD-**
24 **TNZ Resort on approximately 147.88 acres, PD-Agriculture on**
25 **approximately 25.77 acres and Open Space on approximately 98.27 acres.**
26 **The project is called Desert Color and is located at approximately north of**
27 **the Utah/Arizona state line, east of the I-15 freeway, south of the Southern**
28 **Parkway and west of River Road.**
29

30 **DEVELOPMENT AGREEMENT:**

31 **Consider approval of a Development Agreement for the Desert Color**
32 **Community, between the City of St. George and Desert Color St. George,**
33 **LLC.**
34

35 **PRELIMINARY PLAT:**

36 **Consider approval of the preliminary plat for Desert Color Neighborhood 4A.**
37

38 Mayor Pike noted this item was discussed at length at last week's work meeting;
39 therefore, he suggested a shortened version of the presentation.
40

41 Community Development Director John Willis presented the request to change the
42 zone for Desert Color as well as a development agreement and a preliminary plat.
43 He provided a PowerPoint presentation covering the following topics: aerial map;
44 Desert Color proposed zone plan density table; photos of sample buildings; sign
45 plan; sample signs; Atkinville amendment; Desert Spanish Mission Townhomes;
46 elevations; civic space; and site plan/preliminary plat. The Planning Commission
47 recommended approval with conditions.
48

49 Applicant Brook Cole thanked everyone involved in this process. He spoke about
50 how they will reduce water usage.

5 Deputy City Attorney Paula Houston asked the motion be subject to approval by the
6 Legal Department.
7

8 **MOTION:** A motion was made by Councilmember Hughes to approve the
9 development agreement for Desert Color subject to approval of the
10 Legal Department and with the conditions of the Planning Commission.

11 **SECOND:** The motion was seconded by Councilmember Arial.

12 **VOTE:** Mayor Pike called for a roll call vote, as follows:
13

14 Councilmember Hughes – aye
15 Councilmember Bowcutt – aye
16 Councilmember Arial – aye
17 Councilmember Baca – aye
18

19 The vote was unanimous and the motion carried.
20

21 Mayor Pike opened the public hearing. There being no comment, he closed the
22 public hearing.
23

24 **MOTION:** A motion was made by Councilmember Hughes to approve the
25 ordinance changing the zone from R-1-10, Mining and Grazing,
26 Atkinville PD-C, and Atkinville PD-R to PD-C on approximately 190.05
27 acres, PD-TNZ on approximately 875.03 acres, PD-TNZ Resort on
28 approximately 147.88 acres, PD-Agriculture on approximately 25.77
29 acres and Open Space on approximately 98.27 acres.

30 **SECOND:** The motion was seconded by Councilmember Baca.

31 **VOTE:** Mayor Pike called for a roll call vote, as follows:
32

33 Councilmember Hughes – aye
34 Councilmember Bowcutt – aye
35 Councilmember Arial – aye
36 Councilmember Baca – aye
37

38 The vote was unanimous and the motion carried.
39

40 **MOTION:** A motion was made by Councilmember Arial to approve the
41 preliminary plat for Desert Color.

42 **SECOND:** The motion was seconded by Councilmember Bowcutt.

43 **VOTE:** Mayor Pike called for a vote, as follows:
44

45 Councilmember Hughes – aye
46 Councilmember Bowcutt – aye
47 Councilmember Arial – aye
48 Councilmember Baca – aye
49

50 The vote was unanimous and the motion carried.

5 **CONDITIONAL USE PERMIT/BUILDING DESIGN CONCEPTUAL SITE PLAN:**

6 **Consider approval of a conditional use permit and building design**
7 **conceptual site plan, to allow development of an assisted living facility with**
8 **103 units to be called The Abbington at St. George located off of Foremaster**
9 **Dive at approximately 805 South and 1450 East (the site is immediately**
10 **east of Meadow Creek Estates near River Road); zoning is Administrative**
11 **Professional (AP).**
12

13 Planner Ray Snyder presented the request for a conditional use permit and building
14 design conceptual site plan for The Abbington at St. George. He provided a
15 PowerPoint presentation covering the following topics: general plan map; zoning
16 map; recently approved zone change; aerial map; rendering; landscape plan;
17 elevations; colors; materials board; and site plan. The Planning Commission
18 recommended approval with findings.
19

20 **MOTION:** A motion was made by Councilmember Hughes to approve the
21 conditional use permit to establish a convalescent home known as The
22 Abbington at St. George located at approximately at approximately
23 805 South 1450 East.

24 **SECOND:** The motion was seconded by Councilmember Baca.

25 **VOTE:** Mayor Pike called for a vote, as follows:
26

27 Councilmember Hughes – aye
28 Councilmember Bowcutt – aye
29 Councilmember Arial – aye
30 Councilmember Baca – aye
31

32 The vote was unanimous and the motion carried.
33

34 **MOTION:** A motion was made by Councilmember Hughes to approve the building
35 design conceptual site plan for The Abbington at St. George.

36 **SECOND:** The motion was seconded by Councilmember Bowcutt.

37 **VOTE:** Mayor Pike called for a vote, as follows:
38

39 Councilmember Hughes – aye
40 Councilmember Bowcutt – aye
41 Councilmember Arial – aye
42 Councilmember Baca – aye
43

44 The vote was unanimous and the motion carried.
45

46 **CONDITIONAL USE PERMIT:**

47 **Consider approval of a conditional use permit for the Thurston-Atkin House**
48 **to be operated as a vacation rental in the historic home originally built by**
49 **Thomas Jefferson Thurston in the early 1880s. The home is located at 270**
50 **West 200 North in the RCC (Residential Central City) zone.**

5 Planner Ray Snyder presented the request for a conditional use permit to establish a
6 vacation rental within a historic home and within an accompanying detached historic
7 carriage house with a total of three (3) sleeping units (rooms) between the two (2)
8 buildings. This item was tabled during the last City Council meeting, in order for
9 staff to research other similar CUP's. The item was tabled at the October 4, 2018
10 City Council meeting; Planning Commission recommended approval. He summarized
11 comparisons as asked by the Council at the previous meeting and outlined the
12 comments from the Planning Commission.
13

14 Councilmember Bowcutt noted the comparisons are a bit different from this proposal.
15

16 Mr. Snyder mentioned there were objections received from neighbors.
17

18 A discussion took place as to why these types of requests were approved in the past.
19

20 Deputy City Attorney Paula Houston noted this is a conditional use which means this
21 use is permitted unless there are negative impacts that cannot be eliminated. If
22 approved, the use stays with the property. The Council will need to outline their
23 concerns, identify the negative impacts, and why they believe they cannot be
24 mitigated to make it acceptable for the use to be on the property.
25

26 Councilmember Baca commented that he is concerned with setting precedence for
27 allowing vacation rentals in this area; however, he feels this particular structure is
28 perhaps designed for it.
29

30 The Council discussed their concerns – traffic,
31

32 Applicant John Lundberg stated that he has owned the property for twenty-one (21)
33 years. They have tried to preserve the home as long as they could. He is aware of
34 the concerns from the neighbors and noted they plan to have barriers around the
35 property to make it more isolated. He mentioned noise monitors and video monitors
36 that he can use to mitigate issues. This type of home will not attract party renters;
37 it is a pioneer home that is not too big. He intends to rent to no more than six (6)
38 people at one time, between the two homes.
39

40 **MOTION:** A motion was made by Councilmember Hughes to approve the
41 conditional use permit for the Thurston-Atkin House to be operated as
42 a vacation rental with the findings and conditions of the Planning
43 Commission.

44 **SECOND:** The motion was seconded by Councilmember Bowcutt.

45 **VOTE:** Mayor Pike called for a roll call vote, as follows:
46

47 Councilmember Hughes – aye
48 Councilmember Bowcutt – aye
49
50

5 Councilmember Arial – aye
6 Councilmember Baca – aye
7

8 The vote was unanimous and the motion carried.
9

10 **FINAL PLAT:**

11 **Consider approval of the final plat for Elmwood Estates Phase 4 Subdivision.**
12

13 Assistant Public Works Director Wes Jenkins presented the final plat for Elmwood
14 Estates Phase 4 Subdivision, a 10-lot residential subdivision located at 3350 East and
15 3100 South; zoning is R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot
16 size). He showed and outlined the final plat.
17

18 **MOTION:** A motion was made by Councilmember Arial to approve the final plat
19 for Elmwood Estates Phase 4.

20 **SECOND:** The motion was seconded by Councilmember Hughes.

21 **VOTE:** Mayor Pike called for a vote, as follows:
22

23 Councilmember Hughes – aye
24 Councilmember Bowcutt – aye
25 Councilmember Arial – aye
26 Councilmember Baca – aye
27

28 The vote was unanimous and the motion carried.
29

30 **FINAL PLAT:**

31 **Consider approval of the final plat for Elmwood Estates Phase 5D**
32 **Subdivision.**
33

34 Assistant Public Works Director Wes Jenkins presented the final plat for Elmwood
35 Estates Phase 5D Subdivision, a 2-lot residential subdivision located at 3430 East
36 and 3100 South; zoning is R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot
37 size). He showed and outlined the final plat.
38

39 **MOTION:** A motion was made by Councilmember Arial to approve the final plat
40 for Elmwood Estates Phases 5D.

41 **SECOND:** The motion was seconded by Councilmember Baca.

42 **VOTE:** Mayor Pike called for a vote, as follows:
43

44 Councilmember Hughes – aye
45 Councilmember Bowcutt – aye
46 Councilmember Arial – aye
47 Councilmember Baca – aye
48

49 The vote was unanimous and the motion carried.
50

5 **FINAL PLAT:**

6 **Consider approval of the final plat for Fossil Hills Townhomes Phase 9 & 10.**
7

8 Assistant Public Works Director Wes Jenkins presented the final plat for Fossil Hills
9 Townhomes Phase 9 & 10, a 22-lot residential subdivision located at Fossil Hills Drive
10 and Relic Ridge Drive; zoning is PD-R (Planned Development Residential). He
11 showed and outlined the final plat.
12

13 **MOTION:** A motion was made by Councilmember Hughes to approve the final
14 plat for Fossil Hills Townhomes Phase 9 & 10

15 **SECOND:** The motion was seconded by Councilmember Bowcutt.

16 **VOTE:** Mayor Pike called for a vote, as follows:
17

18 Councilmember Hughes – aye
19 Councilmember Bowcutt – aye
20 Councilmember Arial – aye
21 Councilmember Baca – aye
22

23 The vote was unanimous and the motion carried.
24

25 **FINAL PLAT:**

26 **Consider approval of the final plat for Redwood Estates Phase 8C**
27 **Subdivision.**
28

29 Assistant Public Works Director Wes Jenkins presented the final plat for Redwood
30 Estates Phase 8C Subdivision, a 4-lot residential subdivision located at 3350 East and
31 3100 South; zoning is R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot
32 size). He showed and outlined the final plat.
33

34 **MOTION:** A motion was made by Councilmember Baca to approve the final plat
35 for Redwood Estates Phase 8C.

36 **SECOND:** The motion was seconded by Councilmember Bowcutt.

37 **VOTE:** Mayor Pike called for a vote, as follows:
38

39 Councilmember Hughes – aye
40 Councilmember Bowcutt – aye
41 Councilmember Arial – aye
42 Councilmember Baca – aye
43

44 The vote was unanimous and the motion carried.
45

46 **FINAL PLAT:**

47 **Consider approval of the final plat for The Willows Subdivision.**
48

49 Assistant Public Works Director Wes Jenkins presented the final plat for The Willows
50 Subdivision, a 38-lot residential subdivision located along Crimson Ridge Drive at

5 approximately Little Valley Road; zoning is R-1-10 (Single Family Residential 10,000
6 sq. ft. minimum lot size). He showed and outlined the final plat.
7

8 **MOTION:** A motion was made by Councilmember Arial to approve the final plat
9 for The Willows Subdivision.

10 **SECOND:** The motion was seconded by Councilmember Hughes.

11 **VOTE:** Mayor Pike called for a vote, as follows:
12

13 Councilmember Hughes – aye
14 Councilmember Bowcutt – aye
15 Councilmember Arial – aye
16 Councilmember Baca – aye
17

18 The vote was unanimous and the motion carried.
19

20 **PRELIMINARY PLAT:**

21 **Consider approval of the preliminary plat for Twin Lakes Commercial.**
22

23 Assistant Public Works Director Wes Jenkins presented the preliminary plat for The
24 Twin Lakes Commercial, an 8-lot commercial subdivision located northeast of the
25 intersection of Red Hills Parkway and Cotton Springs Road; zoning is PD-C (Planned
26 Development Commercial). He showed and outlined the preliminary plat. The
27 following conditions are: the detention area to be dedicated to the City for
28 maintenance and drainage for the Middletown Wash; resolving the easement with
29 the developer; and to merge the lots prior to the final plat recording.
30

31 **MOTION:** A motion was made by Councilmember Baca to approve the
32 preliminary plat for Twin Lake Commercial with the conditions
33 articulated by Mr. Jenkins.

34 **SECOND:** The motion was seconded by Councilmember Hughes.

35 **VOTE:** Mayor Pike called for a vote, as follows:
36

37 Councilmember Hughes – aye
38 Councilmember Bowcutt – aye
39 Councilmember Arial – aye
40 Councilmember Baca – aye
41

42 The vote was unanimous and the motion carried.
43

44 **PRELIMINARY PLAT:**

45 **Consider approval of the preliminary plat for The Vue at Green Valley.**
46

47 Assistant Public Works Director Wes Jenkins presented the preliminary plat for The
48 Vue at Green Valley, a 35-unit residential subdivision located at 1900 West 1100
49 South; zoning is PD-R (Planned Development Residential). He showed and outlined
50

5 the preliminary plat. The developer is working with WorldMark to get an easement
6 to have access from Plantations Drive.
7

8 **MOTION:** A motion was made by Councilmember Hughes to approve the
9 preliminary plat for The Vue at Green Valley subject to working out the
10 access easement prior to the final plat.

11 **SECOND:** The motion was seconded by Councilmember Bowcutt.
12 **VOTE:** Mayor Pike called for a vote, as follows:
13

14 Councilmember Hughes – aye
15 Councilmember Bowcutt – aye
16 Councilmember Arial – aye
17 Councilmember Baca – aye
18

19 The vote was unanimous and the motion carried.
20

21 Mayor Pike mentioned that terms for some members of City Boards or Commissions
22 may have or will soon expire. He will look at this in the near future.
23

24 **REPORTS FORM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

25 Councilmember Hughes mentioned the SwitchPoint fundraising luncheon taking place
26 on November 1st.
27

28 Councilmember Baca report commented that the Hillside Board recently met.
29

30 Mayor Pike mentioned the recent DTEC meeting he attended. They are still working
31 out details for the proposed Springdale line.
32

33 **ADJOURN:**

34 **MOTION:** A motion was made by Councilmember Hughes to adjourn.

35 **SECOND:** The motion was seconded by Councilmember Baca.

36 **VOTE:** Mayor Pike called for a vote, as follows:
37

38 Councilmember Hughes – aye
39 Councilmember Bowcutt – aye
40 Councilmember Arial – aye
41 Councilmember Baca – aye
42

43 The vote was unanimous and the motion carried.
44
45
46
47

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
OCTOBER 25, 2018, 4:00 PM
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Joe Bowcutt
Councilmember Ed Baca
City Attorney Shawn Guzman
City Manager Adam Lenhard
City Recorder Christina Fernandez**

EXCUSED:

**Councilmember Michele Randall
Councilmember Bette Arial**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Russ and Cynthia Cashin with the Free Spirit Community and The Pledge of Allegiance was led by Mayor Pike.

City Attorney Shawn Guzman noted, with only two (2) Councilmember present at this time, there is not a quorum present; however, he advised the Council will proceed since no action is being taken.

PRESENTATION AND DISCUSSION REGARDING THE WATER CONSERVATION PLAN UPDATE:

Water Services Director Scott Taylor explained every five (5) years, the state requires to evaluate the plan and update if necessary. He noted in 1909, a City ordinance regarding 'water wasters' fined them \$25 or 25 days in the City jail.

Water and Energy Conservation Coordinator Rene Fleming presented a PowerPoint presentation covering the following topics: 2018 Water Conservation Plan Update; Culinary vs. Secondary irrigation (AF); 2017 Total water use (AF); 2017 Institutional water use (AF); Conservation efforts; Community outreach; System improvements; 2017 Monthly water use (gals); Daily summer use distribution; Water use vs. population; Gallons per capita per day use; Lot size vs. house size; and Development trends.

Councilmember Hughes arrived at 4:29, during Ms. Fleming's presentation.

A discussion took place regarding whether or not the Council would like to implement conservation efforts for new construction.

Ms. Fleming continued with her presentation covering the following topics: Vegetative cover; Water Smart Washington County; and Conservation goals.

PRESENTATION REGARDING RANKED CHOICE VOTING:

Stan Lockhart provided handouts outlining Ranked Choice Voting. The handouts included information regarding the following: Overview; How it works; Benefits of RCV; Where Ranked Choice Voting is being used; and About us. He outlined the voting method and stated that Mark Roberts ran the bill.

5 **PRESENTATION REGARDING THE ST. GEORGE PARKS, RECREATION, ARTS &**
6 **TRAILS MASTER PLAN UPDATE:**

7 Steve Duh with Conservation Techniques presented a PowerPoint presentation
8 covering the following topics: Presentation topics; What is the Master Plan?; Building
9 on past plans; Steps to building the Plan; Project timeline; Project efforts to date;
10 Community engagement; Community survey; Community engagement; Community
11 meeting #1; Core themes; Questions for Council; and Upcoming milestones. The
12 Council gave Mr. Duh ideas on what they would like to see and change with regard to
13 parks, recreation facilities, etc.
14

15 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

16 Jeff Germain and Carrie Bunker updated the Council regarding the Street Fest. They
17 are severing ties with Arts Inc and plan on obtaining their 501(c)3. Right now they
18 would like the City's approval in continuing with the event. There will be a
19 rebranding and they propose to call it First Friday STG.
20

21 Mayor Pike noted they have done everything the Council has asked them to do.
22

23 City Attorney Shawn Guzman what their plans are regarding the alcohol restrictions.
24

25 Ms. Bunker stated they would like to continue as they have been. They are asking
26 for the same support as the City has given them previously.
27

28 Special Events Coordinator Karen Roundy noted staff would like them have their
29 501(c)3 paperwork in order prior to them obtaining their alcohol permits.
30

31 Administrative Services Director Trevor Coombs provided an update regarding the
32 new utility bills and utility billing software.
33

34 Councilmember Hughes mentioned SwitchPoint's fundraising lunch taking place on
35 Thursday, November 1st.
36

37 Support Services Marc Mortensen provided an update on electric scooters. He
38 suggests doing a Request for Proposals.
39

40 **ADJOURN TO A CLOSED SESSION:**

41 **MOTION:** A motion was made by Councilmember Bowcutt to adjourn to a closed
42 session to discuss property purchase and sale.

43 **SECOND:** The motion was seconded by Councilmember Hughes.

44 **VOTE:** Mayor Pike called for a vote, as follows:
45

46 Councilmember Hughes – aye
47 Councilmember Bowcutt – aye
48 Councilmember Baca – aye
49

50 The vote was unanimous and the motion carried.
51
52
53

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 1, 2018, 5:00 PM
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

**Councilmember Michele Randall
City Manager Adam Lenhard**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Tim Martin with the St. George Interfaith Council and The Pledge of Allegiance was led by Administrative Services Director Trevor Coombs.

Administrative Services Director Trevor Coombs mentioned that the City recently implemented a new utility billing system and updated the utility bills.

Dean Jeff Jarvis with DOCUTAH thanked the Council for their support of the festival. He mentioned a number of the films shown and events that took place during the festival.

COMMENTS FROM THE PUBLIC:

Resident Pete Kee addressed the Council regarding gravel trucks on Indian Hills Drive. There are two (2) active construction sites in the area and they see close to 50-70 trucks daily. He would like enforcement of violations of state law as the trucks are not covered and the sites do not have driveways.

City Attorney Shawn Guzman suggested Police Chief Rich Farnworth and Public Works Director Cameron Cutler speak with Mr. Kee and look into his concerns.

Councilmember Baca commented that the Air Quality Board is very well aware the need for the trucks to be covered.

CONSENT CALENDAR:

- a. Consider an update to Utility Billing Policy 10.87.**
- b. Consider approval of a donation agreement for a surplus fire engine to Dixie Technical College.**
- c. Consider approval of the financial report for September, 2018.**

5 **d. Consider approval of the Fiscal Year 2018 Homeland Security Grant**
6 **Agreement.**

7
8 **e. Consider approval of Waterline and Roadway Improvements Cost**
9 **Reimbursement Agreement with Washington County School District.**

10
11 City Attorney Shawn Guzman stated these items are administrative in nature and
12 have been reviewed by staff after which he asked the Council if they would like to
13 remove any of the items from the Consent Calendar to discuss, if not he suggested
14 making a single motion to approve all of the items.
15

16 **MOTION:** A motion was made by Councilmember Arial to approve items a - e on
17 the consent calendar.

18 **SECOND:** The motion was seconded by Councilmember Bowcutt.

19 **VOTE:** Mayor Pike called for a vote, as follows:
20

21 Councilmember Hughes – aye
22 Councilmember Bowcutt – aye
23 Councilmember Arial – aye
24 Councilmember Baca – aye
25

26 The vote was unanimous and the motion carried.
27

28 **SPONSORSHIP OF DOWNTOWN STREET FESTIVAL:**

29 **Consider approval of a request for continued support and sponsorship for**
30 **the downtown street festival for the 2019 season.**
31

32 City Attorney Shawn Guzman and Mayor Pike outlined the requested support from
33 the City. The approval will be subject to approval by the Legal and Business License
34 Departments. During last week's City Council work meeting, this board has done
35 everything the City has asked them to do and have improved the event.
36

37 Carrie Bunker noted the festival will take place March through October.
38

39 **MOTION:** A motion was made by Councilmember Arial to approve the request for
40 continued support and sponsorship for the downtown street festival for
41 the 2019 season subject to approval by the Legal and Business License
42 Departments.

43 **SECOND:** The motion was seconded by Councilmember Hughes.

44 **VOTE:** Mayor Pike called for a vote, as follows:
45

46 Councilmember Hughes – aye
47 Councilmember Bowcutt – aye
48 Councilmember Arial – aye
49 Councilmember Baca – aye
50

51 The vote was unanimous and the motion carried.
52

5 **PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

6 **Public hearing and consideration of an ordinance amending the general plan**
7 **from LDR (Low Density Residential) and MDR (Medium Density Residential)**
8 **to COM (Commercial) on approximately 8 acres generally located southeast**
9 **of the intersection of River Road and 1450 South Street. This is for the**
10 **project River Rose.**

11
12 Community Development Director John Willis explained the purpose of this request is
13 to change a portion of land at the southern end of the property, from a residential
14 land use to a commercial land use, which would expand the existing commercial land
15 use area. He provided a PowerPoint presentation covering the following topics:
16 aerial map; general plan map; zoning map; existing land uses; proposed land use;
17 and title. The Planning Commission recommended approval with a limitation of the
18 commercial going to the toe of the slope.
19

20 Applicant's representative Ben Willits commented they have met with the neighbors.
21 At this point they are requesting the land use change. This is one of the busiest
22 intersections in the County; therefore, there is a great opportunity for a lifestyle
23 center. The majority of this traffic is already there. Looking at several plans, it does
24 not make sense to have residential on this property. After being asked by
25 Councilmember Baca, Mr. Willits stated that the original plan, prior to his
26 involvement, was to be more of a big box type store.
27

28 City Attorney Shawn Guzman commented this is a general plan amendment, not an
29 on the ground zone change. When that time comes, the applicant will speak more
30 specifically on what they propose for the property. When the roadways were built,
31 there were plans for deceleration lanes into the property as it was commercial.
32

33 Mayor Pike noted the zoning remains R-1-10 if the general plan amendment is
34 approved.
35

36 Mayor Pike opened the public hearing.
37

38 Resident Ken Puchlik explained the general plan is more than a map of designate
39 land uses; it is a guide for making land use decisions. The general plan was
40 developed during a lengthy process; it has been reviewed and approved several
41 times. He read a portion of the general plan guidelines pertaining to medium density
42 designations. The neighborhoods are incompatible with commercial use. He asked
43 the Council to deny the request.
44

45 Resident Hal Hickman provided a PowerPoint presentation covering the following
46 topics: conceptual site plan – Boulder Springs Planned Development; Boulder
47 Springs Planned Development Master Plan; and a map of The Villas. He is concerned
48 that there has not been a change with the configuration; it was always intended to
49 be medium density residential. If it does not remain medium density residential, it
50 would be a violation of the buffer concept. The general plan calls for a buffer
51 between commercial and residential. He asked the Council to either table the item
52 or deny it as it violates the intent of what that corner was supposed to be.

5 Resident Lori Kosinski stated she wants to speak for the thousands of drivers in this
6 area. The City has increased capacity on River Road with recent improvements to
7 other roadways in the area. Some of the capacity has already been taken up with
8 recent development. There will be 20,000 additional residents in the south block
9 area. She has been studying this area for five (5) years. Medium density residential
10 generates about 7.32 trips while the commercial being proposed will generate 35
11 new trips. She believes in the future, the City will wish they hadn't put so many
12 commercial centers on River Road. There are fifty (50) or more uses that could be
13 developed there. She recommended a traffic study be done before the decision is
14 made and asked the developers to rescind their request for a commercial designation
15 and go with a professional office building instead.
16

17 Resident Ilene Hacker noted she recently built a new home in The Boulders. The
18 applicant admitted the area is one of the busiest intersections; that is a reason to
19 deny the request. There are other places to build such commercial centers. She
20 asked the Council to deny the request.
21

22 Resident Paul Ford stated he is in favor of the request as things change. He has
23 seen the plans; he feels it is a class A development.
24

25 Resident Steve Sheffield, former owner of the property, provided a history of the
26 property. The idea of a commercial center in the area was thought of and approved
27 many years ago; they didn't know how big. Traffic is what changed the nature of the
28 area. As the community evolved, the City approached them many years ago, they
29 were asked to participate in the roads. For ten (10) years, they discussed putting
30 commercial on the entire property. It was either going to be a higher density
31 property or commercial. Because services are needed in the area, it made no sense
32 to put residential on the corner. He noted that commercial centers do not decrease
33 property values and having services nearby reduces traffic issues.
34

35 Resident Dan Bouts stated he is in favor of the request.
36

37 Resident Joanna Anderson explains she travels this intersection all the time. She
38 would like to see more developed on the other side of the bridge; north of the bridge
39 is backed up all the time.
40

41 A resident who lives in The Villas stated it is not hard for him to see why nothing has
42 been built on this property. He feels something has to be done for the area, but
43 there should be some mediation. If someone wants to do something for the area, he
44 feels this is a good idea.
45

46 Resident Abraham Thiombiano commented that he supports the request. Having
47 services nearby would be great. He is in real estate and does not believe home
48 values will decrease due to this project.
49

50 Councilmember Bowcutt noted that is the property stays the way it is; there will still
51 be traffic at this intersection.
52

5 Resident Steve Laskie stated he feels having commercial closer to his home is good.
6

7 Resident Dave Horlacher explains he drives past this area each day; having more
8 commercial nearby is a great idea.
9

10 Resident Jinks Dabney voiced his opposition to the request. He would like the
11 Council to focus on the fact that the master plan has had a lot of thought into it.
12 Sometimes there is a feeling that it is being changed too much, too often, and too
13 big. He suggests the Council to be careful when changing the master plan; he is not
14 sure this proposal makes sense.
15

16 Mayor Pike closed the public hearing.
17

18 Mayor Pike mentioned this is a general plan instead of a master plan as it does
19 change. Sometimes adjustments need to be changed based on development.
20

21 City Attorney Shawn Guzman noted the Council is free to make any changes they
22 would like to. Staff would use the general zoning designations that are used in the
23 general plan level.
24

25 Community Development Director John Willis added there is a land use designation
26 that translates to the AP (office) use.
27

28 Mayor Pike noted there is going to be commercial on a large portion of this parcel;
29 he believes that is a good idea. The current zoning on this property is R-1-10.
30

31 Councilmember Bowcutt commented that the general plan is a guide; it is not set in
32 stone.
33

34 Councilmember Hughes noted that everyone said something he agreed with. A
35 general plan is a good basis, but there are reasons to change it. With regards to
36 traffic, it will continue to increase.
37

38 **MOTION:** A motion was made by Councilmember Hughes to deny the request for
39 the general plan amendment.

40 **SECOND:** The motion was seconded by Councilmember Bowcutt.
41

42 City Attorney Shawn Guzman explained the applicant could return in one (1) year.
43

44 **VOTE:** Mayor Pike called for a roll call vote, as follows:
45

46 Councilmember Hughes – aye
47 Councilmember Bowcutt – aye
48 Councilmember Arial – aye
49 Councilmember Baca – aye
50

51 The vote was unanimous and the motion carried.
52

5 **PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

6 **Public hearing and consideration of an ordinance amending the general plan**
7 **from OS (Open Space) and LDR (Low Density Residential) to MDR (Medium**
8 **Density Residential) on approximately 47.5 acres and from VLDR (Very Low**
9 **Density Residential) to OS (Open Space) on approximately 0.6 acres, and OS**
10 **(Open Space) on approximately 31.06 acres to remain generally located**
11 **east of Indian Hills Drive at approximately 900 South 700 West.**
12

13 Community Development Director John Willis explained there is an error with the
14 wording on the agenda - it should read from VLDR to OS on approximately 0.6 acres.
15 He provided a PowerPoint presentation covering the following topics: aerial map;
16 general plan map; zoning map; proposed general plan zones; applicant's exhibit;
17 and slopes map. The Planning Commission recommended approval.
18

19 City Attorney Shawn Guzman clarified the error in the agenda as well as the
20 ordinance as follows: Public hearing and consideration of an ordinance amending the
21 general plan from OS (Open Space) and LDR (Low Density Residential) to MDR
22 (Medium Density Residential) on approximately 47.5 acres and from VLDR (Very Low
23 Density Residential) to OS (Open Space) on approximately 0.6 acres, and OS (Open
24 Space) on approximately 31.06 acres to remain generally located east of Indian Hills
25 Drive at approximately 900 South 700 West.
26

27 Applicant Isaac Barlow explained the property was picked up to serve the access
28 road to Tech Ridge. The area in the request is the area defined as usable. He
29 commented the request helps them facilitate the efforts to deal with the soil
30 conditions, deal with the drainage issues, and facilitate the roadway. They are aware
31 of the soils issues and will be bringing in good soil.
32

33 Mayor Pike opened the public hearing.
34

35 Resident Jim Warden mentioned a packet he sent to the Council. He commented
36 there are known geological challenges. The proposed density will offer 427 ½ units;
37 nothing has been stated that there would have to be a reduction for access. He
38 recommended the Hillside Review Board review the proposal and noted he is
39 concerned with increased traffic. He asked the Council to deny the request.
40

41 Resident Ken Puchlik mentioned he has been on the Hillside Review Board; at that
42 time, he was concerned with development in this area. He commented the Council
43 must pay close attention to the recommendation of the Hillside Review Board.
44

45 Resident Mark Gubler noted he is not opposed to development; however, this
46 property is prone to severe drainage issues. Developing this many homes will
47 exacerbate the issue.
48

49 Resident Katrina Draper commented the homeowners are stuck with problems
50 developers create.
51
52

5 Resident Joyce Wood explained they have drainage issues; this development would
6 not be the same size as theirs. She asked the Council to deny the request.
7

8 Resident Harry Pethoud stated he witnessed Mr. Gubler's field flooded. No one is
9 responsible but the water is still there. No matter how good the developer is, he
10 cannot stop the rain. He does not know why anyone would zone for anything but low
11 density housing and he cannot imagine who would buy one.
12

13 Mayor Pike closed the public hearing.
14

15 Councilmember Baca noted the Hillside Review Board will look into all aspects when
16 making their recommendation.
17

18 Ms. Wood noted they did soils testing; they thought they did their due diligence.
19

20 Mr. Barlow noted he understands all the issues that have been brought up. They will
21 go through great lengths to mitigate these issues.
22

23 Public Works Director Cameron Cutler outlined the plans for the future of Indian Hills
24 Drive and drainage issues.
25

26 **MOTION:** A motion was made by Councilmember Hughes to approve the general
27 plan amendment to the acreage that were explained for Medium
28 Density Residential and Open Space.

29 **SECOND:** The motion was seconded by Councilmember Arial.

30 **VOTE:** Mayor Pike called for a roll call vote, as follows:
31

32 Councilmember Hughes – aye
33 Councilmember Bowcutt – aye
34 Councilmember Arial – aye
35 Councilmember Baca – aye
36

37 The vote was unanimous and the motion carried.
38

39 **PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

40 **Public hearing and consideration of an ordinance amending the general plan**
41 **from MDR (Medium Density Residential) to MHDR (Medium High Density**
42 **Residential) on approximately 5.91 acres located at the southwest corner of**
43 **the intersection of Dixie Drive and Canyon View Drive.**
44

45 Planner Carol Davidson presented the request to amend the general plan from MDR
46 (Medium Density Residential) to MHDR (Medium High Density Residential) on
47 approximately 5.91 acres located at the southwest corner of the intersection of Dixie
48 Drive and Canyon View Drive. She provided a PowerPoint presentation covering the
49 following topics: aerial map; current zoning; current general plan; and proposed
50 general plan amendment. The Planning Commission recommended approval. She
51 explained the zone would fit in line with the nearby Pelican Hills.
52

5 Applicant's representative Rob Reid provided a brief history of the proposal.
6

7 Mayor Pike opened the public hearing. There being no comment, he closed the
8 public hearing.
9

10 Councilmember Bowcutt noted he is concerned that if approved, the adjacent parcel
11 to the west will request the same. He is not prepared to see that kind of growth.
12

13 **MOTION:** A motion was made by Councilmember Hughes to approve the
14 ordinance amending the general plan from MDR (Medium Density
15 Residential) to MHDR (Medium High Density Residential) on
16 approximately 5.91 acres located at the southwest corner of the
17 intersection of Dixie Drive and Canyon View Drive.

18 **SECOND:** The motion was seconded by Councilmember Arial.

19 **VOTE:** Mayor Pike called for a roll call vote, as follows:
20

21 Councilmember Hughes – aye
22 Councilmember Bowcutt – nay
23 Councilmember Arial – aye
24 Councilmember Baca – nay
25 Mayor Pike – aye
26

27 The motion carried.
28

29 **PUBLIC HEARING/AMEND PD-C ZONE/ORDINANCE:**

30 **Public hearing and consideration of an ordinance amending the PD-C zone in**
31 **order to develop a multi-tenant commercial building. The property is zoned**
32 **PD-C (Planned Development Commercial) and is located on Lot 2 of the**
33 **commercial subdivision called The Fields at Mall Drive (Lins center) on**
34 **approximately 1.36 acres.**
35

36 Community Development Director John Willis presented the request to review the
37 proposed site plan/landscape plan, elevations, renderings, colors, and materials for
38 the proposed building. He provided a PowerPoint presentation covering the following
39 topics: aerial map; overall site plan; zoning; layout; landscaping plan; elevations;
40 floor plan; and materials board. The Planning Commission recommended approval
41 with conditions.
42

43 Applicant Jon Walter noted they moved the building as close to Lin's as they possibly
44 could. They are happy to stripe for pedestrians. With regard to colors, the red brick
45 was something the Council had requested when Lin's was developed; they are using
46 the same colors as adjacent buildings.
47

48 Mayor Pike opened the public hearing. There being no comment, he closed the
49 public hearing.
50
51
52

5 **MOTION:** A motion was made by Councilmember Arial to approve ordinance
6 amending the PD-C zone in order to develop a multi-tenant
7 commercial building with conditions of the Planning Commission.
8 **SECOND:** The motion was seconded by Councilmember Baca.
9 **VOTE:** Mayor Pike called for a roll call vote, as follows:

10
11 Councilmember Hughes – aye
12 Councilmember Bowcutt – aye
13 Councilmember Arial – aye
14 Councilmember Baca – aye
15

16 The vote was unanimous and the motion carried.
17

18 **SET DATE FOR PUBLIC COMMENT:**

19 **Set date for public comment regarding the sale of a significant parcel of real**
20 **property by the City.**
21

22 City Attorney Shawn Guzman explained City code requires public comment on the
23 City sale of a significant parcel of real property with an estimated fair market value
24 over \$500,000. The property is located at approximately 2450 East Street and
25 Dinosaur Crossing Drive in St. George - Parcel No. SG-5-2-27-341. He
26 recommended taking public comment at the next regularly schedule City Council
27 meeting on November 15, 2018 at 5:00 p.m.
28

29 Carol Hollowell with SwitchPoint stated they are going to develop an affordable
30 housing project on this parcel. She outlined the cost guidelines to rent the units.
31

32 Mayor Pike noted this is a key element in the overall housing plan.
33

34 **MOTION:** A motion was made by Councilmember Hughes to set public comment
35 regarding the sale of a significant parcel of real property by the City
36 for November 15, 2018 at 5:00 p.m.

37 **SECOND:** The motion was seconded by Councilmember Arial.

38 **VOTE:** Mayor Pike called for a vote, as follows:
39

40 Councilmember Hughes – aye
41 Councilmember Bowcutt – aye
42 Councilmember Arial – aye
43 Councilmember Baca – aye
44

45 The vote was unanimous and the motion carried.
46

47 **PUBLIC HEARING/AMEND PD-C/ORDINANCE:**

48 **Public hearing and consideration of an ordinance amending the Tonaquint**
49 **Center in the PD-C (Planned Development Commercial) zone to develop a**
50 **health club called Reach Higher located on 1600 South Street in the**
51 **Tonaquint Commercial Center.**
52

5 Planner Ray Snyder presented the request to amend the Tonaquint Center in the PD-
6 C (Planned Development Commercial) zone to develop a health club called Reach
7 Higher located on 1600 South Street in the Tonaquint Commercial Center. He
8 provided a PowerPoint presentation covering the following topics: aerial map;
9 general plan map; zoning map; photos of the area; site plan; landscape plan;
10 conceptual elevation; materials board; and rendering. He noted the use fits the area
11 and height. The Planning Commission recommended approval with the following
12 comments:
13

- 14 1. Zoning- Approve the PD-C zone change amendment on 1.64 acres.
- 15 2. Use- Recommends approval of the proposed use.
- 16 3. Site Plan- The conceptual layout as presented is approved.
- 17 4. Colors & Materials - As presented the colors and materials are approved.
- 18 5. Setbacks - Setbacks shall meet the Zoning Ordinance (staff will confirm
19 during the site plan review process).
- 20 6. Landscaping - The applicant shall provide landscaping along 1 000 East Street
21 and along the freeway in compliance with the landscape ordinance.
- 22 7. Lighting - Provide a photometric plan with submittal of the SPR and
23 demonstrate that lighting will not exceed 1 foot-candle at property line and
24 not exceed 15 foot-candle on site. Dark sky style lighting fixtures shall be
25 used to avoid a nuisance as seen from adjacent residential neighborhoods and
26 surrounding community.
- 27 8. SPR- Upon approval of the zone change, the applicant shall submit an
28 application for a SPR (Site Plan Review) along with the required civil
29 engineering plan set which may include but not be limited to: cover sheet,
30 site plan, grading plan, erosion control plan, utility plan, landscape plan,
31 irrigation plan, and photometric plan.
- 32 9. Roadway - The applicant shall dedicate the remaining area for a roadway to
33 allow completion of the master planned roadway for 1600 South Street as
34 required per City Traffic Engineer. This will be incorporated into the platting.
35

36 City Attorney Shawn Guzman suggested including the roadway dedication in the
37 motion.
38

39 After being asked by Councilmember Bowcutt, Mr. Snyder showed the driveways.
40

41 City Attorney Shawn Guzman noted there is a dedicated roadway that has not been
42 built, that Mr. Traveller would like to have the City abandon in favor of this
43 alignment.
44

45 Mayor Pike opened the public hearing. There being no comment, he closed the
46 public hearing.
47

48 **MOTION:** A motion was made by Councilmember Arial to approve the ordinance
49 amending the Tonaquint Center in the PD-C (Planned Development
50 Commercial) zone to develop a health club called Reach Higher located
51 on 1600 South Street in the Tonaquint Commercial Center with the
52

5 comments from the Planning Commission and to dedicate road as
6 discussed.

7 **SECOND:** The motion was seconded by Councilmember Bowcutt.
8

9 City Attorney Shawn Guzman road will be dedicated to the west property line as
10 shown on the map.
11

12 **VOTE:** Mayor Pike called for a roll call vote, as follows:
13

14 Councilmember Hughes – aye
15 Councilmember Bowcutt – aye
16 Councilmember Arial – aye
17 Councilmember Baca – aye
18

19 The vote was unanimous and the motion carried.
20

21 **PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

22 **Public hearing and consideration of an ordinance amending the zone from C-**
23 **2 (Highway Commercial) to PD-C (Planned Development Commercial) and**
24 **per Section 10-8-6 to review a proposed commercial development design,**
25 **site plan, elevations, landscaping, and parking for Accent Painting located at**
26 **the termination of 600 South and 1000 East on 1.19 acres.**
27

28 Planner Ray Snyder presented the request to change the zone from C2 (Highway
29 Commercial) to PD-C (Planned Development Commercial) to develop a warehouse
30 and construction trade service business space, as well as, review the approved use
31 list. He provided a PowerPoint presentation covering the following topics: use list;
32 aerial map; record of survey; privately owned parcel per Washington County;
33 landscape plan; general plan map; zoning map; elevations; and materials board.
34 The Planning Commission recommended approval with comments as follows:
35

- 36 1. Zoning - Approve the PD-C zone change amendment on 1.19 acres.
- 37 2. Use List- Recommends approval of the proposed use list with the
38 recommended changes by the Planning Commission.
- 39 3. Site Plan-The conceptual layout as presented is approved.
- 40 4. Colors & Materials - As presented the colors and materials are approved.
- 41 5. Setbacks - Setbacks shall meet the zoning ordinance (staff will confirm during
42 the site plan review process).
- 43 6. Landscaping - The applicant shall provide landscaping along 1000 East Street
44 and along the freeway in compliance with the landscape ordinance.
- 45 7. Lighting - Provide a photometric plan with submittal of the site plan review
46 and demonstrate that lighting will not exceed 1 foot-candle at property line
47 and not exceed 15 foot-candle on site. Dark sky style lighting fixtures shall
48 be used to avoid a nuisance as seen from adjacent residential neighborhoods
49 and surrounding community.
- 50 8. SPR- Upon approval of the zone change, the applicant shall submit an
51 application for a SPR (Site Plan Review) along with the required civil
52 engineering plan set which may include but not be limited to: cover sheet,

5 site plan, grading plan, erosion control plan, utility plan, landscape plan,
6 irrigation plan, and photometric plan.
7

8 Mayor Pike opened the public hearing; there being no comment, he closed the public
9 hearing.
10

11 **MOTION:** A motion was made by Councilmember Hughes to approve the
12 ordinance amending the zone from C-2 (Highway Commercial) to PD-C
13 (Planned Development Commercial) for Accent Painting located at the
14 termination of 600 South and 1000 East on 1.19 acres with the
15 comments and approved uses from the Planning Commission, along
16 with the design, elevations, landscaping, and colors as presented.

17 **SECOND:** The motion was seconded by Councilmember Arial.

18 **VOTE:** Mayor Pike called for a roll call vote, as follows:
19

20 Councilmember Hughes – aye
21 Councilmember Bowcutt – aye
22 Councilmember Arial – aye
23 Councilmember Baca – aye
24

25 The vote was unanimous and the motion carried.
26

27 **PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:**

28 **Public hearing and consideration of an ordinance amending the general plan**
29 **from MDR (Medium Density Residential) to COM (Commercial) on**
30 **approximately 5.06 acres generally located at 1871 and 1999 West Canyon**
31 **View Drive.**
32

33 Planner Carol Davidson presented the request to amend the general plan from MDR
34 (Medium Density Residential) to COM (Commercial) on approximately 5.06 acres
35 generally located at 1871 and 1999 West Canyon View Drive. She provided a
36 PowerPoint presentation covering the following topics: aerial map; current zoning;
37 current general plan; proposed general plan amendment; and photos of the area.
38 The Planning Commission recommended approval.
39

40 Mayor Pike opened the public hearing. There being no comment, he closed the
41 public hearing.
42

43 **MOTION:** A motion was made by Councilmember Baca to approve the ordinance
44 amending the general plan from MDR (Medium Density Residential) to
45 COM (Commercial) on approximately 5.06 acres generally located at
46 1871 and 1999 West Canyon View Drive.

47 **SECOND:** The motion was seconded by Councilmember Bowcutt.

48 **VOTE:** Mayor Pike called for a roll call vote, as follows:
49

50 Councilmember Hughes – aye
51 Councilmember Bowcutt – aye
52

5 Councilmember Arial – aye
6 Councilmember Baca – aye
7

8 The vote was unanimous and the motion carried.
9

10 **PUBLIC HEARING/VACATE ROADWAY/ORDINANCE:**

11 **Public hearing and consideration of an ordinance to vacate a portion of 1100**
12 **East Street and a portion of Tabernacle Street.**
13

14 Assistant Public Works Director Wes Jenkins presented the request is to consider
15 vacating a portion of 1100 East Street and a portion of Tabernacle Street; zoning is
16 C-2 (Highway Commercial with no minimum or maximum lot size). He showed the
17 plat and outlined the proposed vacation.
18

19 City Attorney Shawn Guzman added the approval subject to the exchange of this
20 property for the Call property in The Reserve.
21

22 Mayor Pike opened the public hearing. There being no comment, he closed the
23 public hearing.
24

25 **MOTION:** A motion was made by Councilmember Hughes to approve the
26 ordinance to vacate a portion of 1100 East Street and a portion of
27 Tabernacle Street subject to the property exchange with the Call's.

28 **SECOND:** The motion was seconded by Councilmember Arial.

29 **VOTE:** Mayor Pike called for a roll call vote, as follows:
30

31 Councilmember Hughes – aye
32 Councilmember Bowcutt – aye
33 Councilmember Arial – aye
34 Councilmember Baca – aye
35

36 The vote was unanimous and the motion carried.
37

38 **PUBLIC HEARING/VACATE A PORTION OF A DEED OF DEDICATION AND PUBLIC**
39 **UTILITY AND DRAINAGE EASEMENT/ORDINANCE:**

40 **Public hearing and consideration of an ordinance vacating a portion of a**
41 **deed of dedication and public utilities and drainage easement located at**
42 **approximately 2580 East Street and 1170 South Street; both documents**
43 **have been recorded in the Office of the Washington County Recorder's**
44 **Office.**
45

46 Assistant Public Works Director Wes Jenkins presented the request to consider a
47 vacation of a deed of dedication and a public utilities easement that is located at
48 approximately 2580 East Street and 1170 South Street; zoning is RE-20 (Residential
49 Estates 20,000 SQ/FT minimum lot size). He showed the plat and outlined the
50 proposed vacation.
51
52

5 Mayor Pike opened the public hearing. There being no comment, he closed the
6 public hearing.
7

8 **MOTION:** A motion was made by Councilmember Arial to approve the ordinance
9 vacating a portion of a deed of dedication and public utilities and
10 drainage easement located at approximately 2580 East Street and
11 1170 South Street.

12 **SECOND:** The motion was seconded by Councilmember Baca.
13

14 City Attorney Shawn Guzman noted the deed was for public utilities and drainage
15 easements.
16

17 **VOTE:** Mayor Pike called for a roll call vote, as follows:
18

19 Councilmember Hughes – aye
20 Councilmember Bowcutt – aye
21 Councilmember Arial – aye
22 Councilmember Baca – aye
23

24 The vote was unanimous and the motion carried.
25

26 **CONDITIONAL USE PERMIT:**

27 **Consider approval of a conditional use permit for construction of three (3)**
28 **professional office buildings which will exceed 35 ft. in height for Rim Rock**
29 **Commercial Lot 8 located at approximately 200 South 1470 East; zoning is**
30 **C-2 (Highway Commercial).**
31

32 Planner Ray Snyder presented the request for a conditional use permit to construct
33 three (3) professional office buildings which will exceed 35' in height at 200 South
34 1470 East. He provided a PowerPoint presentation covering the following topics:
35 vicinity map; general plan and zoning maps; property; site plan; landscape plan;
36 former renderings; revised renderings; height; and materials board. The Planning
37 Commission recommended approval with findings and the following conditions:
38

- 39 1. Location and setbacks: The buildings footprint layout and the proposed
40 setbacks are recommended for approval as presented.
- 41 2. Height - 3-Story: The structures are recommended to be approved for 3-story
42 buildings as presented.
- 43 3. Design - The architectural designs as presented are recommend for approval.
- 44 4. Color & Materials: The colors and materials are recommended for approval as
45 presented.
46

47 City Attorney Shawn Guzman asked the applicant if they own the property adjacent.
48 The applicant will agree to build the entire entrance to the driveway and will allow
49 access. Staff will make that a condition.
50

51 Applicant Brett Burgess explained why they revised the rendering; it was too similar
52 to a competitor's building.

5 City Attorney Shawn Guzman advised to include the stipulation regarding the
6 easement being recorded for the driveway.
7

8 Mr. Burgess stated they will build the other side as it is their property to the north.
9

10 **MOTION:** A motion was made by Councilmember Hughes to approve the
11 conditional use permit for construction of three (3) professional office
12 buildings which will exceed 35 ft. in height for Rim Rock Commercial
13 Lot 8 located at approximately 200 South 1470 East with comments
14 and conditions of the Planning Commission with exception of the
15 design and to approve the design shown tonight with the condition the
16 easement be recorded and the driveway be built by the applicant.

17 **SECOND:** The motion was seconded by Councilmember Baca.

18 **VOTE:** Mayor Pike called for a vote, as follows:
19

20 Councilmember Hughes – aye
21 Councilmember Bowcutt – aye
22 Councilmember Arial – aye
23 Councilmember Baca – aye
24

25 The vote was unanimous and the motion carried.
26

27 **CONDITIONAL USE PERMIT:**

28 **Consider approval of a conditional use permit to allow construct a garage on**
29 **Lot 60 in The Springs Estates Phase 5 located at 2453 East Springs Drive;**
30 **zoning is RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size).**
31

32 Planner Ray Snyder presented the request for a conditional use permit to construct a
33 detached residential garage at 2453 East Springs Drive. He provided a PowerPoint
34 presentation covering the following topics: vicinity map; zoning map; property;
35 rendering; height; elevation; floor plan; and photo of the home. The Planning
36 Commission recommended approval with findings and a deed restriction.
37

38 City Attorney Shawn Guzman explained staff has the language prepared for the deed
39 restriction and will be recorded on the property.
40

41 **MOTION:** A motion was made by Councilmember Hughes to approve the
42 conditional use permit to allow construct a garage on Lot 60 in The
43 Springs Estates Phase 5 located at 2453 East Springs Drive as
44 presented with the deed restriction as presented.

45 **SECOND:** The motion was seconded by Councilmember Baca.

46 **VOTE:** Mayor Pike called for a vote, as follows:
47

48 Councilmember Hughes – aye
49 Councilmember Bowcutt – aye
50
51
52

5 Councilmember Arial – aye
6 Councilmember Baca – aye
7

8 The vote was unanimous and the motion carried.
9

10 **FINAL PLAT:**

11 **Consider approval of a final plat for Stone Cliff Phase 16A.**
12

13 Assistant Public Works Director Wes Jenkins presented the final plat for Stone Cliff
14 Phase 16A, a 5-lot residential unit located at the east end of Granite Way at
15 approximately 2700 East; zoning is PD-R (Planned Development Residential). He
16 showed and outlined the final plat.
17

18 **MOTION:** A motion was made by Councilmember Hughes to approve the final
19 plat for Stone Cliff Phase 16A.

20 **SECOND:** The motion was seconded by Councilmember Bowcutt.

21 **VOTE:** Mayor Pike called for a vote, as follows:
22

23 Councilmember Hughes – aye
24 Councilmember Bowcutt – aye
25 Councilmember Arial – aye
26 Councilmember Baca – aye
27

28 The vote was unanimous and the motion carried.
29

30 **ROADWAY DEDICATION PLAT:**

31 **Consider approval of a roadway dedication plat for Desert Color Parkway**
32 **and Lagoon Parkway.**
33

34 Assistant Public Works Director Wes Jenkins presented the roadway dedication plat
35 for Desert Color Parkway and Lagoon Parkway located south of Black Mountain Drive
36 and extending Desert Color Parkway southerly, at approximately 900 West 5000
37 South); zoning is PD-C (Planned Development Commercial). He showed and
38 outlined the plat. They will have golf cart easement along the roads and will provide
39 a guarantee bond that the roads will be built.
40

41 **MOTION:** A motion was made by Councilmember Hughes to approve the
42 roadway dedication plat for Desert Color Parkway and Lagoon Parkway
43 and authorize the Mayor to sign.

44 **SECOND:** The motion was seconded by Councilmember Baca.

45 **VOTE:** Mayor Pike called for a vote, as follows:
46

47 Councilmember Hughes – aye
48 Councilmember Bowcutt – aye
49 Councilmember Arial – aye
50 Councilmember Baca – aye
51

52 The vote was unanimous and the motion carried.

5 **ROADWAY DEDICATION PLAT:**

6 **Consider approval of a roadway dedication plat for Lago Vista Drive, Alienta**
7 **Drive, and Sentieri Vista Drive.**
8

9 Assistant Public Works Director Wes Jenkins presented the roadway dedication plat
10 for Lago Vista Drive, Alienta Drive, and Sentieri Vista Drive located at approximately
11 2080 West and 960 South; zoning is R-1-10 (Single Family Residential 10,000 sq. ft.
12 minimum lot size). He showed and outlined the plat. The applicant will not be
13 constructing at this time.
14

15 City Attorney Shawn Guzman explained Energy Services needs an easement along
16 the future roadways; therefore, The Lakes agreed to dedicate the roadway. Because
17 they are required to build the roads, he suggested adding a note on the plat to state
18 the developer has the responsibility to build them per the development agreement.
19

20 **MOTION:** A motion was made by Councilmember Hughes to approve the
21 roadway dedication plat for Lago Vista Drive, Alienta Drive, and
22 Sentieri Vista Drive with the conditions as described by City Attorney
23 Shawn Guzman.

24 **SECOND:** The motion was seconded by Councilmember Bowcutt.

25 **VOTE:** Mayor Pike called for a vote, as follows:
26

27 Councilmember Hughes – aye
28 Councilmember Bowcutt – aye
29 Councilmember Arial – aye
30 Councilmember Baca – aye
31

32 The vote was unanimous and the motion carried.
33

34 **ROADWAY DEDICATION PLAT:**

35 **Consider approval of a roadway dedication plat for Plantations Drive and**
36 **Alienta Drive.**
37

38 Assistant Public Works Director Wes Jenkins presented the roadway dedication plat
39 for Plantations Drive and Alienta Drive located at approximately 2080 West and 960
40 South; zoning is R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size).
41 He showed and outlined the plat.
42

43 City Attorney Shawn Guzman added this is a separate agreement with The Lakes.
44 The entire roadway is subject to the development agreement; the same plat note
45 would be added.
46

47 **MOTION:** A motion was made by Councilmember Hughes to approve the
48 roadway dedication plat for Plantations Drive and Alienta Drive with
49 the conditions regarding the construction of the roads and the note
50 attached as described by City Attorney Shawn Guzman.

51 **SECOND:** The motion was seconded by Councilmember Bowcutt.

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

5 Councilmember Hughes – aye
6 Councilmember Bowcutt – aye
7 Councilmember Arial – aye
8 Councilmember Baca – aye
9

10 The vote was unanimous and the motion carried.
11

12 **PRELIMINARY PLAT:**

13 **Consider approval of the preliminary plat for Desert Color Town Center (Big**
14 **Shots Golf).**
15

16 Assistant Public Works Director Wes Jenkins presented the preliminary plat for a 2-
17 lot commercial subdivision located south of the Southern Parkway, north of Black
18 Mountain Drive, and east of the I-15 Freeway; zoning is PD-C (Planned Development
19 Commercial). Since the preliminary plat does not have direct access to the public
20 right-of-way, the applicant will need to create an access easement to be able to
21 connect to Black Mountain Drive. He showed and outlined the preliminary plat.
22

23 **MOTION:** A motion was made by Councilmember Hughes to approve the
24 preliminary plat for Desert Color Town Center Bigshots Golf.

25 **SECOND:** The motion was seconded by Councilmember Arial.

26 **VOTE:** Mayor Pike called for a vote, as follows:
27

28 Councilmember Hughes – aye
29 Councilmember Bowcutt – aye
30 Councilmember Arial – aye
31 Councilmember Baca – aye
32

33 The vote was unanimous and the motion carried.
34

35 **PRELIMINARY PLAT:**

36 **Consider approval of the preliminary plat for Sunbrook Hollow Townhomes.**
37

38 Assistant Public Works Director Wes Jenkins presented the preliminary plat for a 48-
39 unit subdivision located at 415 South Dixie Drive; zoning is PD-R (Planned
40 Development Residential). He showed and outlined the preliminary plat.
41

42 The Council discussed the roadway and nearby parking.
43

44 City Attorney Shawn Guzman commented, if public safety signs off on parking, staff
45 could designate where that parking could be. The language would have to specify
46 there is no parking allowed on the easement.
47

48 **MOTION:** A motion was made by Councilmember Bowcutt to approve the
49 preliminary plat for Sunbrook Hollow Townhomes subject to language
50 regarding the easement and to make sure the turnaround is built as
51 part of the phase.

52 **SECOND:** The motion was seconded by Councilmember Arial.

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

6
7 Councilmember Hughes – nay
8 Councilmember Bowcutt – aye
9 Councilmember Arial – aye
10 Councilmember Baca – nay
11 Mayor Pike – aye
12

13 The motion carried.
14

15 **PRELIMINARY PLAT:**

16 **Consider approval of the preliminary plat for Webb Acres.**
17

18 Assistant Public Works Director Wes Jenkins presented the preliminary plat for a 12-
19 unit residential subdivision located at 3210 East and Seegmiller Drive; zoning is R-1-
20 10 (Single Family Residential 10,000 sq. ft. minimum lot size). He showed and
21 outlined the preliminary plat. Lot 1 will have a portion of the lot that will not be
22 allowed to build a structure as there is an equestrian buffer.
23

24 A discussion took place regarding the equestrian buffer.
25

26 **MOTION:** A motion was made by Councilmember Hughes to approve the
27 preliminary plat Webb Acres with the condition that staff work with the
28 applicant and internally resolving the equestrian buffer.

29 **SECOND:** The motion was seconded by Councilmember Arial.

30 **VOTE:** Mayor Pike called for a vote, as follows:
31

32 Councilmember Hughes – aye
33 Councilmember Bowcutt – aye
34 Councilmember Arial – aye
35 Councilmember Baca – aye
36

37 The vote was unanimous and the motion carried.
38

39 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

40 Councilmember Arial asked about Art Around the Council moving the art further into
41 the City, away from the downtown area. Mayor Pike stated he was in favor of the
42 idea.
43

44 City Attorney Shawn Guzman stated he will work on that and mentioned the
45 pedestrian walkway at City View; putting art pieces there.
46

47 **ADJOURN:**

48 **MOTION:** A motion was made by Councilmember Bowcutt to adjourn.

49 **SECOND:** The motion was seconded by Councilmember Hughes.

50 **VOTE:** Mayor Pike called for a vote, as follows:
51
52

1 St. George City Council Minutes
2 November 1, 2018
3 Page Twenty
4

5 Councilmember Hughes – aye
6 Councilmember Bowcutt – aye
7 Councilmember Arial – aye
8 Councilmember Baca – aye
9

10 The vote was unanimous and the motion carried.
11
12
13
14

15
16

Christina Fernandez, City Recorder
17

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 15, 2018, 5:00 PM
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Jimmie Hughes

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Reverend Alex Wilkie and The Pledge of Allegiance was led by Councilmember Randall.

Councilmember Arial introduced Linda DeLuca with the Youth Symphony of Southern Utah who played pieces for the Council.

City Manager Adam Lenhard recognized Human Resources Director Sharon Hokanson who recently received the Senior Certified Professional designation through International Public Management Association for Human Resources.

Mike Stagg with the American Red Cross presented the Sand Hollow Aquatic Center with the Aquatic Examiner Service Award.

Parks Planning Manager Jeff Peay mentioned the Snake Hollow St. George Bike Park grand opening taking place on Saturday, November 18, 2018.

Councilmembers Bowcutt and Randall, as well as City Attorney Shawn Guzman and Mayor Pike, spoke about Greg Mathis who recently passed away. After which Mayor Pike spoke about Major Brent Taylor, Mayor of North Ogden who recently passed away while serving in Afghanistan.

City Manager Adam Lenhard noted the following items will not be heard tonight:

- 2. Presentation from PEG Development regarding landscaping at the City View Project.**
- 4. Public hearing and consideration of an ordinance changing the zone from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 0.80 acres located at 1757 and 1741 West Canyon View Drive.**
- 9. Consider approval of a preliminary plat for Woodland Town Homes.**

5 **CONSENT CALENDAR:**

- 6 a. Consider accepting the donation of a flag and flagpole at the ~~south~~ north
7 end of Main Street from Craig Booth.
8
9 b. Consider approval of an Airline Use and Lease Agreement with CRJ
10 Aviation, LLC.
11
12 c. Consider award of bid to Holbrook Asphalt for the Crack Seal Project.
13
14 d. Consider award of bid to American Pavement Preservation for the Slurry
15 Seal Project.
16
17 e. Consider award of bid to Intermountain Slurry Seal Inc for the Micro
18 Surfacing Project.
19
20 f. Consider approval of a professional services agreement with Alliance
21 Consulting to design the Virgin River North Trail Extension.
22
23 g. Consider approval of a professional services agreement with Rosenberg
24 Associates for the Virgin River South Trail Repairs.
25
26 h. Consider approval of local consent for Heritage Catering Cornhole
27 Tournament on January 18 and 19, 2019.
28
29 i. Consider approval of the minutes from the meetings held on September
30 20, 2018; October 4, 2018 and October 11, 2108.
31

32 City Manager Adam Lenhard noted that item 1i was removed from the consent
33 calendar on the amended agenda.
34

35 **MOTION:** A motion was made by Councilmember Randall to remove item 1i and
36 to approve the remainder of the consent calendar items.

37 **SECOND:** The motion was seconded by Councilmember Arial.

38 **VOTE:** Mayor Pike called for a vote, as follows:
39

40 Councilmember Randall – aye
41 Councilmember Bowcutt – aye
42 Councilmember Arial – aye
43 Councilmember Baca – aye
44

45 The vote was unanimous and the motion carried.
46

47 **PUBLIC HEARING/5 YEAR WATER CONSERVATION PLAN UPDATE:**

48 **Public Hearing to consider and approve the 5 year Water Conservation Plan**
49 **update.**
50

51 Conservation Coordinator Rene Fleming explained the state requires public water
52 companies to develop a water conservation plan. The plan has to be updated every
53 five years, the City's plan is due to be updated and approved in 2018. The item was

5 discussed in the October 25, 2018 work meeting and is recommended for approval.
6 She noted one change to that discussion; the Lake Powell Pipeline is estimated to
7 bring 82,000 acre feet, not 70,000 acre feet.
8

9 Mayor Pike opened the public hearing. There being no comment, he closed the
10 public hearing.
11

12 Ms. Fleming added if approved, the plan will be posted on the City's website.
13

14 **MOTION:** A motion was made by Councilmember Bowcutt to approve the 5 year
15 water conservation plan update.

16 **SECOND:** The motion was seconded by Councilmember Arial.

17 **VOTE:** Mayor Pike called for a roll call vote, as follows:
18

19 Councilmember Randall – aye
20 Councilmember Bowcutt – aye
21 Councilmember Arial – aye
22 Councilmember Baca – aye
23

24 The vote was unanimous and the motion carried.
25

26 **PUBLIC COMMENT:**

27 **Take public comment regarding the sale of a significant parcel of real**
28 **property by the City.**
29

30 City Attorney Shawn Guzman explained this is an opportunity for the public to
31 comment on the sale of a significant parcel of real property with an estimated fair
32 market value over \$500,000. The property is located at approximately 2450 East
33 Street and Dinosaur Crossing Drive in St. George - Parcel No. SG-5-2-27-341.
34

35 Mayor Pike noted this is actually a donation as part of the City's commitment for low
36 income, affordable housing.
37

38 Mayor Pike opened the public hearing.
39

40 A resident who stated his name, but was inaudible on the recording, stated this is
41 subsidization to a private entity. He spoke about communism in the 20th century and
42 commented the Council is practicing Marxism. They are also practicing theft and
43 have been blatantly taking the wealth and taxation of citizens and transferring it to
44 private entities. He encouraged the Council to support local businesses by reducing
45 regulations, taxes, and support capitalism.
46

47 City Attorney Shawn Guzman noted the donation agreement is for fifty-five (55)
48 units, thirteen (13) will be market to help generate income needed to operate; forty-
49 two (42) will be affordable housing units; the percentage of median income has been
50 designated. There will forever more be a deed restriction on the property.
51

52 SwitchPoint Director Carol Hollowell outlined the need for low income housing units
53 such as this project. This project will help homeless citizens to get them into

5 Housing that is affordable. Most of them are working but cannot afford to pay rent
6 here. All residents will pay rent, it will be based upon their income. There is a huge
7 need in the area.
8

9 Resident Curt Gordon commented that he supports this project. There are a lot of
10 adults who make bad decisions; however, their children should not be affected by
11 the poor decisions they make.
12

13 Mayor Pike closed the public hearing.
14

15 Mayor Pike noted some of the units will be very low or a sliding scale, but they will
16 be working citizens. It gives them a transition to where they may be able to be in a
17 bigger place in the future.
18

19 City Attorney Shawn Guzman pointed out the units will go from one-bedroom to
20 four-bedroom units.
21

22 Mayor Pike stated the City does things by law and transparently; that is why the
23 public hearing is taking place tonight. He notes this is not Marxism; he believes
24 there are lines the Council tries not to cross. The property was donated to the City
25 by the Johnson family.
26

27 **MOTION:** A motion was made by Councilmember Bowcutt to close the comment
28 on this item.

29 **SECOND:** The motion was seconded by Councilmember Randall.

30 **VOTE:** Mayor Pike called for a vote, as follows:
31

32 Councilmember Randall – aye
33 Councilmember Bowcutt – aye
34 Councilmember Arial – aye
35 Councilmember Baca – aye
36

37 The vote was unanimous and the motion carried.
38

39 **ORDINANCE:**

40 **Consider an ordinance vacating a portion of Bloomington Vacation Villas**
41 **Phase 1 Subdivision by vacating Buildings F, G, H, I, L, & M and a portion the**
42 **common area, and vacate City Council approval of Bloomington Vacation**
43 **Villas Phase 2 from May 18, 2017 as this plat was never recorded. A new**
44 **Final Subdivision Plat for Bloomington Vacation Villas Phase 2 is proposed in**
45 **this area and if approved it will convert the existing condominiums into**
46 **townhomes.**
47

48 Assistant Public Works Director Wes Jenkins presented the request is to consider
49 vacating a portion of a Final Subdivision Plat for Bloomington Vacation Villas Phase 1
50 located at 3080 South Bloomington Drive East by vacating Buildings F, G, H, I, L, &
51 M and a portion the common area, and also vacating the approval of Bloomington
52 Vacation Villas Phase 2 from May 18, 2017; zoning is PD-R (Planned Development
53

5 Residential 5,000 SQ/FT minimum lot size). He showed the final plat and outlined
6 the request.
7

8 **MOTION:** A motion was made by Councilmember Arial to approve the ordinance
9 vacating a portion of Bloomington Vacation Villas Phase 1 Subdivision
10 as described.

11 **SECOND:** The motion was seconded by Councilmember Baca.

12 **VOTE:** Mayor Pike called for a roll call vote, as follows:
13

14 Councilmember Randall – aye
15 Councilmember Bowcutt – aye
16 Councilmember Arial – aye
17 Councilmember Baca – aye
18

19 The vote was unanimous and the motion carried.
20

21 **CONDITIONAL USE PERMIT:**

22 **Consider a conditional use permit to allow an events center for the Gather at**
23 **Town Square in a landmark home and a coffee shop for Affagato to be**
24 **located in the carriage house, located at 164 West 100 South.**
25

26 Planner Ray Snyder presented the request for a conditional use permit to allow an
27 events center for the Gather at Town Square in a landmark home and a coffee shop
28 for Affagato to be located in the carriage house, located at 164 West 100 South. He
29 provided a PowerPoint presentation covering the following topics: photo of the
30 home; outline of request; excerpt of the City's historical home book; aerial map;
31 Historic District map; general plan map; zoning map; applicant's narrative; and
32 photos of the area. The Planning Commission recommended approval with findings
33 and conditions/comments as follows:
34

- 35 1. The Planning Commission recommends approval of the conditional use permit
36 with findings A-K.
- 37 2. Hours of operation are 7:00 a.m. to 10:00 p.m.
- 38 3. Neighborhood mitigations should include:
 - 39 a. Install access gate from public parking lot
 - 40 b. Enforce hours of operation
 - 41 c. Install an entrance door into the carriage house on the north side (in
42 addition to the entry door on the south side)
- 43 4. Building permit is required to change the structures from residential
44 standards to commercial to meet commercial occupancy standards.
- 45 5. Post a sign to encourage customer parking in the public lot behind the site.
- 46 6. The Fire Marshall shall set the maximum occupancy.
- 47 7. Maintain the historic features of the site and buildings.
48

49 Community Development Director John Willis noted with regard to the carriage
50 house, the Council will approve the uses. Since the Planning Commission meeting,
51 the applicant has requested a retail or similar use. Staff feels the proposed uses are
52 similar; therefore, they do not have concerns.
53

5 City Attorney Shawn Guzman explained the original proposal was for the coffee
6 house and reception type facility. Staff generally looks at parking; however, the
7 downtown area does not have the same parking requirements. The Council would
8 need to be specific in the type of uses they would approve.
9

10 Mayor Pike noted this is not a public hearing; however, he is open to take comment.
11

12 Resident Marilyn McArthur Smith stated that her family is concerned as this is mainly
13 a residential community. She asked the Council to wait until Joule Plaza is complete
14 and consider it at that time or to rent the home to a family; after which she asked
15 why the City buys property. Additionally, she is concerned that the people who lease
16 the property will not have to pay taxes.
17

18 Mayor Pike clarified that they will pay a lease which helps citizens. The citizens have
19 an interest to protect Town Square. The City doesn't seek out to purchase property,
20 but at times does when it is seen as a wise move. He believes there is a value in
21 preserving the property and that this proposal will benefit Town Square.
22

23 Councilmember Bowcutt noted making this a vacation rental is still a commercial
24 venture; having no idea who may be in the home. He believes that would be a
25 disaster.
26

27 Ms. Smith asked about the lighting that is currently there. She would like the
28 lighting to be dimmed if approved. Most of the residents on the street are not happy
29 with the proposal. Additionally, she asked the City to build a fence so visitors could
30 not see into their backyard.
31

32 Mayor Pike mentioned he received several emails as well as phone calls. He and the
33 Council understand the concerns.
34

35 Resident Deborah Judd read a letter she wrote to the Mayor and Council voicing her
36 opposition to the request. She asked if she can make her home a historic landmark
37 after which she suggested making the property into a law office instead.
38

39 Community Development Director John Willis clarified the property is not located in
40 the historic district. It is a landmark site and is listed in the Landmark & Historic
41 Sites book.
42

43 Respondents to the Request for Proposals, Kay Nelson, Debi Barmonde, and Brenda
44 Evans explained all of them have hometown roots. They love the idea of roots of the
45 past; that is what brought all of this together. The home was originally a gathering
46 place. Their plan is to host and highlight local artisans, very intimate and small.
47 They will take the neighbor's concerns into consideration. Their desire is to make
48 the events conducive to the areas well as to the neighbors. They are competing with
49 those having small events in their backyard, not larger event centers.
50

51 Councilmember Baca stated this is a challenge for him; however, this house is
52 located near similar types of activities.
53

5 Councilmember Randall noted she looked at their proposal because they will keep
6 the historic quality of the home and make it an attraction to the downtown area.
7 She does not see this being a huge detriment to the neighborhood.
8

9 **MOTION:** A motion was made by Councilmember Randall to approve the
10 conditional use permit as discussed with the recommendations of the
11 Planning Commission.

12 **SECOND:** The motion was seconded by Councilmember Arial.

13 **VOTE:** Mayor Pike called for a vote, as follows:
14

15 Councilmember Randall – aye
16 Councilmember Bowcutt – aye
17 Councilmember Arial – aye
18 Councilmember Baca – aye
19

20 The vote was unanimous and the motion carried.
21

22 **CONDITIONAL USE PERMIT:**

23 **Consider a conditional use permit to allow construction of an RV garage that**
24 **will exceed the allowable building height of fifteen feet (15) on Lot 15 in the**
25 **Meadow Valley Farms Phase 2 subdivision. The property is located at the**
26 **intersection of 3910 South and 2520 East Streets.**
27

28 Planner Ray Snyder explained the applicant is requesting to construct a detached RV
29 garage and shop. The garage will be approximately 16'-3" in height. He provided a
30 PowerPoint presentation covering the following topics: aerial map; general plan
31 map; zoning map; plat; plans; site plan; floor plan; site plan; floor plan and
32 elevations; height; and photos of the home. The Planning Commission
33 recommended approval with findings and the following comments/conditions:
34

- 35 1. Location and setbacks: The structure shall be located approximately 30' from
36 the home as presented. The west side yard is approved at 3'; the south rear
37 yard is approve at 3'; and the east side yard is not applicable.
- 38 2. Easement and JUC: The proposed structure will not encroach onto the City
39 easement and will not require approval from the Joint Utilities Committee
40 prior to construction.
- 41 3. Concrete driveway: The applicant shall provide a paved driveway to the
42 garage.
- 43 4. Single story: The structure shall only be a single story.
- 44 5. Colors & materials: The structures exterior finish and roof shall match the
45 primary home in its color and materials.
46

47 **MOTION:** A motion was made by Councilmember Baca to approve the
48 conditional use permit to allow construction of an RV garage that will
49 exceed the allowable building height of fifteen feet (15) on Lot 15 in
50 the Meadow Valley Farms Phase 2 subdivision located at the
51 intersection of 3910 South and 2520 East Streets.

52 **SECOND:** The motion was seconded by Councilmember Arial.

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

5 Councilmember Randall – aye
6 Councilmember Bowcutt – aye
7 Councilmember Arial – aye
8 Councilmember Baca – aye
9

10 The vote was unanimous and the motion carried.
11

12 **FINAL PLAT:**

13 **Consider approval of a final plat for Bloomington Vacation Villas Phase 2.**
14

15 Assistant Public Works Director Wes Jenkins presented the final plat for Bloomington
16 Vacation Villas Phase 2, a 12-lot residential subdivision located at 3080 South
17 Bloomington Drive East; zoning is PD-R (Planned Development Residential). He
18 showed and outlined the final plat.
19

20 Councilmember Randall stepped out.
21

22 **MOTION:** A motion was made by Councilmember Baca to approve the final plat
23 for Bloomington Vacation Villas Phase 2.

24 **SECOND:** The motion was seconded by Councilmember Bowcutt.

25 **VOTE:** Mayor Pike called for a vote, as follows:
26

27 Councilmember Bowcutt – aye
28 Councilmember Arial – aye
29 Councilmember Baca – aye
30

31 The vote was unanimous and the motion carried.
32

33 **FINAL PLAT:**

34 **Consider approval of a final plat for Fieldstone Phase 5.**
35

36 Assistant Public Works Director Wes Jenkins presented the final plat for Fieldstone
37 Phase 5, a 28-lot residential subdivision located at 2240 East at approximately 3600
38 South; zoning is RE-12 (Residential Estate 12,500 sq. ft. minimum lot size). He
39 showed and outlined the final plat.
40

41 **MOTION:** A motion was made by Councilmember Baca to approve the final plat
42 for Fieldstone Phase 5.

43 **SECOND:** The motion was seconded by Councilmember Arial.

44 **VOTE:** Mayor Pike called for a vote, as follows:
45

46 Councilmember Bowcutt – aye
47 Councilmember Arial – aye
48 Councilmember Baca – aye
49

50 The vote was unanimous and the motion carried.
51

52 **FINAL PLAT:**

53 **Consider approval of a final plat for Fish Rock Phase 1.**
54

5 Assistant Public Works Director Wes Jenkins presented the final plat for Fish Rock
6 Phase 1, a 14-lot residential subdivision located at Ledges Parkway and Movie Rock
7 Drive; zoning is PD-R (Planned Development Residential). He showed and outlined
8 the final plat.
9

10 **MOTION:** A motion was made by Councilmember Bowcutt to approve the final
11 plat Fish Rock Phase 1.

12 **SECOND:** The motion was seconded by Councilmember Baca.

13 **VOTE:** Mayor Pike called for a vote, as follows:
14

15 Councilmember Bowcutt – aye
16 Councilmember Arial – aye
17 Councilmember Baca – aye
18

19 The vote was unanimous and the motion carried.
20

21 **FINAL PLAT:**

22 **Consider approval of a final plat for The Ledges of St. George Pocket Mesa**
23 **Phase 1.**
24

25 Assistant Public Works Director Wes Jenkins presented the final plat for The Ledges
26 of St. George Pocket Mesa Phase 1, a 20-lot residential subdivision located at Ledges
27 Parkway and Movie Rock Drive; zoning is PD-R (Planned Development Residential).
28 He showed and outlined the final plat.
29

30 Councilmember Randall returned and Councilmember Arial stepped out.
31

32 City Attorney Shawn Guzman advised the subdivision is located within two (2)
33 HOA's; therefore, they will need to have an agreement outlining who will own and
34 maintain the different common areas.
35

36 **MOTION:** A motion was made by Councilmember Bowcutt to approve the final
37 plat for The Ledges of St. George Pocket Mesa Phase 1 with the
38 stipulation that the agreements between the two (2) HOAs are put in
39 place prior to development and that they remain in place.

40 **SECOND:** The motion was seconded by Councilmember Baca.

41 **VOTE:** Mayor Pike called for a vote, as follows:
42

43 Councilmember Randall – aye
44 Councilmember Bowcutt – aye
45 Councilmember Arial – aye
46 Councilmember Baca – aye
47

48 The vote was unanimous and the motion carried.
49

50 **FINAL PLAT:**

51 **Consider approval of a final plat for Meadow Valley Farms Phase 10B.**
52
53

5 Assistant Public Works Director Wes Jenkins presented the final plat for Meadow
6 Valley Farms Phase 10B, a 5-lot residential subdivision located at Quarry Ridge Drive
7 and 4040 South; zoning is RE-20 (Residential Estate 20,000 sq. ft. minimum lot
8 size). He showed and outlined the final plat.
9

10 **MOTION:** A motion was made by Councilmember Randall to approve the final
11 plat for Meadow Valley Farms Phase 1B.

12 **SECOND:** The motion was seconded by Councilmember Arial.

13 **VOTE:** Mayor Pike called for a vote, as follows:
14

15 Councilmember Randall – aye
16 Councilmember Bowcutt – aye
17 Councilmember Arial – aye
18 Councilmember Baca – aye
19

20 The vote was unanimous and the motion carried.
21

22 **FINAL PLAT:**

23 **Consider approval of a final plat for The Reserve at River Hollow Phase 2.**
24

25 Assistant Public Works Director Wes Jenkins presented the final plat for The Reserve
26 at River Hollow Phase 2, a 14-lot residential subdivision located at 2580 East and
27 1240 South; zoning is RE-20 (Residential Estate 20,000 sq. ft. minimum lot size).
28 He showed and outlined the final plat.
29

30 **MOTION:** A motion was made by Councilmember Baca to approve the final plat
31 for The Reserve at River Hollow Phase 2.

32 **SECOND:** The motion was seconded by Councilmember Randall.

33 **VOTE:** Mayor Pike called for a vote, as follows:
34

35 Councilmember Randall – aye
36 Councilmember Bowcutt – aye
37 Councilmember Baca – aye
38

39 The vote was unanimous and the motion carried.
40

41 **SUBDIVISION OF 10 LOTS OR LESS:**

42 **Consider approval of a subdivision of 10 lots or less.**
43

44 Assistant Public Works Director Wes Jenkins presented the request to subdivide two
45 (2) parcels into four (4) and to adjust the lot line to match the existing fence. The
46 property is located at 3210 East and 2450 South; zoning is A-1 (Agricultural 40,000
47 sq. ft. minimum lot size). He showed and outlined the plat.
48

49 **MOTION:** A motion was made by Councilmember Randall to approve the request
50 to subdivide two (2) parcels into four (4) at 3210 East 2450 South.

51 **SECOND:** The motion was seconded by Councilmember Baca.

52 **VOTE:** Mayor Pike called for a vote, as follows:
53

5 Councilmember Randall – aye
6 Councilmember Bowcutt – aye
7 Councilmember Baca – aye
8

9 The vote was unanimous and the motion carried.
10

11 **PRELIMINARY PLAT:**

12 **Consider approval of a preliminary plat for Desert Solace at Desert Canyons.**
13

14 Assistant Public Works Director Wes Jenkins presented the preliminary plat Desert
15 Solace at Desert Canyons, a 12-unit residential subdivision located at approximately
16 3100 East Rim Runner; zoning is R-1-10 (Single Family Residential 10,000 sq. ft.
17 minimum lot size). He showed and outlined the preliminary plat. There is a
18 proposed drain pipe they would like to the City to maintain; however, he feels it
19 would be better to have a 25' easement with a channel. The representative is okay
20 putting that easement on lot 10.
21

22 City Attorney Shawn Guzman stated there is a concern with drainage easements and
23 private maintenance. He believes the City should own the easement if the Council
24 wants it to be properly maintained.
25

26 A discussion took place regarding this issue.
27

28 Developer Curt Gordon noted the open channel is a good idea. They would like to
29 have it on one (1) lot rather than two (2). If the City takes it, they do not want it to
30 be an access in to Arizona.
31

32 Councilmember Arial returned.
33

34 **MOTION:** A motion was made by Councilmember Randall to approve the
35 preliminary plat for Desert Solace at Desert Canyons subject to staff
36 working with the owners to come to a solution that is acceptable to the
37 City.

38 **SECOND:** The motion was seconded by Councilmember Bowcutt.

39 **VOTE:** Mayor Pike called for a vote, as follows:
40

41 Councilmember Randall – aye
42 Councilmember Bowcutt – aye
43 Councilmember Arial – aye
44 Councilmember Baca – aye
45

46 The vote was unanimous and the motion carried.
47

48 **PRELIMINARY PLAT:**

49 **Consider approval of a preliminary plat for Desert Hollow at Desert Canyons.**
50

51 Assistant Public Works Director Wes Jenkins presented the preliminary plat Desert
52 Hollow at Desert Canyons, a 126-unit residential subdivision located at
53 approximately Broken Mesa Drive and Rim Runner Drive; zoning is PD-R (Planned

5 Development Residential). He showed and outlined the preliminary plat. Staff has
6 requested the common area remain open to obtain access to the school site. The
7 detention basin would be on the developer's property.
8

9 Mayor Pike asked the developer for it to look better than the one near Sun River and
10 Riverstone.
11

12 **MOTION:** A motion was made by Councilmember Randall to approve the final
13 plat for Desert Hollow at Desert Canyons.

14 **SECOND:** The motion was seconded by Councilmember Baca.

15 **VOTE:** Mayor Pike called for a vote, as follows:
16

17 Councilmember Randall – aye
18 Councilmember Bowcutt – aye
19 Councilmember Arial – aye
20 Councilmember Baca – aye
21

22 The vote was unanimous and the motion carried.
23

24 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

25 City Manager Adam Lenhard mentioned that there were a number of residents with
26 traffic issues on Dixie Drive at Parkside Circle; recently, a thank you card was
27 received for the City's quick response.
28

29 Mayor Pike mentioned the Bluff Street project meeting he recently attended. They
30 highlighted the Police Department, Water Department, and Parks for being involved
31 with the project. He then reported on his recent trip to Ibigawa.
32

33 **ADJOURN TO A CLOSED SESSION:**

34 **MOTION:** A motion was made by Councilmember Arial to adjourn to a closed
35 session to discuss potential property purchase and sale as well as an
36 update on litigation.

37 **SECOND:** The motion was seconded by Councilmember Baca.

38 **VOTE:** Mayor Pike called for a roll call vote, as follows:
39

40 Councilmember Randall – aye
41 Councilmember Bowcutt – aye
42 Councilmember Arial – aye
43 Councilmember Baca – aye
44

45 The vote was unanimous and the motion carried.
46

47 **ADJOURN:**

48 **MOTION:** A motion was made by Councilmember Baca to adjourn.

49 **SECOND:** The motion was seconded by Councilmember Bowcutt.

50 **VOTE:** Mayor Pike called for a vote, as follows:
51

52 Councilmember Randall – aye
53 Councilmember Bowcutt – aye

5 Councilmember Arial – aye
6 Councilmember Baca – aye
7

8 The vote was unanimous and the motion carried.
9

10
11
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14
15

Christina Fernandez, City Recorder
16

DRAFT

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
NOVEMBER 29, 2018, 4:00 PM
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Bette Arial
Councilmember Ed Baca
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Joe Bowcutt

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Larry Meyers from the Church of Jesus Christ of Latter-day Saints and The Pledge of Allegiance was led by Councilmember Hughes.

The Mayor and Councilmembers spoke about events that are taking place in the near future.

DISCUSSION REGARDING THE NAMING OF ROADS AT TECH RIDGE:

Dave Nilsson with Tech Ridge, LLC provided a map outlining the existing and proposed names. The Mayor and Council would like him to reach out to Kelle Stephens, President of the Dixie Applied Technical College.

UPDATE ON PROPOSED REVISIONS TO TITLE 10 OF CITY CODE:

Community Development Director John Willis provided a copy of the draft provisions after which he presented, and the Council discussed, a PowerPoint presentation covering the following topics: Title 10; Chapter 2: Definitions; Chapter 3: Appeals and Variances – Pg 18; Chapter 7: Residential Zones – Pg 30; Chapter 7: Residential Zones; Use Tables; Development Standards Table; Chapter 7C: Multiple-Family Zones; Chapter 7D: Mobile Home Zones; Article E: Residential Central City (RCC) Zone – Pg 44; Article F: Planned Development Residential – Pg 47; Planned Development Residential; Chapter 8: PD-C, Commercial Zones, AP, and MF Zones – Pg 60; Article A: Planned Development Commercial (PD-C) – Pg 61; Chapter 13A: Hillside Development and Geologic Hazards Overlay Zone; Chapter 13B: Resort Overlay Zone – Pg 100; Chapter 13C: St. George Arts District Overlay Zone – Pg 101; Chapter 14: Outdoor Lighting – Pg 111; Chapter 17: Permitted with Standards and Conditional Use Permits – Pg 114; Chapter 18: Walls, Fences, and Hedges – Pg 131; Chapter 19: Off Street Parking Requirements – Pg 134; Chapter 19: Off Street Parking Requirements; Chapter 20: Motor Vehicle Access and Loading – Pg 139; Chapter 21: Landmark Sites – Pg 141; and Chapter 25: Landscape Standards – Pg 148.

Councilmember Arial left the meeting at approximately 6:30.

A discussion took place regarding Code Enforcement issues and who the Council would like to hear input from on the proposed changes.

5 **REPORTS FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

6 No reports were given.
7

8 **ADJOURN TO CLOSED SESSION:**

9 **MOTION:** A motion was made by Councilmember Randall to adjourn to a closed
10 session to discuss potential property purchase.

11 **SECOND:** The motion was seconded by Councilmember Hughes.

12 **VOTE:** Mayor Pike called for a roll call vote, as follows:
13

14 Councilmember Hughes – aye

15 Councilmember Randall – aye

16 Councilmember Baca – aye
17

18 The vote was unanimous and the motion carried.
19
20
21
22
23

24

Christina Fernandez, City Recorder

DRAFT

Agenda Item Number : **03**

Request For Council Action

Date Submitted 11/30/2018 11:15 AM

Proposed City Council
Date 12/06/2018

Applicant Trevor A Coombs

Subject Presentation and consider approval of audited Comprehensive Annual Financial Report (CAFR) for FY 2018.

Background Presentation of Financial Audit by Hinton Burdick and Consider Approval of Audited Comprehensive Annual Financial Report (CAFR) for FY 2018.

Proposed Resolution Recommend Approval of Audited CAFR report for FY 2018

Cost \$

City Manager
NULL

Recommendation

Action Taken NULL

Requested by Trevor A Coombs

File Attachments

Approved by Legal
NA

Department?

Approved by City Admin
Services? Yes

Approved in Budget? N/A **Amount:**

DRAFT

Agenda Item Number : 04

Request For Council Action

Date Submitted 11/20/2018 11:58 AM

Proposed City Council
Date 12/06/2018

Applicant City of St. George

Subject Public hearing and consideration of an ordinance amending Title 1, Chapter 6, Article 5 of City Code pertaining to Compensation and Benefits for elected officials.

Background Per section 10-3-818 Utah Code Annotated, the City Council is required to approve a compensation schedule for elected officials. This ordinance would set salaries for the Mayor and City Council. Salaries for elected officials have not been adjusted since 1996. It is recommended that the Council adopts an updated compensation schedule for the Fiscal Year 2018-2019 Budget.

Proposed Resolution Staff recommends approval.

Cost \$

City Manager
NULL

Recommendation

Action Taken NULL

Requested by Christina Fernandez

File Attachments

Approved by Legal
Yes

Department?

Approved by City Admin
Yes

Services?

Approved in Budget? Yes **Amount:** See schedule

ORDINANCE NO. _____
AN ORDINANCE AMENDING TITLE 1 CHAPTER 6, ARTICLE 5
COMPENSATION AND BENEFITS

WHEREAS, the City of St. George has adopted Title 1, Chapter 6, Article 5 regarding the compensation and benefits of the Mayor and City Council; and

WHEREAS, the City desires to make changes to Title 1, Chapter 6, Article 5 regarding the compensation and benefits of the Mayor and City Council; and

WHEREAS, the City Council has determined that these changes to the ordinances are justified at this time and are 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. Title 1, Chapter 6, Article 5, Compensation and Benefits, is enacted to read in accordance with Exhibit "A" attached hereto and incorporated herein.

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

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

PASSED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2018.

Jonathan Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

1-6-5:

COMPENSATION AND BENEFITS:

Compensation for the mayor and city council shall be as follows:

A. Mayor: ~~Twenty four thousand dollars (\$24,000.00) per year for the fiscal year 1996-1997 and thirty thousand dollars (\$30,000.00) per year for the fiscal year 1997-1998 and thereafter, and the city employee benefits package provided to exempt employees.~~ [Fifty thousand dollars (\$50,000.00) per year.]

B. City council: ~~Twelve thousand dollars (\$12,000.00) per year for the fiscal year 1996-1997 and thereafter, and the city employee benefits package provided to exempt employees.~~ [Twenty thousand dollars (\$20,000) per year.]

[C. The foregoing salaries shall be adjusted in the same manner and by the same percent increase as may from time-to-time be authorized as a cost-of-living adjustment for full-time City employees.]

(1) The mayor and city council shall be paid on the same payroll schedule used for full-time City employees, and their compensation and reimbursement of expenses shall be subject to the same rules that apply to full-time City employees for federal and state deductions, contributions, tax withholdings, worker's compensation and other benefits.

(2) The mayor and city council may also:

(a) Elect to participate in the employee benefits plan in the same manner as a full-time City employee; and

(b) Have access to the employee assistance plan, wellness programs, and voluntary group benefits that may be available to City employees; and

(c) Be compensated for personal vehicle use and the use of mobile electronic devices for communication of city-related business.]

EXHIBIT A

1-6-5:

COMPENSATION AND BENEFITS:

Compensation for the mayor and city council shall be as follows:

- A. Mayor: Fifty thousand dollars (\$50,000.00) per year.
- B. City council: Twenty thousand dollars (\$20,000) per year.
- C. The foregoing salaries shall be adjusted in the same manner and by the same percent increase as may from time-to-time be authorized as a cost-of-living adjustment for full-time City employees.

(1) The mayor and city council shall be paid on the same payroll schedule used for full-time City employees, and their compensation and reimbursement of expenses shall be subject to the same rules that apply to full-time City employees for federal and state deductions, contributions, tax withholdings, worker's compensation and other benefits.

(2) The mayor and city council may also:

(a) Elect to participate in the employee benefits plan in the same manner as a full-time City employee; and

(b) Have access to the employee assistance plan, wellness programs, and voluntary group benefits that may be available to City employees; and

(c) Be compensated for personal vehicle use and the use of mobile electronic devices for communication of city-related business.

DRAFT

Agenda Item Number : 05

Request For Council Action

Date Submitted 11/26/2018 11:12 AM

**Proposed City Council
Date** 12/06/2018

Applicant Civil Science

Subject Public hearing and consideration of an ordinance changing the zone from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to PD-C (Planned Development Commercial) on approximately 8.01 acres generally located on the northwest corner of the intersection of Snow Canyon Parkway and Dixie Downs Road and to approve the proposed use list.

Background Previously the applicant requested a C-2 zone change on a portion of this property which was tabled by the City Council. The applicant has returned with a PD-C request with a use list. Each future project for consideration will require the submission of a ZCA (Zone Change Amendment) with a site plan, landscape plan, elevations, renderings, and color and materials board. No project is being approved at this time.

Proposed Resolution Planning Commission recommends approval.

Cost \$

City Manager NULL

Recommendation

Action Taken NULL

Requested by John Willis

File Attachments

Approved by Legal Yes

Department?

Approved by City Admin NA
Services?

Approved in Budget? N/A **Amount:**



PLANNING COMMISSION AGENDA REPORT: **11/13/2018**
CITY COUNCIL MEETING: **12/06/2018**

ZONE CHANGE AMENDMENT

Snow Canyon Commercial

Case No. 2018-ZC-045

Background:

Previously on September 20th the City Council heard Case No. 2018-ZC-31 which was a request to change the zoning from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to C1 on 4.89 acres and C2 on 3.13 acres.

The purpose of that zone change was to eliminate the 81 foot wide narrow strip of C-1 zoning that extends north and south along the existing C-2 zoning which makes the area difficult to develop. The amendment was proposed to update the zoning to follow the proposed commercial lot lines that would be developed as a future commercial subdivision plat

However, the City Council had concerns and tabled the item. As a result, the original zone change request has been replaced with this new application for PD-C by the applicant.

Request:

This is a request to consider a zone change from C1 (Neighborhood Commercial) on 5.65 acres and C2 (Highway Commercial) on 2.36 acres to PD-C on approximately 8.01 acres and to approve the proposed "Use List."

Note:

Each future project for consideration will require the submission of a ZCA (Zone Change Amendment) with a site plan, landscape plan, elevations, renderings, and color and materials board. No project is being approved at this time.

Owner:

Gayle Ann Wheatley – Triolo Trust, Donald J Triolo Trust

Representative(s):

Civil Science

Location:

Intersection of Snow Canyon Parkway and Dixie Downs Road

Acreage:

8.01 acres

Current Zoning:

C1 and C2

General Plan:

Commercial

**PD Zone Change
Written Text
Snow Canyon Commercial Subdivision**

A. *Use Of Land:* The proposed PD-Commercial zone change is for a parcel of land totaling 8.01 acres. The purpose of the zoning amendment is to combine two existing zones, C-1 and C-2, to PD-C to allow for better use of the property since the existing zoning designation do not align with proposed lot lines. No specific site plans are submitted with this application and will be required at time of development.

B. *Height And Elevations:* The maximum building height is not to exceed 35' unless requested by site specific application.

C. *Density:* Not applicable - Commercial use

D. *Schools, Churches And Open Spaces:* Not applicable

E. *Phasing Plan:* The commercial subdivision will likely develop into three commercial lots. The phasing is unknown at this time as this application does not subdivide the property.

F. *Topography:* The site is relatively flat and drainage will be collected in onsite detention basins per each lot/parcel.

G. *Landscape Plan:* The landscaping proposed will be consistent with the existing desert theme of Snow Canyon Parkway. Very little grass will be installed. Desert trees and plants will be installed per City Standards and tree planters will be installed in the large parking lot area.

H. *Area Reserved For Landscaping:* The landscaping type and areas provided will meet all City Code and be approved per specific site plan at time of development application.

I. *Utilities:* All utilities shall be underground and power transformer equipment shall be screened from streets and from adjacent properties. There is existing sewer, water and storm drain in the adjacent streets and are sized to accommodate this project.

J. *Refuse Storage Areas:* Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets and adjacent properties.

K. *Lighting Plan:* Lighting will be limited to low parking lot lights and minimal lights on the buildings.

L. *Turning Space:* Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead end streets. (1998 Document § 17-4; amd. 2003 Code).

M. *Signs:* No signs are being proposed with this PD but will be per City Code and meet all ordinances at time of application.

Use List

Snow Canyon Commercial PD-C

~~**Lodging temporary, allowing the following uses:**~~

- ~~• Hotel/Motel~~
- ~~• Bed and breakfast~~
- ~~• Timeshare units~~

Business and financial services, allowing the following uses:

- Bank or financial institution
- Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.)

Food service establishments, allowing the following uses:

- Bakery
- Catering establishment
- Delicatessen
- Ice cream parlor
- Restaurant, drive-in
- Restaurant, sit down

Medical, dental, counseling services, allowing the following uses:

- Counseling center, mental health, alcohol, drugs
- Independent living, assisted living, memory care
- Laboratory, dental or medical
- Medical/dental office or clinic
- Mental health treatment center
- Nursing home
- Optometrist, optician

No overnight

Retail sale of goods with all operations conducted in an enclosed building, allowing the following uses:

- Drive-through sales (pharmacy, dairy products, etc.)
- Florist shop
- Pharmacy
- Retail goods establishments (predominately indoor sales)
- Vegetable stand

Service businesses, allowing the following uses:

- Barbershop/beauty shop
- Child nursery, daycare, preschool
- Laundry or dry cleaners, laundromat

~~**Storage rental units**~~

- Mail services
- Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations

November 28, 2018

Community Development Department, City of St George
175 E. 200 N.
St George, Utah 84770

My husband and I own a second home in the Ironwood Subdivision. We have been notified by letter about the City Council meeting on Thursday December 6, 2018. The proposal to change the zoning of about 8 acres at Dixie Downs and Snow Canyon Prkwy to PD-C will be considered. (I have not included the full description.) We desire to keep the integrity of our neighborhood and maintain home values.

We will not be able to attend the meeting, and so are sending this letter to voice our approval of changing the parcels of land named in the letter from C-1 and C-2 to PD-C. We have not been involved in voicing our opinion before now. This letter is our first communication.

We have read the descriptions of C-3, which was proposed for the land in question last August. Our understanding is that that proposal has not been passed.

The thought of C-3 is very disturbing to us, and I have heard it is disturbing to the neighborhoods north of Snow Canyon Parkway also. We read the description of C-3. It is distressing to read that C-3 zoning does not afford our neighborhood protections when use of the land is finally proposed.

Since the zone[C-3] permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof.

We feel much better about the PD-C zoning because of the important planning aspect, which sounds like a great degree of protection for us. It is our preference if we have to have commercial!

Any combination of the above uses [for PD], or other uses that may be determined by the planning commission to be compatible and in harmony with each other according to the designated and approved development plan. (Ord. 2007-01-004, 1-4-2007; amd. Ord. 2008-02-008, 2-21-2008; Ord. 2010-09-001, 9-23-2010)

We appreciate you listening to our concerns about property that is very close to ours -- especially when considering commercial use on it. The land in question is basically surrounded by residential zoning, Fire Station, and also an elementary school.

Sincerely,



Terry and Carolyn Turner



(This is not our mailing address)

2018-ZC-045

Snow Canyon Commercial

C-1 (5.65 ac.) and C-2 (2.36 ac.)
to
PD-C (8.01 ac.)



General Plan



Zoning

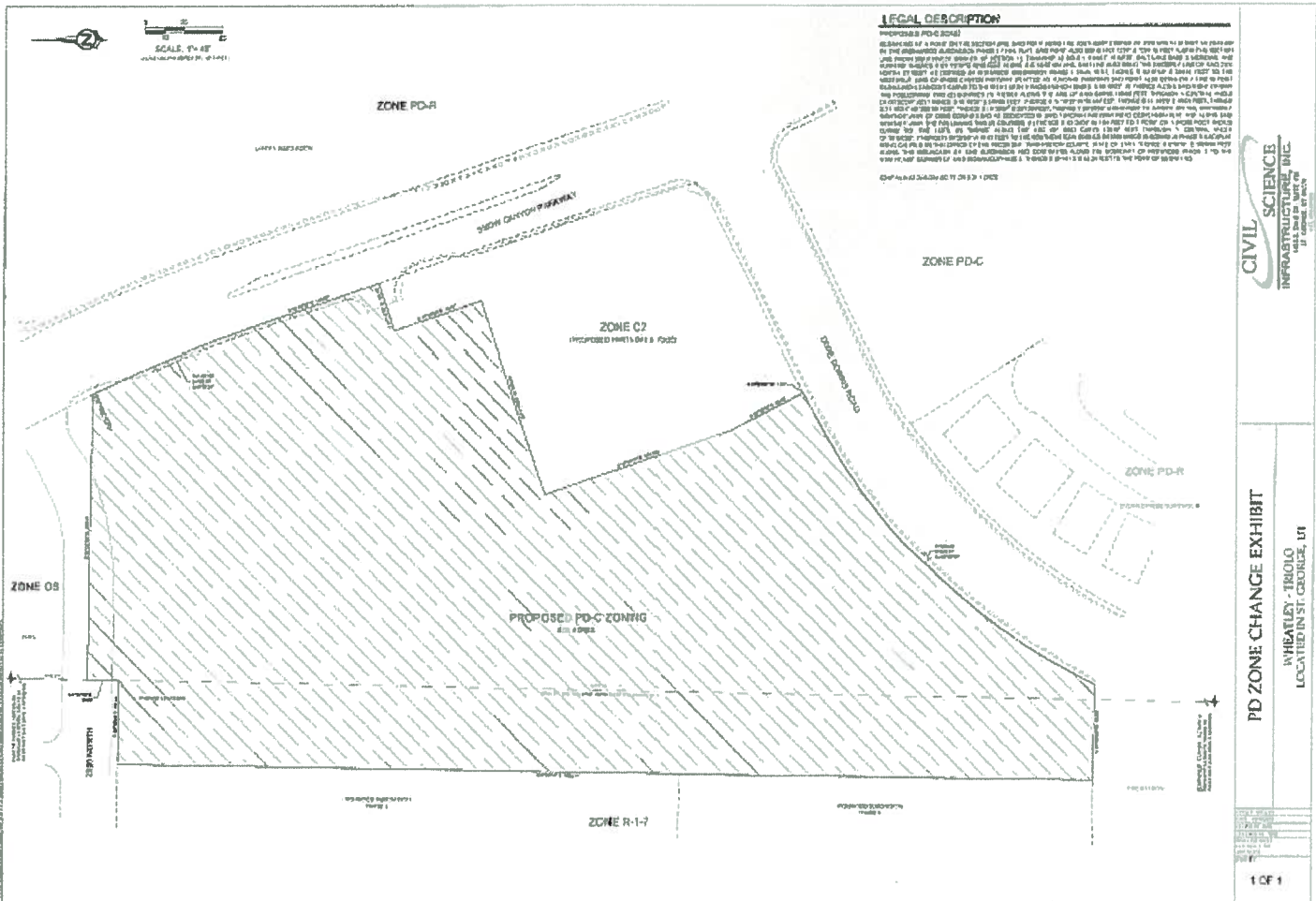


ROSENBERG
ASSOCIATES

G. Lynn Max
Designer

Office: (435) 673-1111
Cell: (435) 673-1111
Fax: (435) 673-1111

352 E. Riverside Dr., Suite A2
St. George, UT 84790



CIVIL
SCIENCE
INFRASTRUCTURE, INC.
1111 SOUTH 1000 WEST
ST. GEORGE, UT 84790

PD ZONE CHANGE EXHIBIT
WHEATLEY - TRIOLLO
LOCATED IN ST. GEORGE, UT

Use List

Snow Canyon Commercial PD-C

~~*Lodging temporary, allowing the following uses:*~~

- Hotel/Motel
- Bed and breakfast
- Timeshare units

Business and financial services, allowing the following uses:

- Bank or financial institution
- Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.)

Food service establishments, allowing the following uses:

- Bakery
- Catering establishment
- Delicatessen
- Ice cream parlor
- Restaurant, drive-in
- Restaurant, sit down

 = Planning Commission recommended changes

Medical, dental, counseling services, allowing the following uses:

- Counseling center, mental health, alcohol, drugs
- Independent living, assisted living, memory care
- Laboratory, dental or medical
- Medical/dental office or clinic
- Mental health treatment center
- Nursing home
- Optometrist, optician

No overnight

Retail sale of goods with all operations conducted in an enclosed building, allowing the following uses:

- Drive-through sales (pharmacy, dairy products, etc.)
- Florist shop
- Pharmacy
- Retail goods establishments (predominately indoor sales)
- Vegetable stand

Service businesses, allowing the following uses:

- Barbershop/beauty shop
- Child nursery, daycare, preschool
- Laundry or dry cleaners, laundromat

Storage rental units

- Mail services
- Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations



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.

WGS 1984 Web Mercator Auxiliary Sphere

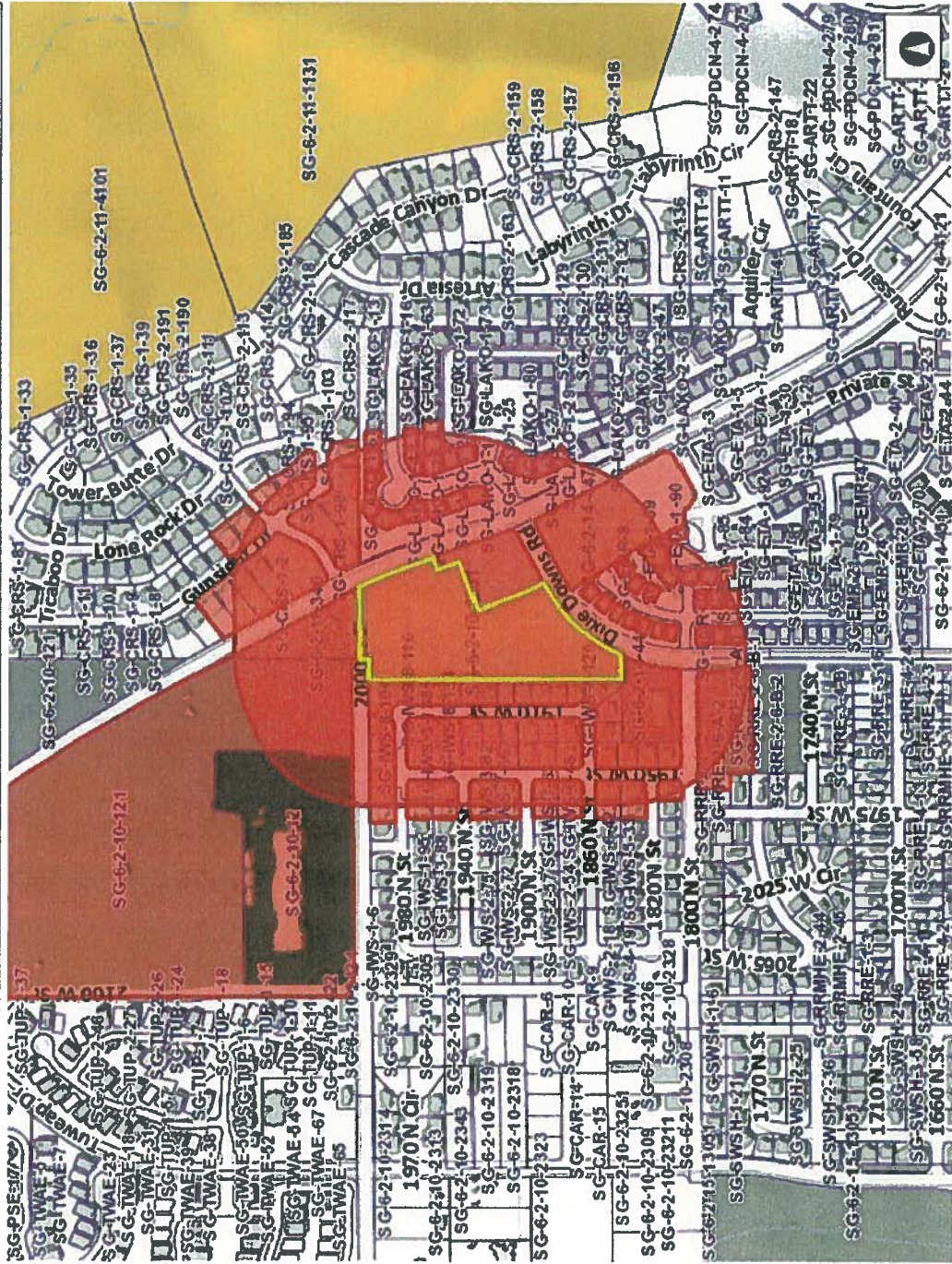


Parcels	Ownership
	U.S. Forest Service
	U.S. Forest Service Wilderness
	Bureau of Land Management
	Bureau of Land Management Wildlife
	National Park Service
	Shiwiwits Reservation
	Utah Division of Wildlife Resources
	Utah Division of Transportation
	State Park
	State of Utah
	Washington County
	Municipality Owned
	School District
	Privately Owned
	Water
	Water Conservancy District
	State Assessed Oil and Gas
	Mining Claim

SG-6-2-14-4471
Civil Science via Washington County
Website
7/16/2018



Snow Canyon Com PD-C



1,504.7 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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 omissions, losses or damages resulting from the use of this map.



Legend

- ☐ Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - State Park
 - State of Utah
 - Washington County
 - Municipality Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

500' RADIUS
10/10/2018
CIVIL SCIENCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE ON 5.65 ACRES AND THE C-2 (HIGHWAY COMMERCIAL) ZONE ON 2.36 ACRES TO THE PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE ON 8.01 ACRES LOCATED AT THE INTERSECTION OF SNOW CANYON PARKWAY AND DIXIE DOWNS DRIVE. (Snow Canyon Commercial)

WHEREAS, the property owner has requested a zone change from the C-1 zone on 5.65 acres, and the C-2 zone on 2.36 acres, to the PD-C zone on 8.01 acres, generally located at the intersection of Snow Canyon Parkway and Dixie Downs Drive; and

WHEREAS, the City Council held a public hearing on this request on December 6, 2018; and

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

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

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

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

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from the C-1 zone (Neighborhood Commercial) on 5.65 acres, and the C-2 zone (Highway Commercial) on 2.36 acres, to the PD-C zone (Planned Development Commercial) on 8.01 acres, generally located at the intersection of Snow Canyon Parkway and Dixie Downs Drive, and more specifically described on the attached property legal description incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council

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

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

APPROVED AND ADOPTED by the St. George City Council, this 6th day of December, 2018.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"



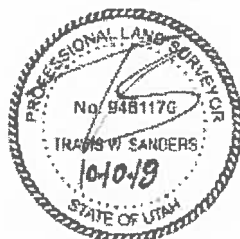
LEGAL DESCRIPTION

PARCEL SG-6-2-10-2251

PROPOSED PD-C ZONING

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING THE SOUTHEAST CORNER OF 2000 NORTH STREET AS DEFINED BY THE IRONWOOD SUBDIVISION PHASE 1 FINAL PLAT, SAID POINT ALSO BEING N 01°12'08" E 1299.15 FEET ALONG THE SECTION LINE FROM SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE N 01°12'08" E 32.95 FEET ALONG THE SECTION LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID 2000 NORTH STREET AS DEFINED BY IRONWOOD SUBDIVISION PHASE 1 FINAL PLAT; THENCE S 89°07'53" E 288.01 FEET TO THE WESTERLY LINE OF SNOW CANYON PARKWAY (PLATTED AS TUACAHN PARKWAY) SAID POINT ALSO BEING ON A 1460.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS WHICH BEARS S 64°49'01" W; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES (1) THENCE ALONG THE ARC OF SAID CURVE 165.80 FEET THROUGH A CENTRAL ANGLE OF 06°30'24"; (2) THENCE S 18°40'35" E 149.00 FEET; THENCE S 71°19'25" W 50.48 FEET; THENCE S 18°40'29" E 95.01 FEET; THENCE S 71°19'31" W 205.06 FEET; THENCE S 18°36'07" E 201.39 FEET; THENCE S 26°35'56" E 83.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DIXIE DOWNS ROAD AS DEDICATED IN SAID TUACAHN PARKWAY ROAD DEDICATION PLAT AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; (1) THENCE S 63°24'04" W 1.84 FEET TO A POINT ON A 640.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG THE ARC OF SAID CURVE 425.67 FEET THROUGH A CENTRAL ANGLE OF 38°06'30"; THENCE N 89°29'58" W 96.93 FEET TO THE SOUTHEASTERN CORNER OF IRONWOOD SUBDIVISION PHASE 6 SAID PLAT BEING ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 0°58'01" E 1003.94 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION AND CONTINUING ALONG THE BOUNDARY OF IRONWOOD PHASE 8 TO THE NORTHEAST CORNER OF SAID IRONWOOD PHASE 8; THENCE S 89°19'19" E 85.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 348,994 SQ FT OR 8.01 ACRES



DRAFT

Agenda Item Number : 06

Request For Council Action

Date Submitted 11/26/2018 11:05 AM

**Proposed City Council
Date** 12/06/2018

Applicant Rosenberg Associates

Subject Public hearing and consideration of an ordinance, changing the zone from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for Prado Commercial on 2.31 acres located at the southwest corner of Dixie Drive and 600 West Street.

Background The applicant is requesting a PD-C zone change in order to accommodate a commercial project. The request is a PD and per Section 10-8-6 of City code, the review includes the proposed commercial center's design, site plan, elevations, landscaping, and parking.

Proposed Resolution Planning Commission recommends approval.

Cost \$

**City Manager
Recommendation** NULL

Action Taken NULL

Requested by John Willis

File Attachments

**Approved by Legal
Department?** Yes

**Approved by City Admin
Services?** No

Approved in Budget? N/A **Amount:**

Zone Change

PLANNING COMMISSION AGENDA REPORT: **08/21/2018** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **09/25/2018**
CITY COUNCIL MEETING: **10/18/2018** (Tabled)
CITY COUNCIL MEETING: **12/06/2018**

ZONE CHANGE AMENDMENT

Prado Commercial

Case No. 2018-ZC-027

Request: This is a request to consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) and per Section 10-8-6 to review the proposed commercial project's design, site plan, elevations, landscaping, and parking.

Owner: Cosmic Properties LLC

Representative: Rosenberg Associates

Location: Southwest corner of Dixie Drive and 600 West Street

Acreage: 2.31 acres

Zoning: R-1-10

General Plan: COM (Commercial)
[Note: Case No. 2018-GPA-004 approved by City Council on May 3, 2018]

Project: To develop a commercial center with two (2) buildings

Ordinance: This commercial project will need to comply with Section 10-8-6 "Commercial / Manufacturing Development Standards" of the Zoning Ordinance; Items A thru M (see below).

A. Land Coverage The land coverage by all buildings shall not exceed 50% of the lot.

B. Setbacks Front (and Street Side)
The minimum front setback required is 25 ft.

Side Yard & Rear Yard
The minimum side and rear setbacks are 10 ft.

Note: Setbacks will be verified during the SPR process by staff.

C. Parking Requirements One space per every 250 gross sq. ft. (1:250).

Building One (Single story) = $3,200 \text{ SF} / 250 = 12.8 = 13$ spaces
(Note: more spaces will need to be calculated for fast food @ 1:100)

Building Two (2-Story) = $5,000 \text{ SF} / 250 = 20$ spaces

Note: A minimum of 33 spaces will be required, but the conceptual plan shows 88 spaces.

Note: Staff will verify the parking during the SPR process.

D. Signs & Advertising: This project shall comply with the sign ordinance (Title 9 Chapter 13).

Note: Off premise signs will not be allowed in a PD-C zone unless such sign is a part of the development plan (Note: this project does not include such a request).

E. Height Regulations: No building shall be erected to a height greater than 35 ft. unless specifically approved as a part of the zone change.

Note: The applicant is not requesting to exceed 35 ft.

F. Fences: Fences shall comply with Title 10 Chapter 18 of the Zoning Ordinance.

Note: Staff will verify during the SPR process.

Note: Commercial projects are required to have a 6 ft. solid wall separating residential adjacent residential zones. Staff will verify during SPR.

G. Landscaping: Commercial properties shall comply with Title 10 Chapter 25

Note: Staff will verify during the SPR process

H. Outside Storage: Outside storage is required to be screened per code, but this project proposes no outside storage.

I. Trash/Junk/Inoperable: No trash, junk, inoperable vehicles, vessels, or similar items are anticipated to be on-site with this proposed development.

J. Solid Waste:

Commercial trash enclosures will be required and are indicated on the site plan. A 6 ft. block wall enclosure with a solid gate will be required.

Note: Staff will verify during the SPR process

K. Protection of residential Property:

Where a PD-C project adjoins any lot or parcel in a residential zone, there shall be provided along the adjoining property line a solid masonry wall and a minimum 10 ft. wide planting strip. For buildings over 15 ft. in height, an additional setback of a one to one (1:1) ratio; in other words, each additional foot in height requires an additional foot setback from the property line.

Note: Building height & set-back - the layout of this site does not appear to be laid out close enough to the residential zones to warrant the application of the 1:1 ratio.

L. Maintenance:

On-going maintenance of buildings, signs, infrastructure, landscaping, etc. will be required with an approved PD-C project.

M. Permitted Uses:

The City Council reviews and designates the PD-C "Uses." See the list of uses proposed in the "Written Text" section of this staff report (*and the recommended changes by the Planning Commission*)

Note: Required in Section 10-8-4.

PC:

The Planning Commission recommends approval with suggested conditions and comments:

1. Site – The site design and layout as presented.
2. Design – The two (2) buildings design as submitted.
3. Color and Materials – The colors and materials as presented.
4. Access – A full right-in & right out is to be permitted on Dixie Drive and on 600 West Street as shown in the site plan, subject to review and approval of the City Traffic Engineer.

5. Site Lighting – A photometric plan shall be provided during the SPR review process (civil engineering plan check). No lighting on site shall exceed 1 FC at property line. All lighting shall be ‘dark sky style’ lighting to prevent light pollution.
6. Landscaping: The landscaping shall comply with Title 10 Chapter 25. Additional landscaping is proposed at the corner of Dixie Drive and 600 West Street including a walking path which will meet and exceed the City’s minimum standards.
7. Site Distance – For visual safety, a clear site triangle of a minimum of 30 ft. x. 30 ft. with a clear height area of 7 ft. shall be maintained at the corner of Dixie Drive and 600 West Street and also at Tonaquint Drive and 600 West Street..
8. Development - This approval is the commercial development for two (2) buildings as presented with the associated paving, parking, and landscaping.
9. Uses – The uses (*as edited by the Planning Commission and City Council*) shall apply to the commercial site.
10. SPR – The applicant shall submit a SPR application with the accompanying civil engineering plans.
11. Old City R.O.W. – The old City property at the corner of Dixie Drive and 400 West Street shall be resolved as to ownership to the satisfaction of the City Attorney’s Office prior to the submittal of a SPR application for staff review (*to be determined if it is to be abandoned or vacated*).
12. 10-8-6 – Shall comply with Section 10-8-6 (PD zone standards)
13. Access to lot behind – Access to the lot behind this site shall be provided.

Opposition Letter

TERRY W. MASSOTH

11October2018

To: St. George City Council, meeting scheduled for 18October2018

Subject: Zone Change on approximately 2.31 acres located at the southwest corner of Dixie Drive and 600 West

Dear Sirs:

In regard to this issue before the Council, I offer my personal opinion, and trust it will have at least a small consideration in your decision.

I am a resident since 2013 of a single family home located less than 800 ft from the property involved, so any development there would significantly impact my family's lifestyle, notably via increased traffic, noise, and litter. I would hope that each member of the City Council would deliberate this issue as though he/she lived as close as I to this property. Perhaps a few of you drive pass this property daily, as I understand our mayor does.

Surely good common sense and insightful thought were in play when this property, and its adjacent property, were initially zoned LDR (Low Density Residential). The adjacent property is currently being advertised as R-1-10 zoned. What is surprising is that a small subset of each property in question was somehow also, seemingly simultaneously, zoned as commercial. How can this be?

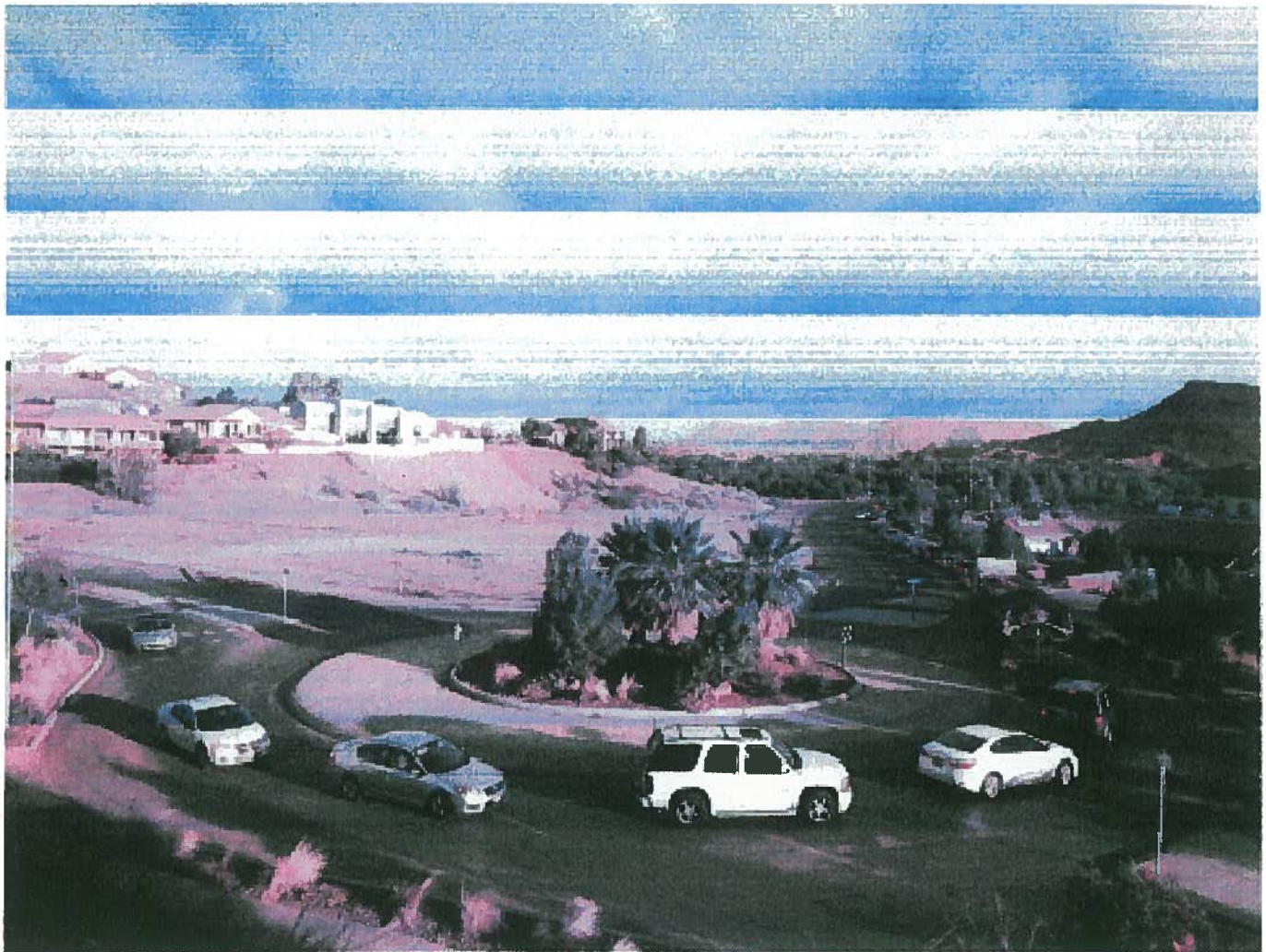
A "Low Density Residential" zoning should basically establish or foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. Would the City Council members not agree? The already established pattern of living in this small region of St. George reflects a tradition of single-family occupied dwellings surrounding several green areas, notably the Southgate Golf Course and the All Abilities Park. The City is in real need for more green spaces and also affordable housing for its constantly expanding population.

This is neither the location nor time to promote this property's zoning to, of all cases, commercial.

The St. George City Council should reject the approval of this application from the owner.

It is entirely possible that if this property, and/or it's adjoining property, is actually developed to its full commercial potential, a traffic nightmare would be generated at the current next-door roundabout, and at the intersection of Dixie Drive and 600 West. Already that intersection is notoriously accident prone! I'm afraid that with the upcoming full development of the Curly Hollow Drive region, traffic will become a real nightmare in our neighborhood!

The photograph below shows what happens daily at our local roundabout... without any commercial or residential development. One wonders how much more severe the traffic backups will become with any future development.



Especially troublesome would be a situation of a fast-food or convenience drink-outlet that would surely cause horrific traffic backups... similar to those present and observable in several other sites in the city, as shown in the recent-taken attached photograph. Such a business is exactly what the current property owner stated as his preferred first option during the St. George Planning Commission meeting of 10April2018!

No, no, no... please no!



Surely the St. George City Council does not want to create even further traffic problems in this part of their City, especially after approving the wonderfully effective traffic circle roundabout at Tonaquint Drive and 600 West!

Approval for commercial development would be the worst case scenario for local residents. I can envision multiple bad situations that would arise out of commercial development:

- > increased road traffic
- > increased traffic accidents
- > increased litter
- > increase light and sound pollution
- > potential vagrancy
- > potential illegal sales of alcohol and/or cigarettes to children who walk pass this

property every single school day

The best case use of this property for the overall benefit to the citizens of St. George would be for the City to purchase the property and convert to **Open Space** zoning. To further this case, the City should also incentivize the owner of the adjoining, almost unusable property, to also donate that property. A green space adjacent to the Southgate Golf Course (especially including the area near #12 green and 13 tee box) and in conjunction with the All Abilities Park at Thunder Junction, would certainly enhance our local area's livability. Such space would cause minimal impact on the City's water, waste water, and sewage systems.

If donation of the two properties by their owners is disagreeable to the owners, then I would fully support the City's purchase of the properties, yet at last year's County Assessors office values.

"LDR" zoning would be an acceptable secondary use for this property, as outlined above.

A tertiary beneficial use would be for development of affordable housing options. I understand that the current St. George vacancy rate is around one percent, or possibly less! Surely new housing options should, in general, trump new commercial here in our city.

Thank you for this opportunity to express my opinion on this matter before the St. George City Council.

Sincerely,



Terry W. Massoth



TERRY W. MASSOTH

26November2018

RECEIVED

NOV 29 2018

To: St. George City Council members

For: Meeting scheduled for Thursday, 06December2018, 5PM

ST. GEORGE CITY
CITY RECORDER'S OFFICE

Subj.: **"Consider a zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) on approximately 2.31 acres located at the southwest corner of Dixie Drive and 600 West."**

Dear Sirs:

In regard to this issue before the Council, I offer my personal opinion.

I am a resident of a single family home located less than 800 ft from the property involved, so any development there would significantly impact my family's lifestyle, notably via increased traffic, noise, and litter.

Surely good common sense and insightful thought must have been in play when this property, and its adjacent property, were initially zoned LDR. The adjacent property is currently being advertised as R-1-10 zoned. What is surprising is that a small subset of each property in question is somehow also zoned as commercial.

Low Density Residential (LDR) might be a better zoning for these two properties. LDR should basically foster the creation of living areas which can assist the establishment of stable, functional neighborhoods. The already-established pattern of living in our region of St. George reflects a tradition of dominantly single-family occupied dwellings. And certainly the City is in real need for more affordable housing for its constantly expanding population.

This is neither the location nor time to change this property's zoning to, of all cases, commercial.

The St. George City Council should reject the Planning Commission's approval of this amendment to the City's General Plan!

It is entirely possible that if this property, and/or its adjoining property, is actually developed to its full commercial potential, a traffic nightmare would be generated at our current traffic roundabout. Especially troublesome would be a situation of a fast-food or convenience drink-outlet that could cause traffic backups... similar to those present and observable in several other sites around our city, as shown in the attached photograph. Such a business is exactly what the current property owner stated as his preferred option during the St. George Planning Commission meeting of 10April2018!

This is a photograph of a fast drink establishment near Dixie State University taken in April 2018... note the traffic congestion.



This photo from October 2018 shows our current traffic round-about with morning traffic congestion. Note the already present traffic congestion.



How would a police or ambulance vehicle navigate around this congestion?

Surely the St. George City Council does not want to create further traffic problems in this part of our city, especially after approving the wonderfully effective traffic roundabout at Tonaquint Drive and 600 West!

Approval for commercial development would be the worst case scenario for local residents. I can envision multiple bad situations that would arise out of commercial development:

- > increased road traffic
- > increased traffic accidents
- > increased litter
- > increase light and sound pollution
- > potential vagrancy
- > potential illegal sales of alcohol, cigarettes, etc to children, who walk pass this

property every single school day

The best case use of this property for the overall benefit to the owner and citizens of St. George, would be for the City to purchase the property and convert to **Open Space**. To further this case, the City should also incentivize the owner of the adjoining, almost unusable property, to also donate that property. A green space adjacent to the Southgate Golf Course and in conjunction with the All Abilities Park at Thunder Junction, would enhance this local area's livability. Such space would cause minimal impact on the City's water, waste water, and sewage systems.

LDR would be an acceptable secondary use for this property, as outlined above.

A tertiary beneficial use would be for development of affordable housing options. I understand that the current St. George vacancy rate is around one percent. Surely new housing options should, in general, trump new commercial development here in our city.

Thank you for this opportunity to express my opinion on this matter before the St. George City Council.

Sincerely,



Terry W. Massoth



Fwd: Zone Change 2018-ZC-o27

1 message

Genna Singh <genna.singh@sgcity.org>

Tue, Dec 4, 2018 at 12:19 PM

To: Christina Fernandez <christina.fernandez@sgcity.org>

Cc: Ray Snyder <ray.snyder@sgcity.org>, Carol Davidson <carol.davidson@sgcity.org>, John Willis <john.willis@sgcity.org>

Christina,

This goes with the Prado public hearing on Thursday.

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

From: **Alan Griffin** [REDACTED]

Date: Tue, Dec 4, 2018 at 11:36 AM

Subject: Zone Change 2018-ZC-o27

To: genna.singh@sgcity.org <genna.singh@sgcity.org>

Alan and Debra Griffin
[REDACTED]

December 4, 2018

This email is in reference to Case No. 2018-ZC-027

Zone change on southwest corner of Dixie Drive & 600 West

We recently received notification of a proposed zone change within 500' of our home on the corner of Tonaquint Drive and Lava Point Drive, directly adjoining the lot(s) in question.

Our primary concern regarding any future construction in this area would be any building that would reduce our property value, especially by restricting our views toward Zion National Park. Additionally we have concerns regarding lighting and noise emanating from any businesses located here. We presume any fast-food or gas station-type businesses or those with hours beyond "normal" business hours would not even be within proposed zoning parameters.

Restricting or limiting our views, in particular, would not only significantly reduce our property value but also diminish our quality of life.

We do appreciate what the City has done with recent developments along Dixie Drive, Southgate Golf Course, trails, and the new I-15 Dixie Drive interchange. Thank you for your consideration

Alan and Debra Griffin

PS If necessary we will also hand-deliver this correspondence to your department in time to meet your delivery deadline of Dec. 5th – one day prior to your public hearing, which we are unable to attend in person.

--
Genna Singh

Development Office Supervisor | Development Services

Office: (435) 627-4206

2018-ZC-027
"Prado Commercial"

R-1-10 to PD-C

A. Use of Land: Prado Commercial contains approximately 2.31 acres. The developer is proposing to use the property for construction of 2 buildings. The building on the north end of the property will be a single-story building with approximately 3,200 square feet and the building on the south end of the property will be a 2-story building with approximately 10,000 total square footage. The proposed uses are as follows:

Business and financial services, including the following and similar uses:

Bank or financial institution

Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.)

Telemarketing or call centers

Food service establishments, including the following and similar uses:

Bakery

Catering establishment

Delicatessen

Ice cream parlor

Restaurant, drive-in

Restaurant, sit down

Medical, dental, counseling services, including the following and similar uses:

Counseling center, mental health, alcohol, drugs

Laboratory, dental or medical

Medical/dental office or clinic

Mental health treatment center

Optometrist, optician

Retail sale of goods with all operations conducted in an enclosed building, including the following and similar uses:

Antique store

Pet and pet supply store, grooming

Pharmacy

Retail goods establishments

Seed and feed store, retail

Thrift shop/secondhand store/consignment store (no outside storage and no drop off of items during the hours the business is closed)

B. Building Height and Elevations: The proposed building will have a maximum height of 35 feet. Refer to the proposed typical building renderings and the exterior color board submitted with the zone change package.

C. Density: Residential density is not applicable to this project.

D. Schools, Churches and Open Spaces: There are no school sites, churches, open spaces or parks planned with this project. The closest church to this property is on Chandler Drive and Tonaquint Drive, located about 4,600 feet southwesterly of the project site. The closest school is Tonaquint Intermediate School, located about 3,400 feet westerly of the project site.

E. Phasing Plan: Prado Commercial will be developed in 1 phase.

F. Topography: Detailed Topographical information will be provided with the grading plan. The site generally slopes from the southwest to northeast towards the intersection of Dixie Drive and 600 West. The project is located outside of the Virgin River floodplain.

G. Landscape Plan: A Conceptual Landscaping Plan is provided as part of Exhibit B including landscaping and street trees along Dixie Drive and 600 West Street. All landscaping shall comply with Title 10 Chapter 25 "Landscaping" of the St George Zoning Ordinance.

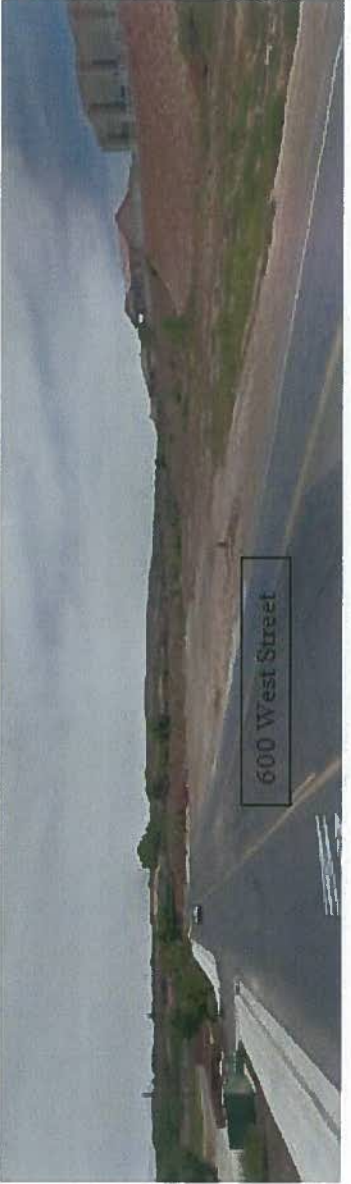
H. Area Reserved for Landscaping: As seen in Exhibit B, the amount of land area reserved for landscaping shows a minimum of six feet (6') wide with an average of greater than fifteen feet (15') wide along all public street frontages, plus a minimum of five percent (5%) of the parking area.

General Plan



Zoning



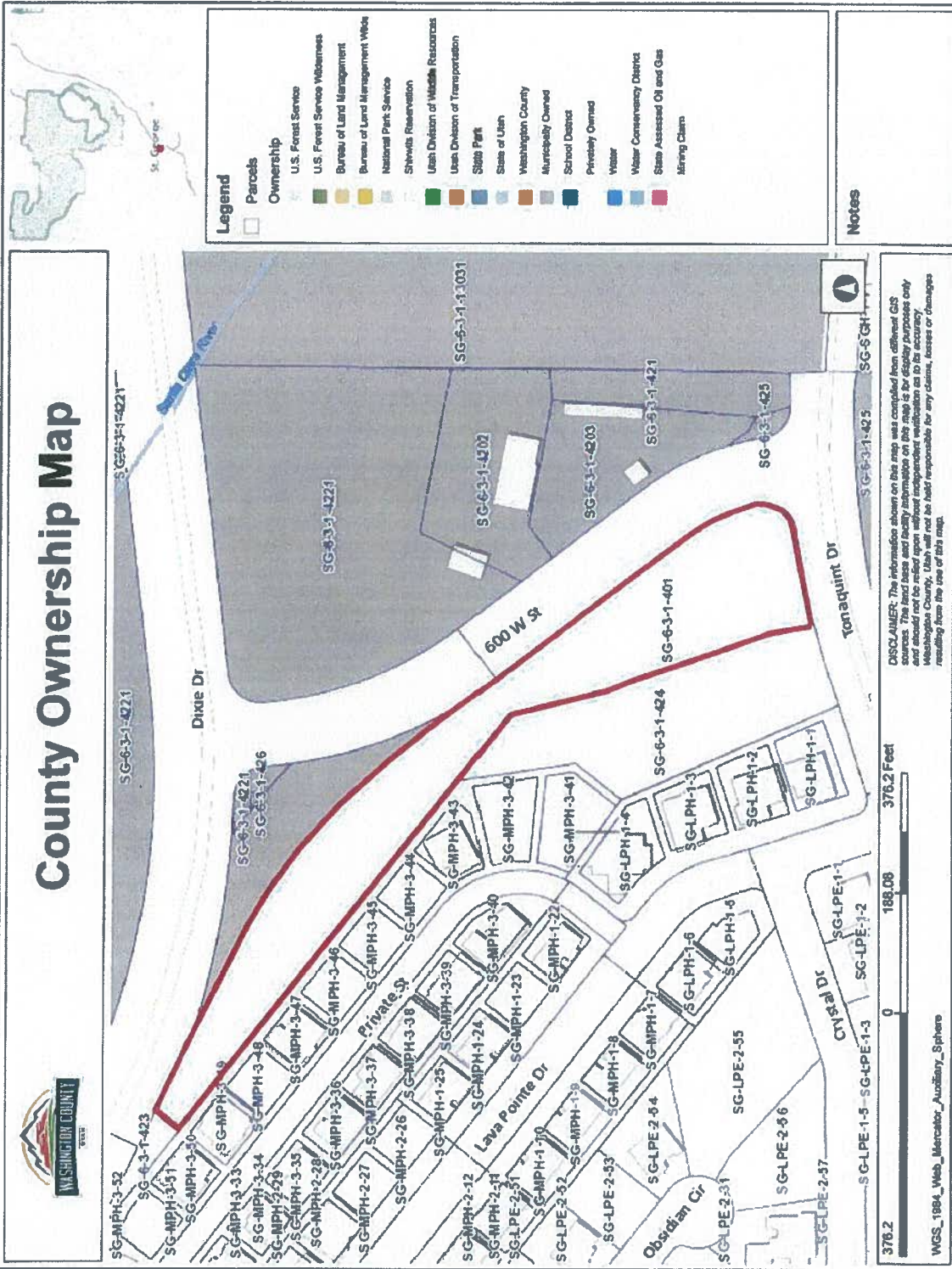


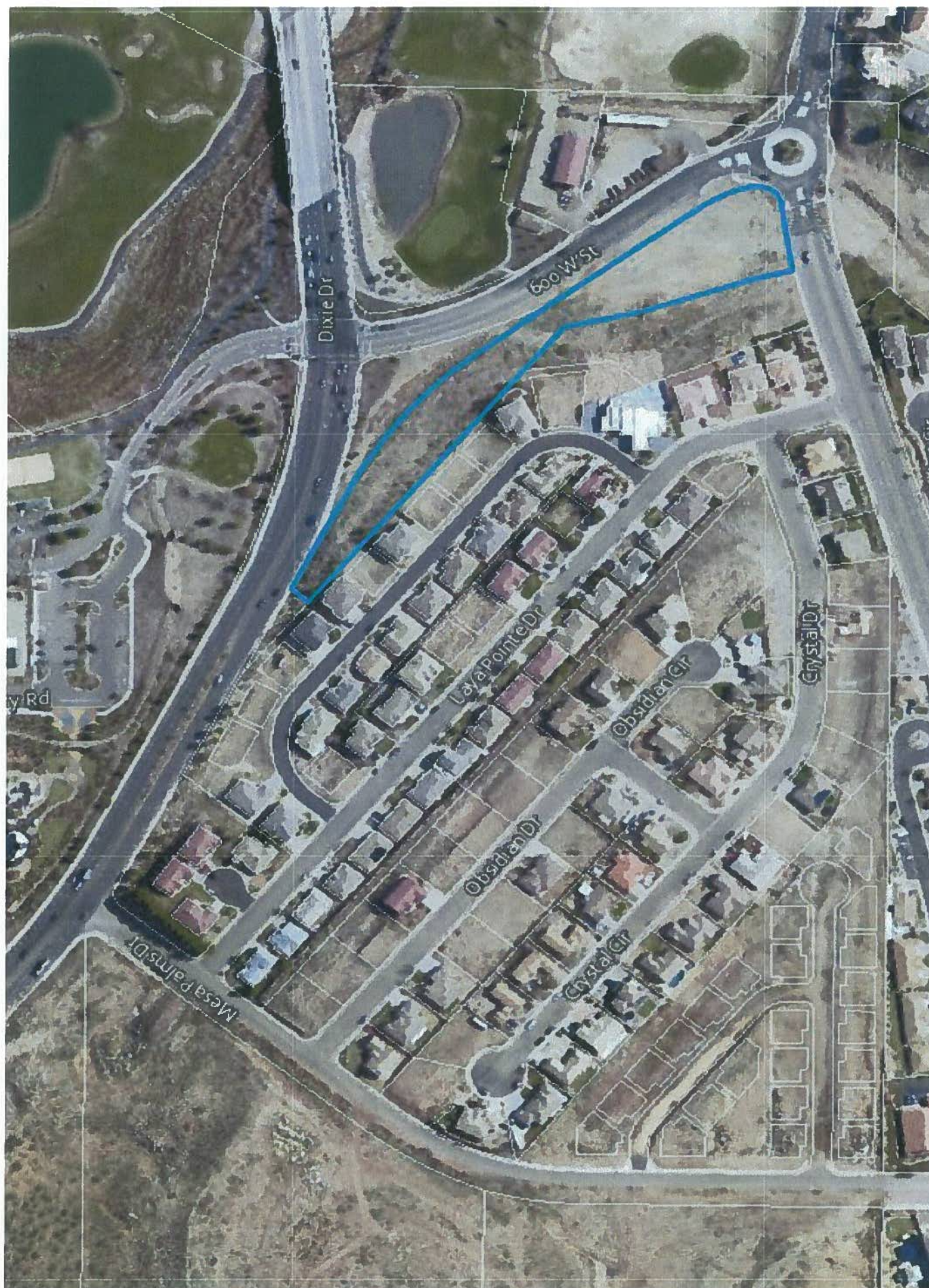
The round-a-bout at Tonaquint Drive & 600 West

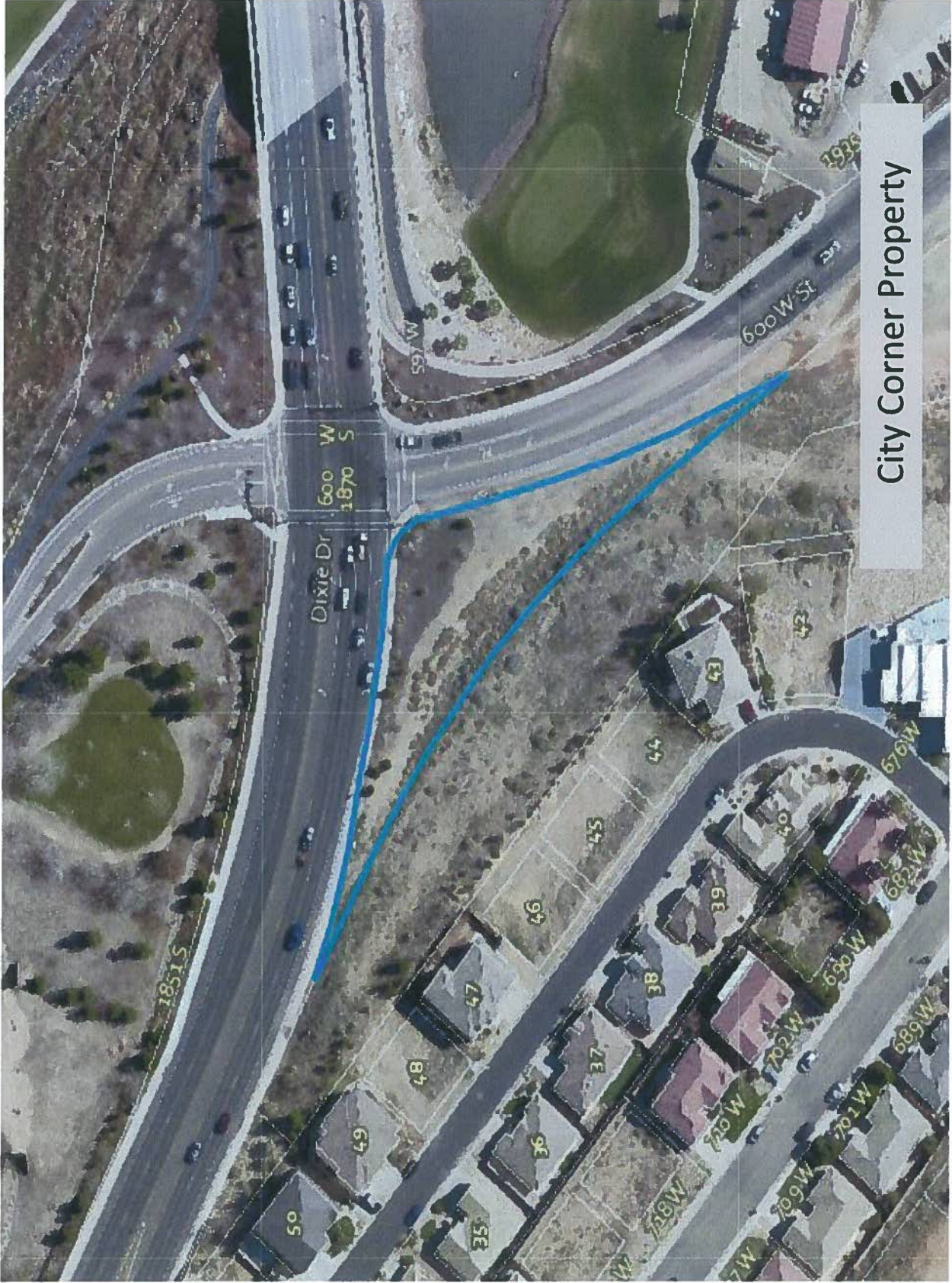




County Ownership Map











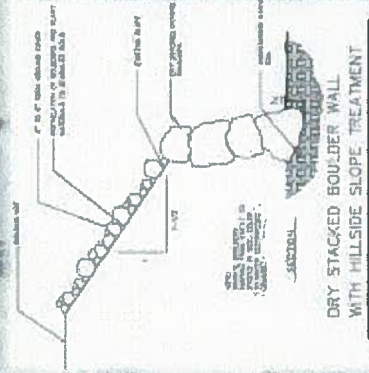
Revised

TONAQUINT
ALL ABILITY PARK

SOUTH GATE
GOLF COURSE

600 WEST

DIXIE DRIVE



DRY STACKED BOULDER WALL
WITH HILLSIDE SLOPE TREATMENT

PRADO COMMERCIAL DEVELOPMENT

N.T.S.

Revised



Single Story Bldg.



REAR & SIDE VIEW



FRONT & SIDE VIEW

2-Story Bldg.



REAR & SIDE VIEW

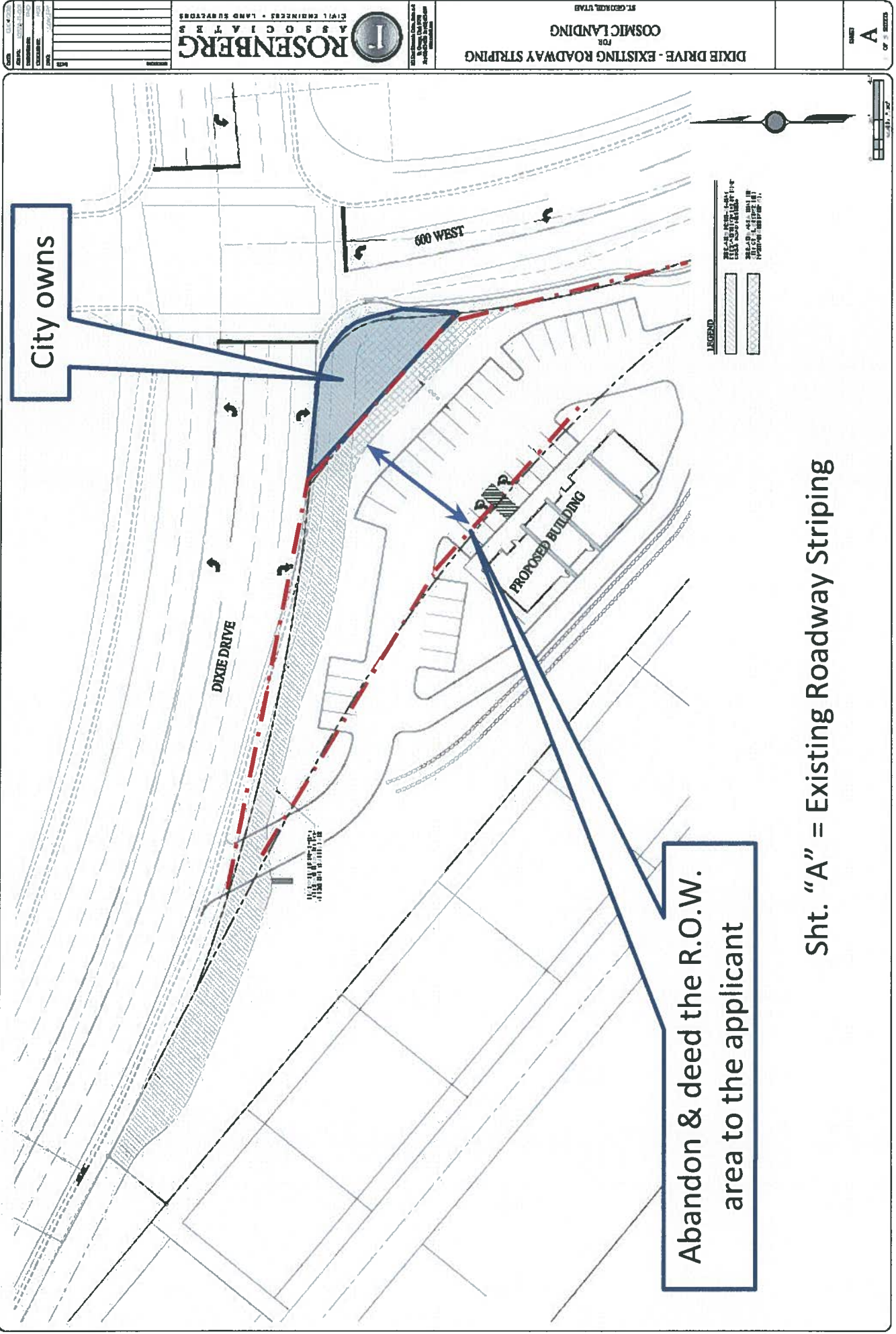


FRONT & SIDE VIEW

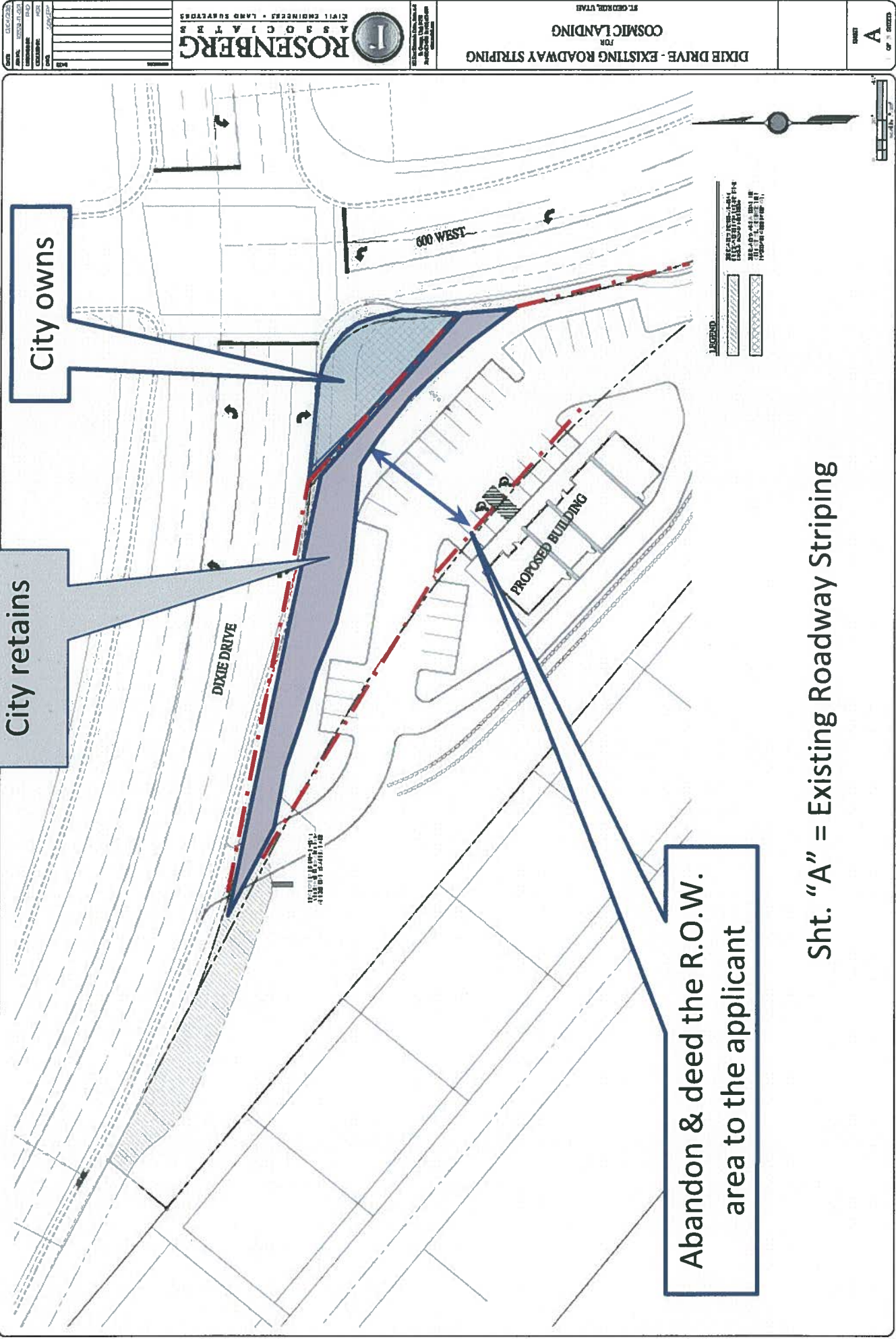
Color & Materials Board





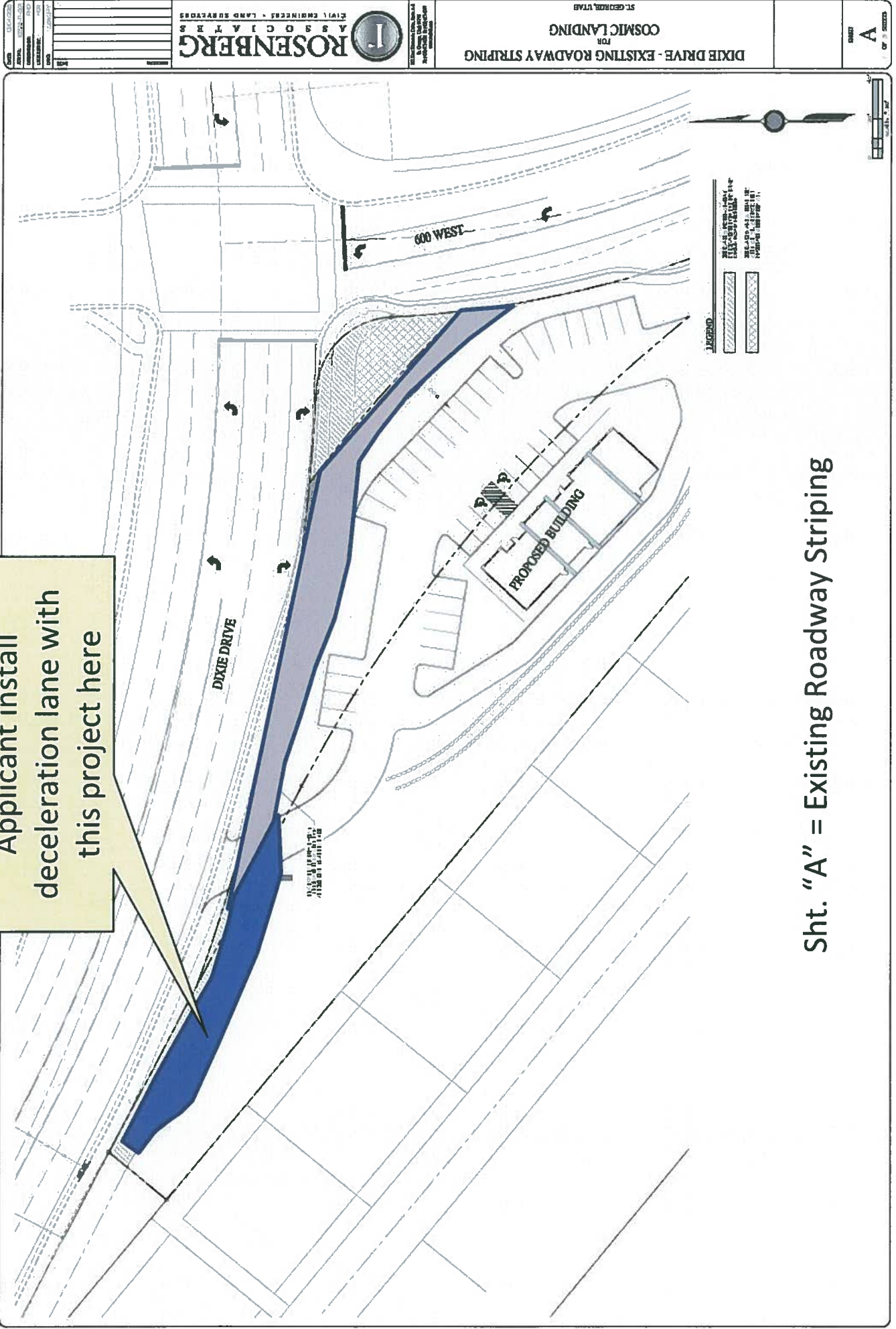


Sht. "A" = Existing Roadway Striping

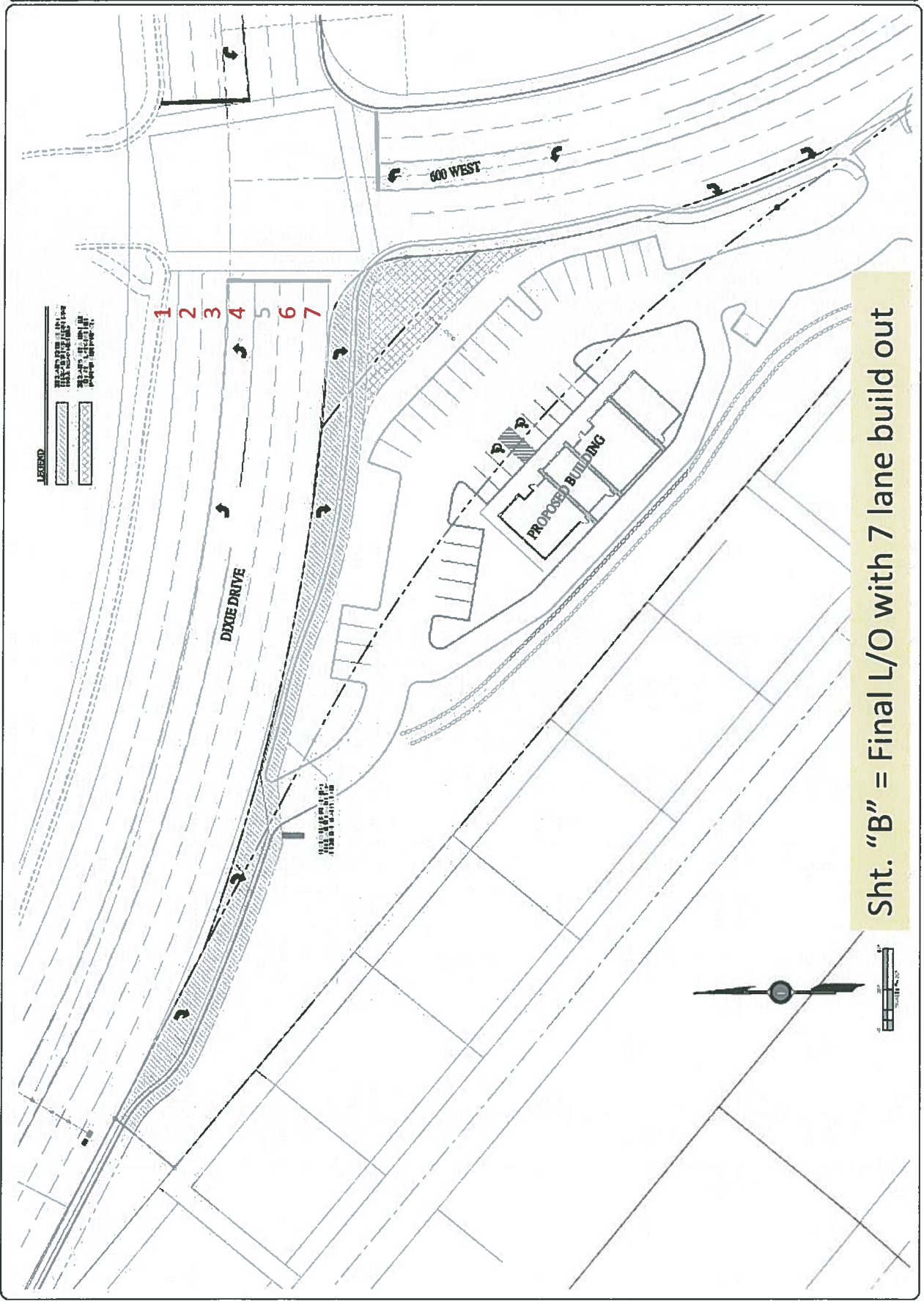


Sht. "A" = Existing Roadway Striping

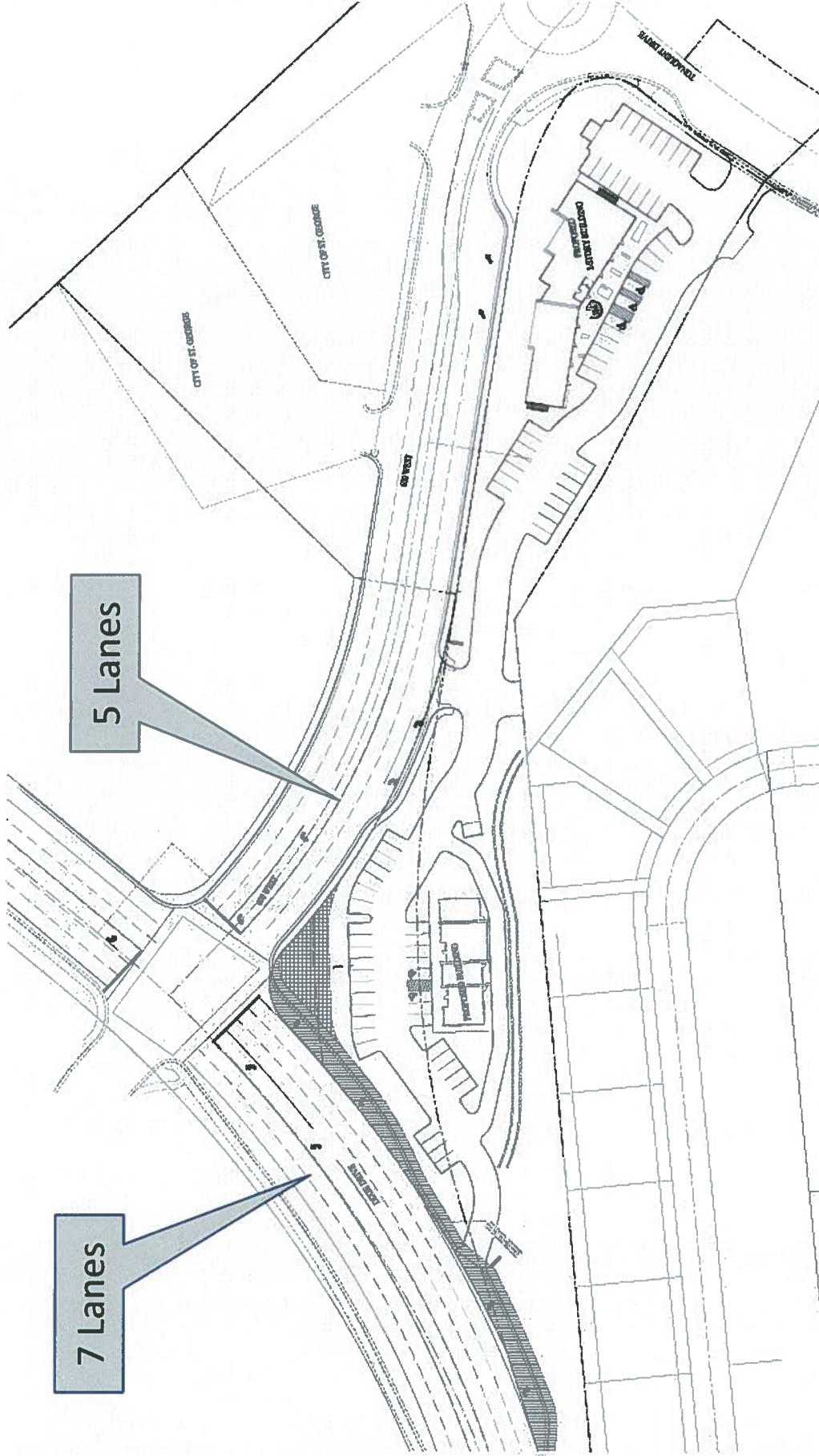
Applicant install
deceleration lane with
this project here



Sht. "A" = Existing Roadway Striping



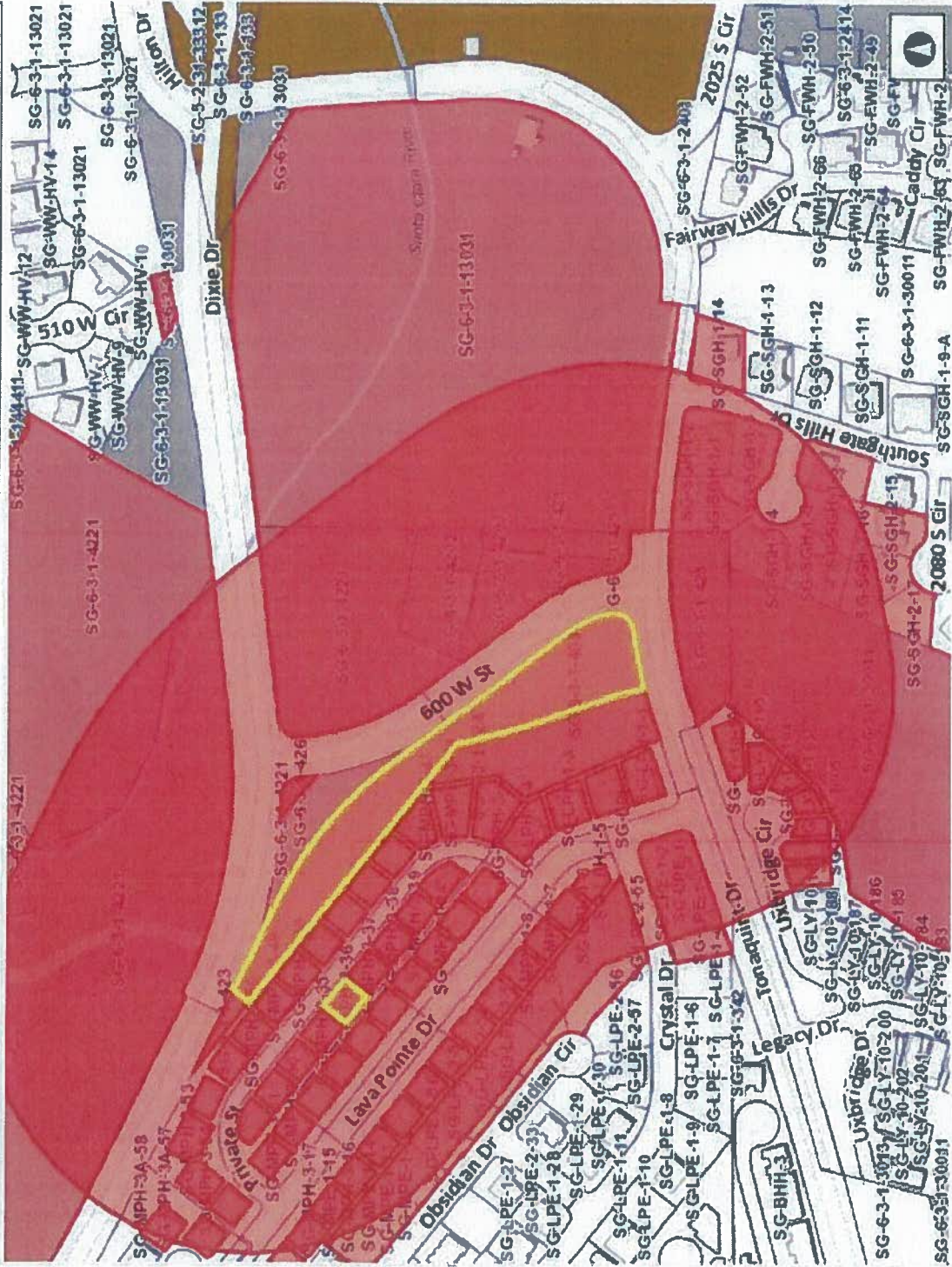
Sht. "B" = Final L/O with 7 lane build out



Sht. "C" = Final L/O with 7 lane build out on Dixie & 5 lane layout on 600 West



500' RADIUS MAP



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.

WGS_1984_Web_Mercator_Auxiliary_Sphere

ORDINANCE NO. _____

AN ORDINANCE TO CHANGE THE CITY ZONING MAP FROM R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQ. FT. MINIMUM LOT SIZE) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 2.31 ACRES LOCATED AT THE SOUTHWEST CORNER OF DIXIE DRIVE AND 600 WEST STREET

(Prado Commercial)

WHEREAS, the property owner has requested a zone change from the R-1-10 zone to the PD-C zone on approximately 2.31 acres generally located at the southwest corner of Dixie Drive and 600 West Street; and

WHEREAS, the City Council held a public hearing on this request on October 18, 2018; and

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

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

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

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

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial), on approximately 2.31 acres generally located at the southwest corner of Dixie Drive and 600 West Street, and more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council, including but not limited to adequate parking for its uses, and shared access with adjacent property on Tonaquint Drive.

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 upon posting in the manner required by law.

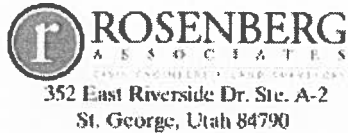
APPROVED AND ADOPTED by the St. George City Council, this 18th day October, 2018.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"



PD ZONE CHANGE DESCRIPTION 07/30/2018

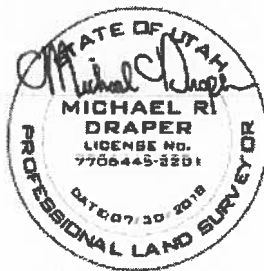
A parcel of land in Washington County, Utah. Said parcel located in the Northwest Quarter of Section 1, Township 43 South, Range 15 West, Salt Lake Base and Meridian. The perimeter of said parcel being more particularly described by metes and bounds as follows:

Beginning at a point on the Northerly line of Tonaquint Drive in St. George, Utah as dedicated to public use with Instrument No. 406746, Book: 659, Page: 674 in the Office of the Recorder, Washington County, Utah. Said point measured as being North 89°25'30" West 316.21 feet along the center section line and North 01°17'30" East 169.70 feet from the Center Quarter Corner of Section 1, Township 43 South, Range 15 West, Salt Lake Base and Meridian;

Thence North 11°33'28" West 55.89 feet;
thence North 17°46'22" West 206.48 feet;
thence North 13°24'38" West 129.87 feet;
thence North 50°16'49" West 105.98 feet to an angle point on the Northeast boundary of Mesa Palms Homes Phase 3 Subdivision on file as Instrument No. 480755, Book: 855, Page: 670;
thence continuing North 50°16'49" West 551.78 feet along the boundary of said subdivision;
thence North 39°43'11" East 37.92 feet to a point on the Southwesterly line of Dixie Drive (St. George Section) as dedicated to public use with Instrument No. 406746, Book: 659, Page: 674;
thence South 62°27'03" East 95.18 feet along said Southwesterly line to the beginning of a non-tangent curve on the Southerly line of Dixie Drive Extended on file as Instrument No 767698, Book: 1468, Page: 2312;
thence Easterly along Dixie Drive Extended, a distance of 310.06 feet along the arc of a 1,050.00 foot radius, non tangent curve to the left (Radius point bears: North 19°38'00" East) through a central angle of 16°55'08" to a point of reverse curvature;
thence Southeasterly along Dixie Drive Extended, a distance of 58.92 feet along the arc of a 40.00 foot radius, reverse curve to the right through a central angle of 84°24'02" to a point of reverse curvature;
thence Southerly along Dixie Drive Extended, a distance of 311.99 feet along the arc of a 540.00 foot radius, reverse curve to the left through a central angle of 33°06'10" returning to a point on the Westerly line of old Dixie Drive (now 600 West Street) as dedicated to public use with Instrument No 767698, Book: 1468, Page: 2312;
thence South 35°59'03" East 292.75 feet along 600 West Street to a point of curvature;

thence Southeasterly along 600 West Street, a distance of 101.99 feet along the arc of a 240.00 foot radius curve to the right through a central angle of $24^{\circ}20'53''$ to a point of compound curvature;
thence Southwesterly along 600 West Street, a distance of 67.56 feet along the arc of a 40.00 foot radius, compound curve to the right through a central angle of $96^{\circ}46'13''$ to a point of reverse curvature on the North line of Tonaquint Drive;
thence Westerly along Tonaquint Drive, a distance of 120.34 feet along the arc of a 943.58 foot radius, reverse curve to the left through a central angle of $07^{\circ}18'26''$ to the Point of Beginning.

Containing approximately 125,016 square feet or 2.87 acres.



DRAFT

Agenda Item Number : 07

Request For Council Action

Date Submitted 11/26/2018 10:42 AM

Proposed City Council
Date 12/06/2018

Applicant Dave Barry

Subject Public hearing and consideration of an ordinance, changing the zone from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 0.80 acres located at 1757 and 1741 West Canyon View Drive.

Background The applicant's plan is to build two twin homes on these two existing lots for a total of four dwelling units. Eventually, the four dwelling units will be platted as four separate lots for separate ownership. To create these units, the applicant is requesting to change the zone to PD-R.

Proposed Resolution Planning Commission recommends approval

Cost \$

City Manager NULL

Recommendation

Action Taken NULL

Requested by John Willis

File Attachments

Approved by Legal
Department? Yes

Approved by City Admin
Services? NA

Approved in Budget? N/A **Amount:**



PLANNING COMMISSION AGENDA REPORT: 10/23/2018
CITY COUNCIL MEETING: 12/06/2018

Zone Change

West Canyon View Drive PD-R

Case No. 2018-ZC-044

Request: Consider a Zone Change from R-1-10 (Single-Family Residential) to PD-R (Planned Development Residential) to allow for two new twin homes on West Canyon View Drive.

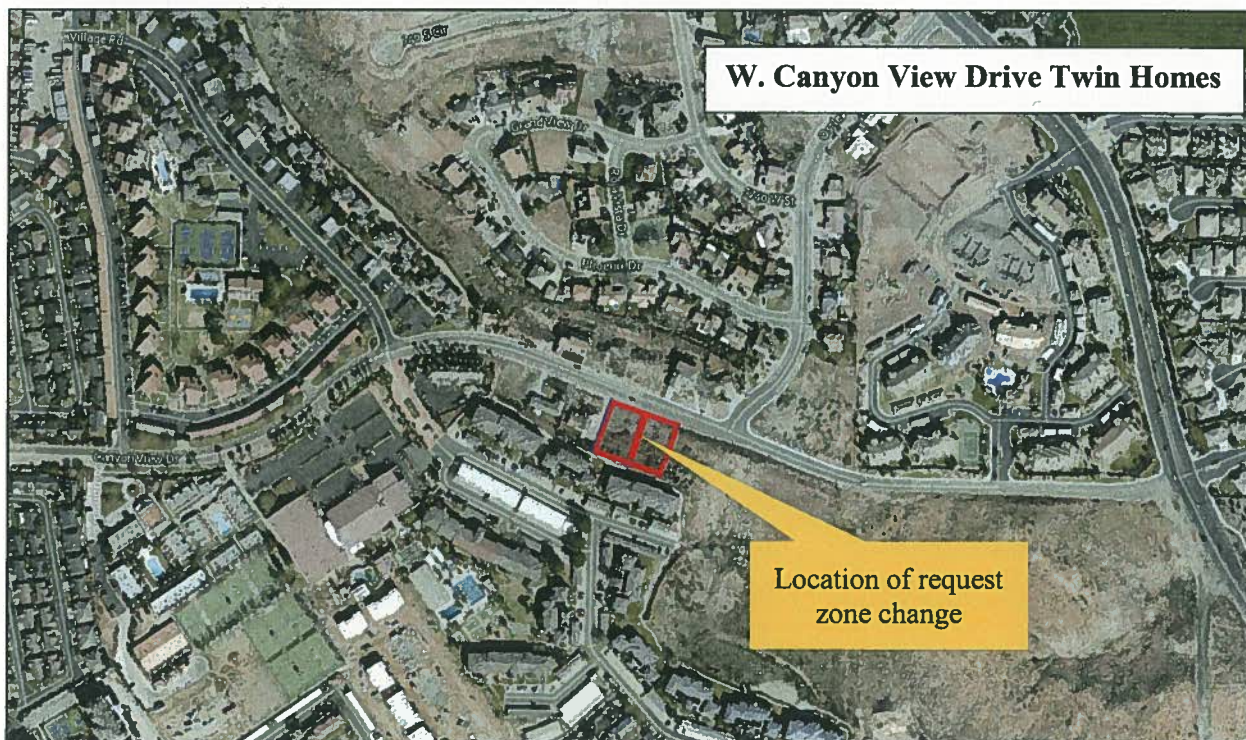
Applicant: Dave Barry

Area: .81 acres

Location: 1757 and 1741 W. Canyon View Drive, Lots 13 and 14 of the Green Valley Phase 5 subdivision.

Current Zone: R-1-10 (Single-Family Residential) with the Green Valley Hillside Overlay.

General Plan: MDR (Medium Density Residential).



Background:

In August of this year, the applicant received a General Plan Amendment for these two lots. The General Plan Amendment was approved with the condition of the applicant creating a deed restriction to allow no more than two dwelling units on each of these lots. At this time, the City's legal department is reviewing this deed restriction. It will be recorded as soon as it is reviewed.

The applicant's plan is to build two twin homes on these two existing lots for a total of four dwelling units. Eventually, the four dwelling units will be platted as four separate lots for separate ownership. To create these units, the applicant is requesting to change the zone to PD-R. The current zoning on this lot is R-1-10 with the Hillside Development Overlay. These lots will not need to go through the Hillside Development Review process since at the time these lots were platted, in 1981, they were not required to go through the Hillside Development approval process.

This development will be required to comply with the Residential Development Standards found in Section 10-8-5 of the St. George Zoning Regulations. Items A through K of these standards are listed below:

RESIDENTIAL DEVELOPMENT STANDARDS			
	ITEM	REQUIREMENT	PLANS
A	Land Coverage	The land coverage shall not exceed 50% of the net lot or parcel acreage	Total land area: 34,848 sq. ft. Building coverage: 3432 sq. ft. = 9.8%
B	Lot Size	Minimum single-family lot size = 5,000 sq. ft.	Each lot size will be approximately 8,712 sq. ft.
C	Density	Density must match General Plan, MDR = 5-9 du/ac	Proposed density is 5 du/ac
D	Setbacks	Front: 25', Side: 10', Rear: 20'	Front: 25', Side: 10'+, Rear 20'+
E	Parking	Two spaces per unit required	Four spaces per unit
F	Signs	Must follow sign ordinance	No signs are proposed
G	Height	Height must not exceed 35'	Height in front = 34', height in back = 21'
H	Size	A minimum of 20,000 sq. ft. and no less than four units	Site = 34,848 sq. ft. with four proposed units
I	Landscaping	At least 30% of site area must be landscaped open space	The proposed landscaped/open space covers about 85%
J	Time Limits	Building permit must be obtained within 18 months of the approval of the zone change	The applicant plans to develop within this time-frame
K	Recreation Area	Required in developments of five or more units	With a total of four units this is not required

Phasing:

There will be no phasing for this project.

Recommendation:

Based on the findings, staff recommends approval of this Zone Change.

Alternatives:

1. Approve this Zone Change from R-1-10 (Single-Family Residential) to PD-R (Planned Development Residential) to allow for two new twin homes on West Canyon View Drive with no conditions.
2. Approve this Zone Change from R-1-10 (Single-Family Residential) to PD-R (Planned Development Residential) to allow for two new twin homes on West Canyon View Drive with conditions.
3. Deny this Zone Change from R-1-10 (Single-Family Residential) to PD-R (Planned Development Residential) to allow for two new twin homes on West Canyon View Drive.
4. Table the proposed Zone Change to a specific date.

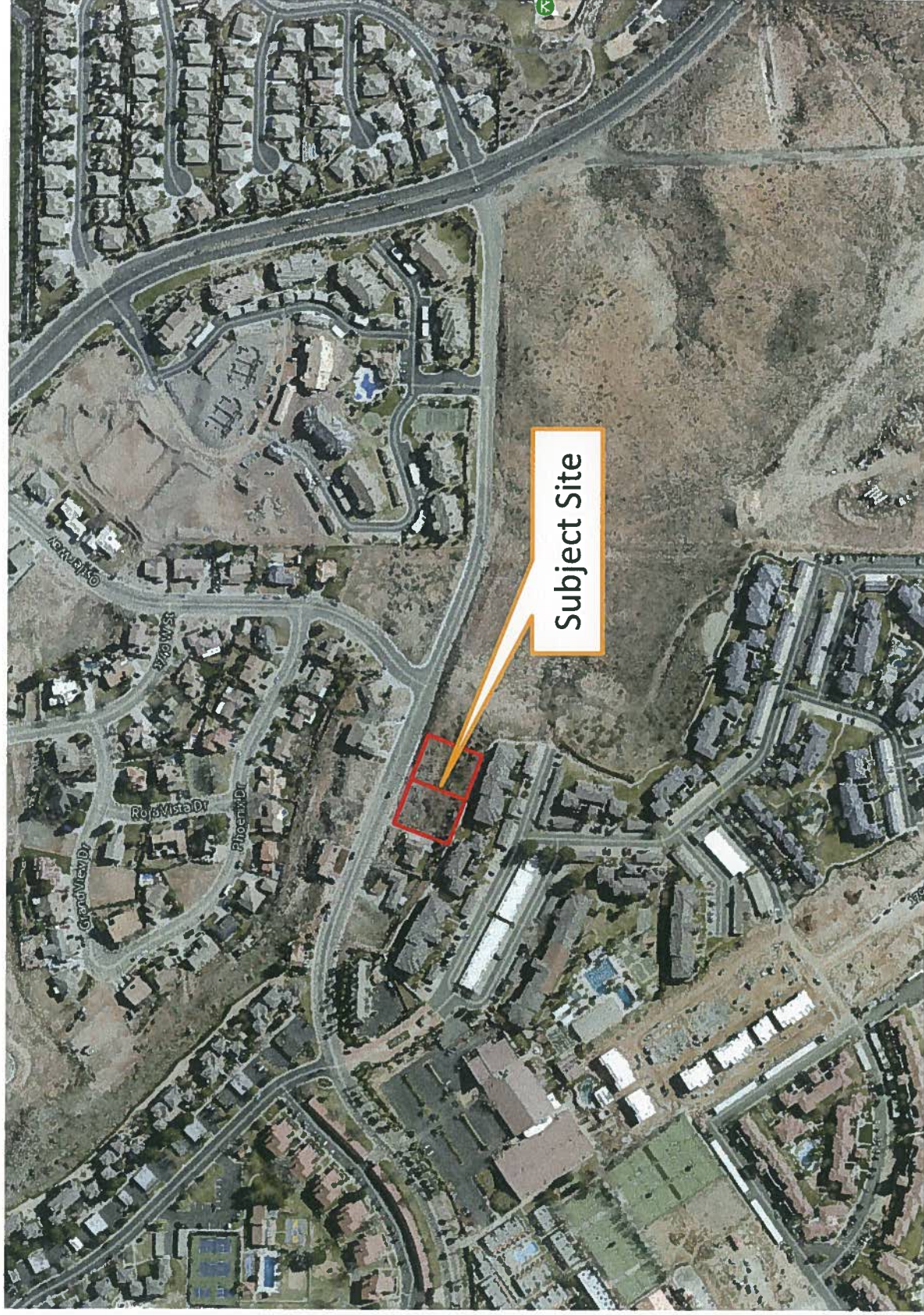
Planning Commission Motion:

The Planning Commission recommended approval of the Zone Change from R-1-10 (Single-Family Residential) to PD-R (Planned Development Residential) to allow for two new twin homes located on Lots 13 and 14 of the Green Valley Phase 5 subdivision with the condition that a Deed Restriction be recorded on the property that allows no more than two dwelling units per lot.

ZONE CHANGE

Request: R-1-10 to PD-R
Location: West Canyon View Dr.
Applicant: Dave Barry
Case #: 2018-ZC-010

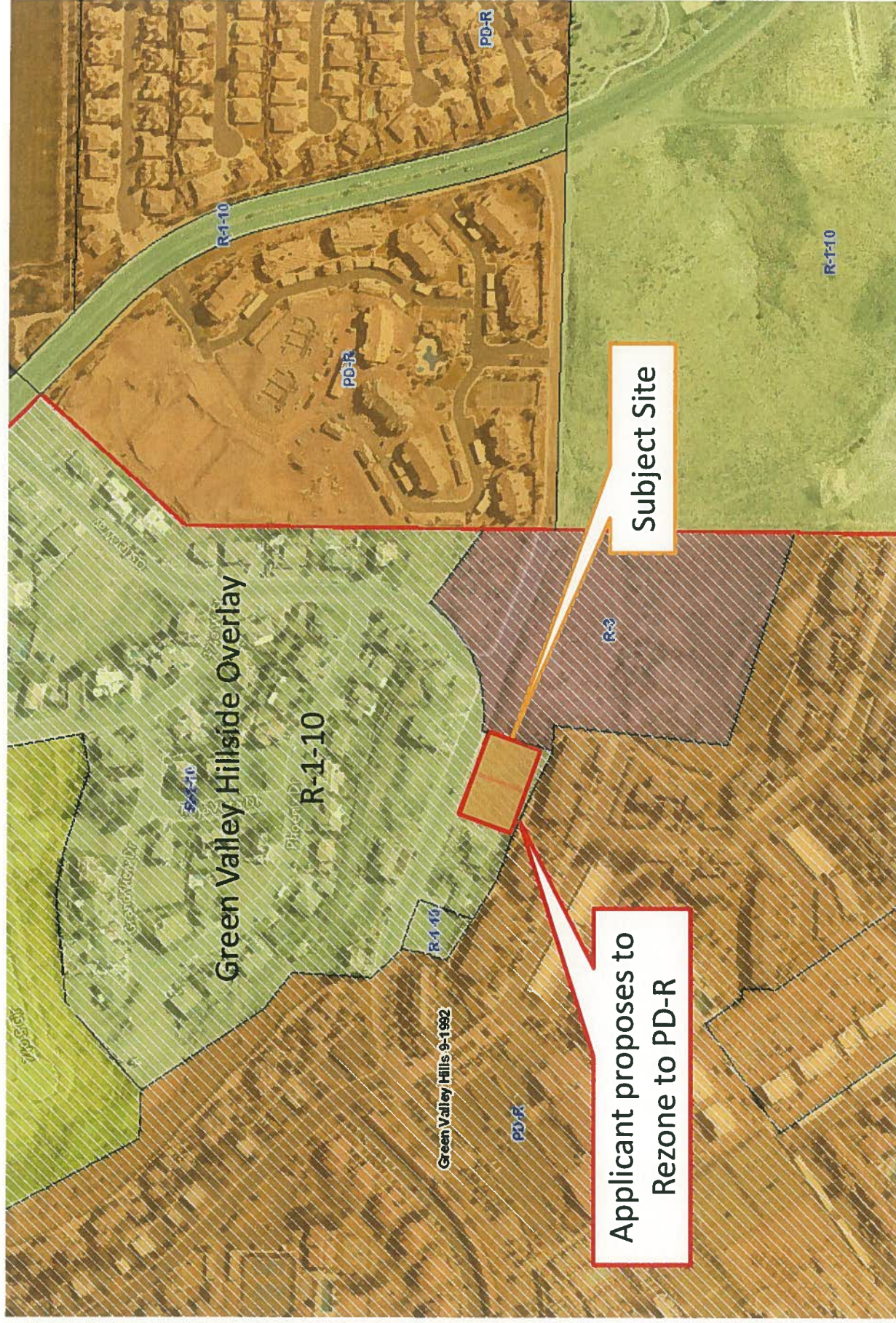
West Canyon View Dr. - Aerial



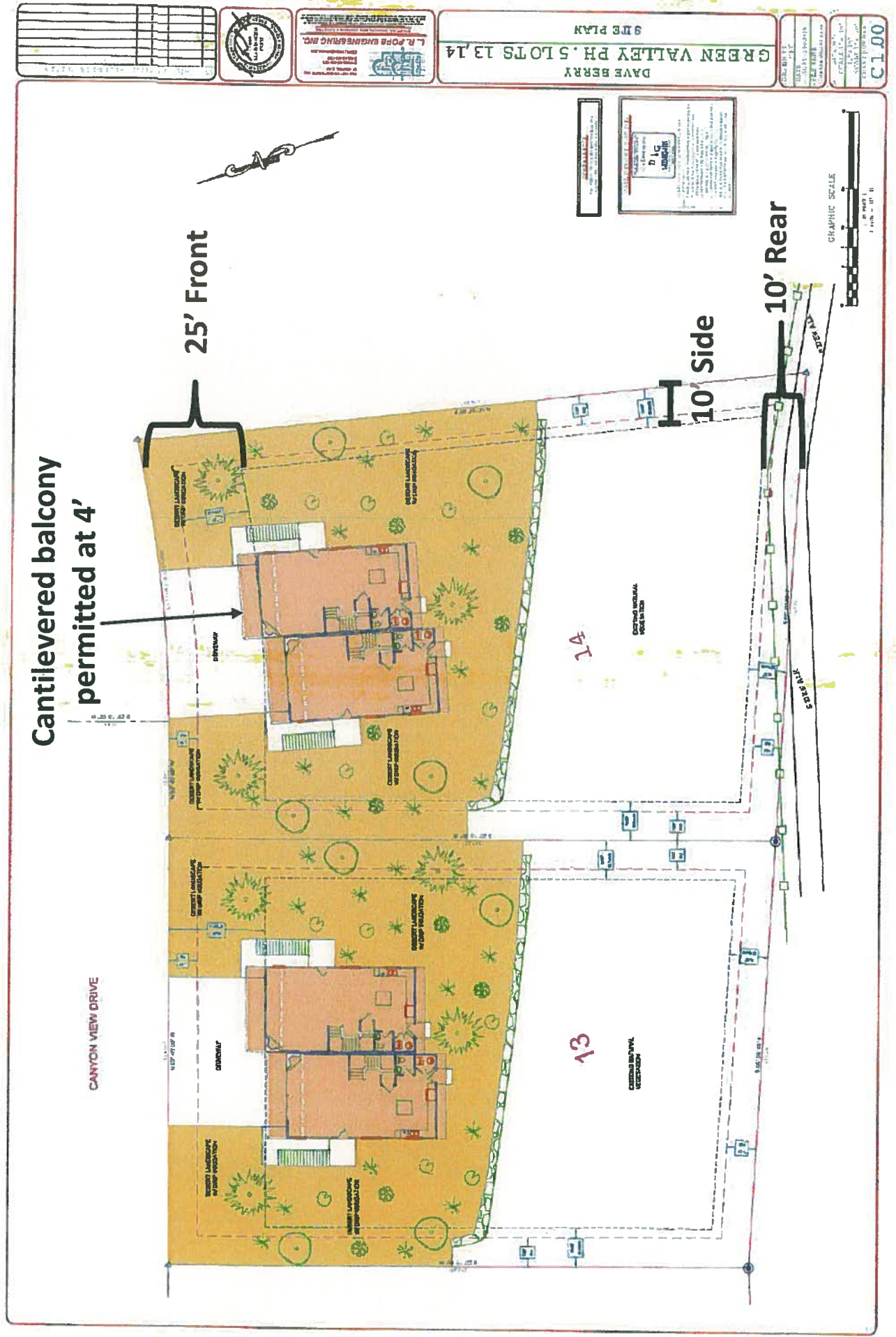
West Canyon View Dr. - General Plan



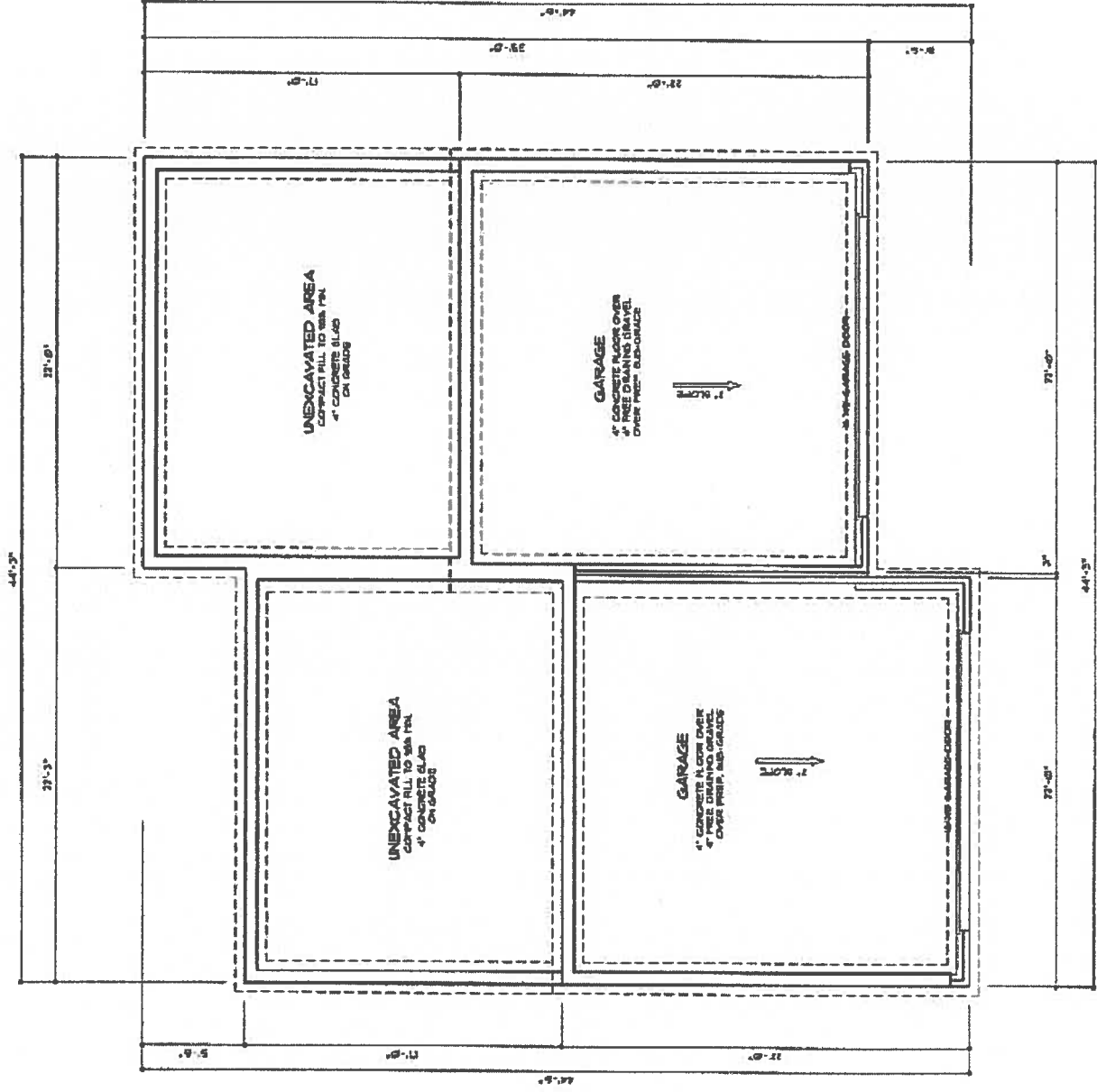
West Canyon View Dr. - Zoning



West Canyon View Dr. – Site Plan



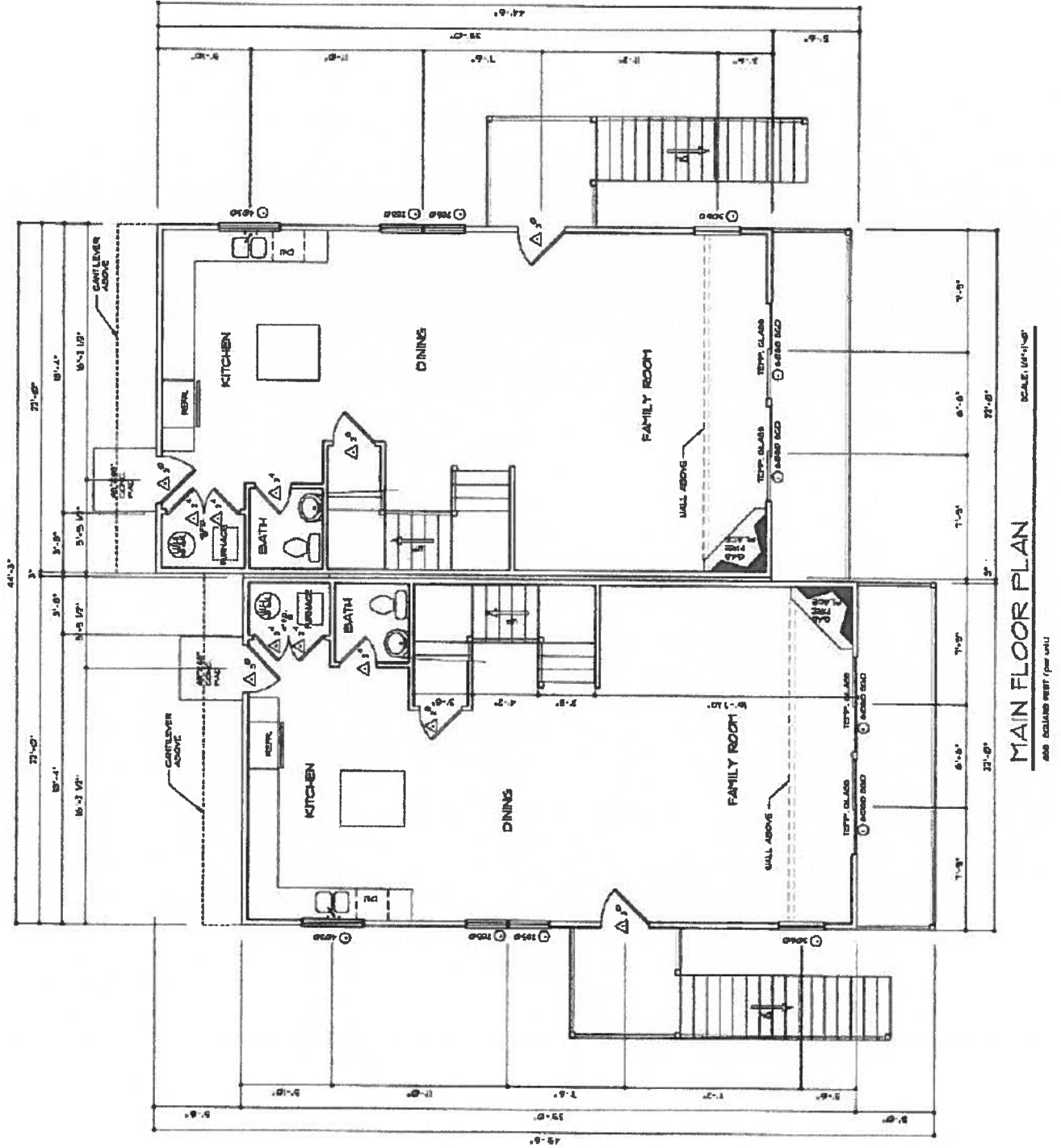
West Canyon View Dr. – Floor 1



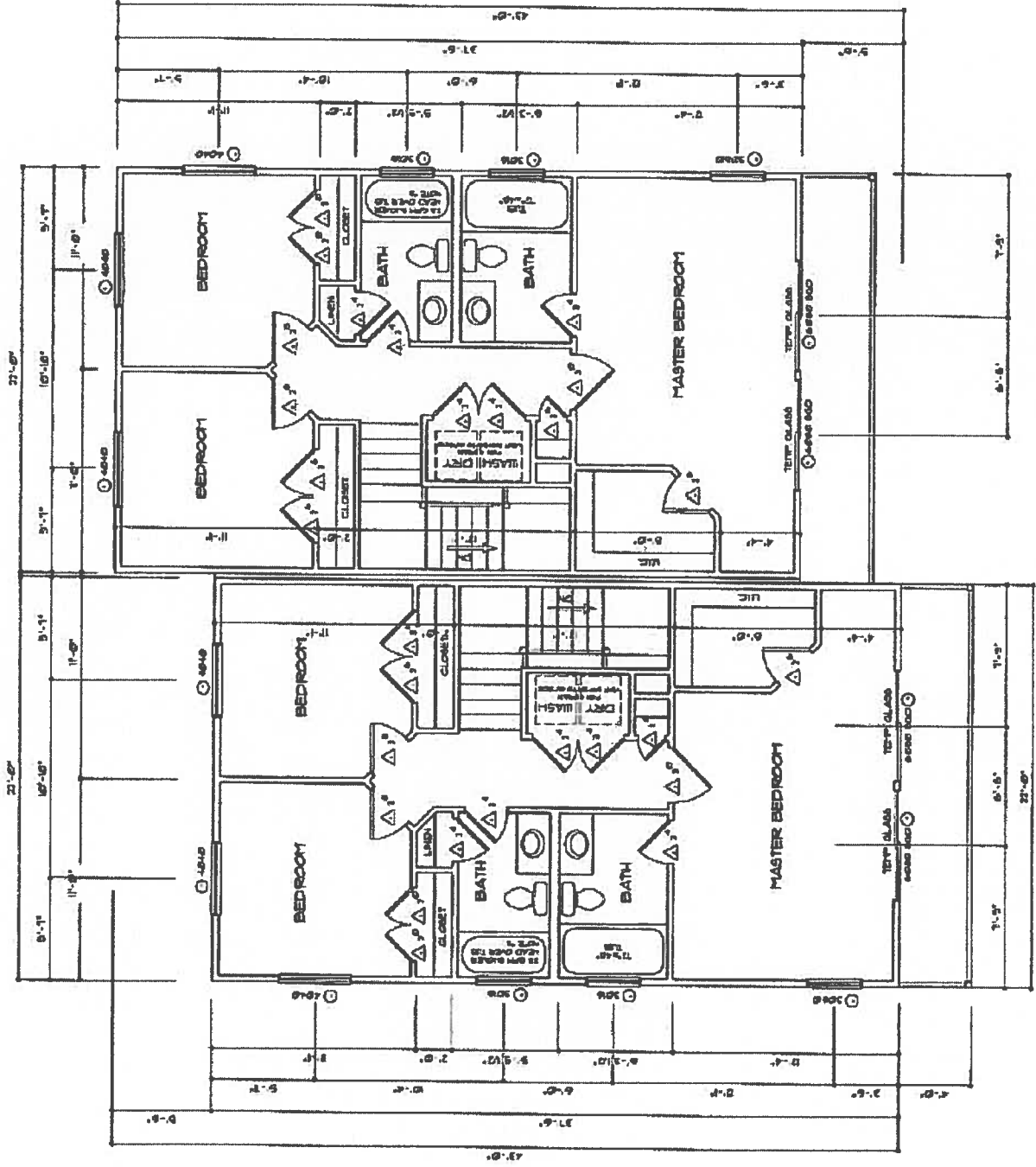
FOUNDATION PLAN

SCALE: 1/4"=1'-0"

West Canyon View Dr. – Floor 2

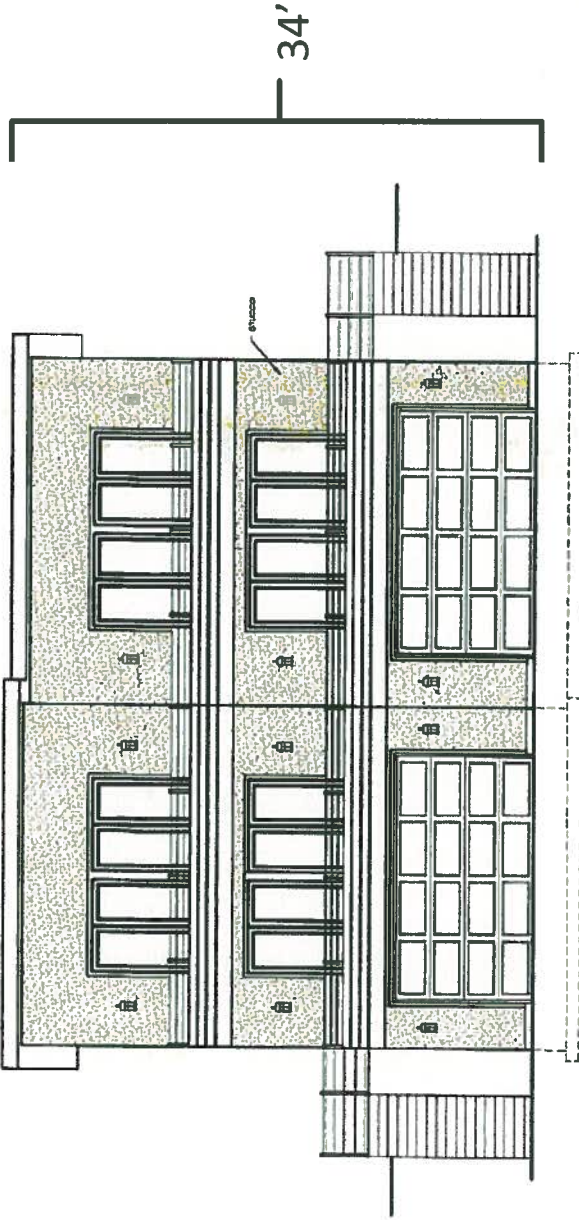


West Canyon View Dr. – Floor 3



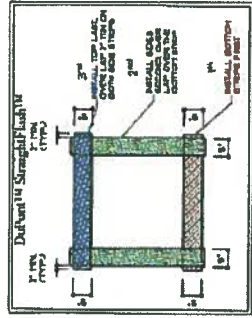
UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"
4th SCALE: 1/8"=1'-0"

West Canyon View Dr. - Exterior



FRONT ELEVATION

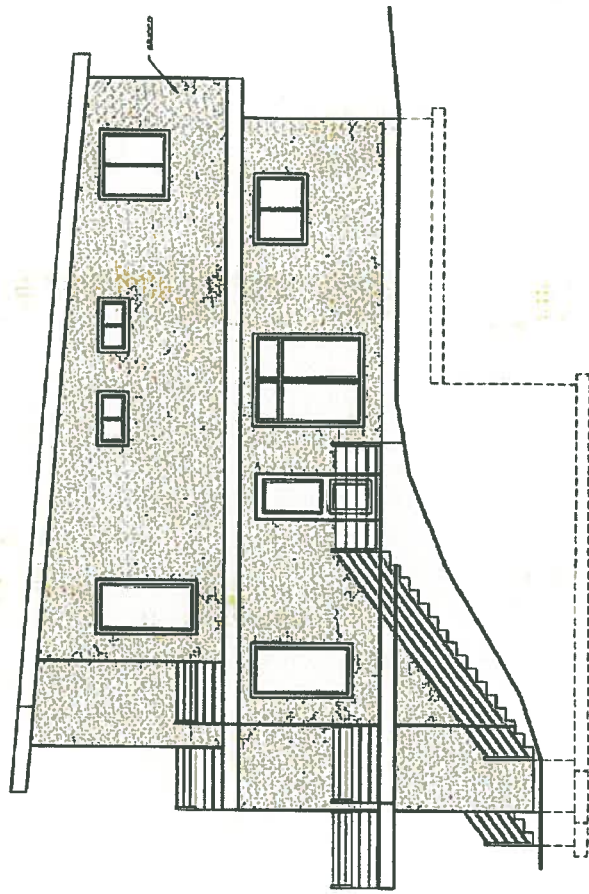
SCALE: 1/4" = 1'-0"



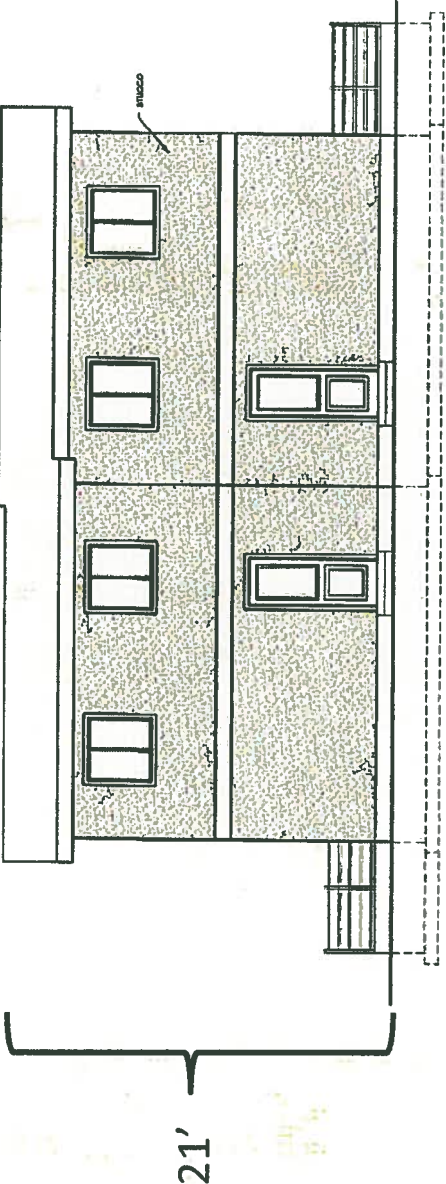
WINDOW FLASHING DETAIL

RIGHT SIDE ELEVATION

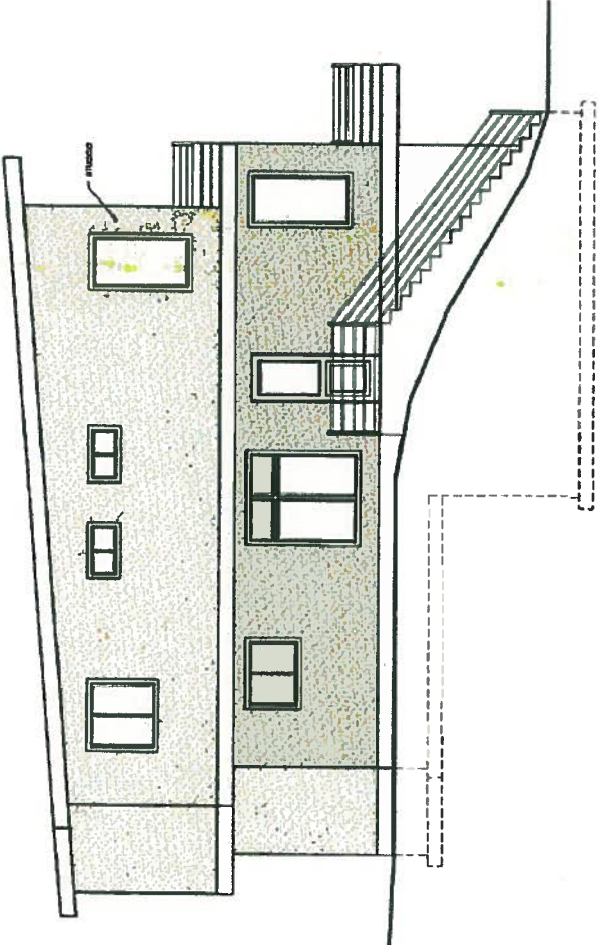
SCALE: 1/4" = 1'-0"



West Canyon View Dr. - Exterior



REAR ELEVATION



LEFT SIDE ELEVATION

West Canyon View Dr. – Exterior with Landscape





Membrane
Roofing →



← Soffit and fascia
color

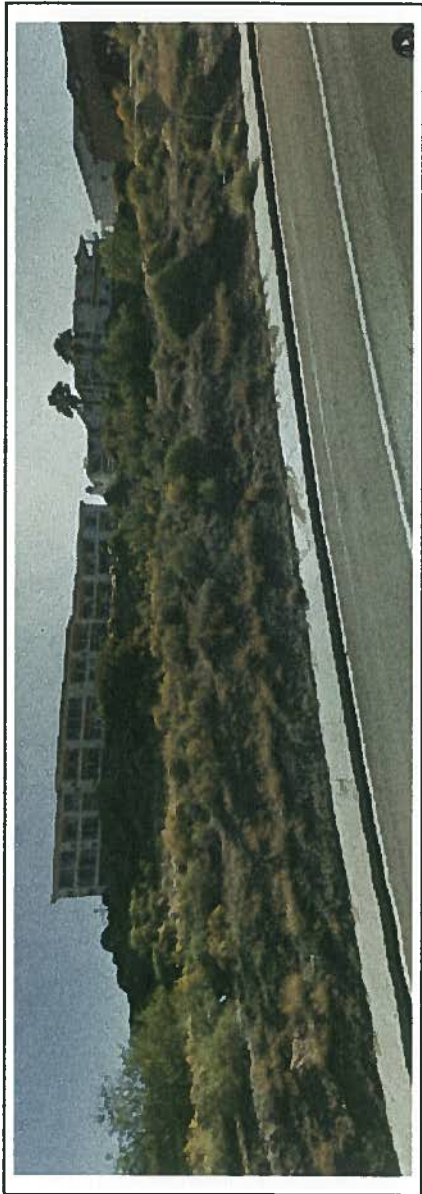
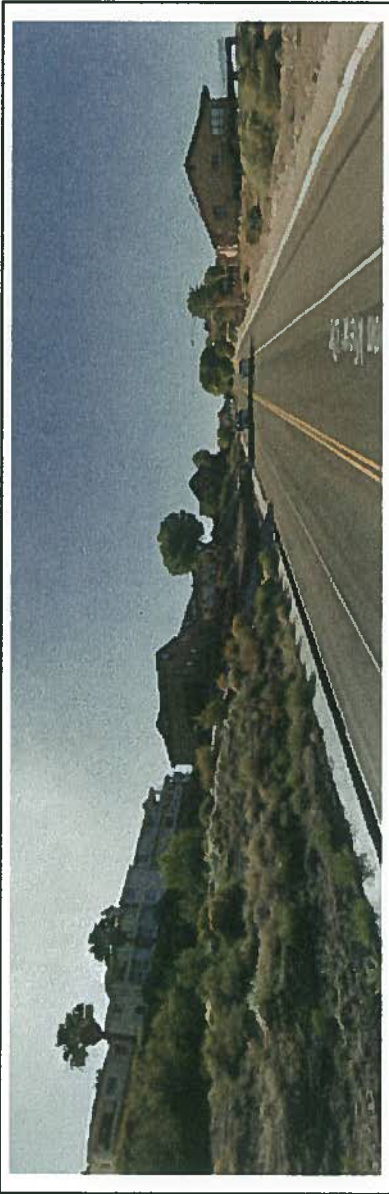
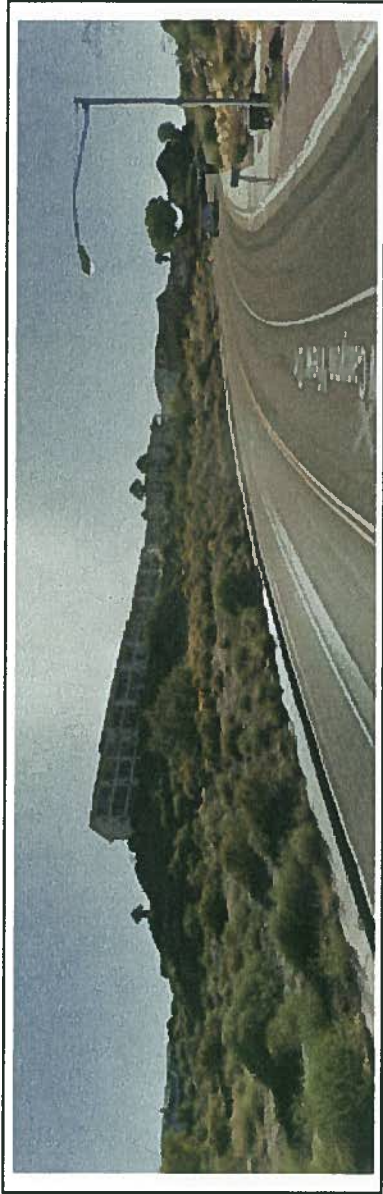


Stucco →



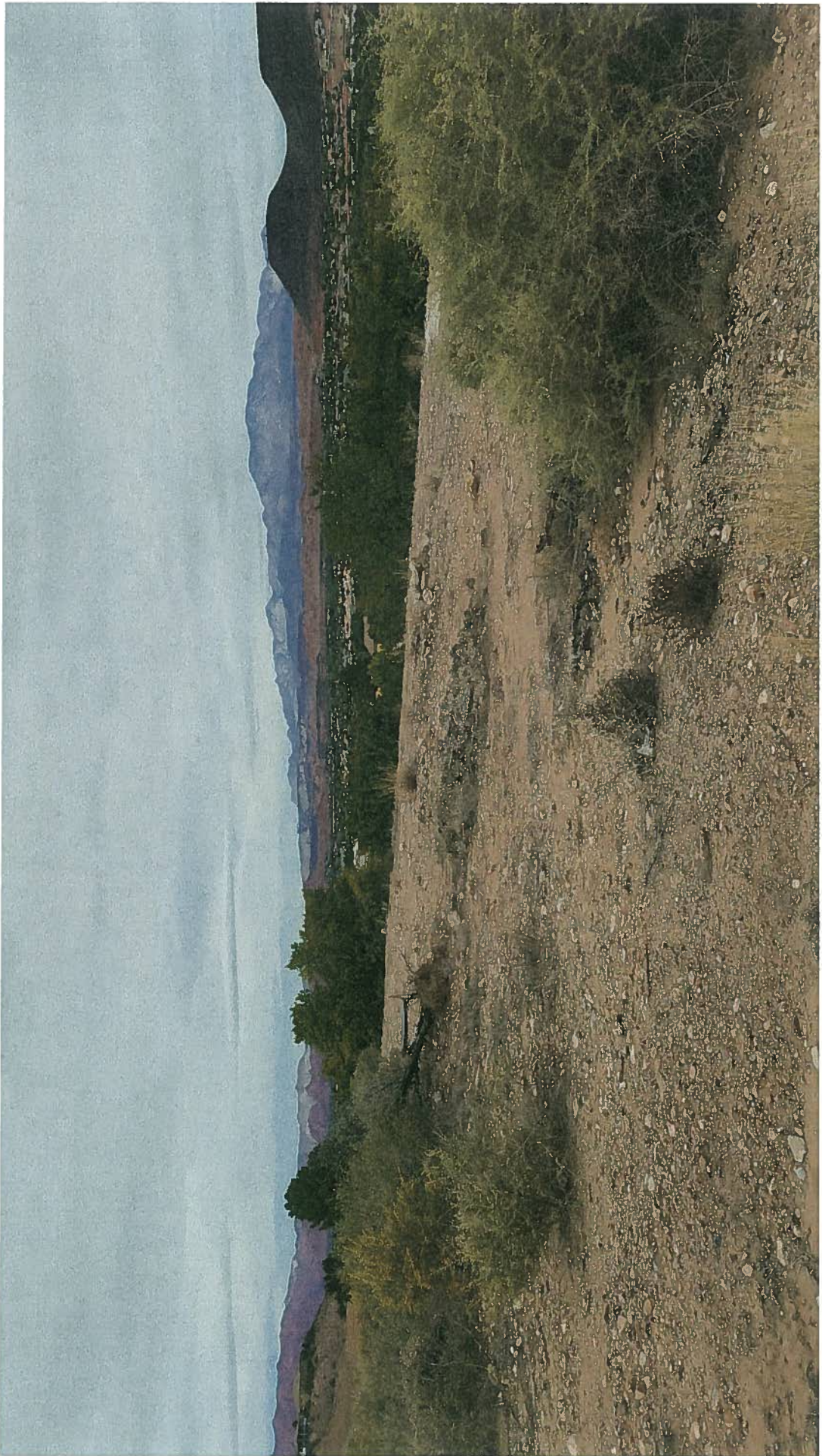
← All other trim

Photos (Google Maps)









ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE FROM R-1-10 (SINGLE-FAMILY RESIDENTIAL 10,000 SQ. FT. MINIMUM LOT SIZE) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY .81 ACRES FOR TWO TWIN HOMES

(Dave Barry – 1741 and 1757 West Canyon View Drive)

WHEREAS, the property owner has requested a zone change on approximately .81 acres from R-1-10 (Single-Family Residential 10,000 Sq. Ft. Minimum Lot Size) to PD-R (Planned Development Residential); and

WHEREAS, the City Council held a public hearing on this request on November 15, 2018; and

WHEREAS, the Planning Commission held a public hearing on October 23, 2018; and

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

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

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

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from R-1-10 (Single-Family Residential 10,000 Sq. Ft. Minimum Lot Size) to PD-R (Planned Development Residential) on approximately .81 acres generally located at 1741 and 1757 West Canyon View Drive, and more specifically described on the property legal description which is attached hereto and incorporated herein as Exhibit "A." Approval is for two twin homes only, one twin home on each lot, with no lot splits permitted.

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

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

APPROVED AND ADOPTED by the St. George City Council, this 15th day of November, 2018.

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

L.R. POPE ENGINEERING INC.
1240 E 100 S #15B
ST. GEORGE, UTAH 84790
1-435-628-1676
email lrpope@lrpope.com

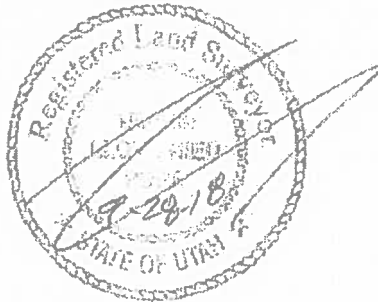
DAVE BARRY PROPOSED PUD ZONE CHANGE DESCRIPTION

LOT 13 AND LOT 14 GREEN VALLEY SUBDIVISION NO. 5 AS RECORDED IN THE OFFICIAL RECORDER'S OF THE WASHINGTON COUNTY RECORDER'S OFFICE AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 GREEN VALLEY SUBDIVISION NO. 5 AS RECORDED IN THE OFFICIAL RECORDER'S OF THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 69°45'00" EAST 140.00 FEET ALONG CANYON VIEW DRIVE TO THE POINT OF A 320.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 13°05'10" AND 73.09 FEET ALONG THE ARC OF SAID CURVE TO THE NORTHEAST CORNER OF LOT 14; THENCE SOUTH 14°07'30" WEST 174.44 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE NORTH 66°00'00" WEST 231.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 20°15'00" EAST 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.807 ACRES

By L. Ried Pope, PE, PLS



DRAFT

Agenda Item Number : 08

Request For Council Action

Date Submitted 11/21/2018 11:14 AM

**Proposed City Council
Date** 12/06/2018

Applicant Las Palmas HOA and GVS Holdings, LLC

Subject Public Hearing and consideration of an ordinance to vacate a portion of an existing power line easement owned by the City of St. George that is no longer needed at approximately 1850 W. Canyon View Drive.

Background This request is to consider vacating an existing power line easement that is owned by the City of St. George and is no longer in use. Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). The easement encumbers existing property by running over the top of existing buildings. The property owner is requesting a portion of this easement be vacated to clear this encumbrance as there is no existing power lines in this easement.

Proposed Resolution Staff and Energy Services recommend approval.

Cost \$

**City Manager
Recommendation** NULL

Action Taken NULL

Requested by Todd Jacobsen

File Attachments powerlineeasementvacation112118111435.pdf

**Approved by Legal
Department?** Yes

**Approved by City Admin
Services?** NA

Approved in Budget? N/A **Amount:**

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-6-2-35-4008, SG-LP-1A

**VACATING A PORTION OF A POWER LINE EASEMENT
(Located approximately 1850 W. Canyon View Dr.)
(Las Palmas Resort Condominiums)**

WHEREAS, a petition was received by this Council requesting that it vacate a portion of a power line easement owned by the City of St. George, on property located approximately 1850 W. Canyon View Dr., but only the portion described herein, and more particularly as described on the official record on file in the Office of the Washington County Recorder's Office as Doc. No. 00217276, and more particularly described as:

See Exhibits A and B, attached hereto and incorporated herein.

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

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating a portion of a power line easement and utility easement, described in Exhibits A and B.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, that a portion of a power line easement and utility easement, according to the official record on file in the Washington County Recorder's Office as Doc. No. 00217276, and as described in Exhibits A and B, be, and hereby is, vacated.

APPROVED AND ADOPTED by the St. George City Council on this _____ day of _____, 2018. This Ordinance is effective immediately upon execution below, and upon posting in the manner required by law.

CITY OF ST. GEORGE

Jonathan T. Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

EXHIBIT A

L.R. POPE ENGINEERING INC.
1240 E 100 S #15B
ST. GEORGE, UTAH 84790
PHONE 435-628-1676
EMAIL lrpope@lrpope.com

**DESCRIPTION OF UTILITY EASEMENT TO BE ABANDONED
FROM "LAS PALMAS RESORT CONDOMINIUMS" PHASE I-A AMENDED AND
EXTENDED AND PARCEL SG-6-2-35-4008**

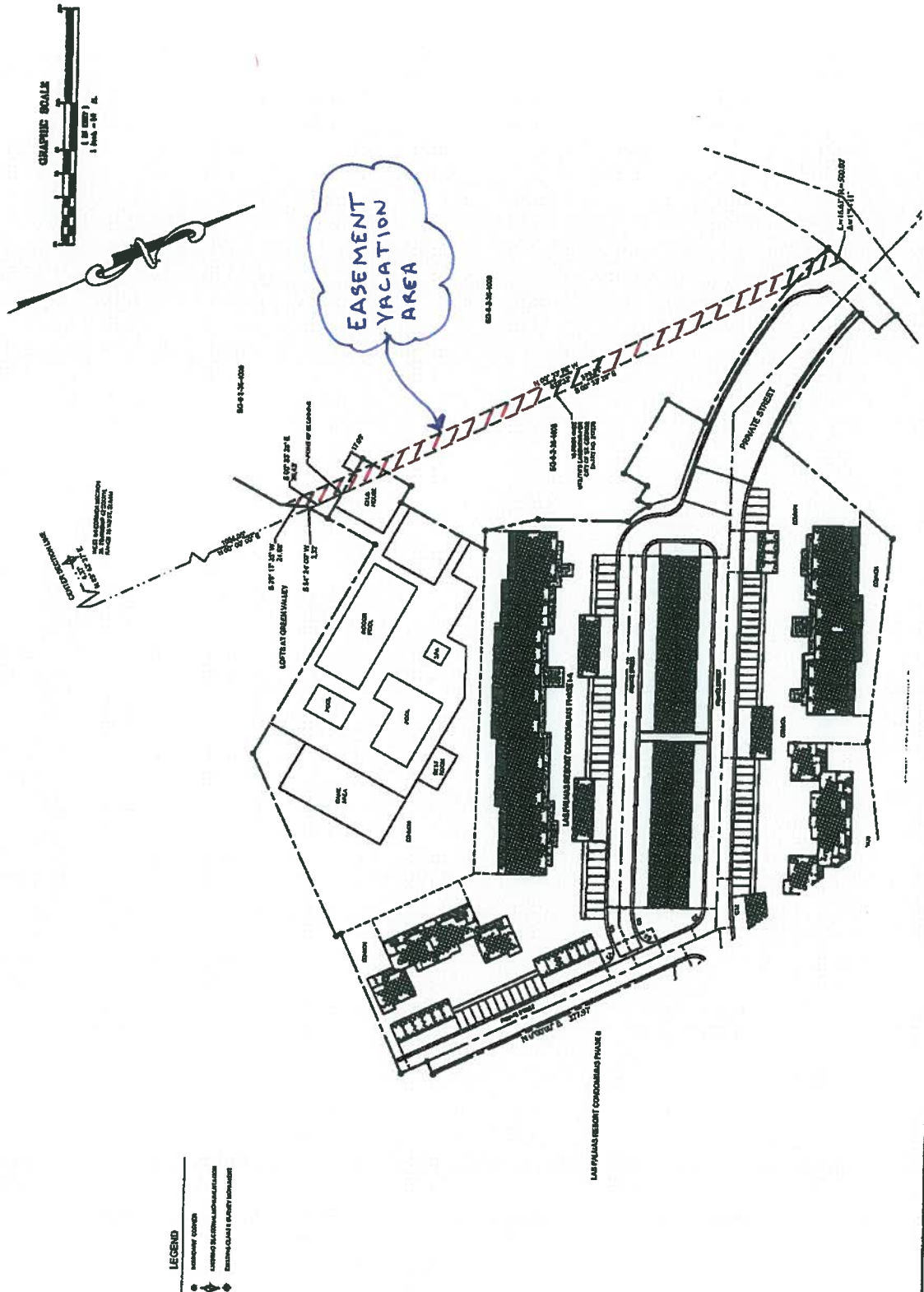
BEGINNING AT A POINT NORTH 89°52'27" EAST 4.31 FEET ALONG THE CENTER SECTION LINE AND NORTH 00°00'00" EAST 1056.05 FEET FROM THE WEST ¼ CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY OF THE EXISTING "LAS PALMAS RESORT CONDOMINIUMS" PHASE I-A AMENDED AND EXTENDED; AND RUNNING THENCE SOUTH 00°33'28" EAST 36.43 FEET TO A POINT ON THE BOUNDARY OF THE EXISTING "THE LOFTS AT GREEN VALLEY" PHASE 1; THENCE ALONG SAID BOUNDARY SOUTH 54°24'00" WEST 3.32 FEET; THENCE RUNNING ALONG SAID BOUNDARY SOUTH 29°17'35" WEST 24.68 FEET; THENCE NORTH 00°33'28" WEST 632.32 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CANYON VIEW DRIVE, SAID POINT BEING ON A 500.00 FT RADIUS CURVE TO THE RIGHT (BEARING TO RADIUS POINT IS SOUTH 26°54'46" EAST); THENCE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 01°54'11" AND A DISTANCE OF 16.61 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 00°33'28" EAST 579.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 9347 SQ FT OR 0.215 ACRES



BY L RIED POPE, PE. PLS.
11/15/2018

EXHIBIT B



**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT:
CITY COUNCIL MEETING:

NOVEMBER 27, 2018
DECEMBER 6, 2018

FINAL PLAT (FP)

Consider a fourteen (14) lot residential final subdivision plat for "**Tuscan Hills Phase 4 Subdivision**" located at 1310 West Street and 1690 South Street. The property is zoned PD-R (Planned Development Residential). The representative is Scott Woolsey, Alpha Engineering. Case No. 2018-FP-057 (Staff – Wes Jenkins)

FINAL PLAT AMENDMENTS (FPA & LRE)

Consider an amended final subdivision plat for "**Coral Desert Subdivision Phase 2 Amended and Extended**" to decrease the size of Lot 2, to add Lots 3 and 4, and to realign the public roadway. The proposal is located at 1450 East Street and approximately 800 South Street. The property is zoned PD-C (Planned development Commercial). The representative is Scott Woolsey, Alpha Engineering. Case No. 2018-FPA-073 (Staff – Wes Jenkins)

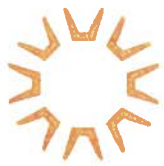
Consider an amended final subdivision plat for "**Lot 63, Bloomington Hills No. 2 Subdivision Amended.**" The purpose is to subdivide Lot 63 into two lots. In September 22, 2016, the applicant had merged the two lots into one, but now wishes to subdivide the lot back into two lots, and intends to sell one. The proposal is located at 3073 South Ninebark Circle. The representative is Kevin Bundy, Truline Surveying. Case No. 2018-LRE-024 (Staff – Wes Jenkins)

PRELIMINARY PLATS (PP)

Consider a one hundred twenty-nine (129) unit residential preliminary plat subdivision for "**Moorland Park Phases 3-9**" located west of 3000 East. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Logan Blake. Case No. 2018-PP-052 (Staff – Wes Jenkins)

Consider a one hundred seventy-three (173) unit town home preliminary plat subdivision for "**Woodland Town Homes**" located at 2780 East Street and Mall Drive. The property is zoned PD-R (Planned Development Residential). The representative is Tim Stewart. Case No. 2018-PP-049 (Staff – Wes Jenkins)

Consider a ninety-two (92) unit Patio Home preliminary plat subdivision for "**Woodland Patio Homes**" located south of Mall Drive (*between 2780 East and 3000 East*). The property is zoned PD-R (Planned Development Residential). The representative is Tim Stewart. Case No. 2018-PP-053 (Staff – Wes Jenkins)



Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT 11/27/2018
CITY COUNCIL MEETING: 12/06/2018

FINAL SUBDIVISION PLAT

Tuscan Hills Phase 4 Subdivision

Case No. 2018-FP-057

Request: Consider a 14 Lot Residential Final Subdivision Plat

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

Property: Located at 1310 West Street and 1690 South Street

Zone: PD-R

Staff Comments: All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all the Preliminary Subdivision Plat conditions and approvals.

This Final Subdivision Plat is ready for Planning Commission's consideration for approval.

Staff Recommendation: Recommend APPROVAL to City Council of this Final Subdivision Plat for Tuscan Hills Phase 4 Subdivision and authorize the Chairman to sign.

Background: This request is to consider a Final Subdivision Plat for a 14 Lot residential subdivision that is located at 1310 West St. and 1690 South St.; Zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size).

PC: The Planning Commission recommends approval

TUSCAN HILLS PHASE 4 SUBDIVISION

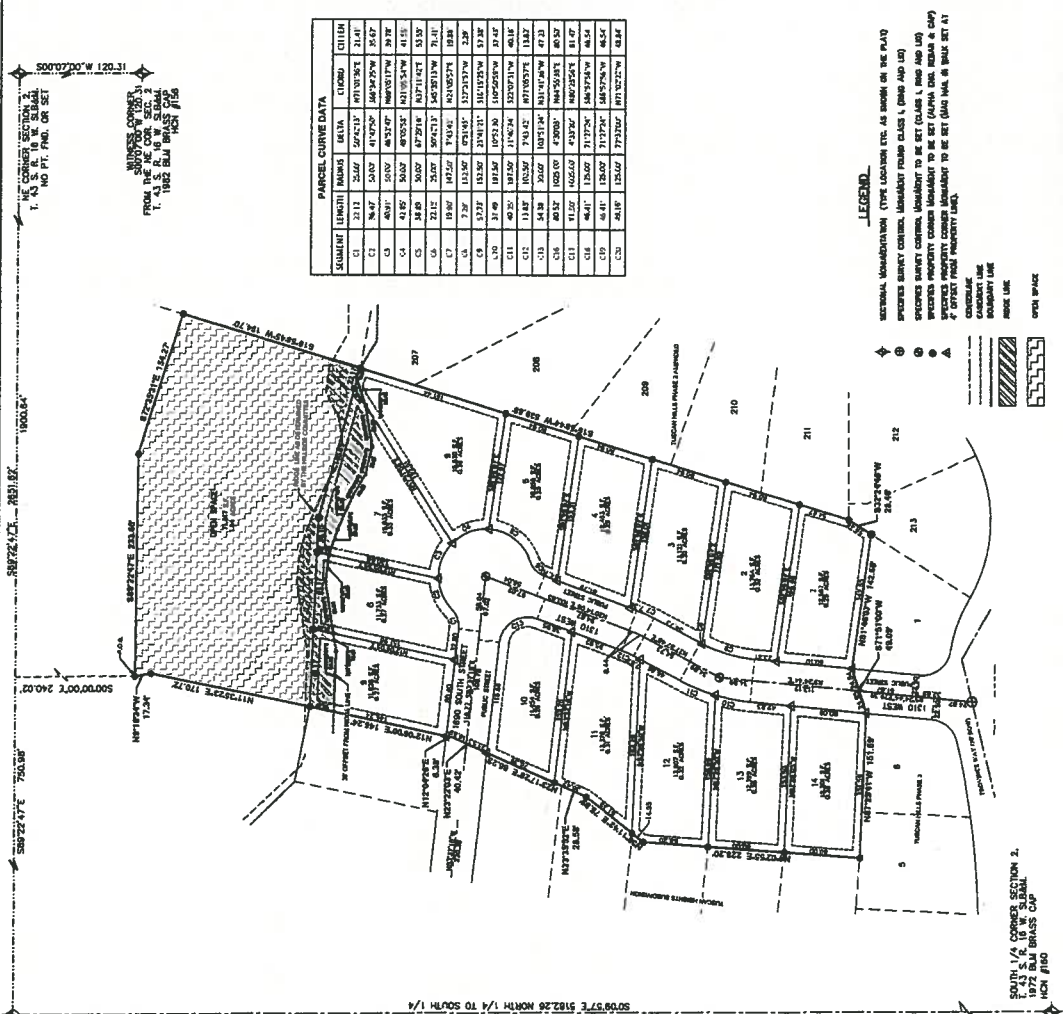
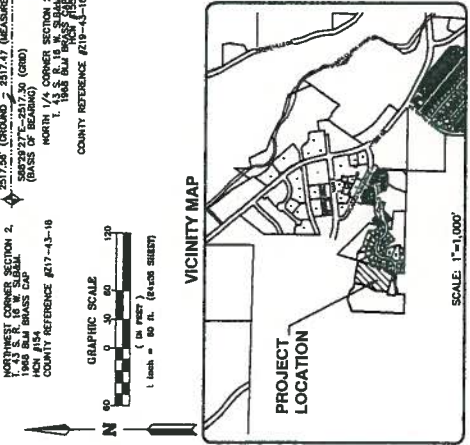
AND THAT SAID TRACT OF LAND HAS BEEN BOUNDARY WITH LOTS AND PUBLIC STREET, AND A SOUTHWEST CORNER AND SAME HAS BEEN CORRECTLY SURVEYED AND SITUED ON THE CORNER AS SHOWN ON THIS PLAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESIGNATED AS FOLLOWS:

BOUNDARY DESCRIPTION

[illegible][illegible][illegible][illegible]

A 14 LOT SUBDIVISION LOCATED IN ST. GEORGE, UTAH IN THE
NORTHEAST 1/4, SECTION 2, TOWNSHIP 43 S., RANGE 16 W. S. 86M.

Treasurer Approval	Washington County Treasurer, copy this _____ day of _____, A.C. I, _____, Treasurer, certify that all taxes, special assessments, and other charges levied and assessed by the Board of Commissioners on the First [] of _____ have been paid in full.	Washington County Treasurer	Washington County Recorder
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[illegible][illegible]

713-28 PASE 4 PWA, PWA (ENR) 2, 2004	Alpha Engineering 4300 110th St., Suite 100 • St. George, Utah 84770 T: 435-866-7700 • F: 435-866-7701 • alphaeng.com	Approval of the Community Development Committee I, Community Development Director for the City of St. George, Utah, hereby recommend the above Resolution be adopted by the City of St. George, Utah, for the following purpose: to accept the application for acceptance of the City of St. George, Utah.	Community Development Director City of St. George
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Amended Final Subdivision Plat/Roadway Vacation

PLANNING COMMISSION AGENDA REPORT 11/27/2018

CITY COUNCIL MEETING: 12/06/2018

AMENDED FINAL SUBDIVISION PLAT/ROADWAY VACATION

Coral Desert Subdivision Phase 2 Amended and Extended

Case No. 2018-FPA-073

- Request:** Consider an Amended Final Subdivision Plat
- Representative:** Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770
- Property:** Located at 1450 East Street and approximately 800 South
- Zone:** PD-C
- Staff Comments:** The purpose of this Amended Final Subdivision Plat is to decrease the size of Lot 2 and add Lots 3 and 4. Also to realign the public roadway.
- All aspects of this Amended Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all the conditions and approvals.
- This Amended Final Subdivision Plat is ready for Planning Commission's consideration for approval.
- Staff Recommendation:** Recommend APPROVAL to City Council of this Amended Final Subdivision Plat for Coral Desert Subdivision Phase 2 Amended and Extended and authorize the Chairman to sign.
- Background:** This request is to consider an Amended Final Subdivision Plat to reduce the size of Lot 2 and add Lots 3 & 4 and to also realign the public roadway. This is located at 1450 East Street and approximately 800 South; Zoning is PD-C (Planned Development Commercial/Manufacturing – all building shall not exceed 50% of the net lot or parcel acreage).
- PC:** The Planning Commission recommends approval

A 4 LOT SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, ST. GEORGE CITY, UTAH



SEGMENT		LENGTH	RAIDERS	DELA	CHORD
C1	C2	58.11	165.86	165.86	527.69m
C3	C4	25.89	72.91	72.91	24.87
C5	C6	170.46	300.07	300.07	189.83
C7	C8	120.89	400.08	37.70	115.79
C9	C10	124.07	405.07	37.87	118.17
C11	C12	365.39	934.07	934.23	165.59
C13	C14	32.85	173.67	72.91	118.17
C15	C16	65.37	150.08	150.08	72.91
C17	C18	173.97	385.78	117.79	53.28
C19	C20	61.59	46.50	771.74	8.98
C21	C22	38.37	44.50	1313.71	15.36

LEGEND

- ◆ SECTIONAL MONUMENTATION
AS SHOWN ON THE PLAN
- ⊕ SPECIFIED SURVEY CONTROL
MONUMENT FOUND
(CLASS 1, ROAD AND L&O)
- ⊙ SPECIFIED SURVEY CONTROL
MONUMENT TO BE SET
(CLASS 1, ROAD AND L&O)
- SPECIFIC PROPERTY CORNER
MONUMENT TO BE SET
(AUTOMATIC RESERVE & CAP)

688-10 PINE PLAZA DRIVE (INDUSTRIAL 14, 2004)

ALPHA
 ENGINEERING
 43 South 100 East, Suite 100 • St. George, Utah 84770

T 1-800-920-0700 • P 433.808.0053 • light@lightgroup.com
Community Development
City of St. George

2025-2026

Engineer
City of St. George

	City Attorney City of St. George
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Chairman, Planning City of St. George	
--	--

Corruption

Atlanta City Recorder
City of St. George

City of EL Centro

Washington County Treasurer

Washington Co

Early literature

1. SCOTT A. MOSELEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174918, HOLD LICENSE IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN SECTION 17-23-17 AND MOBILE COUNTY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT DOCUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

AND THAT SAID TRACT OF LAND HAS BEEN SURROUNDING INTO LOTS AND PUBLIC STREETS, AND EASTMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GRADUAL AS SHOWN ON THE PLAT SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

[illegible][illegible]

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Utah	} 53
County of Washington	

History Panel, Full Name _____
 Organization _____
 Address _____
 City _____
 State _____
 Zip _____
 A History Panel Constituted in Utah _____
 History Panel (Signature) _____

A 4 LOT SUBDIVISION LOCATED IN ST. GEORGE, UTAH
SECTION 32, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
CORA DECEASED SUCCESSION

**CORAL DESERT SUBDIVISION
HASE 2 AMENDED AND EXTENDED**

Teacher Approved	County Treasurer, certify on this
--------------------------------	--

Special comments and notes
in the Submission Field Part
in G.D.

City of Indianapolis
County Recorder



Amended Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT 11/27/2018
CITY COUNCIL MEETING: 12/06/2018

AMENDED FINAL SUBDIVISION PLAT

Lot 63, Bloomington Hills No. 2 Subdivision Amended
Case No. 2018-LRE-024

Request: Consider an Amended Final Subdivision Plat

Representative: Kevan Bundy, Truline Surveying
351 S. Valley View Dr., Unit #35
St. George, UT 84770

Property: Located at 3073 S. Ninebark Cir.

Zone: R-1-8

Staff Comments: The purpose of this Amended Final Subdivision Plat is to subdivide Lot 63 into two lots. Upon approval by City Council on September 22, 2016 the applicant merged Lots 63 and 64 together into one Lot to build an out building on his lot but due to building requirements on the out building the applicant is not allowed to build a metal structure. Because of this he now is requesting to subdivide Lot 63 back into two lots, so he can sell the proposed Lot 64.

All aspects of this Amended Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, Community Development Department staff, and Legal Department staff and it meets all the conditions and approvals.

This Amended Final Subdivision Plat is ready for Planning Commission's consideration for approval.

Staff Recommendation: Recommend APPROVAL to City Council of this Amended Final Subdivision Plat for Lot 63, Bloomington Hills No. 2 Subdivision Amended and authorize the Chairman to sign.

Background: This request is to consider an Amended Final Subdivision Plat to subdivide Lot 63, Bloomington Hills No. 2 Subdivision back into two lots. This is located at 3073 S. Ninebark Cir.; Zoning is R-1-8 (Single-Family Residential 8,000 SQ/FT minimum lot size).

PC: The Planning Commission recommends approval.

I, SEVAN L. RUNDY, HEREBY CERTIFY THAT I HOLD PROFESSIONAL LAND SURVEYOR LICENSE NO. 177128-1-01 IN ACCORDANCE WITH TITLE 54, CHAPTER 12 OF THE UTAH PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE UTAH CODE ANNOTATED. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE HEREIN DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-13-17 OF SAID UTAH CODE, AND THAT ALL MEASUREMENTS AND MONUMENTS SHOWN HEREON ARE THE CORRECT REPRESENTATION OF THE SURVEY PERFORMED.



EVAN L. GUNDY PLS No. 17712E

1.07 62

A PORTION OF LOT 6A, "EDCOMBTON HILLS No. 2 SUBDIVISION" AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

ors

[illegible]

W4882:471\4

[illegible]

RECORD OF SURVEY
LOT SPLIT
A SPLIT OF LOT 63A,
"BLOOMINGTON HILLS No. 2
SUBDIVISION"

ATRUINE SURVEYING

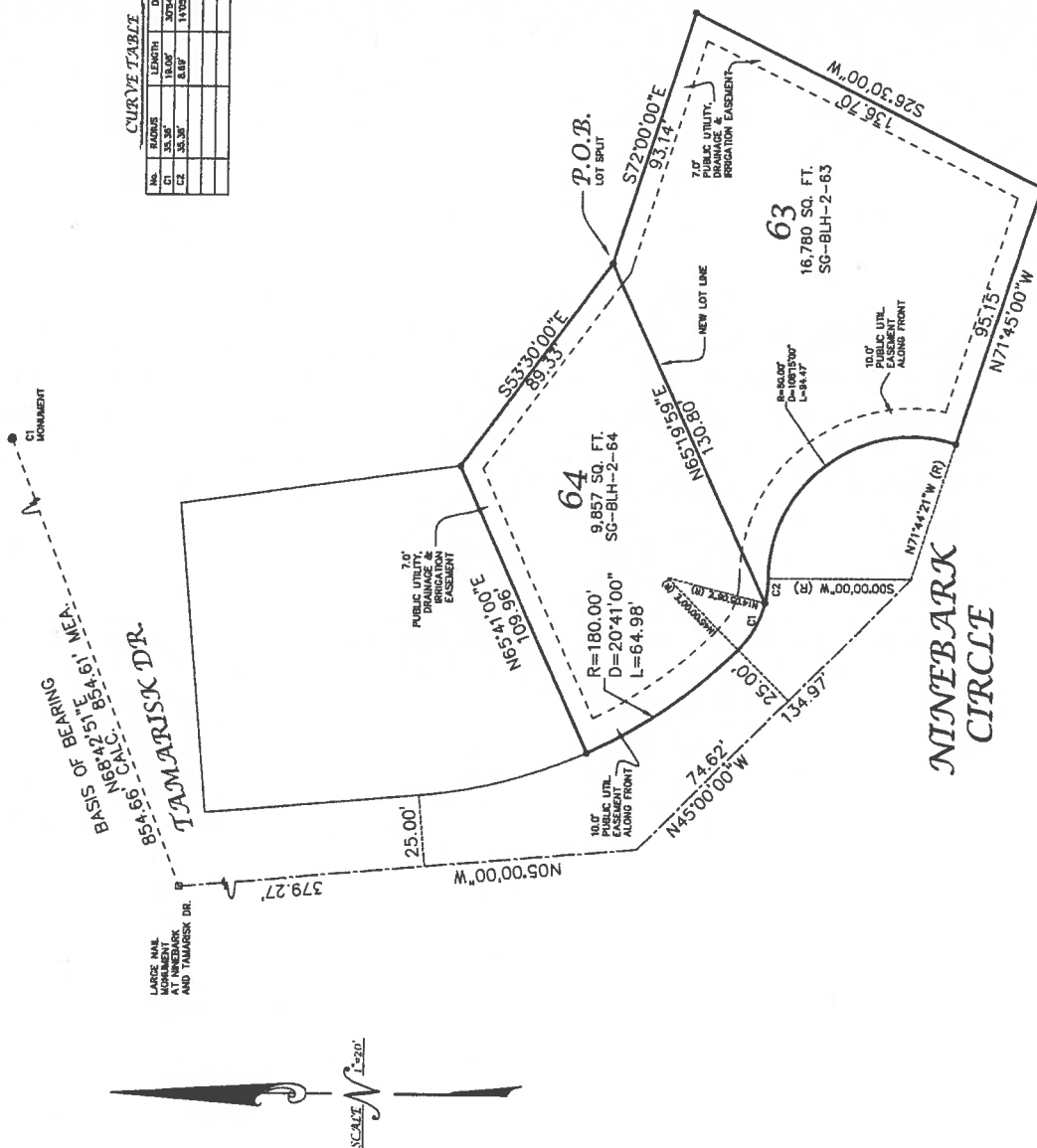
SURVEY LOCATION: SE 1/4 SECTION 28,
 T4S, R15W, S18M
 SURVEY DATE: NOVEMBER 19, 2018
 AT THE REQUEST OF: SCOTT CASE

33.7 LLO,75

CURVE TABLE			
No.	RADIUS	LENGTH	DELTA
C1	33.35'	19.08'	307°4'54"
C2	33.38'	8.69'	147°05'08"

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 177128 (OR AS NOTED ON PLAT)
- FOUND CLASS 1 CONTROL MONUMENT
- FOUND OTHER CONTROL MONUMENT AS NOTED





St. George

Community Development

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: 11/27/2018
CITY COUNCIL MEETING: 12/06/2018

Preliminary Plat

Moorland Park Phases 3-9

Case No. 2018-PP-052

Request: To approve a Preliminary Plat for a 129-lot subdivision to be known as Moorland Park Phases 3-9

Location: West of 3000 East Street and north of 1140 South street

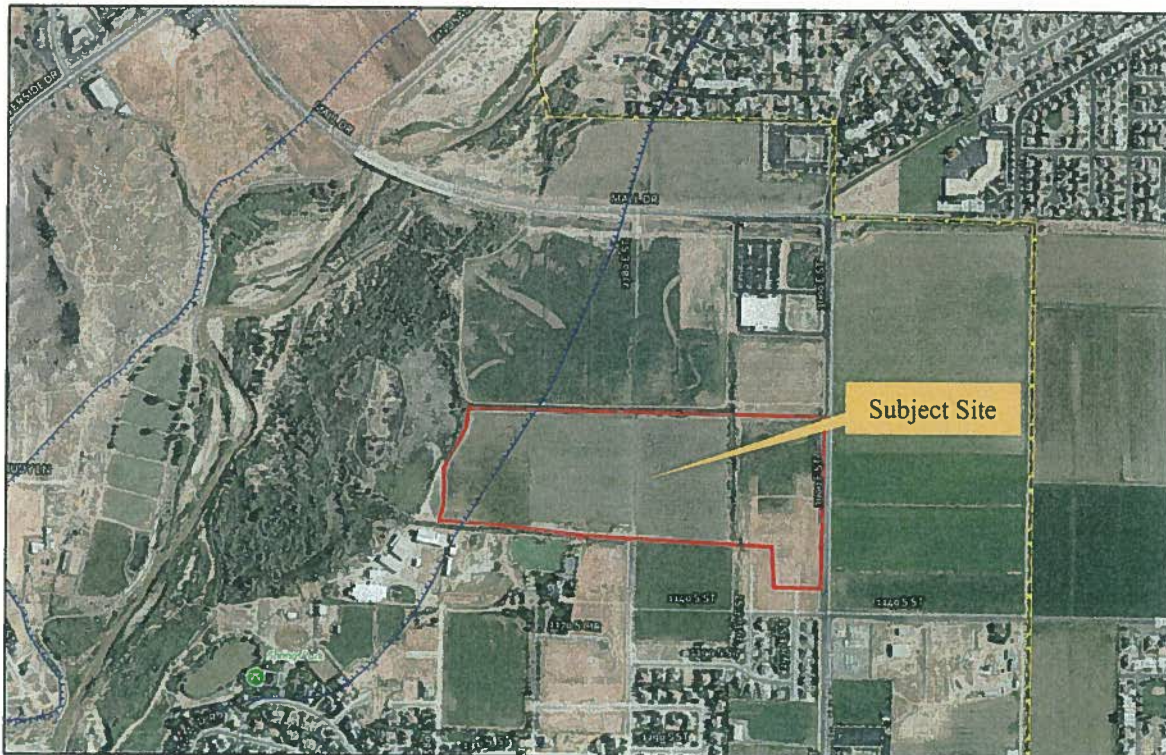
Area: 16.79 acres

Density: 5.47 dwelling units per acre

Applicant: Arbor Park Washington Fields, LLC (Tim Stewart, Representative)

Zoning: PD-R (Planned Development Residential)

General Plan: MDR (Medium Density Residential)



Adjacent Zones:	North	PD-R, Planned Development Residential Zone
	South	R-1-10 and RE-20, Single-Family Residential Zones
	East	A-1, Agricultural Zone
	West	RE-20, Single-Family Residential Zone

Background:

This 129-lot project is a continuation of the Moorland Park residential subdivision. This preliminary plat has seven phases. All the new lots will meet the R-1-10 lot size requirements except for phase eight. Phase eight will use lot size averaging to meet the R-1-10 standards. A portion of this preliminary plat does fall within the Erosion Hazard boundary and will need an Erosion Hazard study performed.

Recommendation:

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Preliminary Plat with the following condition:

1. An Erosion Hazard Study is completed, and the project adheres to the stipulations found in the study.

Planning Commission Motion:

The Planning Commission recommends approval of the Preliminary Plat of Mooreland Park Phases 3-9 with the following condition:

1. An Erosion Hazard Study is completed, and the project adheres to the stipulations found in the study.
2. The utility corridor is dedicated to the City.
3. An agreement with the City is reached on the two acre park.

Preliminary Plat

MOORLAND PARK

PHASES 3-9

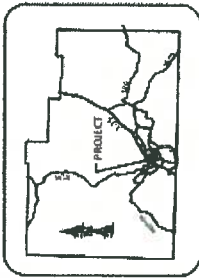
Location: West of 3000 East,
north of 1140 South

Area: 16.79 acres

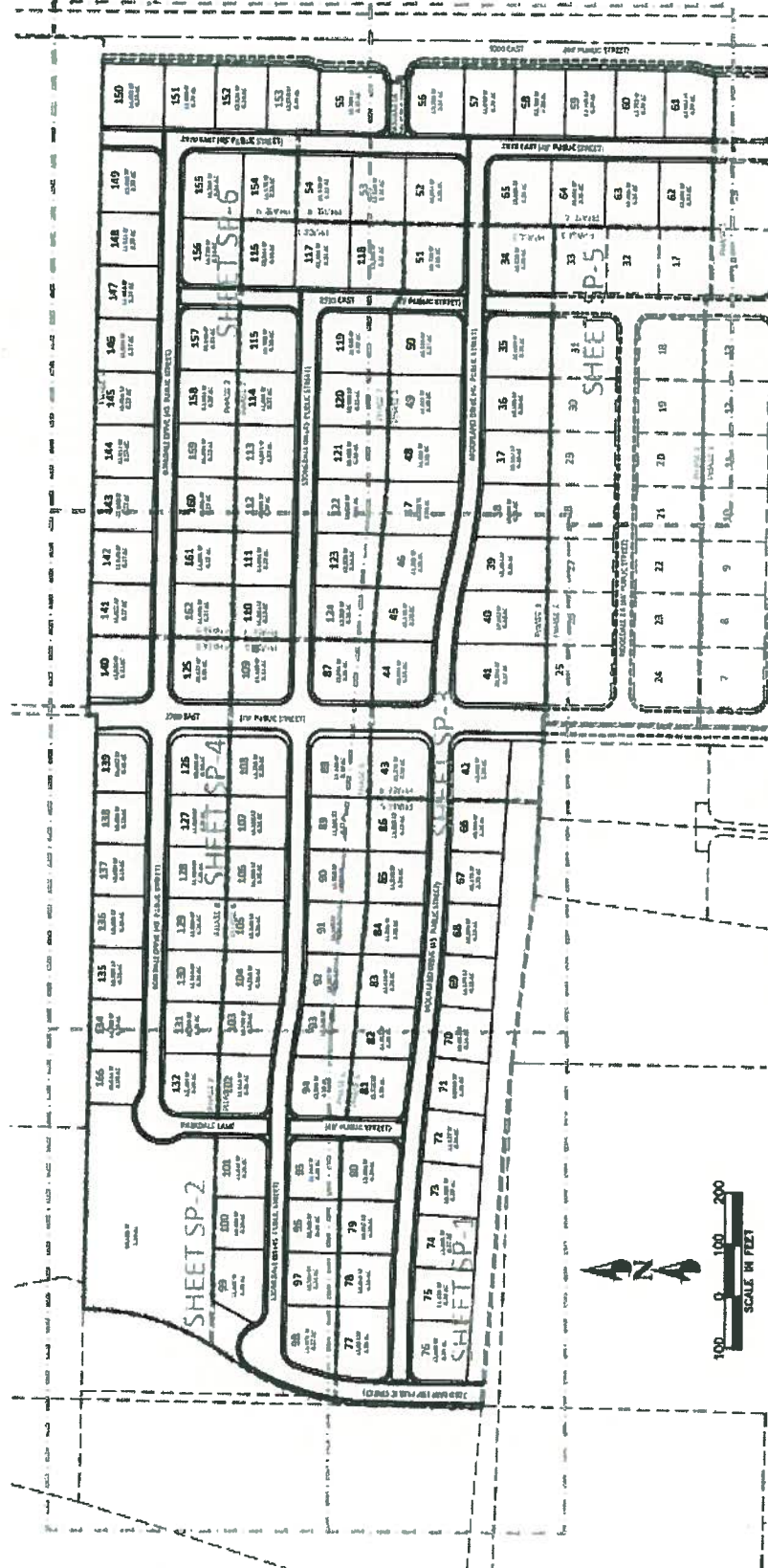
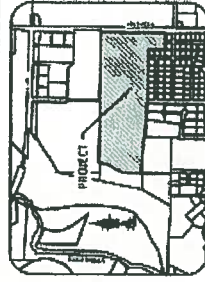
Case #: 2018-PP-052



Moorland Park Phases 3-9



**PRELIMINARY PLAT
FOR
MOORLAND PARK - PHASES 3 - 9
RESIDENTIAL SUBDIVISION
ST. GEORGE, UT**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP
42 SOUTH, RANGE 15 WEST, S.L.B. 844.



SHEET INDEX

SHEET	DESCRIPTION
SP-1	MOORLAND PARK PHASES 3-9
SP-2	MOORLAND PARK PHASES 3-9
SP-3	MOORLAND PARK PHASES 3-9
SP-4	MOORLAND PARK PHASES 3-9
SP-5	MOORLAND PARK PHASES 3-9
SP-6	MOORLAND PARK PHASES 3-9
SP-7	MOORLAND PARK PHASES 3-9
SP-8	MOORLAND PARK PHASES 3-9
SP-9	MOORLAND PARK PHASES 3-9
SP-10	MOORLAND PARK PHASES 3-9
SP-11	MOORLAND PARK PHASES 3-9
SP-12	MOORLAND PARK PHASES 3-9
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SP-15	MOORLAND PARK PHASES 3-9
SP-16	MOORLAND PARK PHASES 3-9
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SP-97	MOORLAND PARK PHASES 3-9
SP-98	MOORLAND PARK PHASES 3-9
SP-99	MOORLAND PARK PHASES 3-9
SP-100	MOORLAND PARK PHASES 3-9

BENCHMARK
BENCHMARK LOCATION: 42 SOUTH, 15 WEST, S.L.B. 844
BENCHMARK ELEVATION: 4200.00 FEET
BENCHMARK TYPE: BENCHMARK

FLOOD NOTE
FLOOD ZONE: FLOOD ZONE
FLOOD ELEVATION: FLOOD ELEVATION
FLOOD TYPE: FLOOD TYPE

OWNER/DEVELOPER:
OWNER/DEVELOPER: OWNER/DEVELOPER
OWNER/DEVELOPER ADDRESS: OWNER/DEVELOPER ADDRESS
OWNER/DEVELOPER PHONE: OWNER/DEVELOPER PHONE
OWNER/DEVELOPER FAX: OWNER/DEVELOPER FAX

SITE DATA
SITE DATA: SITE DATA
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SITE DATA PHONE: SITE DATA PHONE
SITE DATA FAX: SITE DATA FAX

Know what's before. Call 811 before you dig.
Call 811 before you dig.
Call 811 before you dig.
Call 811 before you dig.



PLANNING COMMISSION AGENDA REPORT: 11/27//2018
CITY COUNCIL MEETING: 12/06/2018

Preliminary Plat
Woodland Townhomes
Case No. 2018-PP-049

Request: To approve a Preliminary Plat for a 173-unit townhome subdivision to be known as Woodland Townhomes

Location: Approximately 2780 East Street and Mall Drive

Area: 14.89 acres

Density: 11.62 dwelling units per acre

Applicant: Arbor Park Washington Fields, LLC (Tim Stewart, Representative)

Zoning: PD-R (Planned Development Residential)

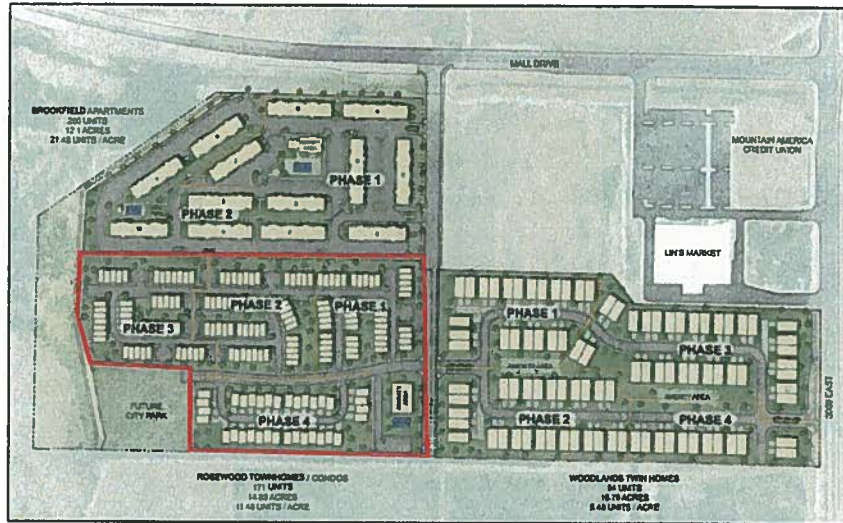
General Plan: MDR/HDR (Medium Density and High Density Residential)



Adjacent Zones:	North	PD-R, Planned Development Residential Zone
	South	R-1-10, Single-Family Residential Zone
	East	PD-R, Planned Development Residential Zone
	West	A-20, Agricultural Zone

Background:

This project was recently rezoned to PD-R at the September 6, 2018 City Council Meeting. The name of this project was previously called Rosewood Townhomes, and it was rezoned to PD-R along with the Brookfield Apartments and Woodlands Twin Homes (2018-ZC-023) as shown to the right. This Preliminary Plat will create 173 dwelling units. With 173 units, the development



will be required to have 34,600 square feet or .79 acres of Recreation Area (200 square feet per dwelling unit). The Preliminary Plat has 6.11 acres of Recreation Areas (this includes all common area within the development). About half of the development lies within the Erosion Hazard Study area; and therefore, a study will be required.

Recommendation:

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Preliminary Plat with the following conditions:

1. An Erosion Hazard Study to be completed.
2. The water line will need to be looped to one of the water mains.
3. The improvements to Mall Drive will need to be completed with Phase 1 of this project.

Planning Commission Motion:

The Planning Commission recommended approval of the Preliminary Plat of Woodland Townhomes with the following conditions:

1. An Erosion Hazard Study to be completed.
2. The project will adhere to the Mall Drive Improvement Agreement.
3. The improvements to Mall Drive will need to be completed with Phase 1 of this project.
4. The future parkland will be included on the plat as a lot.

Preliminary Plat

WOODLAND TOWNHOMES

Location: 2780 E. St. and Mall Dr.

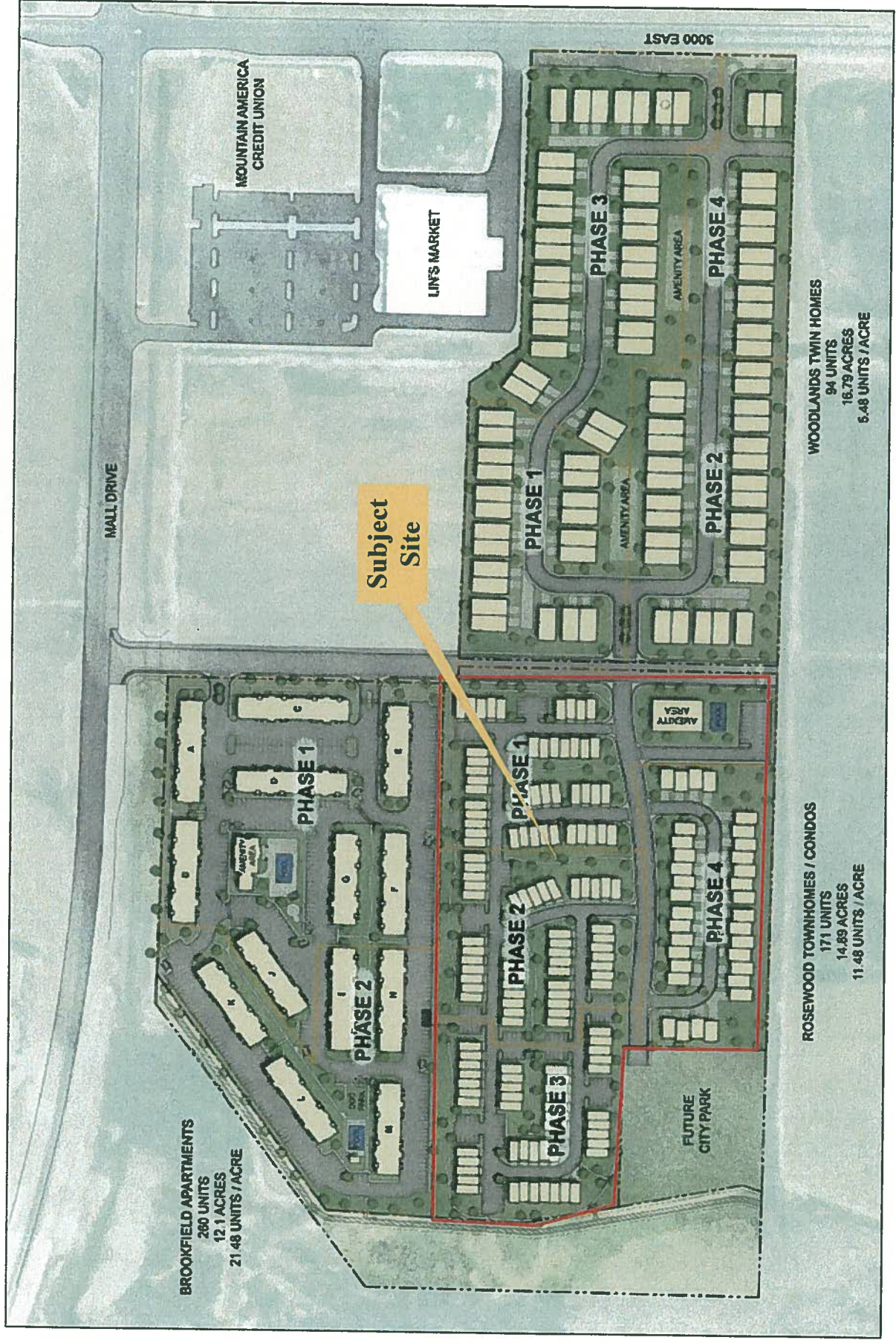
Area: 14.89 acres

Case #: 2018-PP-049

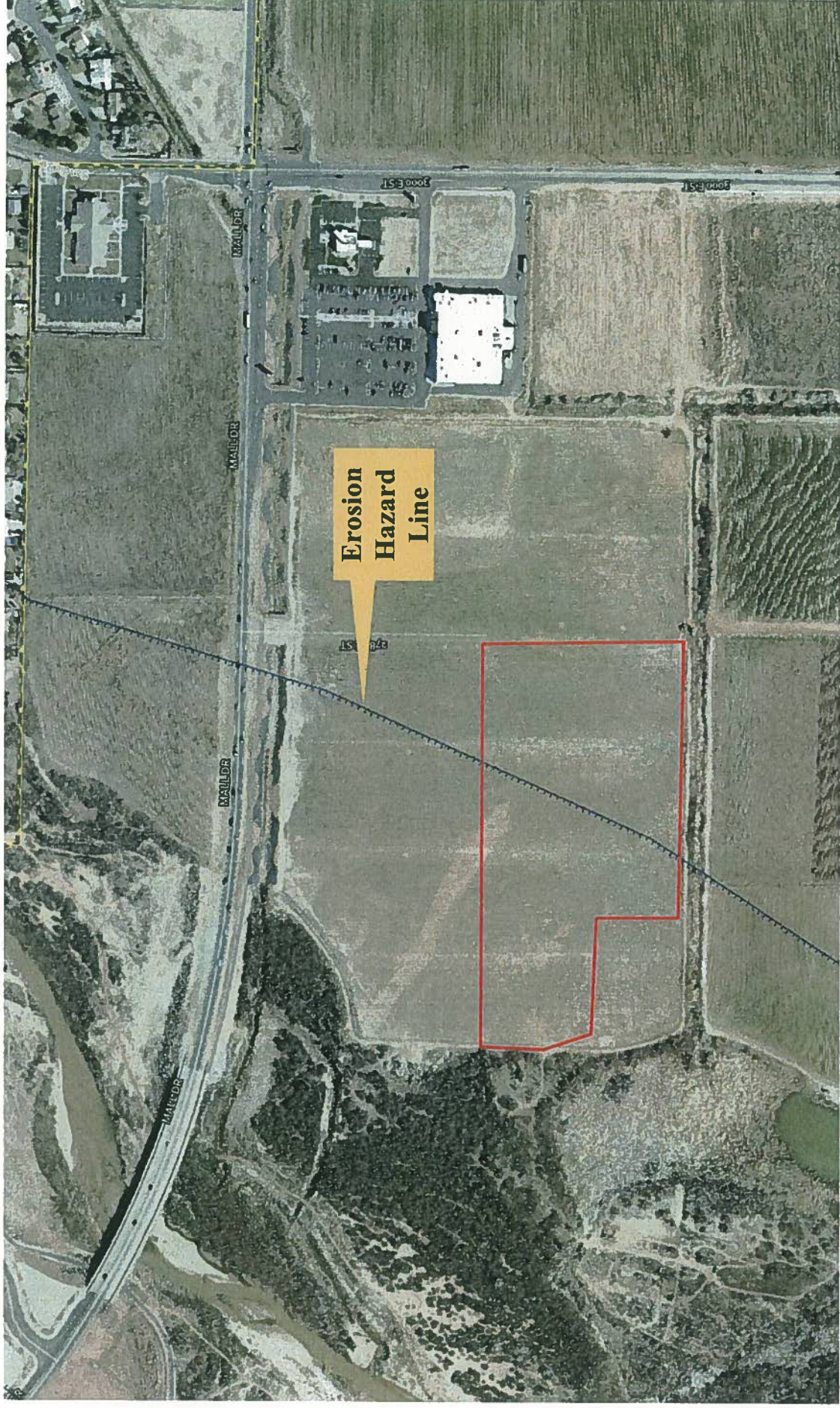
WOODLAND TOWNHOMES



WOODLAND TOWNHOMES



WOODLAND TOWNHOMES



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PROJECT OWNER/DEVELOPER
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PROJECT ENGINEER
 CONSULTING ASSOCIATES
 233 EAST MAPLE STREET, SUITE A3
 CHICAGO, IL 60610
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PLANNING COMMISSION AGENDA REPORT: 11/27/2018
CITY COUNCIL MEETING: 12/06/2018

Preliminary Plat
Woodland Patio Homes
Case No. 2018-PP-053

Request: To approve a Preliminary Plat for a 92-unit Townhome subdivision to be known as Woodland Townhomes

Location: Approximately 2780 East Street and Mall Drive

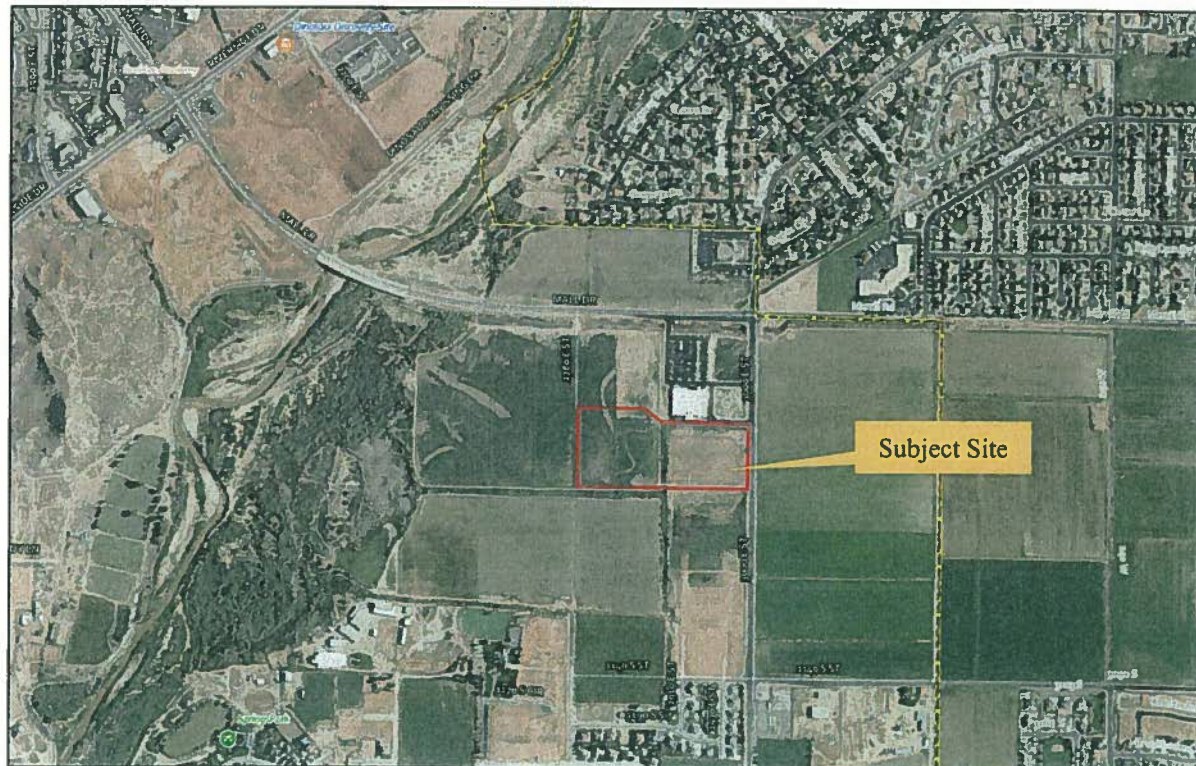
Area: 16.79 acres

Density: 5.47 dwelling units per acre

Applicant: Arbor Park Washington Fields, LLC (Tim Stewart, Representative)

Zoning: PD-R (Planned Development Residential)

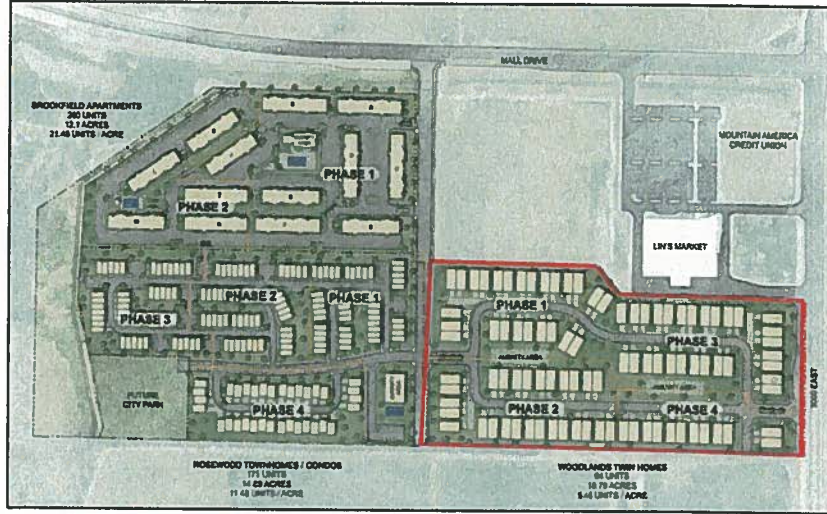
General Plan: MDR (Medium Density Residential)



Adjacent Zones:	North	PD-C, Planned Development Commercial Zone
	South	R-1-10, Single-Family Residential Zone
	East	A-1, Agricultural Zone
	West	PD-R, Planned Development Residential Zone

Background:

This project was recently rezoned to PD-R at the September 6, 2018 City Council Meeting. The name of this project was previously called Woodland Twin Homes, and it was rezoned to PD-R along with Brookfield Apartments and Woodlands Townhomes (previously known as Rosewood Townhomes) (2018-ZC-023) as shown to the right. This Preliminary Plat will create 92 dwelling units. With 92 units, the development will be required to have 18,400 square feet or .42 acres of Recreation Area (200 square feet per dwelling unit). The Preliminary Plat has 7.74 acres of Recreation Areas (this includes all common area within the development).



Since this development borders a commercial zone along the northern property line, there will need to be a 6' privacy wall plus a 10' wide landscaped buffer that separates the uses. In addition, there will also need to be a 6' privacy wall separating this development with the R-1-10 development to the south. A final 6' privacy wall will be required along 3000 E. if the applicant chooses to have the rear setbacks at 20'. These items will be reviewed during the site plan review process

Recommendation:

Staff would like to ensure that this project is developed in a manner that is in the best interest of the health, safety, and welfare of the citizens; and therefore, recommends approval of this Preliminary Plat.

Planning Commission Motion:

The Planning Commission recommends approval of the Preliminary Plat of Woodland Patio Homes with the mentioned conditions.

1. The project will adhere to the Mall Drive Improvement Agreement.
2. The PD approval is met.

Preliminary Plat

WOODLAND PATIO HOMES

Location: West of 3000 East,
south of Lin's Market

Area: 16.79 acres

Case #: 2018-PP-053

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WOODLAND PATIO HOMES



PROJECT ENGINEER
 CIVIL ENGINEERS & LAND SURVEYORS
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PROJECT INFORMATION

CURRENT ZONING - NO	NO. OF LOTS - 10
TOTAL AREA	10.00 ACRES
PROJECT EASEMENT	10.00 ACRES
PROJECT EASEMENT	10.00 ACRES
PROJECT EASEMENT	10.00 ACRES

PROJECT TOTALS

NO. OF LOTS	10
NO. OF UNITS	10
NO. OF GARAGES	10
NO. OF DRIVEWAYS	10
NO. OF PARKING SPACES	10
NO. OF TRUCK PARKING SPACES	10
NO. OF BICYCLE PARKING SPACES	10
NO. OF STORAGE SPACES	10
NO. OF WALKWAYS	10
NO. OF BIKEWAYS	10
NO. OF PLAY AREAS	10
NO. OF COMMUNITY BUILDINGS	10
NO. OF COMMUNITY CENTERS	10
NO. OF COMMUNITY CLUBS	10
NO. OF COMMUNITY GYMNASIUMS	10
NO. OF COMMUNITY THEATERS	10
NO. OF COMMUNITY CINEMAS	10
NO. OF COMMUNITY RESTAURANTS	10
NO. OF COMMUNITY BARS	10
NO. OF COMMUNITY NIGHTCLUBS	10
NO. OF COMMUNITY DISCOS	10
NO. OF COMMUNITY DANCE HALLS	10
NO. OF COMMUNITY KARAOKE	10
NO. OF COMMUNITY BILLIARD	10
NO. OF COMMUNITY POOL	10
NO. OF COMMUNITY SPA	10
NO. OF COMMUNITY SAUNA	10
NO. OF COMMUNITY HOT TUB	10
NO. OF COMMUNITY GOLF COURSE	10
NO. OF COMMUNITY TENNIS COURT	10
NO. OF COMMUNITY BASKETBALL COURT	10
NO. OF COMMUNITY SOFTBALL FIELD	10
NO. OF COMMUNITY BASEBALL FIELD	10
NO. OF COMMUNITY CRICKET FIELD	10
NO. OF COMMUNITY RUGBY FIELD	10
NO. OF COMMUNITY HOCKEY RINK	10
NO. OF COMMUNITY ICE SKATING RINK	10
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A 92 UNIT PATIO HOME DEVELOPMENT
LOCATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 15 WEST OF T11B
SALT LAKE BASIN AND MERRIMAN
ST. GEORGE, WASHINGTON COUNTY, UTAH

100% ACRYL - 100% ACRYL 100% COTTON - 100% COTTON 100% WOOL - 100% WOOL 100% SILK - 100% SILK 100% LACE - 100% LACE 100% LEATHER - 100% LEATHER 100% FUR - 100% FUR 100% METAL - 100% METAL 100% GLASS - 100% GLASS 100% PAPER - 100% PAPER 100% PLASTIC - 100% PLASTIC 100% RUBBER - 100% RUBBER 100% WOOD - 100% WOOD 100% STONE - 100% STONE 100% CEMENT - 100% CEMENT 100% BRICK - 100% BRICK 100% TILE - 100% TILE 100% MARBLE - 100% MARBLE 100% GRANITE - 100% GRANITE 100% SLATE - 100% SLATE 100% QUARTZ - 100% QUARTZ 100% GEMSTONE - 100% GEMSTONE 100% JEWELRY - 100% JEWELRY 100% CLOTHING - 100% CLOTHING 100% SHOES - 100% SHOES 100% ACCESSORIES - 100% ACCESSORIES 100% HOME DECOR - 100% HOME DECOR 100% OFFICE SUPPLIES - 100% OFFICE SUPPLIES 100% TOOLS - 100% TOOLS 100% SPORTS EQUIPMENT - 100% SPORTS EQUIPMENT 100% OUTDOOR EQUIPMENT - 100% OUTDOOR EQUIPMENT 100% VEHICLES - 100% VEHICLES 100% AIRCRAFT - 100% AIRCRAFT 100% SPACECRAFT - 100% SPACECRAFT 100% ROBOTICS - 100% ROBOTICS 100% NANOTECHNOLOGY - 100% NANOTECHNOLOGY 100% BIOTECHNOLOGY - 100% BIOTECHNOLOGY 100% MEDICAL EQUIPMENT - 100% MEDICAL EQUIPMENT 100% AGRICULTURAL EQUIPMENT - 100% AGRICULTURAL EQUIPMENT 100% CONSTRUCTION EQUIPMENT - 100% CONSTRUCTION EQUIPMENT 100% MARINE EQUIPMENT - 100% MARINE EQUIPMENT 100% AEROSPACE EQUIPMENT - 100% AEROSPACE EQUIPMENT 100% DEFENSE EQUIPMENT - 100% DEFENSE EQUIPMENT 100% LAW ENFORCEMENT EQUIPMENT - 100% LAW ENFORCEMENT EQUIPMENT 100% FIREARMS - 100% FIREARMS 100% SECURITY EQUIPMENT - 100% SECURITY EQUIPMENT 100% COMMUNICATIONS EQUIPMENT - 100% COMMUNICATIONS EQUIPMENT 100% TRANSPORTATION EQUIPMENT - 100% TRANSPORTATION EQUIPMENT 100% ENERGY EQUIPMENT - 100% ENERGY EQUIPMENT 100% ENVIRONMENTAL EQUIPMENT - 100% ENVIRONMENTAL EQUIPMENT 100% AERONAUTICS EQUIPMENT - 100% AERONAUTICS EQUIPMENT 100% ASTRONAUTICS EQUIPMENT - 100% ASTRONAUTICS EQUIPMENT 100% COSMOS EQUIPMENT - 100% COSMOS EQUIPMENT 100% GALAXY EQUIPMENT - 100% GALAXY EQUIPMENT 100% UNIVERSE EQUIPMENT - 100% UNIVERSE EQUIPMENT 100% COSMOS EQUIPMENT - 100% COSMOS EQUIPMENT 100% GALAXY EQUIPMENT - 100% GALAXY EQUIPMENT 100% UNIVERSE EQUIPMENT - 100% UNIVERSE EQUIPMENT	100% ACRYL - 100% ACRYL 100% COTTON - 100% COTTON 100% WOOL - 100% WOOL 100% SILK - 100% SILK 100% LACE - 100% LACE 100% LEATHER - 100% LEATHER 100% FUR - 100% FUR 100% METAL - 100% METAL 100% GLASS - 100% GLASS 100% PAPER - 100% PAPER 100% PLASTIC - 100% PLASTIC 100% RUBBER - 100% RUBBER 100% WOOD - 100% WOOD 100% STONE - 100% STONE 100% CEMENT - 100% CEMENT 100% BRICK - 100% BRICK 100% TILE - 100% TILE 100% MARBLE - 100% MARBLE 100% GRANITE - 100% GRANITE 100% SLATE - 100% SLATE 100% QUARTZ - 100% QUARTZ 100% GEMSTONE - 100% GEMSTONE 100% JEWELRY - 100% JEWELRY 100% CLOTHING - 100% CLOTHING 100% SHOES - 100% SHOES 100% ACCESSORIES - 100% ACCESSORIES 100% HOME DECOR - 100% HOME DECOR 100% OFFICE SUPPLIES - 100% OFFICE SUPPLIES 100% TOOLS - 100% TOOLS 100% SPORTS EQUIPMENT - 100% SPORTS EQUIPMENT 100% OUTDOOR EQUIPMENT - 100% OUTDOOR EQUIPMENT 100% VEHICLES - 100% VEHICLES 100% AIRCRAFT - 100% AIRCRAFT 100% SPACECRAFT - 100% SPACECRAFT 100% ROBOTICS - 100% ROBOTICS 100% NANOTECHNOLOGY - 100% NANOTECHNOLOGY 100% BIOTECHNOLOGY - 100% BIOTECHNOLOGY 100% MEDICAL EQUIPMENT - 100% MEDICAL EQUIPMENT 100% AGRICULTURAL EQUIPMENT - 100% AGRICULTURAL EQUIPMENT 100% CONSTRUCTION EQUIPMENT - 100% CONSTRUCTION EQUIPMENT 100% MARINE EQUIPMENT - 100% MARINE EQUIPMENT 100% AEROSPACE EQUIPMENT - 100% AEROSPACE EQUIPMENT 100% DEFENSE EQUIPMENT - 100% DEFENSE EQUIPMENT 100% LAW ENFORCEMENT EQUIPMENT - 100% LAW ENFORCEMENT EQUIPMENT 100% FIREARMS - 100% FIREARMS 100% SECURITY EQUIPMENT - 100% SECURITY EQUIPMENT 100% COMMUNICATIONS EQUIPMENT - 100% COMMUNICATIONS EQUIPMENT 100% TRANSPORTATION EQUIPMENT - 100% TRANSPORTATION EQUIPMENT 100% ENERGY EQUIPMENT - 100% ENERGY EQUIPMENT 100% ENVIRONMENTAL EQUIPMENT - 100% ENVIRONMENTAL EQUIPMENT 100% AERONAUTICS EQUIPMENT - 100% AERONAUTICS EQUIPMENT 100% ASTRONAUTICS EQUIPMENT - 100% ASTRONAUTICS EQUIPMENT 100% COSMOS EQUIPMENT - 100% COSMOS EQUIPMENT 100% GALAXY EQUIPMENT - 100% GALAXY EQUIPMENT 100% UNIVERSE EQUIPMENT - 100% UNIVERSE EQUIPMENT
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