

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 21, 2019, 5:00 PM
CITY COUNCIL CHAMBERS**

PRESENT:

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

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 Scouts.

Councilmember Randall read a proclamation proclaiming March 29, 2019 as Welcome Home Vietnam Veterans Day.

Susan Jarvis with Art Around the Corner Foundation presented a PowerPoint presentation covering the following topics: 2019 Outdoor Sculpture Gallery – Year 15 – Marked by GROWTH; new City locations; downtown (sampling); Reven Swanson – Dancing Moonrollers; Adam Schultz – Magic Fish; Warren Price – Hands Across Time; Gary Price – Synergy; Richard Pankratz – Happy Dance; James Moore – Blue Heron Remix; Kimber Fiebiger – Egghead; Angela De La Vega – Anika; Uptown; Joshua Toone – Threnody; Scott Rogers – Towne Ball 1890; and Cheryl Collins – Eve, Tree of Life.

City Manager Adam Lenhard advised items 4 and 5 have been removed from the agenda.

CONSENT CALENDAR:

- a. Consider approval of a Purchase and Sale Agreement to purchase an easement at 3000 East and 2000 South.**
- b. Consider approval to award bid to Progressive Contracting Inc, for the JC Snow Park parking lot renovation.**

MOTION: A motion was made by Councilmember Hughes to approve the consent calendar.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

LANDMARK HOME DESIGNATION:

Consider approval of a landmark home designation for the Henry Carlos Ferdinand Eyring Home.

Planner Carol Davidson presented the request to designate the Henry Carlos Ferdinand Eyring Home as a landmark home. This potential Historic Landmark site is located at 143 South 200 West. The request meets all of the required criteria to become a designated landmark site in the City of St. George. She provided a PowerPoint presentation covering the following topics: aerial map and photos of the home.

Dr. Steven Bennion, applicant, expressed his feelings about this proposal. He believes Mr. Eyring was an upstanding citizen. The name Henry Eyring is a legendary today in education, science, and religion.

MOTION: A motion was made by Councilmember Arial to designate the Henry Carlos Ferdinand Eyring Home as a landmark home.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

PURCHASE AND SALE AGREEMENT:

Consider approval of a Purchase and Sale Agreement for Public Right of Way (ROW) along 500 East.

Assistant Public Works Director Wes Jenkins presented the request from the Corona Flores Market to purchase ROW. The ROW is necessary to comply with the landscape ordinance for commercial development. The area to be purchased is approximately 481 sq. ft. along 500 East. Staff recommends selling the ROW for \$1.50 per sq. ft.

MOTION: A motion was made by Councilmember Randall to approve the Purchase and Sale Agreement for Public Right of Way (ROW) along 500 East.

SECOND: The motion was seconded by Councilmember Hughes.

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

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

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

RESOLUTION:

Consider approval of a resolution allowing for temporary relief or credits for various categories of airport users/leaseholders during the 2019 SGU Airport closure.

Public Works Director Cameron Cutler explained the St. George Airport will close for approximately four (4) months for runway repairs. Due to the impact to on site-dependent businesses, staff proposes temporary relief from specified lease or contract terms for some categories of businesses: FBOs, SASOs, private hanger lessees, and fuel station operator. He outlined the proposed relief/credits - a total approximate value is \$133,000.

City Manager Adam Lenhard noted the impacts to the stakeholders were not the same. The private hangar lessees will receive a 4-month credit as they have less of an impact.

MOTION: A motion was made by Councilmember Baca to approve the resolution allowing for temporary relief or credits for various categories of airport users/leaseholders during the 2019 SGU Airport closure as outlined.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND PD-C/ORDINANCE:

Public hearing and consideration of an ordinance amending the Amira at Green Valley residential planned development to create condominiums from existing rental units, to add three (3) new units, and to establish uses on 5.94 acres. This amendment will also change the zone from R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 0.49 acres.

Planner Carol Davidson presented the request to amend the PD-R zone for Amira at Green Valley. She provided a PowerPoint presentation covering the following topics: aerial map; location of three (3) new units; Amira at Green Valley development standards; Amira at Green Valley with fifty (50) units; proposed use list for existing commercial building; photos of the property; and zoning map. The Planning Commission recommended approval with the following conditions:

1. The parking reductions request is approved, including the reduction to 1.5 parking spaces per unit and the reduction of the guest parking to 7.
2. The required covered parking for 50 parking spaces is installed.
3. Parking will need to be reevaluated if the use in the commercial building that houses the spa changes from the current use.
4. The driveway width will need to be extended to 25' for the entire length.
5. 50 residential units are approved.
6. The fourteenth item on the requested use list for the commercial building is changes to say: "Living quarters for manager or security personnel for business which requires 24-hour coverage.

Dave Nasal, applicant, explained the proposal is to sell the units separately.

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

MOTION: A motion was made by Councilmember Randall to approve the ordinance amending the Amira at Green Valley residential planned development to create condominiums from existing rental units, to add three (3) new units, and to establish uses on 5.94 acres and to change the zone from R-1-10 to PD-R with the conditions from the Planning Commission.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND PD-R/ORDINANCE:

Public hearing and consideration of an ordinance amending the Stone Cliff PD-R (Planned Development Residential) zone to expand the overall development to allow new single family lots in the subdivision.

Planner Carol Davidson presented the request to amend the PD-R for Stone Cliff generally located southwest intersection of 1450 South and 3000 East. She explained the item was on the February 7th City Council agenda; however, the applicant requested to remove the item from the agenda. She then provided a PowerPoint presentation covering the following topics: aerial map; general plan map; zoning map; Stone Cliff subdivision land-use summary table; site plan; expansion aerial map; 1450 South street views; landscaping; typical home design; and zoning change amendment. The Planning Commission recommended approval with the following conditions:

1. Documents acceptable to the City are presented showing proof of access within Stone Cliff private streets to the new development
2. Proof of perpetual access of those streets to the new development
3. Proof of perpetual access of the new lots to the existing amenities of Stone Cliff
4. Legal access to the public right-of-way is given to the land-locked property located at 2894 East and 1450 South Street
5. The Hillside Permit is approved
6. Placement of limitations on open space, acceptable to the City, so it can no longer be used for another hillside density transfer

Applicant Gail Maxwell explained why the item was removed from the previous agenda; no changes have been made to the application since then. The language for the contract with the HOA is being worked on, but an agreement has been reached.

Mayor Pike noted there was a public hearing held at the last meeting after which he opened the public hearing.

Resident Thomas Blasdell provided documents to the City Attorney – he stated they are previously recorded deeds. The proposed hillside development permit is based upon a proposed swap of rights that would allow the applicant to not have to comply with the requirements. He spoke about a letter he wrote to the City Council on February 6th as well as the deeds he provided; he indicated there are ownership issues with two (2) of the parcels, the applicant does not own them. Additionally, he asked the Council to take these issues into consideration when considering the request for the Hillside Development Permit. He does not believe the HOA has formally taken a position on this request.

Resident Ladel Laub stated he is a member of the HOA Board and commented that the proposed project has value to the HOA and its members – future amenities, additional HOA revenues for dues, and a second access. He explained these are his personal comments; he did not attend the meeting to represent the board.

Mr. Blasdell agreed there will be additional revenue from dues; however, they are not in dire need of additional funds. Currently, there is one access, but there is a construction access that residents utilize.

Resident Robert James Anderson commented he has issues with access from the proposed development through 1500 South and 1540 South. Additionally, he is concerned with construction vehicles.

Mayor Pike closed the public hearing.

Lowry Snow, representative for the applicant, stated this is the first he has seen the deeds Mr. Blasdell presented. He addressed the concerns with ownership raised by Mr. Blasdell. There is no issue with one of the parcels while one of the other parcels is owned by Kay Traveller Investments LLC; Mr. Traveller would transfer the parcel to the applicant if required. The third parcel is owned by the HOA. They have no issues with the six (6) conditions of the Planning Commission. He recommended the

additional condition that staff is satisfied with ownership of the parcels after which he asked the Council to move forward. The issues brought up regarding the HOA and amenities; the applicant has been communicating with the HOA to resolve the issue.

City Attorney Shawn Guzman asked if the HOA parcel was not included, would the proposal meet open space requirements.

Community Development Director John Willis indicated that he would have to look. Any approval would need to be subject to looking at the numbers. He explained the hillside ordinance requires a certain percentage and slopes. The applicant is requesting to utilize property that is not adjacent to the property to mitigate the hillsides. Further, just because the plat states "open space" does not mean the City required it to be open space. Staff is okay with the property not being adjacent.

MOTION: A motion was made by Councilmember Randall to approve the ordinance amending the Stone Cliff PD-R (Planned Development Residential) zone to expand the overall development to allow new single family lots in the subdivision with the recommendations of the Planning Commission, subject to staff working out the ownership concerns of the two (2) parcels.

SECOND: The motion was seconded by Councilmember Arial.

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

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

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow additional development within the Stone Cliff subdivision.

Public Works Director Wes Jenkins presented the request for a Hillside Development Permit to expand the Stone Cliff subdivision by adding additional single-family homes. He provided a PowerPoint presentation covering the following topics: acreage; project site; aerial and zoning maps; stone cliff slope parcels; existing homes to be demolished (parcel #1); street views; and slope maps. The Planning Commission recommended approval with the following conditions/comments:

1. The applicant shall submit a SPR (Site Plan Review) application with the required accompanying civil engineering plan set (*for plan review*) and work with staff as required
2. For development of this project, a zone change is required; See Case No. 2018-ZCA-046 in this agenda. (Which is a request to change from R-1-10 to the PD-R zone)
3. Drainage shall comply with the 'Drainage Study' dated August 21, 2018, by L.R. Pope Engineering, Inc

4. All earthworks shall comply with the recommendations and mitigations presented in Landmark Testing & Engineering Geotech Report for project #18242 dated September 25, 2018
5. Provide for review and approval to the City Attorney's Office a deed restriction for recordation which demonstrates that the other parcel areas 2, 3, & 4 as presented will not be disturbed hillside areas in the future

He explained traffic issues in the area are being addressed with a traffic signal.

MOTION: A motion was made by Councilmember Arial to approve the Hillside Development Permit to allow additional development within the Stone Cliff subdivision with the condition that verification of ownership be established.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/MUNICIPAL BOUNDARY LINE ADJUSTMENT/ORDINANCE:
Public hearing and consideration of an ordinance adjusting the boundary line with Santa Clara City.

Community Development Director John Willis presented the request to adjust the boundary line with Santa Clara. The applicant is requesting to modify the City's boundary between Santa Clara and St. George. A resolution declaring the intent of the City to adjust the boundary line was approved on January 17, 2109. State Law requires a public hearing not less than 60 days after the resolution is approved. The adjustment would not become effective until each municipality has adopted an ordinance accepting the proposal. He showed the parcel on a map.

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

MOTION: A motion was made by Councilmember Baca to approve the ordinance adjusting the municipal boundary line with Santa Clara City.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE ROADWAY/ORDINANCE:

Public hearing and consideration of an ordinance vacating a portion of 200 East Street and 200 North Street by narrowing the width of the right-of-way, and 300 North Street to vacate the remaining right-of-way from a portion that was vacated in the past.

Assistant Public Works Director Wes Jenkins presented the request to vacate a portion of 200 East and 200 North by narrowing the from a 90' right-of-way to a 66' right-of-way. For 300 North Street it is to vacate the remaining right-of-way from a portion that was vacated in the past; zoning is C-3 (General Commercial with no minimum or maximum lot size). He showed the area on a map and outlined the proposal.

Mayor Pike opened the public hearing.

Resident Chris Mosher 300 n 100 e voiced his concerns. He asked for a wall between the proposal and his yard.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the ordinance vacating a portion of 200 East Street and 200 North Street by narrowing the width of the right-of-way, and 300 North Street to vacate the remaining right-of-way from a portion that was vacated in the past.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FINAL PLAT, VACATE PUBLIC UTILITIES AND DRAINAGE EASEMENT, AND MERGE LOTS/ORDINANCE:

Public hearing and consideration of an ordinance to amend the final subdivision plat for Lot 303 & 304, Shadow Mountain Subdivision Phase 8 and to vacate the public utilities and drainage easement between said lots as well as merge the lots.

Assistant Public Works Director Wes Jenkins presented the request to amend the final subdivision plat to merge Lot 303 & 304 of the Shadow Mountain Subdivision Phase 8 into one (1) lot and vacate the public utilities and drainage easement located between said lots. This request has been approved by City staff and Joint Utilities Committee (JUC). The properties are located at 137 South 1160 West Circle; zoning

is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). He showed the lots on a map and outlined the proposed amendments and recommended a condition that when the lots are merged and the easement vacated, staff work with the property owner to acquire some of the property to protect the ditch and drainage it provides.

City Attorney Shawn Guzman clarified it was the original homeowner who disturbed the property on the hillside, not the current owner.

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

MOTION: A motion was made by Councilmember Arial to approve the ordinance amending the final subdivision plat for Lot 303 & 304, Shadow Mountain Subdivision Phase 8 and to vacate the public utilities and drainage easement between said lots as well as merge the lots conditional upon the City acquiring the property for the necessary easement.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/ROADWAY VACATION PLAT:
Public Hearing and consideration of a roadway vacation plat for a portion of Tech Ridge Drive.

Assistant Public Works Director Wes Jenkins presented the request to consider a roadway vacation plat located at approximately 400 South and 500 West (between Knowledge Way and 256 South Street; zoning is PD-C (Planned Development Commercial/Manufacturing – all building shall not exceed 50% of the net lot or parcel acreage). He showed the plat and outlined the proposed vacation.

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

MOTION: A motion was made by Councilmember Arial to approve the roadway vacation plat for a portion of Tech Ridge Drive.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a vote, as follows:

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

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

ROADWAY DEDICATION PLAT:

Consider approval of a roadway dedication plat for Tech Ridge Drive and Cliff View Drive.

Assistant Public Works Director Wes Jenkins presented the request to consider a roadway dedication plat that is located at approximately 400 South and 500 West (between Knowledge Way and 256 South Street; zoning is PD-C (Planned Development Commercial/Manufacturing – all building shall not exceed 50% of the net lot or parcel acreage). He showed the plat and outlined the proposed vacation.

MOTION: A motion was made by Councilmember Hughes to approve the roadway dedication plat for Tech Ridge Drive and Cliff View Drive.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/CHANGE NAME OF ROADWAY:

Public hearing to consider changing the name of a portion of Tech Ridge Drive to Cliff View Drive.

Assistant Public Works Director Wes Jenkins presented the request to change the name of a portion of Tech Ridge Drive to Cliff View Drive. He showed a map and outlined the proposed name change.

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

MOTION: A motion was made by Councilmember Randall to approve changing the name of a portion of Tech Ridge Drive to Cliff View Drive.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow for the development of a proposed West Access Road (Cloud Drive) for the Tech Ridge Development.

Assistant Public Works Director Wes Jenkins presented the request for a Hillside Development Permit to allow for the construction of an access road from the west side to the Tech Ridge development. This permit will allow the removal of insignificant slope areas for the proposed roadway. He provided a PowerPoint presentation covering the following topics: aerial map; zoning map; roadway cross section details; and street views. The alignment of the road works best in the proposed location because it limits the amount of scarring on the hill. In the future, the applicant will return to mitigate landslide area; this request is just for the alignment. The Hillside Review Board and Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Randall to approve the Hillside Development Permit to allow for the development of a proposed West Access Road (Cloud Drive) for the Tech Ridge Development.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

ROADWAY DEDICATION PLAT:

Consider approval of a roadway dedication plat for Cloud Drive.

Assistant Public Works Director Wes Jenkins presented the roadway dedication plat for Cloud Drive which is located between Indian Hills Drive and the old airport. He showed and outlined the roadway dedication plat. While the applicant is dedicating 60'; they are only proposing to only develop a 52' road. Additionally, they propose to put joint utility trench within the right of way to limit the disturbance. He spoke about possible trails in the area also.

MOTION: A motion was made by Councilmember Randall to approve the roadway dedication plat for Cloud Drive.

SECOND: The motion was seconded by Councilmember Baca.

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

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

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow for the installation of a water line for the Juniper Cove subdivision.

Assistant Public Works Director Wes Jenkins presented the request for a Hillside Development Permit to install an 8" water line within the hillside overlay zone located at the proposed Juniper Cove subdivision. This water line will be installed between Banded Hills Drive and the Juniper Cove subdivision and will follow the existing disturbed trail within the hillside slope area. He provided a PowerPoint presentation covering the following topics: aerial map; 8" water line location; off site water plan; offsite waterline slope map; and exhibits. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Hughes to approve the Hillside Development Permit to allow for the installation of a water line for the Juniper Cove subdivision.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow for the development of one (1) additional lot to the Banded Hills subdivision.

Planner Carol Davidson presented the request for a Hillside Development Permit to add one (1) new lot (Lot 12) to a previously approved single family residential development on Banded Hills Drive. This area is within the hillside overlay, but was not specifically looked at or considered with the previous related hillside permit. She provided a PowerPoint presentation covering the following topics: aerial map; hillside photos; amended slope analysis map; grading plan; and detail grading plan. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Hughes to approve the Hillside Development Permit to allow for the development of one (1) additional lot to the Banded Hills subdivision.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

Councilmember Randall left the meeting.

PRELIMINARY PLAT:

Consider approval of the amended preliminary plat for Banded Hills.

Assistant Public Works Director Wes Jenkins presented the request to amend the preliminary plat for Banded Hills plat to add one more lot. This will allow the Banded Hills plat to go from an 11-lot subdivision to a 12-lot subdivision. He showed the preliminary plat and outlined the proposed amendments.

MOTION: A motion was made by Councilmember Hughes to approve the amended preliminary plat for Banded Hills.

SECOND: The motion was seconded by Councilmember Baca.

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

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Amira at Green Valley.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Amira at Green Valley, a 51-lot residential subdivision located at 1999 West Canyon View Drive. The units in this development have been operating as hotel units; however, they have been built to allow them to be turned into condominiums. The applicants are proposing to condominiumize this development. He showed and outlined the preliminary plat including the conditions of staff.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Amira at Green Valley with the conditions.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Crimson Meadows Phase 1 Subdivision.

Assistant Public Works Director Wes Jenkins presented the final plat for Crimson Meadows Phase 1, an 18-lot residential subdivision located at 3210 East Street and Blue Quartz Drive (1720 South); zoning is RE-20 (Residential Estates 20,000 SQ/FT minimum lot size). He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Crimson Meadows Phase I.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

Councilmember Hughes – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Desert Cove Phase 3.

Assistant Public Works Director Wes Jenkins presented the final plat for Desert Cove Phase 3, a 19-lot residential subdivision located along Broken Rock Way and mesa Rock Drive; Zoning is R-1-10 (Single-Family Residential 10,000 sq. ft. lot sizes). He explained this item was tabled during the February 21, 2019 meeting in order to obtain further information regarding drainage along the hillside after which he showed and outlined the final plat. The proposal is to dedicate the drainage basin to the City as a hillside area so it can maintain the detention basin - the developer will perform the cuts to see that it drains to the basin.

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

SECOND: The motion was seconded by Councilmember Baca.

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

Councilmember Hughes – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of the final subdivision plat for Estrella Commercial Subdivision.

Assistant Public Works Director Wes Jenkins presented the final plat for Estrella Commercial Subdivision, a 2-lot commercial subdivision located at Snow Canyon Parkway and Dixie Downs Road; zoning is PD-C (Planned Development Commercial/Manufacturing – all building shall not exceed 50% of the net lot or parcel acreage). He showed and outlined the final plat including access and roads.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Estrella Commercial Subdivision subject to verifying the road be approved and that it meets City standards.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for The Ledges of St. George Pocket Mesa Phase 2.

Assistant Public Works Director Wes Jenkins presented the final plat for The Ledges of St. George Pocket Mesa Phase 1, a 22-lot residential subdivision located at Pocket Mesa Drive and Burning Branch Drive; zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Arial to approve the final plat for The Ledges of St. George Pocket Mesa Phase 2.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Sage Canyon Phase 4 Subdivision.

Assistant Public Works Director Wes Jenkins presented the final plat for Sage Canyon Phase 4, a 21-lot residential subdivision located at Hayrocks Drive and Honeycomb Drive; zoning is R-1-10 (Single-Family Residential 10,000 SQ/FT minimum lot size). He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Bowcutt to approve the final plat for Sage Canyon Phase 4.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AMENDED FINAL PLAT:

Consider approval of the amended final subdivision plat for Entrada at Snow Canyon 'Chaco West' Phase 3B Amended and Extended.

Assistant Public Works Director Wes Jenkins presented the request to amend the final plat for Entrada at Snow Canyon 'Chaco West' Phase 3B Amended and Extended to merge Lot 39, Entrada of Snow Canyon 'Chaco West' Phase 3A and Lot 38, Entrada of Snow Canyon 'Chaco West' Phase 3B together into one lot. The request has been approved by City Staff and the Home Owners Association (HOA). Note: there are no public utility easements that need to be vacated. This is located at approximately 2500 North Kiva Trail; zoning is PD-R (Planned Development Residential 5,000 SQ/FT minimum lot size). He showed the final plat and outlined the proposed amendments.

MOTION: A motion was made by Councilmember Arial to approve the amended final subdivision plat for Entrada at Snow Canyon 'Chaco West' Phase 3B Amended and Extended.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were given.

ADJOURN:

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

SECOND: The motion was seconded by Councilmember Hughes.

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

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

St. George City Council Minutes

March 21, 2019

Page Seventeen

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder