

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
AUGUST 1, 2019, 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 Aaron Ward.

**COMMENTS FROM THE PUBLIC:**

Resident Diane Cliff spoke to the Council about the condemned building at Garden South Condominiums. She proposed a possible solution to get rid of the building as she sees it as an eye sore and provided photos of the building and new sign design.

Mayor Pike noted that Councilmember Bowcutt also serves on the Planning Commission. Although he does not typically vote; City ordinance states that he can vote as needed to ensure a quorum. Since he voted on items at a recent Planning Commission meeting, he will abstain tonight for items 10, 11, 12 and 13. These three (3) items will need to be a unanimous vote.

**CONSENT CALENDAR:**

- a. Consider approval of a professional services agreement with ICPE for design and construction management of Green Valley 138 Ring Bus addition.**
- b. Consider approval of a Memorandum of Understanding with the Washington County School District for transfer of property to the City of St.**
- c. Consider approval to award a request for proposal to Rainbow Sign and Banner for the Arts District Wayfinding Signs Project.**

Councilmember Bowcutt commented about the study Mr. Brooks performed for the City several years ago. He would like to see additional wayfinding signs throughout the City as was recommended.

**MOTION:** A motion was made by Councilmember Arial to approve the consent calendar as presented.

**SECOND:** The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

**PARKS, RECREATION, ARTS & TRAILS MASTER PLAN:  
Consider approval of the Parks, Recreation, Arts & Trails Master Plan.**

Leisure Services Director Shane McAfee explained City staff has been working with a consultant to update and renew the Parks and Recreation Master Plan; the previous master plan was adopted by the City in 2006. The process has included several community meetings and surveys, along with in depth analysis of existing facility and policies. A final draft version was reviewed by the City Council on May 23, 2019 in a work session. The public comment period concluded on July 8<sup>th</sup>. He provided a PowerPoint presentation outlining the updated pages.

**MOTION:** A motion was made by Councilmember Arial to approve the Parks, Recreation, Arts & Trails Master Plan.

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

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

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

The vote was unanimous and the motion carried.

Mr. McAfee stated that the standard is to update is every ten (10) years.

**PUBLIC COMMENT/TRANSFER OF TWO (2) SIGNIFICANT PARCELS OF CITY-OWNED PROPERTY:**

**Take public comment and consider approval of the transfer of two (2) significant parcels of city-owned real property located at approximately 60 W. St George Blvd, parcel SG-459-B-CB, and 70 W. St. George Blvd, parcel SG-459-A-CB, to the Redevelopment Agency of the City of St. George.**

Economic Development and Housing Director Shirlayne Quayle explained the property is where the Bicycle Collective and Inn at St. George are located and is in the Downtown CDA. This request is to move the property into the Redevelopment Agency of the City of St. George. There is a promissory note that states the Agency owes the City for the value of the property.

There were no public comments.

City Manager Adam Lenhard explained the purpose of transferring the property to the Redevelopment Agency.

**MOTION:** A motion was made by Councilmember Bowcutt to approve the transfer of two (2) significant parcels of city-owned real property located at approximately 60 W. St George Blvd, parcel SG-459-B-CB, and 70 W. St. George Blvd, parcel SG-459-A-CB, to the Redevelopment Agency of the City of St. George.

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

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

Councilmember 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 UTILITY DRAINAGE AND IRRIGATION EASEMENT/ORDINANCE:**

**Public hearing and consideration of an ordinance amending the final plat and to vacate a public utility drainage and irrigation easement located at Lot 24, Southgate Hills Phase 2.**

Assistant Public Works Director Wes Jenkins presented the request to consider an amended final subdivision plat located at 2143 South Southgate Hills Drive. The purpose of this Amended Final Subdivision Plat adjust the exterior boundary line of said Lot 24 and vacate the public utilities drainage and irrigation easement along the rear of the said Lot 24; zoning is R-3. He provided a PowerPoint presentation covering the following topics: easement vacation exhibit;

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 final plat and to vacate a public utility drainage and irrigation easement located at Lot 24, Southgate Hills Phase 2.

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

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE EASEMENT/ORDINANCE:**

**Public hearing and consideration of an ordinance vacating a public utility and drainage easement located on the side and rear of Lot 6 in the Casa Del Rio Subdivision.**

Assistant Public Works Director Wes Jenkins presented the request to consider vacating an existing public utility and drainage easement located on Lot 6, Casa Del Rio Subdivision; zoning is R-1-10. He provided a PowerPoint presentation covering the following topics: easement vacation exhibit.

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 vacating a public utility and drainage easement located on the side and rear of Lot 6 in the Casa Del Rio Subdivision.  
**SECOND:** The motion was seconded by Councilmember Bowcutt.  
**VOTE:** Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/WATER TANK AND WATER LINE ACCESS EASEMENT/ORDINANCE:**  
**Public hearing and consideration of an ordinance for a water tank and water line access easement located at 1760 East and 5840 South as the road was not built in the easement area.**

Assistant Public Works Director Wes Jenkins presented the request to vacate a water tank and water line access easement located at 1760 East and 5840 South. A new easement will be dedicated where the road was built; zoning is R-1-10. He provided a PowerPoint presentation covering the following topics: Easement vacation exhibit.

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 an ordinance for a water tank and water line access easement located at 1760 East and 5840 South as the road was not built in the easement area.  
**SECOND:** The motion was seconded by Councilmember Randall.  
**VOTE:** Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

**ORDINANCE/TRAILER PARKING ON PUBLIC STREET:**

**Consider approval of an ordinance limiting the amount of time a trailer can be parked on a public street.**

City Attorney Shawn Guzman explained the agenda packet may have the incorrect ordinance; he read the current and proposed language. This request is to address an issue that was brought up by a citizen who has expressed concerns about trailers being parked on a public street. Previously, the code did not address trailers; currently, they are being treated as vehicles.

A discussion took place regarding the time frame.

**MOTION:** A motion was made by Councilmember Arial to approve an ordinance limiting the amount of time a trailer can be parked on a public street and change the time frame to five (5) days.

**SECOND:** The motion was seconded by Councilmember Randall.

Councilmember Bowcutt commented that he believes five (5) days is too long.

**AMENDED**

**MOTION:** Councilmember Arial amended her motion to four (4) days

**SECOND:** The amended motion was seconded by Councilmember Randall to four (4) days or ninety-six (96) hours.

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

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

The vote was unanimous and the motion carried.

Councilmember Bowcutt noted he also voted on item 9 at the Planning Commission meeting; therefore, he will abstain from that item as well.

City Attorney Shawn Guzman clarified the ordinance will read ninety-six (96) hours.

**GENERAL PLAN AMENDMENT/ORDINANCE:**

**Consider approval of an ordinance amending the general plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 4.56 acres generally located at 1400 E Riverside Drive, east of River Road.**

Planner Carol Davidson presented the request to amend the general plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 4.56 acres generally located at 1400 E Riverside Drive, east of River Road. She provided a PowerPoint presentation covering the following topics: aerial map; zoning map; general plan map; 100-year flood; photos of the property; aerial map; different uses in each land use area; surrounding densities; and subject site. The Planning Commission recommended approval.

After being asked by Councilmember Baca, Ms. Davidson spoke about proposed roads and access.

**MOTION:** A motion was made by Councilmember Arial to approve the ordinance amending the general plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 4.56 acres generally located at 1400 E Riverside Drive, east of River Road.

**SECOND:** The motion was seconded by Councilmember Randall.

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

Councilmember Randall– aye  
Councilmember Bowcutt – abstained  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

#### **GENERAL PLAN AMENDMENT/ORDINANCE:**

**Consider approval of an ordinance amending the general plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on 5.09 acres and to COM (Commercial) on 4.40 acres (total acreage is 9.49 acres) generally located at the intersection of River Road and Ft. Pierce Drive and called the Jones Hill property.**

Planner Carol Davidson presented the request to amend the general plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on 5.09 acres and to COM (Commercial) on 4.40 acres (total acreage is 9.49 acres) generally located at the intersection of River Road and Ft. Pierce Drive and called the Jones Hill property. She provided a PowerPoint presentation covering the following topics: subject site; zoning map; general plan map; proposed general plan; zones that would fit in with the request; staff's recommendation. The Planning Commission recommended denial. Currently it is Low Density Residential. There were quite a few concerns at the Planning Commission meeting regarding the removal of the hill as well as commercial on this property. Staff felt one half to one acre would be suitable for commercial use.

Applicant Lauralyn Tovey explained that one acre could work. She would like to see a smaller lot sizes.

Mayor Pike noted that staff would be supportive of one acre for commercial and keeping the rest as LDR as it fits in with the surrounding neighbors. Tonight's request to amend the general plan. He explained to the applicant this item would need to be unanimous to pass tonight; he asked if Ms. Tovey would like to table the item.

Ms. Tovey asked the item be tabled.

**MOTION:** A motion was made by Councilmember Baca to table to a future meeting.

**SECOND:** The motion was seconded by Councilmember Randall.

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

Councilmember Randall– aye  
Councilmember Bowcutt – abstained  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AMEND PLANNED DEVELOPMENT COMMERCIAL ZONE/ORDINANCE:**

**Consider approval of an ordinance amending the PD-C (Planned Development Commercial) zone to add more uses to the Use List for the Green Door Boutique located at the northwest corner of 300 North and 500 West.**

Planner Ray Snyder presented the request to amend the PD-C (Planned Development Commercial) zone to add more uses to the Use List for the Green Door Boutique located at the northwest corner of 300 North and 500 West. He provided a PowerPoint presentation covering the following topics: aerial map; zoning map; photos of the facility; and proposed uses. When it was previously approved, only one (1) use was requested. The owner would like to lease the property to a new tenant. The Planning Commission recommended approval.

**MOTION:** A motion was made by Councilmember Randall to approve the ordinance amending the PD-C (Planned Development Commercial) zone to add more uses to the Use List for the Green Door Boutique located at the northwest corner of 300 North and 500 West.

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

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

Councilmember Randall– aye  
Councilmember Bowcutt – abstained  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**HILLSIDE DEVELOPMENT PERMIT:**

**Consider approval of a Hillside Development Permit to allow for exclusions of small areas from slope determination for Planning Area 12 of the Divario subdivision.**

Planner Ray Snyder presented the request to consider a Hillside Development Permit to allow for exclusions of small areas from slope determination for Planning Area 12 of the Divario subdivision. He provided a PowerPoint presentation covering the following topics: vicinity map; exhibit 1; detail – exhibit 1; PA-12; and photos of the property. The Hillside Review Board and Planning Commission recommended approval. He read the Hillside Review Board's motion.

**MOTION:** A motion was made by Councilmember Randall to approve the Hillside Development Permit to allow for exclusions of small areas from slope determination for Planning Area 12 of the Divario subdivision.

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

Councilmember Randall– aye  
Councilmember Bowcutt – abstained  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**ZONE CHANGE/ORDINANCE:**

**Consider approval of an ordinance changing the zone from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to R-1-6 (Single Family Residential, minimum lot size 6,000 square feet) for Varano Vistas at Divario (PA-12) on approximately 34.26 acres.**

Planner Ray Snyder presented the request to change the zone from R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) to R-1-6 (Single Family Residential, minimum lot size 6,000 square feet) for Varano Vistas at Divario (PA-12) on approximately 34.26 acres. He provided a PowerPoint presentation covering the following topics: vicinity map; general plan map; zoning map; photos of the property; layout; and preliminary plat. The Planning Commission recommended approval.

**MOTION:** A motion was made by Councilmember Randall to approve the ordinance changing the zone from R-1-10 to R-1-6 for Varano Vistas at Divario.

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

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

Councilmember Randall– aye  
Councilmember Bowcutt – abstained  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**ZONE CHANGE/ORDINANCE:**

**Consider approval of an ordinance changing the zone for a subdivision located at 3210 East Street from A-1 (Agricultural, minimum lot size 40,000 square feet) to R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) on approximately 4.77 acres generally located on 3210 East Street south of 2000 South Street.**

Planner Carol Davidson presented the request to change the zone for a subdivision located at 3210 East Street from A-1 (Agricultural, minimum lot size 40,000 square feet) to R-1-10 (Single Family Residential, minimum lot size 10,000 square feet) on approximately 4.77 acres generally located on 3210 East Street south of 2000 South Street. She provided a PowerPoint presentation covering the following topics: subject site; zoning map; and general plan map. The Planning Commission recommended approval.



Councilmember Randall commented that although she would like this area to remain agriculture, it does make sense to change this to R-1-10.

**MOTION:** A motion was made by Councilmember Randall to approve the ordinance changing the zone for a subdivision located at 3210 East Street from A-1 to R-1-10 on approximately 4.77 acres generally located on 3210 East Street south of 2000 South Street.

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

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

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

The vote was unanimous and the motion carried.

#### **ZONING REGULATION AMENDMENT/ORDINANCE:**

**Consider approval of an ordinance amending a zoning regulation to Title 10, Chapter 8 Planned Development Zone (PD), Section 6 Commercial/Manufacturing Development Standards to add Storage Rental Unit regulations.**

Planner Carol Davidson presented the request to amend Title 10, Chapter 8 Planned Development Zone (PD), Section 6 Commercial/Manufacturing Development Standards to add Storage Rental Unit regulations. She provided a PowerPoint presentation covering the following topics: 2019 – Section 10-10-3 Conditional Uses: Storage Rental Units; 2017 Temporary Ordinance for Storage Rental Units; and applicant's proposed amendments. The Planning Commission recommended approval.

City Manager Adam Lenhard noted the changes are significant. Staff has been working on Title 10; it will look at storage units. Due to the time spent on the revisions, staff recommends the proposed amendments be denied. Rather, they suggest proceeding with the amendments previously discussed with the Council.

The applicant's representative William Allen explained the proposed changes are minimal. They have been working with staff and have incorporated almost all of the language they have proposed. They are willing to accept all of the changes that staff has been working on, except for the word "isolated". That term makes it hard to plan for.

City Attorney Shawn Guzman noted staff can consider defining isolated; however, that is not a small change. He explained why there was a temporary ordinance in place regarding storage units after which he suggested waiting for the future Title 10 amendments.

A discussion took place regarding the word isolated.

City Attorney Shawn Guzman stated that staff is close to bringing Title 10 in for the Council's review.

Applicant Gary Free outlined his difficulties with development of the property.

There was further discussion regarding the word isolated.

**MOTION:** A motion was made by Councilmember Randall to deny the ordinance amending the zoning regulation to Title 10, Chapter 8 Planned Development Zone (PD), Section 6 Commercial/Manufacturing Development Standards to add Storage Rental Unit regulations until all of Title 10 is reviewed.

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

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

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

The vote was unanimous and the motion carried.

**ORDINANCE AMENDING LOT 7 OF SERENITY COVE:**

**Consider approval of an ordinance amending Lot 7 of the Serenity Cove Subdivision by subdividing Lot 7 into two (2) lots.**

Assistant Public Works Director Wes Jenkins presented the request to amend Lot 7 of the Serenity Cove Subdivision by subdividing Lot 7 into two (2) lots. He showed the final plat and outlined the amendments to the amended final subdivision plat.

**MOTION:** A motion was made by Councilmember Randall to approve the ordinance amending Lot 7 of the Serenity Cove Subdivision by subdividing Lot 7 into two (2) lots.

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

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

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

The vote was unanimous and the motion carried.

**ORDINANCE/AMEND FINAL SUBDIVISION PLAT:**

**Consider approval of an ordinance amending the final subdivision plat for Serenity Hills Second Amended by changing the walkout basement note.**

Assistant Public Works Director Wes Jenkins presented the request to amend the final subdivision plat for Serenity Hills Second Amended by changing the walkout basement note. He showed the final plat and outlined amendments to the amended final subdivision plat.

- MOTION:** A motion was made by Councilmember Randall to approve the ordinance amending the final subdivision plat for Serenity Hills Second Amended by changing the walkout basement note.
- SECOND:** The motion was seconded by Councilmember Baca.
- VOTE:** Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

**CONDITIONAL USE PERMIT:**

**Consider approval of a conditional use permit to allow 'Central Storage' to remodel and expand at 935 and 955 North 1300 West Street.**

Planner Ray Snyder presented the request to expand a storage facility by remodeling the adjacent commercial building to the south for additional indoor storage. He presented a PowerPoint covering the following topics: location; request, current location, SwitchPoint; photo of buildings; and elevation and materials. He read staff's comments as outlined in the agenda packet. The Planning Commission recommended approval with findings and comments.

- MOTION:** A motion was made by Councilmember Baca to approve the conditional use permit to allow 'Central Storage' to remodel and expand at 935 and 955 North 1300 West Street.
- SECOND:** The motion was seconded by Councilmember Randall.
- VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Randall– 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 Anasazi Ridge at Entrada Phase 6.**

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Anasazi Ridge at Entrada Phase 6, a 4-lot residential subdivision located at Cohonina Trail and Supia Trail; zoning is PD-R. He showed and outlined the final plat.

- MOTION:** A motion was made by Councilmember Arial to approve the final plat for Anasazi Ridge at Entrada Phase 6.
- SECOND:** The motion was seconded by Councilmember Bowcutt.
- VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Randall– 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 Blackhawk Townhomes St. George Phase 3.**

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Blackhawk Townhomes St. George Phase 3, a 14-lot residential subdivision located at 1001 West Curly Hollow Drive; zoning is R-3. He showed and outlined the final plat.

**MOTION:** A motion was made by Councilmember Arial to approve the final plat for Blackhawk Townhomes St. George Phase 3.

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

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

Councilmember Randall– 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 Blackhawk Townhomes St. George Phase 4.**

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Blackhawk Townhomes St. George Phase 4, a 19-lot residential subdivision located at 1001 West Curly Hollow Drive; zoning is R-3. He showed and outlined the final plat.

**MOTION:** A motion was made by Councilmember Randall to approve the final plat for Blackhawk Townhomes St. George Phase 4.

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

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

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

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

**Consider approval of a preliminary plat for Desert Vista at Desert Canyons.**

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert Vista at Desert Canyons, a 114-lot residential subdivision located south of Southern Parkway and west of Desert Canyons Parkway; zoning is PD-R (Planned Development Residential). This will be a single-family subdivision equivalent to an R-1-8 development. This development will have a home owner's association to maintain the neighborhood park and open space. He presented a PowerPoint presentation covering the following topics: subject site; preliminary plat; and sections and details and outlined a regional detention basin the applicant is proposing. They have asked the City to maintain the basin as it will collect drainage from a rather large area, including public streets. The HOA is specific to this development.

**MOTION:** A motion was made by Councilmember Arial to approve the Desert Vista at Desert Canyons.

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

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

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

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

**Consider approval of a preliminary plat for Meadow Valley Farms Phase 10C and 12.**

Assistant Public Works Director Wes Jenkins stated the applicant requested to table.

**MOTION:** A motion was made by Councilmember Randall to table the preliminary plat for Meadow Valley Farms Phase 10C.

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

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

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

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

**Consider approval of a preliminary plat for Ridge West No. 4 - Amended and Extended.**

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Ridge West No. 4 - Amended and Extended, a 2-lot residential subdivision located at 950 West and 750 North Streets; zoning is R-1-10 (Single-Family Residential, 10,000 sq. ft. minimum lot size). A Hillside Development permit was approved for this project on May 2, 2019. He presented a PowerPoint presentation covering the following topics: subject site and the preliminary plat.

**MOTION:** A motion was made by Councilmember Arial to approve the preliminary plat for Ridge West No. 4 – Amended and Extended.

**SECOND:** The motion was seconded by Councilmember Randall.

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

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

The vote was unanimous and the motion carried.

**SECOND AMENDMENT TO A JOINT DEVELOPMENT AGREEMENT:**

**Consider approval of Second Amendment to a Joint Development Agreement between SG Boulevard Land, LLC, The City of St. George, and the Neighborhood Redevelopment Agency of the City of St. George.**

City Attorney Shawn Guzman explained City View is close to completing some of the buildings. The parking for the south building is located in the north building which is not yet complete. This agreement will allow them to occupy the south building if it meets all building requirements and the portions of the parking structure in the north building. The applicants will post a bond for 100% of the construction cost for the completion of the north building. One change staff proposes is to add language that states SG Boulevard will provide as built drawings for the south apartment building within ten (10) business days after receiving the certificate of occupancy.

**MOTION:** A motion was made by Councilmember Arial to approve the Second Amendment to a Joint Development Agreement between SG Boulevard Land, LLC, The City of St. George, and the Neighborhood Redevelopment Agency of the City of St. George.

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

Councilmember Randall reminded Councilmembers Arial and Baca they needed to include the language that City Attorney Shawn Guzman proposed to add – “SG Boulevard will provide as built drawings for the south apartment building within ten (10) business days after receiving the certificate of occupancy”.

Councilmember Arial and Baca agreed to add the language to their motion and second.

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

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

The vote was unanimous and the motion carried.

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

No reports were given.

**ADJOURN:**

**MOTION:** A motion was made by Councilmember Randall to adjourn from the City Council meeting and to move into the Neighborhood Redevelopment Agency meeting.

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

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

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

The vote was unanimous and the motion carried.