

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 15, 2019, 5:00 PM
CITY COUNCIL CHAMBERS**

PRESENT:

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

EXCUSED:

Councilmember Bette Arial

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Rabbi Helene Ainbinder and The Pledge of Allegiance was led by scouts.

City Manager Adam Lenhard stated at the request of the applicant, item #3 will be rescheduled for Thursday, September 5, 2019.

CONSENT CALENDAR:

- a. Consider award of bid to Royal T Enterprises for the Virgin River South Trail - Rustic Trailhead to Springs Park.**
- b. Consider award of bid to Royal T Enterprises for the Virgin River South Trail Repair Project.**
- c. Consider award of bid to JP Excavating for the Ft. Pierce Wash Sediment Removal project.**
- d. Consider approval to purchase a 2019 Johnston Mechanical Sweeper from Cate Rental & Sales.**
- e. Consider approval to purchase a 2018 Leeboy Asphalt Paver 8616C from Cate Rental & Sales.**
- f. Consider approval to purchase twelve (12) commercial sectional doors from Frontier Building Products.**
- g. Consider approval of a contract with Holbrook Asphalt, Inc. for HA5 seal coat for various streets within the city.**
- h. Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for Virgin River South Area Right of Way Acquisition.**
- i.**

j. Consider approval of a private hanger lease agreement with Corporate Air Service, Inc for Lot 1F.

After being asked by Councilmember Baca, City Manager Adam Lenhard noted that five (5) bids were received for item c.

Public Works Director Cameron Cutler explained item g is part of the pavement management program. Over time pavement oxidizes, wears away and turns to gravel. HA5 is one seal is used to the pavement, typically for low-volume roads.

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

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 Baca – aye

The vote was unanimous and the motion carried.

PETITION FOR ANNEXATION/RESOLUTION:

Consideration of a resolution to accept or deny a Petition for Annexation for approximately 212.6 acres generally located in the southeast area adjacent to the city limits.

Assistant Public Works Director Wes Jenkins presented the ordinance to accept or deny a Petition Annexation for property located near the Desert Canyons development and is intended to be an expansion of that project. The resolution is the first step in the annexation process, which will be followed by the required noticing in the newspaper and public comment period. He showed the area on a map.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance accepting the Petition for Annexation for approximately 212.6 acres generally located in the southeast area adjacent to the city limits.

SECOND: The motion was seconded by Councilmember Randall.

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

Councilmember Hughes – aye
Councilmember Randall– aye
Councilmember Bowcutt – 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 COM (Commercial) and OS (Open Space) to RES (Residential) on approximately 2.5 acres generally located south of Southern Parkway, west of Desert Canyons Parkway, and north of Deserts Edge Drive.

Planner Ray Snyder presented the request to amend the General Plan from COM (Commercial) and OS (Open Space) to RES (Residential) on approximately 2.5 acres generally located south of Southern Parkway, west of Desert Canyons Parkway, and north of Deserts Edge Drive. The General Plan land-use designation is currently Commercial and Open Space, and the applicant would like to add in housing at this location. This will reduce the existing Commercial space from 5.8 acres to 2.5 acres. He provided a PowerPoint presentation covering the following topics: aerial map; zoning map; and general plan map.

Councilmember Bowcutt inquired about the map outlining the proposed amendment as it does not look accurate.

Applicant Curt Gordon explained the map is the general plan map which is approximate. He explained the perception issue and outlined the proposal. It will be along the west side of the commercial area. He explained the concept of the commercial area and outlined short term rental proposal.

MOTION: A motion was made by Councilmember Randall to approve the ordinance amending the General Plan from COM (Commercial) and OS (Open Space) to RES (Residential) on approximately 2.5 acres generally located south of Southern Parkway, west of Desert Canyons Parkway, and north of Deserts Edge Drive.

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 Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Desert Sage.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert Sage, a 9-lot residential subdivision located between Rimrunner and Broken Mesa Drive in Desert Canyons; zoning is R-1-10 (Single-Family Residential, 10,000 sq. ft. minimum lot size). All lots will be over 10,000 sq. ft. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Desert Sage.

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 Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Desert Solace 2.

Assistant Public Works Director Wes Jenkins presented the preliminary plat is for Desert Solace 2, an 11-lot residential subdivision located west of 3000 East on Rimrunner Drive in Desert Canyons; zoning is R-1-10 (Single-Family Residential, 10,000 sq. ft. minimum lot size). All lots will be over 10,000 sq. ft; the density will be 2.3 dwelling units per acre. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Desert Solace 2.

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.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Elmwood Phases 6-7.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Elmwood Phases 6-7, a 21-lot residential subdivision located at 3430 East and 3130 South; zoning is R-1-8 (Single Family Residential, 8,000 sf minimum lot size). This is an extension of the existing Elmwood Estates to the east. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Elmwood Phases 6-7.

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 Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Rosewood Estates Phase 5.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Rosewood Estates Phase 5, a 31-lot residential subdivision located at 3430 East Street and 3050 South Street; zoning is R-1-8 (Single Family Residential, 8,000 sf minimum lot size). All lots will be over the 8,000 sq. ft. minimum lot size. The density will be three (3) dwelling units per acre. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Rosewood Estates Phase 5.

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 Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Sage Canyon Phases 8-11.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Sage Canyon Phases 8-11, a 98-lot residential subdivision located north of Southern Parkway, south of White Dome Drive and east of Dwarf Bear Poppy Drive; zoning is R-1-10 (Single Family Residential, 10,000 sf minimum lot size). Lot-size averaging will be used on this plat. He showed and outlined the preliminary plat including the proposed second access.

City Manager Adam Lenhard clarified the City has standards of how many lots can come off a single access. Staff has been working with the developer to allow this area to be built; however, it is time for the second access and to looking it at looping in the utility lines.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Sage Canyon Phases 8-11.

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 Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Springs Estates Phase 10.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Springs Estates Phase 10, a 4-lot residential subdivision located at 2580 East Street and 1190 South Circle; zoning is RE-12.5 (Residential Estates 12,500 sf minimum lot size). Much of this plat falls within the Erosion Hazard Study line; therefore, the developer would be required to perform an erosion hazard study and mitigation would be part of the construction drawing approval. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Springs Estates Phase 10.

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 Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Varano Vistas at Divario.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Varano Vistas at Divario, a 138-lot residential subdivision located at Divario Canyon Drive and Sentieri Vista Drive zoning is R-1-6 (Single Family Residential, 6,000 sf minimum lot size). A Hillside Development Permit has been obtained for this subdivision. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Varano Vistas at Divario.

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.

FINAL PLAT:

Consider approval of a final subdivision plat for Desert Bluff at Desert Canyons Townhomes Phase 2.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Desert Bluff at Desert Canyons Townhomes Phase 2, a 50-lot residential subdivision located at Desert Canyons Parkway and approximately 3980 East; zoning is PD-R. He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Desert Bluff at Desert Canyons Townhomes Phase 2.

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 Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Desert Hollow Phase 1.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Desert Hollow Phase 1, a 21-lot residential subdivision located at Broken Mesa Drive and Zelda Drive; zoning is PD-R. He showed and outlined the final plat including the recreational amenities.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Desert Hollow Phase 1.

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 Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Desert Solace.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Desert Solace, a 12-lot residential subdivision located at Rimrunner Drive and approximately 3200 East; zoning is R-1-10. He showed and outlined the final plat.

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

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 Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Maple Estates Phase 5.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Maple Estates Phase 5, a 5-lot residential subdivision located at Banded Hills Drive and Jessamine Circle; zoning is R-1-10. He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Desert Solace.

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 Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Sentieri Canyon at Divario.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Sentieri Canyon at Divario, a 50-lot residential subdivision located at Sentieri Vista Drive and Ceresole Drive; zoning is R-1-10. He showed and outlined the final plat. Before the plat can record, the roadway dedications will need to be recorded.

City Manager Adam Lenhard mentioned the Ceresole Drive street name is similar to a street off Indian Hills, he is worried about conflicts.

MOTION: A motion was made by Councilmember Randall to approve the final for Sentieri Canyon at Divario.

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 Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Stone Cliff Subdivision Phase 16B.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Stone Cliff Subdivision Phase 16B, a 15-lot residential subdivision located at Marble Drive and Shale Circle; zoning is PD-R. He showed and outlined the final plat.

Councilmember Hughes left the meeting.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Stone Cliff Subdivision Phase 16B.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for White Sands Phase 7 Subdivision.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for White Sands Phase 7 Subdivision, a 9-lot residential subdivision located at Wolf Hole Drive at approximately 1700 East; zoning is R-1-10. He showed and outlined the final plat.

Michele, Joe

MOTION: A motion was made by Councilmember Randall to approve the final plat for White Sands Phase 7 Subdivision.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

FINAL PLAT AMENDMENTS:

Consider approval of an amended final plat subdivision for Tonaquint Heights Phase 1 Amended.

Consider approval of an amended final plat subdivision for Tonaquint Heights Phase 2 Amended.

Consider approval of an amended final plat subdivision for Tonaquint Heights Phase 3 Amended.

Assistant Public Works Director Wes Jenkins presented the amended final subdivision plats for Tonaquint Heights Phase 1 Amended, Tonaquint Heights Phase 2 Amended, and Tonaquint Heights Phase 3 Amended, all of which are located at Chandler Drive and approximately 1200 West Street. The purpose of these amended final subdivision plats is to adjust the internal lot restriction and increase the buildable area within each lot located within these plats; zoning is R-1-40. He showed the final plats and outlined the proposed amendments.

MOTION: A motion was made by Councilmember Randall to approve the amended final plat for Tonaquint Heights Phase 1.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

MOTION: A motion was made by Councilmember Randall to approve the amended final plat for Tonaquint Heights Phase 2.

SECOND: The motion was seconded by Councilmember Baca.

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

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

The vote was unanimous and the motion carried.

MOTION: A motion was made by Councilmember Randall to approve the amended final plat for Tonaquint Heights Phase 3.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

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

The vote was unanimous and the motion carried.

REPORTS FROM COUNCILMEMBERS, MAYOR, AND CITY MANAGER:

City Manager Adam Lenhard noted next week's meeting will be the canvass of the primary election; the meeting will begin at 4:00 p.m.

ADJOURN:

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

SECOND: The motion was seconded by Councilmember Randall.

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

Councilmember Bowcutt – aye

Councilmember Arial – aye

Councilmember Baca – aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder