

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 3, 2019, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Pro Tem Jimmie Hughes
Councilmember Michele Randall
Councilmember Bette Arial
Councilmember Ed Baca
Councilmember Bryan Smethurst
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Mayor Jon Pike

OPENING:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Brother Robert Jensen with the St. George Stake and the Pledge of Allegiance to the Flag was led by DSU Students.

Mayor Pro Tem Hughes read a proclamation proclaiming October, 2019 as Domestic Violence Awareness Month and Councilmember Arial read a proclamation proclaiming October, 2019 as Breast Cancer Awareness Month.

Jimi Kestin mentioned the Mayor's Walk and taking place this weekend in conjunction with the St. George Marathon.

Mike Thompson with the Zion International Program introduced the Ibigawa, Japan delegation. This partnership has been ongoing for 31 years.

Nikelle Pledger with Leisure Services provided a PowerPoint presentation covering the following topics: Thunder Junction Year in Review – 2018 -2019; Ride Totals; Revenue; Events at the Park; North Pole Express; Volunteer Spotlight; and Summer Camps.

COMMENTS FROM THE PUBLIC:

No comments were given.

CONSENT CALENDAR:

City Manager Adam Lenhard advised item 2e has been removed from the agenda.

- a. Consider approval of a Subordination Agreement with Zions Bank for the Riverwalk Village affordable housing development.**
- b. Consider approval of an amended Professional Service Agreement with West Coast Code Consultants (WC3) for structural plan review.**
- c. Consider approval to award bid to JP Excavating for the Waste Water Treatment Plant Rough Grading Project.**

d. Consider approval to award bid to Feller Enterprises for the Industrial Park Storm Drain Phase-Three Project.

f. Consider approval of the financial report for August, 2019.

MOTION: A motion was made by Councilmember Arial to approve the Consent Calendar with the exception of item e.

After being asked by Councilmember Baca about item a, Deputy City Attorney Paula Houston explained if there a foreclosure, all of the terms and conditions continue to the next owner.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall- aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING / SALE OF SIGNIFICANT PARCEL OF CITY-OWNED PROPERTY:

Public hearing regarding the sale of a significant parcel of city-owned real property located at approximately 1670 South 120 East, parcel SG-5-3-6-41041-ERD.

Housing and Economic Development Director Shirlayne Quayle explained the City of St. George desires to sell a significant parcel of city-owned real property located at approximately 1670 South 120 East, parcel SG-5-3-6-41041-ERD. This property is part of the Dixie Center EDA. The price has not been determined as staff is working out all of the details. She noted there will be a development agreement.

Mayor Pro Tem Hughes opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the sale of a significant parcel of City-owned real property located at approximately 1670 South and 120 East.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall- aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

ZONE CHANGE / ORDINANCE:

Consider approval of an ordinance changing the zone from C-3 (General Commercial) to C-4 (Central Business District Commercial) on approximately 4.89 acres for City Hall (City Hall & Police Department) located at 175 East 200 North.

Planner Ray Snyder presented the request to rezone approximately 4.89 acres located at 175 East 200 North (City Hall and Police Department) from C-3 to C-4 in order to accommodate the potential future expansion of City Hall. The properties located to the south and along St. George Blvd are zoned C-4. This request would expand the existing C-4 further to the north. He provided a PowerPoint presentation covering the following topics: summary of request; aerial map; zoning map; and close up of parcels. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Randall to approve the ordinance changing the zone from C-3 (General Commercial) to C-4 (Central Business District Commercial).

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Crimson Vistas.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Crimson Vistas, a 95-lot residential subdivision generally located at the intersection of 3000 East and 2000 South; zoning is R-1-10. Lot size averaging will not be used, all lots will be greater than 10,000 sq. ft. The density will be 2.9 dwelling units per acre, which meets the General Plan land use designation of LDR (Low Density Residential). There will be eleven (11) lots that either corner or back onto 3000 East. These lots will be required to have a 6' block wall and a 10' landscape strip along the right-of-way. He showed and outlined the preliminary right of way section; preliminary grading plan; and preliminary plat. They request to use the channel as part of the landscape strip.

After being asked by Councilmember Baca, Fire Chief Robert Stoker explained Station 3 services this area and Station 6 is close enough to respond. He is satisfied that staff can provide fire services in a timely manner.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Crimson Vistas.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall- aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Sand Ridge.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Sand Ridge, a 44-lot residential subdivision located north of the Southern Parkway at the eastern extension of White Dome Drive; zoning is R-1-10. Lot Size Averaging will be used for this preliminary plat, with fifteen (15) lots under 10,000 sq. ft. The density will be 3.04 dwelling units per acre, which meets the General Plan land use designation of LDR (Low Density Residential). There will be ten (10) lots that will have double frontage on White Dome Drive and Sunshine Trail Drive. These properties will have a 6' block wall and a 10' landscape strip along the rear of their properties on White Dome Drive. He showed and outlined the preliminary plat.

After being asked by Councilmember Baca, Fire Chief Robert Stoke spoke about a future fire station in this area.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Sand Ridge.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall- aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for The Ledges of St. George Hidden Pinyon Phase 4.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for The Ledges of St. George Hidden Pinyon Phase 4, a 5-lot residential subdivision

generally located at 1380 West 5500 North; zoning is PD-R. Each lot will be over 19,000 square feet with the largest lot being 34,406 square feet. The density will be 1.70 dwelling units per acre, which meets the General Plan land use designation of LDR (Low Density Residential) and the Ledges Master Plan. Each lot will back to the Winchester Hills border and will have a rear yard setback of 50'. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for The Ledges of St. George Hidden Pinyon Phase 4.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall- aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Councilmember Arial mentioned that Deborah Reeder, the Art Museum Director, recently retired.

ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.
SECOND: The motion was seconded by Councilmember Smethurst.
VOTE: Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Randall- aye
Councilmember Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.