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

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, November 21, 2019 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. Consent Calendar.

a. Consider award of bid to Instrument Control Company for Bloomington Substation Upgrade relay racks.

BACKGROUND and RECOMMENDATION: This item is for new relay equipment as part of the Bloomington Substation upgrade project which will provide generation backup for the regional Waste Water Treatment Plant (WWTP). Staff recommends awarding the bid to Instrument Control Company in the amount of $88,431.96.

b. Consider award of bid to Nichols Building for the Vernon Worthen Pickleball Court Renovation.

BACKGROUND and RECOMMENDATION: The project consists of demolition of the existing pickleball courts, fencing, and existing lighting; new construction includes underground utilities (water and sewer), rebuilding six new post-tension pickleball courts with new vinyl coated fencing, shade umbrellas, seating, expanded parking lot (11 spaces), shade umbrellas and sports lighting. This was a formal bid and eight (8) bids were received. Staff recommends awarding the bid to Nichols Building in the amount of $365,409.20.

c. Consider award of bid to VanCon for the Ledges Wells Cathodic Protection Project.

BACKGROUND and RECOMMENDATION: The project is adding cathodic protection to two (2) of the wells at the Ledges; protecting the column, tube, and shafting from corrosion. This was a formal bid and two (2) bids were received. Staff recommends awarding the bid to VanCon in the amount of $196,430.

d. Consider award of bid to Western Rock Products for the Re-Use Center Crushing operation.

BACKGROUND and RECOMMENDATION: This award is for the annual crushing of stockpiled concrete and asphalt at the Re-Use Center. The recycled material is used on city projects and the unit price bid is comparable to last year. This was a formal bid and four (4) bids were received. Staff recommends awarding the bid to Western Rock Products in the amount of $119,000.

e. **Consider the approval of a franchise agreement with Intech LLC for fiber infrastructure installation within the boundaries of the City of St. George.**

BACKGROUND and RECOMMENDATION: Intech LLC wishes to install fiber infrastructure in St. George, beginning in Desert Color. Intech has been identified as the internet service provider of choice by Desert Color. Staff recommends approval.

f. **Consider a third amendment to the City View development agreement for phasing of the hotel site.**

BACKGROUND and RECOMMENDATION: The applicant is requesting an amendment to the development agreement. The third amendment will allow for the occupancy of the Marriott hotel, which is located on the south west corner of St. George Blvd and Main Street. Staff recommends approval.

g. **Consider approval of the minutes from the meetings held on September 26, 2019; September 30, 2019; October 3, 2019; October 10, 2019; October 17, 2019; and October 24, 2019.**

2. **Public meeting per Section 78B-6-504 of the Utah Code to consider whether to approve the acquisition through eminent domain of two parcels of property (SG-6-2-36-232 and SG-6-2-36-233) to be used for road access to Tech Ridge on the southeast side of the Tech Ridge mesa.**

BACKGROUND and RECOMMENDATION: This is the road planned to provide access from the southeast side of Tech Ridge to the ridge top. The City obtained an appraisal showing the value of the right-of-way at $190,000. The City has entered into negotiations with the owner, purported to be Kings Dominion Investments LLC, and hopes to be able to voluntary purchase the property but due to the need to move quickly, the City is seeking authorization to commence an eminent domain action and is following statutory procedures, including this public meeting, in preparation of filing such action. Notice of this meeting was sent directly to the owners. If the owner is present, he/she should be allowed to comment. Staff recommends approval.

3. **Consider approval of an ordinance changing the general plan from 1) COM (Commercial) to MDR (Medium Density Residential) on approx. 24.5 acres, 2) to change COM to HDR (High Density Residential) on approx. 4.3 acres, 3) to change COM to LDR (Low Density Residential) on approx. 0.6 acres, and 4) to change HDR to COM on approx. 5.0 acres generally located north of the Southern Parkway and east of River Road on the north and south side of White Dome Drive.**

BACKGROUND and RECOMMENDATION: This is a general plan amendment for the Southern Hills development. The Planning Commission recommended approval and advocating placing commercial land on the north side at the intersection of River Road.

4. **Consider approval of an ordinance amending the PD-R (Planned Development Residential) zone in order to update the site plan, elevations, and other modifications to 1) Brookfield Apartments, 2) Woodland Town Homes, and 3) Woodland Patio Homes located south of Mall Drive and west of 3000 East Street**

   BACKGROUND and RECOMMENDATION: The PD was originally approved September 6, 2018. The applicant is now requested to amend the PD with various changes to the site plan, elevations, and amenities. The Planning Commission recommended approval.

5. **Consider approval of an ordinance for a zone change amendment to the Dinosaur Crossing commercial center (Smith's) to amend the PD-C (Planned Development Commercial) zone on Lot 9, pads J-1 & J-2 to develop two (2) multi-tenant commercial retail buildings on approx. 1.58 acres generally located along Mall Drive (generally south of the Fuel Center and near ACE hardware).**

   BACKGROUND and RECOMMENDATION: This is a request to review the site plan, landscape plan, elevations, renderings, colors and materials for two (2) proposed multi-tenant commercial retail buildings on approximately 1.58 acres. The Planning Commission recommended approval.

6. **Consider approval of the preliminary plat for Auburn Hills Phase 3, a 57-lot residential subdivision located within the Desert Color development.**

   BACKGROUND and RECOMMENDATION: This is the preliminary plat for Auburn Hills Phase 3, a 57-lot residential subdivision located within the Desert Colors development; zoning is PD-R. The 57 lots are single family detached units. The Planning Commission recommended approval.

7. **Appointments to Boards and Commissions of the City.**

8. **Reports from Mayor, Councilmembers, and City Manager.**

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

_____ _____

Christina Fernandez, City Recorder Date

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

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Agenda Item Number : 1a

Request For Council Action

Date Submitted	11/18/2019 08:33 AM
Proposed City Council Date	11/21/2019
Applicant	Barb Berrett
Subject	Consider award of bid to Instrument Control Company for Bloomington Substation Upgrade relay racks.
Background	This item is for new relay equipment as part of the Bloomington Substation upgrade project which will provide generation backup for the regional Waste Water Treatment Plant (WWTP).
Proposed Resolution	Staff recommends approval.
Cost	$88,431.96
Action Taken	
Requested by	Rene Fleming
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	Yes **Amount:** 88,431.96

Item	Standard	Instrument Control Company (ICC)	Schweitzer Engineering Laboratories, Inc. (SEL)	Specialty Electrics, Inc. (SEI)
1.1 PRICING, DELIVERY AND WARRANTY				
a. Total firm price to fabricate and deliver DAP jobsite, four (4) relay control racks as detailed on drawings listed in Section 2.6 of these specifications, based on the provided IFB drawings.	$	88,431.96	89,990* *Includes $2,710 shipping cost.	99,107.00
Optional monthly storage fee if shipping delay is necessary.	$	0.00	$0 up to 45 days	0.00
b. Can Seller meet delivery date within 10 weeks ARO?	--	Yes	Yes	No
c. Earliest guaranteed delivery date to jobsite.	Weeks	--	--	16
d. Warranty Period	Months	60	120	24
1.2 RELAY & RACK DRAWINGS				
a. Can seller meet approval drawing date of 4 weeks ARO?	--	Yes	N/P	Yes
Earliest guaranteed delivery date.	Weeks	--	N/P	--
b. Can seller meet submittal of markups of engineer provided schematics and wiring diagrams within 8 weeks ARO?	--	Yes	Yes	No
Earliest guaranteed delivery date.	Weeks	--	--	14
c. Can Seller meet submittal of As-Built Documents & Instructional Manuals within 10 weeks ARO?	--	Yes	Yes	No
Earliest guaranteed delivery date.	Weeks	--	10-11	14
1.3 RELAY CONTROL RACK DATA				
a. Name of Manufacturer	--	Instrument Control Company	Schweitzer Engineering Laboratories, Inc. (SEL)	Specialty Electrics, Inc.
b. Location of Facility	--	West Valley City, Utah 84119	Pullman, WA/ Manf. SLP, Mexico	Powell, WY
c. Estimated Weight of Rack and Crating - Rack #1	lbs	300	650	625
Estimated Weight of Rack and Crating - Rack #2	lbs	300	650	650
Estimated Weight of Rack and Crating - Rack #3	lbs	300	650	700
Estimated Weight of Rack and Crating - Rack #4	lbs	300	650	675
Total	$	1,200.00	2,600.00	2,650.00
d. Unit Price - Rack #1	$	17,943.84	16,620.00	19,292.00
Unit Price - Rack #2	$	19,803.96	19,540.00	22,900.00
Unit Price - Rack #3	$	21,193.90	20,390.00	23,525.00
Unit Price - Rack #4	$	29,490.26	30,730.00	33,390.00
Total	$	88,431.96	87,280.00	99,107.00
1.4 ISSUANCE OF P.O.				
a. Name of company to which P.O. should be sent:	--	Instrument Control Company	Schweitzer Engineering Laboratories, Inc. (SEL)	Specialty Electrics, Inc.
b. Physical address of company to which P.O. should be mailed:	--	1780 West 2300 South West Valley City, Utah 84119	901 Center Park Drive Charlotte, NC 28217	846 Road 7-1/2 Powell, WY 82435
c. Name of person to whom P.O. should be addressed:	--	Glenn R. DeFisher	Lewandoski J Bryson	David Wyman

	--	Shipping cost is included.	Shipping cost is included in the total price. Freight DDP to St. George, UT $2,710.	Shipping cost is included.
	--	Lowest bid. Lower than second lowest bid by $2,458.04.	Higher than lowest bid by $2,458.04.	Higher than lowest bid by $11,575.04.
	--	Can deliver 10 weeks ARO.	Can deliver 10 weeks ARO if PO is received after December 1, 2019. If PO is received prior to December 1, 2019 will deliver 11 weeks.	Can deliver 16 weeks after ARO. This could delay construction/ energization date.
	--	Warranty period is 60 months. Half of second lowest bid.	Longer warranty period by 60 months compare to the lowest bid. Total of 120 months.	Warranty period is only 24 months.
ECI Comments	--		Did not provide information on delivery of the approval drawings. We will need approval fabrication drawings and BOM from manufacturer prior to fabrication.	Can deliver approval drawings within 4 weeks ARO.

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Agenda Item Number : 1b

Request For Council Action

Date Submitted	11/12/2019 04:28 PM
Proposed City Council Date	11/21/2019
Applicant	Millie Cockerill
Subject	Consider award of bid to Nichols Building for the Vernon Worthen Pickleball Court Renovation.
Background	The project consists of demolition of the existing pickleball courts, fencing, and existing lighting; new construction includes underground utilities (water and sewer), rebuilding six new post-tension pickleball courts with new vinyl coated fencing, shade umbrellas, seating, expanded parking lot (11 spaces), shade umbrellas and sports lighting. This was a formal bid and eight (8) bids were received.
Proposed Resolution	Staff recommends approval
Cost	$365,409.20
Action Taken	
Requested by	Brett Whitelaw
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	Yes
Approved in Budget?	Yes **Amount:** 476,500.00

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Agenda Item Number : 1c

Request For Council Action

Date Submitted	11/13/2019 04:18 PM
Proposed City Council Date	11/21/2019
Applicant	Kade Bringhurst
Subject	Consider award of bid to VanCon for the Ledges Wells Cathodic Protection Project.
Background	The project is adding cathodic protection to two (2) of the wells at the Ledges; protecting the column, tube, and shafting from corrosion. This was a formal bid and two (2) bids were received.
Proposed Resolution	Staff recommends approval.
Cost	$196,430
Action Taken	
Requested by	Brett Whitelaw
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	Yes
Approved in Budget?	Yes **Amount:** 100,000.00

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Agenda Item Number : 1d

Request For Council Action

Date Submitted	11/06/2019 11:16 AM
Proposed City Council Date	11/21/2019
Applicant	Jay Sandberg
Subject	Consider award of bid to Western Rock Products for the Re-Use Center Crushing operation.
Background	This award is for the annual crushing of stockpiled concrete and asphalt at the Re-Use Center. The recycled material is used on city projects and the unit price bid is comparable to last year. This was a formal bid and four (4) bids were received.
Proposed Resolution	Staff recommends approval
Cost	$119,000
Action Taken	
Requested by	Brett Whitelaw
File Attachments	bidtabulationcrushingoperation110619111610.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	Yes
Approved in Budget?	Yes **Amount:** 120,000

FY 19-20 Crushing Operation

Bid Tabulation

				Western Rock		***Perco Rock Co.***		***Mel Clark Inc.***		***PCI***	
No.	*Description*	*Quantity*	*Unit*	*Unit Cost*	*Total*	*Unit Cost*	*Total*	*Unit Cost*	*Total*	*Unit Cost*	*Total*
1	Mobilization	1	Lump	10,000.00	10,000.00	14,900.00	14,900.00	40,000.00	40,000.00	7,000.00	7,000.00
2	Asphalt Crushing	10,000	Tons	5.25	52,500.00	5.25	52,500.00	5.05	50,500.00	6.00	60,000.00
3	Concrete crushing	10,000	Tons	5.70	57,000.00	5.25	52,500.00	5.05	50,500.00	8.00	80,000.00
	Total				**119,500.00**		**119,900.00**		**141,000.00**		**147,000.00**

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Agenda Item Number : 1e

Request For Council Action

Date Submitted	11/14/2019 09:31 AM
Proposed City Council Date	11/21/2019
Applicant	Intech LLC
Subject	Consider the approval of a franchise agreement with Intech LLC for fiber infrastructure installation within the boundaries of the City of St. George.
Background	Intech LLC wishes to install fiber infrastructure in St. George, beginning in Desert Color. Intech has been identified as the internet service provider of choice by Desert Color.
Proposed Resolution	Staff recommends approval.
Cost	$0
Action Taken	
Requested by	Shirlayne Quayle
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

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Agenda Item Number : 1f

Request For Council Action

Date Submitted	11/13/2019 04:25 PM
Proposed City Council Date	11/21/2019
Applicant	PEG Development
Subject	Consider a third amendment to the City View development agreement for phasing of the hotel site.
Background	The applicant is requesting an amendment to the development agreement. The third amendment will allow for the occupancy of the Marriott hotel, which is located on the south west corner of St. George Blvd and Main Street.
Proposed Resolution	Staff recommends approval.
Cost	$
Action Taken	
Requested by	John Willis
File Attachments	
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 26, 2019, 4:00 PM
ST. GEORGE REGIONAL AIRPORT

PRESENT:

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

EXCUSED:

Councilmember Bette Arial

AIRPORT REOPENING EVENTS AND CELEBRATION OF FIRST DALLAS/FT. WORTH FLIGHT:

Mayor Pike welcomed those in attendance for the Airport reopening after which he swore in members of the City's Youth City Council.

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Tom Fiske and The Pledge of Allegiance was led by Cameron Cutler.

City Manager Adam Lenhard noted that item c on the consent calendar has been moved as has item 5 on the agenda. Item 7 will move to the end of the agenda.

CONSENT CALENDAR:

a. **Consider approval to correct the total cost of a previously approved award of bid to Broderick and Henderson Construction for the Airport Snow Removal Equipment Building.**

b. **Consider approval of an assignment agreement and property purchase located at approximately 1700 South Dixie Drive.**

d. **Consider approval of the minutes from the meeting held on September 5, 2019.**

MOTION: A motion was made by Councilmember Hughes to approve the consent calendar.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

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Mayor Pike noted because there are only three (3) Councilmember present; all items will need to be approved unanimously.

AGREEMENT/RESOLUTION:

Consider approval of a resolution approving an agreement with Riverwalk Village Development, LLC to defer City impact fees for the Riverwalk Village affordable housing development.

Housing and Economic Development Shirlayne Quayle presented the request to approve a resolution approving an agreement that will defer City impact fees for the Riverwalk Village affordable housing development for a period of ten (10) years. If, after ten (10) years, all development criteria are satisfactorily met, city impact fees amounting to $316,622.46 will be forgiven.

Mayor Pike noted that this type of request has been approved in the past.

After being asked by Councilmember Baca, City Manager Adam Lenhard noted this deferment will not impact any projects in a negative way.

MOTION: A motion was made by Councilmember Hughes to approve the resolution approving an agreement with Riverwalk Village Development, LLC to defer City impact fees.
SECOND: The motion was seconded by Councilmember
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

RESOLUTION:

Consider approval of a resolution instructing St. George Regional Water Reclamation Facility (SGRWRF) staff to pursue the Wastewater Treatment Plant facility upgrade to the selected biological phosphorus removal technology.

Water Services Director Scott Taylor presented the resolution and explained that the Utah Division of Water Quality has granted a variance to the Wastewater Treatment Plant as to the implementation date for compliance with the technology-based phosphorus effluent limits (TBPEL), or nutrient removal requirement. As part of the variance, the City is required to submit a resolution instructing SGWRF staff to pursue facility upgrades to the selected biological phosphorus removal technology and include the estimated budget for the upgrade.

MOTION: A motion was made by Councilmember Randall to approve the resolution instructing St. George Water Reclamation Facility staff to pursue the Wastewater Treatment Plant facility upgrade to the selected biological phosphorus removal technology.

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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 Baca – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE EASEMENT/ORDINANCE:
Public hearing and consideration of an ordinance vacating a municipal utility easement located in the Auburn Hills Phase 1 Subdivision.

Community Development Director John Willis presented the request to consider reducing the 10' municipal utility easement along the front lot lines to 5' in some areas of the Auburn Hills Phase 1 Subdivision located in the Desert Color Development at approximately 800 West and 5600 South; zoning is R-1-10.

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 municipal easement located in the Auburn Hills Phase 1 Subdivision.
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 Baca – aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:
Consider approval of a Hillside Development Permit to allow development of: 1) Teakwood Phases 5-8 (78 lots), 2) Elmwood Estates Phase 8 (12 lots), and 3) Rosewood Estates Phase 6 (7 lots) all of which are located east of Crimson Ridge Drive and Marblewood Drive.

Assistant Public Works Director Wes Jenkins presented the request for a Hillside Development Permit to develop a portion of the property that is located in the Hillside Overlay area. The request meets the Hillside Overlay Ordinance and the disturbance limitations. He presented a PowerPoint presentation covering the following topics: aerial maps; hillside contour maps; developed conditions; and subdivision layout. The developer would like to keep the ridgeline; however, since they will not have an HOA, they would like to dedicate it to the City for an open space area. There may be draining issues; they will be worked out during the preliminary plat process. The Planning Commission recommended approval.

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MOTION: A motion was made by Councilmember Baca to approve the Hillside Development Permit to allow development of 1) Teakwood Phases 5-8; 2) Elmwood Estates Phase 8; and 3) Rosewood Estates Phase 6 all of which are located east of Crimson Ridge Drive and Marblewood 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 Baca – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) and A-1 (Agricultural), and ASBP (Airport Supporting Business Park) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 1.38 acres and OS (Open Space) on 22.69 acres.

Planner Ray Snyder explained on July 11, 2019 the City Council approved a zone change for Teakwood Phase 5; however, a rock fall report was not completed at that time. The applicant is requesting to rezone the portion of the property that is not located in the rockfall area. He provided a PowerPoint presentation covering the following topics: proposed zone change exhibit.

MOTION: A motion was made by Councilmember Baca to approve the ordinance changing the zone from R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) and A-1 (Agricultural), and ASBP (Airport Supporting Business Park) to R-1-8 (Single Family Residential 8,000 sq. ft. minimum lot size) on 1.38 acres and OS (Open Space) on 22.69 acres.
SECOND: The motion was seconded by Councilmember Randall.

Councilmember Hughes clarified this will be mostly Open Space, a small portion will be R-1-8.

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

Councilmember Hughes – aye
Councilmember Randall – 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) and C-3 (General Commercial) to OS (Open Space) and

C-3 (General Commercial) on approximately 4.24 acres located at the north west corner of Bluff Street and 400 North Street (Donlee Drive).

Planner Ray Snyder presented the request rezone approximately 4.24 acres located at the north west corner of Bluff Street and 400 North Street from R-1-10 (Single Family Residential) and C-3 (General Commercial) to OS (Open Space) and C-3 (General Commercial) to change that portion of the hillside which cannot be developed into open space. He presented a PowerPoint presentation covering the following topics: zone change exhibit, after which he explained that the applicant provided a look at the building even though they are not required to do so – it

MOTION: A motion was made by Councilmember Randall to approve the ordinance changing the zone from R-1-10 (Single Family Residential) and C-3 (General Commercial) to OS (Open Space) and C-3 (General Commercial) on approximately 4.24 acres located at the north west corner of Bluff Street and 400 North Street (Donlee Drive).
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 Baca – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:
Consider approval of an ordinance changing the zone from A-1 (Agriculture) to RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) on approximately 0.94 acres located at 2456 East 2150 South Circle.

Community Development Director John Willis presented the request to rezone the property in order to sell a portion of the property to a neighbor and meet the minimum size requirement for the zone. He provided a PowerPoint presentation covering the following topics: vicinity map; zoning map; and applicant's exhibit. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Randall to approve the ordinance changing the zone from A-1 (Agriculture) to RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) on approximately 0.94 acres located at 2456 East 2150 South Circle.
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 Baca – aye

The vote was unanimous and the motion carried.

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PRELIMINARY PLAT:

Consider approval of a preliminary plat for Fish Rock at the Ledges Phases 2-4.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Fish Rock at the Ledges Phases 2-4, a 47-lot residential subdivision located east of the intersection of Fish Rock Road and Movie Rock Drive in The Ledges subdivision; zoning is PD-R (Planned Development Residential). The density will be 2.14 dwelling units per acre which meets the master plan. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Fish Rock at the Ledges Phases 2-4.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Pocket Mesa Phases 4-5.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Pocket Mesa Phases 4-5, a 51-lot residential subdivision located east of the intersection of Pocket Mesa Drive and Movie Rock Drive in The Ledges subdivision; zoning is PD-R (Planned Development Residential). The density will be 3.60 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 Pocket Mesa Phases 4-5.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for St. George Hobby Huts.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for St. George, Hobby Huts, a 22-lot commercial subdivision located in the PD-C (Planned Development Commercial) zone generally located in the northeast quadrant of Tuweap Drive and 1800 North Street. This subdivision will create twenty-two (22)

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pads to be used as hobby garages for personal use but not to be used as a location for commercial business. He showed and outlined the preliminary plat.

MOTION: A motion was made by Randall to approve the preliminary plat for St. George Hobby Huts.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Woodland Estates Townhomes Phase 1A.

Assistant Public Works Director Wes Jenkins presented the final plat for Woodland Estates Townhomes Phase 1A, a 24-lot/unit residential subdivision located at 2780 East Street and approximately 900 South; zoning is PD-R. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Woodland Estates Townhomes Phase 1A.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMENDED FINAL PLAT:

Public hearing and consideration of an amended and extended final subdivision plat for Commerce Point Phase 1 Amended and Extended.

Assistant Public Works Director Wes Jenkins presented the request to consider an amended and extended final subdivision plat for the Commerce Point Phase 1 Amended and Extended commercial subdivision located at Bluff Street and Blackridge Drive; zoning is C-2. The purpose of the amendment is to add Lots 8 and 9 and to adjust the property boundary between Lots 4 and 5. In doing so, the size of Lot 4 will be reduced. Public utilities are also being adjusted to fit the design of approved building plans. There are public utility and drainage easements granted within this subdivision in all areas outside any existing or future building footprints. He showed the final plat and outlined the proposed amendments. The approval will be subject to the item going back to the Joint Utility Commission (JUC) to make sure all of the

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easements that are needed are there, with language acceptable to the City regarding public utility easements on the site as well as an easement on lot 4.

City Attorney Shawn Guzman clarified the conditions as follows:

1. Subject to another JUC review for the easements on the plat
2. The public easement language for utilities on the plat is acceptable to the City
3. If there is to be an abandonment or reduction of the public utility easement on lot 4, any 3rd party utilities have signed off to say they do not need the easement and the easement would need to be abandoned or reduced in a separate meeting with a public hearing

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 amended and extended final plat for Commerce Point Phase 1 Amended and Extended subject to the three (3) conditions as outlined by the City Attorney.
SECOND: The motion was seconded by Councilmember Baca.

Mayor Pike read the conditions once more.

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

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Councilmember Baca reported on the recent Hillside Review Board meeting he recently attended.

Mayor Pike remined the Council about the special meeting being held at 3:00 p.m. on Monday, September 30, 2019 to interview the candidates for the vacant City Council seat. He outlined how the process will work.

ADJOURN:

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

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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ST. GEORGE CITY COUNCIL MINUTES
SPECIAL MEETING
SEPTEMBER 30, 2019, 3:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

OPENING:

Councilmember Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Councilmember Hughes and the Pledge of Allegiance to the Flag was led by Councilmember Arial.

Councilmember Randall mentioned that Mayor Pike's father passed away this weekend and sent condolences to him and his family.

Mayor Pike explained that today's appointment will be done in accordance with state law; he read language from the law that applies to a vacant seat. The term for the individual appointed will expire in January, 2022. The City gave public notice of the vacancy as required on September 9, 2019; the notice included date and time of today's meeting. All applicants were required to submit a resume, the deadline was Friday, September 20, 2019. Utah law requires the Council to interview each applicant; if an applicant is not present to be interviewed, they will not be considered for appointment. Each applicant will be given three (3) minutes to answer the interview question. There can be no closed-door discussions or interviews and any deliberation will be in the public meeting. The Council had a week to review and read the applications, cover letters and resumes that have been submitted. There have not been any meetings to review the submissions. Following the conclusion of the interviews; the Council may deliberate and cast their votes. He noted that he will vote in the event of a tie. The Council will vote for one (1) applicant. After tallying the votes, if the vote is not unanimous; he will call for a second vote. The top two (2) candidates will move on to the second vote. After tallying the the majority vote will determine the person to fill the vacancy for its remaining unexpired term. In the event the second round of voting ends with a tie, he will cast my vote to offset such tie. Because of the nature of this meeting; he asked the audience to maintain proper decorum for a public meeting; he asked for no applause. He noted that the order was determined through the Lt. Governor's office such as is done in an election.

The question asked by Mayor Pike of each applicant: Why should the Council appoint you to fill the vacant City Council seat?

Vardell Curtis

Mr. Curtis thanked the Mayor and Council for their consideration. He told a story about how he came to live in St. George. He believes the Council should choose him because he loves St. George; he lives here because he chooses to live here, not because he has to. Everyone should live where they love and love where they live. He is aware of the challenges and is ready to accept the challenges. He has been giving service to the City for thirty (30) years.

Jeremy C Young

Mr. Young mentioned if appointed, he will bring a unique combination of four (4) strengths to the job:

1. He has a wealth of experience in political analysis and communication
2. He is a bridge builder and problem solver
3. He is strongly committed to St. George's future
4. He would approach his role on the Council with humility

His goal would be to serve as a stabilizing presence, to help carry forward the important work of the Council while honoring his responsibility to the citizens.

Greg Aldred

Mr. Aldred thanked the Council for this opportunity. He addressed each of the Councilmembers and commented what he admired about them. He mentioned that he has served the community in many aspects; after which he stated that he tries to live by the motto "Service above self" and asked the Council for their vote.

Cheryl Anderson

Ms. Anderson stated she feels she would be a good applicant due to her business degree with an emphasis in accounting. She does not have a full-time job and can dedicate the time necessary to be on the Council. She has a concern for the arts and appreciates what the City has done. She stated that is dedicated to St. George and has lived in the area since 2004.

David W Adams

Mr. Adams stated that he finished with his master's degree in business in 1960 after which he became a general contractor. During these years, he developed a 330-lot subdivision, three (3) apartments complexes and one (1) condominium complex in Murray. He received a call from Norm Bangerter who asked him to serve as the Director of Community and Economic Development for the state of Utah. He then got personally involved with the US Olympics Committee – he stayed in the position for four (4) years. There were a number of recessions during this time. He provided details of his employment background.

Nickolas (Nick) Ball

Mr. Ball noted that he does not know anyone on the Council; but he new Joe Bowcutt. He considers himself a younger version of Joe. He feels he has a diverse background. Being a Spanish speaker, he can break down barriers which can be of

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benefit. He loves people and has a love of service. He would like to align the needs and goals of the City with what it is trying to accomplish.

Jake Burningham

Mr. Burnignham stated he tends to be a man of action rather than words and noted that he is not a public speaker. He grew up in northern Utah and is a firm believer that actions speak louder than words. Additionally, he noted that he is not afraid to work.

Tom Butine

Mr. Butine thanked the Council for the openness of this process. He spoke about his resume and education. His experience is working on high performance teams in a high-tech industry. He is good at analyzing facts and data and making decisions based on them while considering values. If appointed, he will ask questions and consider aspects that the Council probably would not and it would improve the quality of the City's policies and direction. He will work as a teammate and foster mutual understanding.

Doug Solstad

Mr. Solstad answered that the Council should appoint him because they know him – they know he is involved in the community in making a difference. He believes in working hard; he is passionate about where he lives. He recently ran in the primary election with slogan "Understand, Serve, Repeat". If appointed, he will serve with passion, will be present, will be prepared, and work hard to demonstrate his love for the City.

Bryan S Smethurst

Mr. Smethurst thanked the Council for this opportunity. He was raised in a service-oriented family and has served this Nation, State, and City. The core values he lives each and every day are loyalty, duty, respect, honor, integrity, and personal courage. He will work hard with the other Councilmembers and the community to carry on their heritage and landmarks as has a tremendous love and cares for the citizens of St. George. If given the chance to serve, he will do his very best to carry on his father's legacy with being a hard worker and one who loved all. He may not agree with everything put before him but will hard with the Council for a solution that works for the City and its people.

Vincy Seegmiller Stringham

Ms. Seegmiller Stringham spoke about her heritage in St. George. She outlined her background and spoke about the demographics of St. George.

Gregg McArthur

Mr. McArthur shared two (2) attributes which he possesses - his deep love of the City and his deep roots in the City. He explained why he is running in this year's election and why he has also applied to be appointed tonight. He feels he is well qualified to represent the people, the area, and the City.

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Matt Mortenson

Mr. Mortenson mentioned that he does not have a pioneer heritage in St. George, but he does have a pioneer home. He has struggled with how to get the paint off of his beautiful, old home with sandstone carvings that have been covered up. He noted that St. George has been discovered. He does not have a lot of critiques and believes the City is being run well. He appreciates the Council and would like to take a hand in continuing what they have done.

Joseph Middione, Jr

Mr. Middione was not present.

Charles R Wood

Mr. Wood thanked the Council for this opportunity. He is not presenting himself as one who has an axe to grind or preconceived notions – he has an open mind and has an interest in serving the citizens of St. George. As a councilman in Iowa years ago, he gained the temperament and appreciation for objective consideration and civil discourse when presented with issues with differing opinions and values. He will have an open mind and has the best intentions of serving the residents.

Mayor Pike called for a short recess.

Kyle S Wells

Mr. Wells provided an outline of his background. He believes he has the education and experience but realized personal traits and experience does not qualify one for public service itself; you need a purpose. His purpose is to do what he can to create an economy that allows his kids to stay here regardless of their chosen profession. He feels the area has an export problem - we export our kids. He outlined how he currently serves the community.

Bruce Raftery

Mr. Raftery thanked the Council for this opportunity. He filed for this position to spread his wings in the area of community service. He has been involved with veterans for fifteen (15) years and is the face and voice as the Public Information Officer in Washington County and the City. It is his idea that there can be win-win situations; he does not like animosity based on decisions that are made to make things better. It was easy for him to get involved with veteran groups as he is a third generation Marine. He would like to spread his service to the citizens of St. George.

Mark S Ripley

Mr. Ripley thanked the Council for this opportunity. He mentioned that he does not know anyone in the room and met Mayor Pike once. He gave a brief history of his background and family.

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H Thayne Houston

Mr. Houston thanked the Council for this opportunity. He feels the Council should choose him because he has a deep heritage here. At the age of 26, he bought his father's business and has been in business ever since. He has been put in positions of conflict resolution many times in his life. He thanked the Council and stated that he looked forward to serving.

Curt L Gordon

Mr. Gordon stated that he loves St. George as it has a very unique character. He and his family has lived here for 18 years. He believes he has a unique experience and depth of qualifications since he has worked in city and state government and is also an experienced Planning Commission. He provided an outline of his background and noted that he is the only applicant who is producing an attainable housing product. His primary talent is to develop and articulate a vision. He is ready to step in and get things going.

J Mark Gallup

Mr. Gallup provided a history of his education. In 1976, he was the spokesman for the State of Oregon Economic Forecast. He believes there are four (4) critical issues facing St. George – water, traffic, infrastructure, and crime. He spoke about attainable and affordable housing, Lake Powell Pipeline, and traffic increases. There is a difference between and efficient and effective manager.

Patricia Kent

Ms. Kent thanked the Council for the opportunity to interview and to serve in the community. When she moved here 38 years ago, it was much different than it is today. She believes she has a responsibility to make a difference in the community and noted she has the knowledge and ability to make wise decisions for the community. Additionally, she believes she has the leadership qualities and abilities to do what needs to be done and would like the chance to be a voice for the community.

Patricia "Anne" Picot

Ms. Picot thanked the Council for this opportunity. She has not been in St. George long; but feels she feels that she is at home. She respects public service is a sacred trust and has lived by that principal all her life. She asked the Council to look past her physical disability and to look at her ability to serve this community. She has a proven record of team leadership and being a team player and has held many leadership roles in her faith. Additionally, she trained in the Cheyenne VA hospice on the No Veteran Dies Alone program and has worked as a legislature in city government.

Steven G Jennings

Mr. Jennings thanked the Council for this opportunity and explained that he was born and raised here in St. George, educated here locally. He mentioned that he served

an LDS mission in Mexico and speaks Spanish. The Council should appoint him because he is a qualified candidate and will bring a positive influence and contribution to the discussion of items coming before the Council on a regular basis. As a contractor who focuses mostly on commercial development, he feels that he brings a unique prospective that can be beneficial for the Council. He would like to continue to build upon the foundations created by forward thinking leadership.

Sherlynn Davis

Ms. Davis thanked the Council for this opportunity. She spoke about the history of St. George. Much of the success in St. George City is due to a careful nuance approach of the City Council. The Council is a team of players that bring strategies together to create a win. She looks forward to the possibility of serving, bringing forward her strengths of creativity, leadership, and vision to serve the community.

Steve Davidson

Mr. Davidson stated that he considers himself an optimist, strives to find common ground, and is self driven. As an appraiser in the Washington County Tax Assessors office, he loves the opportunity to work with taxpayers. Being able to speak Spanish has provided him an additional insight and awareness of the needs of the City. He spoke about his family history and noted that his motivation is to serve. Balance isn't just found – it is created.

Mitchael Lane DeWitt

Mr. DeWitt noted that he is a visionary and believes Joe Bowcutt was a visionary. Tech Ridge is a brilliant opportunity to bring in a subsidiary of a bit tech company from Silicon Valley. He noted that he is the oldest RN at Dixie College. He mentioned Dixie Technical College – they can give ideas of the courses the students should take. He is a visionary and helped build a daycare center in Los Angeles.

Susan Thompson

Ms. Thompson stated that she is grateful for being here and for what the Council does. There are amazing people doing amazing things in the City. She believes everyone wants the same things – prosperity, safety and health. Her strength is that she can bridge those gaps. She loves people and feels that she offers diversity and a different viewpoint.

Bryan Thiriot

Mr. Thiriot commented that he was born and educated here. He is a 5th generation pioneer family here is St. George. He remembers when Kmart was built and watched as the scar was made on the Black Hill. He noted how special it was to him to have his daughter attend the same high school he and his mother attended. St. George will be 200 years old in 2062. He loves that his grandfather was taken care of as a young boy by a family in the community when his mother passed away.

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Mayor Pike advised that the interviews are now complete – there were 28 candidates interviewed as Mr. Middione did not show up. He thanked all of the applicants for applying. For those not chosen today, he asked they reach out as there are a number of boards that need members. He asked the City Council if there is any discussion.

Councilmember Hughes mentioned that someone is going leave here tonight being sworn in on the City Council. He added most of which happens does not start with the Council, it starts with people like the applicants. This is a difficult decision for him as he knows many of those that have applied. He is going to do the best to do what he feels is best to fulfill a seat that was campaigned for and won by Joe Bowcutt who was a smart man and deeply loved his community.

Councilmember Arial stated this is not an easy decision to make. She was where these applicants were about six (6) years ago. She feels this is an incredible community.

Councilmember Randall noted this has been difficult for her as there are such qualified people who have applied. She keeps thinking – what would Joe want? She appreciates all of the applicants for applying noting there are some great applicants.

Councilmember Baca reiterated what the other Councilmembers have said. He thanked the applicants for being here and noted this will be a difficult decision.

Mayor Pike advised the City Council has a ballot marked Ballot 1 with the names of all 2 applicants. He requested that each Councilmember cast their ballot for the one applicant they would like to appoint. He will then read the vote of each Councilmember.

Mayor Pike read the votes for Ballot 1 as follows:

Councilmember Hughes – Bryan Smethurst
Councilmember Randall – Bryan Smethurst
Councilmember Arial – Steve Davidson
Councilmember Baca – Vardell Curtis

Mayor Pike advised there will be a second round.

Mayor Pike read the votes for Ballot 2 as follows:

Councilmember Hughes – Bryan Smethurst
Councilmember Randall – Bryan Smethurst
Councilmember Arial – Bryan Smethurst
Councilmember Baca – Vardell Curtis

Councilmember Randall noted she felt this is what Councilmember Bowcutt would want.

City Recorder Christina Fernandez administered the Oath of Office.

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Mayor Pike mentioned there is an election going on. Many of the Councilmembers wanted to keep this separate as the vacant seat was not up for public vote at this time.

ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.
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 Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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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.**

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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

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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.

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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.

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Christina Fernandez, City Recorder

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ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 10, 2019, 5:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Mayor Jon Pike
Councilmember 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

OPENING:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Ray Draper and the Pledge of Allegiance to the Flag was led by Jim Hetrick.

Kye Nordfelt spoke about the Bike Lane on Main event taking place October 22.

AMENDMENT TO A POWER PURCHASE AGREEMENT.

Consider approval of amendment to the Solimar Power Purchase Agreement (PPA).

Energy Services Director Laurie Mangum outlined the amendments to the agreement.

MOTION: A motion was made by Councilmember Randall to approve the amendment to the Solimar Power Purchase Agreement.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider approval of a change order to a Professional Services Agreement for additional SCADA and control automation at the SGRWRF.

Water Services Director Scott explained staff has worked with Automation N Controls for several year, upgrading the SCADA system. Currently, there is a professional services agreement in place for phase 1 of the WWTP expansion to implement and work with the contract to get the right plan. While they are already there, he has had them do additional work as things needed to be replaced. The amount of the change order is $56,340.

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MOTION: A motion was made by Councilmember Randall to approve the change order in the amount of $56,340.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

REPEAL THE CURRENT TITLE 10 AND ADOPT TITLE 10, ZONING REGULATIONS/ORDINANCE:

Consider approval of an ordinance repealing the current Title 10 and adopting Title 10, Zoning Regulations.

Community Development Director John Willis presented a PowerPoint presentation covering the following topics: Title 10 Revisions; Revisions – ADU's; Recreation Table; Revisions – Storage Rental Units; and Revisions – Off Street Parking Requirements.

Councilmember Randall stated she feels there is a need for a new zone that would allow horse boarding facilities.

Mr. Willis noted that use is allowed with a 1-acre minimum lot size.

The Council discussed the request from a land owner in Little Valley; the consensus was to change the language in the ordinance to allow half of the currently allowed number of animals on a half-acre lot.

After being asked by Mayor Pike, he stated that the sign ordinance is not being changed at this time.

A discussion took place regarding development agreements.

City Manager Adam Lenhard mentioned a letter received from Curt Gordon regarding his request to consider not eliminating surety bonds as methods of securing the completion of improvements.

City Attorney Shawn Guzman noted there are some typographical errors that need to be corrected.

Councilmember Hughes arrived

MOTION: A motion was made by Councilmember Randall to approve the ordinance repealing Title 10 and adopting Title 10, Zoning Regulations subject to the changes discussed and modification described by the City Attorney.
SECOND: The motion was seconded by Councilmember Arial.

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VOTE: Mayor Pike 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.

DISCUSSION REGARDING THE CITY VIEW LANDSCAPING:

Leisure Services Director Shane McAffee presented a PowerPoint presentation covering the following topics: landscape and irrigation plans; City View Development; Main Street Alley – Building Key Map; Main Street Alley – Painted Mural on Building 1; Main Street Alley – Sculpture Garden; Main Street Alley – Alley During George Street Fest; Main Street Alley – North Wall of Building 5; and Alley Landscape Concept.

DISCUSSION REGARDING THE TRAFFIC SIGNAL WARRANTING PROCESS:

Public Works Director Cameron Cutler presented a PowerPoint presentation covering the following topics: aerial map showing master plan of traffic signals; planned signal locations; Engineering criteria (warrants) for signals; MUTCD manual on uniform traffic control devices website; and warrant spreadsheet. He then spoke about the left turn from Mall Drive onto Riverside Drive and River Road at Riverside Drive and 1450 South. The Council discussed a possible signal near Heritage Elementary School.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Councilmember Arial mentioned the film festivals at the Electric Theater.

Councilmember Baca left the meeting.

Councilmember Smethurst mentioned that he has been meeting with Department Heads.

ADJOURN:

MOTION: A motion was made by Councilmember Arial to adjourn.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike 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.

_____
Christina Fernandez, City Recorder

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ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 17, 2019, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

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

EXCUSED:

Councilmember Michele Randall

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Tim Martin with the St. George Interfaith Council and the Pledge of Allegiance to the Flag was led by Councilmember Baca.

CONSENT CALENDAR:

a. **Consider approval of Amendment A2 of the Non-Federal Reimbursable Agreement between FAA and the City.**

b. **Consider approval of an agreement with Horrocks Engineers to complete a roundabout design at Snow Canyon Parkway and 2000 North.**

c. **Consider approval of the first amendment to the Zagster Scooter and Electronic Bike Share Agreement.**

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

SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Baca asked for input on the roundabout vs a traffic signal.

Public Works Director Cameron Cutler explained it depends on the area. In this particular area, a roundabout would be better.

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

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

The vote was unanimous and the motion carried.

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PUBLIC HEARING/CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT:
Public hearing to provide final comments on the Consolidated Annual Performance Evaluation Report (CAPER) for the 2018 program year of the Community Development Block Grant (CDBG).

Planner Genna Goodwin explained on or about September 30, 2019, the City submitted a Consolidated Annual Performance Evaluation Report (CAPER), for the 2018 Program Year, to the U.S. Department of Housing & Urban Development (HUD). She stated there was a 30-day comment period; staff did not receive any comments.

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

MOTION: A motion was made by Councilmember Hughes to accept the CAPER report for the 2018 program year.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/BUDGET AMENDMENTS/RESOLUTION:
Public hearing and consideration of a resolution to review and approve amendments to the Fiscal Year 2019-20 Budget.

Assistant Budget Manager Chad Moultrie outlined the proposed amendments to the Fiscal Year 2019-20 Budget as follows: 1) To budget for a new Edward Byrne Memorial Justice Assistance Grant (JAG) to purchase six handheld radios for our Police Dept. which will be operable with the upgrades the Utah Communication Authority is making to the statewide network; 2) To budget for unforeseen replacement of a Fire Dept. Administration SUV which is 15-years old (2004 Durango) and Fleet Dept. has determined the costs to repair the current vehicle outweighs its useful life; 3) To budget for projects which needed to be completed at the Airport while the airport was temporarily closed for the runway reconstruction project, the projects consist of 1) expanding the terminal ramp area for $193,000, 2) expanding the TSA area for $50,000, and 3) repairing the Fuel Farm pavement and roadway for $271,000. In addition, this budget opening provides $150,000 to participate in constructing a shared parking lot for future commercial hangars. The projects are funded by $419,000 from the remaining balance in the Airport Revenue Bond (from a refinancing a few years ago) and $245,000 from the Airport Reserve Fund accumulated from prior years' excess of the airport's direct revenues over direct expenses which are restricted to the airport by FAA regulations. It is anticipated the costs for the shared parking lot will be reimbursed to the City over time as the commercial hangar sites are leased; 4) To increase the contract with the consultant providing public relations and communication

for the airport runway repair project due to asking the consultant to increase their services beyond the scope of work originally requested by city management; 5) To increase the overall construction budget for the new clubhouse at Red Hills Golf Course to cover change orders needed to improve aesthetics, for unforeseen utility line changes, and for misc. adjustments made during construction. The increase represents an increase of approximately 4% only to the overall budget approved for this project; 6) To increase the budget due to being awarded an Afterschool Match Partnership (AMP) Grant for $150,000 to provide the Afterschool Program for three (3) elementary schools. This replaces our previous Child Care & Development Block Grant (CCDF) grant for $36,075 which accommodated the program for one elementary school. This results in an increase in the Federal Grant revenues budget by $113,925. Additionally, due to expanding the program, various expense accounts also need an increase in their budgets; however $24,000 of the programs expenditures is already included in the Nature Center's existing full-time personnel budget; 7) To increase the budget from $935,750 to $1,340,150 for the Snow Removal Equipment (SRE) building at the Airport for which we received 5 bids; however, they were higher than engineer's estimates. An Airport Improvement Program (AIP) Grant from the FAA will pay for 90.85% of the total costs, and Passenger Facility Charge (PFC) revenues will cover the remaining 9.15%; 8) To increase the Human Resources Dept.'s budget to change a new part-time position approved in HR's budget, to a full-time position due to increasing needs for the Human Resource department's services. The net cost for this change in the current year is $31,685. The full-time position was originally requested in the budget but later withdrawn by HR due to concerns for where the employee's work station could be located. HR has identified a plan for locating this new position; 9) To move the budget for the full-time and part-time City Office Administrative Professional (Receptionist) positions from the City Manager's Dept. to the Administrative Services Dept. (beginning mid-Sept. 2019) as the positions are more in line with the City's future 311 Center and organizational structure, which will be under the Administrative Services Dept; 10) To budget to rebuild the transformer and equipment at the Twin Lakes Substation due to the unanticipated failure of the existing transformer; 11) To budget for an art purchase of $50,000 where the artist agreed to accept payment in two installments: with one payment of $24,000 in FY2019; and the second payment of $26,000 in FY2020. Funding for this year's payment is from fund balance accumulated from prior year's revenues in the Art Museum Permanent Acquisition Fund; 12) To increase the budget for the RAP Tax Grant awards from $250,000 to $264,500 for this current fiscal year at the request of the St. George Arts Commission's board during their presentation of their recommendations for awards to the City Council; 13) The prior year's budget approved a $100,000 transfer from the Park Impact Fund to the RAP Tax Fund as one of the funding sources for the Virgin River Trail North - Missing Link (Fossil Falls to Rio Virgin/MGF) project. Because expenditures only totaled $32,748 in FY2019, the balance of the $100,000 approved transfer needs to be carried over to the current fiscal year's budget; 14) To budget for the 1525 N Groundwater Drainage Project which is requested to be funded by substituting and delaying the Red Cliffs Park Drainage project which was already approved in the current budget for $400,000. Both of these projects are funded by the Utility Drainage Fees; 15) To increase the budget for the Fort Pierce Wash Maintenance/Sediment Removal Project from $390,000 to $1,161,180 (increase of $771,180) and increase the funding participation amount from the Washington County Flood Control Authority (WCFCA) from $240,000 to $473,180. The balance of funding needed of $538,000 will come from existing approved budgets for the Red Cliffs

Park Drainage project and the 1130 N. Drainage project which will both be delayed to the next fiscal year; 16) To budget for funds for the purpose of acquiring Right of Way (ROW) along the Virgin River so that the City can maintain the flood area (i.e. remove sediment, vegetation and debris) in the vicinity. Funds will provide for an acquisition agent, title costs, and property costs to purchase over 40 parcels. The Washington County Flood Control Authority (WCFCA) will fund $186,000 (75%) of the costs and the remainder will be funded by re-allocating funds from the Red Cliffs Drainage project which will be postponed to a future budget year; 17) To budget for funds for the purpose of acquiring Right of Way (ROW) along the Virgin River so that the City can maintain the flood area (i.e. remove sediment, vegetation and debris) in the vicinity. Funds will provide for an acquisition agent, title costs, and property costs to purchase over 40 parcels. The Washington County Flood Control Authority (WCFCA) will fund $186,000 (75%) of the costs and the remainder will be funded by re-allocating funds from the Red Cliffs Drainage project which will be postponed to a future budget year; and 18) To budget for the new "quarters" or 0.25% transportation tax approved by Washington County prior to July 1, 2019 and effective October 1, 2019. The first regular distribution will be December 2019. The County will receive .05%; and the City will receive .10% based upon Point of Sale to be used towards a Transit District, and an additional .10% based upon 50/50 Point of Sale and Population to be used towards Transportation projects. Revenues received will be budgeted as General Improvements expenditures until specific projects are identified for appropriation.

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 resolution approving amendments to the Fiscal Year 2019-20 Budget.

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMENDED FINAL PLAT:

Public hearing and consideration of an amended final subdivision plat for Commerce Point Phase 1 Amended and Extended by vacating some of the public utility and drainage easements and adjusting the lot lines between Lots 4 & 5 and by adding Lots 8 & 9.

Assistant Public Works Director Wes Jenkins presented the request to consider an amended and extended final subdivision plat for a commercial subdivision by vacating some of the public utility and drainage easements and by adjusting the lot lines between Lots 4 & 5 and to add Lots 8 & 9, which is located at Bluff Street and

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Blackridge Drive; zoning is C-2. He showed the final plat and outlined the proposed vacations; JUC approved the request. The applicant has agreed that a certificate of occupancy shall not be issued until the owners grant a municipal utility easement to the City, in a form acceptable to the City, for the as-installed municipal utilities for such building.

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

MOTION: A motion was made by Councilmember Hughes to approve the amended final plat for Commerce Point Phase 1 Amended and Extended.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - 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 change from the R-1-10 zone to the PD-R zone on approximately 78.6 acres and a project review to allow development of "Black Ridge Cove" located west of the Tech Ridge development, east of Indian Hills Drive, and northeast of Whisper Ridge at approximately 900 South 700 West.

Planner Ray Snyder presented the request to change the zone from R-1-10 to PD-R to construct a master planned community to be called "Black Ridge Cove" consisting of 205 units, which would be both detached town homes and attached town homes. In addition to reviewing the zone change, this is a request to review the project's layout, buildings design, building materials and colors, landscaping, amenities, setbacks, parking, project signage, and lighting. He provided a PowerPoint presentation covering the following topics: summary of request; overview of area; aerial map; general plan and zoning maps; map; master plan booklet; map; overall master plan; unit summary; unit parking; guest parking; guest parking 1:3 ratio; green court areas – parking; residents; master plan residential; parking map; cross sections; walls & fences; elevations – detached units; setbacks; elevations – attached units; 3D rendering; conceptual color palette; . The Planning Commission recommended approval with the following comments and conditions:

1. Walls - All walls shall meet current codes.
2. Street Lights - The street lights shall be subject to approval from the Power Department.
3. Parking - Parking as presented is sufficient and is recommended to be approved (*410 garage spaces + 103 guest parking spaces*)
4. Amenities - The amenities as presented are recommended for approval
5.

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6. Building Designs – The building designs are recommended for approval as presented.
7. Colors and Materials - The colors and materials are recommended for approval as presented.
8. Signage – The development signs are recommended for approval as presented (*see master plan report*).

Applicant Isaac Barlow added that this request is to create attainable housing in this area. Their target is the demographic they are looking for is employment on Tech Ridge. He stated that spoke to a number of the neighboring residents regarding the area directly west on Indian Hills regarding the plans for the area.

HILLSIDE PERMIT:

Consider a hillside permit to allow development of "Black Ridge Cove," located west of the Tech Ridge development, east of Indian Hills Drive, and northeast of Whisper Ridge at approximately 900 South 700 West.

Assistant Public Works Director Wes Jenkins presented the request of a hillside permit to allow development of a master planned community to be called "Black Ridge Cove". He showed and outlined the slope analysis map.

Mayor Pike noted this is not a public hearing as it was held at the Planning Commission meeting. He invited residents to comment if they wanted to. No comments were made.

MOTION: A motion was made by Councilmember Hughes to change the zone from R-1-10 to PD-R on approximately 78.6 acres for the development of Black Ridge Cove subject to the Hillside Development Permit being approved.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

MOTION: A motion was made by Councilmember Hughes to approve the Hillside Development Permit for Black Ridge Cove.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

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AMEND PD-C ZONE/ORDINANCE:

Consider approval of an ordinance amending the PD-C (Planned Development Commercial) zone on approximately 3.77 acres located at approximately 1150 South 250 West to develop the Black Stone Hotel.

Planner Ray Snyder presented the request to amend the PD-C to construct a 4-story hotel with an associated 2-story parking garage at 1150 South 250 West. He provided a PowerPoint presentation covering the following topics: summary of request; vicinity map; general plan and zoning maps; map; cross section; 3D renderings; perspectives; floor plan; cross section; elevations; south and west elevations; landscaping plan; rendering; color and materials board; and recommendation from the Planning Commission. The hotel use is an approved use in the planned development zone.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a hillside development permit to allow development of a hotel located at approximately 1150 South 250 West and zoned PD-C.

Assistant Public Works Director Wes Jenkins presented the request for a hillside development permit to allow development of a 4-story hotel with an associated 2-story parking garage located at approximately 1150 South 250 West and zoned PD-C. He provided a background of the safety analysis; based on the analysis, they reached a factor of safety of 1.4. A secamt wall would be required to get them to a 1.5. The Hillside Review Board recommended approval with conditions. The applicant was concerned that the Board threw out the requirement for a deed restriction on the property and the indemnification agreement.

After being asked by Mayor Pike, City Attorney Shawn Guzman advised against a deed restriction.

Mr. Jenkins read portions of the letter from the geotechnical engineer regarding his recommendations for the project.

City Attorney Shawn Guzman noted the City typically does not put a restriction on a third-party's property as far as development. Staff is aware of the water situations.

Mr. Jenkins noted staff feels like the applicant has done his due diligence.

MOTION: A motion was made by Councilmember Arial to approve the ordinance amending the PD-C zone on approximately 3.77 acres located at approximately 1150 South 250 West to develop the Black Stone Hotel with the conditions requested at the Planning Commission meeting, with no deed restriction, subject to the Hillside Development as approved by the City Council.

SECOND: The motion was seconded by Councilmember Smethurst.

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

Councilmember Hughes - aye
Councilmember Arial – aye

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Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

Mr. Jenkins outlined the conditions of the Hillside Review Board as follows:

1. Soils / Safety Factor – A follow-up geotechnical written report shall be provided to City staff as a result of the discussions which occurred at the onsite hillside board review meeting on September 18, 2019. Said report shall state and explain the intent to achieve a safety factor of 1.4 to 1.5 and shall be provided prior to this hillside permit request proceeding on to the Planning Commission and City Council.
2. Drainage – This site shall be designed to control on-site drainage through the following methods: 1) limiting landscape irrigation through professional design, 2) all piping shall be of a continuous design to limit leakage, 3) a liner shall be installed beneath the swimming pool, and 4) utility lines (sewer and water) shall also be designed to prevent leakage.
3. Excavation – Expansive soils shall be excavated and removed from the site. To prevent building settlement, structural cracks, irrigation leakage, and utilities leaking.
4. Notification (Deed Restriction) – A deed restriction shall be recorded with the County Recorder's Office against the property to allow future property owners to be aware and informed (through said title report) what mitigations are applied to the property to prevent future damages.
5. Eliminate or Limit on-site water detention – Due to the site's geologic hazards which exist at the site; 1) highly expansive soil, and 2) potential for landslide movement, the site design shall either eliminate or limit the typical on-site water detention to instead engineer conveyance to offsite in a design acceptable to the City.
6. Adjoining Properties – During construction, safety methods acceptable to the City shall be instituted to protect adjacent properties; e.g. temporary shoring to be installed during the process to install the secant wall system.
7. Street Trees – The applicant shall work with staff to determine which trees may be installed or eliminated in this project in an effort to reduce the water introduced to the site, but yet provide attractive aesthetics.
8. Retaining Walls – Any retaining walls shall be reviewed by staff to meet all structural design requirements and shall be colored to fit the immediate areas natural coloring (e.g. stain or painted to match basalt rock).
9. Irrigation Lines – All irrigation lines shall be designed to prevent leakage (e.g. seamless pipe design and a control system that detects excessive water flow to shut off the system).
10. Landscape Architect – This project shall require the stamped approval of a professional licensed landscape architect to approve the plans to ensure that the project will be designed as discussed and presented to the hillside board to prevent and eliminate the intrusion of water to the subsurface.
11. Geo-Tech Report - The applicant shall comply with the recommendations of the Geotech Report, Project No. 2180187 and any updates and amendments required to achieve the safety factor of 1.5.

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12. Drainage Study - The applicant shall comply with the recommendations of the Drainage Study, Horrocks Project No. UT-1679-1903 and any updates or amendments required to achieve the safety factor of 1.5

City Attorney Shawn Guzman clarified that with regard to number 1, Public Works Director Cameron Cutler received a final letter; however, he wants to be certain the approval is subject to receipt of the final letter. He advised items 4 and 6 not be included in the Council's approval in addition, he advised against the Planning Commission's recommendation of an indemnification letter as he does not believe the City has liability.

MOTION: A motion was made by Councilmember Arial to approve the Hillside Development Permit for the development of a hotel at approximately 1150 South 250 West with the twelve (12) conditions of the Hillside Review Board, excluding items 4 and 6, with no indemnification letter
SECOND: The motion was seconded by Councilmember Smethurst.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of an ordinance amending the general plan from OS (Open Space) and LDR (Low Density Residential) land use designation to COM (Commercial) land use designation on approximately 0.77 acres for Factory Power Sports generally located north of Red Hills Parkway and 700 North and west of 1700 East Street.

Community Development Director John Willis presented the request to amend the General Plan land-use designation from LDR and OS to COM for the purpose of expanding their adjacent commercial use; the COM designation would support the C-1, C-2, C-3 and PD-C zones. He provided a PowerPoint presentation covering the following topics: aerial map; zoning map; general plan map; close up of property; existing Factory Power Sports; and photos of the area. After hearing public comment, the Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance amending the general plan from OS and LDR to COM on approximately 0.77 acres for Factory Power Sports generally located north of Red Hills and 700 North, west of 1700 East.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Arial - aye

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Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Banded Hills Subdivision.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Banded Hills Subdivision, a 12-lot residential subdivision located at Banded Hills Drive at approximately 2900 East and 3850 South; 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 Banded Hills Subdivision.
SECOND: The motion was seconded by Councilmember Arial.

City Manager Adam Lenhard gave the Council an update on the extension of Commerce Drive and the proposed fire station in the Little Valley area.

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

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

The vote was unanimous and the motion carried.

City Manager Adam Lenhard gave the Council an update on the extension of Commerce Drive and the proposed fire station in the Little Valley area.

FINAL PLAT:

Consider approval of a final subdivision plat for Desert Hollow Phase 2 & 3.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Desert Hollow Phase 2 & 3, a 31-lot residential subdivision located at Rimrunner Drive and Zelda Drive; 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 Desert Hollow Phase 2 & 3.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Arial - aye

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Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for Gateway Commons Subdivision.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for Gateway Commons Subdivision, an 8-lot commercial subdivision located at Red Hills Parkway at approximately 1600 East; zoning is PD-C. He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Gateway Commons Subdivision.
SECOND: The motion was seconded by Councilmember Smethurst.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for South Rim at Foremaster Ridge Phase 3 Subdivision.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for South Rim at Foremaster Ridge Phase 3 Subdivision, a 42-lot residential subdivision located at Foremaster Drive at approximately 1650 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 South Rim at Foremaster Ridge Phase 3 Subdivision.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

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FINAL PLAT:

Consider approval of a final subdivision plat for The Villas at Sun River St. George Phase 7.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for The Villas at Sun River St. George Phase 7, a 24-lot residential subdivision located at Grayson Drive at approximately 1190 West; 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 The Villas at Sun River St. George Phase 7.
SECOND: The motion was seconded by Councilmember Smethurst.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for White Sands Phase 5 Subdivision.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for White Sands Phase 5 Subdivision, a 23-lot residential subdivision located at Mokaac Wash Drive and Siler Cactus Drive; 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 White Sands Phase 5 Subdivision.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

FINAL PLAT:

Consider approval of a final subdivision plat for White Sands Phase 6 Subdivision.

Assistant Public Works Director Wes Jenkins presented the final subdivision plat for White Sands Phase 6 Subdivision, a 16-lot residential subdivision located at Country

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Canyon Drive and Siler Cactus Drive; zoning is R-1-10. He showed and outlined the final plat.

MOTION: A motion was made by Councilmember Arial to approve the final plat for White Sands Phase 6 Subdivision.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary plat for Black Ridge Cove.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Black Ridge Cove, a 204-lot residential subdivision located west of the Tech Ridge development, east of Indian Hills Drive, and northeast of Whisper Ridge. He showed the preliminary plat and explained that the developer is proposing to dedicate the proposed drainage ditch and trail to the City. Three (3) of the proposed roadways are private because of guest parking proposed along these roadways.

MOTION: A motion was made by Councilmember Baca to approve the preliminary plat for Black Ridge Cove.
SECOND: The motion was seconded by Councilmember Smethurst.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary for plat Elmwood Estates Phase 8.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Elmwood Estates Phase 8, a 12-lot residential subdivision located at the intersection of 3230 South and Crimson Ridge Drive. He showed the preliminary plat and stated the developer is requesting to dedicate open space area shown on the preliminary plat to the City.

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City Attorney Shawn Guzman commented people encroach onto property that is designated no disturb. He suggested the applicant deed the property to the City and not include that in the lot.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Elmwood Estates Phase 8 and direct staff to resolve the adjacent property issue – have it dedicated to the City.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary plat for Entrada @ Snow Canyon Chaco South.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Entrada @ Snow Canyon Chaco South, a 47-lot residential subdivision located within the Entrada Development south of Tacheene Drive and north and east of the boundary line between St. George City and Santa Clara City. He showed the preliminary plat and explained there is a sewer line that will extend from the development and tie into the sewer line at 2000 North and Snow Canyon Parkway; therefore, it would be subject to an agreement between Santa Clara, the City and the developer. The applicant states they do have an agreement.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Entrada @ Snow Canyon Chaco South.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary plat for Rosewood Estates Phase 6.

Assistant Public Works Director Wes Jenkins presented is the preliminary plat for Rosewood Estates Phase 6, a 7-lot residential subdivision located at the intersection of 3050 South and Crimson Ridge Drive. He showed the preliminary plat and explained

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the developer is requesting to donate the open space area shown on the preliminary plat to the City.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Rosewood Estates Phase 6 subject to the open space property being dedicated to the City.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary plat for Stone Cliff Phase 17.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Stone Cliff Phase 17, a 22-lot residential subdivision located within the Stone Cliff planned development at the intersection of Granite Way and the extension of 1540 South. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Stone Cliff Phase 17.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary plat for Teakwood Estates Phases 5-8.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Teakwood Estates Phases 5-8, a 78-lot residential subdivision located at 3180 South and Maple Mountain Drive. He showed the preliminary plat and stated the developer is proposing to dedicate open space adjacent to the subdivision to the City as they are not proposing an HOA for this subdivision. The Water Department is requesting a second connection be installed with this subdivision.

MOTION: A motion was made by Councilmember Baca to approve the preliminary plat for Teakwood Estates Phases 5-8.
SECOND: The motion was seconded by Councilmember Smethurst.

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

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

The vote was unanimous and the motion carried.

APPOINT ELECTION WORKERS:

Appoint election workers for the General Election to be held on November 5, 2019.

Mayor Pike explained State Law requires that all election workers be appointed by the City Council at least 15 days before the election.

MOTION: A motion was made by Councilmember Hughes to appoint the election workers as presented.
SECOND: The motion was seconded by Councilmember Baca.
VOTE: Mayor Pike called for a vote, as follows:

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

The vote was unanimous and the motion carried.

APPOINTMENT:

Mayor Pike recommended appointing Ray Draper to the Planning Commission.

MOTION: A motion was made by Councilmember Baca to appoint Ray Draper to the Planning Commission.
SECOND: The motion was seconded by Councilmember Arial.

City Attorney Shawn Guzman suggested appointing Mr. Draper for the remainder of the year after which he explained the Council will consider amending the ordinance in December.

Mayor Pike added the amended ordinance will reduce the terms to 2-year terms.

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

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

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The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Councilmember Baca thanked City Manager Adam Lenhard for the work being done on fire station on Commerce Drive.

ADJOURN:

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

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

The vote was unanimous and the motion carried.

_____
Christina Fernandez, City Recorder

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ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
OCTOBER 24, 2019, 4:00 P.M.
ADMINISTRATION CONFERENCE ROOM

PRESENT:

Mayor Jon Pike
Councilmember 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

OPENING:

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

Cameron Diehl, the Executive Director of the Utah League of Cities and Towns, provided the Council an update of taxation concepts that are currently being discussed; there may be a special Legislative Session in November.

UPDATE AND DISCUSSION ON THE ART MUSEUM:

Leisure Services Director Shane McAffee stated Deborah Reeder retired recently. Staff would like to look if the museum is going in the right direction.

Michelle Graves mentioned she analyzed statistics regarding Art Museum visitation 7-10 thousand per year, cost per visitor is $30 and the City charges $3; last year total revenue was $28,000. Their goal is to increase revenue through grants and donations. Additionally, they would like to increase programming and incorporate an art share program. She noted that increased visibility would help. If the museum stays in the current facility, she suggested improvements to the facility. The City has an art collection worth a few million dollars. She recommended hiring a director/curator.

Councilmember Arial commented the Museum has held a number of children's programs throughout the summer. It is intriguing to think of moving the museum.

After being asked by Councilmember Baca, Ms. Graves spoke about the art share program.

The Council discussed outsourcing the managing of the museum; the consensus of the Council is to hire a director/curator.

DISCUSSION REGARDING FUTURE FIRE DEPARTMENT FACILITIES:

Fire Chief Robert Stoker presented a PowerPoint presentation covering the following topics: St. George Fire Department Master Planning; Department analysis source reference; 2012 Impact Fee Study; Section 1: Executive Summary – Fire Impact Fees; Proposed fire impact fee; Table 3.3: Ratio of calls per developed unit; Level of service standards; Table 3.5: Existing level of service (response times); Fire facilities

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needs assessment; Table 3.1: Estimate of impact fee costs per call; Insurance Service Office (ISO); FSRS Feature (2017) and FSRS Feature (2012); PPC review; PPC for Utah and PPC for fire departments countrywide; National Fire Protection Association (NFPA) Standards; 4.2.2.1; Operating costs (staffing, building and apparatus); Specific City considerations; Existing and proposed fire station maps; Existing fire stations; Desert Canyons master plan; and Exhibit 1-14 public facility land donation.

City Manager Adam Lenhard mentioned the priority is to build station 9; the majority of the cost is set aside. Staffing for that station is full, they are currently at other stations. He spoke about staffing station 6 – providing numbers to do so. There is a need for a fire station in the Desert Canyons area in the future.

The consensus of the Council is to staff station 6. City Manager Adam Lenhard suggested moving the nine (9) new firefighters to station 6 until station 9 is built.

A discussion took place regarding running a 4-man crew versus a 3-man crew.

Chief Stoker thanked the Council for their support. He noted that areas are being maintained, but the City is growing fast.

The consensus of the Council is to complete station 9 as soon as possible and staff station 6 now.

Resident Tara Ferron asked if she can opt out of the recycling program as the City has not been transparent. She has paid for services that are not being rendered.

Mayor Pike explained this is a countywide program and the fees are for the collection of the recycling; it is still being collected. He stated that she can file an appeal.

REPORTS FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were given.

ADJOURN TO A CLOSED SESSION:

MOTION: A motion was made by Councilmember Arial to adjourn to a closed session to discuss property sale.

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 Arial - aye
Councilmember Baca - aye
Councilmember Smethurst - aye

The vote was unanimous and the motion carried.

_____
Christina Fernandez, City Recorder

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Agenda Item Number : 02

Request For Council Action

Date Submitted	11/08/2019 10:26 AM
Proposed City Council Date	11/21/2019
Applicant	Bryan Pack
Subject	Public meeting per Section 78B-6-504 of the Utah Code to consider whether to approve the acquisition through eminent domain of two parcels of property (SG-6-2-36-232 and SG-6-2-36-233) to be used for road access to Tech Ridge on the southeast side of the Tech Ridge mesa. The owner should be allowed to speak if present.
Background	This is the road planned to provide access from the southeast side of Tech Ridge to the ridge top. The City obtained an appraisal showing the value of the right-of-way at $190,000. The City has entered into negotiations with the owner, purported to be Kings Dominion Investments LLC, and hopes to be able to voluntary purchase the property but due to the need to move quickly, the City is seeking authorization to commence an eminent domain action and is following statutory procedures, including this public meeting, in preparation of filing such action. Notice of this meeting was sent directly to the owners.
Proposed Resolution	Staff recommends approval.
Cost	$
Action Taken	
Requested by	Bryan Pack
File Attachments	kingsdominioneminentdomaindiagram110819111546.pdf ssgcityad191104095101108191127 42.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

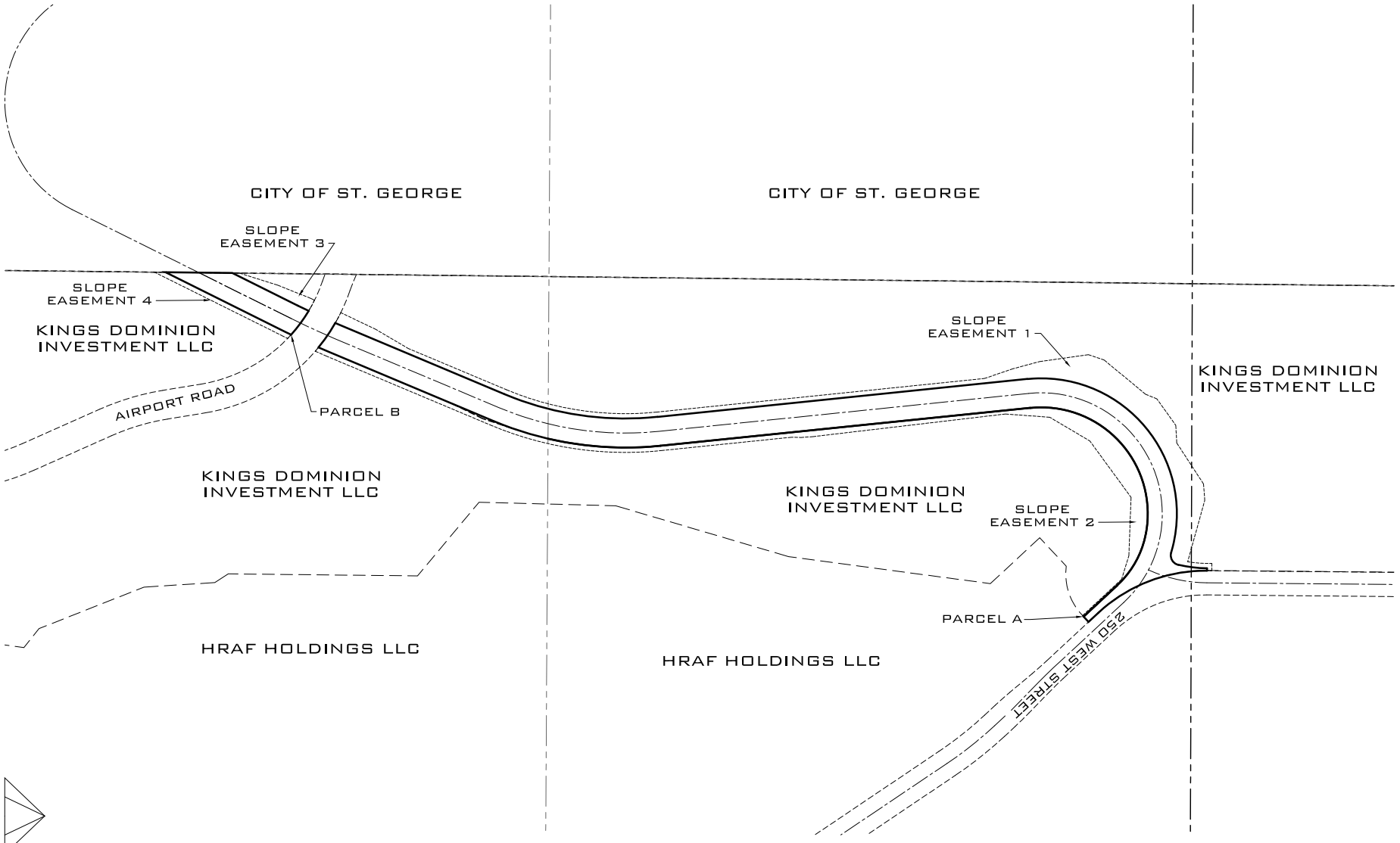


EXHIBIT MAP

SHEET 1

352 EAST RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790
PH (435) 673-8586
FX (435) 673-8397
WWW.RACIVIL.COM

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS	DATE

DWG: CONDEMNATION
SCALE: 1"=300'
DESIGNED BY: B.E.A.
DRAWN BY: B.E.A.
JOB NO.: 16041-6-001
DATE: 12/20/2016

Kings Dominion Letter, Exhibit B
Property Description, Page 1 of 6

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Exhibit "A"

Parcel A:

Beginning at a point being North 89°48'21" West 643.45 feet along the center section line and South 222.05 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 42°54'40" West 95.35 feet;
thence Northwesterly 125.48 feet along an arc of a 195.00 foot radius curve to the left (center bears South 47°05'20" West, long chord bears North 61°20'46" West 123.33 feet with a central angle of 36°52'12");
thence Southwesterly 407.31 feet along an arc of a 220.00 foot radius curve to the left (center bears South 10°13'08" West, long chord bears South 47°10'46" West 351.58 feet with a central angle of 106°04'45");
thence South 05°51'37" East 766.98 feet;
thence Southerly 352.69 feet along an arc of a 705.05 foot radius curve to the right (center bears South 84°07'05" West, long chord bears South 08°26'56" West 349.03 feet with a central angle of 28°39'42");
thence South 22°48'20" West 368.38 feet;
thence Southwesterly 22.83 feet along an arc of a 1,700.41 foot radius curve to the right (center bears North 66°57'09" West, long chord bears South 23°25'56" West 22.83 feet with a central angle of 00°46'10") to the northerly line of Airport Road as recorded as Entry No. 747717;
thence Northwesterly 61.17 feet along an arc of a 380.00 foot radius curve to the left (center bears South 39°08'19" West, long chord bears North 55°28'22" West 61.10 feet with a central angle of 09°13'23") along the northerly line of said Airport Road;
thence Northeasterly 10.54 feet along an arc of a 1,640.41 foot radius curve to the left (center bears North 66°34'47" West, long chord bears North 23°14'10" East 10.54 feet with a central angle of 00°22'06");
thence North 22°48'20" East 368.26 feet;
thence Northerly 322.65 feet along an arc of a 644.99 foot radius curve to the left (center bears North 67°13'17" West, long chord bears North 08°26'52" East 319.30 feet with a central angle of 28°39'42");
thence North 05°51'37" West 767.01 feet;
thence Northeasterly 549.61 feet along an arc of a 280.00 foot radius curve to the right (center bears North 84°08'23" East, long chord bears North 50°22'23" East 465.53 feet with a central angle of 112°27'59");
thence Northeasterly 32.60 feet along an arc of a 20.00 foot radius curve to the left (center bears North 16°36'22" East, long chord bears North 59°54'53" East 29.11 feet with a central angle of 93°22'59");
thence Northerly 59.90 feet along an arc of a 270.00 foot radius curve to the left (center bears North 76°46'36" West, long chord bears North 06°52'04" East 59.78 feet with a central angle of 12°42'40");
thence South 89°29'16" East 5.00 feet to the westerly line of 250 West Street as recorded as Entry No. 747717;

thence Southerly 246.31 feet along an arc of a 325.00 foot radius curve to the left (center bears South 89°29'16" East, long chord bears South 21°11'58" East 240.46 feet with a central angle of 43°25'24") along said westerly line;
thence South 42°54'40" East 27.69 feet continuing along said westerly line;
thence South 47°05'20" West 15.00 feet to the Point of Beginning.

Containing 128,854 square feet or 2.96 acres.

Parcel B:

Beginning at a point on the southerly line of Airport Road as recorded as Entry No. 747717North 89°48'21" West 1,225.51 feet said point being South 1,859.28 feet along the center section line from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Southwesterly 14.35 feet along an arc of a 1,700.41 foot radius curve to the right (center bears North 64°05'03" West, long chord bears South 26°09'28" West 14.35 feet with a central angle of 00°29'01");
thence South 26°27'34" West 275.13 feet to the 1/16th line;
thence North 00°38'17" East 137.75 feet along said 1/16th line;
thence North 26°27'34" East 151.10 feet;
thence Northeasterly 24.94 feet along an arc of a 1,640.41 foot radius curve to the left (center bears North 63°36'06" West, long chord bears North 25°57'46" East 24.94 feet with a central angle of 00°52'16") to said southerly line of Airport Road;
thence Southeasterly 61.15 feet along an arc of a 320.00 foot radius curve to the right (center bears South 30°56'24" West, long chord bears South 53°35'07" East 61.06 feet with a central angle of 10°56'58") along said southerly line to the Point of Beginning.

Containing 14,025 square feet or 0.32 acres.

Together with the following (4) Slope Easements:

Slope Easement 1:

Beginning at a point being North 89°48'21" West 738.27 feet along the center section line and North 32.31 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°29'16" West 5.00 feet;
thence Southerly 59.90 feet along an arc of a 270.00 foot radius curve to the right (center bears North 89°29'16" West, long chord bears South 06°52'04" West 59.78 feet with a central angle of 12°42'40");
thence Southwesterly 32.60 feet along an arc of a 20.00 foot radius curve to the right (center bears North 76°46'36" West, long chord bears South 59°54'53" West 29.11 feet with a central angle of 93°22'59");

thence Southwesterly 549.61 feet along an arc of a 280.00 foot radius curve to the left (center bears South 16°36'22" West, long chord bears South 50°22'23" West 465.53 feet with a central angle of 112°27'59");
thence South 05°51'37" East 767.01 feet;
thence Southerly 322.65 feet along an arc of a 644.99 foot radius curve to the right (center bears South 84°07'01" West, long chord bears South 08°26'52" West 319.30 feet with a central angle of 28°39'42");
thence South 22°48'20" West 368.26 feet;
thence Southwesterly 10.54 feet along an arc of a 1,640.41 foot radius curve to the right (center bears North 66°56'53" West, long chord bears South 23°14'10" West 10.54 feet with a central angle of 00°22'06") to the northerly line of Airport Road as recorded as Entry No. 747717;
thence Northwesterly 24.20 feet along an arc of a 380.00 foot radius curve to the left (center bears South 29°54'56" West, long chord bears North 61°54'31" West 24.19 feet with a central angle of 03°38'55") along said northerly line;
thence North 25°30'17" East 79.09 feet;
thence North 30°25'32" East 78.77 feet;
thence North 22°48'20" East 219.49 feet;
thence Northerly 317.65 feet along an arc of a 635.00 foot radius curve to the left (center bears North 67°13'18" West, long chord bears North 08°26'51" East 314.35 feet with a central angle of 28°39'42");
thence North 05°51'37" West 679.15 feet;
thence North 18°49'53" West 62.20 feet;
thence North 15°05'02" West 56.55 feet;
thence North 08°05'54" West 102.20 feet;
thence North 18°55'08" East 34.29 feet;
thence North 39°35'06" East 110.78 feet;
thence North 22°26'44" East 25.37 feet;
thence North 54°26'28" East 66.95 feet;
thence North 86°53'19" East 36.49 feet;
thence North 56°50'44" East 101.18 feet;
thence North 85°51'52" East 34.02 feet;
thence South 74°27'57" East 131.47 feet;
thence Northerly 50.13 feet along an arc of a 260.00 foot radius curve to the left (center bears North 80°38'42" West, long chord bears North 03°49'53" East 50.05 feet with a central angle of 11°02'49");
thence South 89°29'16" East 15.19 feet to the westerly line of 250 West Street as recorded as Entry No. 747717;
thence South 00°30'44" West 10.00 feet along said westerly line of 250 West Street to the Point of Beginning.

Slope Easement 2:

Beginning at a point being North 89°48'21" West 643.45 feet along the center section line and South 222.05 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 47°05'20" West 0.51 feet;

thence Southwesterly 2.49 feet along an arc of a 124.51 foot radius curve to the right (center bears North 44°56'27" West, long chord bears South 45°37'58" West 2.49 feet with a central angle of 01°08'50");
thence North 42°54'40" West 110.10 feet;
thence North 72°55'42" West 51.00 feet;
thence North 87°51'57" West 120.54 feet;
thence South 53°49'16" West 144.10 feet;
thence South 30°39'17" West 96.16 feet;
thence South 04°09'33" West 91.67 feet;
thence South 06°42'22" East 400.04 feet;
thence South 04°02'19" East 25.01 feet;
thence South 01°43'25" West 19.09 feet;
thence South 05°51'37" East 270.82 feet;
thence Southerly 357.70 feet along an arc of a 715.05 foot radius curve to the right (center bears South 84°07'06" West, long chord bears South 08°26'57" West 353.98 feet with a central angle of 28°39'42");
thence South 22°48'20" West 368.41 feet;
thence Southwesterly 25.87 feet along an arc of a 1,710.41 foot radius curve to the right (center bears North 66°57'11" West, long chord bears South 23°28'49" West 25.87 feet with a central angle of 00°52'00") to the northerly line of Airport Road as recorded as Entry No. 747717;
thence Northwesterly 10.41 feet along an arc of a 380.00 foot radius curve to the left (center bears South 40°42'28" West, long chord bears North 50°04'36" West 10.41 feet with a central angle of 01°34'09") along said northerly line;
thence Northeasterly 22.83 feet along an arc of a 1,700.41 foot radius curve to the left (center bears North 66°10'59" West, long chord bears North 23°25'56" East 22.83 feet with a central angle of 00°46'10");
thence North 22°48'20" East 368.38 feet;
thence Northerly 352.69 feet along an arc of a 705.05 foot radius curve to the left (center bears North 67°13'13" West, long chord bears North 08°26'56" East 349.03 feet with a central angle of 28°39'42");
thence North 05°51'37" West 766.98 feet;
thence Northeasterly 407.31 feet along an arc of a 220.00 foot radius curve to the right (center bears North 84°08'23" East, long chord bears North 47°10'46" East 351.58 feet with a central angle of 106°04'45");
thence Southeasterly 125.48 feet along an arc of a 195.00 foot radius curve to the right (center bears South 10°13'08" West, long chord bears South 61°20'46" East 123.33 feet with a central angle of 36°52'12");
thence South 42°54'40" East 95.35 feet to the Point of Beginning.

Slope Easement 3:

Beginning at a point on the southerly line of Airport Road as recorded as Entry No. 747717 said point being North 89°48'21" West 1,274.65 feet along the center section line and South 1,823.20 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Southwesterly 24.94 feet along an arc of a 1,640.41 foot radius curve to the right (center bears North 64°28'22" West, long chord bears South 25°57'46" West 24.94 feet with a central angle of 00°52'16");
thence South 26°27'34" West 151.10 feet;
thence North 00°38'17" East 14.75 feet;
thence North 17°31'59" East 82.23 feet;
thence North 21°42'58" East 74.63 feet;
thence North 25°30'17" East 8.13 feet to said southerly line of Airport Road;
thence Southeasterly 25.30 feet along an arc of a 320.00 foot radius curve to the right (center bears South 26°24'36" West, long chord bears South 61°19'30" East 25.29 feet with a central angle of 04°31'48") along said southerly line to the Point of Beginning.

Slope Easement 4:

Beginning at a point on the southerly line of Airport Road as recorded as Entry No. 747717 said point being North 89°48'21" West 1,217.85 feet along the center section line and South 1,866.36 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Southwesterly 11.40 feet along an arc of a 1,710.41 foot radius curve to the right (center bears North 63°58'56" West, long chord bears South 26°12'31" West 11.40 feet with a central angle of 00°22'55");
thence South 26°27'34" West 295.80 feet to the 1/16th line;
thence North 00°38'17" East 22.96 feet along said 1/16th line;
thence North 26°27'34" East 275.13 feet;
thence Northeasterly 14.35 feet along an arc of a 1,700.41 foot radius curve to the left (center bears North 63°36'02" West, long chord bears North 26°09'28" East 14.35 feet with a central angle of 00°29'01") to the southerly line of said Airport Road;
thence Southeasterly 10.45 feet along an arc of a 320.00 foot radius curve to the right (center bears South 41°53'22" West, long chord bears South 47°10'30" East 10.45 feet with a central angle of 01°52'16") along said southerly line to the Point of Beginning.



December 20, 2018

PUBLIC NOTICE

Public notice is hereby given that the St. George City Council will hold a public meeting on November 21, 2019 to consider whether an eminent domain action is necessary to acquire a portion of parcels SG-6-2-36-332 and SG-6-2-36-233 located within the City of St. George to be used for a public roadway to access Tech Ridge from the southeast side of the Tech Ridge mesa, as shown on the attached site diagram. The City Council expects to take a vote at the meeting to either approve or deny the proposed taking and by law, any owners of the parcels identified above are entitled to be heard at the meeting. The meeting will be held at the St. George City office, City Council Chambers commencing at 5:00 p.m.

Christina Fernandez, City Recorder — November 1, 2019
Date

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

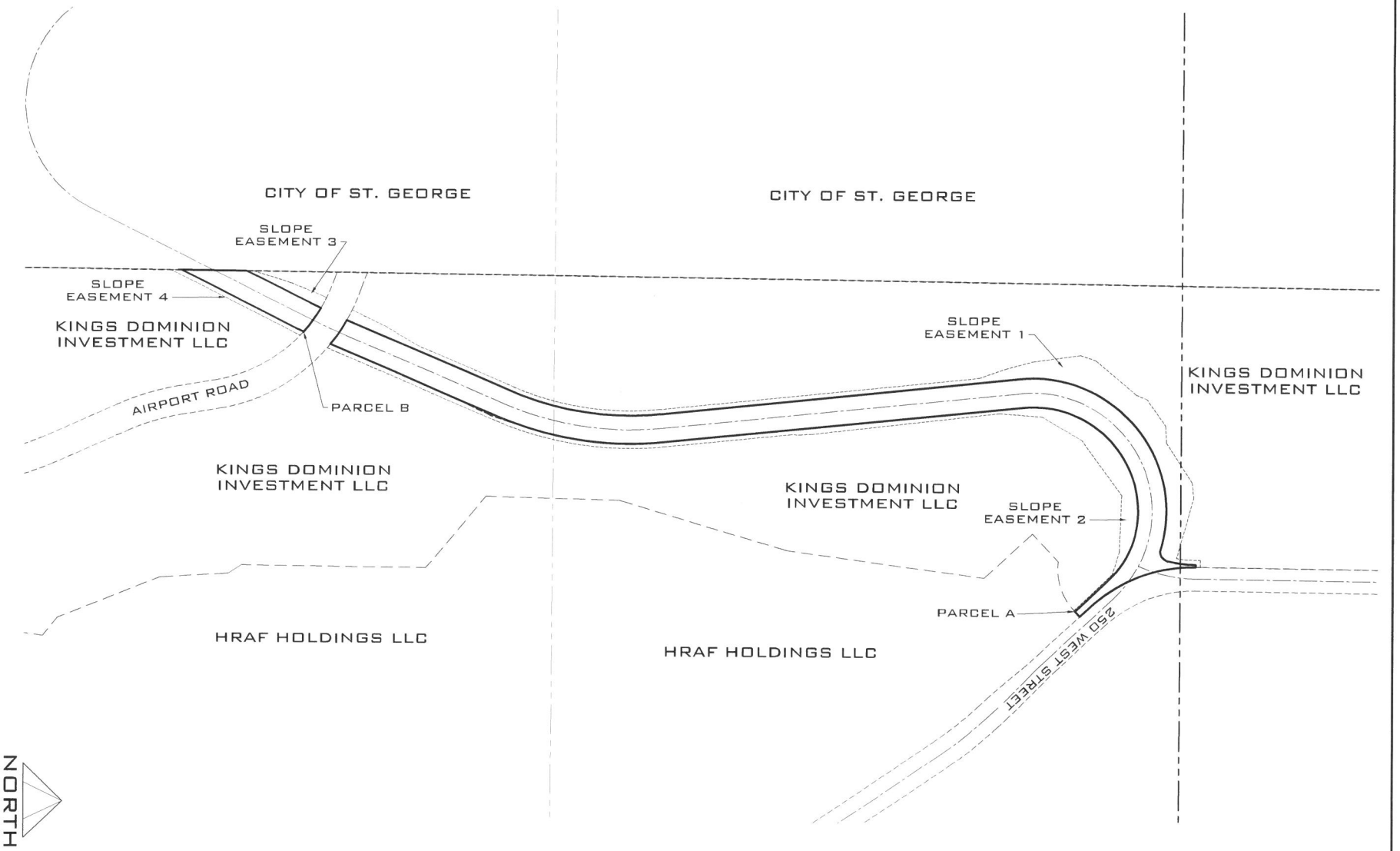


EXHIBIT MAP

SHEET 1

352 EAST RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790
PH (435) 673-8586
FX (435) 673-8397
WWW.RAGIVIL.COM

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS	DATE

DATE: 12/20/2016
JOB NO.: 1604-16-004
DRAWN BY: B.E.A.
DESIGNED BY: B.E.A.
SCALE: 1"=300'
DWG: CONDEMNATION

Kings Dominion Letter, Exhibit B
Property Description, Page 1 of 6

ROSENBERG ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS

Exhibit "A"

Parcel A:

Beginning at a point being North 89°48'21" West 643.45 feet along the center section line and South 222.05 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 42°54'40" West 95.35 feet;
thence Northwesterly 125.48 feet along an arc of a 195.00 foot radius curve to the left (center bears South 47°05'20" West, long chord bears North 61°20'46" West 123.33 feet with a central angle of 36°52'12");
thence Southwesterly 407.31 feet along an arc of a 220.00 foot radius curve to the left (center bears South 10°13'08" West, long chord bears South 47°10'46" West 351.58 feet with a central angle of 106°04'45");
thence South 05°51'37" East 766.98 feet;
thence Southerly 352.69 feet along an arc of a 705.05 foot radius curve to the right (center bears South 84°07'05" West, long chord bears South 08°26'56" West 349.03 feet with a central angle of 28°39'42");
thence South 22°48'20" West 368.38 feet;
thence Southwesterly 22.83 feet along an arc of a 1,700.41 foot radius curve to the right (center bears North 66°57'09" West, long chord bears South 23°25'56" West 22.83 feet with a central angle of 00°46'10") to the northerly line of Airport Road as recorded as Entry No. 747717;
thence Northwesterly 61.17 feet along an arc of a 380.00 foot radius curve to the left (center bears South 39°08'19" West, long chord bears North 55°28'22" West 61.10 feet with a central angle of 09°13'23") along the northerly line of said Airport Road;
thence Northeasterly 10.54 feet along an arc of a 1,640.41 foot radius curve to the left (center bears North 66°34'47" West, long chord bears North 23°14'10" East 10.54 feet with a central angle of 00°22'06");
thence North 22°48'20" East 368.26 feet;
thence Northerly 322.65 feet along an arc of a 644.99 foot radius curve to the left (center bears North 67°13'17" West, long chord bears North 08°26'52" East 319.30 feet with a central angle of 28°39'42");
thence North 05°51'37" West 767.01 feet;
thence Northeasterly 549.61 feet along an arc of a 280.00 foot radius curve to the right (center bears North 84°08'23" East, long chord bears North 50°22'23" East 465.53 feet with a central angle of 112°27'59");
thence Northeasterly 32.60 feet along an arc of a 20.00 foot radius curve to the left (center bears North 16°36'22" East, long chord bears North 59°54'53" East 29.11 feet with a central angle of 93°22'59");
thence Northerly 59.90 feet along an arc of a 270.00 foot radius curve to the left (center bears North 76°46'36" West, long chord bears North 06°52'04" East 59.78 feet with a central angle of 12°42'40");
thence South 89°29'16" East 5.00 feet to the westerly line of 250 West Street as recorded as Entry No. 747717;

thence Southerly 246.31 feet along an arc of a 325.00 foot radius curve to the left (center bears South 89°29'16" East, long chord bears South 21°11'58" East 240.46 feet with a central angle of 43°25'24") along said westerly line;
thence South 42°54'40" East 27.69 feet continuing along said westerly line;
thence South 47°05'20" West 15.00 feet to the Point of Beginning.

Containing 128,854 square feet or 2.96 acres.

Parcel B:

Beginning at a point on the southerly line of Airport Road as recorded as Entry No. 747717North 89°48'21" West 1,225.51 feet said point being South 1,859.28 feet along the center section line from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Southwesterly 14.35 feet along an arc of a 1,700.41 foot radius curve to the right (center bears North 64°05'03" West, long chord bears South 26°09'28" West 14.35 feet with a central angle of 00°29'01");
thence South 26°27'34" West 275.13 feet to the 1/16th line;
thence North 00°38'17" East 137.75 feet along said 1/16th line;
thence North 26°27'34" East 151.10 feet;
thence Northeasterly 24.94 feet along an arc of a 1,640.41 foot radius curve to the left (center bears North 63°36'06" West, long chord bears North 25°57'46" East 24.94 feet with a central angle of 00°52'16") to said southerly line of Airport Road;
thence Southeasterly 61.15 feet along an arc of a 320.00 foot radius curve to the right (center bears South 30°56'24" West, long chord bears South 53°35'07" East 61.06 feet with a central angle of 10°56'58") along said southerly line to the Point of Beginning.

Containing 14,025 square feet or 0.32 acres.

Together with the following (4) Slope Easements:

Slope Easement 1:

Beginning at a point being North 89°48'21" West 738.27 feet along the center section line and North 32.31 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°29'16" West 5.00 feet;
thence Southerly 59.90 feet along an arc of a 270.00 foot radius curve to the right (center bears North 89°29'16" West, long chord bears South 06°52'04" West 59.78 feet with a central angle of 12°42'40");
thence Southwesterly 32.60 feet along an arc of a 20.00 foot radius curve to the right (center bears North 76°46'36" West, long chord bears South 59°54'53" West 29.11 feet with a central angle of 93°22'59");

thence Southwesterly 549.61 feet along an arc of a 280.00 foot radius curve to the left (center bears South 16°36'22" West, long chord bears South 50°22'23" West 465.53 feet with a central angle of 112°27'59");
thence South 05°51'37" East 767.01 feet;
thence Southerly 322.65 feet along an arc of a 644.99 foot radius curve to the right (center bears South 84°07'01" West, long chord bears South 08°26'52" West 319.30 feet with a central angle of 28°39'42");
thence South 22°48'20" West 368.26 feet;
thence Southwesterly 10.54 feet along an arc of a 1,640.41 foot radius curve to the right (center bears North 66°56'53" West, long chord bears South 23°14'10" West 10.54 feet with a central angle of 00°22'06") to the northerly line of Airport Road as recorded as Entry No. 747717;
thence Northwesterly 24.20 feet along an arc of a 380.00 foot radius curve to the left (center bears South 29°54'56" West, long chord bears North 61°54'31" West 24.19 feet with a central angle of 03°38'55") along said northerly line;
thence North 25°30'17" East 79.09 feet;
thence North 30°25'32" East 78.77 feet;
thence North 22°48'20" East 219.49 feet;
thence Northerly 317.65 feet along an arc of a 635.00 foot radius curve to the left (center bears North 67°13'18" West, long chord bears North 08°26'51" East 314.35 feet with a central angle of 28°39'42");
thence North 05°51'37" West 679.15 feet;
thence North 18°49'53" West 62.20 feet;
thence North 15°05'02" West 56.55 feet;
thence North 08°05'54" West 102.20 feet;
thence North 18°55'08" East 34.29 feet;
thence North 39°35'06" East 110.78 feet;
thence North 22°26'44" East 25.37 feet;
thence North 54°26'28" East 66.95 feet;
thence North 86°53'19" East 36.49 feet;
thence North 56°50'44" East 101.18 feet;
thence North 85°51'52" East 34.02 feet;
thence South 74°27'57" East 131.47 feet;
thence Northerly 50.13 feet along an arc of a 260.00 foot radius curve to the left (center bears North 80°38'42" West, long chord bears North 03°49'53" East 50.05 feet with a central angle of 11°02'49");
thence South 89°29'16" East 15.19 feet to the westerly line of 250 West Street as recorded as Entry No. 747717;
thence South 00°30'44" West 10.00 feet along said westerly line of 250 West Street to the Point of Beginning.

Slope Easement 2:

Beginning at a point being North 89°48'21" West 643.45 feet along the center section line and South 222.05 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 47°05'20" West 0.51 feet;

thence Southwesterly 2.49 feet along an arc of a 124.51 foot radius curve to the right (center bears North 44°56'27" West, long chord bears South 45°37'58" West 2.49 feet with a central angle of 01°08'50");
thence North 42°54'40" West 110.10 feet;
thence North 72°55'42" West 51.00 feet;
thence North 87°51'57" West 120.54 feet;
thence South 53°49'16" West 144.10 feet;
thence South 30°39'17" West 96.16 feet;
thence South 04°09'33" West 91.67 feet;
thence South 06°42'22" East 400.04 feet;
thence South 04°02'19" East 25.01 feet;
thence South 01°43'25" West 19.09 feet;
thence South 05°51'37" East 270.82 feet;
thence Southerly 357.70 feet along an arc of a 715.05 foot radius curve to the right (center bears South 84°07'06" West, long chord bears South 08°26'57" West 353.98 feet with a central angle of 28°39'42");
thence South 22°48'20" West 368.41 feet;
thence Southwesterly 25.87 feet along an arc of a 1,710.41 foot radius curve to the right (center bears North 66°57'11" West, long chord bears South 23°28'49" West 25.87 feet with a central angle of 00°52'00") to the northerly line of Airport Road as recorded as Entry No. 747717;
thence Northwesterly 10.41 feet along an arc of a 380.00 foot radius curve to the left (center bears South 40°42'28" West, long chord bears North 50°04'36" West 10.41 feet with a central angle of 01°34'09") along said northerly line;
thence Northeasterly 22.83 feet along an arc of a 1,700.41 foot radius curve to the left (center bears North 66°10'59" West, long chord bears North 23°25'56" East 22.83 feet with a central angle of 00°46'10");
thence North 22°48'20" East 368.38 feet;
thence Northerly 352.69 feet along an arc of a 705.05 foot radius curve to the left (center bears North 67°13'13" West, long chord bears North 08°26'56" East 349.03 feet with a central angle of 28°39'42");
thence North 05°51'37" West 766.98 feet;
thence Northeasterly 407.31 feet along an arc of a 220.00 foot radius curve to the right (center bears North 84°08'23" East, long chord bears North 47°10'46" East 351.58 feet with a central angle of 106°04'45");
thence Southeasterly 125.48 feet along an arc of a 195.00 foot radius curve to the right (center bears South 10°13'08" West, long chord bears South 61°20'46" East 123.33 feet with a central angle of 36°52'12");
thence South 42°54'40" East 95.35 feet to the Point of Beginning.

Slope Easement 3:

Beginning at a point on the southerly line of Airport Road as recorded as Entry No. 747717 said point being North 89°48'21" West 1,274.65 feet along the center section line and South 1,823.20 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Southwesterly 24.94 feet along an arc of a 1,640.41 foot radius curve to the right (center bears North 64°28'22" West, long chord bears South 25°57'46" West 24.94 feet with a central angle of 00°52'16");
thence South 26°27'34" West 151.10 feet;
thence North 00°38'17" East 14.75 feet;
thence North 17°31'59" East 82.23 feet;
thence North 21°42'58" East 74.63 feet;
thence North 25°30'17" East 8.13 feet to said southerly line of Airport Road;
thence Southeasterly 25.30 feet along an arc of a 320.00 foot radius curve to the right (center bears South 26°24'36" West, long chord bears South 61°19'30" East 25.29 feet with a central angle of 04°31'48") along said southerly line to the Point of Beginning.

Slope Easement 4:

Beginning at a point on the southerly line of Airport Road as recorded as Entry No. 747717 said point being North 89°48'21" West 1,217.85 feet along the center section line and South 1,866.36 feet from the East Quarter Corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Southwesterly 11.40 feet along an arc of a 1,710.41 foot radius curve to the right (center bears North 63°58'56" West, long chord bears South 26°12'31" West 11.40 feet with a central angle of 00°22'55");
thence South 26°27'34" West 295.80 feet to the 1/16th line;
thence North 00°38'17" East 22.96 feet along said 1/16th line;
thence North 26°27'34" East 275.13 feet;
thence Northeasterly 14.35 feet along an arc of a 1,700.41 foot radius curve to the left (center bears North 63°36'02" West, long chord bears North 26°09'28" East 14.35 feet with a central angle of 00°29'01") to the southerly line of said Airport Road;
thence Southeasterly 10.45 feet along an arc of a 320.00 foot radius curve to the right (center bears South 41°53'22" West, long chord bears South 47°10'30" East 10.45 feet with a central angle of 01°52'16") along said southerly line to the Point of Beginning.



December 20, 2018

DRAFT

Agenda Item Number : 03

Request For Council Action

Date Submitted	11/13/2019 08:36 AM
Proposed City Council Date	11/21/2019
Applicant	Ryan Thomas, DSG Holdings LLC
Subject	Consider approval of an ordinance changing the general plan from 1) COM (Commercial) to MDR (Medium Density Residential) on approx. 24.5 acres, 2) to change COM to HDR (High Density Residential) on approx. 4.3 acres, 3) to change COM to LDR (Low Density Residential) on approx. 0.6 acres, and 4) to change HDR to COM on approx. 5.0 acres generally located north of the Southern Parkway and east of River Road on the north and south side of White Dome Drive.
Background	This is a general plan amendment for the "Southern Hills" development
Proposed Resolution	PC recommends approval and advocated placing commercial land on the north side at the intersection of River Road.
Cost	$N/A
Action Taken	
Requested by	Ray Snyder
File Attachments	pdfcc2019-gpa-011southernhills111319083643.pdf pdfcc2019-gpa-011111319083842.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	Yes
Approved in Budget?	N/A **Amount:**

PLANNING COMMISSION AGENDA REPORT: **10/08/2019**
CITY COUNCIL MEETING: **11/21/2019**

General Plan Amendment
Southern Hills
Case No. 2019-GPA-011

GP Definitions:
COM = Commercial
LDR = Low Density Residential (up to 4 du/ac)
MDR = Medium Density Residential (5 – 9 du/ac)
HDR = High density Residential (16 – 22 du/ac)

Request:
This is a request to change areas from:

1) COM to MDR on approximately 24.5 acres;
2) COM to HDR on approximately 4.3 acres;
3) COM to LDR on approximately 0.6 acres.
4) HDR to COM on approximately 5.0 acres

Location:
Generally located north of the Southern Parkway and east of River Road on the north and south side of White Dome Drive

Applicant:
Development Solutions Group, Ryan Thomas

Current Zoning:
R-1-10 (Single-Family Residential)

Current General Plan:
COM, LDR, and HDR

Requested General Plan:
Change COM to MDR on approximately 24.5 acres
Change COM to HDR on 4.3 acres (north side of White Dome)
Change COM to LDR on 0.06 acres (0.4 + 0.2)
Change HDR to COM on 5.0 acres (corner at River Road)

Background:
This is a General Plan Amendment for the 'Southern Hills' development.

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. In 2017, the General Plan was amended to reflect this new development. At that time, just under 1,200 acres of land were amended to include commercial, residential, and industrial land-use categories in this location.

At this time, the applicant would like to further refine their development with this proposed amendment. The images show the changes (Existing & Proposed). The proposal is to reduce the

COM to be able to increase the MDR and HDR. The reason for the increased MDR zone is to create more of a buffer between the commercial and residential areas. Instead of transitioning right from low density residential to commercial, there will be a medium density residential zone in between.

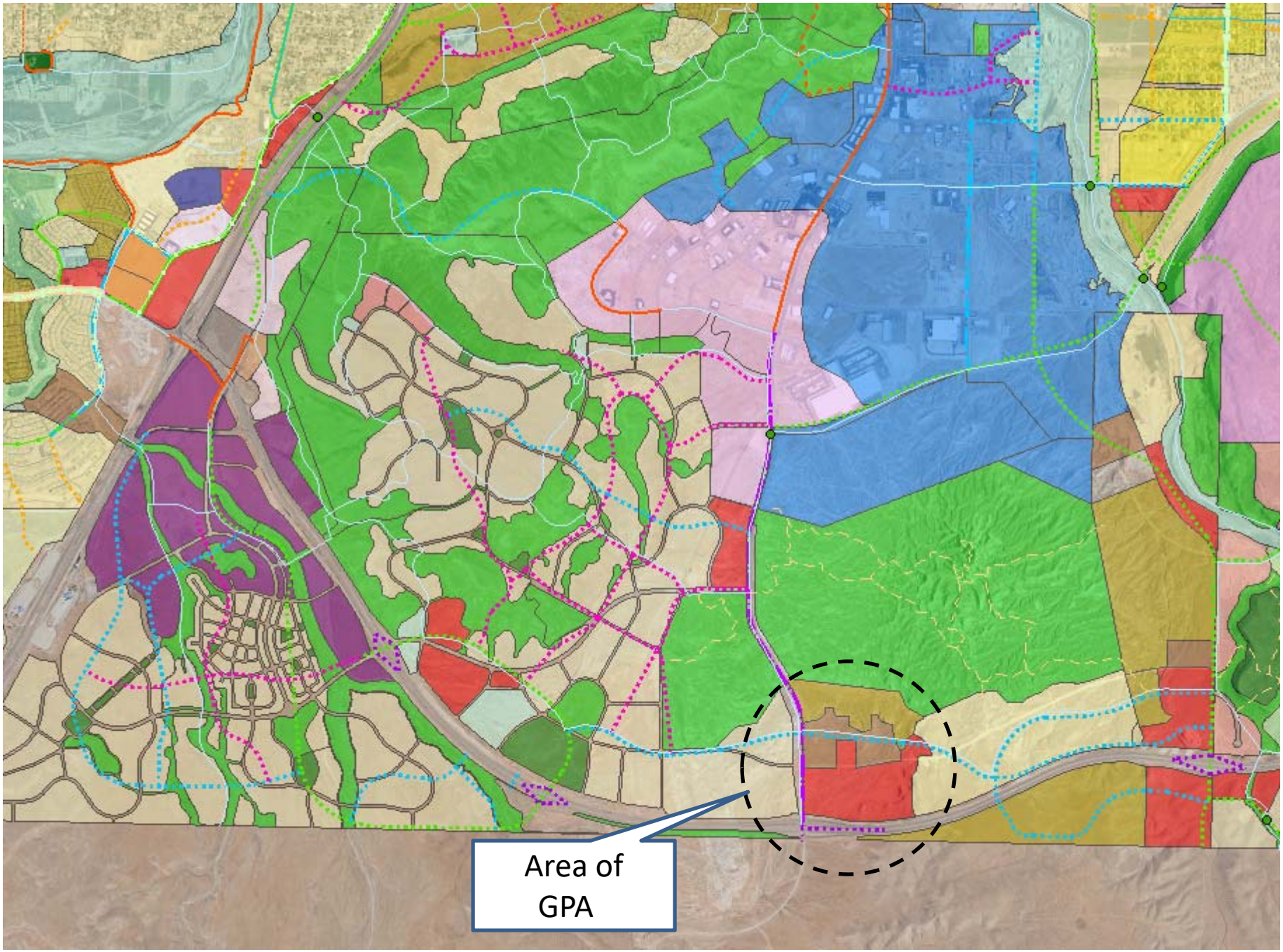
Staff Recommendation: Staff recommends approval of this proposed General Plan Amendment.

PC Motion: The Planning Commission spent considerable time discussing how much commercial land should be provided in this area. The applicant wanted to remove commercial land completely from the north side of White Dome Drive, but the PC advocated placing commercial land on the north side at the intersection with River Road.

The Planning Commission recommends approval of the General Plan Amendment to amend the General Plan from:

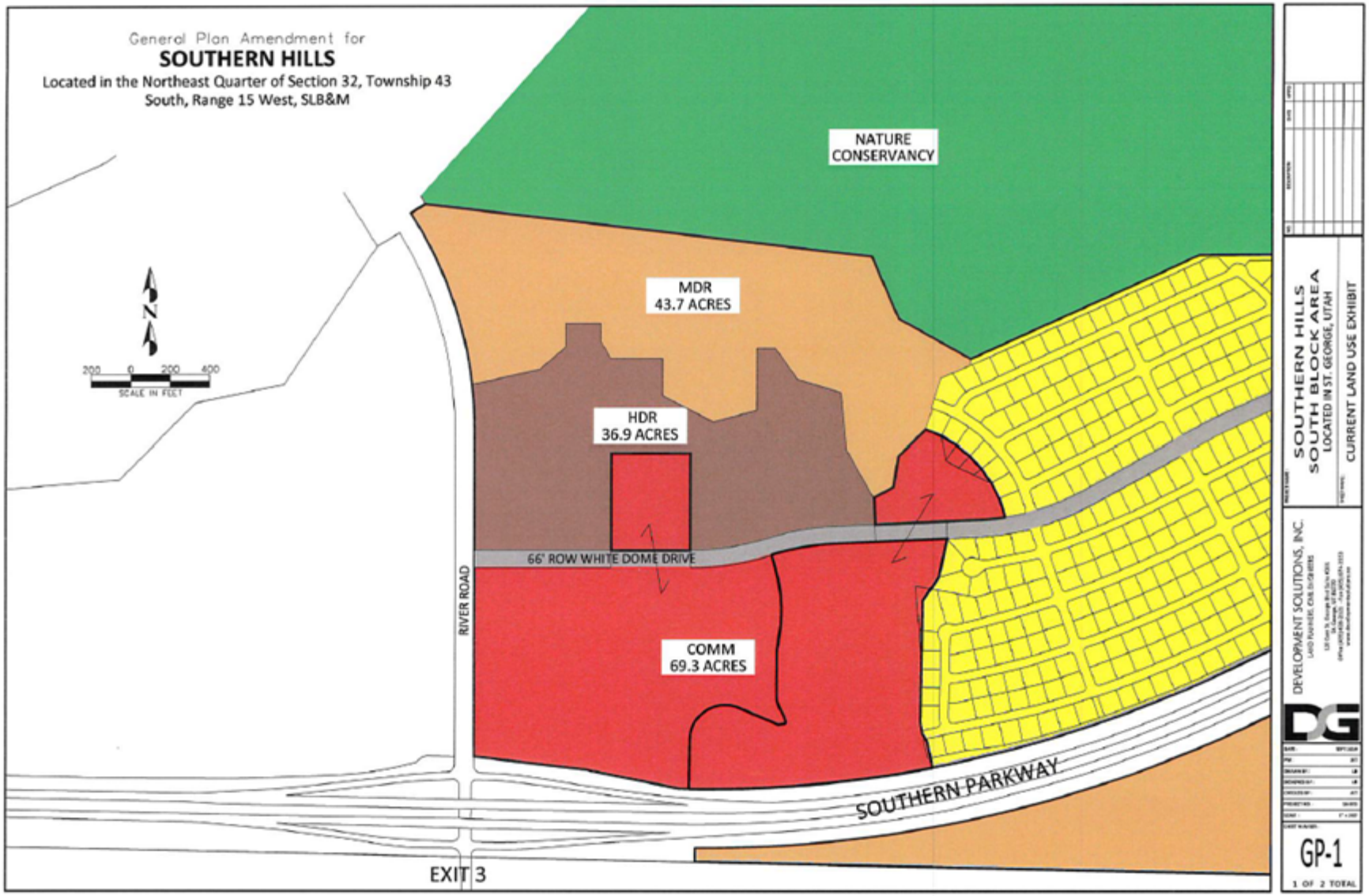
1) COM to MDR on approximately 24.5 acres;
2) COM to HDR on approximately 4.3 acres;
3) COM to LDR on approximately 0.6 acres.
4) HDR to COM on approximately 5.0 acres (*at River Road*)

CC
2019-GPA-011
Southern Hills

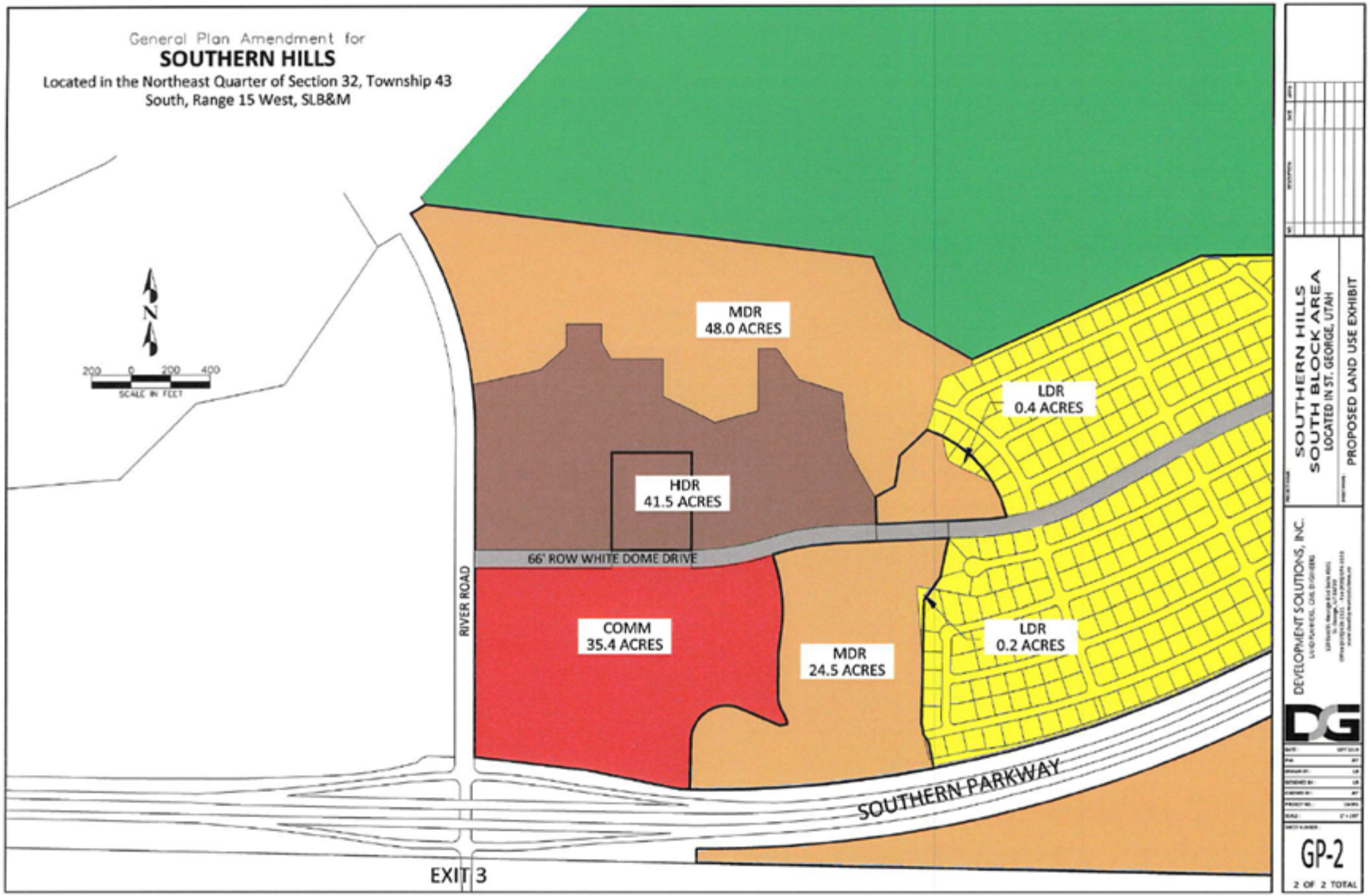

Area of
GPA

Existing & Proposed
as seen at PC

EXISTING

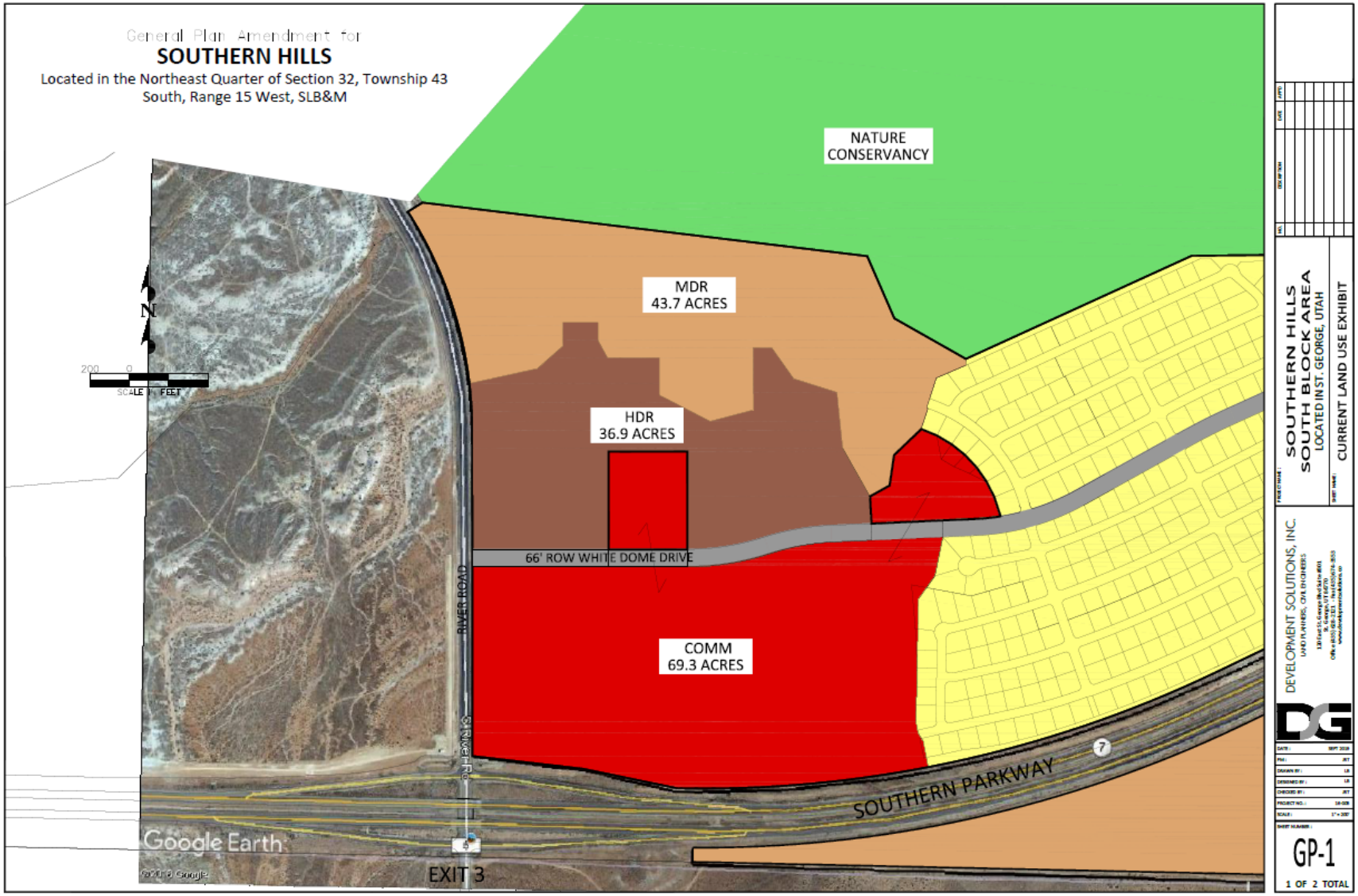

General Plan Amendment for
SOUTHERN HILLS
Located in the Northeast Quarter of Section 32, Township 43 South, Range 15 West, SLB&M
NATURE CONSERVANCY
MDR 43.7 ACRES
HDR 36.9 ACRES
COMM 69.3 ACRES
66' ROW WHITE DOME DRIVE
RIVER ROAD
SOUTHERN PARKWAY
EXIT 3
N
200 0 200 400
SCALE IN FEET
SOUTHERN HILLS
SOUTH BLOCK AREA
LOCATED IN ST. GEORGE, UTAH
CURRENT LAND USE EXHIBIT
DEVELOPMENT SOLUTIONS, INC.
GP-1
1 OF 2 TOTAL

PROPOSED

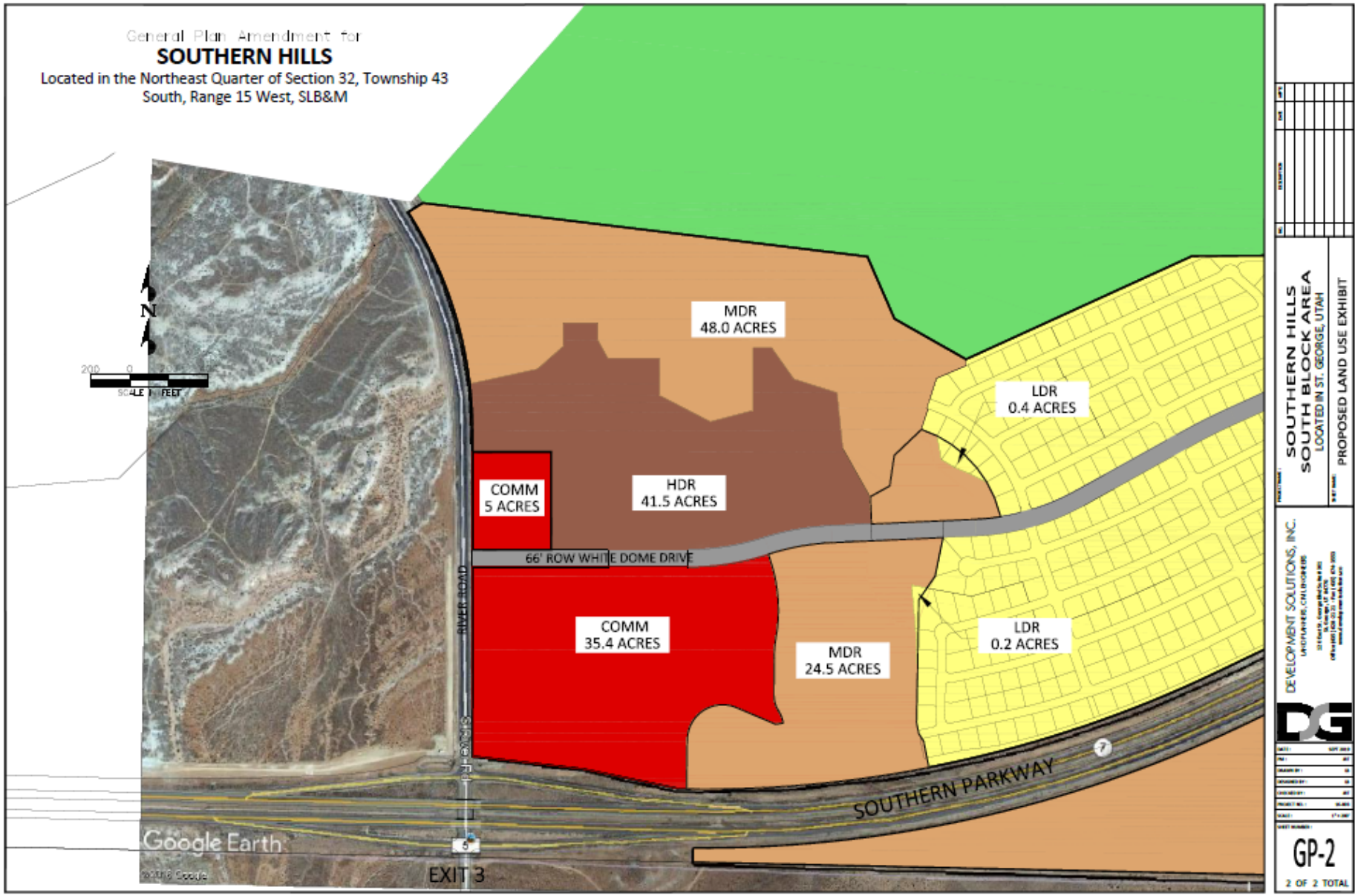

General Plan Amendment for
SOUTHERN HILLS
Located in the Northeast Quarter of Section 32, Township 43 South, Range 15 West, SLB&M
N
200 0 200 400
SCALE IN FEET
MDR
48.0 ACRES
LDR
0.4 ACRES
HDR
41.5 ACRES
66' ROW WHITE DOME DRIVE
RIVER ROAD
COMM
35.4 ACRES
MDR
24.5 ACRES
LDR
0.2 ACRES
SOUTHERN PARKWAY
EXIT 3
SOUTHERN HILLS
SOUTH BLOCK AREA
LOCATED IN ST. GEORGE, UTAH
PROPOSED LAND USE EXHIBIT
DEVELOPMENT SOLUTIONS, INC.
GP-2
2 OF 2 TOTAL

Revised
‘Existing’ & ‘Proposed’
for CC

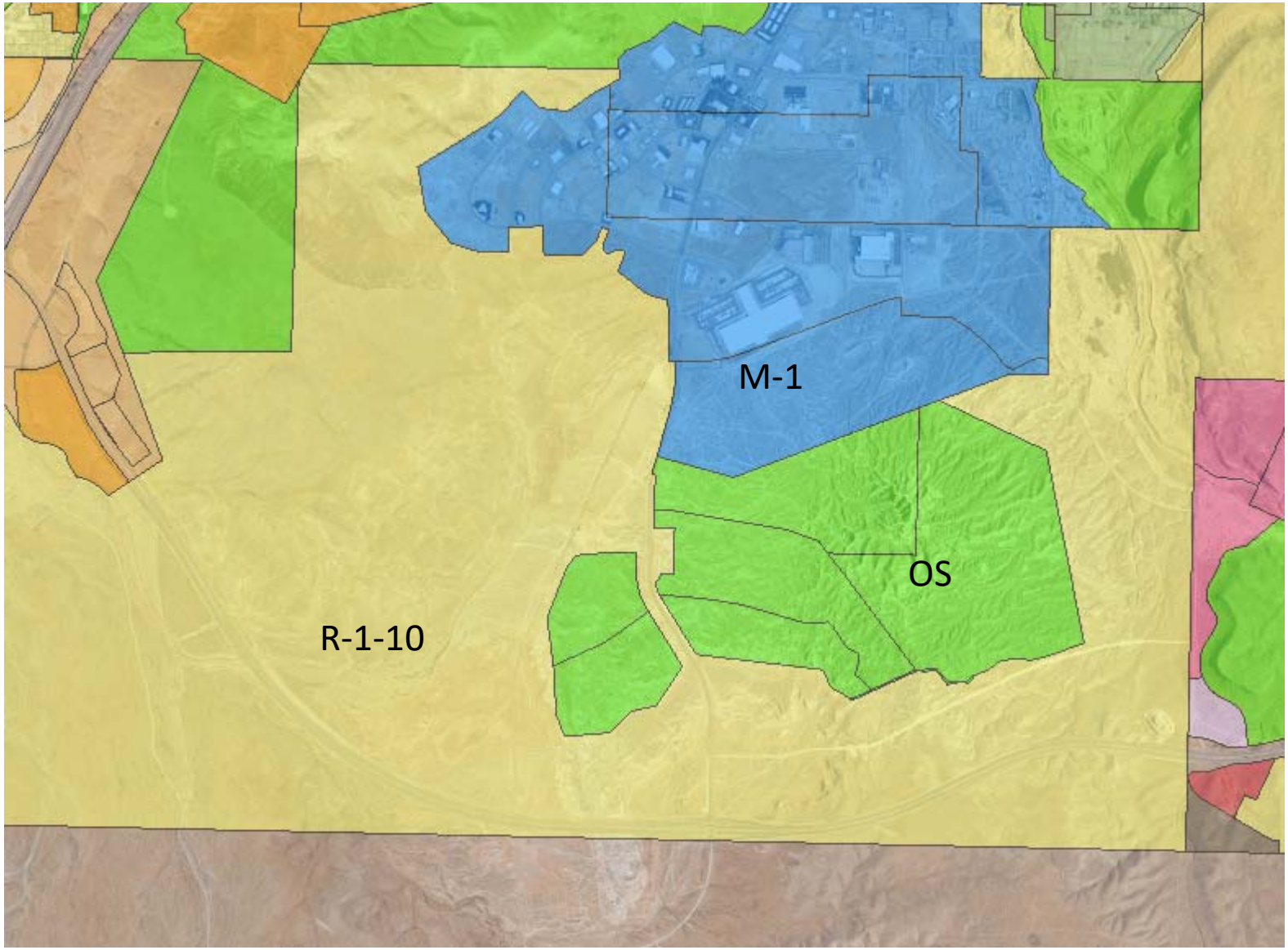
EXISTING


General Plan Amendment for
SOUTHERN HILLS
Located in the Northeast Quarter of Section 32, Township 43 South, Range 15 West, SLB&M
NATURE CONSERVANCY
MDR 43.7 ACRES
HDR 36.9 ACRES
66' ROW WHITE DOME DRIVE
COMM 69.3 ACRES
RIVER ROAD
SOUTHERN PARKWAY
EXIT 3
Google Earth
N
SCALE: 1" = 200 FEET
SOUTHERN HILLS
SOUTH BLOCK AREA
LOCATED IN ST. GEORGE, UTAH
CURRENT LAND USE EXHIBIT
DEVELOPMENT SOLUTIONS, INC.
GP-1
1 OF 2 TOTAL

PROPOSED


General Plan Amendment for
SOUTHERN HILLS
Located in the Northeast Quarter of Section 32, Township 43 South, Range 15 West, SLB&M
N
200 0
SCALE IN FEET
MDR
48.0 ACRES
LDR
0.4 ACRES
COMM
5 ACRES
HDR
41.5 ACRES
66' ROW WHITE DOME DRIVE
COMM
35.4 ACRES
MDR
24.5 ACRES
LDR
0.2 ACRES
RIVER ROAD
SOUTHERN PARKWAY
EXIT 3
Google Earth
SOUTHERN HILLS
SOUTH BLOCK AREA
LOCATED IN ST. GEORGE, UTAH
PROPOSED LAND USE EXHIBIT
DEVELOPMENT SOLUTIONS, INC.
GP-2
2 OF 2 TOTAL

Reference – Zoning *(Future zone changes will be required)*



ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY GENERAL PLAN LAND USE MAP FROM 1) COM TO MDR ON APPROXIMATELY 24.5 ACRES, 2) COM TO HDR ON APPROXIMATELY 4.3 ACRES, 3) COM TO LDR ON APPROXIMATELY 0.6 ACRES, AND 4) HDR TO COM ON APPROXIMATELY 5.0 ACRES (Southern Hills)

WHEREAS, the applicant has requested a change to the General Plan Land Use Map from 1) COM to MDR on approximately 24.5 acres, 2) COM to HDR on approximately 4.3 acres, 3) COM to LDR on approximately 0.6 acres, and 4) HDR to COM on approximately 5.0 acres for properties generally located north of the Southern Parkway, east of River Road, and on the north and south sides of White Dome Drive; and

WHEREAS, the City Council held a public meeting on the requested change to the Land Use Map on November 21, 2019; and

WHEREAS, the Planning Commission held a public hearing on October 8, 2019; and

WHEREAS, the City Council has determined that a change to the General Plan is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The General Plan Land Use Map is hereby amended by changing the land use designation from 1) COM to MDR on approximately 24.5 acres, 2) COM to HDR on approximately 4.3 acres, 3) COM to LDR on approximately 0.6 acres, and 4) HDR to COM on approximately 5.0 acres for properties generally located north of the Southern Parkway, east of River Road, and on the north and south side of White Dome Drive, and more specifically described on Exhibit 'A' attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law..

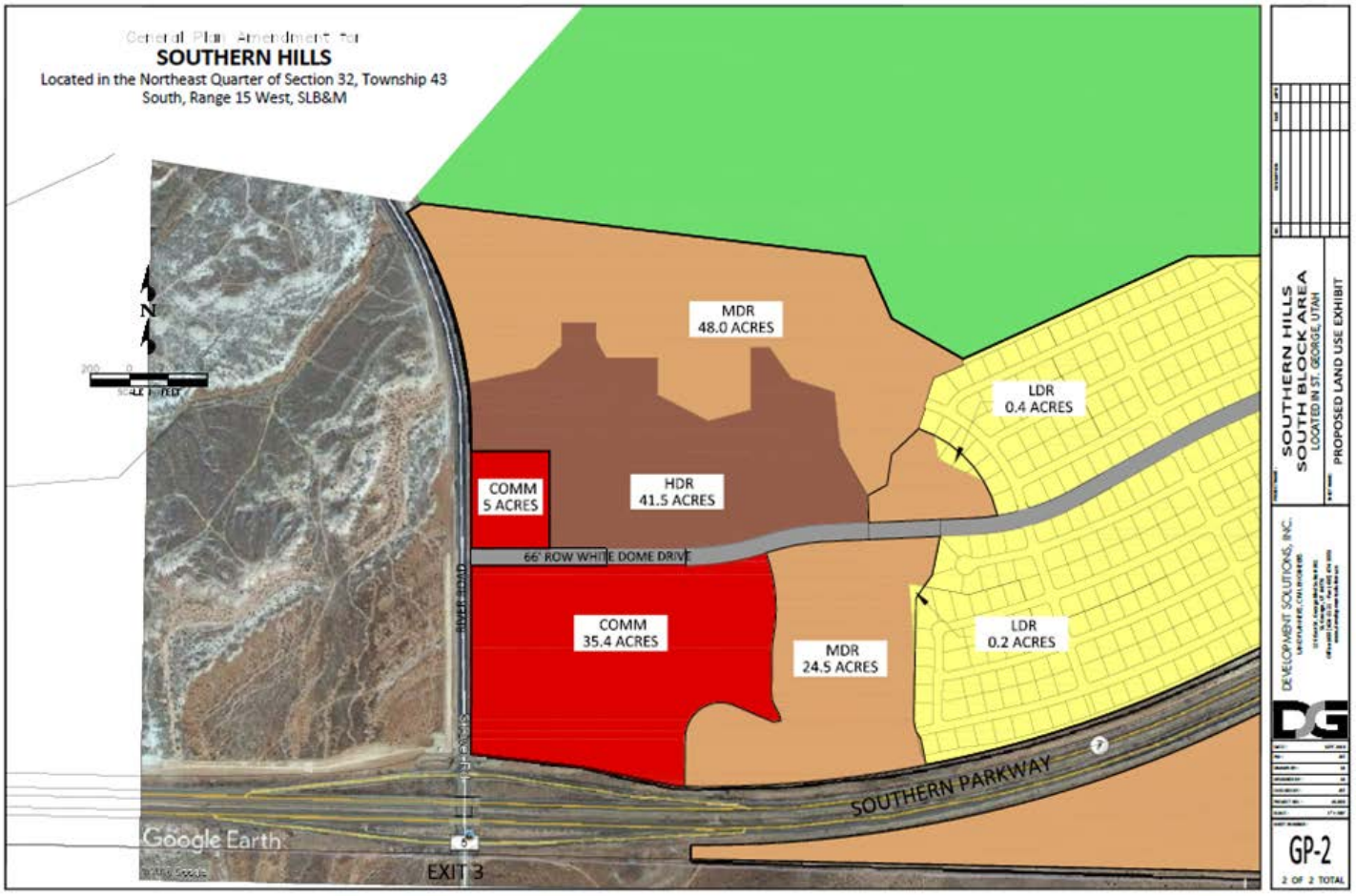
APPROVED AND ADOPTED by the St George City Council, this 21st day of November, 2019.

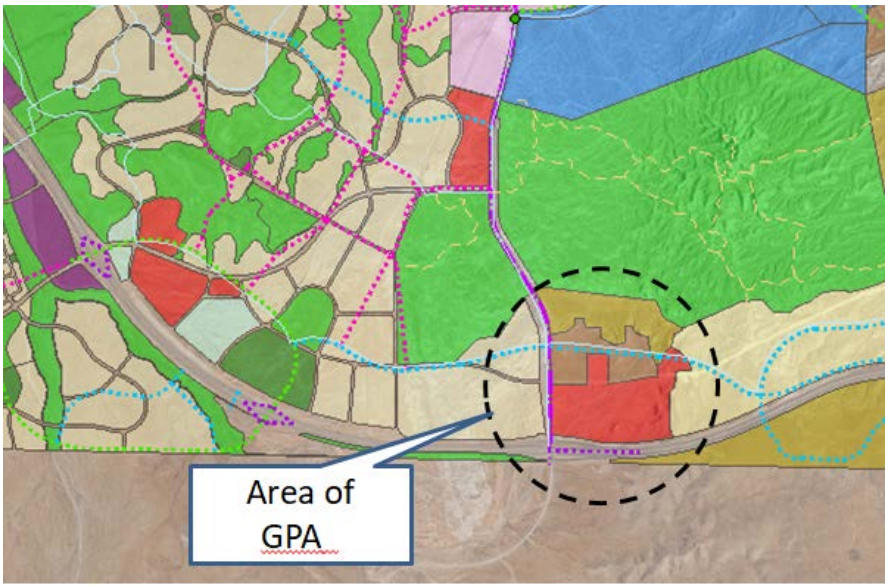
_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit “A”


SOUTHERN HILLS
Located in the Northeast Quarter of Section 32, Township 43 South, Range 15 West, SLB&M
MDR
48.0 ACRES
LDR
0.4 ACRES
COMM
5 ACRES
HDR
41.5 ACRES
66' ROW WHITE DOME DRIVE
COMM
35.4 ACRES
MDR
24.5 ACRES
LDR
0.2 ACRES
SOUTHERN PARKWAY
EXIT 3
Google Earth
SOUTHERN HILLS
SOUTH BLOCK AREA
LOCATED IN ST. GEORGE, UTAH
PROPOSED LAND USE EXHIBIT
DEVELOPMENT SOLUTIONS, INC.
GP-2
2 OF 2 TOTAL


Area of
GPA

DRAFT

Agenda Item Number : 04

Request For Council Action

Date Submitted	11/13/2019 03:46 PM
Proposed City Council Date	11/21/2019
Applicant	Tim Stewart
Subject	Consider approval of an ordinance amending the PD-R (Planned Development Residential) zone in order to update the site plan, elevations, and other modifications to 1) Brookfield Apartments, 2) Woodland Town Homes, and 3) Woodland Patio Homes located south of Mall Drive and west of 3000 East Street.
Background	The PD was originally approved September 6, 2018. The applicant is now requested to amend the PD with various changes to the site plan, elevations, and amenities.
Proposed Resolution	Planning Commission recommends approval.
Cost	$
Action Taken	
Requested by	John Willis
File Attachments	2019brookfield2019-zca-044111319154626.pptx 2019-zca-044oppositionletter111319154626.pdf cc2019-zca-044brookfield-woodland111319154626.docx
Approved by Legal Department?	Yes
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

ITEM 1B
Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **10/22/2019**
CITY COUNCIL AGENDA: **11/21/2019**

ZONE CHANGE AMENDMENT
Apartments, Town Homes, & Patio Homes
Case No. 2019-ZCA-044

Request: This request is to amend the PD-R, in order to update the site plan, elevations and other modifications 1) Brookfield Apartments, 2) Woodland Town Homes, and 3) Woodland Patio Homes

Project: The PD was originally approved September 6, 2018. The applicant is now requested to amend the PD with changes to each of the three areas. The following are the requested changes:

Brookfield apartments: The site plan has been changed and includes rearranging the buildings, as well as, moving the location of the amenities. The previous plan had two pools and the proposal includes one larger pool and clubhouse. The amenities include a 6,000 sq ft clubhouse, 2,700 sq ft swimming pool with separate restroom/changing facilities, and green space area near the center of the complex.

Woodland Townhomes and Patio Homes: The site plan is generally the same, but the elevations have been modified to be more consistent with the apartments. The Woodland Townhomes & Patio Homes will share amenities and include a 1,600 sq ft clubhouse with restroom/changing facilities, a 3,000 sq ft swimming pool area, tennis/pickleball and basketball courts, playground, and green space areas (potential community garden).

Representative: Tim Stewart

Location: The property is located south of mall Drive and west of 3000 East Street.

Acreage: 40.37 acres

Zoning: PD-R (Residential)

General Plan: HDR (High Density Residential) 16-22 du/ac
MDR (Medium Density Residential) 5-9 du/ac

Apartments: Brookfield Apartments; 260 units in 15 buildings and 21.48 du/ac

Town Homes: Woodland Town Homes; 171 units and 11.48 du/ac

Patio Homes: Woodland Patio Homes; approved for 92 units and 5.47 du/ac.

Heights: Apartments = 40 ft. maximum (no change)
Town Homes = 27.5 ft. maximum (no change)
Patio Homes = 27.5 ft. maximum (no change)

Parking: Parking reduction was approved with the previous approval and no change is being requested.

Planning Commission: Planning Commission recommends approval with the following conditions:

1. The applicant has submitted an overall colored site plan, colored elevations for each project and a color materials board for each project as required.

2. Buildings must meet setback and building separation requirements for the PD zone. This will be verified with site plan and building permits.

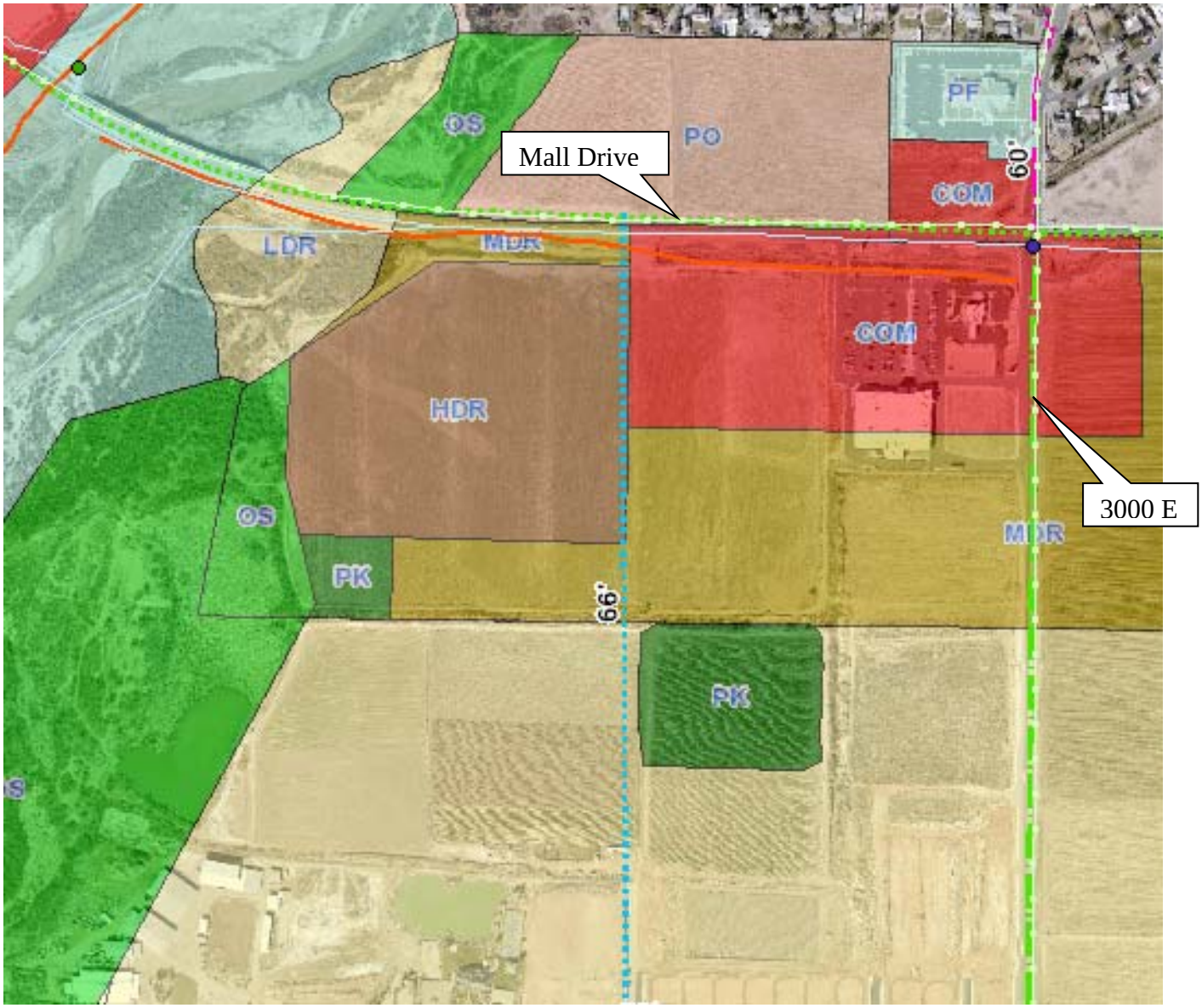
3. Amenities for the project type are to be built with the first phase of the project(s). The amenities must be completed prior to 50% of the units in said phase being built.

4. Must meet all solid masonry wall requirements for double fronting lots and any areas adjacent to single family zones.

5. Any additional conditions associated with the previous approval not related to this amendment.

6. Must meet requirements for the approved development agreement for improvements of the streets.

General Plan



Zoning



October 17, 2019

Ron and Nancy Mendenhall
[redacted]

Community Development Dept., City of St George
175 E. 200 N.
St George, Utah 84770

Mr. John Willis
Community Development Director;

We are writing in response to a notice we received regarding a proposed Zone Change of property located south of Mall Drive and west of 3000 East Street on 40.37 acres; Case No. 2019-ZCA-044.

We respectfully request that this Zone Change be **denied!** Hopefully, consideration will be given for denial because of reasons to follow:

1) This area is already saturated with high density housing along Mall Drive and Riverside Drive, which creates an imbalance in population and growth. From our estimations, there are approximately 500 new units to be built??? Really???
2) The road systems are not adequate to handle the population and amount of vehicles that currently exist, let alone thousands more. At this time, we are having multiple traffic lights installed to try to handle the traffic flow and safety of school children but it is not adequate and still there are areas of risk. Traffic is oftentimes at a stand still and it takes multiple lights to get through an intersection.
3) Schools cannot be built fast enough to accommodate the amount of existing population let alone the schools needed for thousands of new students.
4) The strain on the infrastructure of water, sewage, as well as other considerations with that dense of population increase should be a huge consideration.
5) It is hoped that city officials would be wise in planning for the future water usage, sewage, waste deposits, park usage and other St George City facilities. Hopefully, city planning will be a supported, sustained, reasonable city growth to avoid the devastation of 2008 partially caused by rapid and over building in St. George!

Respectfully,

Ron & Nancy Mendenhall

Ron and Nancy Mendenhall

2019-ZCA-044

3 Associated Projects

Brookfield Apartments

&

Woodland Town Homes

&

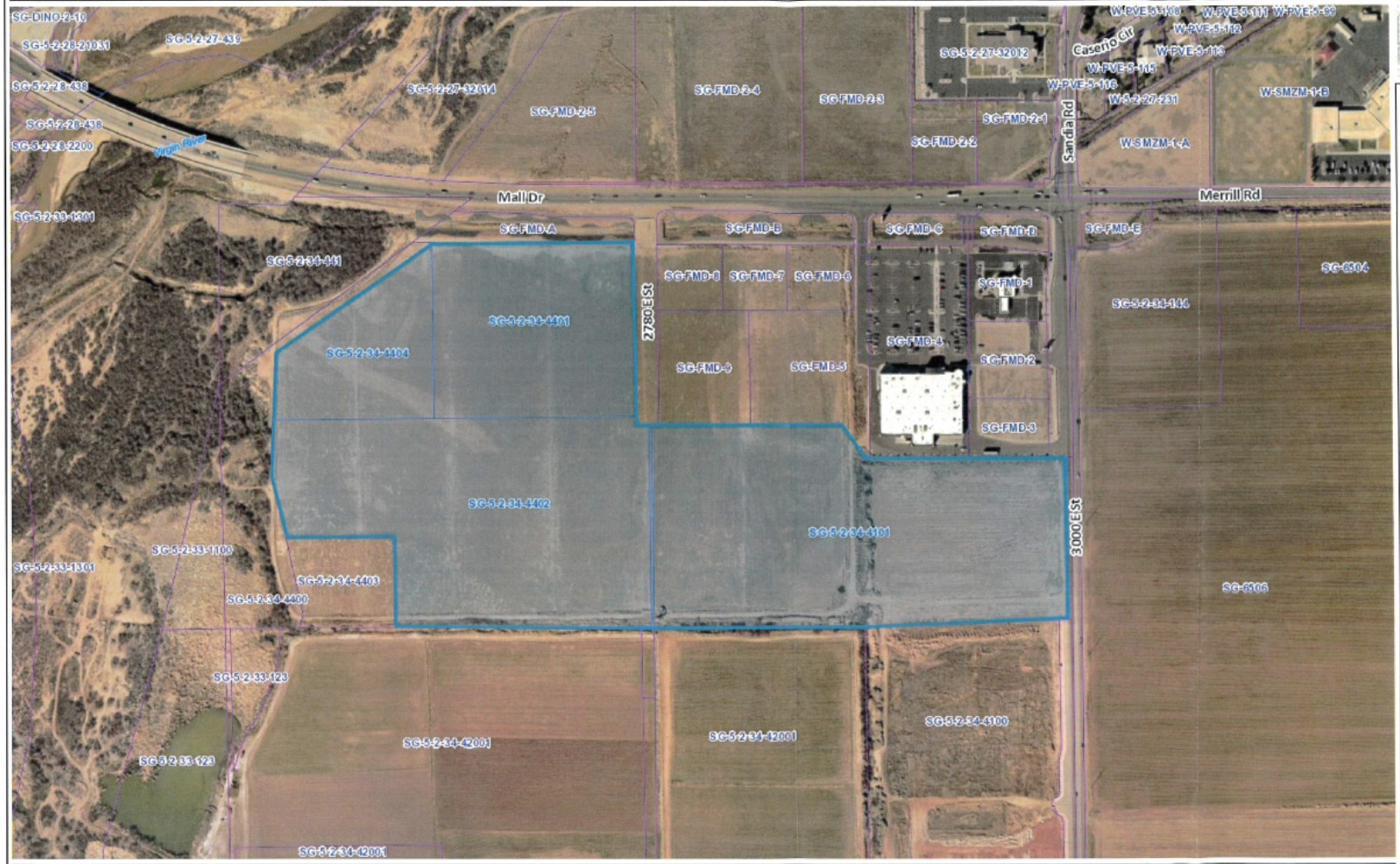
Woodland Patio Homes

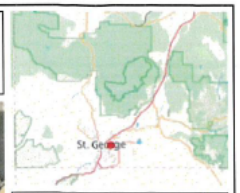
Overview

Zoning: PD-C
Area: 40.37 acres
Vicinity: Mall Drive & 3000 E

Apartments: 260 Units (15 buildings)
Town Homes: 171 Units
Twin Homes: 92 Units

Amended Zone Change





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

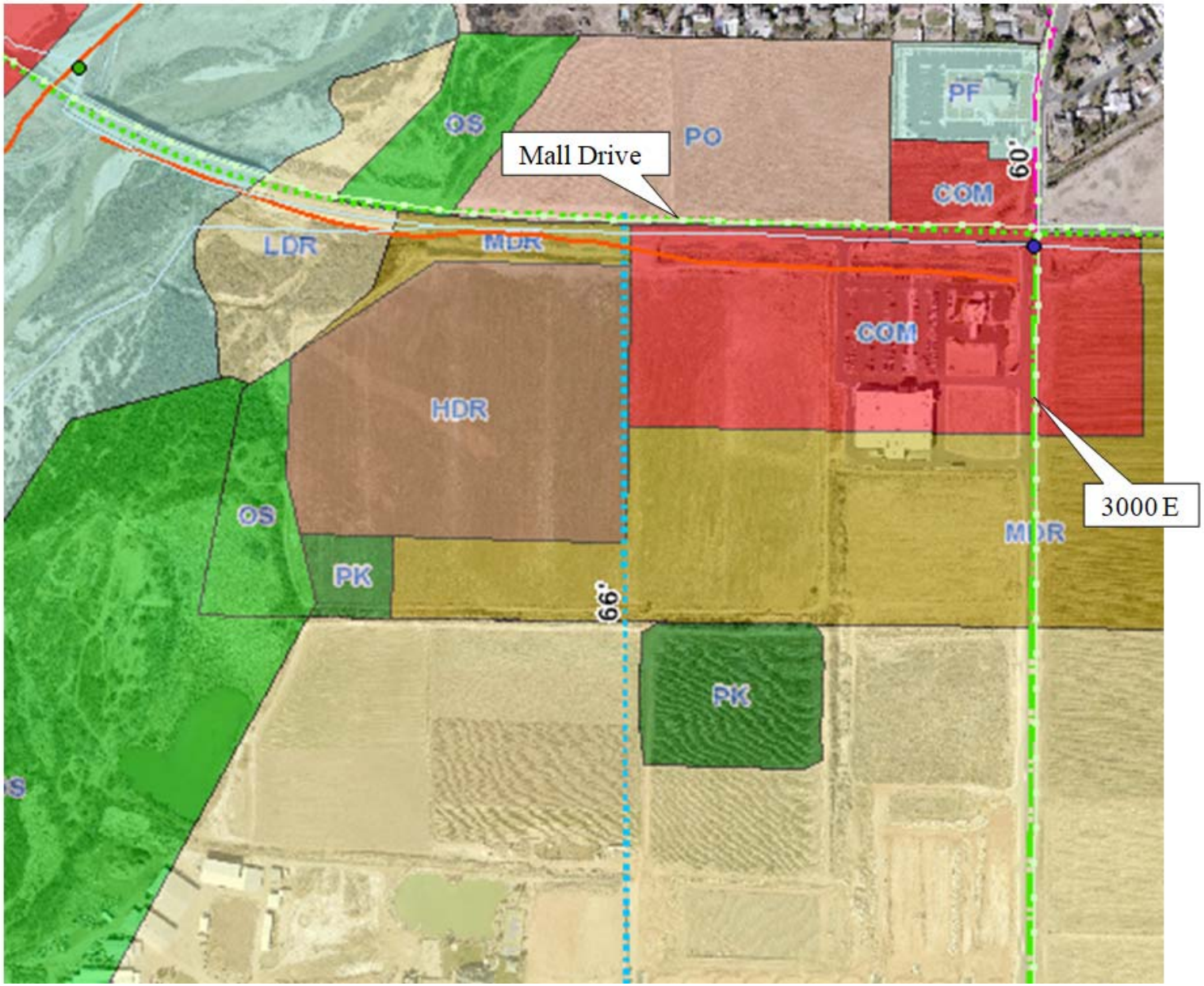
Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

General Plan



Zoning



3 Projects

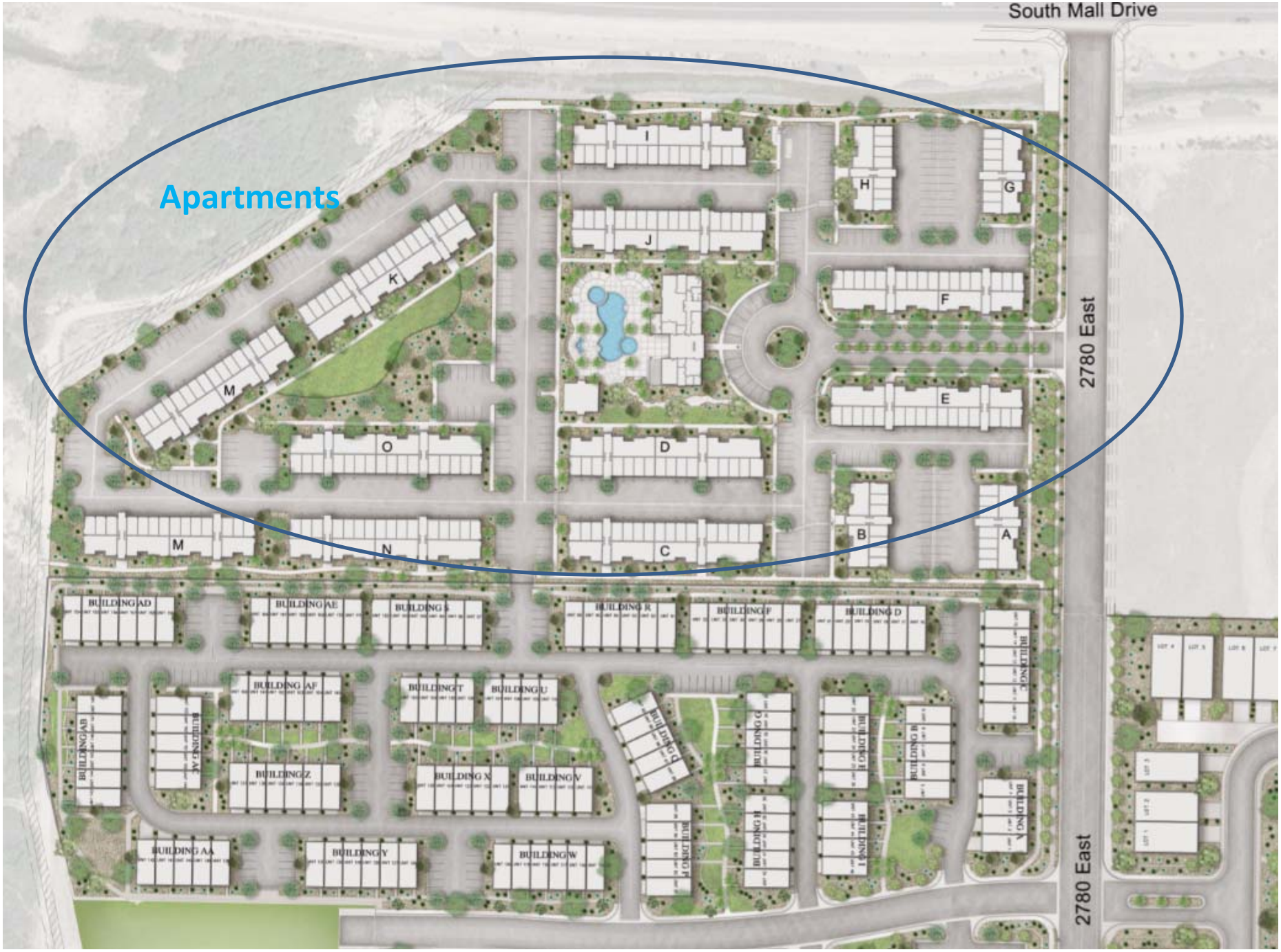

South Mall Drive
2780 East
2780 East
300 East
Future City Park

Proposed



Current




South Mall Drive
Apartments
2780 East
2780 East
I
H
G
J
K
F
M
E
O
D
M
N
C
B
A
BUILDING AD
BUILDING AE
BUILDING S
BUILDING R
BUILDING F
BUILDING D
BUILDING AF
BUILDING T
BUILDING U
BUILDING Z
BUILDING N
BUILDING V
BUILDING AA
BUILDING Y
BUILDING W

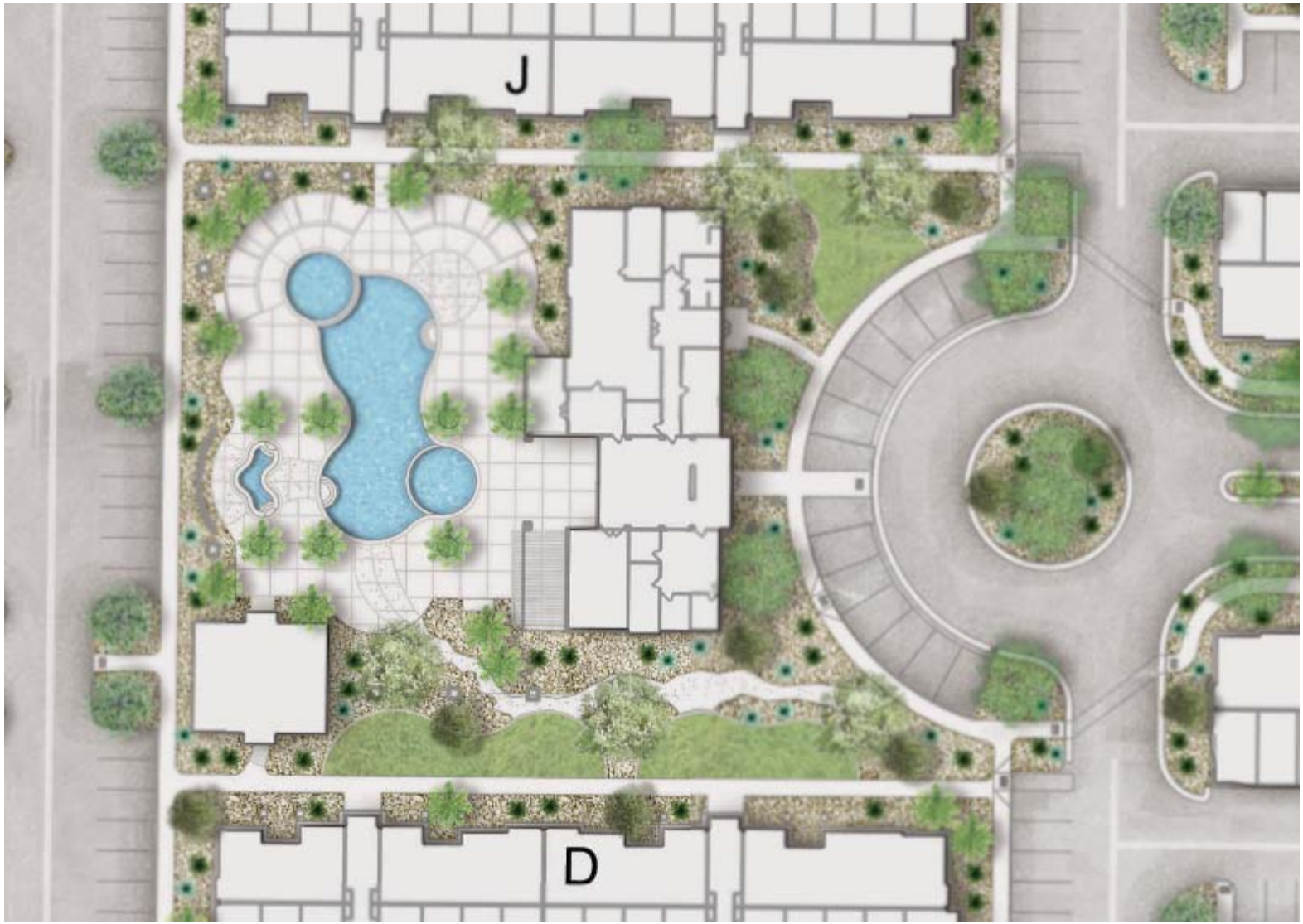
Proposed



Current



Amenities - Apartments

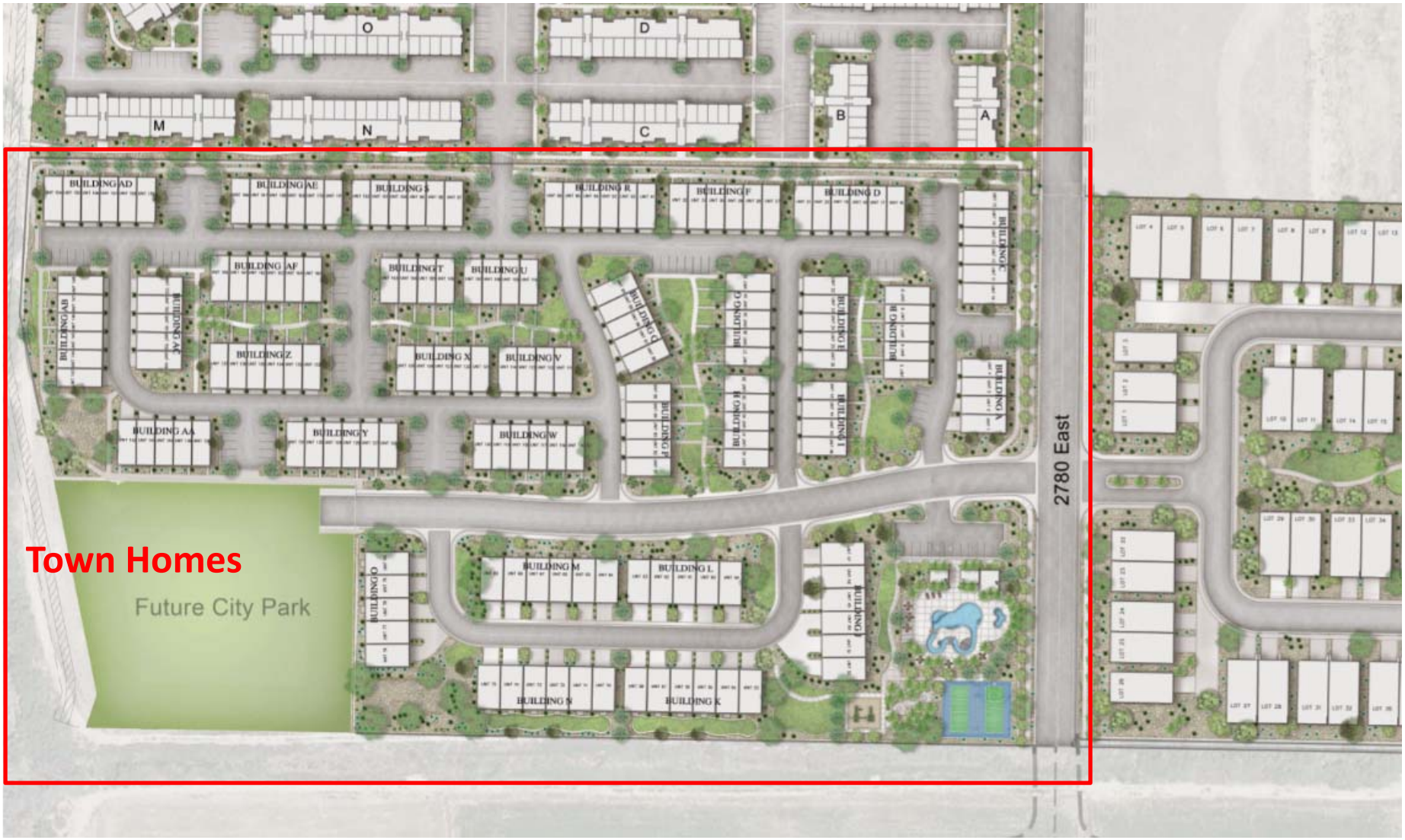




BROOKFIELD APARTMENTS

FRONT CONCEPTUAL ELEVATION




Town Homes
Future City Park
2780 East
O
D
M
N
C
B
A
BUILDING AD
BUILDING AE
BUILDING S
BUILDING R
BUILDING F
BUILDING D
BUILDING AF
BUILDING T
BUILDING U
BUILDING AB
BUILDING AC
BUILDING Z
BUILDING X
BUILDING V
BUILDING AA
BUILDING Y
BUILDING W
BUILDING M
BUILDING L
BUILDING N
BUILDING K

Proposed



Current



Amenities – Town Homes





WOODLAND PASEO TOWNHOMES

FRONT CONCEPTUAL ELEVATION

Town Homes

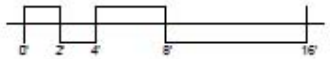


WOODLAND PASEO TOWNHOMES



WOODLAND PASEO TOWNHOMES

LEFT CONCEPTUAL ELEVATION



Town Homes



WOODLAND PASEO TOWNHOMES

RIGHT CONCEPTUAL ELEVATION

Proposed



Current




Patio Homes
2780 East
300 East

Proposed



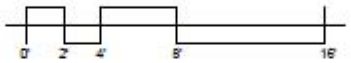
Current





WOODLAND TWIN HOMES

2 / 3 BEDROOM FRONT CONCEPTUAL ELEVATION



Twin Homes



WOODLAND TWIN HOMES

2 BEDROOM SIDE CONCEPTUAL ELEVATION



WOODLAND TWIN HOMES
2 / 3 BEDROOM REAR CONCEPTUAL ELEVATION

0' 2' 4' 8' 16'

Twin Homes



WOODLAND TWIN HOMES
3 BEDROOM SIDE CONCEPTUAL ELEVATION

Proposed



Current



Amenities – Patio Homes



SITE PLAN
BROOKFIELD APARTMENTS

A 260 UNIT APARTMENT DEVELOPMENT
LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

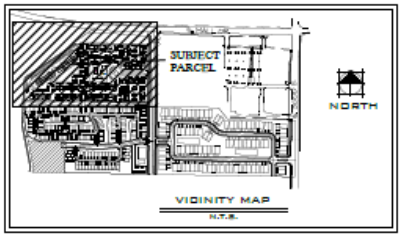
PROJECT INFORMATION

OWNER (HOA) - PP	
PROPOSED ZONING - PD	
GENERAL PLAN - HDR	
TOTAL AREA	12.20 ACRES 521,284 SQ. FT.
PROJECT DENSITY	21.49 UNITS PER ACRE
PARCEL NUMBER	[redacted]

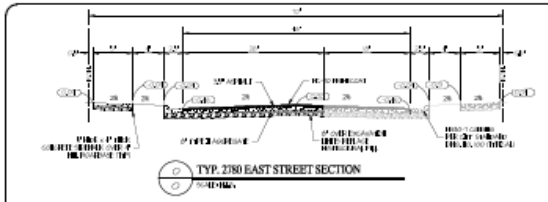
PROJECT OWNER/ DEVELOPER
[redacted]

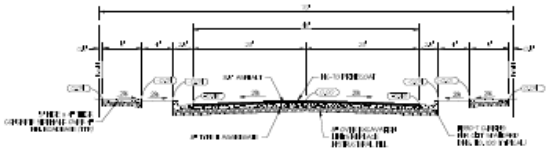
PROJECT ENGINEER
[redacted]

GEOTECHNICAL ENGINEER
[redacted]



VICINITY MAP
N.T.S.


TYP. 2780 EAST STREET SECTION
SCALE: N.T.S.


TYP. 2780 EAST STREET SECTION
SCALE: N.T.S.


MALL DRIVE CROSS SECTION
SCALE: N.T.S.

SCALE: 1" = 100'

PROJECT TOTALS

TOTAL AREA = 12.20 ACRES
TOTAL GREEN AREA WITH SPACE = 21,485 SQ. FT. = 4.95 ACRES
TOTAL STREETS/PARKING AREA = 166,705 SQ. FT. = 3.83 ACRES
TOTAL BUILDING AREA = 120,878 SQ. FT. = 2.80 ACRES

APARTMENTS

PHASE 1

BUILDING TYPE	TOTAL UNITS
NUMBER OF BUILDINGS	6
1 BEDROOM UNITS	36
2 BEDROOM UNITS	60
3 BEDROOM UNITS	24
TOTAL APARTMENTS	120
ATTACHED GARAGES	90

BUILDING TYPE	TOTAL UNITS
NUMBER OF BUILDINGS	2
1 BEDROOM UNITS	12
2 BEDROOM UNITS	20
3 BEDROOM UNITS	8
TOTAL APARTMENTS	40
ATTACHED GARAGES	14

BUILDING TYPE	TOTAL UNITS
NUMBER OF BUILDINGS	4
1 BEDROOM UNITS	20
2 BEDROOM UNITS	40
3 BEDROOM UNITS	20
TOTAL APARTMENTS	80
ATTACHED GARAGES	28

PHASE 2

BUILDING TYPE	TOTAL UNITS
NUMBER OF BUILDINGS	5
1 BEDROOM UNITS	30
2 BEDROOM UNITS	50
3 BEDROOM UNITS	20
TOTAL APARTMENTS	100
ATTACHED GARAGES	70

BUILDING TYPE	TOTAL UNITS
NUMBER OF BUILDINGS	2
1 BEDROOM UNITS	10
2 BEDROOM UNITS	20
3 BEDROOM UNITS	10
TOTAL APARTMENTS	40
ATTACHED GARAGES	28

PRIVATE STREET/PARKING AREA
[redacted]

COMMON AREA/OPEN SPACE
[redacted]

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

SITE PLAN FOR BROOKFIELD APARTMENTS ST GEORGE UTAH

SHEET 1 OF 2 SHEETS

SITE PLAN
WOODLAND PATIO HOMES

A 92 UNIT TWINHOME DEVELOPMENT
LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

PROJECT OWNER/ DEVELOPER

PROJECT ENGINEER

GEOTECHNICAL ENGINEER

PROJECT INFORMATION

CURRENT ZONING - PD PROPOSED ZONING - PD GENERAL PLAN - HDR	
TOTAL AREA	16.71 ACRES 728,068 SQ.FT.
PROJECT DENSITY	5.47 UNITS PER ACRE
PARCEL NUMBER	56-5-2-34-401

VICINITY MAP
N.T.S.

NORTH

SUBJECT PARCEL

SUBURBAN LAND RESERVE INC.

LINS SUPERMARKET INC.

85 PROPERTIES LLC.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PROPOSED ROAD A

AMENITY AREA

AMENITY AREA

2750 EAST

3000 EAST

WOODLAND TOWNHOMES

BUILDING A

BUILDING C

TYPICAL 42' STREET CROSS SECTION

3000 EAST CROSS SECTION

PROJECT TOTALS

TOTAL AREA = 16.71 ACRES
TOTAL COMMON AREA/OPEN SPACE = 4.9 ACRES
TOTAL BUILDING AREA = 0.96 ACRES
TOTAL PAVED AREA = 10.85 ACRES

PATIO HOME UNITS

COMMON AREA/OPEN SPACE

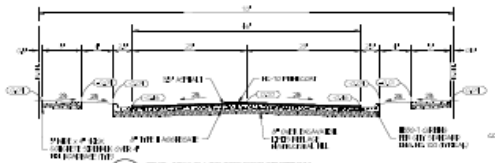
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

SITE PLAN
FOR
WOODLAND PATIO HOMES
ST GEORGE
UTAH

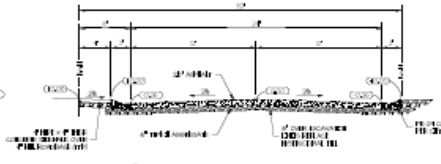
SHEET
3
3 OF 3 SHEETS

SITE PLAN
WOODLAND TOWNHOMES

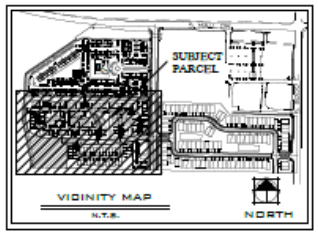
A 171 UNIT TOWNHOME DEVELOPMENT
LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

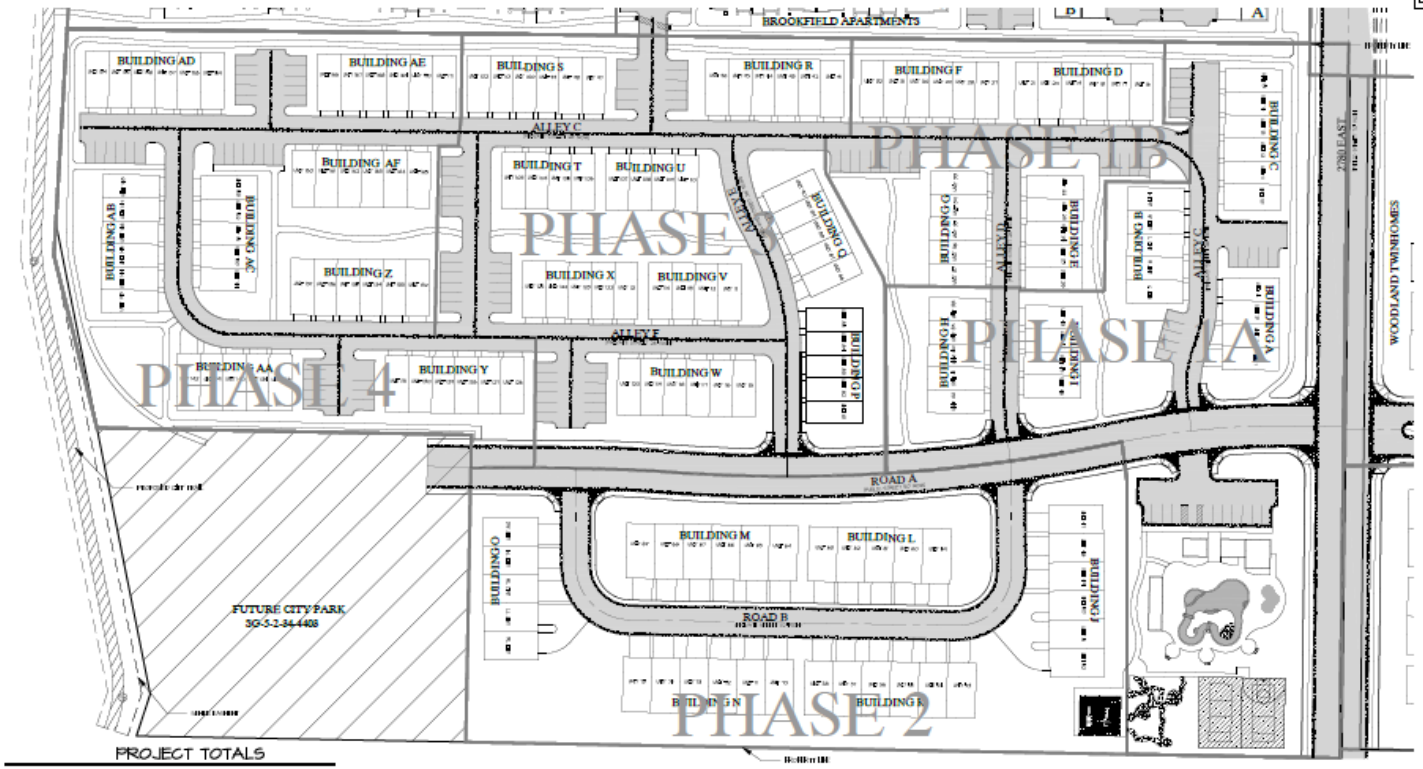


TYP. 2780 EAST STREET SECTION



PRIVATE STREET - 32' R.O.W.



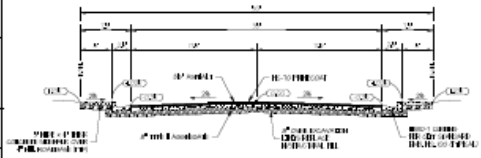


PROJECT INFORMATION

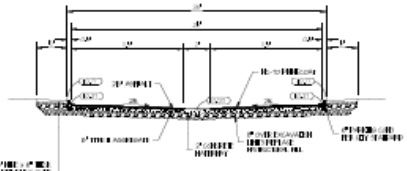
CURRENT ZONING - PD PROPOSED ZONING - PD GENERAL PLAN - RESIDENTIAL	
TOTAL AREA	14.24 ACRES 647,751 SQ. FT.
PROJECT DENSITY	12.01 UNITS PER ACRE
PARCEL NUMBER	SG-5-2-34-4402

PROJECT TOTALS

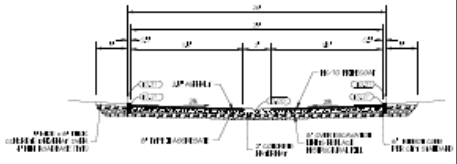
TOTAL AREA = 14.24 ACRES TOTAL COMMON AREA/OPEN SPACE = 276,462 SQ. FT. = 6.35 ACRES TOTAL STREET/PARKING AREA = 82,686 SQ. FT. = 1.90 ACRES TOTAL DWELLING UNITS AREA = 288,603 SQ. FT. = 6.63 ACRES TOTAL BUILDING AREA = 119,000 SQ. FT. = 2.73 ACRES	
TOWNHOMES TOTAL UNITS 1 - 2 BEDROOM UNITS @ 1,100 SQ. FT. = 22 UNITS 2 - 3 BEDROOM UNITS @ 1,300 SQ. FT. = 149 UNITS 3 - 4 BEDROOM UNITS @ 1,500 SQ. FT. = 0 UNITS TOTAL	171 UNITS
PRIVATE STREET/PARKING AREA TOTAL PARKING REQUIRED = 2 SPACES/UNIT + 1 GUEST SPACE PER 3 UNITS = 344 TOTAL PARKING PROVIDED = 2 SPACES/UNIT + 1 GUEST SPACE PER 3 UNITS = 344	
COMMON AREA/OPEN SPACE RECREATION AREA REQUIRED = 200 SQ. FT. PER UNIT RECREATION AREA PROVIDED = 34,200 SQ. FT. = 0.79 ACRES COMMON AREA/OPEN SPACE = 242,262 SQ. FT. = 5.56 ACRES TOTAL COMMON AREA = 276,462 SQ. FT. = 6.35 ACRES	



RESIDENTIAL LOCAL - 50' R.O.W.



PROPOSED - 26' PRIVATE ALLEY SECTION



PROPOSED - 26' PRIVATE ALLEY BUILDING SECTION

ROSENBERG ASSOCIATES
CIVIL ENGINEERS + LAND SURVEYORS

SITE PLAN
FOR
WOODLAND TOWNHOMES
ST GEORGE
UTAH

SHEET
2
2 OF 3 SHEETS

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE EXISTING PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONE ON APPROXIMATELY 40.37 ACRES
(BROOKFIELD APARTMENTS, WOODLAND TOWNHOMES AND PATIO HOMES)

WHEREAS, the property owner has requested a zone change amendment to the existing PD-R (Planned Development Residential) zone on 40.37 acres. The property is generally located south of Mall Drive and west of 3000 East Street; and

WHEREAS, the City Council held a public meeting on this request on November 21, 2019; and

WHEREAS, the Planning Commission held a public hearing and recommends approval of the requested zone change amendment, the conceptual layout, and the building design; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map, and approval of the conceptual layout and the building design, are justified at this time and are in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the amendment to the PD-R (Planned Development Residential) zone on 40.37 acres, and to approve the conceptual layout and the building design. The property affected by the zone change is more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council, including, but not limited to, the conceptual layout and the building design.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 21th day of November, 2019.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit “A”


Future City Park
2780 East
2780 East
South Mall Drive
300 East

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Parcel 102:

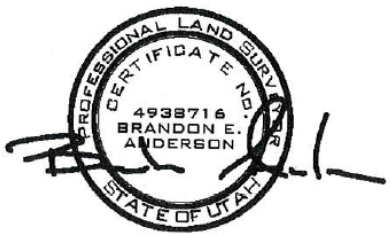
A portion of Lot 1, Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, more particularly described as:

The Basis of Bearing is the section line between the Southwest Corner and West Quarter Corner of said Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, bearing South 0°50'22" West 2669.07 feet.

Beginning at a point being North 00°50'38" East 1,975.00 feet and East 151.00 feet; from the West Quarter Corner of said Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 03°22'21" East 205.88 feet;
thence North 55°56'22" East 596.27 feet to the southerly line of Parcel A, The Fields at Mall Drive;
thence easterly and southerly the following (2) courses along said The Fields at Mall Drive;
thence South 88°37'42" East 631.82 feet;
thence South 00°41'17" West 537.97 feet;
thence North 89°18'43" West 1,131.35 feet to the Point of Beginning.

Containing 527,262 square feet or 12.10 acres.



April 5, 2018

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Parcel 103:

A portion of Lot 1, Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, more particularly described as:

The Basis of Bearing is the section line between the Southwest Corner and West Quarter Corner of said Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, bearing South 0°50'22" West 2669.07 feet.

Beginning at a point being North 00°50'38" East 1,611.59 feet and East 183.37 feet from the West Quarter Corner of said Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 11°20'11" West 190.41 feet;
thence North 03°22'21" East 176.99 feet;
thence South 89°18'43" East 1,131.35 feet to the westerly line of The Fields at Mall Drive;
thence southerly the following (2) courses along said The Fields at Mall Drive;
thence South 00°41'23" West 28.05 feet;
thence South 88°37'39" East 37.00 feet to the easterly line of said Lot 1, Section 34;
thence South 00°41'17" West 621.65 feet along said easterly line to the southeast corner of said Lot 1;
thence North 88°56'53" West 797.85 feet along the southerly line of said Lot 1;
thence North 01°04'21" East 279.77 feet;
thence North 88°55'39" West 341.02 feet to the Point of Beginning.

Containing 648,856 square feet or 14.90 acres.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

April 5, 2018

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Parcel 105:

A portion of Block 1, JOSEPH SANDER'S ENTRY in the East one-half of the Northwest Quarter (E1/2NW1/4) of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, more particularly described as follows:

The Basis of Bearing is the section line between the Southwest Corner and West Quarter Corner of said Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, bearing South 0°50'22" West 2669.07 feet.

Beginning at the southwest corner of Lot 6, said Block 1, JOSEPH SANDER'S ENTRY, said point being North 00°50'38" East 1,310.51 feet along the section line and East 1,337.75 feet from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 00°41'17" East 621.55 feet along the westerly line of said Block 1 to the southerly line of said The Fields at Mall Drive Phase 1;
thence easterly the following (3) courses along the southerly line of said The Fields at Mall Drive Phase 1;
thence South 88°37'39" East 583.31 feet;
thence South 38°39'21" East 126.18 feet;
thence South 88°37'39" East 623.44 feet to the easterly line of said Block 1;
thence South 00°31'50" West 517.73 feet along the easterly line of said Block 1 to the southeast corner of Lot 13, said Block 1, JOSEPH SANDER'S ENTRY;
thence North 88°56'53" West 1,288.11 feet along the southerly line of said Lot 13 and to and along the southerly line of said Lot 6 to the Point of Beginning.

Containing 731,356 square feet or 16.79 acres.



October 25, 2017

DRAFT

Agenda Item Number : 05

Request For Council Action

Date Submitted	11/13/2019 09:32 AM
Proposed City Council Date	11/21/2019
Applicant	Woodbury Corporation
Subject	Consider approval of an ordinance for a zone change amendment to the Dinosaur Crossing commercial center (Smith's) to amend the PD-C (Planned Development Commercial) zone on Lot 9, pads J-1 & J-2 to develop two (2) multi-tenant commercial retail buildings on approx. 1.58 acres generally located along Mall Drive (generally south of the Fuel Center and near ACE hardware).
Background	This is a request to review the site plan, landscape plan, elevations, renderings, colors and materials for two (2) proposed multi-tenant commercial retail buildings on approximately 1.58 acres.
Proposed Resolution	PC recommends approval
Cost	$N/A
Action Taken	
Requested by	Ray Snyder
File Attachments	pdfcc2019-zca-043dino-xlot9padsj1andj2111319093232.pdf pdfppt2019-zca-043dino-x-j1andj2111319093454.pdf
Approved by Legal Department?	Yes
Approved by City Admin Services?	Yes
Approved in Budget?	N/A **Amount:**

St.George
Community Development

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **10/22/2019**
CITY COUNCIL MEETING: **11/21/2019**

ZONE CHANGE AMENDMENT: PUBLIC HEARING
Dinosaur Crossing Lot 9, Pads J-1 & J-2 – Multi-Tenant Buildings
Case No. 2019-ZCA-043

Request: Consider a zone change amendment to the "Dinosaur Crossing" commercial center (*Smith's Shopping Center*) to amend the PD-C (Planned Development Commercial) zone on Lot 9, Pads 'J-1' & 'J-2' to develop two (2) multi-tenant commercial retail buildings.

Project: It's proposed to develop two (2) multi-tenant commercial buildings to be constructed on Lot 9 on Pads J1 & J2.

Owner: Dino X LLC

Applicant: Woodbury Corporation

Representative: Kamron Dorman

Background: This is a request to review the proposed site plan, landscape plan, elevations, renderings, colors, and materials for two (2) proposed multi-tenant buildings on Pad 'J-1' & 'J-2'

Area(s): Lot 9 = 5.9 acres
Lot 9 Pad 'J1' = Approx. = 30,637 sq. ft. (0.70 acres)
Lot 9 Pad 'J2' = Approx. = 38.633 sq. ft. (0.88 acres)
1.58 acres

Buildings: J-1 = Approx. 5,700 sq. ft.
J-2 = Approx. 4,000 sq. ft.

Property: This property is generally located along Mall Drive (*south of the Smith's Fuel Center*)

APN: SG-DINO-2-9 (Lot 9)

Zoning: PD-C (Planned Development Commercial)

General Plan: COM (Commercial)

Heights: Both Pads J-1 & J-2 buildings will be single story and will be approx. 26'-8" high each.

Phases: The project will occur in two phases. The gray shell of each commercial building will occur in phase one. Individual tenant build-outs will occur in phase 2 as leases are established.

Setbacks: Per Section 10-8D-6; the required PD-C setbacks are:
F = 20 ft., Street Side = 20 ft., Side = 10 ft., and R = 10 ft.

Note: The building appears to meet and exceed the required setbacks and this will be verified during the SPR (Site Plan Review) process.

Parking: Per Section 10-19-5
Pad J-1: Approx. 5,700 sq. ft. / 100 = 57 spaces
Pad J-2: Approx. 4,000 sq. ft. / 100 = 40 spaces & 45 proposed

A shared parking agreement for the Smith Center exists on this site and staff will verify that there is adequate parking available.

Note: A drive-thru is shown behind both buildings. This could be for fast food ordering or pharmacy, etc.

Note: The St. George Municipal Code parking requirement for restaurants requires 10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater, plus 1 space for each 100 square feet or 1 space per every 4 chairs of outdoor seating.

Note: All proposed parking space sizes will need to be a minimum standard size of 9 ft x 18 ft.(shown)

Note: During SPR staff will verify the parking is met per City Ordinance and to the satisfaction of the City Attorney's Office.

Landscaping: Per Section 10-23 of the City of St. George Municipal Code, a landscape strip outside the public right of way along the front of the public streets, not less than 6 ft. and an average of at least 15 ft. wide shall be landscaped. This plan shows 15 ft. will be met.

Pad J-1 = 4,634 sq. ft. of landscaping (12.3%)

Pad J-2 = 5,138 sq. ft. of landscaping (27.2%)

As presented, the landscaping appears to meet the requirements, but staff will verify this during the SPR process.

Colors & Materials: The building materials and colors are shown in the materials board (*see materials board*):

PC Motion: The Planning Commission recommends approval of the zone change amendment to amend the PD-C (Planned Development Commercial) zone to develop one two (2) buildings on Lot 9, Pads J-1 & J-2 with associated landscaping and parking as presented and recommends the following conditions and comments:

1. Zoning - Approve the PD-C zone change amendment on Lot 9 Pads J-1 & J-2.

2. Uses – This use is in harmony with the previously approved uses list for 'Dinosaur Crossing Commercial Center).

3. Site Plan(s) – The conceptual layout(s) as presented are recommended for approval.

4. Colors & Materials – As presented the colors and materials are recommended for approval.

5. Setbacks – Setbacks shall meet the Zoning Ordinance (*staff will confirm during the SPR process*).

6. Landscaping – The applicant shall provide landscaping in compliance with the Landscape Ordinance (10-23).

7. Lighting - Provide a photometric plan with the submittal of the SPR and demonstrate that lighting will not exceed 1 ft candle at property line(s). Dark sky style lighting fixtures shall be used to avoid a nuisance as seen from any adjacent residential neighborhoods and surrounding community. Comply with the lighting ordinance (10-14)

8. SPR – Upon approval of the zone change amendment, the applicant shall submit an application for a SPR (Site Plan Review) along with the required civil engineering plan set which may include but not be limited to: cover sheet, site plan, grading plan, erosion control plan, utility plan, landscape plan, irrigation plan, and photometric plan.

9. Easements – Utility easements shall be provided to the City to the satisfaction of the City Attorney's Office.

PD Written Text

In compliance with Section 10-8-4 of the Zoning Ordinance, the City of St George requires a written text to be submitted with a PD-C (Planned Development Commercial) zone change application. The following is the written text for the Dino X Pad J-1 project:

A. **Use Of Land:** The projected use of land, including percentages of land devoted to various types of land use, such as building coverage, parking area, landscaped area, etc.:

It is proposed to develop two multi-tenant commercial buildings to be constructed on Lot 9, Parcel SG-DINO-2-9, as platted on Dinosaur Crossing Subdivision. Lot 9 is recorded as 5.9 acres within this subdivision. The use of the individual space(s) are intended to be used for general retail, restaurant, and private business offices, etc. There will building coverage per each unit breaks down as follows:

Pad J-1: Approximately 5700 square feet with 57 designated parking spaces (reference parking summary notes on sheet C100), 4634 sq. ft. of landscaped area, approximately 12.3% of total land use, etc.

Pad J-2: Approximately 4000 square feet with 45 designated parking spaces (reference parking summary notes on sheet C100), 5138 sq. ft. of landscaped area, approximately 27.2% of total land use, etc.

B. **Height and Elevations:** The text shall indicate the type, character and proposed height of all buildings. The plot plan, elevations and perspective drawings may be prepared as necessary by the applicant to help the planning commission and city council to better understand the proposal.

The proposed buildings are Type 5/B retail structures. The height, dimensions, and descriptive elements of each gray shell building are as follows:

Pad J-1: Height is 26'-8" T.O.S. Approximately 80'L x 70'D, fully weather protected with vinyl membrane roofing and stucco, masonry, & stone EIFS at the building exterior. Elevations & colored renderings of the site, landscape, and building plans have been provided to illustrate the proposal.

Pad J-2: Height is 26'-8" T.O.S. Approximately 60'L x 65'D, fully weather protected with vinyl membrane roofing and stucco, masonry, & stone EIFS at the building exterior. Elevations & colored renderings of the site, landscape, and building plans have been provided to illustrate the proposal.

C. **Density:** The density in terms of dwelling units per gross acre of land shall be indicated.

N/A – This is a commercial retail project and residential density is not applicable.

D. **Schools, Churches & Open Spaces:** The location of any proposed school sites, churches, parks or other common or open spaces shall be identified.

There are (0) no school sites or churches planned with this project. The closest church (The Church of Jesus Christ of Latter-Day Saints) is 0.44 miles away, the closest school is 0.32 miles away (Fossil Ridge Middle School), and the closest Park (Slick Rock Park) is 0.36 miles away.

E. **Phasing Plan:** A phasing plan, if the development is proposed to be developed in phases, shall be submitted.

The project will occur in two phases. The gray shell of each commercial building construction will be in phase one. Individual tenant build-outs within each building will occur in phase 2 as leases are established and approved between the Landlord and prospective business owner(s).

F. **Topography:** Topography at contour intervals of two feet (2') shall be submitted unless waived by the planning staff.

Topographical information will be provided in the grading plan. Generally the site is flat and slopes towards the North-West.

G. **Landscape Plan:** A landscape plan showing the general location of lawn area and trees shall be submitted (this may be a part of the site or plot plan).

A landscape plan has been provided for each building. All landscaping shall comply with Title 10 Chapter 25 "Landscaping" of the St George Zoning Ordinance.

H. **Area Reserved for Landscaping:** The amount of land area reserved for landscaping shall be indicated.

The amount of land area reserved for landscaping is as follows:

Pad J-1: 4634 square feet of space, which covers approximately 12.3% of the proposed area.

Pad J-2: 5138 square feet of space, which covers approximately 27.2% of the proposed area.

I. **Utilities:** All utilities shall be underground unless otherwise approved by the city council and upon recommendation of the water and power director. Transformer equipment shall be screened from streets and from adjacent properties.

This has been incorporated into the utility plan as required.

J. **Refuse Storage Areas:** Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties.

Refuse areas and containers are shown on the site plan and subsequent phases. All trash containers shall be placed within designated masonry enclosures with steel gates for access.

K. **Lighting Plan:** The plans submitted shall include a general lighting plan indicating location of lights to be installed on the site.

A photometric plan shall be submitted with the civil engineering plans as a part of the SPR (Site Plan Review) application. All lighting shall be demonstrated to be 'dark sky style' friendly.

Lighting plans shall also be provided in the electrical plans included in the construction plans. All lighting locations will be provided along with type of fixtures.

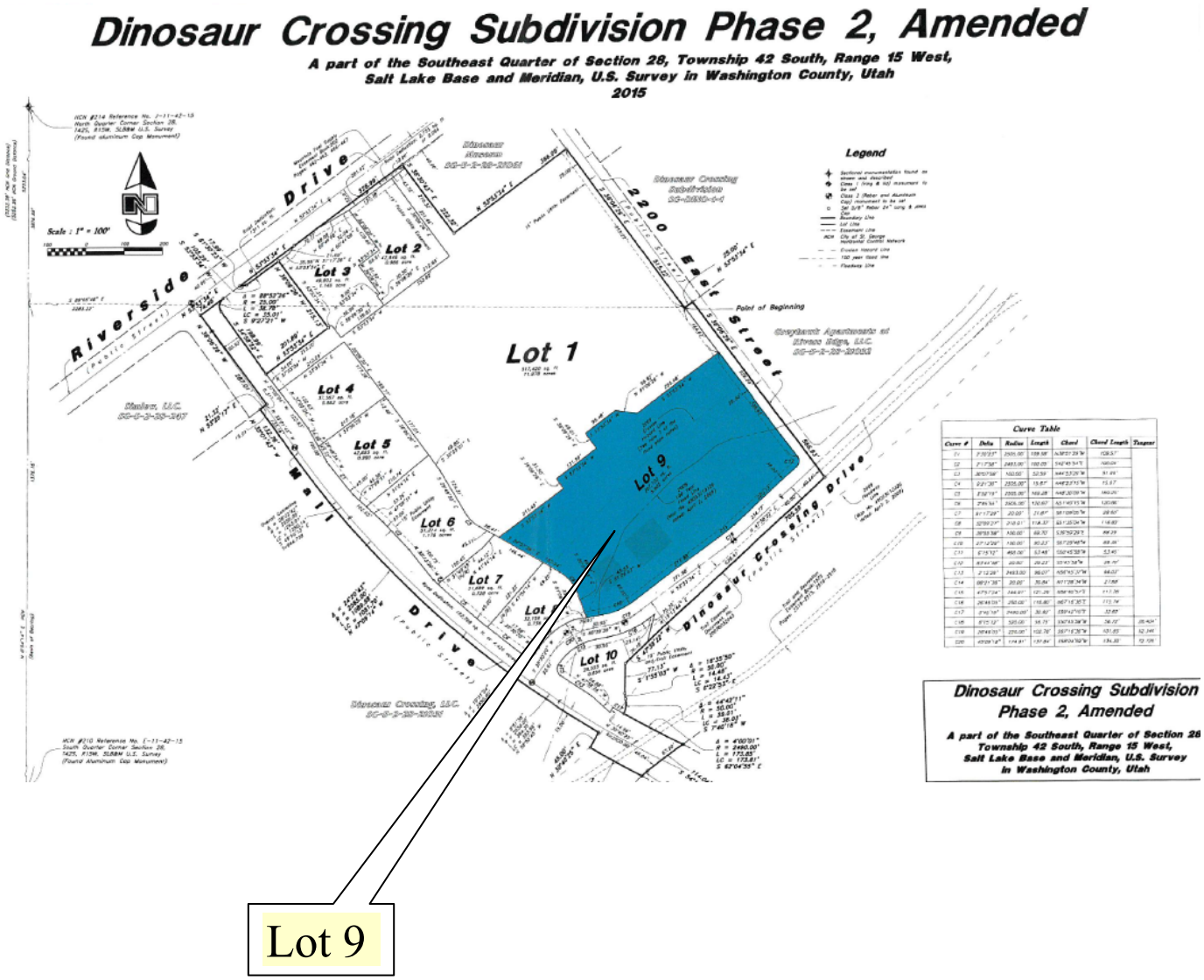
L. Turning Space: Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, firefighting equipment, etc., at the end of private drives and dead end streets. (1998 Document § 17-4; amd. 2003 Code)

Traffic circulation details will be provided as a part of the SPR (Site Plan Review) application. Safe and convenient turning space shall be demonstrated for cars, trucks, sewer vehicles, refuse collection vehicles, firefighting equipment, etc.

M. Signs: Overall sign program if proposed signage differs from what is allowed as outlined in the sign ordinance set forth in title 9, chapter 13 of this code. (Ord. 1-3-2000, 1-20-2000)

N/A - The overall sign program was approved during the initial master development plan of Dinosaur Crossing Subdivision.

Commercial Subdivision - Reference

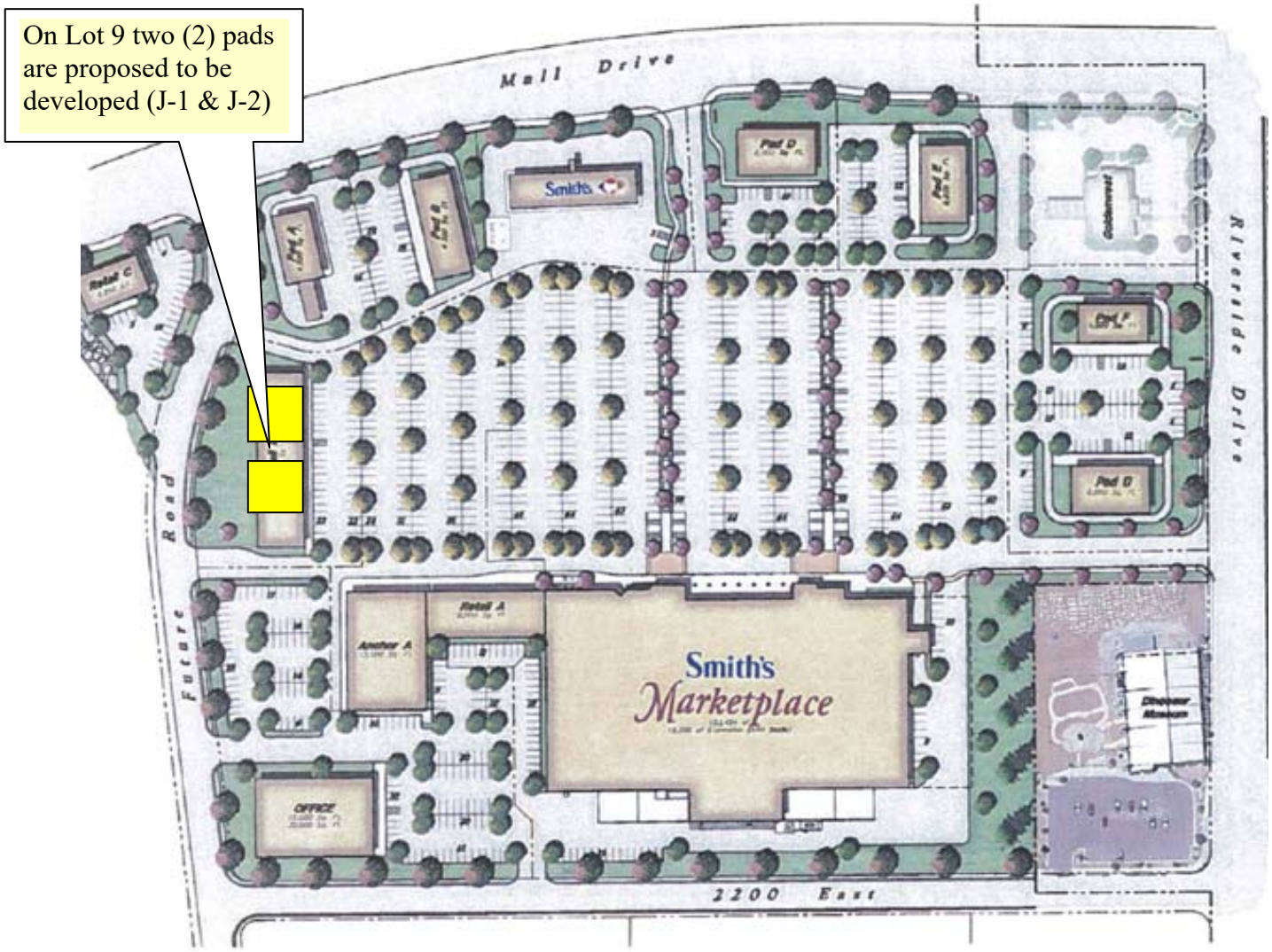


Lot 9

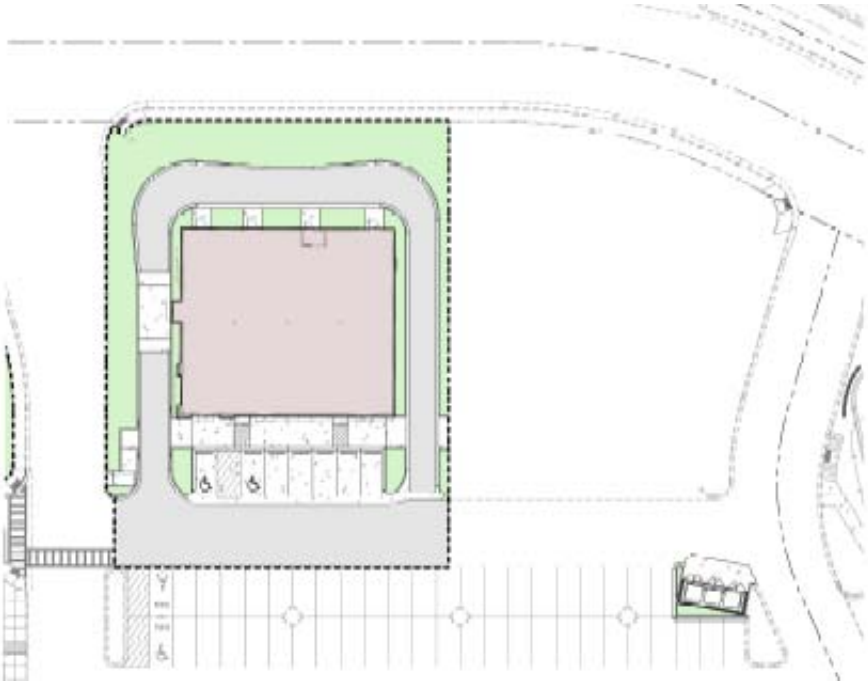
Reference Previous Case No. 2015-ZC-006

Smith's Marketplace / Dinosaur Crossing

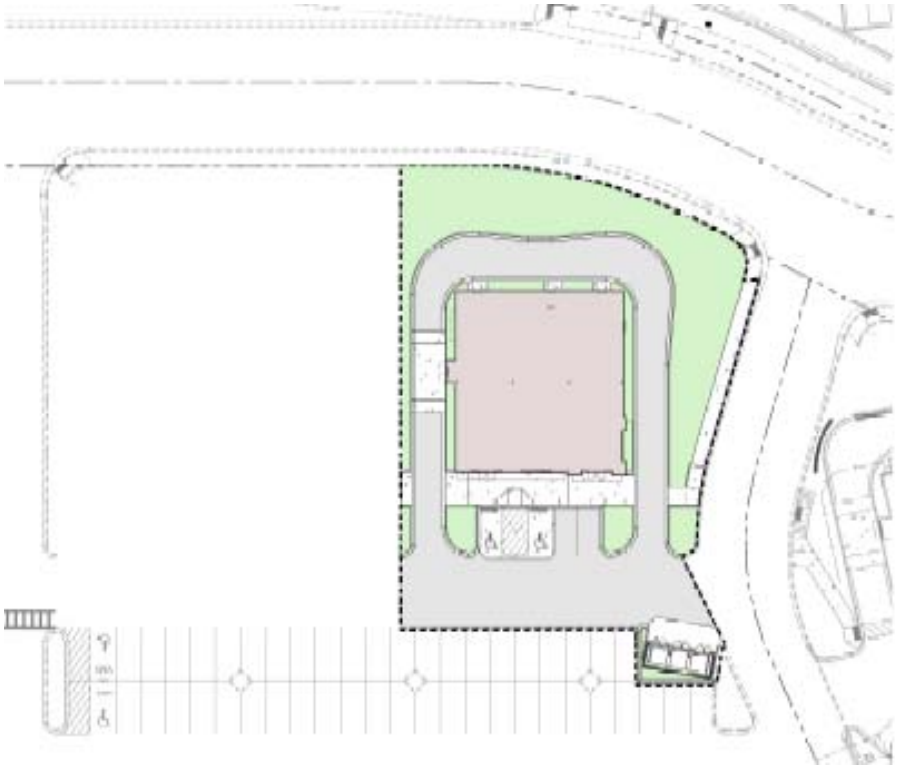
(Original Conceptual Layout)



Pad J-1

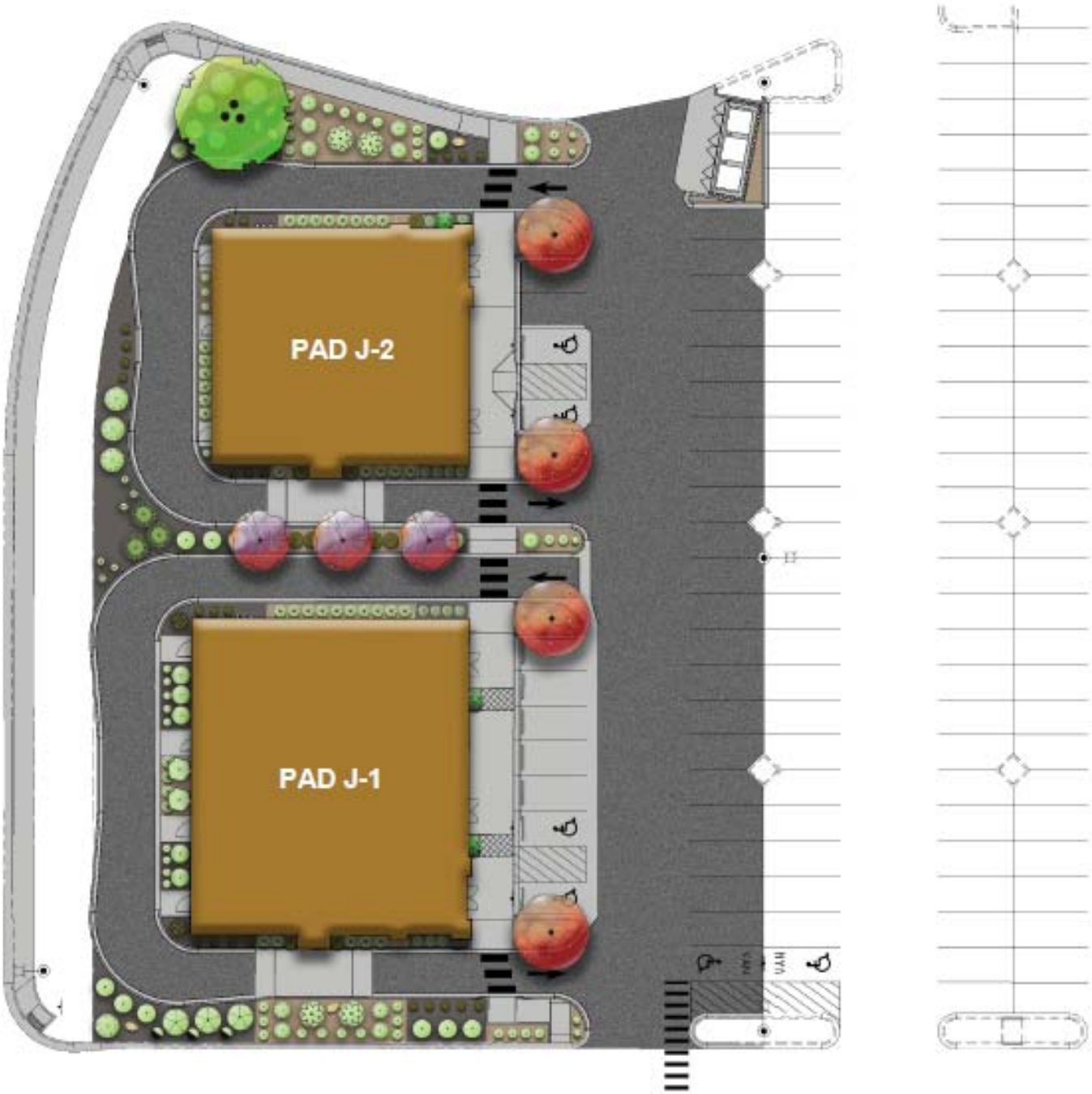


Pad J-2



Colored Site & Landscape Plan
(J-1 & J-2)




PAD J-2
PAD J-1
VAN

Elevations – J-1



RENDERING - FRONT AND DRIVE-THROUGH SIDE



RENDERING - BACK AND SIDE



COLORED ELEVATION - SOUTH SIDE (BACK)



COLORED ELEVATION - EAST SIDE



COLORED ELEVATION - NORTH SIDE (FRONT)



COLORED ELEVATION - WEST SIDE



Elevations – J-2



RENDERING - BACK AND SIDE



RENDERING - FRONT



COLORED ELEVATION - EAST SIDE



COLORED ELEVATION - SOUTH SIDE (FRONT)



COLORED ELEVATION - WEST SIDE



COLORED ELEVATION - NORTH SIDE (BACK)

COLOR AND MATERIALS BOARD

(GC TO SUBMIT PHYSICAL SAMPLES TO ARCHITECT)



MANUFACTURED STONE VENEER - ELDORADO STONE RUSTIC LEDGE SEQUIA (OR APPROVED EQUAL)



EIFS 1 - MASTERWALL #107 BEACH SAND: FINE TEXTURE (OR APPROVED EQUAL)



EIFS 3 - MASTERWALL #227 BROWN: FINE TEXTURE (OR APPROVED EQUAL)



FLASHING AND CANOPY COLOR - KYNAR BRONZE



EIFS 2 - MASTERWALL #900 ADOBE: FINE TEXTURE (OR APPROVED EQUAL)



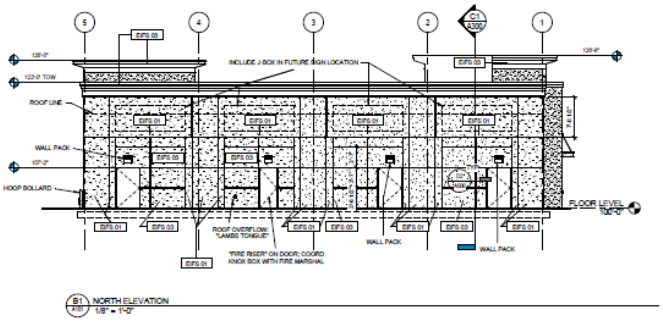
PRECAST CONCRETE



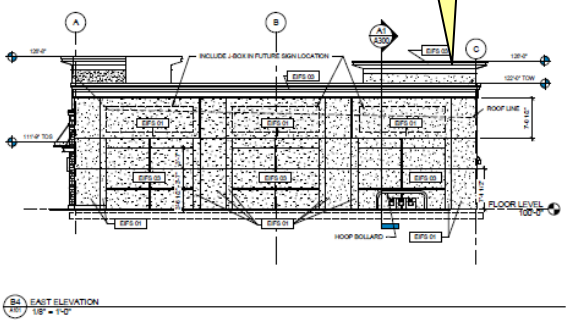
STOREFRONT FRAME COLOR - ANODIZED BRONZE

Height – J-1

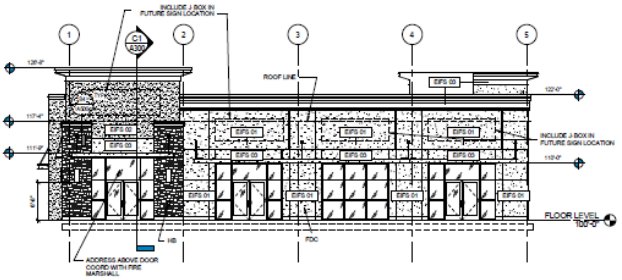
26’- 8”



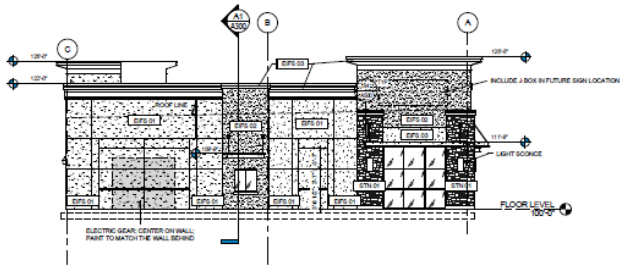
B1 NORTH ELEVATION 1/8" = 1'-0"



B4 EAST ELEVATION 1/8" = 1'-0"



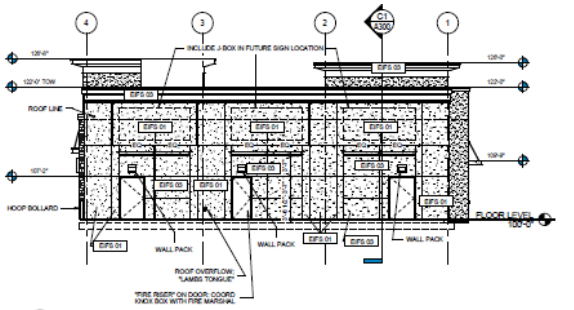
A1 SOUTH ELEVATION 1/8" = 1'-0"



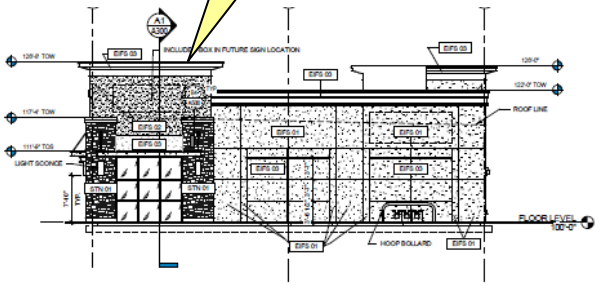
A4 WEST ELEVATION 1/8" = 1'-0"

Height – J-2

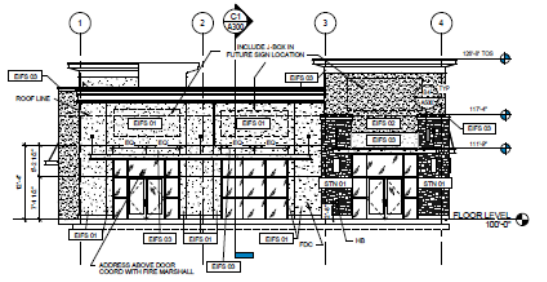
26’- 8”



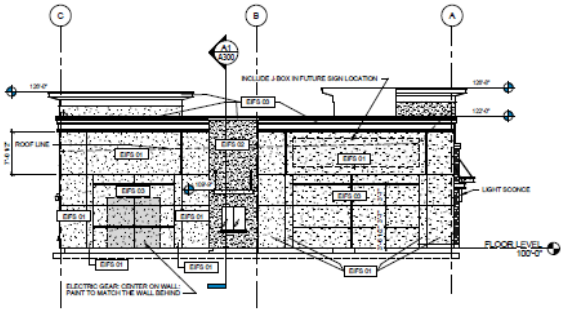
B1 NORTH ELEVATION 1/8" = 1'-0"



B4 EAST ELEVATION 1/8" = 1'-0"



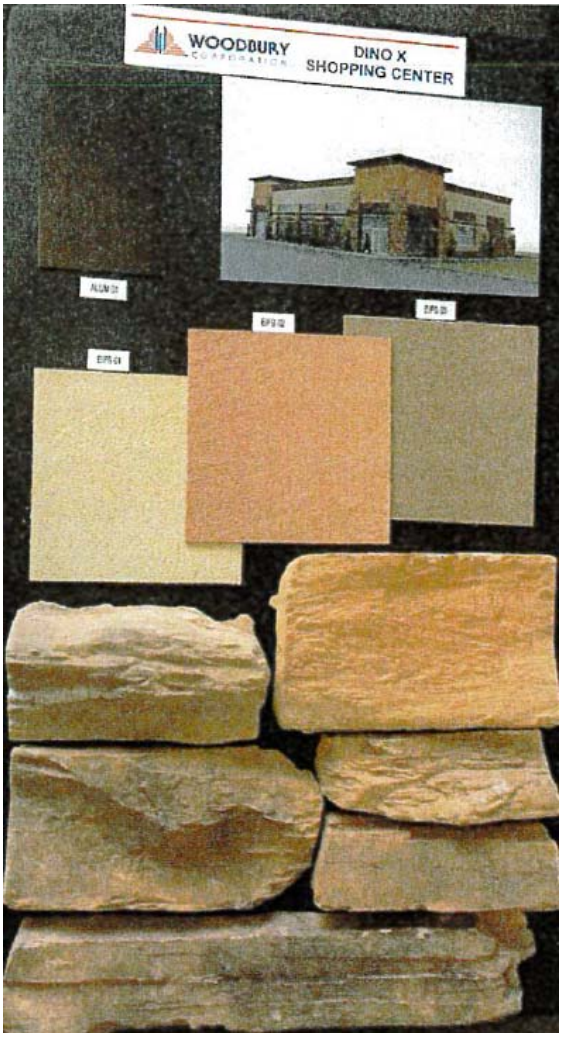
A1 SOUTH ELEVATION 1/8" = 1'-0"



A4 WEST ELEVATION 1/8" = 1'-0"

Materials and Colors

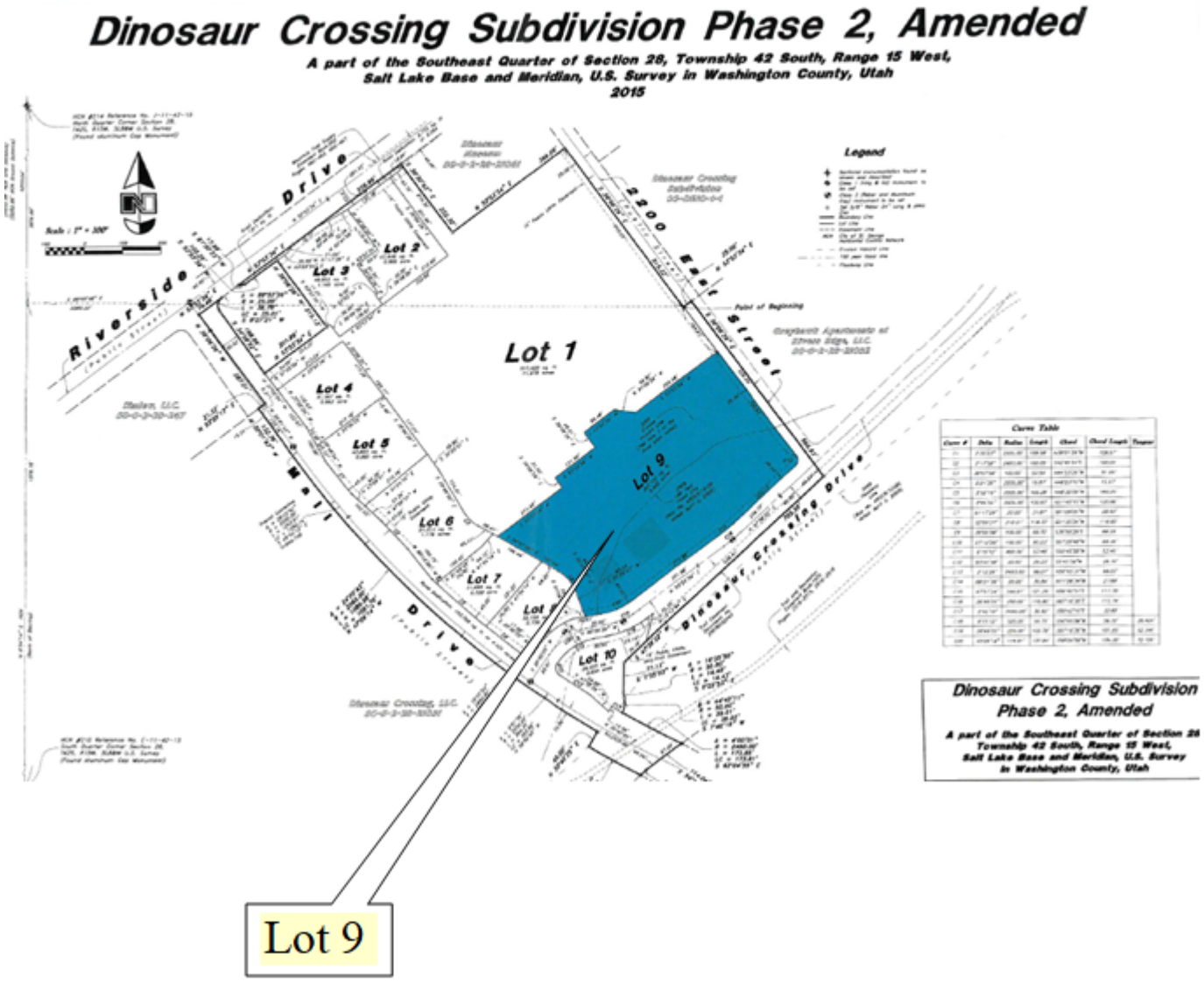




2019-ZCA-043

Lot 9 Pads “J-1” & “J-2”
Dino Crossing

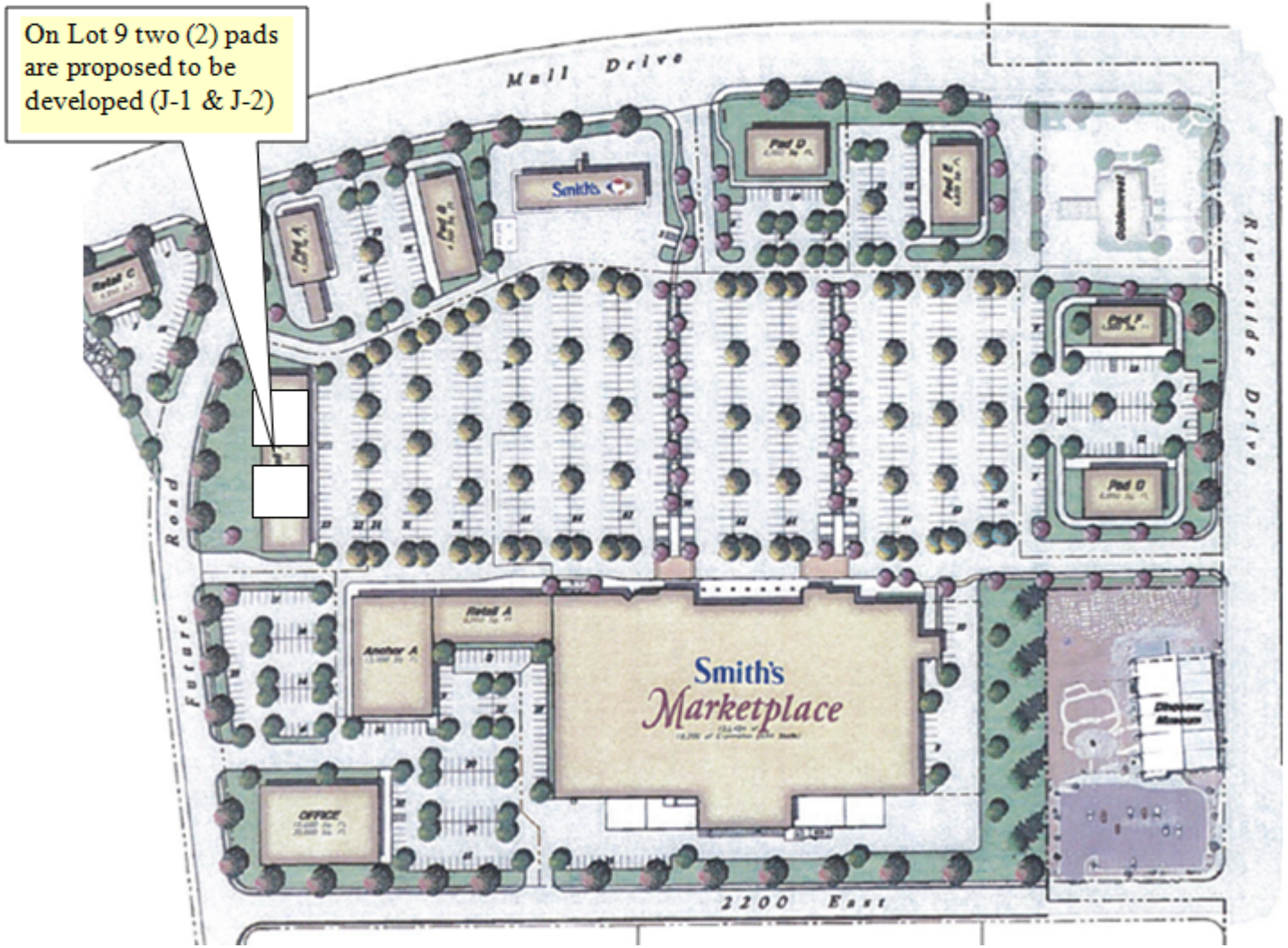
Commercial Subdivision - Reference

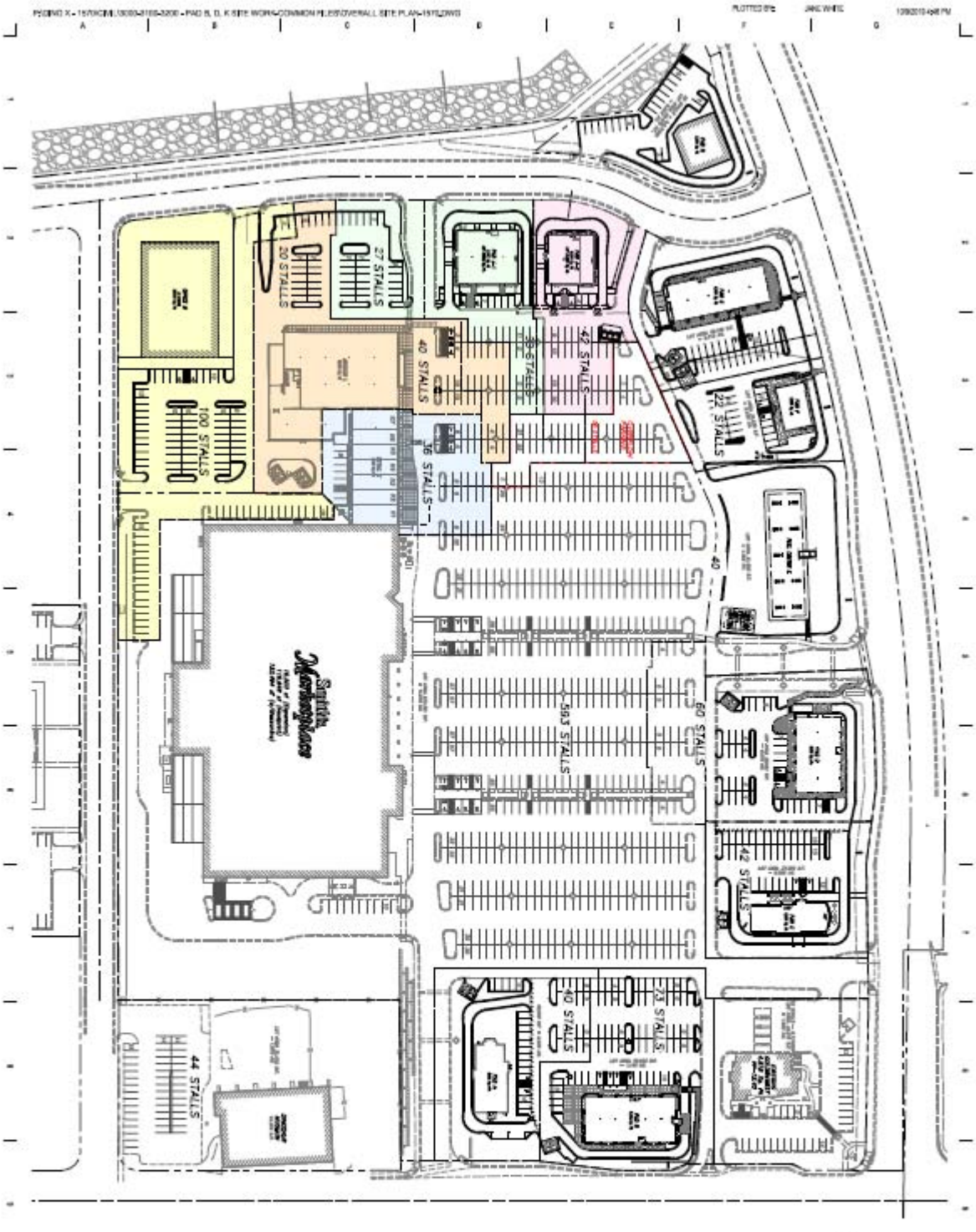


Reference Previous Case No. 2015-ZC-006

Smith's Marketplace / Dinosaur Crossing

(Original Conceptual Layout)





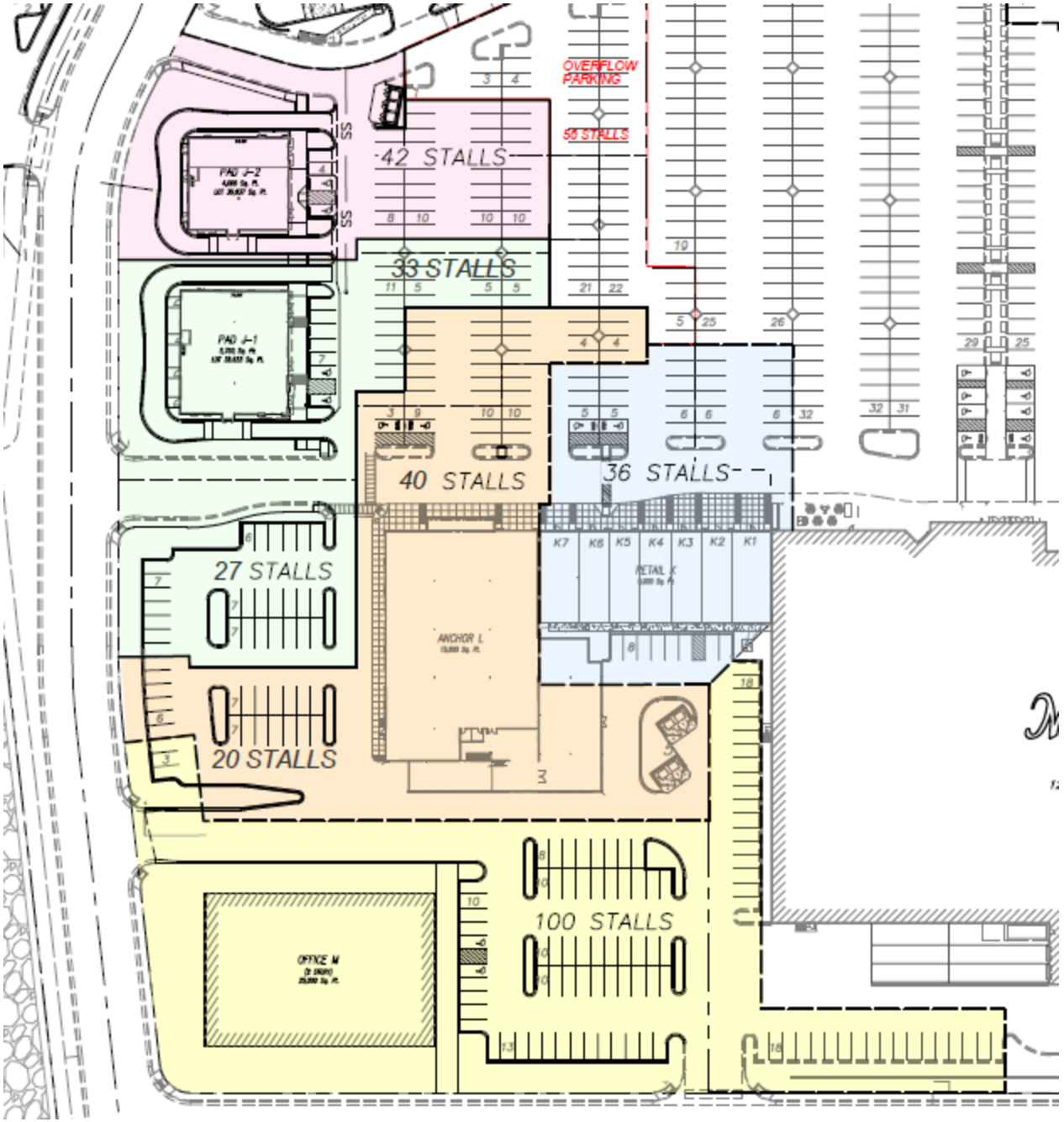
OVERALL SITE PLAN
DINOSAUR CROSSING

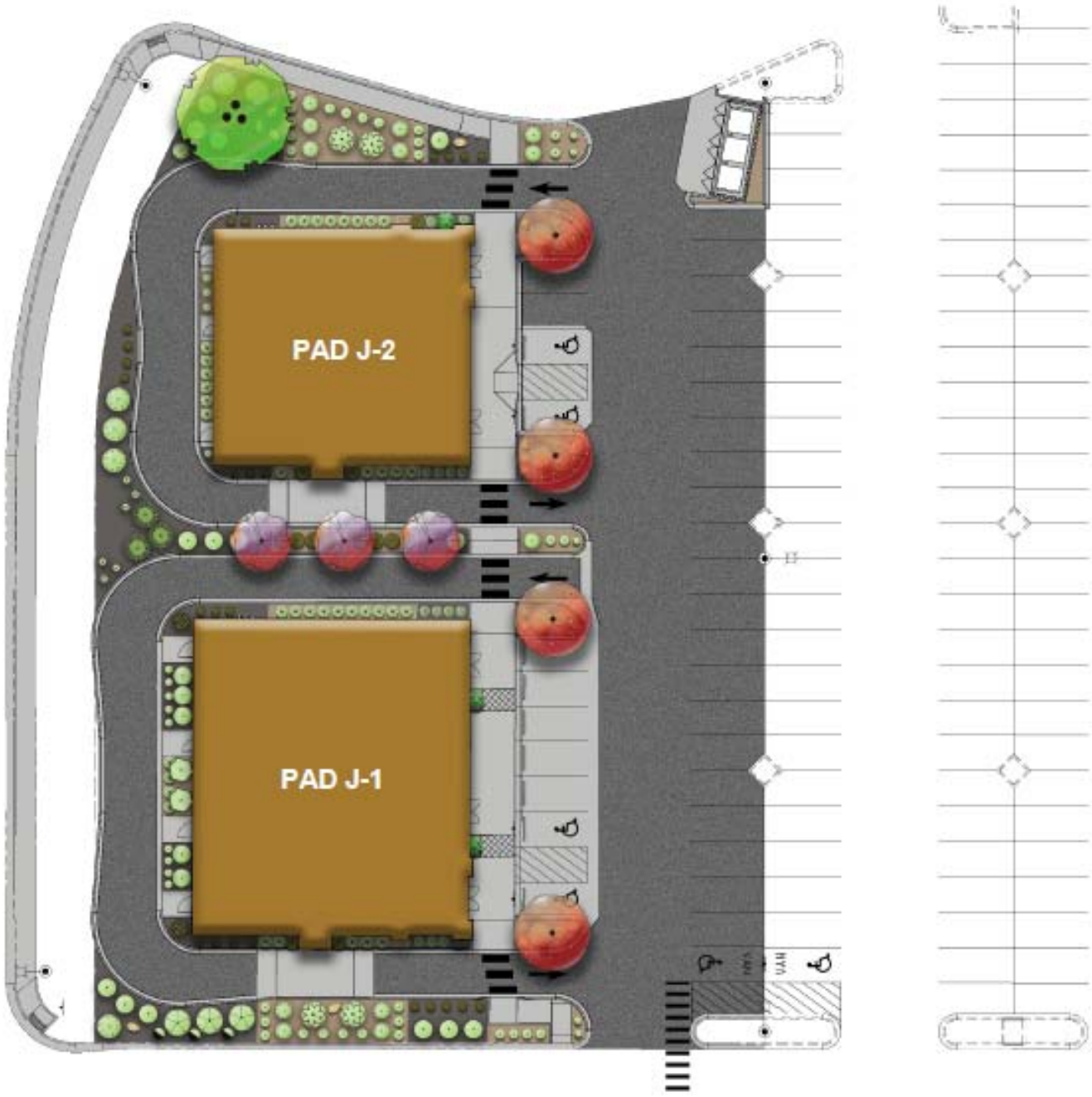
RIVERSIDE DRIVE & BALL DRIVE
ST. GEORGE, UTAH

C200

#	REVISION DESCRIPTION	DATE

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 486-2776


OVERFLOW PARKING
58 STALLS
42 STALLS
33 STALLS
40 STALLS
36 STALLS
27 STALLS
20 STALLS
100 STALLS
PAD J-2
PAD J-1
ANCHOR L
RETAIL K
OFFICE M
K7
K6
K5
K4
K3
K2
K1


PAD J-2
PAD J-1

Elevations – J-1



RENDERING - FRONT AND DRIVE-THROUGH SIDE



RENDERING - BACK AND SIDE



COLORED ELEVATION - SOUTH SIDE (BACK)



COLORED ELEVATION - EAST SIDE



COLORED ELEVATION - NORTH SIDE (FRONT)



COLORED ELEVATION - WEST SIDE

Elevations – J-2



RENDERING - BACK AND SIDE



RENDERING - FRONT



COLORED ELEVATION - EAST SIDE



COLORED ELEVATION - SOUTH SIDE (FRONT)

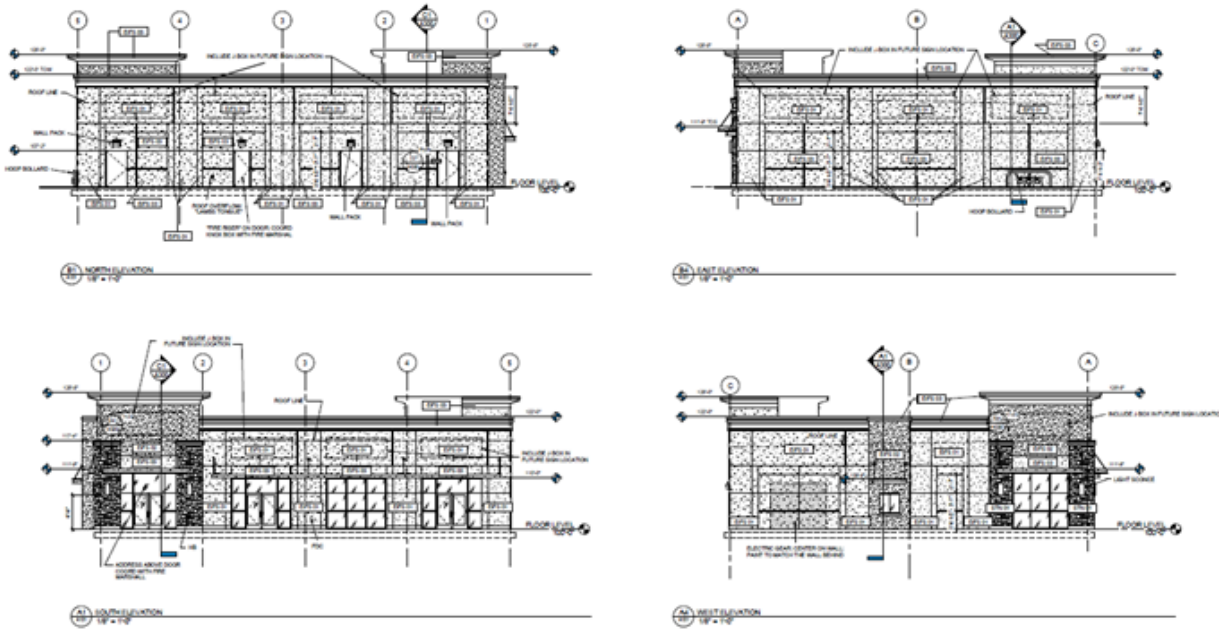


COLORED ELEVATION - WEST SIDE

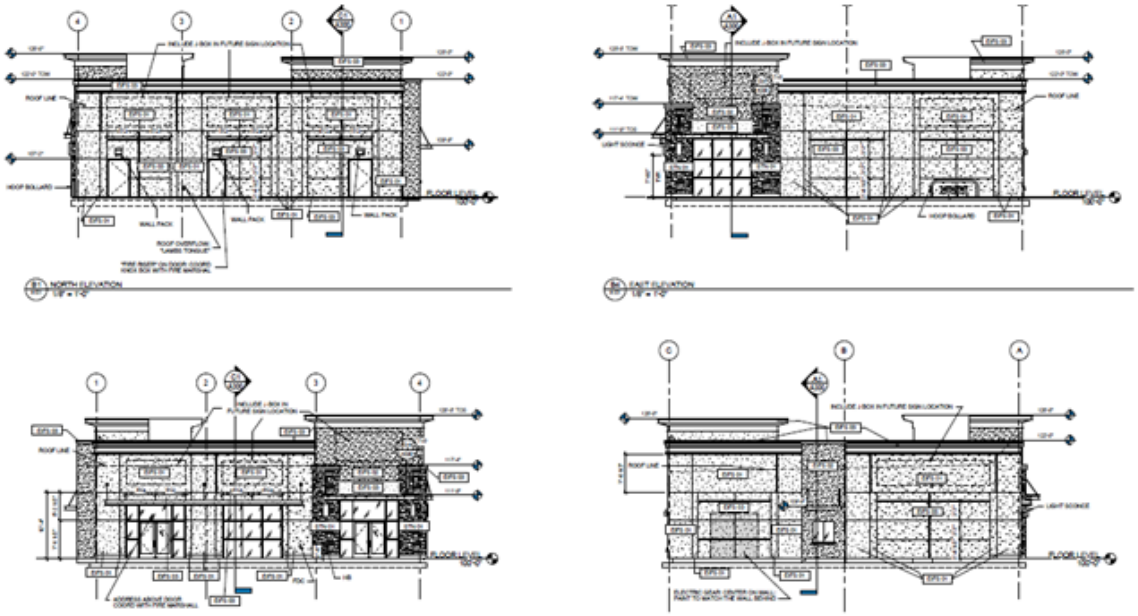


COLORED ELEVATION - NORTH SIDE (BACK)

Height – J-1



Height – J-2



COLOR AND MATERIALS BOARD



MANUFACTURED STONE VENEER- ELDORADO STONE RUSTIC LEDGE SEQUIA



EIFS 1 - LIGHT - MASTERWALL #107 BEACH SAND (OR APPROVED EQUAL)



EIFS 3 - BROWN - MASTERWALL #227 BROWN (OR APPROVED EQUAL)



FLASHING AND CANOPY COLOR - KYNAR BRONZE



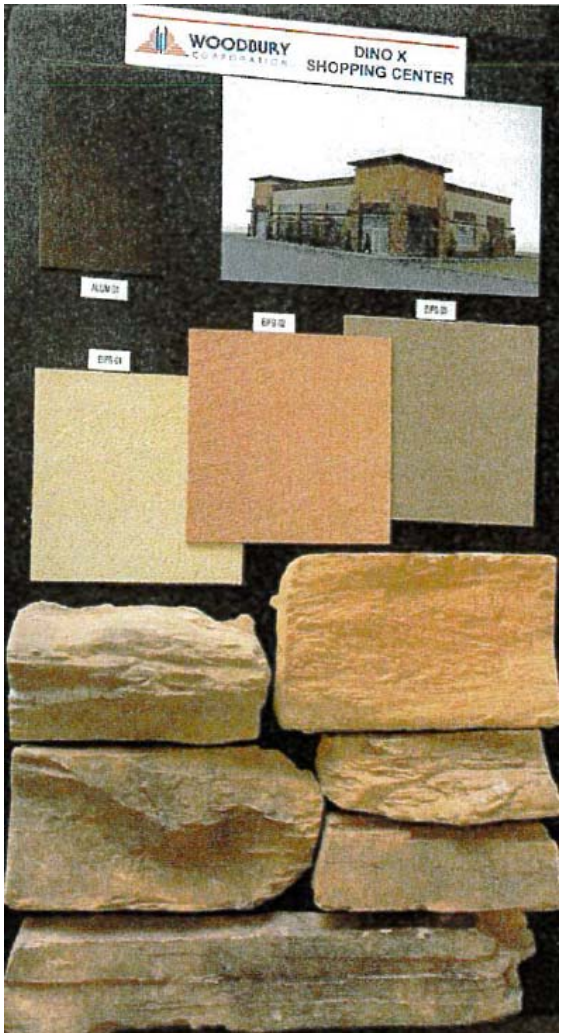
EIFS 2 - RED - MASTERWALL #906 ADOBE (OR APPROVED EQUAL)



PRECAST CONCRETE



STOREFRONT FRAME COLOR - ANODIZED BRONZE



ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE ON APPROXIMATELY 1.58 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MALL DRIVE AND RIVERSIDE DRIVE (Portion of Lot 9, Pads J1 & J2 of the 'Dinosaur Crossing Commercial Center')

WHEREAS, the property owner has requested a zone change amendment to the PD-C (Planned Development Commercial) zone on approximately 1.58 acres, Lot 9, and Pads J1 & J2 of the Dinosaur Crossing Commercial Center, to develop a multi-tenant commercial retail building. The property is generally located at the southeast corner of the intersection of Mall Drive and Riverside Drive; and

WHEREAS, the City Council held a public meeting on this request on November 21, 2019; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change amendment to the PD-C (Planned Development Commercial) zone on approximately 1.58 acres, on Lot 9, Pads J1 & J2, of the Dinosaur Crossing Commercial Center, located on Mall Drive and Riverside Drive, to develop two multi-tenant commercial retail buildings, and more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 21st day of November, 2019.

_____
Jonathan T. Pike, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

Exhibit “A”

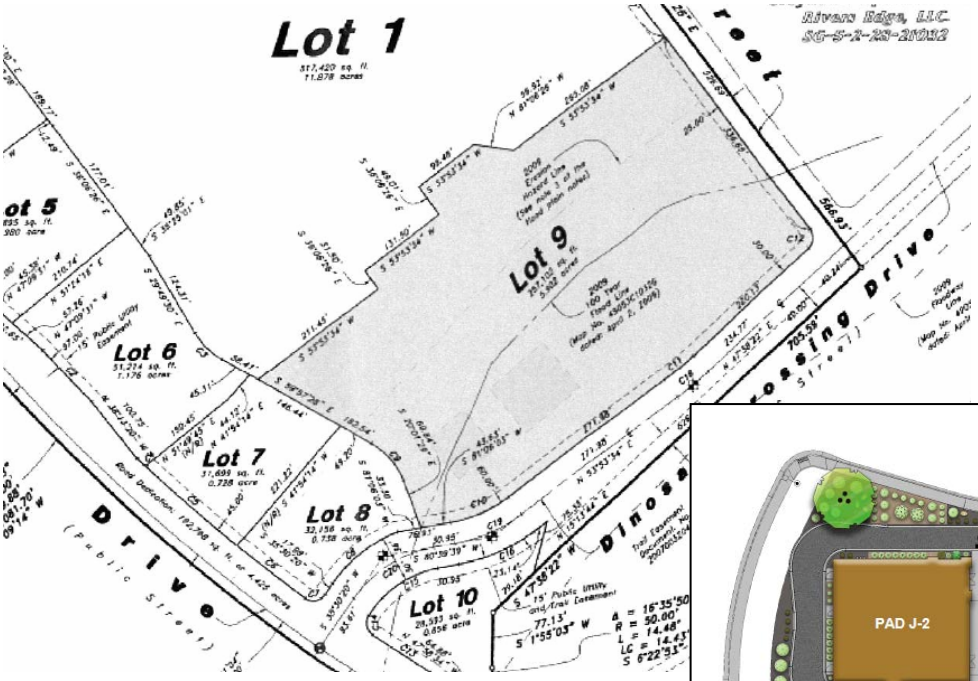
Pads J1 and J2 will be on approx. 1.58 acres of a leased portion of Parcel SG-DINO-2-9 (Lot 9)



(Note: Lot 9 = 5.90 acres)

Account Number 0955493
Parcel Number SG-DINO-2-9
Tax District 08 - St George City
Acres 5.90
Situs 599 S MALL DR 607 S MALL DR , ST GEORGE ST GEORGE
Legal Subdivision: DINOSAUR CROSSING 2 AMD (SG) Lot: 9
Parent Accounts 0609969
Parent Parcels SG-5-2-28-21031

Name DINO X LLC
2733 E PARLEYS WAY STE 300
SALT LAKE CITY, UT 84109





DRAFT

Agenda Item Number : 06

Request For Council Action

Date Submitted	11/14/2019 03:02 PM
Proposed City Council Date	11/21/2019
Applicant	Bob Hermandson
Subject	Consider approval of the preliminary plat for Auburn Hills Phase 3, a 57-lot residential subdivision located within the Desert Color development.
Background	This is the preliminary plat for Auburn Hills Phase 3, a 57-lot residential subdivision located within the Desert Colors development; zoning is PD-R. The 57 lots are single family detached units.
Proposed Resolution	Planning Commission recommends approval
Cost	$N/A
Action Taken	
Requested by	Wes Jenkins
File Attachments	cc2019-pp-052auburnhillsphase3subdivision111419150601.pdf revised2019-pp-052auburnhillsphase3111419150601.pdf
Approved by Legal Department?	NA
Approved by City Admin Services?	NA
Approved in Budget?	N/A **Amount:**

St.George
Community Development

PRELIMINARY PLAT

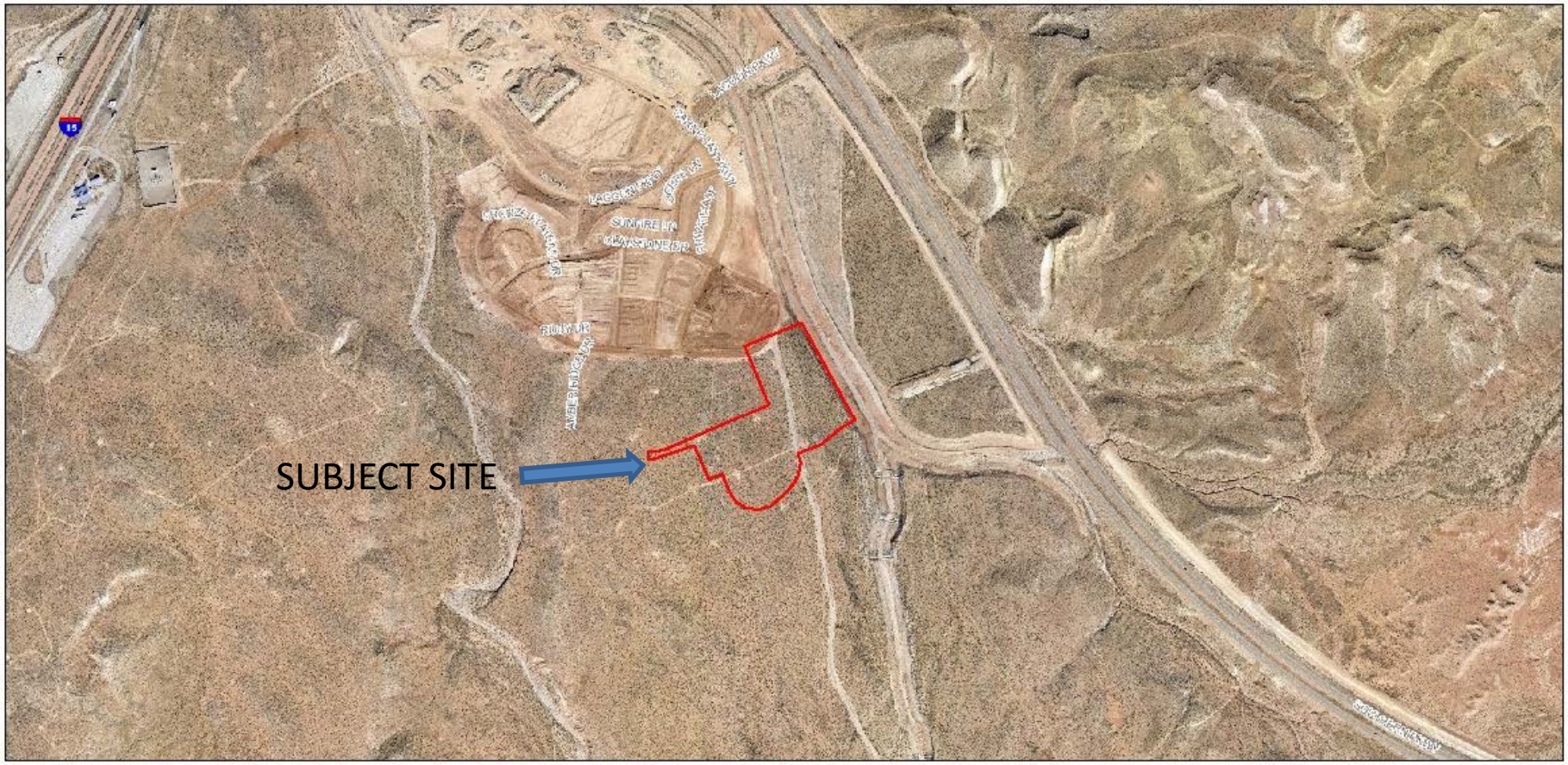
PLANNING COMMISSION AGENDA REPORT: **11/12/2019**
CITY COUNCIL **11/21/2019**

PRELIMINARY PLAT
Auburn Hills Phase 3
Case No. 2019-PP-052

Request:	To approve a preliminary plat for a fifty-seven (57) lot residential subdivision
Location:	The site is located at Fire Sky Drive
Property:	18.57 acres
Number of Lots:	57
Density:	3.07 DU/A
Zoning:	PDR (Planned Development Residential)
Adjacent zones:	This plat is surrounded by the Desert Colors PD zone.
General Plan:	Residential
Applicant:	Bush & Gudgell, Inc.
Representative:	Bob Hermandson

Comments:

PRELIMINARY PLAT
AUBURN HILLS PHASE 3



November 7, 2019

1:8,405

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

12/2018

Made by the City of St. George GIS Department
SGCityMaps - https://maps.sgcity.org/sgcitymaps

B&G PROJECT NUMBER 191512

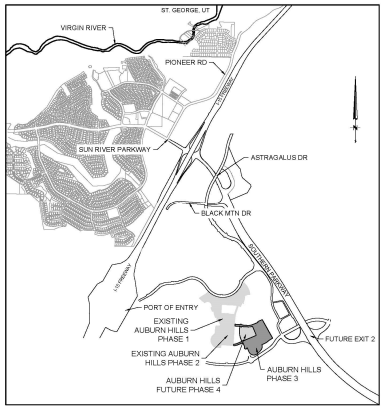
AUBURN HILLS PHASE 3

AT DESERT COLOR

PRELIMINARY PLAT

LOCATED IN ST. GEORGE, UTAH

SOUTH 1/2 OF SECTION 25 & NORTH 1/2 OF SECTION 36,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



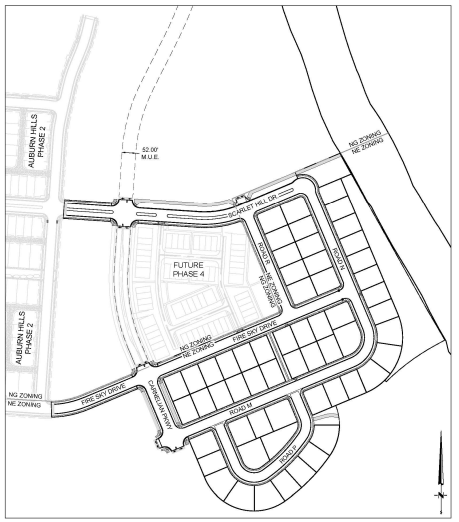
VICINITY MAP
N.T.S.

AUBURN HILLS PHASE 3 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 25, AND THE NORTH HALF OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 88°50'55" WEST 633.97 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 67°13'33" EAST 418.29 FEET; THENCE NORTHERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 22°13'33" EAST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 22°46'27" WEST 350.67 FEET; THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 66°06'20" WEST A DISTANCE OF 13.72 FEET), CENTER POINT LIES SOUTH 67°13'33" WEST THROUGH A CENTRAL ANGLE OF 86°39'46", A DISTANCE OF 15.13 FEET; THENCE WESTERLY ALONG A 385.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 82°11'35" WEST A DISTANCE OF 155.43 FEET), CENTER POINT LIES NORTH 19°26'13" WEST THROUGH A CENTRAL ANGLE OF 23°15'37", A DISTANCE OF 156.50 FEET; THENCE NORTH 86°10'36" WEST 225.46 FEET; THENCE NORTH 03°49'24" EAST 11.00 FEET; THENCE SOUTHWESTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 48°49'24" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 03°49'24" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 86°10'36" WEST 52.00 FEET; THENCE NORTHWESTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 41°10'36" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 86°10'36" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 86°10'36" WEST 177.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF AUBURN HILLS PHASE 2, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH; THENCE NORTH 03°49'24" EAST ALONG SAID LINE 71.00 FEET; THENCE SOUTH 86°10'36" EAST 177.00 FEET; THENCE SOUTH 03°49'24" WEST 11.00 FEET; THENCE NORTHEASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 48°49'24" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 86°10'36" EAST 52.00 FEET; THENCE SOUTHEASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 41°10'36" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 86°10'36" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 86°10'36" EAST 225.46 FEET; THENCE EASTERLY ALONG A 325.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 80°31'28" EAST A DISTANCE OF 149.75 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 26°35'51", A DISTANCE OF 151.10 FEET; THENCE NORTH 67°13'33" EAST 211.87 FEET; THENCE NORTHEASTERLY ALONG A 31.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 55°34'58" EAST A DISTANCE OF 12.51 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 23°17'09", A DISTANCE OF 12.60 FEET; THENCE NORTHEASTERLY ALONG A 49.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 55°34'58" EAST A DISTANCE OF 19.78 FEET), CENTER POINT LIES SOUTH 46°03'37" EAST THROUGH A CENTRAL ANGLE OF 23°17'09", A DISTANCE OF 19.91 FEET; THENCE NORTH 22°46'27" WEST 25.48 FEET; THENCE NORTH 67°13'33" EAST 181.71 FEET; THENCE SOUTH 29°01'44" EAST 211.21 FEET; THENCE SOUTH 29°09'26" EAST 463.53 FEET; THENCE SOUTH 30°08'23" EAST 129.69 FEET; THENCE SOUTH 61°30'56" WEST 38.11 FEET; THENCE SOUTHWESTERLY ALONG A 826.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 53°27'28" WEST A DISTANCE OF 231.57 FEET), CENTER POINT LIES SOUTH 28°29'04" EAST THROUGH A CENTRAL ANGLE OF 16°06'56", A DISTANCE OF 232.33 FEET; THENCE NORTH 44°36'00" WEST 7.82 FEET; THENCE SOUTHWESTERLY ALONG A 225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 56°18'46" WEST A DISTANCE OF 85.19 FEET), CENTER POINT LIES NORTH 44°36'00" WEST THROUGH A CENTRAL ANGLE OF 21°49'33", A DISTANCE OF 85.71 FEET; THENCE SOUTH 67°13'33" WEST 122.54 FEET; THENCE SOUTHERLY ALONG A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 06°28'39" WEST A DISTANCE OF 188.27 FEET), CENTER POINT LIES SOUTH 68°23'56" WEST THROUGH A CENTRAL ANGLE OF 56°09'25", A DISTANCE OF 196.03 FEET; THENCE SOUTHWESTERLY ALONG A 689.94 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°35'31" WEST A DISTANCE OF 240.33 FEET), CENTER POINT LIES NORTH 55°26'17" WEST THROUGH A CENTRAL ANGLE OF 20°03'37", A DISTANCE OF 241.56 FEET; THENCE WESTERLY ALONG A 200.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 74°04'34" WEST A DISTANCE OF 312.18 FEET), CENTER POINT LIES NORTH 35°22'40" WEST THROUGH A CENTRAL ANGLE OF 102°36'13", A DISTANCE OF 358.15 FEET; THENCE NORTH 22°46'27" WEST 156.55 FEET; THENCE NORTH 65°34'21" EAST 0.50 FEET; THENCE NORTH 20°10'20" WEST 11.02 FEET; THENCE SOUTHERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 22°13'33" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 22°46'27" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 67°13'33" WEST 52.00 FEET; THENCE WESTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 67°46'27" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 67°13'33" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 22°46'27" WEST 38.00 FEET; THENCE NORTHERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 22°13'33" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 22°46'27" WEST 160.00 FEET; THENCE WESTERLY ALONG A 26.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 67°46'27" WEST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 67°13'33" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE SOUTH 22°46'27" EAST 11.00 FEET; THENCE SOUTH 67°13'33" WEST 199.36 FEET; THENCE WESTERLY ALONG A 380.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 77°57'57" WEST A DISTANCE OF 141.63 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 21°28'49", A DISTANCE OF 142.46 FEET TO SAID EAST BOUNDARY LINE OF AUBURN HILLS PHASE 2; THENCE NORTH 01°17'38" WEST ALONG SAID LINE 60.00 FEET; THENCE EASTERLY ALONG A 320.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 77°57'57" EAST A DISTANCE OF 119.27 FEET), CENTER POINT LIES NORTH 01°17'38" WEST THROUGH A CENTRAL ANGLE OF 21°28'49", A DISTANCE OF 119.97 FEET; THENCE NORTH 67°13'33" EAST 199.36 FEET; THENCE SOUTH 22°46'27" EAST 11.00 FEET; THENCE NORTHERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 22°13'33" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 22°46'27" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 67°13'33" EAST 52.00 FEET; THENCE EASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 67°46'27" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES NORTH 67°13'33" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 22°46'27" WEST 11.00 FEET; THENCE NORTH 67°13'33" EAST 70.71 FEET; TO THE POINT OF BEGINNING.

CONTAINING 808,822 SQUARE FEET OR 18.57 ACRES, OF WHICH 294,191 SQUARE FEET OR 6.75 ACRES LIE IN THE SOUTHWEST CORNER AND 145,303 SQUARE FEET OR 3.34 ACRES LIE IN THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND 345,935 SQUARE FEET OR 7.94 ACRES LIE IN THE NORTHWEST CORNER AND 23,393 SQUARE FEET OR 0.54 ACRES LIE IN THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.



KEY MAP
1" = 200'

NOVEMBER 2019

OWNER / DEVELOPER
DESERT COLOR ST. GEORGE, LLC
PROJECT CONTACT: TRAVIS COTTAM
(435) 236-7140
817 NORTH 880 WEST
OREM, UT 84057

BUSH AND GUDGELL, INC.
PROJECT MANAGER: BOB HERMANDSON
(435) 673-2337
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

AGEC APPLIED GEOTECH
GEOTECHNICAL ENGINEER G. WAYNE ROGERS
(435) 673-6850
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

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BLUE STAKES LOCATION CENTER (UTAH)

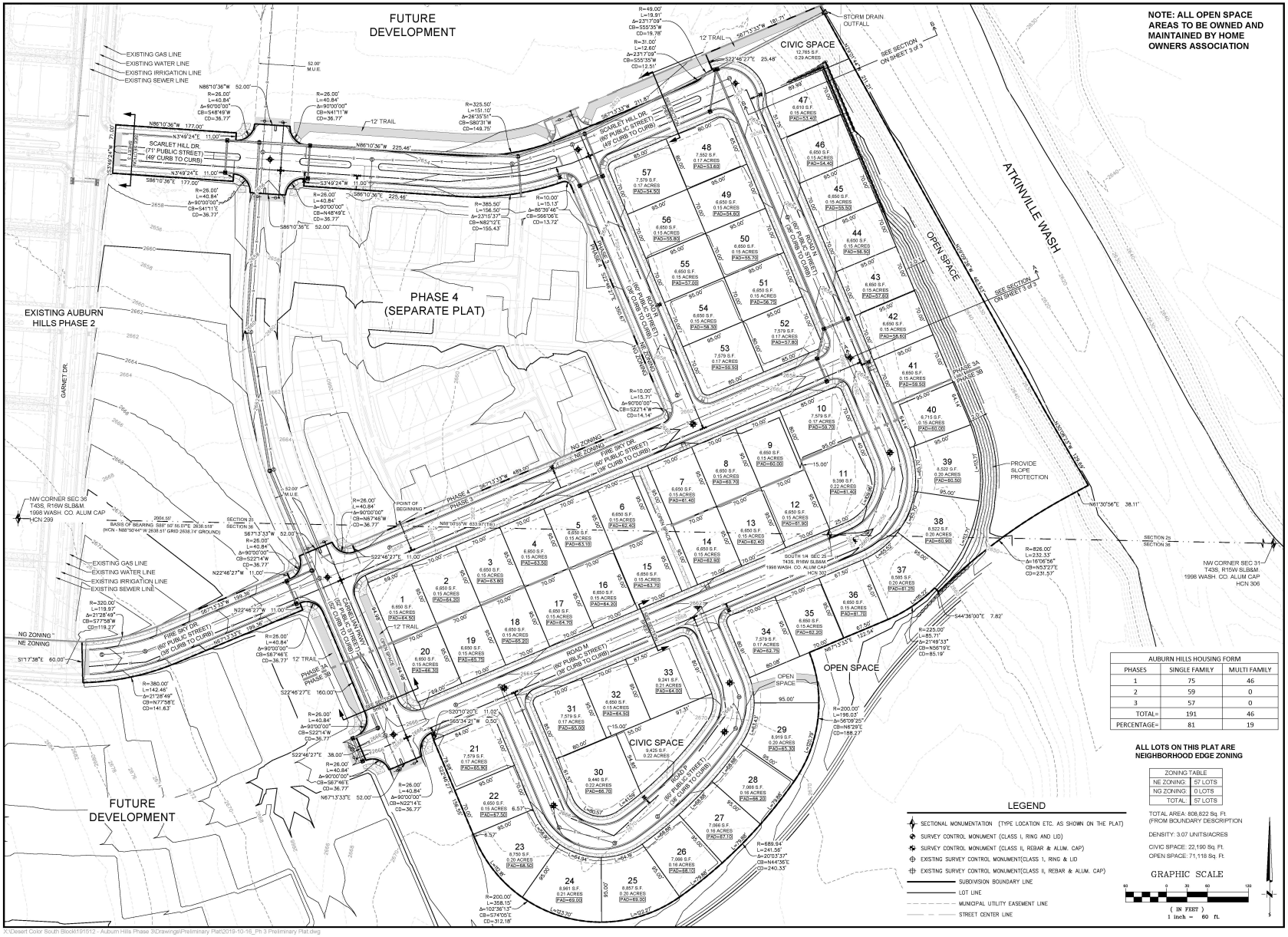
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

DATE: NOV. 2019
DRAWN: JJR
APPROVED:
SCALE: NTS
JOB NO. 191512

COVER SHEET
AUBURN HILLS PHASE 3
LOCATED IN ST.GEORGE, UT

SHEET 1 OF 3 SHEETS
FILE 191512



NOTE: ALL OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION

AUBURN HILLS HOUSING FORM		
PHASES	SINGLE FAMILY	MULTI FAMILY
1	75	46
2	59	0
3	57	0
TOTAL=	191	46
PERCENTAGE=	81	19

ALL LOTS ON THIS PLAT ARE NEIGHBORHOOD EDGE ZONING

ZONING TABLE	
NE ZONING:	57 LOTS
NG ZONING:	0 LOTS
TOTAL:	57 LOTS

TOTAL AREA: 808,822 Sq. Ft.
(FROM BOUNDARY DESCRIPTION

DENSITY: 3.07 UNITS/ACRES

CIVIC SPACE: 22,190 Sq. Ft.

OPEN SPACE: 71,118 Sq. Ft.

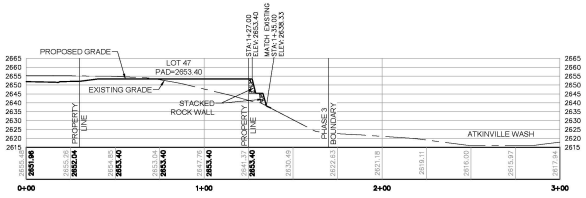
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No.	Date	By	Revision

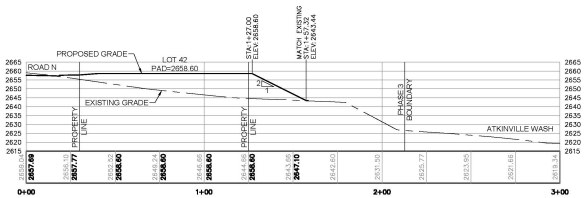
DATE: NOV. 2019
DRAWN: JJR
APPROVED:
SCALE: 1" = 60'
JOB NO.: 191512

PRELIMINARY PLAT
AUBURN HILLS PHASE 3
LOCATED IN ST.GEORGE, UT

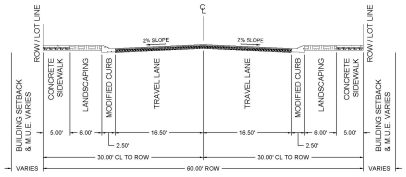
SHEET 2 OF 3 SHEETS
FILE 191512



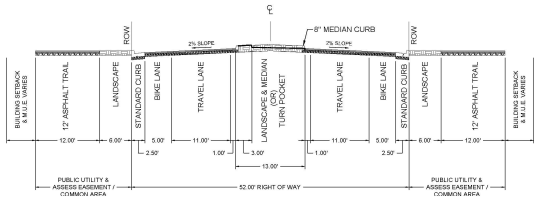
CROSS SECTION B-B
LOT 47



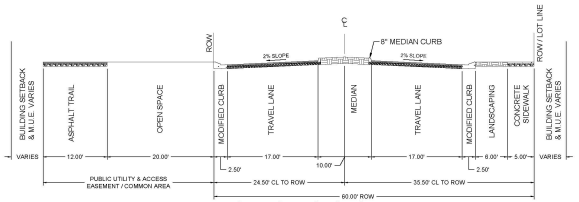
CROSS SECTION A-A
LOT 42



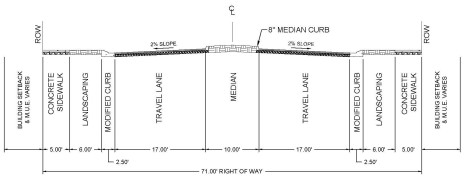
60' ROW ROAD SECTION
FIRE SKY DRIVE, ROAD M, ROAD N, ROAD P & ROAD R



52' ROW ROAD SECTION
CARNELIAN PARKWAY



60' ROW ROAD SECTION
SCARLET HILL DRIVE
(EAST OF CARNELIAN PARKWAY)



71' ROW ROAD SECTION
SCARLET HILL DRIVE
(WEST OF CARNELIAN PARKWAY)

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

DATE: NOV. 2018
DRAWN: JJR
APPROVED:
SCALE: NTS
JOB NO. 191512

SECTIONS & DETAILS
AUBURN HILLS PHASE 3
LOCATED IN ST.GEORGE, UT

SHEET 3 OF 3 SHEETS
FILE 191512



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OPEN SPACE EXHIBIT
AUBURN HILLS
ST.GEORGE, UT

SHEET 1 OF 1 SHEETS

X:\Desert Color South Block\171506 - Neighborhood 4A\Drawings\Exhibits\P-EXH-171506-Open Space Exhibit.dwg