NOTICE OF WORK 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 work meeting in the Administrative Conference Room, St. George City Hall, located at 175 East 200 North, St. George, Utah, on Thursday, June 24, 2021 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Discussion regarding a possible zone change from R-1-10 to PD-R as requested by Davies Design Build, also known as the Ascesa at Divario. (Divario PA17)**
2. **Discussion regarding downtown irrigation.**
3. **Update regarding the naming of a softball field in memory of Bill and Mona Given.**
4. **Discussion regarding murals on utility boxes in the downtown area.**
5. **Discussion regarding the Brighter Side Foundation.**
6. **Reports from Mayor, Councilmembers, and City Manager.**
7. **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.**

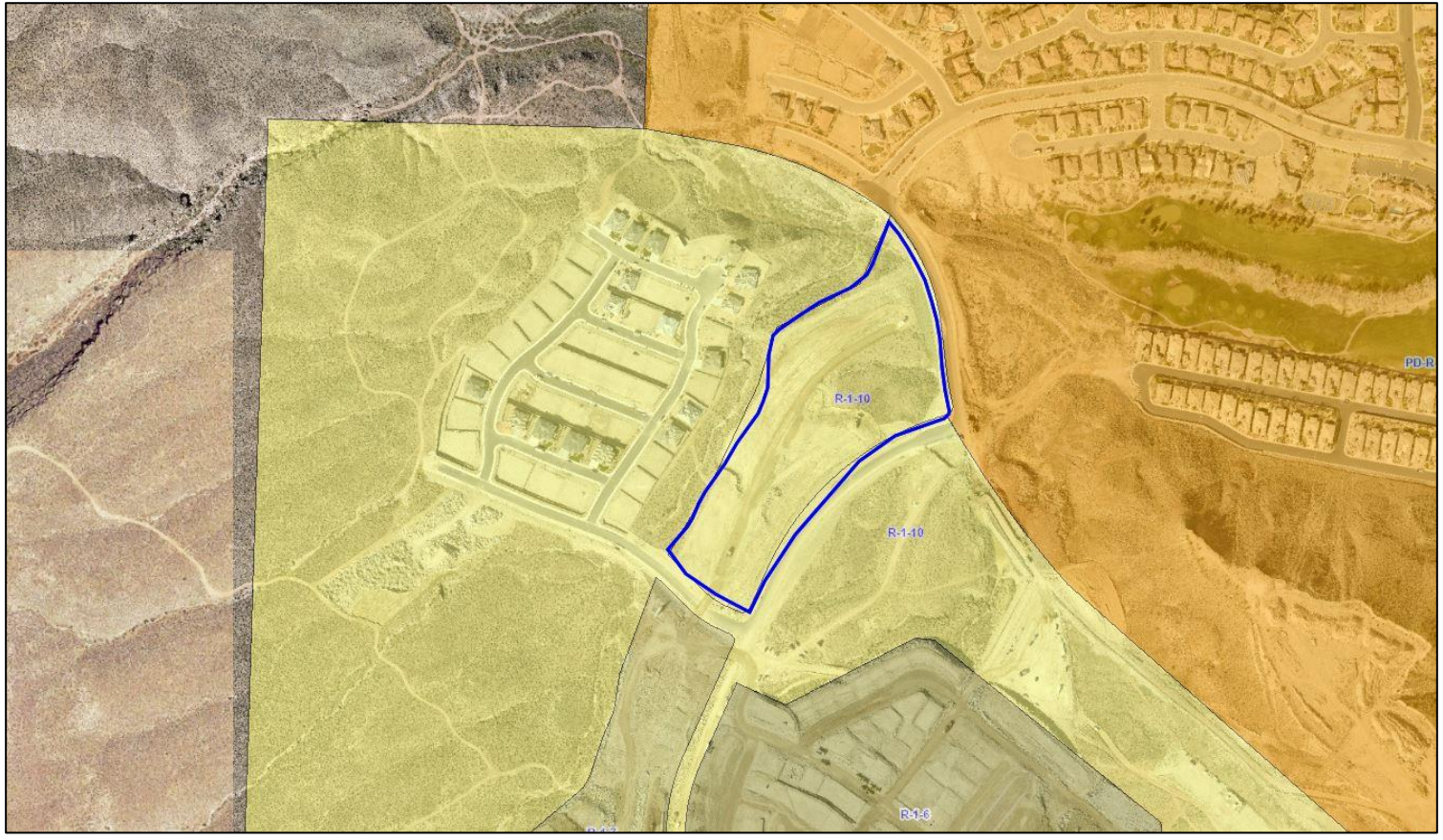
Christina Fernandez, City Recorder

June 23, 2021
Date

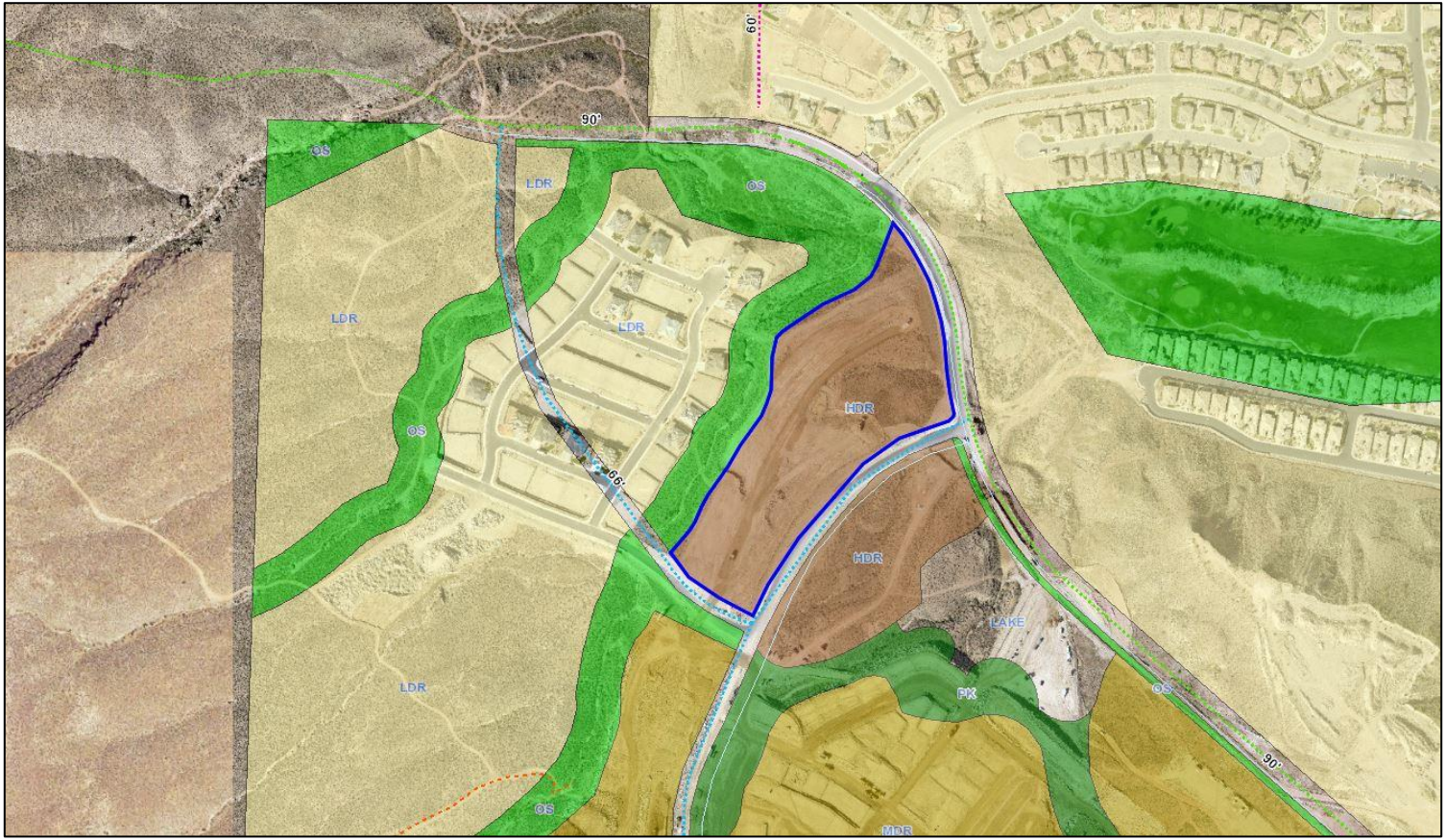
REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 627-4674, at least 24 hours in advance if you have special needs.

Ascesa at Divario – PA-17 Zone Change

2021-ZC-028



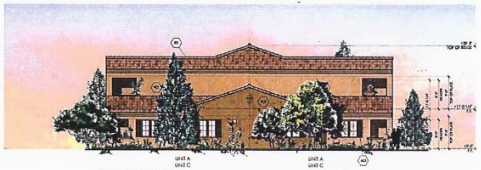
Existing Zoning



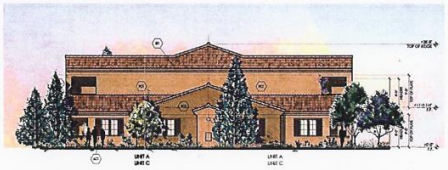
Existing General Plan



FRONT / REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Previously Approved Site plan (2008)



Proposed Site Plan

PROJECT DATA

CURRENT ZONE: R-1-10
PROPOSED ZONE: PD
(PLANNED DEVELOPMENT)

GENERAL PLAN: HDR (HIGH DENSITY RESIDENTIAL)
PROPOSED USE:
HDR (HIGH DENSITY RESIDENTIAL)

TOTAL DWELLING UNITS: 184
TOTAL PARCEL ACREAGE: 12.24 ACRES (533,334 SQ. FT.)
DENSITY: 184 UNITS/12.24 ACRES = 15.0 UNITS/ACRE

BUILDING FOOTPRINT AREA - TYPE I: 11,890 SQ. FT.
BUILDING FOOTPRINT AREA - TYPE II: 9,705 SQ. FT.
GROSS FOOTPRINT AREA: 96,085 SQ. FT.
PERCENT OF TOTAL AREA: 18%

TOTAL HEIGHT OF BUILDING - TYPE I: 30'
(4 - TWO STORY BUILDINGS)

TOTAL HEIGHT OF BUILDING - TYPE II: 40'
(5 - THREE STORY BUILDINGS)

AMENITY AREA: 44,442 SQ. FT.
PERCENT OF TOTAL AREA: 8%

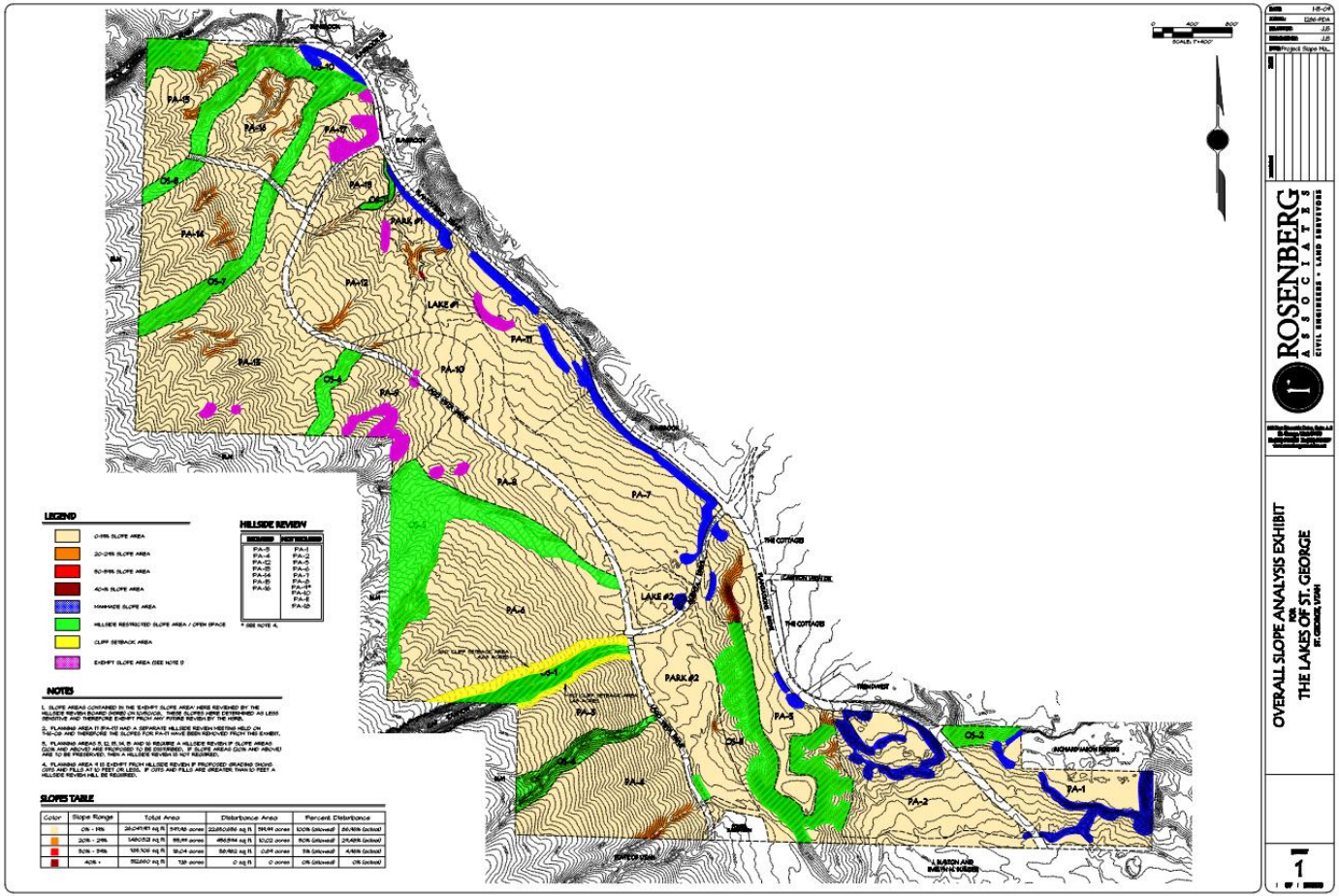
DRIVEWAY, PARKING & SIDEWALK AREA: 211,393 SQ. FT.
PERCENT OF TOTAL AREA: 40%

LANDSCAPED OPEN SPACE AREA: 181,414 SQ. FT.
PERCENT OF TOTAL AREA: 34%

PARKING:

DWELLING UNITS -	184
SPACES PER UNIT -	x 2.0
GUEST SPACES 1 PER 3 UNITS -	61
TOTAL SPACES REQ'D. -	429
STANDARD SPACES PROVIDED -	217
ACCESSIBLE PROVIDED -	2
VAN ACCESSIBLE PROVIDED -	18
TOTAL SPACES PROVIDED -	237
COVERED SPACES REQ'D. - (368/2 = 184)	
COVERED SPACES PROVIDED -	193
TOTAL SPACES PROVIDED -	430

Project Data Table



Hillside Slope Map





Elevations (Three Story)

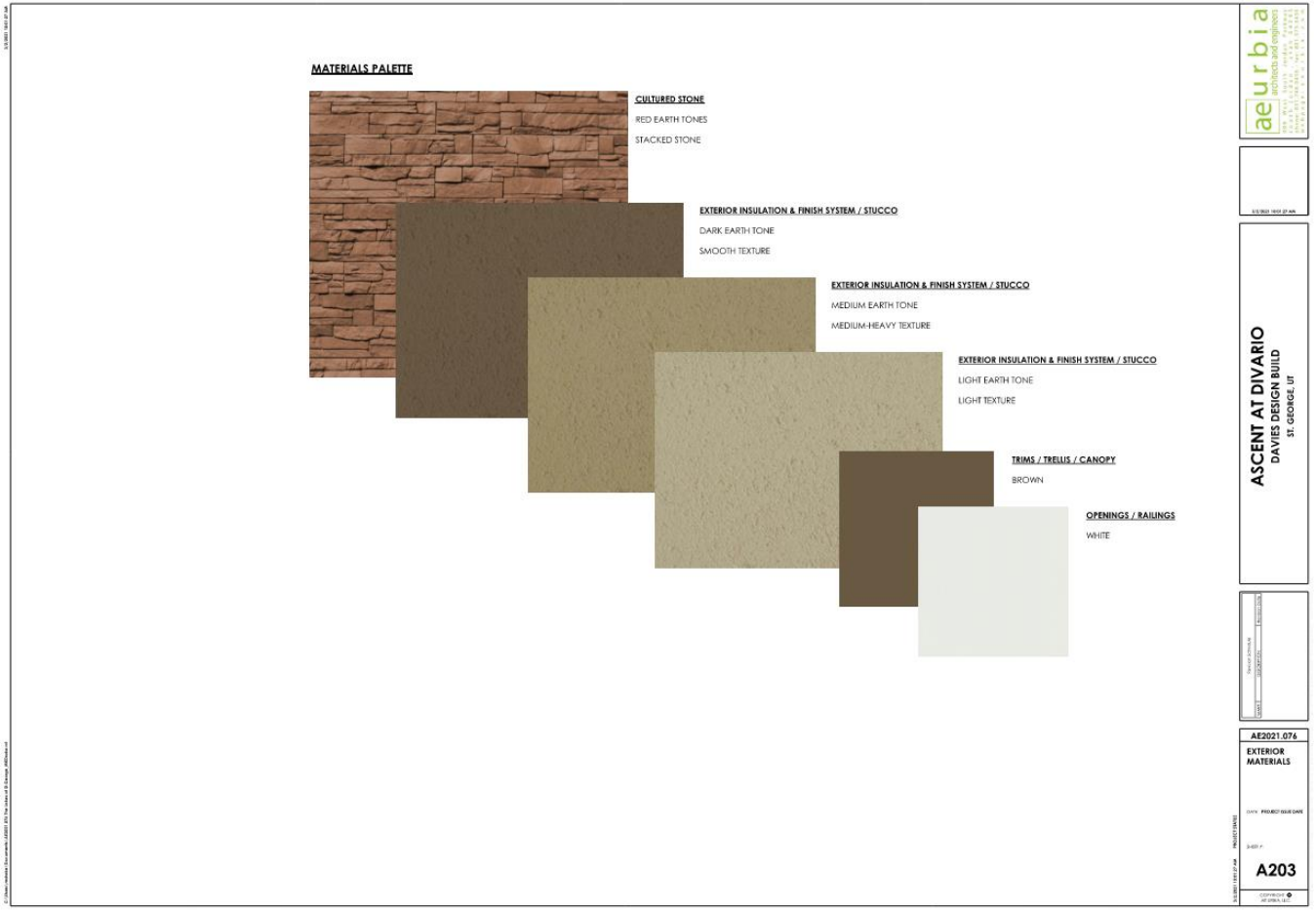




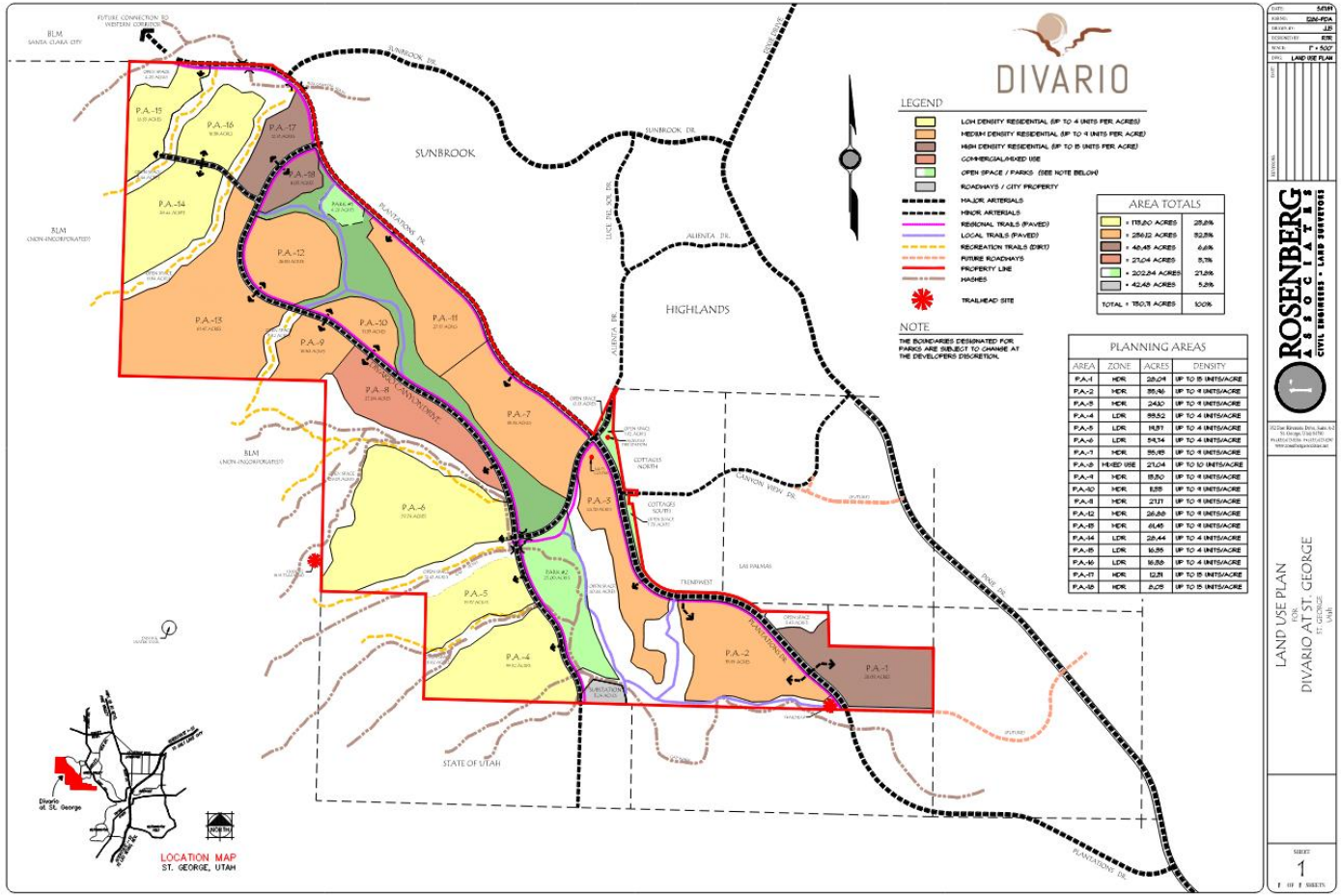
Elevations (Two Story)



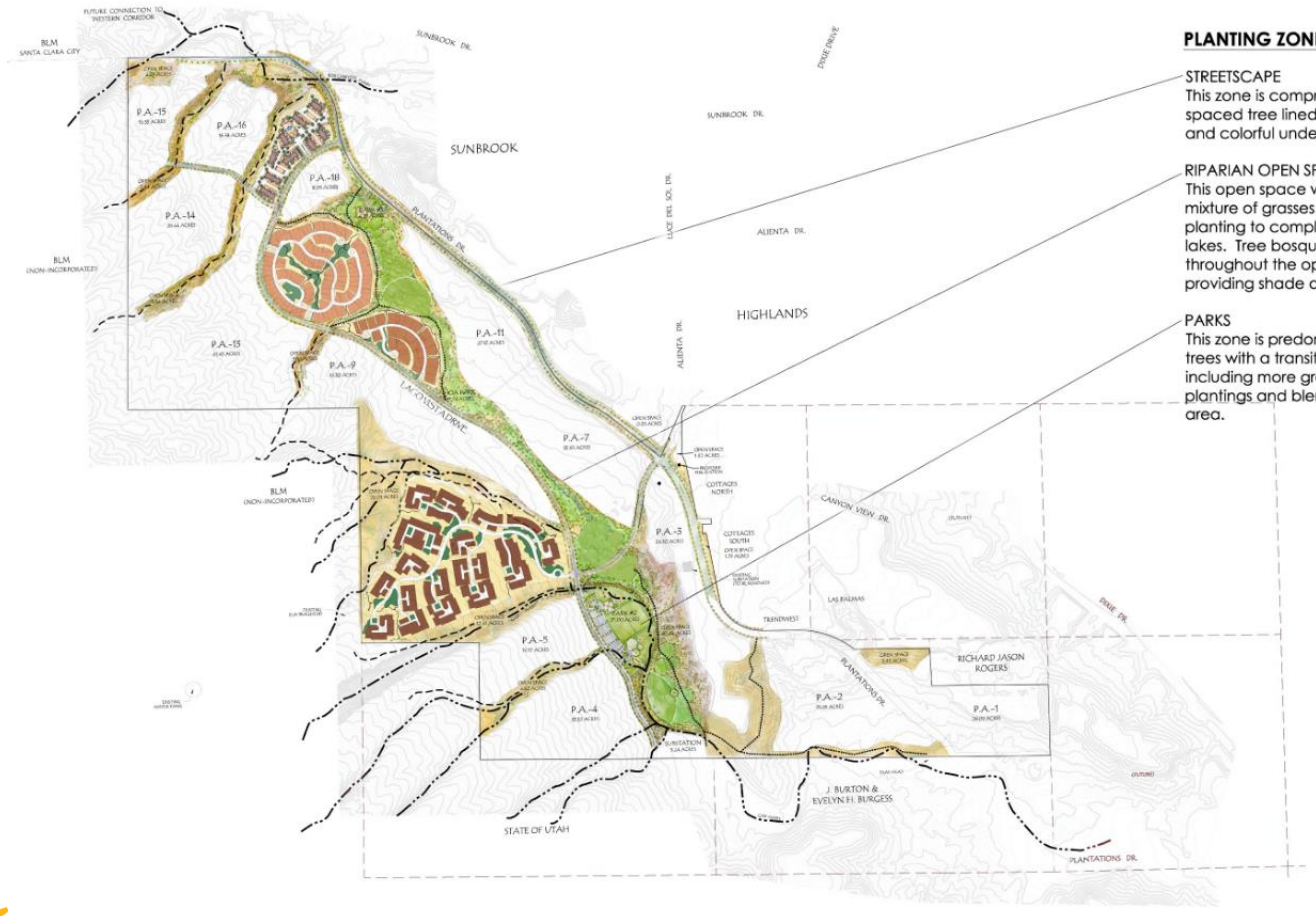
Renderings


MATERIALS PALETTE
CULTURED STONE
RED EARTH TONES
STACKED STONE
EXTERIOR INSULATION & FINISH SYSTEM / STUCCO
DARK EARTH TONE
SMOOTH TEXTURE
EXTERIOR INSULATION & FINISH SYSTEM / STUCCO
MEDIUM EARTH TONE
MEDIUM-HEAVY TEXTURE
EXTERIOR INSULATION & FINISH SYSTEM / STUCCO
LIGHT EARTH TONE
LIGHT TEXTURE
TRIMS / TRELLIS / CANOPY
BROWN
OPENINGS / RAILINGS
WHITE
aeurbia
architects and engineers
ASCENT AT DIVARIO
DAVIES DESIGN BUILD
ST. GEORGE, UT
AE2021.076
EXTERIOR MATERIALS
A203

Materials



Divario Land Use Map



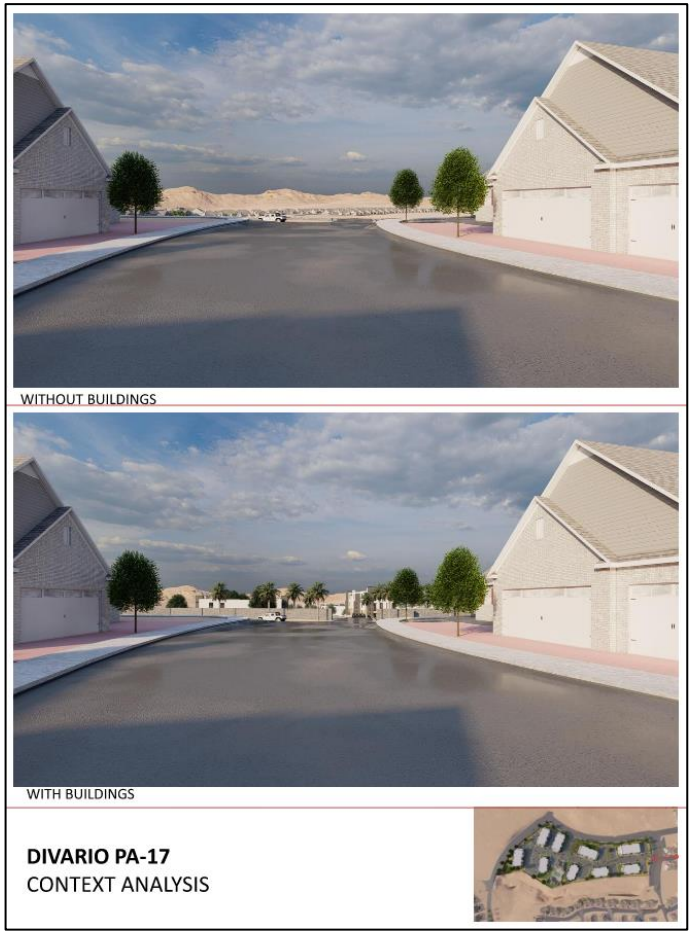
Divario Parks & Trails Plan





Context Analysis





Context Analysis





Context Analysis



WITHOUT BUILDINGS



WITH BUILDINGS

DIVARIO PA-17
CONTEXT ANALYSIS





WITHOUT BUILDINGS



WITH BUILDINGS

DIVARIO PA-17
CONTEXT ANALYSIS



Context Analysis





Context Analysis





Context Analysis

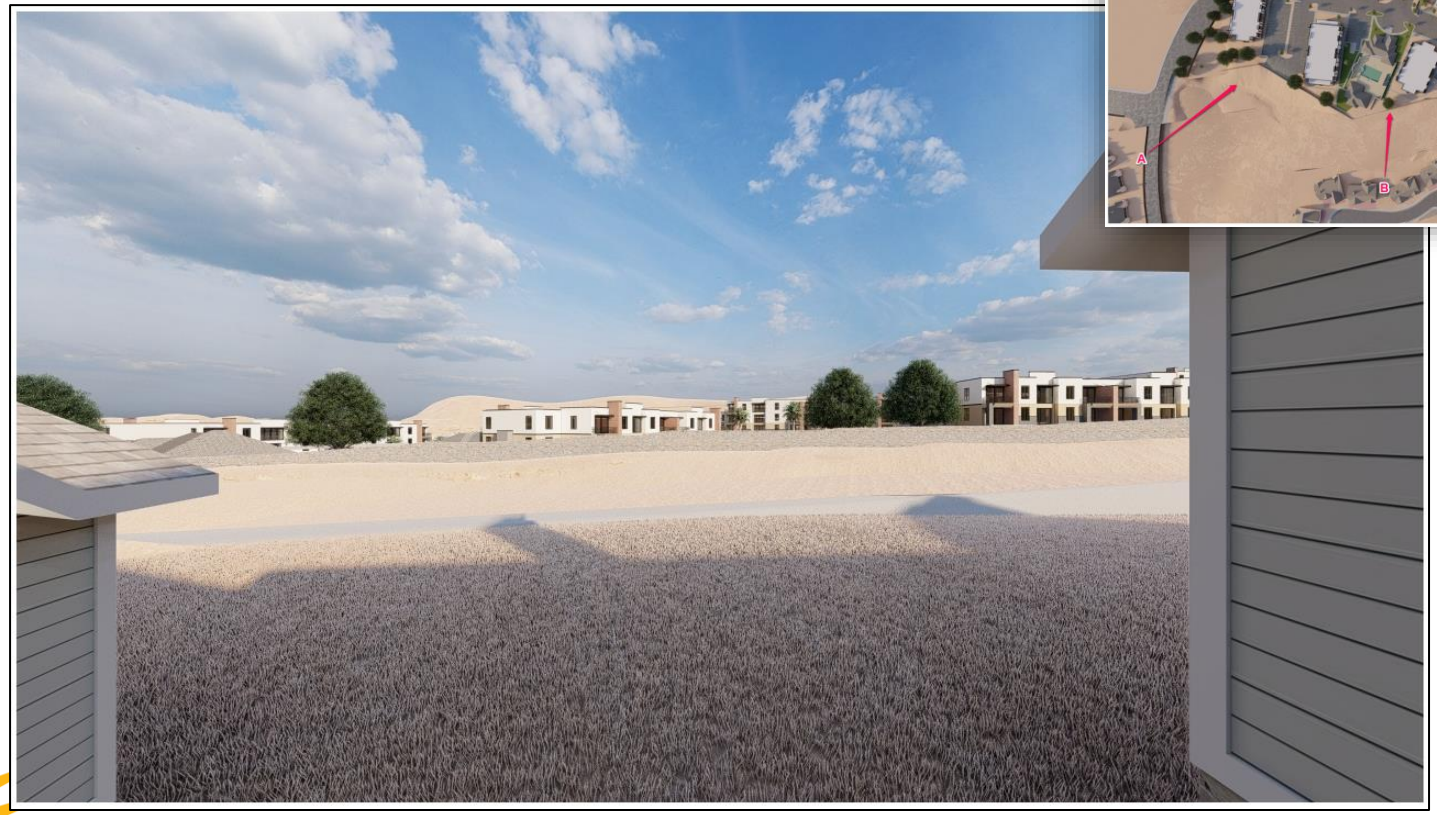


Context Analysis





Context Analysis – Location A





Context Analysis – Location B





Context Analysis – Location C





Context Analysis





Context Analysis



Context Analysis



WITHOUT BUILDINGS



WITH BUILDINGS



DIVARIO PA-17

CONTEXT ANALYSIS



WITHOUT BUILDINGS



WITH BUILDINGS

DIVARIO PA-17

CONTEXT ANALYSIS





WITHOUT BUILDINGS



WITH BUILDINGS

DIVARIO PA-17

CONTEXT ANALYSIS





WITHOUT BUILDINGS



WITH BUILDINGS



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DIVARIO PA-17

CONTEXT ANALYSIS



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WITH BUILDINGS

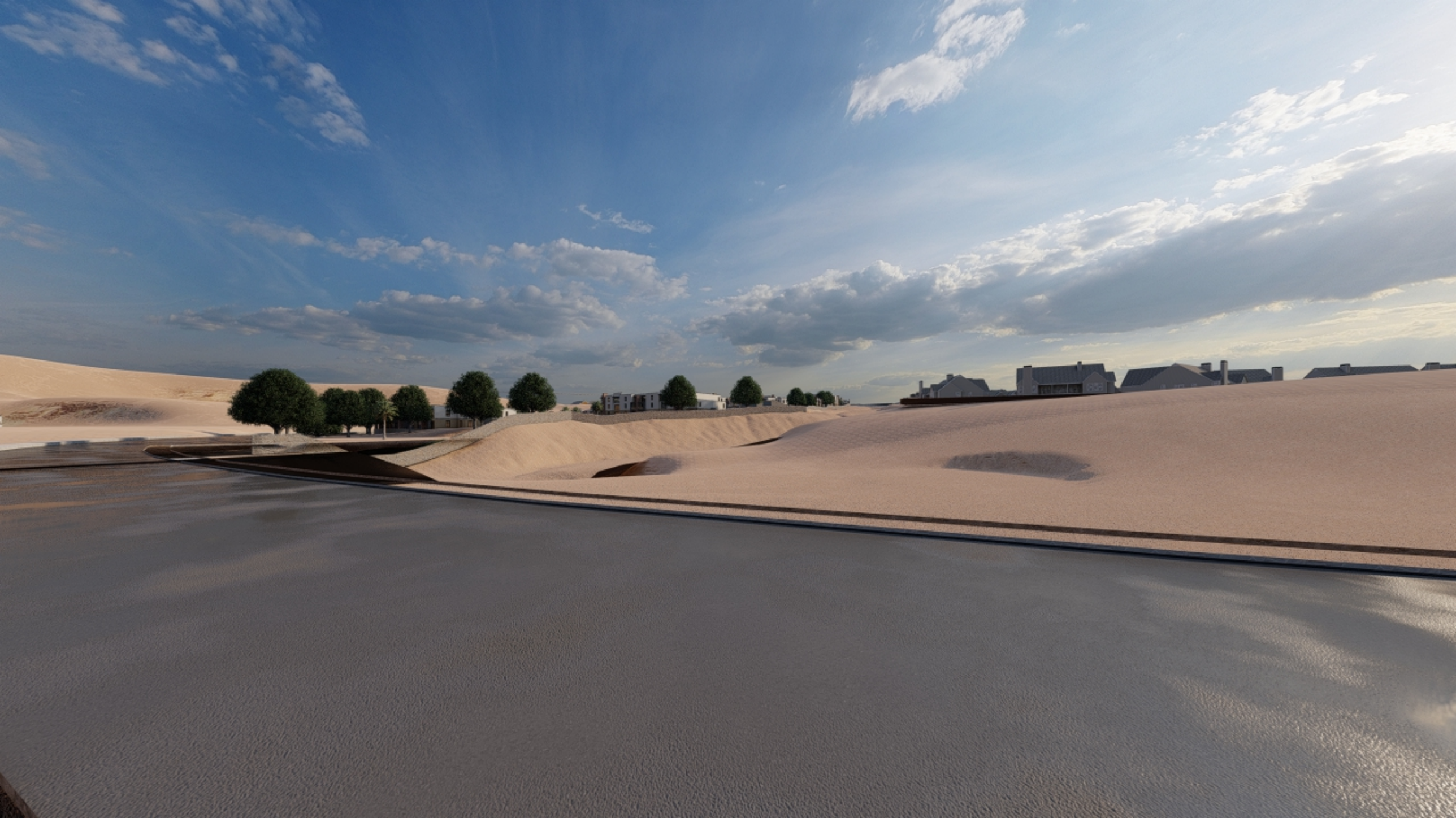


DIVARIO PA-17

CONTEXT ANALYSIS


A
B
C









Property Lines Are Approximated

PA-12

PA-13





Property Lines Are Approximated

PA-18

Open Ditch Irrigation Users

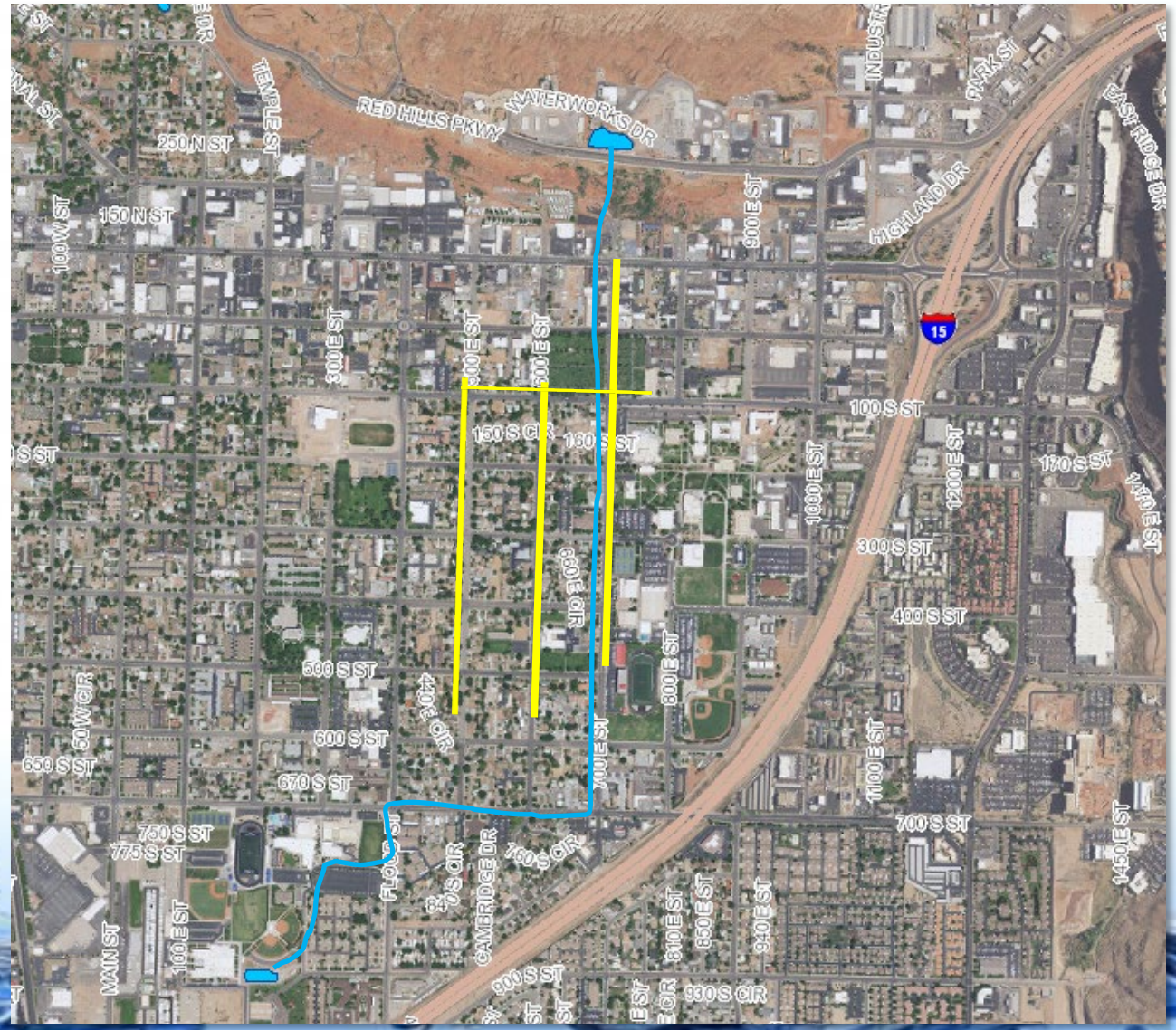
City Council Work Meeting Discussion



February 13, 2020

St.George

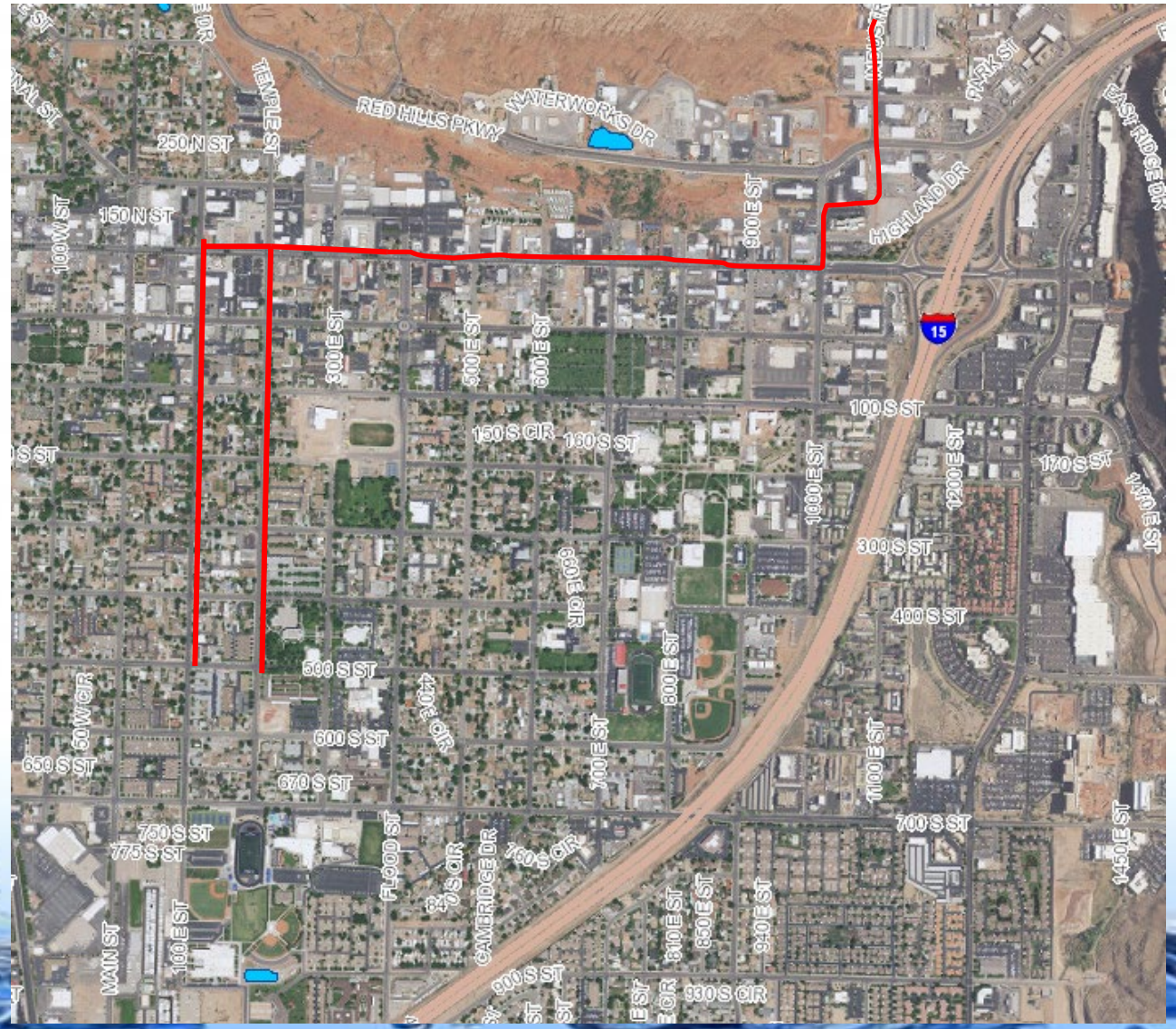
Cottonwood Irrigation System ~ 500 E to 700 E



- Cottonwood Irrigation System source of water is a mixture of tailwater from several springs as well as Virgin River Water, mixed in the Skyline Pond.
- Water is released from the Skyline pond at St. George Blvd. and 700 East
- Water flows through open ditch system from St. George Blvd. to 700 South Street.
- Water not used by the irrigation users flow to storm drains and is discharged to the Virgin River.

St.George

East City Springs Irrigation System ~ Main St. to 200 E

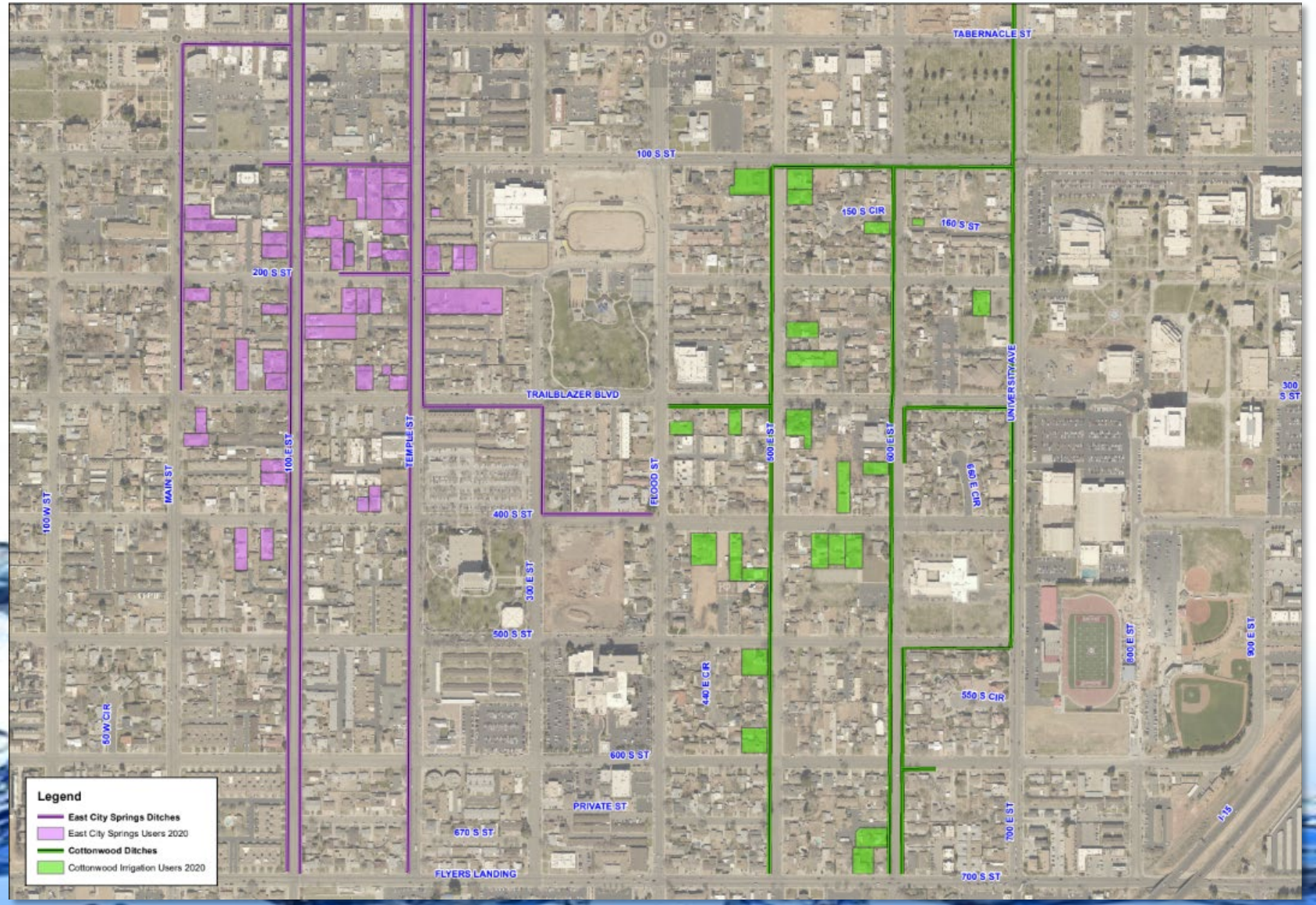


- East City Springs Irrigation System source of water is a several springs in the Industrial Park / 900 East area.
- Water is collected at the spring boxes and piped along St. George Blvd.
- Water flows through open ditch system from St. George Blvd. to Main Street/600 South.
- Any water not used by irrigation users in piped to the Snow Park Pond, where it is used in the City's pressurized irrigation system.

St.George

Open Ditch Irrigation Users

- East City Springs Irrigation System has 53 Users
- Lease stays with property



- Cottonwood Irrigation System has 28 Users
- Cottonwood “lease” stays with individual
- Revert back to City if property changes ownership

Open Ditch Irrigation System

- Open Ditch system is very inefficient
  - Open Ditch Leakage
  - Flood Irrigation (requires 198 gpm flow in ditch to flood irrigate)
  - Timing of “Turns”

- Open Ditch system is very costly to maintain.



St.George

Open Ditch Irrigation System- Inefficiency

- East City Springs System- Not Metered at the source nor the end user.
- Cottonwood System- Metered at 700 East.
  - Nearly 15M gallons supplied to 28 users (438,570 gallons per user)
  - Avg residential use in St. George is 290,000 gallons per year (indoor + outdoor)
  - Approx. 50% of water used outdoors (145,000 gallons outside watering)
- Currently supplying 28 users the equivalent quantity of water used for 104 equivalent residential units for outdoor watering.



St.George

Open Ditch Irrigation System- Costly

- Average O&M Cost: $20,327 (High $29,267, Low $12,777)
- Avg Pumping Cost: $2,250
- Total Cost to Deliver Water: $22,487
- Average Annual Revenue: $3,425





St.George

Proposed Action

- Eliminate Downtown Open-Ditch Irrigation System
  - East City Springs and Cottonwood Irrigation System no longer available for use after December 31, 2021

- Eliminate Irrigation Annual Users Fees
- Possible Pressurized Irrigation Expansion in Future.



St.George

Annual Water Use- 5 Random Irrigation Users vs. Neighbors

- Random Use Comparison (Annual Consumption, User vs. Non-User):
- User 1: 117,320 vs. 213,660
- User 2: 342,842 vs. 250,270
- User 3: 316,070 vs. 282,430
- User 4: 230,550 vs. 254,720
- User 5: 106,730 vs. 75,700

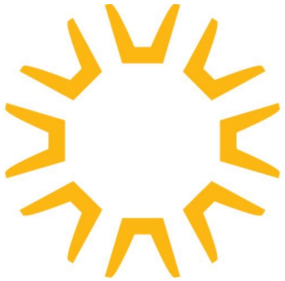
- Avg: 222,702 (user) vs. 215,356



St.George

Beauty& UTILITY

PUBLIC ART GRANT



St.George

THE BRIGHTER SIDE

ST. GEORGE

ARTS

COMMISSION



THRIVE

125

Art Around the Corner

FOUNDATION



THRIVE125

CELEBRATING UTAH'S STATEHOOD | EST. 1896

Since joining the United States in 1896 after a 50-year effort, Utah has evolved into the dynamic and diverse state we all love today. It is a crossroads for America and an economic hub of the Rocky Mountains, anchored by a vibrant culture.

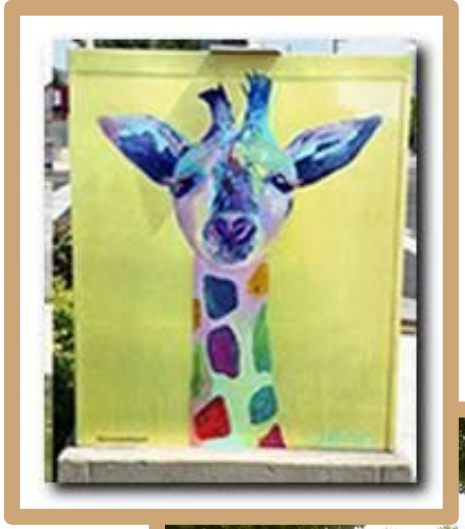
This statehood celebration will include all of the people who have shaped Utah during the past 125 years, as well as all the indigenous peoples who lived in the region for thousands of years before statehood. And while this is a celebration, it is also a chance to honestly discuss our relationships to each other, to the nation as a whole, and to the land itself.

Our Utility Boxes

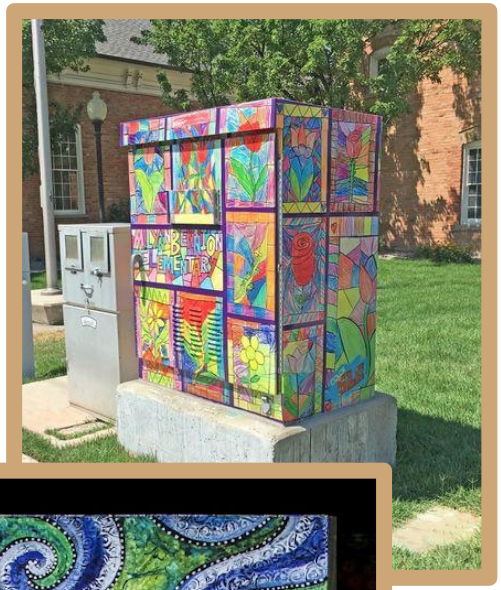




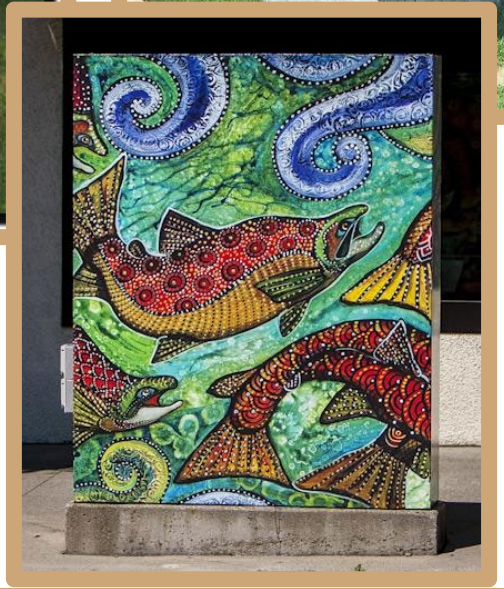














May 17, 2021

1:2,257


Post Office - St George Downtown
THREE PHASE TRANSFORMER
MAIN ST
Chamber of Commerce
ST GEORGE BLVD
THREE PHASE TRANSFORMER & (1) SWITCH
THREE PHASE & SINGLE PHASE TRANSFORMER
(2) THREE PHASE TRANSFORMERS & (1) SWITCH
SINGLE PHASE TRANSFORMER
THREE PHASE TRANSFORMER & SWITCH
THREE PHASE TRANSFORMER & SWITCH
THREE PHASE TRANSFORMER


TABERNACLE ST
TABERNACLE ST
MAIN ST
MAIN ST
SWITCH
Washington County
School District Office
Town Square
Virgin - St. George
Branch
May 17, 2021
1:2,257

Costs

- $400 - $1,000 per artist stipend depending on size of box
- $300 - $1500 per box for vinyl wrap and installation
- $800 - $1,000 for UV covering on all 15 utility box sets

Upkeep

- Other cities have seen great results with a UV covering on the wrap. Little to no graffiti and at least 10 years worth of vibrant colors.

Theme

Thrive125 has awarded a grant for $7,500 towards the cost of this project.

With these funds, we will be able to wrap 6 utility boxes.

The artwork on these boxes will be representative of St. George history. This theme is open to interpretation and we should search for entries including dinosaurs, Anasazi, Paiutes, Pioneers, Polynesian, Hispanic, and African American cultures.

All other boxes are open to any entry with no set theme.

Artists

Artists will be former or current residents of Washington County or surrounding areas.

We will look for diversity in age, heritage, and artistic mediums.

Special considerations will go to young artists. AAC will use this opportunity to grow their Young Creators program.

Committee

- Arts/Events/Exhibits Staff
- Art Around the Corner Representative
- City Council Representative
- Arts Commission Representative
- Community Member/Artist
- Community Member
- Young Artist

Timeline

Step 1 Applications Due (RFP): .....August 2, 2021
Artists Announced: .....August 16, 2021
Step 2 Proposals Due: .....September 16, 2021
Interviews/Presentations: .....September 22-25, 2021
Winning Artists & Designs Announcement: .....September 27, 2021
Artwork Fabrication/Installation Completed by: .....November 30, 2021
Unveiling to the Public: .....December 3, 2021