

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

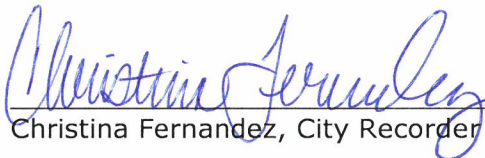
Public Notice

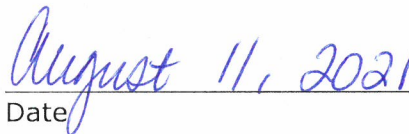
Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room, St. George City Hall, located at 175 East 200 North, St. George, Utah, on Thursday, August 12, 2021 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Review the proposed Tech Ridge zone plan and development agreement.**
2. **Reports from Mayor, Councilmembers, and City Manager.**
3. **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 Human Resources office at 627-4674, at least 24 hours in advance if you have special needs.

Tech Ridge

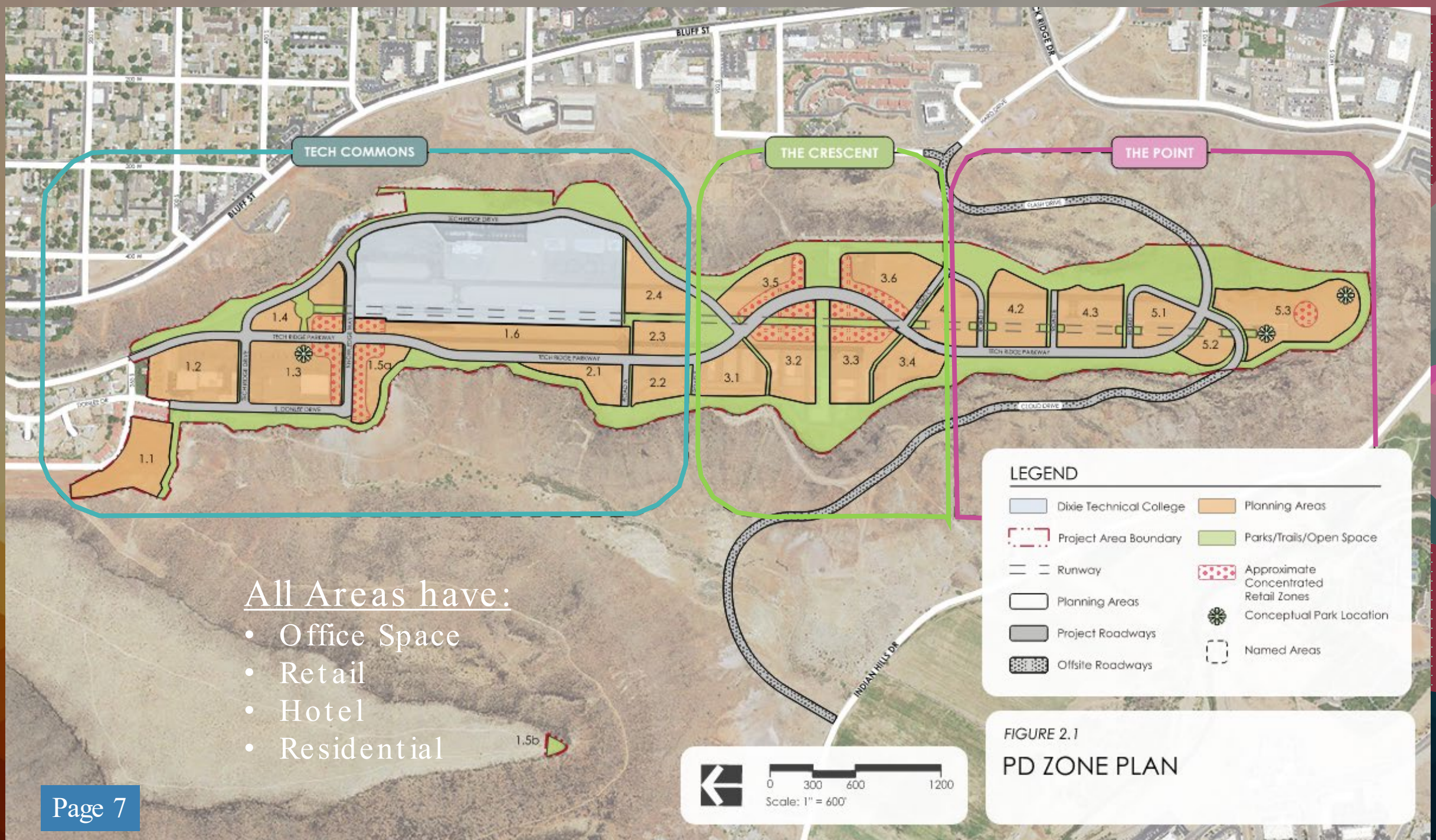
Zone Plan



Tech Ridge

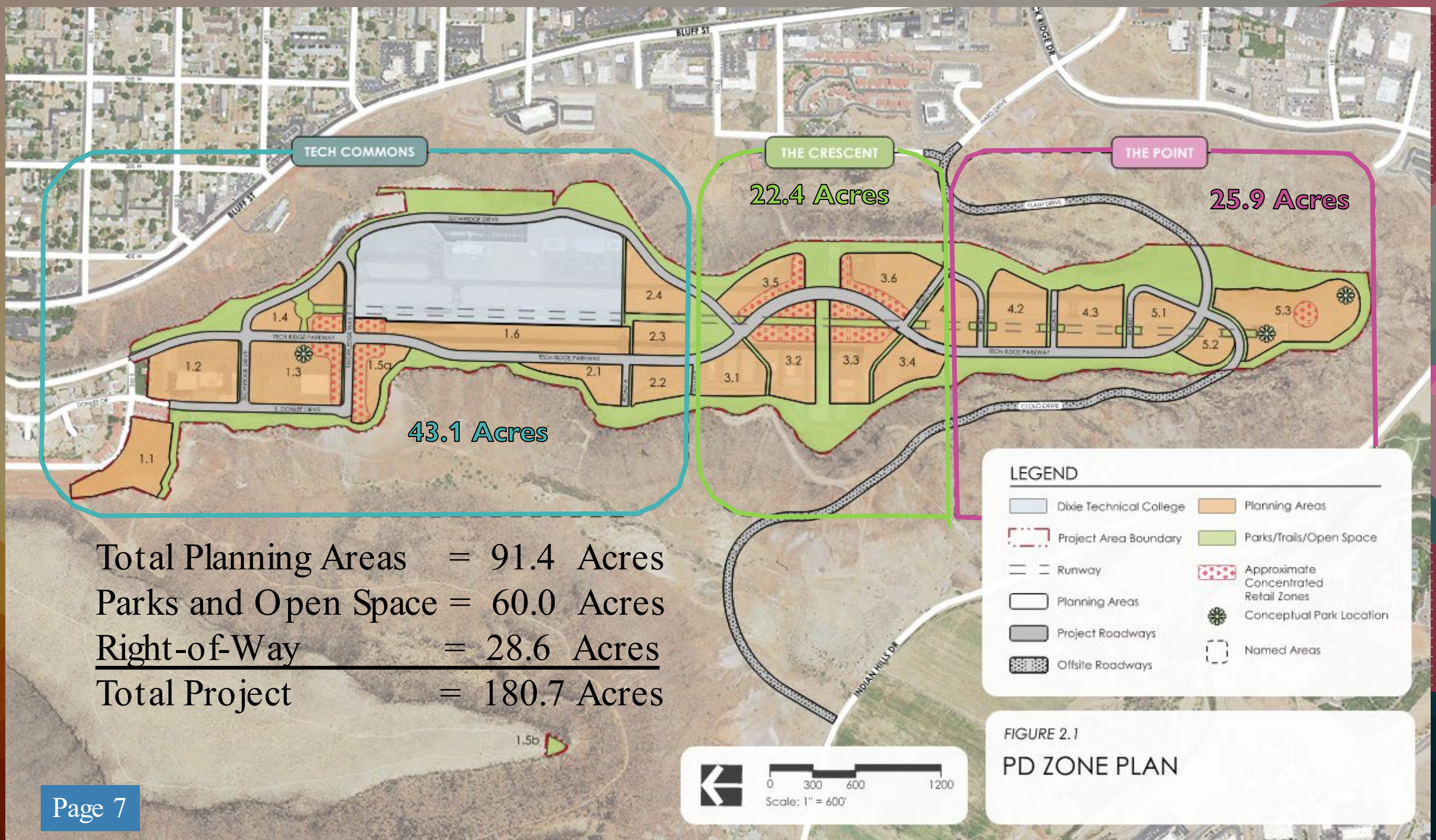
Zone Plan





All Areas have:

- Office Space
- Retail
- Hotel
- Residential



Total Planning Areas = 91.4 Acres
Parks and Open Space = 60.0 Acres
Right-of-Way = 28.6 Acres
Total Project = 180.7 Acres

Tech
Commons

The
Crescent

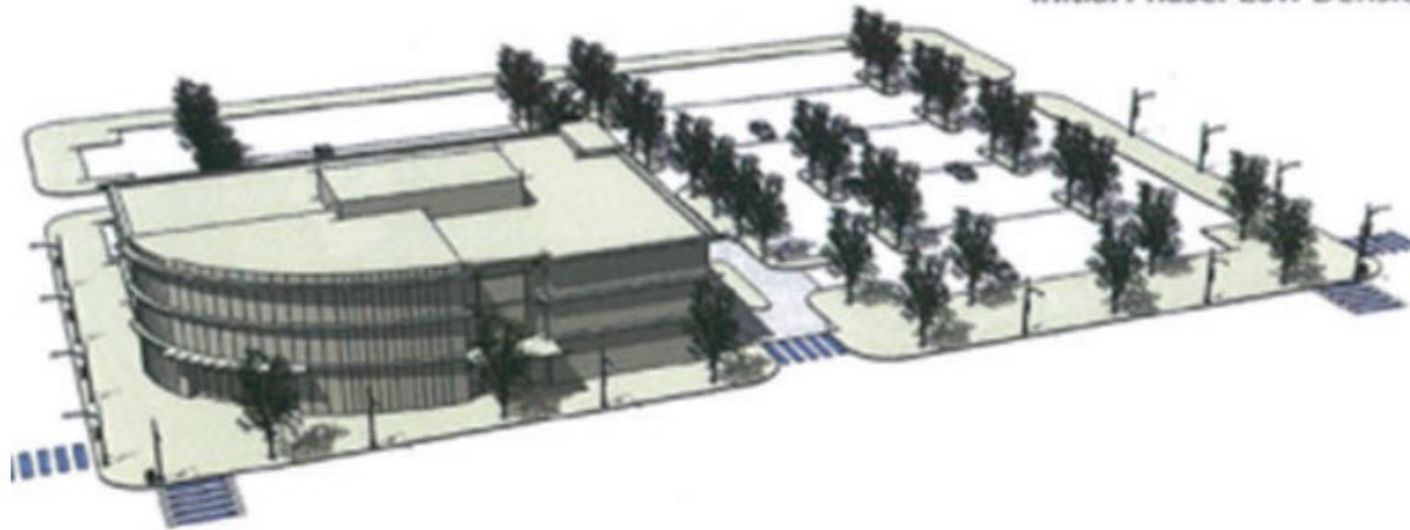
The
Point

DISTRICT	OFFICE SF	RETAIL SF	HOTEL SF	RESIDENTIAL UNITS (1)	MAX RESIDENTIAL TO COMMERCIAL RATIO (2)
District 1	300,000	46,000	50,400	920	2.50
District 2	215,000	28,000	--	280	2.00
District 3	320,000	136,000	100,800	760	2.00
District 4	120,000	16,000	--	260	2.00
District 5	45,000	34,000	100,800	180	2.00
TOTAL	1,000,000	260,000	252,000	2,400	2.00

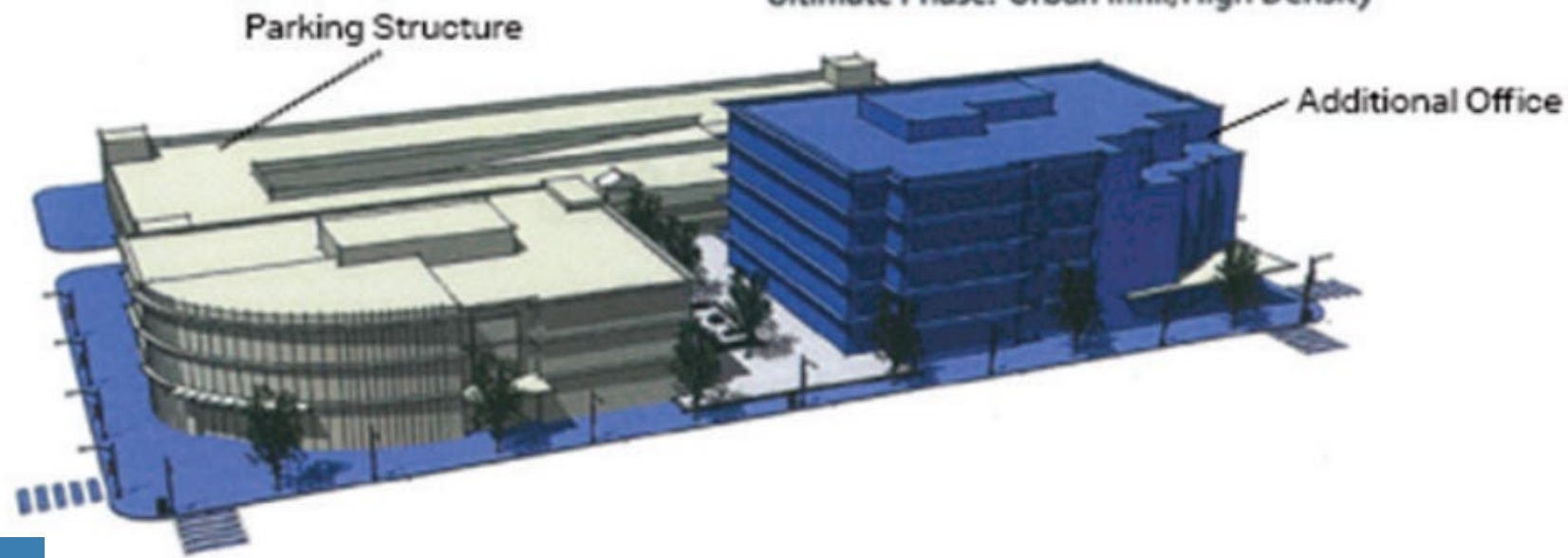
The residential to commercial ratio will not exceed:

- District 1: 2.5 residential units for every 1,000 square feet of commercial space
- Districts 2-5: 2.0 residential units for every 1,000 square feet of commercial space

Initial Phase: Low Density

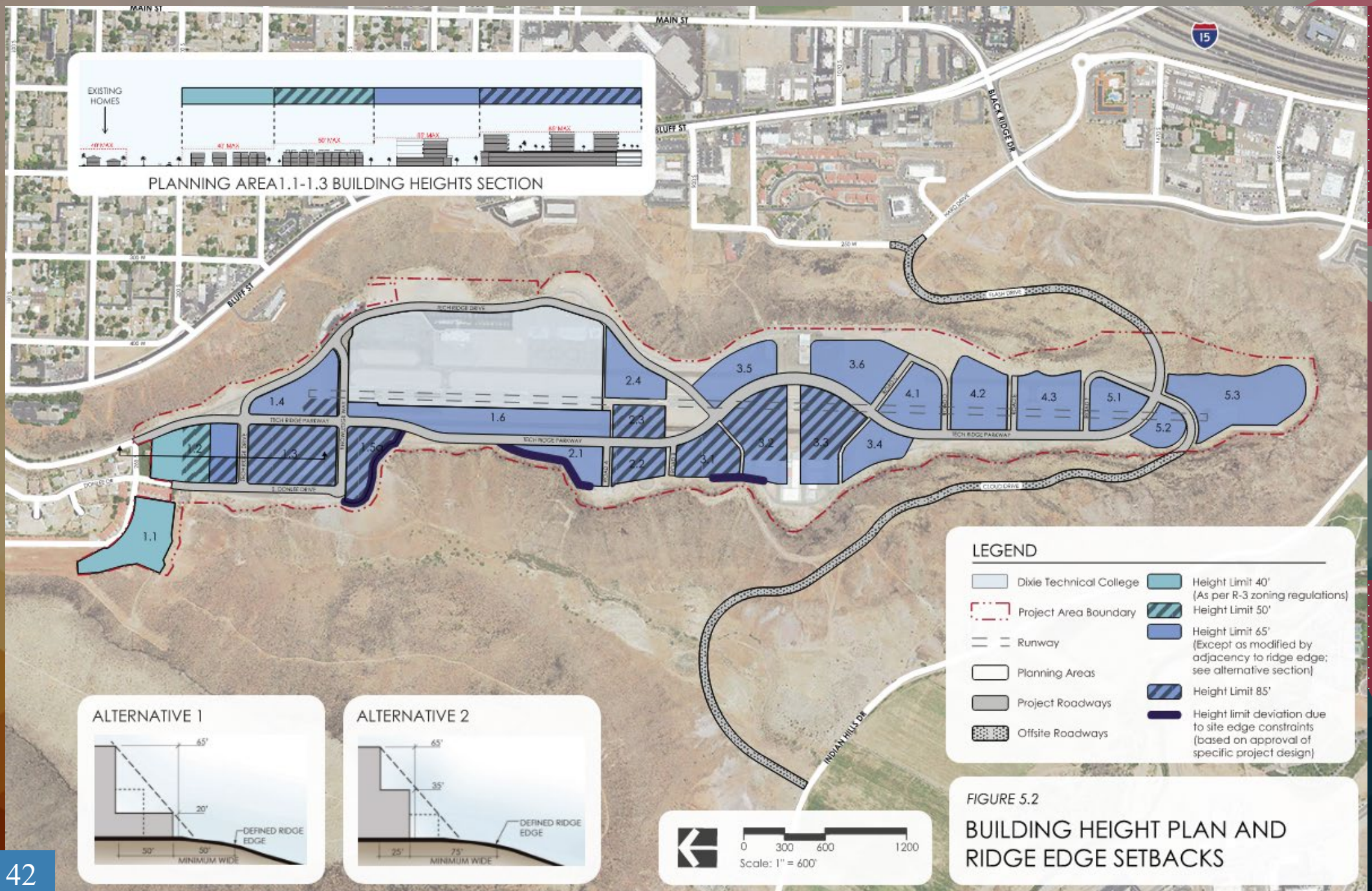


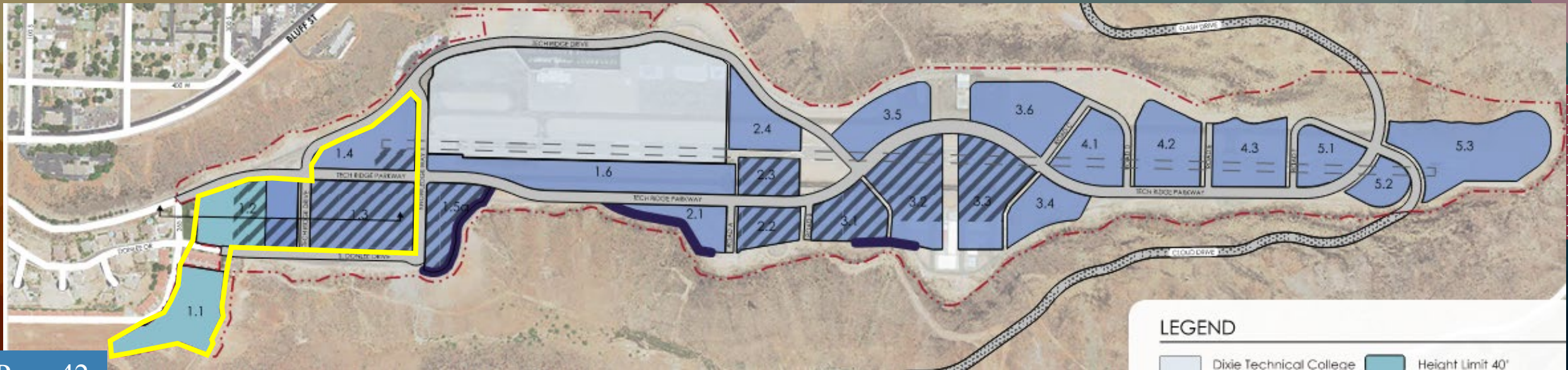
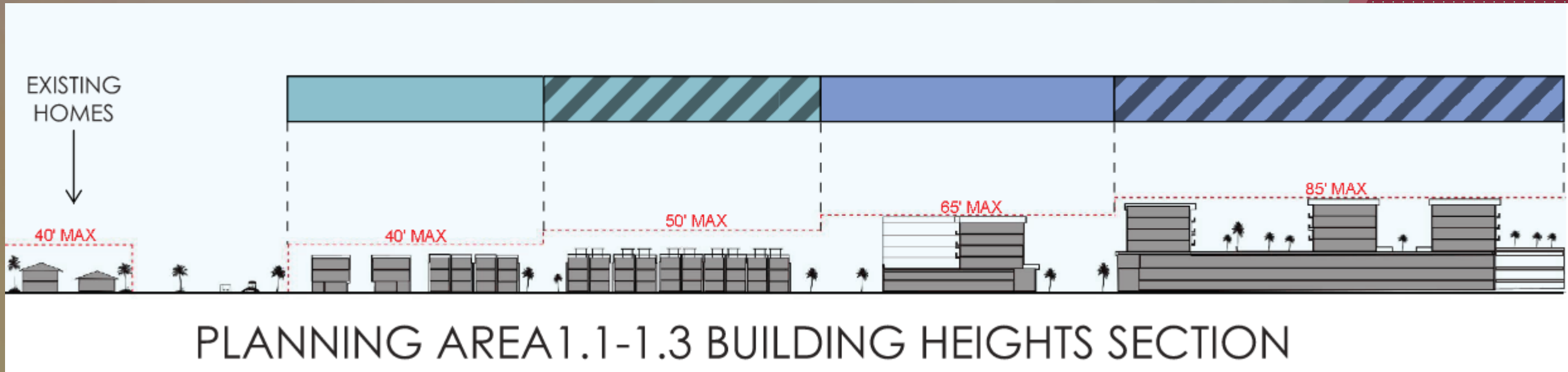
Ultimate Phase: Urban Infill, High Density



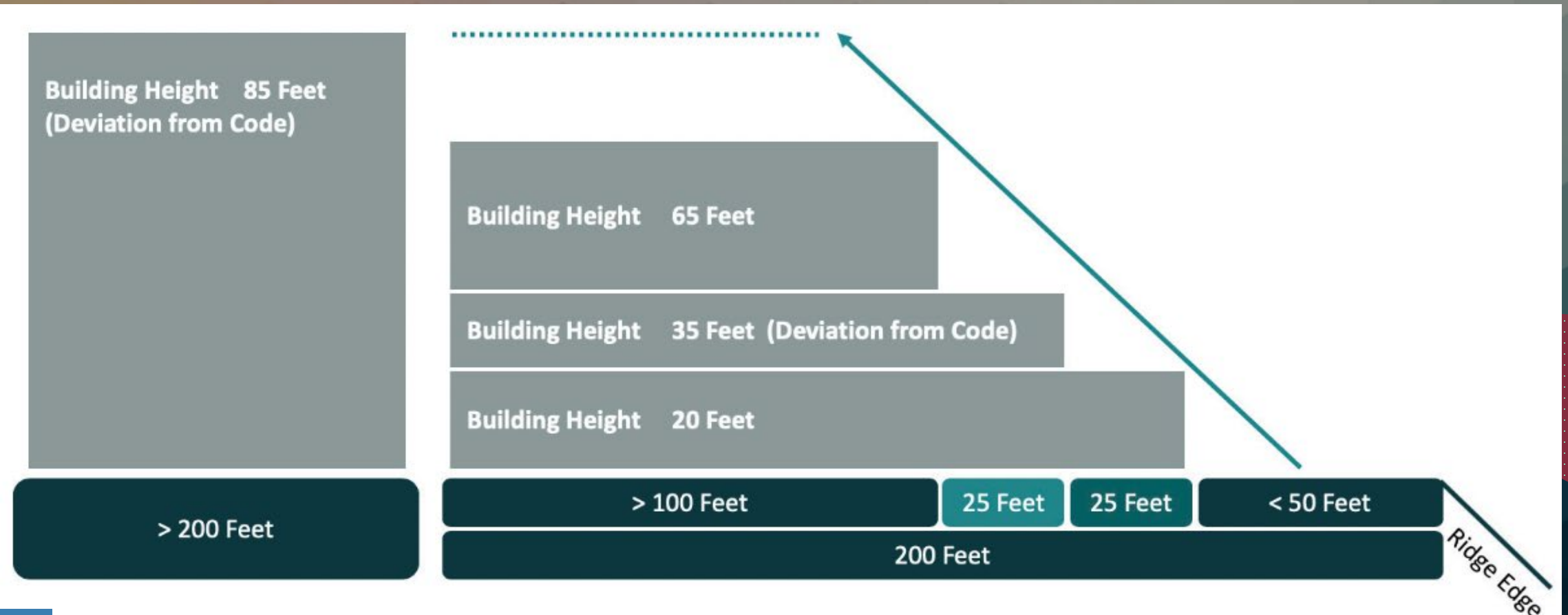
Density
Intensification







Ridgeline Building Height



Permitted Uses

Service	Retail/Restaurants/Entertainment
Child Care Center	General Retail (Maximum 20,000 square feet per building)
Public and Quasi-Public Institution – Church, School, Museum, Library, Post Office, Fire Protection, Police	Commercial Service (Maximum 5,000 square feet per building)
Conference Center, Convention Center, Reception Center	Cultural and Artistic Uses, Art Galleries
Parking Lot, Parking Structure	Farmers Market, Craft Market, Seasonal Market
Temporary Structures – Construction Trailer or pre-fab building, Sales Trailer or pre-fab building in conjunction with an approved building permit	Financial Institution
Essential Utility Facilities, Services, and Structures	Neighborhood Serving and Personal Services (Maximum 5,000 square feet per building)
Telecommunication Facilities, Antenna on buildings, Antenna/Equipment on/in Poles (1)	General Restaurants (including upscale, casual, fast-casual, Café, Coffee House, Deli)
	Sports Bar, Bar or Lounge (including entertainment and outdoor dining)
	Temporary Food Sales- Kiosks/Mobile, Farmer's Market
	Nightly Entertainment, Indoor/Outdoor Event, Indoor/Outdoor Theater, Stage Production, Nightclub
	Indoor Entertainment Facility, Live Theater, Movie Theater
	Multi-Use
	Sports/Entertainment/Performance Facility

Agriculture (Indoor or Greenhouse Only)
Urban Farm, Community Gardens, Specialty Gardens, Small Production, Vertical Farm (including commercial)
Commercial/Office/Medical
General and Specialty
Film and Video Production, Light Manufacturing, Assembly, and Distribution
Professional, Administrative, Medical, Dental, Vision, and similar type uses
Hospital, Small Hospital, Emergency Care Facility, Clinic
Veterinary Office, Clinic
Hospitality
Major, Minor, Resort, Bed & Breakfast Inn
Recreational/Fitness
Private and Public recreational and Fitness Facilities
Athletic Club, Spa, Training Facility, General Fitness Facility
Residential/Home Occupations
Multi-family Dwellings (for-rent, for-sale)
Townhomes (for-rent, for-sale)
Community Facilities and Amenities



All Landscaped Areas:

- Xeriscape
- Synthetic Grass

Table 3.2-1 Park Type Acreages

PARK TYPES (1)	APPROXIMATE ACRES (2)
1. Town Squares	4
2. Linear Park Connectors	35.5
3. Park Land	20.5
TOTAL	60.0

(1) Park Types are general descriptions—a planned park area may have several or overlapping Park Types and may have Open Space along its perimeter.
(2) Minimum required acres of parks and open space; see Section 3.4.

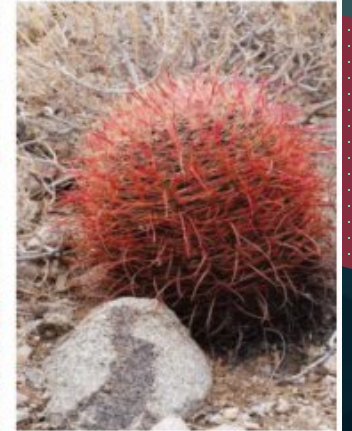
PLANNING DISTRICTS	MINIMUM ACRES	PERCENT OF PARK LAND
District 1	10.7	18%
District 2	5.7	10%
District 3	19.1	32%
District 4	8.4	14%
District 5	16.1	27%
TOTAL	60.0	100%



FIGURE 3.1
PARKS, TRAILS, AND OPEN SPACE CONCEPT PLAN



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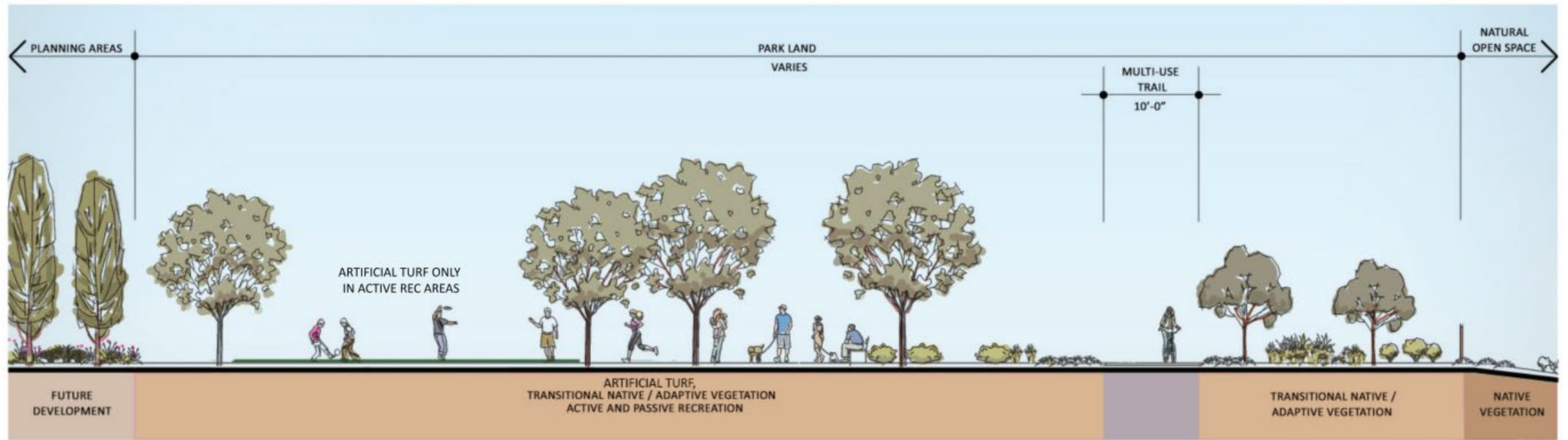


FIGURE 3.2 - TYPICAL PARK LAND SECTION
SCALE: Not Scale

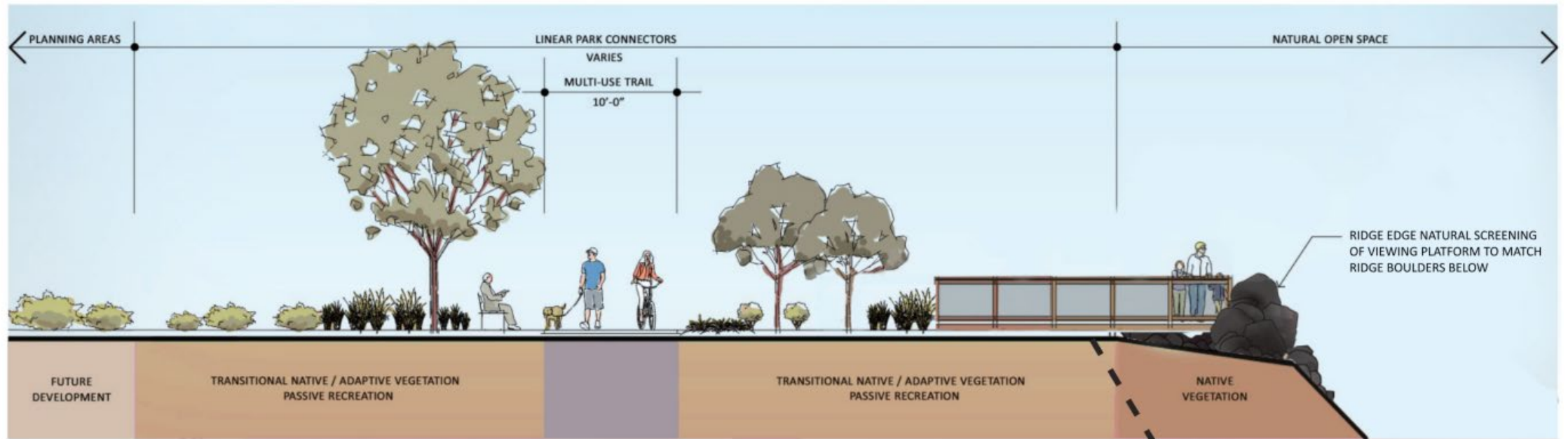
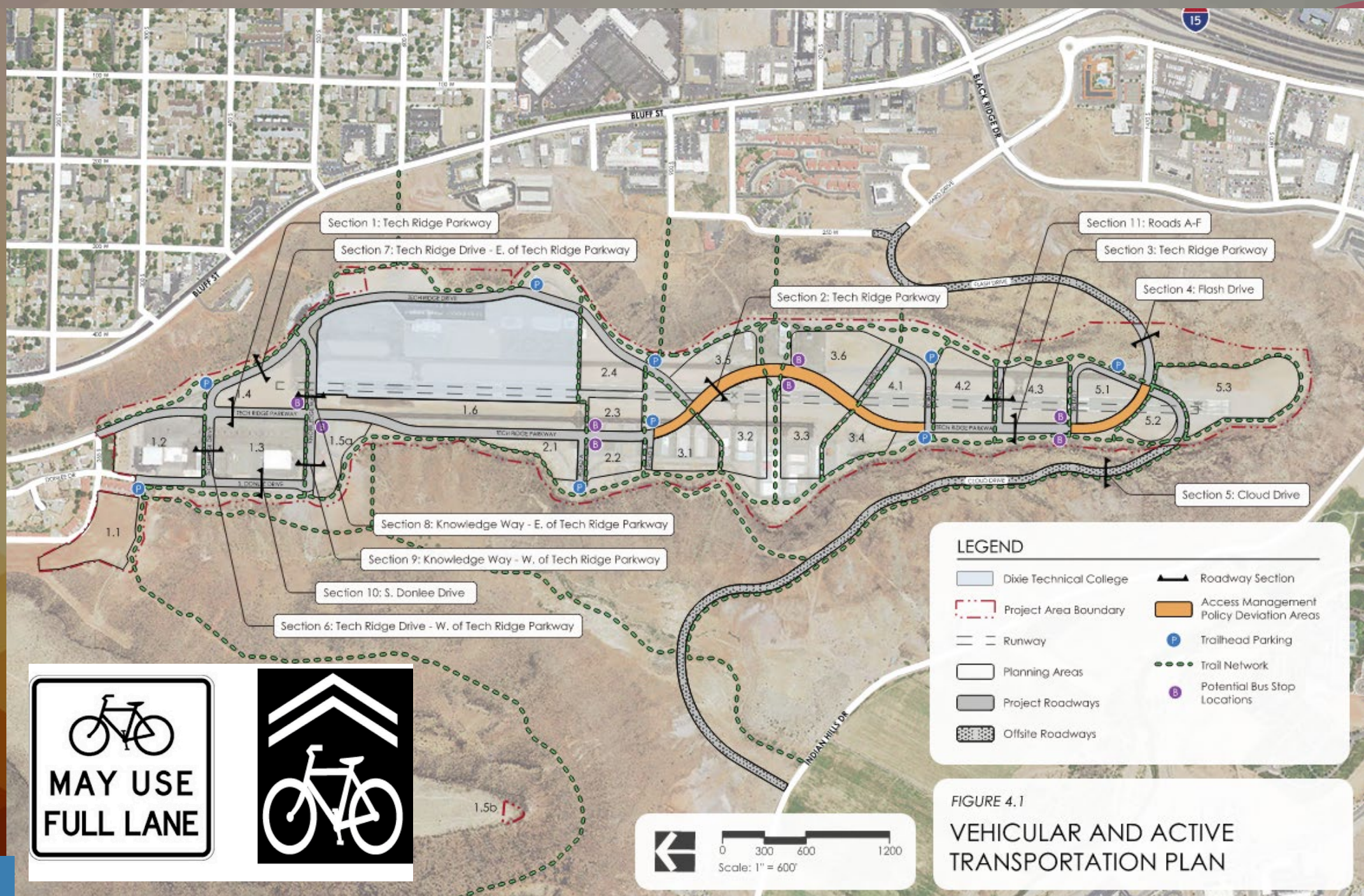


FIGURE 3.3 - TYPICAL LINEAR PARK CONNECTORS SECTION



LAND USE	MINIMUM PARKING SPACES	10-19-5 ZONING REGULATIONS
Residential: Multi-unit Dwelling	2.0 spaces per unit plus 1 guest parking space per 3 dwelling units. - For all residential units, a minimum of one shaded or covered parking space per unit shall be provided.	Same
Hotel	1 space per unit, and 2 spaces for resident manager or owner	Same
Commercial: Office	3.5 spaces per 1,000 square feet	4 spaces per 1,000 square feet
Commercial: General Retail	4.0 spaces per 1,000 square feet	Same
Commercial: Restaurant	10 spaces per 1,000 square feet of dining area plus 4 space for each 1,000 square feet of non-dining space.	Same
Uses Not Specifically Identified	Projects shall be parked in accordance with the Zone Plan or at ratios consistent with the intent of the Zone Plan.	N/A

PARKING FOR PARKS AND SPECIAL EVENTS

1.5 spaces per acre

60 acres of parkland will require 40 parking spaces

Count on-street parking towards requirement

Other Parking Considerations

Up to 25% Compact spaces

Up to 25% Shared Parking

Parking

PARKLET OPTIONS

Each parklet will use two+ on-street parking spaces

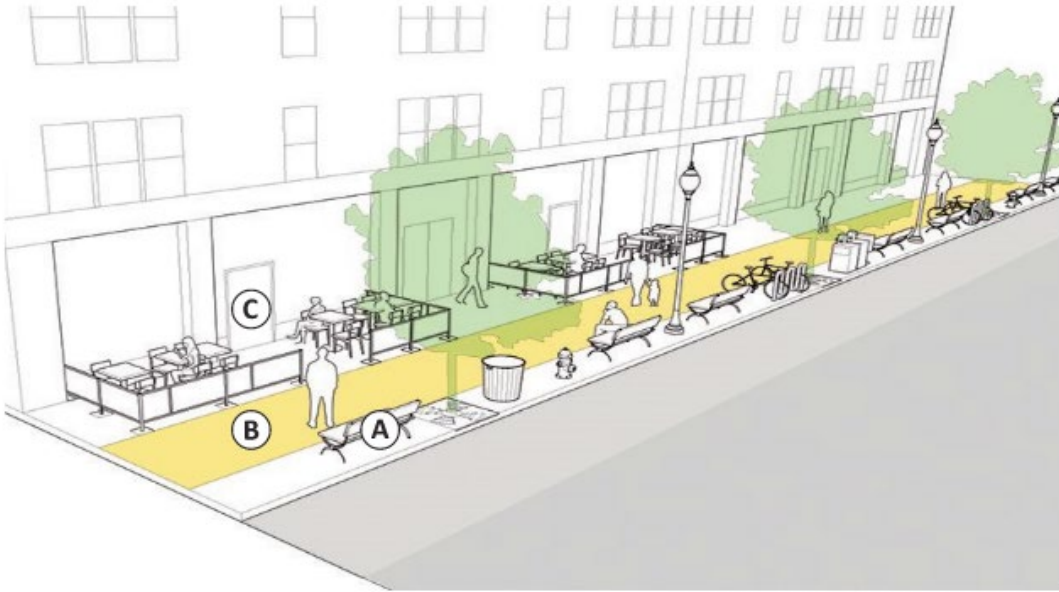


FIGURE 4.1a - THREE ZONE DESIGN

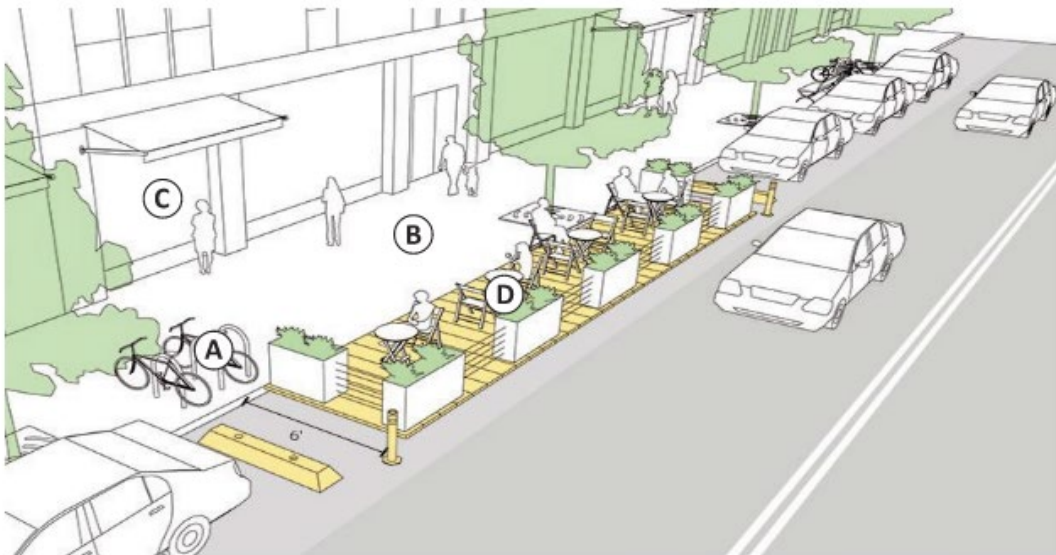
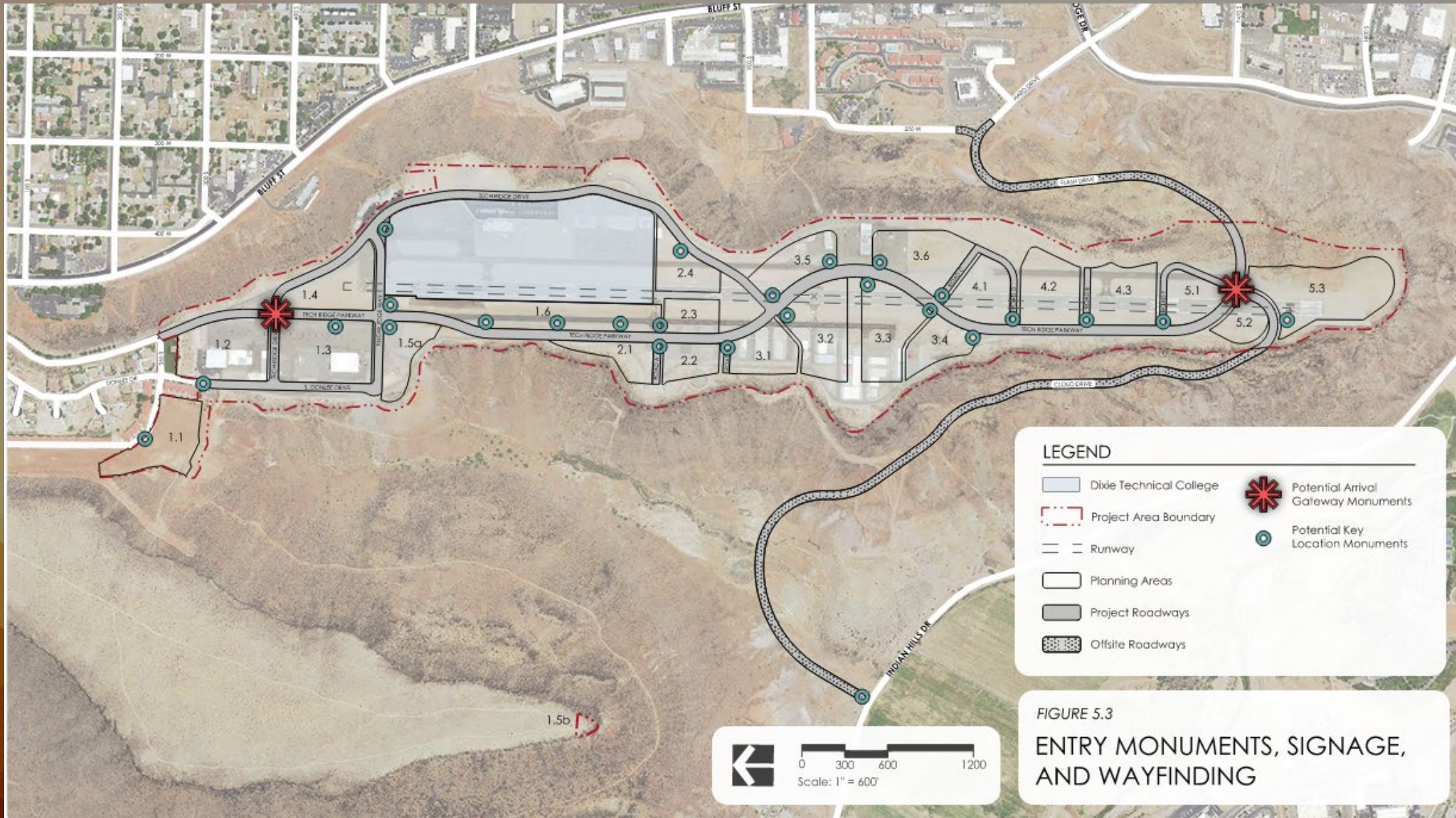


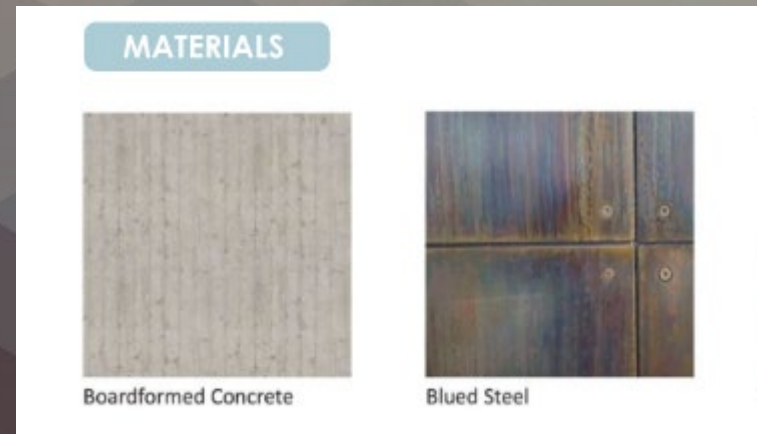
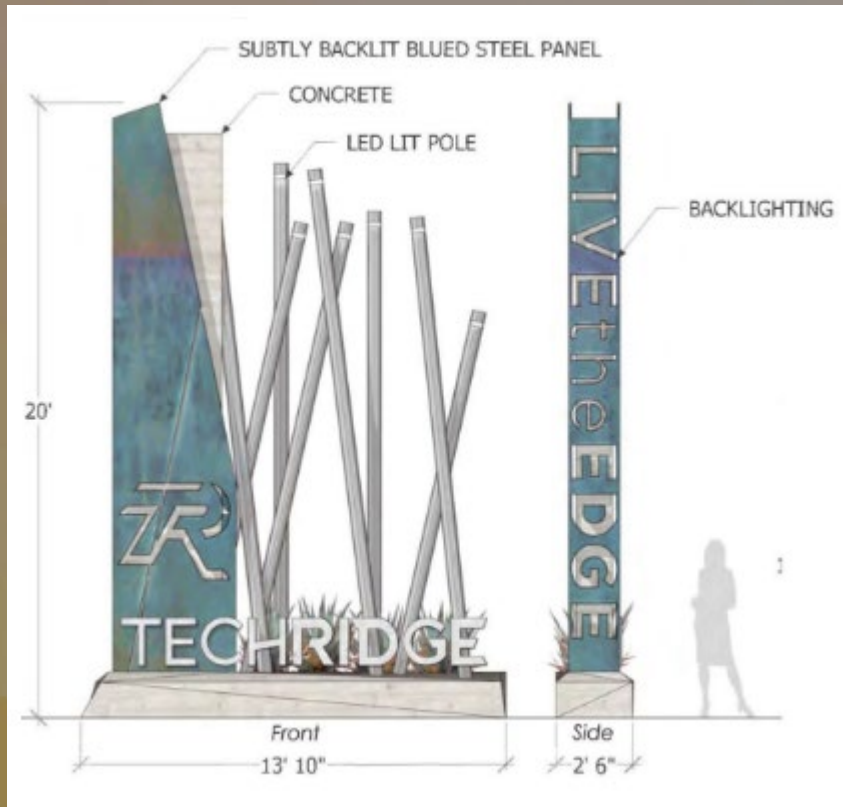
FIGURE 4.1b - POSSIBLE FOURTH ZONE

Parking

Signs



Signs



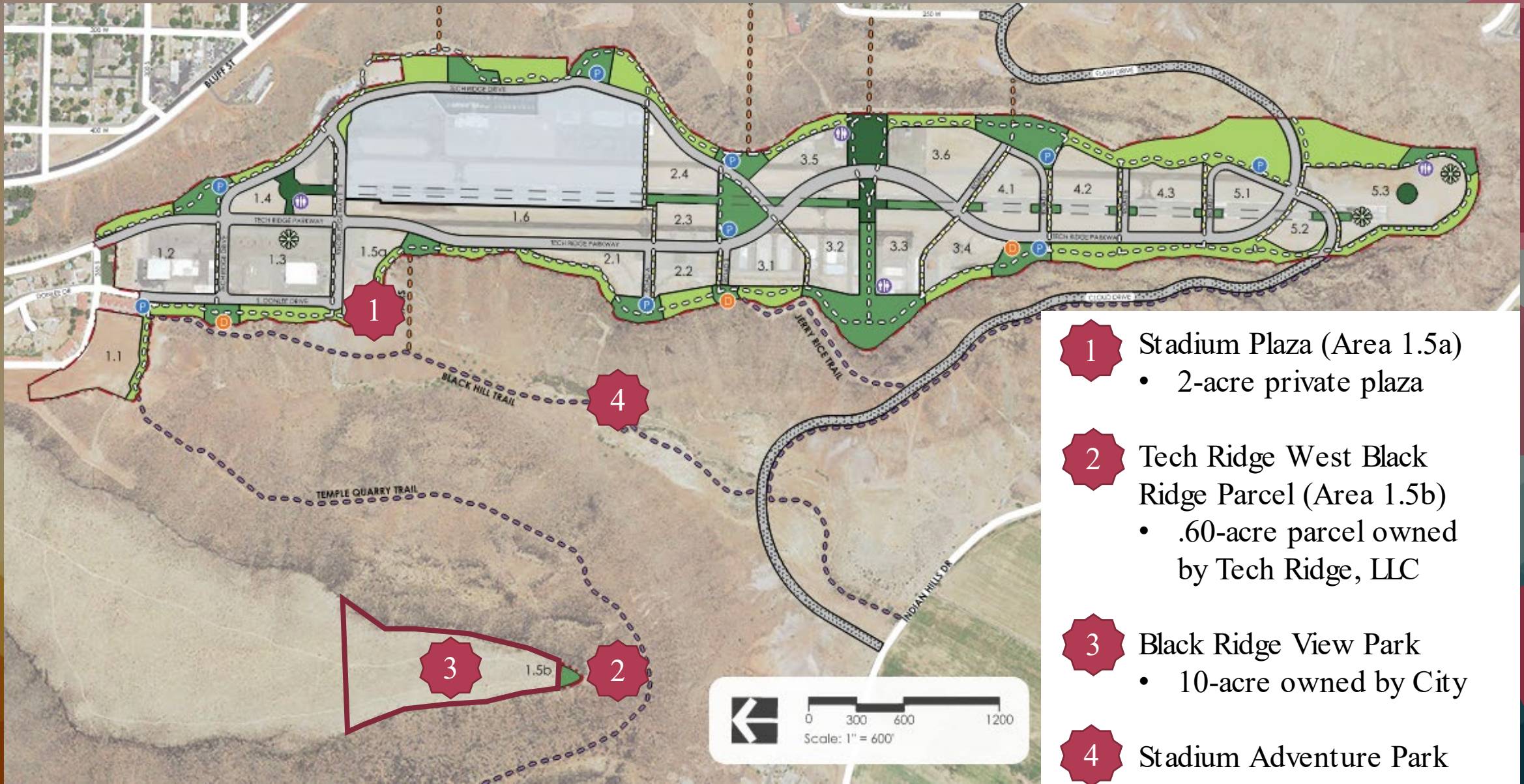
Wall Signs

No lighted signs facing off the ridge

Walls signs up to 10% or 50 sqft of façade

Animated Signs and Electronic Message Signs (EMS) – Animated and Electronic Message signs are permitted in Tech Ridge including next to residential and retail uses.

- Animated and Electronic Message signs shall not include sign rotation or movement.
- Animated and Electronic Message signs shall not be visible from off the ridge.
- Animated and Electronic Message signs shall not be located next to existing residential areas.
- Flashing or blinking signs are prohibited.



- 1** Stadium Plaza (Area 1.5a)
 - 2-acre private plaza
- 2** Tech Ridge West Black Ridge Parcel (Area 1.5b)
 - .60-acre parcel owned by Tech Ridge, LLC
- 3** Black Ridge View Park
 - 10-acre owned by City
- 4** Stadium Adventure Park

Stadium Plaza – Observation Pier and Stadium Monument



Deviations from Zoning Regulations

1. Height Variation:

- a. Building Heights up to 85'
- b. Stadium Monument height: 130'

2. Hillside Variation:

- a. Stadium Monument to extend up to 60' from the ridgeline. Other considerations with future applications
- b. Ridgeline trail bridges are planned in areas of narrow necks of land

3. Access Management Policy Deviations

- a. Major Collector Streets - Minimum signal spacing of 1,320 to be reduced to 1,200
- b. Major Collector Streets – Minimum full movement intersection spacing of 500 feet to be reduced to 300 feet

Deviations from Zoning Regulations

4. Parking

- a. Use on-street parking to count towards parkland parking
- b. 25% of all parking spaces in Tech Ridge can be reduced to:
 - Diagonal and 90-degree parking 8' x 16' (standard size 9' x 18')
 - Parallel parking 8'6" x 18' (standard size 9' x 22')
- c. Residential Parking space size reduction

The second parking space for residential units and all the guest parking can:

 - have the size reduced by 25%
 - be shared parking
- d. Shared parking reduction for 25% of the required spaces is allowed with a shared parking agreement. Between 25-33% may be approved by the City
- e. Transportation Demand Management Plan reduction may be approved by the City
- f. Parklets covering on-street parking spaces may be approved through a Conditional Use Permit

Questions



TECH RIDGE

The exclusive newsletter of Tech Ridge

TECHRIDGE

Tech Ridge is a mixed-use development designed for breakthroughs. As forward-thinking people and businesses assemble here, boundaries become permeable and collaboration becomes the norm. Close proximity and walkable spaces draw thinkers into shared physical turf designed to promote the flow of ideas. Beyond cultivating the breakthroughs they'll make, this synergistic environment marries career and personal fulfillment, mingling work and life in fluid parallel.

Visionary business leaders convene the brightest minds in a setting designed for creativity, on a mesa with a pioneering history. The innovations created here will feed a diverse and robust economy, allowing Southern Utahns to thrive here. Exhilarating experiences beckon every user to break through personal limitations, feeding their souls and senses.

On an economic and human level, Tech Ridge will enhance the future of Southern Utah. Because when people engage with people in a space built to inspire them, there are no limits to what they can do.

What's in this issue:

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VISUALIZING DENSITY - PAGE 12

RESOURCES - PAGE 13

*"What Tech Ridge is doing
is what the whole State of
Utah should be doing"*

*Former Utah Governor
John Huntsman Jr.*

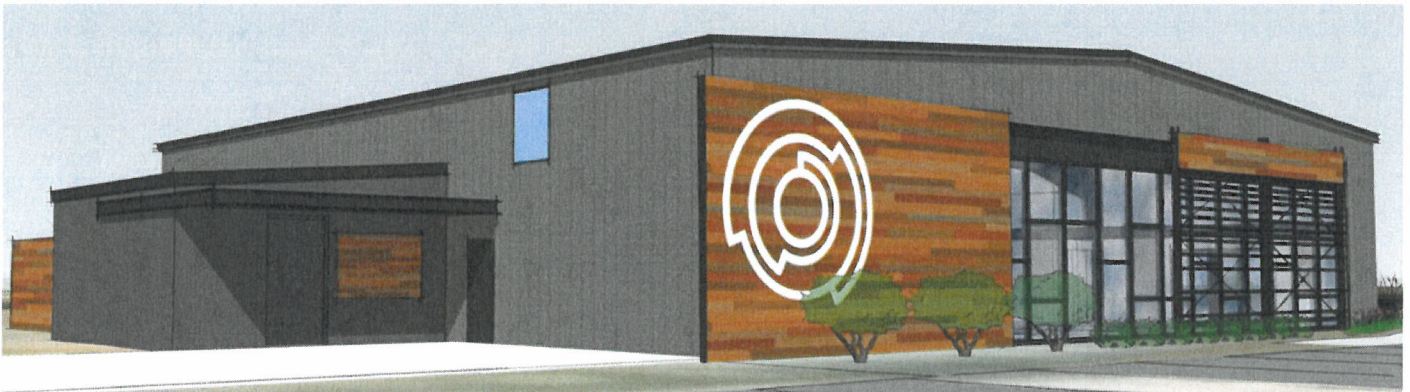
PROJECT UPDATES

Current Projects

PROJECTS PENDING PLAN APPROVAL

FEDEX HANGAR REMODEL FOR ZONOS

- Plans are ready to be submitted to the city for review/approval
- Estimated 6 months to complete after plan approval



CLOUD DRIVE / WEST ACCESS

- Gas company has started
- Curb is beginning to be slipped
- Estimated completion in 60-90 days



PROJECTS PENDING ZONE PLAN APPROVAL

SKYVIEW BUILDING FOR ZONOS / BUSYBUSY / RETAIL (100,000 S.F.)

- Financing in place
- Plans ready to submit (Core & Shell and T.I.)
- Contractor selected - Big D Construction

PAVILION

- Financing in place
- Plans ready to submit
- Contractor selected - Big D Construction

9 BUILDINGS IN AREA 1.6 (100,000 S.F.)

- Financing in place
- Plans ready to submit (Core & Shell)

TECH RIDGE PARKWAY - SOUTH EXTENSION

- Financing in place
- Plans ready to submit

KNOWLEDGE WAY - COMPLETE TO DONLEE

- Financing in place
- Plans ready to submit

DONLEE DRIVE - RECONSTRUCTION FROM TR NORTH TO KNOWLEDGE WAY

- Financing in place
- Plans ready to submit

WEST RIM TRAIL - FROM CLOUD DRIVE TO KNOWLEDGE WAY

- Financing in place
- Plans in process

ADDITIONAL PROJECTS IN PROCESS

INTERGALACTIC BUILDING (65,000 - 112,000 S.F.)

Concept drawings complete - Architecture will begin soon
Construction to begin in summer 2022

NEW TECH RIDGE BRANDING

New logo ready - New visual style & website coming soon

MEET OUR NEW

Tech Partners



Headquarters: Lehi, UT
Employees: 501 - 1,000

Looking to set up their first
satellite office on Tech Ridge.

Weave is a remote business toolbox. Their products make communicating with customers easier for businesses by integrating features like texting, phone service, fax, and reviews.

[WEAVE](#)



Headquarters: San Jose, CA
Employees: 11 - 50

Looking to set up a
satellite office on Tech Ridge.

VIA is a conversational commerce platform that helps businesses build relationships with customers on the devices and networks they use most often. They have moved away from one massive HQ building, and instead are leasing satellite offices around the nation.

[VIA](#)



Headquarters: San Clemente, CA
Employees: 6 - 10

Looking to set up their first
satellite office on Tech Ridge.

More information to come...

[CORSO](#)



Headquarters: Laguna Niguel, CA
Employees: 11 - 50

Looking to relocate from
California to Tech Ridge

Alleva is a SaaS company dedicated to providing world-class software to addiction recovery and mental health treatment centers. Their mission is to help behavioral health facilities give better care to their clients by providing state-of-the-art technology.

[ALLEVA](#)

WELCOME OUR NEW *Tech Partner!*

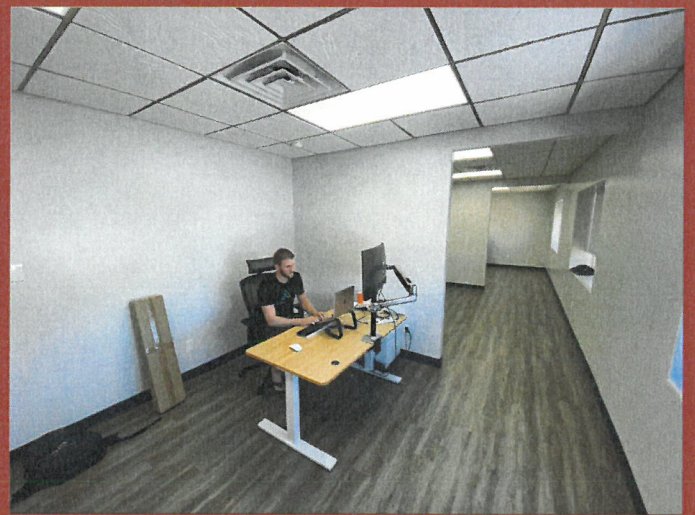


LOOK WHO'S MOVED IN!

Weave's first satellite office is officially on Tech Ridge! They set up a temporary workspace on the north side of the busy hangar. Tech Ridge updated this space for them and they officially moved in on August 2nd.

We are really excited to have them in St. George as our first official success with a satellite presence from a large Silicon Slopes company, and to be a part of the Tech Ridge partners.

Welcome, Weave!

The Weave logo, featuring a stylized infinity symbol followed by the word "weave" in a lowercase, sans-serif font.

CHANGES FROM INITIAL PROPOSAL

AS OUTLINED IN THE [PRIOR NEWSLETTER](#)

OFFICE / TECH SPACE (SQ. FT.)

Initial Proposal

2017

322,500

Current Proposal

2021

700,000

What changed? Tech space increased by 377,500 sq. ft.

Why? In the first proposal we allowed the market study to inhibit our own aspirations. As Tech Ridge has started to develop and we look at the next 15 years to complete the project, we realize that during that time, the 4 committed local Tech Companies will likely fill all the office space originally proposed and will provide all the jobs that were projected.

What changed? Service office space decreased by 22,500 sq. ft.

Why? We are monitoring the excitement and engagement from the Tech Community towards Tech Ridge, we are experiencing more engagement than we expected.

OFFICE / SERVICE SPACE (SQ. FT.)

Initial Proposal

2017

322,500

Current Proposal

2021

300,000

RETAIL SPACE (SQ. FT.)

Initial Proposal

2017

446,000

Current Proposal

2021

260,000

What changed? Retail space decreased by 186,000 sq. ft.

Why? Tech Ridge recognizes that we need to concentrate retail and limit the space to ensure successful retailers.

CHANGES FROM INITIAL PROPOSAL

AS OUTLINED IN THE [PRIOR NEWSLETTER](#)

HOTEL ROOMS

Initial Proposal

2017

422

Current Proposal

2021

600

What changed? Hotel rooms increased by 178 rooms.

Why? We increased the rooms to 600 so that we could have the potential of 4 major hotels at an average of 150 rooms each to handle business and tourism travel needs for the project. We plan that the first hotel that is part of stadium plaza will have 160 rooms.

What changed? The number of multifamily units increased by 1,327.

Why? This comes from better comprehension of the employment to housing ratio needed for the jobs we are creating on Tech Ridge, and a lot better understanding of what it takes to create a walkable pedestrian community that is free from surface parking lots. Multifamily is the best solution for housing on Tech Ridge. *See next page for further detail.*

MULTIFAMILY UNITS

Initial Proposal

2017

873

Current Proposal

2021

2,200

What changed? Increased the number of units by 4.

Why? To round out the number and help create a better employment to housing ratio. These are meant to be townhome units, primarily located on the north side of the development to act as a buffer or transition from low to high density.

RESIDENTIAL UNITS FOR SALE

Initial Proposal

2017

196

Current Proposal

2021

200

MORE ABOUT HOUSING

EMPLOYMENT TO HOUSING RATIO

The Employment to Housing ratio indicates whether an area has enough housing for employees to live near employment centers and sufficient jobs in residential areas.

An Employment to Housing ratio in the range of 1.3 to 1.6 job(s) per housing unit is considered beneficial for reducing vehicle miles traveled and creating a good job-housing balance.

The Employment to Housing ratio in the original proposal for Tech Ridge was 3.56. Today, Tech Ridge is proposing a stronger Employment to Housing ratio of 2.03 by creating a high-density environment.

Data obtained from the American Planning Association.
For more info, please check the resources page.

Ratios higher than 1.5 indicate that there may be more workers commuting into the area because of a surplus of jobs or lack of housing.

An imbalance in jobs and housing creates longer commute times, more single driver commutes, loss of job opportunities for workers without vehicles, traffic congestion, and poor air quality.

	Tech Ridge	
	Initial Proposal	Current Proposal
	2017	2021
Jobs	3,807	4,876
Multifamily Units	873	2,200
Residential Units For Sale	196	200
Employment to Housing Ratio	3.56 : 1	2.03 : 1

PLEASE CLICK HERE FOR ACCESS TO THIS DATA

[American Planning Association Article](#)

[U.S. Environmental Protection Agency Article](#)

MORE ABOUT HOUSING

Employment to Housing Ratio Comparison

APA MINIMUM TARGET (BASED ON 1.5 RATIO)

For every 12 jobs, there are 8 housing units



CURRENT PROPOSAL (2021)

For every 12 jobs, there are 5.91 housing units



INITIAL PROPOSAL (2017)

For every 12 jobs, there are 3.37 housing units



COMMON JOBS: HOUSING MEASUREMENTS AND STANDARDS

Jobs-Housing Measurement

Recommended
Target Standard
(Implies Balance)

Recommended
Target Range
(Implies Balance)

Jobs to housing units ratio

1.5 : 1

1.3 : 1 to 1.7 : 1
or 1.4 : 1 to 1.6 : 1

Jobs to employed residents ratio

1 : 1

0.8 : 1 to 1.25 : 1

PLEASE CLICK HERE FOR ACCESS TO THIS DATA

[American Planning Association Article](#)

MORE ABOUT HOUSING

High Density Benefits

SHORTER COMMUTE

Workplaces that are centrally located and accessible to more households can reduce not only vehicle miles traveled but fuel consumption and greenhouse emissions associated with commuting trips.



LIVENS RETAIL

Housing density also assists in activating retail in concentrated locations. We are committed to helping retailers on Tech Ridge succeed. The 3 major retail areas in Tech Ridge are planned to be a 5 min walk from each other.



LESS SURFACE PARKING

Housing density helps us keep the project walkable and it's necessary in our objective to have no surface parking. Vasion is a good example of standard buildout seen in St. George. We built their building on 1.25 acres and we parked them on 1.25 acres. If all of Tech Ridge was built out like Vasion, 24% of all pad area on Tech Ridge would end up being surface parking lots. Housing density helps us pay for office parking to go under a building so the community looks and feels more walkable and pedestrian friendly (see page 12).



WATER CONSERVATION



High density multifamily housing has the lowest water use of any development. High density multifamily housing uses 50% of the water used in already water conservative communities like Sunriver and Desert Color.

MORE HOUSING OPPORTUNITIES



Employers on Tech Ridge have shared that one of their main problems is finding housing for their new hires. EDC Utah also stated that one of the main problems tech companies are facing when considering bringing their business to St. George is available office space and available housing for their workers.

EMPLOYMENT TO HOUSING BALANCE

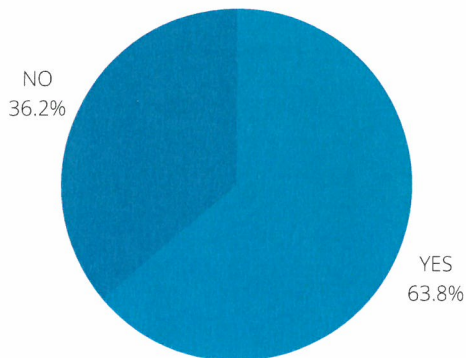
For a good employment to housing balance, the targeted ratio is 1.5 jobs to 1 residence (see page 9, reference). Tech Ridge is proposing 2 jobs overall to 1 residence. We know that the 2,400 units falls below the ideal target for jobs being created on Tech Ridge. Our goal was to stay under the old PD-MU maximum density of 22 dwelling units per acre, based on 120 acres (after excluding areas designated for parks) at Tech Ridge. If the City Council wants this number increased to meet the 1.5 ratio, we would need to build 3,250 housing units on Tech Ridge.



CURRENT TECH RIDGE DATA

St. George / Tech Ridge - Employee Survey

On **July 29th, 2021** we sent out a housing survey to employees of our current Tech Partners (busybusy, Dixie Tech, Intergalactic, Vasion and Zonos) as well as our new Tech Partners (Alleva, Corso, Via and Weave), and we received 210 responses. Here's what we found:



Q: WOULD YOU BE INTERESTED IN LIVING ON TECH RIDGE?

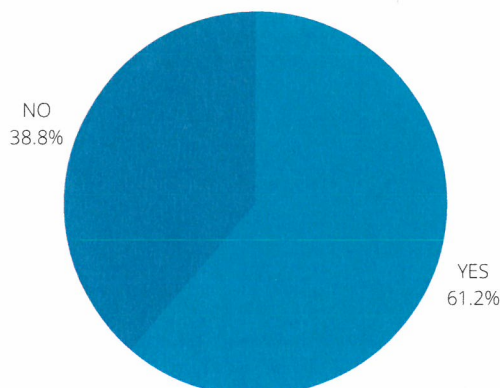
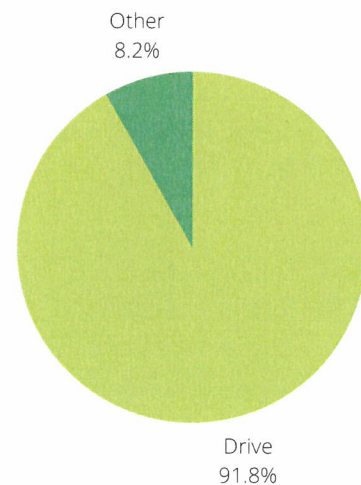
Out of 210 responders, 134 employees responded YES, and 76 responded NO.

Based on these responses, the employment to housing ratio needed on Tech Ridge is **1.56 : 1**.

This data overwhelmingly coincides with the employment to housing ratio recommended by the American Planning Association.

Q: CURRENTLY, HOW DO YOU COMMUTE TO WORK?

Out of the 134 employees who are interested in living on Tech Ridge, 123 responded saying they drive to work every day. If we are able to bring more housing to the area it would significantly reduce the percentage of vehicles driving to and from Tech Ridge, positively impacting the volume of local traffic overall.



Q: IS IT IMPORTANT TO YOU TO LIVE CLOSE ENOUGH TO WALK OR BIKE TO WORK?

Out of the 134 employees who are interested in living on Tech Ridge, 82 of them said it's important to them to live close enough to work so they could walk or bike instead of drive to work.

VISUALIZING DENSITY

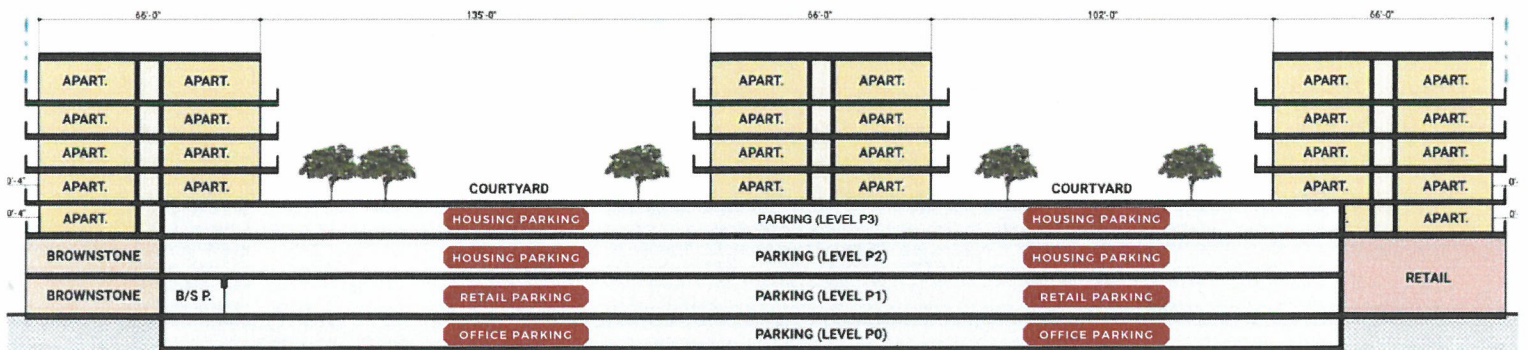
SURFACE PARKING



HIGH DENSITY PARKING



HIDDEN PARKING STRUCTURE



RESOURCES

TECHRIDGE

WEBSITE

<https://techridge.com/>

EMPLOYMENT TO HOUSING RATIO ARTICLES

[American Planning Association Article](#)

[U.S. Environmental Protection Agency Article](#)

TECH RIDGE NEWSLETTERS

[July 2021 - Newsletter](#)

TECH RIDGE MANAGING PARTNER

Isaac Barlow - isaac@techridge.com

QUESTIONS ABOUT THIS NEWSLETTER?

Stephanie Sparks - stephanie@zonos.com

For more information on Tech Ridge, please watch Isaac Barlow's [presentation for the Utah League of Cities and Towns](#).