

**NOTICE OF JOINT WORK MEETING OF THE
CITY COUNCIL AND THE PLANNING COMMISSION
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council and the Planning Commission of the City of St. George, Washington County, Utah, will hold a work meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, October 7, 2021 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Discussion regarding the preliminary master plan for the Sandberg property.**

**** MOVE TO THE CITY COUNCIL CHAMBERS FOR THE
CITY COUNCIL REGULAR MEETING****

**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 in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, October 7, 2021 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

- 1. Consent Calendar.**
 - a. Consider approval of an amendment to the existing Fixed-Base Operator Operating and Lease Agreement with Above View, LLC to amend the ground rental rate.**

BACKGROUND and RECOMMENDATION: Above View's original lease agreement was executed in 2010. This amendment will change the ground rental rate, effective January 1, 2021 as outlined in Exhibit A. Staff recommends approval.

b. Consider approval of a reasonable accommodation agreement for Access Foundation to operate a residential support home at 240 West 200 North for men with disabilities.

BACKGROUND and RECOMMENDATION: Access Foundation submitted a request to provide residential support housing, for up to 14 men with a disability due to alcohol or drugs, in a home located at 240 W 200 N. The city denied the original request. The applicant appealed, then withdrew the appeal and filed a new request with more details. Staff recommends twelve (12) residents be allowed based on the necessity and reasonableness findings in the agreement and on the conditions outlined in the agreement.

c. Consider approval of a bid for the Millcreek Sewer Outfall Line Replacement Project.

BACKGROUND and RECOMMENDATION: The Millcreek Sewer Outfall Line is an 18" diameter sewer line that needs to be upsized to a 36" diameter line to accommodate growth in the Washington area and the Millcreek Industrial Park area. This is a complex project as the Millcreek Power Substation and Generation Facility have been built next to the sewer line. There were only two (2) bidders for the project and the low bid (\$5.3M) was substantially higher than what was budgeted for the project (\$1M). Staff is working with the low bid contractor to "value engineer" the project in hopes of reducing the construction costs to \$3M. Staff recommends approval.

d. Consider approval of the minutes from the meetings held on October 22, 2020; June 10, 2021; September 20, 2021; and September 23, 2021.

2. Public hearing and resolution to review and approve amendments to the Fiscal Year 2021-2022 Budget.

BACKGROUND and RECOMMENDATION: City departments have submitted requests for adjustments to their fiscal year 2021-22 department budgets per their review and forecasts based upon completion of approximately 25% of the fiscal year. Budget opening requests submitted consist primarily of projects approved and started in the previous year which need to be carried over to the current year; project re-allocations; new contractually- funded or grant-funded projects, and unforeseen property purchases. Staff recommends taking public comment and approval of the resolution.

3. Public hearing and consideration of a subdivision amendment/easement vacation for Tuscan Hills Townhomes Phase 1 Amended, Partial Amendment A by realigning lots 103-104, 123-136, and 129-136 to better accommodate the driveway access for each unit.

BACKGROUND and RECOMMENDATION: This request is to amend a portion of the subdivision plat for Tuscan Hills Townhomes Phase 1 by reconfiguring the private lots to better accommodate the driveway approaches. By doing so a portion of the common area (public utilities and drainage easement) will be converted to private area, and some private area will be converted to common area. This is located at 1055 West and 1060 West Gap Canyon Parkway; zoning is PD-R. The Joint Utilities Commission recommended approval.

4. **Public hearing and consideration of a subdivision amendment/easement vacation for Whisper Ridge Phase 4 and Whisper Ridge Phase 5 to merge lot 34 in Phase 4 and lot 37 in Phase 5 together into one lot and to vacate the public utilities and drainage easement located between said lots.**

BACKGROUND and RECOMMENDATION: This request is to merge Lot 34, Whisper Ridge Phase 4, and Lot 37, Whisper Ridge Phase 5 together into one lot and to vacate the public utilities, and drainage easement located between said lots. This is located at approximately 1180 West Fandango Circle; zoning is R-1-10. The Joint Utilities Commission recommended approval.

5. **Consider lifting the daytime irrigation restrictions for those that irrigate with culinary water.**

BACKGROUND and RECOMMENDATION: The Council approved daytime irrigation restrictions for those that irrigate with culinary water on April 15, 2021. This action was taken to avoid water loss due to evaporation by irrigating during the heat of the day through the summer season. With the cooler fall temperatures, staff is recommending the restrictions be lifted as of October 1, 2021. Staff encourages customers to dial back their irrigation cycles to a maximum of twice a week as landscapes need less water during the cooler temperatures as well as to reduce the depletion in reservoirs which are at low levels of storage.

6. **Consider approval of an ordinance amending 10-10-1 of City Code to amend the use table in the Airport Vicinity Zones. Case No. 2021-ZRA-010**

BACKGROUND and RECOMMENDATION: This proposal is an amendment to city code 10-10-1 to amend the airport vicinity zones use list. This use list was not amended when the new Title 10 regulations were adopted in 2019. The proposed use list represents appropriate uses for each airport zone. The Planning Commission recommended approval.

7. **Consider approval of an ordinance amending the Atkinville Interchange Area Commercial zone for a conceptual site plan, elevations, and colors and materials to be known as SunRiver Patio Furniture on approximately 5.06 acres located south of Nighthawk Drive, west of Pioneer Road, and east of Sand Piper Drive. Case No. 2021-ZCA-062**

BACKGROUND and RECOMMENDATION: The proposal is for a new 96,158 square foot commercial patio furniture building. The underlying general plan is COM (Commercial). The Planning Commission recommended approval.

8. **Consider approval of an ordinance amending the Atkinville Interchange Area Commercial zone for a conceptual site plan, elevations, and colors and materials to be known as SunRiver Flex Commercial on approximately 6.98 acres located north of Nighthawk Drive, west of Pioneer Road, and east of Sand Piper Drive. Case No. 2021-ZCA-063**

BACKGROUND and RECOMMENDATION: The proposal is for a new 79,903 square foot flex commercial building. The underlying general plan is COM (Commercial). The Planning Commission recommended approval.

9. **Consider approval of an ordinance amending Lot 6 of Tonaquint Center Phase 2 2nd Amended and Extended at Tonaquint Center PD-C (Planned Development Commercial) zone to build an office building to provide office space for the Tonaquint Data Center to be known as TDC Office Building on approximately 1.16 acres located at 1600 South 1108 West. Case No. 2021-ZCA-056**

BACKGROUND and RECOMMENDATION: The underlying general plan is COM (Commercial) with adjacent zoning of PD-C (Planned Development Commercial) and PD-R (Planned Development Residential). The Planning Commission recommended approval.

10. **Consider approval of an ordinance amending the Walmart PD-C (Planned Development Commercial) zone to expand the online grocery pick up area and to give the overall store a paint face lift to be known as Walmart 3220 Expansion on approximately 22.87 acres located at 2610 Pioneer Road. Case No. 2021-ZCA-059**

BACKGROUND and RECOMMENDATION: The underlying general plan is COM (Commercial) with adjacent zoning of PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential Minimum 10,000 sq. ft. lots). The Planning Commission recommended approval.

11. **Consider approval of an ordinance amending the Red Cliffs Mall PD-C (Planned Development Commercial) zone in order to adjust their sign approval to be known as Red Cliffs Mall Signage PD Amendment on approximately 39.37 acres generally located on the southwest intersection of Red Cliffs Drive and Mall Drive. Case No. 2021-ZCA-058**

BACKGROUND and RECOMMENDATION: The applicant is clarifying the height of one (1) approved sign, proposing distance between two (2) signs, and asking for two (2) additional on-site directional signs. The underlying general plan is COM (Commercial). The Planning Commission recommended approval.

12. **Consider approval of an ordinance amending the Desert Color PD-C (Planned Development Commercial) zone to allow a 16-unit building to be known as Cove at Desert Color Phase 5 Lot 501 on approximately 0.47 acres located on Lagoon Parkway at approximately 900 West. Case No. 2021-ZCA-060**

BACKGROUND and RECOMMENDATION: The proposal is for a multi-family phase of Desert Color consisting of 16 condominium units with a density of 34 dwelling units per acre. The underlying general plan is TC (Town Center). The Planning Commission recommended approval.

13. **Consider approval of the preliminary plat for Desert Garden Cove, a 10-lot residential subdivision located along Valley View Drive at approximately 950 West.**

BACKGROUND and RECOMMENDATION: This is the preliminary plat for Desert Garden Cove, a 10-lot residential subdivision located along Valley View Drive at approximately 950 West. The Planning Commission recommended approval.

14. **Consider approval of the preliminary plat for Palermo Pass at Divario, a 189-lot residential subdivision located within the Divario development at the intersection of the future extension of Alienta Drive and the future extension of Divario Canyon Drive.**

BACKGROUND and RECOMMENDATION: This is the preliminary plat for Palermo Pass at Divario, a 189-lot residential subdivision located within the Divario development at the intersection of the future extension of Alienta Drive and the future extension of Divario Canyon Drive. The Planning Commission recommended approval.

15. **Consider approval of the preliminary plat for Riverside Automotive, a 2-lot commercial subdivision located at the intersection of Foremaster Drive and Riverside Drive.**

BACKGROUND and RECOMMENDATION: This is the preliminary plat for Riverside Automotive, a 2-lot commercial subdivision located at the intersection of Foremaster Drive and Riverside Drive. The Planning Commission recommended approval.

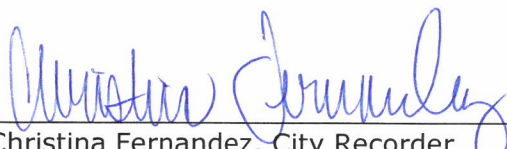
16. **Consider approval of the preliminary plat for Tuweap Drive Development, a 2-lot residential subdivision located along Tuweap Drive at approximately 1850 North.**

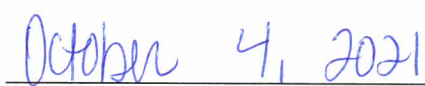
BACKGROUND and RECOMMENDATION: This is the preliminary plat for Tuweap Drive Development, a 2-lot residential subdivision located along Tuweap Drive at approximately 1850 North. The Planning Commission recommended approval.

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

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

19. **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.

**ADDENDUM TO THE CITY COUNCIL AGENDA
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, October 7, 2021 commencing at 5:00 p.m.

The addendum to the agenda is as follows:

1. Consent Calendar.

e. Consider approval of an interlocal agreement between the city and Washington County for the County to contribute to the funding for the construction of the Keyhole Wash Trailhead.

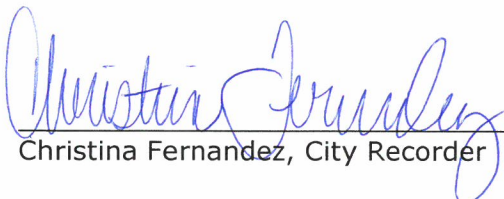
BACKGROUND and RECOMMENDATION: The city is preparing to construct a trailhead in the Keyhole Wash area in the Divario development to ensure public access to the Green Valley Trail system and climbing area. Washington County is willing to contribute \$75,000 from the tourism tax revenues that must be spent to promote tourism and recreation in the county. This agreement sets out the terms for the county to contribute the money to the city for the construction of the trailhead. Staff recommends approval.

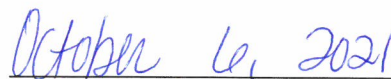
20. Consider a resolution approving the Transit Title Six Report for Suntran.

BACKGROUND and RECOMMENDATION: The Title VI Report has been updated and completed. The data (including the new census data) has been updated in the report. No other changes were made. Staff recommends approval.

21. Appoint election workers for the general election to be held on November 2, 2021.

BACKGROUND and RECOMMENDATION: State Law requires that all election workers be appointed by the City Council at least 15 days before the election. Staff recommends approval of the list of election workers.


Christina Fernandez, City Recorder


Date

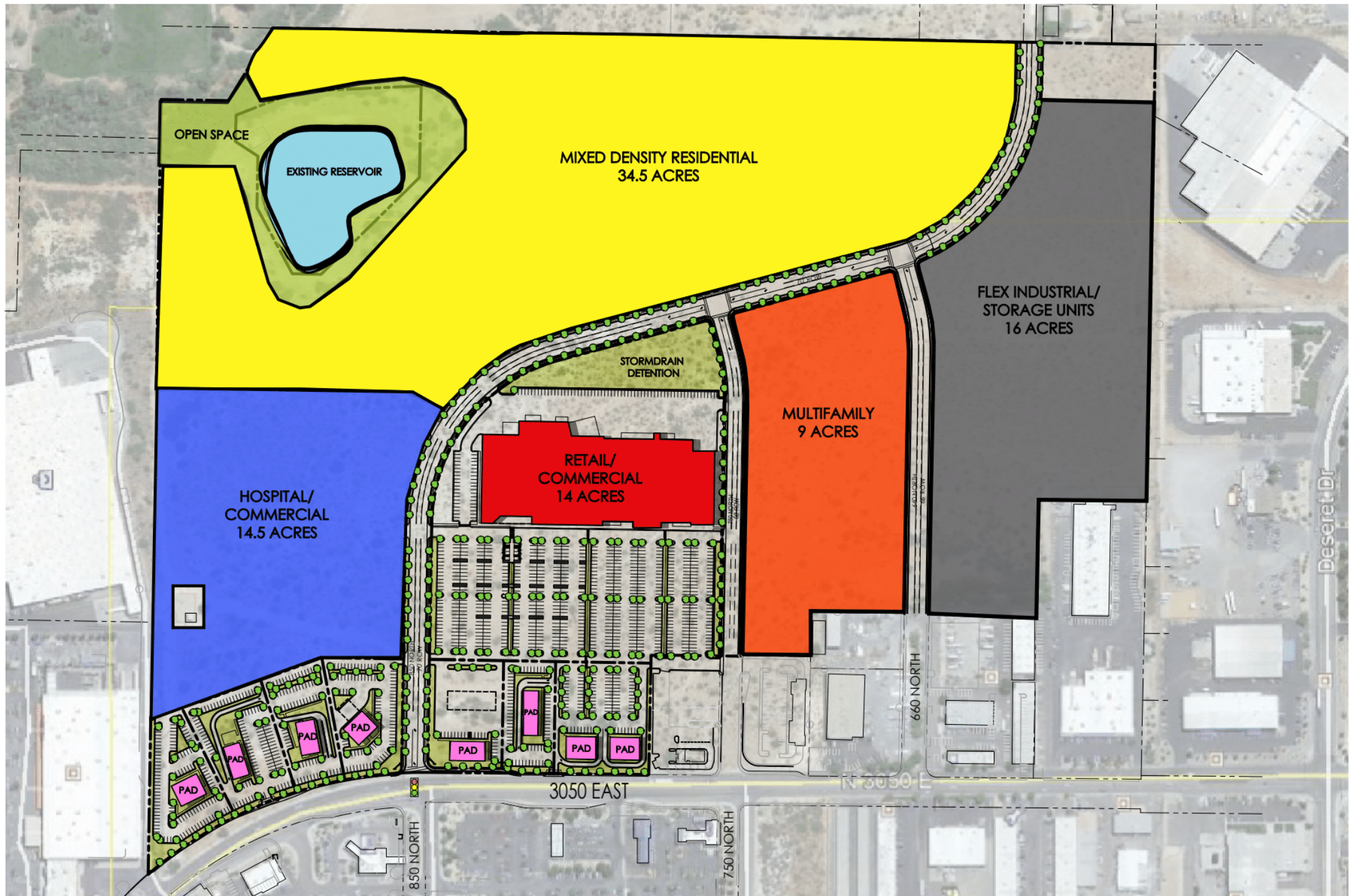
REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

St. George Work Session

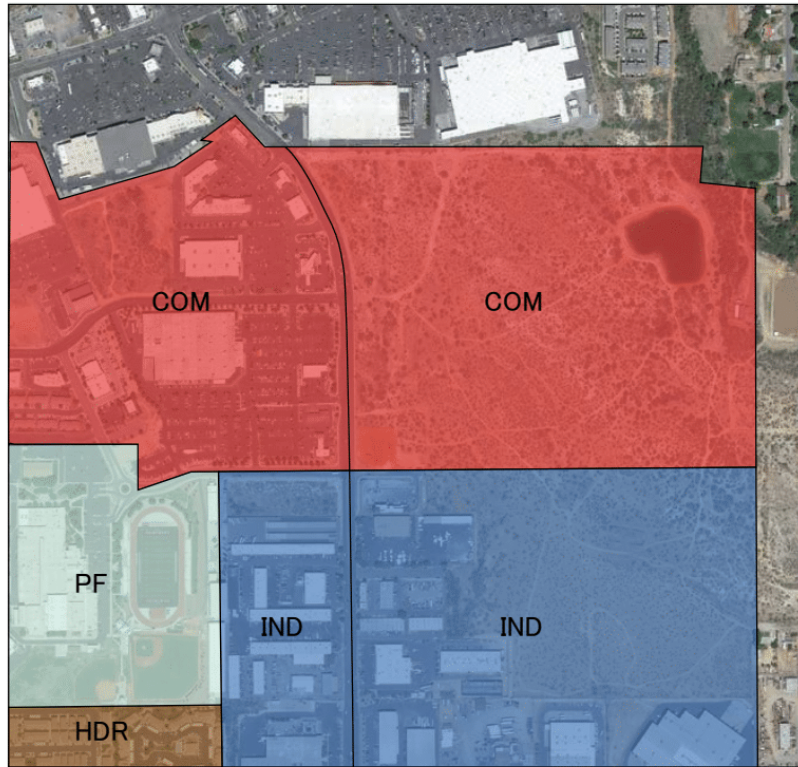
Sandberg Family White Hills Development

10-7-21

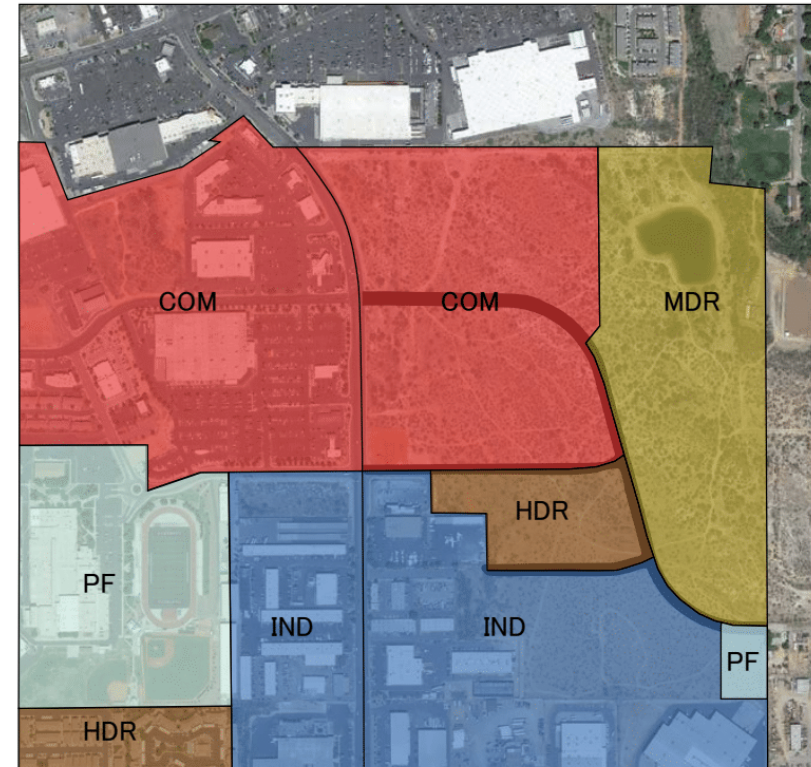




- MIXED DENSITY RESIDENTIAL
- HOSPITAL/COMMERCIAL
- MULTIFAMILY
- FLEX INDUSTRIAL/STORAGE UNITS
- RETAIL/COMMERCIAL
- PAD SITE & DRIVE-THRU
- OPEN SPACE



EXISTING GENERAL PLAN



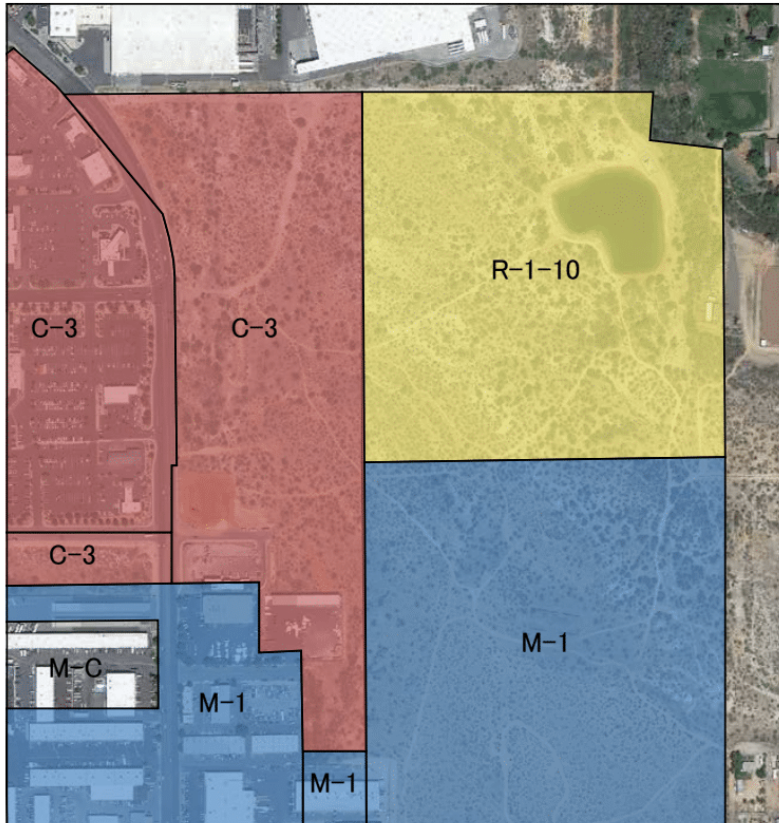
PROPOSED GENERAL PLAN



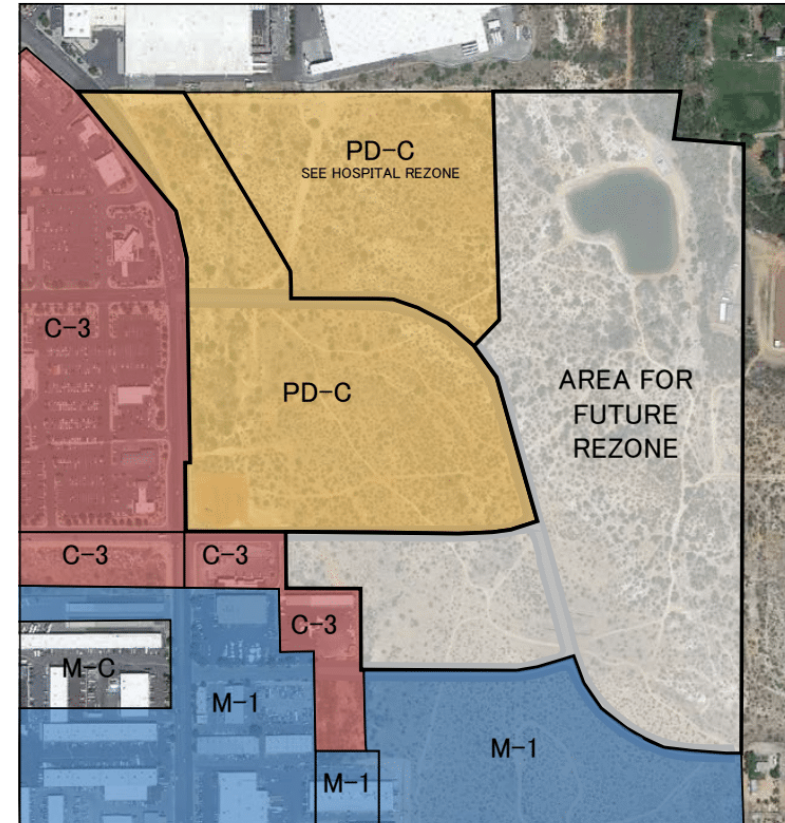
SAINT GEORGE WHITE HILLS DEVELOPMENT GENERAL PLAN AMENDMENT

SAINT GEORGE, UTAH





EXISTING ZONING



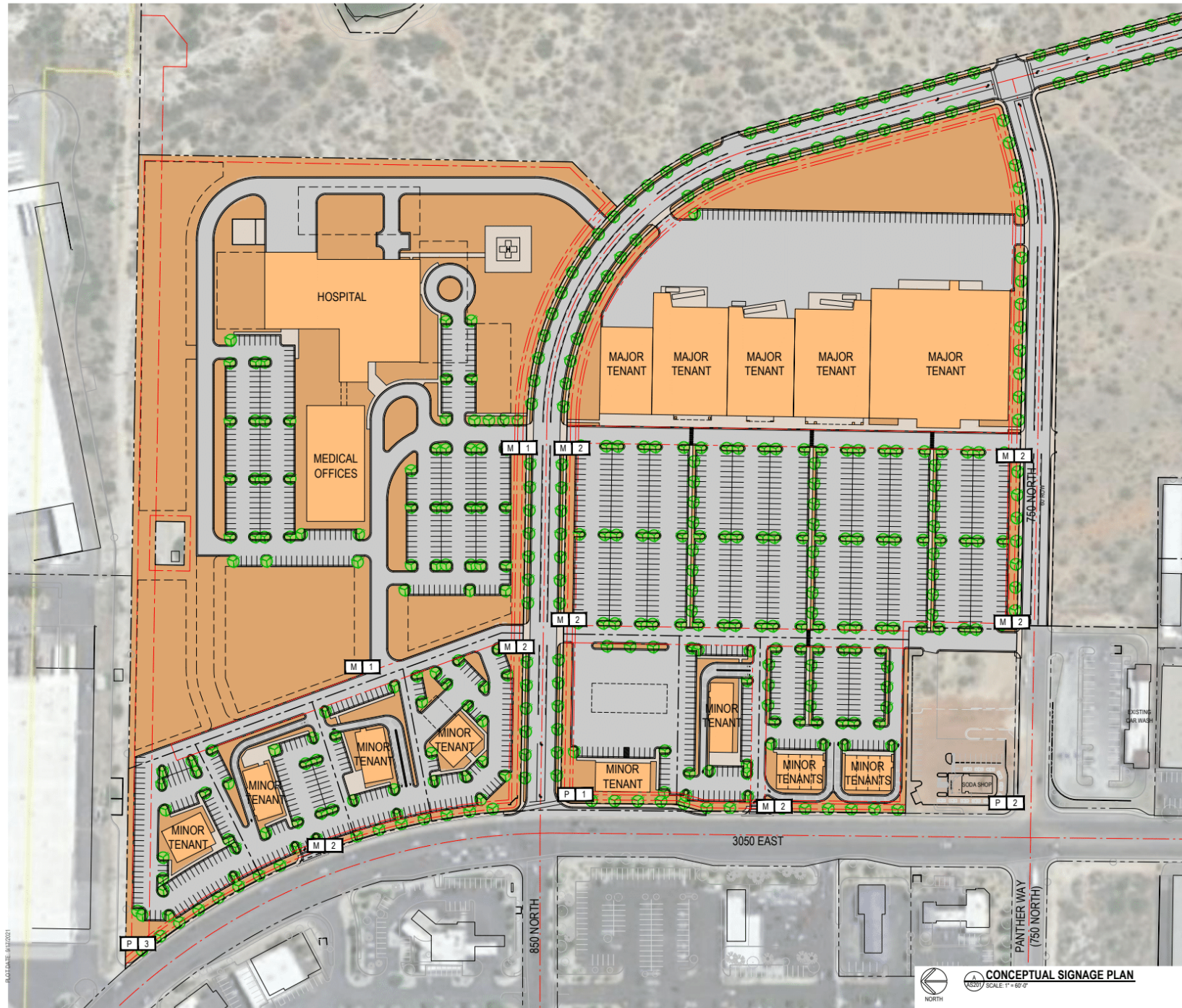
PROPOSED ZONING



SAINT GEORGE WHITE HILLS DEVELOPMENT PD-C INITIAL ZONE CHANGE

SAINT GEORGE, UTAH





PROPOSED SIGNAGE: 100

PYLON SIGNS:

- P.1: PYLON SIGN W/ MESSAGE BOARD.
HEIGHT: 30' MAX.
AREA: 300 SQ. FT. MAX.
HOSPITAL MAJOR TENANTS, MINOR TENANTS.
- P.2: PYLON SIGN.
HEIGHT: 30' MAX.
AREA: 300 SQ. FT. MAX.
MAJOR TENANTS, MINOR TENANTS.
- P.3: PYLON SIGN.
HEIGHT: 30' MAX.
AREA: 300 SQ. FT. MAX.
MAJOR TENANTS, MINOR TENANTS.

MONUMENT SIGNS:

- M.1: SINGLE TENANT MONUMENT SIGN.
HEIGHT: 10' MAX.
AREA: 100 SQ. FT. MAX.
- M.2: MULTI-TENANT MONUMENT SIGN.
HEIGHT: 10' MAX.
AREA: 100 SQ. FT. MAX.



This drawing was produced as a 24" x 36" sheet. If it has been produced on any other size sheet, it is hereby a reduced copy. Date: 09/17/21

PROJECT NO: 1823
DRAWN BY: MJV
CHECKED BY: DJV

REVISIONS:

OWNER: GARN DEVELOPMENT
PROJECT: SAINT GEORGE WHITE HILLS DEVELOPMENT
LOCATION: SAINT GEORGE, UTAH 84791

CONCEPTUAL
SIGNAGE
PLAN

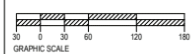
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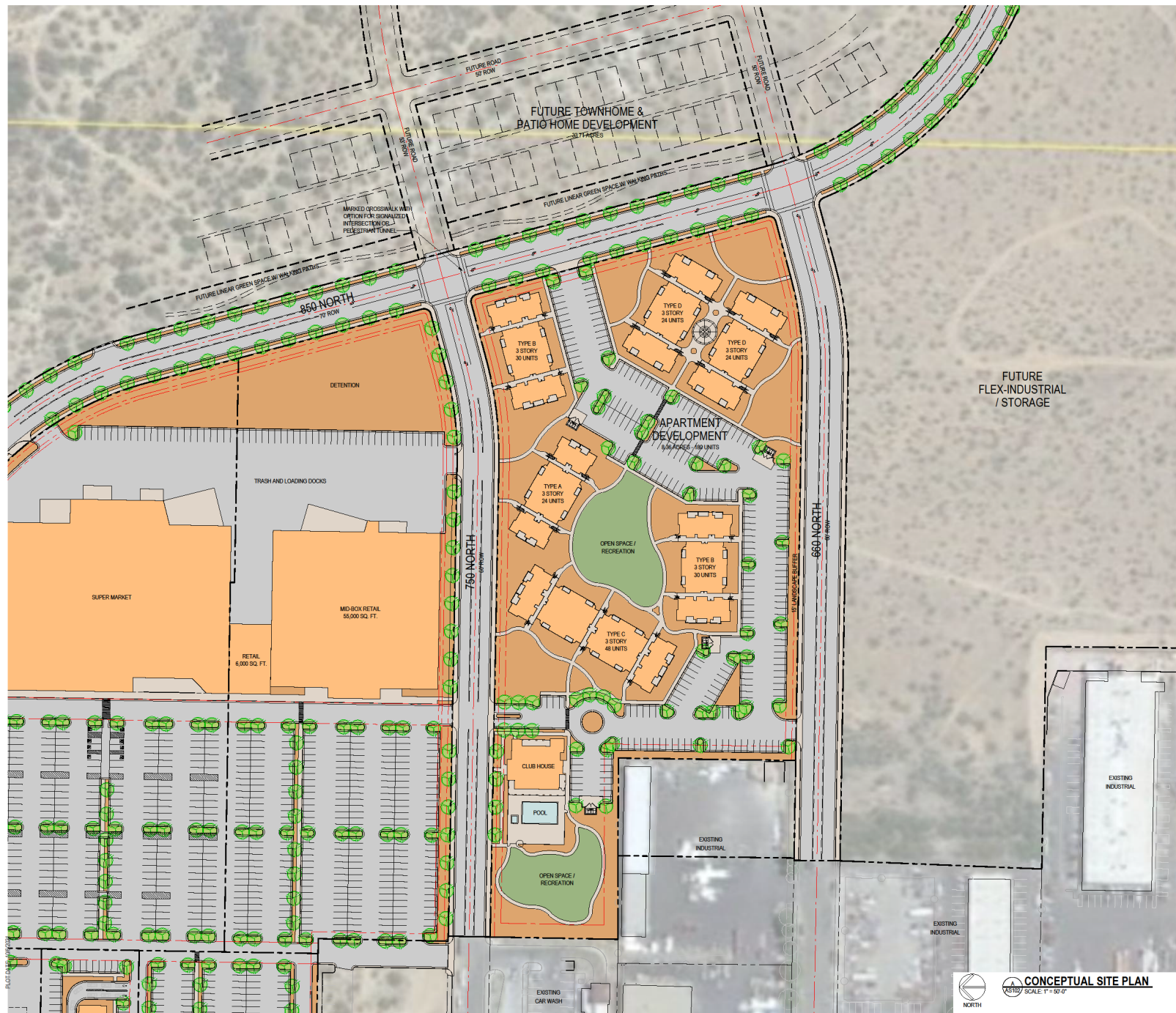
AS201

DATE: 09/17/21



CONCEPTUAL SIGNAGE PLAN
SCALE: 1" = 60'-0"





703 E. 100 S. Suite 200
St. George, UT 84790
801-437-7379

PROJECT NO: 18025
DRAWN BY: M/V
CHECKED BY: D/V

REVISIONS:

OWNER: GARN DEVELOPMENT
PROJECT: SAINT GEORGE WHITE HILLS DEVELOPMENT
LOCATION: SAINT GEORGE, UTAH 84791

CONCEPTUAL
SITE PLAN

SHEET NUMBER:
AS102
DATE: 10/06/21



CONCEPTUAL SITE PLAN
SCALE: 1" = 60'-0"

