

**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, April 14, 2022, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. Consider approval of the corporate Letter of Intent (property purchase) between Wells Fargo Bank, N.A. and the City of St. George.

BACKGROUND and RECOMMENDATION: Wells Fargo Bank, N.A. has delivered to the City, a corporate Letter of Intent setting forth the intent of the Bank to sell certain real property to the City for a price currently being negotiated. The Agreement sets forth the general terms of the transaction (subject to a final purchase agreement). If the general terms are acceptable to the City, the City Council can approve and authorize the Mayor to countersign the Letter of Intent as a pre-cursor to the final purchase agreement. Staff recommends that the Council discuss the Letter of Intent and if acceptable, make a motion approving the Letter of Intent and authorizing the Mayor to sign.

2. Consider approval of the preliminary plat for Goodboro Townhomes, a 73-lot residential subdivision located within the Desert Color development just north of the roundabout at the intersection of Desert Color Parkway and Lagoon Parkway.

BACKGROUND and RECOMMENDATION: This project is located within the Desert Color development. The general plan designation on this project is TC (Town Center) and the current zoning is PD-R - TNZ (Planned Development Residential - Traditional Neighborhood Zone - Resort). A zone change amendment for this project was approved on April 7, 2022. At its meeting held on March 8, 2022, the Planning Commission recommended approval.

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

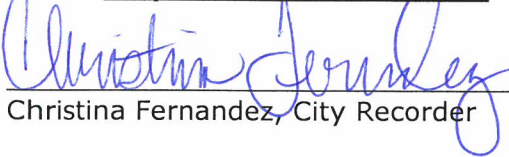
Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, April 14, 2022, commencing at approximately 4:00 p.m.

The agenda for the meeting is as follows:

- 1. Discussion regarding group homes.**
- 2. Discussion regarding business licensing for mobile vendors.**

3. **Discussion regarding the 5-year plans for public safety.**
4. **Reports from Mayor, Councilmembers, and City Manager.**
5. **Request a closed session.**



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.



Agenda Date: 04/14/2022

Agenda Item Number: 01

Subject:

Consider approval of the corporate Letter of Intent (property purchase) between Wells Fargo Bank, N.A. and the City of St. George.

Item at-a-glance:

Staff Contact: Jami Brackin

Applicant Name: n/a

Reference Number: n/a

Address/Location:

n/a

Item History (background/project status/public process):

n/a

Staff Narrative (need/purpose):

Wells Fargo Bank, N.A. has delivered to the City, a corporate Letter of Intent setting forth the intent of the Bank to sell certain real property to the City for a price currently being negotiated. The Agreement sets forth the general terms of the transaction (subject to a final purchase agreement). If the general terms are acceptable to the City, the City Council can approve and authorize the Mayor to counter-sign the Letter of Intent as a pre-cursor to the final purchase agreement.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends that the Council discuss the Letter of Intent and if acceptable, make a motion approving the Letter of Intent and authorizing the Mayor to sign.

Agenda Date: 04/14/2022

Agenda Item Number: 02

Subject:

Consider approval of the preliminary plat for Goodboro Townhomes, a 73-lot residential subdivision located within the Desert Color development just north of the roundabout at the intersection of Desert Color Parkway and Lagoon Parkway.

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Bob Hermandson, Bush & Gudgell

Reference Number: Case No. 2022-PP-003

Address/Location:

Project is located within the Desert Color Development just north of the roundabout at the intersection of Desert Color Parkway and Lagoon Parkway

Item History (background/project status/public process):

This project is located within the Desert Color development. The general plan designation on this project is TC (Town Center) and the current zoning is PD-R - TNZ (Planned Development Residential - Traditional Neighborhood Zone - Resort). A zone change amendment for this project was approved on April 7, 2022.

Staff Narrative (need/purpose):

The purpose of the preliminary plat is to indicate how the project will be subdivided into private ownership, common area, limited common area, and civic open space.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Planning Commission recommends approval with no conditions.



PLANNING COMMISSION AGENDA REPORT: **03/08/2022**
CITY COUNCIL **04/14/2022**

PRELIMINARY PLAT

Goodboro Townhomes

Case No. 2022-PP-003

Request: To approve a preliminary plat for a seventy-three (73) lot residential subdivision.

Location: The site is located within the Desert Color development along Desert Color Parkway just north of the roundabout at the intersection of Desert Color Parkway and Lagoon Parkway.

Property: 5.44 acres

Number of Lots: 73

Density: 13.42 DU/AC

Zoning: PD-R/TNZ-Resort

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – PD-R
East – PD-R
West – PD-C

General Plan: TC

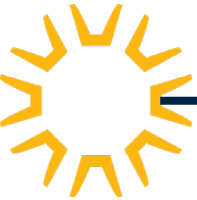
Applicant: Bush & Gudgell

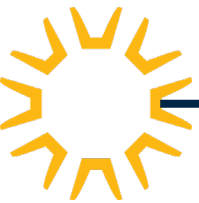
Representative: Bob Hermandson

Comments:

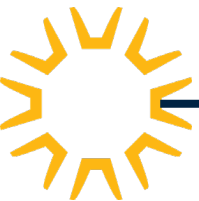
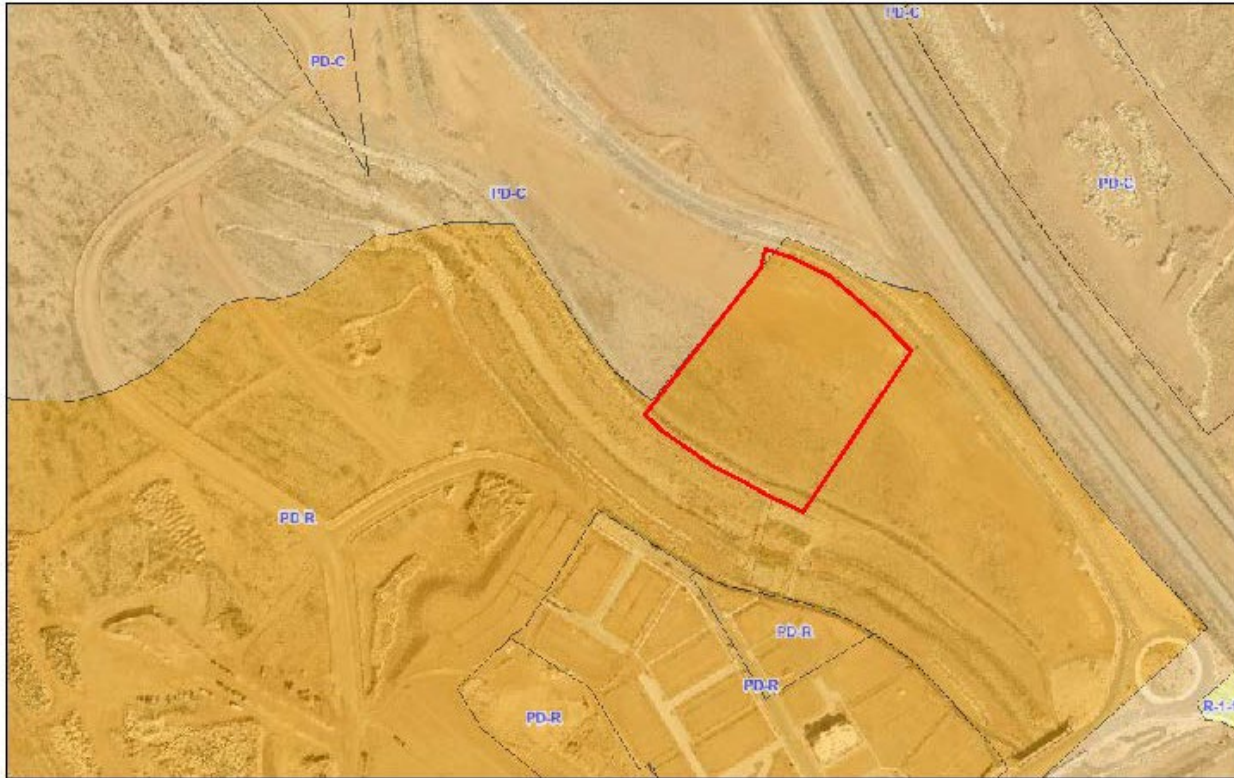
Preliminary Plats

January 25, 2022





Preliminary Plat – Goodboro Townhomes



Preliminary Plat – Goodboro Townhomes

B&G PROJECT NUMBER 211645

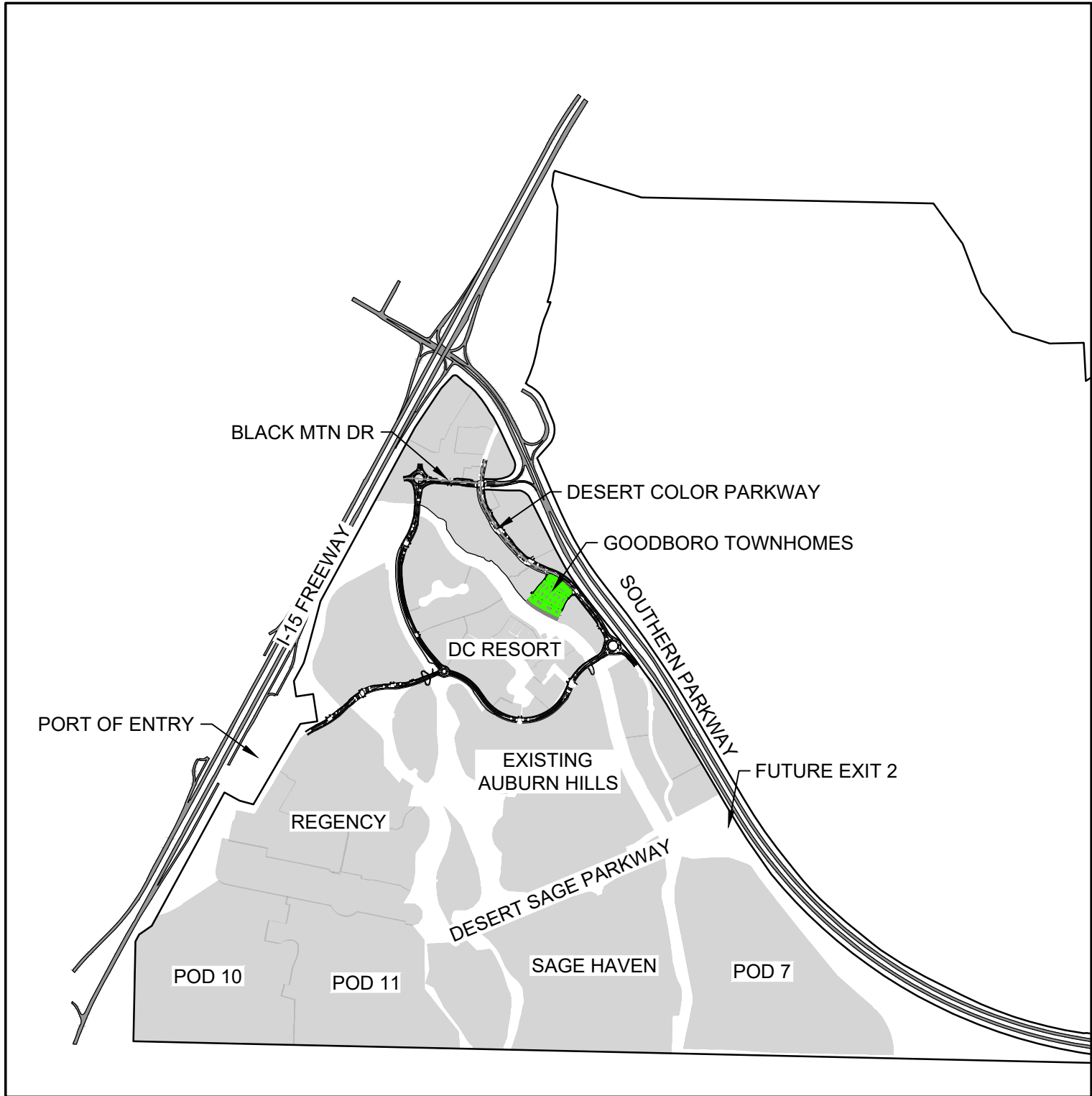
GOODBORO TOWNHOMES

AT DESERT COLOR

PRELIMINARY PLAT

LOCATED IN ST. GEORGE, UTAH

NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



GOODBORO TOWNHOMES LEGAL DESCRIPTION
ALL OF LOT 1, DESERT COLOR ATKINVILLE RESORT SUBDIVISION, DOCUMENT NO. 20210074288, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°54'49" EAST ALONG THE SECTION LINE 1558.84 FEET AND NORTH 445.95 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 64°28'07" WEST 158.42 FEET; THENCE NORTH 60°21'59" WEST 152.41 FEET; THENCE NORTH 56°01'01" WEST 123.50 FEET; THENCE NORTH 47°10'25" WEST 78.82 FEET; THENCE NORTH 38°29'31" EAST 281.66 FEET; THENCE NORTH 41°25'39" EAST 175.55 FEET; THENCE NORTH 17°17'20" EAST 42.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DESERT COLOR PARKWAY, DOCUMENT NO. 20190000314, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THEN ALONG SAID LINE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 72°36'22" EAST 39.39 FEET, 2) SOUTHEASTERLY ALONG A 716.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 64°46'23" EAST A DISTANCE OF 119.44 FEET), CENTER POINT LIES SOUTH 20°26'32" WEST THROUGH A CENTRAL ANGLE OF 09°34'09", A DISTANCE OF 119.58 FEET, 3) SOUTHEASTERLY ALONG A 199.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 53°13'24" EAST A DISTANCE OF 46.89 FEET), CENTER POINT LIES SOUTH 30°00'41" WEST THROUGH A CENTRAL ANGLE OF 13°31'50", A DISTANCE OF 46.99 FEET, 4) SOUTH 46°27'29" EAST 55.90 FEET, 5) SOUTH 48°31'21" EAST 14.27 FEET, 6) SOUTHEASTERLY ALONG A 704.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°24'34" EAST A DISTANCE OF 151.73 FEET), CENTER POINT LIES SOUTH 39°24'15" WEST THROUGH A CENTRAL ANGLE OF 12°22'23", A DISTANCE OF 152.03 FEET, AND 7) SOUTH 46°17'30" EAST 39.00 FEET; THENCE SOUTH 52°01'46" WEST 95.21 FEET; THENCE SOUTH 26°25'51" WEST 364.25 FEET, TO THE POINT OF BEGINNING.

CONTAINING 236,859 SQUARE FEET OR 5.44 ACRES.

OWNER / DEVELOPER
DESERT COLOR ST. GEORGE, LLC
PROJECT CONTACT: DANIEL LEMICH
(435) 922-1546
817 NORTH 980 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

March 2022

BUSH & GUDGELL, INC.

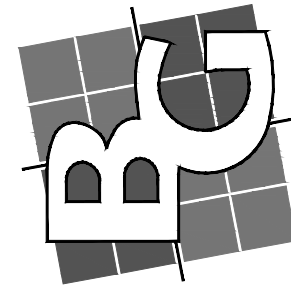
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



KEY MAP
1" = 100'

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



DATE: 3/2/2022
DRAWN: JR
APPROVED:
SCALE: NOTED
JOB NO.: 211645

COVER SHEET
GOODBORO TOWNHOMES
AT DESERT COLOR
LOCATED IN ST. GEORGE, UT

SHEET 1 OF 2 SHEETS
FILE: 211645 - GOODBORO PRE PLAT

