

**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 Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022 commencing at 3:00 p.m.

The agenda for the meeting is as follows:

Call to Order  
Invocation  
Flag Salute

1. **Discussion regarding the State-mandated Moderate Income Housing Plan.**
2. **Update regarding the Tech Ridge project plans and development progress.**
3. **Adjourn and reconvene in a joint Work Meeting of the City Council and Neighborhood Redevelopment Agency.**

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**\*\* THE COUNCIL WILL REMAIN IN THE ADMINISTRATIVE  
CONFERENCE ROOM FOR THE JOINT CITY COUNCIL AND  
NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING\*\***

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**NOTICE OF JOINT WORK MEETING OF THE  
CITY COUNCIL AND THE NEIGHBORHOOD REDEVELOPMENT AGENCY  
OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH**

**Public Notice**

Public notice is hereby given that the City Council and the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022 commencing at approximately 4:00 p.m.

The agenda for the meeting is as follows:

1. **Discussion regarding the proposed Tech Ridge Community Development Area (CDA).**
2. **Adjourn and reconvene in a City Council Work Meeting.**

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**\*\* THE COUNCIL WILL REMAIN IN THE  
ADMINISTRATIVE CONFERENCE ROOM  
FOR THE CITY COUNCIL WORK MEETING\*\***

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**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 at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022, commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

- 1. Discussion regarding the Fiscal Year 2022-2023 Budget.**
- 2. Adjourn and reconvene in a City Council Regular Meeting.**

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**\*\* THE COUNCIL WILL REMAIN IN THE  
ADMINISTRATIVE CONFERENCE ROOM  
FOR THE CITY COUNCIL REGULAR MEETING\*\***

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**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 Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, August 25, 2022, commencing at approximately 6:00 p.m.

The agenda for the meeting is as follows:

1. **Consent Calendar.**

- a. **Consider approval of a Professional Services Agreement with Jones & Demille Engineering for the design and engineering services of the Country Club Water Storage Tank Replacement and Expansion project.**

BACKGROUND and RECOMMENDATION: The City's Culinary Water Master Plan has identified the need for the replacement and upsizing of the existing Country Club tank, located south of the Southgate area. This Professional Services Agreement with Jones & Demille Engineering is for the engineering design services of that project. Staff recommends approval of the agreement.

- b. **Consider approval of a Professional Services Agreement with Alpha Engineering for the design and engineering services of the Industrial Water Storage Tank Replacement project.**

BACKGROUND and RECOMMENDATION: The City's Culinary Water Master Plan has identified the need for a replacement and upsize of the existing Industrial Tank. This Professional Services Agreement with Alpha Engineering is for the engineering design and construction-related services for the Industrial Tank replacement. Staff recommends approval.

- c. **Consider approval of a Professional Services Agreement with Bowen, Collins, and Associates for the design and engineering services of the Divario and Stone Cliffs Water Storage Tanks.**

BACKGROUND and RECOMMENDATION: The City's Culinary Water and Secondary Irrigation Master Plans have identified the need for a culinary water storage tank in the Divario development area and a secondary irrigation storage tank in the area of Stone Cliff. The City has already secured the tank site in Stone Cliff and is working with the Divario developer to secure a site in the Divario development. This Professional Services Agreement with Bowen and Collins is for the engineering design services for those tanks. Staff recommends approval.

- d. **Consider approval of an agreement to purchase real property and a slope easement from Red Sands F-2, LLC for widening of the 3000 East roadway.**

BACKGROUND and RECOMMENDATION: The City desires to acquire 1.57 acres of property for the widening of the 3000 East roadway located at 3000 East between 2000 South and 2450 South. Staff recommends approval.

- e. **Consider approval of an agreement to purchase real property and slope easement from Red Sands F-1, LLC for widening of the 3000 East roadway.**

BACKGROUND and RECOMMENDATION: The City desires to acquire 1.51 acres of property for the widening of 3000 East roadway located at 3000 East between 2000 South and 2450 South. Staff recommends approval.

- f. **Consider entering into lease with Teri McHale for Studio Space #3 at the Electric Theater Center.**

BACKGROUND and RECOMMENDATION: Studios at the Electric Theater serve as office space or gallery space for artists and arts organizations. Studio #3 is a gallery studio and Teri McHale proposes to sell fiber art out of the space. Staff recommends approval.

**g. Consider approval to award bid to Skyline Creations, Inc. for the abatement and demolition of a City-owned building located at 85 South 400 East.**

**BACKGROUND and RECOMMENDATION:** The City recently purchased this property from the Church of Jesus Christ of Latter-day Saints. The purchase agreement includes language that the City will remove the chapel from the property within 180 days of the closing date. This will eventually become the site of the new St. George Fire Department headquarters (Station 1). Staff recommends awarding the bid to Skyline Creations, Inc in the amount of \$482,000.

**2. Consider approval of a resolution to enter into a Red Mesa Tapaha Solar Project Power Purchase Agreement.**

**BACKGROUND and RECOMMENDATION:** This is a solar project on the Navajo Nation for the purchase of 18.314 Megawatts (MW) of energy for 25 years starting no later than 9/15/2023. This project has been previously discussed with the City Council. Staff recommends approval.

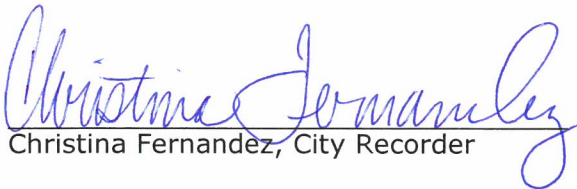
**3. Consider approval of a resolution to adopt the Final Fiscal Year 2022-2023 Budget.**

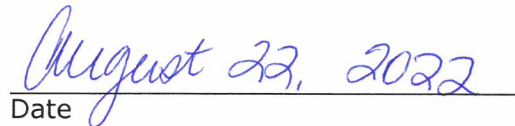
**BACKGROUND and RECOMMENDATION:** The Preliminary Fiscal Year 2022-2023 Budget was presented during the May 5th City Council Meeting and has been available on the city's website and in the City Recorder's Office since that time. This year the City Council held four work meetings to review the budget and discuss changes thereto. The city held two public hearings to receive input on the budget on June 2, 2022 and June 16, 2022. Following the second public hearing on June 16, 2022, the City Council formally adopted the FY 2022-2023 Tentative Budget along with an amendment that included year one of the Safe St. George plan and the proposed property tax increase. Tonight's item is to consider approval of a resolution to adopt the Final Fiscal Year 2022-2023 Budget. Staff recommends approval of the resolution to adopt the Final Fiscal Year 2022-2023 Budget.

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

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

**6. 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.



# Moderate Income Housing (MIH) Plan

2022 REQUIREMENTS

Joint Council/PC Work Meeting

August 25, 2022

# Moderate Income Housing (MIH) Plan Background

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2019

S.B. 34

- Mandates MIH Plan
- 23 Strategies / minimum 3



3 STRATEGIES = meets base requirement

5+ STRATEGIES = priority consideration from the transportation commission for future funding

No annual report or don't meet requirements = not eligible for transportation project funds (TIF/TIFF)

2022

H.B. 462

- 24 Strategies / minimum 3
- Requires implementation plan

# Strategies: 2019 and 2022

H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

A. Rezone for densities necessary to facilitate the production of moderate-income housing

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units (ADUs) in residential zones

F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

K. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund

O. Partner with an entity that applies for tax incentives, affordable housing programs, or housing authority. *(summarized)*

M. Demonstrate creation of, or participation in, a community land trust program for moderate-income housing

N. Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality

P. Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate-income housing

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate-income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing

# Strategy A

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Rezone for densities necessary to facilitate the production of moderate-income housing.

## IMPLEMENTATION EXAMPLES

Option 1) Rezone in Downtown to set height and street frontage rules while allowing builders to mix and match residential, retail, office, and other uses as the market dictates. (Downtown Area Plan)

Option 2) Work with developers and community to craft community benefits developers can provide in exchange for additional height. Potential bonus may differ by zone. Developers choose which community benefit to offer at each site.

Option 3) Builder can “buy” a height or density bonus by funding historic preservation, arts, or cultural space, or setting aside more units at below-market rates.

# Strategy E

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Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units (ADUs) in residential zones

## IMPLEMENTATION EXAMPLES

Option 1) Allow one ADU and the original dwelling to be rented WHEN BOTH units are licensed for long term rental at moderate-income lease rates. \*Current code requires one to be owner-occupied.

Option 2) Allow for one (1) interior and one (1) detached ADU on the same lot WHEN TWO (2) units are licensed annually for long term rental at moderate-income lease rates. *\*Allows up to three units on one parcel; one (1) unit owner-occupied.*

Option 3) Allow for one (1) interior and one (1) detached ADU on the same lot WHEN ALL units are licensed annually for long term rental with moderate-income lease rates. \*Allows up to three rental units on one parcel (none owner-occupied).

# Strategy F

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Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

## IMPLEMENTATION EXAMPLES

- Option 1) Rezone in Downtown to set height and street frontage rules while allowing builders to mix and match residential, retail, office, and other uses as the market dictates. (Downtown Area Plan)

# Strategy K<sup>^</sup>

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Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, *providing for deed restricted units through a grant program*, or establishing a housing loss mitigation fund.

## IMPLEMENTATION EXAMPLES

Option 1) Expand efforts to preserve existing and create new moderate-income housing and subsidized units by providing for deed restricted units through a grant program (The Point).

Could expand to other non-profits, e.g.: Dove Center, Habitat for Humanity, Neighbor works, etc., as opportunities present.

# Strategy O\*

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Apply for or partner with ...an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

## IMPLEMENTATION EXAMPLE

Option 1) Continue and expand opportunities to partner with Switchpoint, St. George Housing Authority, Dove Center, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

# 2022 Strategy M

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Demonstrate creation of, or participation in, a community land trust program for moderate-income housing

## IMPLEMENTATION EXAMPLES

Option 1) Continue participation in the Southwest Community Land Trust (St. George City has one board seat).

# 2022 Strategy N

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Implement a *mortgage assistance program* for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality

## IMPLEMENTATION EXAMPLES

Option 1) Invest with the Rocky Mountain Home Fund or another organization that provides mortgage assistance for designated City employees.

\* A portion of the moderate-income housing set aside funds from the Neighborhood Redevelopment Agency (RDA) could potentially fund this (see Strategy P)

# 2022 Strategy P

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Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate-income housing

## IMPLEMENTATION EXAMPLES

Option 1) Invest a portion of the moderate-income housing set aside to purchase property to be donated to the Southwest Utah Community Land Trust to provide moderate-income housing to city employees in perpetuity.

Option 2) Invest a portion of the moderate-income housing set aside to create a grant program managed by a local non-profit to help property owners build an ADU WHEN THE FUNDED UNIT is licensed for long term rental at moderate-income lease rates.

# 2022 Strategy W

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Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

## IMPLEMENTATION EXAMPLES

Option 1) Adopt ordinance to remove the requirement for review by the Planning Commission and City Council if certain requirements are met.

# 2022 Strategy X

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Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate-income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing

## IMPLEMENTATION EXAMPLES

Option 1) Require all residential and mixed-use buildings to dedicate 10% or more of new residential development to moderate-income housing.

# Yes / No to Strategies

H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

A. Rezone for densities necessary to facilitate the production of moderate-income housing

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units (ADUs) in residential zones

F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

K. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund

O. Partner with an entity that applies for tax incentives, affordable housing programs, or housing authority. *(summarized)*

M. Demonstrate creation of, or participation in, a community land trust program for moderate-income housing

N. Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality

P. Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate-income housing

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate-income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing

# NEXT STEPS

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Now  
through  
Sept. 13

Working group finalizes plan with chosen strategies + implementation plan;  
bring to Planning Commission 09/13/2022 for approval

Sept. 22,  
2022

Bring plan to City Council for adoption

Annually  
on Oct. 1

October 1 deadline for submission to State



# TECHRIDGE

Let's create a tech park in St. George!

**Why?**

- PUBLIC BENEFIT
- ECONOMIC DEVELOPMENT
- COMPLEMENT DOWNTOWN VISION

# Public Benefit

- Stop exporting kids and grandkids for higher paying jobs.
- 60 Acres of Parks and Trails, sharing the views of Tech Ridge.
- Gathering spaces like Pavilion and Stadium Plaza.
- Restaurants and Entertainment.

# ECONOMIC DEVELOPMENT

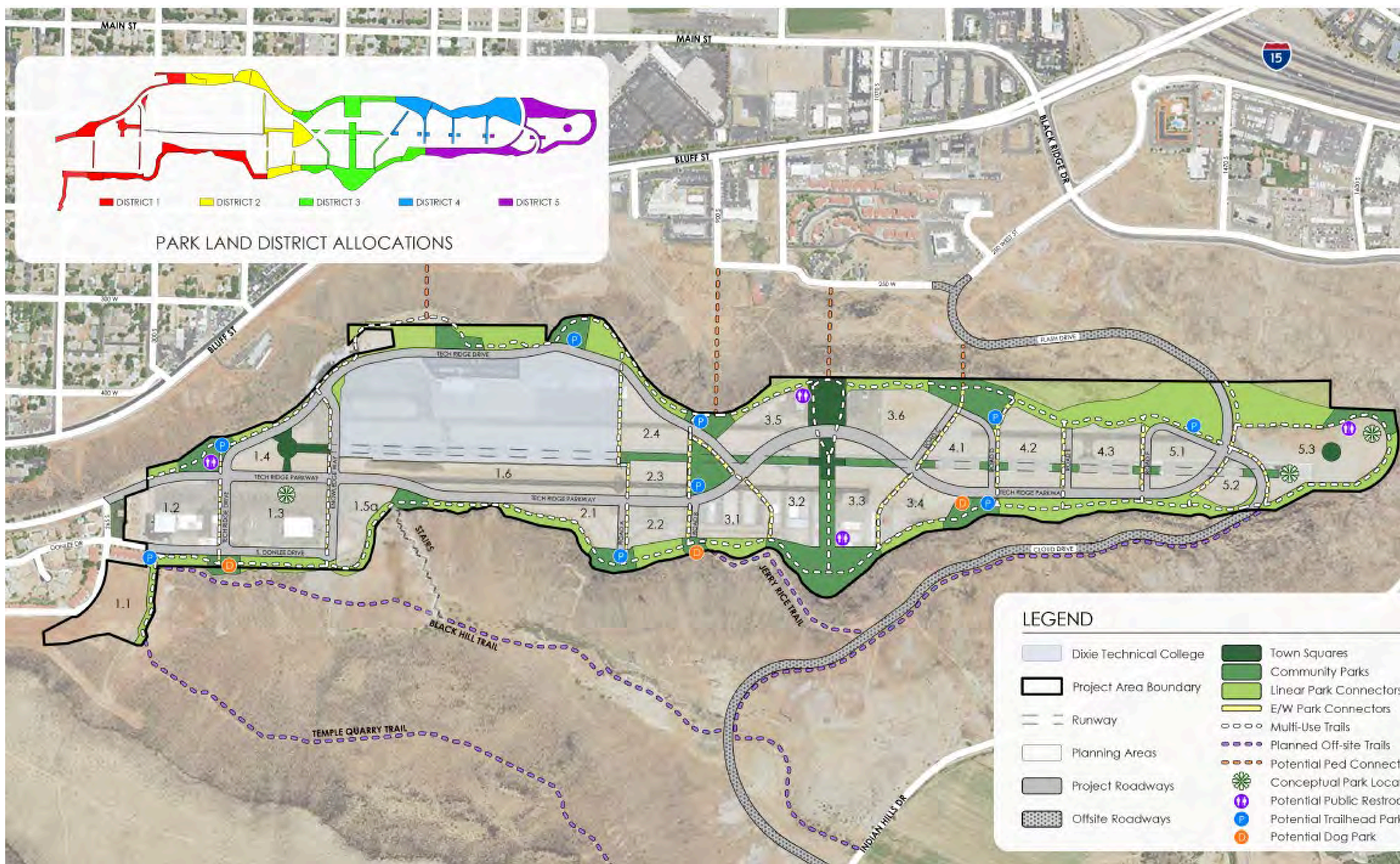
- Prosperous Tech Companies provide higher paying jobs.
- Diversify the industries St. George relies on.
- Create better opportunities for our local creative talent.
- 3 Billion in Annual GDP at full buildout.

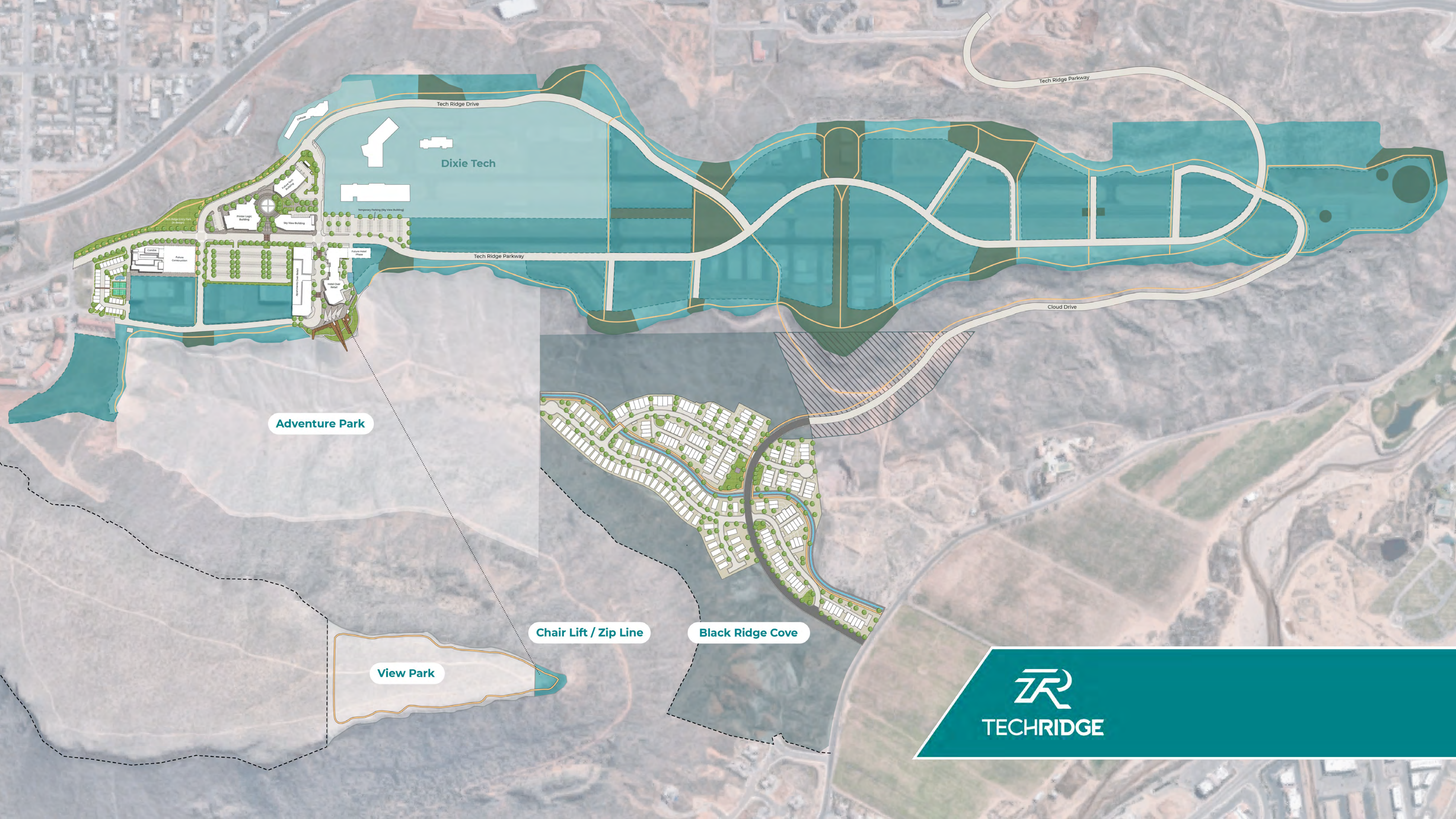
# How do we create a tech center?

- Focus on helping the local tech companies grow and stay.
- Create an environment that helps them to attract and retain top talent.
- Make it all about “user experience”. Live, Work, Play, .... and Eat!
- Make it the greatest place to be for everyone! Not just Tech.

To create a beautiful place, make it .....

**WALKABLE!!**





Dixie Tech

Adventure Park

View Park

Chair Lift / Zip Line

Black Ridge Cove





Adventure Park

View Park

Chair Lift / Zip Line

Black Ridge Cove

1

TRAIL DEVELOPMENT



Dixie Tech

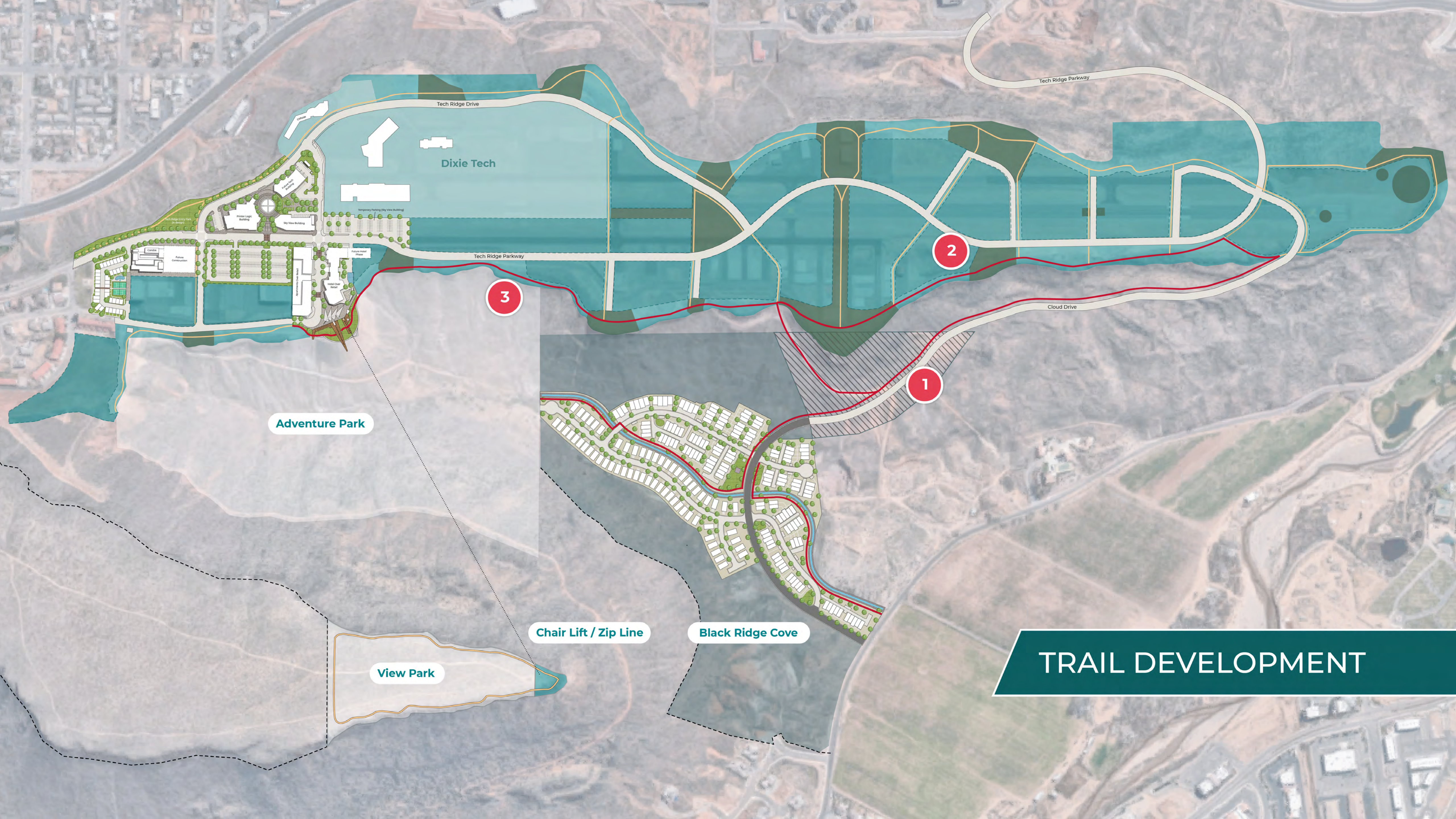
Adventure Park

View Park

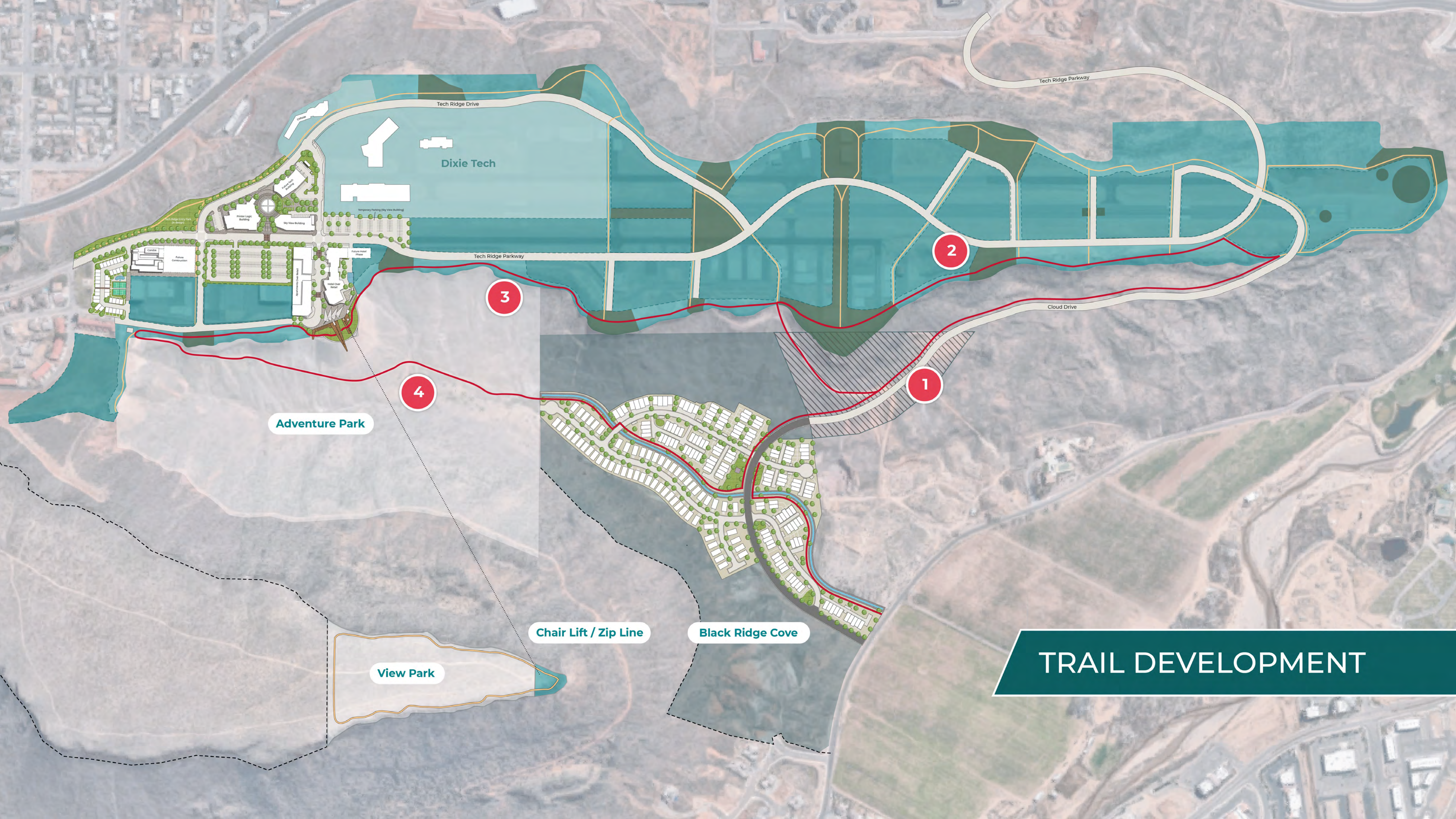
Chair Lift / Zip Line

Black Ridge Cove

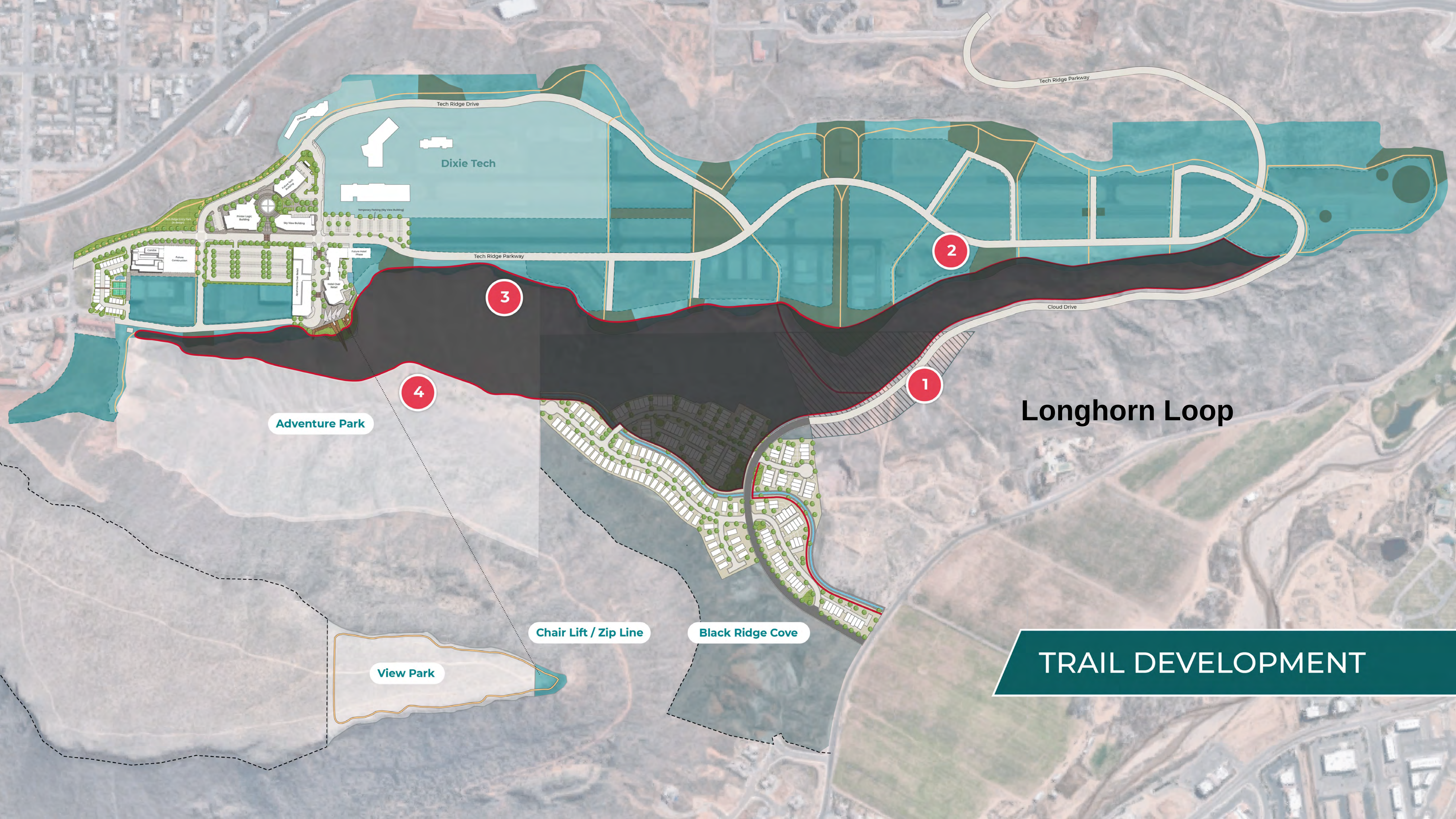
TRAIL DEVELOPMENT



# TRAIL DEVELOPMENT



# TRAIL DEVELOPMENT



Dixie Tech

Adventure Park

Longhorn Loop

View Park

Chair Lift / Zip Line

Black Ridge Cove

TRAIL DEVELOPMENT

**CLOUD DRIVE**

# TRAIL BRIDGE



**STAIRS**



# Container Park

# SKYVIEW BUILDING



ZONOS

busybusy

SKYVIEW  
EVENT CENTER

MINNOWS

SKYVIEW  
DIRECTORY



ARCH | NEXUS

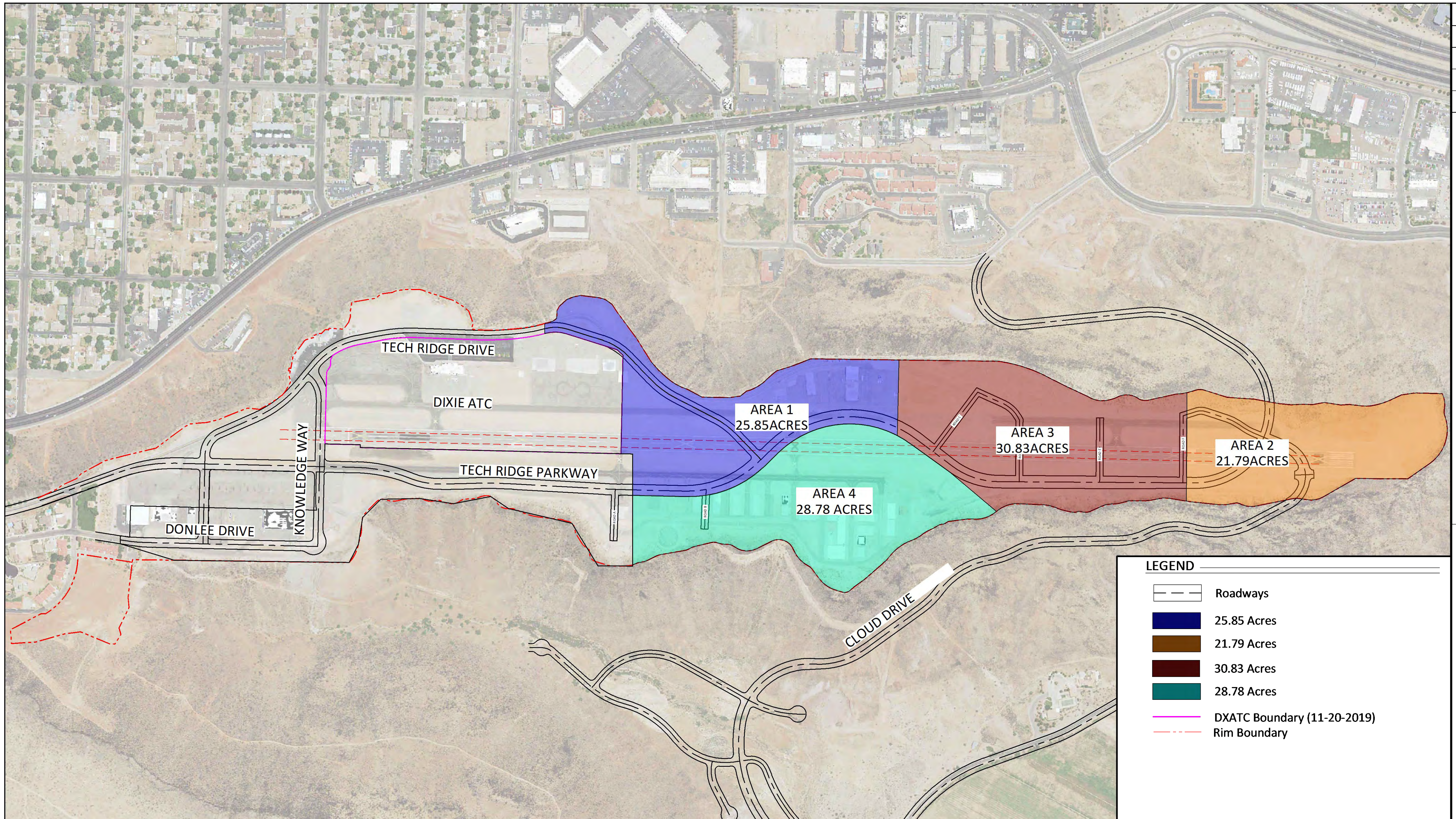
**PAVILLION**



# SMALL OFFICES



**PROPERTY TAKEDOWN**



**LEGEND**

|  |                             |
|--|-----------------------------|
|  | Roadways                    |
|  | 25.85 Acres                 |
|  | 21.79 Acres                 |
|  | 30.83 Acres                 |
|  | 28.78 Acres                 |
|  | DXATC Boundary (11-20-2019) |
|  | Rim Boundary                |

DATE  
JOB  
SCALE  
DRAWN  
CHECKED  
CH RIDGE ACERAGE PROPERTY TAKE DOWN



# TECHRIDGE

September 20, 2021